Project By :

SHAYONA

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Architect : **Anvakriti Consultants Pvt. Ltd.**

Structural : **Achal Parikh Consulting Engineer**

MEPF : **Public Health Engineering**

Contact : **+91 99250 30005 | 82008 35956 | 99252 04174**

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REIMAGINING
THE DEFINITION OF PERFECT
DREAM HOMES!

SHAYONA
Fairmont
2 & 3 BHK | PENTHOUSE & SHOWROOMS



Inviting you to
The dreamland of luxuries

Shayona Fairmont is a beautiful world without limits where architectural design, urban luxury, club lifestyle and nature all come together.

SHAYONA
Fairmont
2 & 3 BHK | PENTHOUSE & SHOWROOMS


LAY-OUT PLAN
SCALE :- 1 CM = 2.00 MTS.
18.00 MT. WIDE T.P.S. ROAD
7.50 MT. WIDE APPROCH ROAD
WITH 45 TON ROAD BEARING CAPACITY
7.50 MT. WIDE APPROCH ROAD
WITH 45 TON ROAD BEARING CAPACITY
7.50 MT. WIDE APPROCH ROAD
COMMON PLOT - 1
734.07 SQ.MT.
COMMON PLOT - 2
385.05 SQ.MT.
3.18 MT. WIDE PATHWAY
SLOPE 1:12
47.76 (ROAD LENGTH=114.47 MT.)
1st. CELLAR BELOW
BLOCK-A
BLOCK-B
BLOCK-C
BLOCK-D
BLOCK-E
R.W.S.T.
D.G.SET
ADJ. F.P. NO.:- 04
ADJ. F.P. NO.:- 5/4
√115.00
√119.00
√92.50



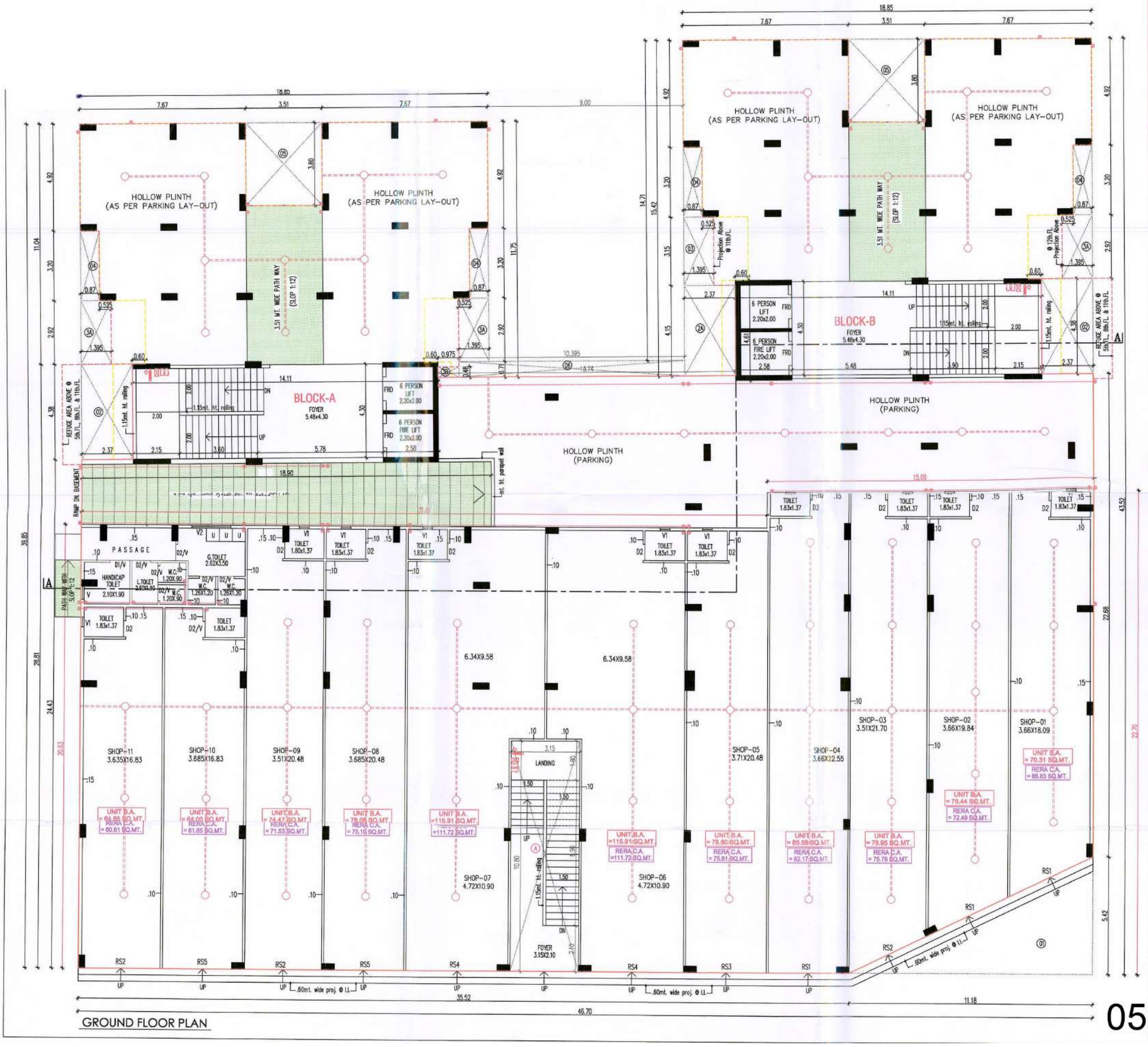
GROUND FLOOR PARKING PLAN)
SCALE :- 1 CM = 2.00 MTS.



1st. CELLAR PLAN (MECHANICAL PARKING)
SCALE :- 1 CM = 2.00 MTS.

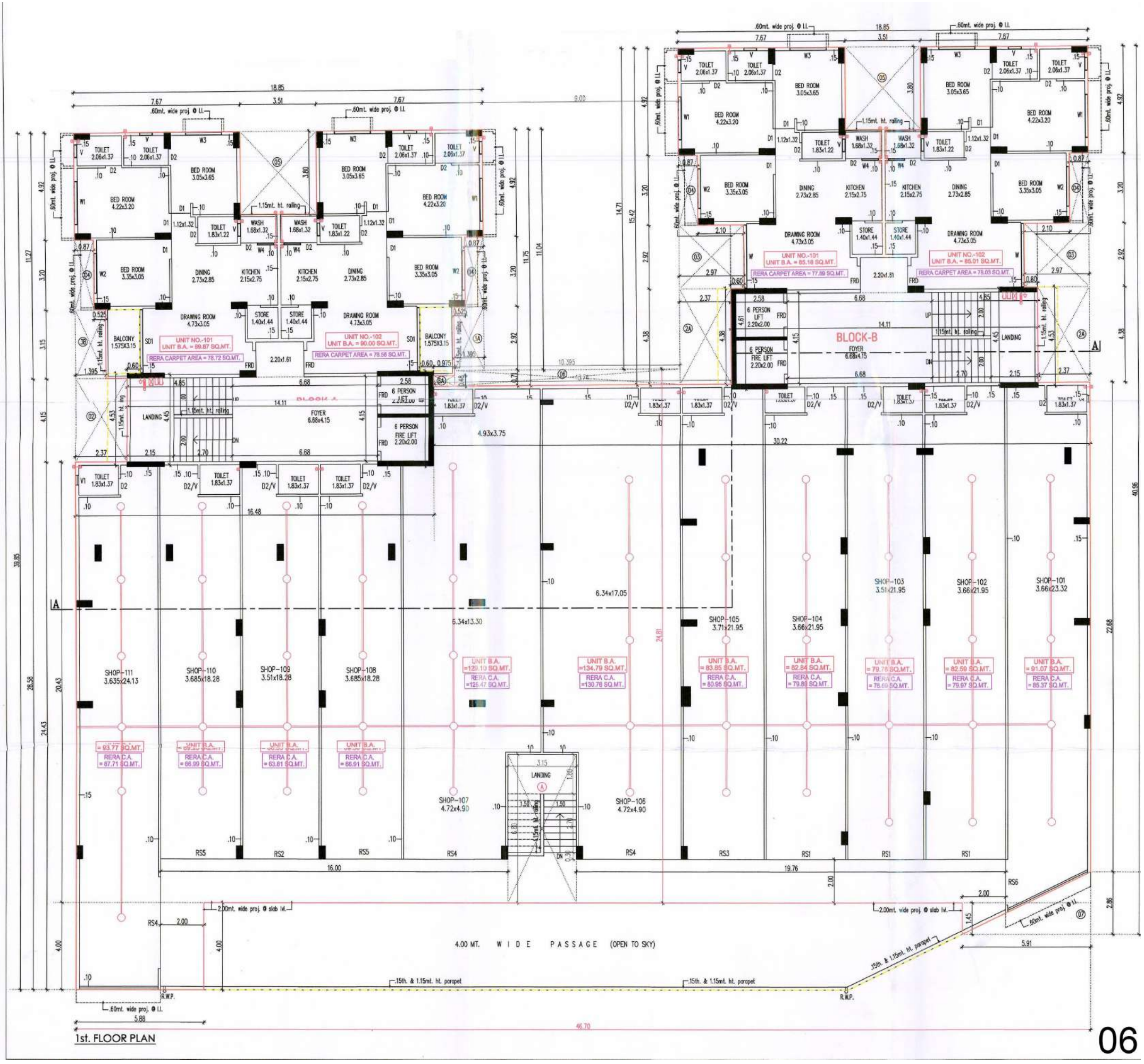


2nd. CELLAR PLAN
SCALE :- 1 CM = 2.00 MTS.



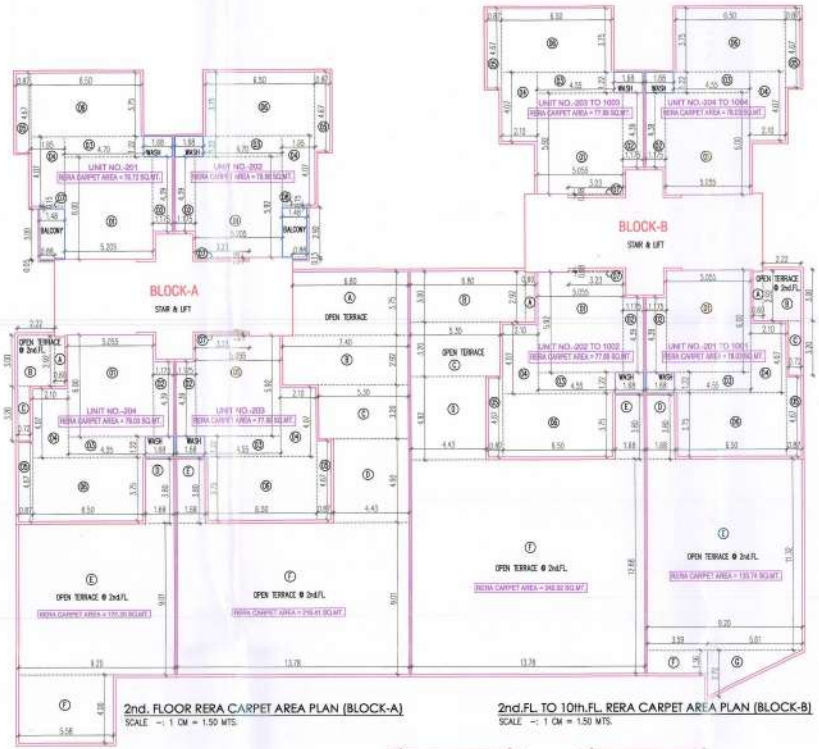
GROUND FLOOR PLAN

05


BLOCK-B
BLOCK-A
UNIT NO.-101
UNIT B.A. = 89.87 SQ.MT.
RERA CARPET AREA = 78.72 SQ.MT.
UNIT NO.-102
UNIT B.A. = 90.00 SQ.MT.
RERA CARPET AREA = 78.56 SQ.MT.
UNIT NO.-101
UNIT B.A. = 85.18 SQ.MT.
RERA CARPET AREA = 77.89 SQ.MT.
UNIT NO.-102
UNIT B.A. = 85.01 SQ.MT.
RERA CARPET AREA = 78.03 SQ.MT.
BED ROOM
DRAWING ROOM
DINING
KITCHEN
STORE
TOILET
BALCONY
LANDING
FOYER
6 PERSON LIFT
6 PERSON FIRE LIFT
SHOP-101
SHOP-102
SHOP-103
SHOP-104
SHOP-105
SHOP-106
SHOP-107
SHOP-108
SHOP-109
SHOP-110
SHOP-111
4.00 MT. W I D E P A S S A G E (OPEN TO SKY)
.15th. & 1.15mt. ht. parapet
R.W.P.
.60mt. wide proj. @ l.l.
2.00mt. wide proj. @ slab lvl.
1st. FLOOR PLAN
06

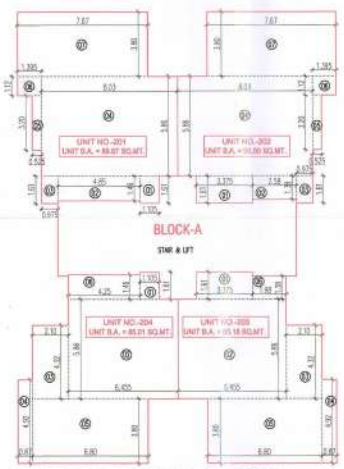


2nd. FLOOR PLAN

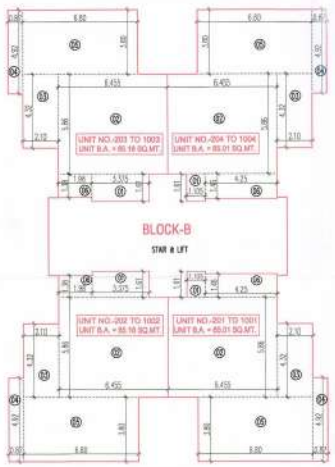


2nd. FLOOR RERA CARPET AREA PLAN (BLOCK-A)
SCALE :- 1 CM = 1.50 MTS.

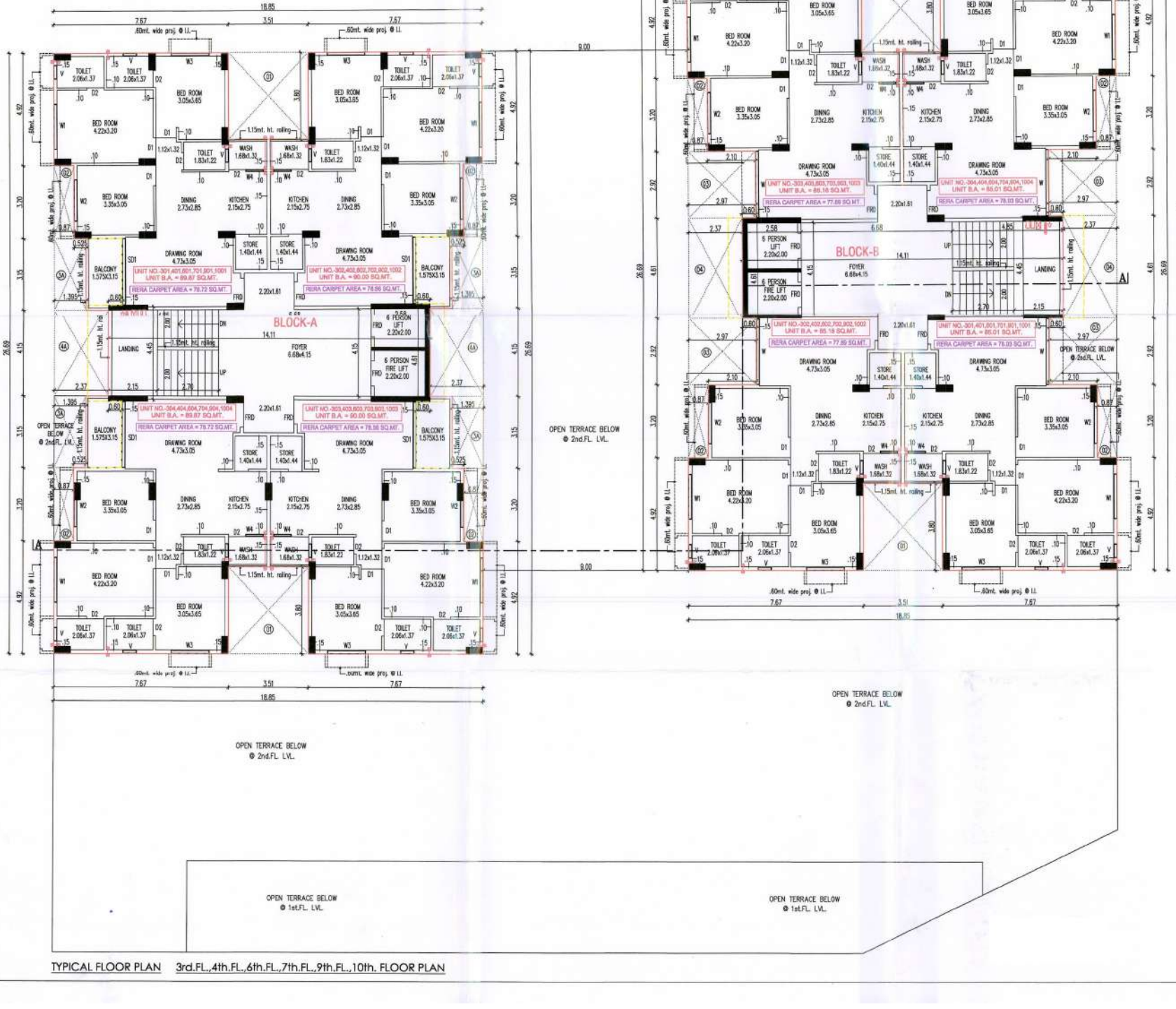
2nd.FL TO 10th.FL. RERA CARPET AREA PLAN (BLOCK-B)
SCALE :- 1 CM = 1.50 MTS.



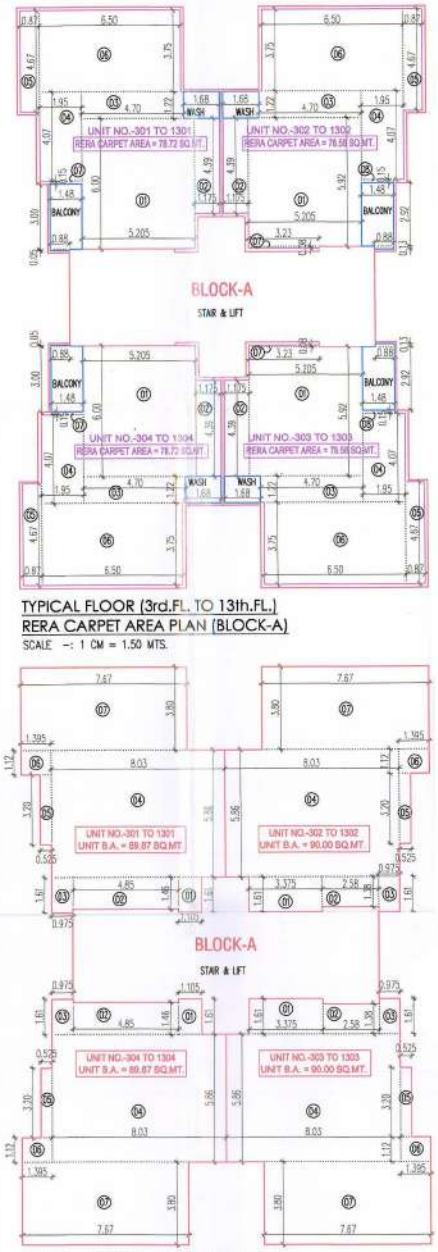
2nd. FLOOR UNIT BUILT-UP AREA PLAN (BLOCK-A)
SCALE :- 1 CM = 1.50 MTS.



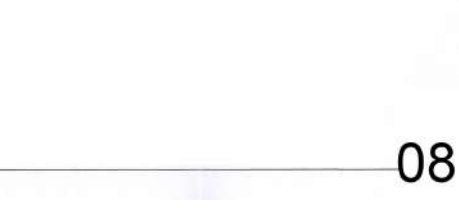
2nd.FL. TO 10th. FLOOR UNIT BUILT-UP AREA PLAN (BLOCK-B)
SCALE :- 1 CM = 1.50 MTS.



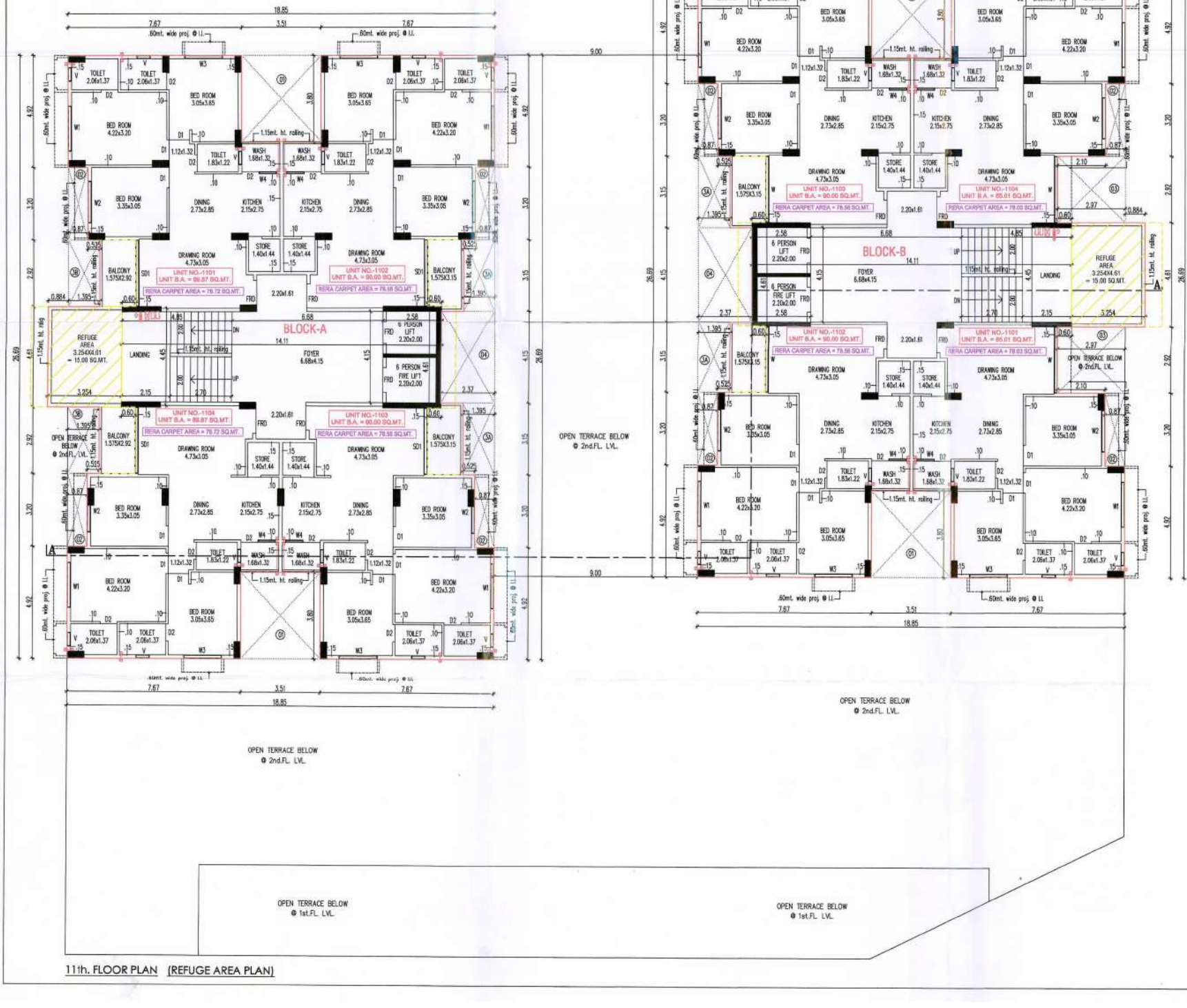
TYPICAL FLOOR PLAN 3rd.FL.,4th.FL.,6th.FL.,7th.FL.,9th.FL.,10th. FLOOR PLAN



TYPICAL FLOOR (3rd.FL. TO 13th.FL.)
RERA CARPET AREA PLAN (BLOCK-A)
SCALE –: 1 CM = 1.50 MTS.



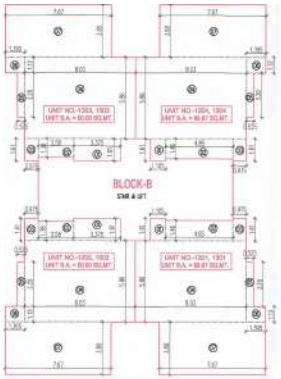
TYPICAL FLOOR (3rd.FL. TO 13th.FL.)
UNIT BUILT-UP AREA PLAN (BLOCK-A)
SCALE –: 1 CM = 1.50 MTS.



11th.FL. RERA CARPET AREA PLAN (BLOCK-B)
SCALE –: 1 CM = 1.50 MTS.

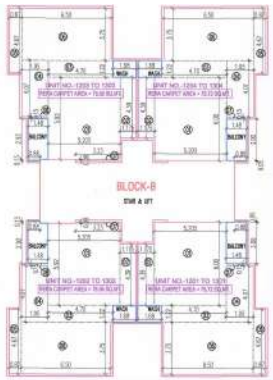
11th. FLOOR UNIT BUILT-UP AREA PLAN (BLOCK-B)
SCALE –: 1 CM = 1.50 MTS.

11th. FLOOR PLAN (REFUGE AREA PLAN)



12th.FL. & 13th.FL. UNIT BUILT-UP AREA PLAN (BLOCK-B)

SCALE :- 1 CM = 1.50 MTS.



12th.FL. & 13th.FL. RERA CARPET AREA PLAN (BLOCK-B)

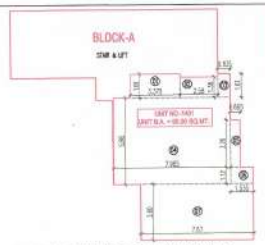
SCALE :- 1 CM = 1.50 MTS.



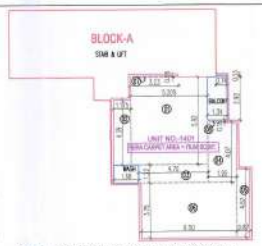
5th.FL. & 8th.FL. FLOOR PLAN (REFUGE AREA PLAN)



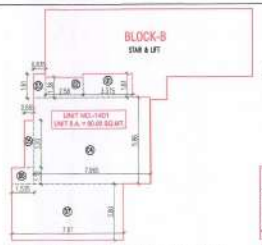
12th.FL. 13th. FLOOR PLAN



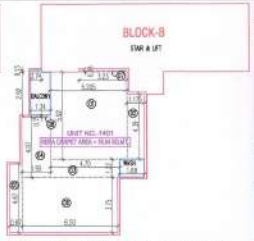
14th.FL. UNIT BUILT-UP AREA PLAN (BLOCK-A)
SCALE :- 1 CM = 1.50 MTS.



14th.FL. RERA CARPET AREA PLAN (BLOCK-A)
SCALE :- 1 CM = 1.50 MTS.



14th.FL. UNIT BUILT-UP AREA PLAN (BLOCK-B)
SCALE :- 1 CM = 1.50 MTS.



14th.FL. RERA CARPET AREA PLAN (BLOCK-B)
SCALE :- 1 CM = 1.50 MTS.

RERA CARPET AREA CALCULATION

14th.FL. (BLOCK-B)

UNIT NO.-1401

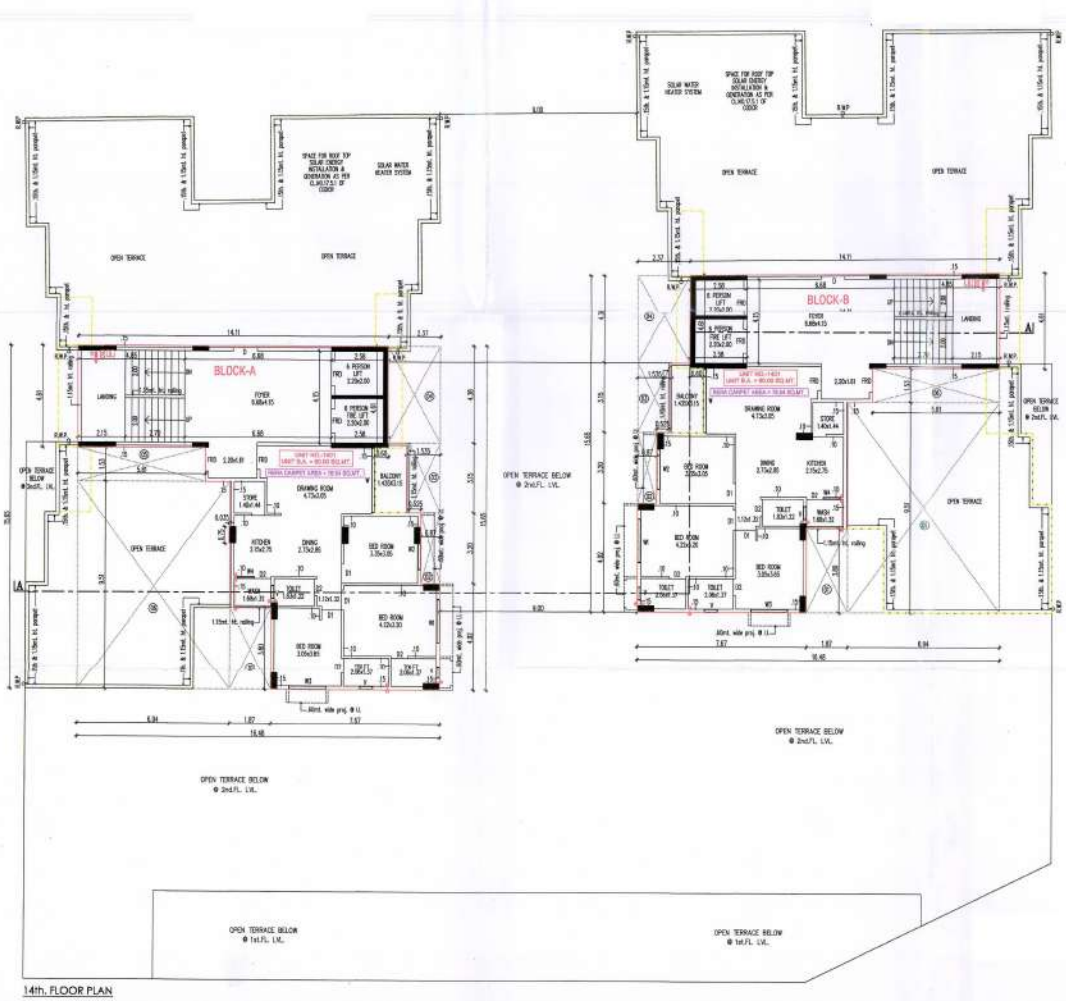
01.	5.325MT. X 05.93MT.	=	30.81 SQ.MT.
02.	1.175MT. X 04.26MT.	=	05.16 SQ.MT.
03.	04.70MT. X 01.22MT.	=	05.73 SQ.MT.
04.	01.65MT. X 04.07MT.	=	07.64 SQ.MT.
05.	00.67MT. X 04.67MT.	=	04.26 SQ.MT.
06.	06.50MT. X 03.75MT.	=	24.38 SQ.MT.
07.	03.23MT. X 00.09MT.	=	00.28 SQ.MT.
08.	01.24MT. X 00.15MT.	=	00.20 SQ.MT.
NET RERA CARPET AREA		=	78.54 SQ.MT.

WASH

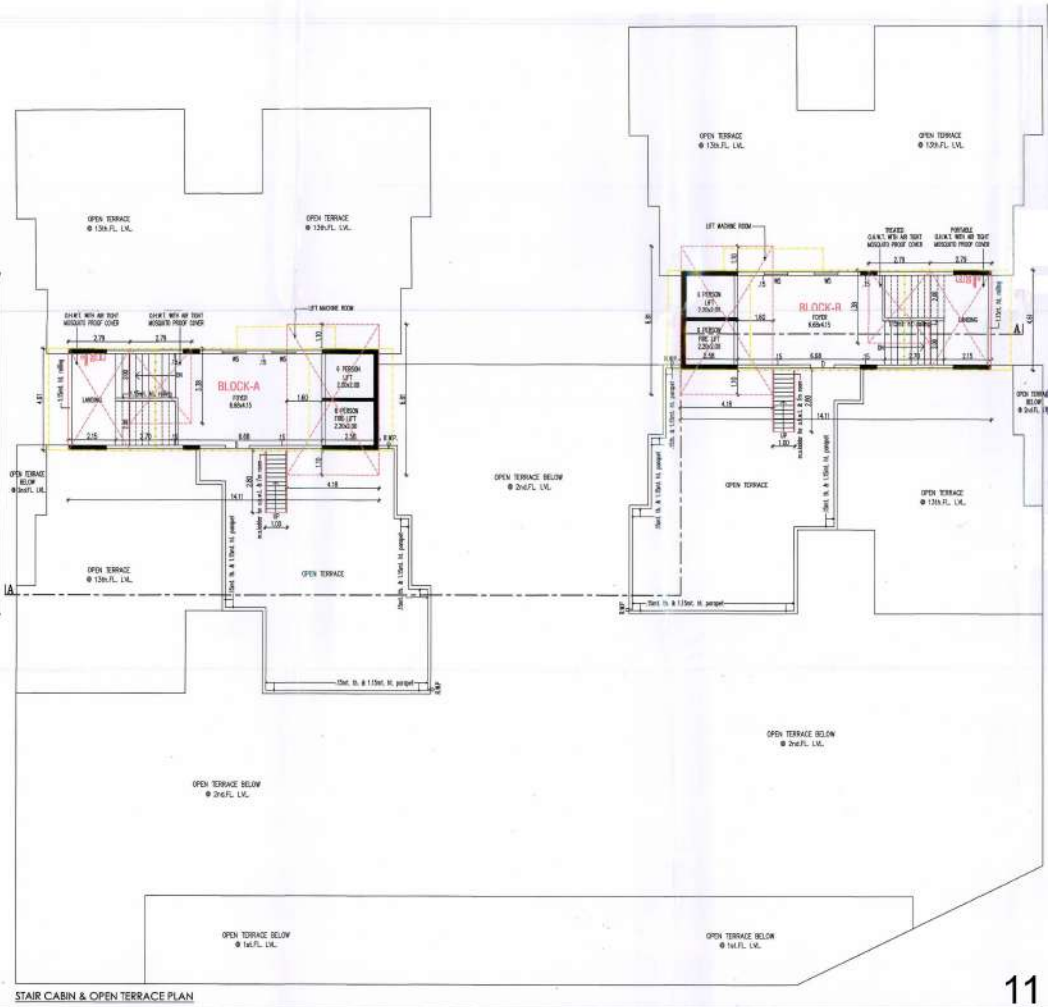
01.69MT. X 01.22MT.		=	02.05 SQ.MT.
TOTAL WASH AREA		=	02.05 SQ.MT.

BALCONY

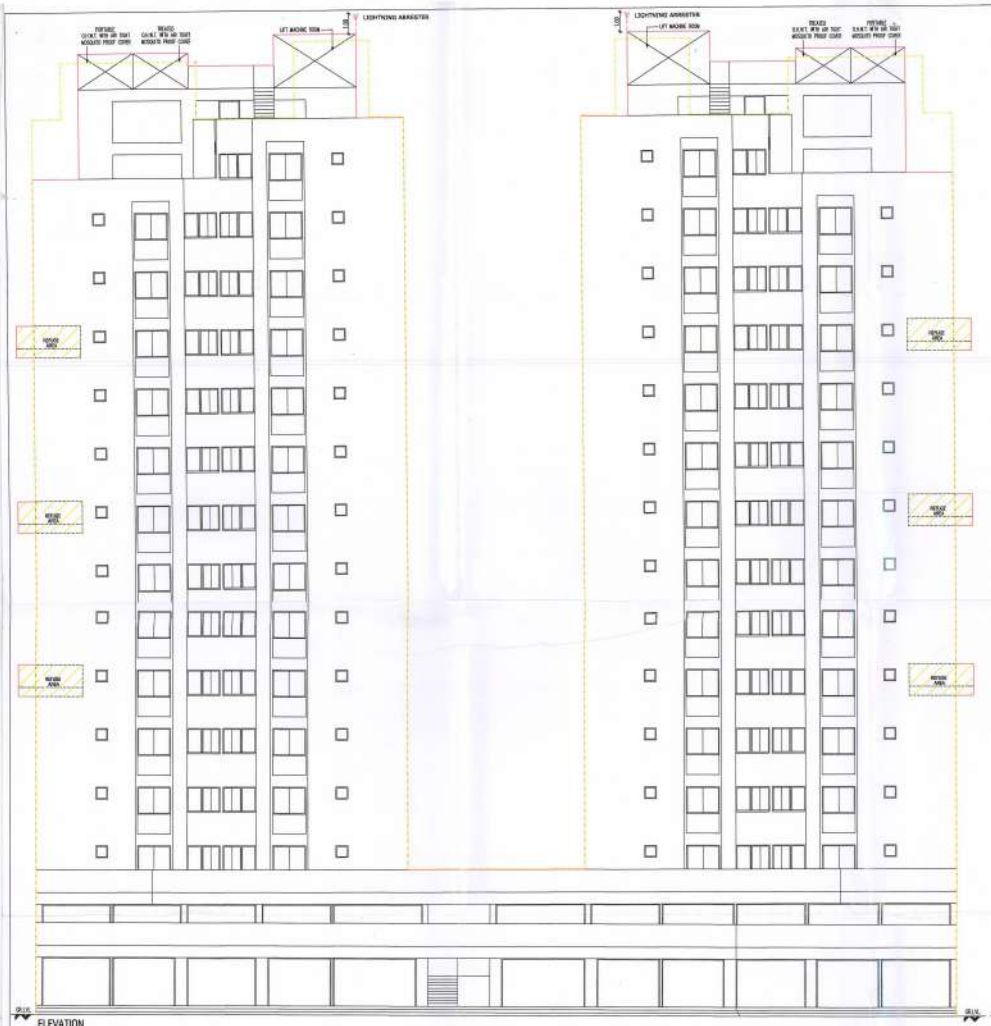
01.34MT. X 02.92MT.		=	03.91 SQ.MT.
00.74MT. X 00.13MT.		=	00.10 SQ.MT.
TOTAL BALCONY AREA		=	04.01 SQ.MT.



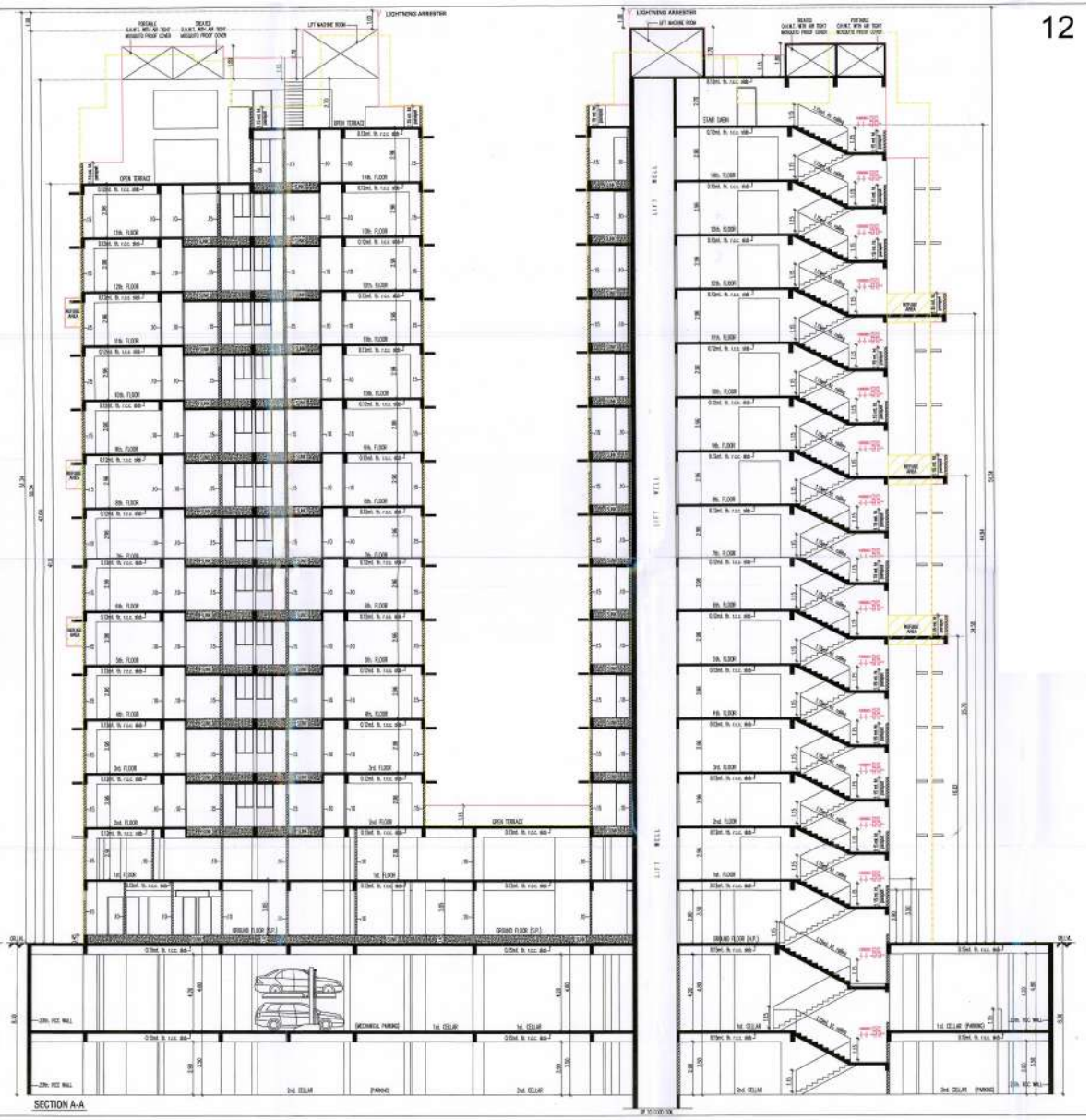
14th. FLOOR PLAN



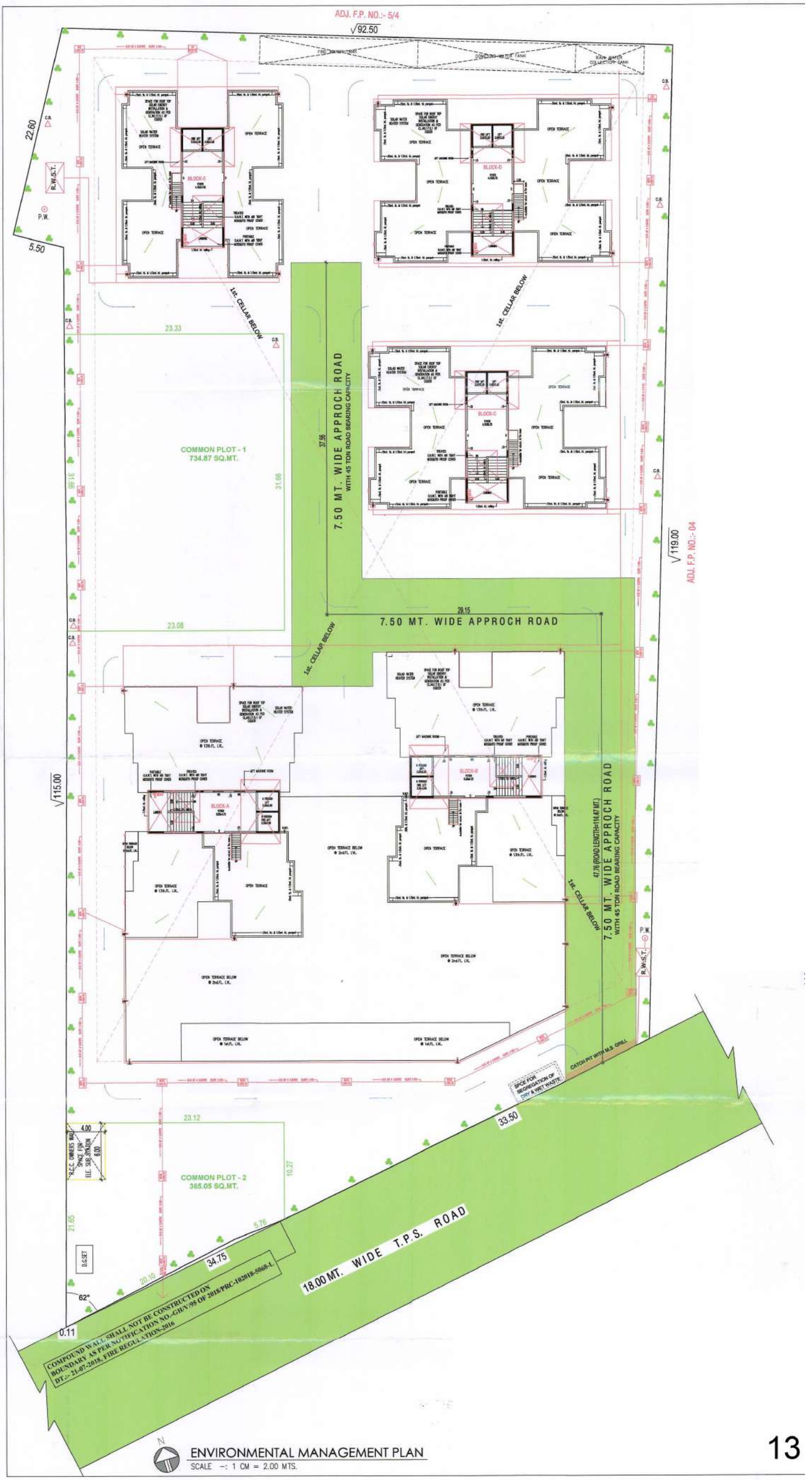
STAIR CABIN & OPEN TERRACE PLAN



ELEVATION

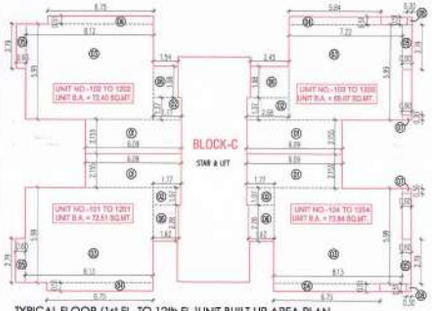


SECTION A-A



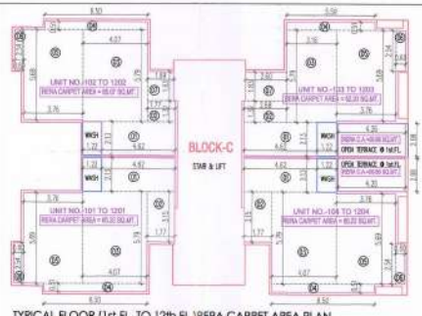
ENVIRONMENTAL MANAGEMENT PLAN

SCALE :- 1 CM = 2.00 MTS.



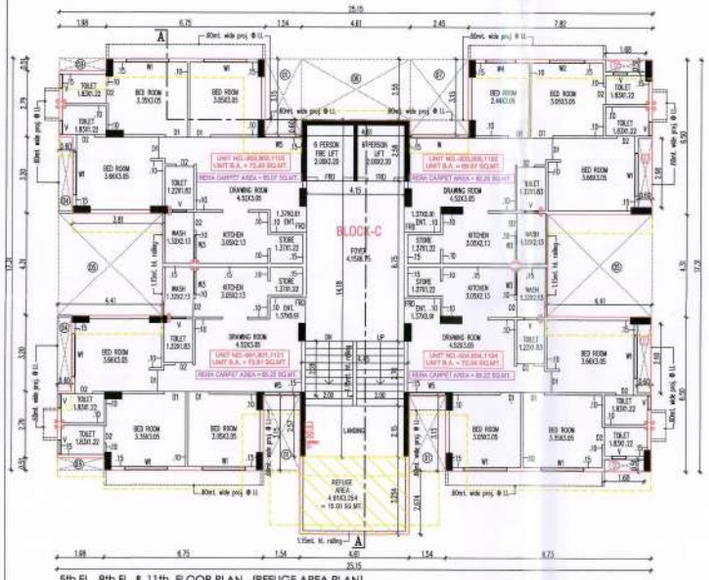
TYPICAL FLOOR (1st.FL. TO 12th.FL.)UNIT BUILT-UP AREA PLAN

SCALE:- 1 CM = 1.50 MTS.

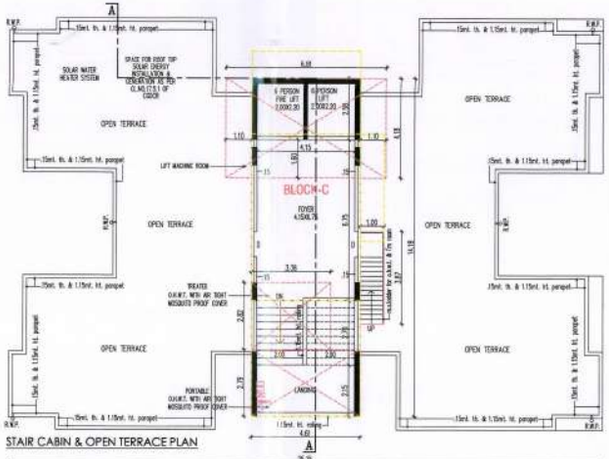


TYPICAL FLOOR (1st.FL. TO 12th.FL.)RERA CARPET AREA PLAN

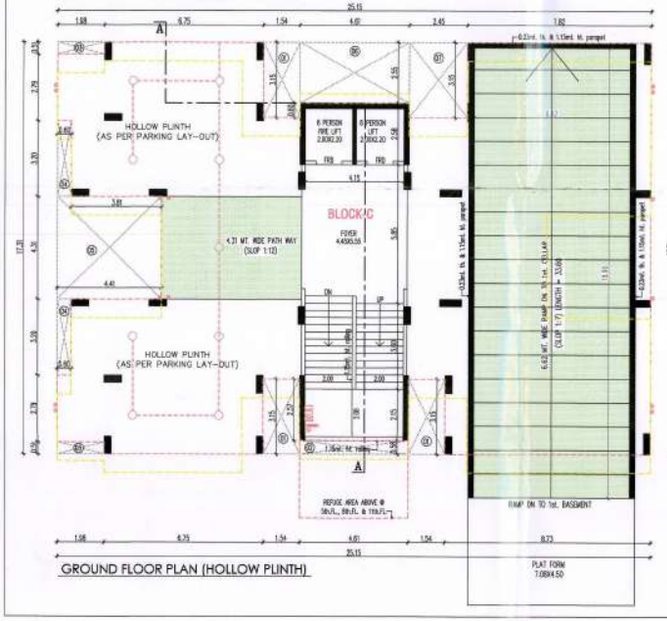
SCALE:- 1 CM = 1.50 MTS.



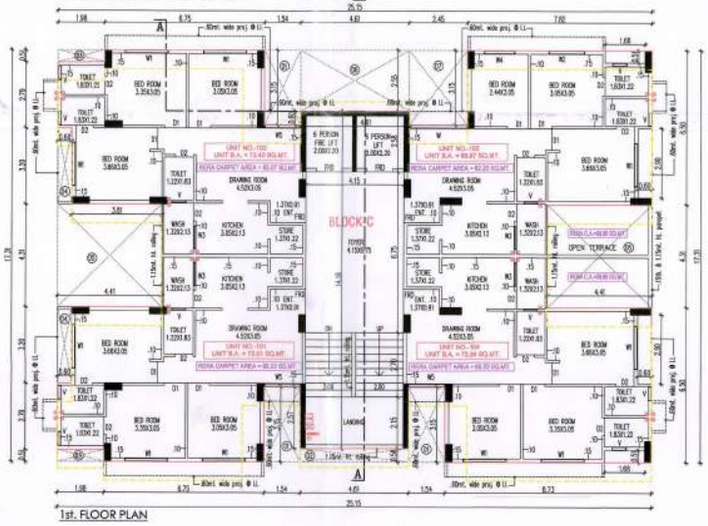
5th.FL., 8th.FL. & 11th. FLOOR PLAN (REFUGE AREA PLAN)



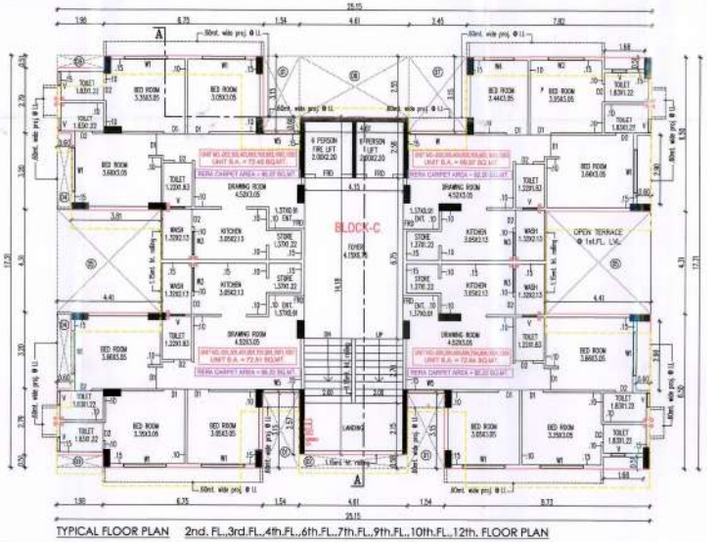
STAIR CABIN & OPEN TERRACE PLAN



GROUND FLOOR PLAN (HOLLOW PLINTH)



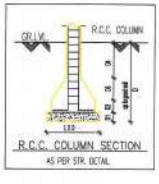
1st. FLOOR PLAN



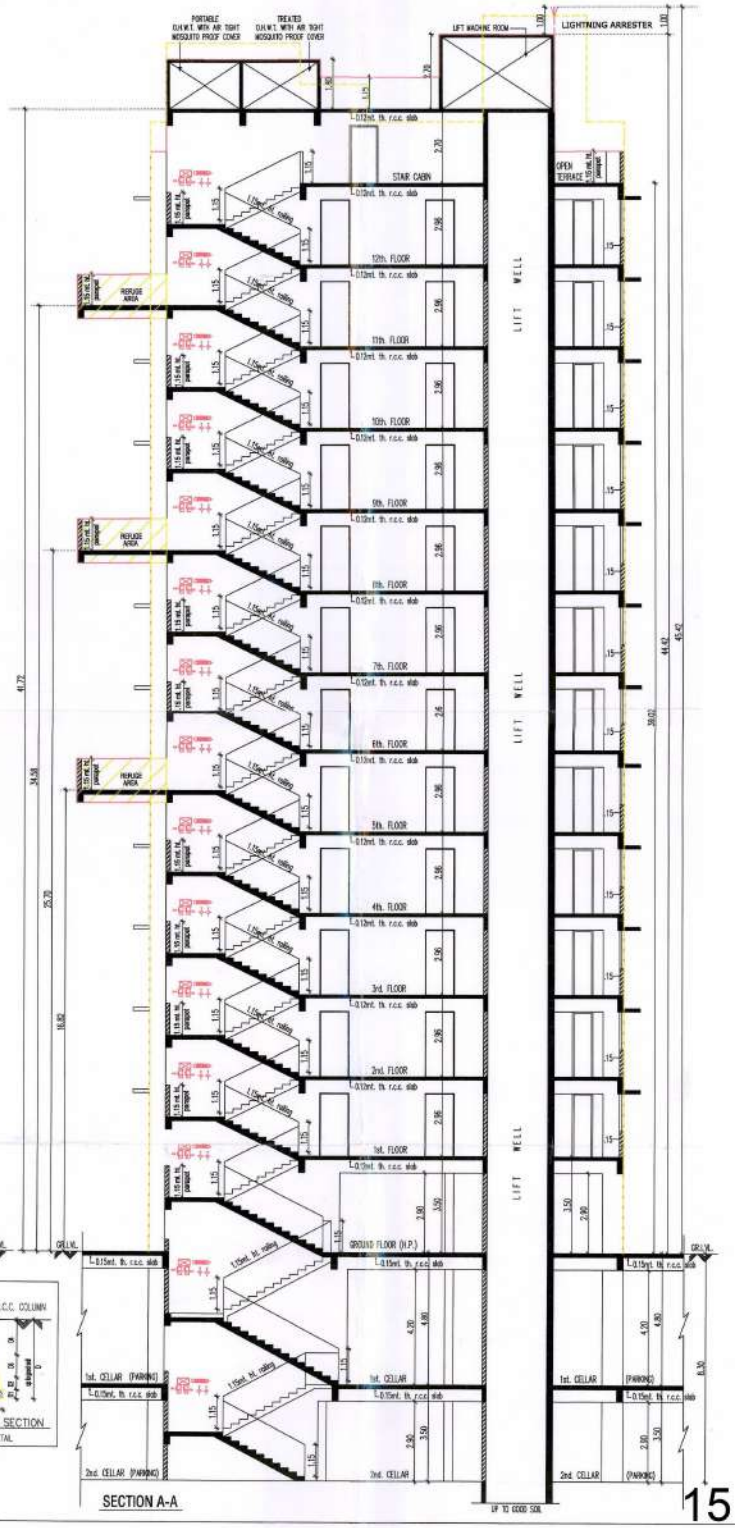
TYPICAL FLOOR PLAN 2nd. FL.,3rd.FL.,4th.FL.,6th.FL.,7th.FL.,9th.FL.,10th.FL.,12th. FLOOR PLAN



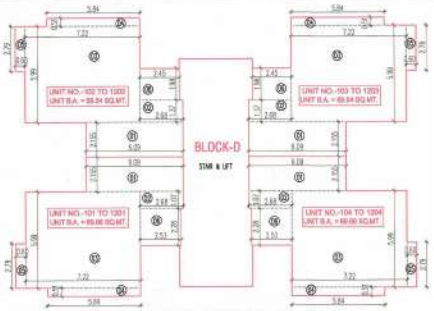
ELEVATION



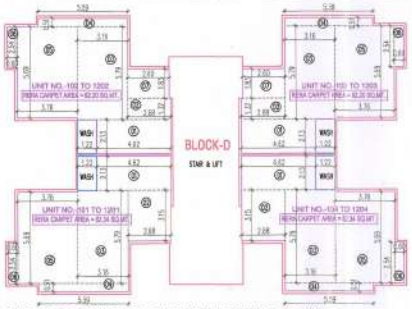
R.C.C. COLUMN SECTION
AS PER STR. DETAIL



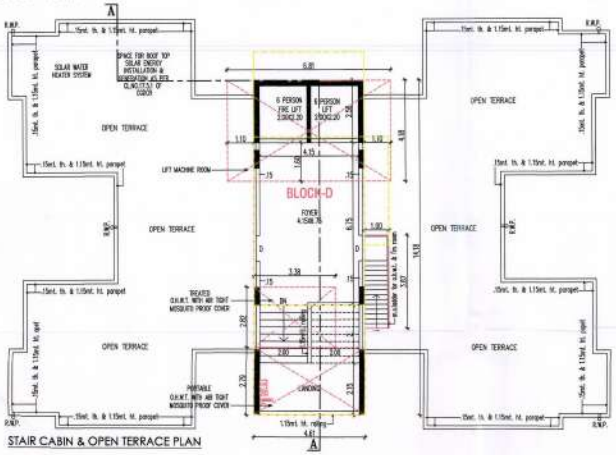
SECTION A-A



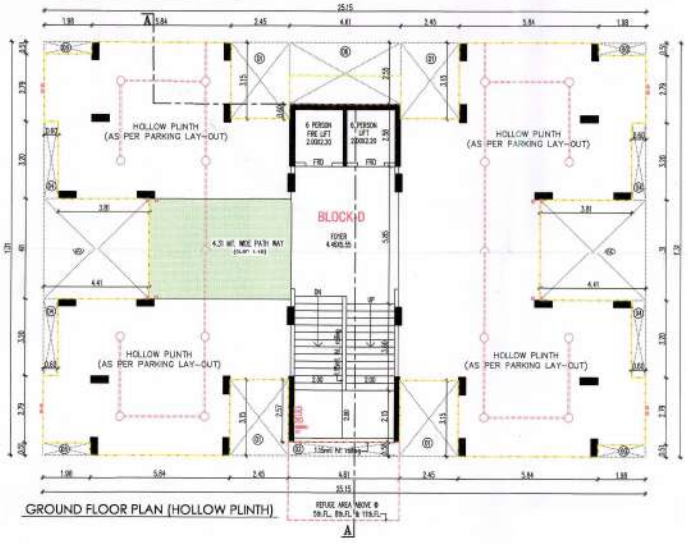
TYPICAL FLOOR (1st.FL. TO 12th.FL.)UNIT BUILT-UP AREA PLAN
SCALE:- 1 CM = 1.50 MTS.



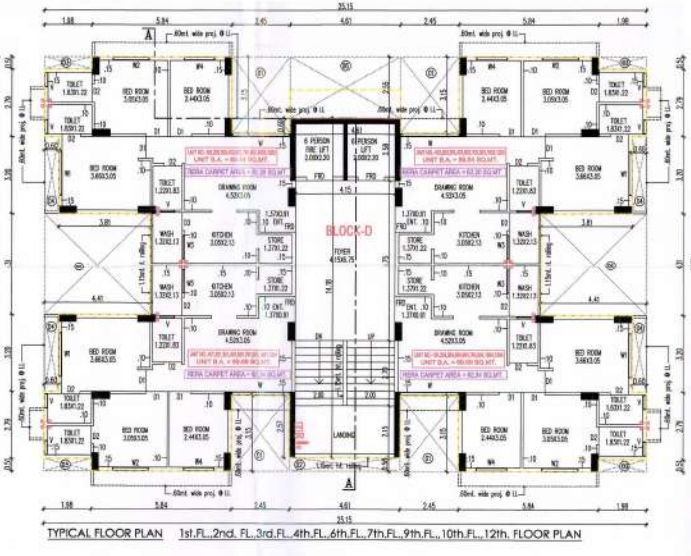
TYPICAL FLOOR (1st.FL. TO 12th.FL.)RERA CARPET AREA PLAN
SCALE:- 1 CM = 1.50 MTS.



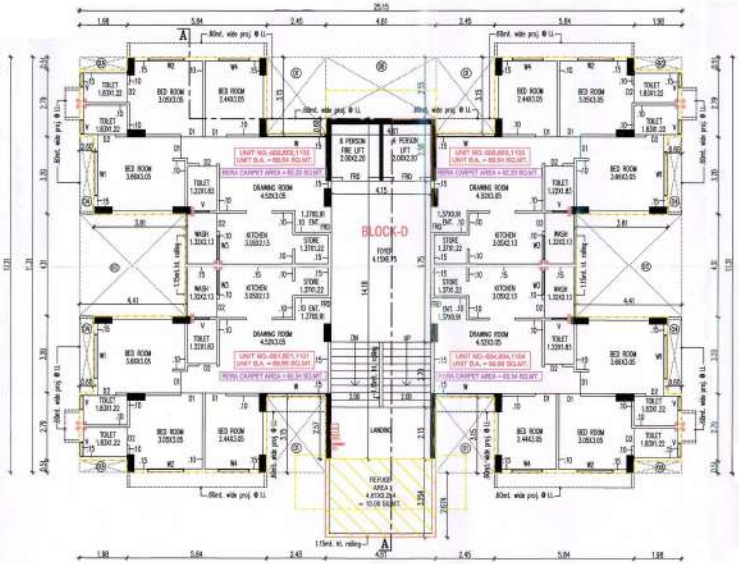
STAIR CABIN & OPEN TERRACE PLAN



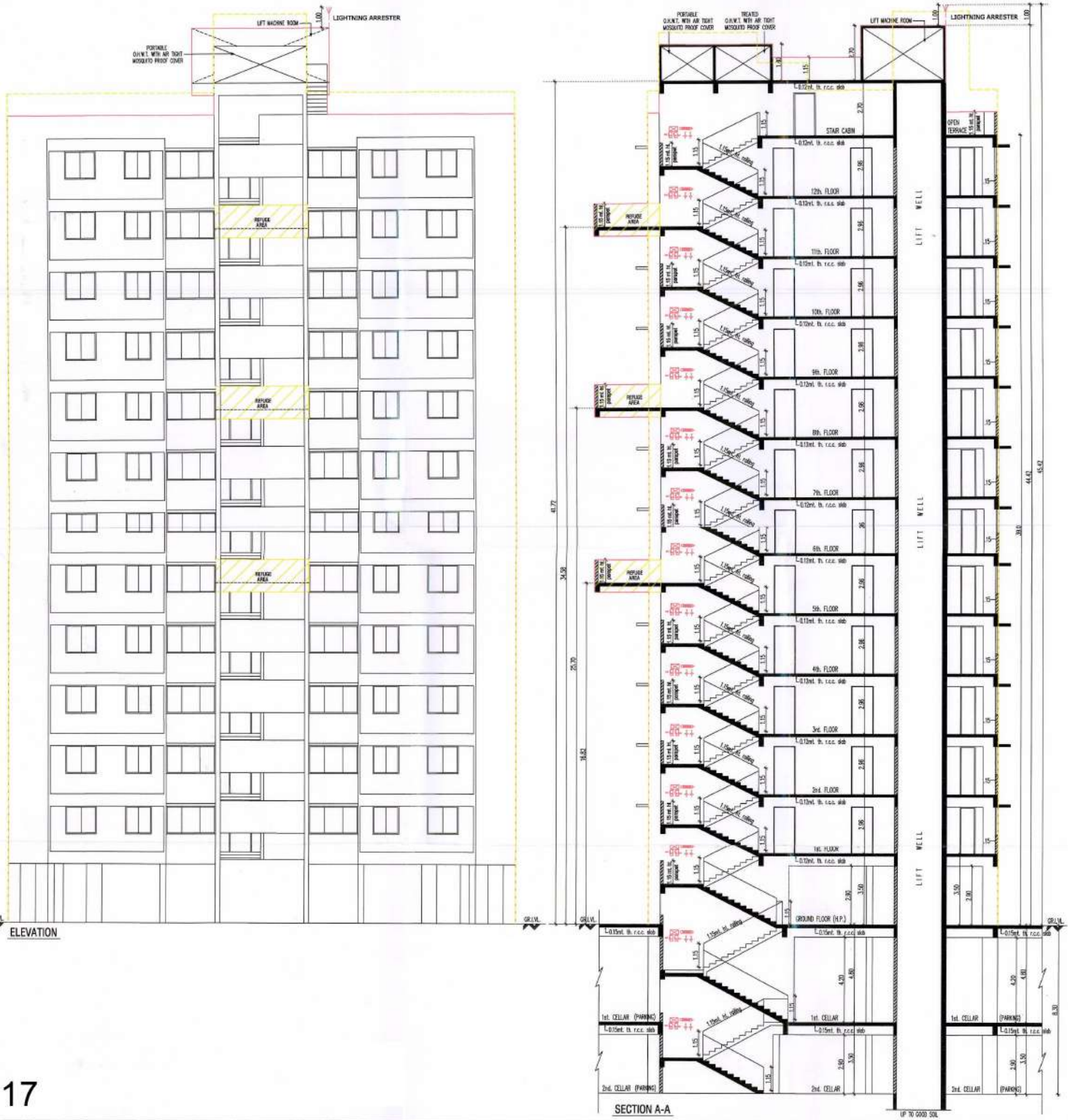
GROUND FLOOR PLAN (HOLLOW PLINTH)

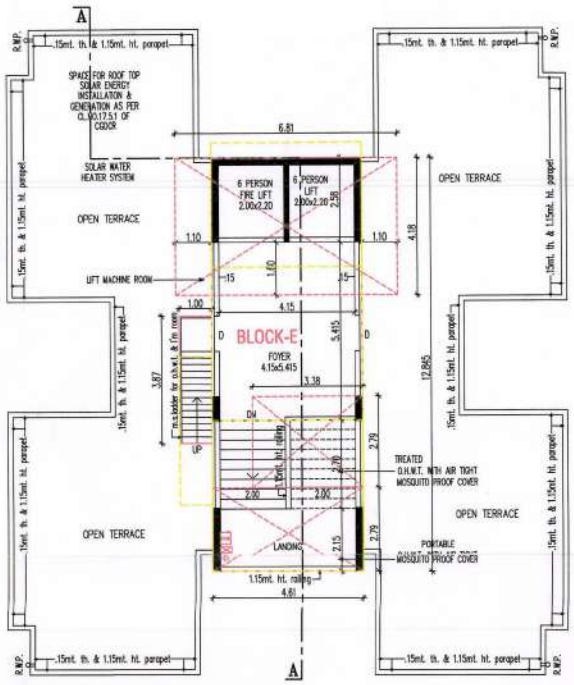


TYPICAL FLOOR PLAN 1st.FL.,2nd. FL.,3rd.FL. 4th.FL.,6th.FL.,7th.FL.,9th.FL.,10th.FL.,12th. FLOOR PLAN

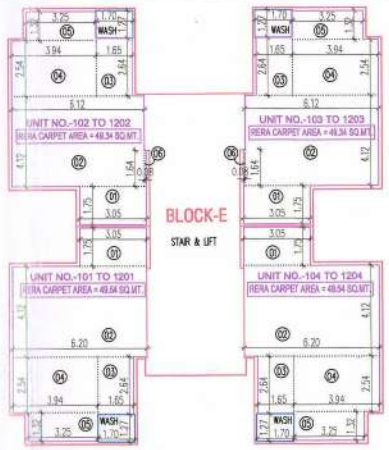


5th.FL., 8th.FL. & 11th. FLOOR PLAN (REFUGE AREA PLAN)


LIFT MACHINE ROOM
LIGHTNING ARRESTER
PORTABLE O.H.W.T. WITH AIR TIGHT MOSQUITO PROOF COVER
TREATED O.H.W.T. WITH AIR TIGHT MOSQUITO PROOF COVER
REFUSE AREA
STAIR CABIN
OPEN TERRACE
12th. FLOOR
11th. FLOOR
10th. FLOOR
9th. FLOOR
8th. FLOOR
7th. FLOOR
6th. FLOOR
5th. FLOOR
4th. FLOOR
3rd. FLOOR
2nd. FLOOR
1st. FLOOR
GROUND FLOOR (H.P.)
1st. CELLAR (PARKING)
2nd. CELLAR (PARKING)
LIFT WELL
GR.LVL
UP TO GOOD SOIL
ELEVATION
SECTION A-A

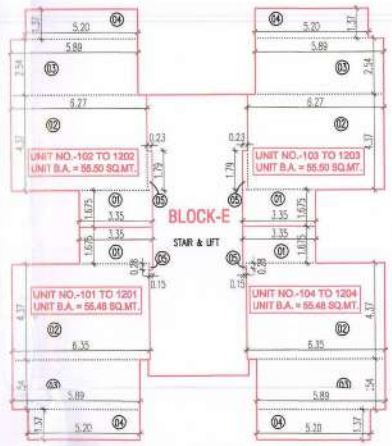


STAIR CABIN & OPEN TERRACE PLAN



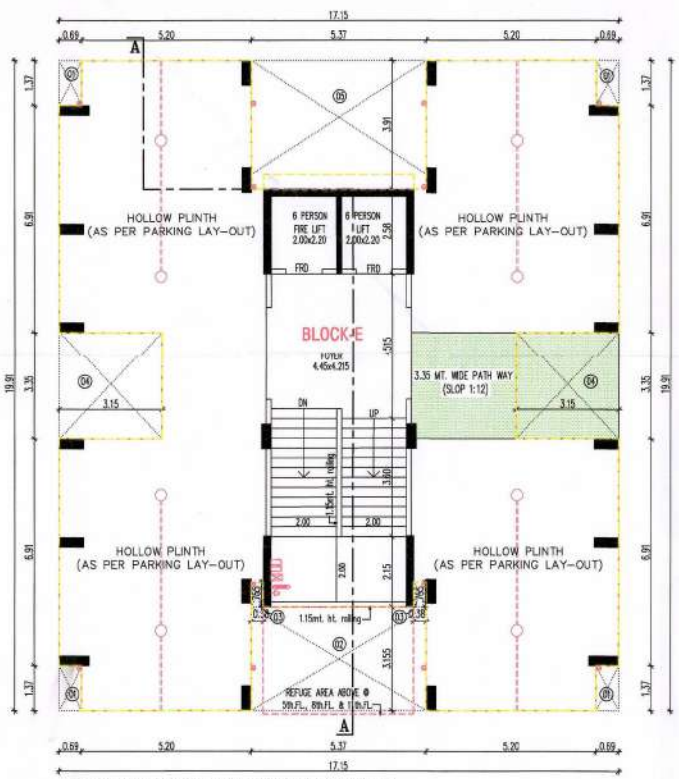
TYPICAL FLOOR (1st.FL. TO 12th.FL.)RERA CARPET AREA PLAN

SCALE–: 1 CM = 1.50 MTS.

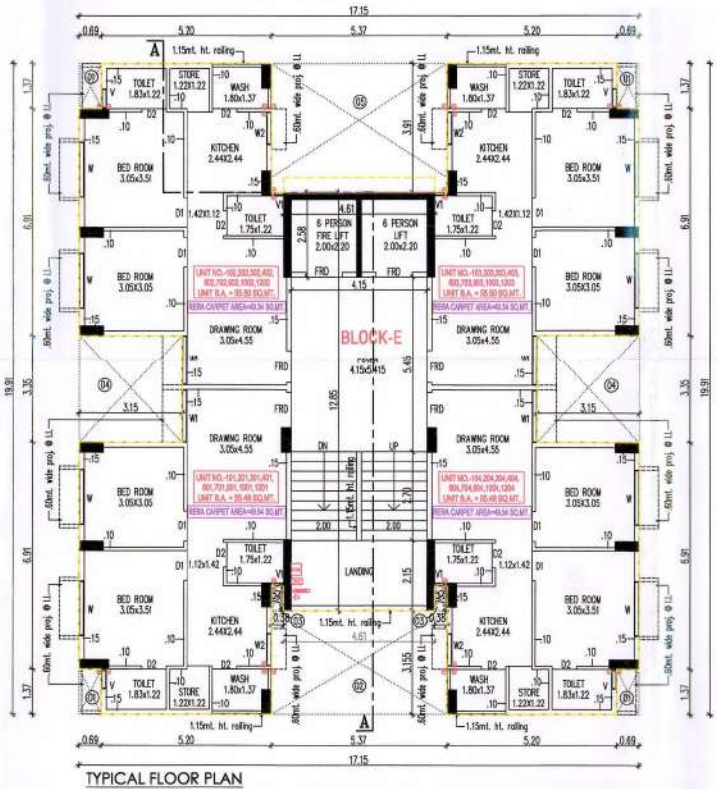


TYPICAL FLOOR (1st.FL. TO 12th.FL.)UNIT BUILT-UP AREA PLAN

SCALE–: 1 CM = 1.50 MTS.

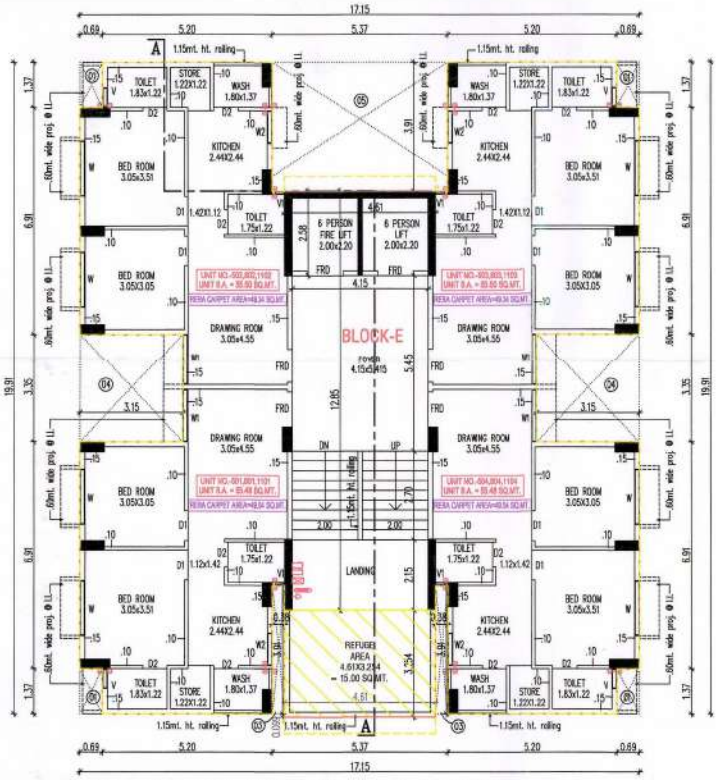


GROUND FLOOR PLAN (HOLLOW PLINTH)

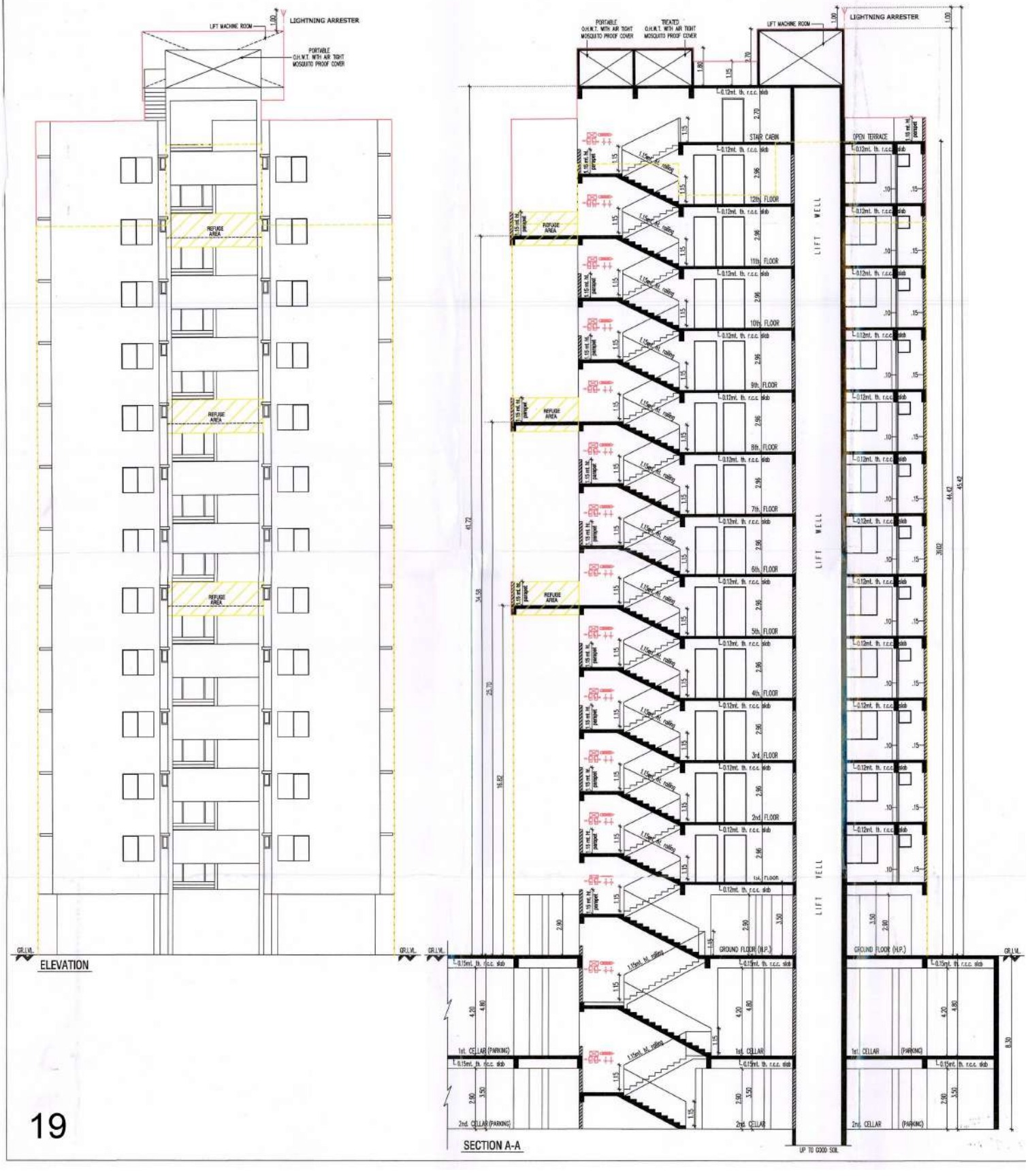


TYPICAL FLOOR PLAN

1st.FL.,2nd. FL.,3rd.FL.,4th.FL.,6th.FL.,7th.FL.,9th.FL.,10th.FL.,12th. FLOOR PLAN



5th.FL., 8th.FL. & 11th. FLOOR PLAN (REFUGE AREA PLAN)


LIFT MACHINE ROOM
LIGHTNING ARRESTER
PORTABLE O.H.W.T. WITH AIR TIGHT MOSQUITO PROOF COVER
TREATED O.H.W.T. WITH AIR TIGHT MOSQUITO PROOF COVER
REFUGE AREA
STAIR CABIN
OPEN TERRACE
LIFT WELL
12th. FLOOR
11th. FLOOR
10th. FLOOR
9th. FLOOR
8th. FLOOR
7th. FLOOR
6th. FLOOR
5th. FLOOR
4th. FLOOR
3rd. FLOOR
2nd. FLOOR
1st. FLOOR
GROUND FLOOR (M.P.)
1st. CELLAR (PARKING)
2nd. CELLAR (PARKING)
UP TO GOOD SOIL
GR.LVL.
ELEVATION
SECTION A-A

A LIFE
DESIGNED
AROUND YOUR
DESIRES



Exclusive
Amenities

Residential entry/exit ramp	Substation for residence	Senior citizen sitting area
Wall design entrance foyer	Solar panel	Common W.C. Facility
Hi-speed auto door elevator	Fire safety system	Meter room
24 hour water supply	CCTV surveillance system	
PNG gas line	24 hour security	
2 level basement parking	Allotted car parking for commercial	
Allotted car parking for residence	Visitor parking	

Specification

Structure
Earthquake resistant design and construction.

Flooring
Vitrified tiles superiority quality in living/dining, kitchen and bed rooms.

Kitchen
Granite platform with ss sink & tile dado up to lintel level.

Bathrooms
Anti-skid vitrified tiles
Glaze / ceramic tiles up to lintel level
Cp fitting superiority quality.

Doors
Decorative door for main entrance with wooden frames
All other doors will be flush door with granite frames.

Windows
Sliding anodized aluminum windows.

Electrification
3 phase concealed ISI copper wiring
Ac/tv points in all bedrooms
ISI electrical accessory with MCB distribution box

Internal & external finish
Insidesingle coat mala plaster with putty finish
Outside : double coat plaster with finished in acrylic paint



Project By :

SHAYONA
SHYAM SHAYONA INFRASTRUCTURE LLP

Site Office :

Shayona Fairmont,
Nr. Swaminarayan School, Opp. Madhavbaug Society,
Nirnaynagar, Sector - 6, Ahmedabad - 382481.

Email : shyamshayonafairmont@gmail.com

Corporate Office :

Shayona Land Corporation
1st Floor, Om Shayona Arcade, Nr. Silver Oak University, Gota, Ahmedabad - 382481.

Web : www.shayona.co.in

Architect : **Anvakriti Consultants Pvt. Ltd.**

Structural : **Achal Parikh Consulting Engineer**

MEPF : **Public Health Engineering**

Contact : **+91 99250 30005 | 82008 35956 | 99252 04174**

Rera No.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA10007/050422

Webiste : www.gujrera.gujarat.gov.in

Terms:

- All rights are reserved by the developers to make any changes in plan, elevations and other details which will be binding to all the members.
- In order to maintain the aesthetics of the apartments at a very high level, installation of ac units will be permitted at the designated spot and nowhere else, changes which affect the elevation & structure System shall not be permitted for all times to come.
- Encroachment, in any form outside the defined units, shall not be allowed.
- All dimensions shown in the plans are approximate, average unfinished and subject to variations.
- All taxes like GST/ GOVT. Charges / maintenance charges or any other charges will be extra and borne by the purchaser.
- The above information is indicative of proposed development and is issued in good faith for guidance only and not to be considered as part of any document.
- Images are for representation purpose only.