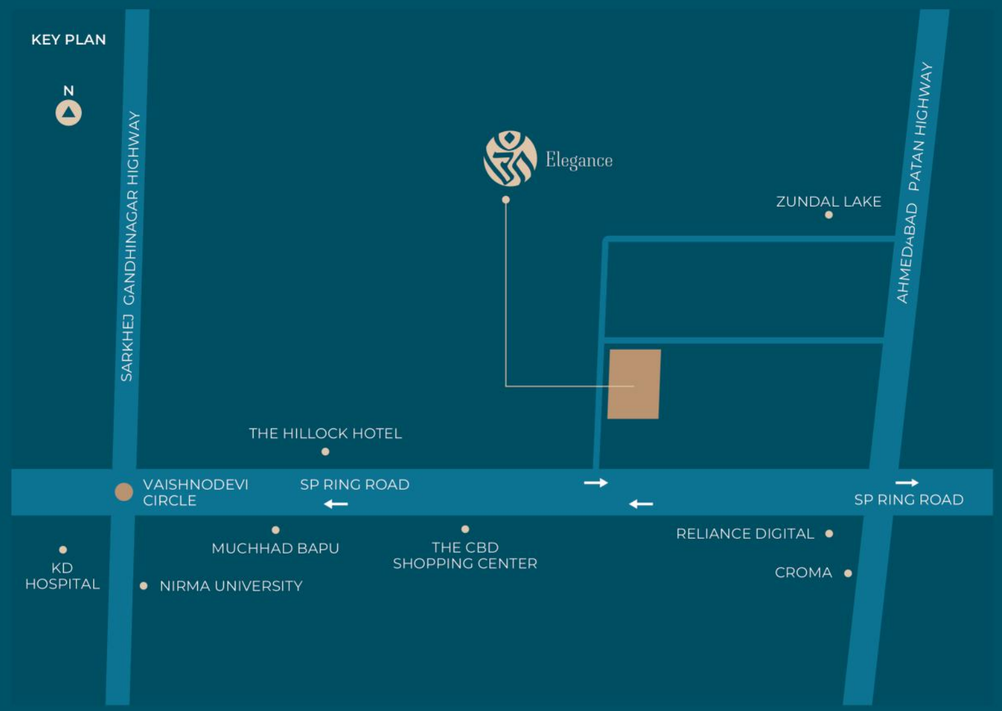


CONNECTIVITY

1. Hospital	3. Shopping Mall	5. School	7. Railway Station	9. Only 100 mtr From S.P. Ring Road
2. Restaurant	4. Temple	6. Bus Stop	8. Airport	

Developers

MBA DEVELOPERS PVT LTD

Scan For Location

Scan For E-Brochure

Contact

9714088882
9714088885

Site Address

OM ELEGANCE,
Opp. Vivan 101, Near Ganga Residency,
Zundal, Ahmedabad-382421

Architect

HM ARCHITECTS

Structure Consultant

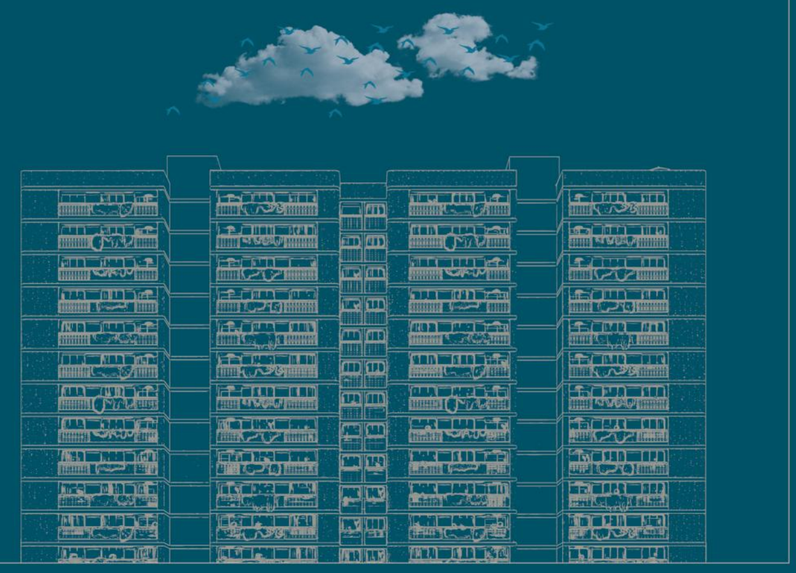
APEIRON CONSULTING ENGINEERS

ParthCreative
+91 98255 06885

Rera: PR/GJ/GANDHINAGAR/GANDHINAGAR/Gandhinagar Municipal Corporation/MAA13656/100624/311228

Elegance

3 BHK LIVING & SHOWROOMS



MBA DEVELOPERS PVT LTD

About Us

MBA Developers Pvt. ltd. is a leading International developer of residential, commercial, properties in Ahmedabad. We at MBA Developers have never believed in creating mere brick and mortar structures. Instead, we believe in creating masterpieces in concrete woven around the great outdoors and with plenty of nature colours. MBA Developers has a strong management team running independent businesses, though complementing each other in cases of opportunities of mixed land use.

Our Vision

To build a world-class real estate development company with the highest standards of professionalism, ethics and customer service and to thereby contribute to and benefit from the growth of the Indian economy.

Our Mission

To bring sustainable development and quality lifestyles at afordable prices in this town, which is conveniently connected to Ahmedabad. Our project is aimed at the low and middle income group, providing them with the amenities of a lifestyle at an afordable cost, and a housing dream come true.

03 Towers

163 Residential Units

39 Showrooms

(Ground Floor & First Floor)

G+14 Stories

41+ Amenities



Rise, Rejuvenate, Thrive

Elegance

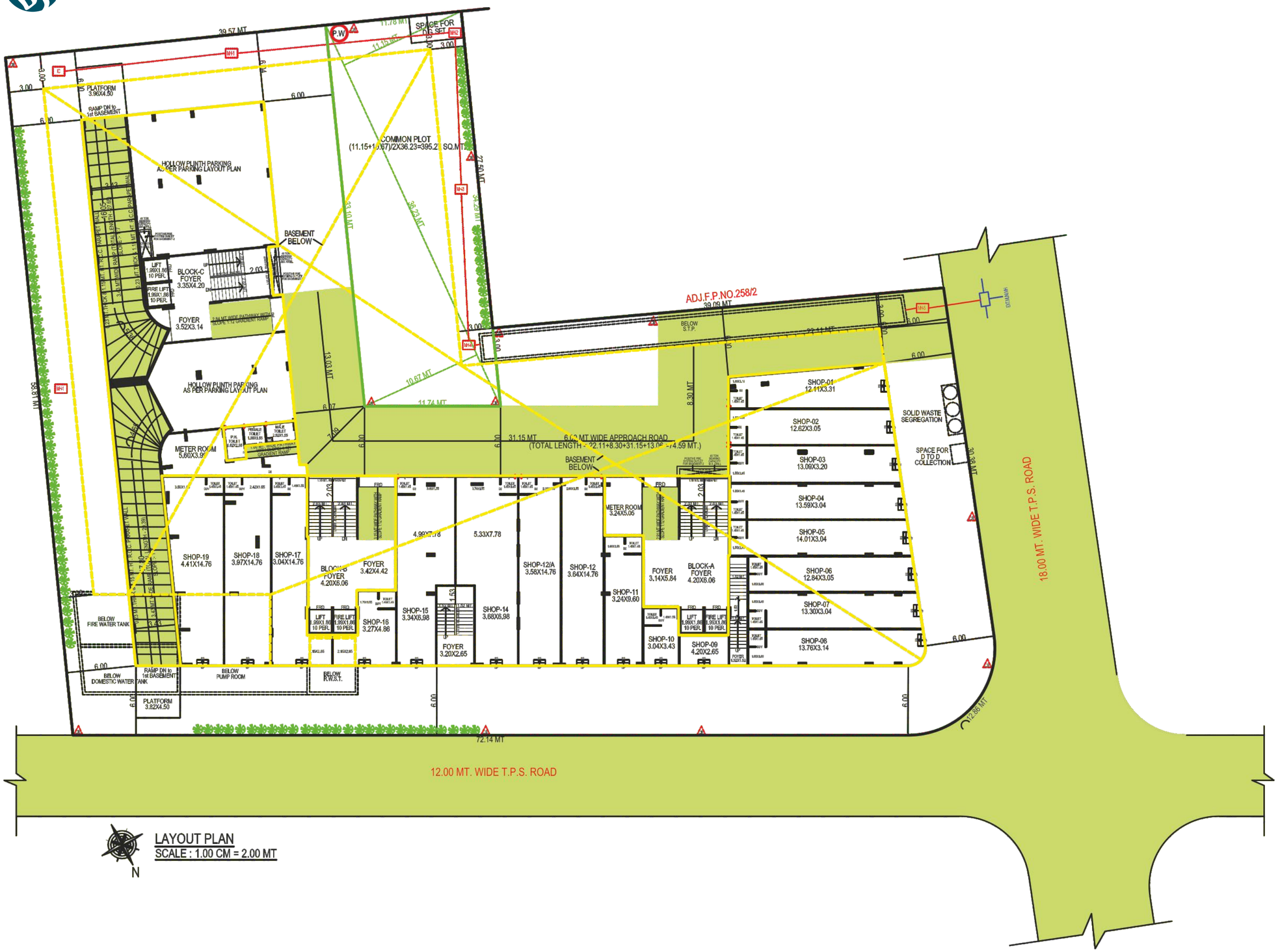
THE JOURNEY

TOWARDS INCREDIBILITY

Take your step into the iconic world that gives your lifestyle an ideal setting of living that elevates your sense, spirit and status. Start your magical journey here



Elegance


ADJ.F.P.NO.258/2
39.09 MT
12.00 MT. WIDE T.P.S. ROAD
18.00 MT. WIDE T.P.S. ROAD
72.14 MT
COMMON PLOT
(11.15+10.67)/2X36.23=395.2 SQ.MT.
SPACE FOR D.G SET
P.W
PLATFORM 3.98X4.50
RAMP DN to 1st BASEMENT
HOLLOW PLINTH PARKING AS PER PARKING LAYOUT PLAN
BASEMENT BELOW
BLOCK-C FOYER 3.35X4.20
LIFT 1.99X1.86 10 PER.
FIRE LIFT 1.99X1.86 10 PER.
FOYER 3.52X3.14
METER ROOM 5.60X3.90
31.15 MT
6.00 MT WIDE APPROACH ROAD
(TOTAL LENGTH - 32.11+8.30+31.15+13.09 = 74.59 MT.)
SHOP-01 12.41X3.31
SHOP-02 12.62X3.05
SHOP-03 13.09X3.20
SHOP-04 13.59X3.04
SHOP-05 14.01X3.04
SHOP-06 12.84X3.05
SHOP-07 13.30X3.04
SHOP-08 13.76X3.14
SOLID WASTE SEGREGATION
SPACE FOR D TO D COLLECTION
SHOP-19 4.41X14.76
SHOP-18 3.97X14.76
SHOP-17 3.04X14.76
BLOCK-B FOYER 4.20X6.06
FOYER 3.42X4.42
SHOP-16 3.27X4.86
SHOP-15 3.34X6.98
SHOP-14 3.68X6.98
FOYER 3.20X2.65
SHOP-12/A 3.58X14.76
SHOP-12 3.64X14.76
SHOP-11 3.24X9.60
METER ROOM 3.24X5.05
FOYER 3.14X5.84
BLOCK-A FOYER 4.20X6.06
SHOP-10 3.04X3.43
SHOP-09 4.20X2.65
BELOW FIRE WATER TANK
BELOW DOMESTIC WATER TANK
RAMP DN to 1st BASEMENT
BELOW PUMP ROOM
BELOW R.W.S.T.
PLATFORM 3.82X4.50
LAYOUT PLAN
SCALE : 1.00 CM = 2.00 MT
N

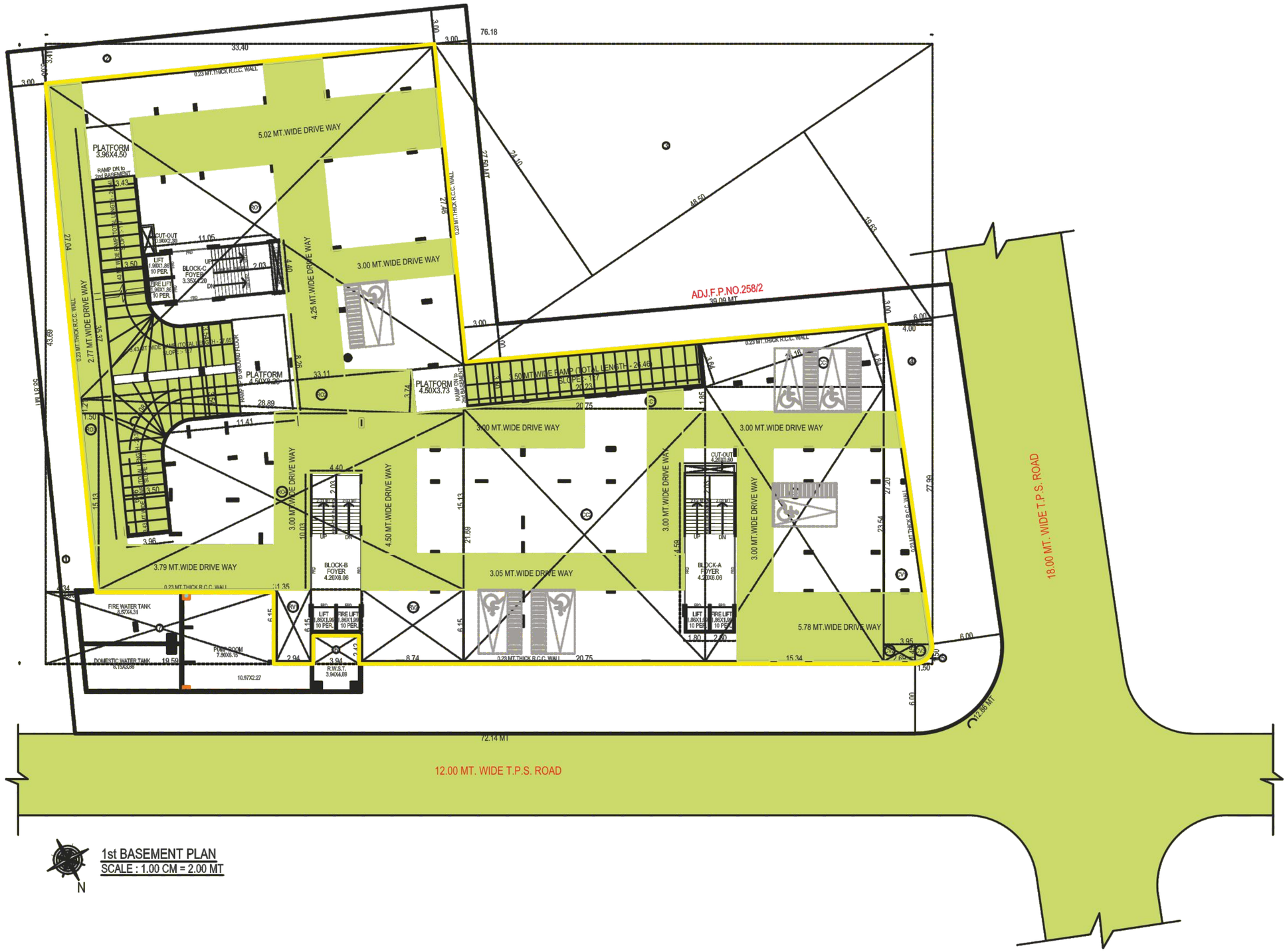
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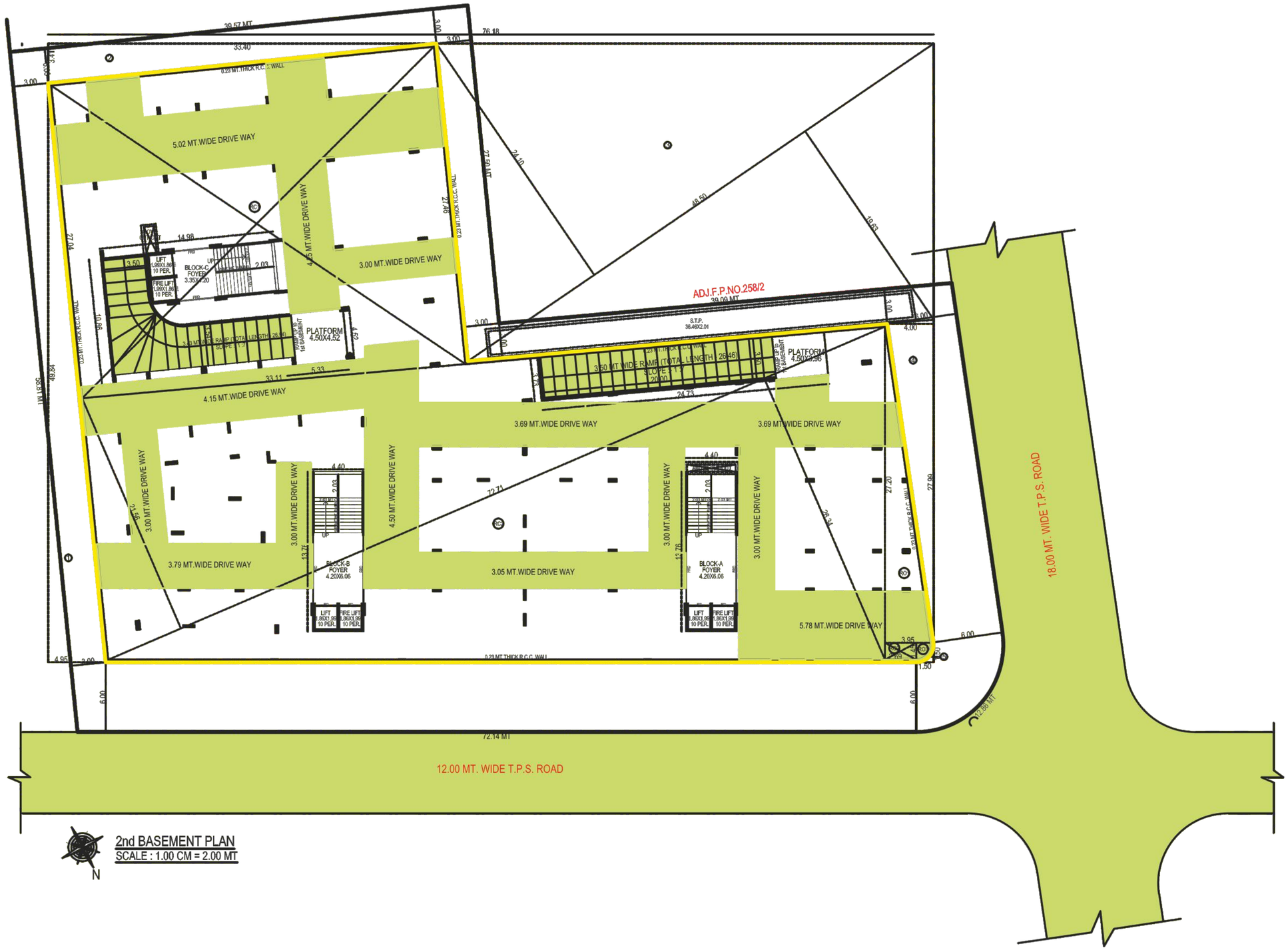
PARKING LAYOUT PLAN
SCALE : 1.00 CM = 2.00 MT

N

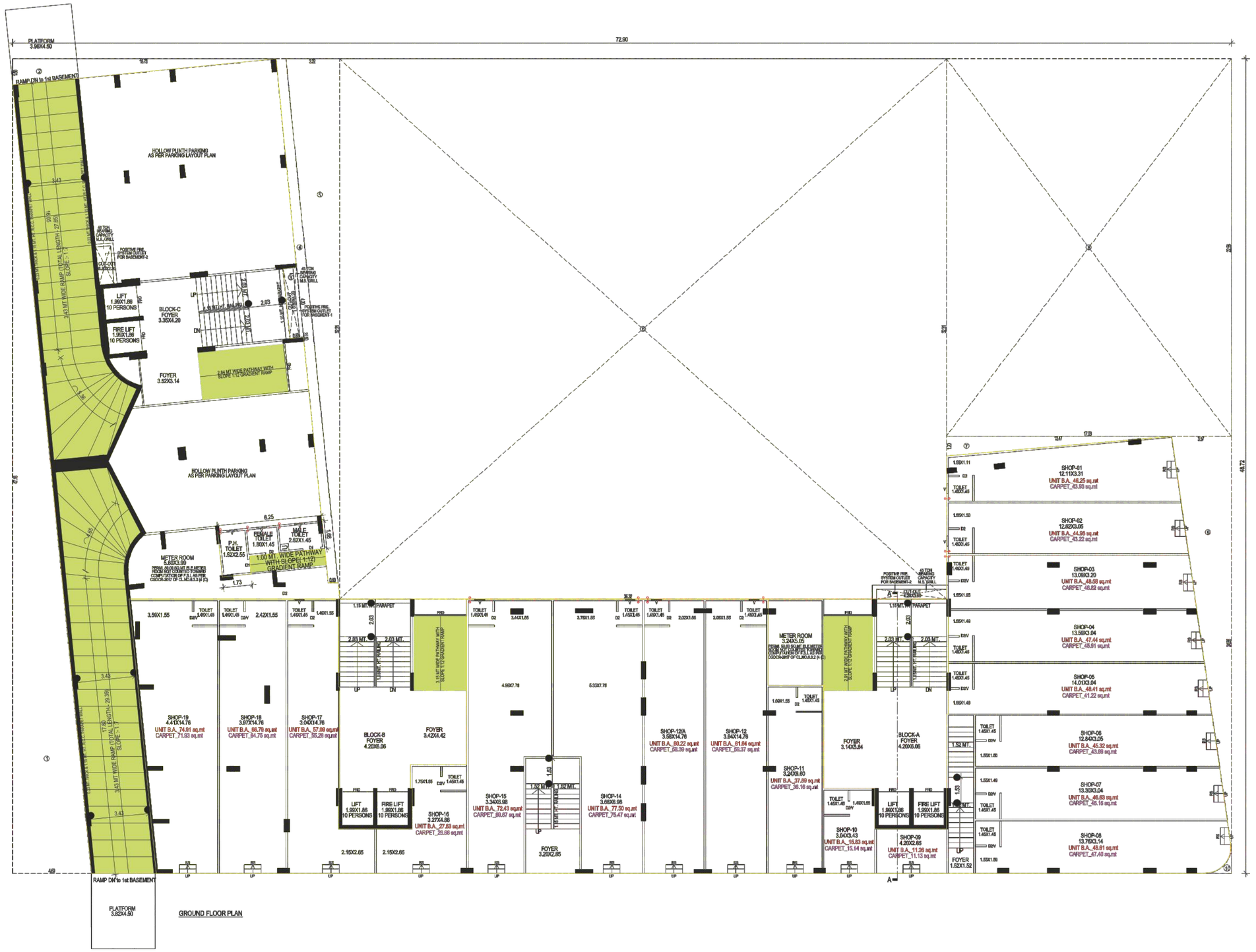
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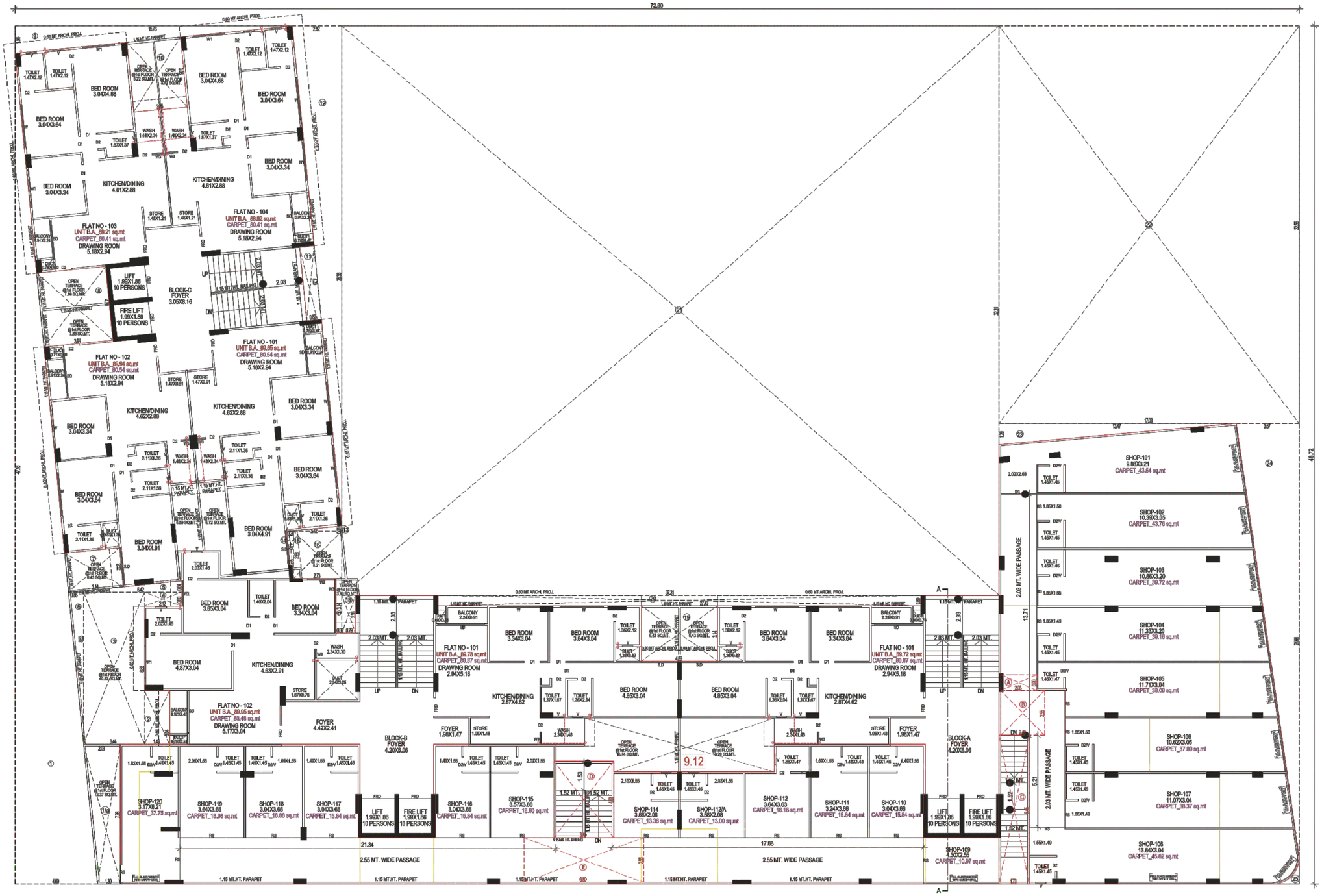

5.02 MT.WIDE DRIVE WAY
3.00 MT.WIDE DRIVE WAY
4.25 MT.WIDE DRIVE WAY
2.77 MT.WIDE DRIVE WAY
3.50 MT.WIDE RAMP (TOTAL LENGTH - 24.46 SLOPE 1:7)
3.00 MT.WIDE DRIVE WAY
3.00 MT.WIDE DRIVE WAY
4.50 MT.WIDE DRIVE WAY
3.00 MT.WIDE DRIVE WAY
3.00 MT.WIDE DRIVE WAY
3.79 MT.WIDE DRIVE WAY
3.05 MT.WIDE DRIVE WAY
5.78 MT.WIDE DRIVE WAY
0.23 MT.THICK R.C.C. WALL
ADJ.F.P.NO.258/2
39.00 MT
PLATFORM 3.96X4.50
PLATFORM 4.50X3.30
PLATFORM 4.50X3.73
RAMP DN to 2nd BASEMENT
RAMP UP to GROUND FLOOR
BLOCK-C FOYER 3.35X4.20
BLOCK-B FOYER 4.20X8.06
BLOCK-A FOYER 4.20X6.06
LIFT 1.98X1.86 10 PER.
FIRE LIFT 1.98X1.86 10 PER.
CUT-OUT 4.20X0.60
FIRE WATER TANK 6.57X4.31
DOMESTIC WATER TANK 6.15X3.09
PUMP ROOM 7.30X6.15
R.W.S.T. 3.94X4.86
10.97X2.27
72.14 MT
12.00 MT. WIDE T.P.S. ROAD
18.00 MT. WIDE T.P.S. ROAD
12.86 MT
1st BASEMENT PLAN
SCALE : 1.00 CM = 2.00 MT
N

Elegance


5.02 MT.WIDE DRIVE WAY
4.25 MT.WIDE DRIVE WAY
3.00 MT.WIDE DRIVE WAY
4.15 MT.WIDE DRIVE WAY
3.69 MT.WIDE DRIVE WAY
3.69 MT.WIDE DRIVE WAY
3.00 MT.WIDE DRIVE WAY
3.79 MT.WIDE DRIVE WAY
4.50 MT.WIDE DRIVE WAY
3.05 MT.WIDE DRIVE WAY
3.00 MT.WIDE DRIVE WAY
5.78 MT.WIDE DRIVE WAY
BLOCK-C FOYER 3.35X3.20
BLOCK-B FOYER 4.20X6.06
BLOCK-A FOYER 4.20X6.06
PLATFORM 4.50X4.52
PLATFORM 4.50X2.36
3.50 MT WIDE RAMP (TOTAL LENGTH 26.46)
SLOPE 1:12
ADJ.F.P.NO.258/2
39.09 MT.
S.T.P. 36.46X2.01
18.00 MT. WIDE T.P.S. ROAD
12.00 MT. WIDE T.P.S. ROAD
72.14 MT
39.57 MT.
76.18
33.40
49.84
2nd BASEMENT PLAN
SCALE : 1.00 CM = 2.00 MT
N

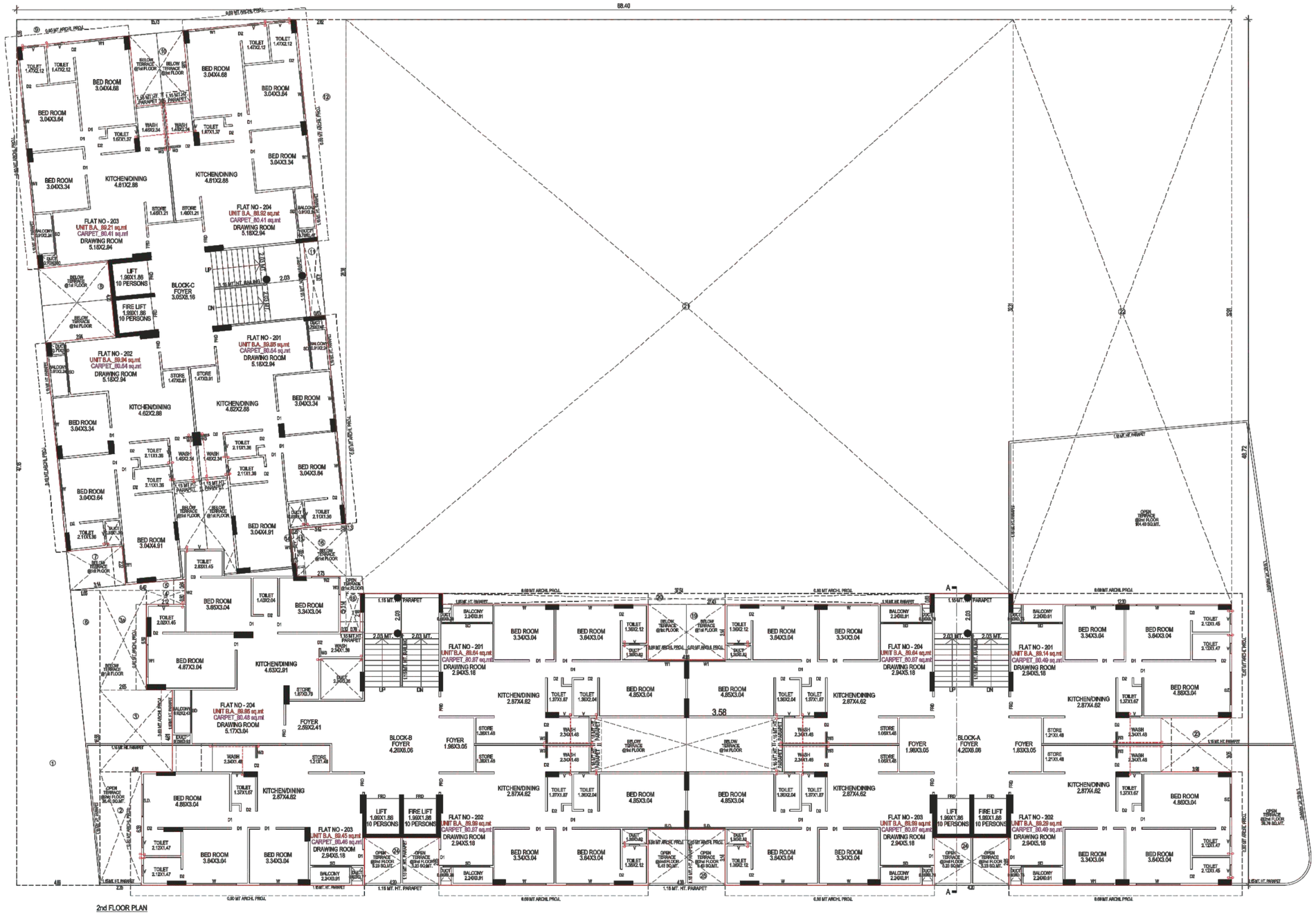
Elegance


PLATFORM
3.96X4.50
72.90
RAMP DN to 1st BASEMENT
HOLLOW PLINTH PARKING
AS PER PARKING LAYOUT PLAN
3.43 MT WIDE RAMP (TOTAL LENGTH - 27.65)
SLOPE 1:7
45 TON BEARING CAPACITY M.S. DRILL
POSITIVE PRE SYSTEM OUTLET FOR BASEMENT-2
CUT-OUT
LIFT
1.99X1.86
10 PERSONS
FIRE LIFT
1.99X1.86
10 PERSONS
BLOCK-C
FOYER
3.36X4.20
FOYER
3.82X3.14
2.44 MT WIDE PATHWAY WITH
SLOPE 1:12 GRADIENT RAMP
POSITIVE PRE SYSTEM OUTLET FOR BASEMENT-1
METER ROOM
5.80X3.99
P.H.
TOILET
1.52X2.55
FEMALE
TOILET
1.92X1.45
MALE
TOILET
2.62X1.45
1.00 MT. WIDE PATHWAY
WITH SLOPE(1:12)
GRADIENT RAMP
SHOP-01
12.11X3.31
UNIT B.A._46.25 sq.mt
CARPET_43.93 sq.mt
SHOP-02
12.82X3.05
UNIT B.A._44.95 sq.mt
CARPET_43.22 sq.mt
SHOP-03
13.09X3.20
UNIT B.A._48.06 sq.mt
CARPET_46.82 sq.mt
SHOP-04
13.56X3.04
UNIT B.A._47.44 sq.mt
CARPET_45.91 sq.mt
SHOP-05
14.01X3.04
UNIT B.A._48.41 sq.mt
CARPET_41.22 sq.mt
SHOP-06
12.84X3.05
UNIT B.A._45.32 sq.mt
CARPET_43.66 sq.mt
SHOP-07
13.30X3.04
UNIT B.A._46.63 sq.mt
CARPET_45.16 sq.mt
SHOP-08
13.76X3.14
UNIT B.A._48.61 sq.mt
CARPET_47.40 sq.mt
SHOP-19
4.41X14.76
UNIT B.A._74.91 sq.mt
CARPET_71.93 sq.mt
SHOP-18
3.97X14.76
UNIT B.A._66.79 sq.mt
CARPET_64.75 sq.mt
SHOP-17
3.04X14.76
UNIT B.A._57.09 sq.mt
CARPET_55.28 sq.mt
BLOCK-B
FOYER
4.20X6.06
FOYER
3.42X4.42
SHOP-15
3.34X6.98
UNIT B.A._72.43 sq.mt
CARPET_69.67 sq.mt
SHOP-16
3.27X4.86
UNIT B.A._27.83 sq.mt
CARPET_26.66 sq.mt
SHOP-14
3.98X6.98
UNIT B.A._77.50 sq.mt
CARPET_75.47 sq.mt
SHOP-12A
3.58X14.76
UNIT B.A._80.22 sq.mt
CARPET_68.39 sq.mt
SHOP-12
3.84X14.76
UNIT B.A._81.64 sq.mt
CARPET_69.37 sq.mt
METER ROOM
3.24X5.05
SHOP-11
3.24X9.60
UNIT B.A._37.59 sq.mt
CARPET_36.16 sq.mt
FOYER
3.14X5.84
BLOCK-A
FOYER
4.20X9.06
SHOP-10
3.04X3.43
UNIT B.A._16.83 sq.mt
CARPET_15.14 sq.mt
SHOP-09
4.20X2.65
UNIT B.A._11.26 sq.mt
CARPET_11.13 sq.mt
FOYER
1.52X1.52
RAMP DN to 1st BASEMENT
PLATFORM
3.82X4.50
GROUND FLOOR PLAN



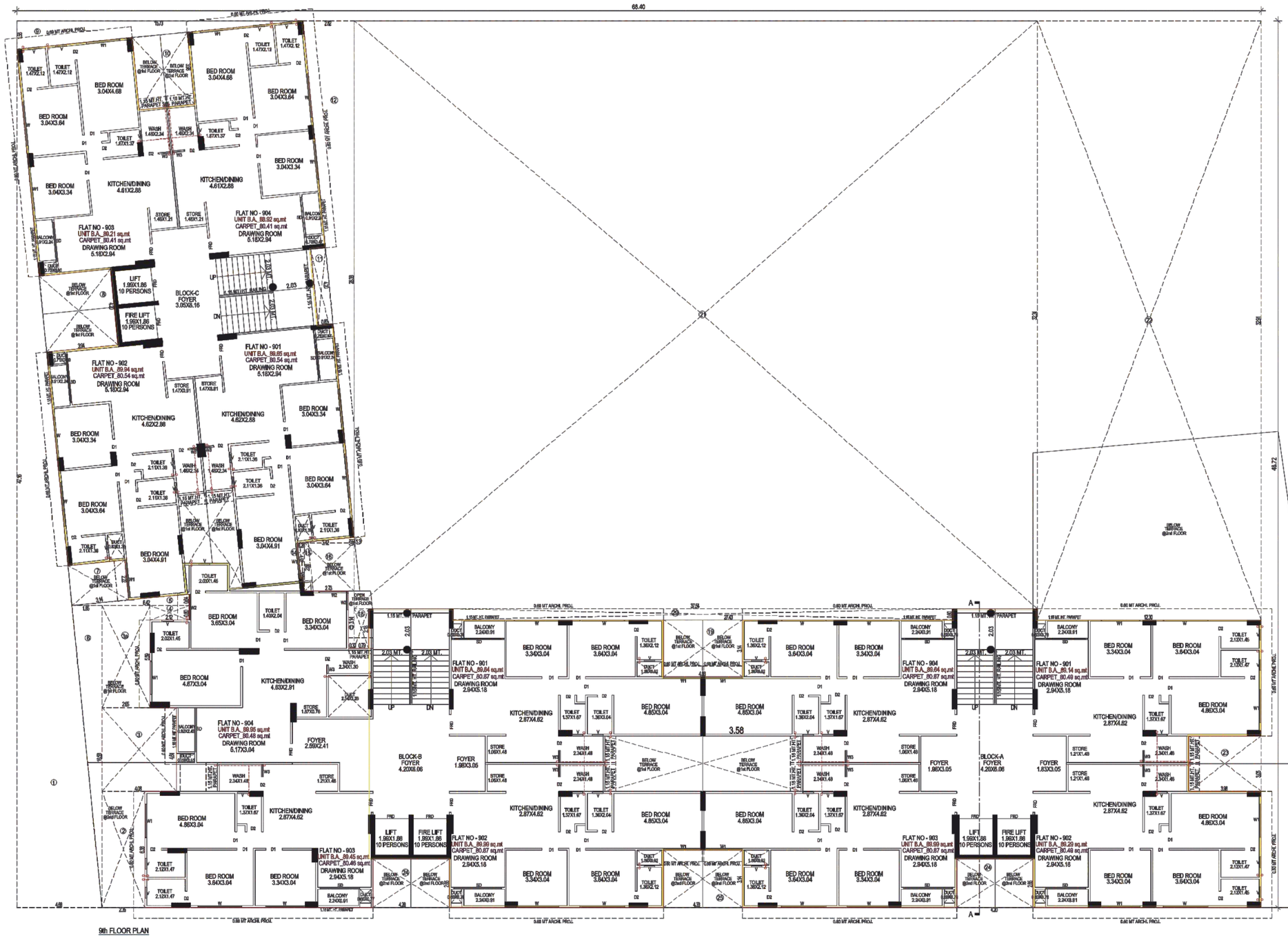
1st FLOOR PLAN

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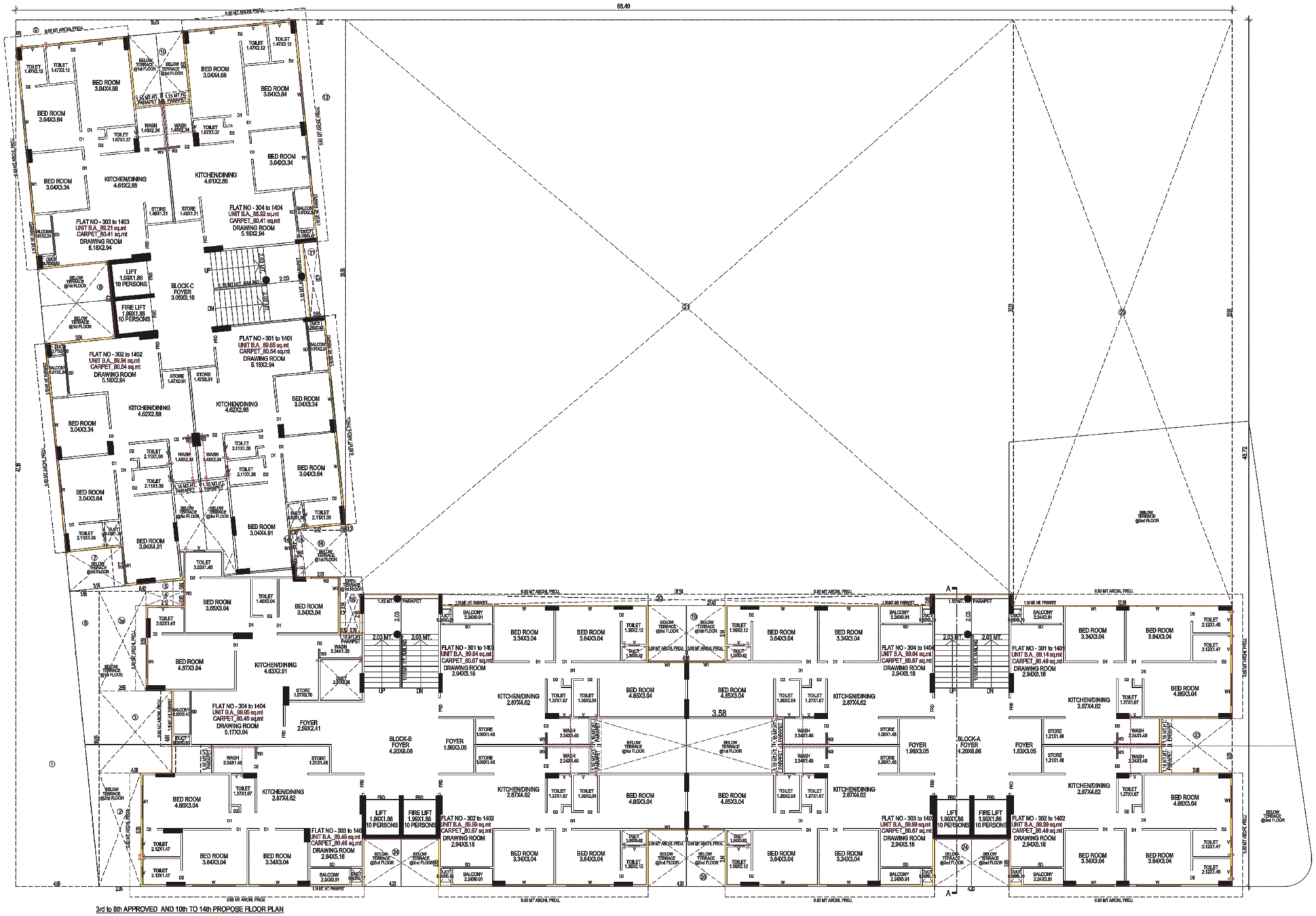


2nd FLOOR PLAN

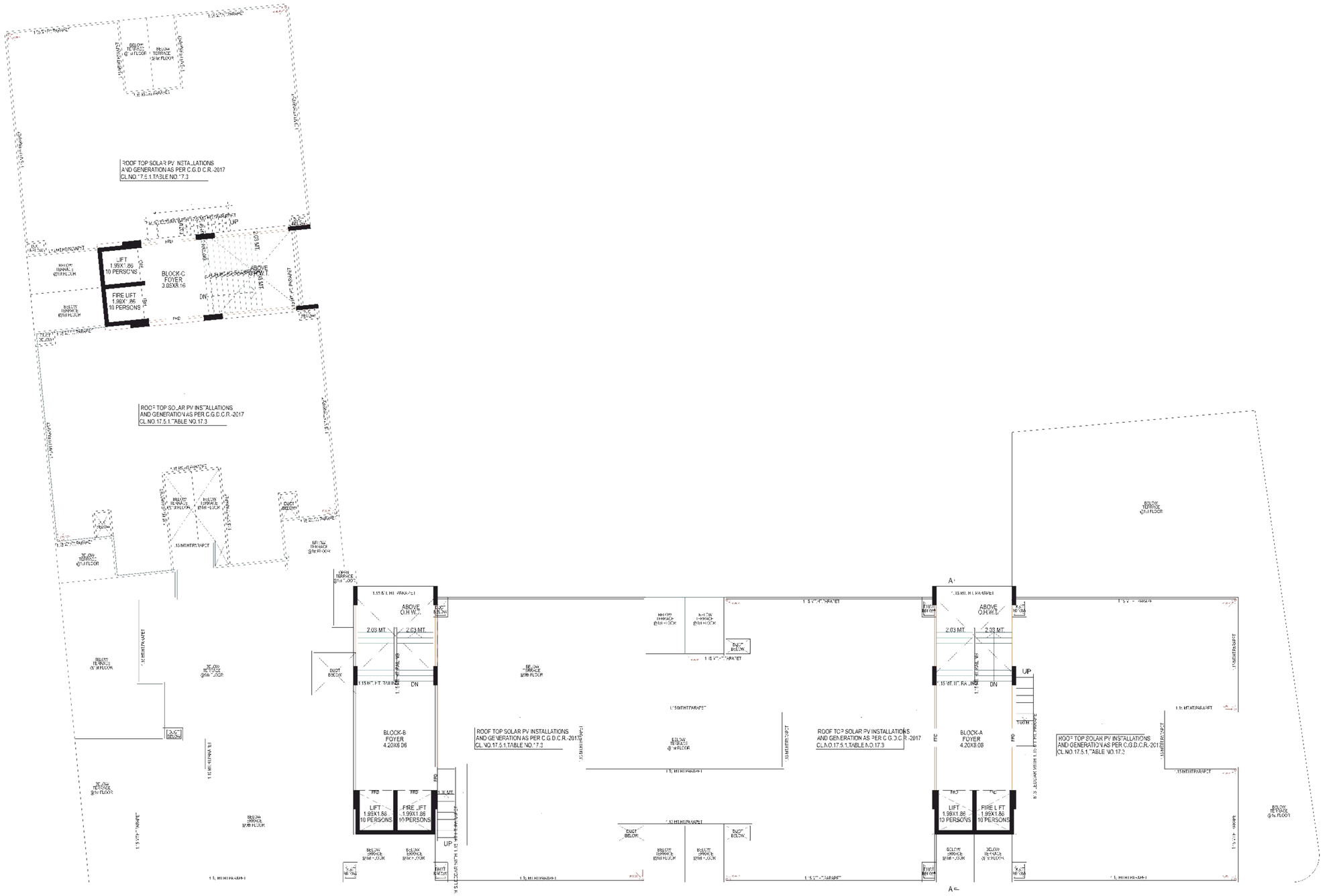
Elegance


68.40
BED ROOM 3.04X4.68
BED ROOM 3.04X3.64
BED ROOM 3.04X3.34
KITCHEN/DINING 4.61X2.88
FLAT NO - 903 UNIT B.A._80.21 sq.mt CARPET_80.41 sq.mt DRAWING ROOM 5.16X2.84
FLAT NO - 904 UNIT B.A._88.02 sq.mt CARPET_80.41 sq.mt DRAWING ROOM 5.16X2.84
LIFT 1.99X1.86 10 PERSONS
FIRE LIFT 1.99X1.86 10 PERSONS
BLOCK-C FOYER 3.05X6.16
FLAT NO - 902 UNIT B.A._89.94 sq.mt CARPET_80.54 sq.mt DRAWING ROOM 5.16X2.94
FLAT NO - 901 UNIT B.A._88.05 sq.mt CARPET_80.54 sq.mt DRAWING ROOM 5.16X2.94
KITCHEN/DINING 4.62X2.88
BED ROOM 3.04X3.54
BED ROOM 3.04X4.91
BED ROOM 3.65X3.04
BED ROOM 3.34X3.04
KITCHEN/DINING 4.63X2.91
FLAT NO - 904 UNIT B.A._89.95 sq.mt CARPET_80.48 sq.mt DRAWING ROOM 5.17X3.04
FOYER 2.69X2.41
BLOCK-B FOYER 4.20X6.06
FLAT NO - 901 UNIT B.A._89.84 sq.mt CARPET_80.87 sq.mt DRAWING ROOM 2.94X5.18
KITCHEN/DINING 2.87X4.62
BED ROOM 4.86X3.04
BED ROOM 4.85X3.04
BED ROOM 3.64X3.04
BED ROOM 3.34X3.04
FLAT NO - 902 UNIT B.A._89.99 sq.mt CARPET_80.87 sq.mt DRAWING ROOM 2.94X5.18
FLAT NO - 903 UNIT B.A._89.45 sq.mt CARPET_80.46 sq.mt DRAWING ROOM 2.94X5.18
FLAT NO - 904 UNIT B.A._89.64 sq.mt CARPET_80.87 sq.mt DRAWING ROOM 2.94X5.18
BLOCK-A FOYER 4.20X6.06
FOYER 1.83X3.05
FLAT NO - 901 UNIT B.A._89.14 sq.mt CARPET_80.49 sq.mt DRAWING ROOM 2.94X5.18
FLAT NO - 902 UNIT B.A._89.29 sq.mt CARPET_80.49 sq.mt DRAWING ROOM 2.94X5.18
KITCHEN/DINING 2.87X4.62
BED ROOM 4.89X3.04
BED ROOM 4.86X3.04
BELOW TERRACE @3rd FLOOR
BELOW TERRACE @2nd FLOOR
BELOW TERRACE @1st FLOOR
BELOW TERRACE @4th FLOOR
9th FLOOR PLAN

Elegance


68.40
BED ROOM 3.04X4.88
BED ROOM 3.04X3.64
BED ROOM 3.04X3.34
KITCHEN/DINING 4.61X2.88
FLAT NO - 303 to 1403
UNIT B.A._88.21 sq.mt
CARPET_80.41 sq.mt
DRAWING ROOM 5.18X2.94
FLAT NO - 304 to 1404
UNIT B.A._88.92 sq.mt
CARPET_80.41 sq.mt
DRAWING ROOM 5.18X2.94
LIFT 1.99X1.86 10 PERSONS
FIRE LIFT 1.99X1.86 10 PERSONS
BLOCK-C FOYER 3.06X3.16
FLAT NO - 302 to 1402
UNIT B.A._89.94 sq.mt
CARPET_80.54 sq.mt
DRAWING ROOM 5.18X2.94
FLAT NO - 301 to 1401
UNIT B.A._89.65 sq.mt
CARPET_80.54 sq.mt
DRAWING ROOM 5.18X2.94
KITCHEN/DINING 4.62X2.88
BED ROOM 3.04X4.91
FLAT NO - 304 to 1404
UNIT B.A._89.95 sq.mt
CARPET_80.48 sq.mt
DRAWING ROOM 5.17X3.04
FOYER 2.59X2.41
KITCHEN/DINING 4.63X2.91
BED ROOM 4.87X3.04
BED ROOM 3.65X3.04
BED ROOM 3.34X3.04
FLAT NO - 301 to 1401
UNIT B.A._89.64 sq.mt
CARPET_80.87 sq.mt
DRAWING ROOM 2.94X5.18
KITCHEN/DINING 2.87X4.62
BED ROOM 4.85X3.04
BED ROOM 3.64X3.04
BED ROOM 3.34X3.04
BLOCK-B FOYER 4.20X8.06
FOYER 1.98X3.05
FLAT NO - 302 to 1402
UNIT B.A._89.59 sq.mt
CARPET_80.87 sq.mt
DRAWING ROOM 2.94X5.18
FLAT NO - 303 to 1403
UNIT B.A._89.45 sq.mt
CARPET_80.46 sq.mt
DRAWING ROOM 2.94X5.18
FLAT NO - 304 to 1404
UNIT B.A._89.64 sq.mt
CARPET_80.87 sq.mt
DRAWING ROOM 2.94X5.18
BLOCK-A FOYER 4.20X8.06
FLAT NO - 301 to 1401
UNIT B.A._89.14 sq.mt
CARPET_80.49 sq.mt
DRAWING ROOM 2.94X5.18
FLAT NO - 302 to 1402
UNIT B.A._89.39 sq.mt
CARPET_80.49 sq.mt
DRAWING ROOM 2.94X5.18
BED ROOM 4.86X3.04
BELOW TERRACE @3rd FLOOR
BELOW TERRACE @4th FLOOR
BELOW TERRACE @5th FLOOR
BELOW TERRACE @6th FLOOR
BELOW TERRACE @7th FLOOR
BELOW TERRACE @8th FLOOR
3rd to 8th APPROVED AND 10th TO 14th PROPOSE FLOOR PLAN

Elegance



UOPEN TERRACE WITH STAIR CABIN, O.H.W.T. & L.M.ROOM PLAN

SPECIFICATIONS

STRUCTURE
- Earthquake resistent RCC frame structure with block Masonary wall

FLOORING
- Premium quality 4 x 2 vitrified tiles in flooring, Bathroom wall dedo, in entire Apartment.
- Premium Quality 2 x 2 Vitrified tiles in bathroom flooring, Wash Area & Kitchen Wall Dedo in Entire Apartment

KITCHEN
- Superior Quality 14ft length granite platform with S.S. Sink.
- 2 x 2 Vitrified tile upto full level on the walls above platform
- Stone Shelves in Store Room.

WASH AREA
- Wash Area with requisite electrical & plumbing points.

ELECTRIFICATION
- Three Phases Concealed Copper wiring with adequate number of points in all rooms
- Branded Modular Switches
- Provision for cable / telephone and internet points.
-

TOILET
- Attached toilet in individual Showroom
- Jaquar Company C.P. Fittings.
- Hindware Company Sanitary ware.
- Concealed Plumbing with premium Quality pipes.
- Water proofing treatment in all toilets & wash area. Wall cladding with designer tiles branded sanitary wares.

NOTE : • All right reserved to organizers for any changes in plan and specification. • Any member who unable to pay regular installment is liable to lose the membership and no explanation thereafter will be entertain. • This brochure is only for advertisement and shall not be considered as legal document. • Stamp duty, registration charges, GST, GSPC, G.E.B. charges any other govt. Charges and maintenance will be charged extra. • The Purpose of Sample House is only to determine the size and height of the unit. • External changes shall not be allowed. Only internal changes shall be done with the prior permission and shall be charged extra in advance (Expect Structure elements) Project consultant reserved all the right for any changes in plan - elevation or scheme which will be binding to all member. • Subject to Ahmedabad Jurisdiction.

DOOR & WINDOWS
- Decorative main door with wooden frame
- All other interval doors will be flush type
- FULLY GLAZED HAXONABLE COATED Aluminium Section Sliding Windows with natural Stone Sill

LIFT
- Fully Automatic Elevators with power back up
- 2 elevators per block

EXTERNAL & INTERNAL FINISHES
- External Double Coat Plaster with Acrylic Paint, Internal Mala Plaster with Wall putty
-
-
- TERRACE
- Open terrace to be finished with 400 x 400 tile for Heat Reflection & water proofing.
- Lift Access Upto Terrace
- Fully developed terrace with huge amenitites
-

A.C. PIPE
- Concealed Copper A.C. Pipes in living room & all three bedrooms

FIRE SAFETY
- As per AMC guideline



Elegance







IMMERSE YOUR FAMILY IN A

Luxury for A Lifetime

Spacious 3 BHK apartments and exclusive amenitites become the backdrop for cherished moments & laughter