Developed By

ROOSH REALITY LLP




# THE FIRST

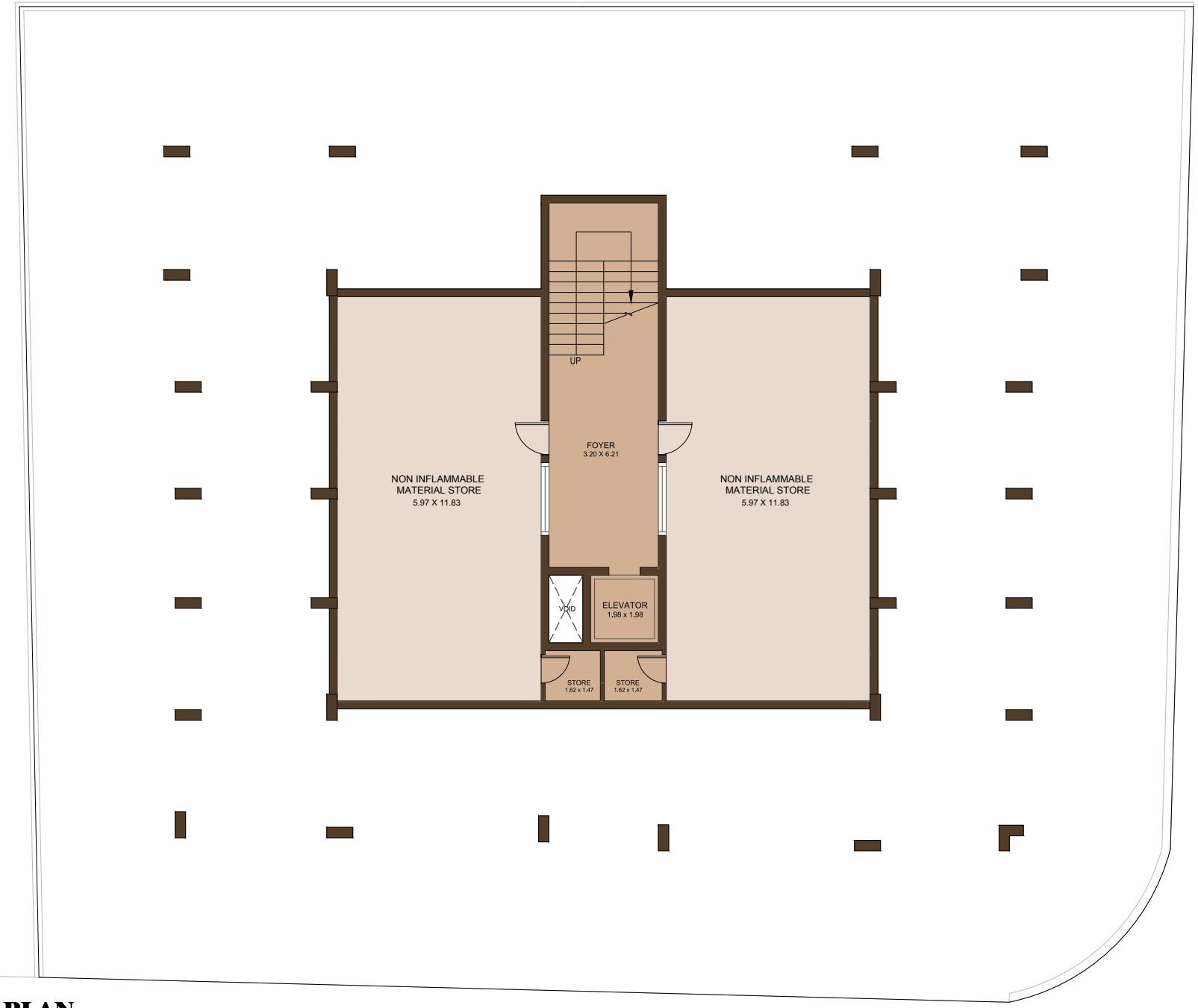
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Rera Reg. No. : _____


THE
FIRST
THE
FIRST




**BASEMENT PLAN**



# THE FIRST, AMBAWADI.

PANDYA ASSOCIATES
ARCHITECTS AND ENGINEERS,
64,SHARDA NAGAR, PALDI,
AHMEDABAD-7,PHONE:26633666




**PARKING FLOOR PLAN**

4

# THE FIRST, AMBAWADI.

PANDYA ASSOCIATES
ARCHITECTS AND ENGINEERS,
64,SHARDA NAGAR, PALDI,
AHMEDABAD–7,PHONE:26633666




| UNIT-101 TO 501 | |
|---|---|
| RERA CARPET AREA | |
| UNIT AREA | 96.88 SMT. |
| BALCONY AREA | 7.71 SMT. |
| WASH AREA | 2.00 SMT. |
| TOTAL | 106.59 SMT. |

| UNIT-102 TO 502 | |
|---|---|
| RERA CARPET AREA | |
| UNIT AREA | 116.39 SMT. |
| BALCONY AREA | 7.70 SMT. |
| WASH AREA | 1.97 SMT. |
| TOTAL | 126.06 SMT. |

| UNIT-103 TO 503 | |
|---|---|
| RERA CARPET AREA | |
| UNIT AREA | 95.62 SMT. |
| BALCONY AREA | 7.20 SMT. |
| WASH AREA | 1.77 SMT. |
| TOTAL | 104.59 SMT. |

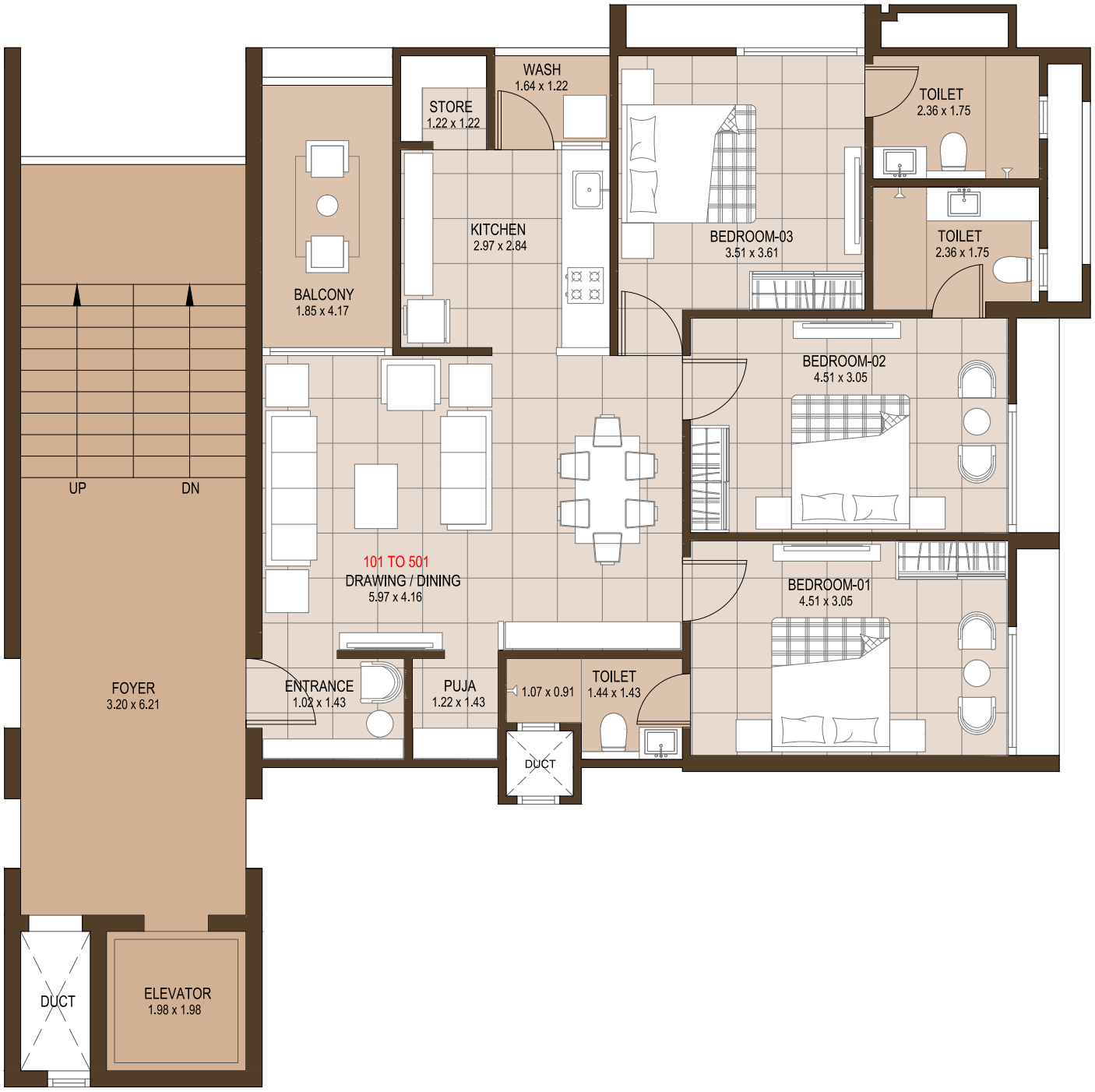
| UNIT-104 TO 504 | |
|---|---|
| RERA CARPET AREA | |
| UNIT AREA | 96.48 SMT. |
| BALCONY AREA | 7.71 SMT. |
| WASH AREA | 2.00 SMT. |
| TOTAL | 106.19 SMT. |

PANDYA ASSOCIATES
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AHMEDABAD-7,PHONE:26633666

# TYPICAL FLOOR PLAN

## THE FIRST

| UNIT-101 TO 501 | |
|---|---|
| RERA CARPET AREA | |
| UNIT AREA | 96.88 SMT. |
| BALCONY AREA | 7.71 SMT. |
| WASH AREA | 2.00 SMT. |
| TOTAL | 106.59 SMT. |




# UNIT PLAN (101 TO 501)



THE FIRST

PANDYA ASSOCIATES
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64,SHARDA NAGAR, PALDI,
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| UNIT-102 TO 502 | |
|---|---|
| RERA CARPET AREA | |
| UNIT AREA | 116.39 SMT. |
| BALCONY AREA | 7.70 SMT. |
| WASH AREA | 1.97 SMT. |
| TOTAL | 126.06 SMT. |



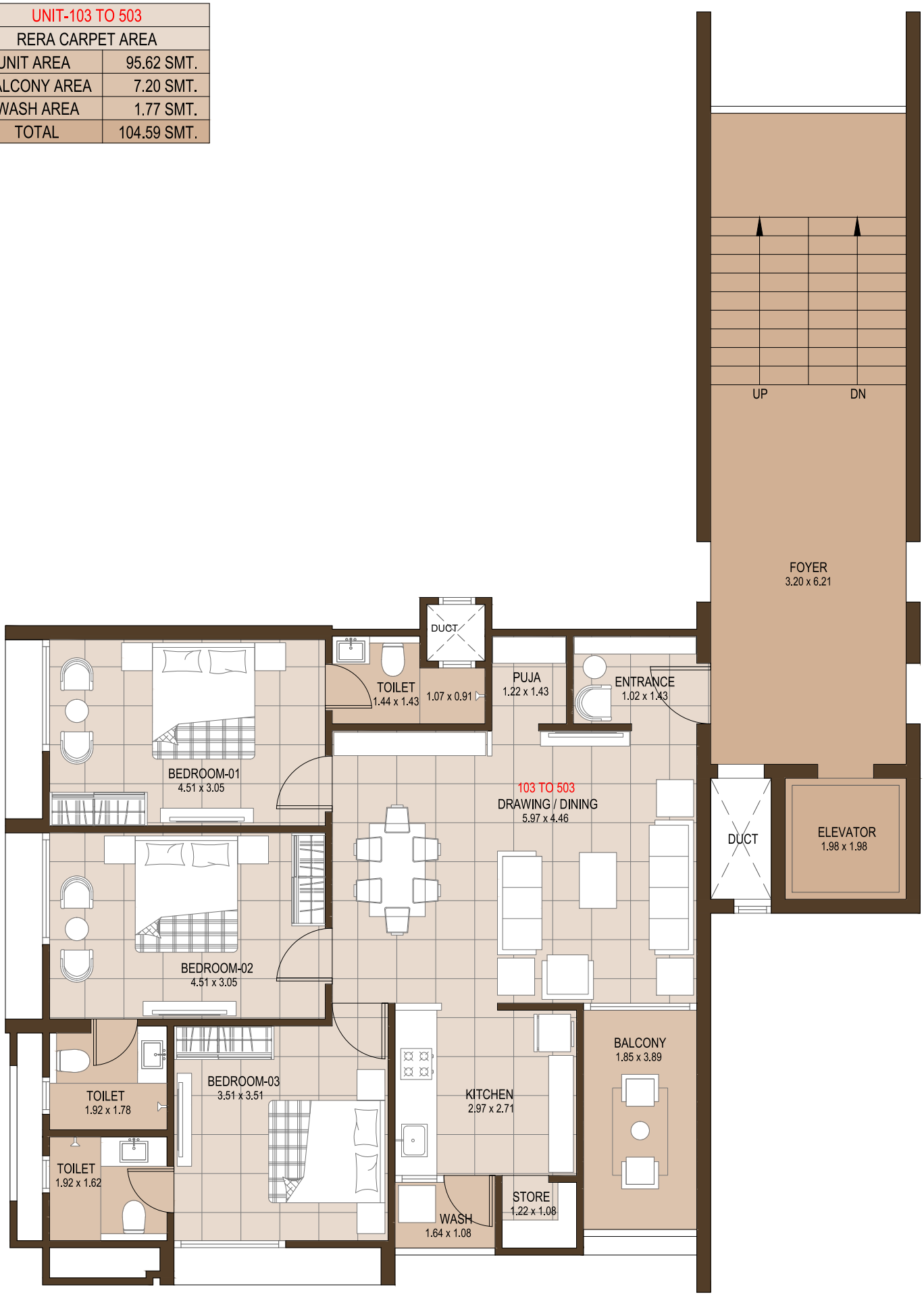

# UNIT PLAN (102 TO 502)



THE FIRST

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| UNIT-103 TO 503 | |
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# UNIT PLAN (103 TO 503)



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| UNIT-104 TO 504 | |
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| WASH AREA | 2.00 SMT. |
| TOTAL | 106.19 SMT. |




# UNIT PLAN (104 TO 504)



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## SPECIFICATIONS:

- **ONE AUTOMATIC ELEVATORS FOR MORE CONVENIENCE.**
- **ADEQUATE CAR PARKING.**
- **BORWELL WITH PUMPSET FOR 24 X 7 WATER SUPPLY**
- **PROFESSIONAL SECURITY ROUND THE CLOCK**
- **WATER PURIFIER SYSTEM IN KITCHEN**
- **DECORATIVE ENTRANCE FOYER**
- **TWO A/C HALL FOR ENTERTAINMENT & SOCIAL GATHERINGS**

**STRUCTURE**

- Safe & Sound - quality controlled R.C.C frame Structure and brick works with best material components.
- Earthquake Resistant Design.

**PLASTERWORK**

- Double coat sand faced plaster on external surface.
- Single coat mala plaster in inside area.

**FLOORING & WALL TILLING**

- Vitrified tile flooring having greater strength.
- Anti-skid flooring in utility area and toilets.
- Stone sill in windows
- Granite Kitchen Platform

**PAINTING**

- Long lasting/weather resistant acrylic paint of standard make to all external walls
- All internal walls with putty

**DOOR & WINDOWS**

- Decorative main door with Teakwood frame, Door eye & Safety Lock.
- Internal flush door
- Superior quality C.P or S.S. finish hardware fittings.
- Doorframe of wood/granite stone
- Anodised Aluminum windows with Gill for safety.

**ELECTRICAL WORK**

- Concealed copper wiring with "ISI" make to prevent overloading, short circuits and earth leakages.
- Distribution board with "MCB" & "ELCB" to ensure maximum safety "ISI" make modular electrical accessories.
- Modular switches for easy and maintenance free units.
- DTH connection in each fiat
- Provision for AC and Water heater points in bedroom and toilet.

**WATER PROOFING**

- Water proofing in all toilet & terrace area to prevent seepage.
- Adequate size underground tank with auto sensor pumping system.
- China mosaic in the terrace.
- Anti-Termites treatment

**PLUMBING & SANITATION**

- Good quality & stain resistant sanitary ware for spotless and sparkling toilets.
- C.P.fitting of Standard make.
- CPVC/UPVC pipe & fittings.
- SWR drainage system for easy maintenance.
- Municipal water connection for water Supply.
- Gas connection in kitchen if available

**PLEASE NOTE** : In the interest of continuous development in design and quality of construction the developers reserves all rights to make any changes in entire scheme or part of the scheme in specification, design, planning, layout and purchaser shall abide by such changes. This brochure is only to convey the essential design and technical feature of the scheme and does not become any part of legal document. Expenses like Torrent power changes, Legal charges, Municipal corporation charges, Maintenance, Stamp Duty, Service Tax, etc, will be charged extra as per agreement. Subject to Ahmedabad jurisdiction.

Developed By

ROOSH REALITY LLP

# CONTACT DETAILS:

## COMPANY DETAILS:

**ROOSH REALITY LLP**

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