

ENHANCING THE ESSENCE OF SKY-HIGH LIVING.

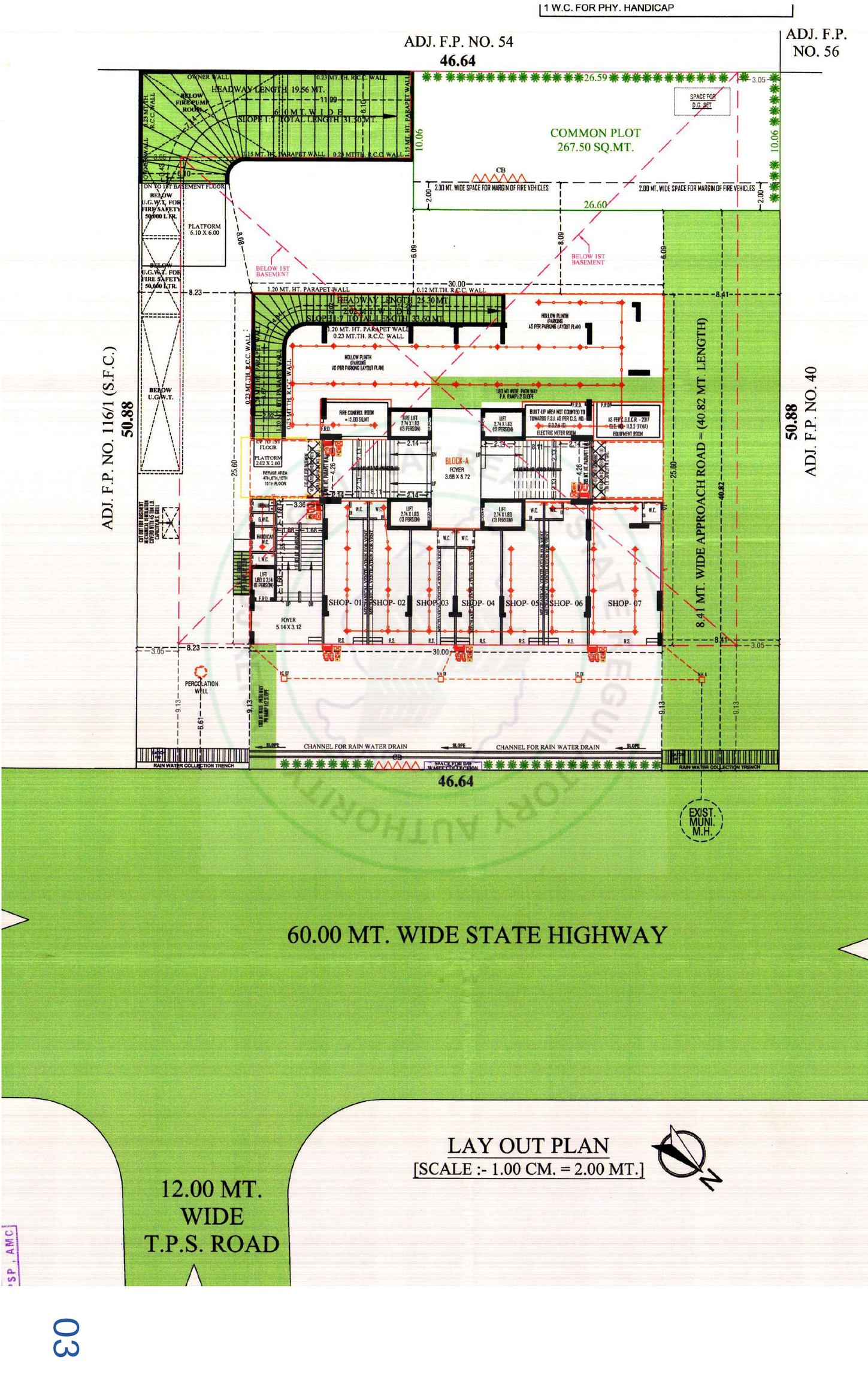
Baghone 72

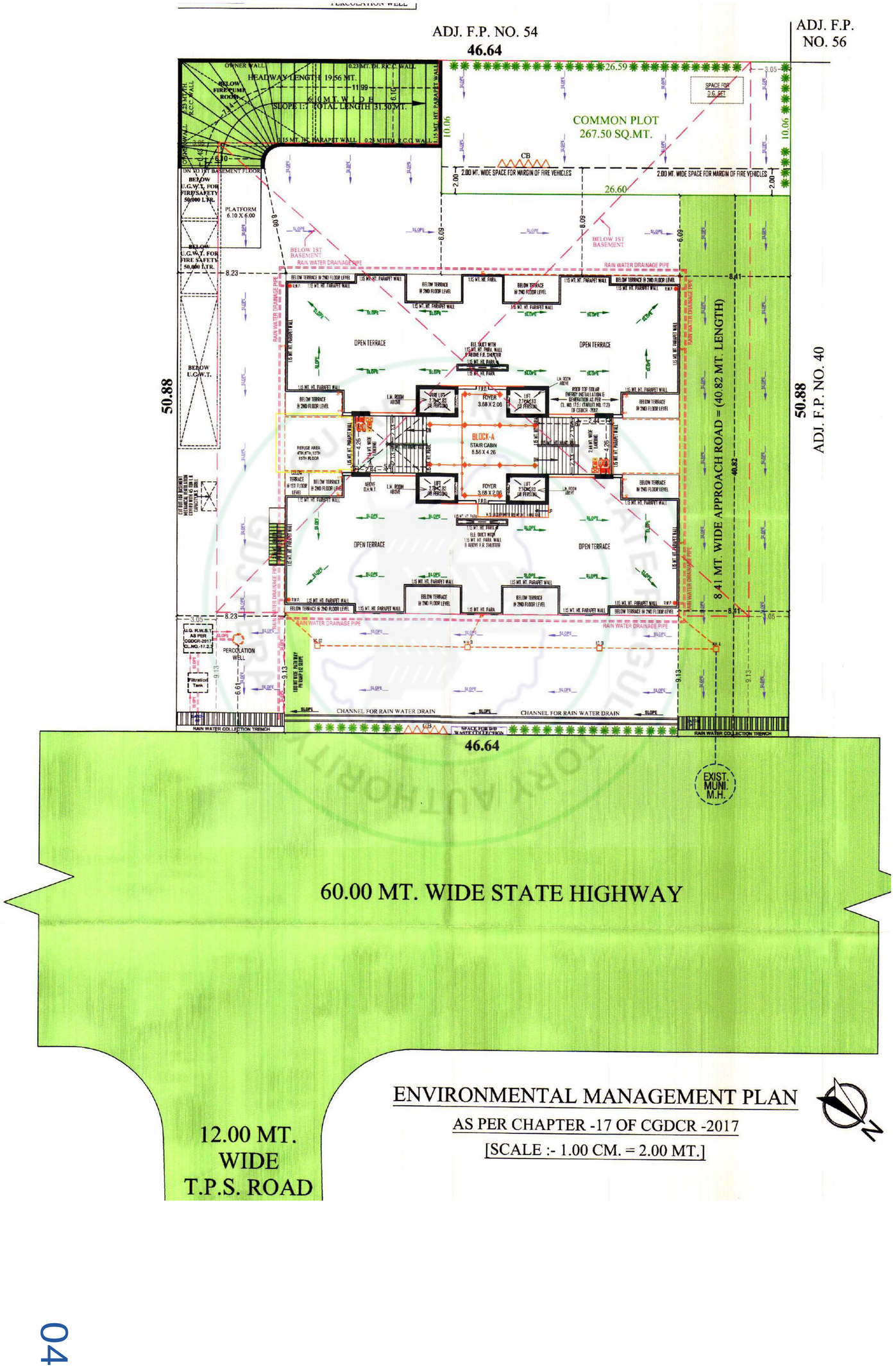
3 BHK Spacious Living & Shops





GUJARAT REAL ESTATE REGULATORY AUTHORITY

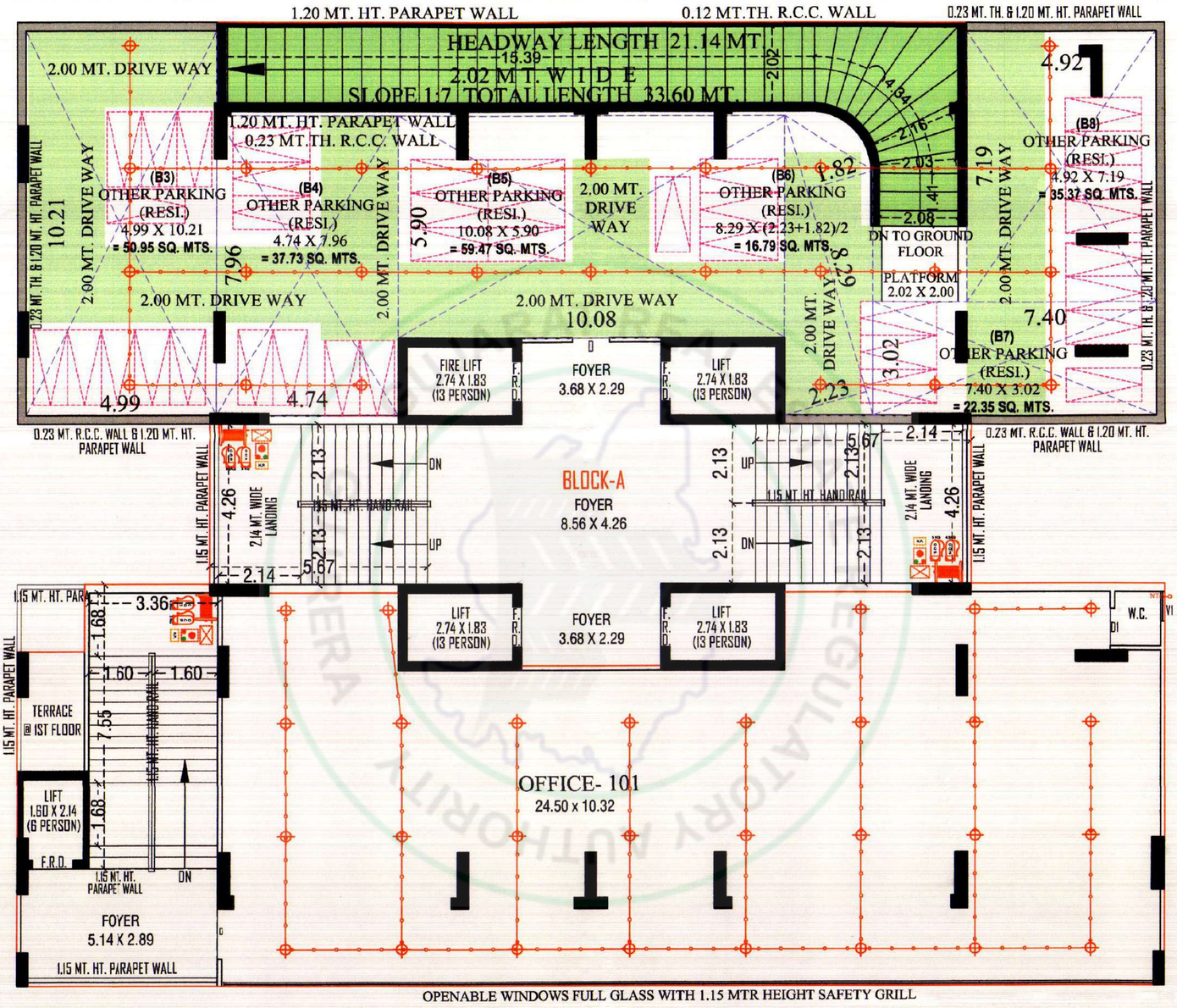

1 W.C. FOR PHY. HANDICAP
ADJ. F.P. NO. 54
46.64
ADJ. F.P. NO. 56
COMMON PLOT
267.50 SQ.MT.
SPACE FOR D.G. SET
26.59
3.05
10.06
CB
2.00 MT. WIDE SPACE FOR MARGIN OF FIRE VEHICLES
26.60
HEADWAY LENGTH 19.56 MT.
6.10 M T. W I D E
SLOPE 1:7 TOTAL LENGTH 31.30 MT.
OWNER WALL
0.23 MT.TH. R.C.C. WALL
1.15 MT. HT. PARAPET WALL
BELOW FIRE PUMP ROOM
DN TO 1ST BASEMENT FLOOR
BELOW U.G.W.T. FOR FIRE SAFETY 50,000 LTR.
PLATFORM 6.10 X 6.00
BELOW 1ST BASEMENT
30.00
1.20 MT. HT. PARAPET WALL
0.12 MT.TH. R.C.C. WALL
HEADWAY LENGTH 24.30 MT.
SLOPE 1:7 TOTAL LENGTH 30.60 MT.
HOLLOW PLINTH (PARKING AS PER PARKING LAYOUT PLAN)
1.80 MT. WIDE PATH WAY P.H. RAMP 1:12 SLOPE
FIRE CONTROL ROOM = 12.00 SQ.MT.
FIRE LIFT 2.74 X 1.83 (15 PERSON)
LIFT 2.74 X 1.83 (15 PERSON)
BUILT-UP AREA NOT COUNTED TO TOWARDS F.S.I. AS PER D.C.R. NO.
ELECTRIC METER ROOM
AS PER F.S.D.C.R. - 2017 D.C. NO. 13.5 (17)(A) EQUIPMENT ROOM
UP TO 1ST FLOOR
PLATFORM 2.02 X 2.00
REFUGE AREA 4TH,6TH,10TH 15TH FLOOR
BLOCK-A
FOYER 3.68 X 8.72
LIFT 2.74 X 1.83 (13 PERSON)
W.C.
HANDICAP W.C.
LIFT LEO X 2.14 (6 PERSON)
FOYER 5.14 X 3.12
SHOP- 01
SHOP- 02
SHOP- 03
SHOP- 04
SHOP- 05
SHOP- 06
SHOP- 07
8.41 MT. WIDE APPROACH ROAD = (40.82 MT. LENGTH)
ADJ. F.P. NO. 116/1 (S.F.C.)
50.88
ADJ. F.P. NO. 40
50.88
PERCOLATION WELL
CHANNEL FOR RAIN WATER DRAIN
SLOPE
RAIN WATER COLLECTION TRENCH
SPACE FOR RAIN WATER COLLECTION
46.64
EXIST. MUNI. M.H.
60.00 MT. WIDE STATE HIGHWAY
12.00 MT. WIDE T.P.S. ROAD
LAY OUT PLAN
[SCALE :- 1.00 CM. = 2.00 MT.]
N



ENVIRONMENTAL MANAGEMENT PLAN

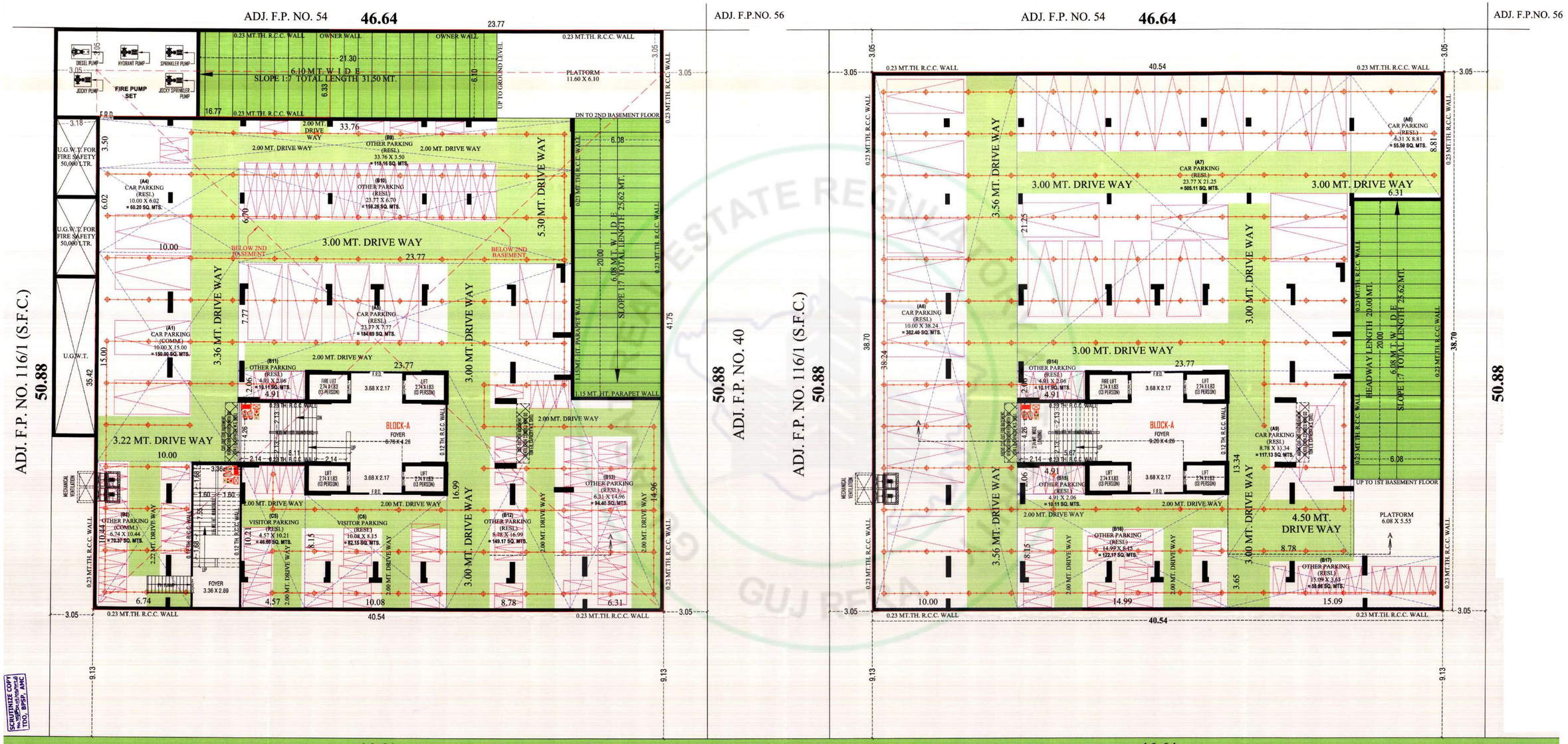
AS PER CHAPTER -17 OF CGDCR -2017

[SCALE :- 1.00 CM. = 2.00 MT.]



1ST FLOOR LEVEL PLAN

[SCALE :- 1.00 CM. = 1.00 MT.]



1ST BASEMENT FLOOR PLAN WITH PARKING LAY OUT
[SCALE :- 1.00 CM. = 1.00 MT.]

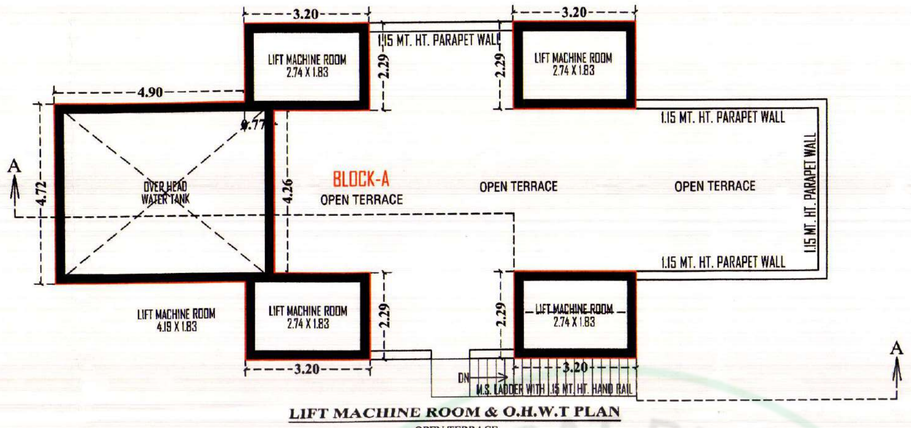
46.64

60.00 MT. WIDE STATE HIGHWAY

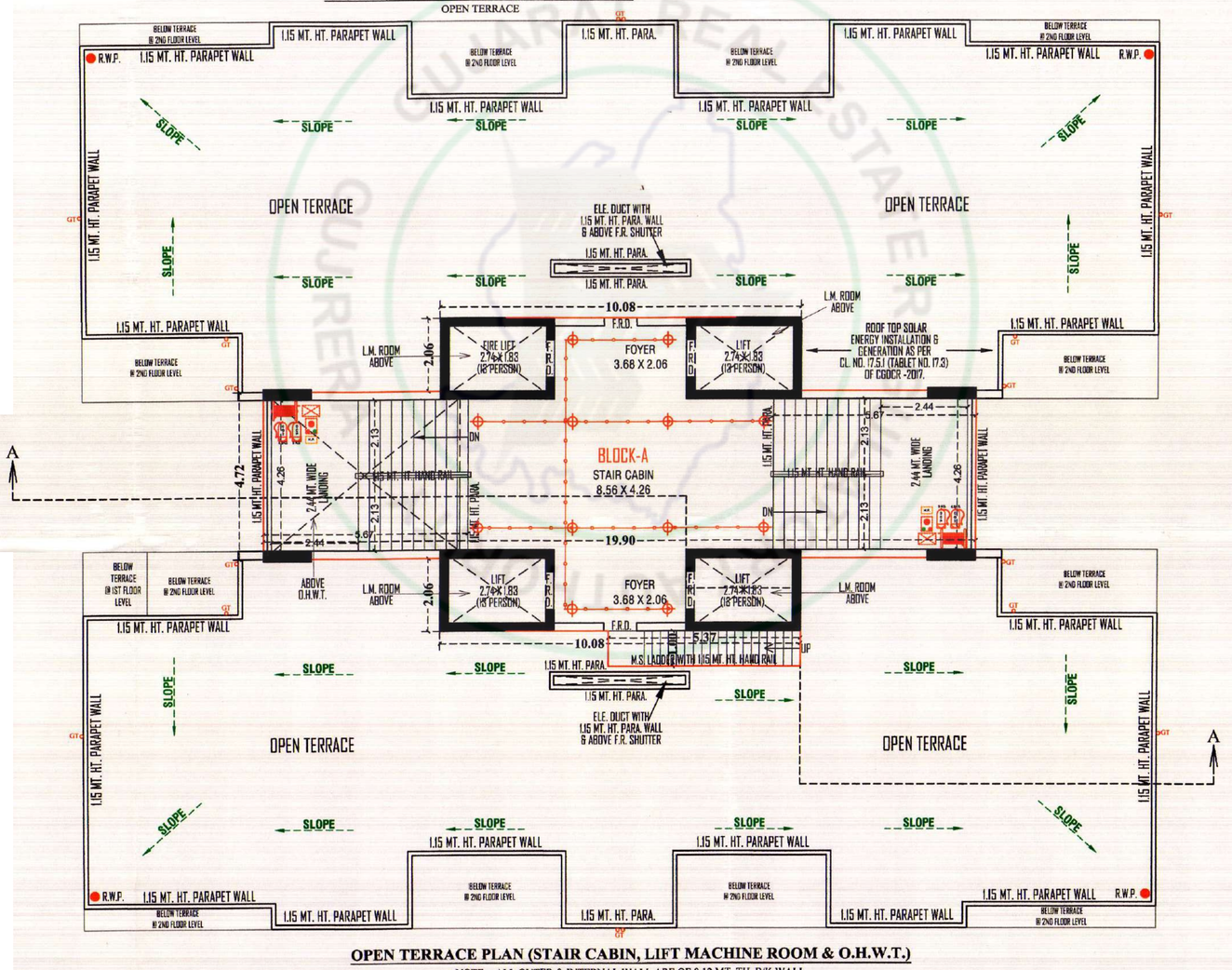
2ND BASEMENT FLOOR PLAN WITH PARKING LAY OUT
[SCALE :- 1.00 CM. = 1.00 MT.]

46.64

60.00 MT. WIDE STATE HIGHWAY

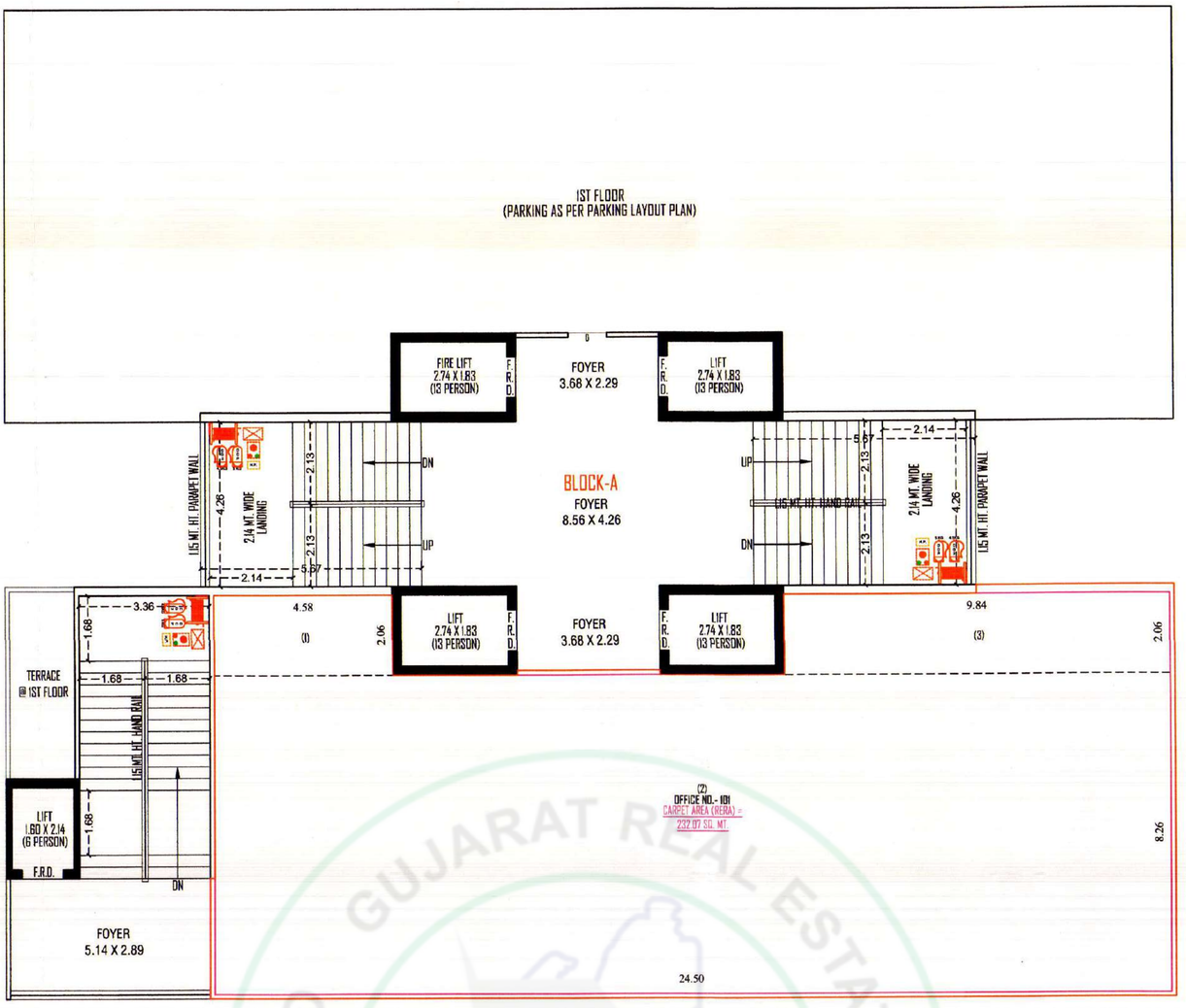


LIFT MACHINE ROOM & O.H.W.T PLAN



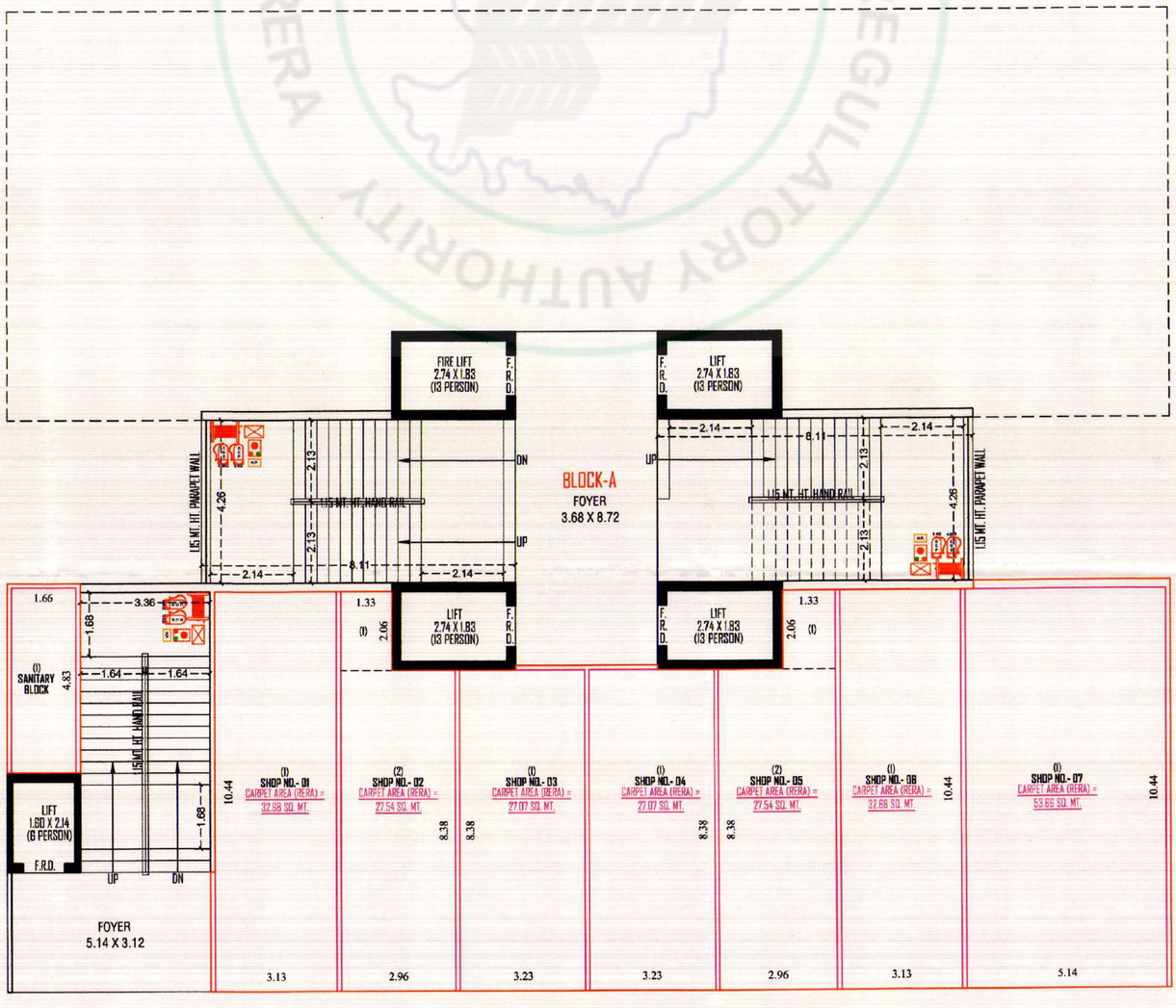
OPEN TERRACE PLAN (STAIR CABIN, LIFT MACHINE ROOM & O.H.W.T.)

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL



CARPET AREA (RERA) CALCULATION 1ST FLOOR PLAN

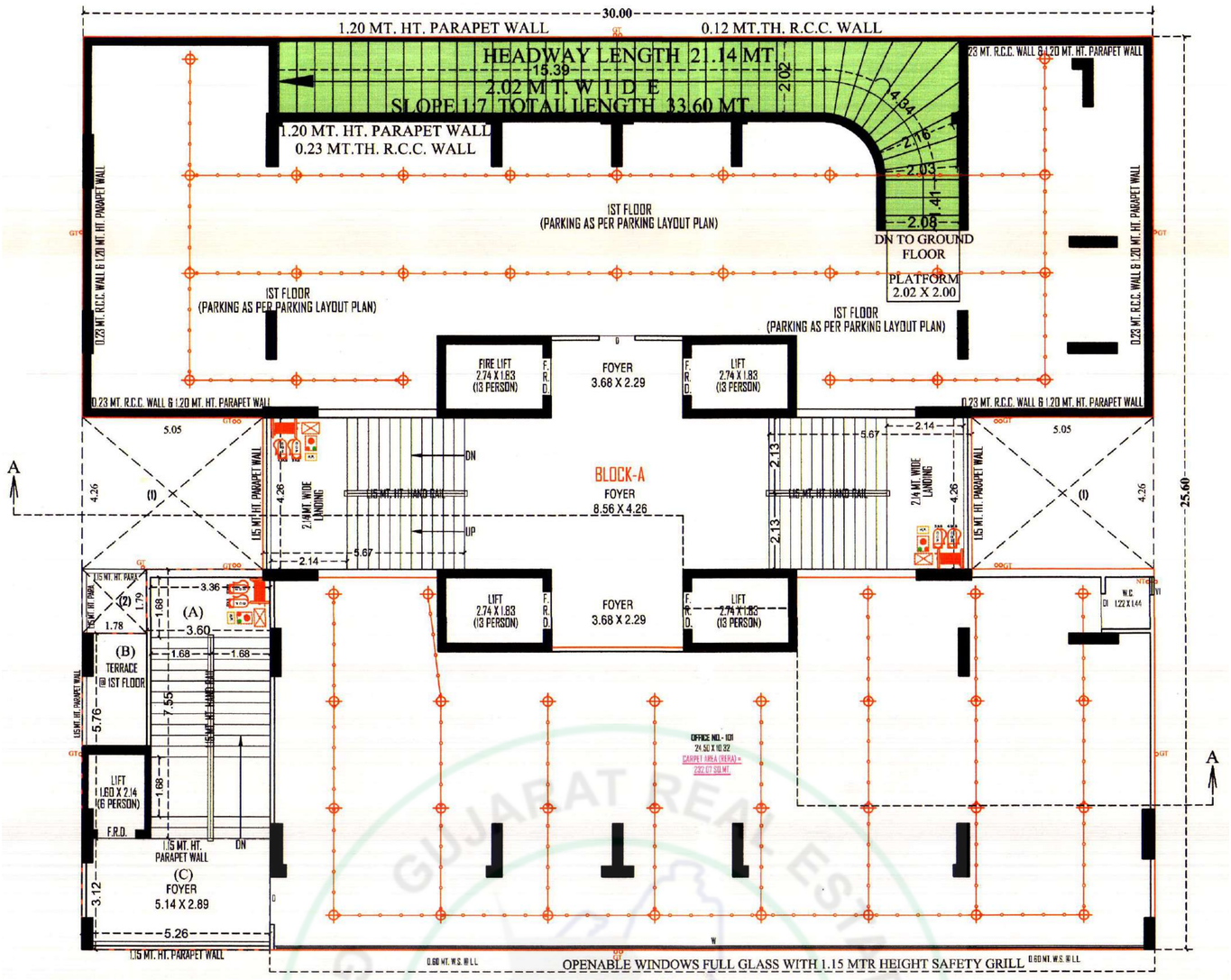
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CARPET AREA (RERA) CALCULATION GROUND FLOOR PLAN

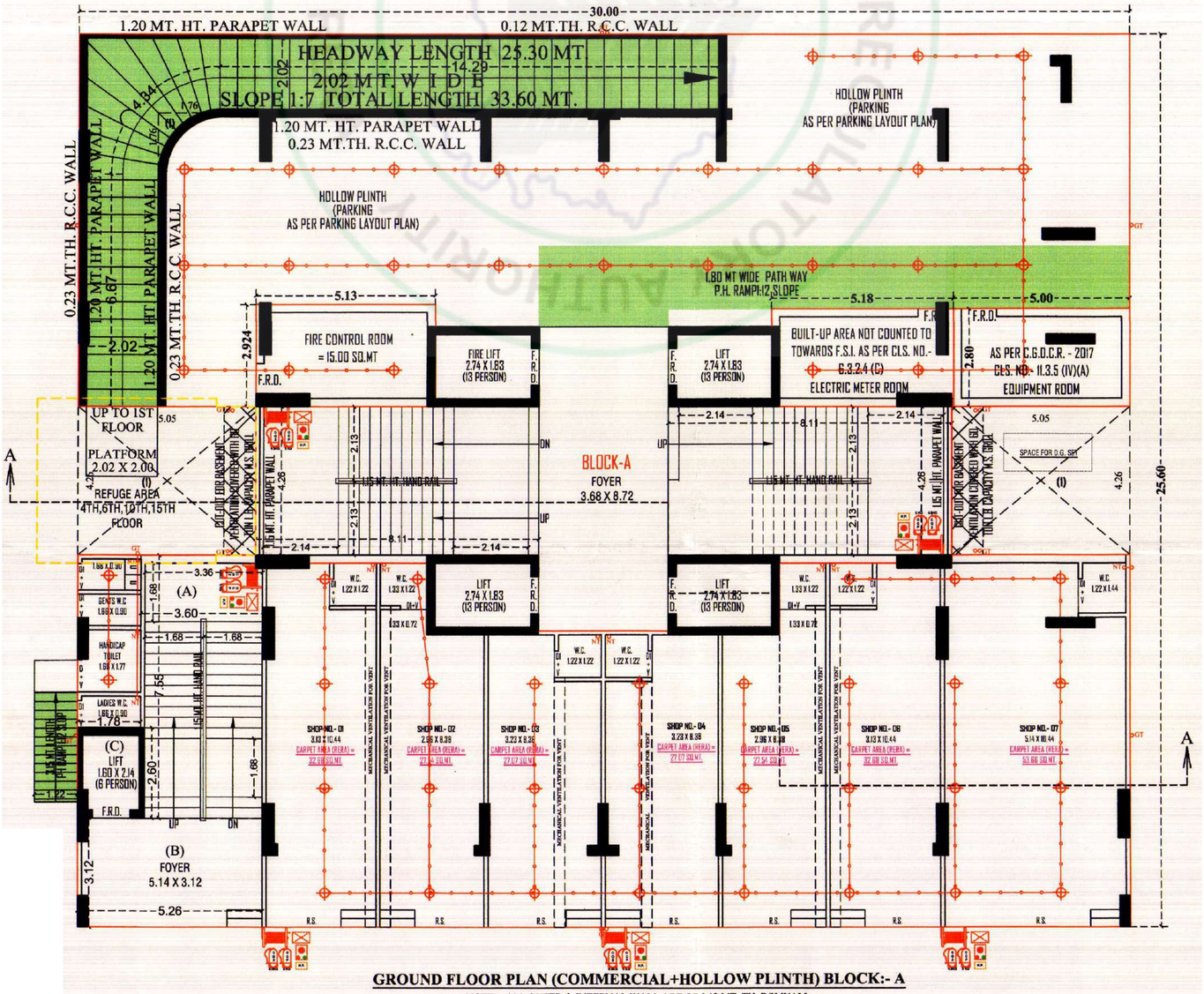
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL

GUJARAT REAL ESTATE REGULATORY AUTHORITY GUJ RERA



1ST FLOOR PLAN

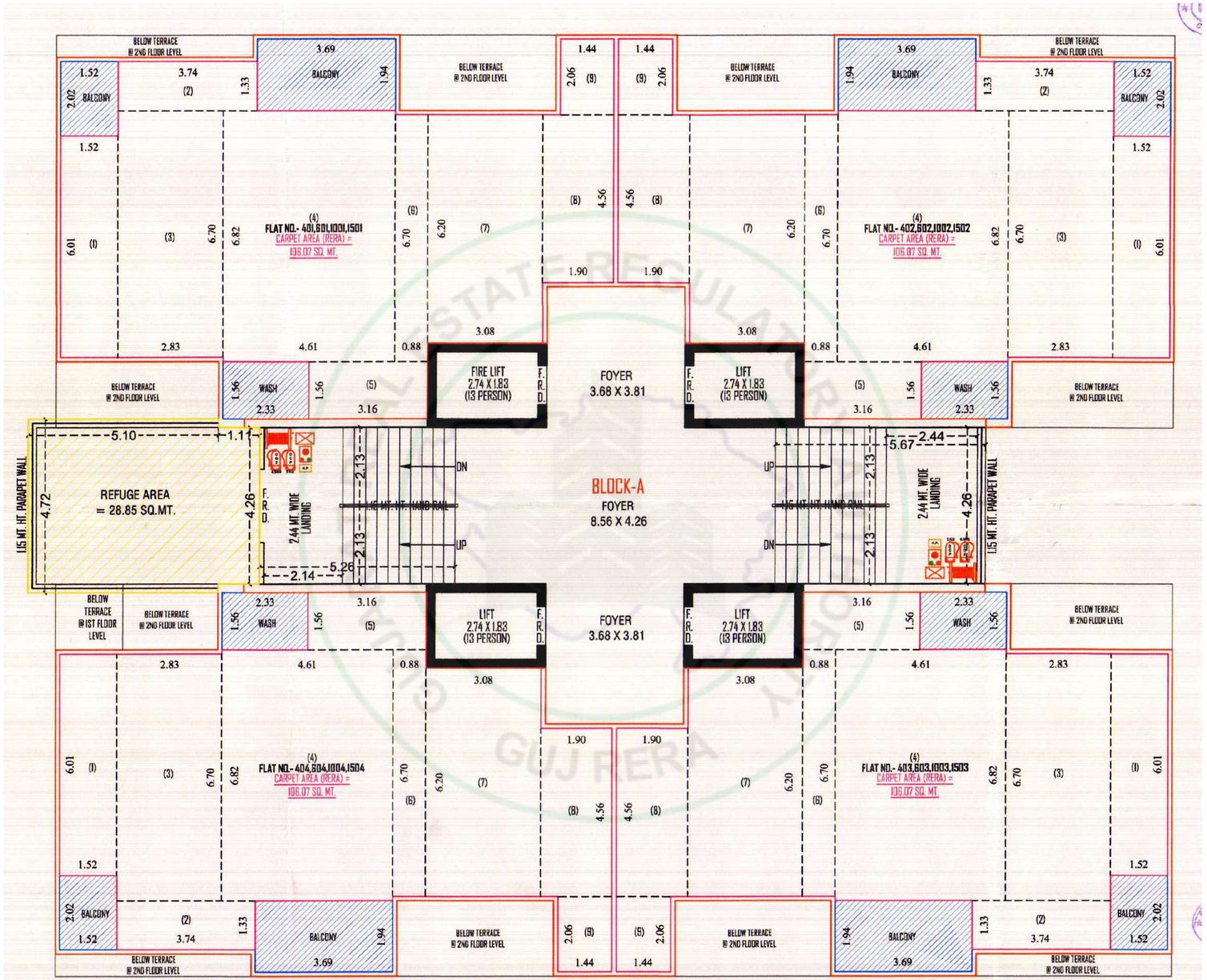
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL



GROUND FLOOR PLAN (COMMERCIAL+HOLLOW PLINTH) BLOCK:- A

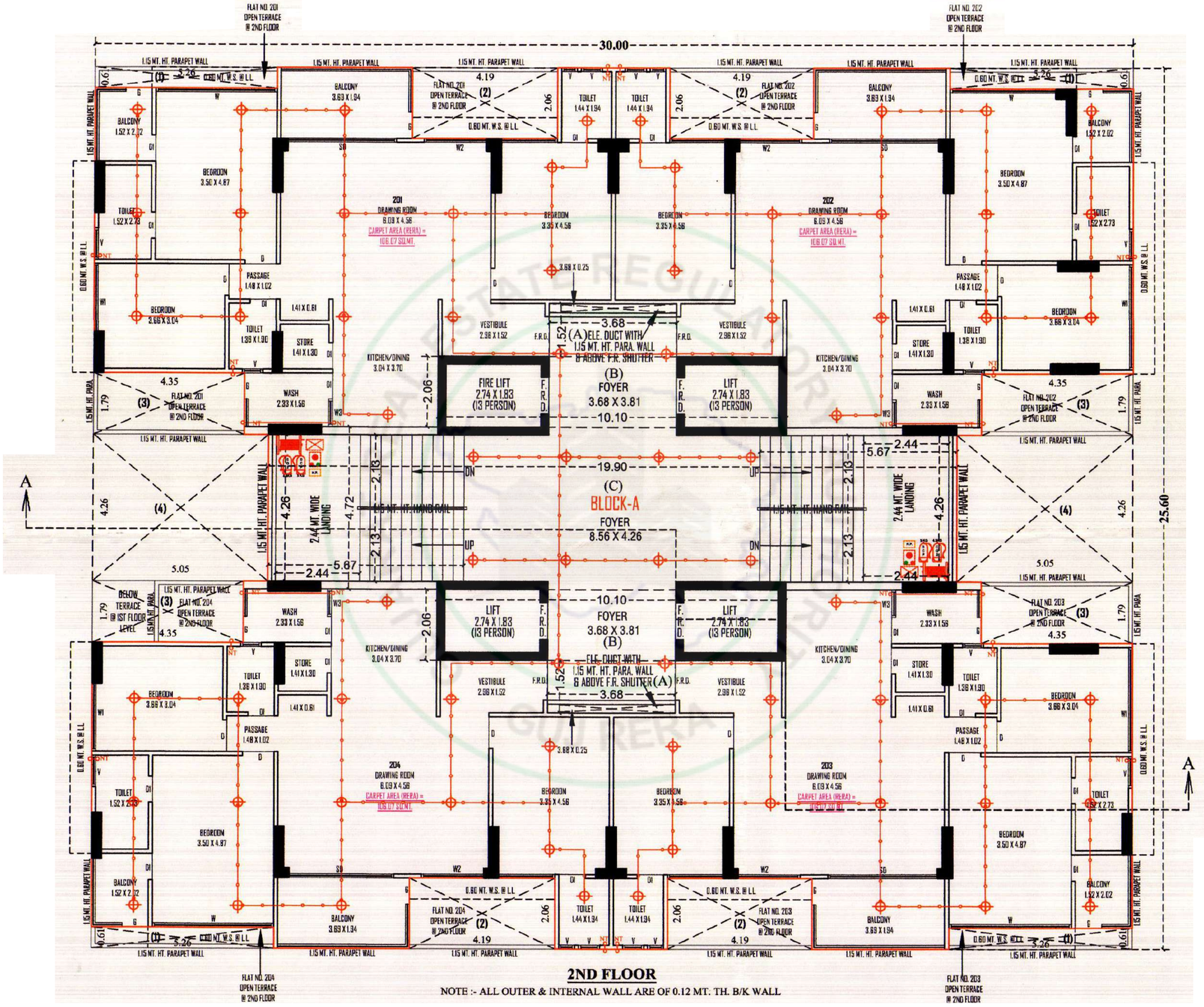
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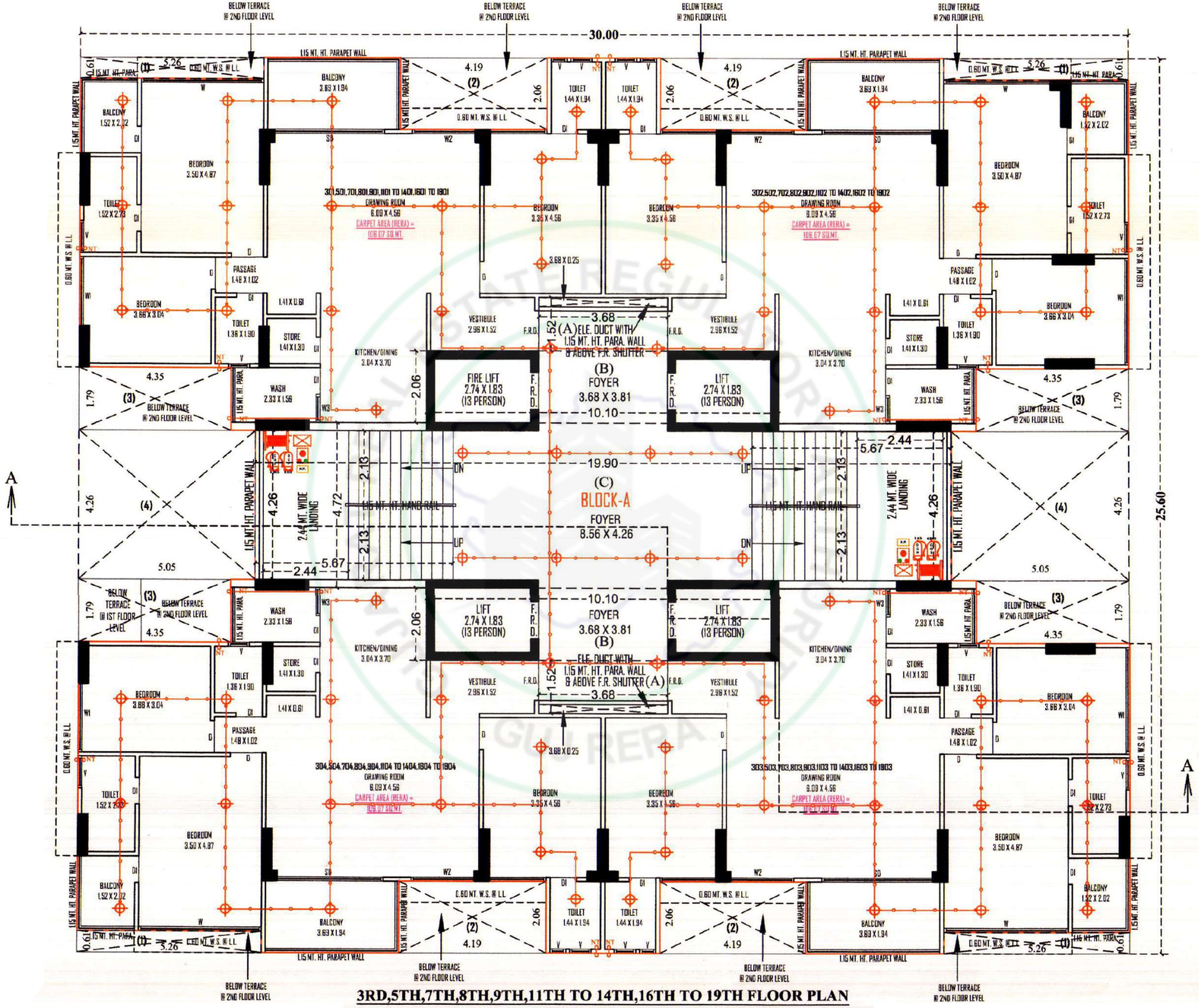
CARPET, WASH & BALCONY AREA (RERA) CALCULATION 4TH, 6TH,10TH & 15TH FLOOR PLAN (WITH REFUGE AREA)

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL



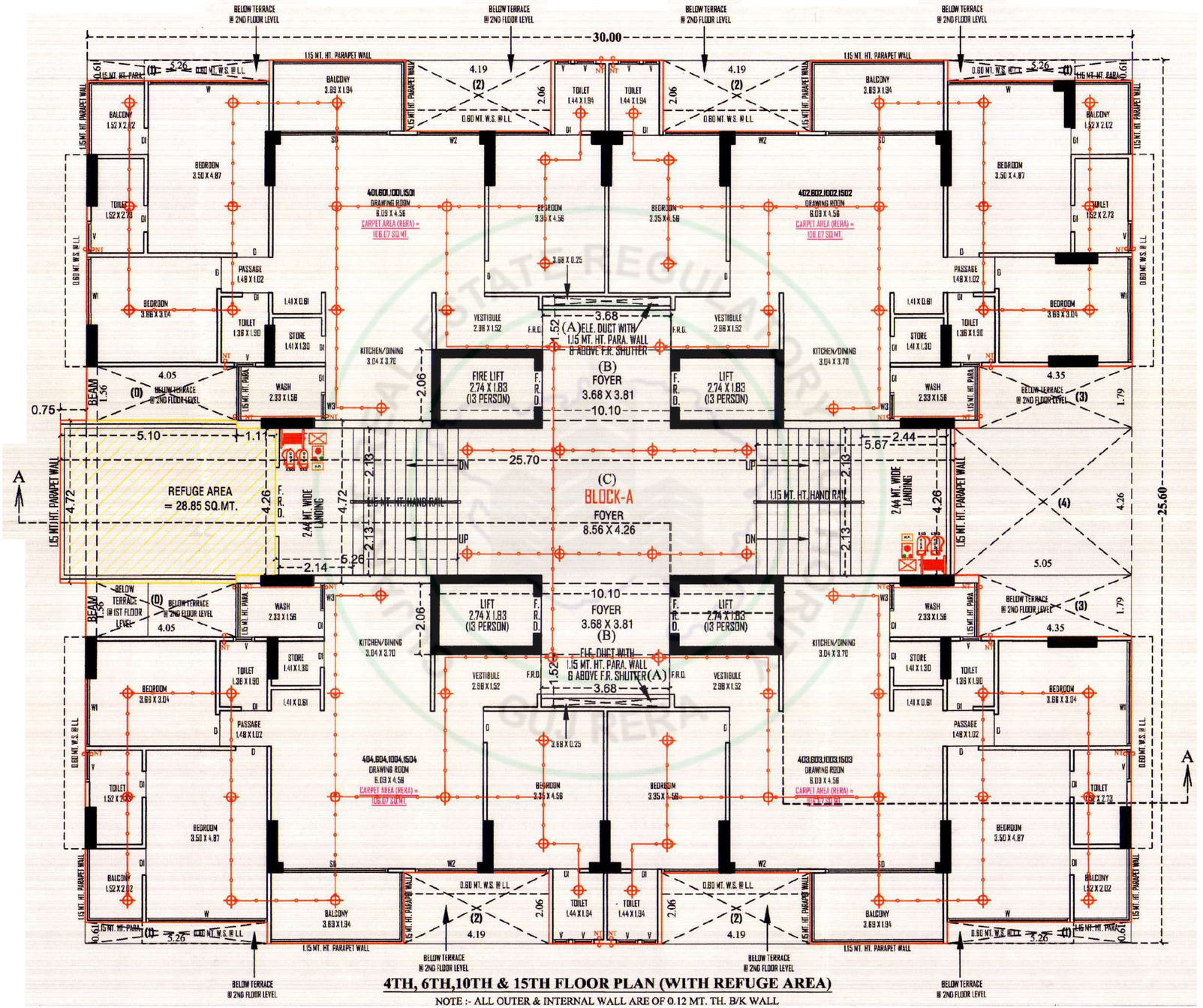
2ND FLOOR

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL



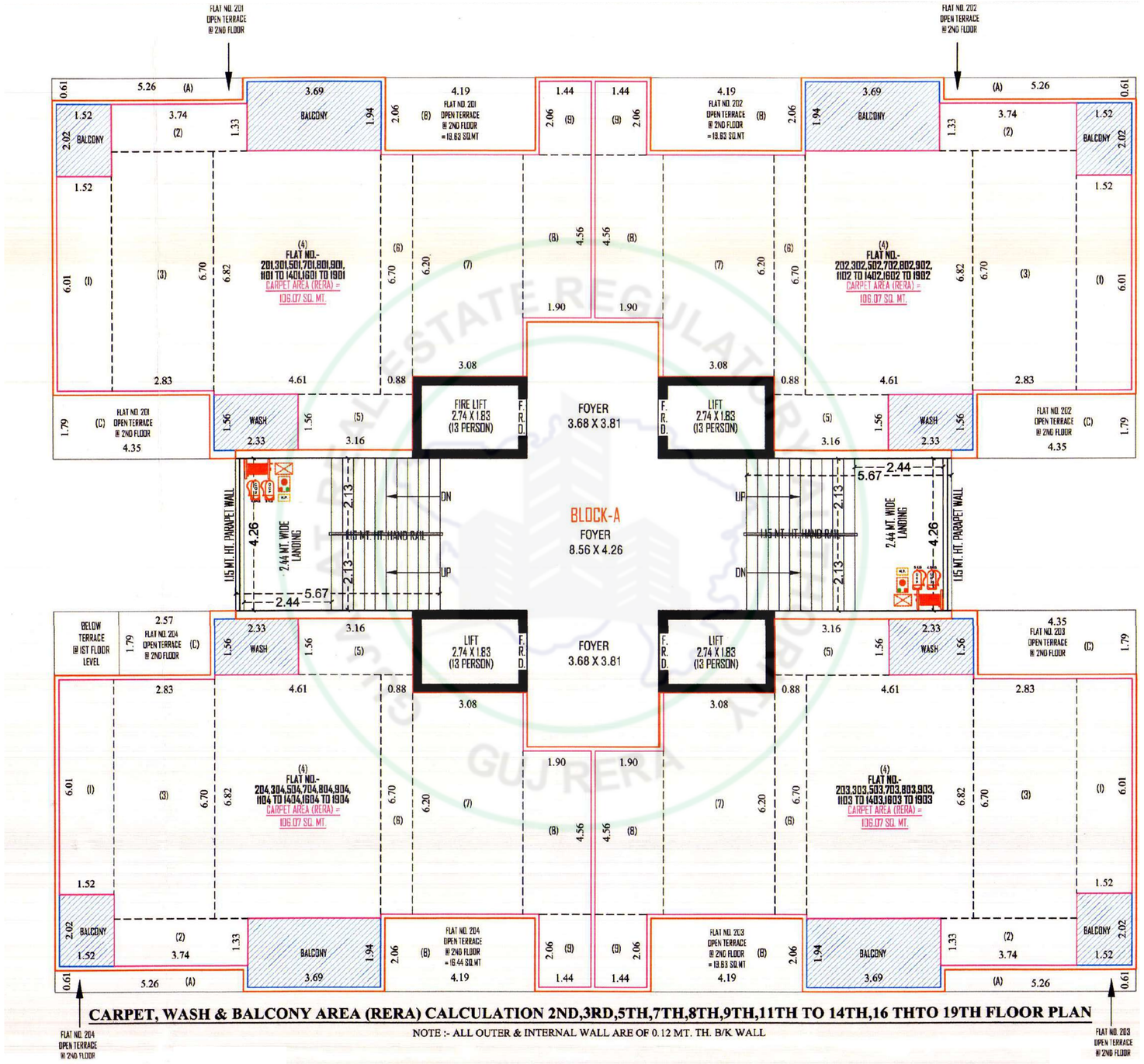
3RD,5TH,7TH,8TH,9TH,11TH TO 14TH,16TH TO 19TH FLOOR PLAN

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL



4TH, 6TH,10TH & 15TH FLOOR PLAN (WITH REFUGE AREA)

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL



CARPET, WASH & BALCONY AREA (RERA) CALCULATION 2ND,3RD,5TH,7TH,8TH,9TH,11TH TO 14TH,16 THTO 19TH FLOOR PLAN

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL

FACILITIES



Garden



Terrace
Sitting Deck



Walk Way



LIFT



Children Play Area

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GUJ RERA

SPECIFICATIONS

WALL FINISH

Internal smooth finished plaster with 2 coat of birla putty

Exterior double coated sand faced plaster with acrylic paint

FLOORING

Double charge Vitrified or equivalent flooring in living and dining areas, kitchen and all bedrooms

Kota stone or similar in wash area

KITCHEN

Polished natural granite platform

Stainless steel kitchen sink

Vitrified tiles dado up to lintel level on wall above kitchen platform

DOORS & WINDOWS

Decorative wooden main door with wooden frame & brass / s.s. fittings

Laminated flush doors with wooden frame in all bedrooms and bathrooms & brass / s.s. fittings

Fully glazed powder coated aluminium sliding windows with stone revile

BATHROOMS

Ceramic tile flooring in all bathrooms

Coloured tiles dado up to lintel level

ELECTRIFICATION

Concealed copper wiring with adequate A.C, geyser and telephone points in each unit



Site Address

Nr. BaghOne Restaurant, Ahmedabad
Mehmedabad Highway, Hathijan

Mobile No:- +91 75676 66768

Developer
KASTBHANJAN DEVELOPERS

Structure
ACHAL PARIKH

Architecture
SANMOUR™
ARCHITECTS & CONSULTANTS

Baghone 72

3 BHK Spacious Living & Shops

Scan QR Code For Location

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