ROOP EXOTICA

3 BHK Premium Flats & Luxurious Bungalows








ROOP
exotica

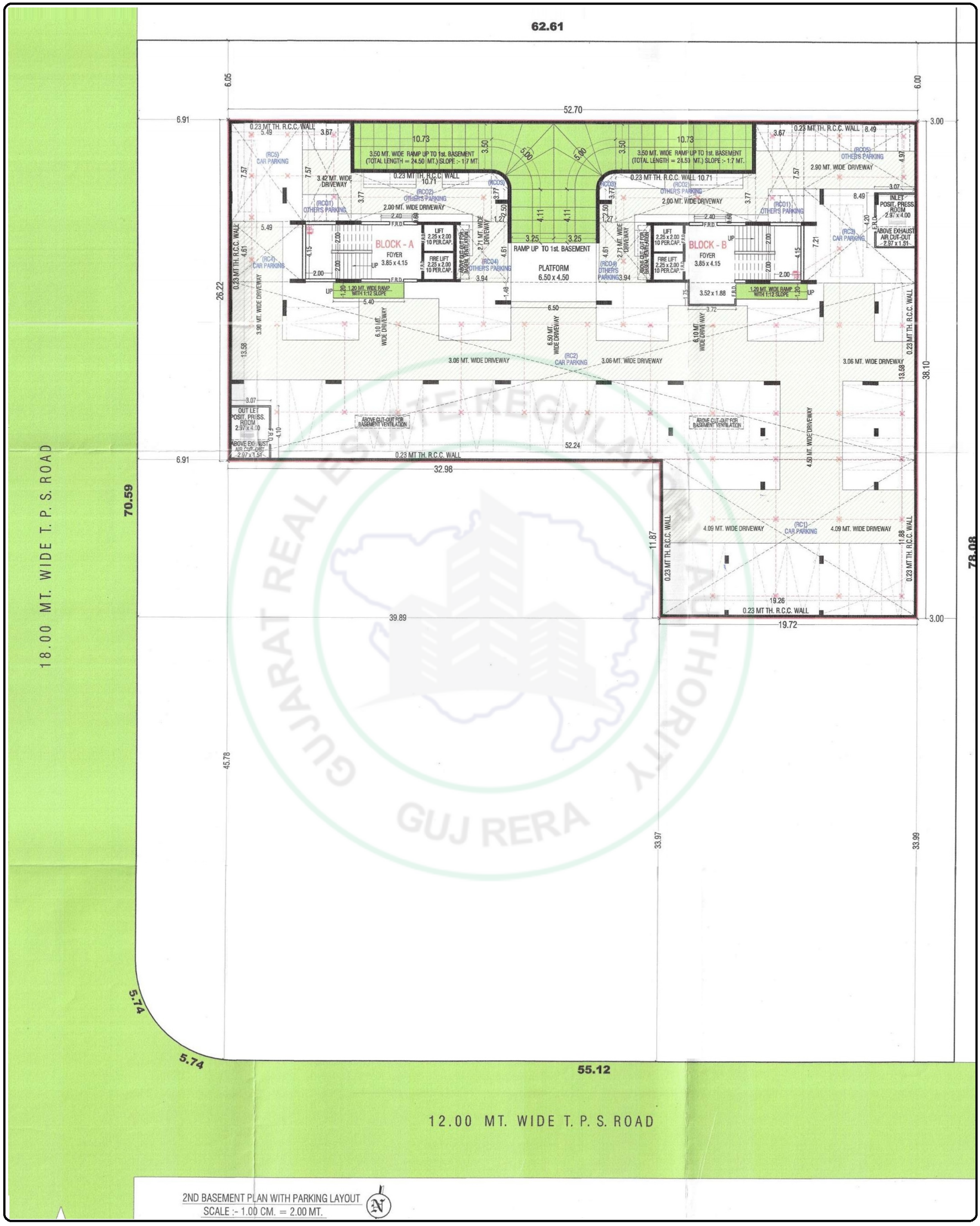

ROOP
exotica

62.61

FIRE WATER PUMP ROOM
DIESEL PUMP CAP. 2280 LPM
ELE. MAIN PUMP CAP. 2280 LPM
JOCKEY PUMP CAP. 180 LPM
U.G.W.T. FOR FIRE SAFETY
U.G. R.W.S.T.
U.G.W.T.
S.T.P.
6.05
6.00
6.91
52.70
3.00
F.R.D.
PLATFORM 4.50 x 3.50
RAMP DN TO 2nd. BASEMENT
(TOTAL RAMP LENGTH = 31.50 MT.) SLOPE :- 1:7 MT.
3.57
15.39
3.50 MT. WIDE RAMP DN TO 2nd. BASEMENT (TOTAL LENGTH = 24.50 MT.) SLOPE :- 1:7 MT.
3.50
0.23 MT TH. R.C.C. WALL
5.00
6.50 MT. WIDE RAMP UP TO GR. FL. (TOTAL LENGTH = 31.50 MT.) SLOPE :- 1:7 MT.
6.38
GRILL FOR BASEMENT VENTILATION
(RO8) OTHER'S PARKING
(RO8a)
(RO9a)
(RO12) OTHER'S PARKING
3.80
3.07
INLET POSIT. PRESS ROOM 2.97 x 4.00
ABOVE EXHAUST AIR CUT-OUT 2.97 x 1.51
4.20
2.00 MT. WIDE DRIVEWAY
3.77
2.50
1.27
2.71 MT. WIDE DRIVEWAY
(RO11) OTHER'S PARKING
19.87
22.87
2.40
0.69
5.49
4.61
3.90 MT. WIDE DRIVEWAY
(RO7) OTHER'S PARKING
BLOCK - A
BLOCK - B
FOYER 2.95 x 4.15
LIFT 2.25 x 2.00 10 PER.CAP.
FIRE LIFT 2.25 x 2.00 10 PER.CAP.
CUT-OUT FOR BASEMENT VENTILATION WITH 45 TON CAPACITY GRILL
(RO9) OTHER'S PARKING
3.94
(RO10) OTHER'S PARKING
8.49
2.00
4.15
1.20 MT. WIDE RAMP WITH 1:12 SLOPE
5.40
3.52 x 1.88
3.72
RAMP UP TO GR. FL.
3.25
PLATFORM 6.50 x 4.50
6.50
3.75
26.22
0.23 MT TH. R.C.C. WALL
3.75 MT. WIDE DRIVEWAY
(RO6) OTHER'S PARKING
38.10
13.58
OUT LET POSIT. PRESS. ROOM 2.97 x 4.00
4.10
FRESH AIR DUCT WITH 45 TON CAPACITY GRILL FOR BASEMENT VENTILATION 4.15 x 1.00
52.24
32.98
3.00 MT. WIDE DRIVEWAY
(RV1) VISITOR'S PARKING
11.87
11.88
19.26
39.89
19.72
45.78
33.97
33.99
78.08
70.59
18.00 MT. WIDE T. P. S. ROAD
5.74
5.74
55.12
12.00 MT. WIDE T. P. S. ROAD

1ST BASEMENT PLAN WITH PARKING LAYOUT
SCALE :- 1.00 CM. = 2.00 MT.

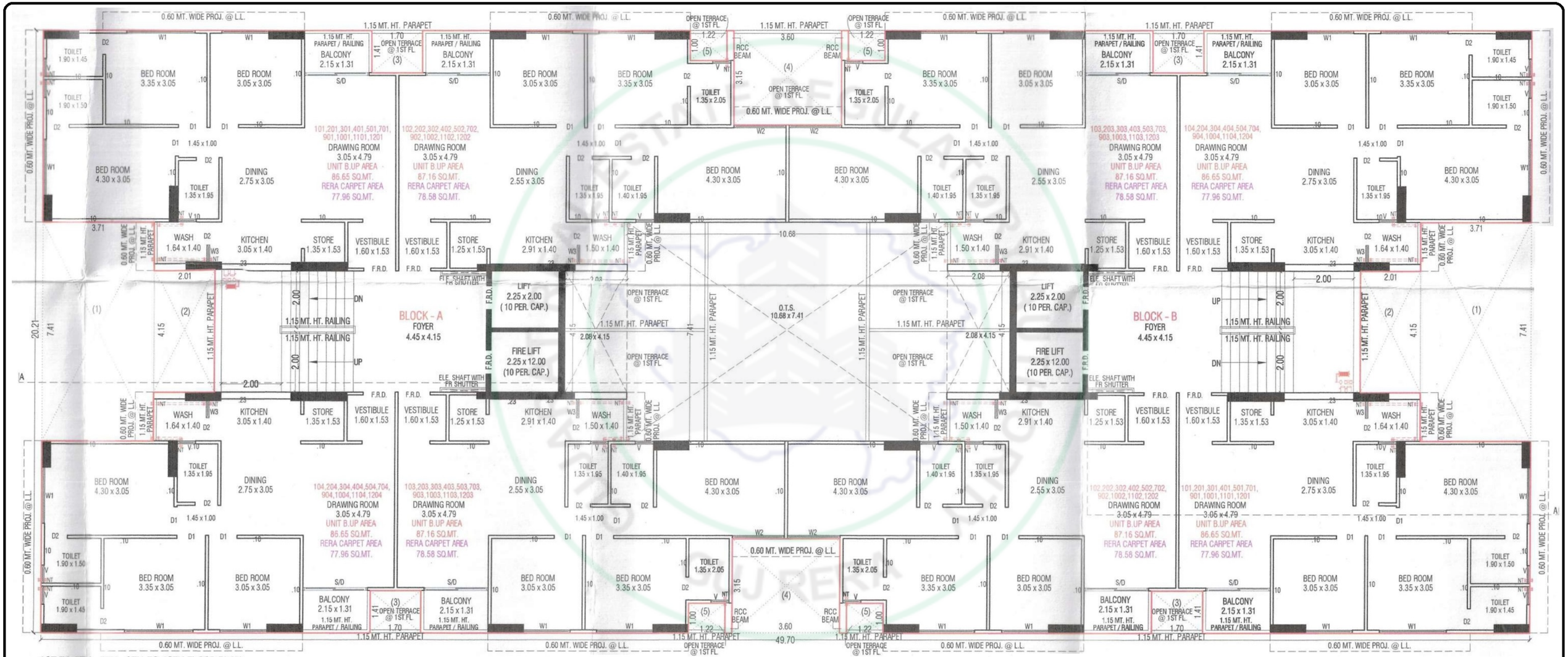
GUJARAT REAL ESTATE REGULATORY AUTHORITY GUJ RERA


62.61
6.05
6.00
52.70
6.91
3.00
0.23 MT TH. R.C.C. WALL
3.67
8.49
10.73
3.50 MT. WIDE RAMP UP TO 1st. BASEMENT
(TOTAL LENGTH = 24.50 MT.) SLOPE :- 1:7 MT.
3.50
5.00
(RC5)
CAR PARKING
(RC5)
OTHER'S PARKING
2.90 MT. WIDE DRIVEWAY
7.57
4.97
3.42 MT. WIDE
DRIVEWAY
0.23 MT TH. R.C.C. WALL
10.71
(RC03)
(RC02)
OTHER'S PARKING
2.00 MT. WIDE DRIVEWAY
3.77
2.50
1.27
(RC01)
OTHER'S PARKING
3.07
INLET
POSIT. PRESS.
ROOM
2.97 x 4.00
F.R.D.
ABOVE EXHAUST
AIR CUT-OUT
2.97 x 1.51
4.20
5.49
2.40
0.60
F.R.D.
LIFT
2.25 x 2.00
10 PER.CAP.
FIRE LIFT
2.25 x 2.00
10 PER.CAP.
2.71 MT. WIDE
DRIVEWAY
ABOVE CUT-OUT FOR
BASEM. VENTILATION
BLOCK - A
FOYER
3.85 x 4.15
BLOCK - B
FOYER
3.85 x 4.15
(RC3)
CAR PARKING
7.21
4.15
2.00
UP
4.11
3.25
RAMP UP TO 1st. BASEMENT
PLATFORM
6.50 x 4.50
(RC04)
OTHER'S PARKING
3.94
4.61
1.48
1.75
3.52 x 1.88
1.20 MT. WIDE RAMP
WITH 1:12 SLOPE
1.20
5.40
6.50
3.72
26.22
3.90 MT. WIDE DRIVEWAY
6.10 MT.
WIDE DRIVEWAY
6.50 MT.
WIDE DRIVEWAY
13.58
3.06 MT. WIDE DRIVEWAY
(RC2)
CAR PARKING
0.23 MT TH. R.C.C. WALL
38.10
OUT LET
POSIT. PRESS.
ROOM
2.97 x 4.00
4.10
ABOVE CUT-OUT FOR
BASEMENT VENTILATION
52.24
4.50 MT. WIDE DRIVEWAY
32.98
11.87
4.09 MT. WIDE DRIVEWAY
(RC1)
CAR PARKING
11.88
19.26
19.72
39.89
45.78
33.97
33.99
78.08
70.59
18.00 MT. WIDE T. P. S. ROAD
5.74
5.74
55.12
12.00 MT. WIDE T. P. S. ROAD
2ND BASEMENT PLAN WITH PARKING LAYOUT
SCALE :- 1.00 CM. = 2.00 MT.
N

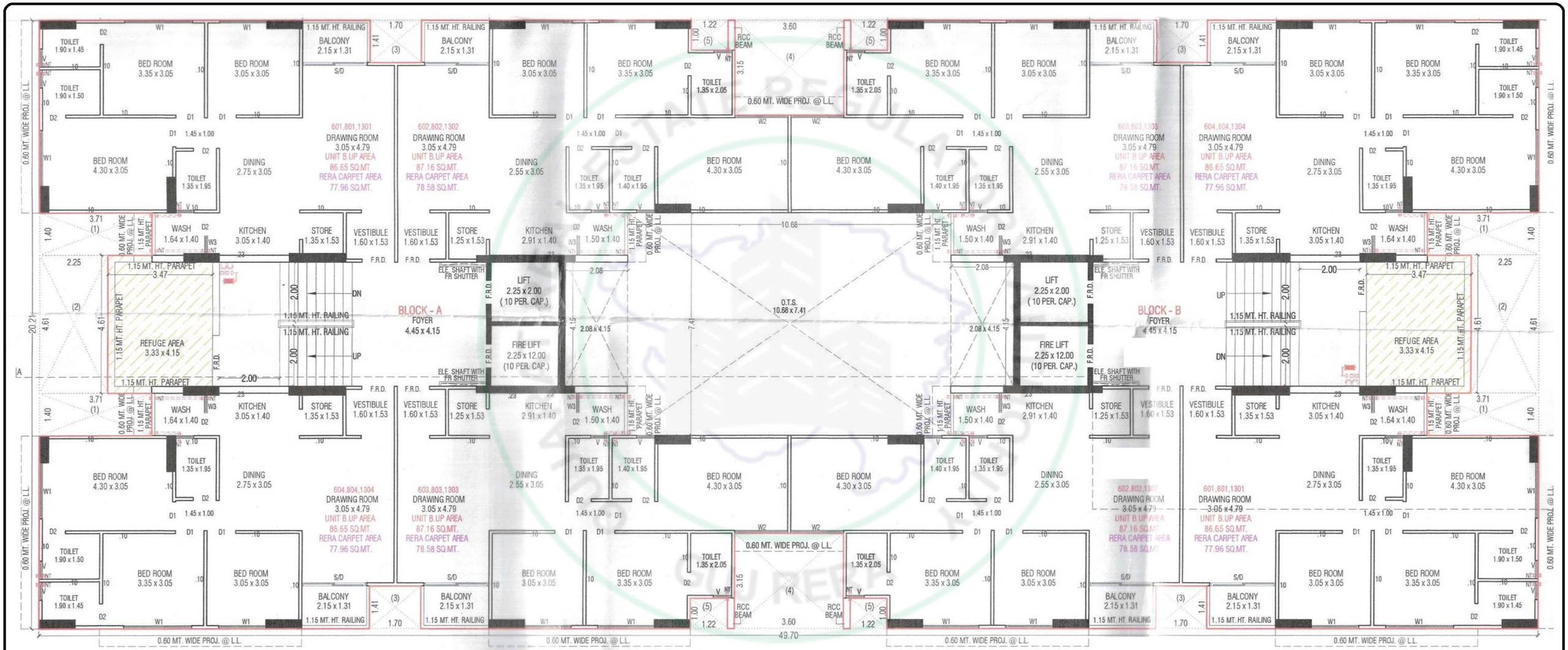
62.61

BELOW PUMP ROOM FOR FIRE SAFETY WATER
U.G.W.T. FOR FIRE SAFETY
U.G. R.W.S.T.
U.G.W.T.
PER.WELL
D.B. W.B.
BELOW S.T.P
R.C.C. CHANNEL FOR DRAINAGE
49.70
PLATFORM 4.50 x 3.50
RAMP DN TO 1ST BASEMENT
0.23 MT. TH. R.C.C. WALL & 1.15 MT. HT. PARAPET
20.12
3.50 MT. WIDE RAMP DN TO 1ST BASEMENT (TOTAL LENGTH = 31.50 MT.) SLOPE :- 1:7 MT.
EQUIPMENT ROOM AS PER AS PER C.G.D.C.R. CL.NO. 11.3.5. iv
4.03
FULL GLASS WITH SAFETY GRILL
BELOW BASEMENT
SOCIETY COMMON AMENITIES FOR SOCIETY MEMBER'S COMMON USE ONLY
13.01 x 3.77
ELECTRIC METER ROOM (AS PER AS PER C.G.D.C.R. CL.NO. 6.3.2.4(C))
14.17 x 2.14
SOCIETY COMMON AMENITIES FOR SOCIETY MEMBER'S COMMON USE ONLY
13.02 x 3.77
REFUGE AREA ABOVE @ 6TH, 8TH & 13TH FL. LVL.
1.15 MT. HT. PARAPET
LIFT 2.25 x 2.00 10 PER.CAP.
FIRE LIFT 2.25 x 2.00 10 PER.CAP.
CUT-OUT FOR BASEM. VENTILATION WITH 45 TON CAPACITY GRILL
BLOCK - A FOYER 2.95 x 4.15
BLOCK - B FOYER 2.95 x 4.15
ABOVE O.T.S.
HOLLOW PLINTH (PARKING AS PER PARKING LAYOUT PLAN)
ENTRANCE FOYER (AS PER AS PER C.G.D.C.R. CL.NO. 6.3.2.4(B)) 5.27 x 2.78
2.40 MT. WIDE PATHWAY WITH 1:12 SLOPE
CUT-OUT FOR BASEMENT VENTILATION COVERED WITH 45 TONNS. LOAD BEARING CAPACITY M.S. GRILL @ GROUND LEVEL.
6.00 MT. WIDE APPROACH ROAD (ROAD LENGTH - 45.66 MT)
45.66
M.H.1
M.H.2
I.C.1
EXIST. MUNI.M.H.
18.00 MT. WIDE T. P. S. ROAD
70.59
78.08
PLINTH FOR ELE. SUB STATION
COMMON PLOT 489.93 SQ.MT.
SOCIETY COMMON AMENITIES FOR SOCIETY MEMBER'S USE ONLY 4.29 x 5.92
1.00 MT. SPACE KEPT BE OPEN FOR FIRE VEHICLE MOVEMENT
TOILET
FOYER
U.G.W.T.
6.00 MT. WIDE APPROACH ROAD (ROAD LENGTH - 30.95+32.17 = 63.12 MT)
32.17
34.08
35.20
01
02
03
04
05
06
BLOCK - C
BLOCK - D
7
8
9
10
11
12
13
14
15
16
5.74
5.74
55.12
12.00 MT. WIDE T. P. S. ROAD

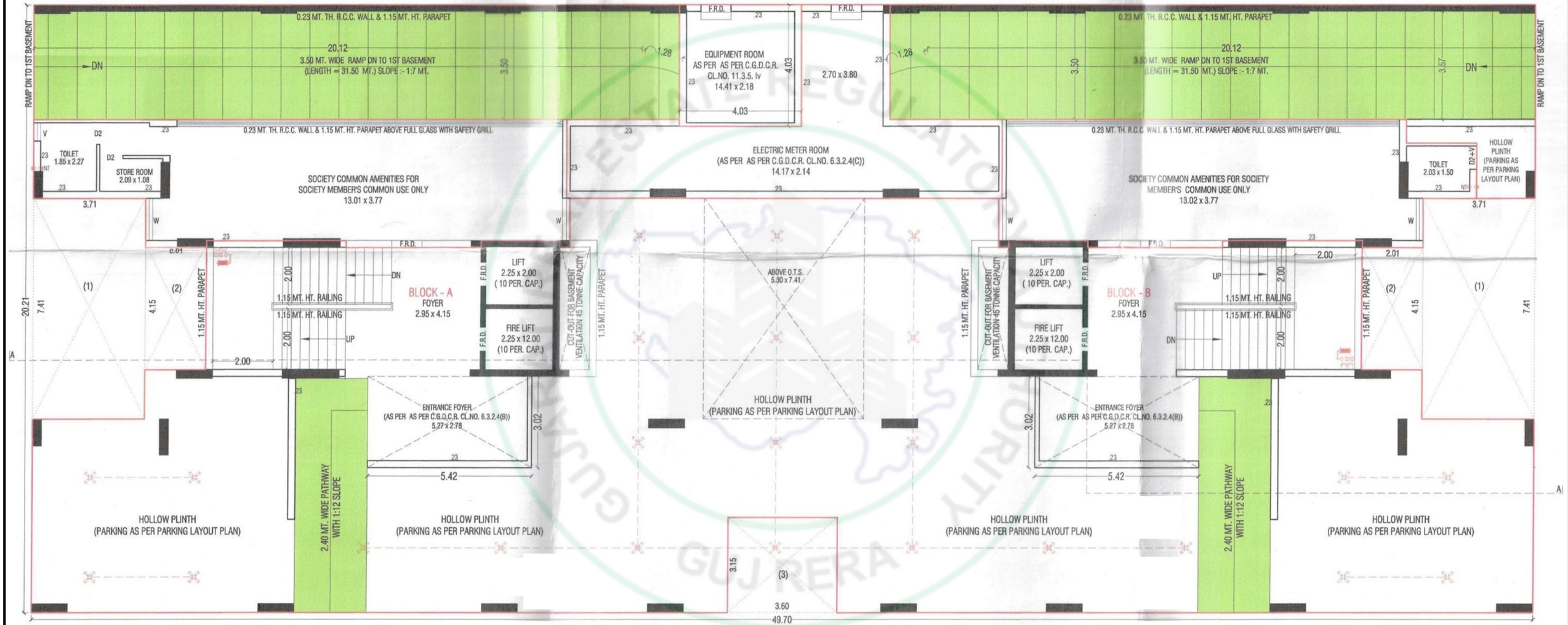
LAYOUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.



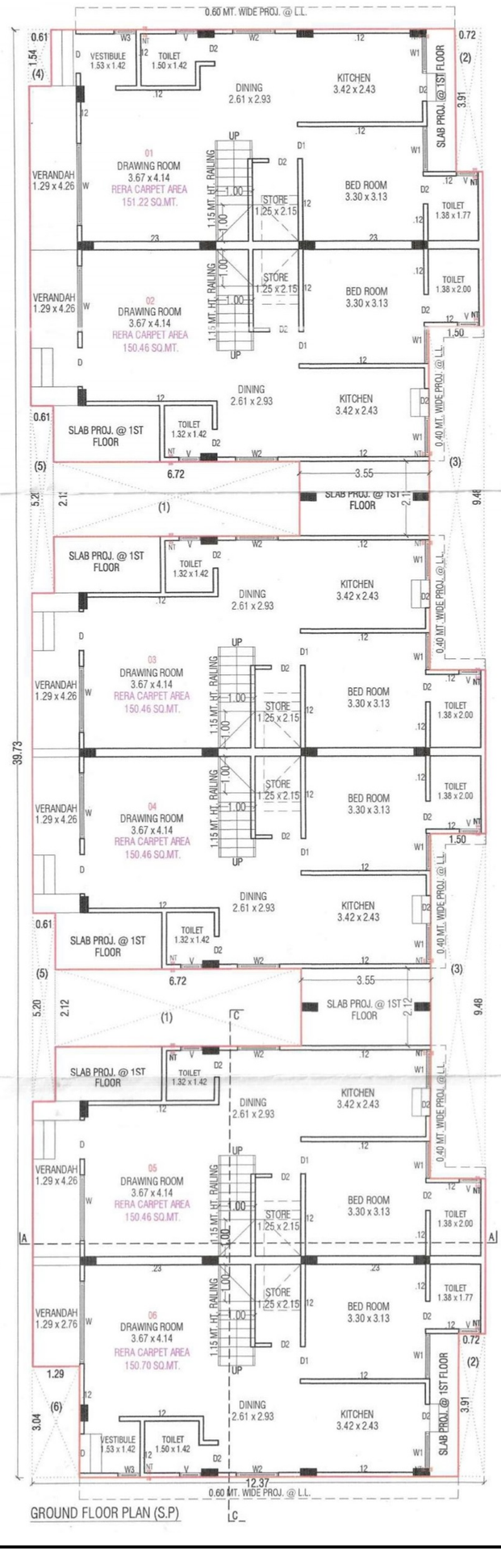
1ST TO 5TH., 7TH., 9TH TO 12TH FLOOR PLAN

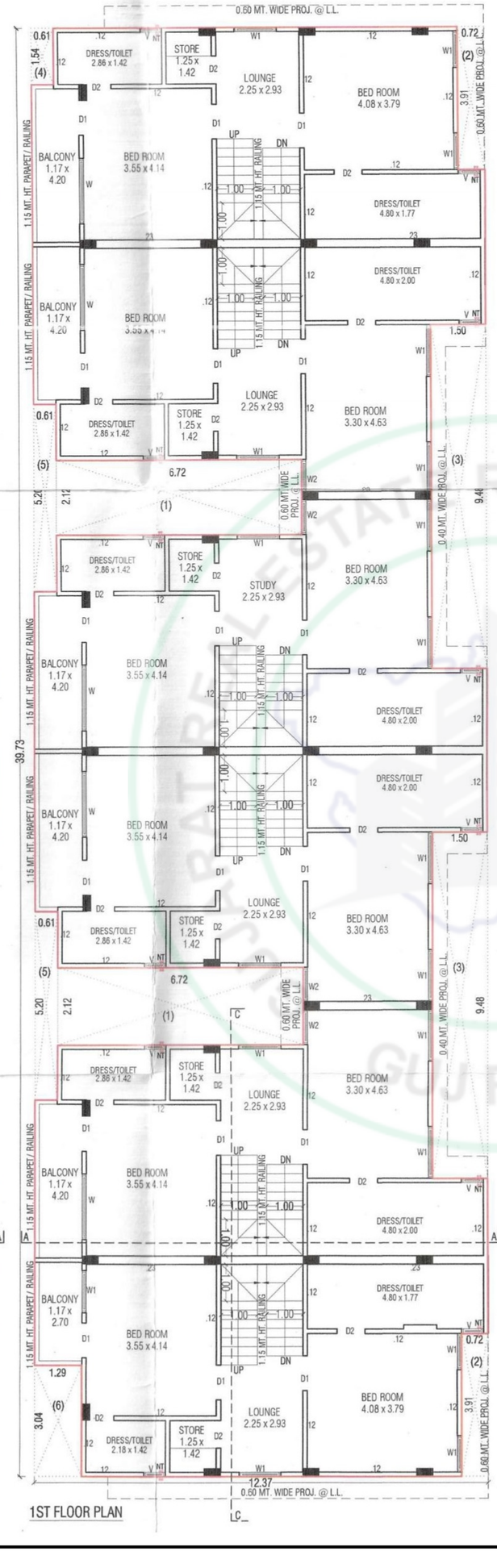


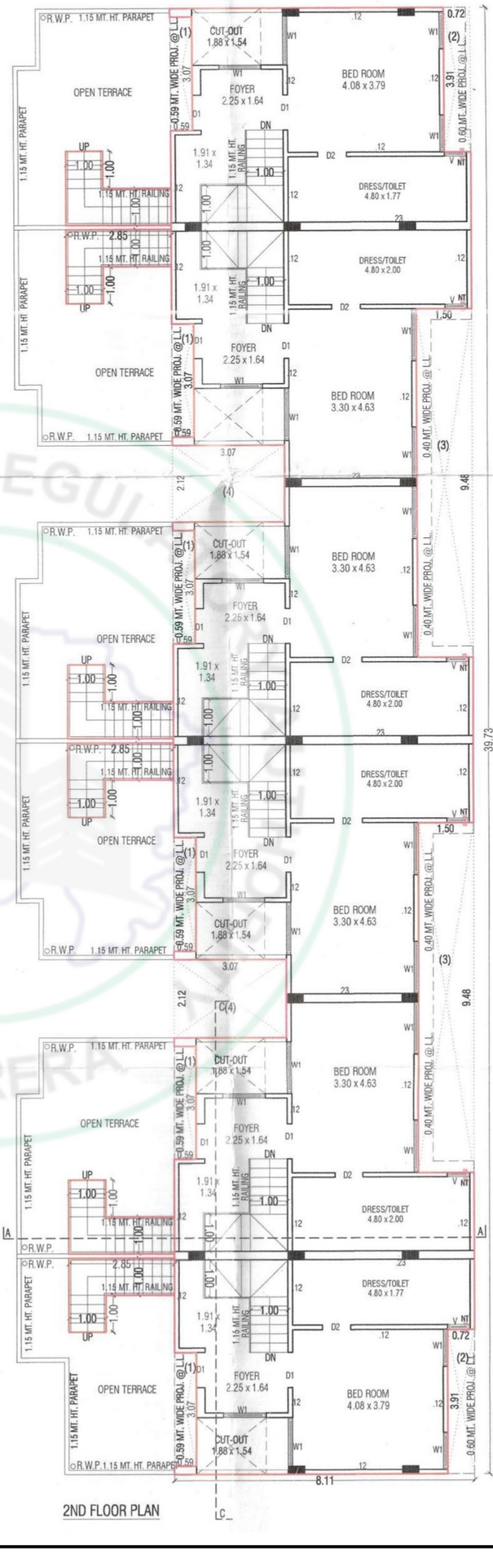
6TH,8TH, & 13TH FLOOR PLAN (REFUGE AREA PLAN)

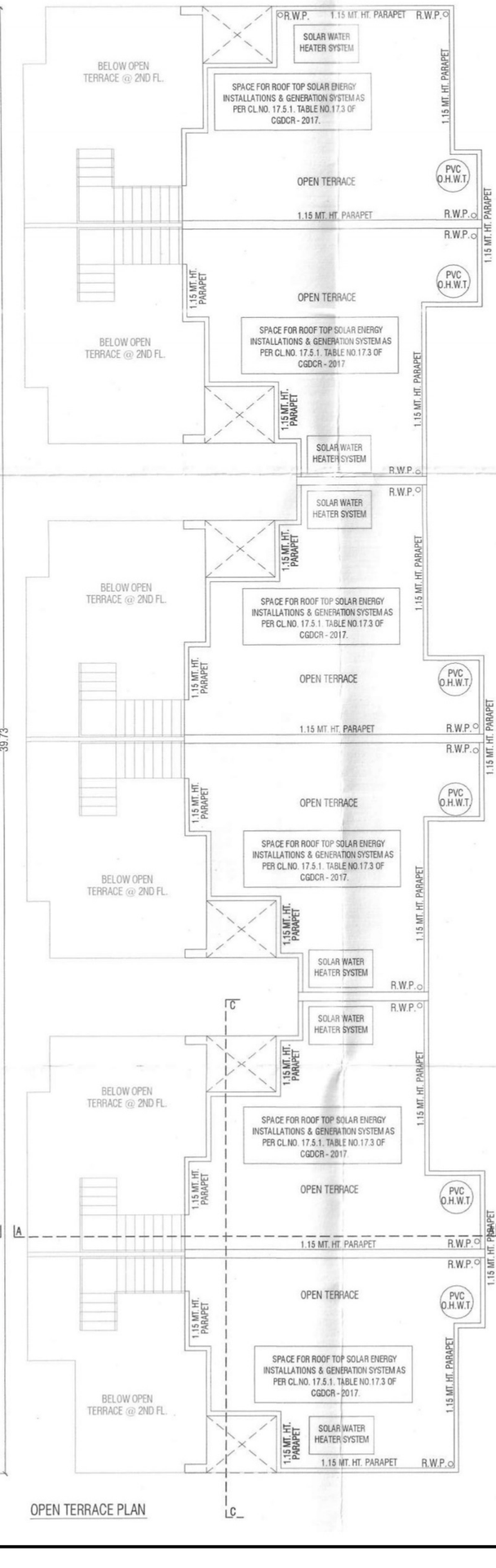


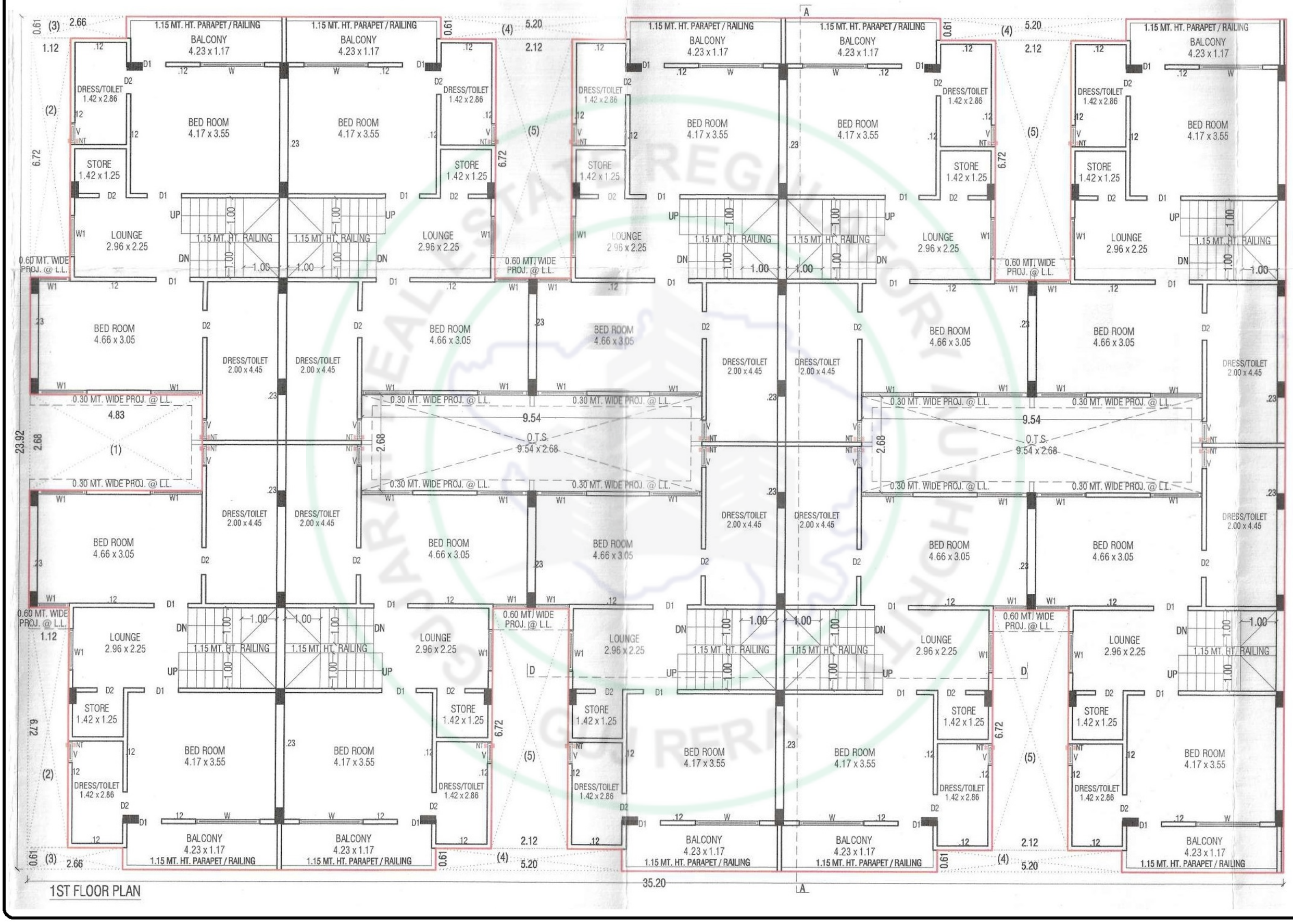
GROUND FLOOR PLAN (H.P. + S.P.)

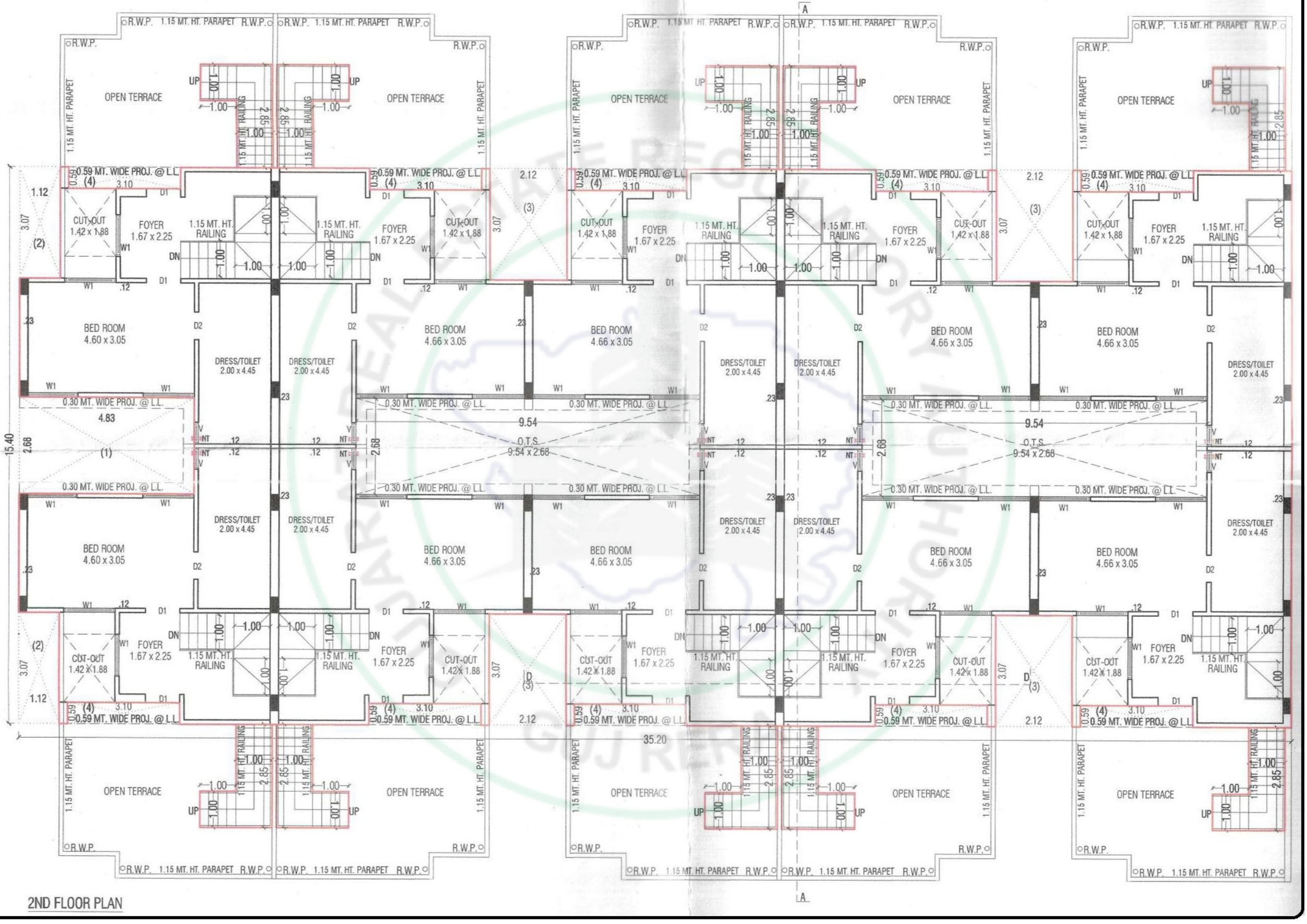

0.60 MT. WIDE PROJ. @ LL.
VESTIBULE 1.53 x 1.42
TOILET 1.50 x 1.42
DINING 2.61 x 2.93
KITCHEN 3.42 x 2.43
SLAB PROJ. @ 1ST FLOOR
01 DRAWING ROOM 3.67 x 4.14 RERA CARPET AREA 151.22 SQ.MT.
VERANDAH 1.29 x 4.26
STORE 1.25 x 2.15
BED ROOM 3.30 x 3.13
TOILET 1.38 x 1.77
02 DRAWING ROOM 3.67 x 4.14 RERA CARPET AREA 150.46 SQ.MT.
TOILET 1.38 x 2.00
TOILET 1.32 x 1.42
0.40 MT. WIDE PROJ. @ LL.
03 DRAWING ROOM 3.67 x 4.14 RERA CARPET AREA 150.46 SQ.MT.
04 DRAWING ROOM 3.67 x 4.14 RERA CARPET AREA 150.46 SQ.MT.
05 DRAWING ROOM 3.67 x 4.14 RERA CARPET AREA 150.46 SQ.MT.
06 DRAWING ROOM 3.67 x 4.14 RERA CARPET AREA 150.70 SQ.MT.
VERANDAH 1.29 x 2.76
1.15 MT. HT. RAILING
UP
12.37
GROUND FLOOR PLAN (S.P)


0.60 MT. WIDE PROJ. @ LL.
DRESS/TOILET 2.86 x 1.42
STORE 1.25 x 1.42
LOUNGE 2.25 x 2.93
BED ROOM 4.08 x 3.79
BALCONY 1.17 x 4.20
BED ROOM 3.55 x 4.14
DRESS/TOILET 4.80 x 1.77
DRESS/TOILET 4.80 x 2.00
BED ROOM 3.30 x 4.63
STUDY 2.25 x 2.93
DRESS/TOILET 2.18 x 1.42
1.15 MT. HT. PARAPET/ RAILING
0.40 MT. WIDE PROJ. @ LL.
0.60 MT. WIDE PROJ. @ LL.
1.15 MT. HT. RAILING
UP
DN
12.37
1ST FLOOR PLAN

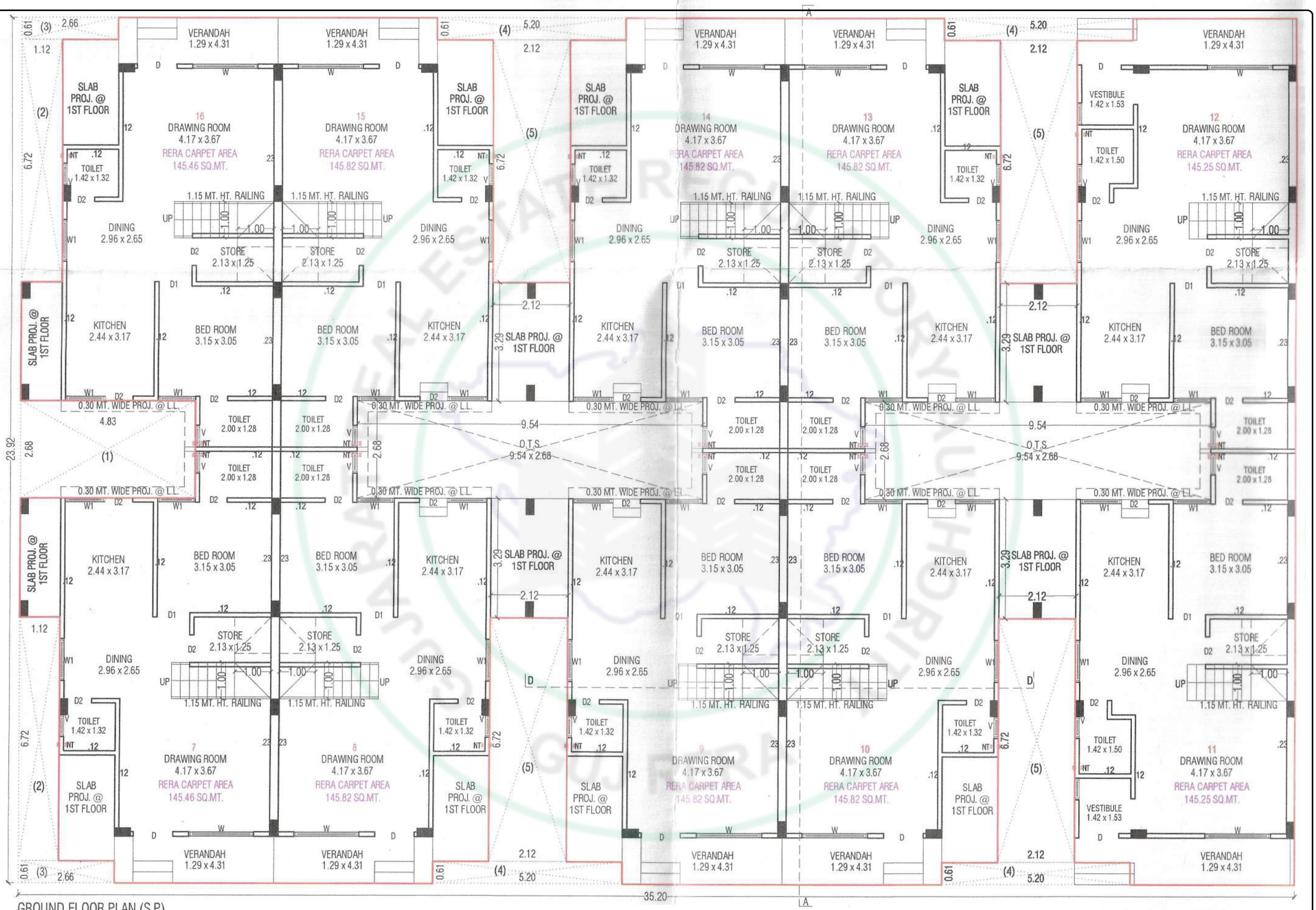

R.W.P. 1.15 MT. HT. PARAPET
OPEN TERRACE
CUT-OUT 1.88 x 1.54
FOYER 2.25 x 1.64
BED ROOM 4.08 x 3.79
DRESS/TOILET 4.80 x 1.77
DRESS/TOILET 4.80 x 2.00
BED ROOM 3.30 x 4.63
1.91 x 1.34
R.W.P. 2.85
0.59 MT. WIDE PROJ. @ LL.
0.40 MT. WIDE PROJ. @ LL.
1.15 MT. HT. PARAPET
1.15 MT. HT. RAILING
UP
DN
8.11
2ND FLOOR PLAN


R.W.P.
1.15 MT. HT. PARAPET
SOLAR WATER HEATER SYSTEM
SPACE FOR ROOF TOP SOLAR ENERGY INSTALLATIONS & GENERATION SYSTEM AS PER CL NO. 17.5.1. TABLE NO.17.3 OF CGDCR - 2017.
OPEN TERRACE
PVC O.H.W.T.
BELOW OPEN TERRACE @ 2ND FL.
OPEN TERRACE PLAN


1.15 MT. HT. PARAPET / RAILING
BALCONY
4.23 x 1.17
BED ROOM
4.17 x 3.55
DRESS/TOILET
1.42 x 2.86
STORE
1.42 x 1.25
LOUNGE
2.96 x 2.25
1.15 MT. HT. RAILING
BED ROOM
4.66 x 3.05
DRESS/TOILET
2.00 x 4.45
0.30 MT. WIDE PROJ. @ L.L.
0.60 MT. WIDE PROJ. @ L.L.
4.83
9.54
O.T.S.
9.54 x 2.68
UP
DN
1.00
D1
D2
W1
W
V
NT
(1)
(2)
(3)
(4)
(5)
A
D
2.66
5.20
2.12
1.12
0.61
6.72
2.68
23.92
35.20
1ST FLOOR PLAN



2ND FLOOR PLAN



GROUND FLOOR PLAN (S.P)

REAL ESTATE REGULATORY AUTHORITY GUJRERA

A

BELOW OPEN TERRACE @ 2ND FL.

R.W.P.

OPEN TERRACE

SPACE FOR ROOF TOP SOLAR ENERGY INSTALLATIONS & GENERATION SYSTEM AS PER CL.NO. 17.5.1. TABLE NO.17.3 OF CGDCR - 2017.

1.15 MT. HT. PARAPET

SOLAR WATER HEATER SYSTEM

PVC O.H.W.T.

O.H.W.T. PVC

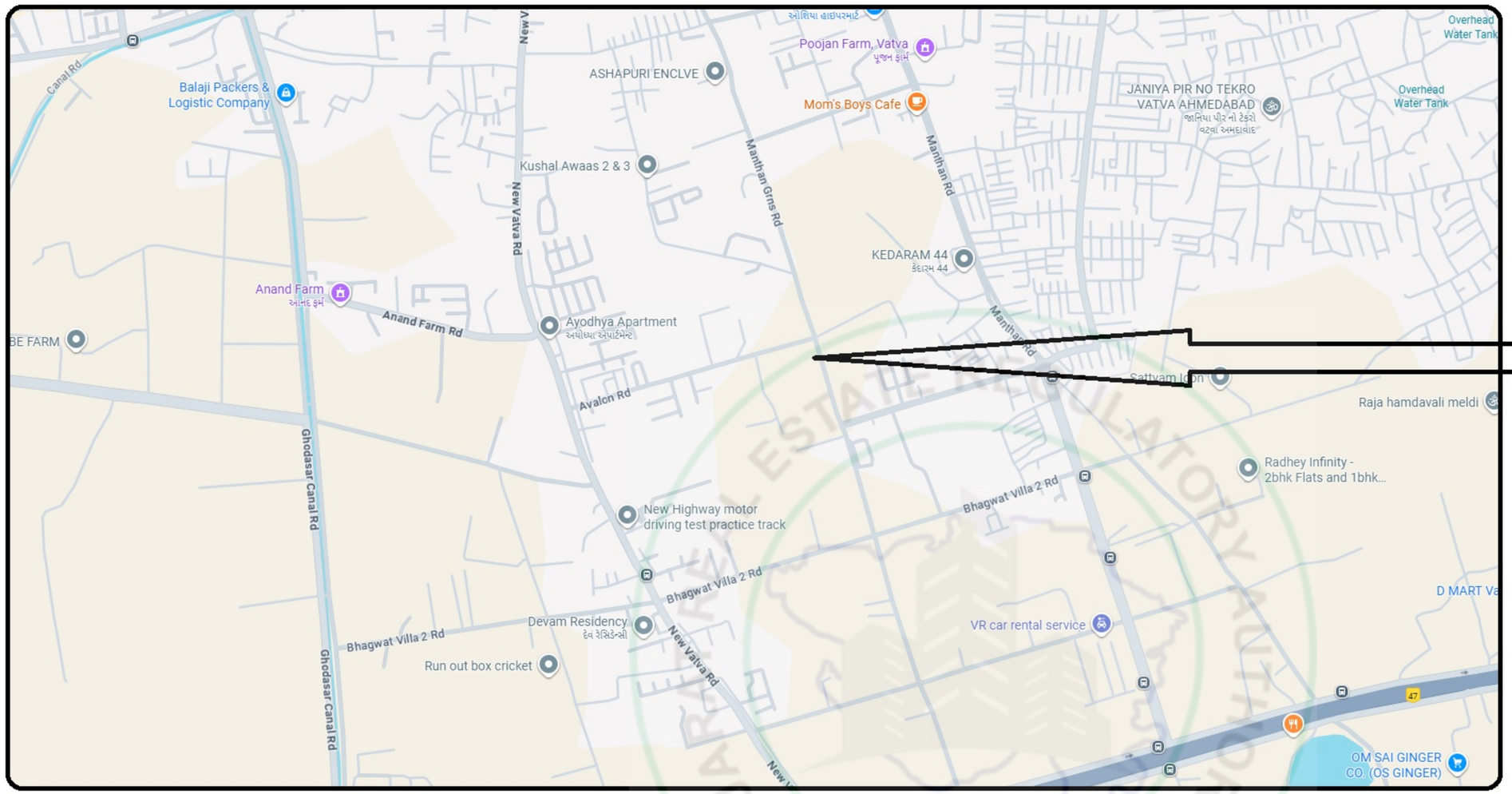
O.T.S. 9.54 x 2.68

D

A

OPEN TERRACE PLAN


ROOP
exotica



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Strucutre Consultant : C.B. Patel

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