

ORNATE era

3 - 4 BHK

THE NEW era OF LUXURY

BASEMENT 3

N


18.00 M.T. W I D E T.P.S R O A D
47.00 SQ MT. AREA NOT IN POSSESSION
60.80
42.00 SQ. MT. AREA NOT IN POSSESSION
37.47
31.53
73.35
52.44
14.88
5.00 MT. DRIVE WAY
5.50 MT. DRIVE WAY
3.08 MT. DRIVE WAY
4.66 MT. DRIVE WAY
4.66 MT. DRIVE WAY
2.79 MT. DRIVE WAY
2.00 MT. DRIVE WAY
2.00 MT. DRIVE WAY
2.00 MT. DRIVE WAY
2.00 MT. DRIVE WAY
2.00 MT. DRIVE WAY
2.00 MT. DRIVE WAY
4.05 MT. DRIVE WAY
3.72 MT. DRIVE WAY
3.72 MT. DRIVE WAY
5.50 MT. DRIVE WAY
5.50 MT. DRIVE WAY
UP TO 2ND BASEMENT
0.23 MT. R.C.C. WALL
0.23 MT. R.C.C. WALL
SLOPE 1:7 LENGTH 31.50 MT
6.00 MT. WIDE RAMP
PLANT FORM
4.50 X 6.00
Ducts For Basement Mech Ventilation & AC Grill with capa. Of 60 tonnes
Ducts For Basement Mech Ventilation & AC Grill with capa. Of 60 tonnes
BLOCK :-A
BLOCK :-C
F.R.D.
LIFT 1
LIFT 2
FIRE LIFT
10 Person
LANDING
ROOF
LIFT MOTOR ROOM

BASEMENT 2

N


ADJ. T.P. NO. 47 (MOTERA-KOTESHWAR)
47.00 SQ. MT. AREA NOT IN POSSESSION
60.80
18.00 M.T. W I D E T.P.S R O A D
0.23 MT. R.C.C. WALL
SLOPE 1:7 LENGTH 31.50 MT.
6.37 MT. WIDE RAMP
PLAT FORM
6.83 X 4.50
DN TO 3RD BASEMENT
5.50 MT. DRIVE WAY
3.08 MT. DRIVE WAY
37.47
5.00 MT. DRIVE WAY
SLOPE 1:7 LENGTH 31.50 MT.
6.00 MT. WIDE RAMP
UP TO 1ST BASEMENT
PLAT FORM
4.50 X 6.46
4.66 MT. DRIVE WAY
4.66 MT. DRIVE WAY
14.88
2.79 MT. DRIVE WAY
2.00 MT. DRIVE WAY
2.00 MT. DRIVE WAY
2.00 MT. DRIVE WAY
2.00 MT. DRIVE WAY
2.00 MT. DRIVE WAY
BLOCK :-A
BLOCK :-C
4.05 MT. DRIVE WAY
5.50 MT. DRIVE WAY
5.50 MT. DRIVE WAY
3.72 MT. DRIVE WAY
3.72 MT. DRIVE WAY
52.44
31.53
73.35
42.00 SQ. MT. AREA NOT IN POSSESSION
ADJ. F.P. NO. 26/3

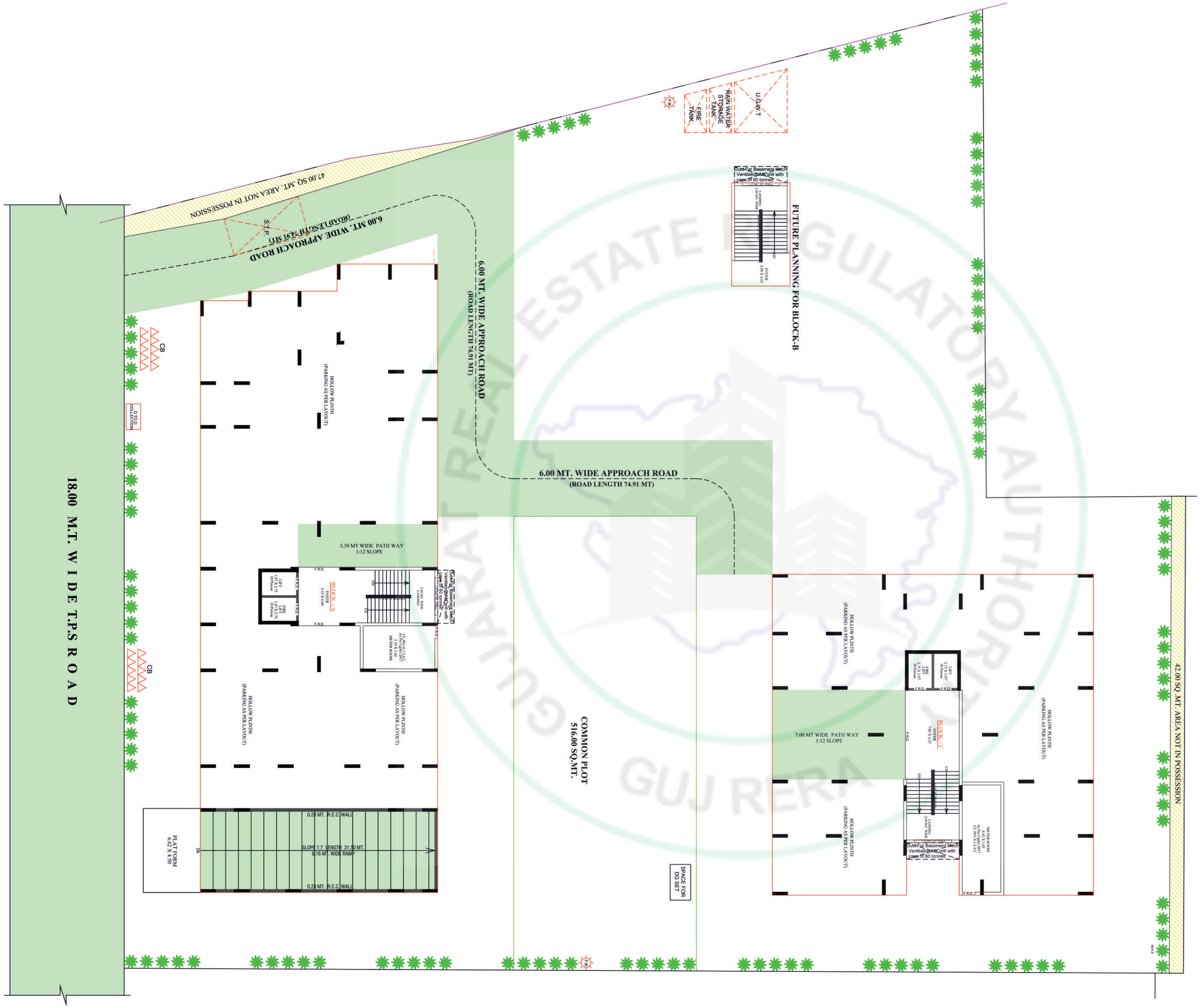
BASEMENT I

N

AUDA T.P. NO. 47 (MOTERA-KOTESHWAR)
47.00 SQ. MT. AREA NOT IN POSSESSION
60.80
37.47
14.88
31.53
52.44
73.35
42.00 SQ. MT. AREA NOT IN POSSESSION
18.00 M.T. WIDE T.P.S ROAD
RAIN WATER STORAGE TANK
FIRE TANK
U.G.W.T.
Duct For Basement Mech. Ventilation 2 M.Cmill with capa. Of 60 tonnes
PUMP ROOM 5.94 X 3.72
0.23 MT. R.C.C. WALL
SLOPE 1:7 LENGTH 31.50 MT. 6.37 MT. WIDE RAMP
PLATFORM 6.63 X 4.50
UP TO 2ND BASEMENT
5.50 MT. DRIVE WAY
3.06 MT. DRIVE WAY
5.00 MT. DRIVE WAY
7.75 MT. DRIVE WAY
5.52 MT. DRIVE WAY
2.79 MT. DRIVE WAY
2.00 MT. DRIVE WAY
3.82 MT. DRIVE WAY
3.05 MT. DRIVE WAY
BLOCK :-A
BLOCK :-C
LIFT
FIRE LIFT
STAIR CASE
F.R.D.
UP
DN
PLAT FORM 4.50 X 6.46
UP TO GROUND LEVEL
SLOPE 1:7 LENGTH 31.50 MT. 6.00 MT. WIDE RAMP
0.23 MT. R.C.C. WALL
0.20 MT. R.C.C. WALL
S.T.P.

LAYOUT PLAN

N



REAL ESTATE REGULATORY AUTHORITY GUJ RERA

GROUND FLOOR

N

18.00 M.T. W I D E T.P.S R O A D

6.00 MT. WIDE APPROACH ROAD
(ROAD LENGTH 74.91 MT)

47.00 SQ .MT. AREA NOT IN POSSESSION

STP

FIRE TANK

RAIN WATER STORAGE TANK

U.G.W.T

FUTURE PLANNING FOR BLOCK-B

Duct-For Basement Mech Ventilation 2nd Grill with capa.of 60 tonnes

CB

COMPOUND WALL

2.00 MT. DRIVE WAY

1.20 MT. TRANSFER BAY

FUTURE CAR PARKING FOR PHY. DISABLED

3.39 MT WIDE PATH WAY
1:12 SLOPE

2.02 MT. DRIVE WAY

BLOCK - A
STILT + 7 UPPER FLOORS
41.0 X 6.0M

LIFT
1.97 X 2.75
10 Persons

FIRE
1.97 X 2.75
10 Persons

F.R.D.

UP

DN

LIFT MACHINE ROOM
2.40 X 3.00

CB,WG,LT,245,
AUTOMATION
3.39 X 3.64
METER ROOM

2.39 MT. DRIVE WAY

0.23 MT. R.C.C. WALL

SLOPE 1:7 LENGTH 31.50 MT.
6.16 MT. WIDE RAMP

PLAT FORM
6.62 X 4.50

COMMON PLOT
516.00 SQ.MT.

SPACE FOR DG SET

7.00 MT WIDE PATH WAY
1:12 SLOPE

BLOCK - C
STILT + 7 UPPER FLOORS
19.0 X 6.2M

LIFT
2.75 X 1.97
10 Persons

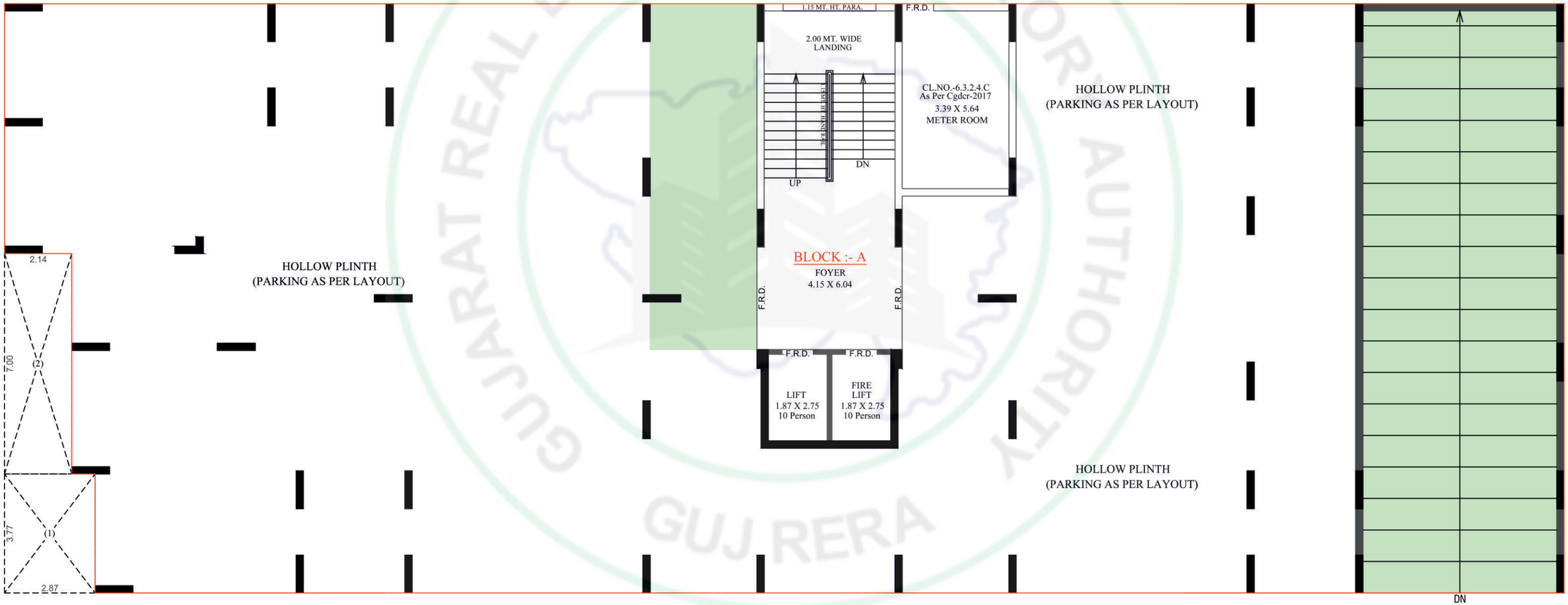
LIFT MACHINE ROOM
2.75 X 1.97

WATER TANK
3.00 X 3.00

CB,WG,LT,245,
AUTOMATION
3.00 X 2.40
METER ROOM

BLOCK A

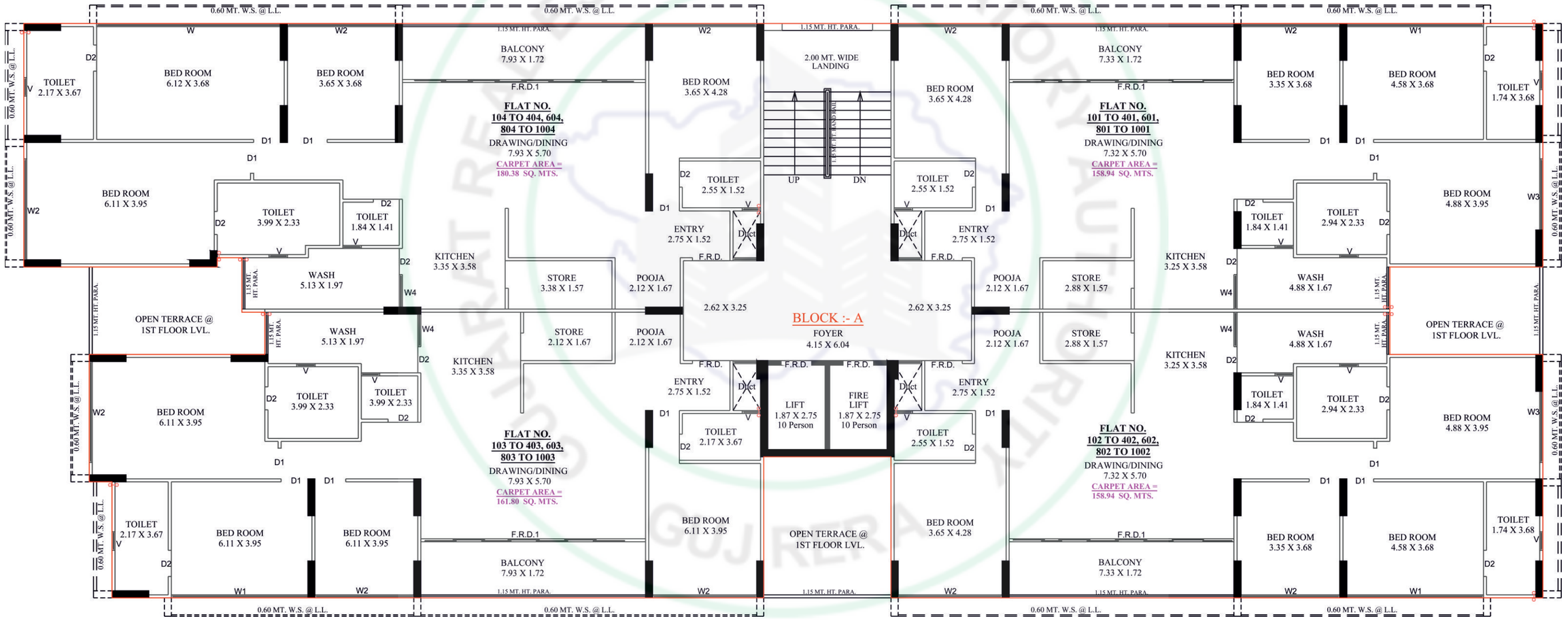
GROUND FLOOR



GUJARAT REAL ESTATE REGULATORY AUTHORITY
GUJRERA

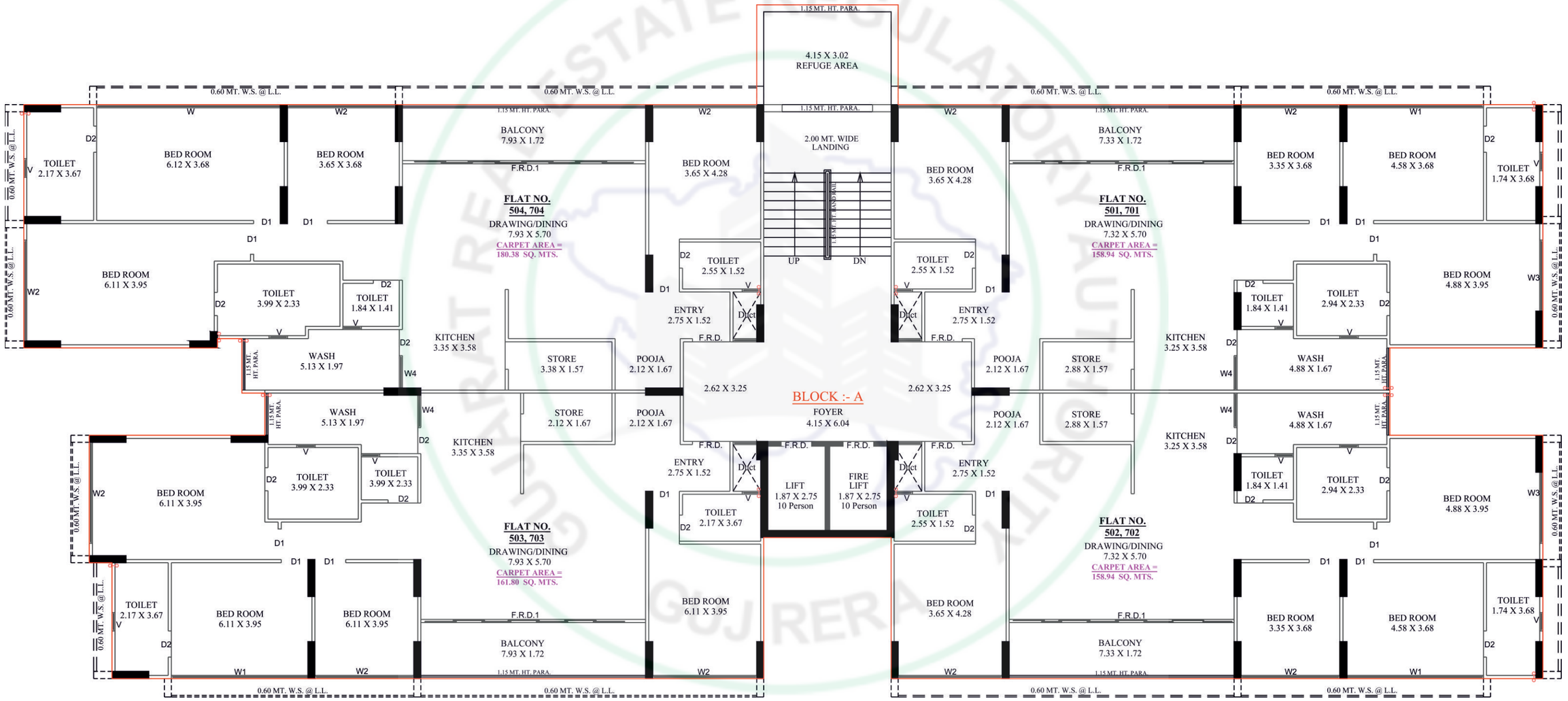
BLOCK A

1ST TO 4TH, 6TH, 8TH TO 10TH FLOOR



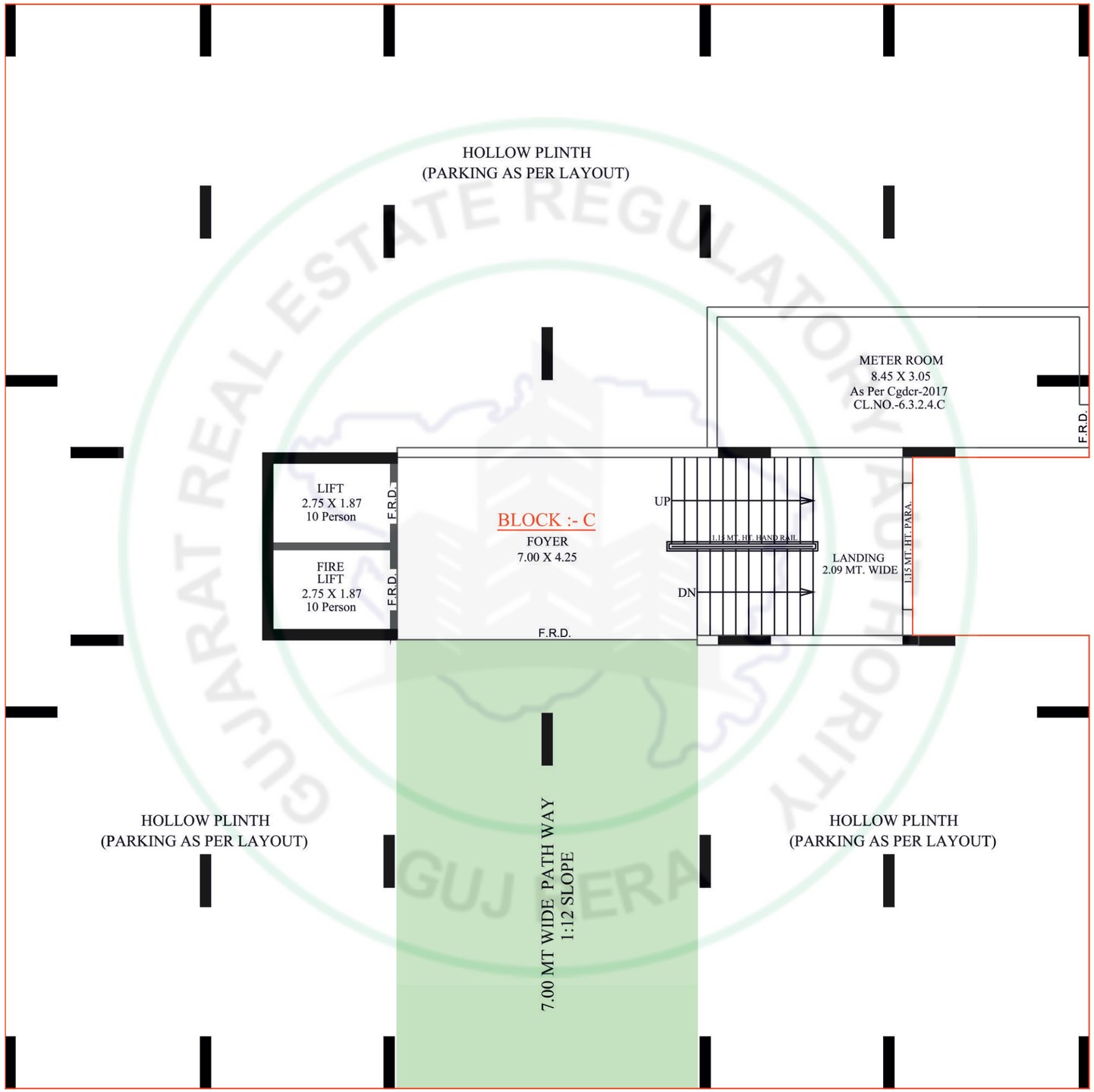
BLOCK A

5TH & 7TH FLOOR



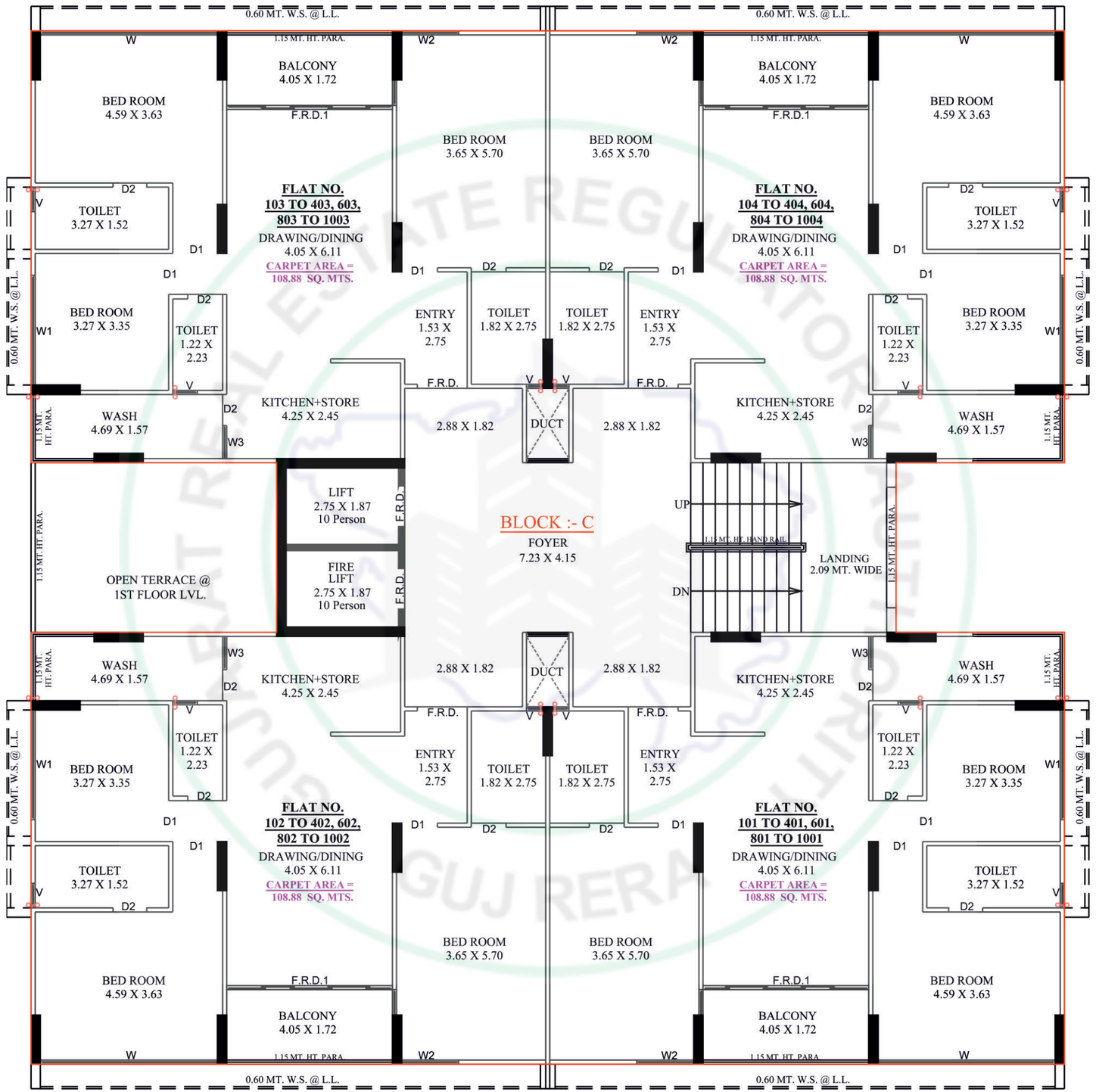
BLOCK C

GROUND FLOOR



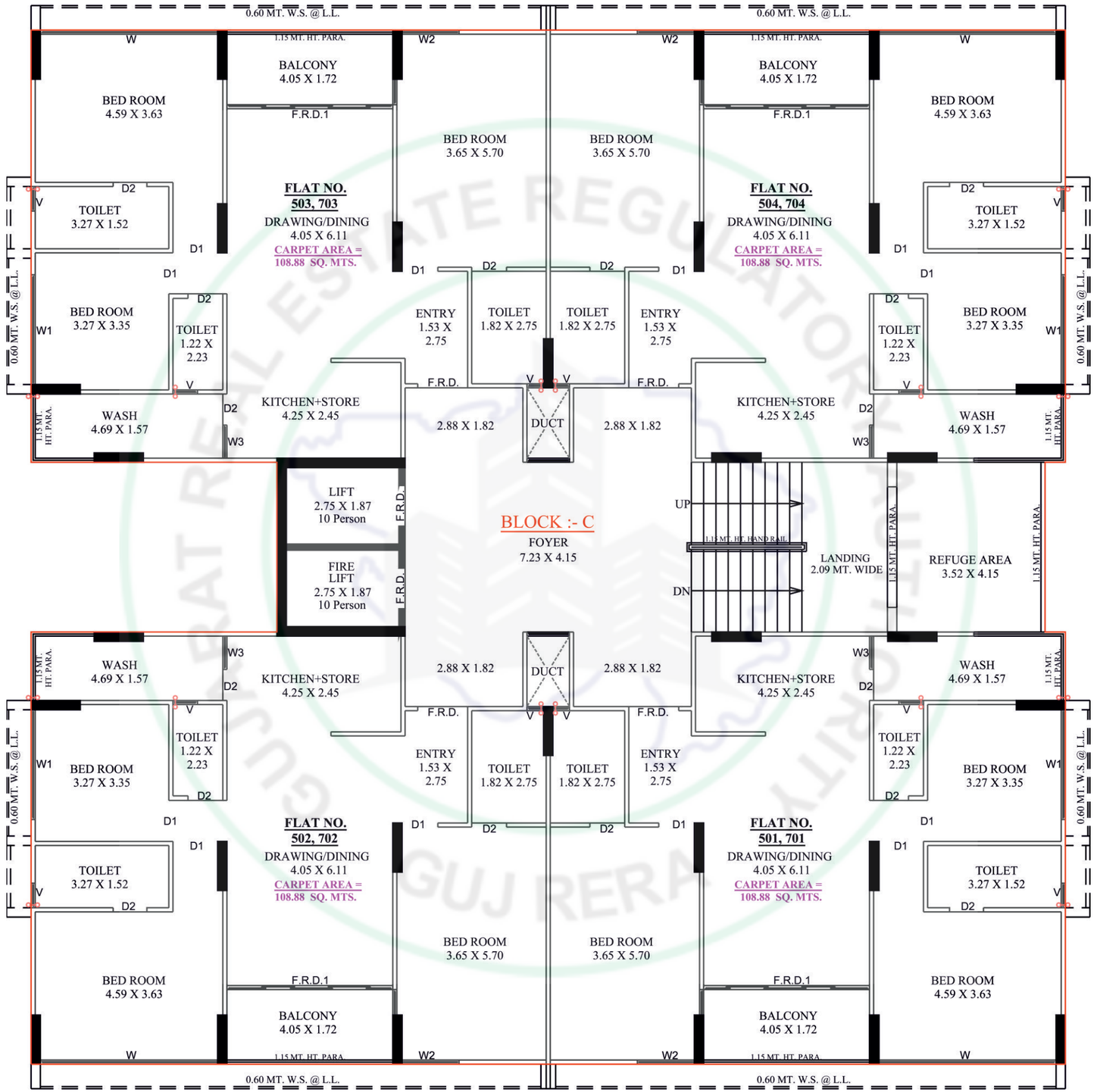
BLOCK C

1ST TO 4TH, 6TH,
8TH TO 10TH FLOOR



BLOCK C

5TH & 7TH FLOOR



SPECIFICATIONS

WALL FINISH
- Internal : Smooth finish mala plaster with putty
- External : Double coat sand faced plaster or texture finish.

FLOORING
- Vitrified tiles flooring in all room.

KITCHEN
- Standing polished natural granite kitchen platform with sink & Glazed tiles dado above the platform up to lintel level.

DOORS
- Decorative main door having lock of reputed company.
- Iinternal doors of laminated flush doors or coloured flush door.

WINDOWS
- Aluminum anodized section sliding windows with glass & stone jambs.

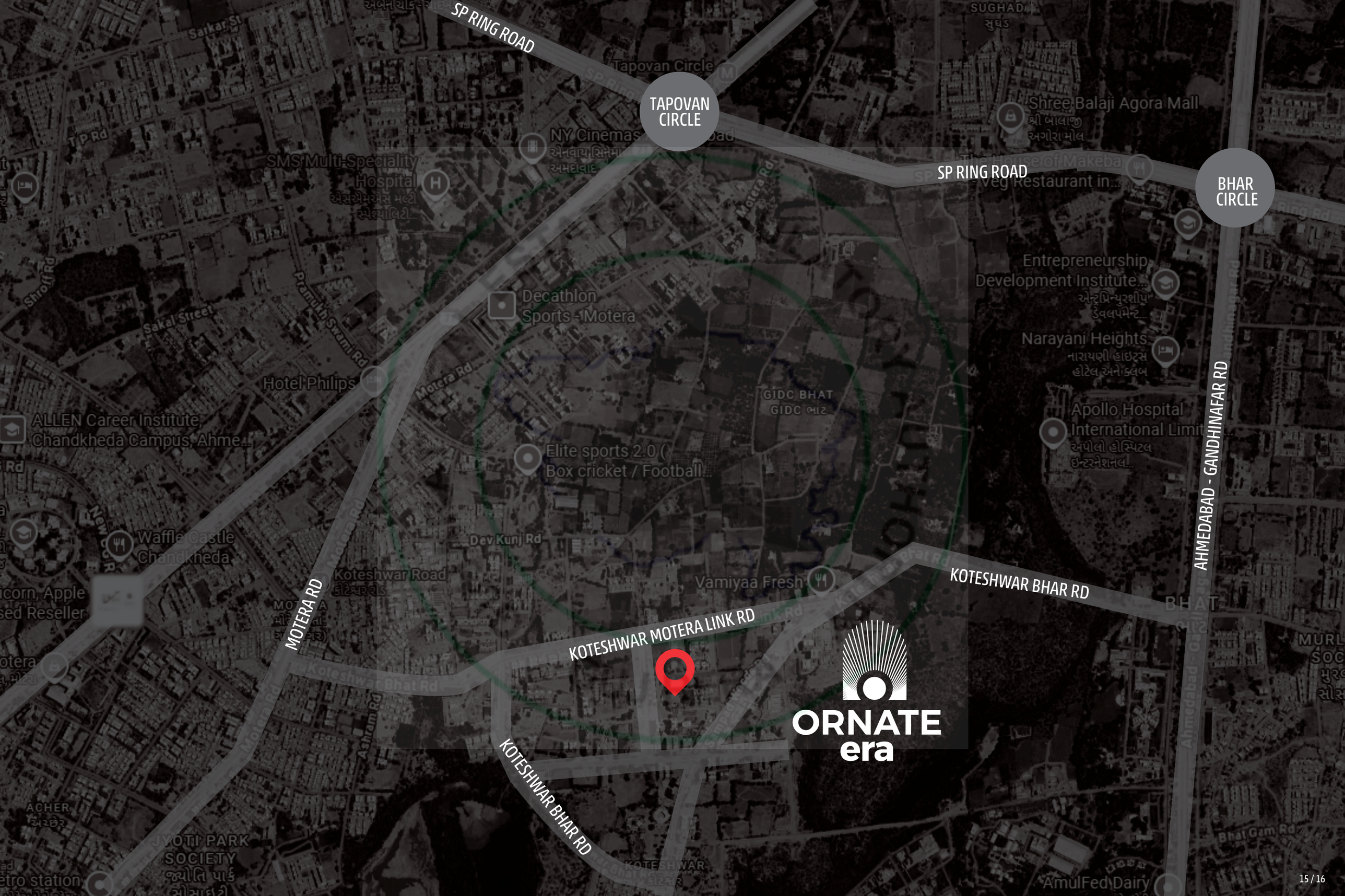
TOILET
- Ceramic tiles flooring in all toilets, glazed tiles dado up to lintel level.

PLUMBING
- Concealed plumbing of good quality UPVC & CPVC PIPES, C.P. Fittings & sanitary ware of reputed brands.

ELECTRIFICATION
- Single phase meter + MCB & ELCB tripper with concealed wiring with adequate points with quality fittings.

PAINT
- Exterior painting of acrylic paint.
- Internal walls double coat putty finish.

LIFTS
- Fine quality fully automatic lifts.


SP RING ROAD
TAPOVAN CIRCLE
SP RING ROAD
BHAR CIRCLE
AHMEDABAD - GANDHINAGAR RD
MOTERA RD
KOTESHWAR MOTERA LINK RD
KOTESHWAR BHAR RD
KOTESHWAR BHAR RD
Tapovan Circle
Shree Balaji Agora Mall
NY Cinemas
SMS Multi-Speciality Hospital
Decathlon Sports - Motera
Hotel Philips
GIDC BHAT
Entrepreneurship Development Institute...
Narayani Heights
Apollo Hospital International Limit...
ALLEN Career Institute, Chandkheda Campus, Ahme...
Waffle Castle Chandkheda
Koteshwar Road
Vamiyaa Fresh
Dev Kunj Rd
Sakar St
T P Rd
Shroff Rd
Sakal Street
Pramukh Swami Rd
Motera Rd
Ashram Rd
Bhat Gam Rd
SUGHAD
BHAT
AmulFed Dairy
JYOTI PARK SOCIETY
KOTESHWAR
ORNATE era

ORNATE ERA, BESIDE POLARIS CELESTIA,
KOTESHWAR, GANDHINAGAR,380005.

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DEVELOPED BY	ARCHITECT	STRUCTURE
ARKA INFRA	INNOVATIQ ARCHITECTS	AMU CONSULTING ENGINEERS

RERA REGISTER NO.

RERA WEBSITE : WWW.GUJRERA.GUJARAT.GOV.IN