THE CENTRIUM.II

REAL ESTATE REGULATORY

BASEMENT PLAN

GROUND FLOOR

ADJ. T.P. SCHEME NO:- 28 (NAVA VADAJ) FINAL

ADJ. F.P. NO:- 918

ADJ. F.P. NO:- 883/2

ADJ. F.P. NO:- 878/1

32.24 | 100.28 | 68.04

43.30 | 57.11

48.45 | 116.49 | 68.04

20.16

P.W.

BELOW BASEMENT LINE

ELE. SUBSTATION

CO2 FLOODING SYSTEM

SPACE FOR D.G.SET

DUST BIN

6.00 MT. WIDE APPROACH ROAD (TOTAL LENGTH = 41.38+31.09 = 72.47 MT.)

31.09

6.00 MT. WIDE APPROACH ROAD (TOTAL LENGTH = 41.38+31.09 = 72.47 MT.)

HOLLOW PLINTH (PARKING AS PER PARKING LAYOUT PLAN)

ELECTRIC METER ROOM 10.92 X 4.28 AS PER GDCR CL. NO.-6.3.2. {4 (C)} AREA = 50.00 SQ.MT. NOT COUNTED IN F.S.I.

EQUIPMENT ROOM 3.71 X 6.35 AREAS NOT COUNTED TOWARDS COMPUTATION OF FSI AS PER GSDCR-2017 CL. NO: 11.3.5.(iv) (a)

WITH SLOPE 1:12 1.80 MT. WIDE PATHWAY

BLOCK -A FOYER 7.11 X 4.33

BLOCK -B FOYER 9.10 X 4.33

BLOCK -C FOYER 4.15 X 4.69

BLOCK -D FOYER 4.15 X 4.69

L.M.R. LESS FIRE LIFT 2.55 X 2.05 10 PERSON CAPACITY

TWO WHEELER VEHICULAR LIFT 2.92 X 2.06

PLATFROM 2.51 X 2.00

HANDICAP 700 ET 1.00 X 2.65

1.20 MT. HANDICAP RAMP WITH SLOPE 1:12

ELECTRIC METER ROOM 3.92 X 4.35 AS PER GDCR CL. NO.-6.3.2. (4 (C)) AREA = 50.00 SQ.MT. NOT COUNTED IN F.S.I.

EQUIPMENT ROOM 4.71 X 2.87 AREAS NOT COUNTED TOWARDS COMPUTATION OF FSI AS PER GDCR-2017 CL. NO: 11.3.5.(iv) (a)

WITH SLOPE 1:12 1.80 MT. WIDE PATHWAY

HOLLOW PLINTH (PARKING AS PER PARKING LAYOUT PLAN)

EQUIPMENT ROOM 5.89 X 3.06 AREAS NOT COUNTED TOWARDS COMPUTATION OF FSI AS PER GSDCR-2017 CL. NO: 11.3.5.(iv) (a)

ELECTRIC METER ROOM 8.41 X 2.86 AS PER GDCR CL. NO.-6.3.2. {4 (C)} AREA = 50.00 SQ.MT. NOT COUNTED IN F.S.I.

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

RAMP SLOPE 1:7 RAMP DN = 6.37 M.WIDTH &LENGTH = 33.91 MT. DN FROM GROUND FLOOR TO 1ST BASEMENT

PLATFROM 4.50 X 6.37

ELECTRIC METER ROOM 7.71 X 5.11 AS PER GDCR CL. NO.-6.3.2. {4 (C)} AREA = 50.00 SQ.MT. NOT COUNTED IN F.S.I.

EQUIPMENT ROOM 4.60 X 3.65 AREAS NOT COUNTED TOWARDS COMPUTATION OF FSI AS PER GSDCR-2017 CL. NO: 11.3.5.(iv) (a)

SHOP - 1 | SHOP - 2 | SHOP - 3 | SHOP - 4 | SHOP - 5 | SHOP - 6 | SHOP - 7 | SHOP - 8 | SHOP - 9 | SHOP - 10 | SHOP - 11 | SHOP - 12 | SHOP - 13 | SHOP - 14 | SHOP - 15 | SHOP - 16 | SHOP - 17 | SHOP - 18 | SHOP - 19 | SHOP - 20 | SHOP - 21 | SHOP - 22 | SHOP - 23 | SHOP - 24 | SHOP - 25 | SHOP - 26

BELOW S.T.P.

BELOW DOMESTIC WATER TANK

BELOW U.G.W.T.

BELOW RAIN WATER STORAGE TANK

BELOW PUMP ROOM

BELOW FIRE TANK

3.00 MT. PUBLIC DOMAIN SPACE KEPT PERMANENTLY OPEN AS PER AUDA OPINION LETTER NO:- DP UNIT / LAP NO:-04351 DATE:-15/04/2024 & D.P. UNIT LAP NO:- 02442 DATE:- 29/02/24

MUNI. M.H.

18.00 MT. WIDE T.P.S. ROAD

18.00 MT. WIDE T.P.S. ROAD

FIRST FLOOR

ADJ. T.P. SCHEME NO:- 28 (NAVA VADAJ) FINAL

ADJ. F.P. NO:- 918

ADJ. F.P. NO:- 883/2

ADJ. F.P. NO:- 878/1

32.24 | √100.28 | 68.04

20.16

18.72

43.30

57.11

6.00 | 9.00 | 6.01 | 7.11

BLOCK -A
FOYER
7.71 X 4.33

BLOCK -B
FOYER
9.70 X 4.33

BLOCK -C
FOYER
4.15 X 5.59

BLOCK -D
FOYER
4.15 X 5.59

OPEN TERRACE

OPEN TERRACE @ 1ST PODIUM LEVEL

2.00 MT. DRIVE WAY

2.00 MT. HT. R.C.C. PARAPET WALL

TWO WHEELER VEHICULAR LIFT 2.92 X 2.06

PLATFROM 2.51 X 2.00

L.M.R. LESS FIRE LIFT 2.55 X 2.05 10 PERSON CAPACITY

L.M.R. LESS LIFT 2.55 X 2.05 10 PERSON CAPACITY

L.M.R. LESS FIRE LIFT 2.05 X 2.55 10 PERSON CAPACITY

L.M.R. LESS LIFT 2.05 X 2.55 10 PERSON CAPACITY

FOYER 1.93 X 1.90

FOYER 1.93 X 1.80

(RS1) 12.40

(RS2) 5.18

(RS3) 9.45

(RS4) 10.80

(RS5) 15.12

(RS6) 4.20

12.51

22.05

12.80

42.24

COMMON PLOT @ PODIUM TERRACE LEVEL
= 650.92 SQ. MTS.

15.41

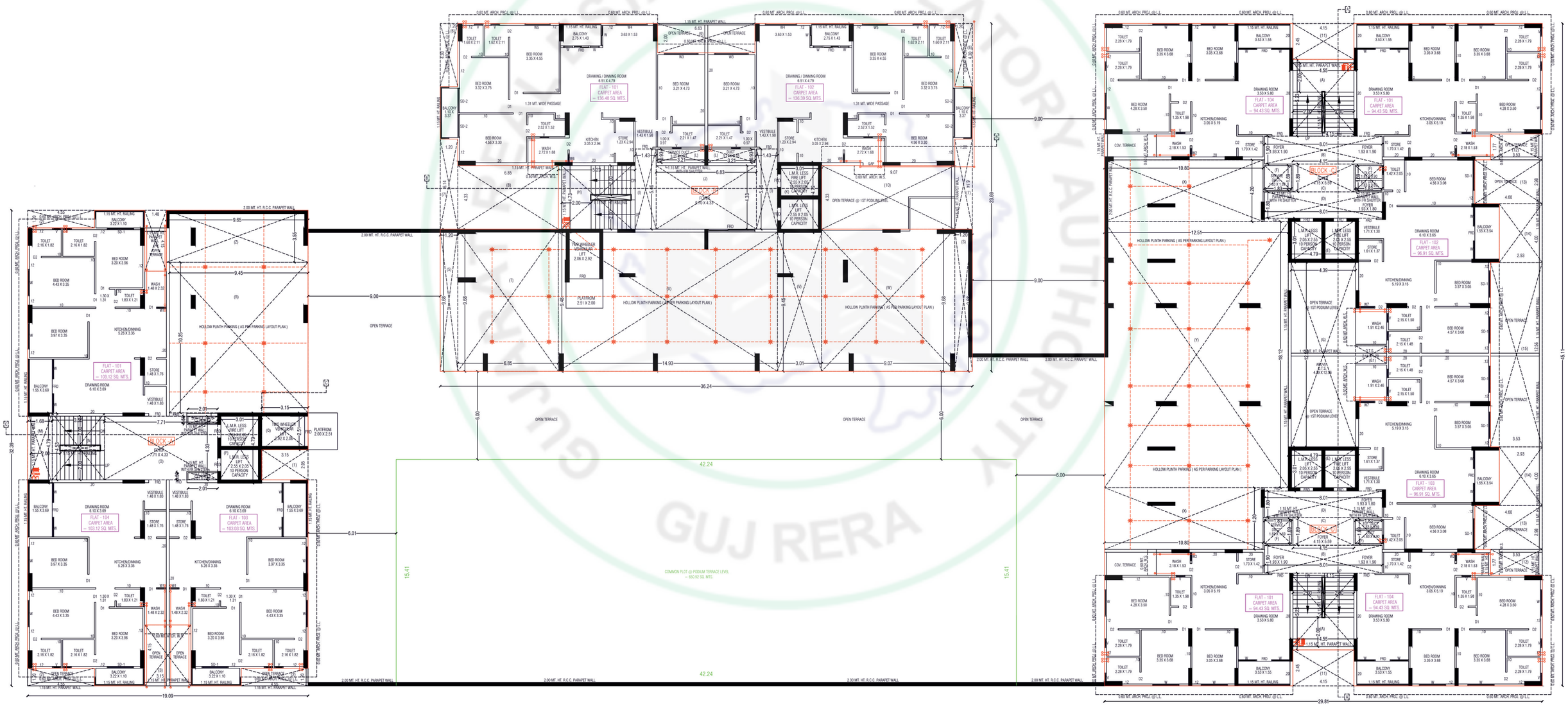
3.00 MT. PUBLIC DOMAIN SPACE KEPT PERMANENTLY OPEN AS PER AUDA OPINION LETTER NO:- DP UNIT / LAP NO:-04351 DATE:-15/04/2024 & D.P. UNIT LAP NO:- 02442 DATE:- 29/02/24

48.45 | √116.49 | 68.04

18.00 MT. WIDE T.P.S. ROAD

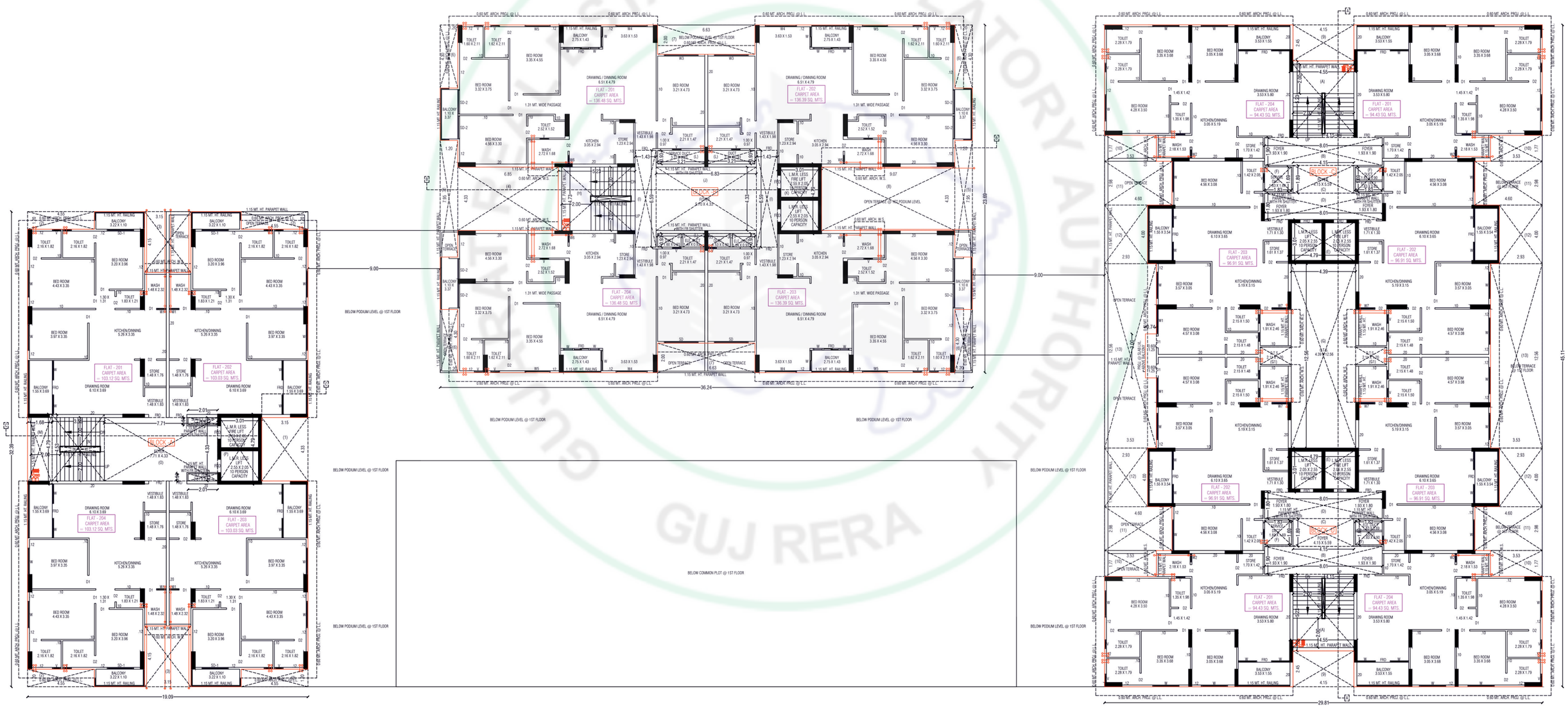
18.00 MT. WIDE T.P.S. ROAD

1ST FLOOR PLAN
(PODIUM LEVEL)



GUJ RERA

SECOND FLOOR



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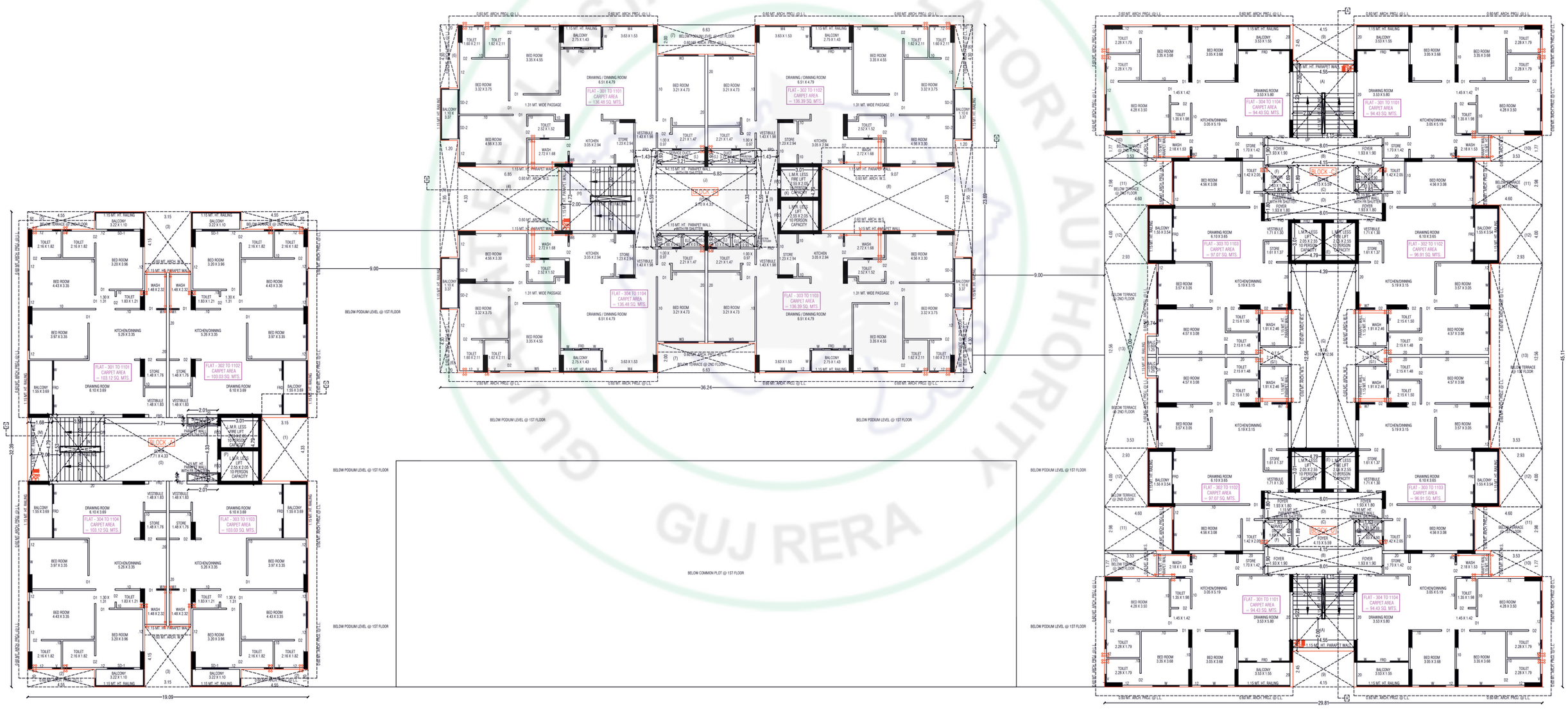
TYPICAL FLOOR



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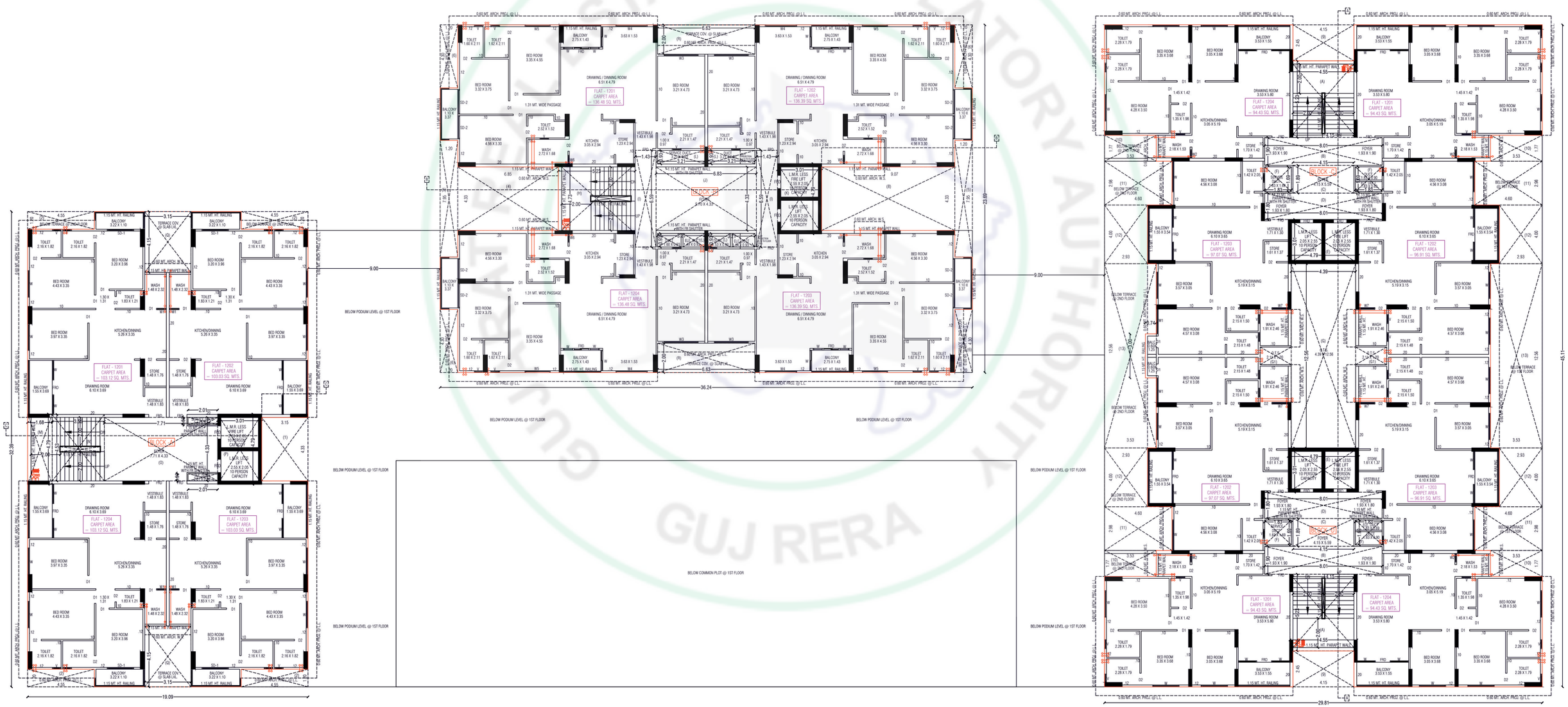
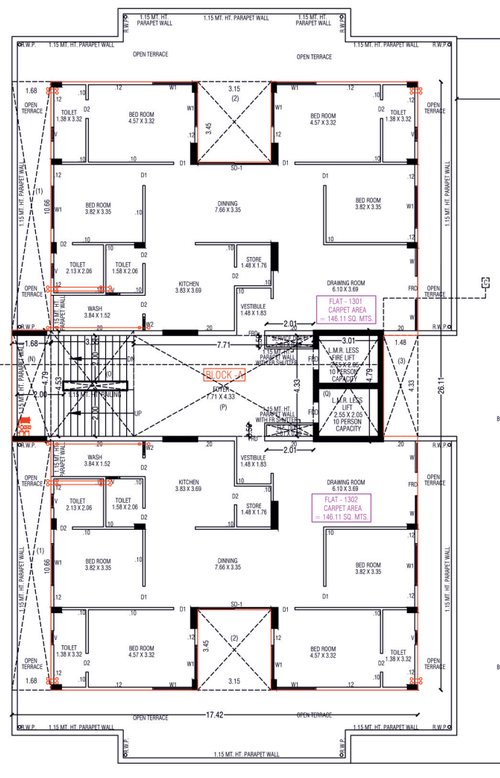
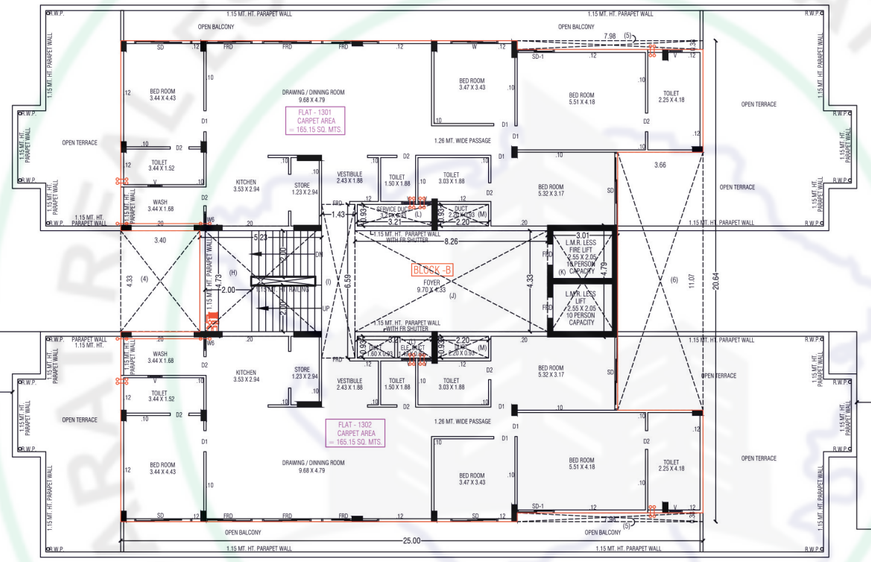
12TH FLOOR

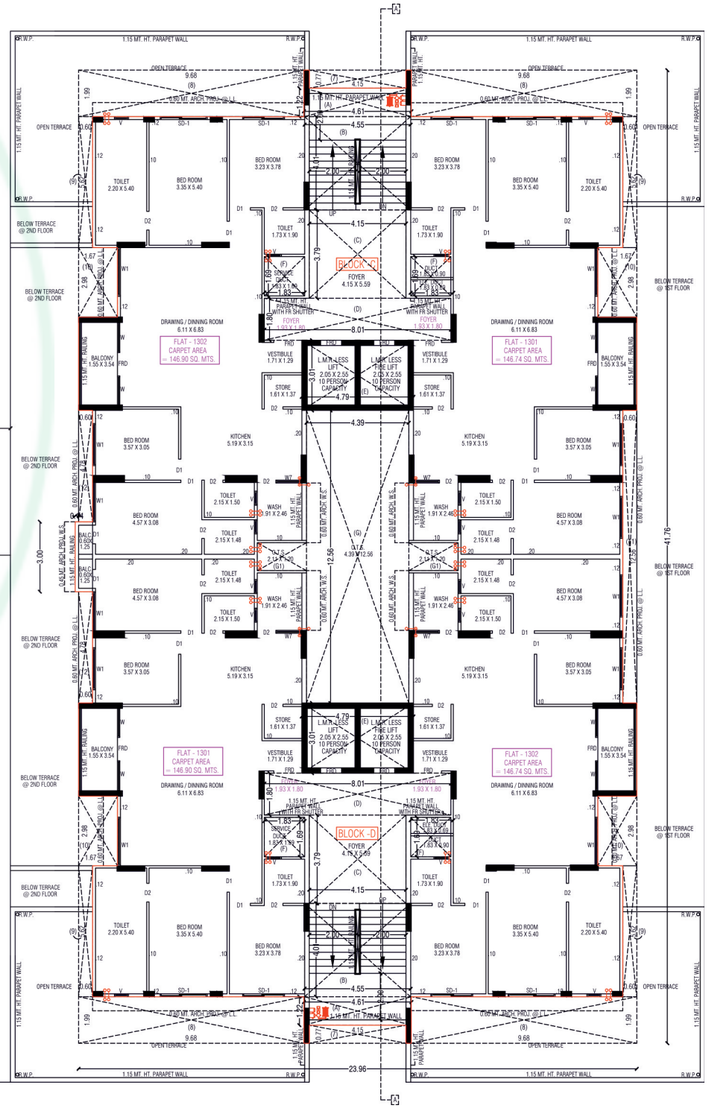


GUJARAT REAL ESTATE REGULATORY AUTHORITY GUJ RERA

13TH FLOOR







GUJARAT REAL ESTATE REGULATORY AUTHORITY
GUJ RERA

STRUCTURE

• EARTHQUAKE RESISTANT R.C.C. FRAME STRUCTURE.

FLOORING

• GOOD QUALITY VITRIFIED TILES IN ENTIRE APARTMENT.

• CHINA MOSAIC FOR HEAT REFLECTION & WATER PROOFING TREATMENT IN TERRACE.

KITCHEN

• GRANITE TOP PLATFORM WITH S.S. SINK.

• DESIGNER GLAZED TILES DADO UP TO LINTEL LEVEL.

WALL FINISH

• INTERNAL SINGLE COAT MALA PLASTER WITH PUTTY FINISH.

• EXTERNAL DOUBLE COAT SAND FACE PLASTER OR TEXTURE WITH ACRYLIC PAINT.

DOORS & WINDOWS

• DECORATIVE MAIN DOOR.

• ALL OTHER DOORS ARE FLUSH DOOR WITH GOOD QUALITY FITTINGS.

• ANODIZED COATED ALUMINUM SLIDING WINDOW WITH STONE SEAL.

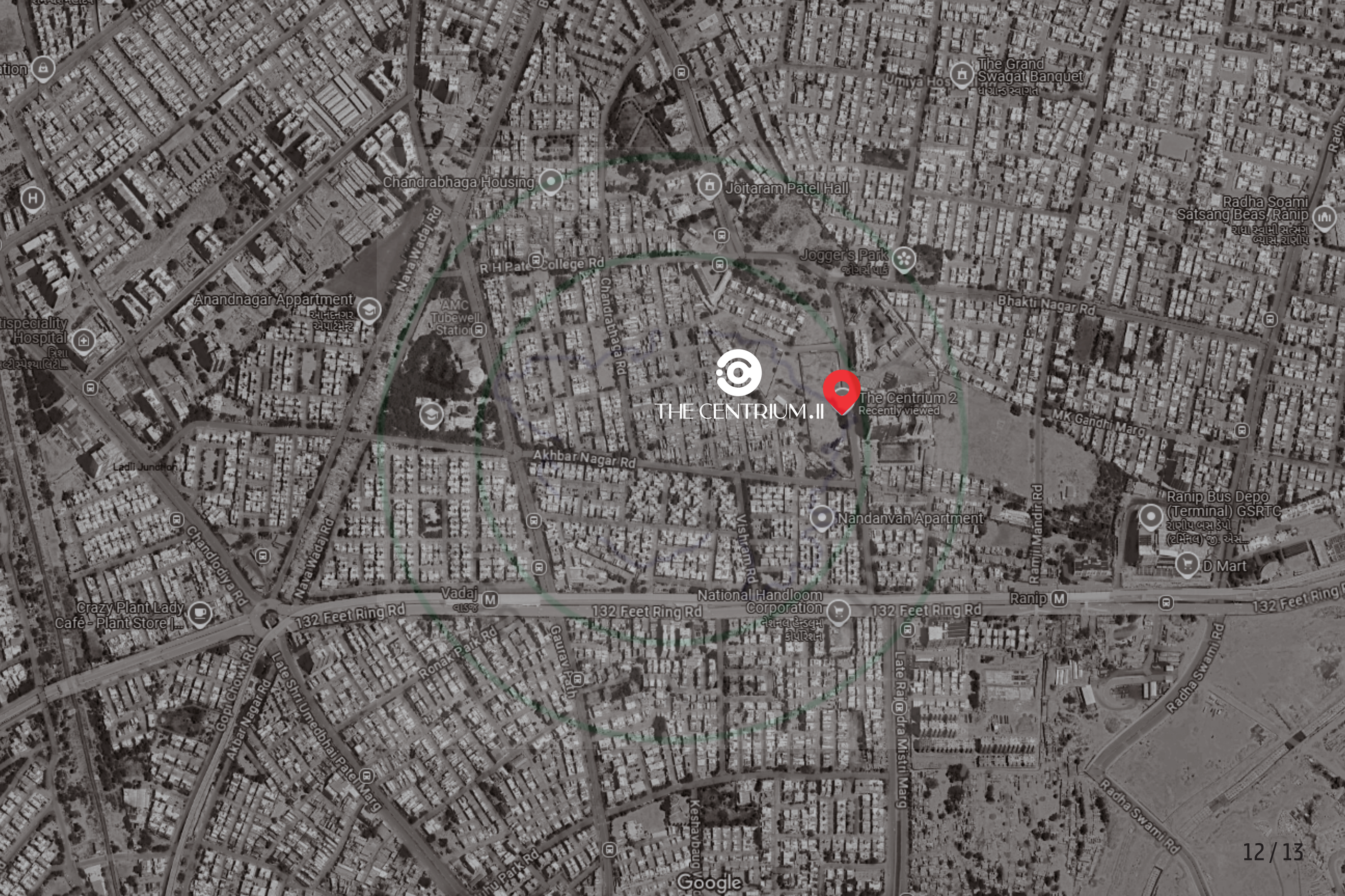
ELECTRIFICATION

• CONCEALED COPPER WIRING WITH MODULAR SWITCHES & SUFFICIENT NUMBER OF POINTS WITH MCB DISTRIBUTION PANEL. AC & GEYSER POINTS.

TOILET & PLUMBING

• DESIGNER GLAZED TILES UP TO LINTEL LEVEL.

• PREMIUM QUALITY BATH FITTINGS & SANITARY WARES.


THE CENTRIUM.II
The Centrium 2
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AMC Tubewell Station
Bhakti Nagar Rd
Nava Wadaj Rd
Chandrabhaga Rd
Akhbar Nagar Rd
Nandanvan Apartment
Ranip Bus Depo (Terminal) GSRTC
D Mart
Vadaj
National Handloom Corporation
Ranip
132 Feet Ring Rd
Crazy Plant Lady Café - Plant Store |...
Ronak Park Rd
Gaurav Path
Late Shri Umedbhai Patel Marg
Late Rajendra Mistri Marg
Radha Swami Rd
MK Gandhi Marg
Google

THE CENTRIUM 2, OPP. THE PALM PARADISE, SAURABH SCHOOL ROAD, VIJAY NAGAR,RANIP, AHMEDABAD-380013 81 41 22 94 94	DEVELOP BY WISHPARK PROJECT LLP	ARCHITECT UPKRAMA STUDIO	STRUCTURE P CUBE CONSULTANT

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