ENCHANTING EVOLVED EXCEPTIONAL

OYSTER
HEIGHTS

LUXURIOUS 2 & 3 BHK HOMES

OYSTER
HEIGHTS



ARTISTIC RENDERING



ARTISTIC RENDERING

SPECIFICATIONS

RCC STRUCTURE
Quality controlled earthquake resistant as per norms, RCC frame structure.

FLOORING
Vitrified tiles flooring.

DOORS
Decorative main door & others are flush doors.

WINDOWS
Full glazed aluminium section or equivalent windows..

KITCHEN
Mirror polished or equivalent granite platform with S.S. sink. Decorative tiles dado upto lintel level.

BATHROOMS
Wall cladding with designer series tiles & branded sanitary wares.

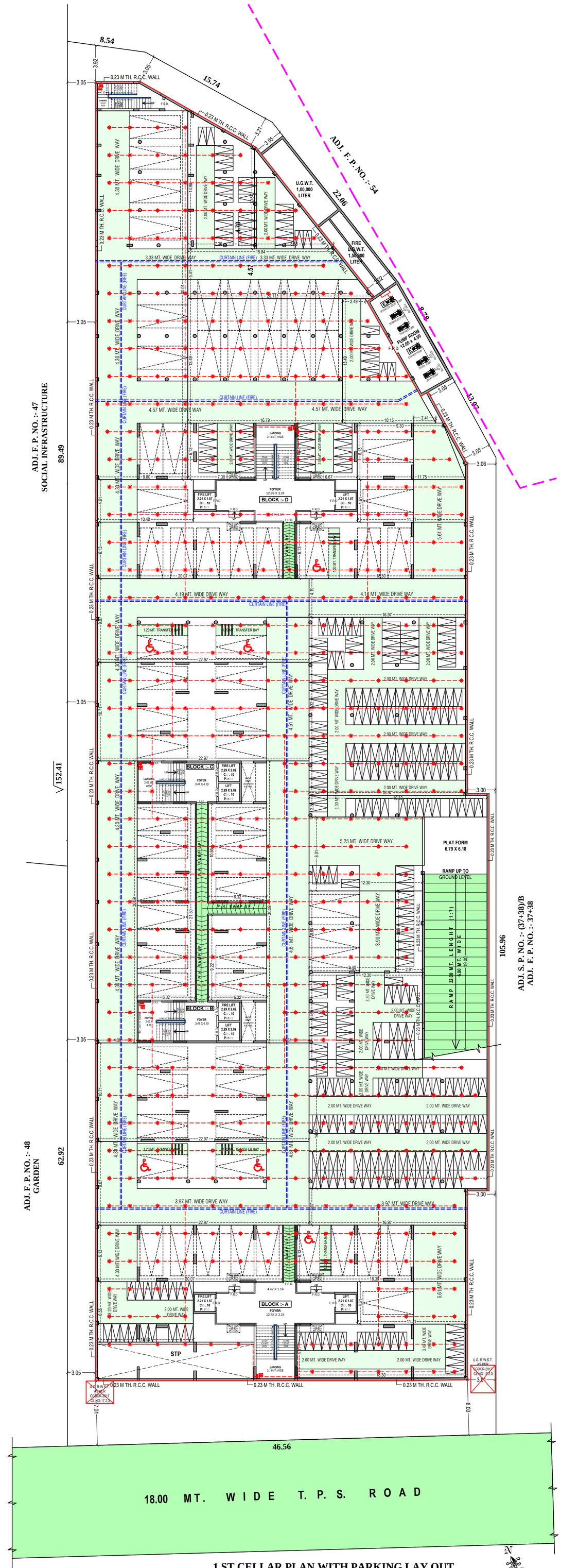
PLUMBING
CPVC / UPVC hot and cold water supply pipes, Jaquar or equivalent fittings.

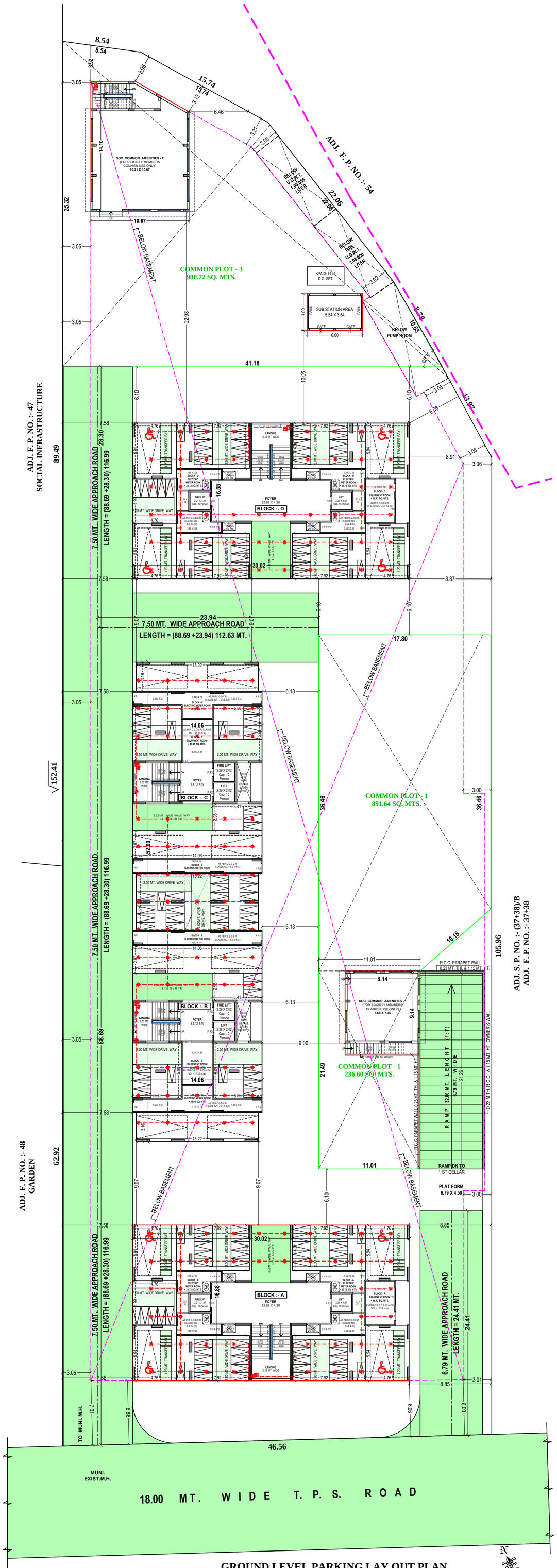
ELECTRICAL
Three phase concealed electric copper wiring. Premium modular switches. ISI wires MCB / ELCB.

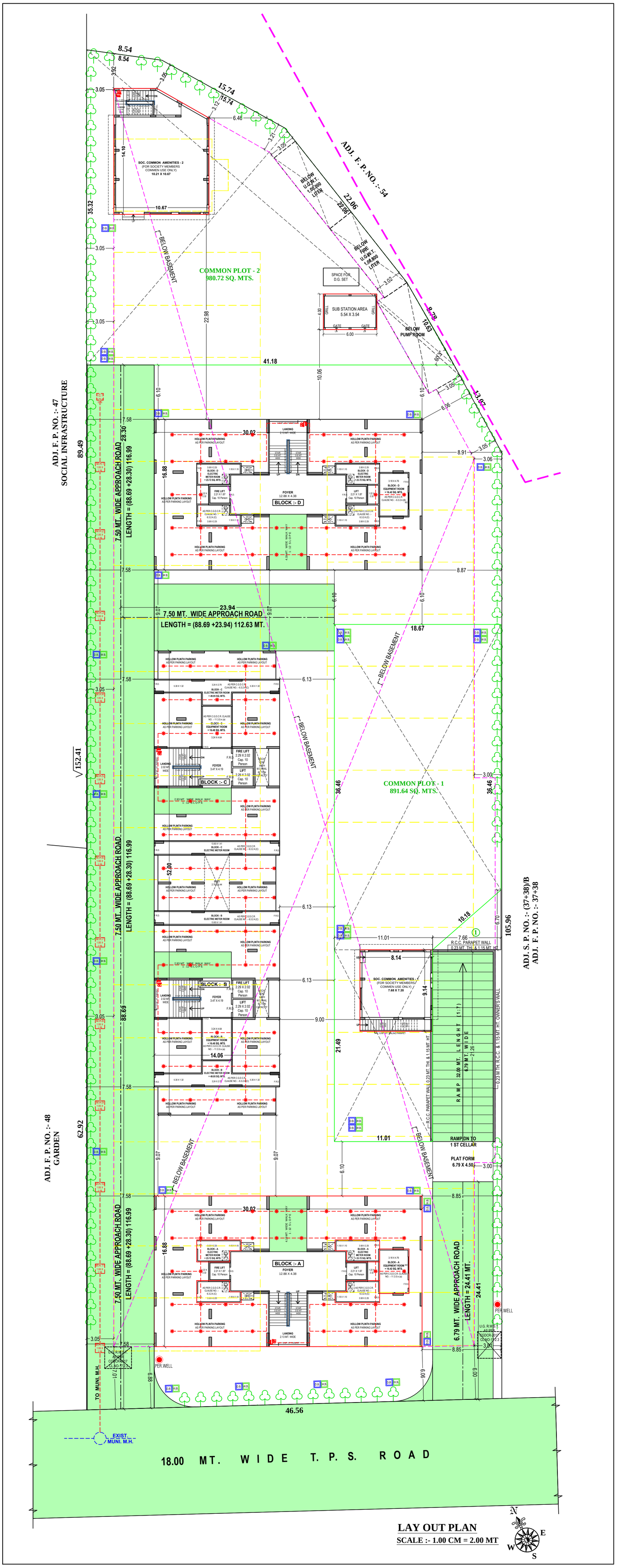
LIFT
2 High speed lift of reputed companies for each block.

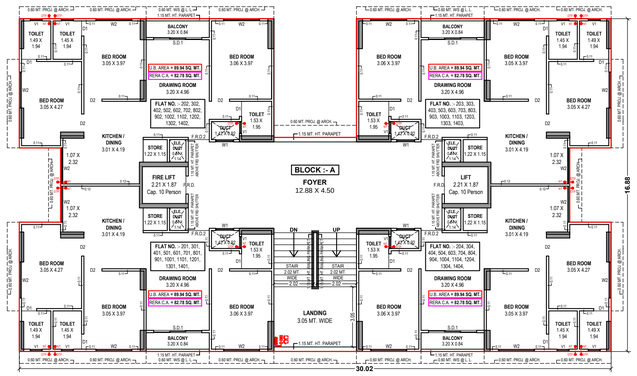
SECURITY
24X7 Security with CCTV surveillance.

TERRACE
China mosaic with required water proofing.

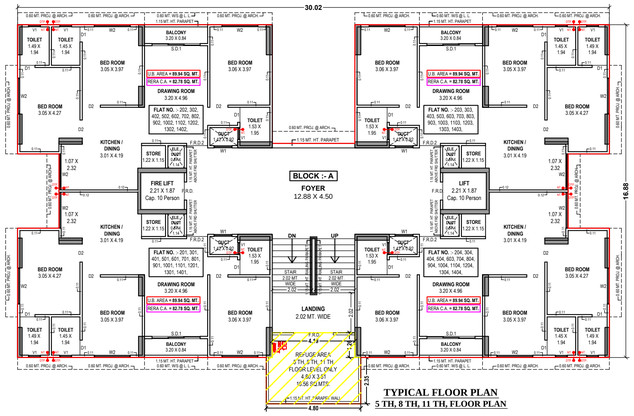

8.54
3.92
3.05
0.23 M TH. R.C.C. WALL
15.74
ADJ. F. P. NO. :- 54
22.06
U.G.W.T. 1,00,000 LITER
FIRE U.G.W.T. 1,50,000 LITER
9.79
13.07
PUMP ROOM 12.00 X 4.00
F.H.R.
3.21
3.06
3.02
2.49
4.30 MT. WIDE DRIVE WAY
2.00 MT. WIDE DRIVE WAY
4.57 MT. WIDE DRIVE WAY
3.33 MT. WIDE DRIVE WAY
CURTAIN LINE (FIRE)
4.19 MT. WIDE DRIVE WAY
4.61 MT. WIDE DRIVE WAY
5.25 MT. WIDE DRIVE WAY
3.97 MT. WIDE DRIVE WAY
22.97
16.97
15.84
20.17
19.49
19.30
18.30
11.75
10.15
9.30
7.30
6.67
5.61 MT. WIDE DRIVE WAY
1.20 MT. TRANSFER BAY
BLOCK :- D
FOYER 12.88 X 3.24
FIRE LIFT 2.21 X 1.87 C.:. 10 P.:.
LIFT 2.21 X 1.87 C.:. 10 P.:.
BLOCK :- C
FOYER 3.47 X 4.19
FIRE LIFT 2.29 X 2.02 C.:. 10 P.:.
LIFT 2.29 X 2.02 C.:. 10 P.:.
PLAT FORM 6.79 X 6.18
RAMP UP TO GROUND LEVEL
R A M P 32.00 MT. L E N G H T (1:7) 6.00 MT. W I D E
BLOCK :- B
FOYER 3.47 X 4.19
BLOCK :- A
FOYER 12.88 X 3.24
4.42 X 1.14
STP
LANDING 2.13 MT. WIDE
U.G.R.W.S.T. AS PER GDDCR-2017 CLAUSE NO.-17.2.3
0.23 M TH. R.C.C. WALL
89.49
152.41
62.92
105.96
ADJ. F. P. NO. :- 47
SOCIAL INFRASTRUCTURE
ADJ. F. P. NO. :- 48
GARDEN
ADJ. S. P. NO. :- (37+38)/B
ADJ. F. P. NO. :- 37+38
46.56
18.00 M T. W I D E T. P. S. R O A D
1 ST CELLAR PLAN WITH PARKING LAY OUT
SCALE :- 1.00 CM = 2.00 MT
N
E
W
S


8.54
3.92
3.05
15.74
3.12
6.46
ADJ. F. P. NO. :- 54
22.06
BELOW U.G.W.T. 1,00,000 LITER
BELOW FIRE U.G.W.T. 1,00,000 LITER
9.79
13.07
10.63
60.5°
3.21
3.02
SOC. COMMON AMENITIES - 2
(FOR SOCIETY MEMBERS COMMEN USE ONLY)
10.21 X 10.67
14.10
10.67
BELOW BASEMENT
COMMON PLOT - 3
980.72 SQ. MTS.
SPACE FOR D.G. SET
SUB STATION AREA
5.54 X 3.54
GRILL
GATE
6.00
BELOW PUMP ROOM
35.32
22.98
41.18
10.06
6.10
6.06
7.58
28.30
7.50 MT. WIDE APPROACH ROAD
LENGTH = (88.69 +28.30) 116.99
16.88
FOYER 12.88 X 4.38
BLOCK :- D
FIRE LIFT 2.21 X 1.87 Cap. 10 Person
LIFT 2.21 X 1.87 Cap. 10 Person
BLOCK :- D ELECTRIC METER ROOM + 23.72 SQ. MTS.
BLOCK :- D EQUIPMENT ROOM + 16.42 SQ. MTS.
AS PER C.G.D.C.R. CLAUSE NO. - 6.3.2.4.(C)
20.00 MT. WIDE DRIVE WAY
4.76
7.92
5.94
1.20 MT. TRANSFER BAY
30.02
8.91
8.87
23.94
7.50 MT. WIDE APPROACH ROAD
LENGTH = (88.69 +23.94) 112.63 MT.
17.80
BELOW BASEMENT
13.22
14.06
BLOCK :- C
FOYER 3.47 X 4.19
FIRE LIFT 2.29 X 2.02 Cap. 10 Person
LIFT 2.29 X 2.02 Cap. 10 Person
BLOCK :- C ELECTRIC METER ROOM
EQUIPMENT ROOM + 16.66 SQ. MTS.
2.93 MT. WIDE WALK WAY 1:12 SLOPE
52.00
COMMON PLOT - 1
891.64 SQ. MTS.
36.46
41.18
BLOCK :- B
FOYER 3.47 X 4.19
FIRE LIFT 2.29 X 2.02 Cap. 10 Person
LIFT 2.29 X 2.02 Cap. 10 Person
BLOCK :- B ELECTRIC METER ROOM
BLOCK :- B EQUIPMENT ROOM + 49.99 SQ. MTS.
4.13 MT. WIDE WALK WAY 1:12 SLOPE
10.18
11.01
R.C.C. PARAPET WALL 0.23 MT. THI. & 1.15 MT. HT
8.14
SOC. COMMON AMENITIES - 1
(FOR SOCIETY MEMBERS/ COMMEN USE ONLY)
7.68 X 7.35
9.14
1.15 MT. RAILING PARAPET
COMMON PLOT - 1
236.60 SQ. MTS.
21.49
RAMP DN TO 1 ST CELLAR
PLAT FORM 6.79 X 4.50
6.79 MT. W I D E L E N G H T (1:7) 32.00 MT. R A M P
0.23 M TH. R.C.C. & 1.15 MT. HT. OWNER'S WALL
88.69
7.50 MT. WIDE APPROACH ROAD
LENGTH = (88.69 +28.30) 116.99
24.41
6.79 MT. WIDE APPROACH ROAD
LENGTH = 24.41 MT.
TO MUNI. M.H.
MUNI. EXIST.M.H.
46.56
18.00 M T. W I D E T. P. S. R O A D
GROUND LEVEL PARKING LAY OUT PLAN
SCALE :- 1.00 CM = 2.00 MT
N
E
W
S

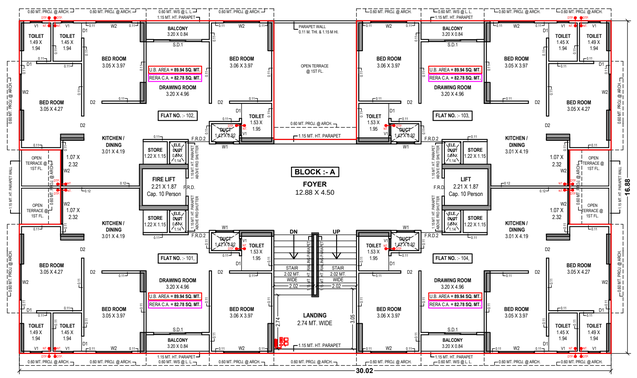

8.54
8.54
15.74
15.74
3.92
3.05
3.12
6.46
3.21
3.05
ADJ. F. P. NO. :- 54
22.06
22.06
BELOW U.G.W.T. 1,00,000 LITER
BELOW FIRE U.G.W.T. 1,00,800 LITER
SOC. COMMON AMENITIES - 2
(FOR SOCIETY MEMBERS COMMEN USE ONLY)
10.21 X 10.67
14.10
10.67
35.32
3.05
3.05
3.05
BELOW BASEMENT
COMMON PLOT - 2
980.72 SQ. MTS.
22.98
SPACE FOR D.G. SET
SUB STATION AREA
5.54 X 3.54
GRILL
GRILL
GATE
GATE
4.00
6.00
3.02
9.79
10.63
BELOW PUMP ROOM
60.96
13.07
41.18
10.06
6.10
6.10
3.05
6.06
ADJ. F. P. NO. :- 47
SOCIAL INFRASTRUCTURE
89.49
7.50 MT. WIDE APPROACH ROAD
LENGTH = (88.69 +28.30) 116.99
28.30
7.58
30.02
LANDING
2.13 MT. WIDE
HOLLOW PLINTH PARKING
AS PER PARKING LAYOUT
16.88
FIRE LIFT
2.21 X 1.87
Cap. 10 Person
FOYER
12.88 X 4.38
BLOCK :- D
LIFT
2.21 X 1.87
Cap. 10 Person
BLOCK - D
EQUIPMENT ROOM
= 16.42 SQ. MTS.
BLOCK - D
ELECTRIC METER ROOM
= 23.72 SQ. MTS.
4.30 MT. WIDE WALK WAY
1 : 12 S.L.OPE
8.91
3.06
7.58
8.87
6.10
23.94
9.07
9.07
7.50 MT. WIDE APPROACH ROAD
LENGTH = (88.69 +23.94) 112.63 MT.
18.67
7.58
6.13
3.05
BELOW BASEMENT
BLOCK - C
ELECTRIC METER ROOM
= 49.95 SQ. MTS.
BLOCK - C
EQUIPMENT ROOM
= 16.48 SQ. MTS.
FIRE LIFT
2.29 X 2.02
Cap. 10 Person
LIFT
2.29 X 2.02
Cap. 10 Person
FOYER
3.47 X 4.19
BLOCK :- C
152.41
36.46
3.00
36.46
COMMON PLOT - 1
891.64 SQ. MTS.
2.93 MT. WIDE WALK WAY
1 : 12 S.L.OPE
52.00
6.13
BLOCK - B
ELECTRIC METER ROOM
10.18
105.96
11.01
7.66
R.C.C. PARAPET WALL
0.23 MT. THI. & 1.15 MT. HT.
8.14
SOC. COMMON AMENITIES - 1
(FOR SOCIETY MEMBERS COMMEN USE ONLY)
7.68 X 7.35
9.14
6.13
9.00
BLOCK :- B
FIRE LIFT
2.29 X 2.02
Cap. 10 Person
LIFT
2.29 X 2.02
Cap. 10 Person
FOYER
3.47 X 4.19
BLOCK - B
EQUIPMENT ROOM
= 16.48 SQ. MTS.
14.06
BLOCK - B
ELECTRIC METER ROOM
= 49.95 SQ. MTS.
21.49
RAMP 32.00 MT. LENGHT (1:7) 6.79 MT. WIDE 2.26
0.23 M TH. R.C.C. & 1.15 MT. HT. OWNER'S WALL
R.C.C. PARAPET WALL 0.23 MT. THI. & 1.15 MT. HT.
11.01
RAMP DN TO 1 ST CELLAR
PLAT FORM
6.79 X 4.50
3.00
62.92
ADJ. F. P. NO. :- 48
GARDEN
7.50 MT. WIDE APPROACH ROAD
LENGTH = (88.69 +28.30) 116.99
88.69
3.05
7.58
9.07
9.07
BELOW BASEMENT
6.10
BELOW BASEMENT
30.02
BLOCK - A
ELECTRIC METER ROOM
= 23.72 SQ. MTS.
BLOCK :- A
FOYER
12.88 X 4.38
FIRE LIFT
2.21 X 1.87
Cap. 10 Person
LIFT
2.21 X 1.87
Cap. 10 Person
BLOCK - A
EQUIPMENT ROOM
= 16.42 SQ. MTS.
4.30 MT. WIDE WALK WAY
1 : 12 S.L.OPE
LANDING
2.13 MT. WIDE
16.88
8.85
6.79 MT. WIDE APPROACH ROAD
LENGTH = 24.41 MT.
24.41
PER.WELL
U.G. R.W.S.T. AS PER C.D.C.R. 2017 CL.NO-7.7.2.3
3.00
PER.WELL
3.05
7.58
8.85
6.10
6.88
6.00
TO MUNI. M.H.
U.G. R.W.S.T. AS PER C.D.C.R. 2017 CL.NO-7.7.2.3
10.17
46.56
EXIST. MUNI. M.H.
18.00 MT. WIDE T. P. S. ROAD
ADJ. S. P. NO. :- (37+38)/B
ADJ. F. P. NO. :- 37+38
LAY OUT PLAN
SCALE :- 1.00 CM = 2.00 MT
N
E
W
S



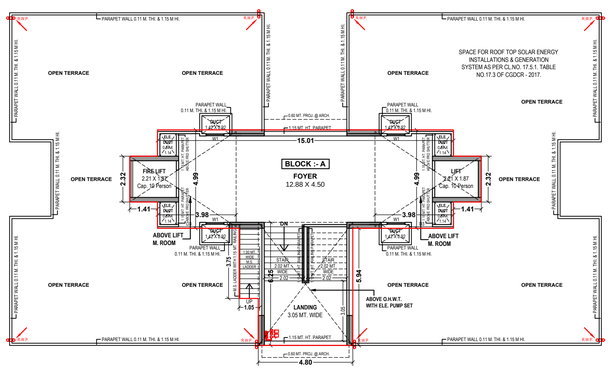
TYPICAL FLOOR PLAN
2 ND, 3 RD, 4 TH, 6 TH, 7 TH, 9 TH, 10 TH, 12 TH, 13 TH, & 14 TH, FLOOR PLAN



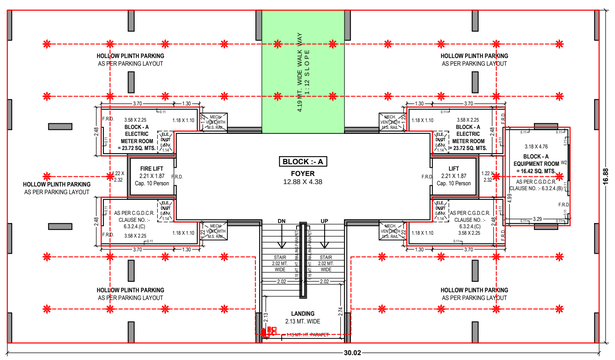
TYPICAL FLOOR PLAN
5 TH, 8 TH, 11 TH, FLOOR PLAN



FIRST FLOOR PLAN

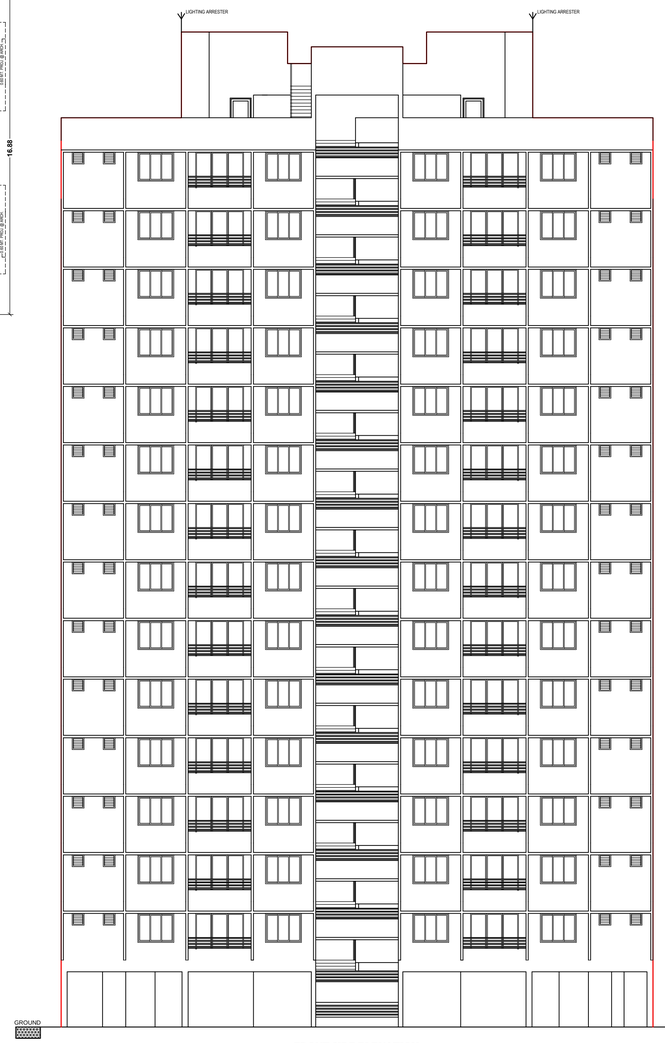


OPEN TERRACE PLAN WITH STAIR CABIN, LMR & O.H.W.T

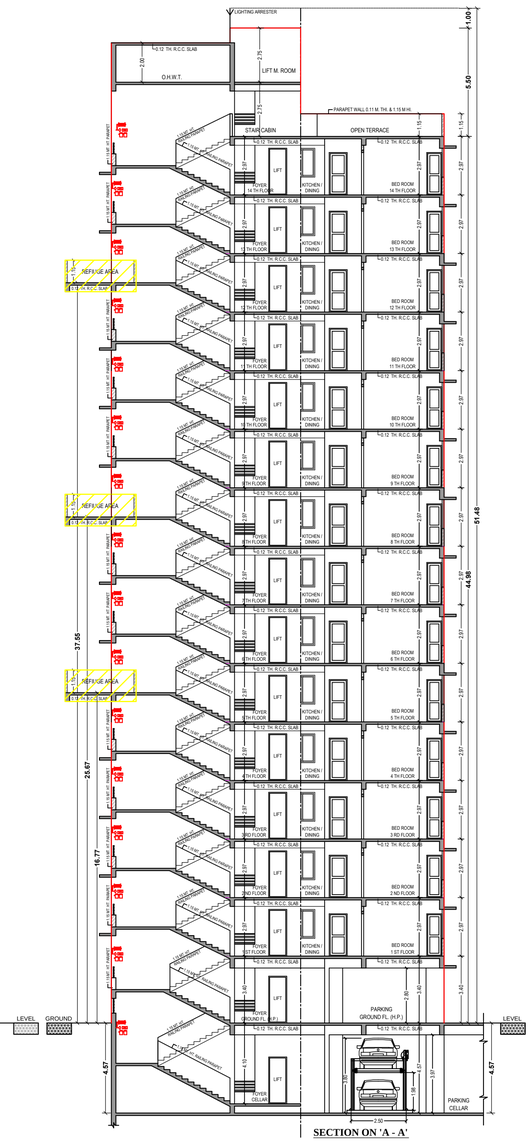


GROUND FLOOR PLAN (H.P.)

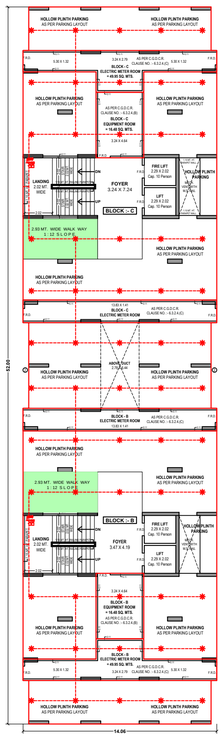
BLOCK :- A



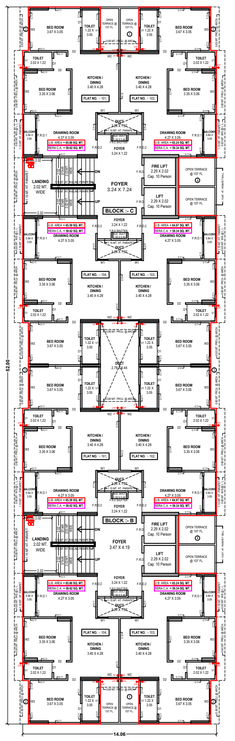
FRONT SIDE ELEVATION



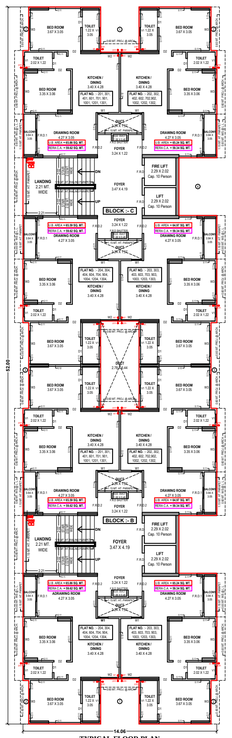
SECTION ON 'A - A'



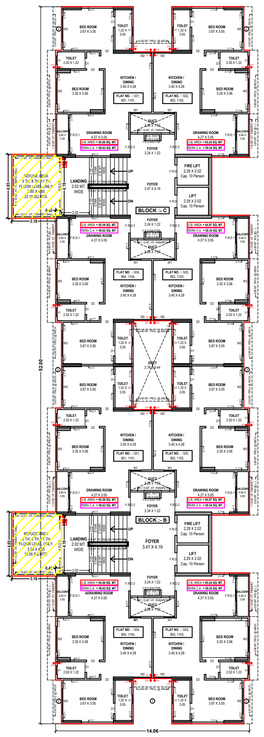
GROUND FLOOR PLAN (H.P.)



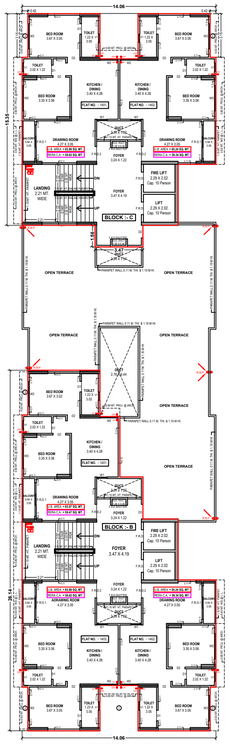
FIRST FLOOR PLAN



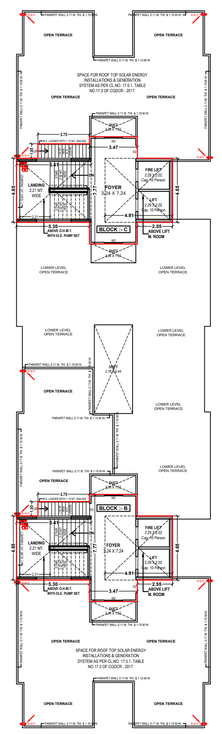
TYPICAL FLOOR PLAN
2 ND, 3 RD, 4 TH, 6 TH, 7 TH, 9 TH, 10 TH, 11 TH, & 13 TH, FLOOR PLAN



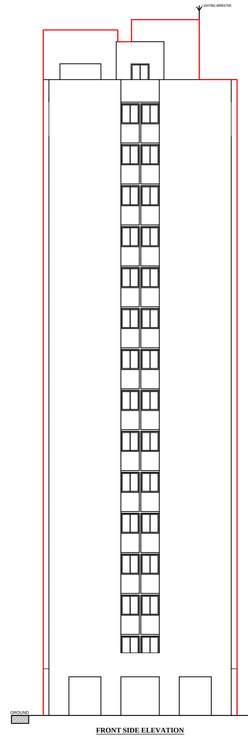
TYPICAL FLOOR PLAN
5 TH, 8 TH, 12 TH, FLOOR PLAN



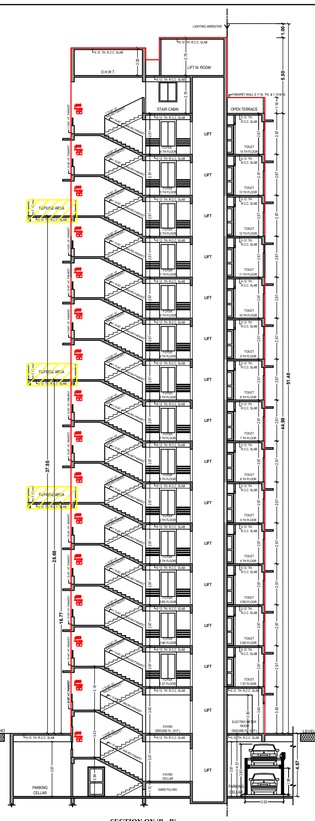
14 TH FLOOR PLAN



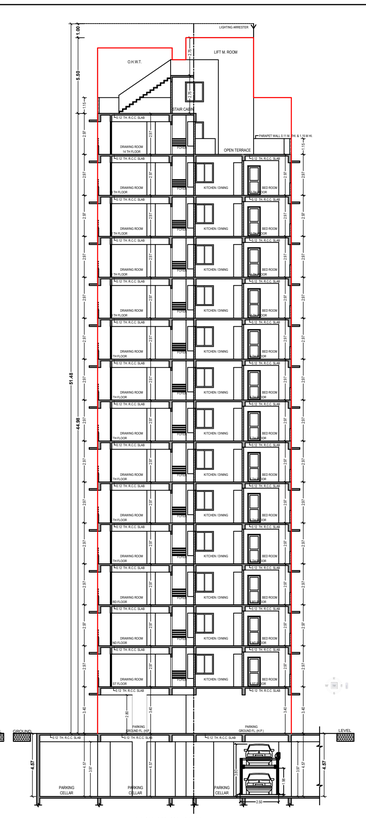
OPEN TERRACE PLAN WITH STAIR CABIN, LMR & O.H.W.T



FRONT SIDE ELEVATION

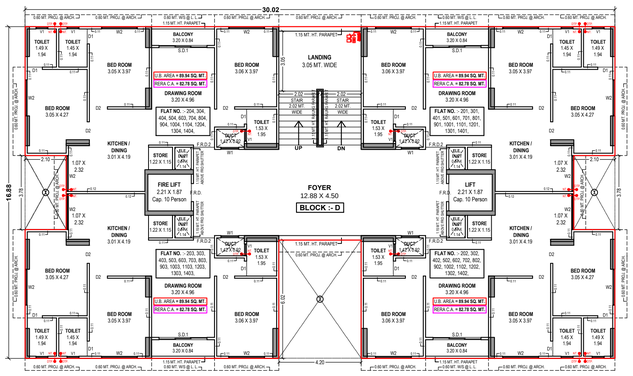


SECTION ON 'B - B'



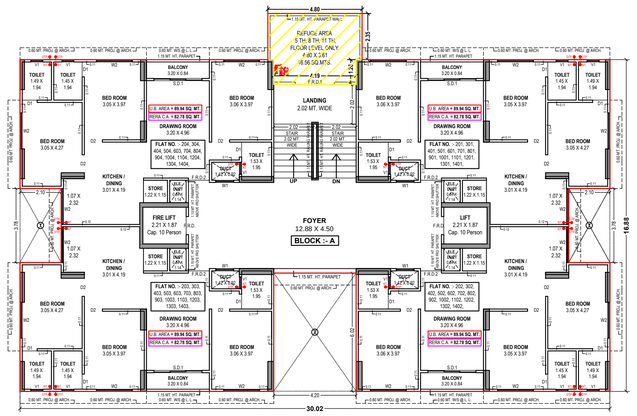
SECTION ON 'C - C'

BLOCK :- B +C



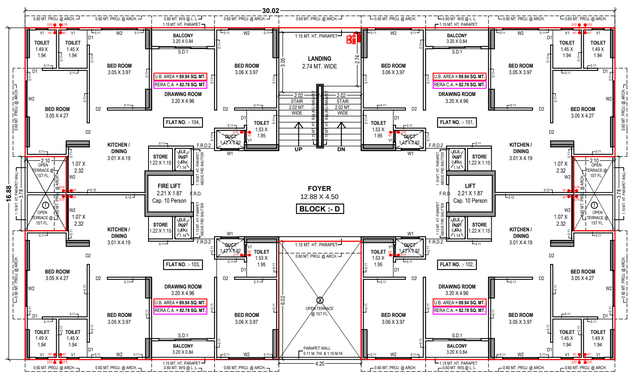
TYPICAL FLOOR PLAN

2 ND, 3 RD, 4 TH, 6 TH, 7 TH, 9 TH, 10 TH, 11 TH, 13 TH, & 14 TH, FLOOR PLAN

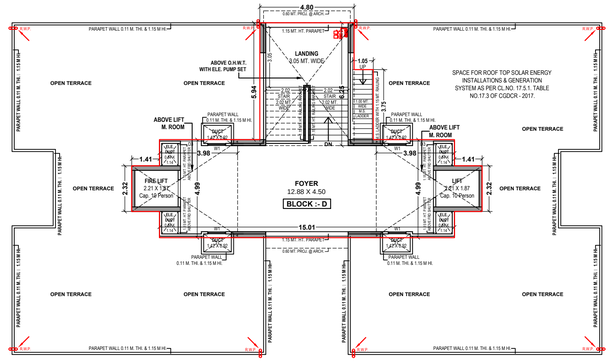


TYPICAL FLOOR PLAN

5 TH, 8 TH, 12 TH, FLOOR PLAN

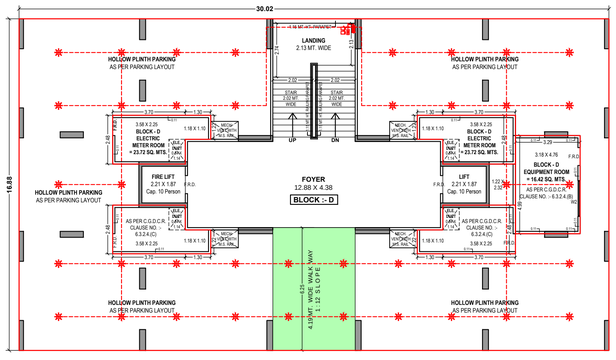


FIRST FLOOR PLAN



OPEN TERRACE PLAN WITH STAIR CABIN, LMR & O.H.W.T

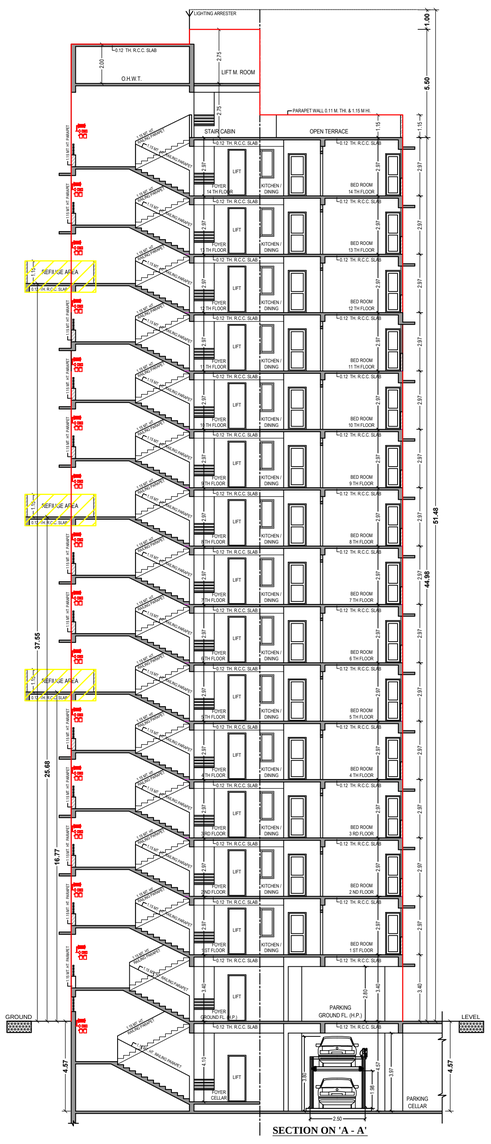
BLOCK :- D



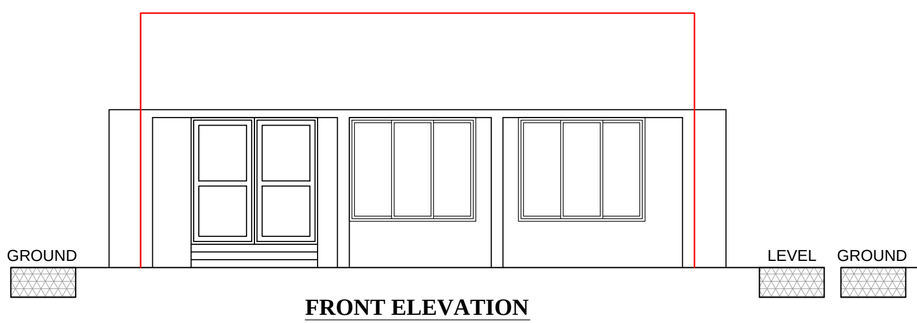
GROUND FLOOR PLAN (H.P.)



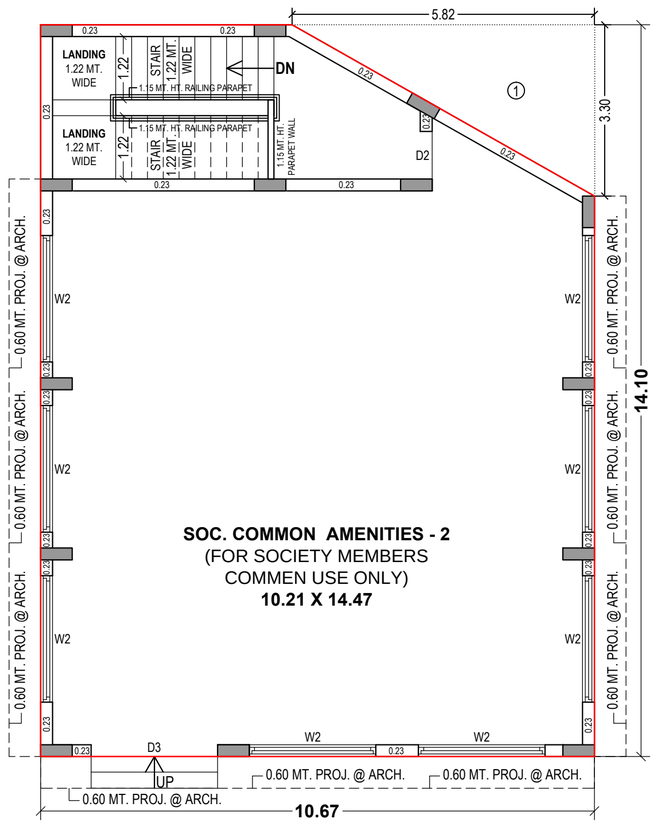
FRONT SIDE ELEVATION



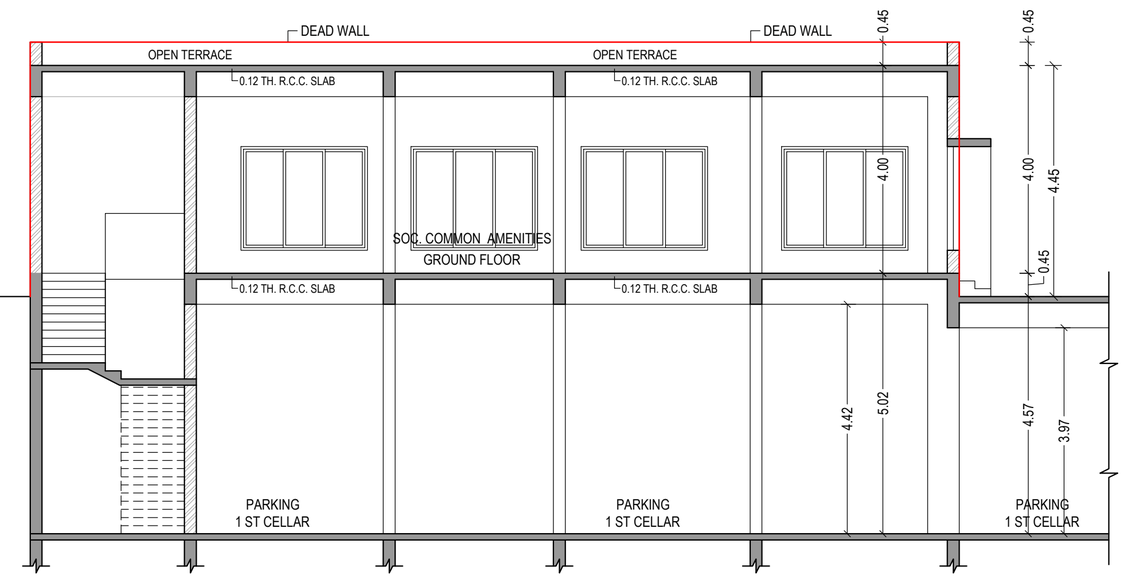
SECTION ON 'A - A'



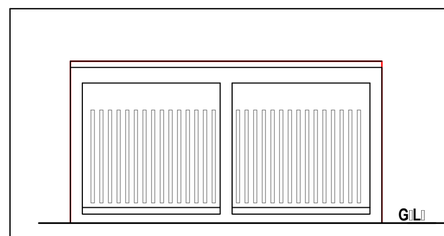
FRONT ELEVATION



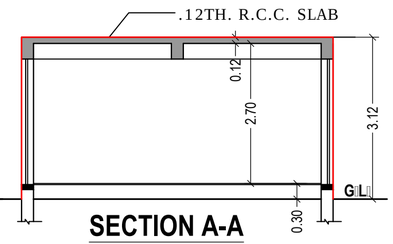
GROUND FLOOR PLAN
SOC. COMMON AMENITIES - 2



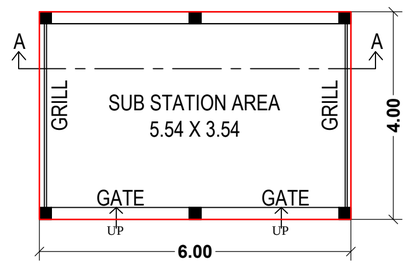
SECTION ON "A - A"



ELEVATION



SECTION A-A

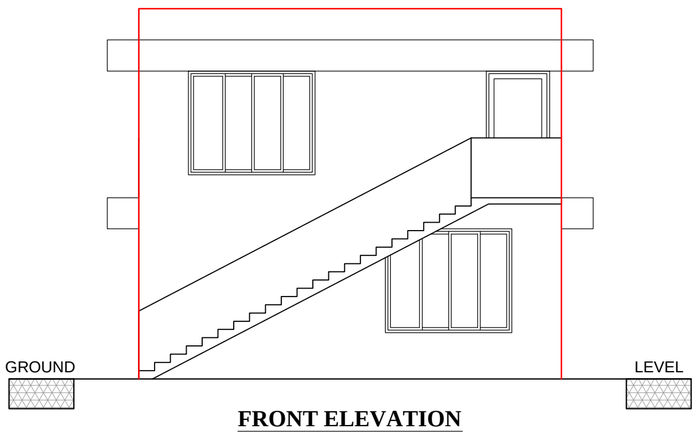


GROUND FLOOR PLAN

BUILT-UP AREA CALC.

	SQ.MTRS.
GROUND FL...	
6.00 X 4.00	= 24.00
TOTAL	= 24.00

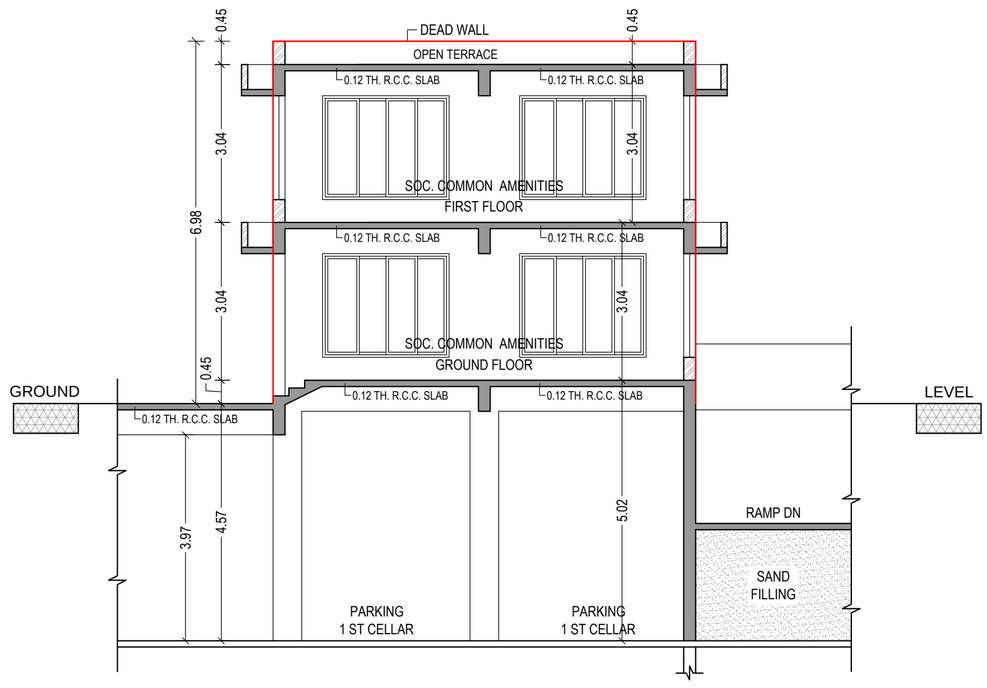
ELETRIC SUB STATION



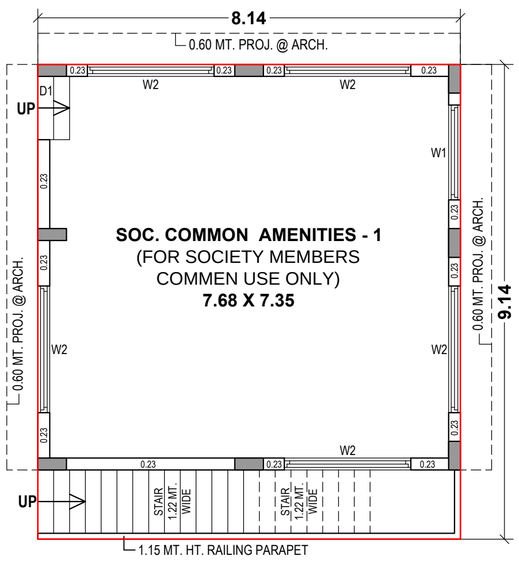
FRONT ELEVATION

PROP. BUILT UP AREA CALC. GROUND FL. :-					
SOC. COMMON AMENITIES - 1 :-					
8.14	X 9.14	X 1	=	74.40	SQ. MT.
		TOTAL =		74.40	SQ. MT.
NET BUILT UP AREA ON GROUND FLOOR					
			=	74.40	SQ. MT.

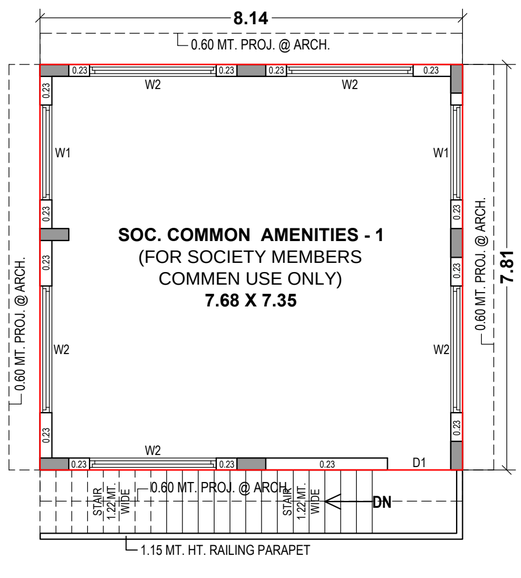
PROP. BUILT UP AREA CALC. FIRST FL. :-					
SOC. COMMON AMENITIES - 1 :-					
8.14	X 7.81	X 1	=	63.57	SQ. MT.
		TOTAL =		63.57	SQ. MT.
NET BUILT UP AREA ON FIRST FLOOR					
			=	63.57	SQ. MT.



SECTION ON "A - A"



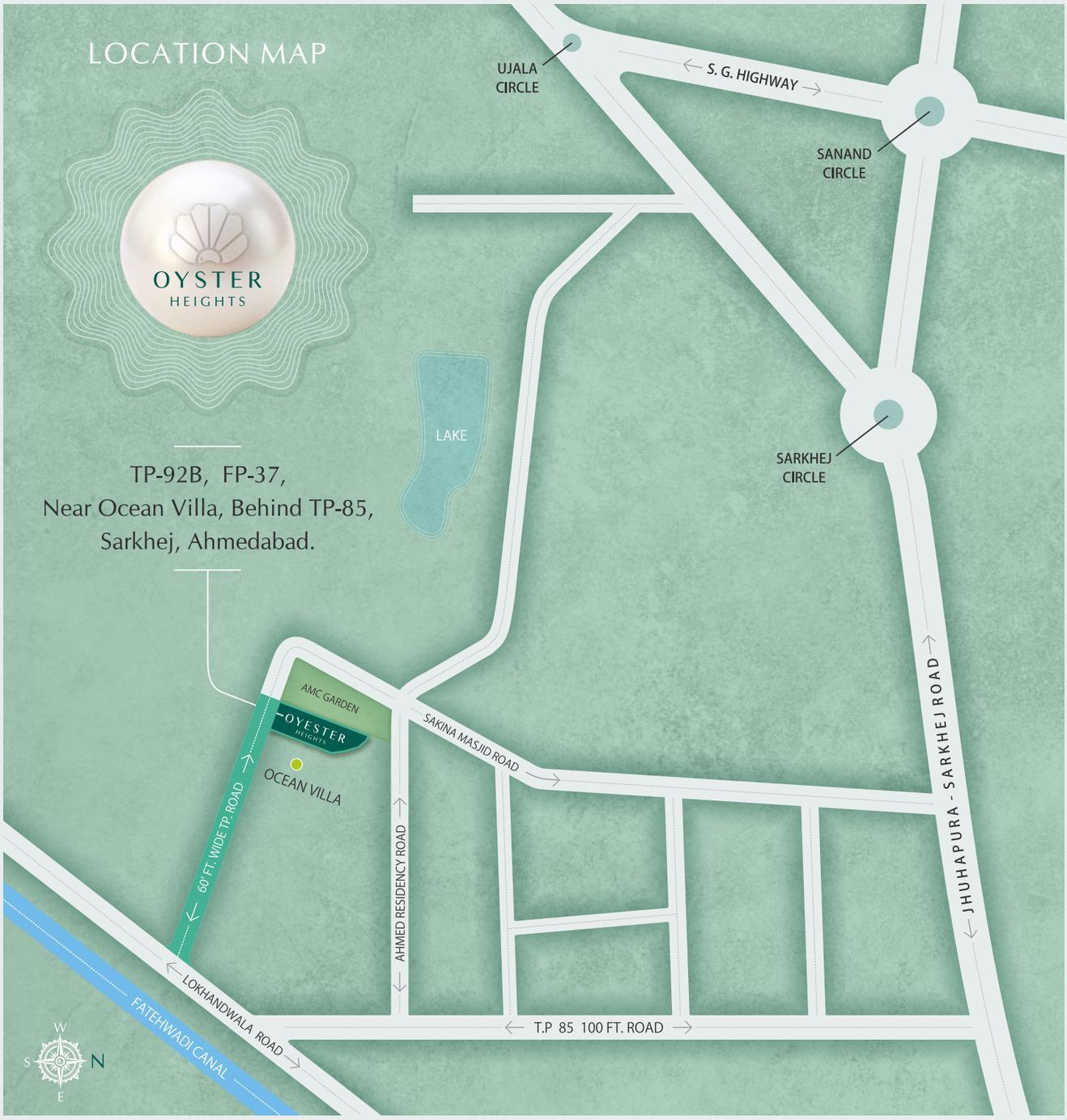
GROUND FLOOR PLAN
SOC. COMMON AMENITIES - 1



FIRST FLOOR PLAN
SOC. COMMON AMENITIES - 1

SCHEDULE OF DOOR & WINDOW

DOOR	WINDOW
D1 - 1.22 X 2.44	W1 - 1.83 X 2.00
D2 - 0.91 X 2.44	W2 - 2.44 X 2.00



24/7 WATER SUPPLY

FIRE SYSTEM

D. G. BACKUP SYSTEM FOR COMMON LIGHTS

GYMNASIUM

INTERCOM FACILITY

24/7 SECURITY SURVEILLANCE

NOTE : ● Stamp duty and registration charges are to be borne by the purchaser/buyer/legal possession holder. ● GST or any other/taxes if any to be borne by purchaser/legal possession holder. ● Legal, AUDA charges and Torrent power charges shall be borne by the purchaser/legal possession holder. ● The developer reserves all rights to make any changes in the scheme, including technical specifications, designs, planning layout, etc. and all the purchasers/legal possession holder shall abide by such changes. ● Changes/alteration of any nature including the elevation, exterior colour or any other changes affecting the overall design concept & outlook of the scheme, planned by any member/purchaser/buyer/legal possession holder, are not permitted, during or after completion of the scheme. ● Maintenance charges shall be borne by the member/purchaser/legal possession holder as & when required. ● This brochure is only for private circulation & not to be considers as a legal document. ● All the architectural and interior views in brochure are computer graphics simulated interpretation of the actual property, Interior & furniture show in the brochure is not part of the unit. ● Measurement shown is not to scale. ● Subject to Ahmedabad jurisdiction only.

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