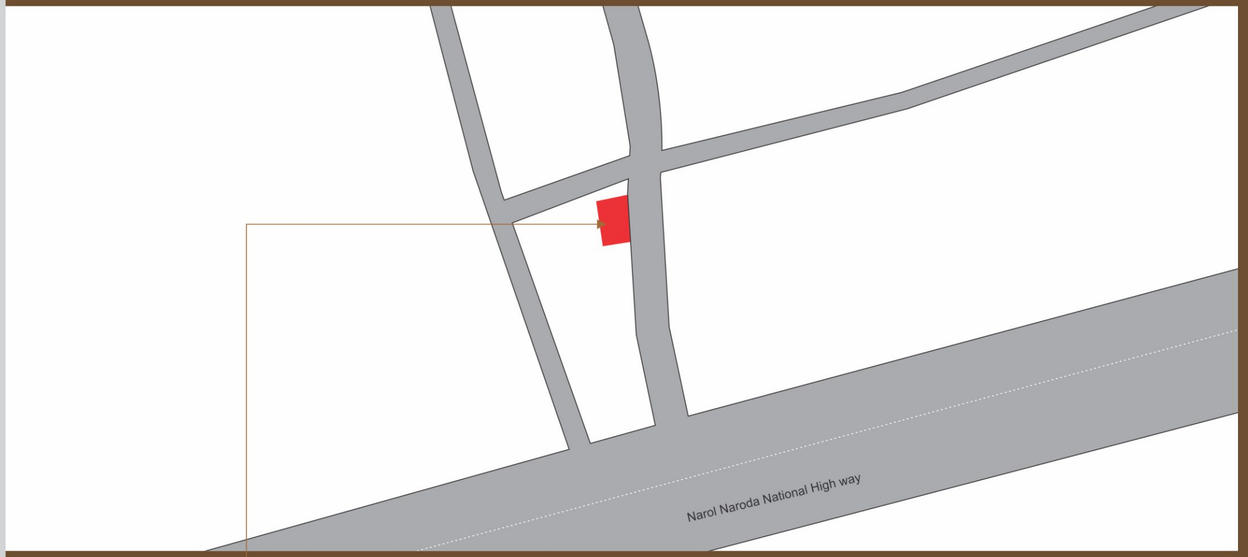
Key Plan



Shoolin exotica

DEVELOPER
Patel Builtcon

CONTACT
+91 98250 87682
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ARCHITECT
Aakruti Infra
82380 60036
99789 08954

STRUCTURE
Sanjeev Kapasi
94260 60046

SITE :
Shoolin Exotica, B/H. Old Maruti Popular Showroom,
Nr. Avtar Hotel Isanpur Ahmedabad

Shoolin exotica

3 BHK PREMIUM APARTMENT & SHOP

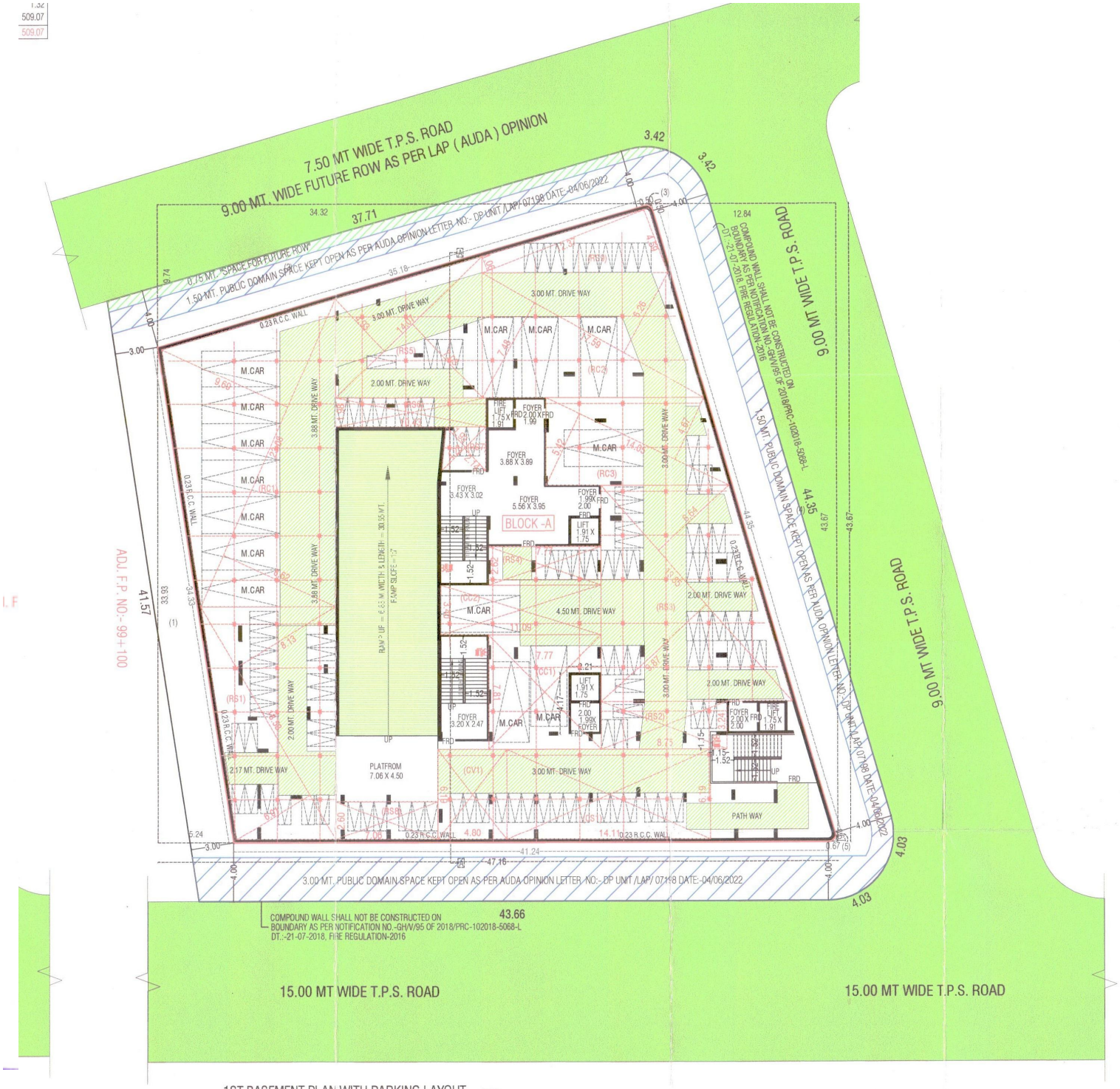




Experience a truly global lifestyle that offers you the latest in modern living in the lap of nature, yet seamlessly connected to the busy world outside.

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7.50 MT WIDE T.P.S. ROAD
9.00 MT. WIDE FUTURE ROW AS PER LAP (AUDA) OPINION
0.75 MT. Future Row
1.50 MT. PUBLIC DOMAIN SPACE KEPT OPEN AS PER AUDA OPINION LETTER NO:- DP UNIT / LAP / 07198 DATE:-04/06/2022
BELOW BASEMENT LINE
DUST BIN
D.T.O.S SPACE FOR SEGMENT
RWST
UGVT
UGVT FOR FIRE SAFETY
COMMON PLOT = 216.71 SQ. MTS.
0.23 R.C.C. WALL & 1.15 MT. HT. PARAPET WALL
RAMP SLOPE = 1:7
RAMP DN = 6.83 M. WIDTH & LENGTH = 30.65 MT.
PLATFROM 4.57 X 7.94
ABOVE OPEN TO SKY
FIRE LIFT 1.75 X 1.91
FOYER 2.03 X 2.21
HOLLOW PLINTH PARKING AS PER PARKING LAYOUT
BLOCK -B
FOYER 2.21 X 2.00
LIFT 1.91 X 1.75
FRD
4.50 MT. APPROACH ROAD
20.86 + 3.77 + 13.84 = 38.47 SQ. MTS.
WITH SLOPE 1:12
1.80 MT. WIDE PATHWAY
BLOCK -A
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
P.W. 3.00
3.00 MT. PUBLIC DOMAIN SPACE KEPT OPEN AS PER AUDA OPINION LETTER NO:- DP UNIT / LAP / 07198 DATE:-04/06/2022
COMPOUND WALL SHALL NOT BE CONSTRUCTED ON BOUNDARY AS PER NOTIFICATION NO.-GH/V/95 OF 2018/PRC-102018-5068-L DT.:-21-07-2018, FIRE REGULATION-2016
9.00 MT WIDE T.P.S. ROAD
1.50 MT. PUBLIC DOMAIN SPACE KEPT OPEN AS PER AUDA OPINION LETTER NO:- DP UNIT / LAP / 07198 DATE:-04/06/2022
44.35
43.66
EXISTING MUNI. M.H.
15.00 MT WIDE T.P.S. ROAD
15.00 MT WIDE T.P.S. ROAD



1ST BASEMENT PLAN WITH PARKING LAYOUT

SCALE :- 1CM = 2.00 MTS.

N


33.76
40.58
26.99
14.86
BLOCK -A
BLOCK -B
FLAT NO- 101 CARPET AREA = 80.45 SQ. MTS.
FLAT NO- 102 CARPET AREA = 75.87 SQ. MTS.
FLAT NO- 103 CARPET AREA = 79.57 SQ. MTS.
FLAT NO- 104 CARPET AREA = 76.97 SQ. MTS.
FLAT NO- 105 CARPET AREA = 78.98 SQ. MTS.
FLAT NO- 101 CARPET AREA = 78.26 SQ. MTS.
FLAT NO- 102 CARPET AREA = 79.24 SQ. MTS.
FLAT NO- 103 CARPET AREA = 78.27 SQ. MTS.
FLAT NO- 104 CARPET AREA = 78.03 SQ. MTS.
FLAT NO- 105 CARPET AREA = 78.98 SQ. MTS.
DRAWING ROOM
KITCHEN
BED ROOM
TOILET
BALCONY
OPEN TERRACE
STORE
FOYER
PASSAGE
1.98 MT. WIDE PASSAGE
2.11 MT. WIDE PASSAGE
1.20 MT. WIDE PASSAGE
0.60 MT. ARCH. PROJ. @ L.L.
1.15 MT. HT. RAILING/ PARAPET WALL
1.15 MT. HT. PARAPET WALL
5 PERSON CAPACITY FIRE LIFT 1.75 X 1.91
OPEN TO SKY
1ST FLOOR PLAN



TYPICAL FLOOR PLAN (2ND TO 7TH FLOOR PLAN)





Shoolin exotica

Where Lifestyle Reflects

When there are many opportunities of building a beautiful bond,
life is set with a happy note. You won't have to go anywhere but be here.



SPECIFICATIONS:

STRUCTURE
- Earthquake resistant structure
- R.C.C. frame structure with brick masonry wall.

EXTERNAL & INTERNAL FINISHES
- Internal mala plaster with wall putty and external double coat sand face plaster and texture finish with 100% acrylic water proof paint.

FLOORING
- Good quality Vitrified tiles in entire apartment.

KITCHEN
- Platform mirror polished granite with S.S. Sink. Ceramic tile dedoup to the lintel level on the walls above platform. D.P. Kota stone Shelves in the storeroom.

DOOR & WINDOWS
- Decorative main door with wooden frame, all other internal doors will be flush type with enamel paint, fully glazed powder coated aluminum section sliding windows with natural stone sill.

LIFT
- Fully Automatic Elevators.

BATHROOM & PLUMBING
- Glazed tiles dedo full height & flooring. Concealed plumbing with reputed sanitary ware & C.P. Fittings.

ELECTRIFICATION
- 3 Phase concealed copper wiring with adequate numbers of points in all rooms.Branded modular switches. Provision for cable / telephone and internet points.

TERRACE
- Open Terrace to be finished with china mosaic for heat reflection & water proofing

WASH AREA
- Wash area with requisite electrical & Plumbing points.
- Kota stone flooring in wash area.

FIRE SAFETY
- As Per AMC Guidelines

SHOPS
- Rolling shutters of good quality material and space for signage with light point

EXCLUSIVE FEATURES
- CCTV camera system
- Street lights facilities
- Road facing commercial space
- Overhead tank
- Private bore well for the society

NOTES :

• All Government legal charges, Stamp duty, AMC, common maintenance charges etc. shall be borne extra by the members. • In case of irregular payments 12% (annual) interest will be charged. • In case of cancellation of unit 10% of payment received will be deducted as a management services charges and balance amount will be returned only after the resell of the unit. • No external changes shall be allowed. Only internal changes will be allowed with prior permission and shall be charged extra in advance. • Dimensions and area mentioned in the brochure are approximate and indicative. • This brochure is not a part of legal documents. It is only for information and private circulation. • All rights are reserved by the developers to make any changes in the plan, elevation, specification and future additional development in surrounding area in the scheme and shall be binding to all the members. • Subject to ahmedabad jurisdiction.