

Arshad Elegance

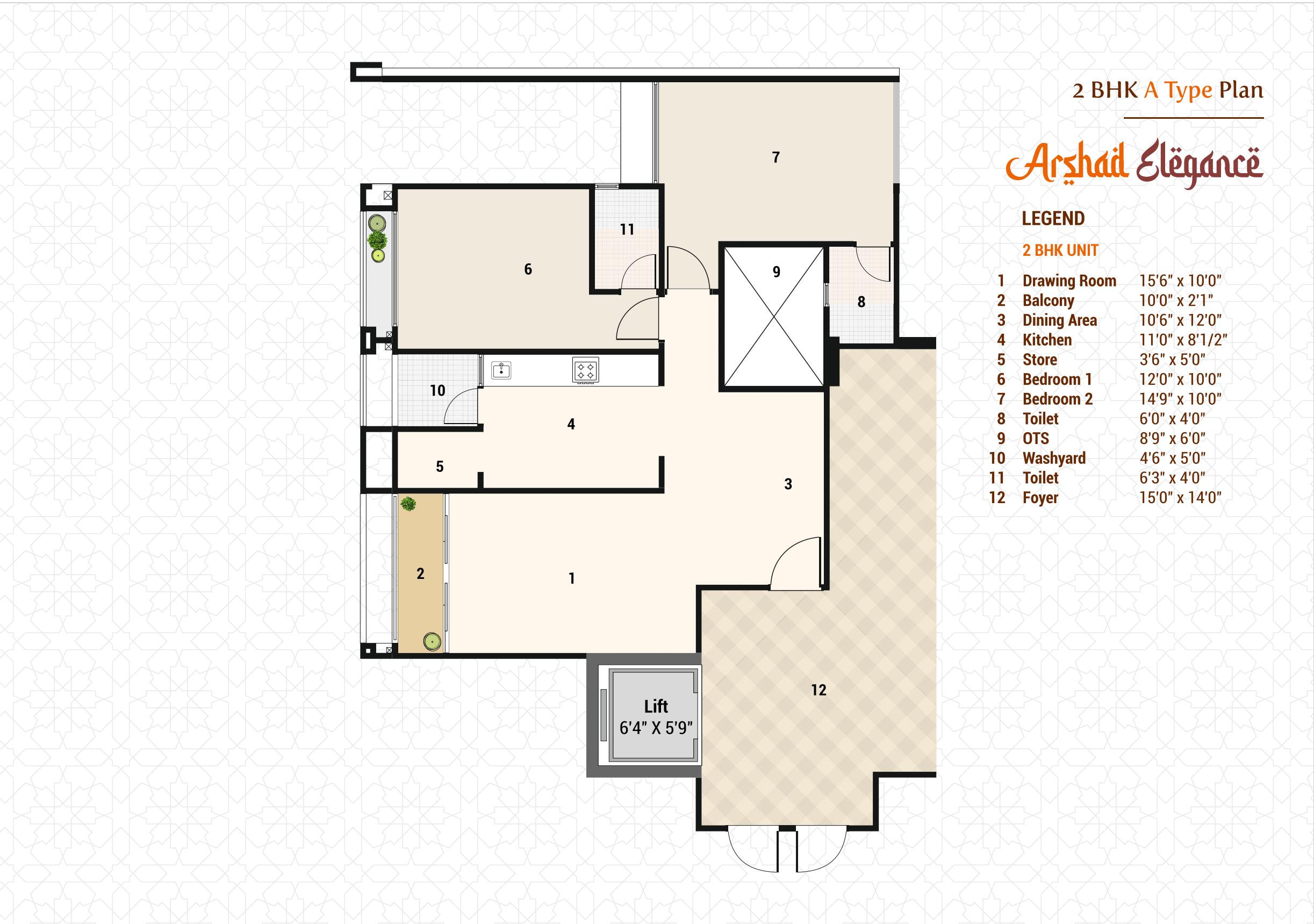
RADIANCE OF ROYALTY



Arshad Elegance

"Home" – is a blissful state of mind
It is where a tiresome day ends with a sense of rejuvenation.
It is where the happiness of a family finds a place to be.
Curated with honesty, integrity & perseverance;
"Arshad Elegance" an aspiration with an address waits you.





2 BHK A Type Plan

Arshad Elegance

LEGEND

2 BHK UNIT

1	Drawing Room	15'6" x 10'0"
2	Balcony	10'0" x 2'1"
3	Dining Area	10'6" x 12'0"
4	Kitchen	11'0" x 8'1/2"
5	Store	3'6" x 5'0"
6	Bedroom 1	12'0" x 10'0"
7	Bedroom 2	14'9" x 10'0"
8	Toilet	6'0" x 4'0"
9	OTS	8'9" x 6'0"
10	Washyard	4'6" x 5'0"
11	Toilet	6'3" x 4'0"
12	Foyer	15'0" x 14'0"



2 BHK Unit
Arshad Elegance

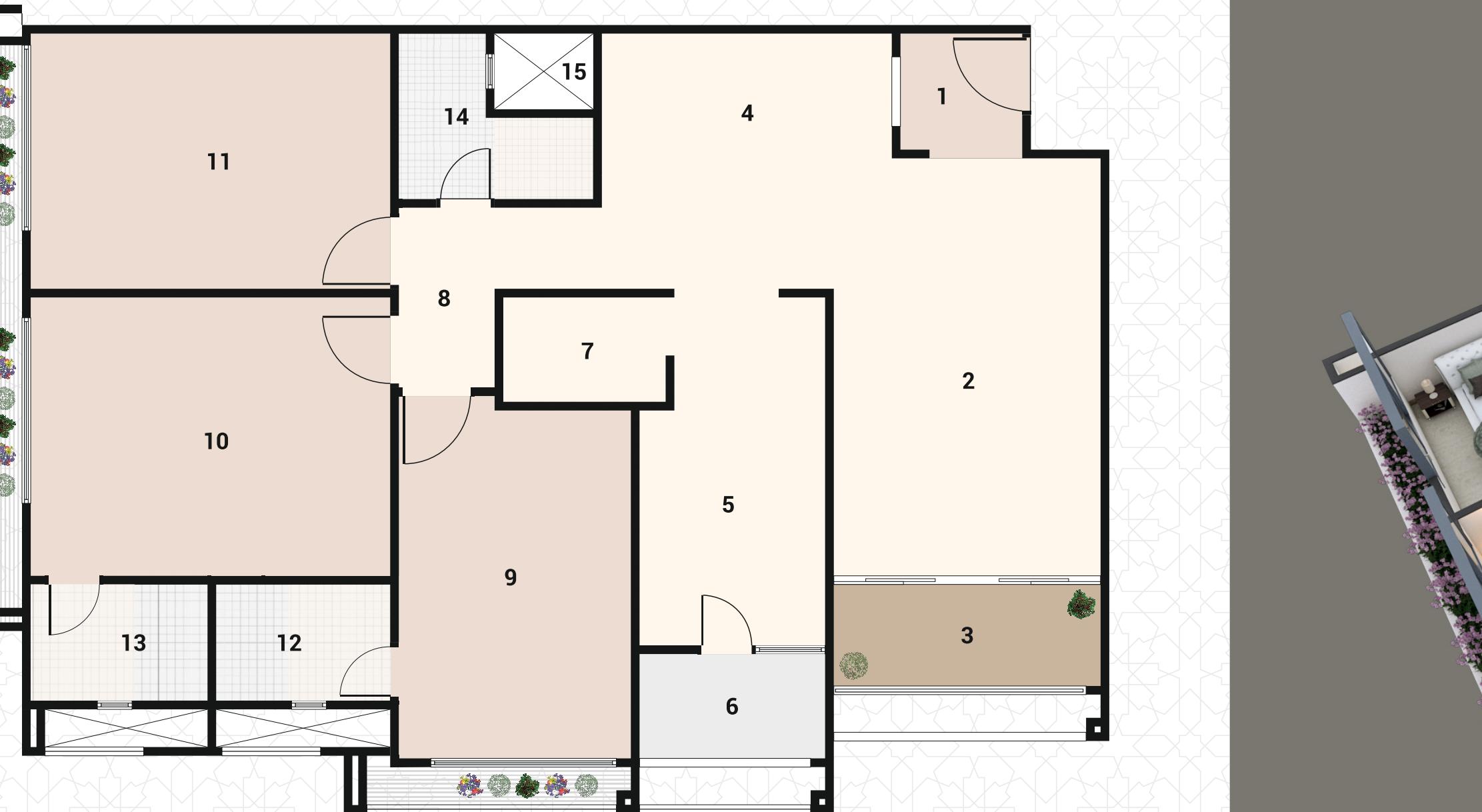
3 BHK C Type Plan

Arshad Elegance

LEGEND

3 BHK UNIT

1	Vestibule	5'0" x 5'3"
2	Drawing Room	18'0" x 11'6"
3	Balcony	11'6" x 4'4½"
4	Dinning Area	11'0" x 12'6"
5	Kitchen	15'0" x 8'0"
6	Wash Yard	8'0" x 4'6"
7	Store	7'0" x 4'6"
8	Passage	7'9" x 4'1½"
9	Bedroom 1	15'0" x 10'0"
10	Bedroom 2	12'0" x 15'6"
11	Bedroom 3	11'0" x 15'6"
12	Toilet	7'6" x 5'0"
13	Toilet	7'7½" x 5'0"
14	Toilet	7'1½" x 8'4½"
15	OTS	4'3" x 3'3"



Hollow Plinth Level Plan

Arshad Elegance

"Perfection is a Habit;
Excellence is a Necessity!"

View from Entrance Foyer



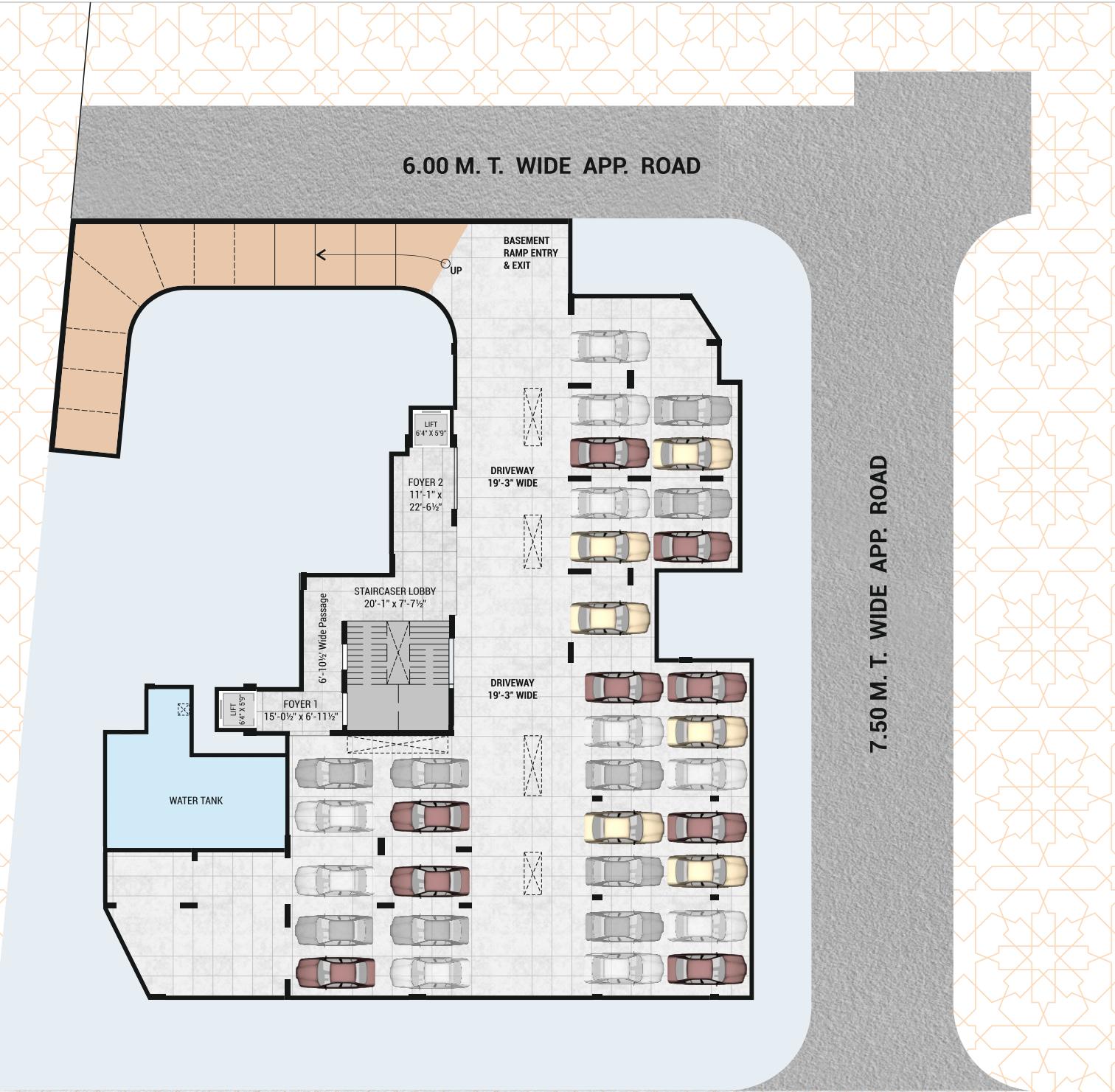
Waiting Area near Elevator



Arshad Elegance
Step into your own Realm

Basement Plan

Arshad Elegance



7.50 M. T. WIDE APP. ROAD



Arshad Elegance
Sep to your own Realm

12.00 M. T. WIDE T.P. ROAD

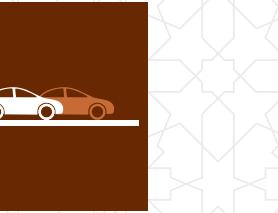
Amenities

Arshad Elegance



Foyer

- Sitting Facility for senior citizens in Foyer of Ground Floor & Basement Floor.



Parking

- Basement & Ground Floor Parking.



Utility

- PNG supply connection for each dwelling unit.
- Water supply from borewell.



Surveillance

- Facility for real time CCTV.



Elevator

- Automatic passenger Elevators of renowned brand.



Air Conditioning

- Provision for Installation of Air Conditioners with space for ODUs integrated into the building facade.



Network / Connectivity

- DTH Connection.



Landscape

- Landscape Garden with Designer Lighting, Gazebo at Ground level.



Fire

- Fire extinguishers on each floor & in common area.



Security

- intercom connection for each unit and connected to security guard cabin.

Structure Earthquake resistant RCC Frame structure

External Finish External grade texture with 100% acrylic paint.

Internal Finish Single coat mala plaster with Birla putty for Excellent lustre of Paint.

Flooring Drawing / Living / Dining area. Designer Hi-density tiles for flooring & dadaon Utility area.

Doors **Main doors** : Solid Wooden Frame & Framed Flush Door Shutter with Designer Laminate on both Sides.

Internal doors : Framed Flush Doors with High Quality Laminate of reputed Make on Both Sides.

Premium quality hardware & Accessories of reputed make.

Windows Sliding Windows out of Extruded Aluminium Alloy Section, Finish - Anodized.

Kitchen Platform counter top - Polished granite.

Kota shelf in store area. provision for installation of exhaust Fan / Chimney (Mechanical Ventilation).
PNG supply in kitchen.

Toilets Anti-skid vitrified / porcelain floor tiles.

Designer wall tiles for dado upto door height.

High quality C.P. fitting

Electrification 3 phases concealed copper wiring with adequate number of points in all the rooms.

Branded Modular Switches. MCB / ELCB for safety measures.

Broadband, Data cabling, Telephone points and provision for installation of Satellite TV.

Plumbing Premium quality CPVC pipes & fittings for hot & cold water supply.

Premium quality PVC pipes & fittings for water & drainage.

Specifications

Arshad Elegance

Keyplan



Disclaimer

- AEC, AMC, Legal, Deposit, GST & Other Govt. charges shall be paid separately & does not include the price of the flat.
- Maintenance deposit should be paid separately.
- Only internal changes shall be allowed with prior permission and shall be charged extra. Right of any changes in dimensions, design & specifications reserved with the project consultant which shall be binding for all members. External changes not allowed.
- Stamp duty and registration fees and services charges on allotment and possession of flat shall be borne by purchaser applicable as per prevailing law.
- Any additional liabilities due to change in the by laws, stamp duty, Govt. laws shall be borne by the member.
- Terms & Conditions as per separate agreement.
- The details, facts, specifications & figures mentioned are indicative for information purpose only and subject to modifications. The brochure is not to be construed as legal document. All images presented are artistic impressions and may defer from actual.
- They do not form the basis of any contract. Variation may occur as per local regulation and our policy of improvement.

Site Address

Bunglow No. B - 6 Arshad Park,
Opp. Amber Tower, Sarkhej, Ahmedabad.
M 93270 05285 | 98250 15939 | 94298 93640
M 88667 6810 | 98250 34488

RERA Registration No.

<http://gujrera.gujarat.gov.in>



V.N.B. CORPORATION

Office

7, 8, May - Rose Tower,
Nr. Ellisbridge Post Office,
Ellisbridge, Ahmedabad - 380006.
P 079 2658 3855



Architect

SAMIR SENGUPTA & ASSOCIATES
ARCHITECTURE * PLANNING * LANDSCAPE

Arnob Sengupta



Structural Engineer

HANAVI
CONSULTING ENGINEERS
Jigish D. Parikh

Arshad Elegance

**MEP
CONSULTANT**

J.M. Engineers
Jaydeep Rajput
Vraj Consultant
Jayesh Shah