



LOCATION

A Project By
JAY JALARAM DEVELOPERS

Developers :
JAY JALARAM DEVELOPERS

Site: "**AERO VILLA**",
Beside Global Discovery School,
Nr. DPS,Motnath Mahadev Road,
Harni, VADODARA.

Call :
+91 98250 99484

CK August-25@98243 85808

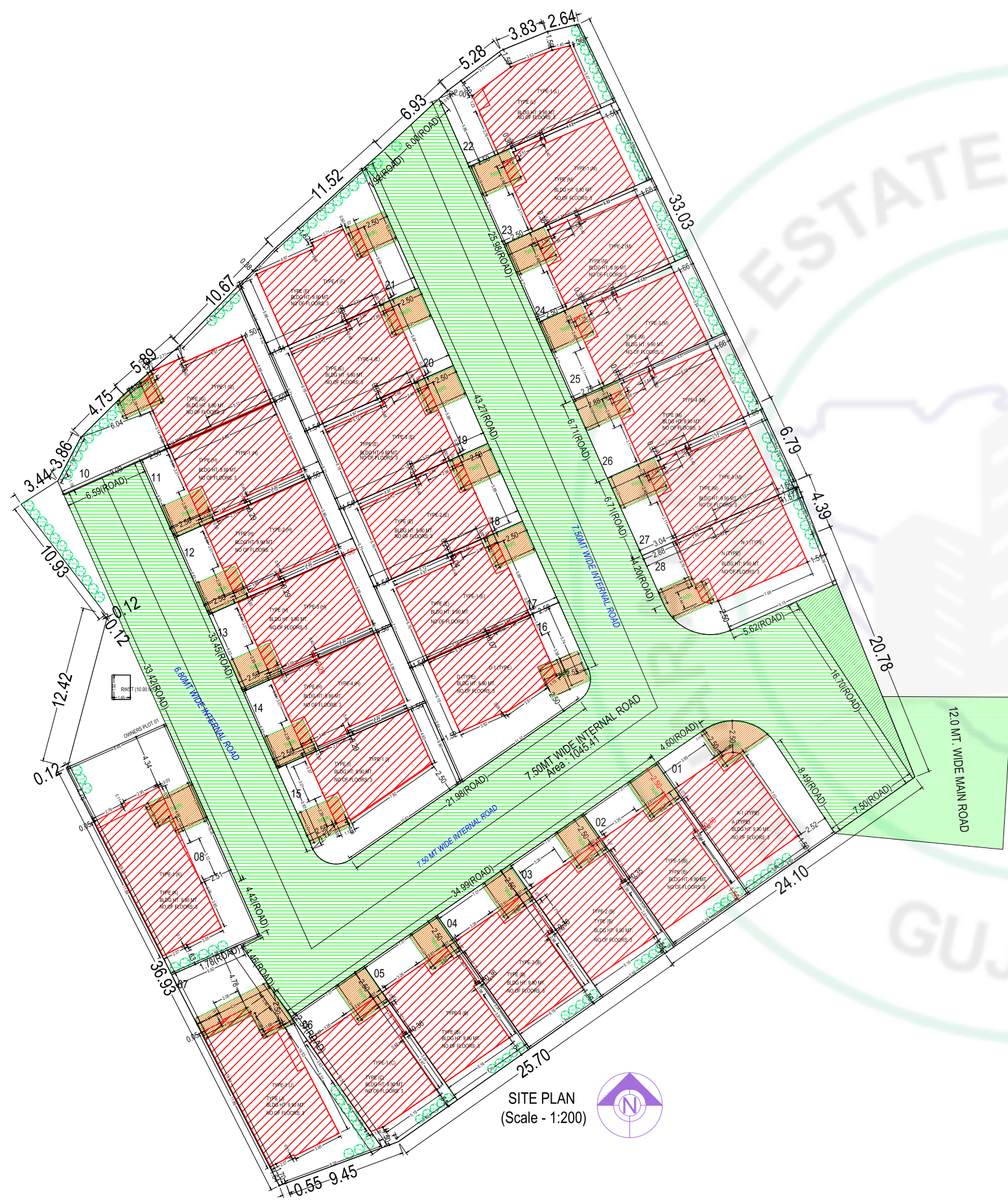


TIMELESS SERENITY AWAITS

AERO
3 & 4 BHK PREMIUM VILLA



LAYOUT PLAN



Area Table

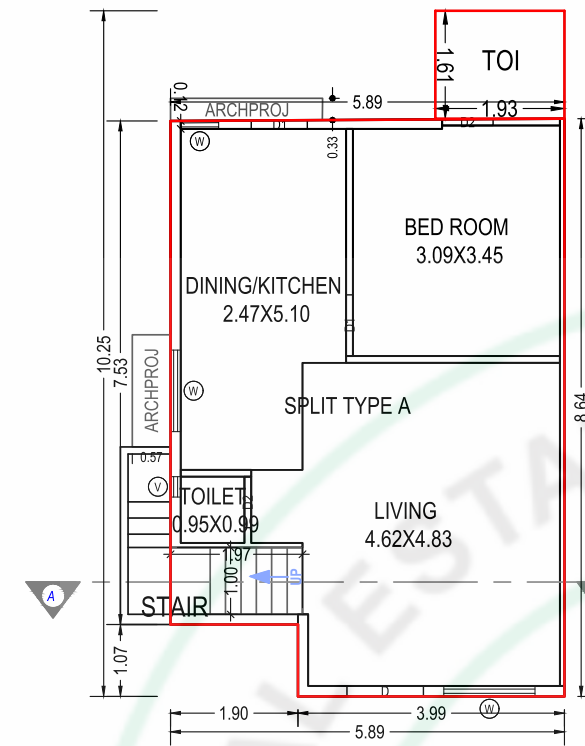
Plot No.	Plot Area
01	103.88
02	88.90
03	89.20
04	89.56
05	89.91
06	90.03
07	136.63
08	147.58
10	113.60
11	84.87

Plot No.	Plot Area
12	84.87
13	84.87
14	84.87
15	102.69
16	109.61
17	89.60
18	85.73
19	85.73
20	85.73
21	105.83

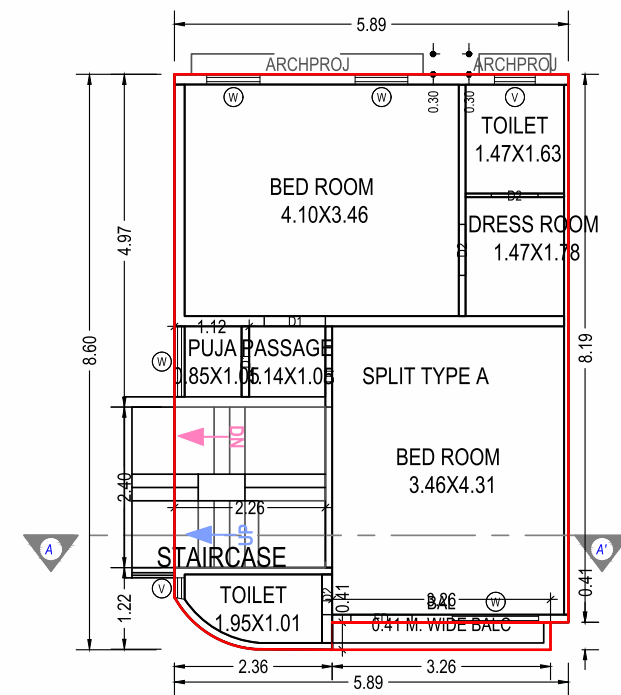
Plot No.	Plot Area
22	86.75
23	85.36
24	86.57
25	87.78
26	89.04
27	89.96
28	105.66

Area in SQ.MT.

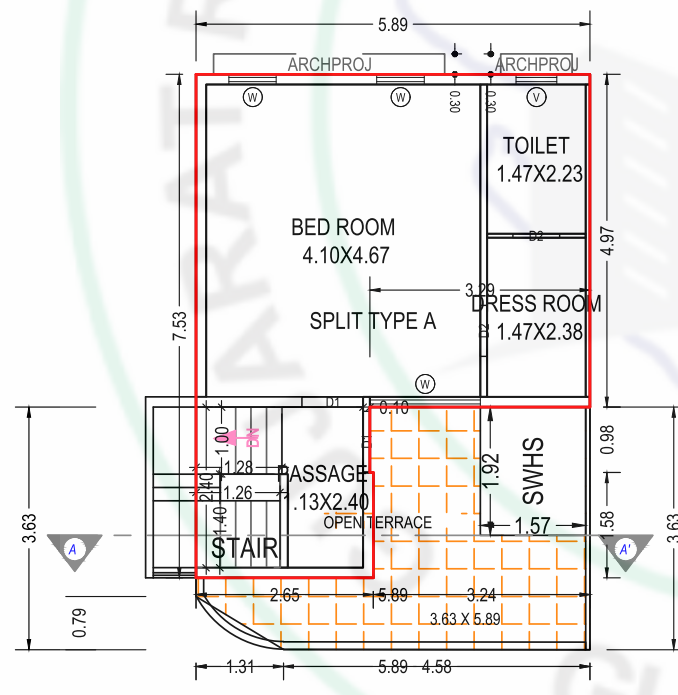
TYPE A



GROUND FLOOR PLAN



FIRST FLOOR PLAN

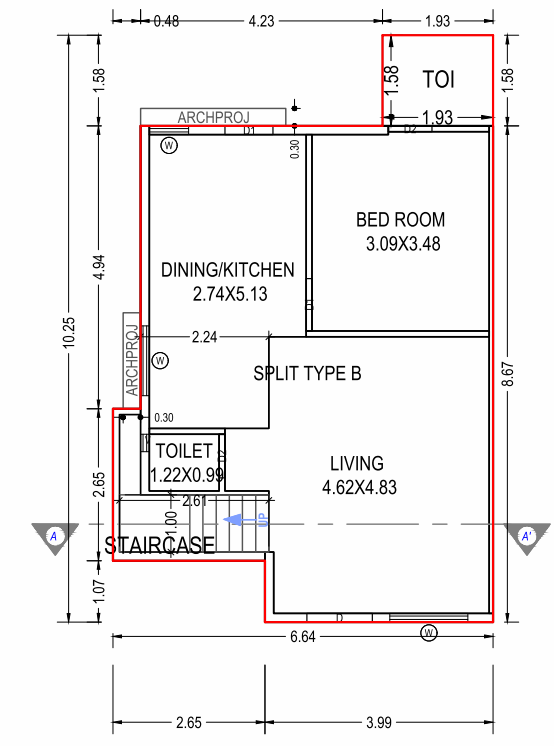


SECOND FLOOR PLAN

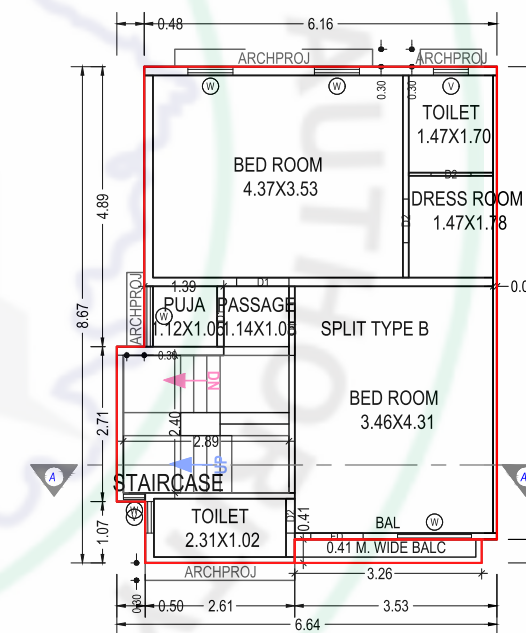
Building :A (TYPE)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)		Proposed FSI Area (Sq.mt.)	Add Area In FSI (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Covered Area				
Ground Floor	53.58	1.97	1.74	46.75	3.12	49.86	01
First Floor	50.23	5.42	0.00	44.82	0.00	44.82	00
Second Floor	36.01	3.04	0.00	32.97	0.00	32.97	00
Total:	139.82	10.43	1.74	124.54	3.12	127.65	01
Total Number of Same Buildings:	1						
Total:	139.82	10.43	1.74	124.54	3.12	127.65	01

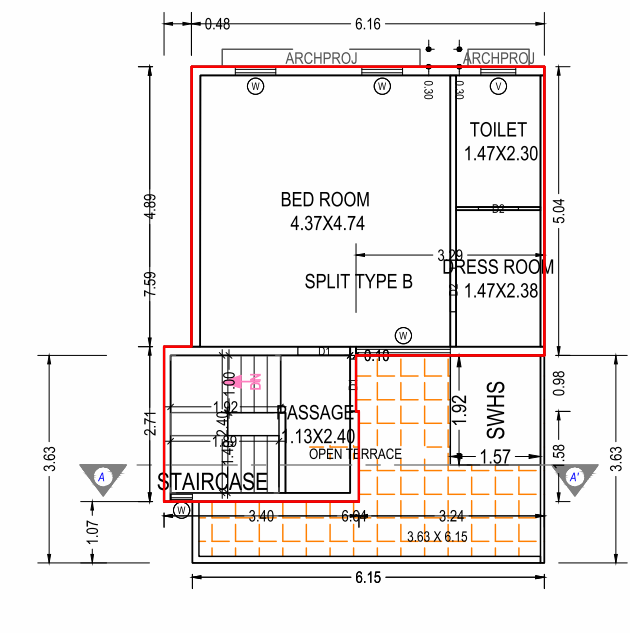
TYPE B



GROUND FLOOR PLAN



FIRST FLOOR PLAN

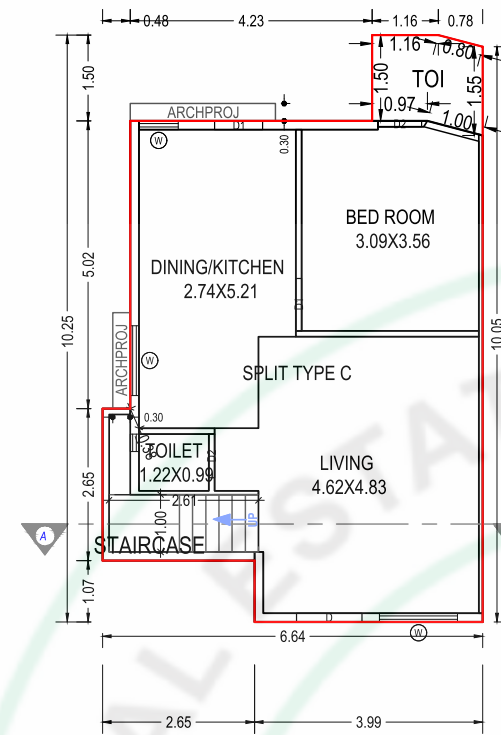


SECOND FLOOR PLAN

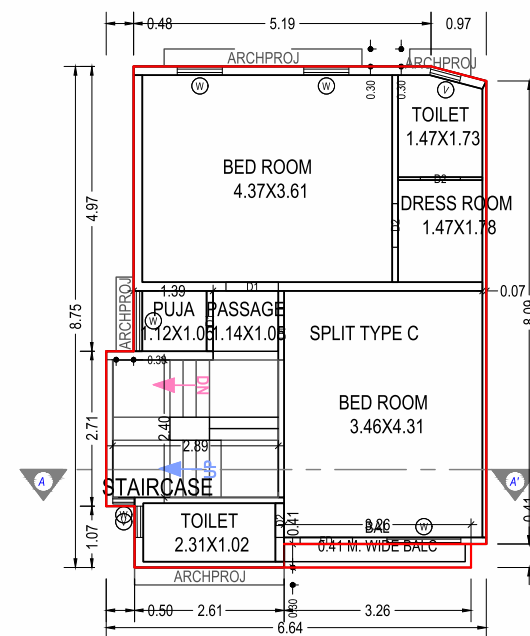
Building :TYPE (B)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)		Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Covered Area			
Ground Floor	57.74	2.61	2.37	52.77	52.77	01
First Floor	54.56	6.94	0.00	47.61	47.61	00
Second Floor	39.78	4.57	0.00	35.21	35.21	00
Total:	152.08	14.12	2.37	135.59	135.59	01
Total Number of Same Buildings:	4					
Total:	608.32	56.48	9.48	542.36	542.36	04

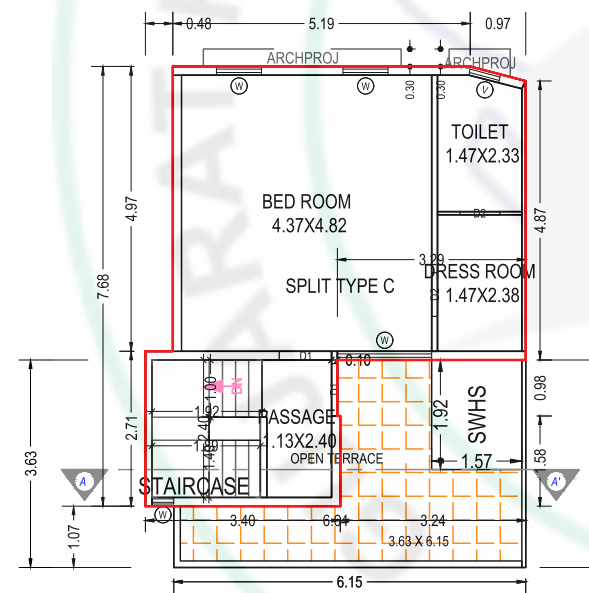
TYPE C



GROUND FLOOR PLAN



FIRST FLOOR PLAN

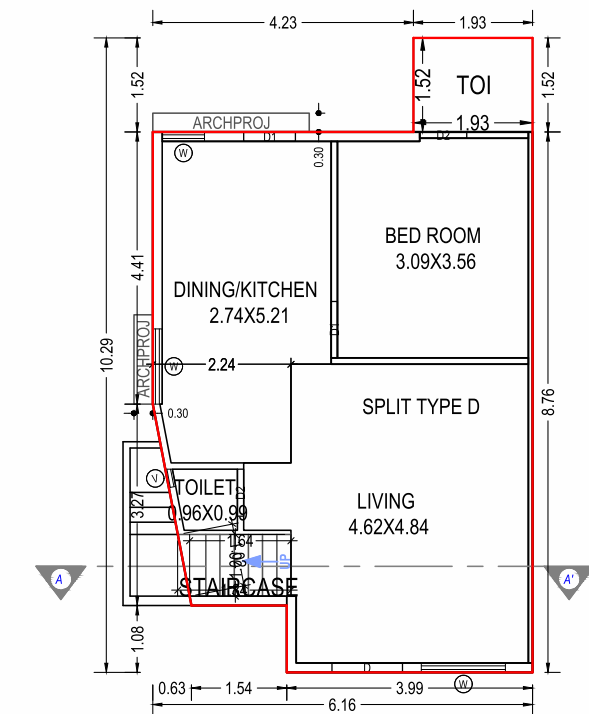


SECOND FLOOR PLAN

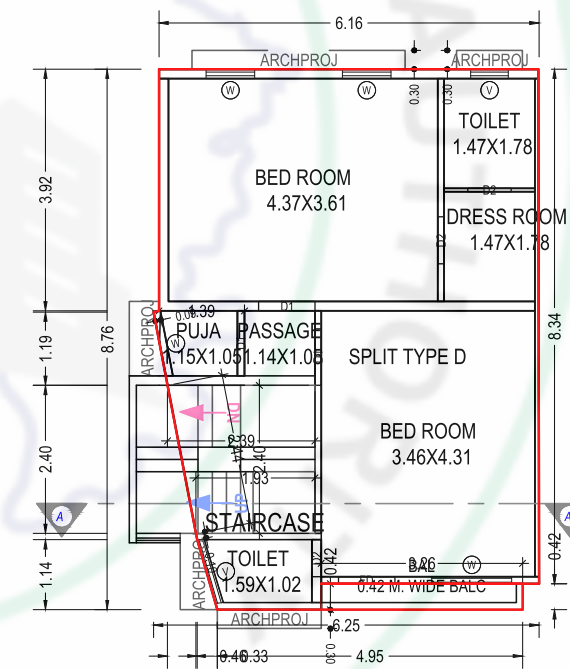
Building :TYPE (C)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)		Proposed FSI Area (Sq.mt.) Resi.	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Covered Area			
Ground Floor	58.01	2.61	2.36	53.04	53.04	01
First Floor	54.95	6.94	0.00	48.00	48.00	00
Second Floor	40.16	4.57	0.00	35.59	35.59	00
Total:	153.11	14.12	2.36	136.63	136.63	01
Total Number of Same Buildings:	1					
Total:	153.11	14.12	2.36	136.63	136.63	01

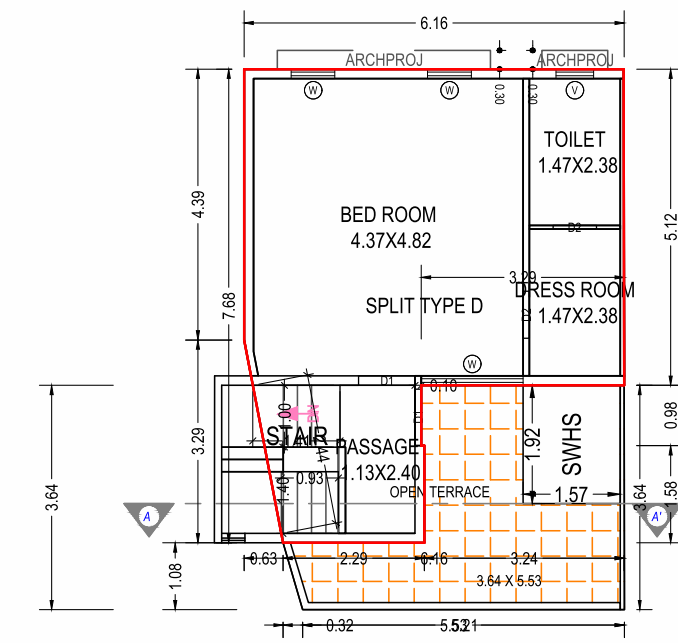
TYPE D



GROUND FLOOR PLAN



FIRST FLOOR PLAN

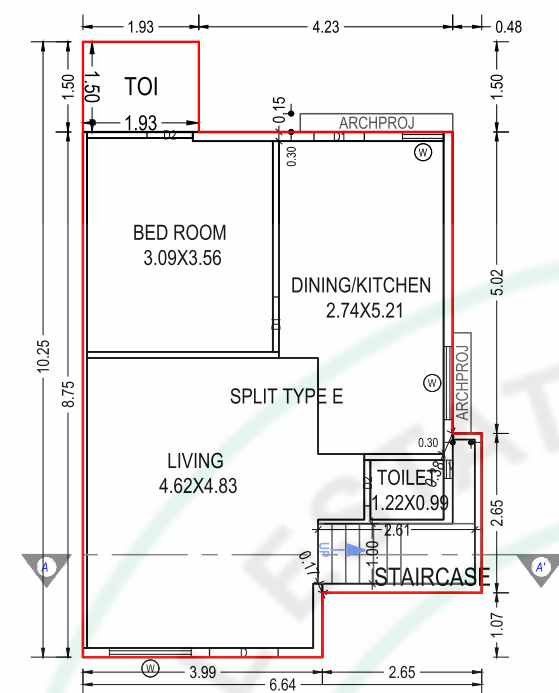


SECOND FLOOR PLAN

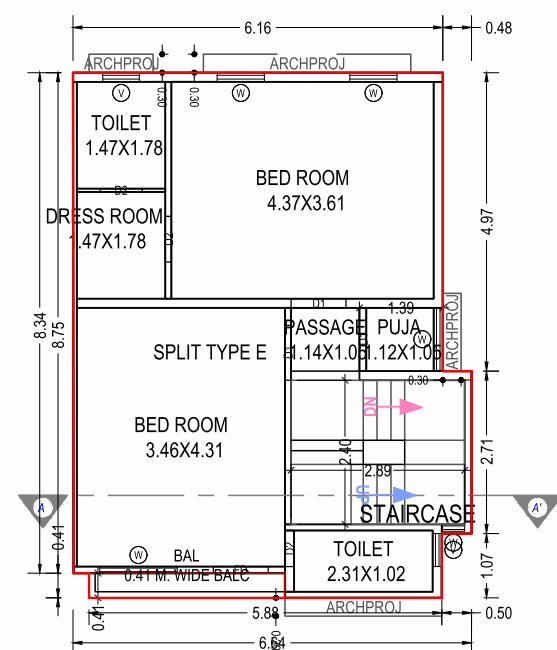
Building :D (TYPE)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)		Proposed FSI Area (Sq.mt.) Resi.	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Covered Area			
Ground Floor	55.06	1.74	1.54	51.78	51.78	01
First Floor	51.95	5.18	0.00	46.77	46.77	00
Second Floor	37.92	2.80	0.00	35.12	35.12	00
Total:	144.93	9.72	1.54	133.67	133.67	01
Total Number of Same Buildings:	1					
Total:	144.93	9.72	1.54	133.67	133.67	01

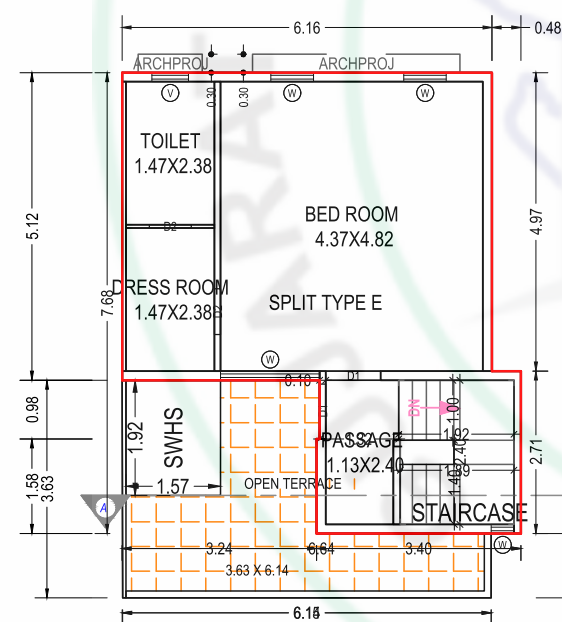
TYPE E



GROUND FLOOR PLAN



FIRST FLOOR PLAN

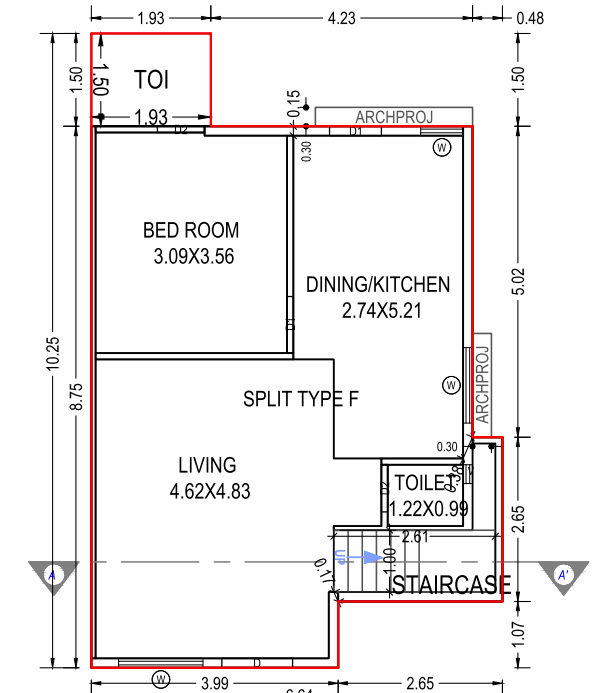


SECOND FLOOR PLAN

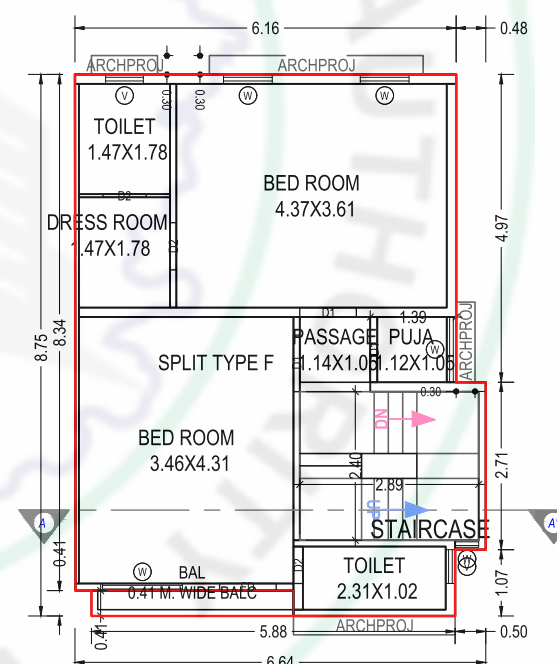
Building :TYPE (E)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)		Proposed FSI Area (Sq.mt.) Resi.	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Covered Area			
Ground Floor	58.09	2.61	2.36	53.12	53.12	01
First Floor	55.03	6.94	0.00	48.08	48.08	00
Second Floor	40.29	4.57	0.00	35.71	35.71	00
Total:	153.40	14.12	2.36	136.91	136.91	01
Total Number of Same Buildings:	4					
Total:	613.60	56.48	9.44	547.64	547.64	04

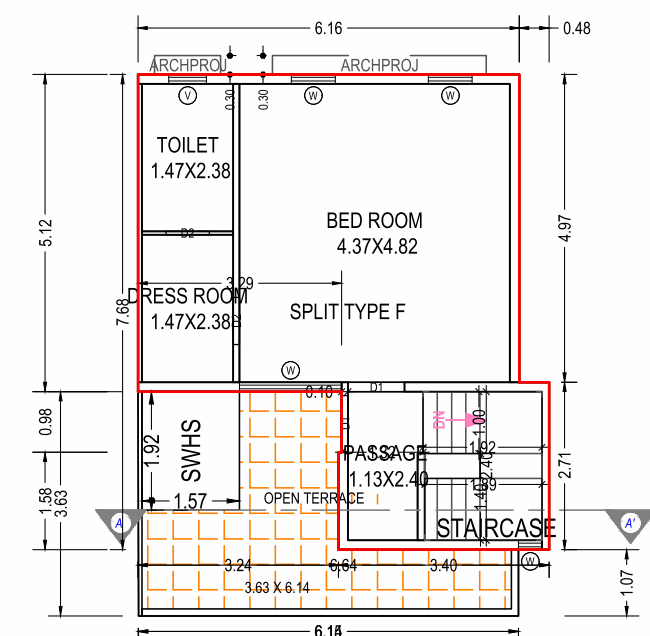
TYPE F



GROUND FLOOR PLAN



FIRST FLOOR PLAN

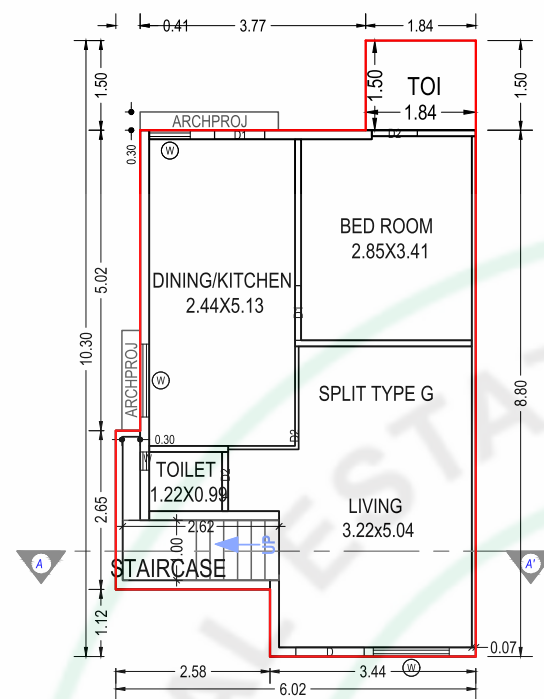


SECOND FLOOR PLAN

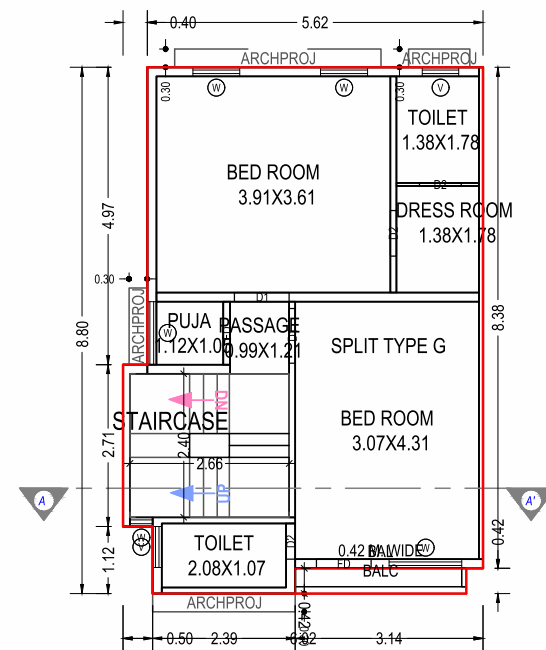
Building :TYPE (F)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)		Proposed FSI Area (Sq.mt.) Resi.	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Covered Area			
Ground Floor	58.09	2.61	2.36	53.12	53.12	01
First Floor	55.03	6.94	0.00	48.08	48.08	00
Second Floor	40.29	4.57	0.00	35.71	35.71	00
Total:	153.40	14.12	2.36	136.91	136.91	01
Total Number of Same Buildings:	1					
Total:	153.40	14.12	2.36	136.91	136.91	01

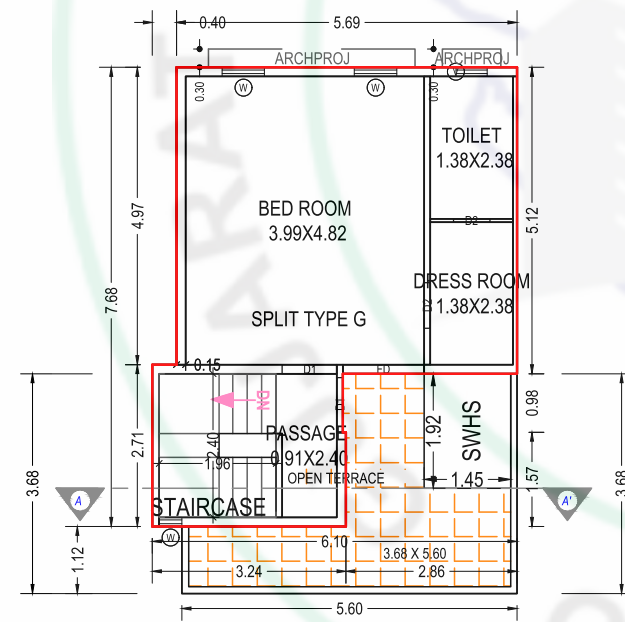
TYPE G



GROUND FLOOR PLAN



FIRST FLOOR PLAN

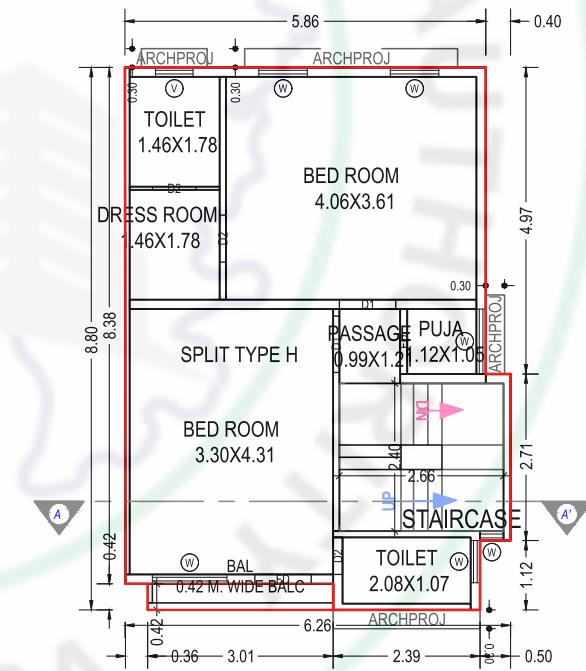


SECOND FLOOR PLAN

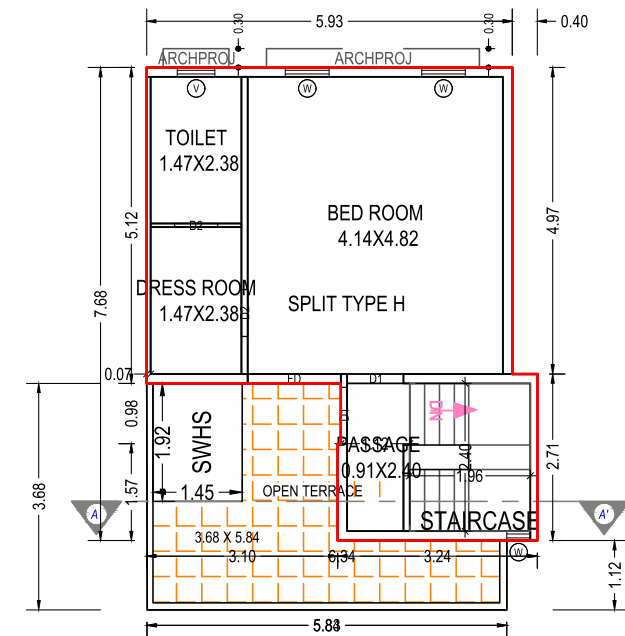
Building :TYPE (G)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)		Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Covered Area			
Ground Floor	53.86	2.62	3.06	48.18	48.18	01
First Floor	50.29	6.40	0.00	43.89	43.89	00
Second Floor	37.45	4.69	0.00	32.76	32.76	00
Total:	141.60	13.71	3.06	124.83	124.83	01
Total Number of Same Buildings:	1					
Total:	141.60	13.71	3.06	124.83	124.83	01

TYPE H



FIRST FLOOR PLAN

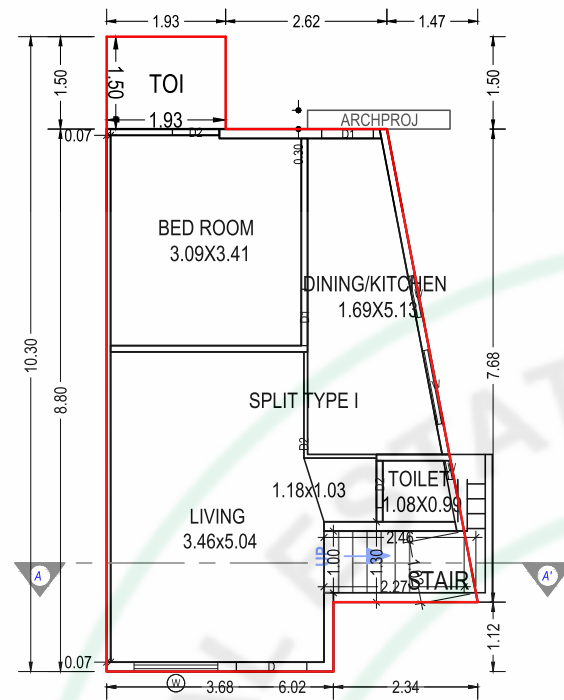


SECOND FLOOR PLAN

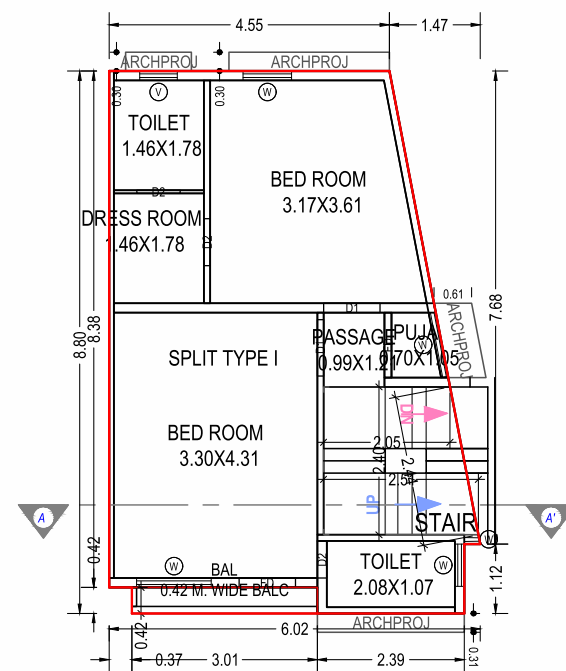
Building :TYPE (H)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)		Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Covered Area			
Ground Floor	56.08	2.62	3.04	50.43	50.43	01
First Floor	52.32	6.40	0.00	45.92	45.92	00
Second Floor	38.68	4.69	0.00	33.98	33.98	00
Total:	147.08	13.71	3.04	130.33	130.33	01
Total Number of Same Buildings:	4					
Total:	588.32	54.84	12.16	521.32	521.32	04

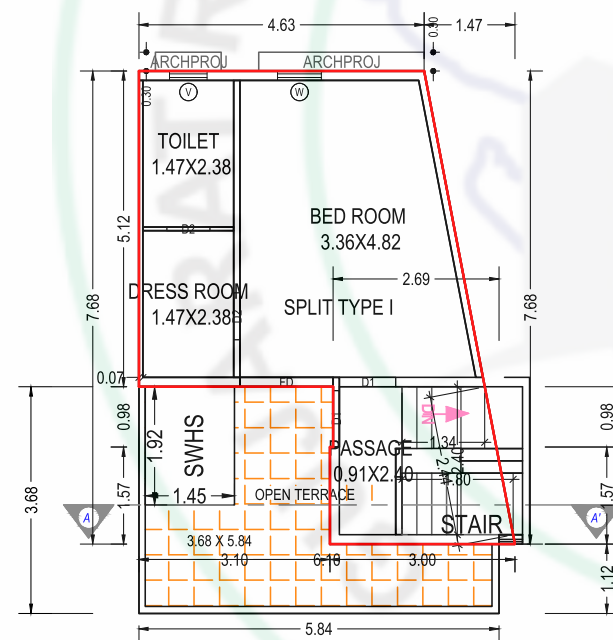
TYPE I



GROUND FLOOR PLAN



FIRST FLOOR PLAN

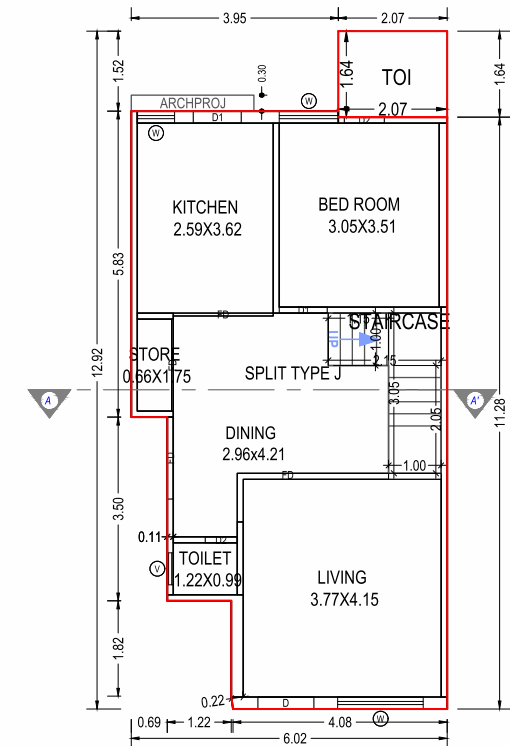


SECOND FLOOR PLAN

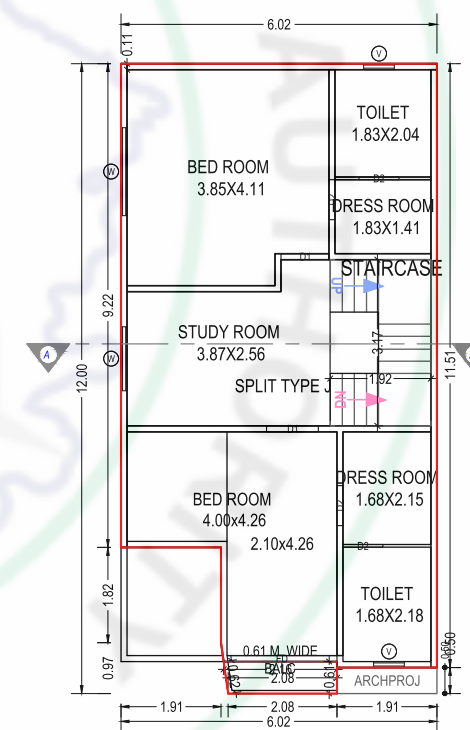
Building :TYPE (I)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)		Proposed FSI Area (Sq.mt.) Resi.	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Covered Area			
Ground Floor	50.63	2.37	3.03	45.23	45.23	01
First Floor	46.89	5.48	0.00	41.41	41.41	00
Second Floor	33.21	3.78	0.00	29.43	29.43	00
Total:	130.73	11.63	3.03	116.07	116.07	01
Total Number of Same Buildings:	1					
Total:	130.73	11.63	3.03	116.07	116.07	01

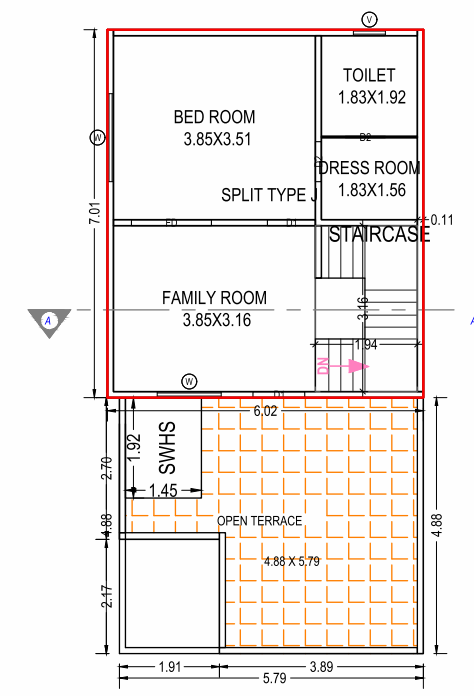
TYPE J



GROUND FLOOR PLAN



FIRST FLOOR PLAN

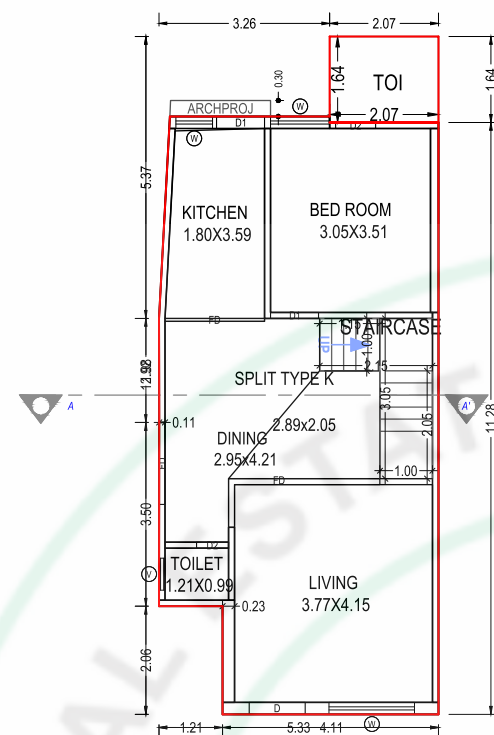


SECOND FLOOR PLAN

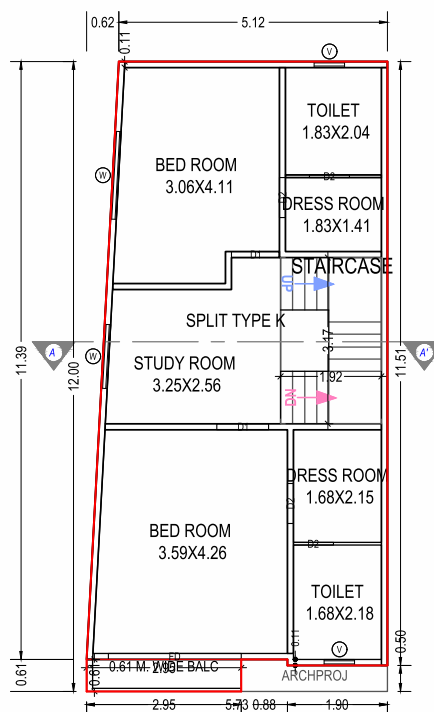
Building :TYPE (J)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)		Proposed FSI Area (Sq.mt.) Resi.	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Covered Area			
Ground Floor	71.34	4.20	5.93	61.20	61.20	01
First Floor	65.94	6.08	0.00	59.86	59.86	00
Second Floor	42.20	6.14	0.00	36.06	36.06	00
Total:	179.48	16.42	5.93	157.12	157.12	01
Total Number of Same Buildings:	1					
Total:	179.48	16.42	5.93	157.12	157.12	01

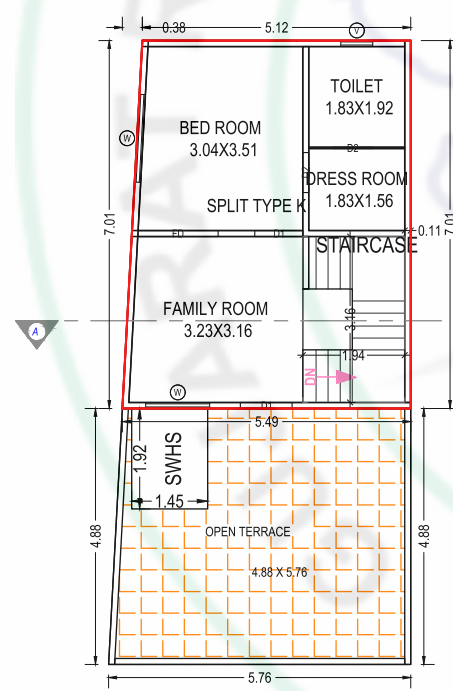
TYPE K



GROUND FLOOR PLAN



FIRST FLOOR PLAN

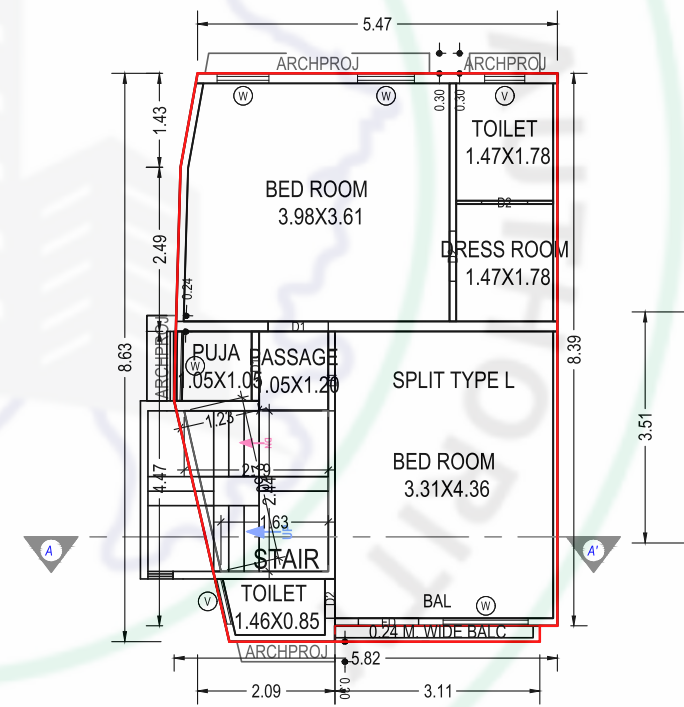


SECOND FLOOR PLAN

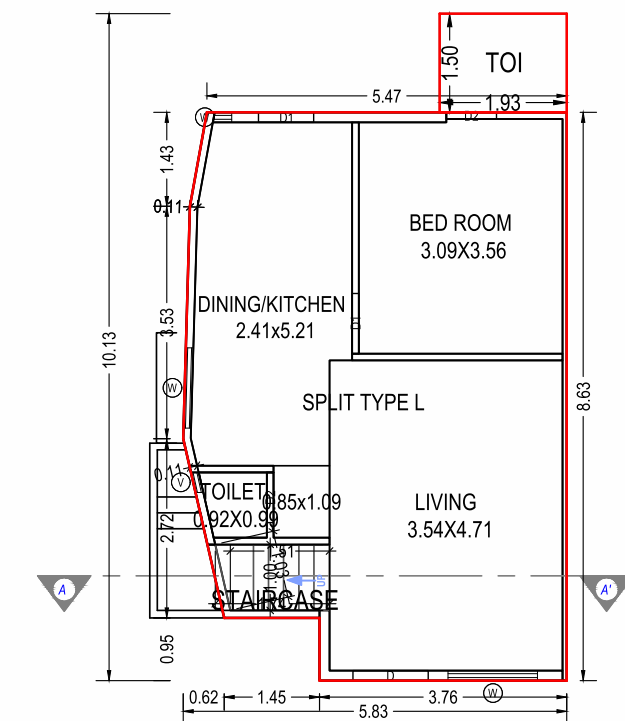
Building :TYPE (K)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)		Proposed FSI Area (Sq.mt.) Resi.	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Covered Area			
Ground Floor	68.74	4.20	7.82	56.71	56.71	01
First Floor	63.79	6.08	0.00	57.71	57.71	00
Second Floor	37.19	6.14	0.00	31.04	31.04	00
Total:	169.72	16.42	7.82	145.46	145.46	01
Total Number of Same Buildings:	1					
Total:	169.72	16.42	7.82	145.46	145.46	01

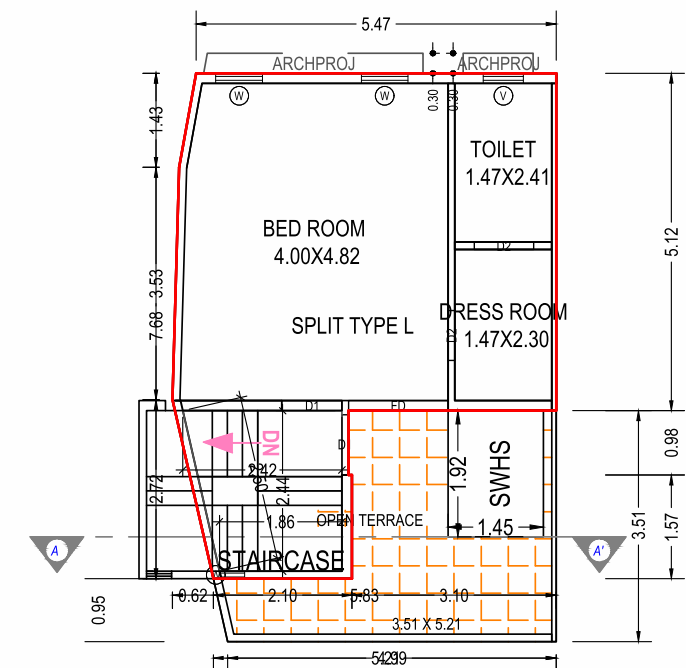
TYPE L



FIRST FLOOR PLAN



GROUND FLOOR PLAN

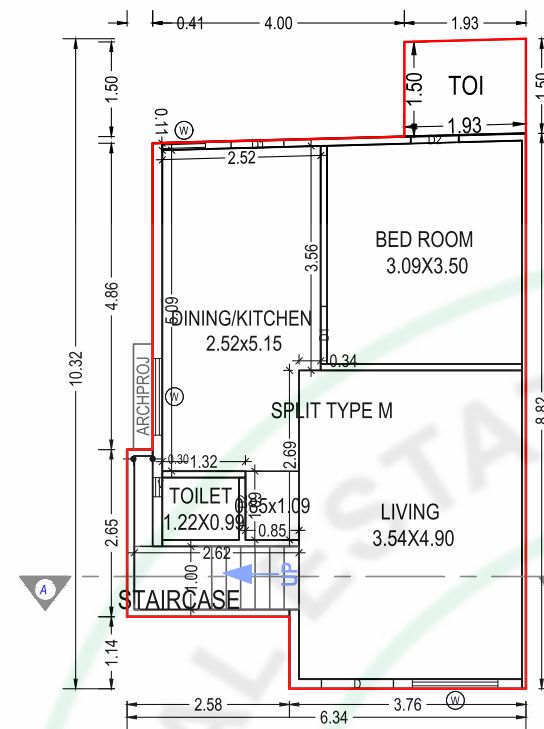


SECOND FLOOR PLAN

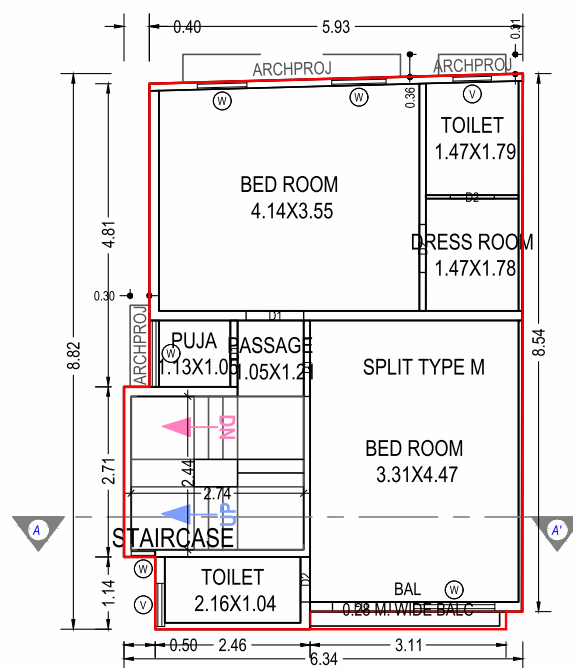
Building :TYPE (L)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)		Proposed FSI Area (Sq.mt.) Resi.	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Covered Area			
Ground Floor	51.14	1.62	1.29	48.22	48.22	01
First Floor	48.16	4.66	0.00	43.50	43.50	00
Second Floor	35.42	5.22	0.00	30.20	30.20	00
Total:	134.71	11.50	1.29	121.92	121.92	01
Total Number of Same Buildings:	1					
Total:	134.71	11.50	1.29	121.92	121.92	01

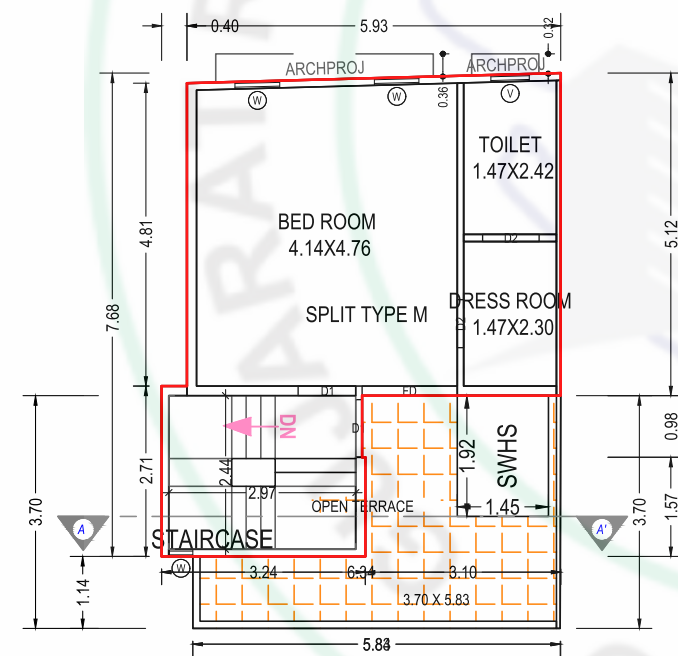
TYPE M



GROUND FLOOR PLAN



FIRST FLOOR PLAN

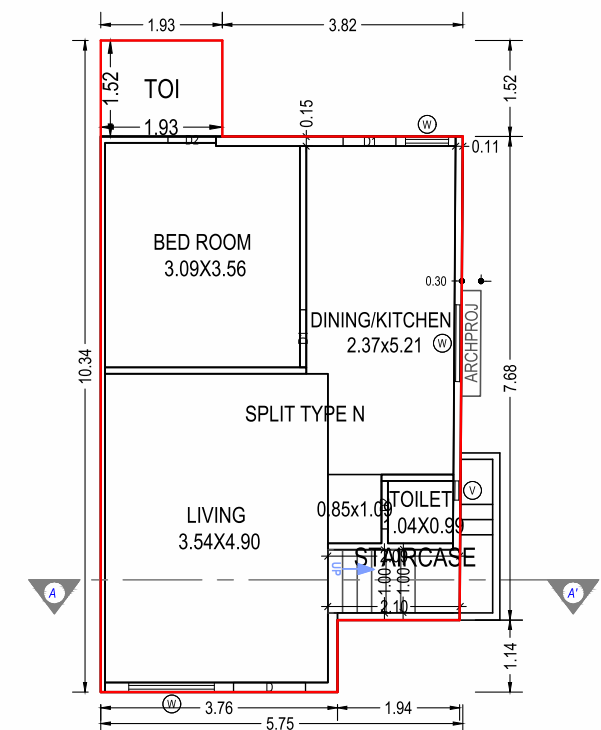


SECOND FLOOR PLAN

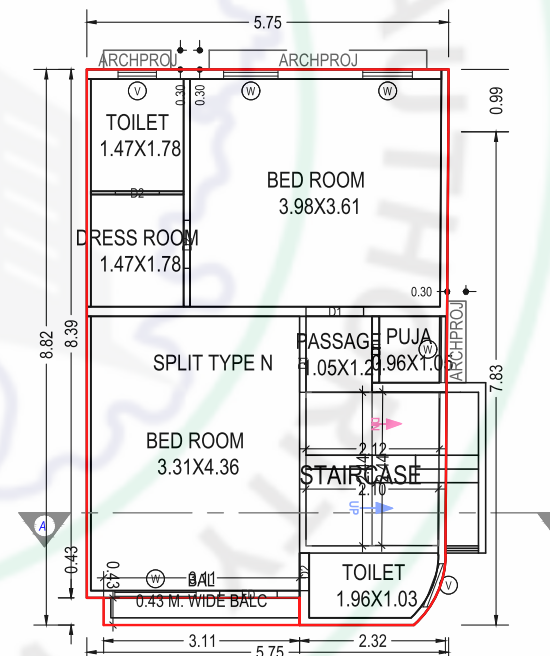
Building :TYPE (M)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)		Proposed FSI Area (Sq.mt.) Resi.	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Covered Area			
Ground Floor	55.74	2.62	2.43	50.69	50.69	01
First Floor	52.71	6.68	0.00	46.03	46.03	00
Second Floor	38.20	7.24	0.00	30.96	30.96	00
Total:	146.65	16.54	2.43	127.68	127.68	01
Total Number of Same Buildings:	5					
Total:	733.25	82.70	12.15	638.40	638.40	05

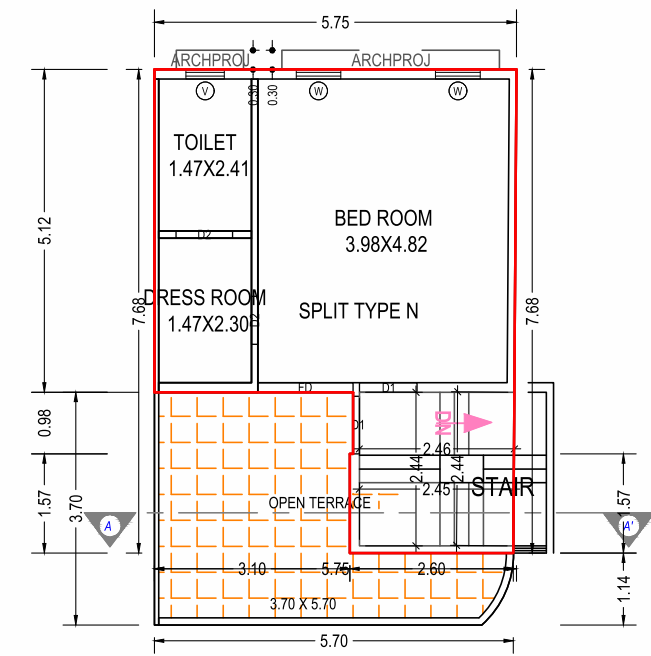
TYPE N



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Building :N (TYPE)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)		Proposed FSI Area (Sq.mt.) Resi.	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Covered Area			
Ground Floor	53.22	2.10	2.05	49.08	49.08	01
First Floor	50.15	5.15	0.00	45.00	45.00	00
Second Floor	35.97	5.98	0.00	29.99	29.99	00
Total:	139.34	13.23	2.05	124.07	124.07	01
Total Number of Same Buildings:	1					
Total:	139.34	13.23	2.05	124.07	124.07	01



LEISURE AMENITIES

- RCC ROAD WITH STREET LIGHTS
- SECURITY CABIN WITH CCTV CAMERA
- UNDER GROUND CABLEING

SPECIFICATION

STRUCTURE:

- All RCC & Brick masonry works as per structural engineer's design.

WALL FINISH:

- Inside smooth plaster with Wall Putty and Outside with sandface plaster and weather-resistant paint.

FLOORING:

- Branded Vitrified Tiles Flooring.

WINDOWS:

- Powder coated aluminium section windows.

DOORS:

- Decorative Main door with Wooden or Stone frame with SS fitting & all internal doors of quality water proof flush doors with stone frame.

KITCHEN:

- Granite kitchen platform with SS sink, glazed tiles dado upto lintel level.

TOILETS:

- Designer Bathrooms with premium fittings & vessels, glazed tiles dado upto lintel level

ELECTRIFICATION:

- ISI Modular switches with Concealed copper wiring of approved quality, sufficent electrical points as per architect's plan.

PLUMBING:

- PVC concealed pipe with good quality C.P. fitting.

TERRACE:

- Open terrace finished with China-mosic.

Developers :
JAY JALARAM
DEVELOPERS

Site: "AERO VILLA",
Beside Global Discovery School,
Nr. DPS,Motnath Mahadev Road,
Harni, VADODARA.

Call :
+91 98250 99484

Architect :
ASQUARE

Structure :
Ashutosh Desai