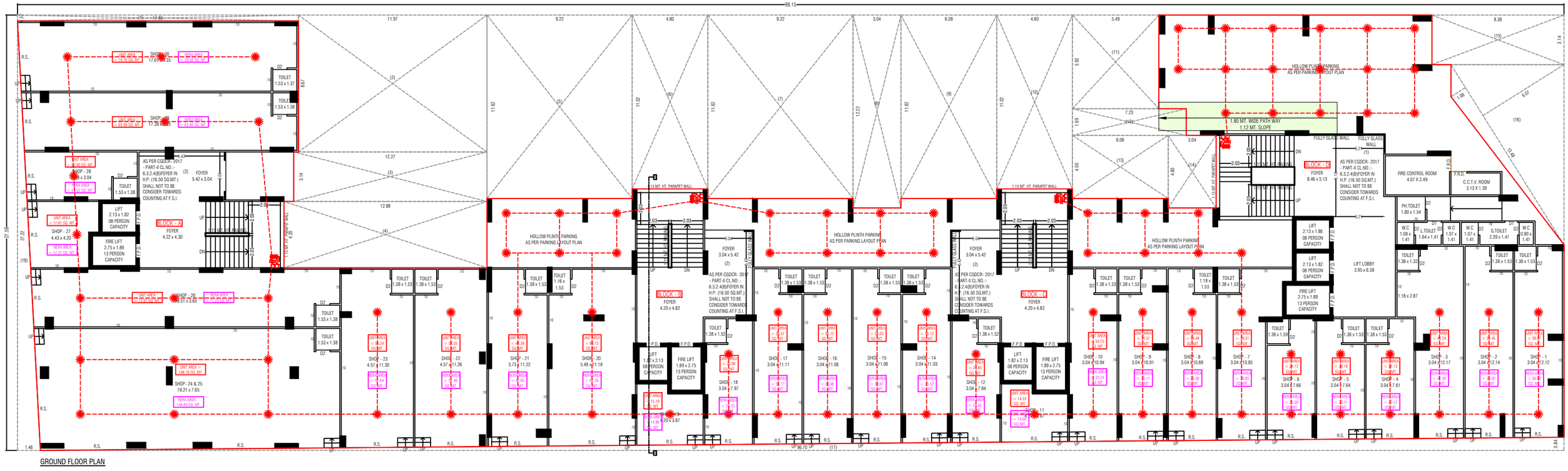
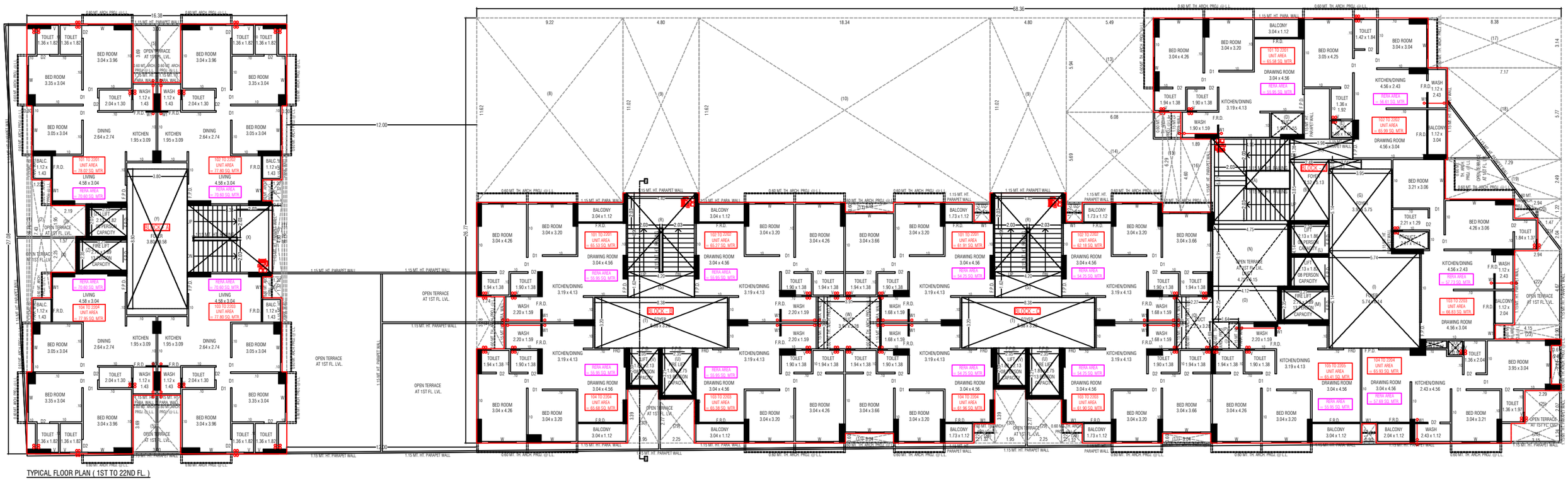
epitome

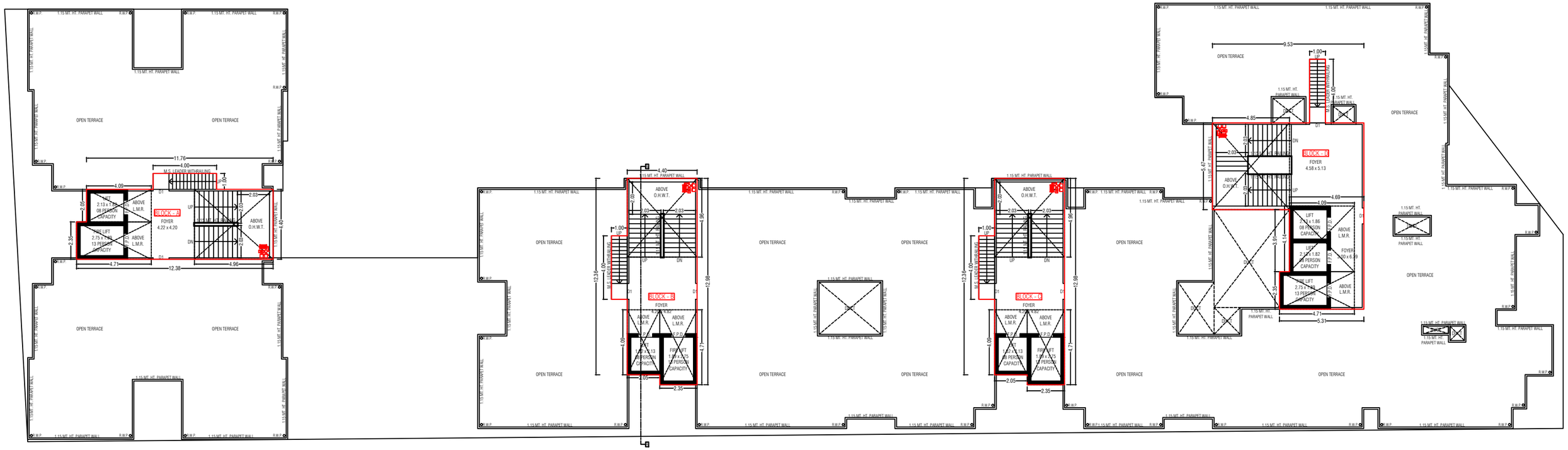
2 & 3 BHK LIFESTYLE HOMES & RETAILS



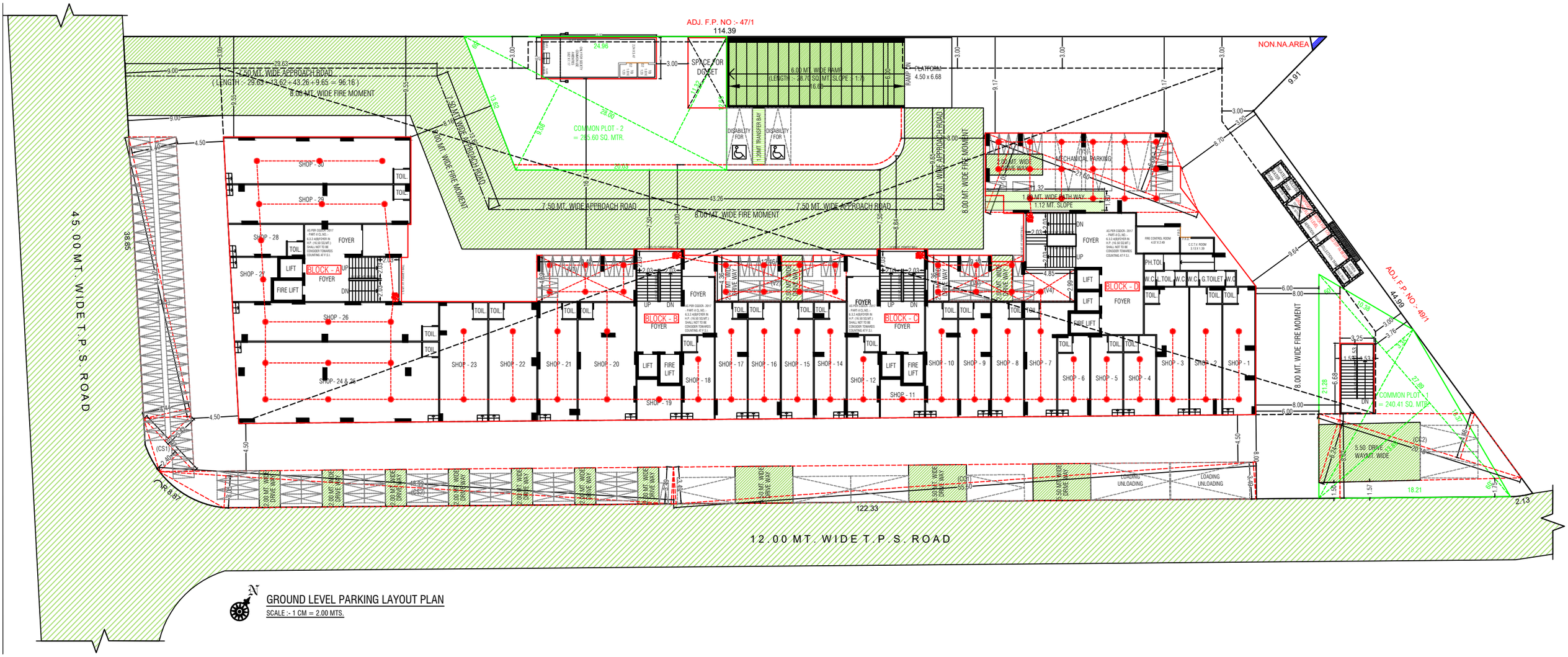
GROUND FLOOR PLAN

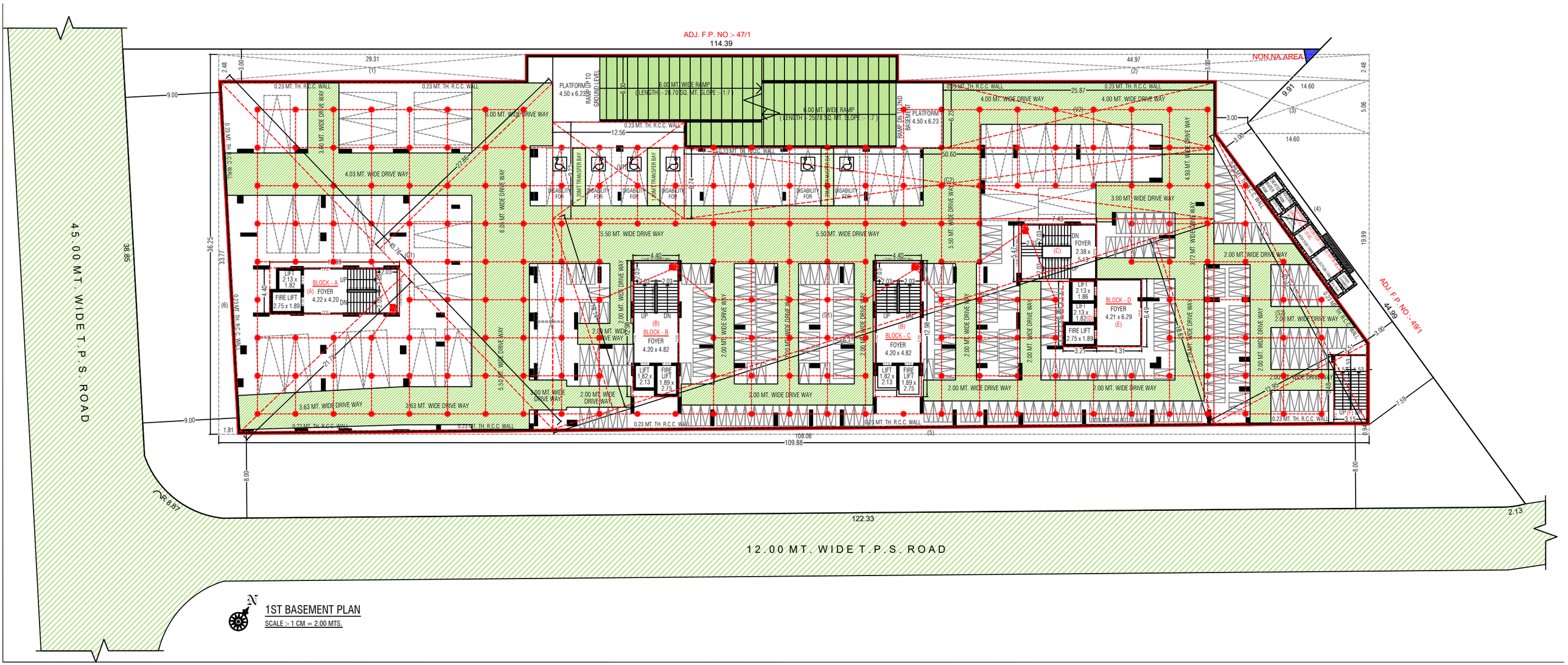


TYPICAL FLOOR PLAN (1ST TO 22ND FL.)



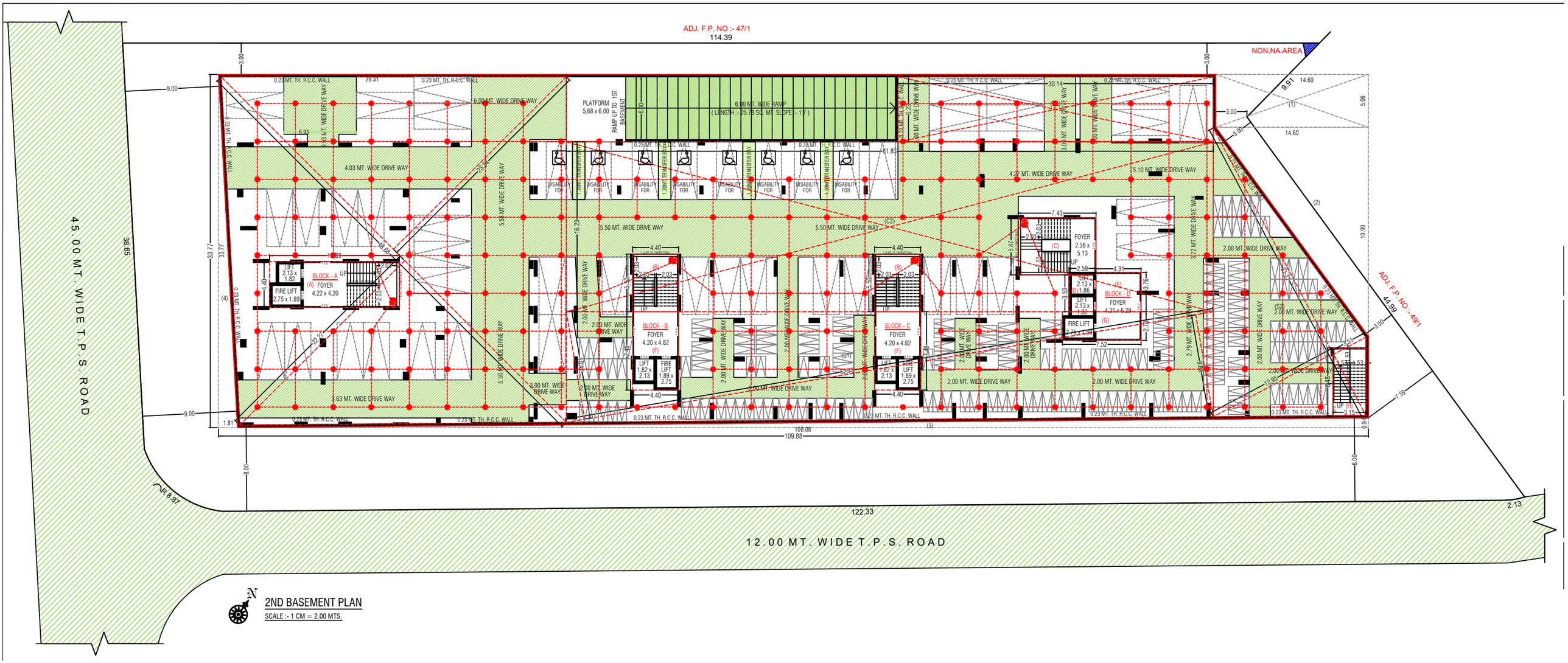
OPEN TERRACE & STAIR CABIN PLAN


ADJ. F.P. NO :- 47/1
114.39
NON.NA.AREA
45.00 MT. WIDE T.P.S. ROAD
12.00 MT. WIDE T.P.S. ROAD
7.50 MT. WIDE APPROACH ROAD
(LENGTH :- 29.63 + 13.62 + 43.26 + 9.65 = 96.16)
8.00 MT. WIDE FIRE MOMENT
7.50 MT. WIDE APPROACH ROAD
8.00 MT. WIDE FIRE MOMENT
7.50 MT. WIDE APPROACH ROAD
8.00 MT. WIDE FIRE MOMENT
SPACE FOR DG SET
6.00 MT. WIDE RAMP (LENGTH :- 28.70 SQ.MT. SLOPE :- 1:7)
PLATFORM 4.50 x 6.68
RAMP UP
DISABILITY FOR
1.20MT. TRANSFER BAY
DISABILITY FOR
COMMON PLOT - 2
= 265.60 SQ. MTR.
MECHANICAL PARKING
1.80 MT. WIDE PATH WAY
1:12 MT. SLOPE
5.50 MT. WIDE DRIVE WAY
BLOCK - A
BLOCK - B
BLOCK - C
BLOCK - D
FOYER
LIFT
FIRE LIFT
TOIL.
SHOP - 30
SHOP - 29
SHOP - 28
SHOP - 27
SHOP - 26
SHOP - 24 & 25
SHOP - 23
SHOP - 22
SHOP - 21
SHOP - 20
SHOP - 19
SHOP - 18
SHOP - 17
SHOP - 16
SHOP - 15
SHOP - 14
SHOP - 12
SHOP - 11
SHOP - 10
SHOP - 9
SHOP - 8
SHOP - 7
SHOP - 6
SHOP - 5
SHOP - 4
SHOP - 3
SHOP - 2
SHOP - 1
LOADING UNLOADING
LOADING UNLOADING
ADJ. F.P. NO :- 49/1
44.99
COMMON PLOT - 1
= 240.41 SQ. MTR.
5.50 DRIVE WAY MT. WIDE
122.33
2.13
38.85
GROUND LEVEL PARKING LAYOUT PLAN
SCALE :- 1 CM = 2.00 MTS.



1ST BASEMENT PLAN

SCALE :- 1 CM = 2.00 MTS.



N

2ND BASEMENT PLAN

SCALE :- 1 CM = 2.00 MTS.

specifications

structure

- Earthquake resistant RCC frame structure

flooring

- vitrified tiles of 4'x2' flooring with skirting of vermora / sega , etc.

wall finish

- Internal putty finish and externla double coat plaster with 100% acrylicpaint/texture

doors

- 30 mm thick decorative main door and ss fittinhs.
- 30 mm thick bedroom flush door with laminated or paint finish and ss fittings in stone frames.
- Grantite/marble or wooden door frame.

windows

- aluminum sliding window with marble/grantie reveal.

kitchen

- granite platform I stainless steel sink.
- exhaust and aqua guard electric point.

electrical

- 3 phase concealed IS fire resistant copper wiring with anchor great white or equivalent modular switches.
- havells or equivalent distribution board with MCB & ELCB.
- electric provision for split A.C. in all bedrooms and drawing room.

bathrooms

- glazed tiles of 3'x1'6" flooring up to lintel level of vermora , qubo , etc.
- concealed plumbing with jaquar / hindware/ cera / plumber equivalent fittings & accessories.
- superior sanitary ware I wall hung W.C. in all bath rooms.

parking

- designer tiles / polishesd stone / pavit.

staircase

- polished stone/granite marble with anti skid grooves.

terrace

- china mosaic over water proof coat on 3"thick brickbat concrete for heat treatment with water proofing.

elevators

- 2 automatic elevators in each tower.

termite treatment

- anti termite treatment shall be applied by standard materials to complete area.

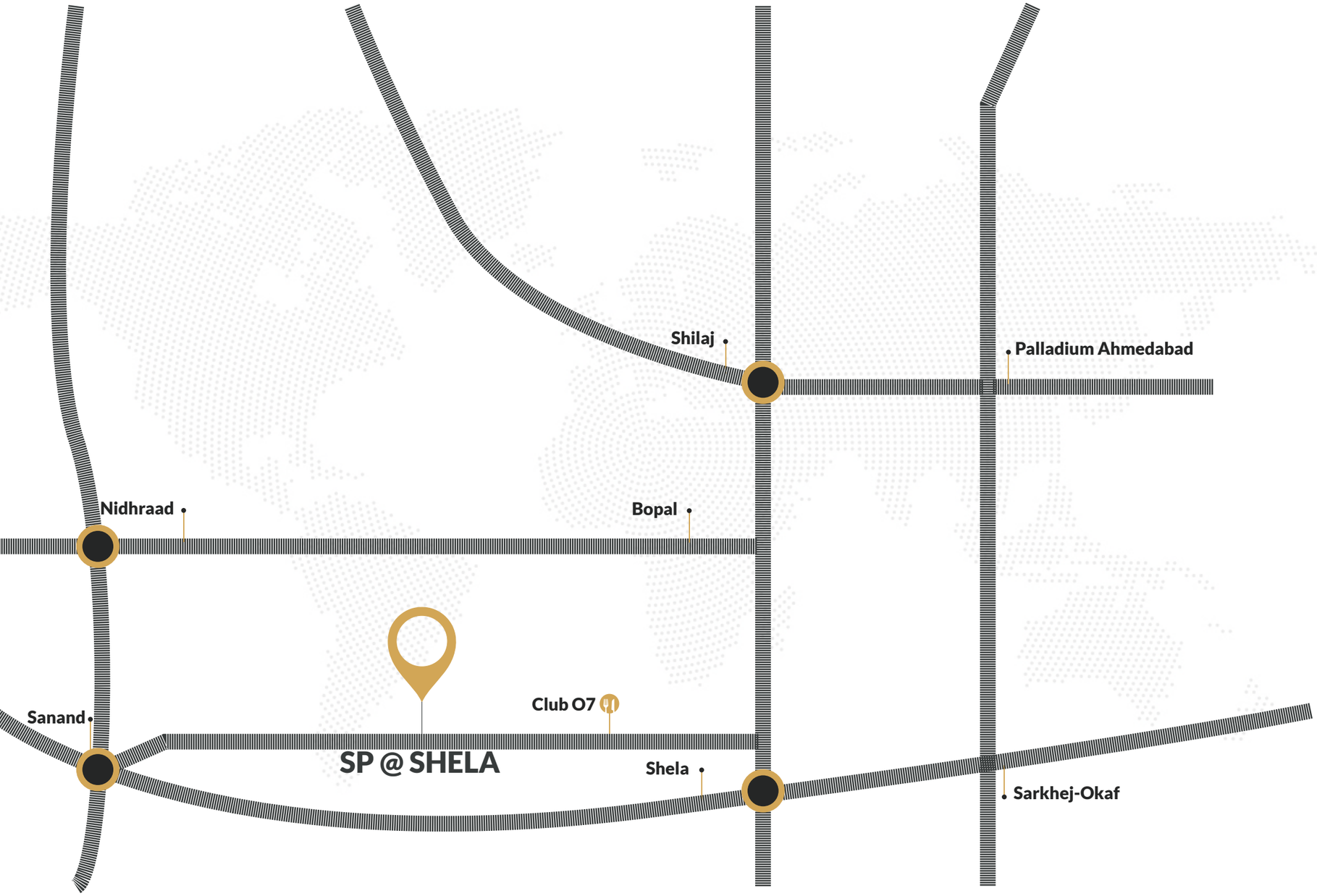
terms & conditions

- Stamp duty, registration, legal charges, AUDA, GEB, AMC, Torrent & any other Govt. charges are to be borne by the member themselves.
- Any additional charges of duties levied by Govt./local authority during or after the completion of the project will be borne by the buyer.
- Changes in external elevation shall not be permitted.
- Internal changes shall be permitted with prior permission & shall be charged extra in advance.
- Possession of the unit will be given after receiving the full payment from the member.
- Payment / schedule payment should be strictly followed, in case of delay in payment then interest will be levied or the basic rates will be revised & the member will have to follow the same.
- In case of cancellation, cancellation policy will be applicable.
- Acceptance of request if any, for transfer of booking from unit to unit at sole discretion of ours and for that transfer charges (fees) would be collected.
- All rights reserved by the developer for alteration / modification / improvement in specification of changes in dimensions and planning shall be binding to all.
- Issued subject to Ahmedabad jurisdiction,
- We agree with the above mention term, condition & specification of the same scheme.
- Any business practices leading to pollution, causing material damage to the building or members are not allowed in the premises.
- Irregular payments may attract interest of lead to cancellation of booking/s.

Disclaimer:

The brochure is for representational purposes only & is not part of any legal document/s.

- All dimensions / measurement given are unfinished and approximates.
- The photographs & artistic impressions are for references only.
- Actual building may vary from the representations mentioned in the brochure.
- This is not at advertisement within the meaning of RERA.
- This is not an offer, invitation of commitment of any nature.
- Recipients are advised to appraise the necessary and relevant information of the project prior to making any purchase decisions,
- All the specifications of the flat shall be as per the final agreement between the parties. • T&C applicable.



PROJECT BY

SHRI PARSHVA EPITOME LLP

epitome

2&3 BHK LIFESTYLE HOMES & RETAIL

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+91 940 822 3616

ARCHITECT

HM ARCHITECTS

STRUCTURE

UMANG PATEL

SITE ADDRESS

SP EPITOME ,

SHELA - CLUB O7 45 mt. ROAD,

B/h CLUB O7,

Nr. ORCHID VALLEY, SHELA, AHMEDABAD. 380058

RERA No.: PR/GJ/AHMEDABAD CITY/AUDA/00000000/000000

WEBSITE: www.shriparshva.com