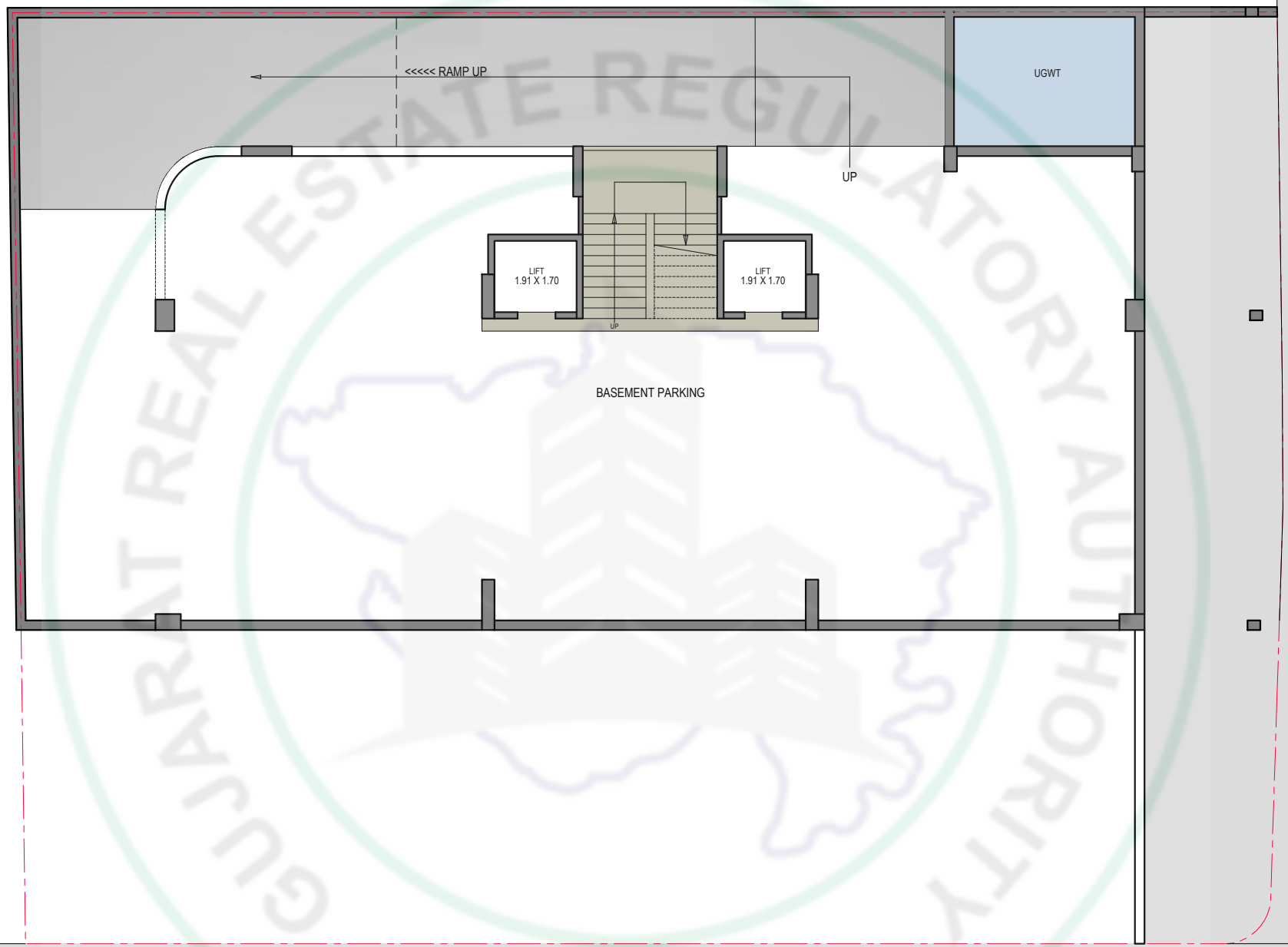


30.00 MT W I D E R O A D

BASEMENT PLAN

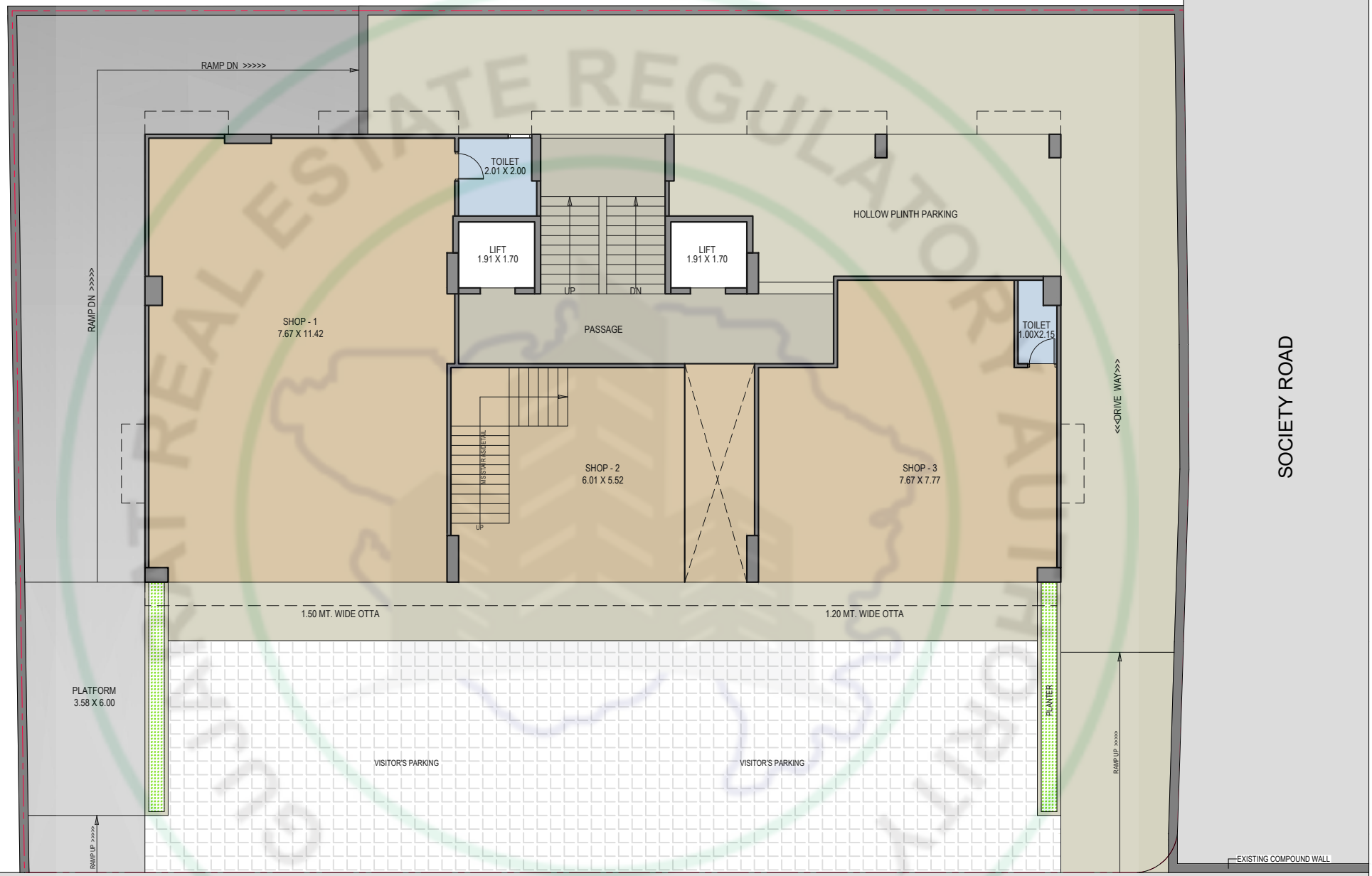
SHIVAM LAKE VIEW

N

Y R P DESIGN

7 6 0 0 8 0 0 4 7 7

GUJARAT REAL ESTATE REGULATORY AUTHORITY GUJ RERA



GROUND FLOOR PLAN

SHIVAM LAKE VIEW

N

YRP DESIGN

7 6 0 0 8 0 0 4 7 7


zudio
NIKE
NIKE
ZARA
शिवम्



1ST FLOOR PLAN

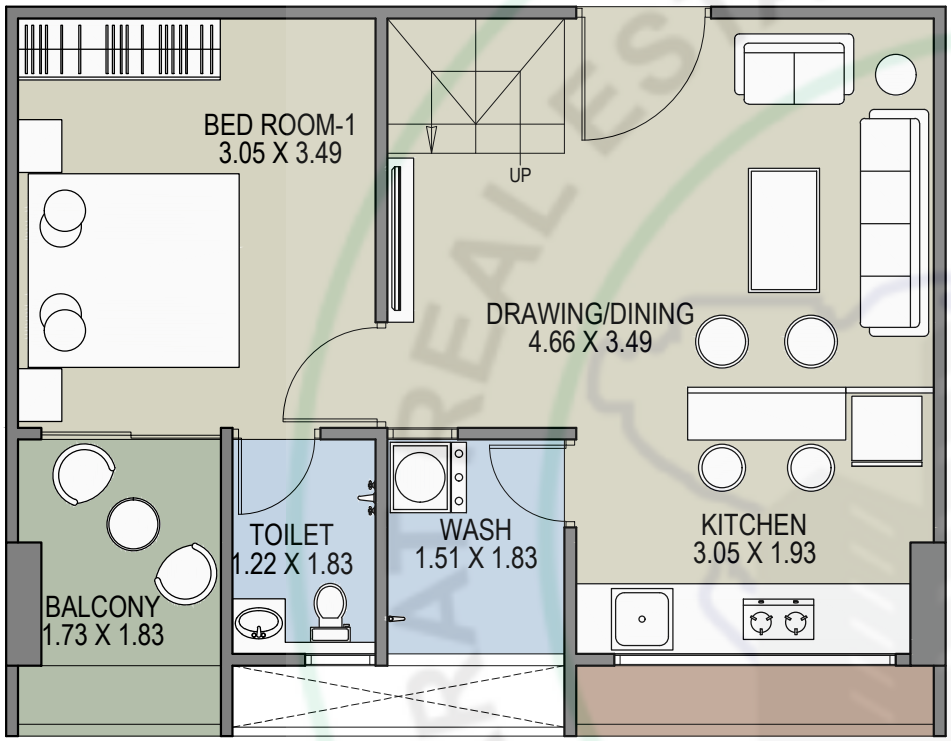
SHIVAM LAKE VIEW

N

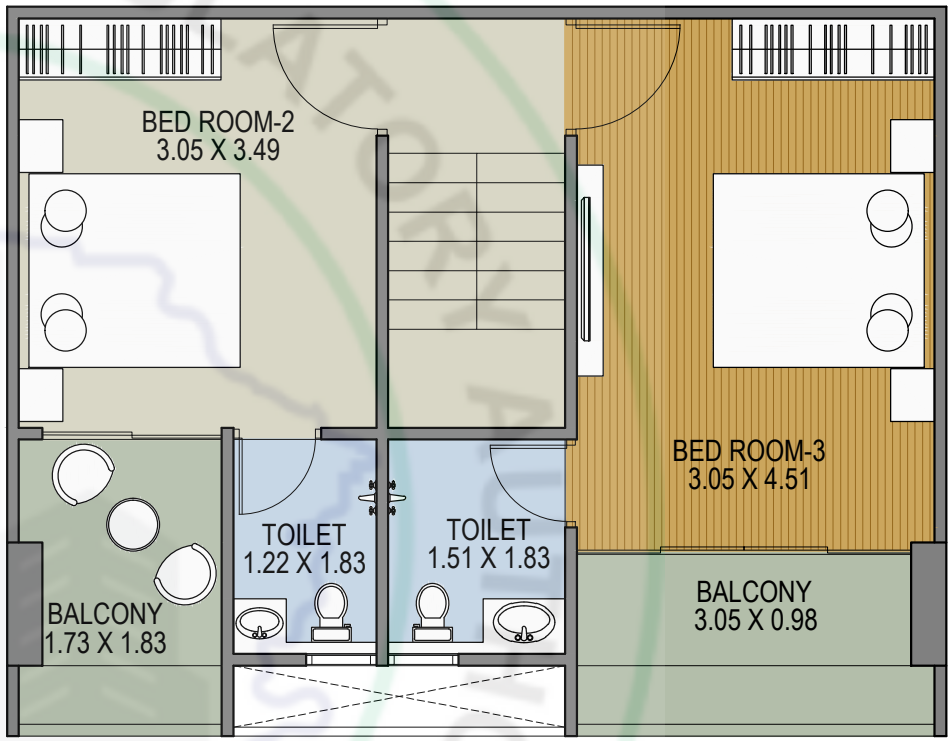
YRP DESIGN

7600800477


NIKE



LOWER LEVEL PLAN



UPPER LEVEL PLAN

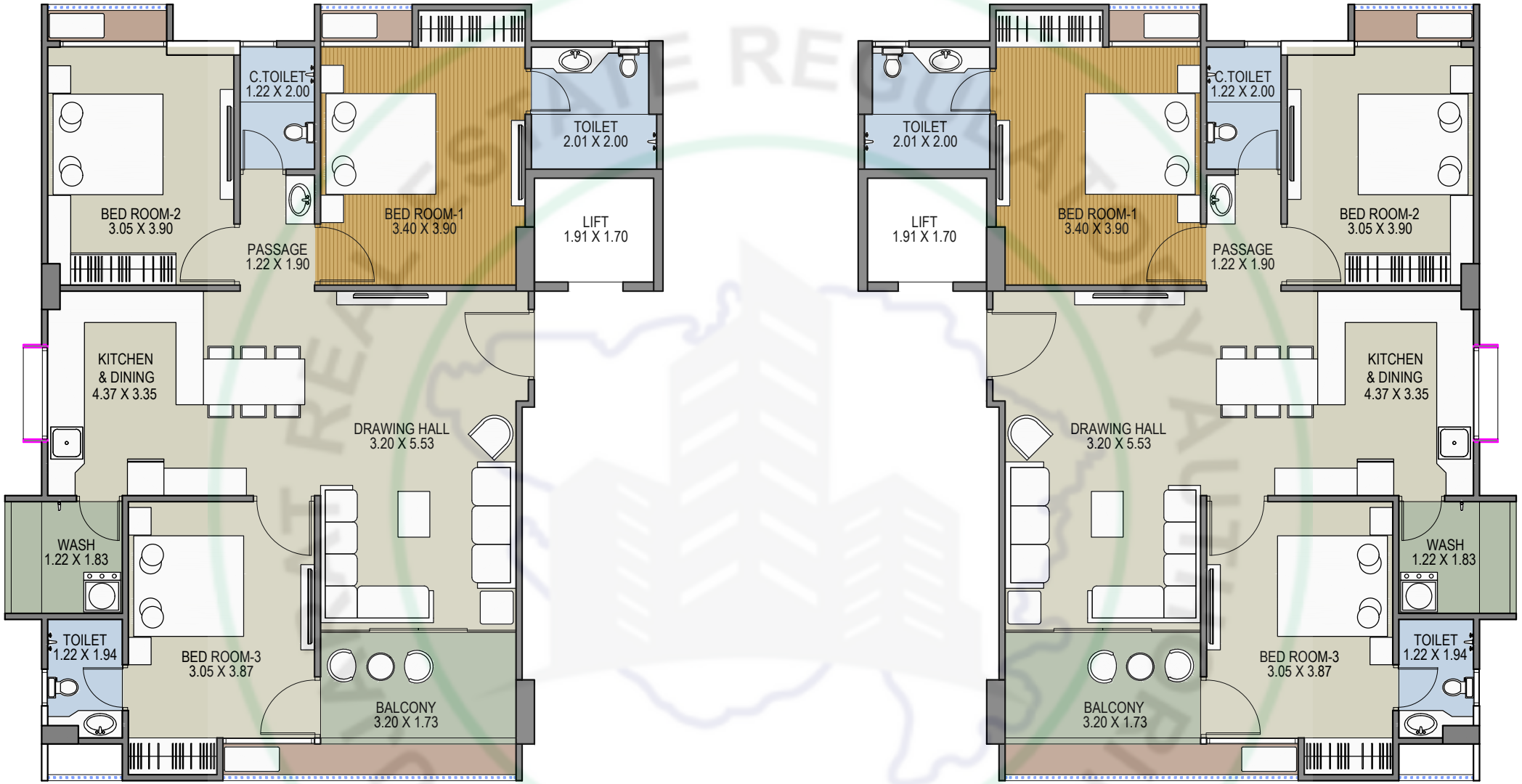
3BHK DUPLEX PLAN

SHIVAM LAKE VIEW

N

Y R P DESIGN

7 6 0 0 8 0 0 4 7 7



3BHK UNIT PLAN

SHIVAM LAKE VIEW

N

Y R P DESIGN

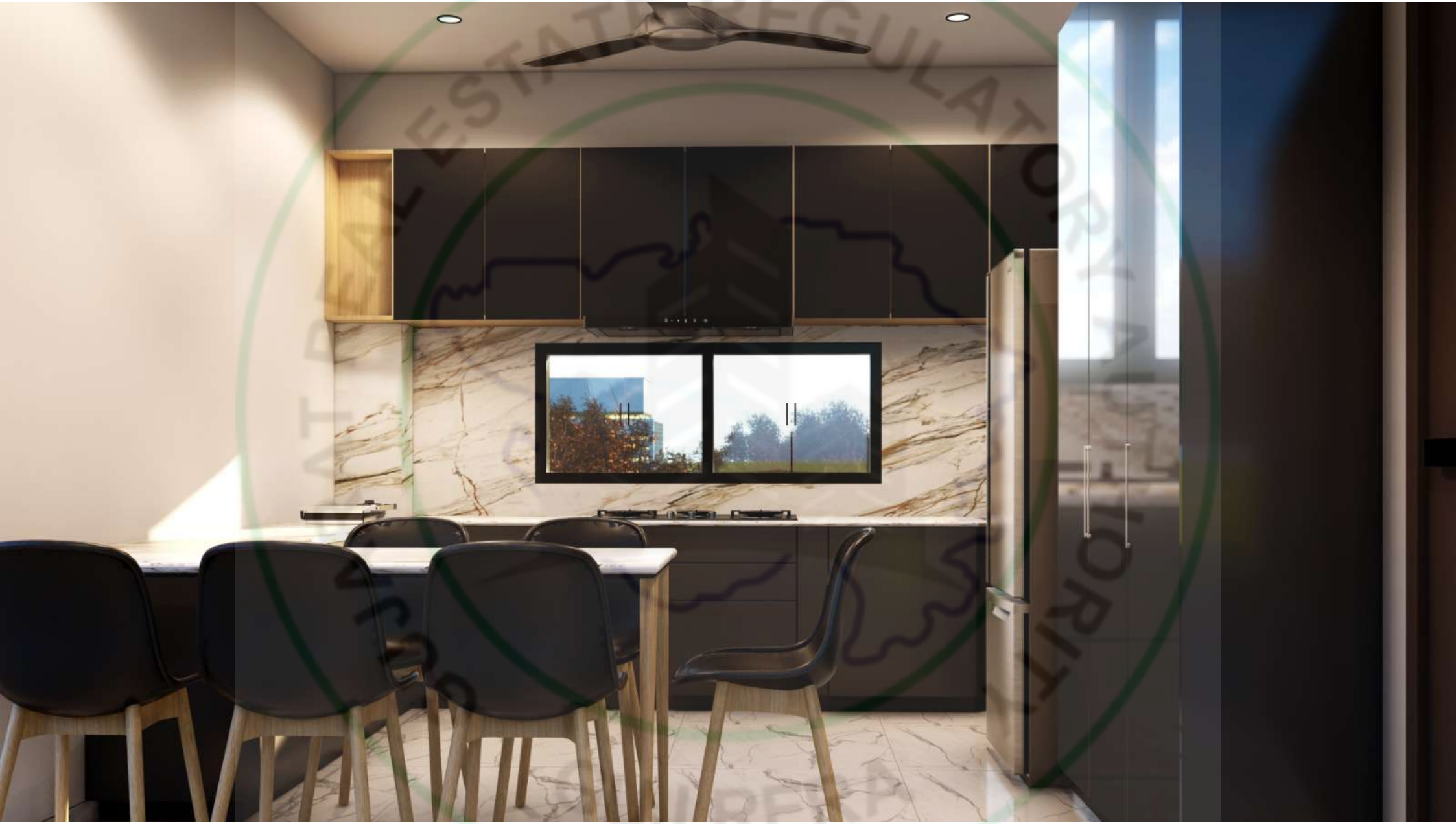
7 6 0 0 8 0 0 4 7 7






NETFLIX

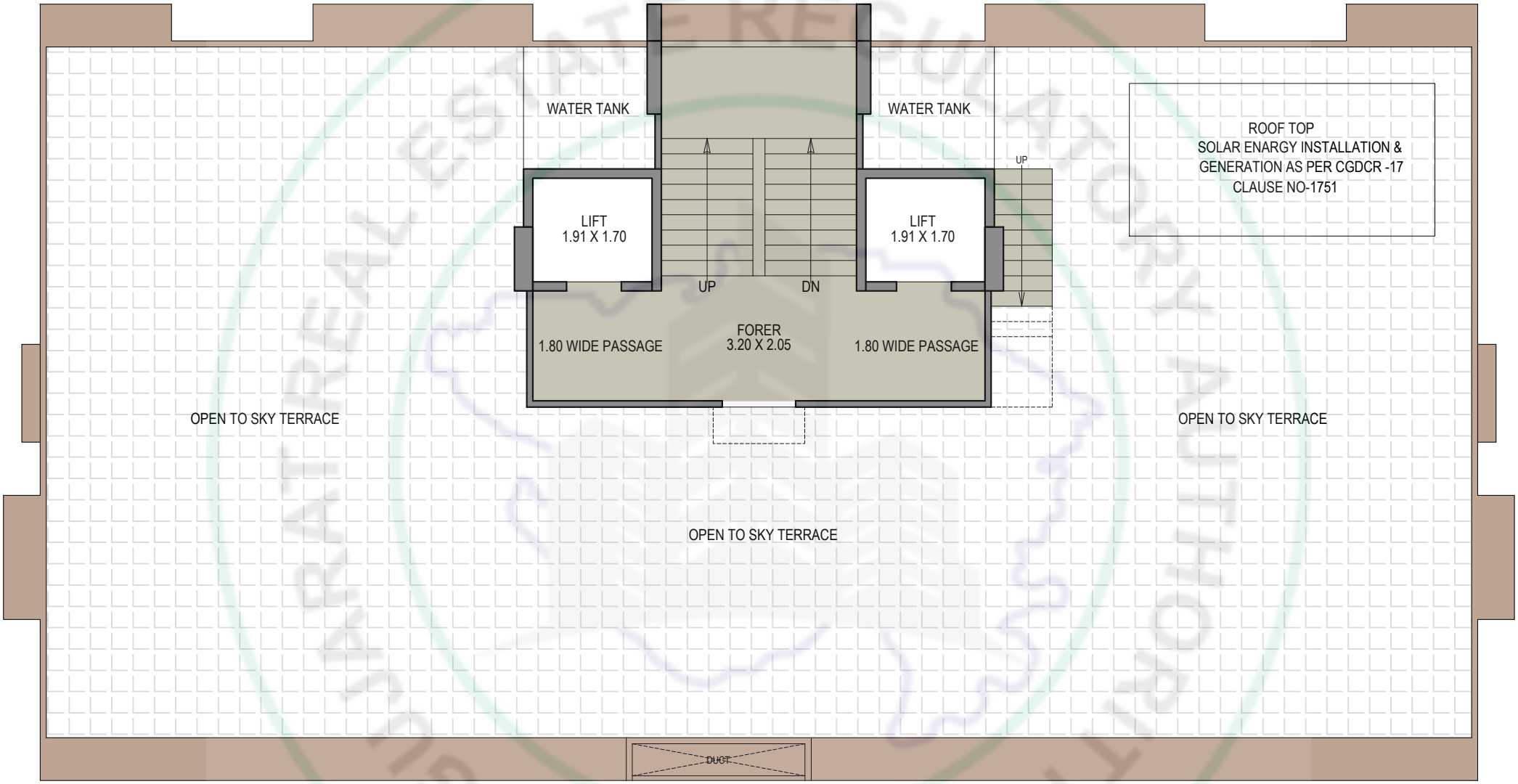





NETFLIX


NETFLIX





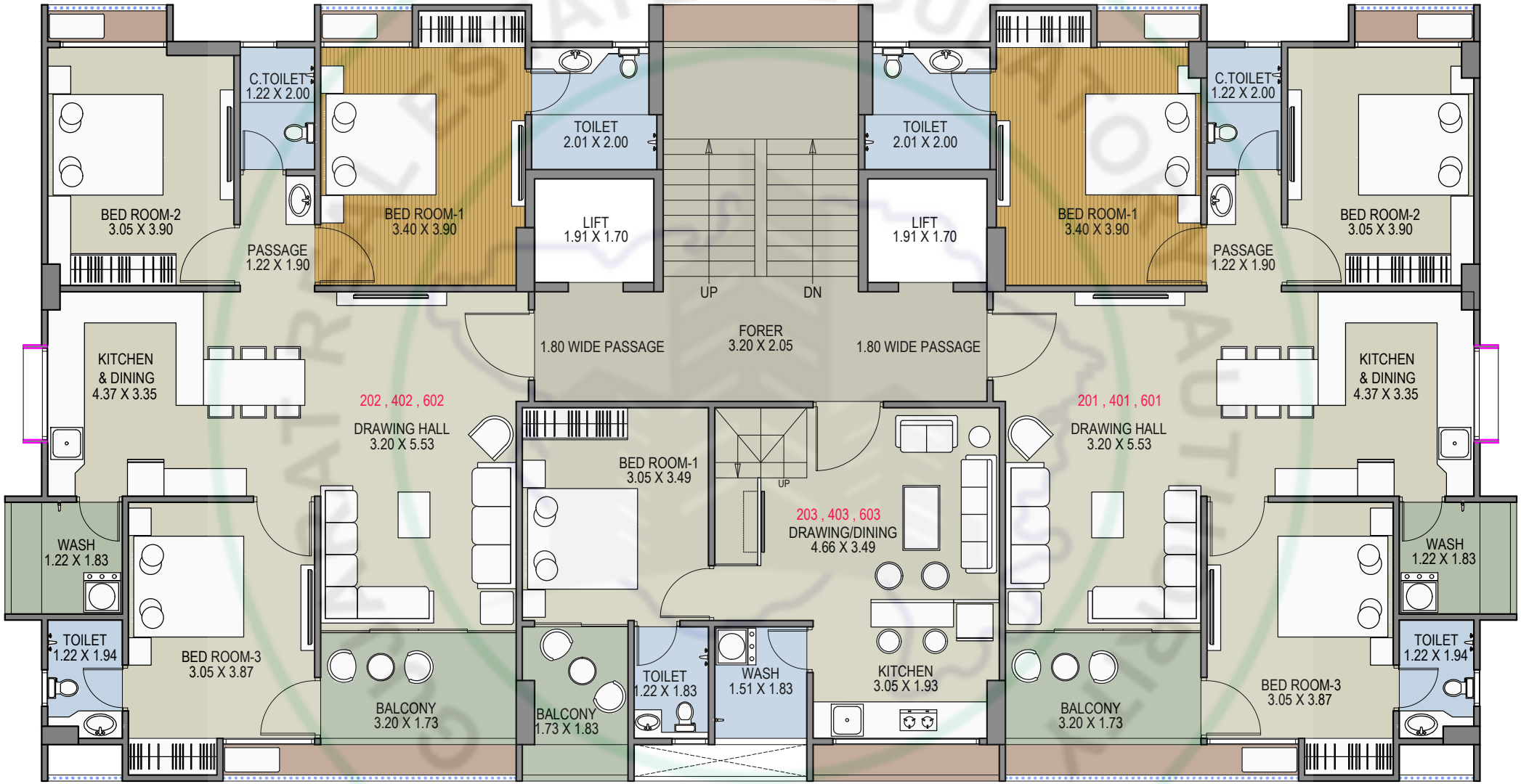
TERRACE FLOOR PLAN

SHIVAM LAKE VIEW

N

Y R P DESIGN

7 6 0 0 8 0 0 4 7 7



TYPICAL FLOOR PLAN (2ND , 4TH , 6TH FLOOR)

SHIVAM LAKE VIEW

N

Y R P DESIGN

7 6 0 0 8 0 0 4 7 7



TYPICAL FLOOR PLAN(3RD , 5TH , 7TH FLOOR)

SHIVAM LAKE VIEW

N

Y R P DESIGN

7 6 0 0 8 0 0 4 7 7

SPECIFICATION

- **STRUCTURE** -
  Earthquake resistant – R.C.C. – Frame – structure.

- **MASONRY** -
  ACC Blocks or Brick Masonry (as per Structure Engineer's advice).

- **PLASTER** -
  Interior plaster – Single Coat Mala with Birla Putty Finish, or Gypsum finish. Exterior plaster – Weather proof double coated plaster with Apex paint.

- **KITCHEN** -
  Platform – Telephone Black Granite with SS Sink (Nilkanth/Nirali). Designer glazed wall tiles from platform to ceiling.

- **TOILETS** -
  Designer glazed on full height of walls in all toilets. Designer glazed tiles on full height of walls in all toilets.

- **FLOORING** -
  All Rooms – Vitrified tiles (32" x 32"/ 2' x 4'), One Bedroom – Wooden Tile (Optional). Terrace – China mosaic / Roofing Tiles.

- **DOORS** -
  Decorative, Full core pine doors, with/ without laminate as required.

- **WINDOWS** -
  Anodized Aluminum sliding windows with Granite sills.

- **ELECTRIFICATION** -
  Power: 3 phase, 5 KV per unit. Standard Light, Fan, Water Heater, and AC Provisions with modular switch boards.

Note: Brand/Vendor may need to be changed if a specific size or type not available. For any such change we will get society/ committee members' prior approval).

MATERIAL SPECIFICATION

- Cement –Ultratech, J.K. Laxmi9, Sanghi, or Ambuja.
- Steel – Standard ISI marked TMT bars, ET TMT, Vinayak.
- Tiles – Vitrified tile for flooring & walls (AGL, Somani, Sun heart etc.), Size (24x48 or 32,32)
- C.P. Fittings – Cera, Hindware, Jaquar, or Plumber with Min. 7 year warranty
- Sanitary – CERA, Jaquar.
- Color work – Asian Paints Apex Ultima paint on outer face, J.K. White/Birla putty on inside.
- Aluminum Window – Anodized Finish Alum. Slider Windows Domel Section.
- Wires – R.R. Label, Poly cab, Finolex, or Darshan.
- Switchboard – Anchor, Schneider, L&T, or Elleys (Hi-Fi).

NOTE: This proposal is for the reference of SHIVAM APARTMENT'S residents only. For any queries, please contact YRP DESIGN, Ahmedabad. Any unauthorized use of this proposal including layouts is liable to legal actions.

GUJARAT REAL ESTATE REGULATORY AUTHORITY GUJ RERA

AMENITIES


DESIGNED ENTRANCE


LANDSCAPED GARDEN


SENIOR CITIZEN AREA


BASMENT PARKING


JOGGING TRACK


CHILDREN PLAY AREA


LIFT


SOLAR


YOGA DECK


FIRE SAFETY


LUXURIOUS LOBBY

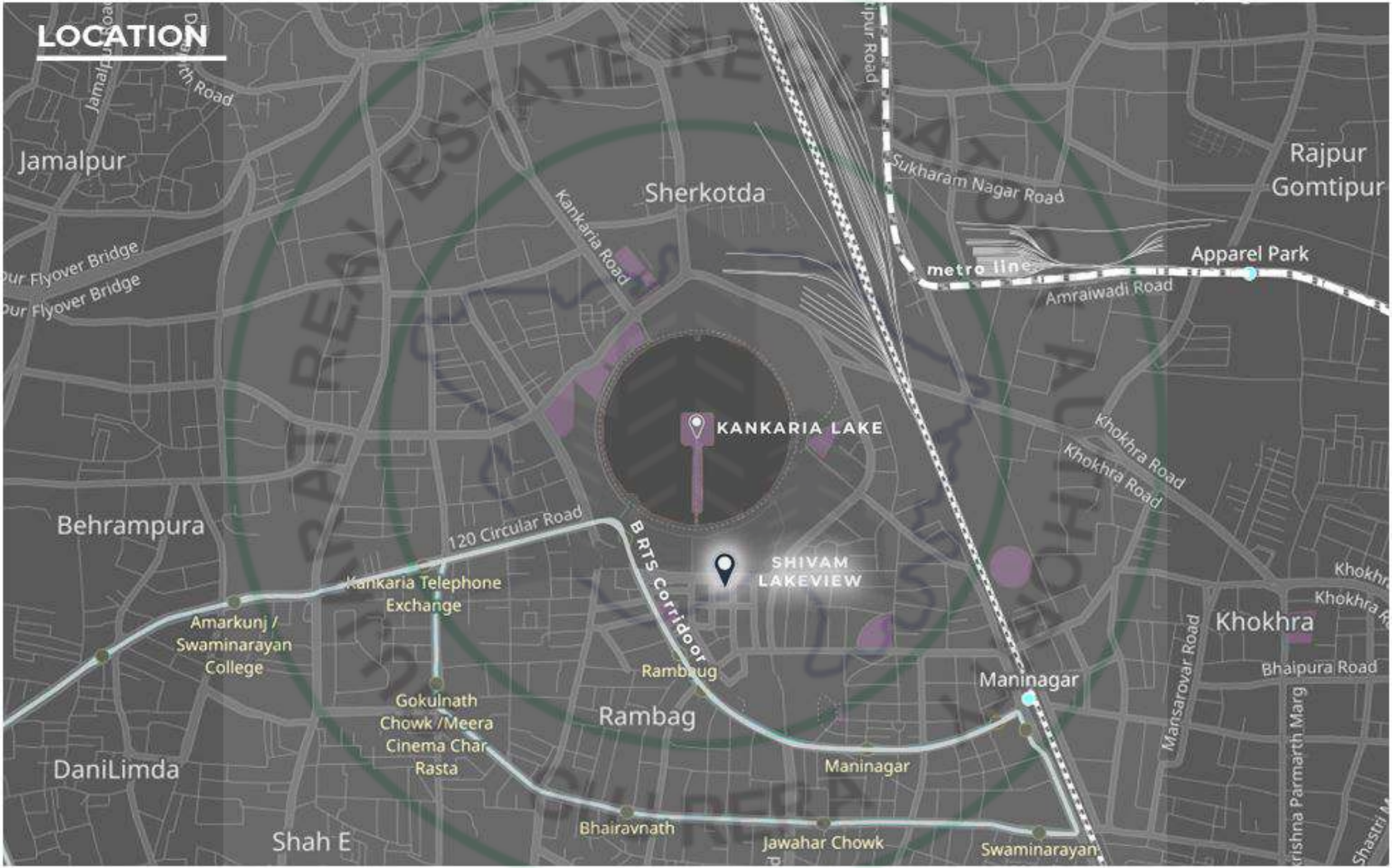

CCTV CAMERA


MULTI LEVEL SITOUT


SKY OBSERVATORY


SKYDECK GARDEN


24 HRS WATER


LOCATION
Jamalpur
Sherkotda
Rajpur
Gomtipur
Kankaria Road
Sukharam Nagar Road
metro line
Apparel Park
Amraiwadi Road
KANKARIA LAKE
Khokhra Road
Khokhra Road
Behrampura
120 Circular Road
BRTS Corridor
SHIVAM
LAKEVIEW
Kankaria Telephone
Exchange
Amarkunj /
Swaminarayan
College
Gokulnath
Chowk /Meera
Cinema Char
Rasta
Rambag
Maninagar
Khokhra
Bhaipura Road
Mansarovar Road
DaniLimda
Maninagar
Bhairavnath
Jawahar Chowk
Swaminarayan
Shah E

NOTE:

Torrent, AMC/ AUDA, CST, Maintenance Stunning Maintenance document and any other government taxes & levies to be born by the member. In the interest of continual developments in design & quality of construction, the developer reserves all the rights to make any changes in the scheme including technical specifications, designs - planning layout and the purchaser shall abide by such changes. Irregular payment shall cause cancellation of booking. In the case of cancellation, 20% service charge of the total amount paid shall levied and balance payment shall be made only after the next available in booking of the said unit. Electricity substation and cable charges AMC/AUDA, Stamp duty, Legal Charges, Other Tax Labour Cess, Narmada Water Connection, PNG Line & charges related to maintenance will be levied extra. Possession of the Apartment shall be given 30 days after full payment. Changes/alteration of any nature including the elevation, exterior colour scheme of the apartment or any other change affecting the overall design concept and outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. Detail and dimensions in the brochure are indicative and for representation only which should not be treated as legal document and/or consumer contract. Size mentioned in the unit plan are Brick to Brick and may have variation of 1-2 inch due to plaster and size of block Variation in shades & size likely in vitrified & Glazed tiles due to constraints of manufacturing and availability. The terms and condition of the booking form will be considered as final and abide to Member.

SHIVAM APARTMENT-LAKEVIEW

Shivam Apartment, Jagabhai Park,
Maninagar, Ahmedabad, Gujarat.

GOOGLE LOCATION

DEVELOPER

YRP DEVELOPERS

ARCHITECT

YRP DESIGNS

STRUCTURE DESIGN

APEIRON CONSULTING ENGINEERS

MEP CONSULTANT

JAGRUTI DESIGN

Disclaimer:
The Brochure is for imaginative purpose and is not a legal document or a binding one. Subject to Ahmedabad Jurisdiction.
All design, specifications and information shown here in proposed are Subject to respective statutory approvals and legal compliance. Project Applied in RERA.