

# 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.

Arshad Elegance  
Essence of Royalty, Excellence of Modernity





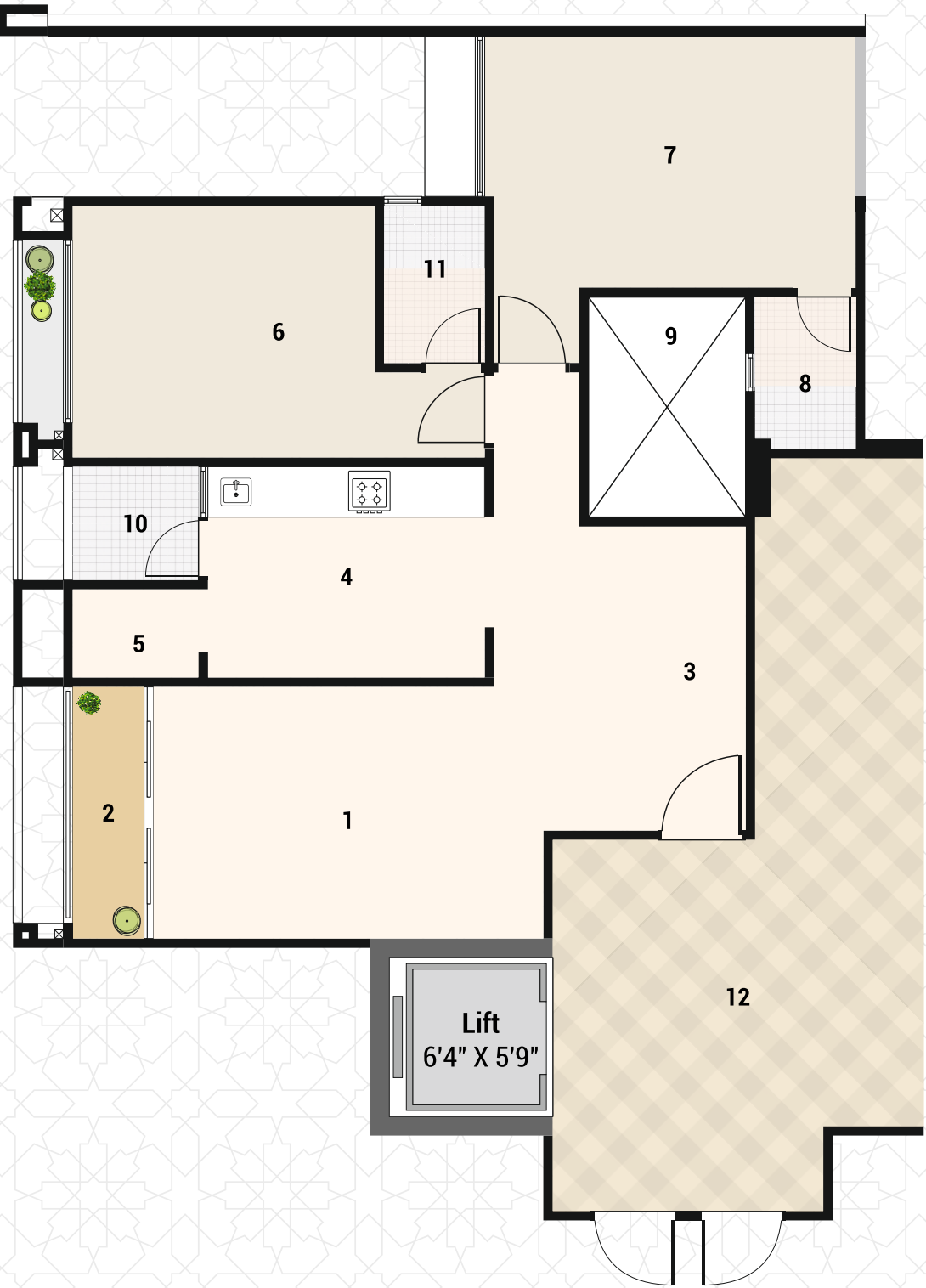
2 BHK A Type Plan

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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

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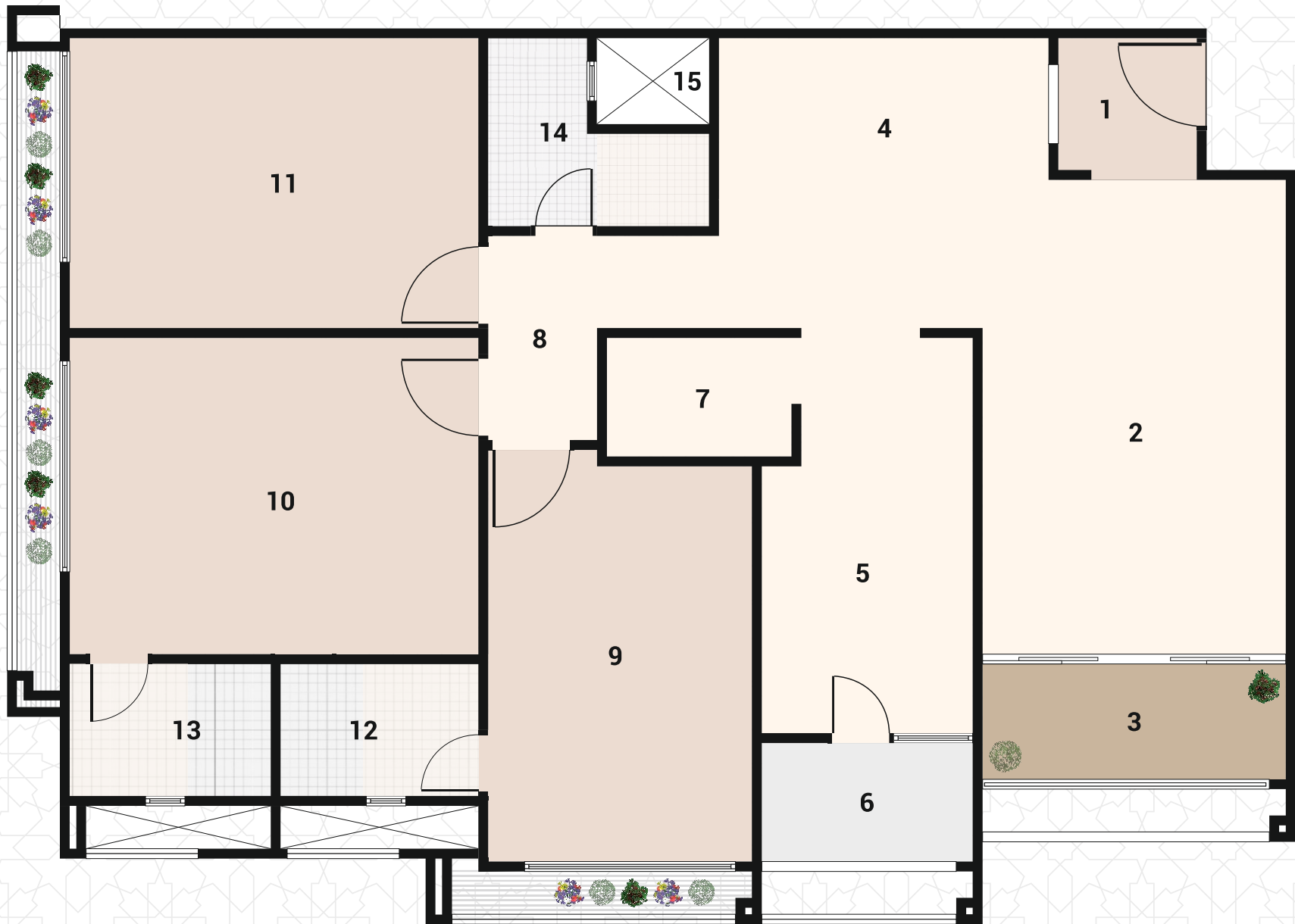
3 BHK C Type Plan

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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

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“Perfection is a Habit;  
Excellence is a Necessity!”

View from Entrance Foyer



Waiting Area near Elevator

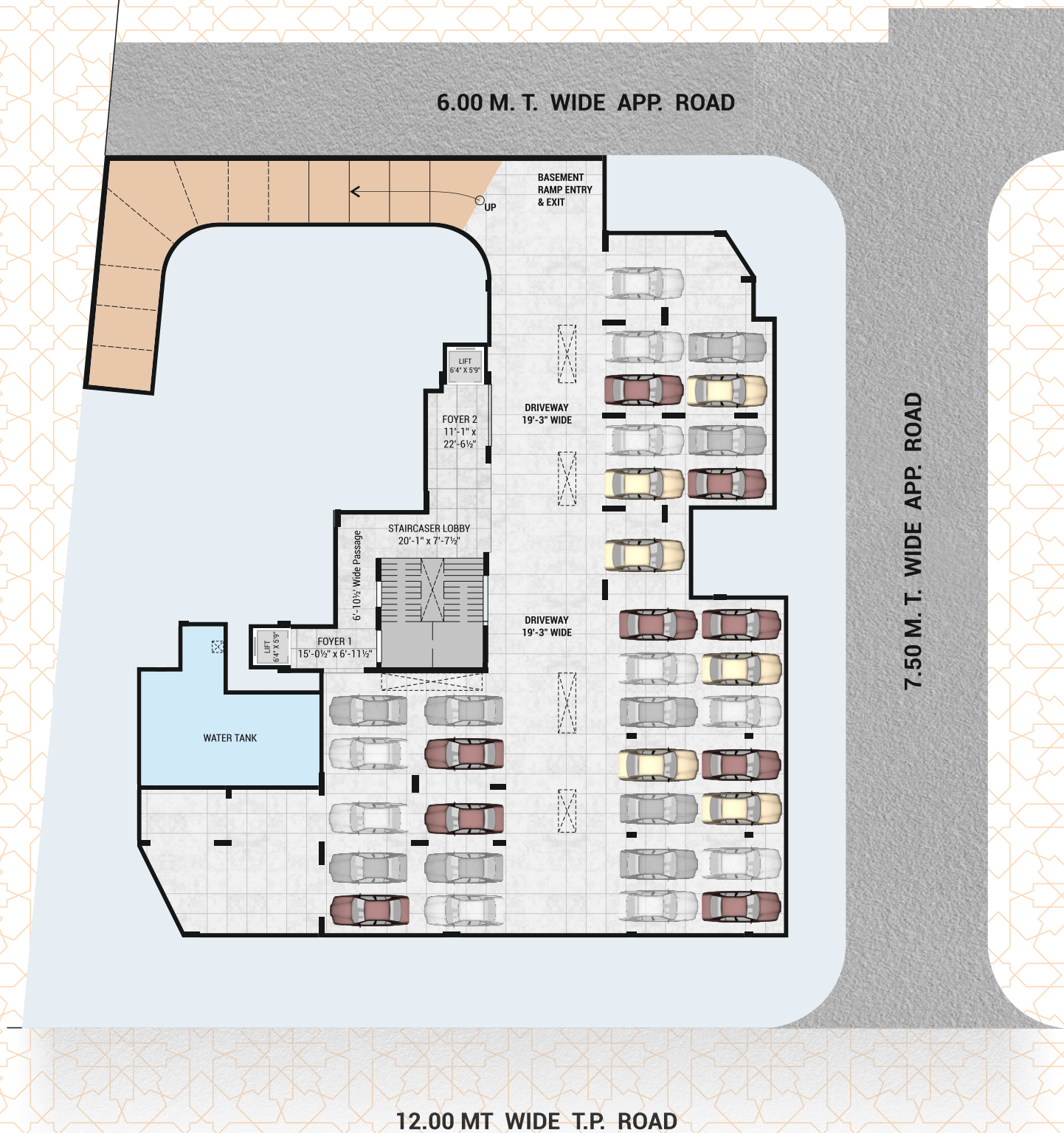


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Step into your own Realm



Basement Plan

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Amenities

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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 ODU's 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.

Specifications

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**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 & dado in 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.



## 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 from the basis of any contract. Variation may occur as per local regulation and our policy of improvement.

### Site Address

Bungalow 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>



**Y.N.B. COPORATION**

### Office

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**P** 079 2658 3855

### Architect



**SAMIR SENGUPTA & ASSOCIATES**  
ARCHITECTURE \* PLANNING \* LANDSCAPE

**Arnob Sengupta**

### Structural Engineer



**HANAVI**  
CONSULTING ENGINEERS

**Jigish D. Parikh**

### MEP CONSULTANT

**J.M. Engineers**  
**Jaydeep Rajput**

**Vraj Consultant**  
**Jayesh Shah**

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