sanctum



The power to shape your living space,
lies in your own hands & it's SIMPLE.

CHALLENGING THE STATUS QUO, DEFYING THE NORMS

In an industry often marked by conformity and standardization, Sanctum stands as a beacon of innovation embracing the belief that every individual deserves a living space as unique as their fingerprint.

At **SANCTUM,**
we don't just offer residences; we offer a canvas for self-expression, a platform for creativity, and a sanctuary where individuality thrives.

PERSONALIZATION MEETS PERFECTION

A space where restrictions get lifted
for boundless living.

I N T R O D U C I N G

CBHK

CUSTOMIZE YOUR BHK



WHAT CAN YOU CUSTOMIZE



Kids love to get messy?

Give them space to learn, explore & grow!



Enjoy hosting your guests?

Expand living room space & keep the party going!



Fancy a long bath at the end of day?

Extend your bathroom to accommodate a bathtub & relax!



Don't need four bedrooms?

Combine two & get yourself a big master room!

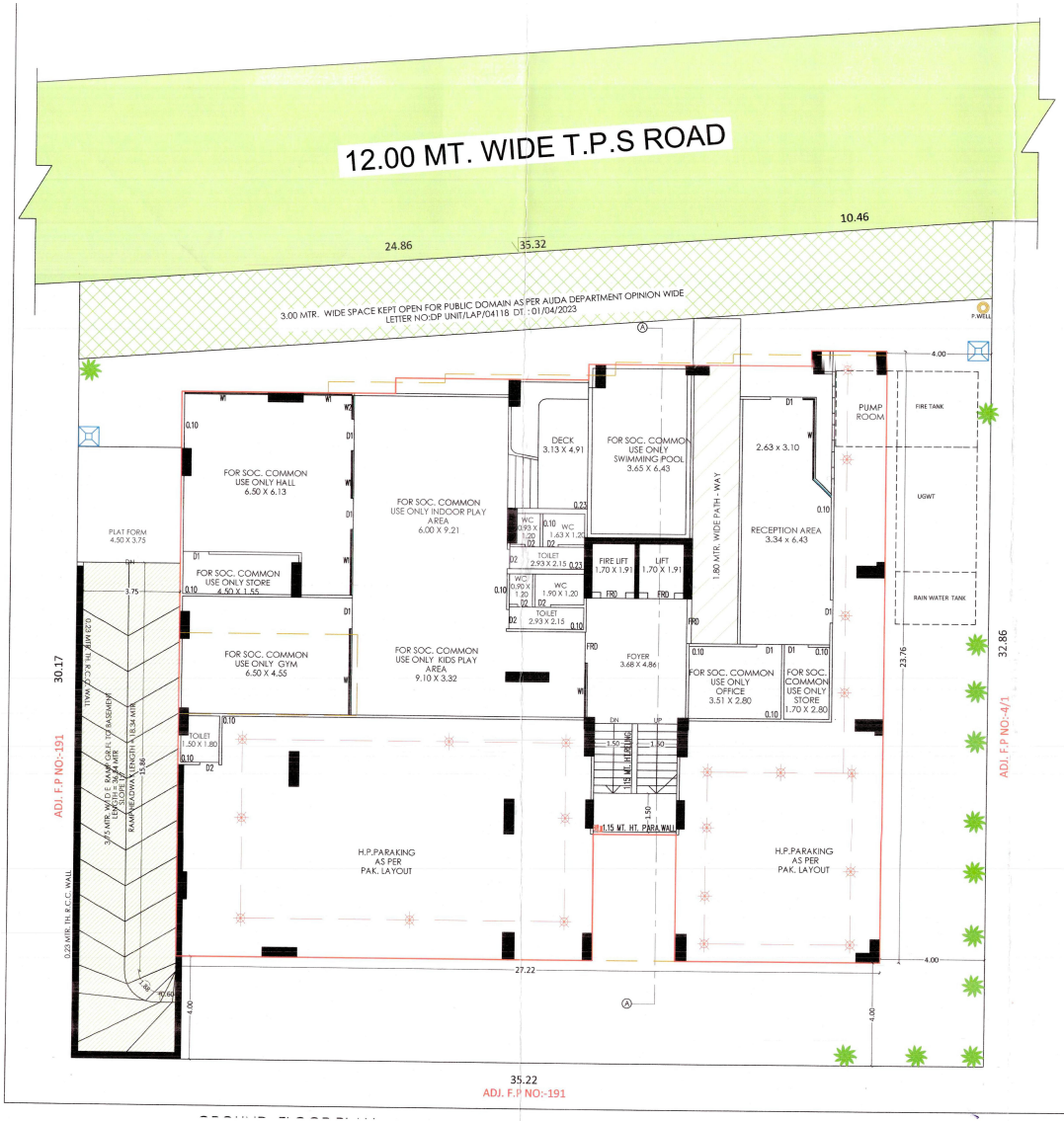
EXCLUSIVE LIVING WHERE SERENITY MEETS SOPHISTICATION

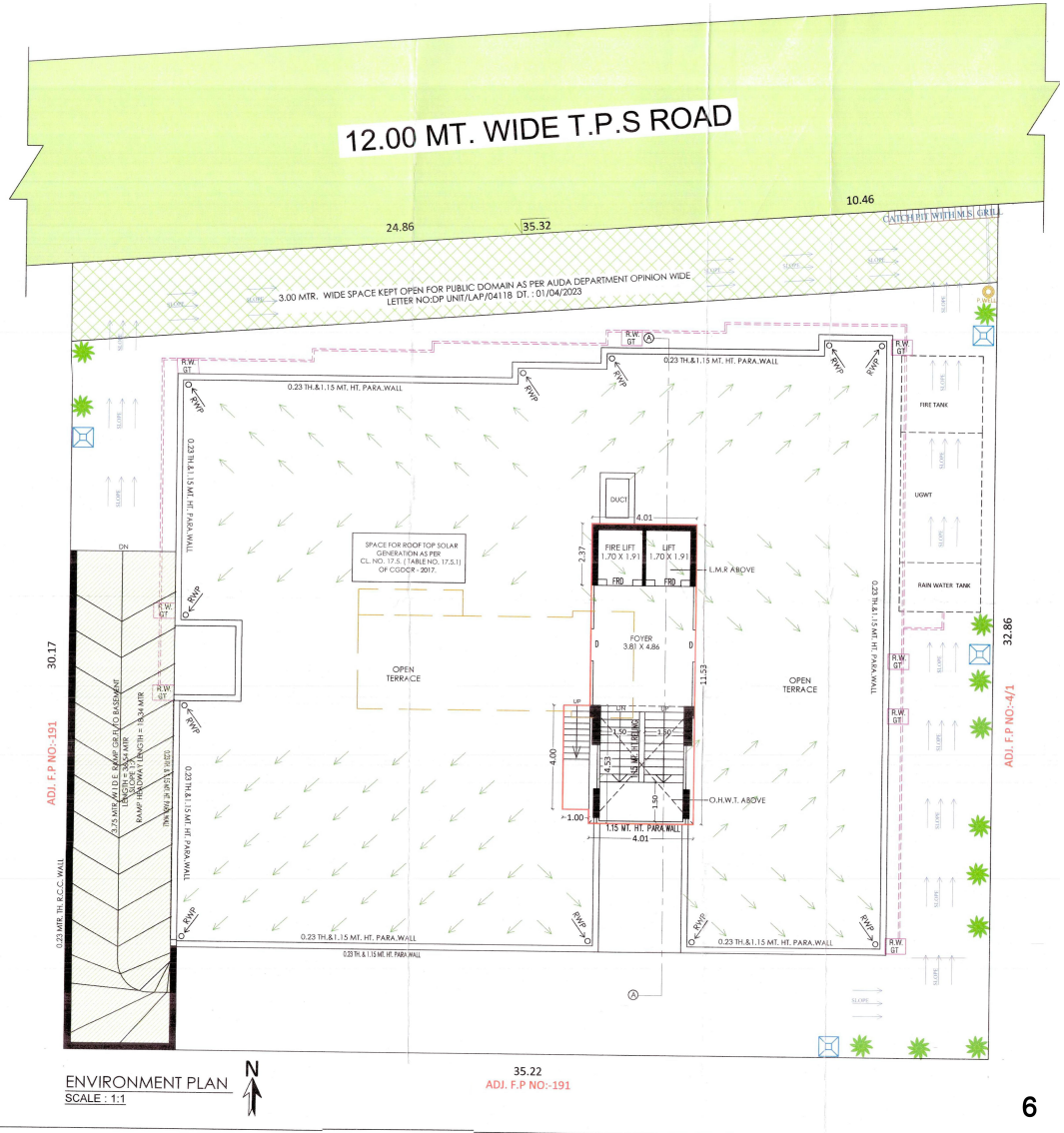
Nestled in the heart of Ahmedabad with only **21 homes** spread across **7 floors**, each residence exudes elegance and tranquillity.

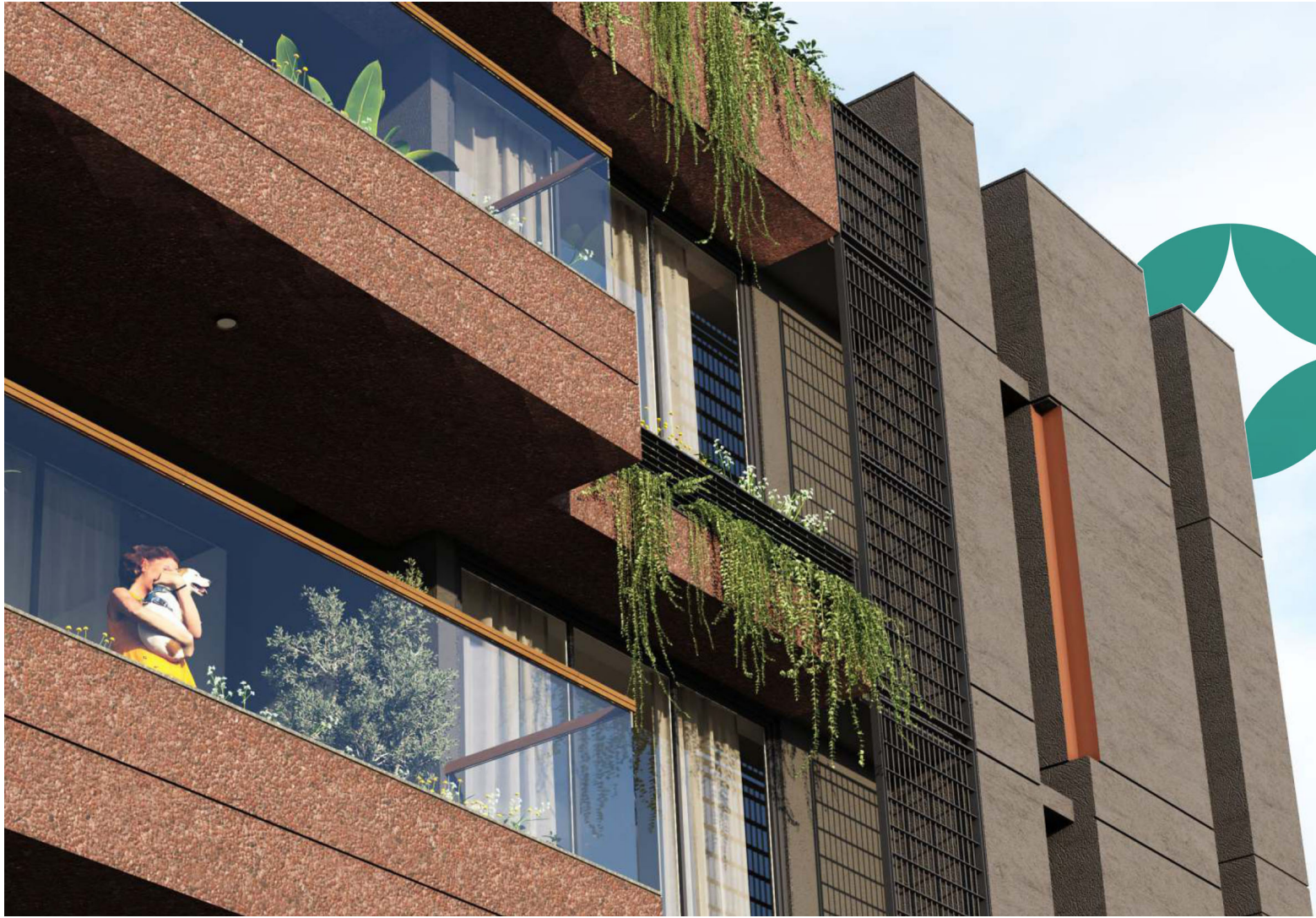
The location - **Ambli**, on the other hand, offers a perfect balance between urban convenience & serene surroundings.

It also provides easy access to key areas of the city, including business hubs, educational institutions, and entertainment zones.




12.00 MT. WIDE T.P.S ROAD
10.46
24.86
35.32
3.00 MTR. WIDE SPACE KEPT OPEN FOR PUBLIC DOMAIN AS PER AUDA DEPARTMENT OPINION WIDE LETTER NO:DP UNIT/LAP/04118 DT. : 01/04/2023
P.WELL
FOR SOC. COMMON USE ONLY HALL 6.50 X 6.13
FOR SOC. COMMON USE ONLY INDOOR PLAY AREA 6.00 X 9.21
DECK 3.13 X 4.91
FOR SOC. COMMON USE ONLY SWIMMING POOL 3.65 X 6.43
PUMP ROOM
FIRE TANK
UGWT
RAIN WATER TANK
2.63 x 3.10
RECEPTION AREA 3.34 x 6.43
1.80 MTR. WIDE PATH - WAY
PLAT FORM 4.50 X 3.75
FOR SOC. COMMON USE ONLY STORE 4.50 X 1.55
FOR SOC. COMMON USE ONLY GYM 6.50 X 4.55
FOR SOC. COMMON USE ONLY KIDS PLAY AREA 9.10 X 3.32
FIRE LIFT 1.70 X 1.91
LIFT 1.70 X 1.91
FOYER 3.68 X 4.86
FOR SOC. COMMON USE ONLY OFFICE 3.51 X 2.80
FOR SOC. COMMON USE ONLY STORE 1.70 X 2.80
TOILET 1.50 X 1.80
TOILET 2.93 X 2.15
WC 1.90 X 1.20
WC 1.63 X 1.20
WC 2.93 X 1.20
H.P.PARAKING AS PER PAK. LAYOUT
H.P.PARAKING AS PER PAK. LAYOUT
0.23 th.&1.15 MT. HT. PARA.WALL
30.17
32.86
23.76
27.22
35.22
ADJ. F.P NO:-191
ADJ. F.P NO:-4/1
0.23 MTR. TH. R.C.C. WALL

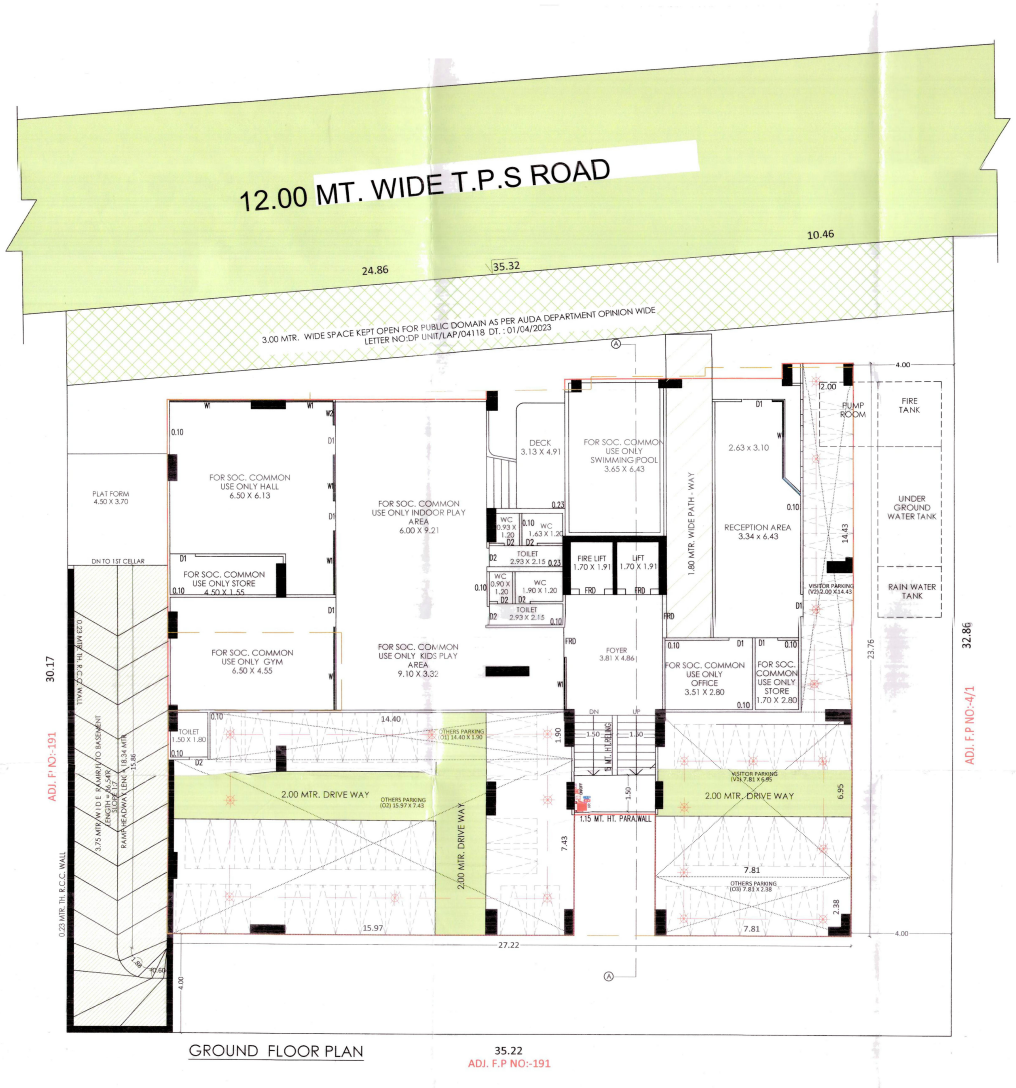

12.00 MT. WIDE T.P.S ROAD
10.46
24.86
35.32
3.00 MTR. WIDE SPACE KEPT OPEN FOR PUBLIC DOMAIN AS PER AUDA DEPARTMENT OPINION WIDE LETTER NO:DP UNIT/LAP/04118 DT. : 01/04/2023
0.23 TH.&1.15 MT. HT. PARA.WALL
SPACE FOR ROOF TOP SOLAR GENERATION AS PER CL. NO. 17.5. (TABLE NO. 17.5.1) OF CGDCR - 2017.
OPEN TERRACE
OPEN TERRACE
DUCT
FIRE LIFT 1.70 X 1.91
LIFT 1.70 X 1.91
L.M.R ABOVE
FOYER 3.81 X 4.86
O.H.W.T. ABOVE
1.15 MT. HT. PARA.WALL
FIRE TANK
UGWT
RAIN WATER TANK
30.17
32.86
11.53
4.01
4.00
2.37
4.53
1.00
35.22
ADJ. F.P NO:-191
ADJ. F.P NO:-4/1
ENVIRONMENT PLAN
SCALE : 1:1
N



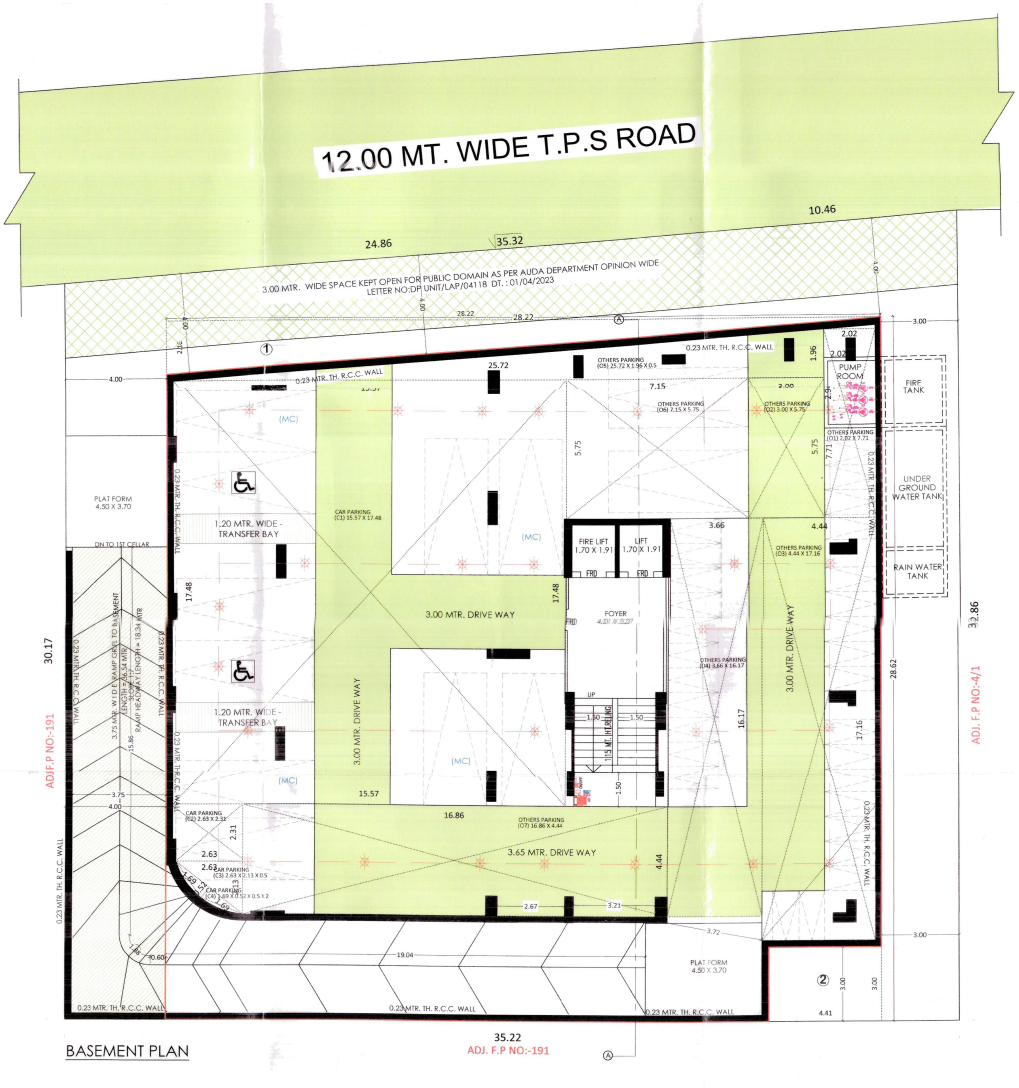
A SANCTUM SURROUNDED BY TRANQUILLITY

Triple-sided openness provides a plethora of benefits

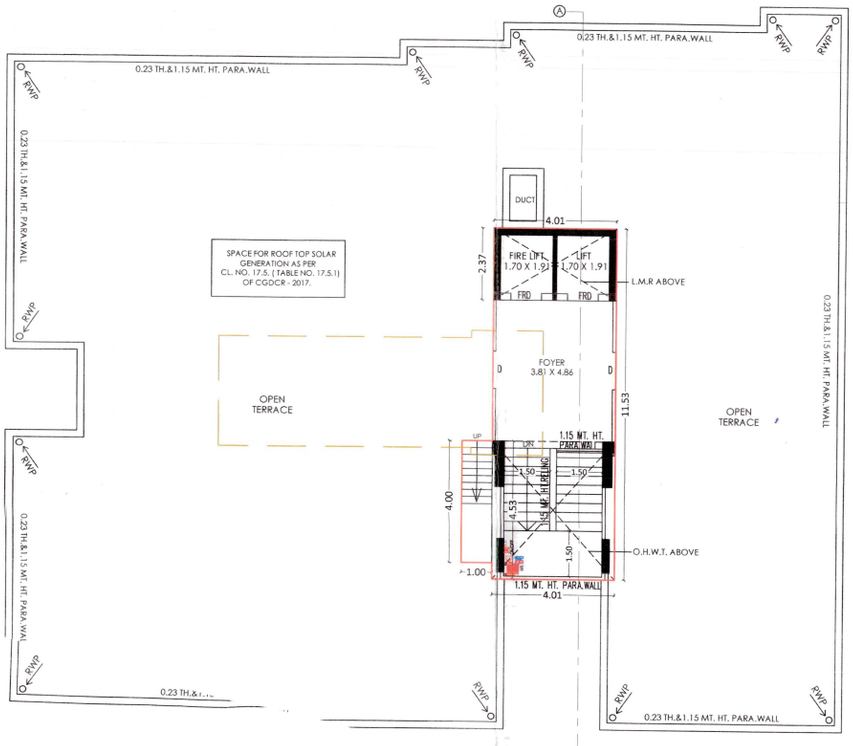
- UNMATCHED PANORAMIC VIEWS
- ABUNDANT NATURAL LIGHT
- OPTIMAL VENTILATION

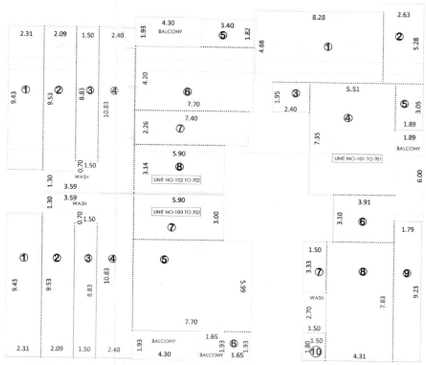


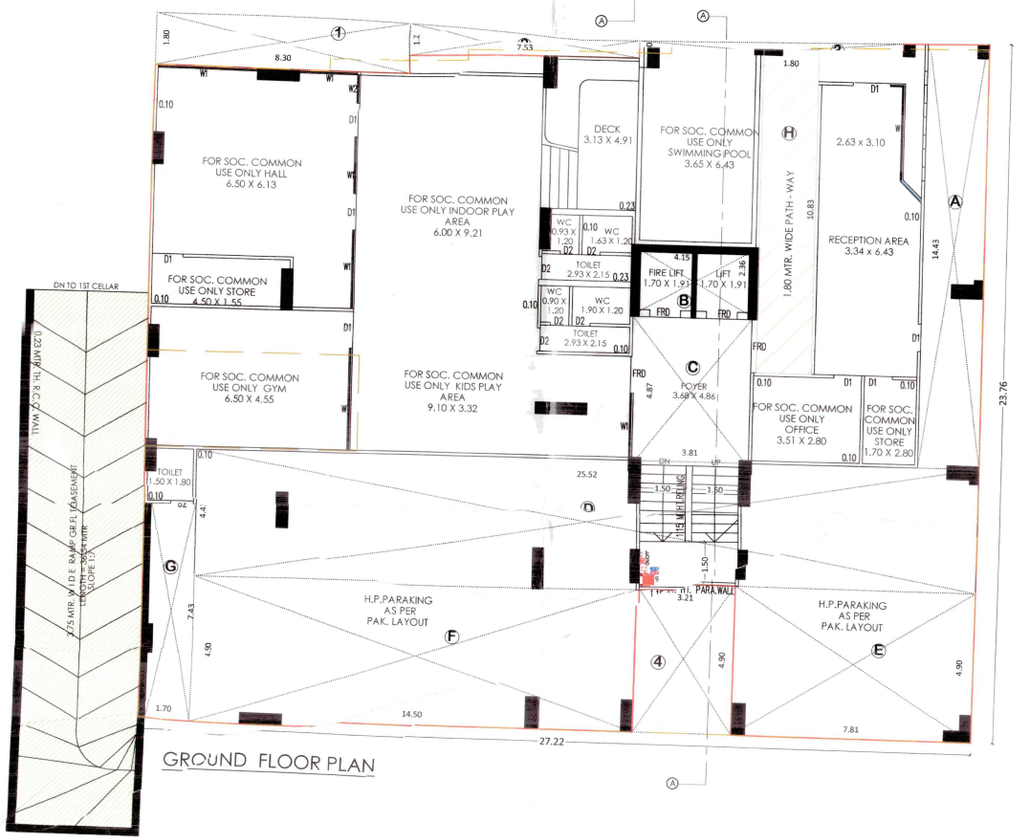
GROUND FLOOR PLAN



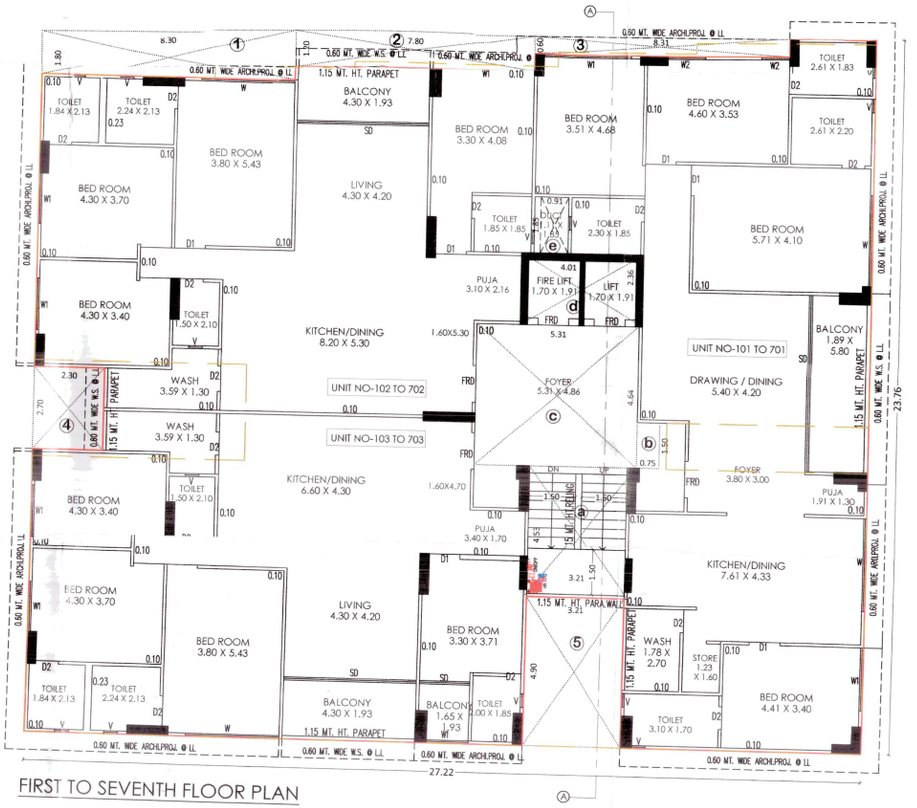
BASEMENT PLAN



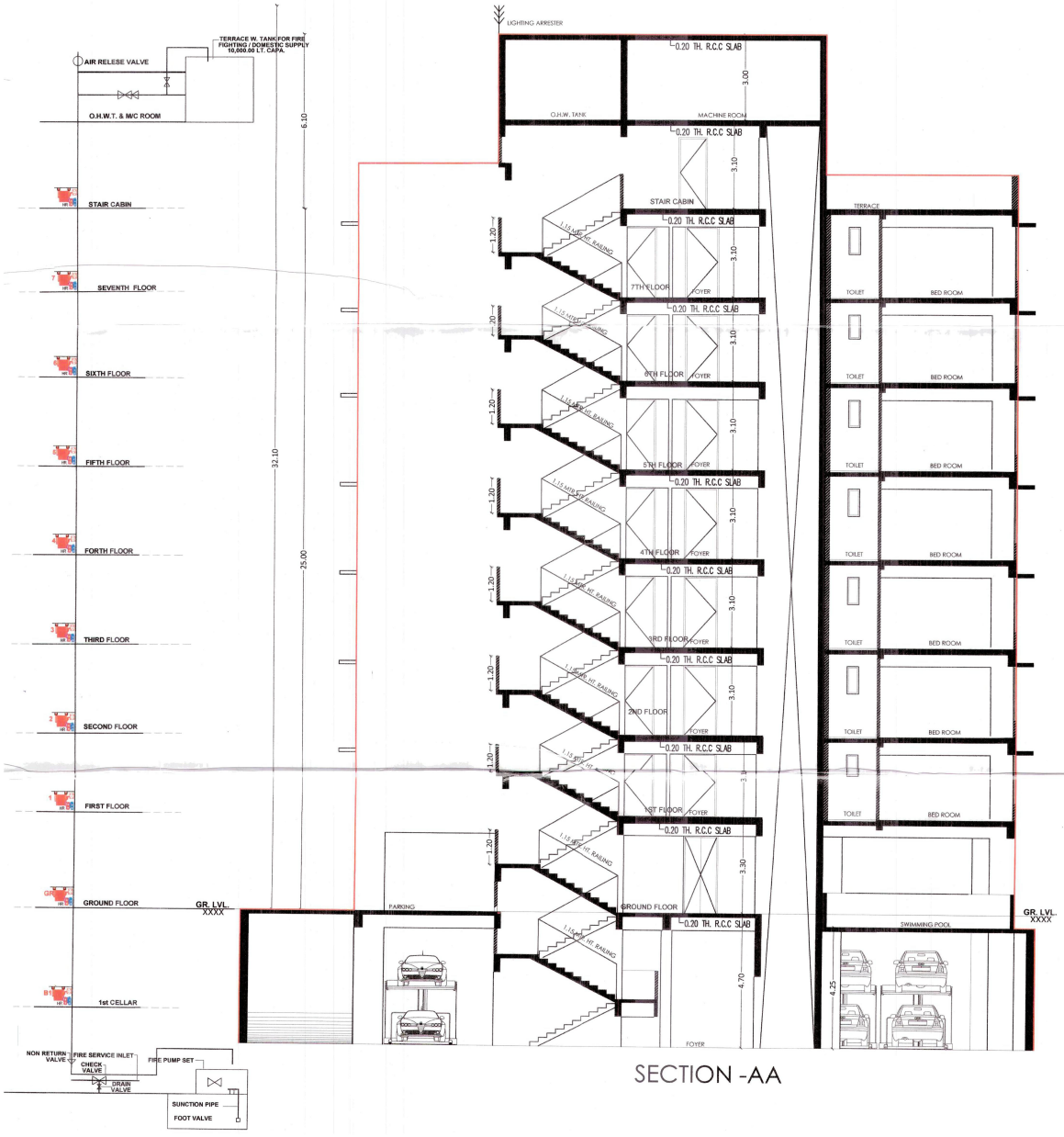




GROUND FLOOR PLAN



FIRST TO SEVENTH FLOOR PLAN



SECTION -AA



FRONT ELEVATION



RECREATIONAL HUB
AMENITIES WHICH EXCEED EXPECTATIONS

Our meticulously crafted amenities bring a vital shift to your mundane regime, getting you out of your comfort zone to enhance your physical and mental health.

- VISITOR'S WAITING LOUNGE
- WELL LANDSCAPED GARDEN
- MULTIPURPOSE HOME THEATRE
- KIDS PLAY AREA
- SWIMMING POOL
- SMART SECURITY SYSTEM
- INDOOR GAMES
- GYMNASIUM

AND MANY MORE...

IMMERSE YOURSELF IN PEACE

Discover the art of relaxation as you dive into the tranquil atmosphere at Sanctum.





PEACE

is more than just the absence of noise, it is a state of tranquillity that resides within the depths of one's being. It is the calm that settles over a troubled mind, the harmony that binds communities together, and the serenity that envelops the soul. It represents an idea that fosters understanding, empathy & cooperation which fabricates a reality,

which we call
sanctum

PROJECT SPECIFICATIONS

DOORS & WINDOWS:
- Decorative main door with wooden frame & brass / SS fitting
- All internal doors, flush doors with wooden frames & brass / SS fitting
- Fully anodized aluminium / powder coated sliding windows with stone frame

FLOORING:
- Premium large format tile in living room, dining area, kitchen, puja & all bedroom with dressing area
- Kota stone flooring wash yard
- Anti skid rustic tiles in balcony

KITCHEN:
- Polished granite platform with SS sink
- Dado on wall above granite platform
- Kota stone in wash area with ceramic tile dado
- Plumbing provision for RO plant & washing machine
- Kota stone shelves in store room

AC PROVISIONING:
- AC piping provision in all bedrooms, dining & living room

FINISHES & PAINTS:
- All internal wall with putty finish & exposed RCC ceiling
- External wall with double coated plaster with texture & acrylic paint with water repellent coating

ELECTRIFICATION:
- 3 phase concealed ISI copper wiring with modular switches
- MCB distribution panel
- Provision for TV cable / telephone / data

BATHROOM:
- High quality tiles flooring & dado in all bathrooms
- Wall hung EWC with flush tanks
- Master bathroom with shower panel
- Stone counter basin / wall hung basin
- Jaquar make or equivalent CP fittings
- Jaquar make or equivalent sanitary ware
- Exhaust fan in all bathrooms
- Premium corrosion free & leak proof CPVC / UPVC pipe fitting

SECURITY:
- Smart screen security system in each apartment with building intercom facility

SALIENT FEATURES

- **PT slab with columnless / beamless design**
- **Well-designed air-conditioned entrance foyer**
- **Common area under CCTV surveillance**
- **Fire hydrant system in each block**
- **Earthquake resistant structure**
- **Cable provision for DTH & broadband connection**
- **Well planted complex with landscape garden**
- **1 level of basement parking**
- **Alloted car parking with provision for stackable parking**
- **Garbage collection & management system**
- **Automatic elevator**
- **Vehicle free garden & children play area**
- **Allocated society office space**
- **Smart screen & Intercom system**

Disclaimer

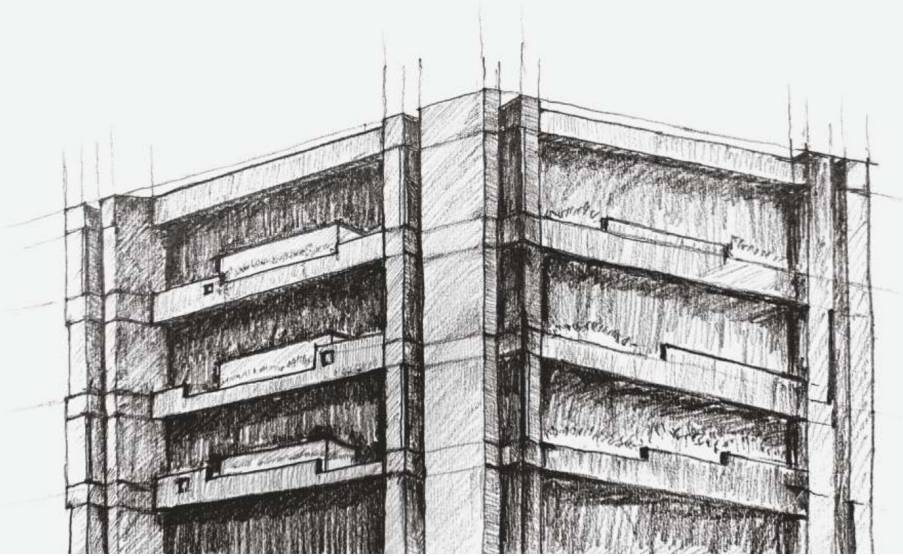
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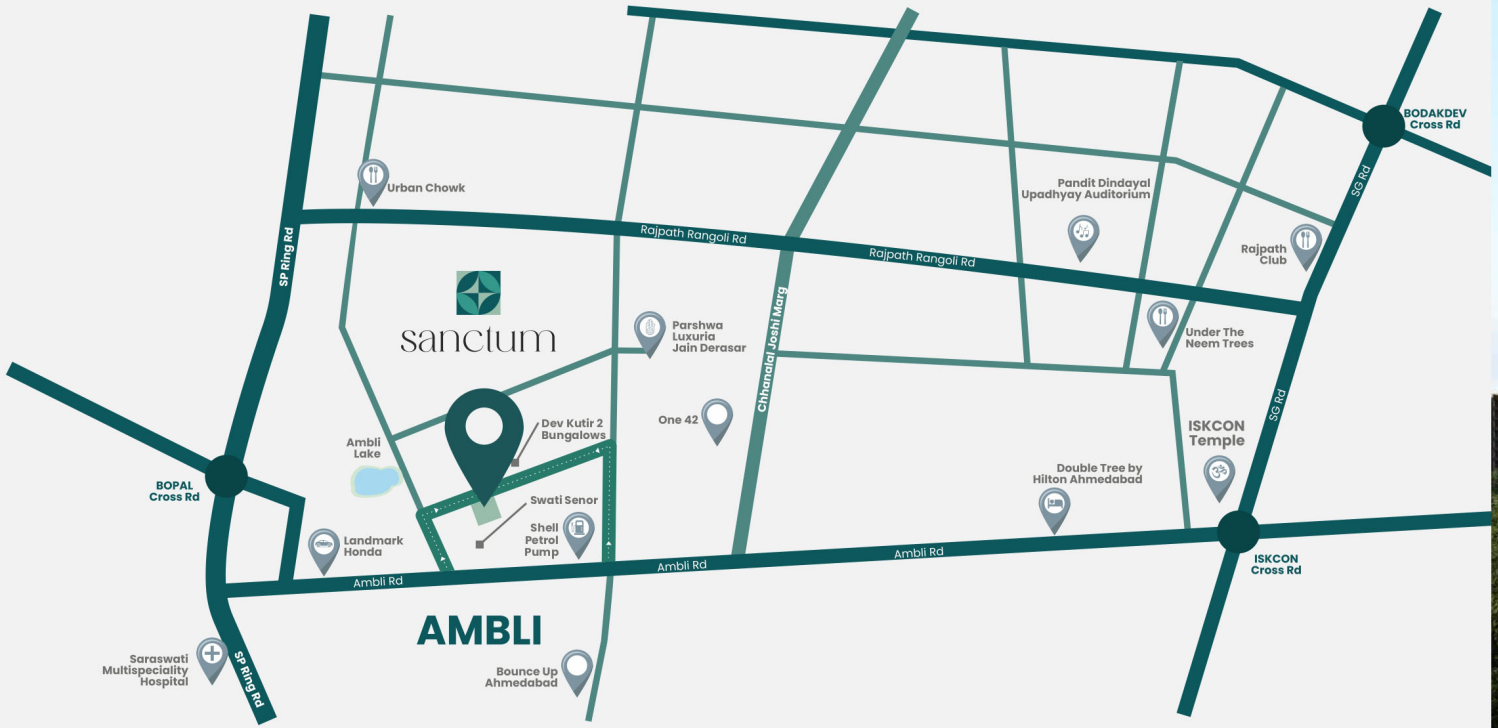
PROJECT TEAM

ARCHITECT	STRUCTURAL ENGINEER	MEP CONSULTANT	ENGINEERING PARTNER
Compartment S4	**Amee Associates**	**Enjinia Consultants**	**R Ratilal & Brothers Pvt Ltd**

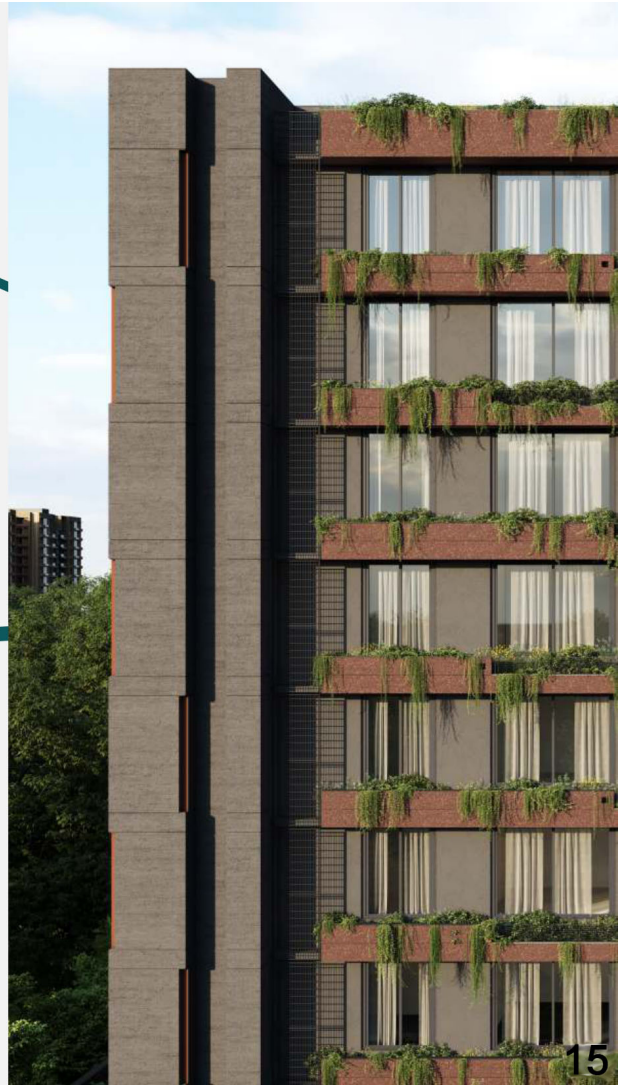
MANAGED BY

R RATILAL & BROTHERS REALTY





LIVE AND EXPERIENCE THE PULSE OF MODERN AHMEDABAD



sanctum

DA DESIGN

A Project by:
Devshrushti Builders LLP

Managed by:
R Ratilal and Brothers Realty

Site Office: Opp Dev Kutir 2 Bungalows, Behind Swati Senor, Ambli, Gujarat 380058
Call: 7878619191 | **Email:** rrbrealty.inquiry@gmail.com

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