राधे राधे

DEVELOPER

SHRI BRAHMANI DEVELOPERS

MO : 80008 03581
MO : 98598 56611

ARCHITECT

AKSHAT

AKSHAT THE PRIORITY

KETAN PATEL

STRUCTURAL ENGINEER

MULLION
- CONSULTANTS -

BHARGAV PATEL

SITE ADDRESS : **VISHAKHA OLIVIA**, B/H. GLOBAL INTERNATIONAL SCHOOL,
GODREJ GARDEN CITY ROAD, TRAGAD, AHMEDABAD - 382 470.

RERA REGI. NO. : **PR / GJ / AHMEDABAD / AHMEDABAD CITY / AUDA / MAA10840 / 211022**
www.gujrera.gujarat.gov. in

DESIGNLAB Mo : 9376 113144

VISHAKHA™
OLIVIA

UNIQUE DYNAMIC DESIGN

AN UPLIFTING 3 BHK
LAVISH APARTMENTS

STYLISH AND CONTEMPORARY

ARCHITECTURE OFFERS BOTH PREMIUM

& LUXURY FLATS

VISHAKHA
OLIVIA

VISHAKHA
OLIVIA
SkyBags
VOLVO

VILLAGE BOUNDARY OF JAGATPUR

ADJ. F.P.NO - G-4

42.31

CB

10.95

12.22

RAIN WATER STORAGE TANK

FIRE TANK

U.G.W.T TANK

P.W

3.00

I.C.1
0.91 X 0.91

6.00

6.12

8.73

9.50

71°

SPACE FOR D.G. SET

3.00

3.62

7.45

1.15 MT. HT. PARAPET & 0.23 MT. R.C.C. WALL

SLOPE 1:7 LENGTH 31.50 MT.
3.62 MT. WIDE RAMP

DN

3.62

6.54

PLAT FORM
4.50 X 8.82

1.15 MT. HT. PARAPET & 0.23 MT. R.C.C. WALL

SLOPE 1:7 LENGTH 31.50 MT.
4.40 MT. WIDE RAMP

DN

4.40

1.15 MT. HT. PARAPET & 0.23 MT. R.C.C. WALL

Meter Room
As Per Cgdcr-2017
CL.NO.-6.3.2.4.C

D1

LIFT
1.89 X 1.90
6 Person
F.R.D.

FIRE LIFT
1.89 X 1.90
6 Person
F.R.D.

SPRNK.

HOLLOW PLINTH
(PARKING)

ABOVE DUCT

M.H.1
1.06 X 1.06

31.17

BLOCK :- B
FOYER
4.15 X 9.22

F.R.D.

2.88 MT WIDE PATH WAY
1:12 SLOPE

UP

DN

2.02

2.02

LANDING
2.07 MT. WIDE

2.07

1.15 MT. HT. PARA.

Ms grill With Capacity of 45 tonnes Duct For Positive Pressure Vent

REFUGE AREA@ 6th , 9th & 12th

19.27

ADJ. F.P.NO - G-1

83.61

COMMON PLOT
332.73 SQ.MT.

42.32

43.10

39.48

39.48

ADJ. S.P.NO. 1 ON F.P.NO. 51

CB

M.H.2
1.06 X 1.06

BASEMENT BELOW

10.19

10.19

M.H.3
1.06 X 1.06

R.C.C. CHANNEL

6.00 MT. WIDE APPROACH ROAD
(ROAD LENGTH 51.67 MT)

7.99

8.14

7.99

6.50

6.50

35.44

LANDING
2.05 MT. WIDE

2.05

2.82 MT WIDE PATH WAY
1:12 SLOPE

BLOCK :- A
FOYER
13.25 X 5.28

LIFT
1.90 X 2.84
12 Person

FIRE LIFT
1.90 X 2.84
12 Person

Meter Room
As Per Cgdcr-2017
CL.NO.-6.3.2.4.C

18.19

11.53

SHOP - 11 | SHOP - 10 | SHOP - 9 | SHOP - 8 | SHOP - 7 | SHOP - 6 | SHOP - 5 | SHOP - 4 | SHOP - 3 | SHOP - 2 | SHOP - 1

REFUGE AREA@ 6th , 9th & 12th

35.44

6.50 MT. WIDE APPROACH ROAD
(ROAD LENGTH 51.67 MT)

30.19

ADJ. S.P.NO. 1 ON F.P.NO. 51

BELOW SPACE FOR S.T.P. AS PER DESIGN 75.00 KLD

M.H.4
1.06 X 1.06

12.2 MT. WIDE PLAT FORM
1:12 SLOPE

M.W.C.

F.W.C.

P.H.P. TOILET

M.H.5
1.06 X 1.06

Ext. Fire Hydrant

CB

D TO D COLLECTION

47.93

EXIST. MUNI. M.H.

18.00 M.T. W I D E T.P.S R O A D

COMPOUND WALL SHALL NOT BE CONSTRUCTED ON ROAD SIDE BOUNDARY AS PER NOTIFICATION NO. GH/V/95 OF 2018/PRC-1020185068-L , DTD:-21/07/2019 REGARDING FIRE REGULATION - 2016

LAY - OUT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

N

VILLAGE BOUNDARY OF JAGATPUR

ADJ. F.P.NO - G-4

42.31

CB

RAIN WATER STORAGE TANK

FIRE TANK

U.G.W.T TANK

P.W.

SPACE FOR D.G. SET

8.62

7.45

CB

1.15 MT. HT. PARAPET & 0.23 MT. R.C.C. WALL

SLOPE 1:7 LENGTH 31.50 MT.
3.62 MT. WIDE RAMP

DN

R.W.P.

1.15 MT. HT. PARAPET WALL

LOWER OPEN TERRACE

LIFT
1.89 X 1.90
6 Person

FIRE LIFT
1.89 X 1.90
6 Person

BEAM FOR ELEVATION

BLOCK :- B

STAIR CABIN
7.76 X 9.82

DUCT

OPEN TERRACE

M.S. LADDER

UP

F.R.D.
0.60 MT.
W.S. @ L.L.

1.15 MT. HT. PARA.

2.02

2.07

LANDING
2.07 MT. WIDE

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

REFUGE AREA @
6th , 9th & 12th

42.32

43.10

39.48

39.48

COMMON PLOT
332.73 SQ.MT.

CB

ADJ. S.P.NO. 1 ON F.P.NO. 51

7.99

8.14

7.99

ADJ. F.P.NO - G-1

83.61

CB

6.00 MT. WIDE APPROACH ROAD
(ROAD LENGTH 51.67 MT)

BELOW SPACE FOR S.T.P. AS PER DESIGN 75.00 KLD

BLOCK :- A

STAIR CABIN
13.25 X 5.88

LIFT
1.90 X 2.84
12 Person

FIRE LIFT
1.90 X 2.84
12 Person

LANDING
2.05 MT. WIDE

2.05

SPACE FOR SEGREGATION OF DRY AND WET WASTE

D TO D COLLECTION

30.19

6.00 MT. WIDE APPROACH ROAD
(ROAD LENGTH 51.67 MT)

ADJ. S.P.NO. 1 ON F.P.NO. 51

CB

47.93

18.00 M.T. W I D E T.P.S R O A D

ENVIRONMENTAL MANAGEMENT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

N

VILLAGE BOUNDARY OF JAGATPUR

ADJ. F.P.NO - G-4

42.31

CB

RAIN WATER STORAGE TANK

FIRE TANK

U.G.W.T TANK

P.W

12.22

6.12

8.73

9.50

SPACE FOR D.G. SET

8.62

7.45

CB

6.00

PLAT FORM
4.50 X 8.82

1.15 MT. HT. PARAPET & 0.23 MT. R.C.C. WALL

SLOPE 1:7 LENGTH 31.50 MT.
3.62 MT. WIDE RAMP

3.62

6.54

1.15 MT. HT. PARAPET & 0.23 MT. R.C.C. WALL

SLOPE 1:7 LENGTH 31.50 MT.
4.40 MT. WIDE RAMP

4.40

1.15 MT. HT. PARAPET & 0.23 MT. R.C.C. WALL

Meter Room
As Per Cgdcr-2017
CL.NO.-6.3.2.4.C

D1

7.33

CAR PARKING FOR PHY. DISABLED PEOPLE

LIFT
1.89 X 1.90
6 Person

FIRE LIFT
1.89 X 1.90
6 Person

F.R.D.

1.20 MT TRANSFER BAY

4.04

(C9)
(RESI.)
VISITOR PARKING

2.00 MT. DRIVE WAY

BLOCK :- B
FOYER
4.15 X 9.22

16.34

31.17

5.99 MT WIDE PATH WAY
1:12 SLOPE

(A5)
(RESI.)
CAR PARKING

UP

DN

2.02

2.07

LANDING
2.07 MT. WIDE

(C8)
(RESI.)
VISITOR PARKING

12.59

(C10)
(RESI.)
VISITOR PARKING

Ms grill With Capacity of 45 tonnes Duet For Positive Pressure Vent

REFUGE AREA@ 6th , 9th & 12th

6.28

19.27

ADJ. F.P.NO - G-1

83.61

CB

10.19

COMMON PLOT
332.73 SQ.MT.

42.32

43.10

39.48

39.48

ADJ. S.P.NO. 1 ON F.P.NO. 51

7.99

8.14

3.00

7.99

6.00 MT. WIDE APPROACH ROAD
(ROAD LENGTH 51.67 MT)

6.00

6.50

10.86

(A4)
(RESI.)
CAR PARKING

1.20 MT TRANSFER BAY

CAR PARKING FOR PHY. DISABLED PEOPLE

2.82 MT WIDE PATH WAY
1:12 SLOPE

35.44

LANDING
2.05 MT. WIDE

2.05

4.54

2.02

2.02

2.00 MT. DRIVE WAY

(C7)
(RESI.)
VISITOR PARKING

15.41

6.66

1.22 MT. WIDE PLAT FORM
1:12 SLOPE

P.H.P. TOILET

M.W.C.

F.W.C.

BLOCK :- A
FOYER
13.25 X 5.28

LIFT
1.90 X 2.84
12 Person

FIRE LIFT
1.90 X 2.84
12 Person

Meter Room
As Per Cgdcr-2017
CL.NO.-6.3.2.4.C

18.19

11.53

SHOP - 11 | SHOP - 10 | SHOP - 9 | SHOP - 8 | SHOP - 7 | SHOP - 6 | SHOP - 5 | SHOP - 4 | SHOP - 3 | SHOP - 2 | SHOP - 1

REFUGE AREA@ 6th , 9th & 12th

35.44

1.50 | 2.23 (C1) | 2.12 (C6) | 1.50 | 3.67 (C5) | 1.50 | 5.32 (C4) | 1.50 | 3.56 (C3) | 1.50 | 4.28 (C2) | 1.50 | 2.23 (C1)

BELOW SPACE FOR S.T.P. AS PER DESIGN 75.00 KLD

6.00 MT. WIDE APPROACH ROAD
(ROAD LENGTH 51.67 MT)

30.19

ADJ. S.P.NO. 1 ON F.P.NO. 51

6.00

4.50

Ext. Fire Hydrant

CB

D TO D COLLECTION

47.93

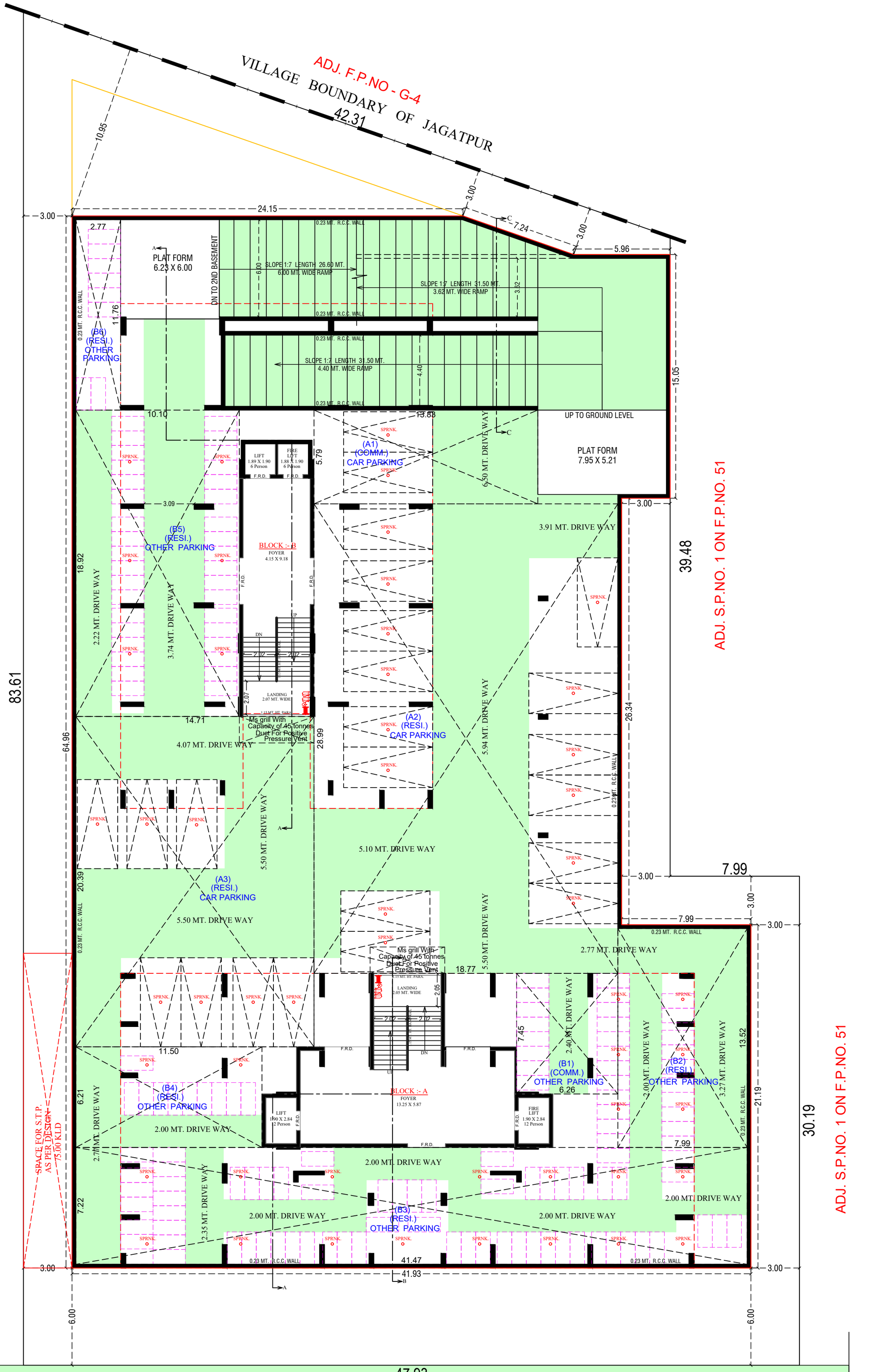
18.00 M.T. W I D E T.P.S R O A D

COMPOUND WALL SHALL NOT BE CONSTRUCTED ON ROAD SIDE BOUNDARY AS PER NOTIFICATION NO. GH/V/95 OF 2018/PRC-1020185068-L , DTD:-21/07/2019 REGARDING FIRE REGULATION - 2016

PARKING LAY - OUT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

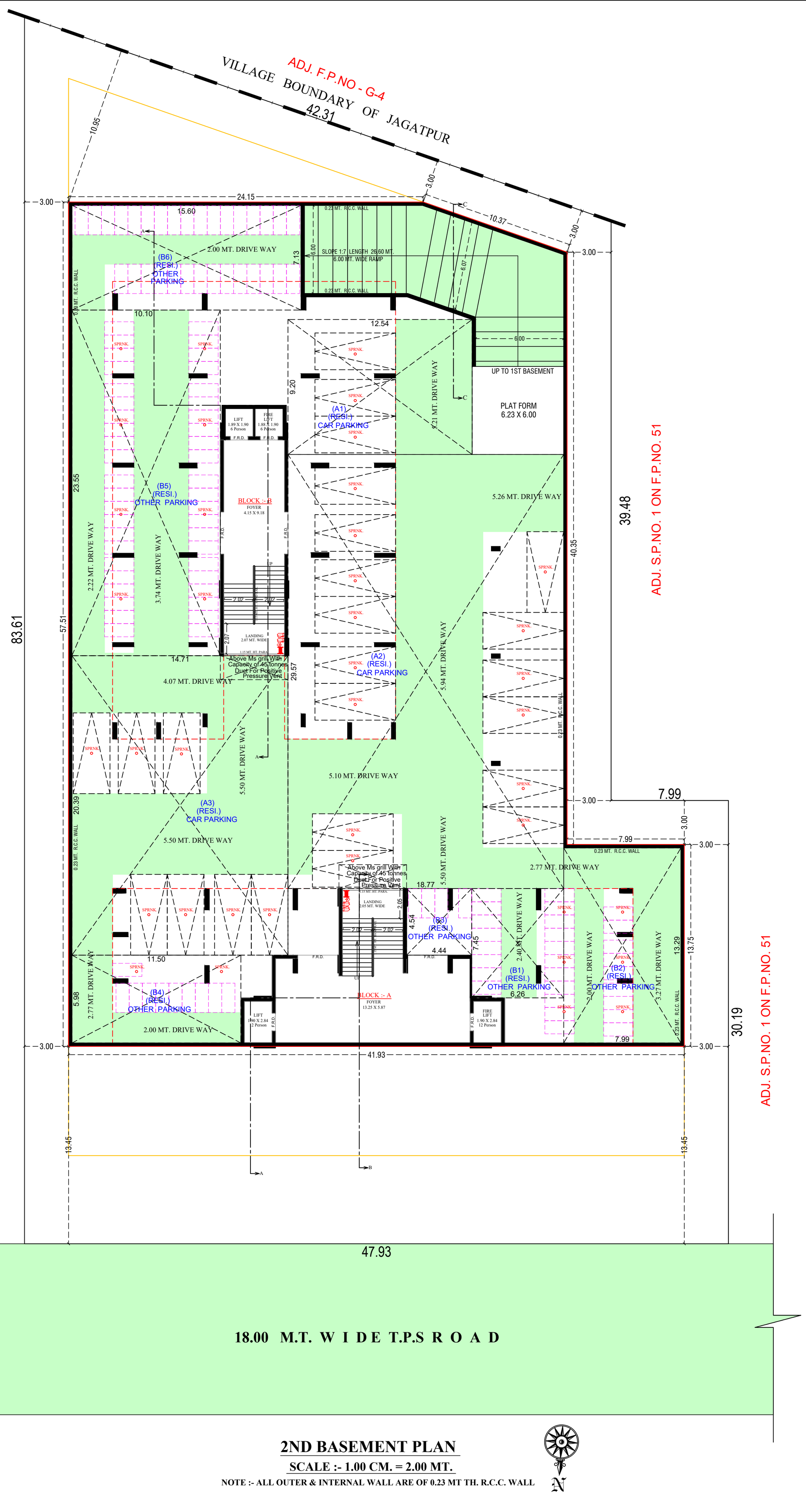
N



1ST BASEMENT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.23 MT TH. R.C.C. WALL



2ND BASEMENT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.23 MT TH. R.C.C. WALL

VILLAGE BOUNDARY OF JAGATPUR

ADJ. F.P.NO - G-4

42.31

CB

10.95

12.22

RAIN WATER STORAGE TANK

FIRE TANK

U.G.W.T TANK

P.W.

3.00

I.C.1 0.91 X 0.91

6.00

6.12

8.73

9.50

71°

SPACE FOR D.G. SET

3.00

9.62

7.45

1.15 MT. HT. PARAPET & 0.23 MT. R.C.C. WALL

SLOPE 1:7 LENGTH 31.50 MT.

3.62 MT. WIDE RAMP

3.62

DN

6.54

PLAT FORM 4.50 X 8.82

1.15 MT. HT. PARAPET & 0.23 MT. R.C.C. WALL

SLOPE 1:7 LENGTH 31.50 MT.

4.40 MT. WIDE RAMP

4.40

DN

1.15 MT. HT. PARAPET & 0.23 MT. R.C.C. WALL

Meter Room
As Per Cgdcr-2017
CL.NO.-6.3.2.4.C

D1

LIFT 1.89 X 1.90 6 Person F.R.D.

FIRE LIFT 1.89 X 1.90 6 Person F.R.D.

SPRNK.

HOLLOW PLINTH (PARKING)

ABOVE DUCT

M.H.1 1.06 X 1.06

31.17

BLOCK:- B

FOYER 4.15 X 9.22

2.88 MT WIDE PATH WAY 1:12 SLOPE

F.R.D.

UP

DN

2.02

2.02

LANDING 2.07 MT. WIDE

2.07

1.15 MT. HT. PARA.

Ms grill With Capasity of 45 tonnes Duct For Positive Pressure Vent

REFUGE AREA@ 6th , 9th & 12th

19.27

6.54

CB

6.00

M.H.2 1.06 X 1.06

ADJ. F.P.NO - G-1

83.61

42.32

43.10

COMMON PLOT
332.73 SQ.MT.

39.48

39.48

3.00

ADJ. S.P.NO. 1 ON F.P.NO. 51

BASEMENT BELOW

10.19

10.19

R.C.C. CHANNEL

6.00 MT. WIDE APPROACH ROAD
(ROAD LENGTH 51.67 MT)

7.99

8.14

3.00

7.99

3.00

6.00

6.50

35.44

LANDING 2.05 MT. WIDE

2.05

1.15 MT. HT. PARA.

Ms grill With Capasity of 45 tonnes Duct For Positive Pressure Vent

2.82 MT WIDE PATH WAY 1:12 SLOPE

2.02

2.02

DN

UP

HOLLOW PLINTH (PARKING)

BLOCK :- A

FOYER 13.25 X 5.28

LIFT 1.90 X 2.84 12 Person

FIRE LIFT 1.90 X 2.84 12 Person

Meter Room
As Per Cgdcr-2017
CL.NO.-6.3.2.4.C

18.19

6.50 MT. WIDE APPROACH ROAD
(ROAD LENGTH 51.67 MT)

30.19

ADJ. S.P.NO. 1 ON F.P.NO. 51

BELOW SPACE FOR S.T.P. AS PER DESIGN 75.00 KLD

1.22 MT. WIDE PLAT FORM 1:12 SLOPE

M.W.C.

F.W.C.

P.H.P. TOILET

11.53

SHOP - 11 | SHOP - 10 | SHOP - 9 | SHOP - 8 | SHOP - 7 | SHOP - 6 | SHOP - 5 | SHOP - 4 | SHOP - 3 | SHOP - 2 | SHOP - 1

REFUGE AREA@ 6th , 9th & 12th

35.44

3.00

6.00

M.H.3 1.06 X 1.06

M.H.4 1.06 X 1.06

M.H.5 1.06 X 1.06

6.00

6.00

6.00

6.00

Ext. Fire Hydrant

CB

D TO D COLLECTION

47.93

EXIST. MUNI. M.H.

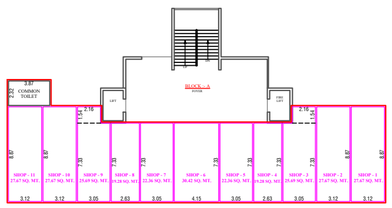
18.00 M.T. W I D E T.P.S R O A D

COMPOUND WALL SHALL NOT BE CONSTRUCTED ON ROAD SIDE BOUNDARY AS PER NOTIFICATION NO. GH/V/95 OF 2018/PRC-1020185068-L , DTD:-21/07/2019 REGARDING FIRE REGULATION - 2016

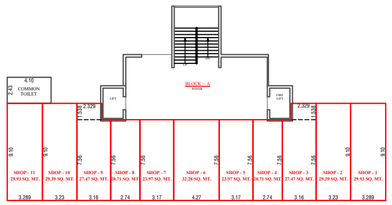
LAY - OUT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

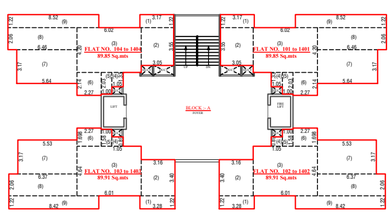
N



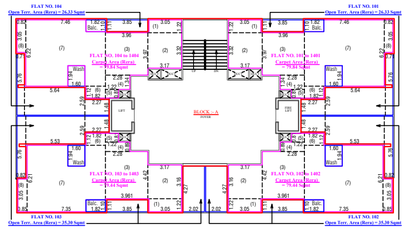
COMMERCIAL RERA UNIT CARPET AREA CALCULATION
CALCULATION GROUND FLOOR PLAN



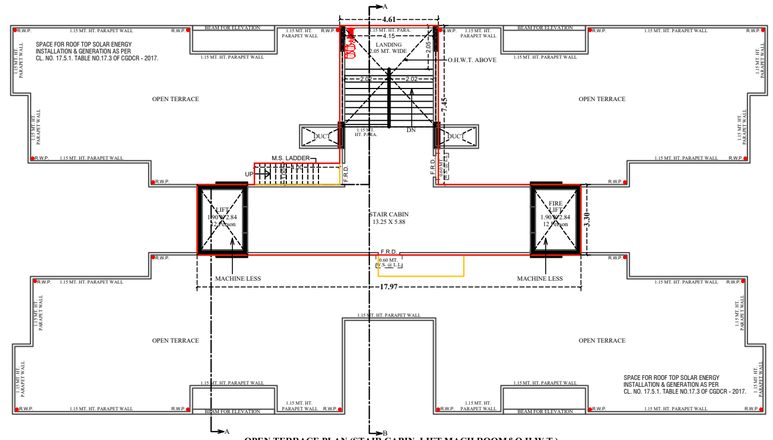
COMMERCIAL UNIT BUILT-UP AREA & F.S.I. AREA
CALCULATION GROUND FLOOR PLAN



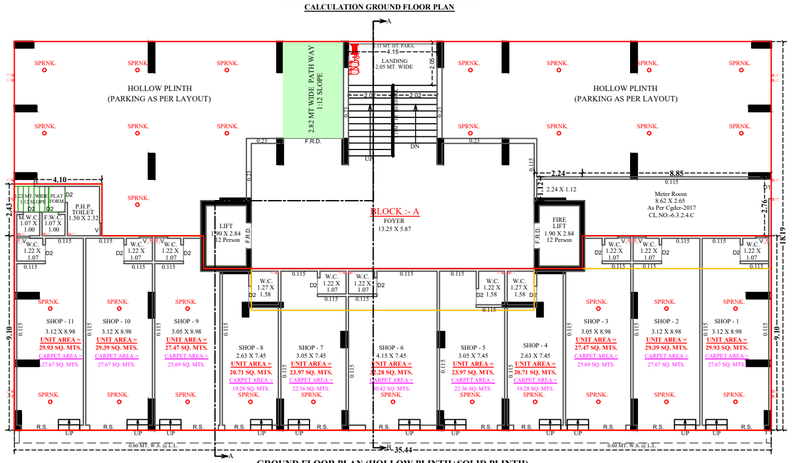
COMMERCIAL UNIT BUILT-UP AREA & F.S.I. AREA
1ST FLOOR TO 14TH FLOOR PLAN



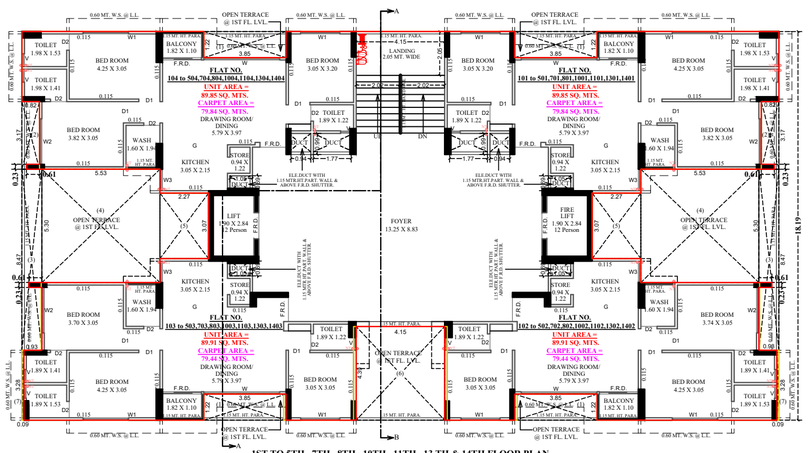
RERA UNIT CARPET AREA CALCULATION
1ST FLOOR TO 14TH FLOOR PLAN



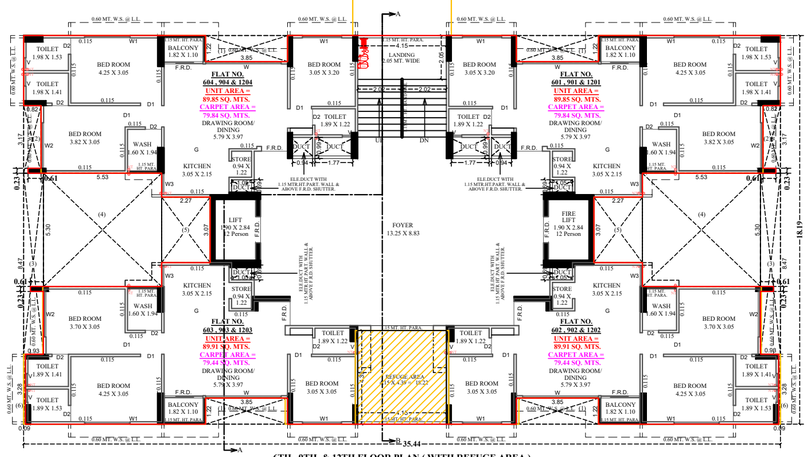
OPEN TERRACE PLAN (STAIR CABIN, LIFT MACH.ROOM&O.H.W.T.)
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL



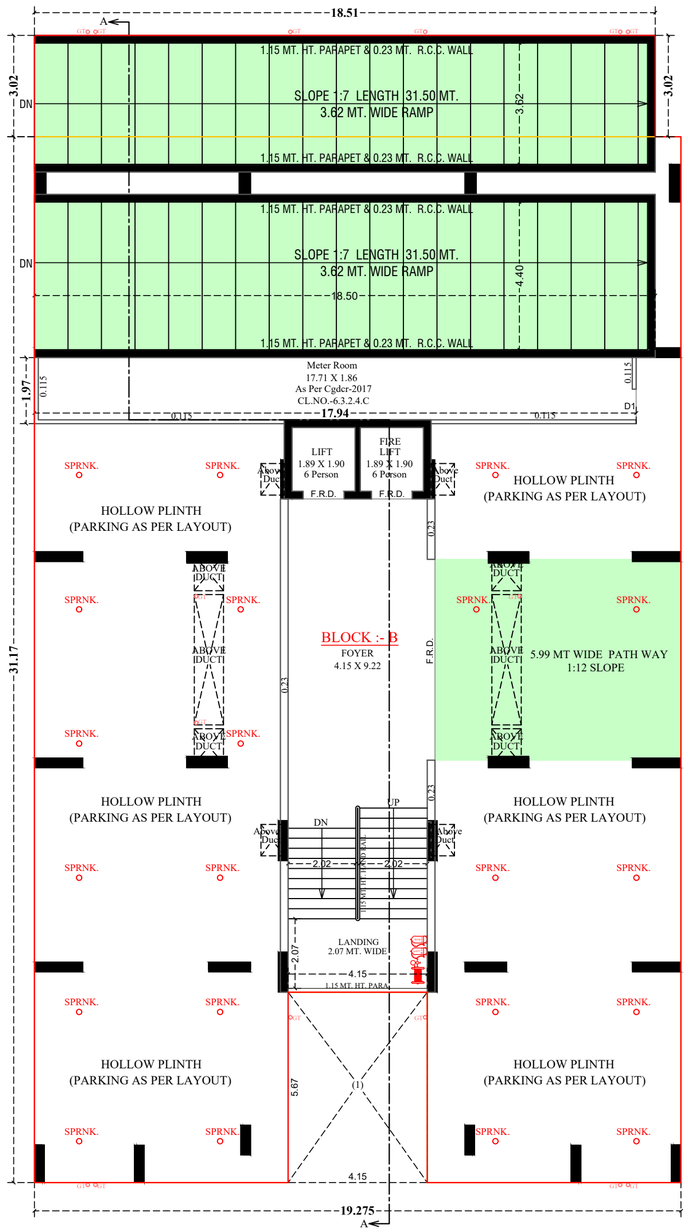
GROUND FLOOR PLAN (HOLLOW PLINTH+SOLID PLINTH)
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL



1ST TO 5TH , 7TH , 8TH , 10TH , 11TH , 13 TH & 14TH FLOOR PLAN
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL

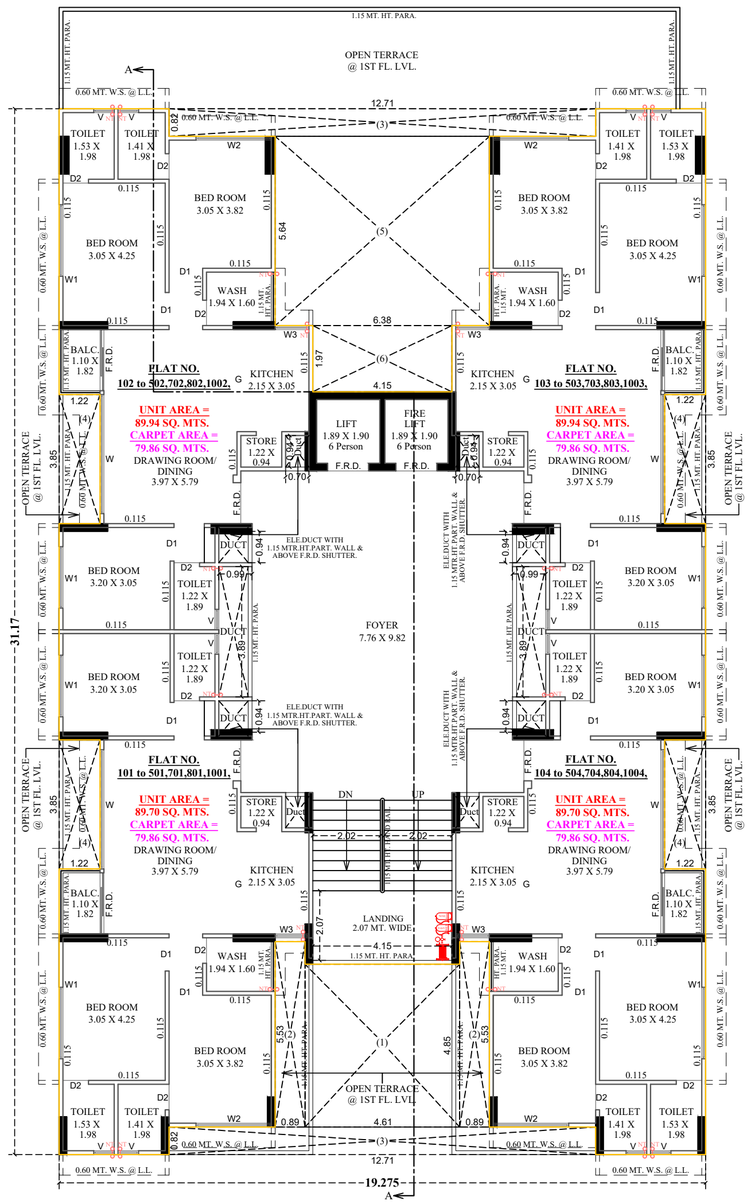


6TH , 9TH & 12TH FLOOR PLAN (WITH REFUGE AREA)
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL



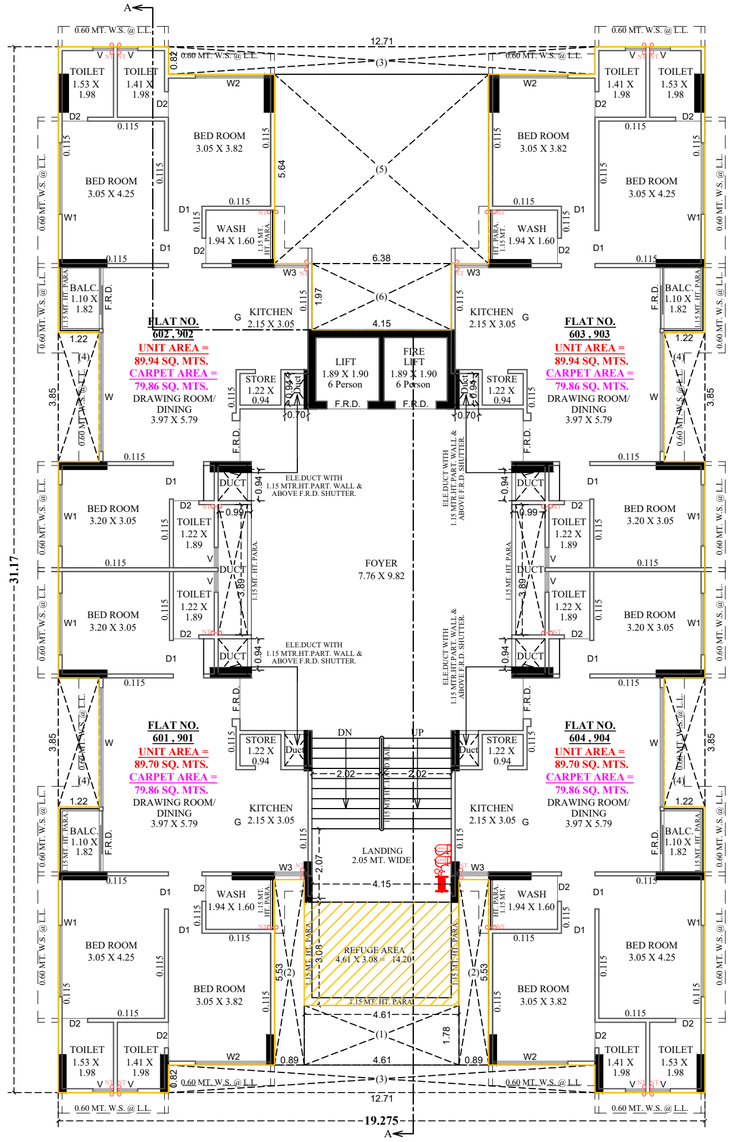
GROUND FLOOR PLAN (HOLLOW PLINTH)

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL



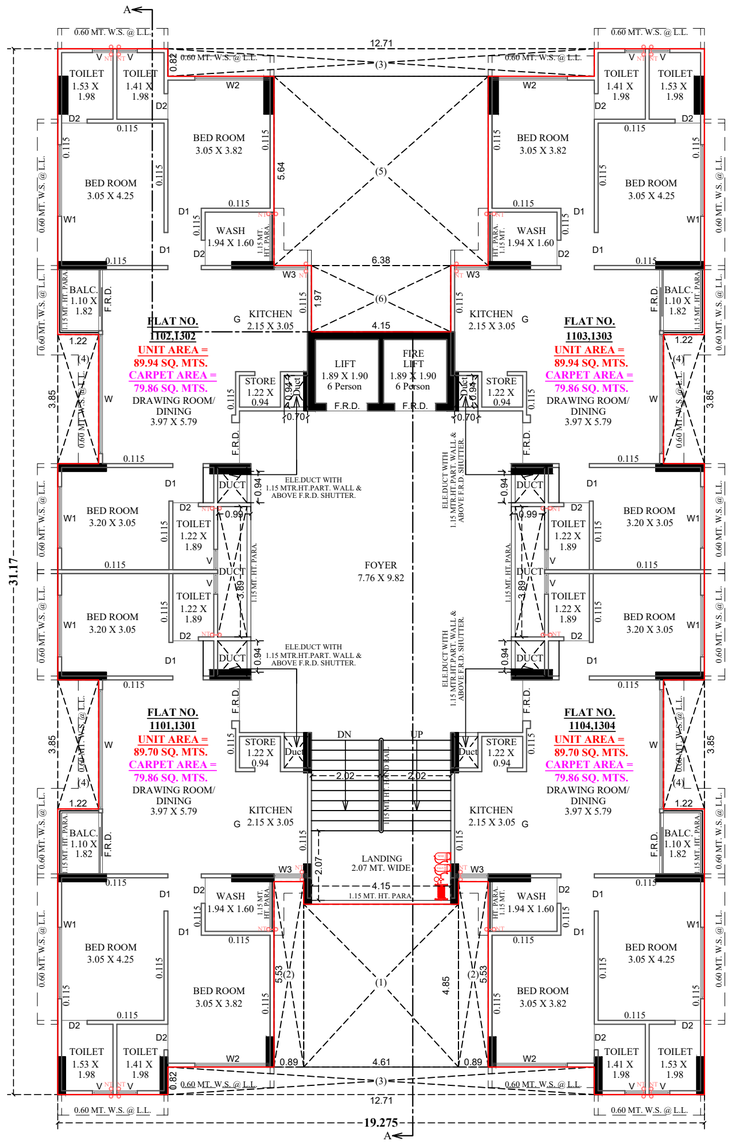
1ST TO 5TH , 7TH , 8TH , 10TH FLOOR PLAN

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL



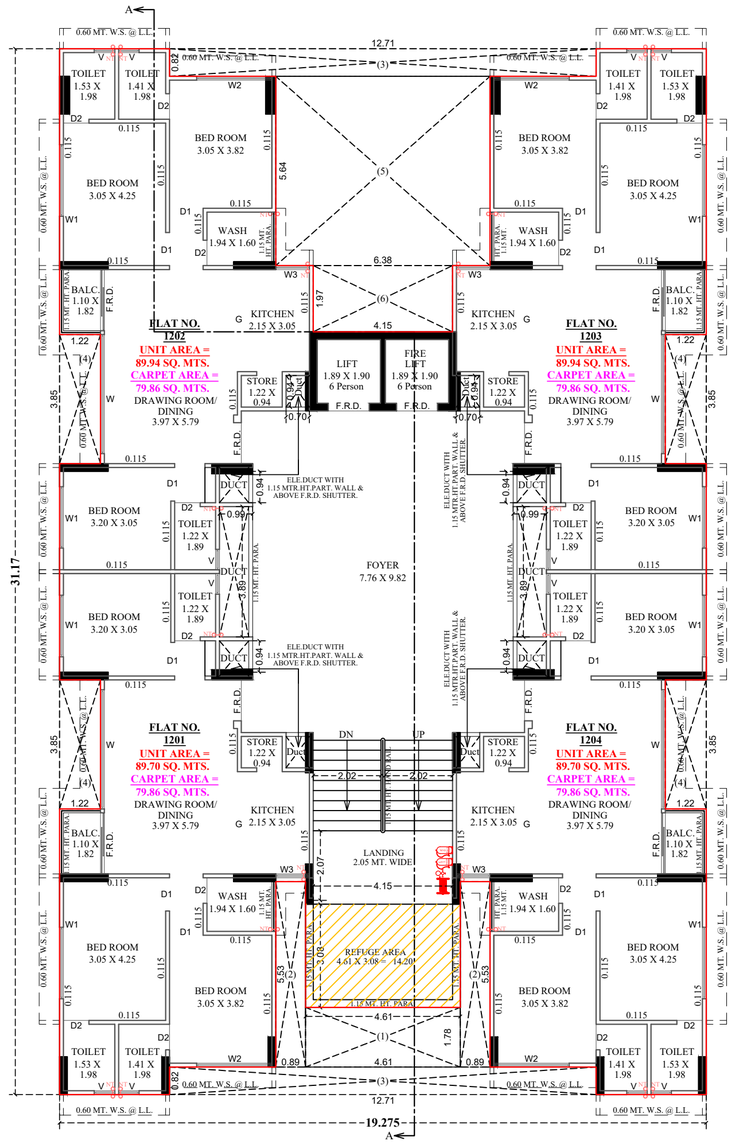
6TH , 9TH FLOOR PLAN (WITH REFUGE AREA)

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL



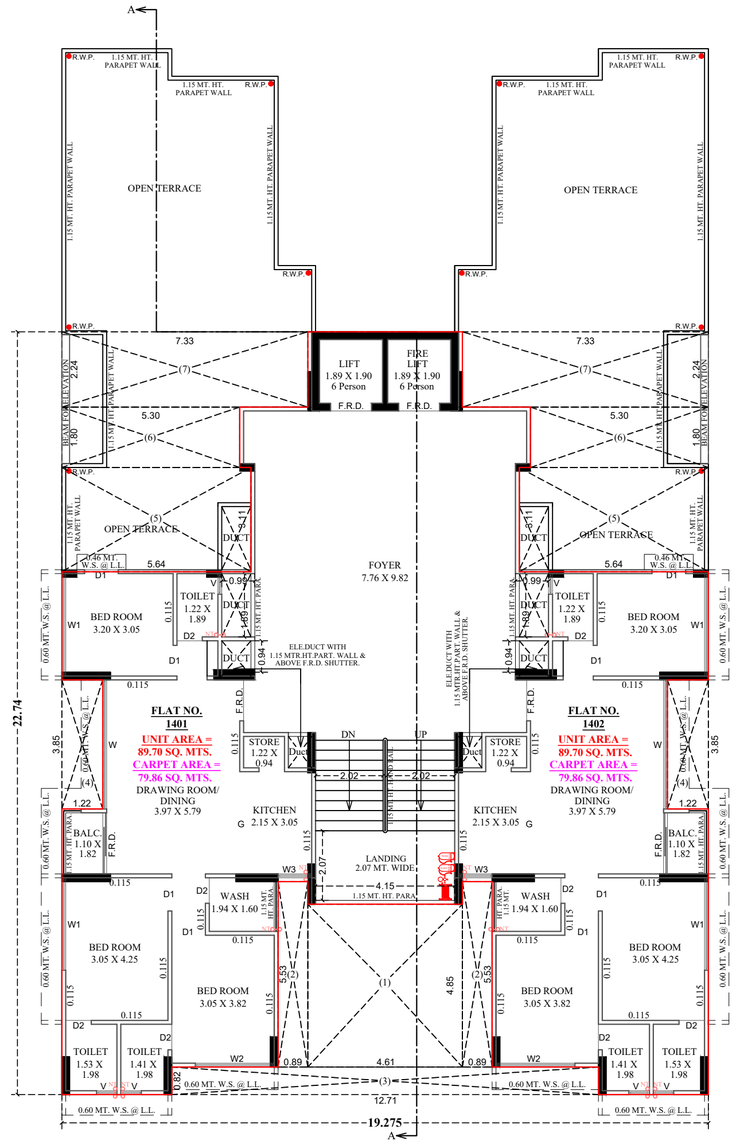
11TH , 13 TH FLOOR PLAN (TDR F.S.I.)

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL



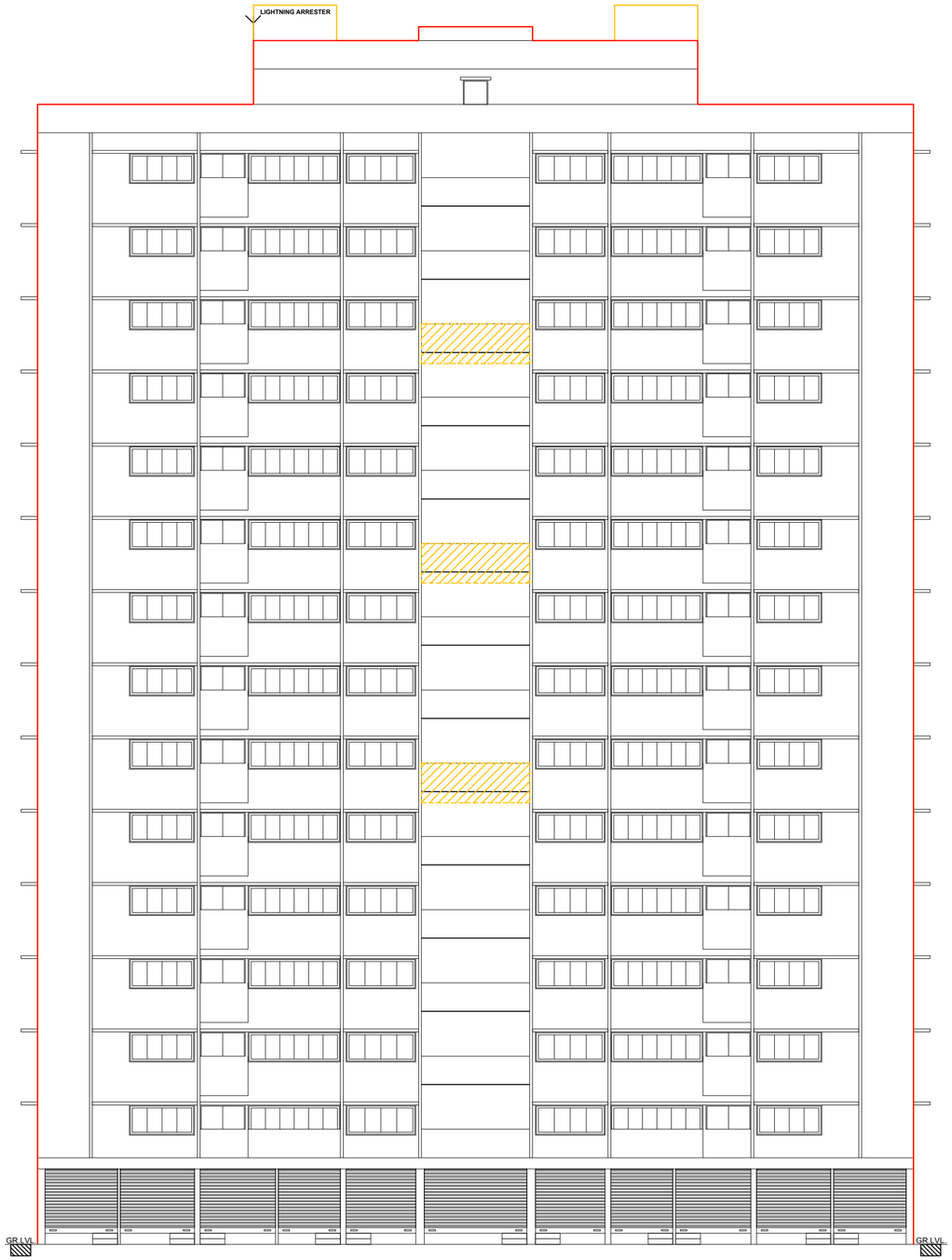
12TH FLOOR PLAN (TDR F.S.I.) (WITH REFUGE AREA)

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL

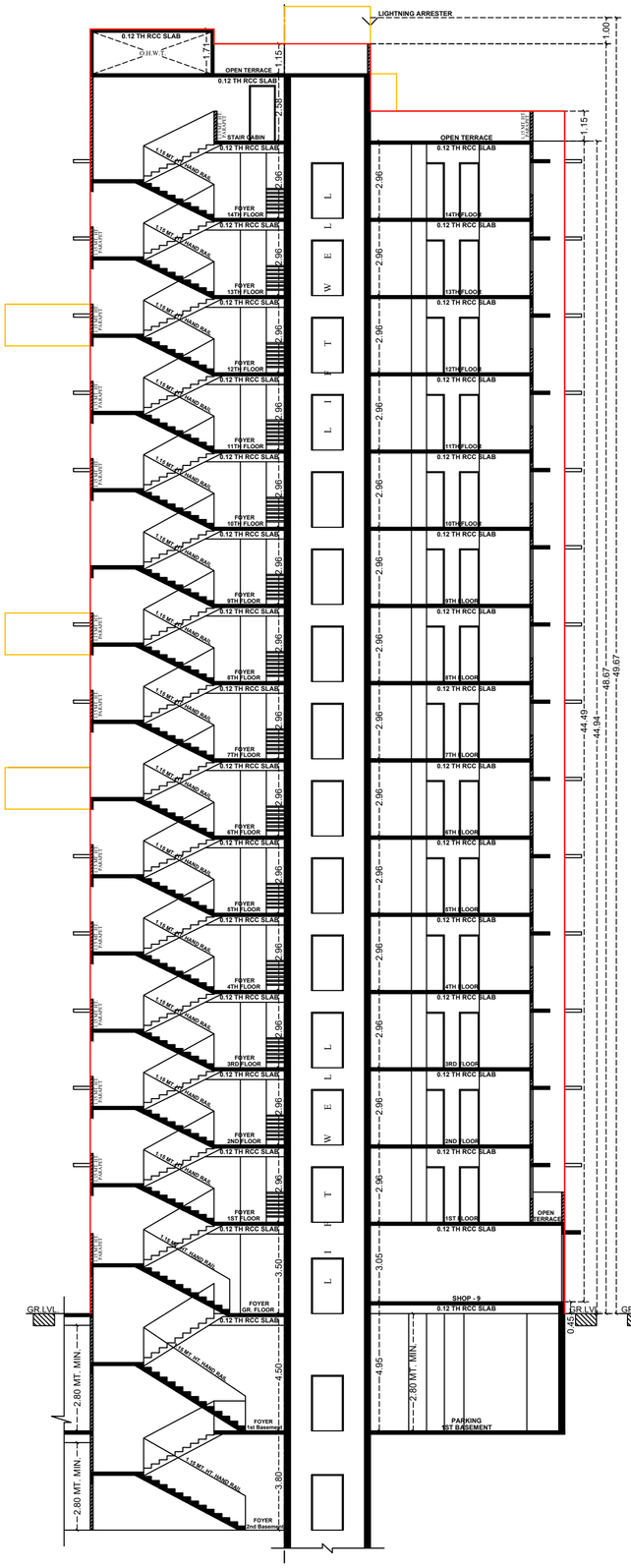


14TH FLOOR PLAN (TDR F.S.I.)

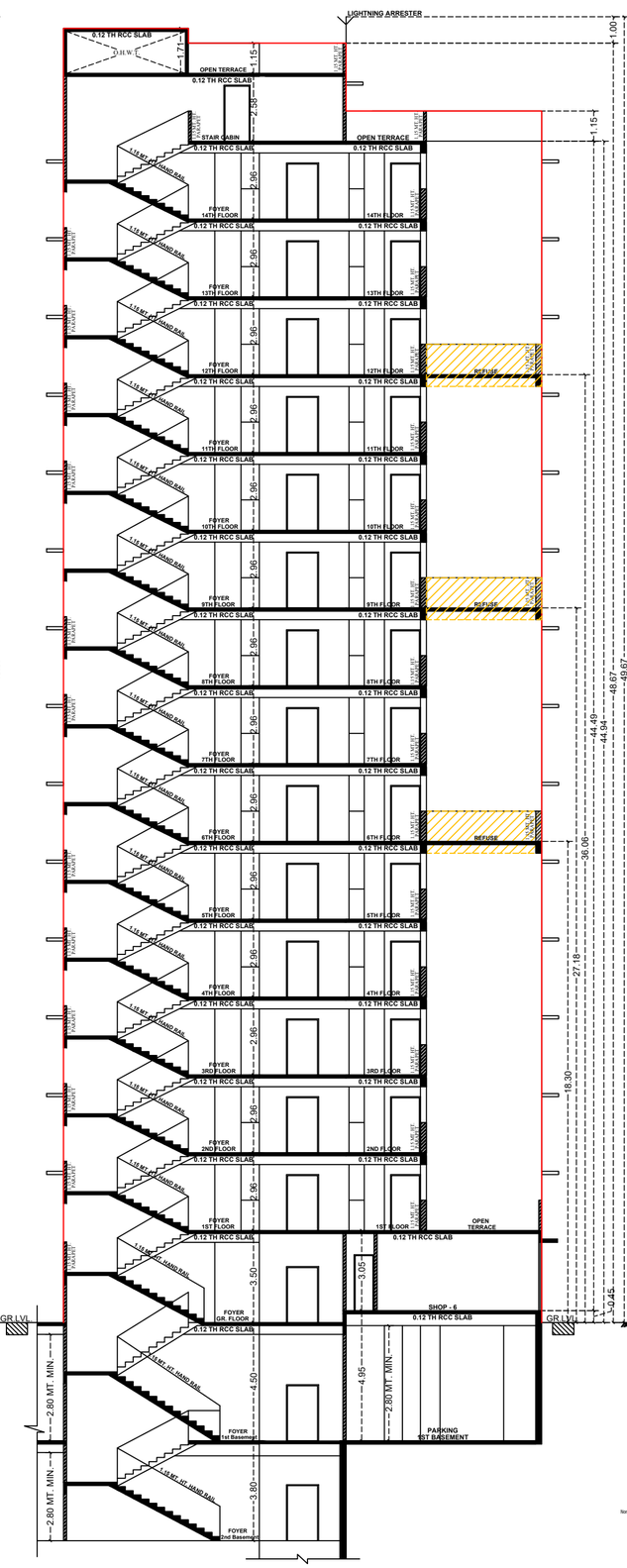
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL



FRONT ELEVATION



SECTION 'A-A'



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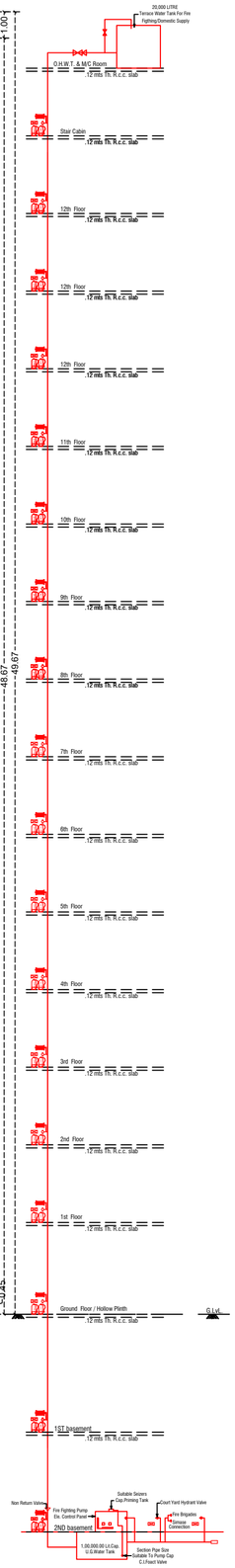
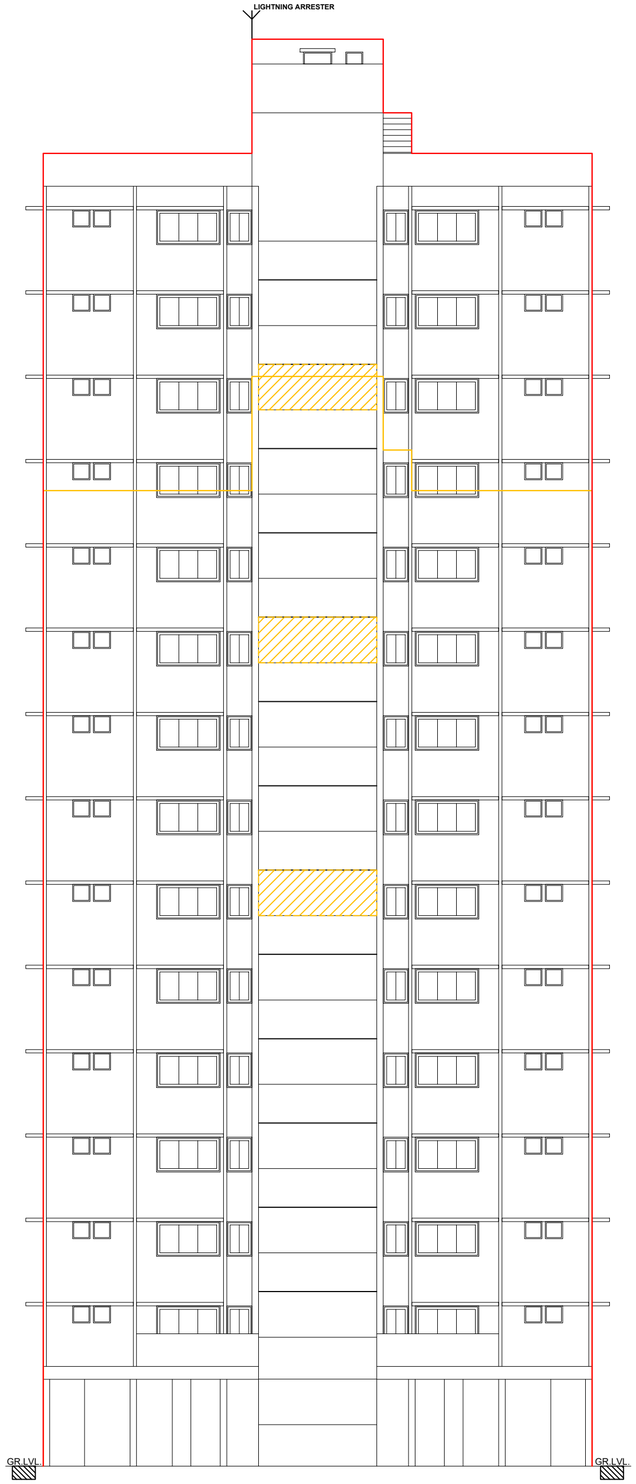
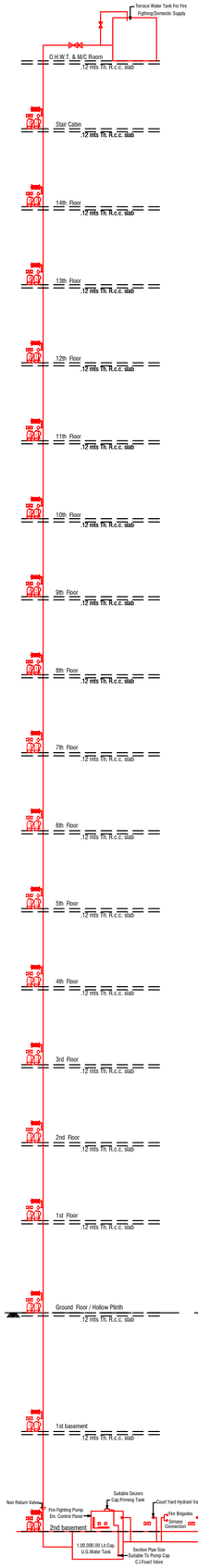




FRONT ELEVATION

SECTION 'A-A'



A FRESH, GREEN, STYLISHLY
LANDSCAPED ENVIRONMENT

Specification

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

WALL FINISH
All internal walls finished with putty over plaster.
All external walls finished with double coat sand faced plaster with premium quality acrylic paint.

KITCHEN / STORE
Designer granite kitchen platform with designer tiles dado up to lintel level with elegant sink.

DOORS & WINDOWS
Decorative main doors & all other doors are plain flush door. Sliding aluminium section windows with glass & stone sill.

FLOORING
Branded vitrified tiles in entire flat.

SECURITY SYSTEM
Provision for CCTV surveillance for common area covered Foyer, Amenities & Lift entrance

BATHROOMS
Elegantly designed bathrooms with designer tiles dado up to lintel level. Branded sanitary ware & C.P. fittings in all bathrooms.

ELEVATORS
2 branded digitalized Highspeed elevators with ARD (Auto Rescue Device) system in each block.

ELECTRIFICATION
3 phase ISI concealed copper flexible wiring with modular switches & MCB with adequate number of electric points.

ROADS
Internal roads paved with as per Architect's design.

POWER BACK-UP
Power generator for electricity back-up for common services / basic light of common area.

FOYER
Well designed Entrance foyer.

PARKING
Sufficient Double basement & hollow plinth parking space.