RAJMAHAL &
THE LAKE PALACE

Rm infra

rminfra@gmail.com

B/H Sharnam Homes, Nikol, Ahmedabad-382350

+91 70418 98100




AMENITIES
Main gate security cabin
CCTV Security Camera
Landscaped Garden
Electronic Barrier gate
Attractive Gazebo
Water Pond
Children Play Area
Ample Parking Space







3 BHK Flats









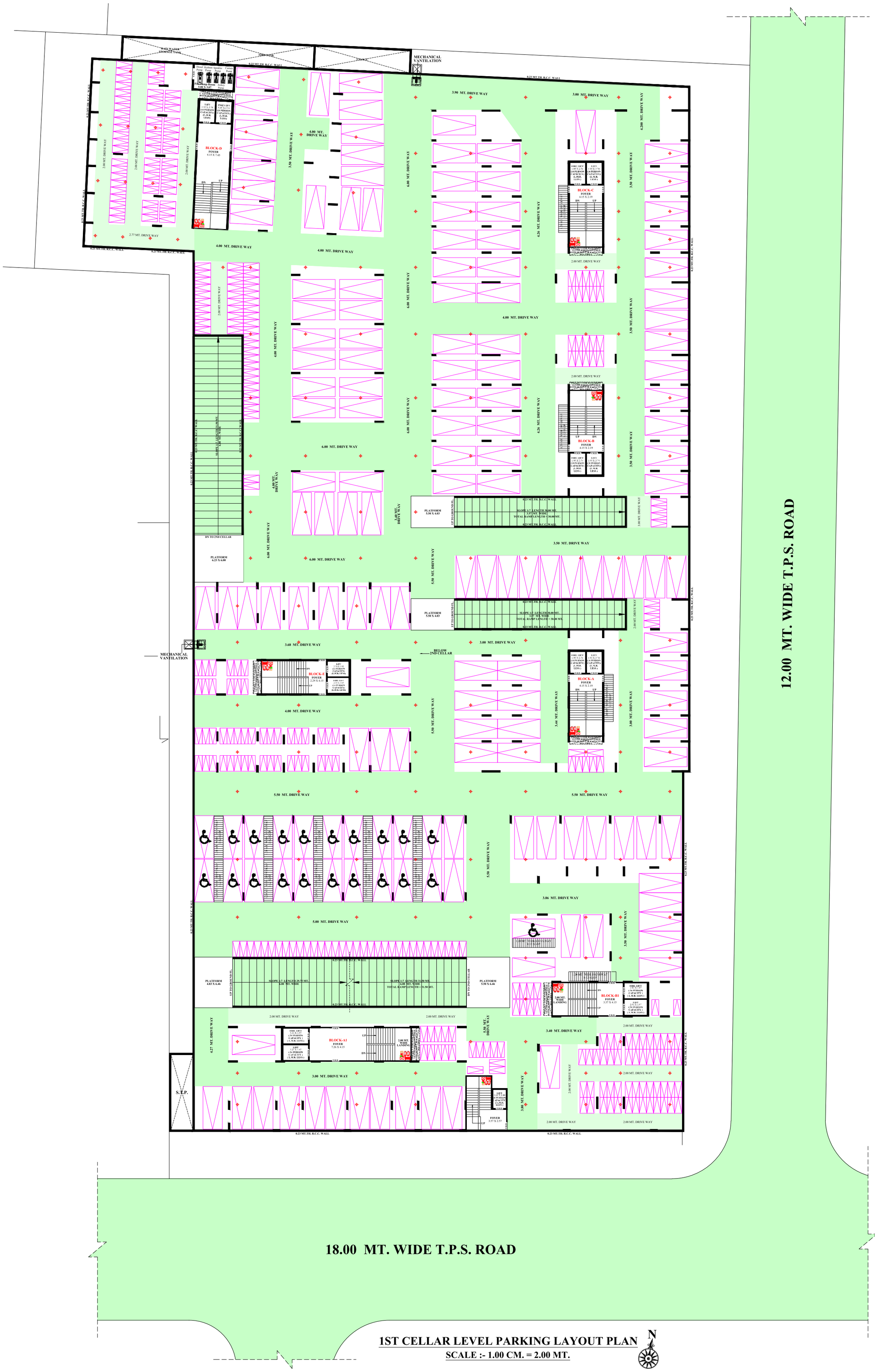







ZARA
ZARA
Christian Dior
Christian Dior
ZARA
Christian Dior
ICONIC
mexx
ICONIC





1ST CELLAR LEVEL PARKING LAYOUT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

N

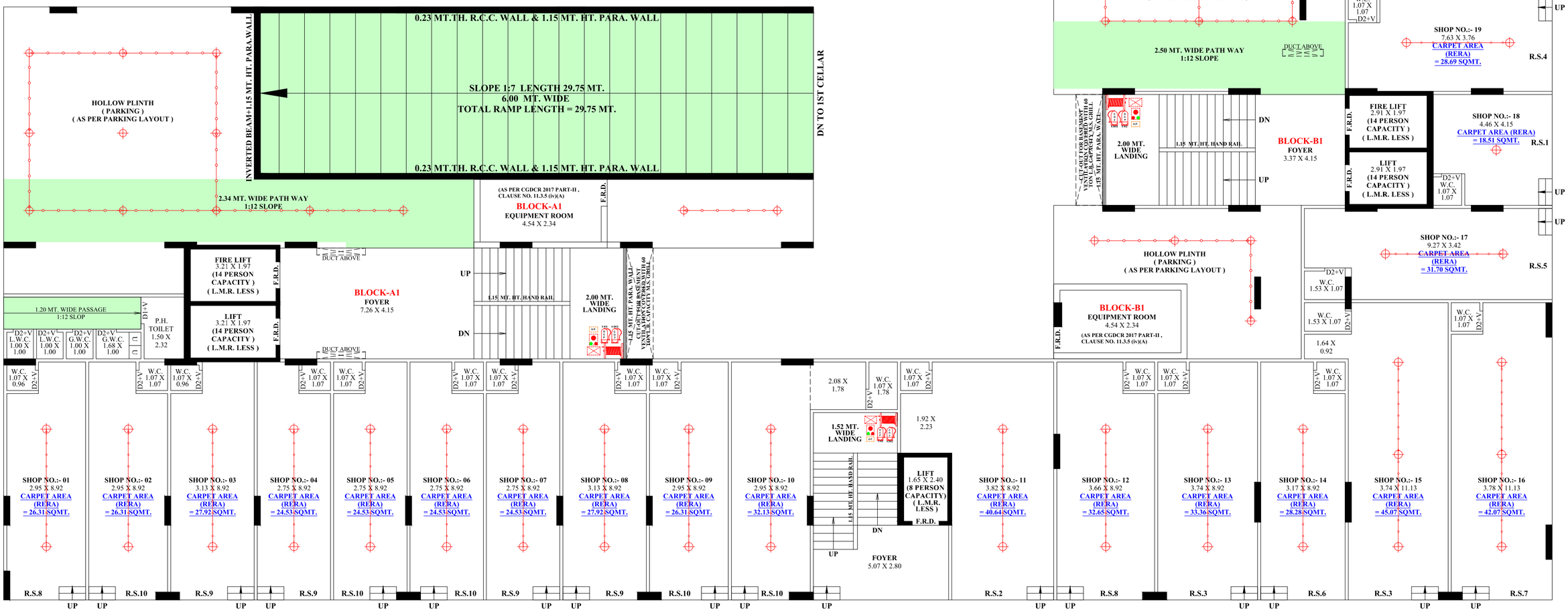


2ND CELLAR LEVEL PARKING LAYOUT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

N

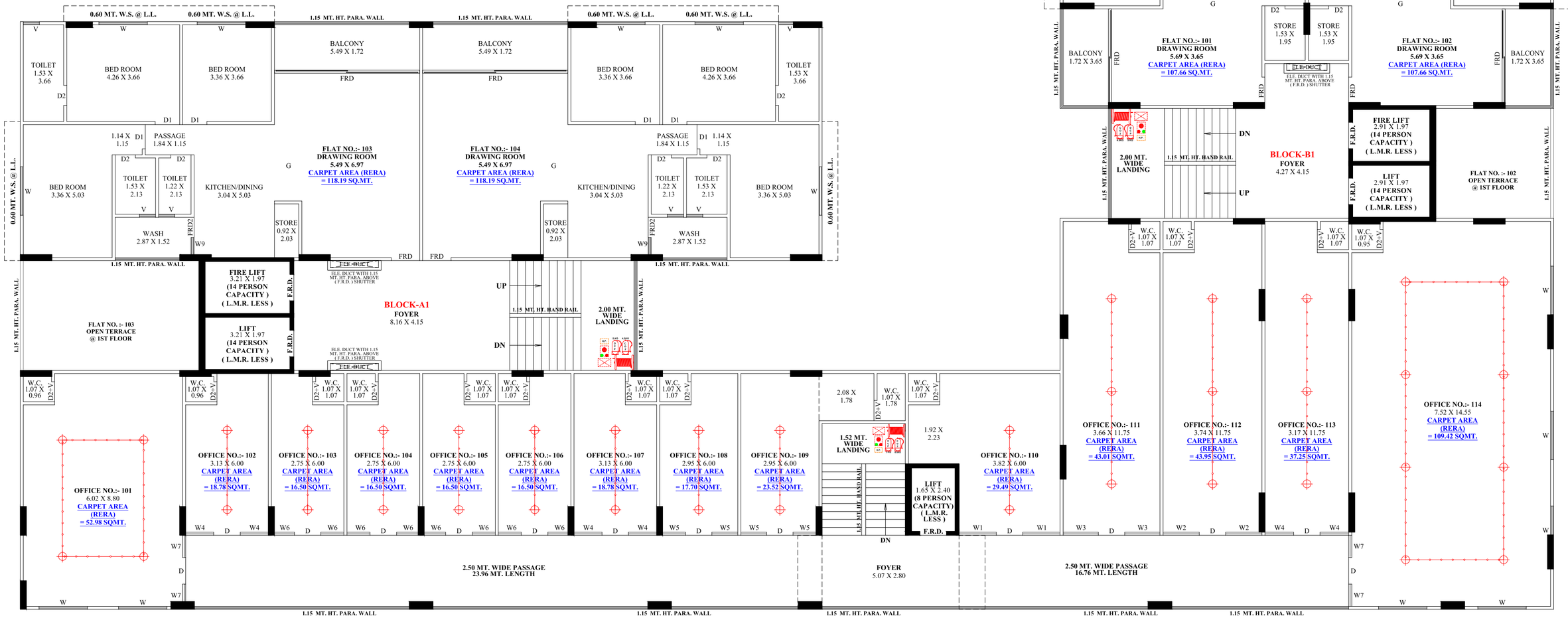
Z-AXIS ARCHITECTS



GROUND FLOOR PLAN (SOLID PLINTH + HOLLOW PLINTH)

(BLOCK :- A1+B1)

Z-AXIS ARCHITECTS



1ST FLOOR PLAN (COMM. + RESI.)

(BLOCK :- A1+B1)

Z-AXIS ARCHITECTS®



OPEN TERRACE PLAN (STAIR CABIN & O.H.W.T.)

(BLOCK :- A1+B1)

Z-AXIS ARCHITECTS

BELOW RAIN WATER STORAGE TANK

BELOW FIRE TANK

BELOW S.T.P.

CUT-OUT FOR BASEMENT VENTILATION COVERED WITH 60 TON I.R. CAPACITY MS. GRILL

SPACE FOR D.G. SET

SPACE FOR 33/11 KV SUB STATION OPEN PLOT WITH BOUNDARY WALL

BLOCK-D
EQUIPMENT ROOM
2.34 X 4.54
(AS PER CGDCR 2017 PART-II, CLAUSE NO. 11.3.5 (b)(ix))

METER ROOM
3.85 X 3.35
(AS PER CGDCR CLAUSE NO. 6.3.2.4 (C))

BLOCK-D
FOYER
4.15 X 3.65

(B27)
OTHER PARKING
11.77 X 18.10
= 209.24 SQ.MT.

(C15)
VISITOR PARKING
09.71 X 18.10
= 175.75 SQ.MT.

2.50 MT. DRIVE WAY

3.83 MT. WIDE PATH WAY 1:12 SLOPE

2.00 MT. WIDE LANDING

UP

DN

(B26)
OTHER PARKING
26.50 X 06.52
= 172.78 SQ.MT.

3.00 MT. DRIVE WAY

2.00 MT. DRIVE WAY

(C14)
VISITOR PARKING
10.95 X 03.12
= 34.16 SQ.MT.

(C13)
VISITOR PARKING
03.60 X 05.95
= 21.42 SQ.MT.

BLOCK-C
FOYER
4.15 X 2.79

3.58 MT. WIDE PATH WAY 1:12 SLOPE

(C12)
VISITOR PARKING
10.95 X 07.35
= 80.48 SQ.MT.

METER ROOM
3.37 X 3.37
(AS PER CGDCR CLAUSE NO. 6.3.2.4 (C))

(B25)
OTHER PARKING
07.35 X 12.79
= 94.01 SQ.MT.

(B24)
OTHER PARKING
06.18 X 03.80
= 23.48 SQ.MT.

BLOCK-C
EQUIPMENT ROOM
4.54 X 2.34
(AS PER CGDCR 2017 PART-II, CLAUSE NO. 11.3.5 (b)(ix))

COVERED SLAB @ 14TH FLOOR SKYWALK

7.50 MT. WIDE APPROACH ROAD
(44.21+5.89+23.26+5.89+29.02+24.71+16.21 MT. = TOTAL 149.19 MT. LENGTH)

COMMON PLOT-2
= 929.02 SQ.MT.

BLOCK-B
FOYER
4.15 X 2.79

(C10)
VISITOR PARKING
10.95 X 10.67
= 116.84 SQ.MT.

(B22)
OTHER PARKING
10.95 X 18.07
= 197.87 SQ.MT.

(B23)
OTHER PARKING
04.38 X 02.49
= 10.91 SQ.MT.

(C11)
VISITOR PARKING
05.85 X 03.80
= 22.23 SQ.MT.

SLOPE 1/7 LENGTH 30.00 MT.
4.57 MT. WIDE
TOTAL RAMP LENGTH = 30.00 MT.

PLATFORM
4.50 X 4.03

(A21)
CAR PARKING
24.76 X 09.79
= 242.40 SQ.MT.

(A22)
CAR PARKING
7.67 X 4.61
= 35.36 SQ.MT.

BLOCK-E
FOYER
3.49 X 7.54

METER ROOM
3.09 X 4.79

(C9)
VISITOR PARKING
05.13 X 10.02
= 51.40 SQ.MT.

(B28)
OTHER PARKING
16.08 X 06.74
= 108.38 SQ.MT.

COMMON PLOT-1
232.60 SQ.MT.

7.50 MT. WIDE APPROACH ROAD
(28.21+5.89+23.05+5.89+45.02+24.71+16.21 MT. = TOTAL 148.98 MT. LENGTH)

(C7)
VISITOR PARKING
9.38 X 6.46
= 60.59 SQ.MT.

SLOPE 1/7 LENGTH 29.75 MT.
4.00 MT. WIDE
TOTAL RAMP LENGTH = 29.75 MT.

BLOCK-A1
EQUIPMENT ROOM
4.54 X 2.34
(AS PER CGDCR 2017 PART-II, CLAUSE NO. 11.3.5 (b)(ix))

(B30)
OTHER PARKING
07.71 X 02.46
= 18.97 SQ.MT.

(B29)
OTHER PARKING
06.76 X 01.95 = 13.18 SQ.MT.

BLOCK-A1
FOYER
7.20 X 4.15

(C8)
VISITOR PARKING
9.27 X 5.64
= 52.28 SQ.MT.

BLOCK-B1
EQUIPMENT ROOM
4.54 X 2.34
(AS PER CGDCR 2017 PART-II, CLAUSE NO. 11.3.5 (b)(ix))

(B31)
OTHER PARKING
04.28 X 02.80
= 11.98 SQ.MT.

BLOCK-B1
FOYER
3.57 X 4.15

(C3)
VISITOR PARKING
(COMM.)
32.27 X (1.50+2.08)/2
= 57.76 SQ.MT.

SHOP-01 SHOP-02 SHOP-03 SHOP-04 SHOP-05 SHOP-06 SHOP-07 SHOP-08 SHOP-09 SHOP-10 SHOP-11 SHOP-12 SHOP-13 SHOP-14 SHOP-15 SHOP-16 SHOP-17 SHOP-18 SHOP-19 SHOP-20 SHOP-21 SHOP-22

(C1)
VISITOR PARKING
(COMM.)
30.31 X 01.50
= 45.47 SQ.MT.

(C2)
VISITOR PARKING
(COMM.)
24.36 X 01.50
= 36.54 SQ.MT.

BELOW S.T.P.

7.50 MT. WIDE APPROACH ROAD
(28.21+5.89+23.05+5.89+45.02+24.71+16.21 MT. = TOTAL 148.98 MT. LENGTH)

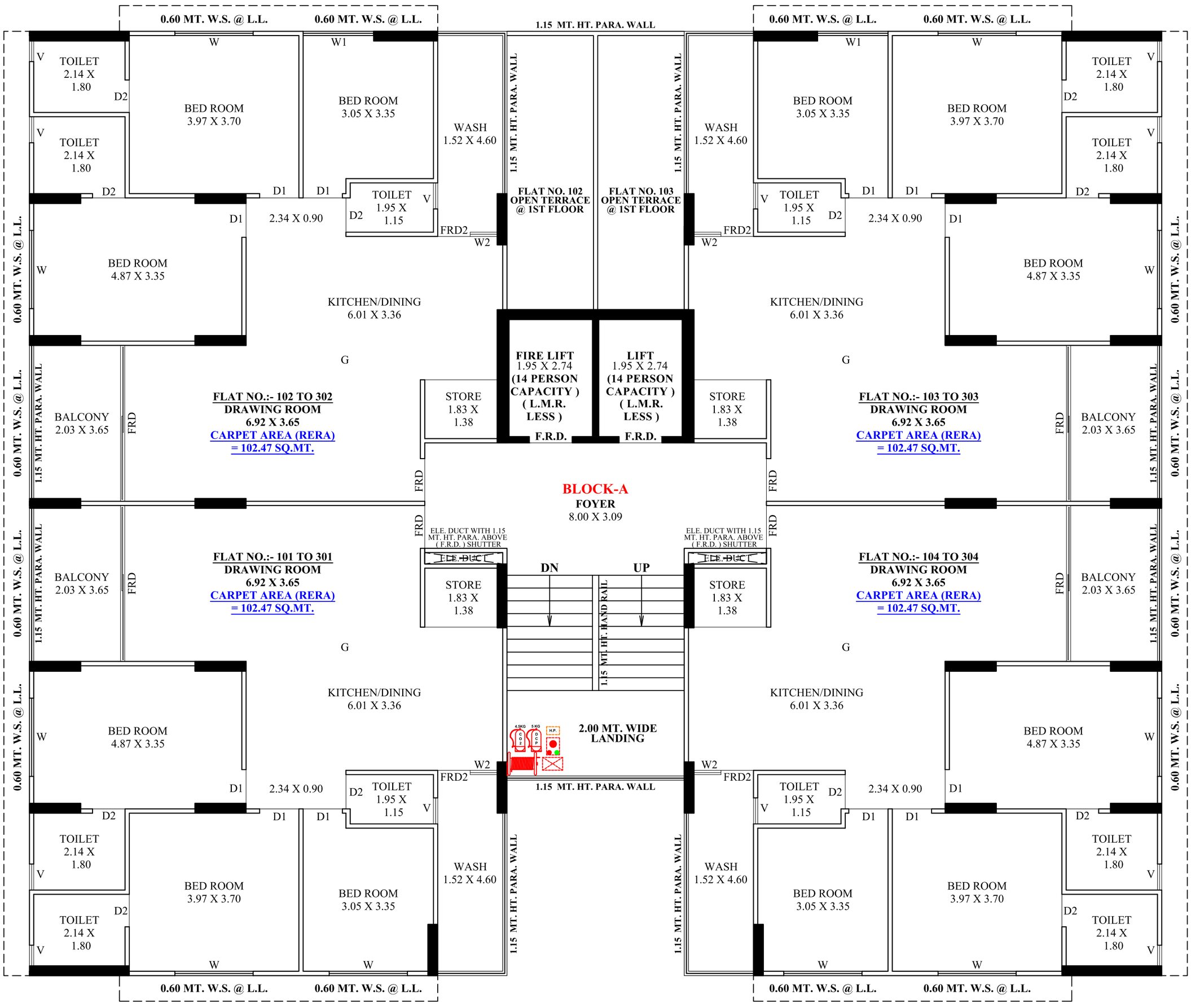
18.00 MT. WIDE T.P.S. ROAD

12.00 MT. WIDE T.P.S. ROAD

GROUND LEVEL PARKING LAYOUT PLAN

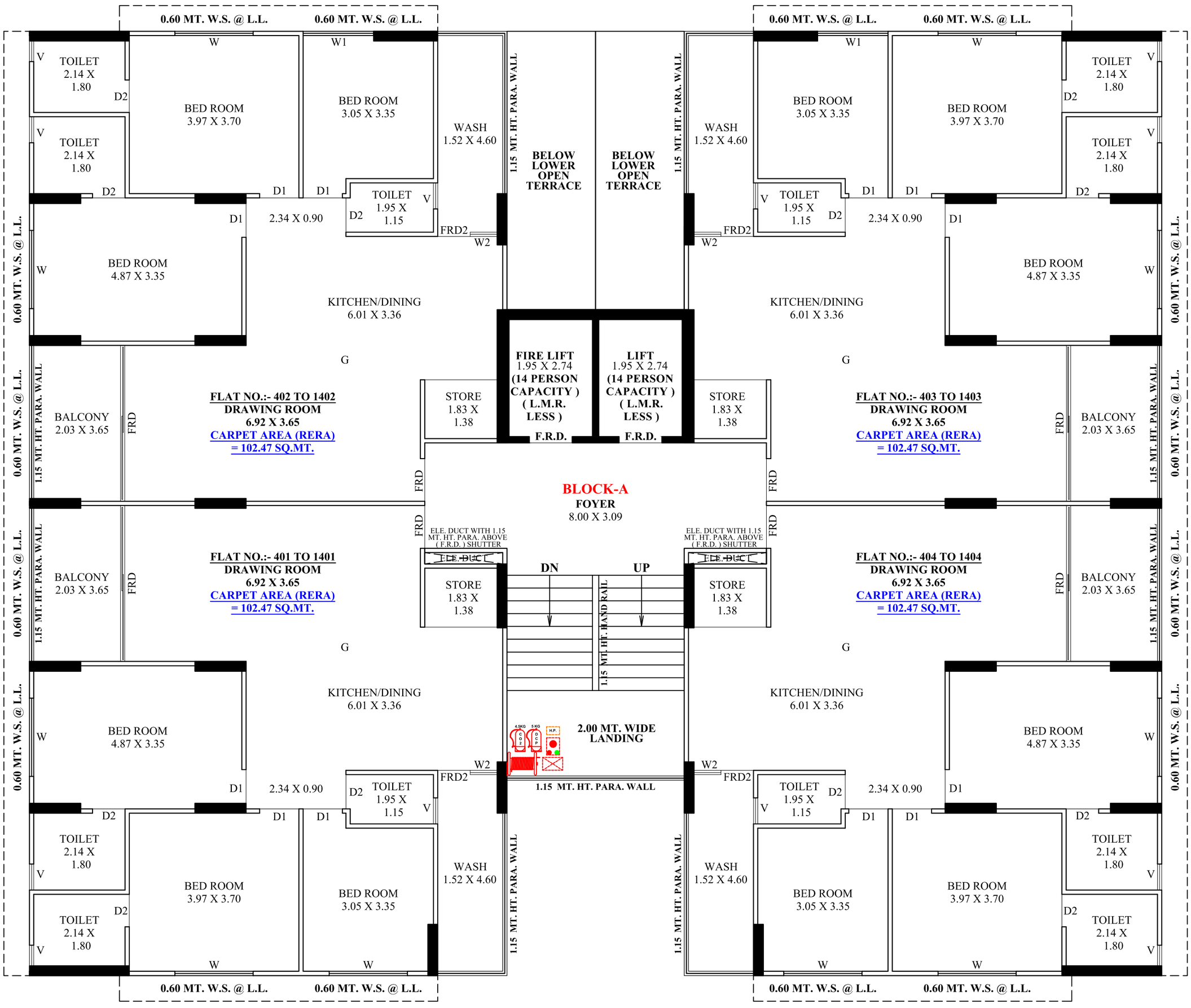
SCALE :- 1.00 CM. = 2.00 MT.

N



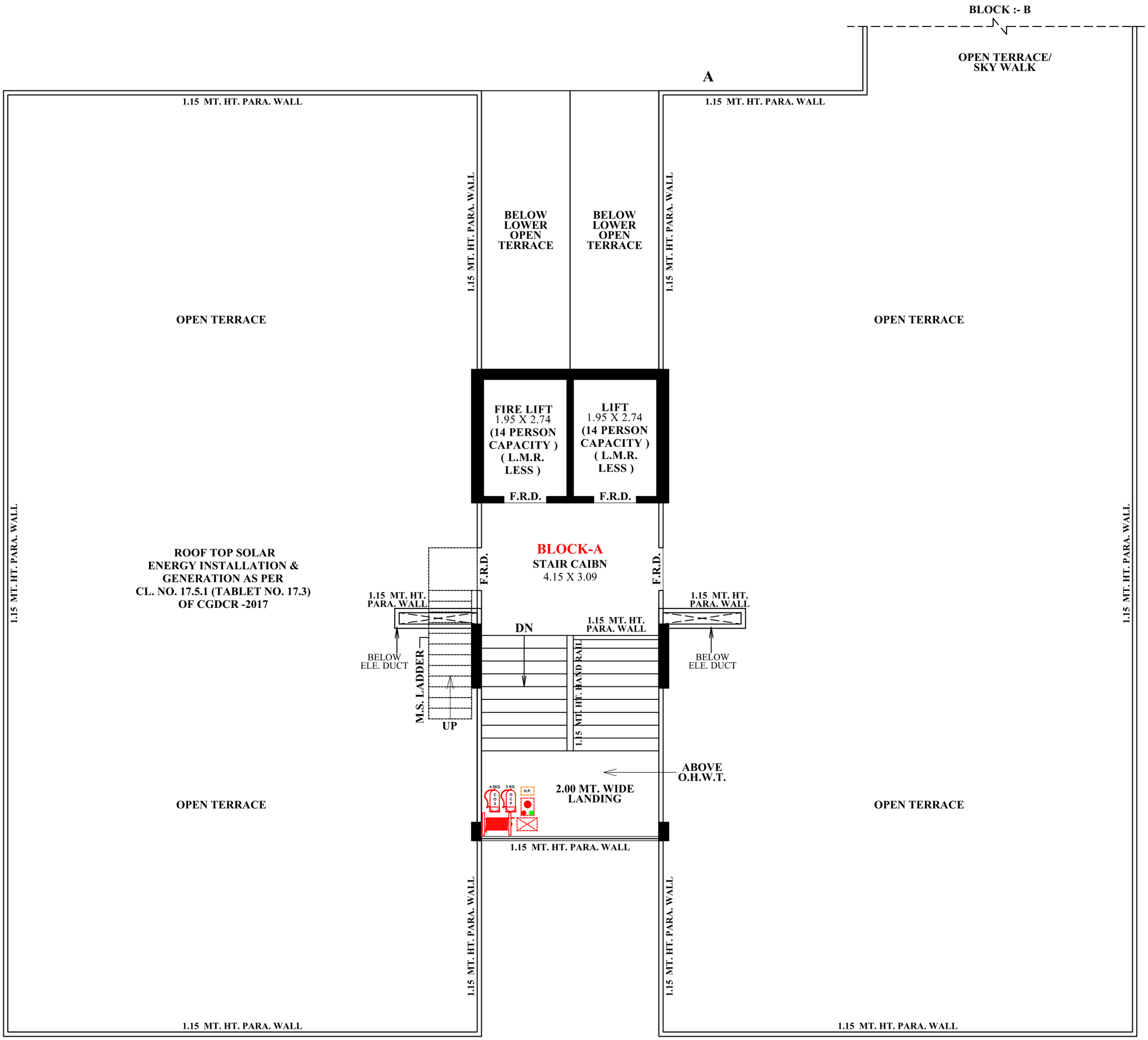
TYPICAL (1ST TO 3RD) FLOOR PLAN

(BLOCK :- A)



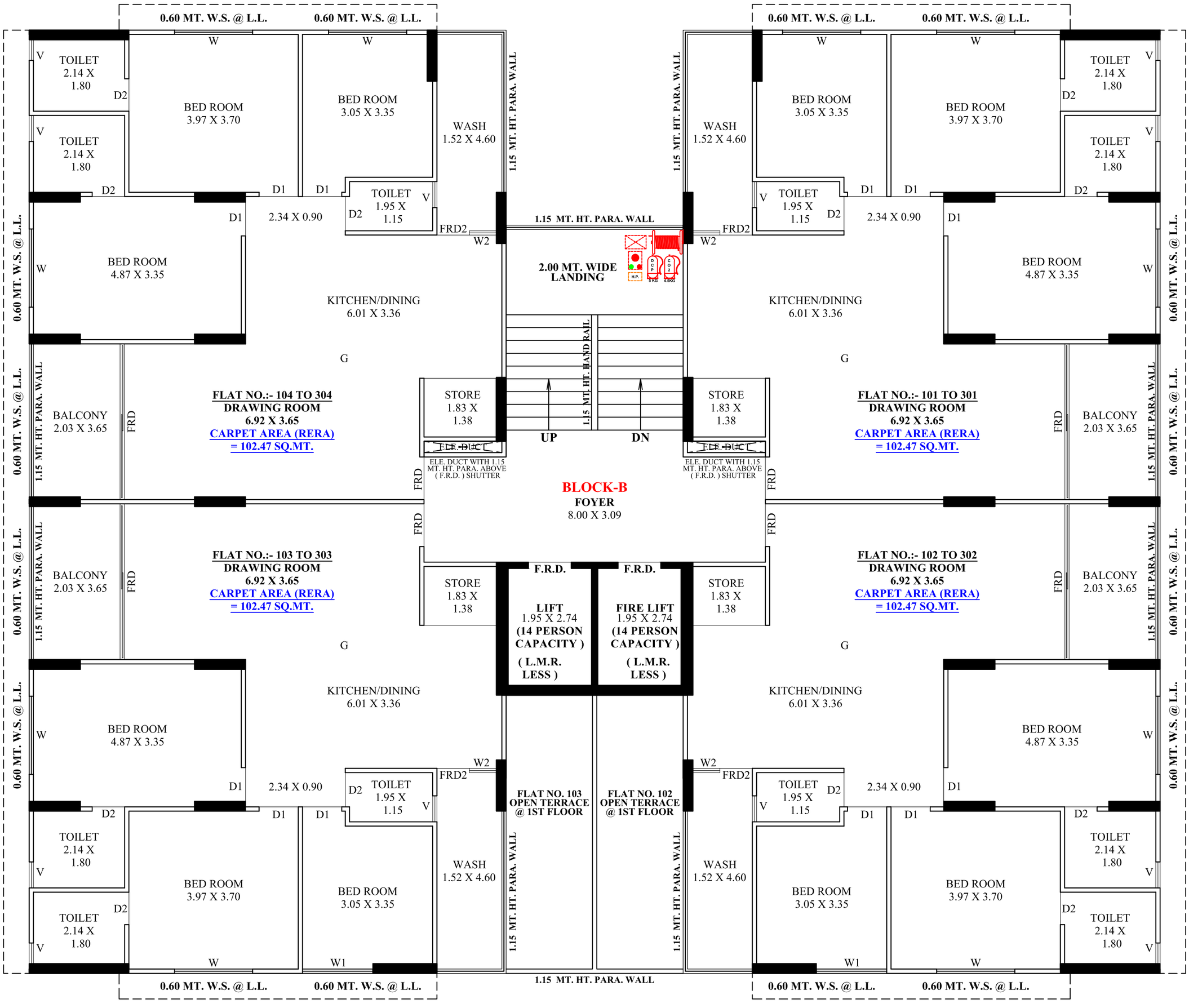
TYPICAL (4TH TO 14TH) FLOOR PLAN

(BLOCK :- A)



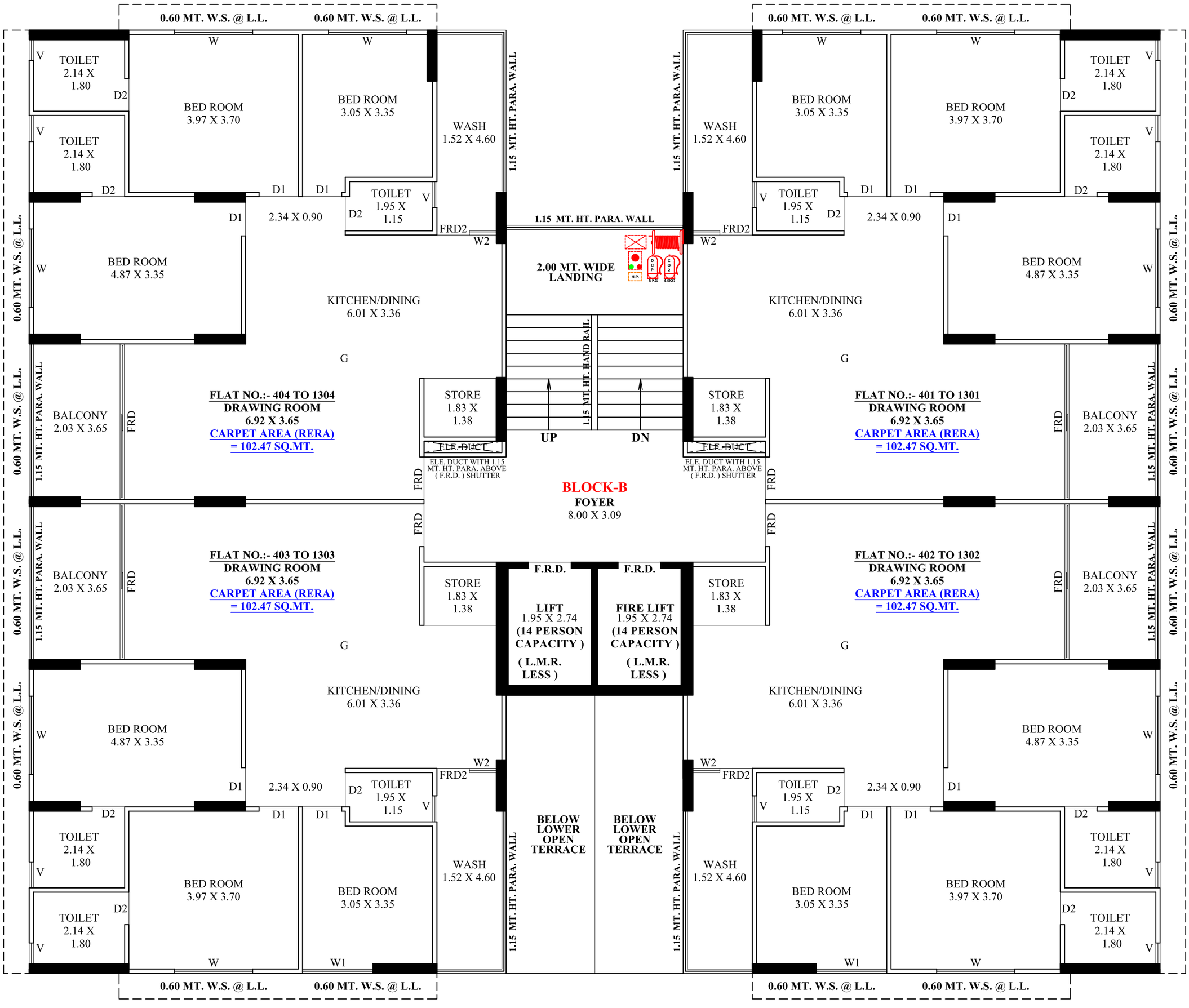
OPEN TERRACE PLAN (STAIR CABIN & O.H.W.T.)

(BLOCK :- A)



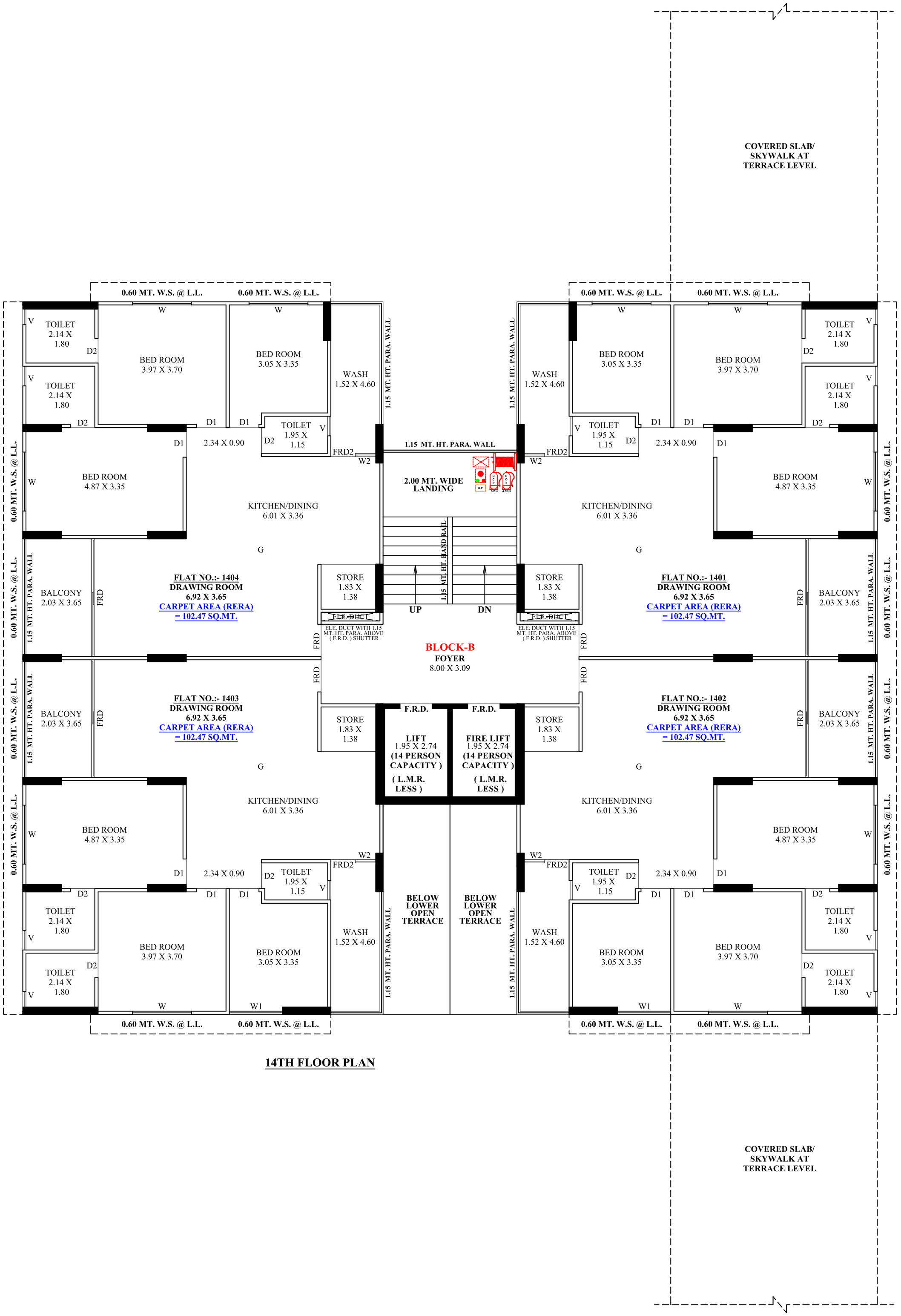
TYPICAL FLOOR PLAN (1ST TO 3RD)

(BLOCK :- B)



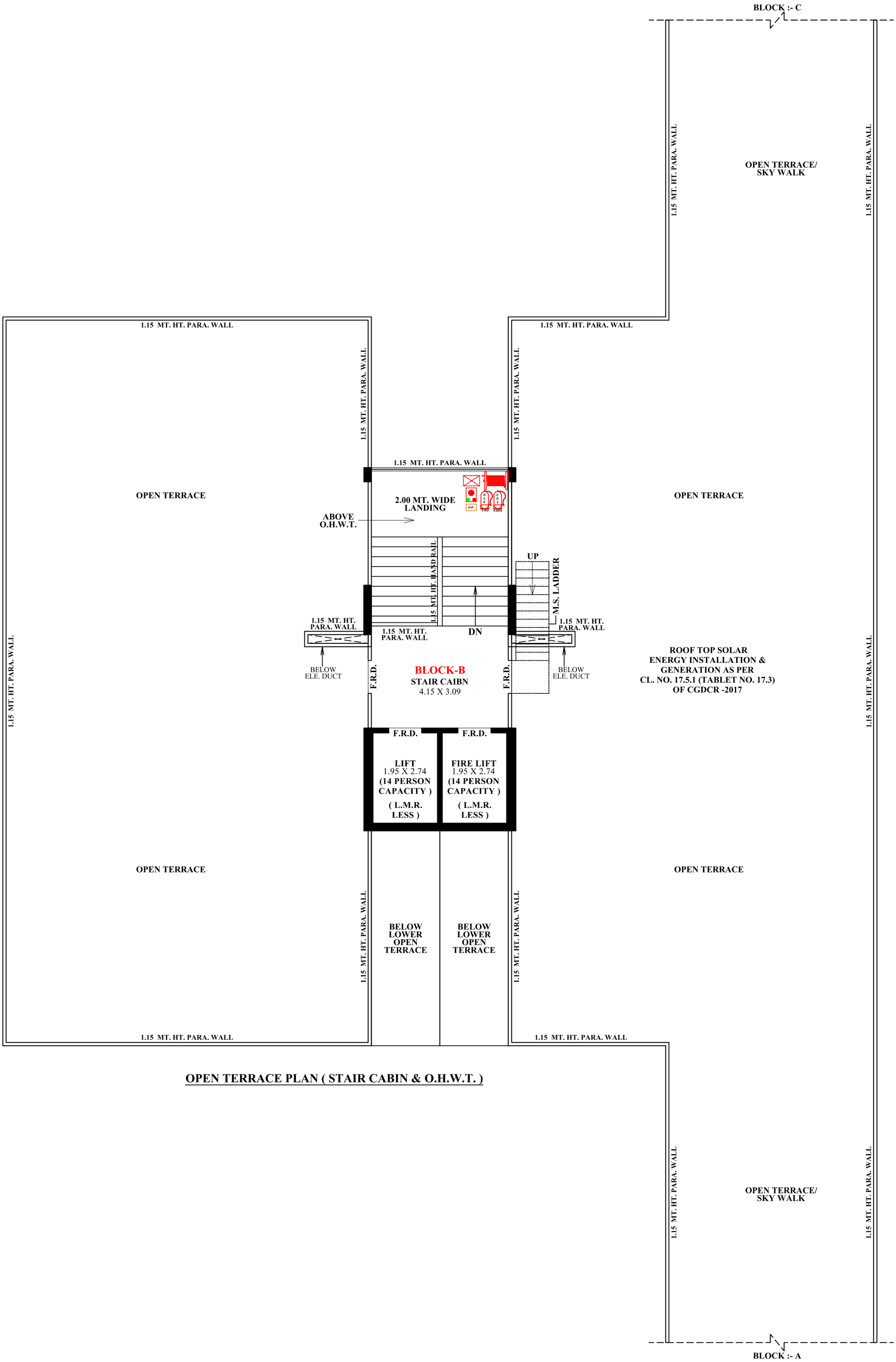
TYPICAL FLOOR PLAN (4TH TO 13TH)

(BLOCK :- B)



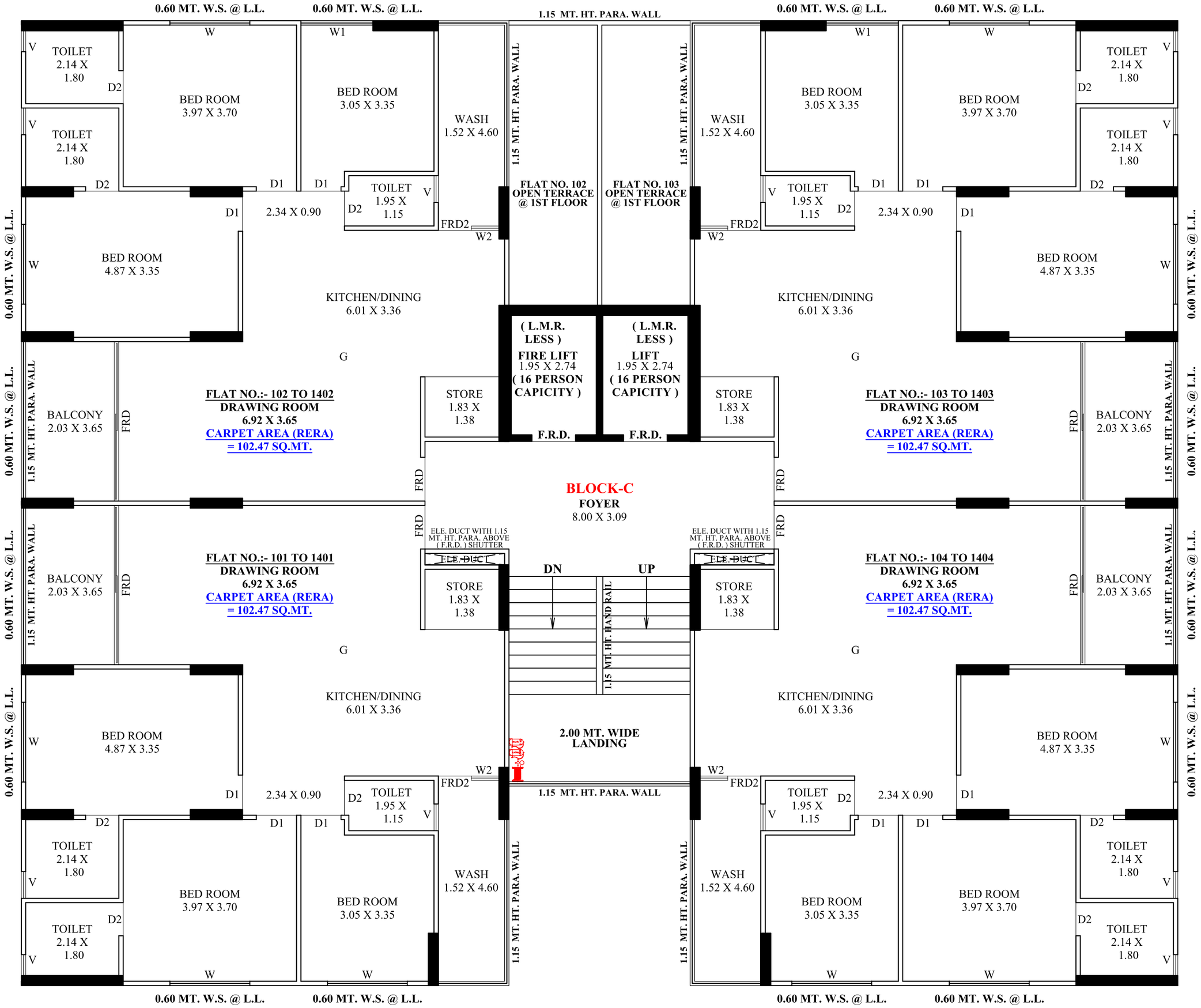
14TH FLOOR PLAN

(BLOCK :- B)



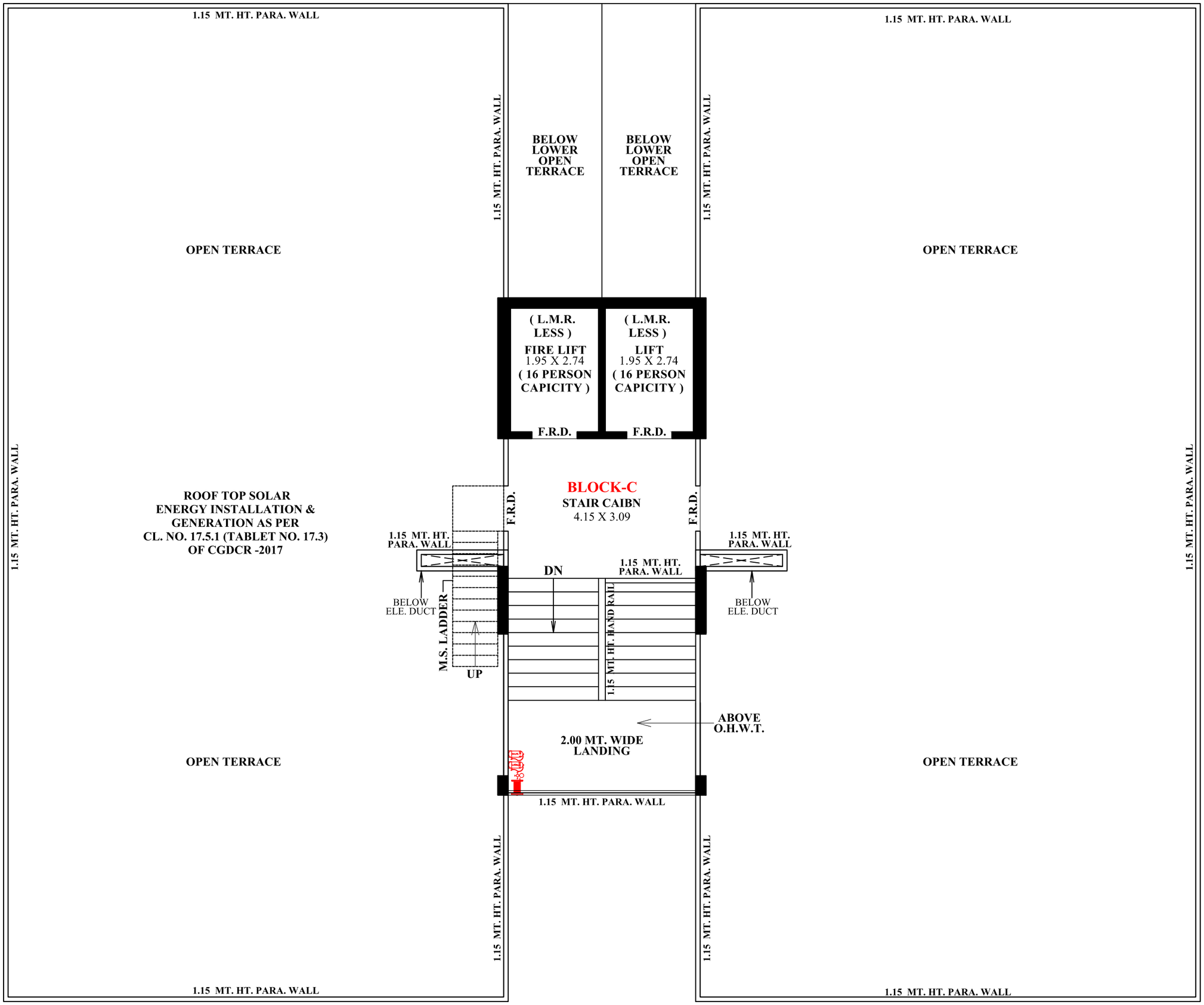
OPEN TERRACE PLAN (STAIR CABIN & O.H.W.T.)

(BLOCK :- B)



TYPICAL (1ST TO 14TH) FLOOR PLAN

(BLOCK :- C)



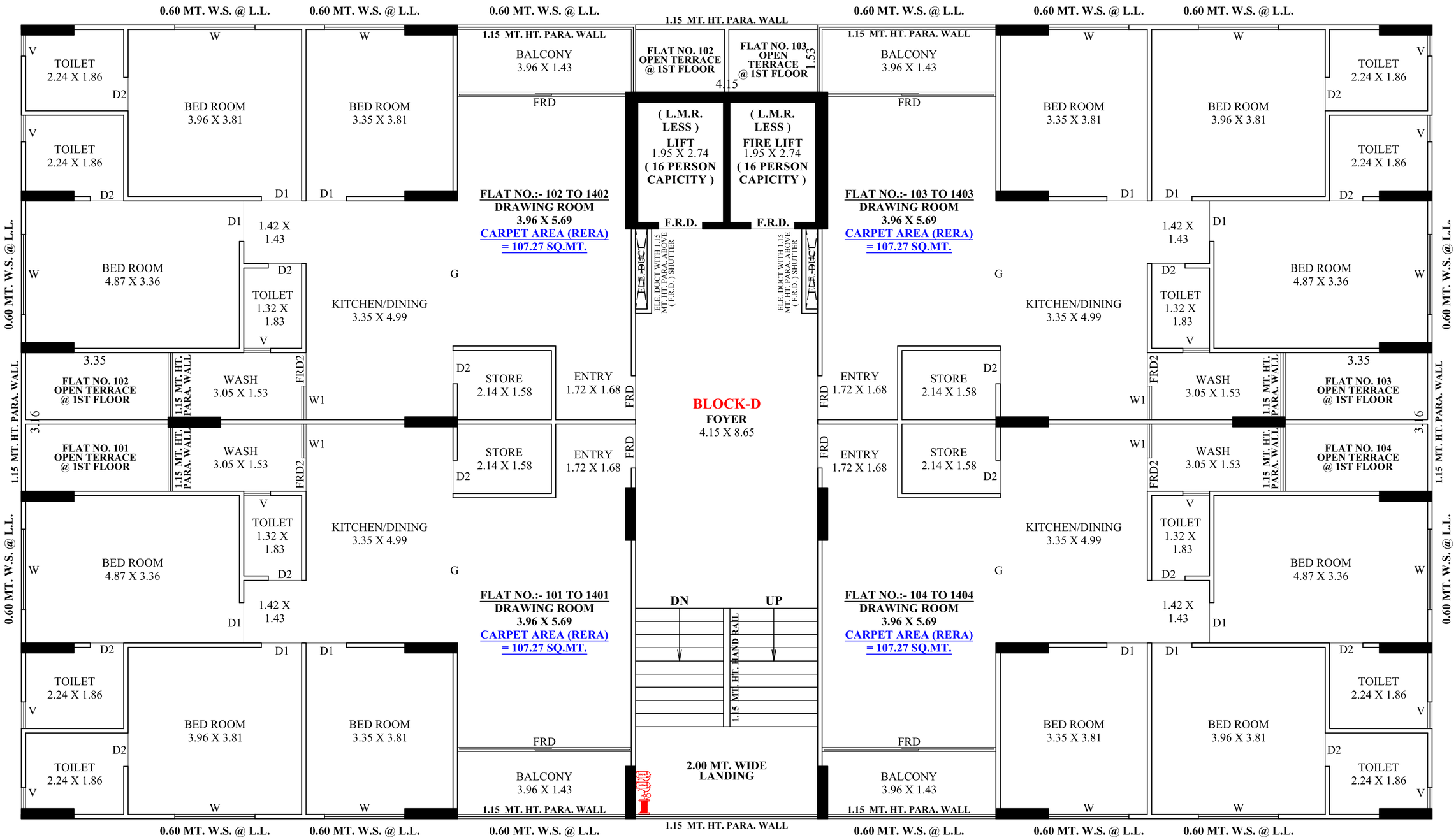
A

OPEN TERRACE PLAN (STAIR CABIN & O.H.W.T.)

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.10 MT. TH. B/K WALL

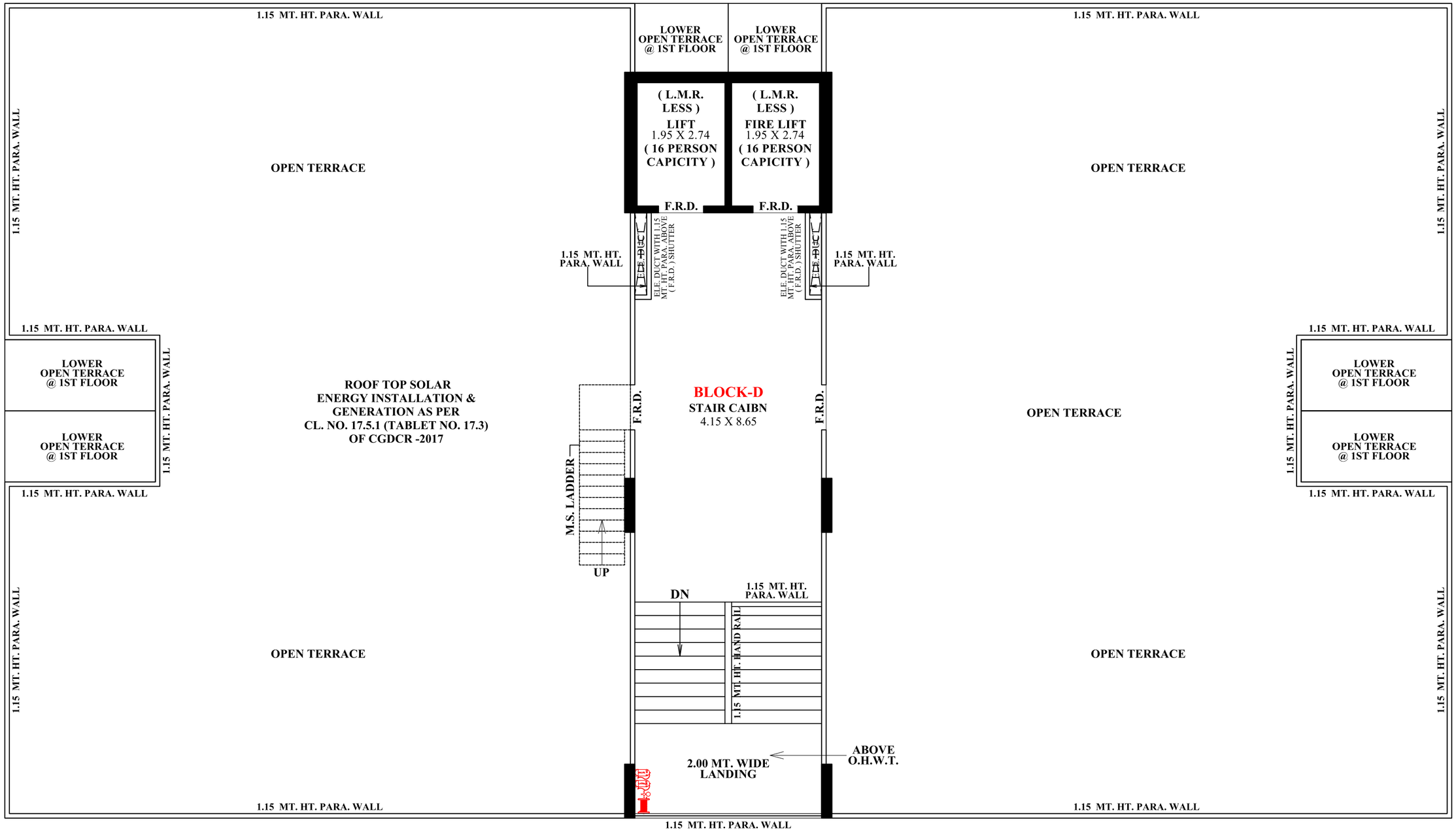
(BLOCK :- C)

Z-AXIS ARCHITECTS



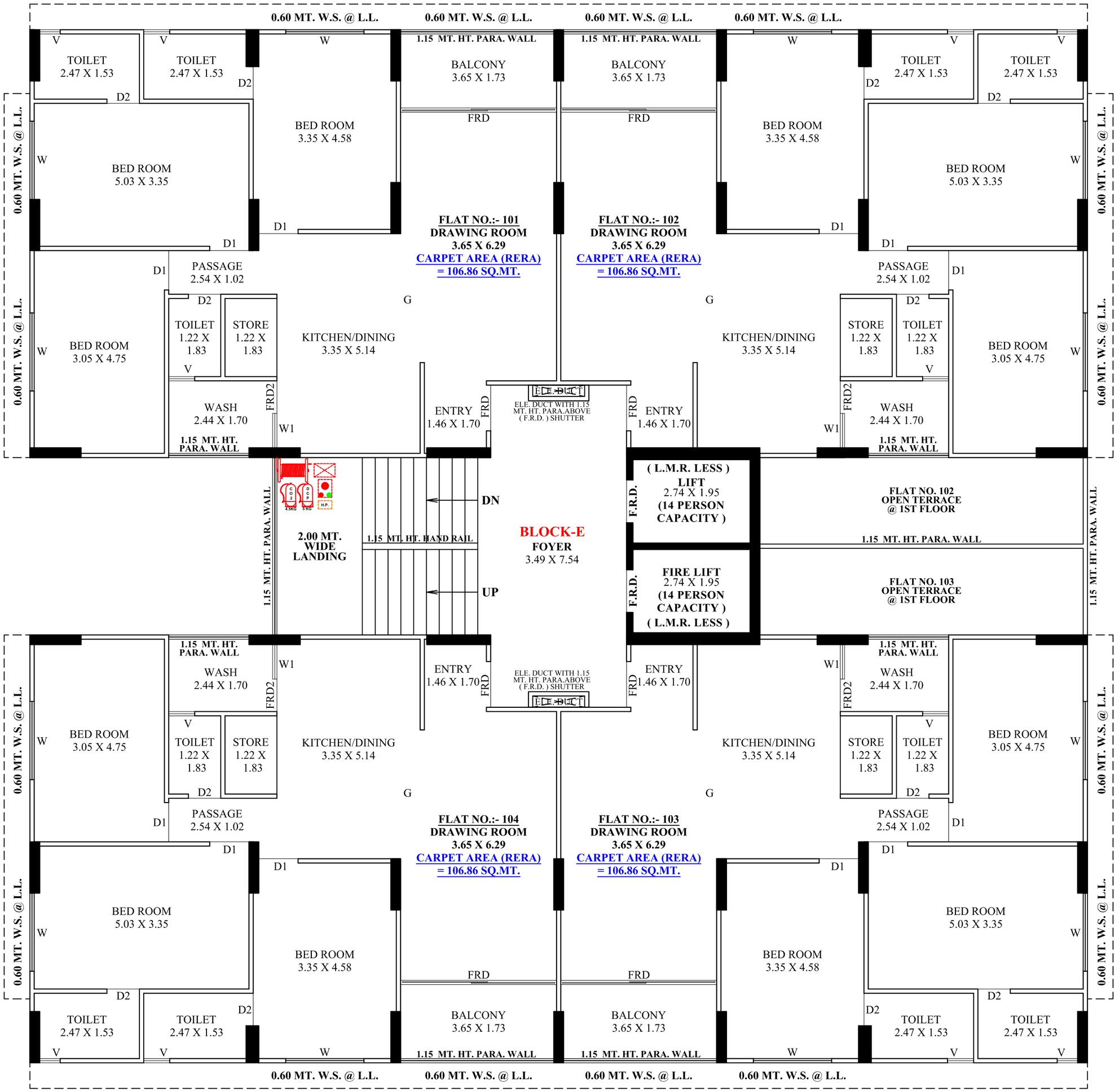
TYPICAL (1ST TO 14TH) FLOOR PLAN

(BLOCK :- D)



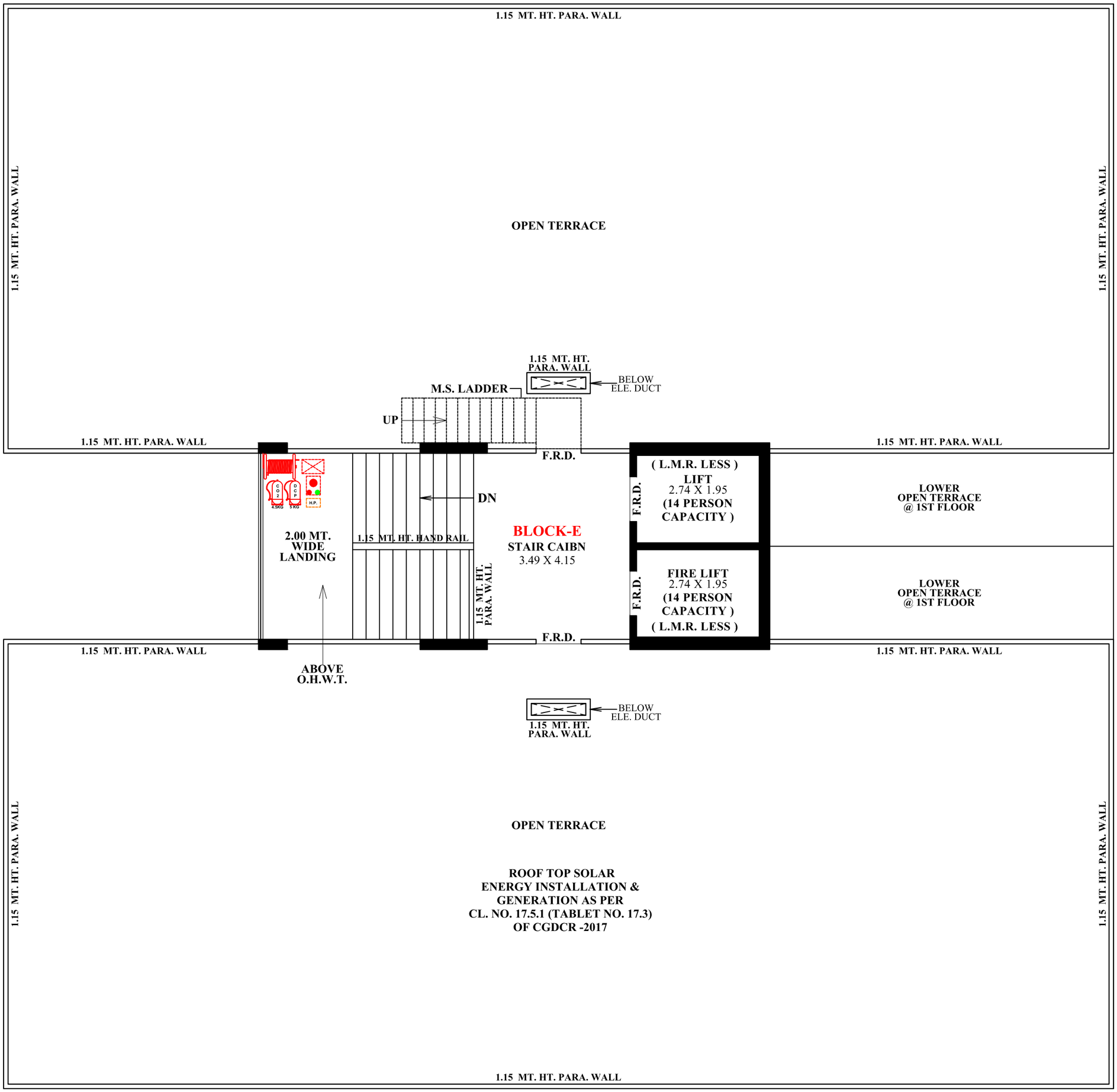
OPEN TERRACE PLAN (STAIR CABIN & O.H.W.T.)

(BLOCK :- D)



1ST FLOOR PLAN

(BLOCK :- E)



OPEN TERRACE PLAN (STAIR CABIN & O.H.W.T.)

(BLOCK :- E)



SPECIFICATIONS

Enhanced with all modern features

STRUCTURE
Earthquake resistant RCC frame structure designed for seismic condition as per regulations and code.

FLOORING
Hi-Premium Vitrified flooring in all bedrooms. Rustic tiles in balcony Kota / Marble flooring in wash area. Anti skid vitrified tiles.in bathroom.

DOORS
Decorative main door with wooden framing. Powder coated / flush doors in internal area with MS / Wooden / Marble framing.

WALL FINISH
Internal wall mala plaster with putty finish
External wall double coat plaster point / texture.

WINDOWS
Powder coated / anodized aluminum windows of medium section large window size for better air ventilation.

KITCHEN
Kitchen Platform with granite stone with SS / Quartz sink
Tiling on kitchen wall up-to beam bottom level.

TOILETS
Premium bath / toilet fittings. Premium sanitary fitting Hot & Cold water provision in all bathrooms CPVC / UPVC / PVC pipes for water / waste supply.

NOTES:

►નિયમો દસ્તાવેજ ખર્ચ, સ્ટેમ્પ ડ્યુટી, GST, બી.યુ. પરમીશન ફી, પ્લાનપાસ ખર્ચ, વકીલ ફી, બેટરમેન્ટ ચાર્જ, AEC., મેન્ટેનન્સ ચાર્જ તથા અન્ય લીગલ ચાર્જ દરેક સભ્યએ અલગથી આપવાનો રહેશે.

►મ્યુનિસિપલ તથા સરકારશ્રી ના ધારા-ધોરણ મુજબ કરવામાં આવેલ ફેરફાર દરેક સભ્યને બંધનકર્તા રહેશે. બહારના એલીવેશનમાં કોઈપણ જાતનો ફેરફાર કરવા દેવામાં આવશે નહીં તેમજ ટેકનીકલ બાબતમાં આર્કીટેક્ટ એન્જીનીયરની નિમણુંક કરવામાં આવેલ છે. જેનો અભિપ્રાય દરેક સભ્યએ માન્ય રાખવાનો રહેશે.

►દરેક સભ્યોના માટે સદર સ્કીમના વહીવટી કામકાજે અલગથી જે સર્વિસ સોસાયટીની રચના કરવામાં આવે ત્યારે તેના સભ્ય થવાનું અને તેના નીતી-નિયમો તેમજ ઠરાવોનું હરહંમેશ દરેક સભ્યોએ પાલન કરવાનું રહેશે.

►સ્કીમના બાંધકામ, એલીવેશન, ફીટીંગ્સ, ફીક્ચર્સ અને નિતિ-નિયમોના ફેરફાર અંગેના ડક્કો ડેવલોપર્સ-બિલ્ડર્સના આગવા અને અબાધીત આવેલા છે. સ્પેશીફિકેશન સિવાયનું કામ એકસ્ટ્રા ગણવામાં આવશે. તેનું પેમેન્ટ એડવાન્સ આપવાનું રહેશે.

►મેન્ટેનન્સ ચાર્જની રકમ કબજો મેળવ્યા બાદ વખતો વખતના વહીવટી કર્તાઓ નક્કી કરે તે રકમ અલગથી આપવાની રહેશે.

નોંધ : આ બ્રોશરમાં આપેલી વિગતો સમજૂતીની રૂપરેખા આપે છે. જે કોઇ લીગલ ડોક્યુમેન્ટનો હિસ્સો નથી. અમદાવાદ ન્યાયક્ષેત્ર ને આધીન