



Kashana

FLATS

3 BHK LUXURIOUS FLATS

Re-Development Project

AARCON DEVELOPERS



Site : B/h Tagore hall, kagdiwad,
Ellishbridge, Paldi, Ahmedabad - 380006.
Call : 93776 88899, 98256 08700

Legal Advisor by
Hemant Makwana

Design by
Jagdip Bhojak

Structural by
Umang Patel

3D SQUAD 998850771



When
Happiness beckons...
will you not hear ?

Feel the echoes of happiness and joy reverberating in the air. Find a habitat where inner joy is as pure as the breathing air.

Welcome to Kashana Flats the abodes set in the beautiful lap of nature. Summoning you to enjoy the finest lifestyle under the sun, Kashana Flats brings out the very essence of beautiful life in a natural way.



Kashana
FLATS

When
Grandeur beckons...
will you not surrender ?

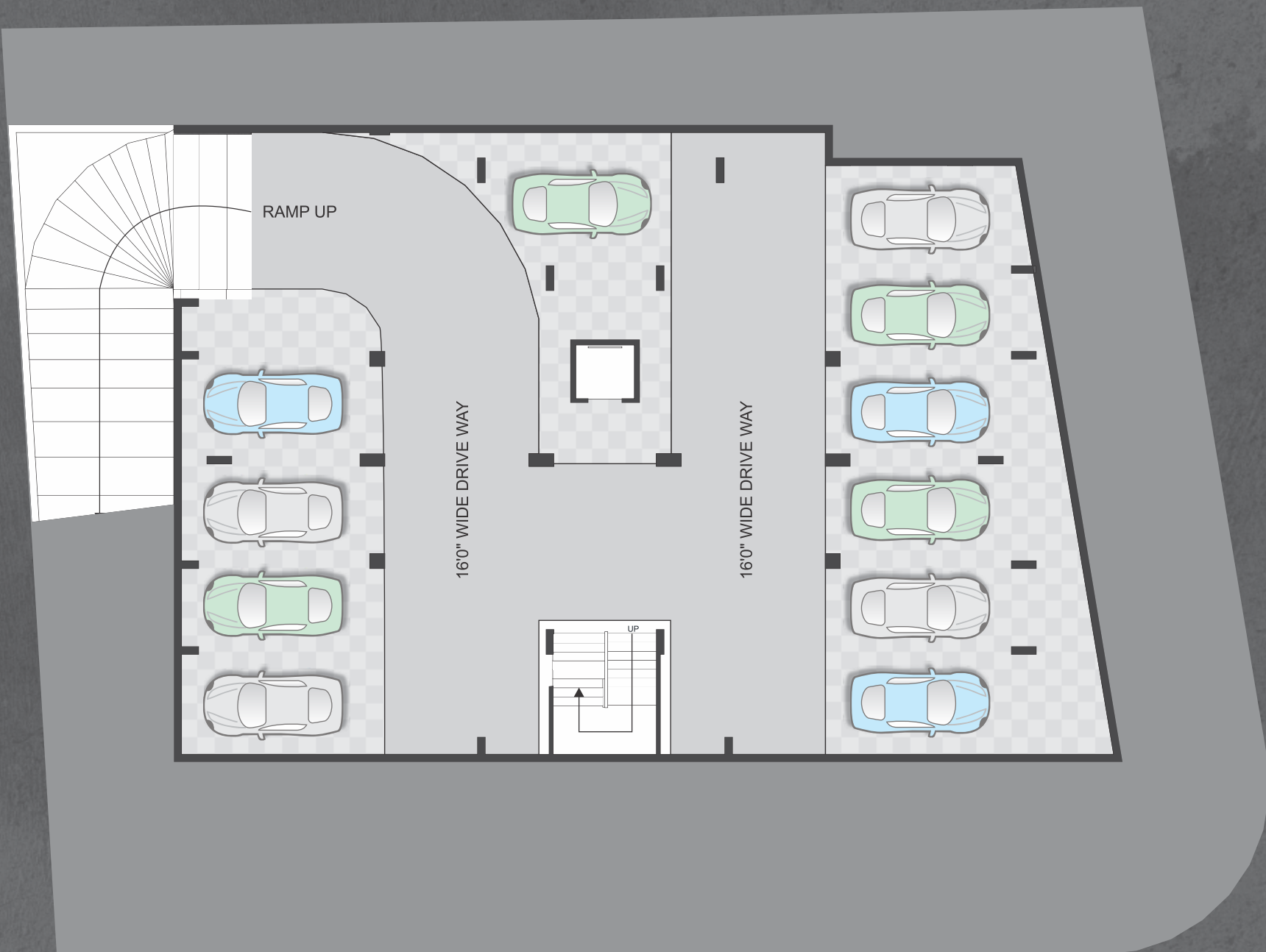
Kashana Flats, with its spacious and lavishly laid out planning, will easily become the cynosure for all. From every corner of this meticulously and aesthetically planned lifestyle abodes you can feel the elegance oozing out.

SALIENT FEATURES & COMMON AMENITIES

- ❑ Building with Earthquake resistant RCC frame structure using ISI marked cement and Steel.
- ❑ Ample parking space available on hollow plinth and basement.
- ❑ Provision for A.C. piping in all bedrooms & Dr. Room.
- ❑ 4 units per floor with plan pass and BU Permission.
- ❑ Attractive main entrance in line with Elevation & Artistic Foyer.
- ❑ Concrete/Paved internal roads for easy access.
- ❑ Manned security check points with CCTV cameras & Intercom facilities for Each Flat.
- ❑ Designer compound wall and entrance gate & attractive Streetlight.
- ❑ 1 Automated elevators for 8 passengers. (Otis / Trio / Omega Make) for highest Safety.
- ❑ 24/7 water supply by 6 inch diameter bore with branded pump. RCC underground tank and overhead tank will of sufficient Capacity.
- ❑ Centrally Pressurized system for all Apartments.
- ❑ Multi Dish Unit connection for TV.
- ❑ Rain water harvesting system.
- ❑ Provision of Adani gas pipe line to each flat. Individual Letter-Box, Members Name -Plate, Elect. Meter Room & Security -Room Provided in Parking Area.
- ❑ Tree Plantation.
- ❑ 3 level Anti-Termite Treatment in Whole plot-Area.



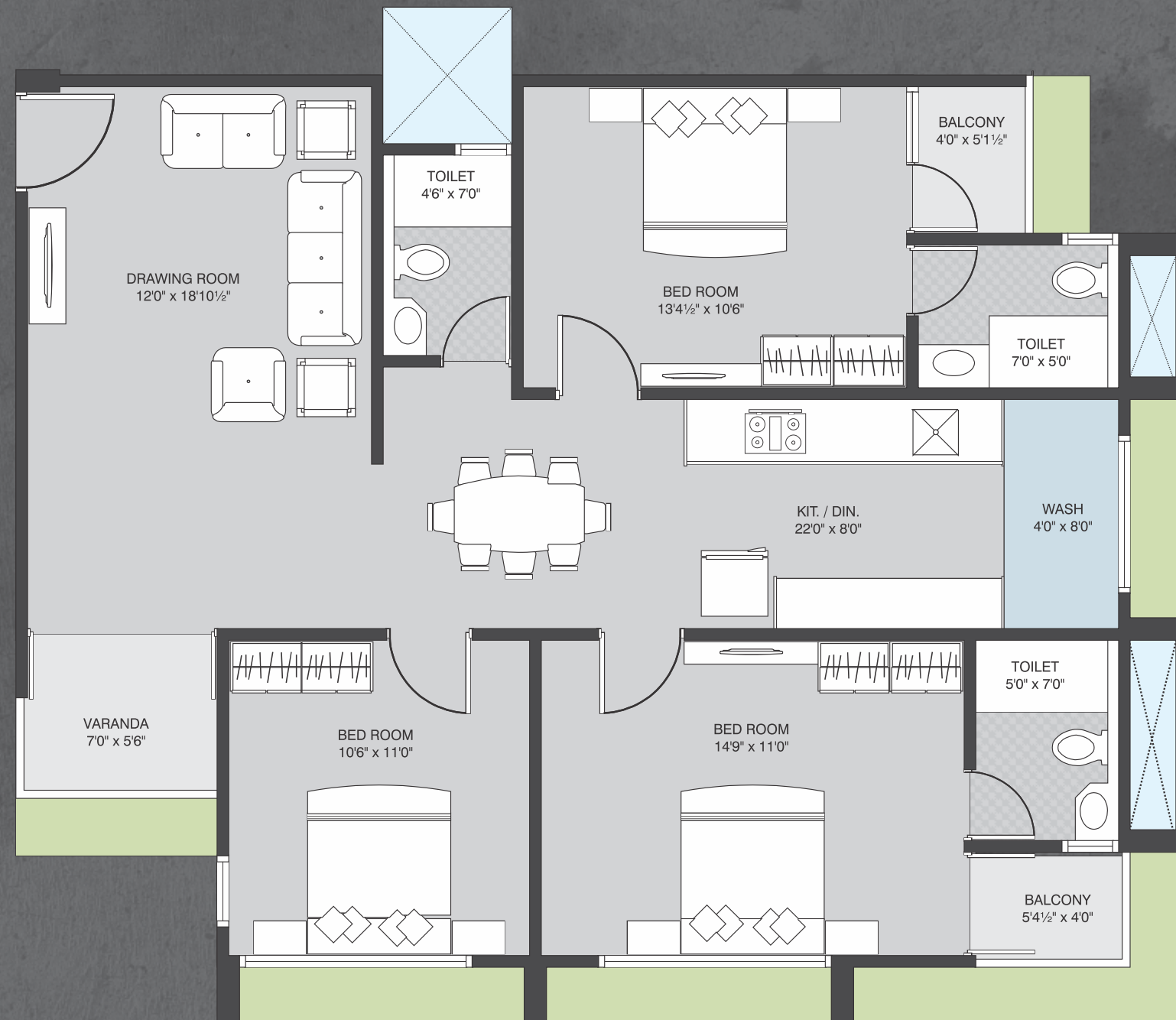
BASEMENT PARKING



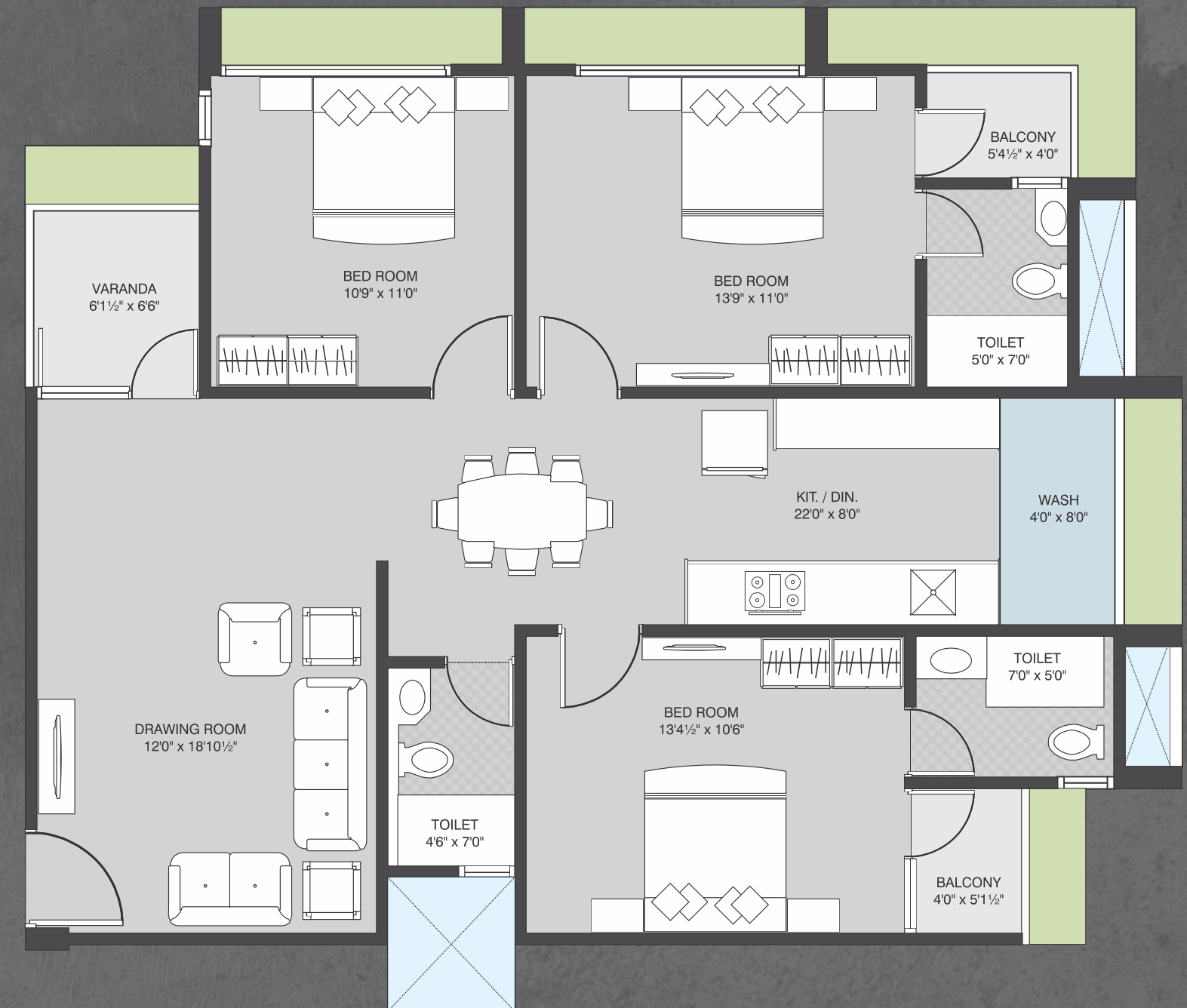
GROUND FLOOR



TYPICAL UNIT PLAN
01, 02, 04



TYPICAL UNIT PLAN
03





When
Splendor beckons...
will you not trail ?

The most amazing apartment community in the most happening location of the city ! Truly it is a match made by us only to offer you a splendid life for the lifetime.



STANDARD SPECIFICATION

FLOORING

Drawing Dining Kitchen and All 3 Bedroom area will be TCS Marble Tiles Size 1200x1200 or 800x1600 (Rs.130/ sq.ft)

In Balcony, there will be Rustic Tiles.

KITCHEN

11'6 Feet by 2 feet-3 inch main platform & Service platform 9 Feet by 1 feet - 9 Inch, both Granite platform. And Premium quality Vitrified Tiles up to lintel level on all four walls in kitchen

S.S. Sink with drain board.

We will Provide Chimney for exhaust in Kitchen.

WASH AREA

Mirror finish kota-stone in floor & 3 feet dado on all sides of Wash.

TOILET / BATHROOM

Premium designer tiles (12 Inch by 24 Inch &24 Inch by 24 Inch) Up to lintel level @ Rs.50 /sq.Ft.(RAK, Somany and Varmora make)

Hot/cold water mixer in all toilets.Shower enclosure with aluminum section will be provided in master bedroom toilet.

CP Brass Fittings- (Jaquar& equivalent.)

EWC Closet- Wall Mount. (Cera/Hindware Make)

Exhaust Fan will beprovided in All 3 Toilet For Fresh-Air.

STAIRCASE

Fixing of river wash green polished kota-stone with riser, squirting and with molding.

S.S. Matt finish railing in all balconies & Stair case.

LEGAL NOTES

Stamp Duty, Registration charges, Legal Documentation Charges, Advance Maintenance Charges, AMC/AUDA Charges and Torrent Electrical Charges including Cable and Sub -Station Cost shall be borne by the purchaser.

Service Tax, VAT, GST any additional charges, taxes, cess or duties levied by the government /local authorities prior, during or after the completion of the scheme will be borne by the purchaser.

In the interest of the continual developments in design and quality of construction, the developer reserves all rights to make suitable charges in the scheme and all the purchaser shall abide by such changes.

Changes/Alteration of any nature, including the elevations, exterior color scheme of the apartments of 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.

The brochure is intended only to convey the essential design and technical features of the scheme and shall not be construed to form part of the legal document. Agreement for sale shall be final and binding to the purchaser.

All elements, objects, treatments, materials, equipments and colour schemes shown are artist's impressions. Actuals may be different as per architect's designs.

All dimensions shown here are unfinished to un finished wall and of the longest measure of the area.

DOORS

Decorative main teak viniyar door with Teakwood wooden frame safety Grill Door will be fitted in front of Main Door. All other doors are laminated flush door (Frame Teak-Wood)

WINDOWS

Domel series of 3- track Aluminum powder coated finish sliding windows on stone sill. 5 mm Thick Tuffan plain glass&with mosquito net.

PLUMBING

Premium quality plumbing (CPVC, UPVC & ISI PVC) fixtures. (ASTRAL Make)

ELECTRICITY

5Kw. 3 phase connection (Finolex wiring).

Modular switches (Anchor Make)

Centralized distribution board with MCBs & ELCB for safety protection.

Proper Earthling as per AEC Norms.

TERRACE

China mosaic over waterproof coat on 3 Inch thick brickbat Concrete.

COLOUR

Internal walls and Single-mala plastered with Birla / J. K Putty Finish.

Exterior double coat textured/ Sand finished plaster. As per Architect Design for better elevation.

All exterior walls will be painted with 100% acrylic based paint.

KEY PLAN

