



Site : C/o. Utsav Party Plot, Opp. Sarvopari mall,
Nr. Bhuyangdev Cross Road, Sola road, Ahmedabad-380 063.

Designed by: Ramesh Chandra +91 9998842090

a desire for elegant home...



*a lifestyle,
that makes you feel elegant*

Commonly parlance, builders make residential or commercial premise ; we go a step ahead further: We create, develop and enhance a place or area for community living or trade and commerce advancement.

In presence with **Utsav Builders'** axiom to initiate exceptional & the best, we proudly present "**UTSAV ELEGANCE**" an upmost lavis community located in the heart of Sola Road, Ahmedabad.

UTSAV ELEGANCE not only boasts of perfect location but also enjoys close proximity to all the prominent commercial and leisure hubs of Ahmedabad.



2 & 3 BHK lavish apartments & shops



Site : C/o. Utsav Party Plot, Opp. Sarvopari mall,
Nr. Bhuyangdev Cross Road, Sola road, Ahmedabad-380 063.

location finding a perfect destination

Life is all about finding a perfect destination. **UTSAV ELEGANCE** located at the prime location of Bhuyangdev Area.

A scheme of modern apartments of 2 & 3 BHK and Shops **UTSAV ELEGANCE** tells you a what it means to be in the heart of the city. All famous malls, multiplexes, hotels, temples, schools and markets nearby to your home. Not only that, BRTS, 132 feet Ring Road, prominent lake and sand gardens are not at all far away.



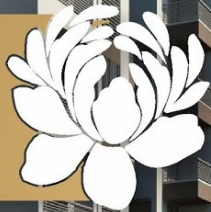


amenities

24 hours security | well landscaped garden | children play area | ample parking
modern club house - gymnasium, indoor games & activity room | senior citizen sit out

salient features

2 elevators in each block | Project on BRTS corridor
hollow plinth & basement parking | attractive main gate





project specifications

FLOORING

Premium quality vitrified tiles flooring in all rooms. China mosaic for heat reflection in terrace area.

KITCHEN

Granite platform with Dado of designer glaze tiles up to lintel level with S.S. sink.

TOILET & PLUMBING

Designer glazed tiles Dado up to lintel level with premium quality bath fitting. Pipe fittings and sanitary wares. Water proofing in all toilets.

WALL & PLASTER

Brick masonry wall. Internal mala plaster with putty finished. External double coat sand face plaster with 100% acrylic water proof paint.

DOORS & WINDOWS

Attractive Main entrance door with wooden frame. All other internal door flush type with wooden frame with good quality fittings. Fully glazed powder coated aluminium section sliding windows with natural stone revile.

ELECTRIFICATION

Three phase concealed copper wiring with adequate number of points in all rooms. MCB provision in main distribution board. Modular switches as per architects details.

STRUCTURE

R.C.C. Earthquake resistance frame structure.

RULES AND REGULATION

1). Torrent power (A.E.G.) charges, legal charges, AMC/UDA charges, deposit for her govt. charges shall be paid separately. 2). Maintenance advance should be paid separately. 3). Only internal charges shall be allowed with prior permission & shall be charged extra. 4). Right of any changes in dimension, design specification reserved with the developer which shall be binding for purchaser. 5). External charges not allowed. 6). Stamp duty and registration fees, which is levied on document and possession of flat shall be borne by purchaser applicable as prevailing law. 7). Any additional liabilities due to change in the by laws, stamp duty and laws shall be borne by purchaser time to time. 8). No penalty will be applicable in case of delay in payment terms. 9). Term & condition per separate agreement. 10). Every care has been taken in preparation of the particulars in this brochure which are for guidance purpose only. They do not form the basis of any contract. 11). Variation in price as per local regulation and our policy of improvement.



UTSAV
elegance

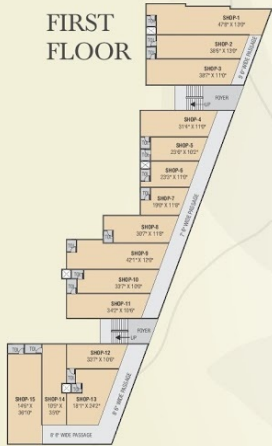


TYPICAL
FLOOR PLAN

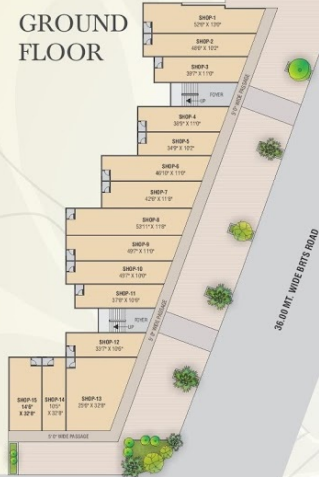




FIRST FLOOR

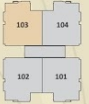


GROUND FLOOR

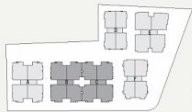


3 BHK UNIT PLAN

BLOCK - A 101 TO 104



1	VESTIBULE	6' 2" X 5' 2"
2	DRAWING	11' 0" X 16' 0"
3	DINING	9' 0" X 10' 9"
4	KITCHEN	8' 6" X 10' 0"
5	STORE	4' 6" X 4' 9"
6	WASH	5' 8" X 5' 8"
7	BED ROOM	11' 0" X 12' 0"
8	TOILET	5' 0" X 5' 3"
9	BED ROOM	11' 0" X 13' 0"
10	BALCONY	5' 0" X 5' 0"
11	TOILET	6' 0" X 4' 6"
12	BED ROOM	10' 0" X 10' 0"
13	TOILET	5' 6" X 4' 0"
14	BALCONY	9' 6" X 7' 6"



3 BHK
UNIT PLAN

BLOCK - B
101 & 104

BLOCK - C
101 & 104



3 BHK
UNIT PLAN

BLOCK - B
102 & 103

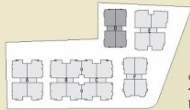
BLOCK - C
102 & 103



1	VESTIBULE	6' 2" X 5' 2"
2	DRAWING	11' 0" X 16' 0"
3	DINING	9' 5" X 10' 9"
4	KITCHEN	9' 0" X 10' 0"
5	STORE	4' 6" X 4' 9"
6	WASH	5' 8" X 5' 8"
7	BED ROOM	12' 0" X 11' 0"
8	TOILET	6' 0" X 5' 3"
9	BED ROOM	12' 0" X 14' 0"
10	BALCONY	5' 9" X 5' 0"
11	TOILET	6' 3" X 4' 6"
12	BED ROOM	11' 0" X 10' 0"
13	TOILET	6' 0" X 4' 0"
14	BALCONY	9' 0" X 7' 6"

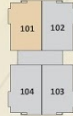


1	VESTIBULE	6' 2" X 5' 2"
2	DRAWING	11' 0" X 16' 0"
3	DINING	8' 5" X 10' 9"
4	KITCHEN	8' 0" X 10' 0"
5	STORE	4' 6" X 4' 9"
6	WASH	7' 6" X 5' 2"
7	BED ROOM	13' 0" X 10' 0"
8	TOILET	7' 3" X 4' 2"
9	BED ROOM	13' 0" X 11' 0"
10	BALCONY	6' 2" X 5' 0"
11	TOILET	6' 6" X 4' 6"
12	BED ROOM	10' 0" X 10' 0"
13	TOILET	5' 6" X 4' 0"
14	BALCONY	9' 0" X 7' 6"



2 BHK
UNIT PLAN

BLOCK - D
101 TO 104

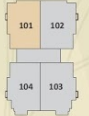


1	DRAWING	17' 6" X 10' 0"
2	BALCONY	5' 2" X 8' 6"
3	DINING	10' 3" X 9' 0"
4	KITCHEN	8' 0" X 9' 0"
5	STORE	4' 9" X 4' 5"
6	WASH	4' 0" X 6' 2"
7	BED ROOM	12' 0" X 10' 5"
8	BALCONY	6' 0" X 4' 5"
9	TOILET	6' 0" X 4' 0"
10	BED ROOM	10' 3" X 10' 0"
11	TOILET	5' 0" X 4' 9"

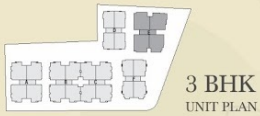


2 BHK
UNIT PLAN

BLOCK - F
101 TO 104



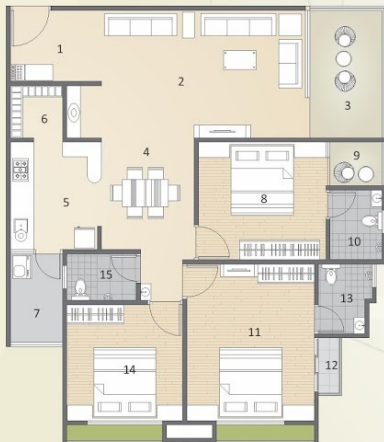
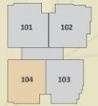
1	DRAWING	18' 3" X 10' 6"
2	BALCONY	5' 0" X 11' 0"
3	DINING	8' 6" X 10' 5"
4	KITCHEN	7' 6" X 10' 0"
5	STORE	4' 5" X 3' 6"
6	WASH	4' 5" X 6' 2"
7	BED ROOM	10' 0" X 12' 6"
8	BALCONY	5' 0" X 6' 0"
9	TOILET	4' 6" X 6' 6"
10	BED ROOM	10' 0" X 12' 6"
11	TOILET	4' 6" X 6' 0"



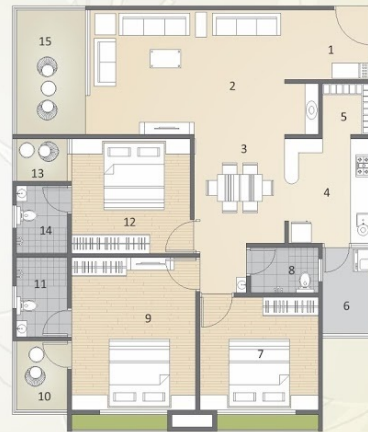
BLOCK - E
103



BLOCK - E
104



1	VESTIBULE	4' 11" X 6' 2"
2	DRAWING	20' 0" X 11' 0"
3	BALCONY	6' 2" X 11' 5"
4	DINING	8' 0" X 9' 8"
5	KITCHEN	7' 6" X 9' 3"
6	STORE	4' 6" X 4' 6"
7	WASH	4' 6" X 8' 0"
8	BED ROOM	11' 0" X 10' 2"
9	BALCONY	4' 11" X 3' 9"
10	TOILET	4' 6" X 6' 0"
11	BED ROOM	11' 0" X 13' 6"
12	BALCONY	2' 0" STAND. BAL
13	TOILET	4' 8" X 6' 0"
14	BED ROOM	10' 0" X 10' 0"
15	TOILET	6' 0" X 4' 0"



1	VESTIBULE	4' 11" X 6' 2"
2	DRAWING	20' 8" X 11' 0"
3	DINING	8' 0" X 9' 8"
4	KITCHEN	7' 6" X 9' 3"
5	STORE	4' 6" X 4' 6"
6	WASH	4' 6" X 8' 0"
7	BED ROOM	10' 6" X 10' 0"
8	TOILET	4' 0" X 6' 0"
9	BED ROOM	11' 0" X 13' 6"
10	BALCONY	4' 11" X 6' 6"
11	TOILET	4' 6" X 7' 0"
12	BED ROOM	11' 0" X 10' 2"
13	BALCONY	4' 5" X 3' 9"
14	TOILET	4' 0" X 6' 0"
15	BALCONY	6' 2" X 11' 5"