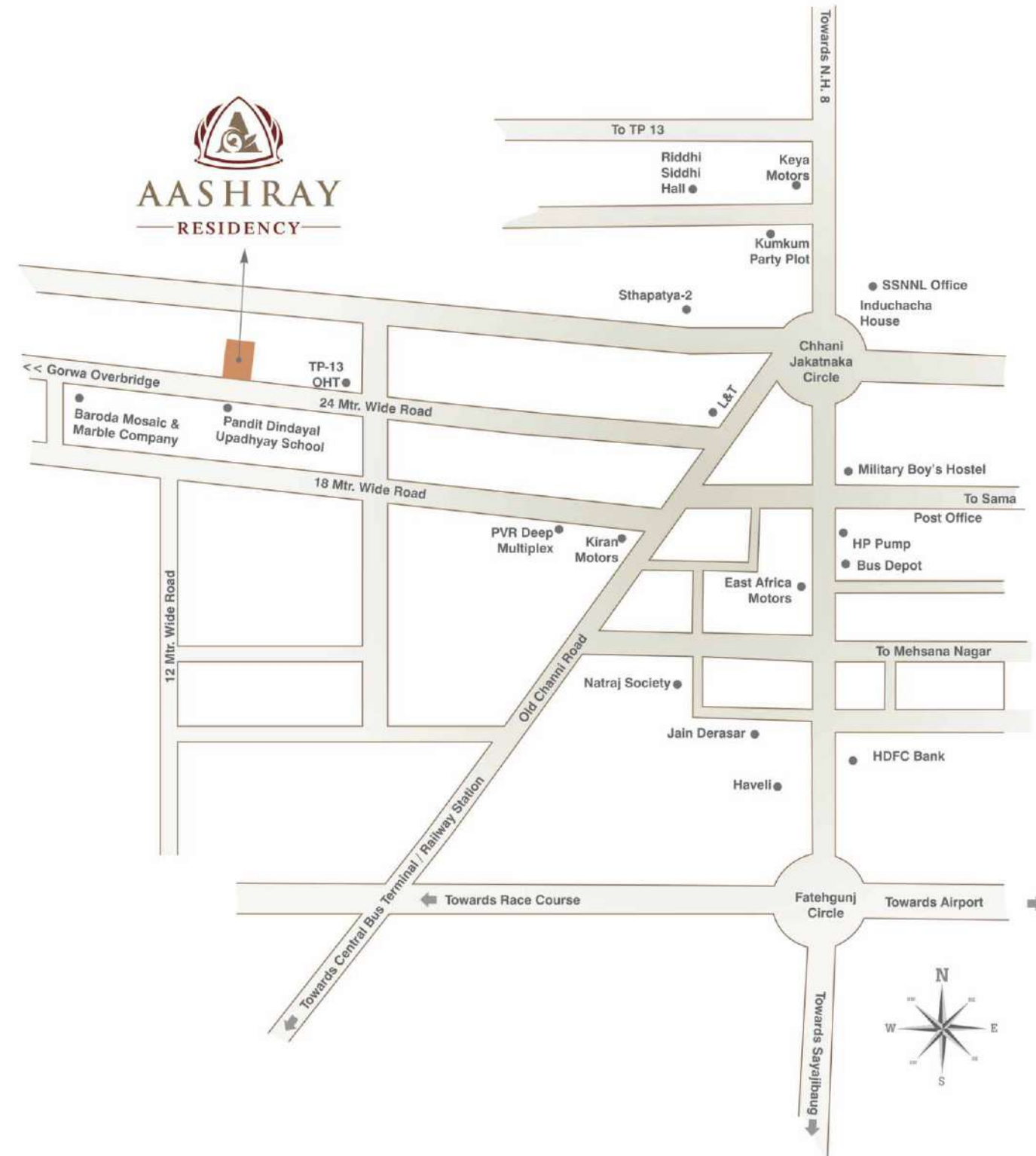




Developers: **SHIV BUILDCON**

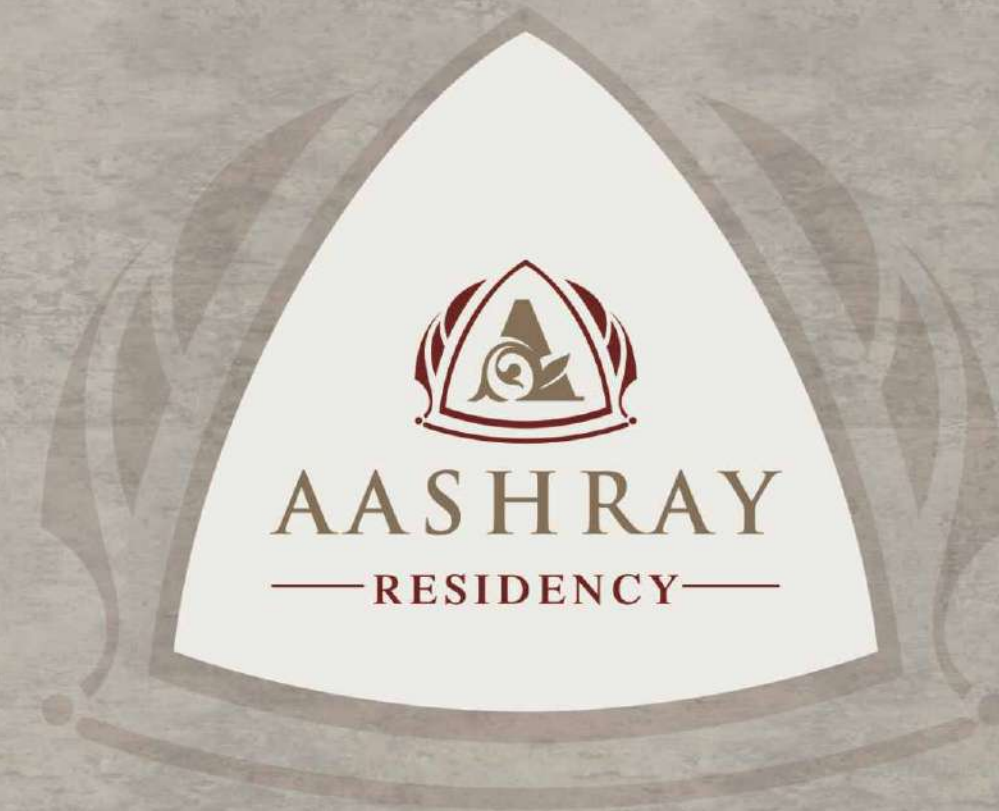
Site: **Aashray Residency**, Opp. Pandit Deen Dayal Upadhyay Prathamik Shala, DD Desai Road, T.P-13, Chhani Jakatnaka, Vadodra.

Ph.: 70435 66035, 74900 39975, 79846 89004
Email: aashrayresidency185@gmail.com

Architect: **Ruchir Sheth** | Structural Consultant: **Zarna Associates**
DESIGN STUDIO architects & interiors

Disclaimer: All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodra Jurisdiction.

design:stroke&arrow@98240 92010



2 & 3 BHK FLATS | SHOPS & OFFICES



Welcome to a Modern Campus of

RESIDENTIAL & COMMERCIAL SPACES

*that shall help you realize
your dreams*

Aashray Residency offers a premium campus with residences & commercial spaces located at the well developed vicinity of Channi Gorwa Road. Offering the residents a truly modern residential environs, great care has been taken in designing the project. Be it privacy, abundant natural light & aeration, optimum room sizes, a perfect interior & exterior finish...we go all the way to create a picture perfect, efficient and elite residence for your family.

Choose from the multiple options of 2 & 3-BHK Spacious Planning apart from the road facing commercial spaces. The commercial spaces facing the road compliment the residential project allowing greater convenience to the residents as well as offering a ready clientele to the showrooms & offices.

Aashray Residency is an offering of a well experienced and committed team of real estate developers who have made their mark with numerous prestigious projects in Vadodara.







CLUB HOUSE

LEISURE AMENITIES

- ▶ Multi-purpose Hall / Indoor Games
- ▶ Landscaped Garden with Seating
- ▶ Children's Play Area

AMENITIES

- ▶ Parking.
- ▶ Comprehensive 24x7 security system for a safe campus.
- ▶ 24 hours water supply.
- ▶ Anti-termite treatment.
- ▶ Name plate & notice board for each tower.
- ▶ Tremix concrete internal road with tree plantation & streetlights.





SPECIFICATIONS

Structure:

- Good quality RCC frame structure as per earthquake safety norms

Wall Finish:

- Smooth finish internal plaster with distemper paint
- External surface finished with water resistant exterior paint

Flooring:

- Good quality vitrified tiles flooring

Doors:

- Decorative Main Door with hardware fittings
- All other doors are flush door with two side laminates

Windows:

- Glazed Aluminum sliding windows with stone sills
- MS Safety Grills

Kitchen/Store

- Granite Platform with SS Sink and designer tiles on dado upto lintel level

Toilets:

- Western concept designed toilets. Concealed plumbing of primum make fittings.
- Geyser point in each bathroom.
- Anti-skid ceramic tiles flooring in floor & ceramic tiles on walls upto lintel level.

Electrification:

- Concealed copper wiring (ISI grade).
- Modular switches.
- Sufficient electric points as per architect's design

Elevators:

- Standard quality Lifts

Terrace:

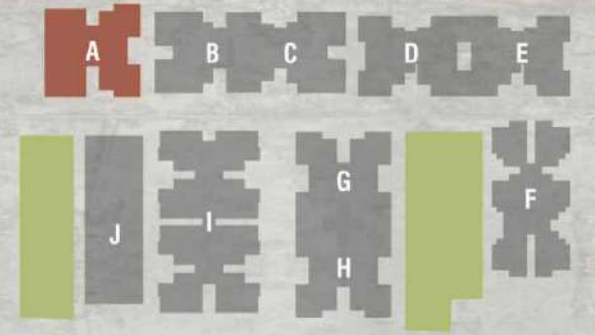
- Waterproofing on terrace



TOWER A

2 BHK

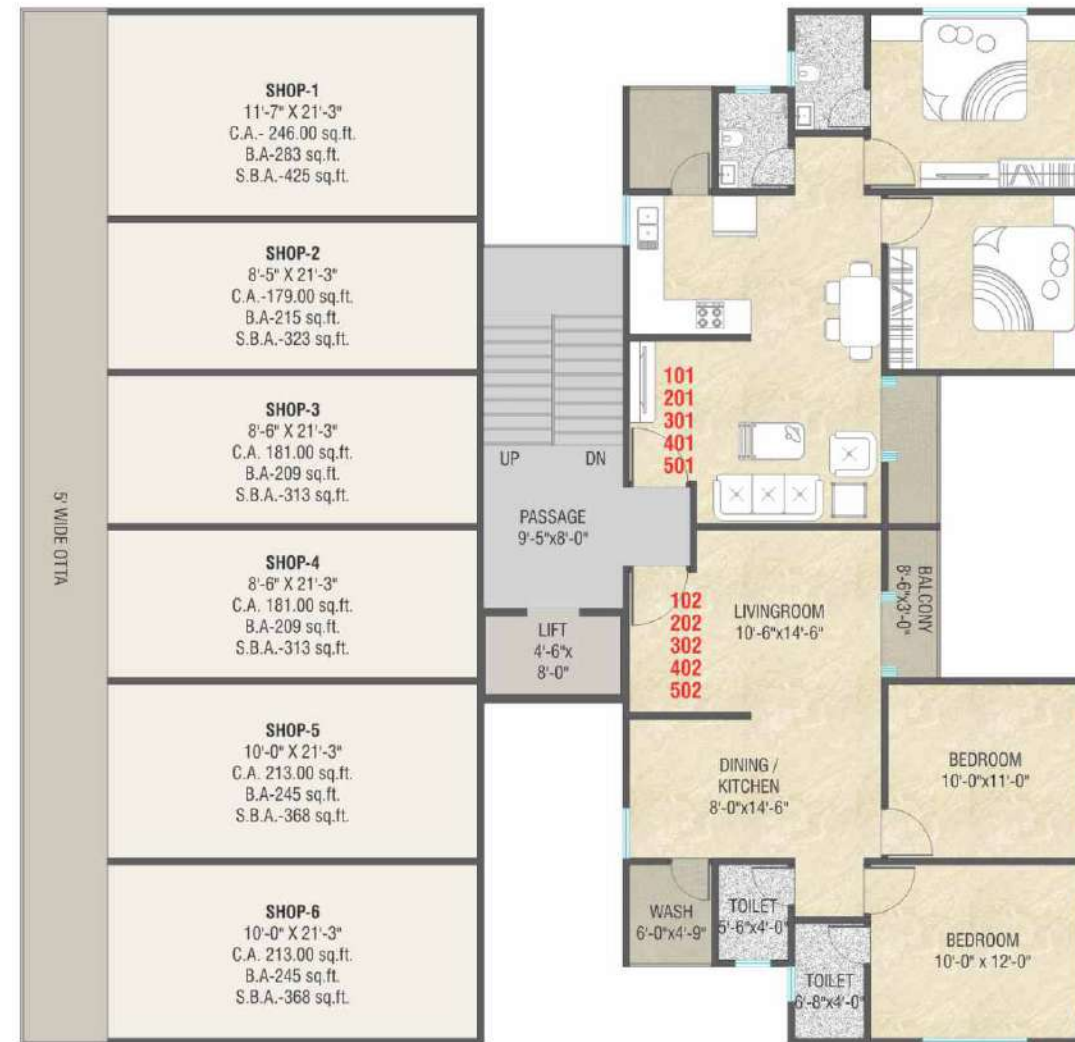
C.A.: 568 sq.ft
B.A.: 669 sq.ft
S.B.A: 1003 sq.ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN (2nd to 4th Floor)



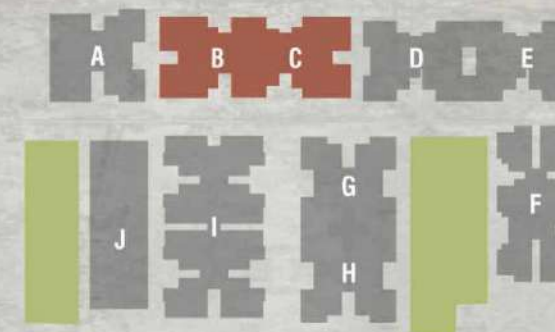
5th FLOOR PLAN





TOWER **B** & **C** 2 & 3 BHK

TYPICAL FLOOR PLAN (1st to 5th Floor)



C.A.: 755 sq.ft
B.A.: 889 sq.ft
S.B.A: 1334 sq.ft



C.A.: 578 sq.ft
B.A.: 682 sq.ft
S.B.A: 1023 sq.ft



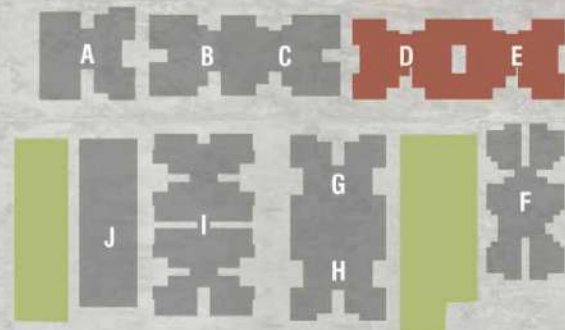
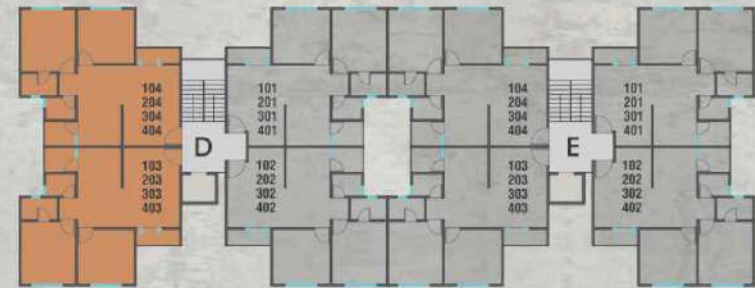
C.A.: 755 sq.ft
B.A.: 889 sq.ft
S.B.A: 1334 sq.ft





TOWER D & E

2 BHK

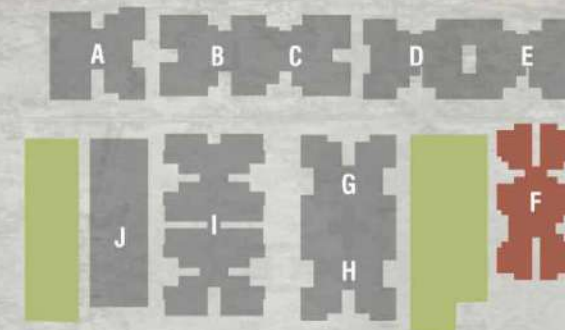


TOWER F

2 BHK

C.A.: 482 sq.ft
B.A.: 567 sq.ft
S.B.A.: 851 sq.ft

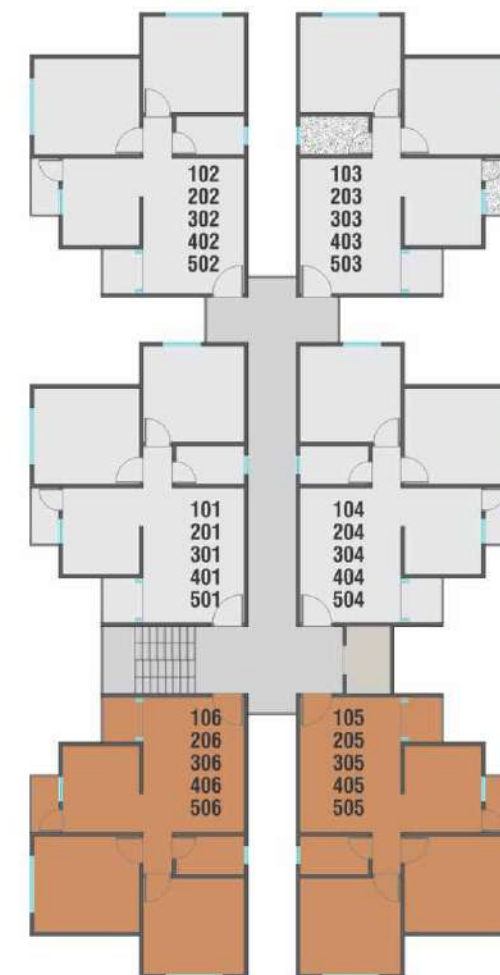
TYPICAL FLOOR PLAN (1st to 5th Floor)



TYPICAL FLOOR PLAN (1st to 4th Floor)



5th FLOOR PLAN

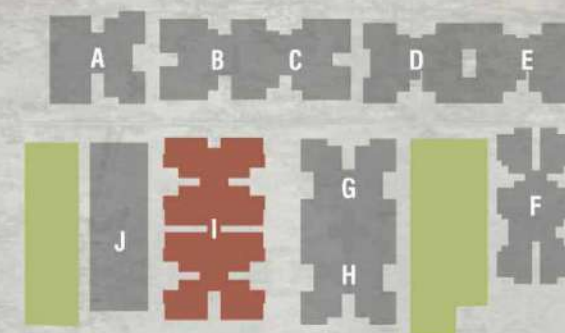




TOWER I
2 BHK

C.A.: 560 sq.ft
B.A.: 659 sq.ft
S.B.A: 989 sq.ft

TYPICAL FLOOR PLAN (1st to 5th Floor)



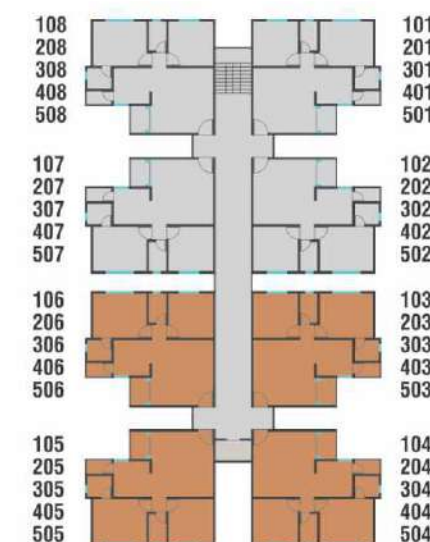
TYPICAL FLOOR PLAN (1st to 4th Floor)



5th FLOOR PLAN



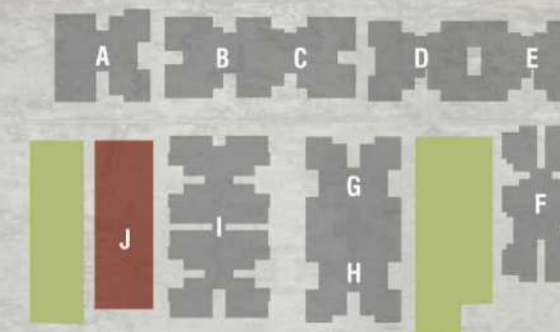
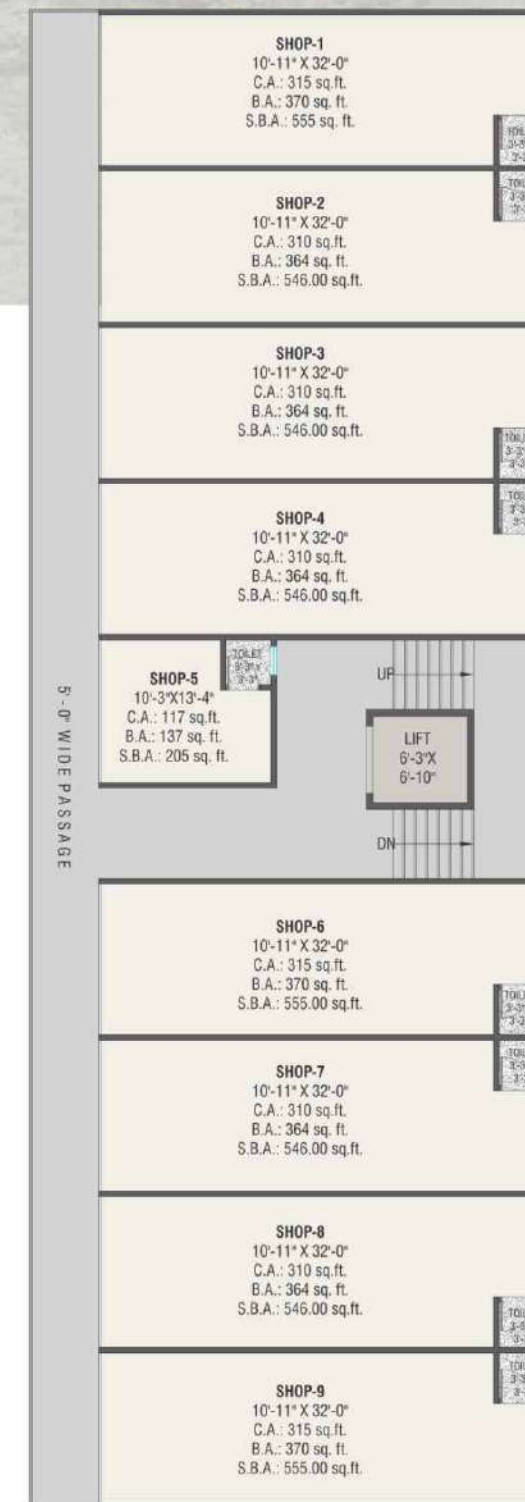
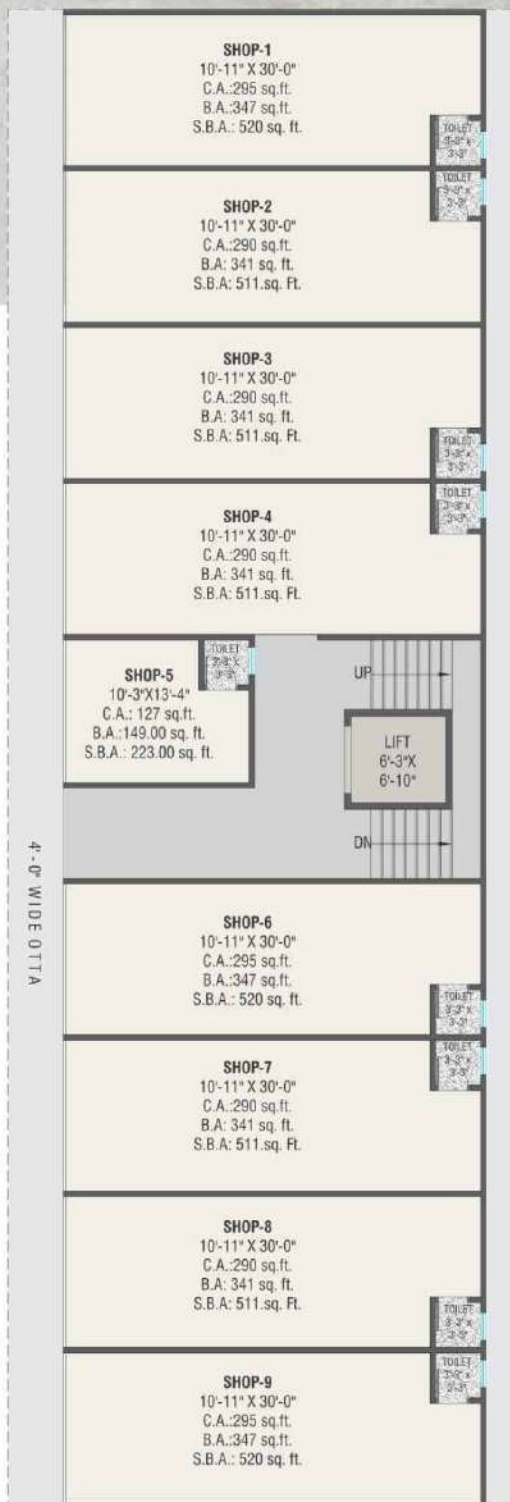
TYPICAL FLOOR PLAN (1st to 5th Floor)





TOWER J

SHOPS & OFFICES



COMMERCIAL PREMISES

That gets an advantage of maximum visibility

Structure & Wall Construction

- Earthquake resistant RCC framed structure design
- Internal wall with putty & distemper and external wall with weather resistant paint

Doors & Windows

- Flush door with both side laminate & safety locks for Offices
- M.S Rolling shutter with color for Shops
- Glazed Aluminum sliding Windows in Offices

Flooring & wall cladding

- Vitrified tile flooring with skirting in all units.
- Natural stone / Vitrified tile flooring in common area.

Electrification

- Sufficient electric point with concealed wiring along with modular switches with one AC Point in each unit.