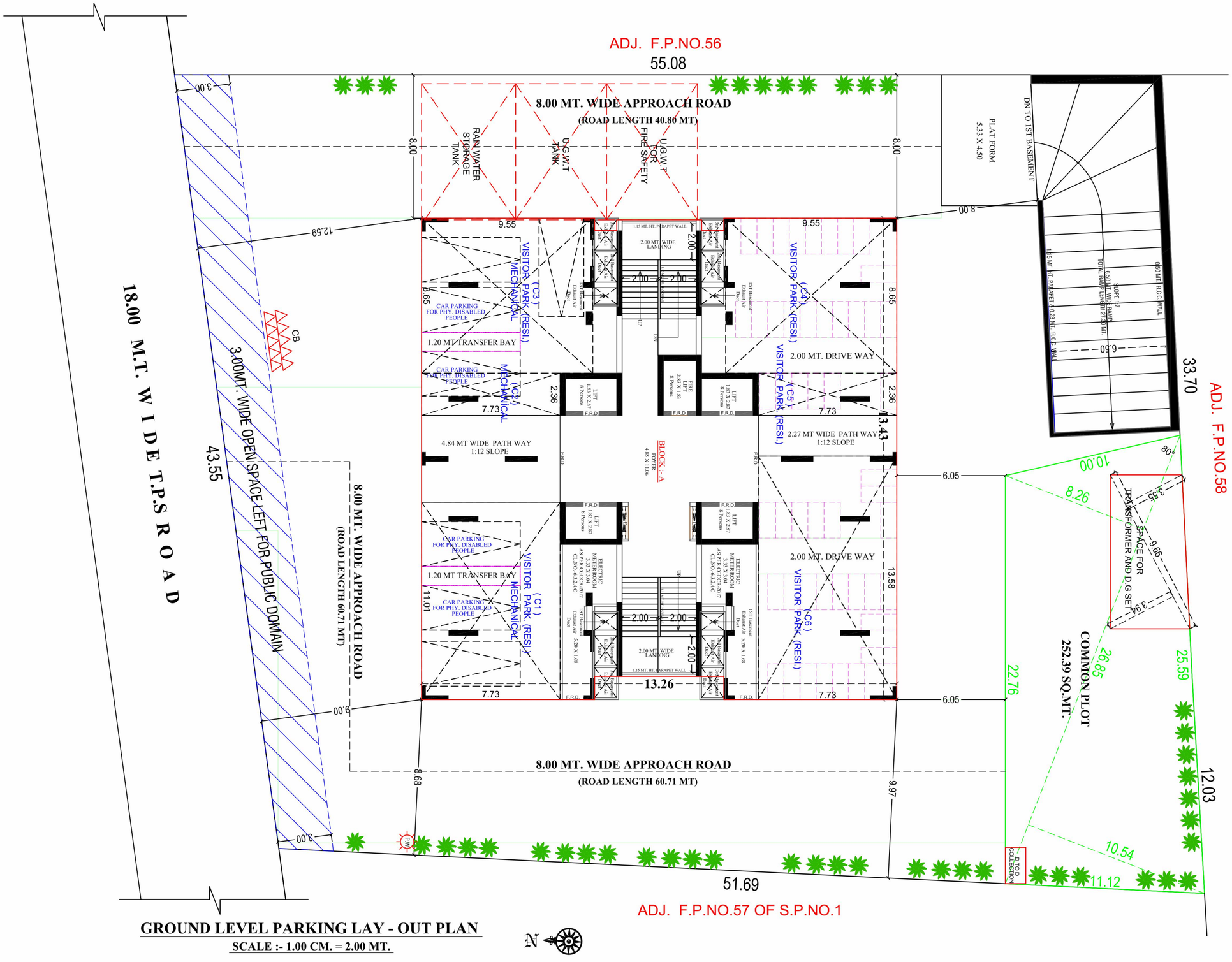
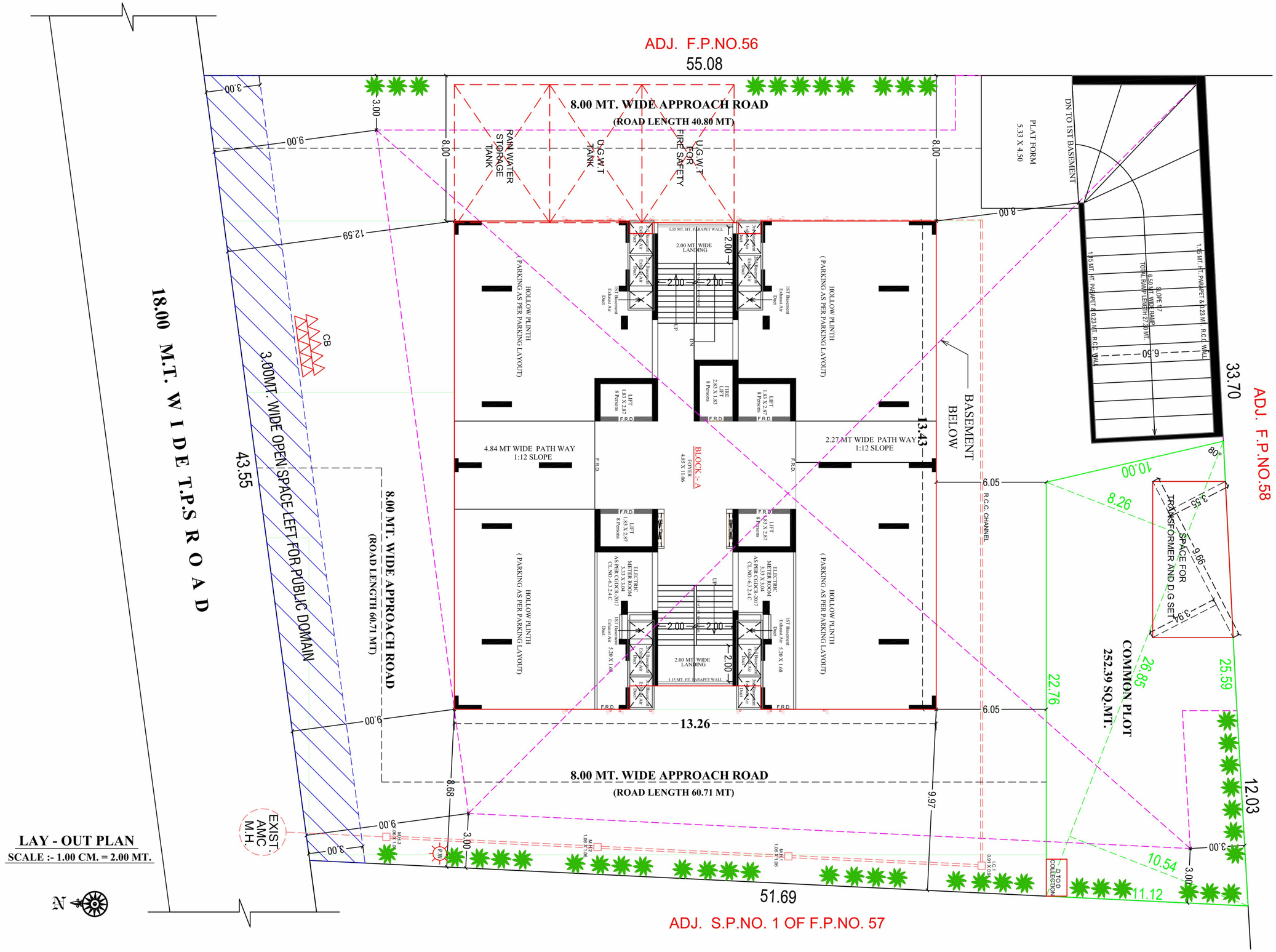
OMKAR
GROUP | SINCE 1989

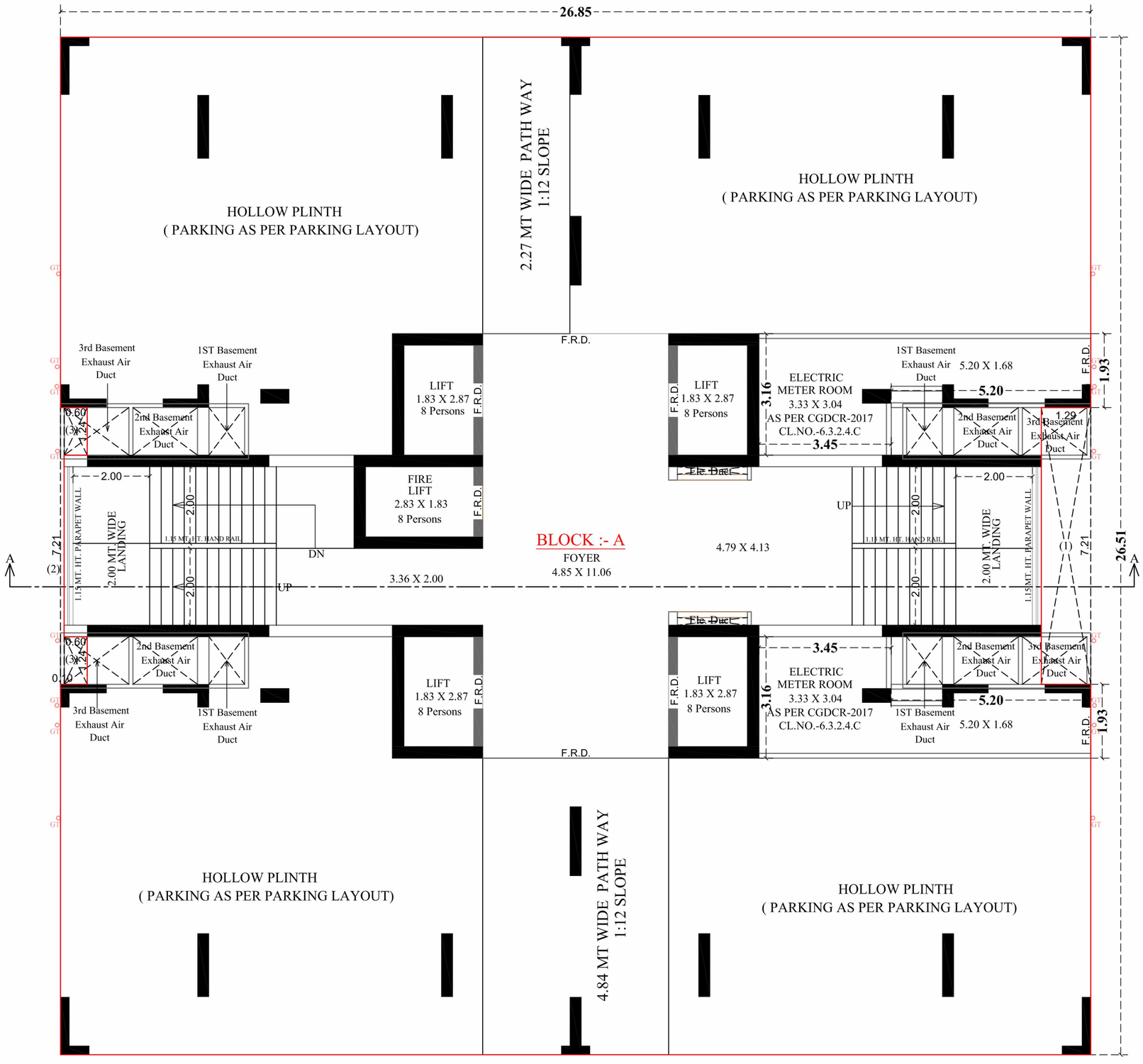
OMKAR
SKYZEN

Promoter: OMKAR RIVANTA PROJECTS LLP

Site Address: Skyzen, Opp. Shivalay Sharnam,
Beside Pratik Mall, Randesan, Gandhinagar
Contact : +91 9898 3433 42

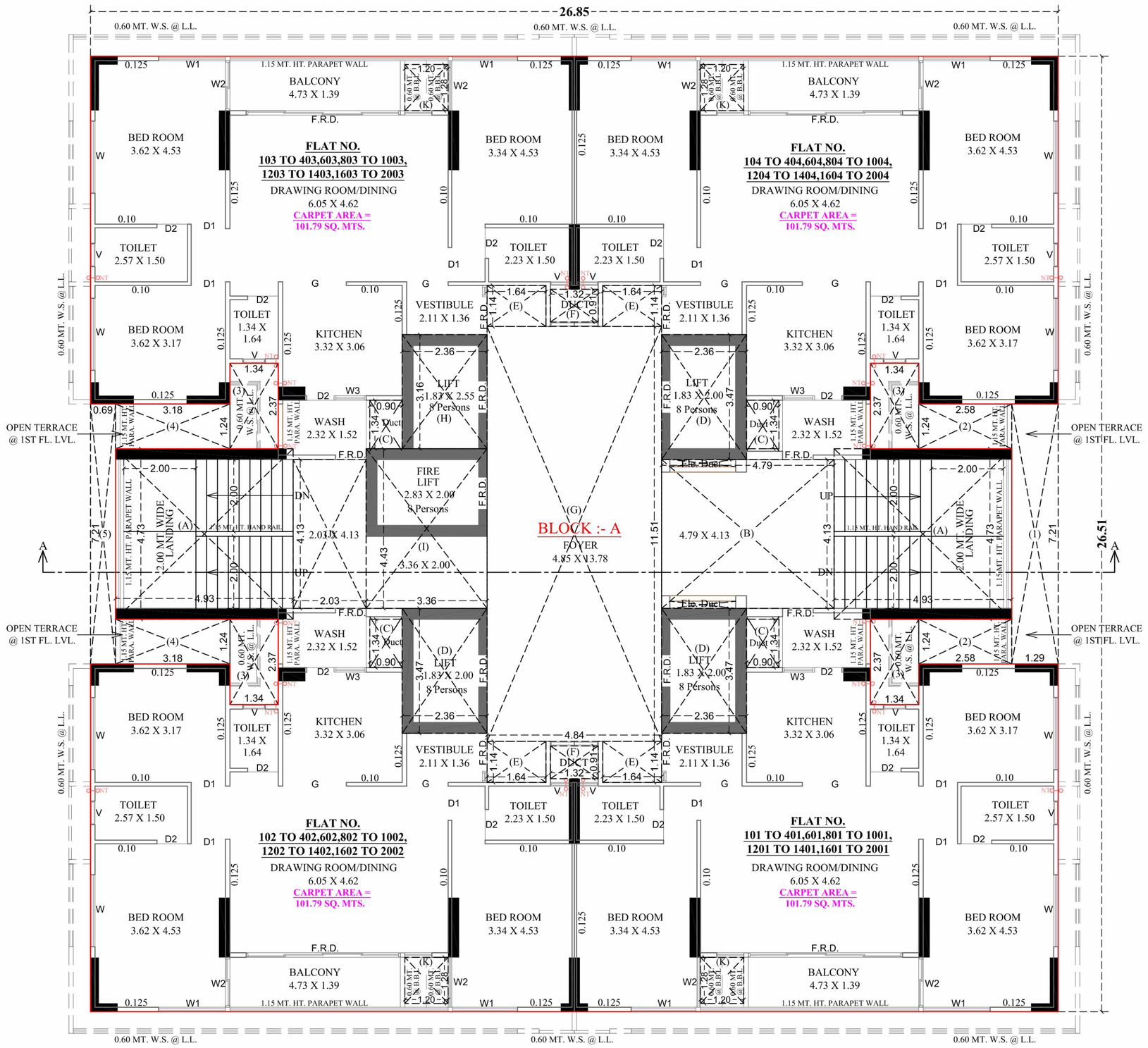

ADJ. F.P.NO.56
55.08
8.00 MT. WIDE APPROACH ROAD
(ROAD LENGTH 40.80 MT)
RAIN WATER STORAGE TANK
U.G.W.T
U.G.W.T FOR FIRE SAFETY
PLAT FORM 5.33 X 4.50
DN TO 1ST BASEMENT
SLOPE 1:7 6.60 MT. WIDE RAMP TOTAL RAMP LENGTH 27.30 MT
1.15 MT. HT. PARAPET WALL 0.23 MT. R.C.C. WALL
0.50 MT. R.C.C. WALL
18.00 M.T. W I D E T.P.S R O A D
3.00MT. WIDE OPEN SPACE LEFT FOR PUBLIC DOMAIN
8.00 MT. WIDE APPROACH ROAD
(ROAD LENGTH 60.71 MT)
CB
VISITOR PARK (RESI.) (C3) MECHANICAL
CAR PARKING FOR PHY. DISABLED PEOPLE
1.20 MT TRANSFER BAY
(C2) MECHANICAL
2.00 MT WIDE LANDING
1ST Basement Exhaust Air Duct
2.00 MT. DRIVE WAY
VISITOR PARK (RESI.) (C5)
4.84 MT WIDE PATH WAY 1:12 SLOPE
2.27 MT WIDE PATH WAY 1:12 SLOPE
BLOCK :- A
LIFT 1.83 X 2.87 8 Persons
FIRE LIFT 2.43 X 1.83 8 Persons
F.R.D.
ELECTRIC METER ROOM 3.33 X 3.04 AS PER CGDCR-2017 CL.NO.-6.3.2.4.C
VISITOR PARK (RESI.) (C6)
2.00 MT WIDE LANDING
1.15 MT. HT. PARAPET WALL
13.26
8.00 MT. WIDE APPROACH ROAD
(ROAD LENGTH 60.71 MT)
SPACE FOR TRANSFORMER AND D.G SET
COMMON PLOT 252.39 SQ.MT.
D.T.O.D COLLECTION
ADJ. F.P.NO.58
ADJ. F.P.NO.57 OF S.P.NO.1
51.69
43.55
33.70
12.03
GROUND LEVEL PARKING LAY - OUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.
N


ADJ. F.P.NO.56
55.08
8.00 MT. WIDE APPROACH ROAD
(ROAD LENGTH 40.80 MT)
RAIN WATER STORAGE TANK
U.G.W.T TANK
U.G.W.T FOR FIRE SAFETY
PLAT FORM 5.33 X 4.50
DN TO 1ST BASEMENT
1.15 MT. HT. PARAPET & 0.23 MT. R.C.C. WALL
SLOPE 1:7
6.60 MT. LENGTH RAMP
TOTAL RAMP LENGTH 27.30 MT.
33.70
ADJ. F.P.NO.58
BASEMENT BELOW
HOLLOW PLINTH (PARKING AS PER PARKING LAYOUT)
2.00 MT. WIDE LANDING
1.15 MT. HT. PARAPET WALL
LIFT 1.83 X 2.87 8 Persons
F.R.D
4.84 MT WIDE PATH WAY 1:12 SLOPE
2.27 MT WIDE PATH WAY 1:12 SLOPE
BLOCK :- A
FOYER 4.85 X 11.06
ELECTRIC METER ROOM 3.33 X 3.04 AS PER GSR-W-2017 CLNO.-6.3.2.4.C
1ST Basement Exhaust Air Duct 5.20 X 1.68
R.C.C. CHANNEL
SPACE FOR TRANSFORMER AND D.G SET
COMMON PLOT 252.39 SQ.MT.
R.T.O.D COLLECTION
18.00 M.T. W I D E T.P.S R O A D
3.00MT. WIDE OPEN SPACE LEFT FOR PUBLIC DOMAIN
43.55
8.00 MT. WIDE APPROACH ROAD
(ROAD LENGTH 60.71 MT)
13.26
51.69
EXIST. AMC M.H.
CB
P.W
LAY - OUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.
N
ADJ. S.P.NO. 1 OF F.P.NO. 57



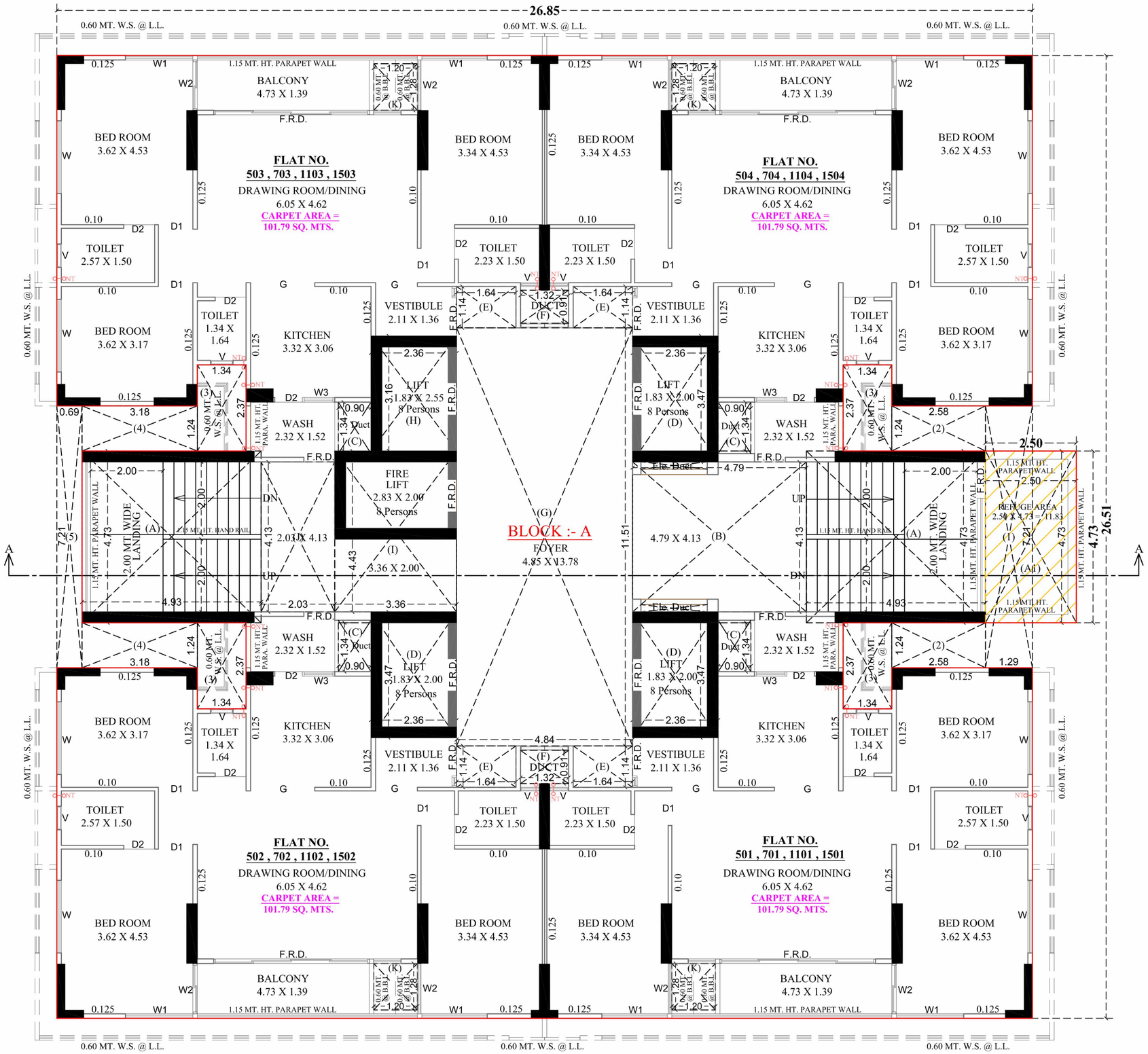
GROUND FLOOR PLAN (HOLLOW PLINTH+SOLID PLINTH)

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.125 MT. & 0.23 MT. TH. B/K WALL



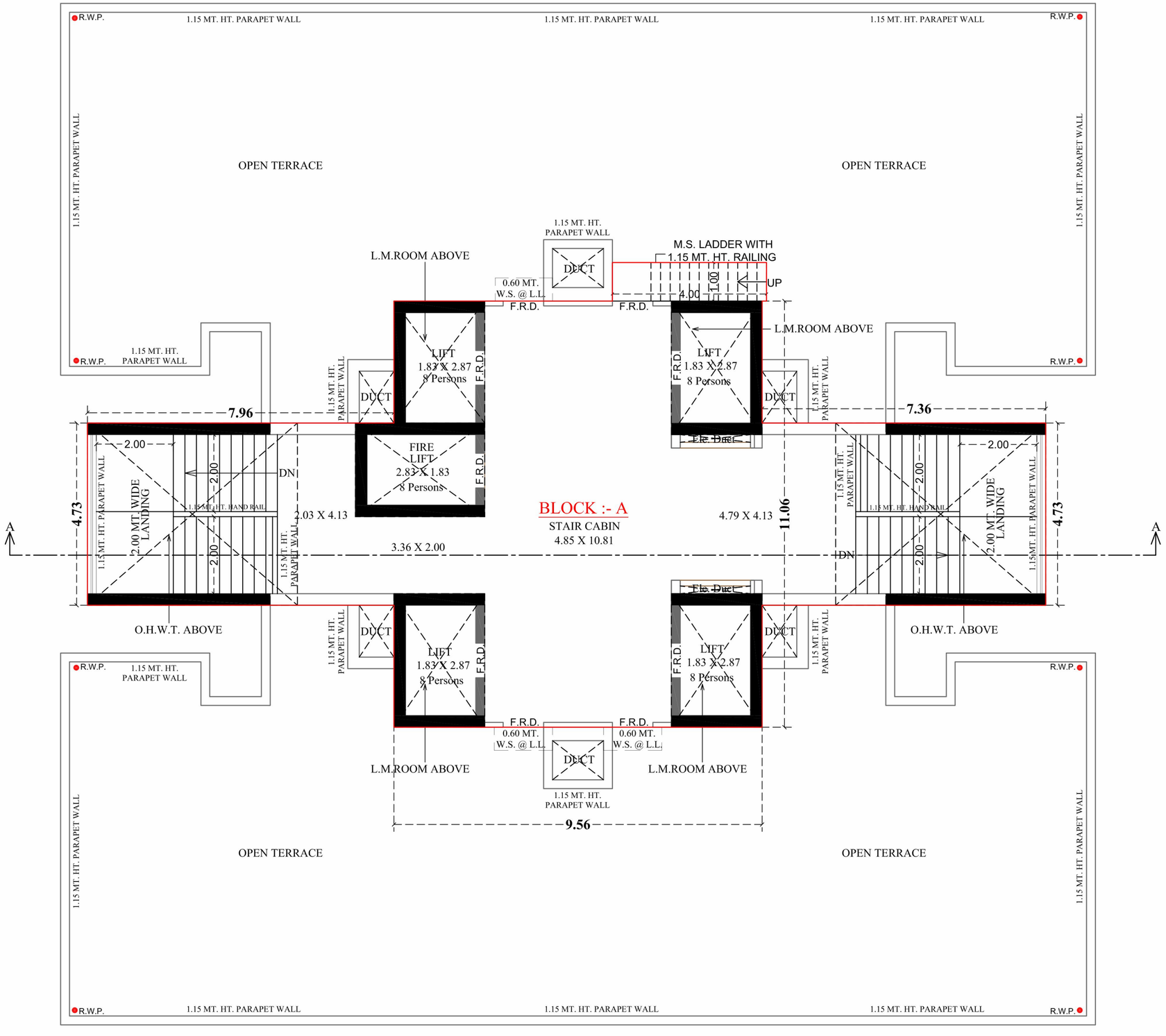
1ST TO 4TH , 6TH , 8TH TO 10TH , 12TH TO 14TH , 16TH TO 20TH FLOOR PLAN

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.125 MT. & 0.23 MT. TH. B/K WALL



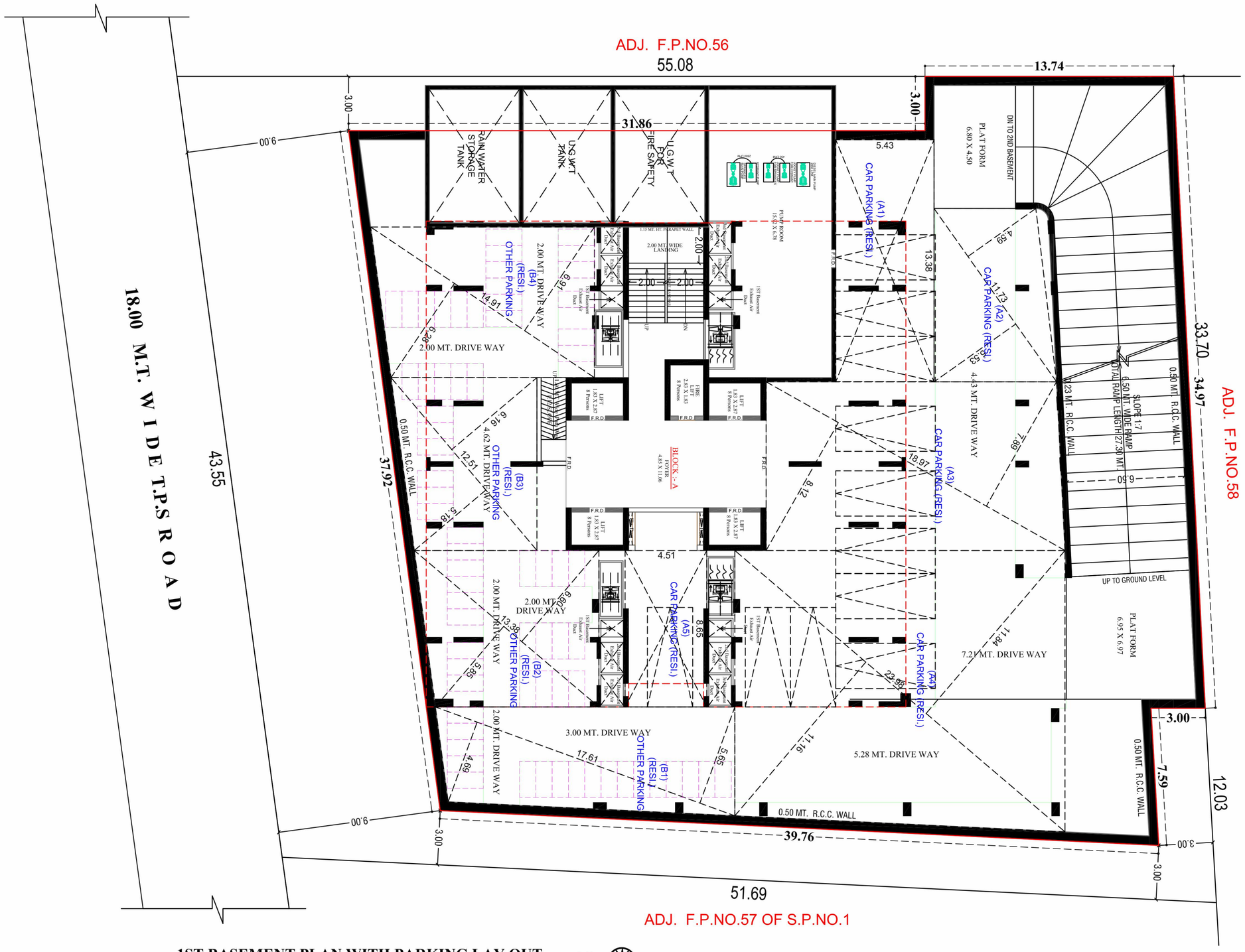
5TH , 7TH ,11TH & 15TH FLOOR PLAN

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.125 MT. & 0.23 MT. TH. B/K WALL



OPEN TERRACE PLAN WITH (STAIR CABIN, LIFT MACH.ROOM&O.H.W.T.)

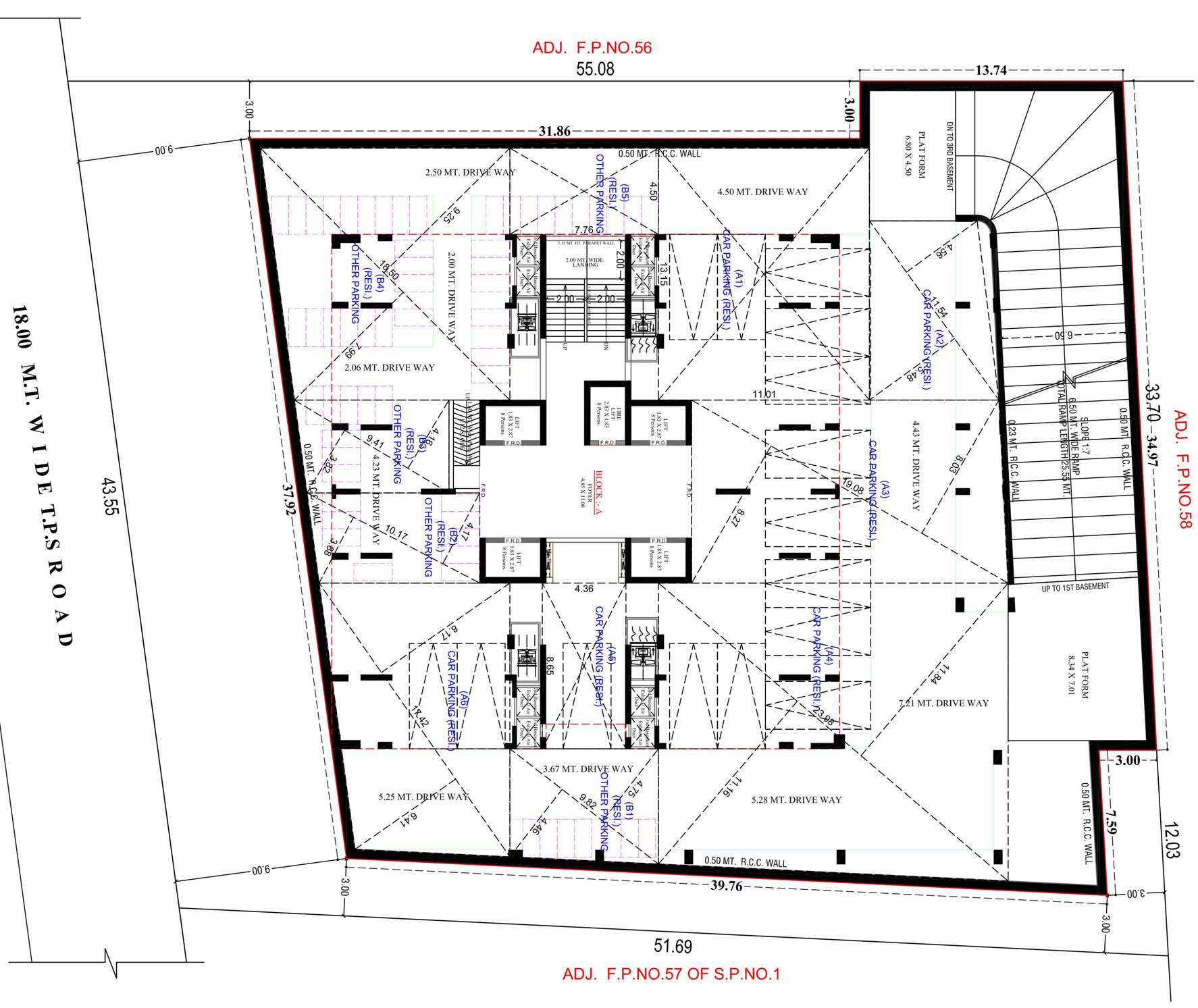
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.125 MT. & 0.23 MT. TH. B/K WALL



1ST BASEMENT PLAN WITH PARKING LAY OUT

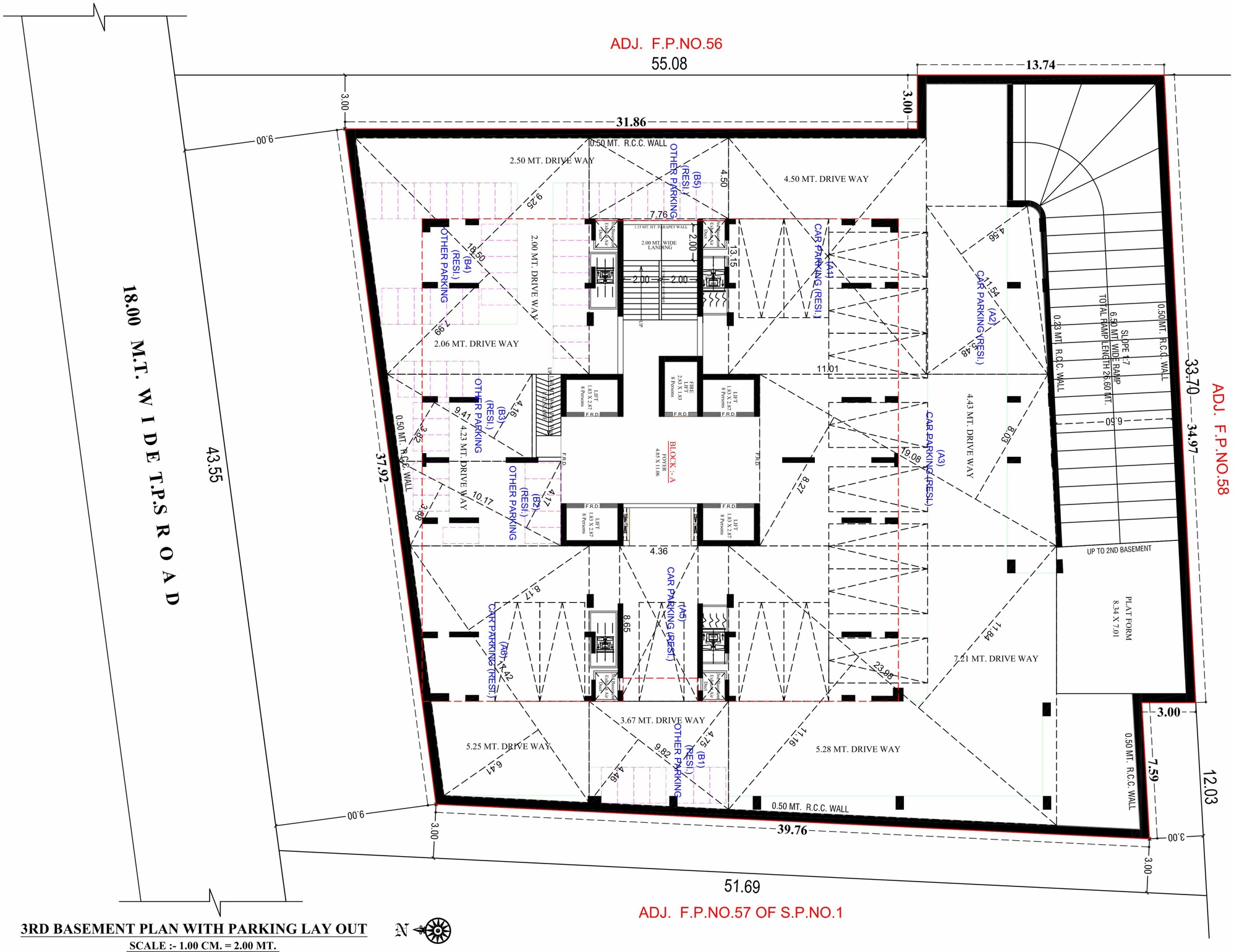
SCALE :- 1.00 CM. = 2.00 MT.

N



2ND BASEMENT PLAN WITH PARKING LAY OUT

SCALE :- 1.00 CM. = 2.00 MT.



3RD BASEMENT PLAN WITH PARKING LAY OUT

SCALE :- 1.00 CM. = 2.00 MT.



SPECIFICATIONS:

Structure

- Earthquake resistant RCC work.

Wall Finish

- All internal walls will be finished with double coat putty.
- All external walls will be finished with texture with two coat of paints.

Flooring

- Good quality designer tiles in drawing, dining, kitchen and all bedrooms.

Kitchen

- Platform made of granite/artificial stone with good quality sink.
- Designer glaze tiles dado up to beam bottom level.

Plumbing

- Concealed plumbing with good quality pipes & Fittings.

Electrification

- Concealed copper wiring with ISI copper wires & good quality modular switches(ISI)
- Ac points in drawing room and all bed rooms.

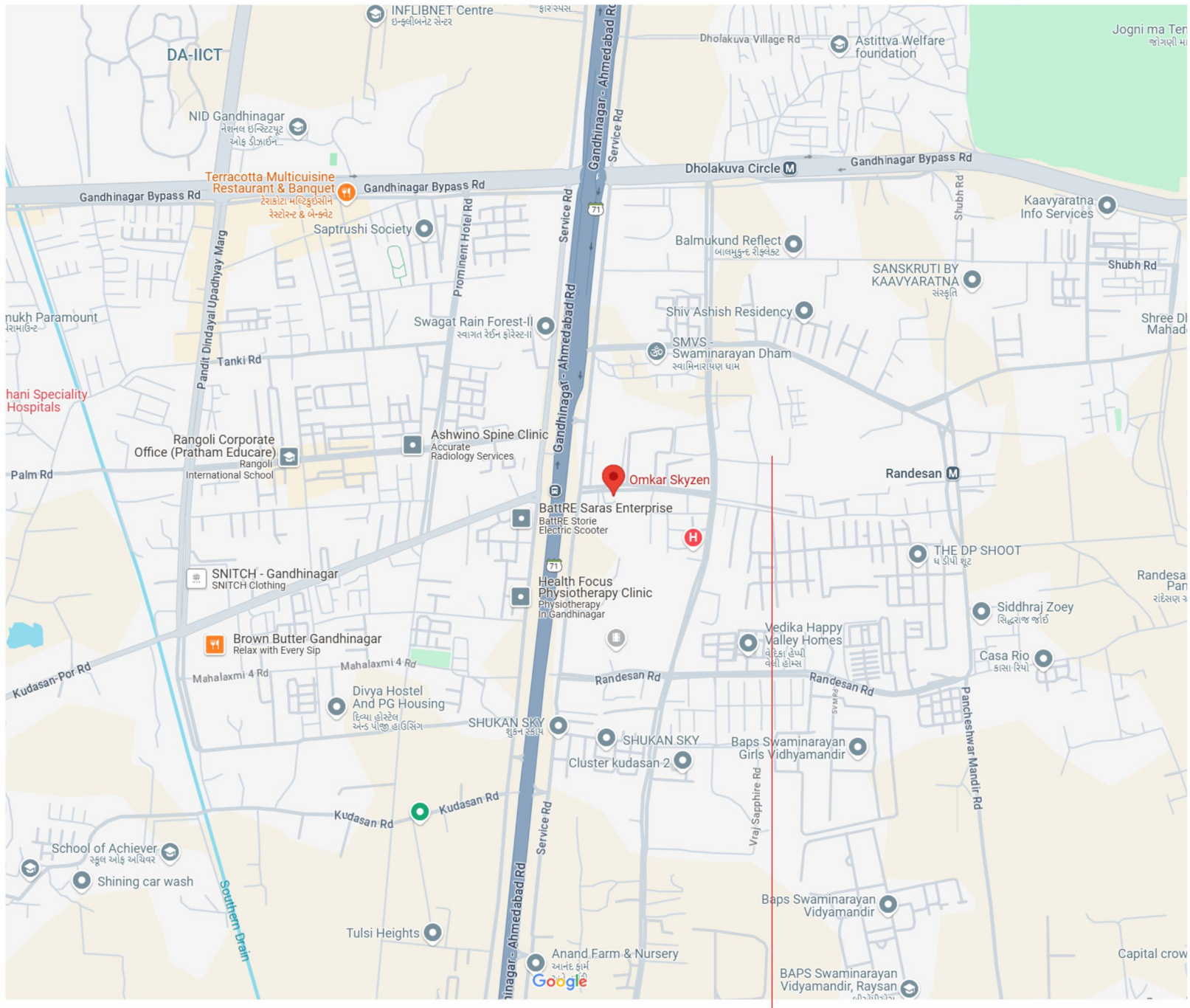
Door & windows.

- Decorative polished main door
- All other doors are colored flush doors with good quality fittings.
- Powder coated good quality aluminum slider windows.

Terrace

- Open terrace finished with suitable water proofing with china mosaic flooring.

Location Map



Site Address: Omkar Skyzen, Opp. Shivalay Sharnam,
Beside Pratik Mall, Randesan, Gandhinagar

Contact : +91 9898 3433 42

OMKAR RIVANTA PROJECTS LLP

OMKAR SKYZEN

ARCHITECT

OMKAR GROUP | SINCE 1989

HK ARCHITECTS

STRUCTURE

S&S SHAH & SANGHVI ASSOCIATES

RERA REG. NO. :

Website : www.gujrera.gujarat.gov.in