
3
BHK PREMIUM
APARTMENTS



# HOME

a gathering place for family to join together in laughter.

the one place you will always be surrounded by those who love you.

a place of belonging.

yash
PARISAR



# HOME

is where love resides,
memories are created,
friends and family belong
and laughter never ends



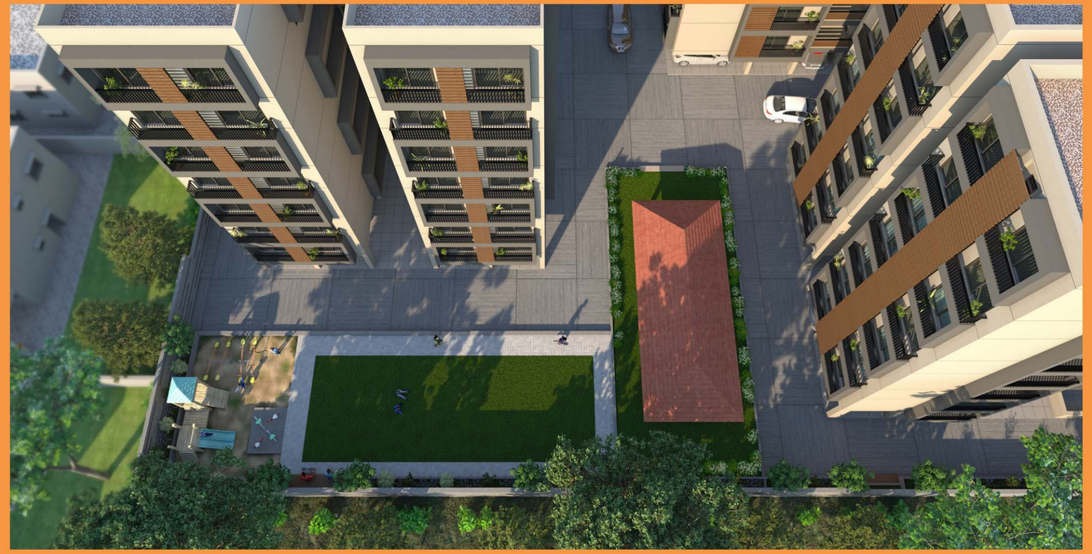


# GROUND FLOOR PLAN









# TYPICAL FLOOR PLAN



# A
BLOCK




# B
BLOCK

yash PARISAR



# C
BLOCK








# SPECIFICATIONS

**Structure**
- RCC frame structure with brick masonry partition wall.

**Wall finish**
- Internal smooth mala plaster with white putty finish.
- External wall double coat plaster/texture with acrylic paint.

**Flooring**
- High premium Vitrified flooring tiles.
- Anti skid vitrified tiles in bathroom flooring.
- Matt finish tiles in general foyers.
- Kota Stone / Matt finish tiles parking area.

**Kitchen**
- Granite platform with SS sink.
- Glazed tiles above platform upto lintel level.
- Kota / Marble stone shelves in store room.
- GSPC Gas pipe line conection in kitchen.

**Plumbing & Sanitation**
- Glazed tiles dado in all toilets up to lintel level.
- Concealed plumbing with Astral brand / Equivalent CPVC & UPVC pipes fittings.
- Premium quality Sanitaryware (CERA or equivalent) in all toilets

**Doors & windows**
- Veneered Decorative main door
- Internal Flush doors in all rooms
- Aluminum sliding windows with plain glass.

**Electrification**
- Single/3 Phase concealed ISI copper wiring with modular switches.
- ELCB paneling for maximum safety.
- Adequate electrical points for Chimney, Microwave, Mixer, Washing machine Fridge & Water purifier.
- A.C. Points in all bedrooms & Drawing room
- Power Back-up for 1 Lift of each Block, Parking Light & Bore well.

**Apartment Foyer**
- Decorative porch with name plates & flat numbers.
- 2 Automatic lift in each Tower.

**Parking & Internal Roads**
- Allotted 1 Car Parking in Basement or Ground floor.
- Distinctively designed internal road.
- CCTV in lobby & parking area in ground floor.
- Security cabin in Entrance.

**Documents**
- 100% Loan Papers Available.
- Tie-ups with Leading Banks.









## AMENITIES

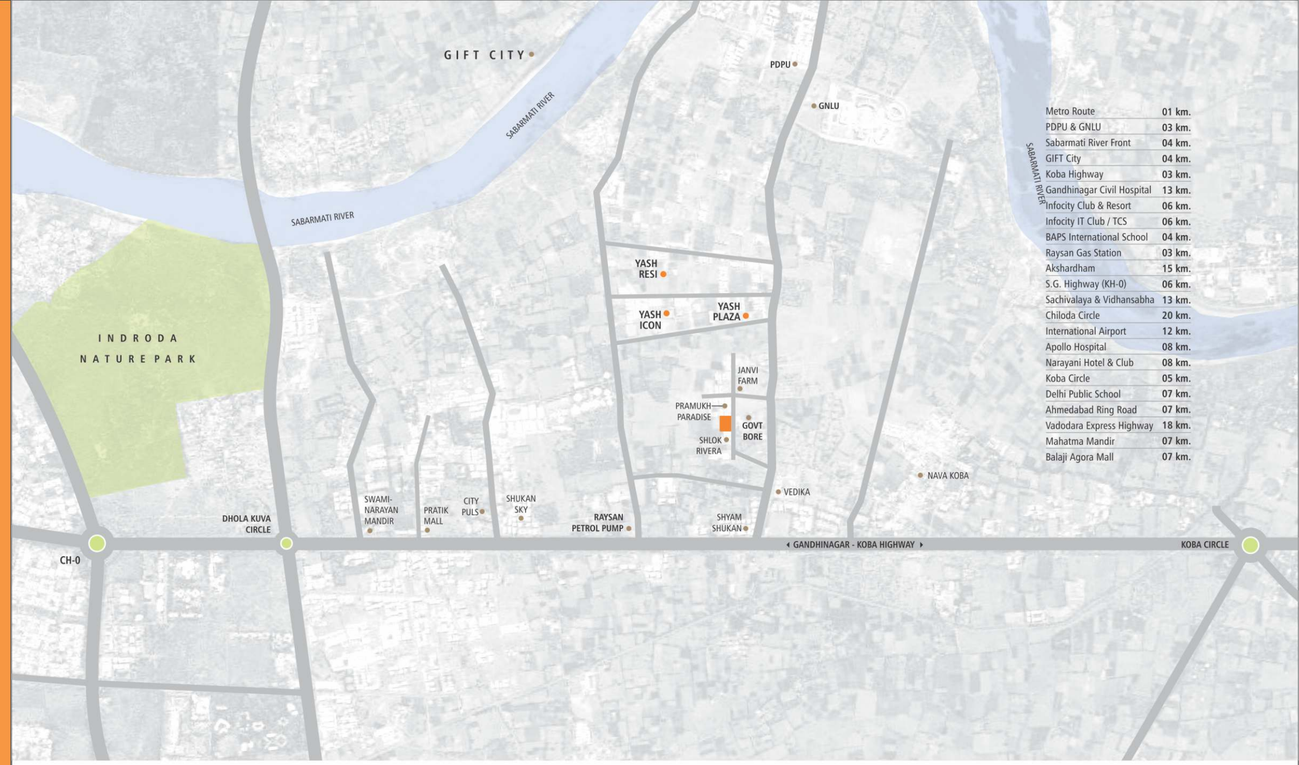
- AUTOMATIC LIFT
- DECORATIVE STREET LIGHTS
- 24 HRS. WATER
- 24 HRS. SECURITY
- CLUB HOUSE WITH INDOOR GAMES
- LANDSCAPE GARDEN
- PARTY LAWN
- GREEN SPACE FOR YOGA
- SENIOR CITIZEN SITTINGS
- CHILDREN PLAY AREA
- CCTV SURVEILLANCE
- FIRE SAFETY SYSTEM
- INTERNAL PAVED ROADS

**EXPERIENCE**

OF ACTIVE LIVING FOR ALL AGE GROUPS








| | |
|---|---|
| Metro Route | 01 km. |
| PDPU & GNLU | 03 km. |
| Sabarmati River Front | 04 km. |
| GIFT City | 04 km. |
| Koba Highway | 03 km. |
| Gandhinagar Civil Hospital | 13 km. |
| Infocity Club & Resort | 06 km. |
| Infocity IT Club / TCS | 06 km. |
| BAPS International School | 04 km. |
| Raysan Gas Station | 03 km. |
| Akshardham | 15 km. |
| S.G. Highway (KH-0) | 06 km. |
| Sachivalaya & Vidhansabha | 13 km. |
| Chiloda Circle | 20 km. |
| International Airport | 12 km. |
| Apollo Hospital | 08 km. |
| Narayani Hotel & Club | 08 km. |
| Koba Circle | 05 km. |
| Delhi Public School | 07 km. |
| Ahmedabad Ring Road | 07 km. |
| Vadodara Express Highway | 18 km. |
| Mahatma Mandir | 07 km. |
| Balaji Agora Mall | 07 km. |

yash PARISAR

**NOTES :** ● GEB & Substation charges, Legal expenses, GST or any such Govt. levies time to time will be charges extra. Stamp duty & Registration charges would be borne by the members. ● Maintenance charges would be charged extra. The size & place to the signboard will be allotted by the developers & will be binding to the members. ● Additional / Alteration in plan will not be permitted. ● The developers reserve all the rights to design, construct & sell any additional area, units, apartments and / or floors in case fo any increase in permissible FSI or Built-up area by the Competent Authority, at the times during or after the completion of the project and the same shall be binding to all members project as a whole. ● All the dimensions / measurements given are unfinished & approximate. ● The photographs & artist impression are for reference only. ● All the architectural & interior views & pictures in brochure are computer graphic interpretation of the actual property. ● This brochure is just for any easy presentation of the project & should not be treated as legal document. ● Schmetic presentation of the project. ● Subject to Gandhinagar jurisdiction.

RIDDHI
GROUP

**www.yashparisar.com**
**riddhideveloper11@gmail.com**

FOR INQUIRY
**Mo : 79848 49602**
**Mo : 94264 09094**
**Mo : 98245 29321**

Office Address:
Riddhi Developer,
109, 1st Floor, Haveli Arcade, Sector-11,
Gandhinagar - 382011.

Site Address:
FP-11, TP-18, Nr. Janvi Farm & Party Plot,
PDPU-GIFT City Road, Nr. Gandhinagar-Koba
Highway, Raysan, Gandhinagar.

Architect & Landscape
**PRAGNA MACHHAR**

Structural Consultant
**TORSION VASANT SONI**

Plumbing Consultant
**RAVI ENGINEERING CORPORATION**
MILIND MEHTA

Electrical Consultant
**MANISH R. PATEL**

Legal Advisor
**F. K. LAKHANI**

3D Presentation
**NIPRA 3D STUDIO**

GUDA, NA.NOC., TITLE CLEAR WITH
RERA - PROJECT REGISTRATION NUMBER :
PR / GJ / GABDHINAGAR / GANDHINAGAR / OTHERS /