

— Shyam Zircon — **AMORA**

3 BHK FLAT AND SHOPS

Address :- “SHYAM ZIRCON AMORA”, Nr. Swaminarayan Mandir,
Opp. Madhura Villa Bungalow, Motera, Ahmedabad

M : 8490815555

Welcome to the world of Contemporary Living

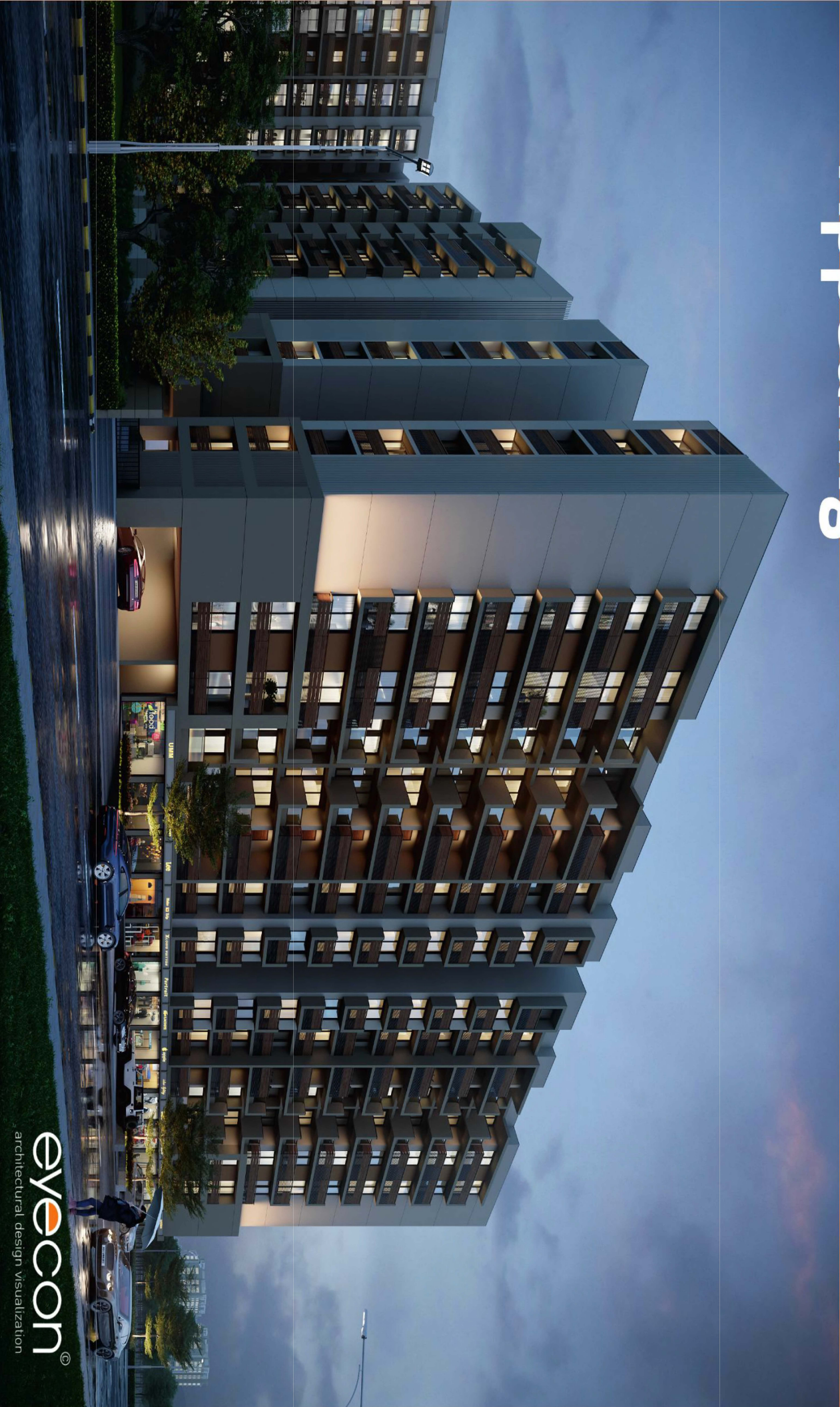
Destination Luxe

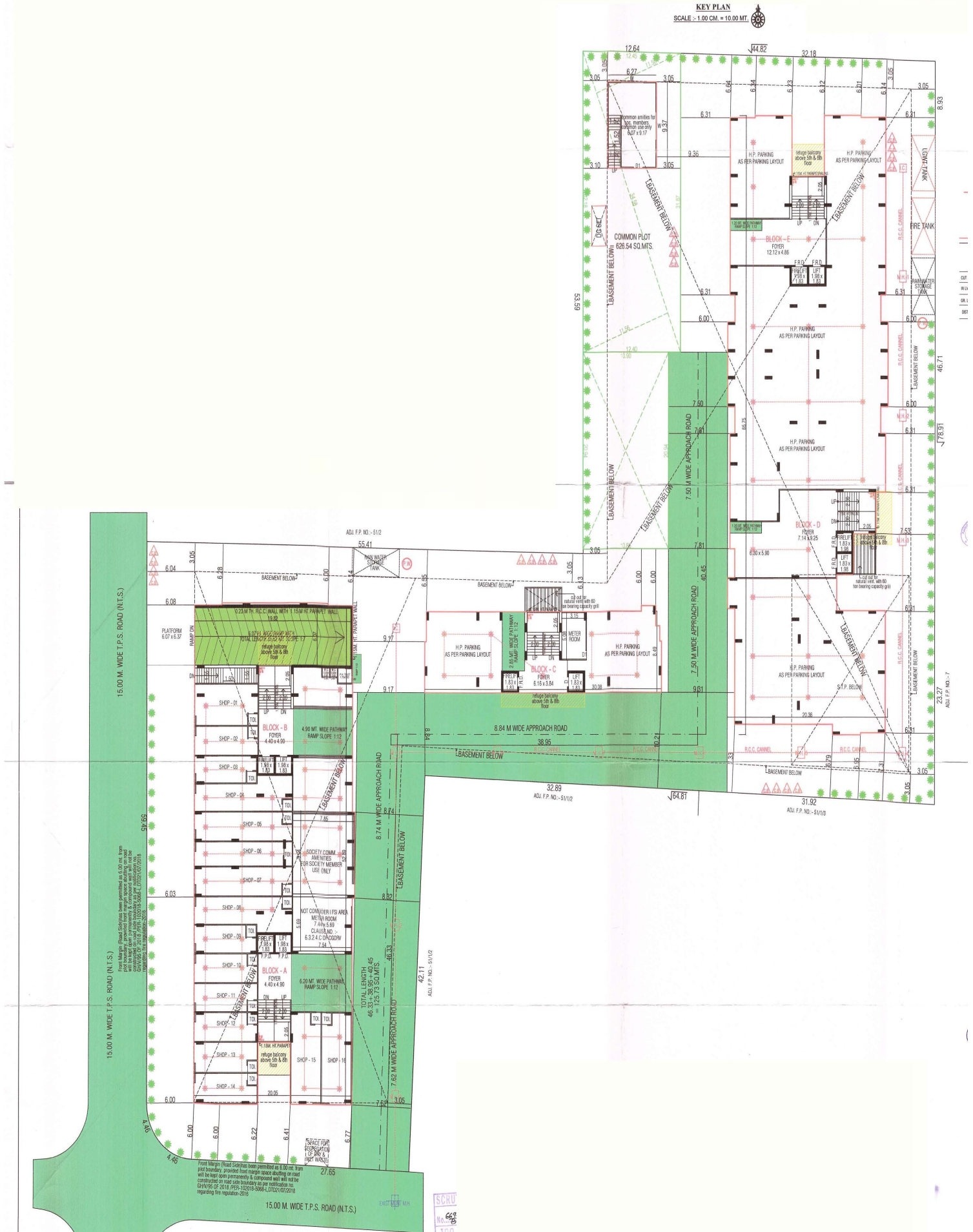
Appealing



Way to the life which is beyond the concept of a home just to live. An access universe with loads of options in choosing a home out of the best of different categories offering cheers, peacefulness, joys altogether as one.

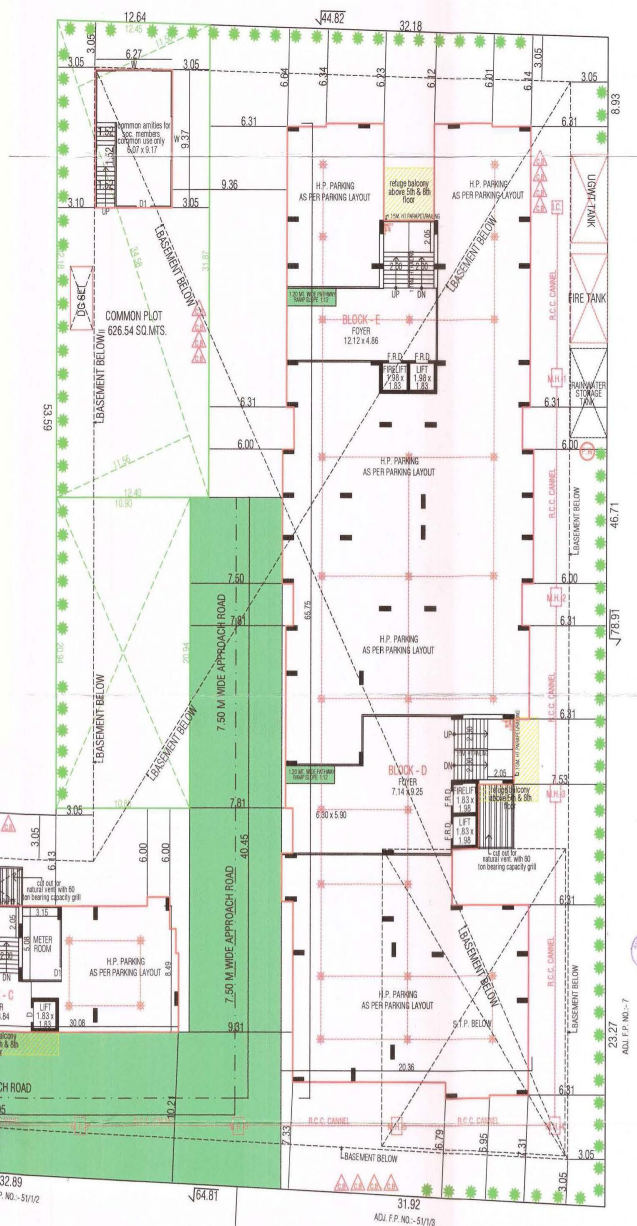
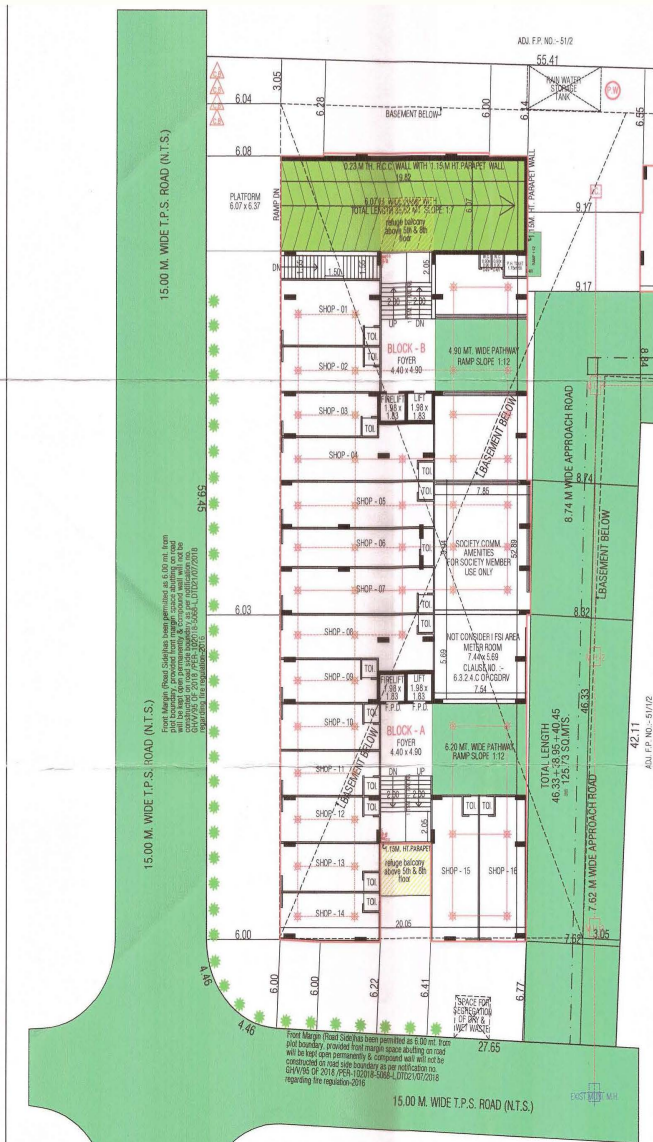
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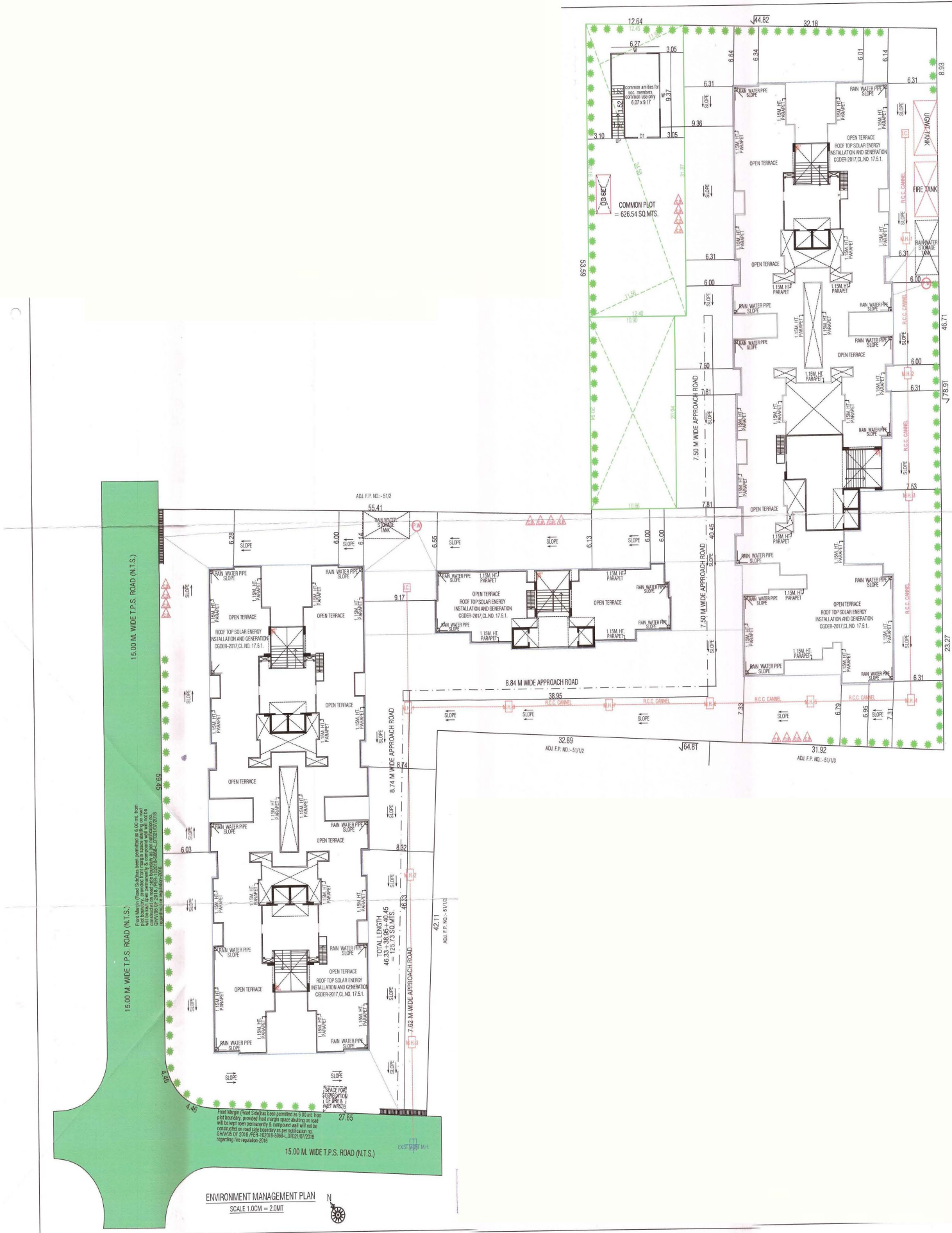
GROUND FLOOR LAYOUT PLAN
SCALE 1:00 CM = 2.00 MT

BLOCK A+B



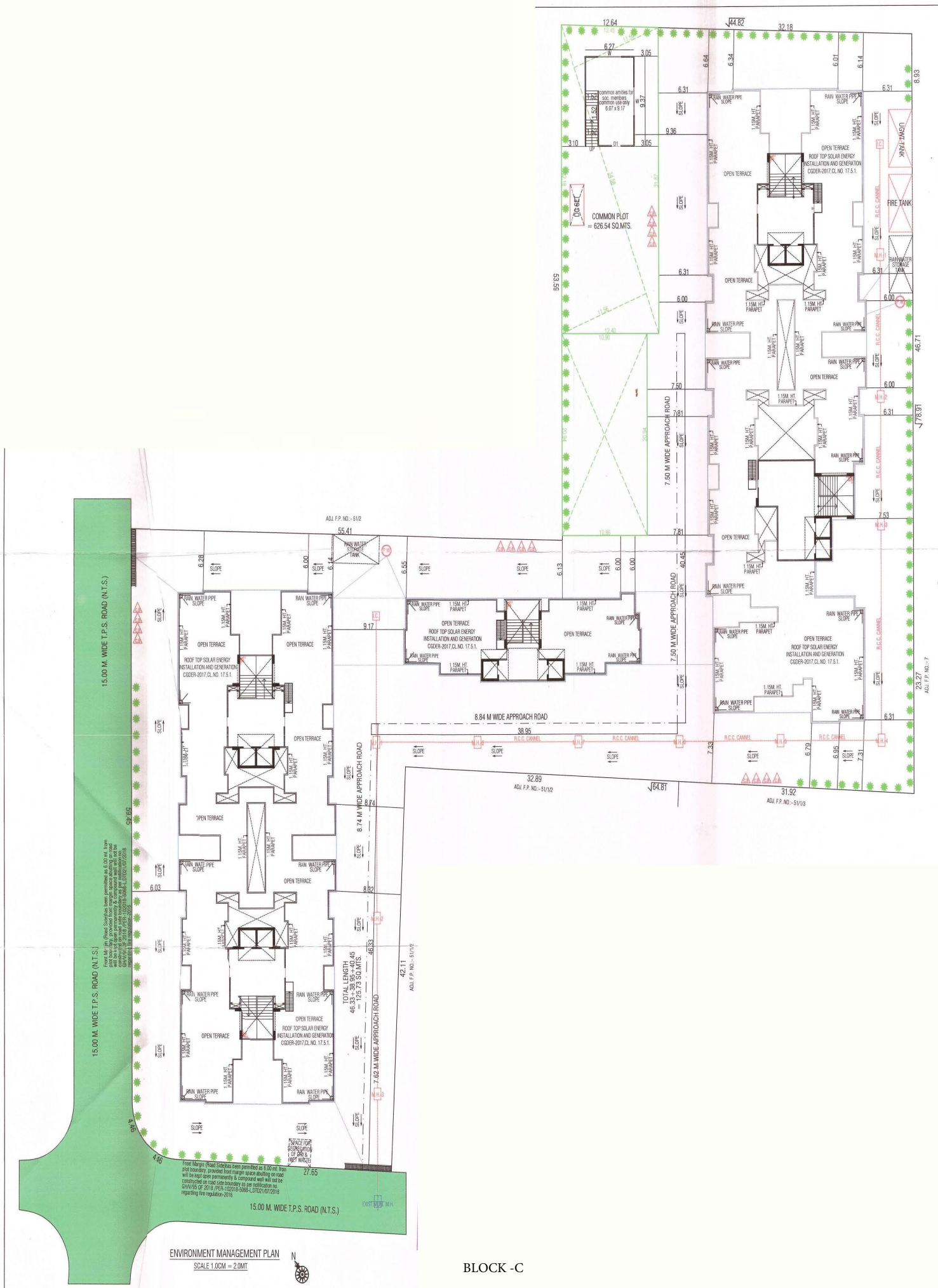
GROUND FLOOR LAYOUT PLAN
SCALE 1:00 CM = 2.00 MT

BLOCK - C



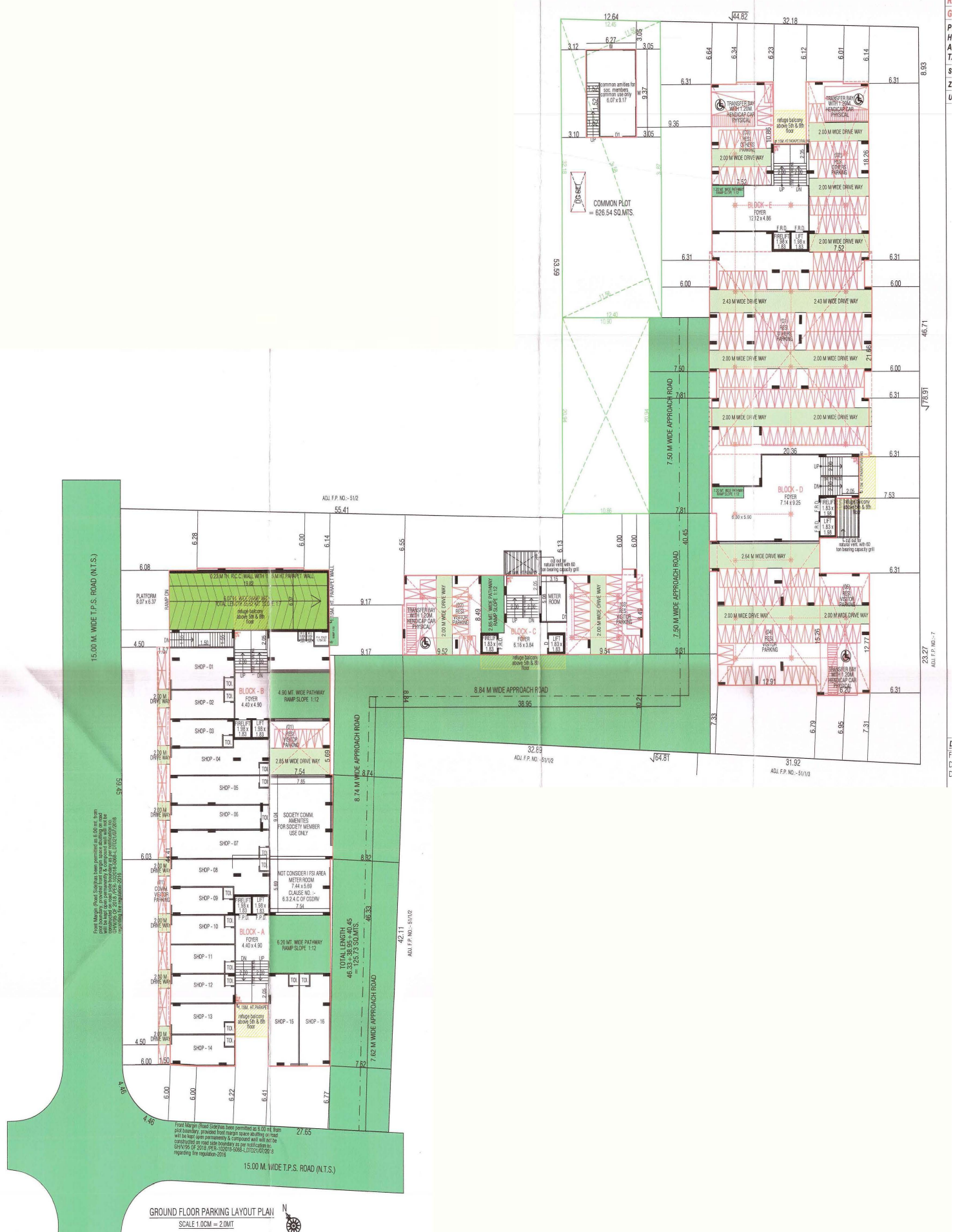
ENVIRONMENT MANAGEMENT PLAN
SCALE 1:0CM = 2.0MT



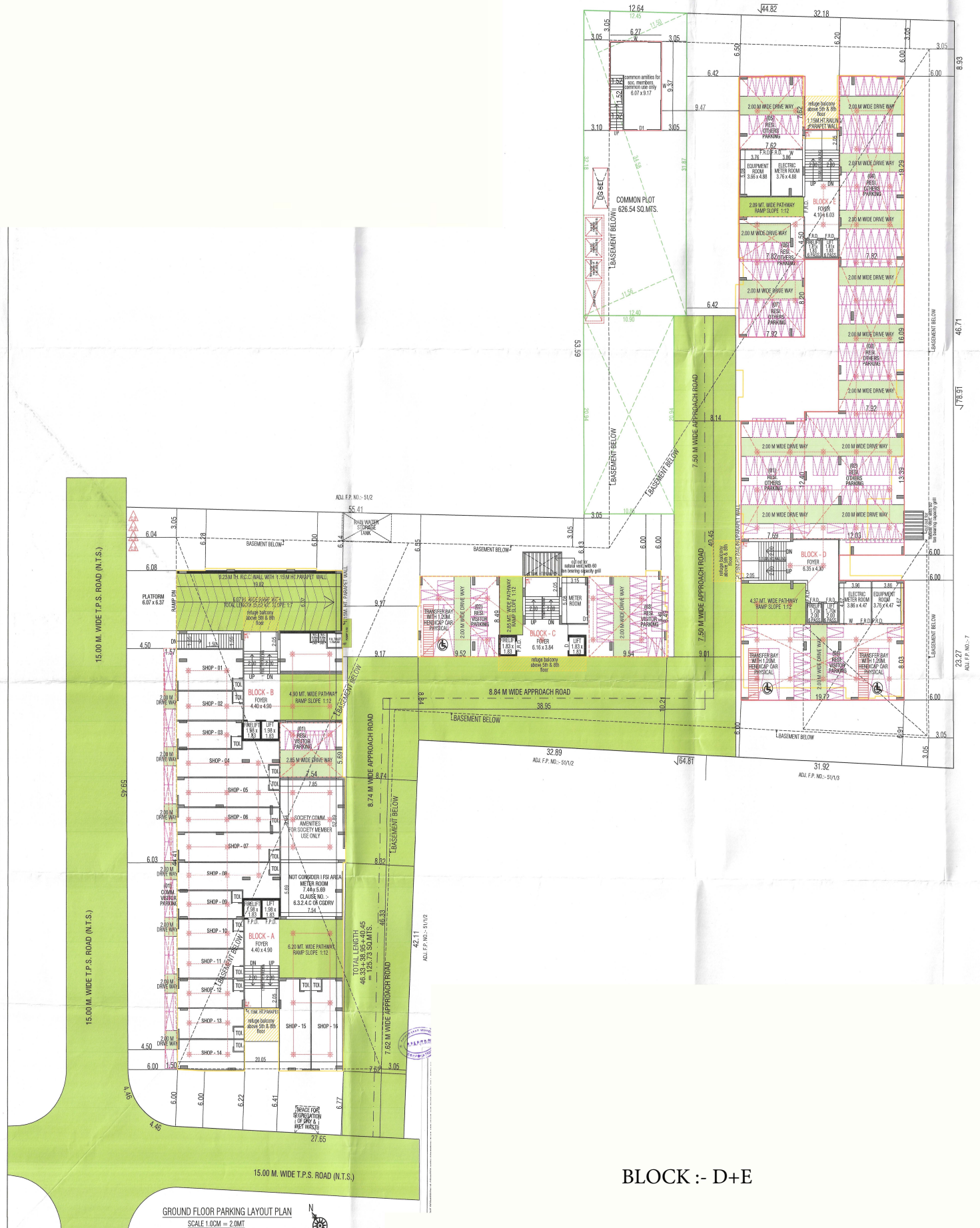


ENVIRONMENT MANAGEMENT PLAN
SCALE 1:1000 = 2.0MT

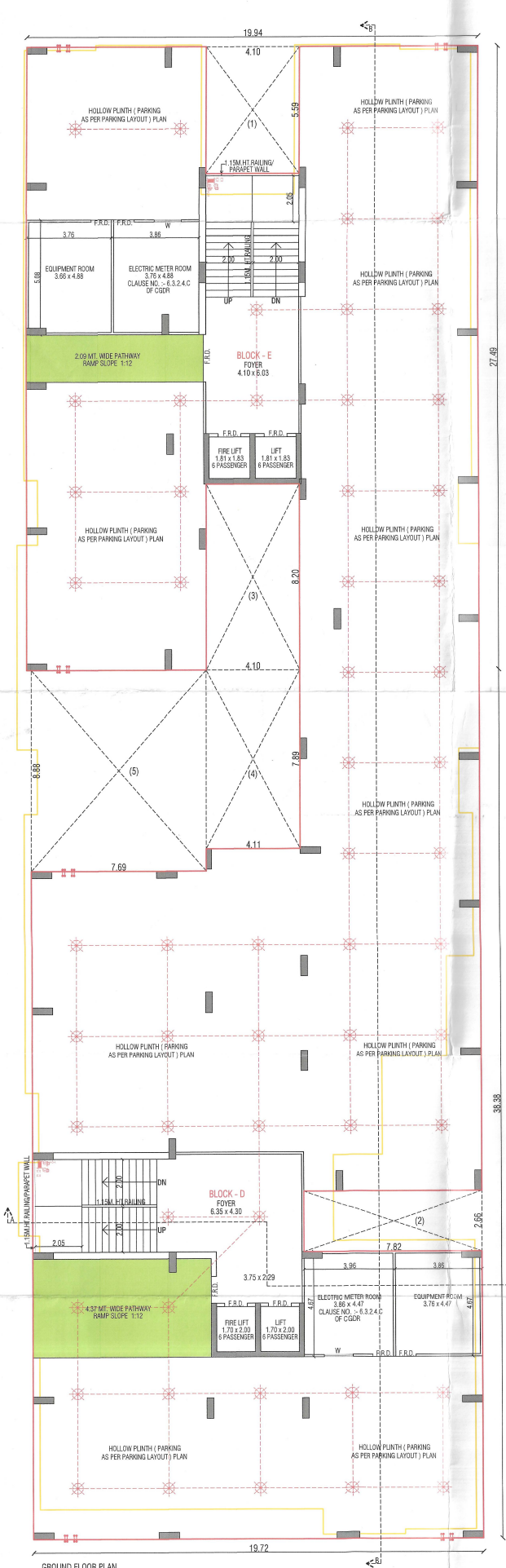
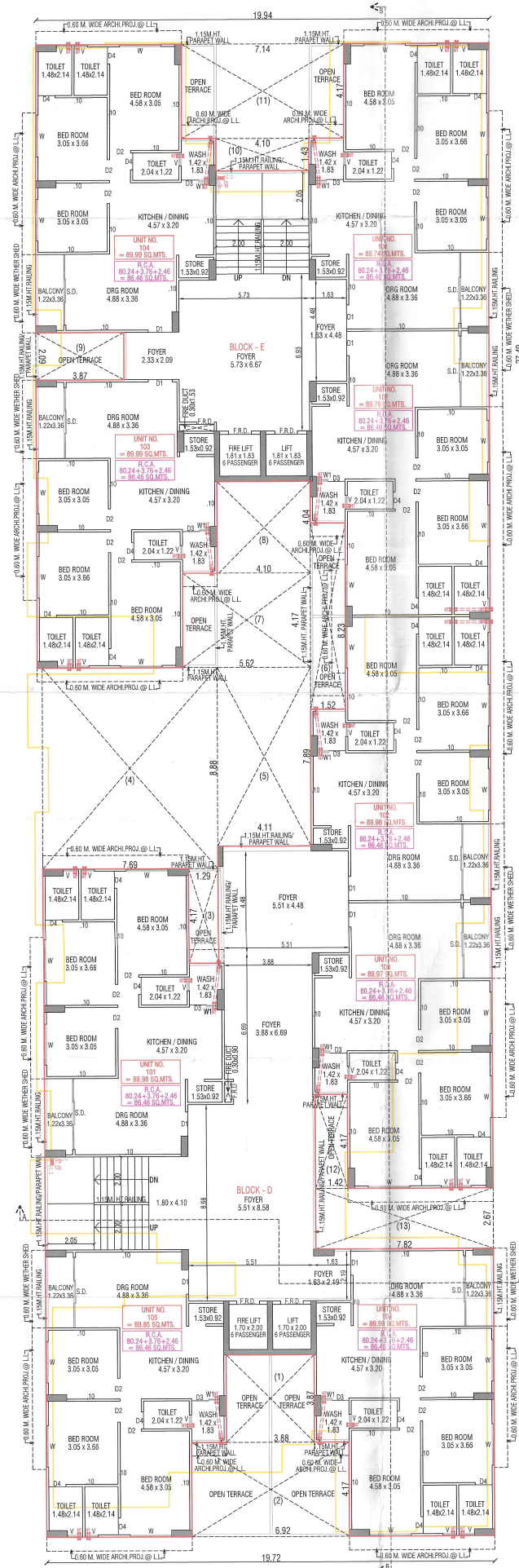
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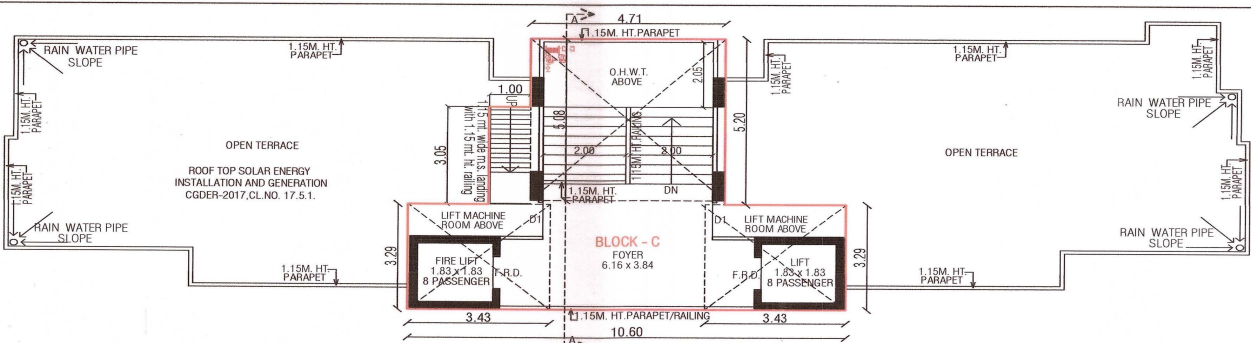
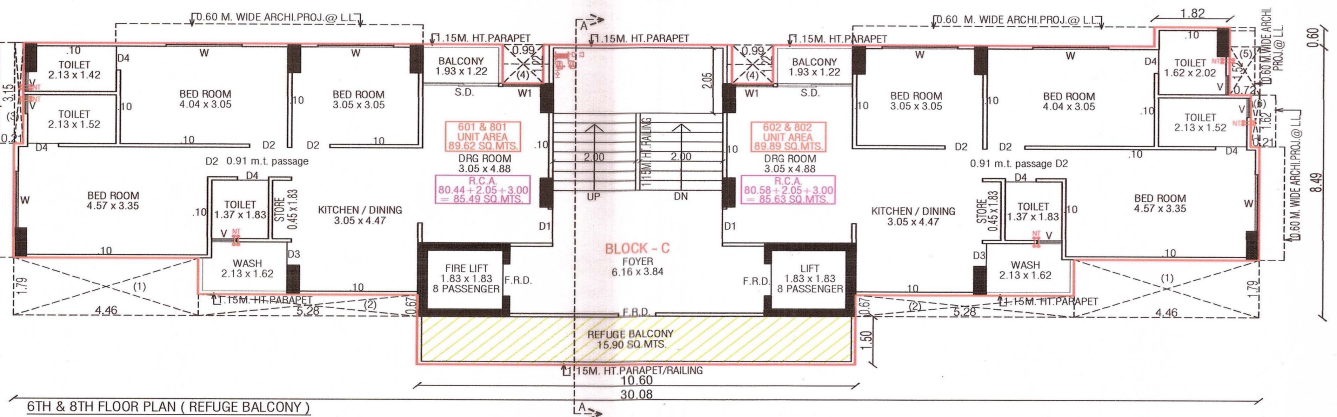
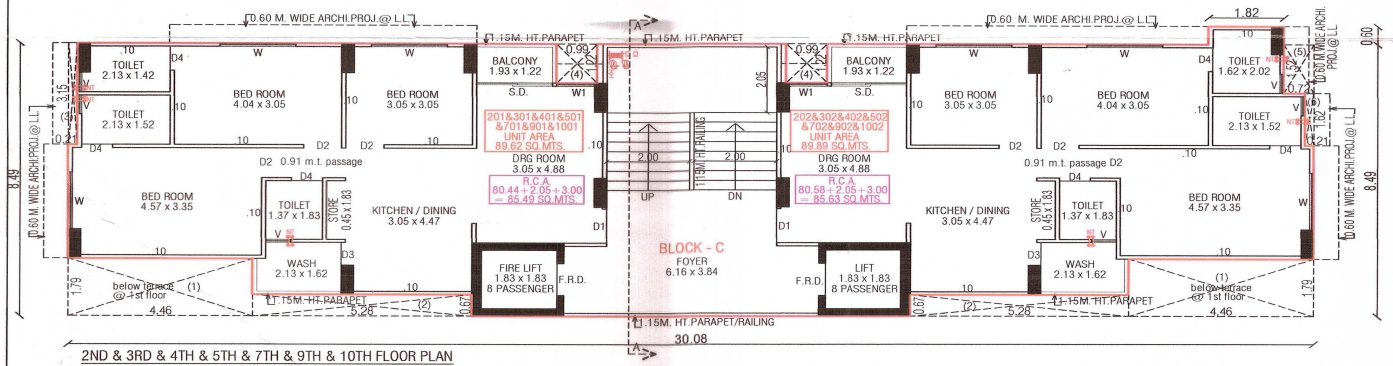
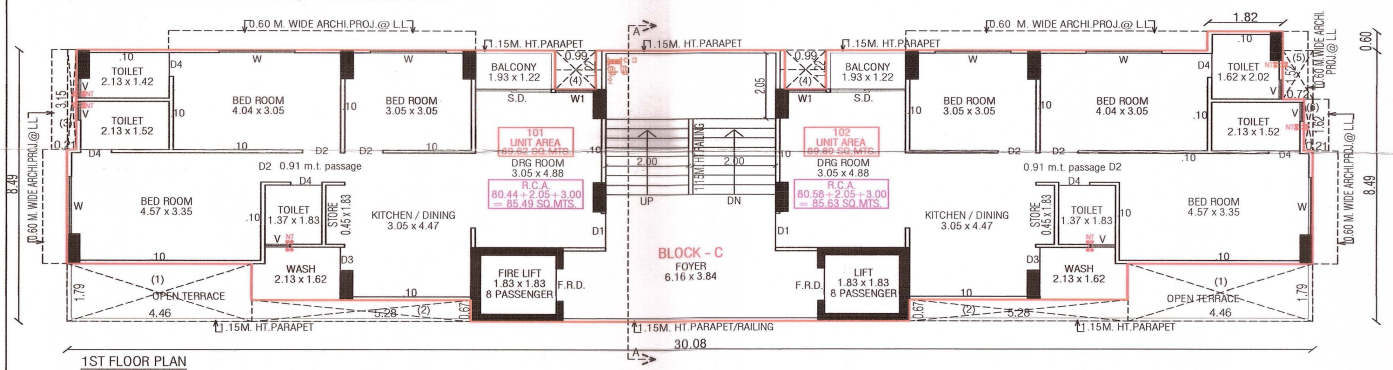
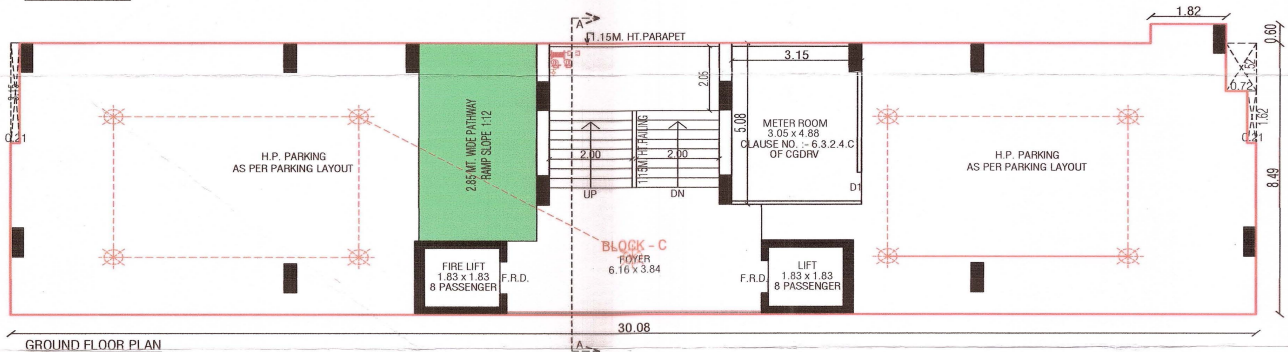
BLOCK A+B



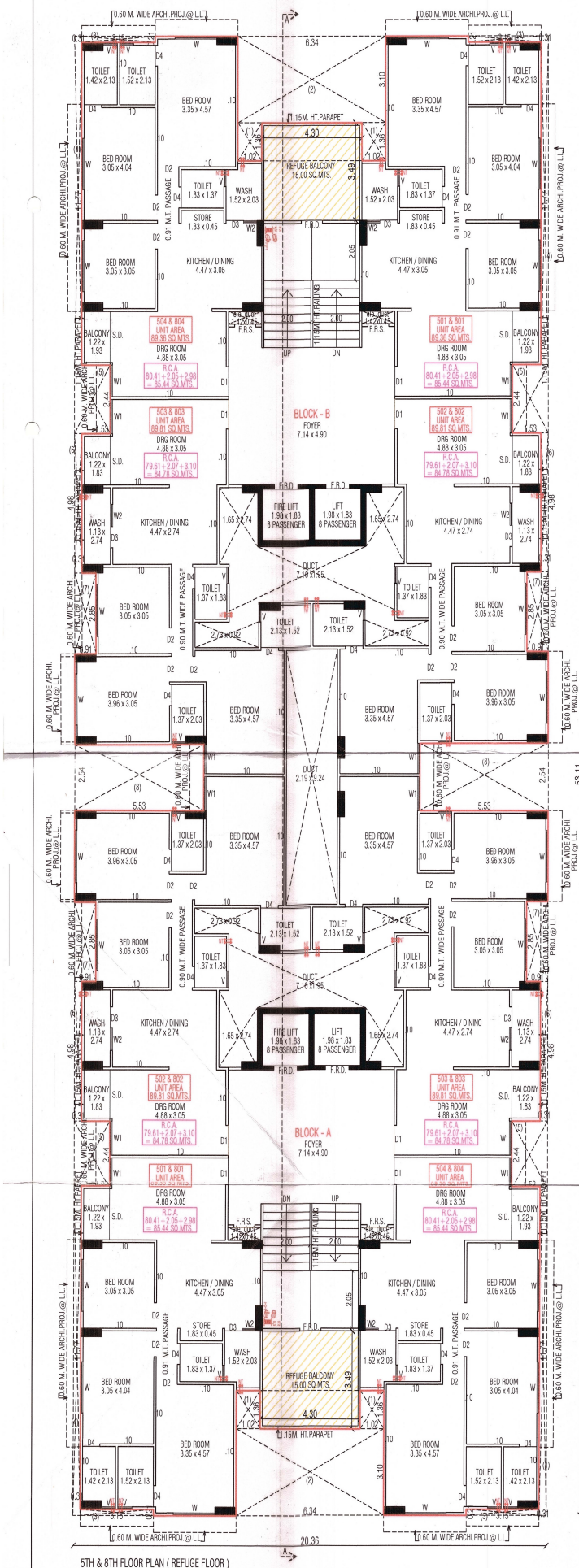
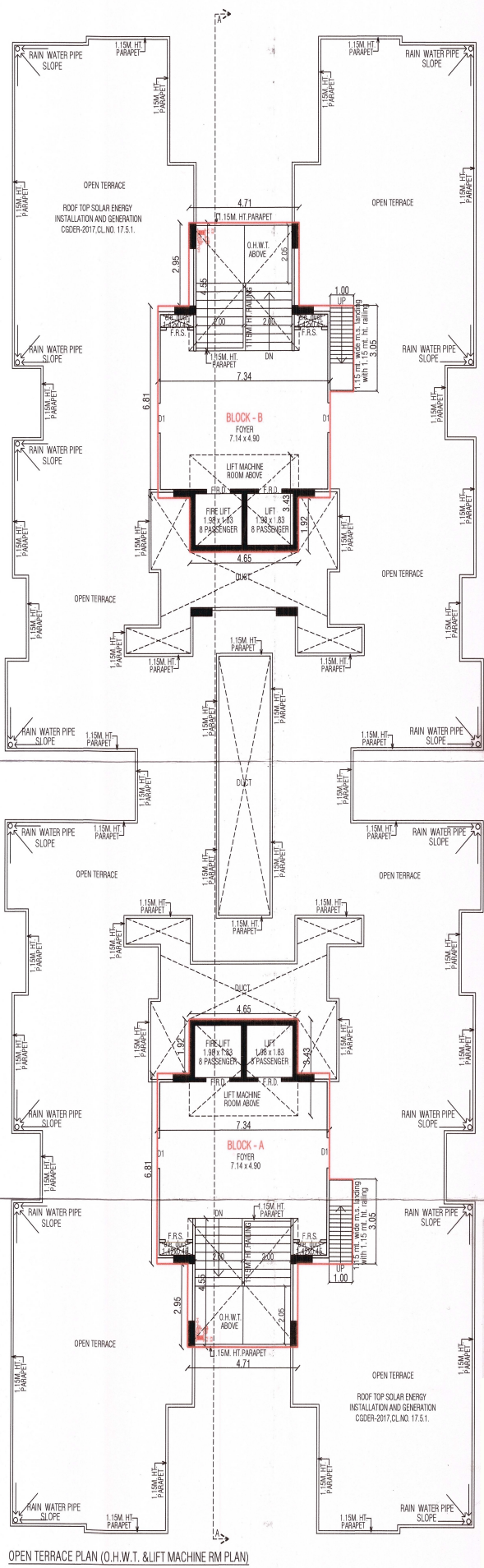
BLOCK :- D+E

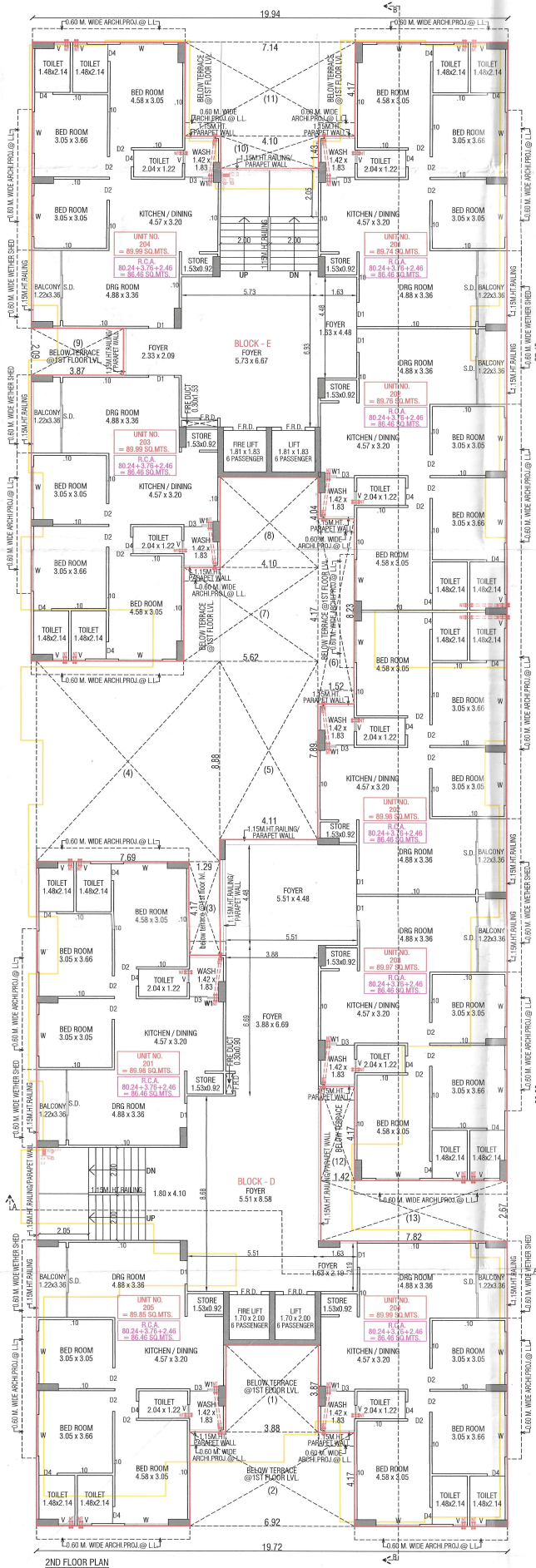
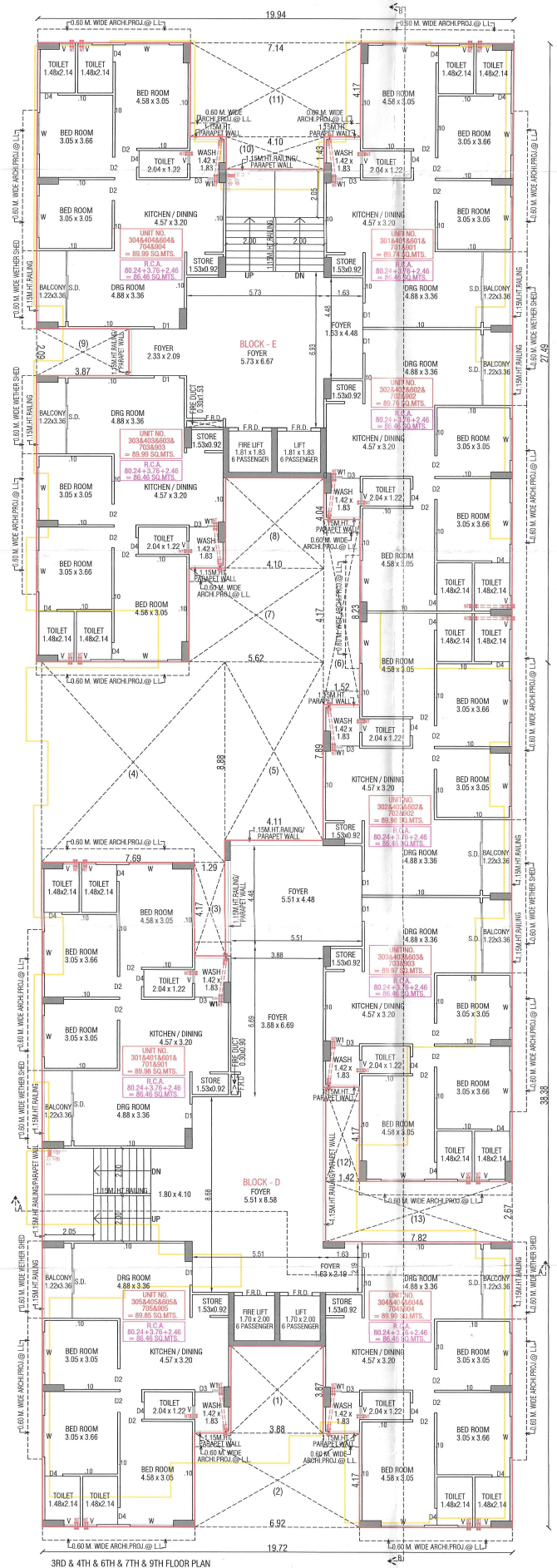


BLOCK D+E

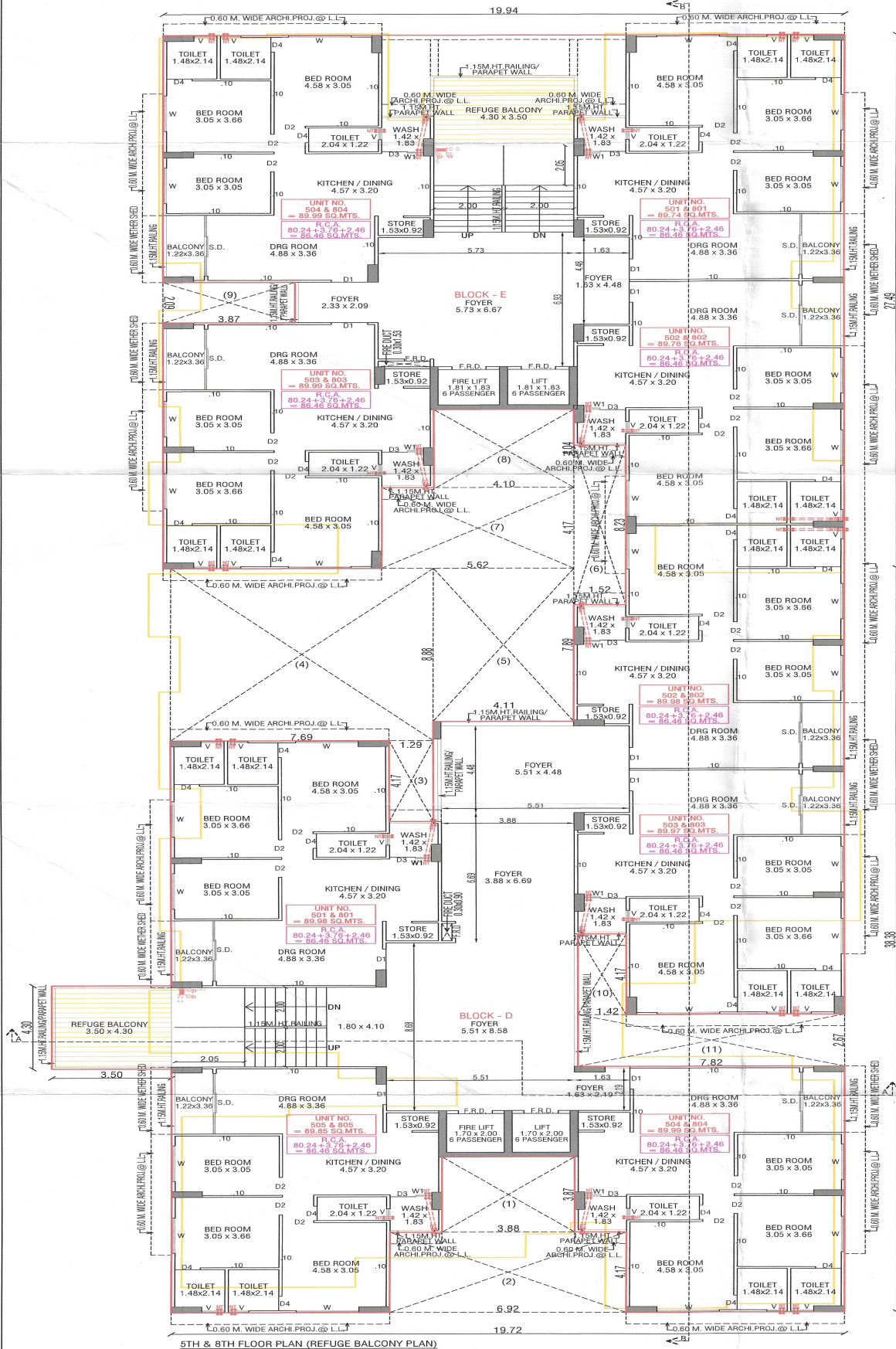


BLOCK - C





BLOCK D+E

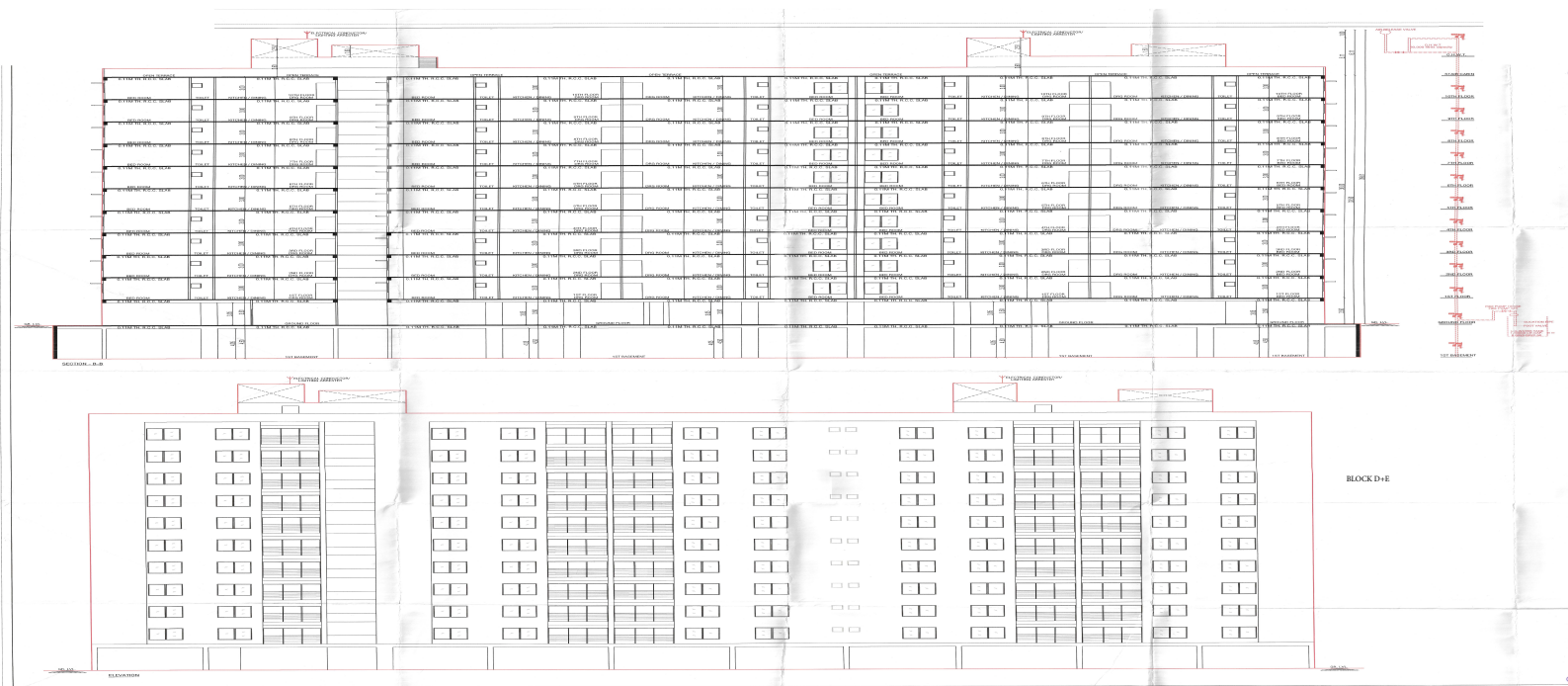


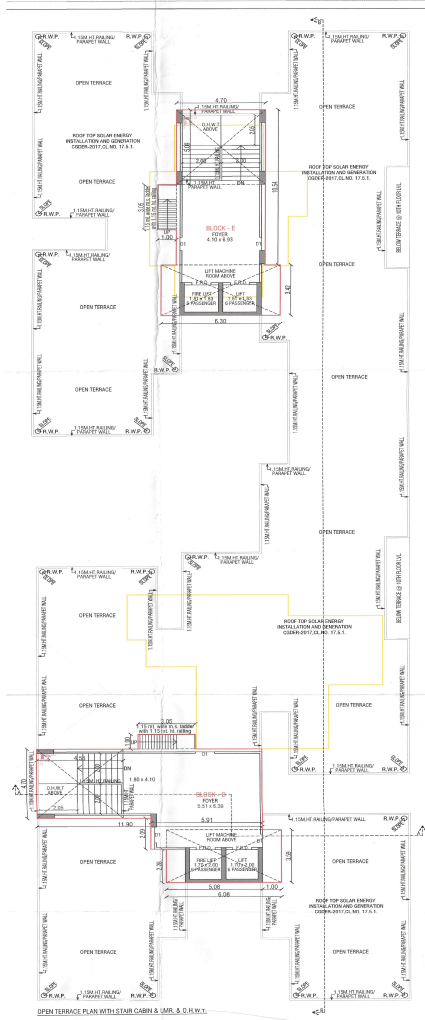
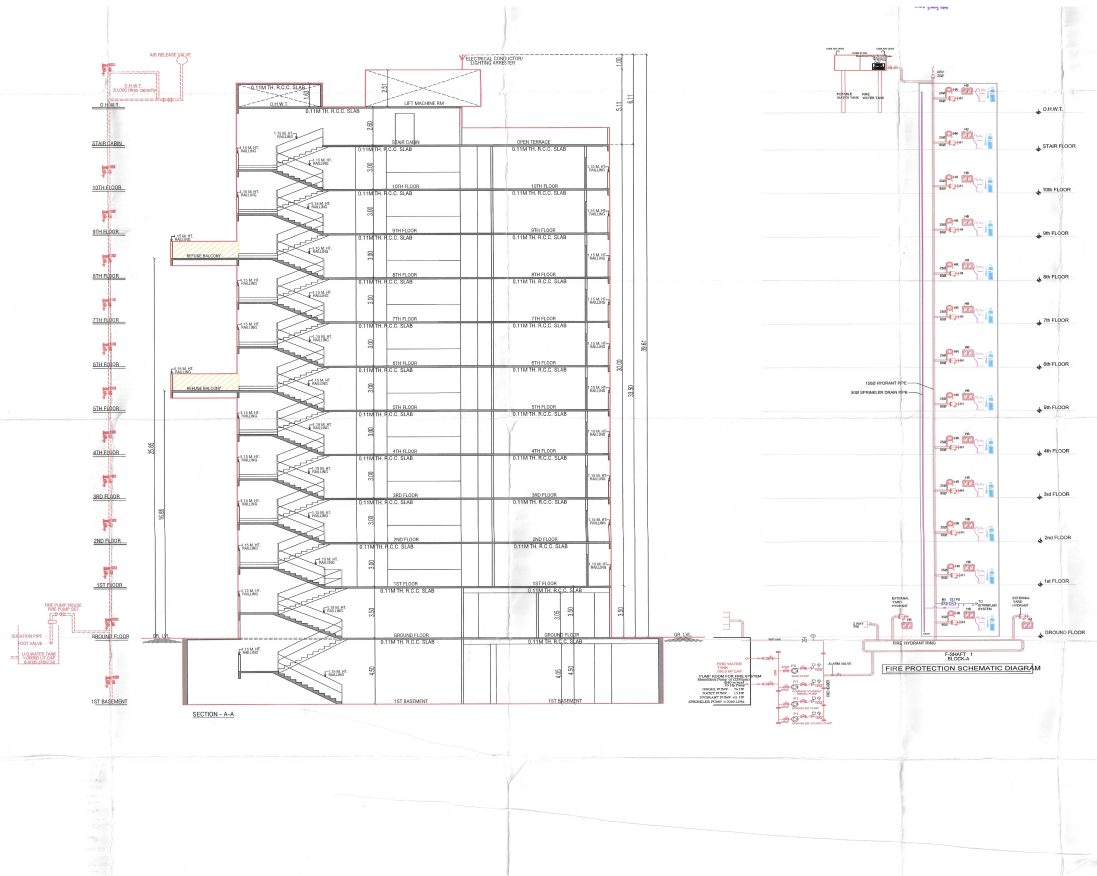
BLOCK D+E



BLOCK A+B







BLOCK D+E

<div> <div>STRUCTURE</div> <ul style="list-style-type: none"> Earthquake Resistant RCC frame structure. <div>MASONRY</div> <ul style="list-style-type: none"> All Exterior & Interior partition Brick or Block Masonry wall. <div>WALL FINISH</div> <ul style="list-style-type: none"> Internal Single Coat Mala Plaster with Double Coat Birla, JK Putty or equivalent brand. External Double Coat Sand Face Plaster or Texture with Acrylic paint. <div>FLOORING</div> <ul style="list-style-type: none"> Vitrified Tile Floorings in Entire Apartment& Foyer. Anti-Skid tiles in Toilets& Balcony. <div>DOOR</div> <ul style="list-style-type: none"> Main Door – Decorative Main Door with Wooden Frame. Internal Door – Flush Door with Enamel Paint. <div>WINDOWS</div> <ul style="list-style-type: none"> Sliding Aluminium Window Section with Anodized or Powder Coated with plain glass. Granite Stone in window sill & jams. <div>KITCHEN</div> <ul style="list-style-type: none"> Granite Platform with Stainless SteelSink. Designer Glaze Tile Dedo Upto Lintel Level. <div>TOILET</div> <ul style="list-style-type: none"> Designer Porcelain or Glaze Tile Upto Lintel Level. CP Fittings – Chrome Plated Branded Bathroom Fittings. Sanitary Fitting – all Toilets to have wall Hung European Style Commode with metropol flush valve & Health Faucet. <div>WASH AREA</div> <ul style="list-style-type: none"> Kota Stone/tileflooring with Dado of ceramic tiles. <div>FOYER</div> <ul style="list-style-type: none"> Decorative Ground Floor Entrance Foyer. Branded Automatic Lifts. </div>	<div> <div>STAIRCASE</div> <ul style="list-style-type: none"> Granite Stone/Vitrified tile flooring in Treads, Risers & Landing Area. <div>PARKING AREA</div> <ul style="list-style-type: none"> Trimix Floor in Basement. Kota Stone/Pavers/Tile flooring on Ground Floor area. <div>RAILING</div> <ul style="list-style-type: none"> SS Railing in Staircase. Glass Railing in Balcony. MS Railing with Oil Paint in Elevation as shown in Architectural Drawings. <div>PLUMBING</div> <ul style="list-style-type: none"> UPVC / CPVC Water Supply pipes &PVC pipes for soil, waste & drainage systems. Percolation well as per norms. <div>ELECTRIFICATION</div> <ul style="list-style-type: none"> 3 Phase Concealed Copper Wiring (ISI Wires & Cables). ISI Modular Switches& Plates. Sufficient light & fan Point to be provided in each room and balcony. [two plug points and one two-way points in drawing room and bedrooms] Three 16A points to be provided for Refrigerator, Microwave and RO Machine in kitchen. One 16A Point to be provided for washing machine in Wash Area. All Toilets with exhaust fan point and Geyser points. One TV Point & AC Point in Living room and Bedrooms. Necessary MCBs or ELCB in distribution board of ISI standard for safety & Protection. <div>Fire Fighting System</div> <ul style="list-style-type: none"> Installation of all necessary Fire Safety and Protection equipment & Sprinkler system as per norms. <div>TERRACE</div> <ul style="list-style-type: none"> Brick Bat Concrete with waterproofing and China Mosaic Flooring. <div>COMMON AREA DEVELOPMENT</div> <ul style="list-style-type: none"> Underground & Overhead Watertank, Entrance Gate, Security Cabin, Solar panel on rooftop, Community/multipurpose hall, Gym, Indoor Play Area, Children's Play Area, Seating area, Home Theatre, Garden, CCTV Camera to be provided. </div>
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AMORA

—Shyam Zircon—

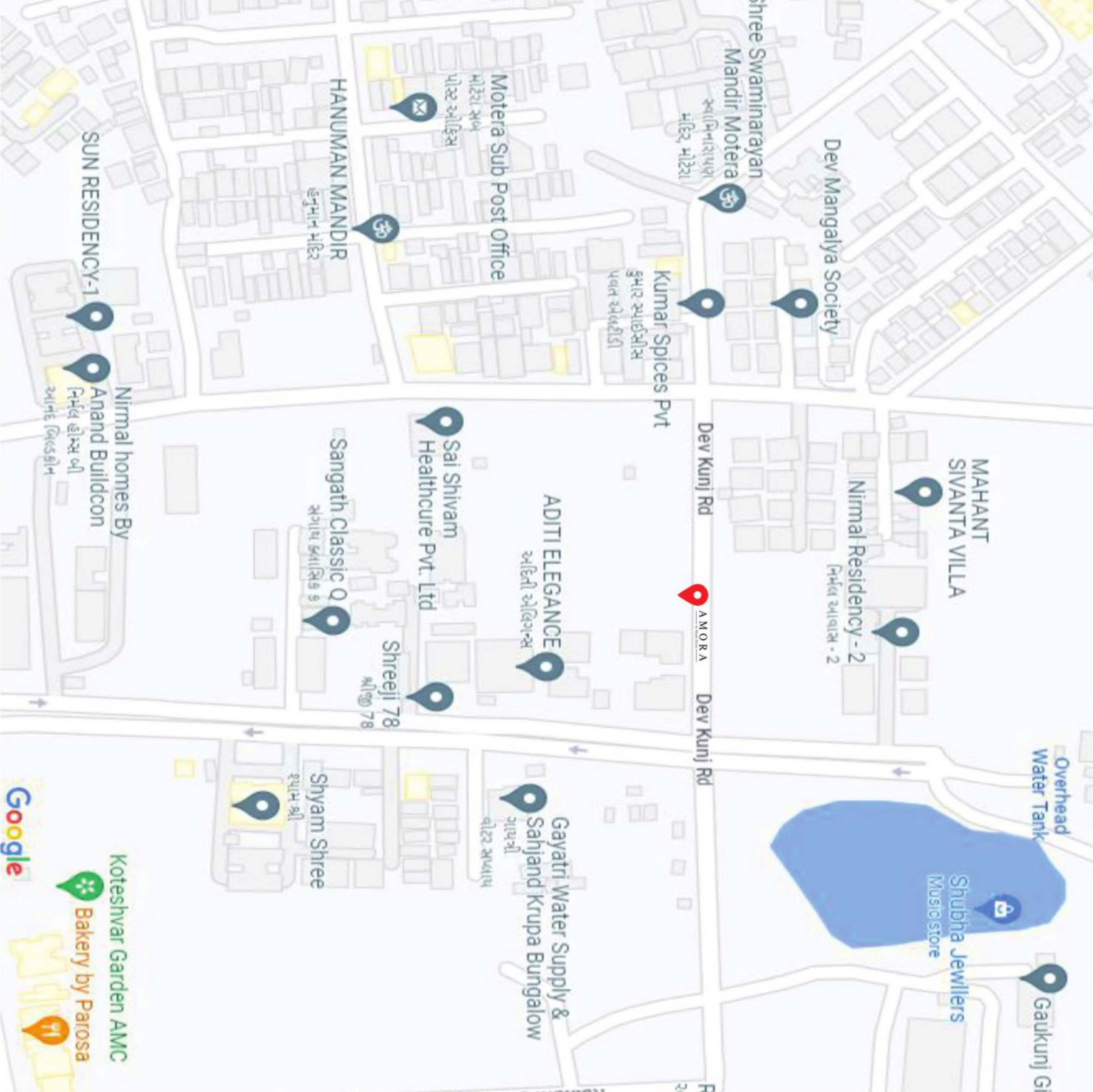
3 BHK

NEARBY COMMUNE

Gift City	10 Min
Apollo Hospital	3 Min
GCA, Narayani Resort	5 Min
PVR, Ring Road & BRTS	5 Min
Sabarmati Riverfront	1 Min
International Airport	10 Min
Sabarmati Railway Station	10 Min
City Pulse, City Gold Multiplex	7 Min
Motera Stadium, Dmart, 4D Mall	3 Min
H. B. Kapadia School	10 Min
Anand Niketan School	10 Min
Podar International School	10 Min
River Side School	12 Min
Stadium Metro Station	3 Min

DEVELOPER :
SHUBHANG REALTORS LLP

ARCHITECTURE / STRUCTURE :
NEHA CONSULATANT



DISCLAIMERS

All rights reserved to organizer for any changes in plan & specification. Irregular payment shall cause cancellation of booking. Possession of the Apartment shall be delivered only after full payment. Change in external elevation shall not be permitted. Internal changes shall be done only with prior permission & treated as legal document and/or consumer act. Variation in status & specs being in Violated & Client lies due to constraints of availability & manufacturing. Any additional charges or duties levied by the Govt./Local authorities during or after the completion of the scheme will be borne by the purchaser.