



PROMINENT LOCATION... GLORIOUS ELEVATION

Strategic location in a close proximity of high-end residential and commercial projects command attention and ensures convenience, comfort and ease of the customers that takes your business to the next level of success.

AMBLI - BOPAL ROAD



Artist's Impression

SPECIFICATIONS

STRUCTURE

Shell : Earthquake resistant RCC frame structure with masonry partitions.

Masonry : High quality sand lime AAC block masonry on the external surface with external plaster and coated with water resistant texture. Internal sand lime AAC masonry partition walls with mala plaster.

FLOORING AND DADO

Showrooms and Offices : Double vitrified tiles with seamless joints.

Toilets : Anti-skid vitrified tiles for flooring and ceramic tiles for dado up-to lintel height.

Internal Passages & Foyer : Superior quality vitrified tiles.

Staircase : Polished kota stone slabs with anti-skid grove.

External Paving : Anti-skid calibrated paver blocks / tiles.

Basements : Tremix finish with thermoplastic painted parking markers and radium reflecting guards for vehicle safety.

Terrace : China mosaic on terrace area for water proofing and heat resistance.

SECURITY SYSTEM

Security cabin at the premises entrance with controlled motorized boom barriers at entry and exit.

Separate pedestrian enter and exit path.

CCTV surveillance in all common areas of the premises.

CONNECTIVITY

DTH, Broadband and Landline conduit provisioning for uninterrupted network integration.

SANITARY AND FITTINGS

Water Closet : Branded western style toilets with concealed wall hang and push button.

Health Faucet : Chrome plated stainless steel fittings with water control valve attached.

Wash Basin : Wall hung white colored porcelain wash basin with environmentally sustainable water saving chrome plated fittings.

DOORS AND WINDOWS

Glass Frames : Elegantly designed façade system with aluminum windows.

Frames & Shutters : Office entrance and toilet doors with teak or equivalent hardwood frames and flushed door shutters provided with laminate. For retail spaces, entrance door with clear toughened glass panels for maximum commercial visibility.

Hardware : Superior quality brushed finish stainless steel hardware for doors and pull/push handles for windows.

PLUMBING AND DRAINAGE

Corrosion free CPVC / UPVC or equivalent plumbing system and leak proof pipe.

Suspended plumbing and tube well.

Water Supply By : Efficient composite water supply system and tube well.

ELECTRIFICATION

Three phase MCB provided in each showroom and office. Fire tested ISI rated wires of reputed brands.

UTILITIES

Power backup for common area lighting.

24 X 7 water supply by municipal corporation with back up borewell.

Rain water harvesting system.

Sewage Treatment Plant for water recycling to be reused for toilets and gardening.

PARKING

Ground floor car parking and two basements with option for mechanical parking.

Separate visitor parking provided.

Space for two-wheeler parking.

SIGNAGES

Offices : Provision of elegant signage on respective floor's entrance foyer.

Showrooms : Provision of sufficient space for signages.

ELEVATORS

High speed elevators with center opening automatic doors.

Separate elevator for Showrooms & Corporate Houses.

COMPOUND AND PREMISES

Landscaping : Pleasant landscaping in various scales, colours, textures and fragrances in compound periphery.

Soil : Good quality soil and sand mixture with manure shall serve as the base layer for landscaping.

Lighting : Ambient lighting along walkways and elegant façade energy efficient LED lighting in common areas.

Sufficient lighting in basement parking areas.

GREET AND MEET

Completely pedestrian elevated plaza at the showroom frontage at ground level.

Exclusive air-conditioned high-end foyer and waiting lounge for visitors at offices at the ground level.

FIRE AND SAFETY

Fire hydrant with hose reel on each floor of office building and sprinklers at common areas.

Emergency signage in all common areas for ease of egress in case of emergency.

Refuge area (Emergency exit).

UNIVERSAL DESIGN

Provision of wheel chair accessibility on the premises by ramps with railings.

Special washroom provision with disabled friendly design on the ground floor.



18.00 M.T. WIDE ROAD



GROUND FLOOR

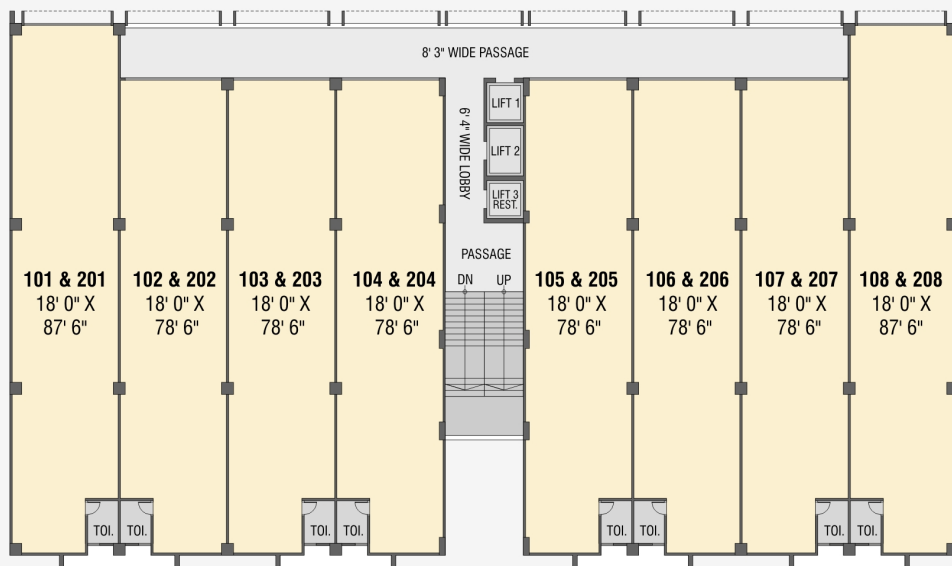
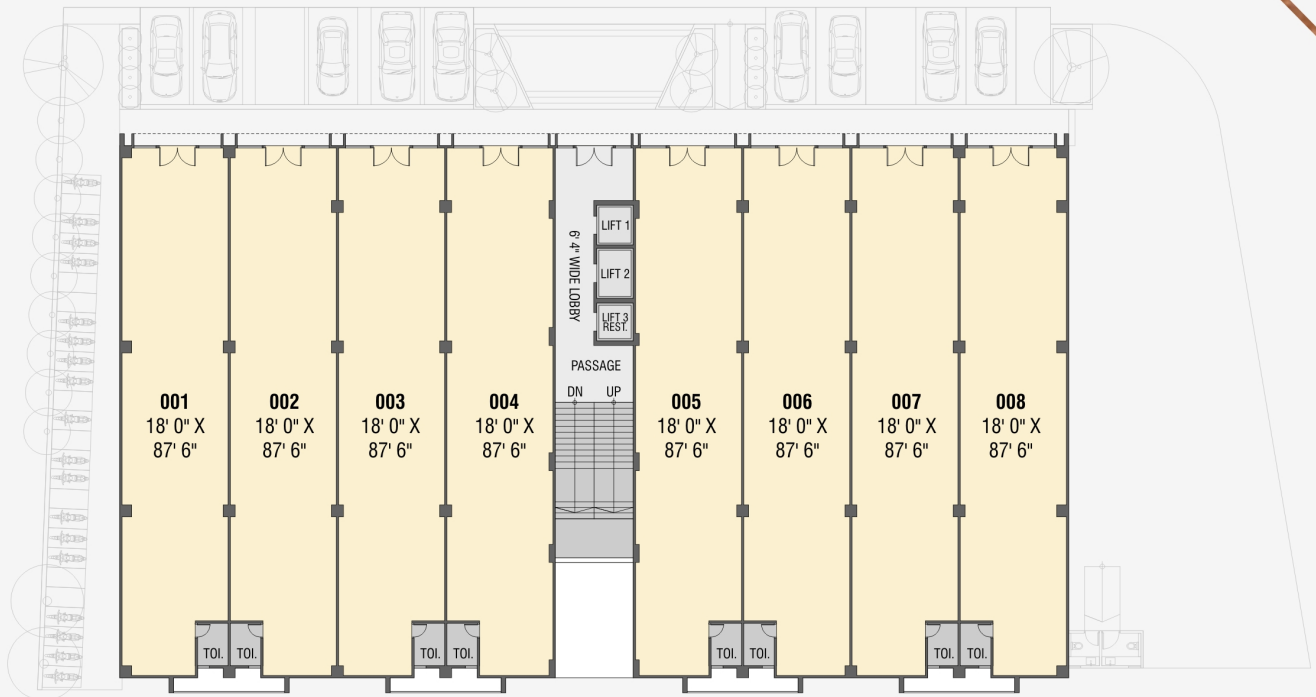
LEGEND

- | | |
|--------------------|--|
| 01) ENTRANCE GATE | 06) FOYER / LOBBY |
| 02) SECURITY CABIN | 07) RAMP TO BASEMENT |
| 03) CLUBHOUSE | 08) CAR PARKING FOR
CORPORATE HOUSE |
| 04) TRANSFORMER | 09) SHOP PARKING |
| 05) CAR PORCH | |



GROUND FLOOR

SHOWROOMS



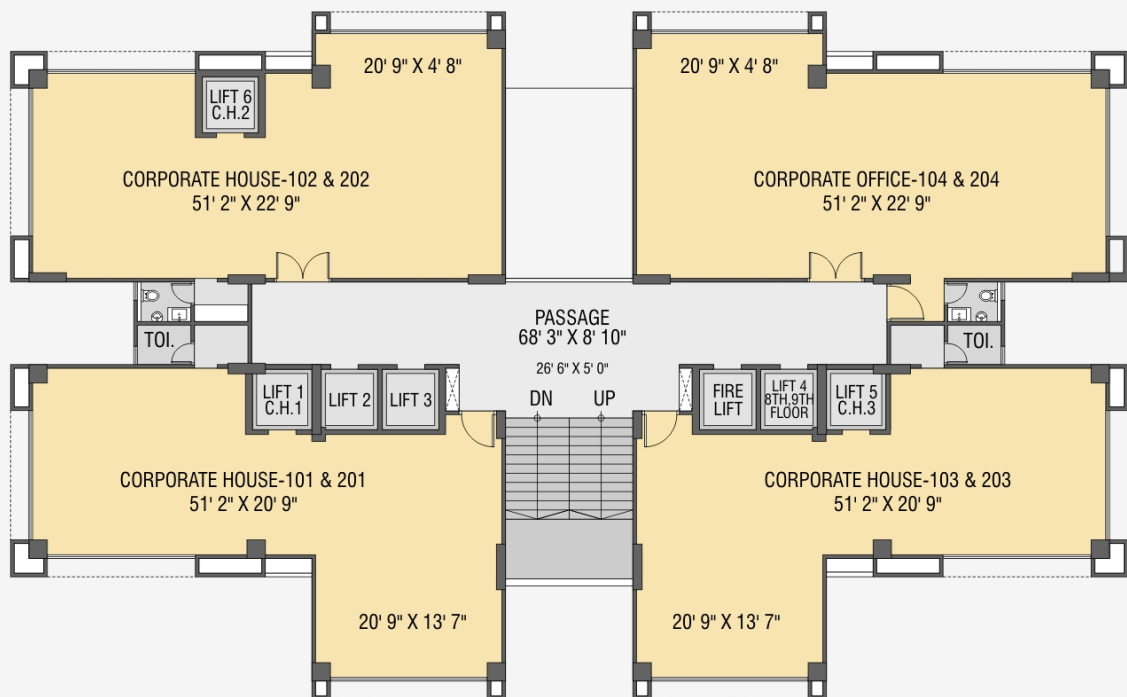
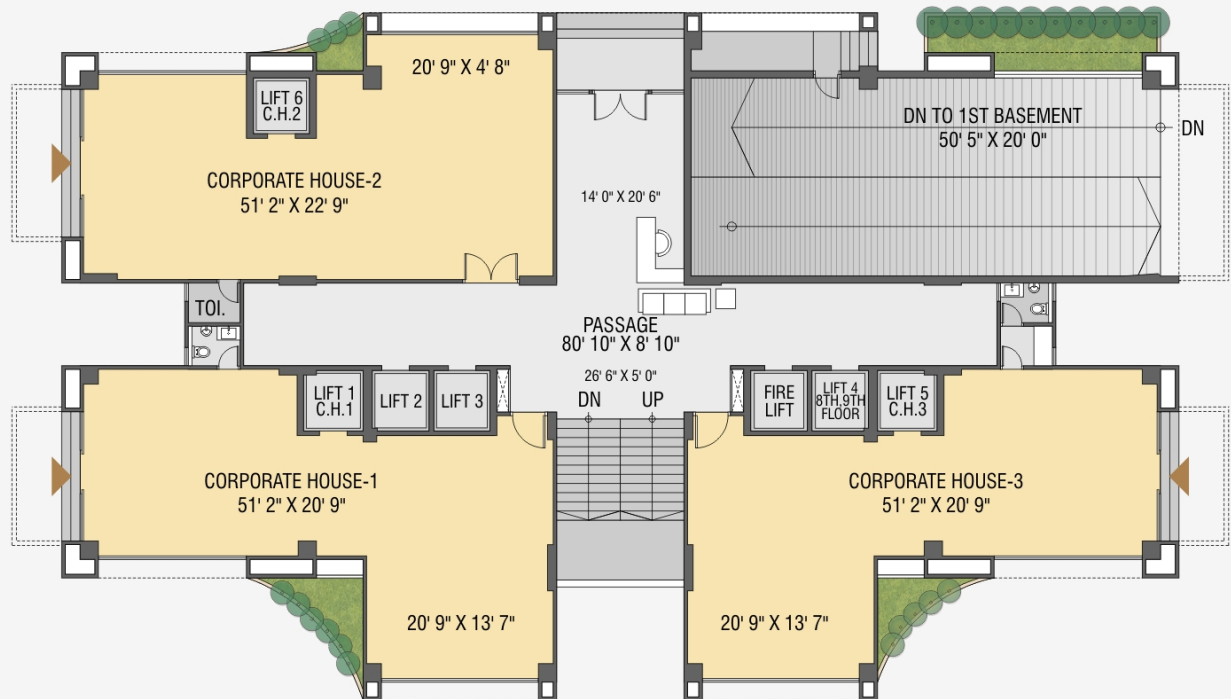
1ST & 2ND FLOOR

AREAS AS PER RERA



GROUND FLOOR

CORPORATE HOUSES



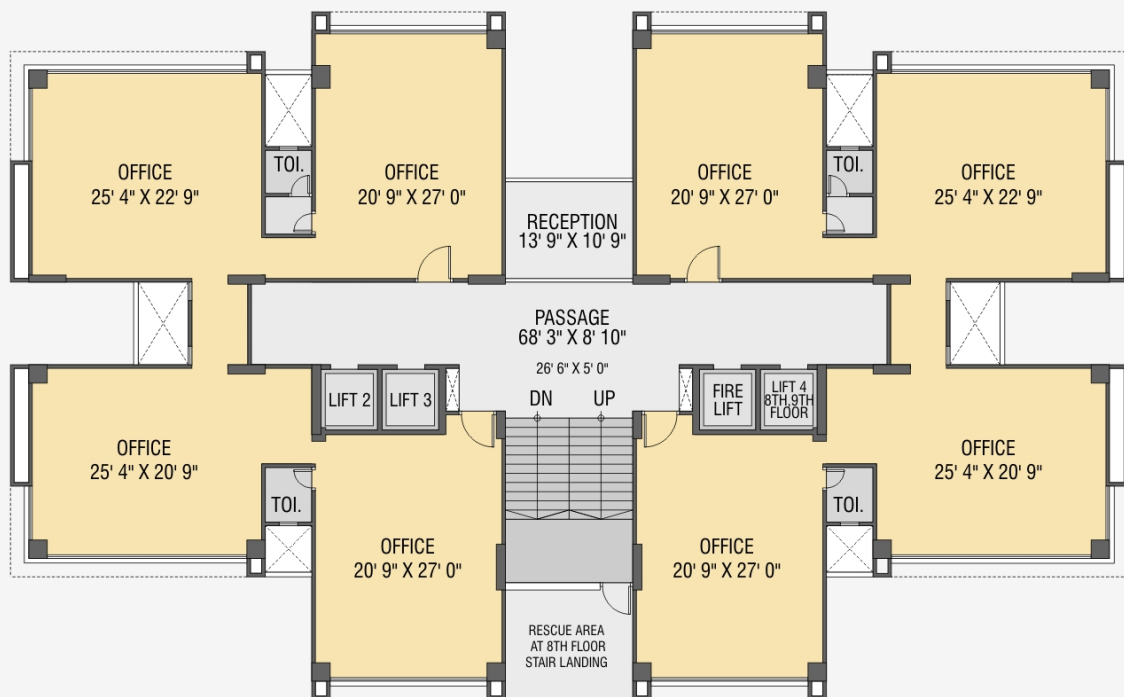
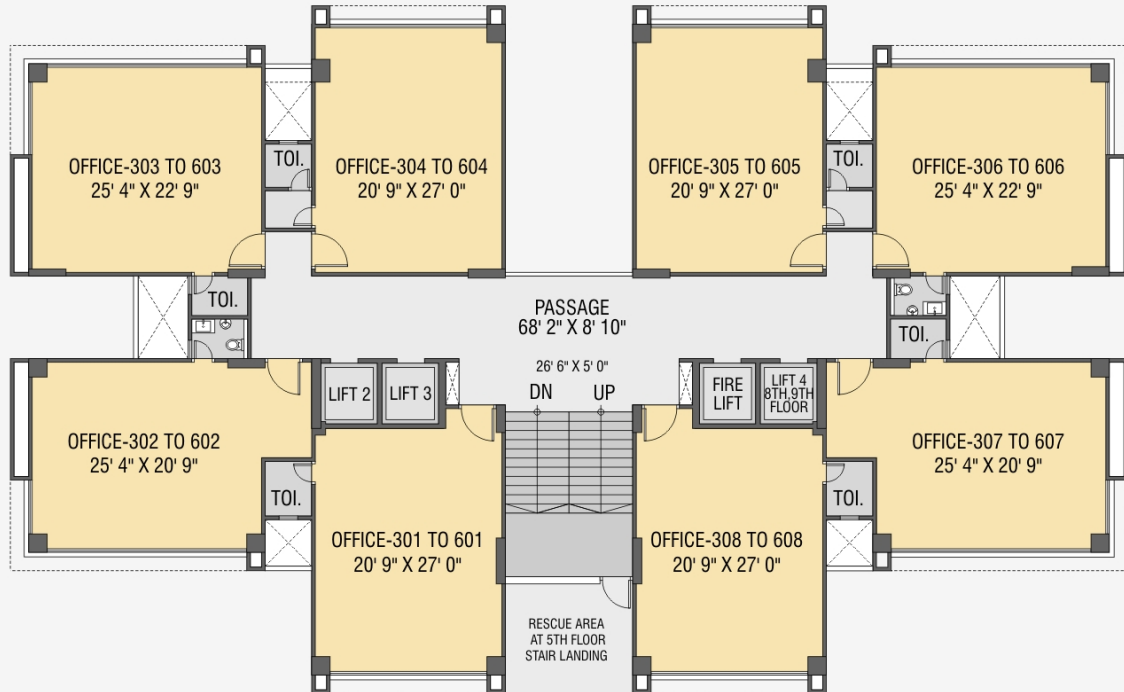
1ST & 2ND FLOOR

AREAS AS PER RERA



3RD TO 6TH FLOOR

OFFICES



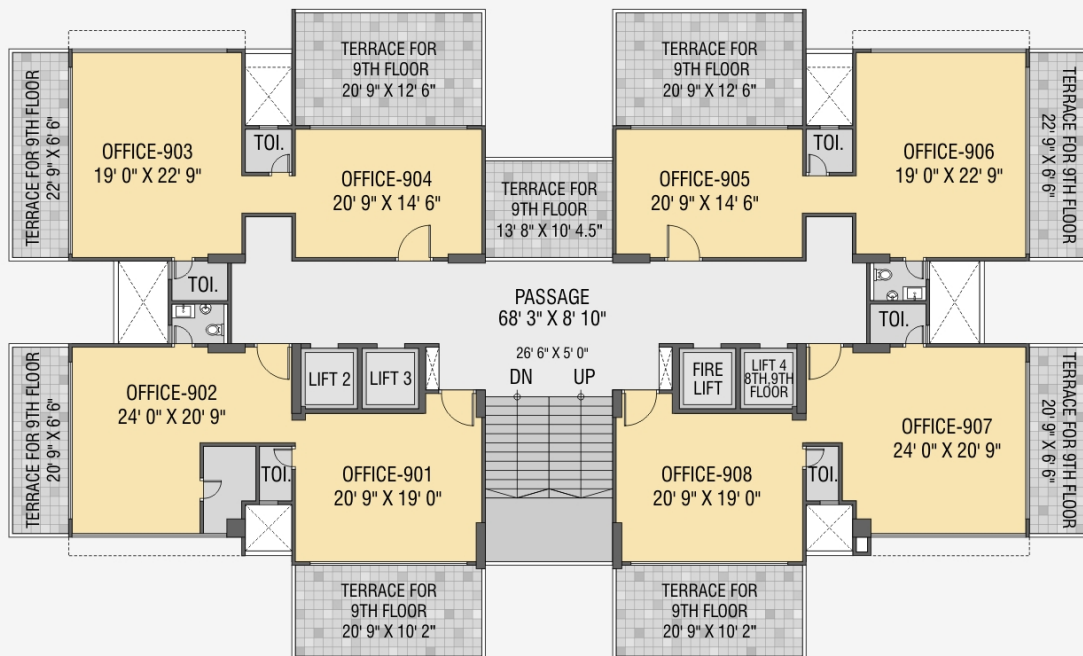
7TH & 8TH FLOOR

AREAS AS PER RERA



9TH FLOOR

OFFICES



AREAS AS PER RERA



BASEMENT 1



OPTIONAL
HYDRAULIC
CAR PARKING SYSTEM



BASEMENT 2



OPTIONAL
HYDRAULIC
CAR PARKING SYSTEM



TERRACE FLOOR

RESTAURANT / CAFÉ



AREAS AS PER RERA



DISCLAIMER

- Stamp duty, Registration charges, Legal charges, Electricity charges, Society maintenance deposit etc. shall be borne by the purchaser.
- VAT, Service Tax, TDS, TCS, GST & or any other taxes levied in future will be borne by the purchaser as applicable.
- Any additional charges or duties levied by the Government / Local Authorities during or after completion of the scheme shall be borne by the purchaser.
- In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including & not limited to technical specifications, design, planning, layout & all purchasers shall abide by such changes.
- Specifications and amenities mentioned in this brochure and in all promotional documents are only representational and informative and are subject to modification/compliance required as per the RERA Act.
- Changes/alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- Any RCC member (Beam, Column, Slab) must not be damaged during occupant / owner interior work.
- Low-voltage cables such as telephone, TV and internet cables shall be strictly laid as per consultant's service drawings with prior consent of Developer / Builder's office.
- No wire/cables/conduits units shall be laid or installed such that they form hanging formation on the building exterior or common interior faces.
- Common passages / landscaped areas are not allowed to be used for personal purposes.
- This brochure is just for an easy presentation of the project and should not be treated as a legal document. The entire dimensions given are approximate and unfinished. Subject to Ahmedabad jurisdiction. Payments are to be made in favour of "CONSTÉRA REALTY PVT. LTD." strictly through cheques / demand draft only.

PRESENTED BY



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