

Key Plan



Developers: **Altus Realty**

**Site:** Altus 99, Plot No. 2, FP 12, Block No : 99, TP 3, Besides Somnath Heritage, Shreeji Samruddhi & Earth Somnath, Sevasi 12 Mtr. Canal Road, Sevasi, Vadodara.

**Ph.:** 70969 64422, 70969 62200  
Email: altusrealty99@gmail.com

**Architect:** Design Point  
**Structural Consultant:** Zarna Associates

**Payment Schedule for Flats**  
Booking amount(inc.token) 10% | Plinth Level 25% | 2nd Floor Slab12% | 4th Floor Slab12% | 6th Floor Slab12% | 7th Floor Slab05% | Masonry Work 07% | Plaster Work 07% | Finishing Work 05% | Before Possession 05%

**Payment Schedule for Shops**  
Booking Amount 10% | Plinth Level 30% | Ground Floor Slab 30% | First Floor Slab 25% | Before Possession 05%

**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 Vadodara Jurisdiction.

RERA No.:  
RERA Website.: gujrera.gujarat.gov.in



**ALTUS 99**  
AFFORDABLE PREMIUM APARTMENTS

Beautiful, Clean, and Comfortable  
Upscale Altus living.



## CONVENIENT LOCATION, QUALITY CONSTRUCTION, THOUGHTFUL AMENITIES, AFFORDABLE PRICE

ALTUS 99 brings to you spaciouly designed 2 BHK Flats, 2 & 3 BHK Terrace Flats apart from road facing shops. Offering a good quality infrastructure at an affordable price is what we strive to achieve.

Homes at ALTUS 99 present a good lifestyle, with recreational facilities, impressive finish and well thought of planning, all at a very attractive price. It is located in the preferred residential locality of Gotri-Sevasi and easy access to all urban utilities on Gotri Main Road which is walking distance from your home.

A well experienced and committed team of real estate developers ensure that your home has a superior finish, good quality fittings and fixtures and timely completion.

ALTUS 99 shall bring for you a truly elite lifestyle for you and your family today & forever !





## Specifications

**Structure:**  
Well designed RCC frame structure as per structural engineer's design.

**Flooring:**  
2' x 2' Vitrified flooring in living, dining, kitchen, balcony, and all bedrooms, and ceramic tiles in bathrooms.

**Kitchen:**  
Granite platform with SS kitchen sink and designer tiles up to lintel level over the platform

**Bathrooms:**  
Designer tiles up to ceiling level with quality bath fittings, sanitary ware and glazed tiles.

**Plumbing:**  
Systematic wall concealed CPVC/UPVC branded plumbing fitting, Geyser point in Bathrooms.

**Doors & Widows:**  
Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with laminates. Three Track windows with Mosquito net .Aluminum section windows with reflective glass & safety grill

**Electrification:**  
Concealed copper ISI wiring and good quality modular switches with sufficient points. Provision for Split AC in master bedroom. Geyser point in bathroom. MCB in main distribution board.

**Finishing:**  
Internal smooth finish plaster and distemper paint on internal walls. External waterproof plaster with semi-acrylic exterior paint. Railing with enamel paint & exterior weather resistant paint.

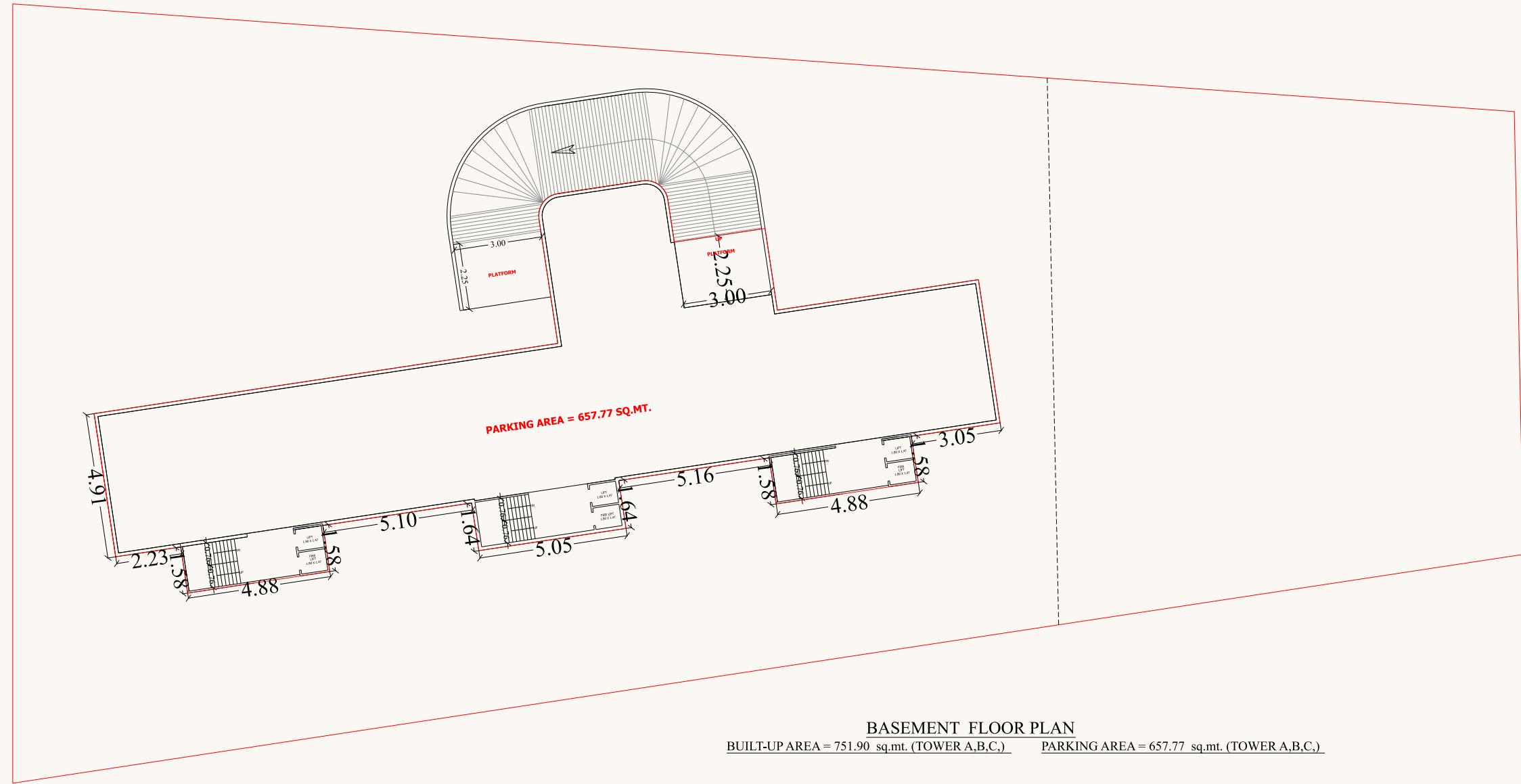


### Amenities

- Decorative Compound Gate
- Standard quality passenger Lifts
- Underground and overhead tanks for 24 hour water supply with sensor
- Sufficient Parking in Basement & Ground Level
- Anti-termite treatment
- Back-up Generator for common areas & lifts
- Gated premises with CCTV surveillance
- Letterbox & name plate
- Solar systems for common lighting

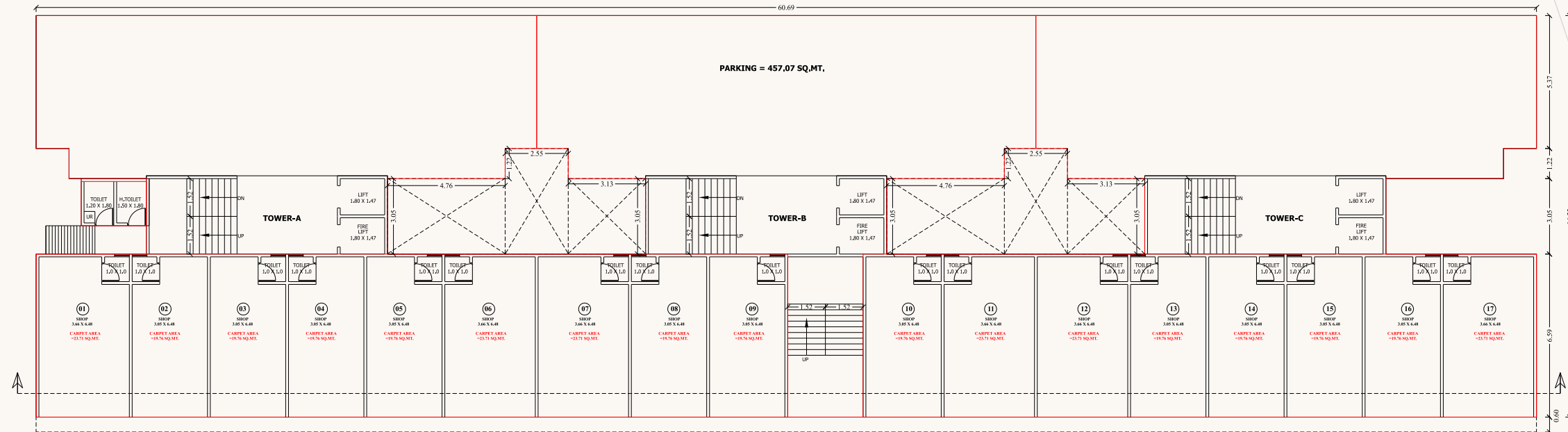
### Leisure Amenities

- Landscaped Garden
- Children's Play Area
- Club House with Multipurpose Hall,
- Gym & Indoor Games



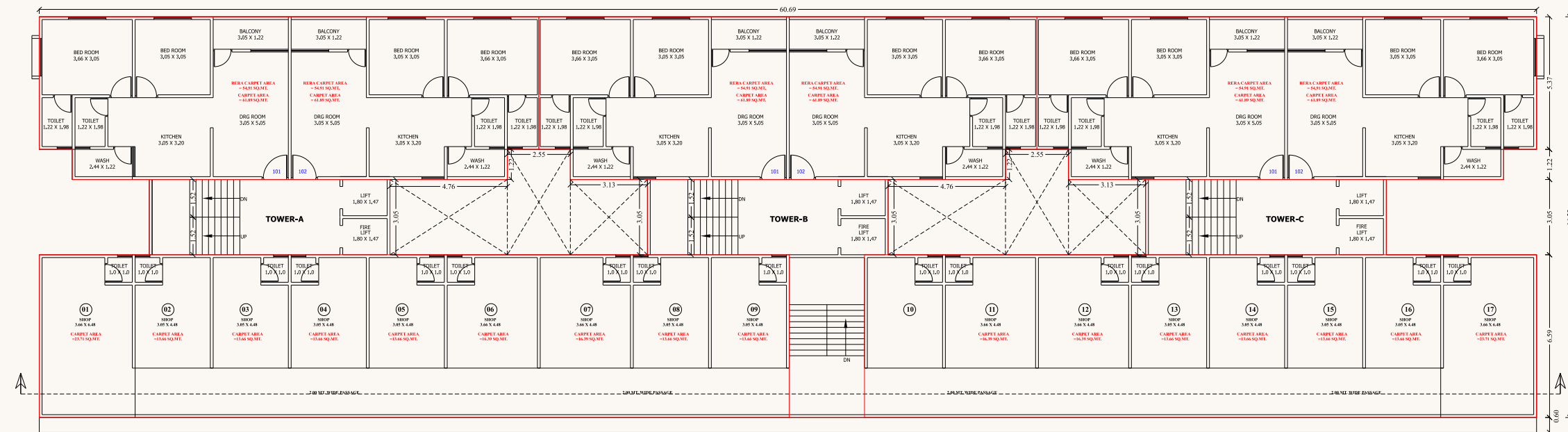
**BASEMENT FLOOR PLAN**  
BUILT-UP AREA = 751.90 sq.mt. (TOWER A,B,C.)    PARKING AREA = 657.77 sq.mt. (TOWER A,B,C.)

## BASEMENT FLOOR PLAN



**GROUND FLOOR PLAN**  
BUILT-UP AREA = 879.83 sq.mt.  
F.S.I. AREA = 379.96 sq.mt.  
PARKING AREA = 457.07 sq.mt.

## GROUND FLOOR PLAN

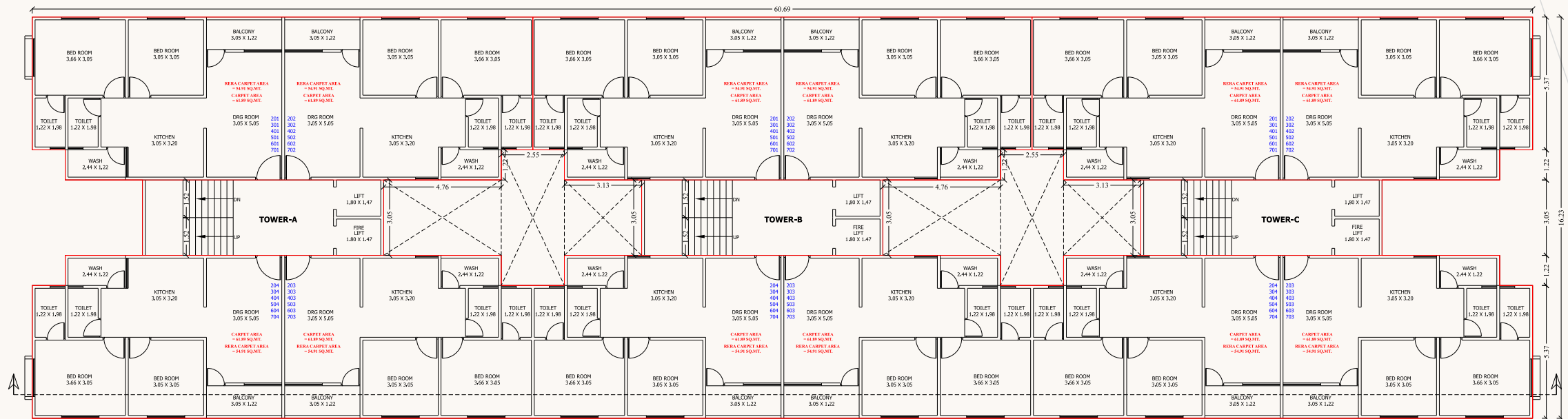


**FIRST FLOOR PLAN**  
BUILT-UP AREA = 879.83 sq.mt.  
F.S.I. AREA = 379.96 sq.mt. (COMM.)  
F.S.I. AREA = 390.57 sq.mt. (RESL.)

TOWER - A,B,C.

## FIRST FLOOR PLAN

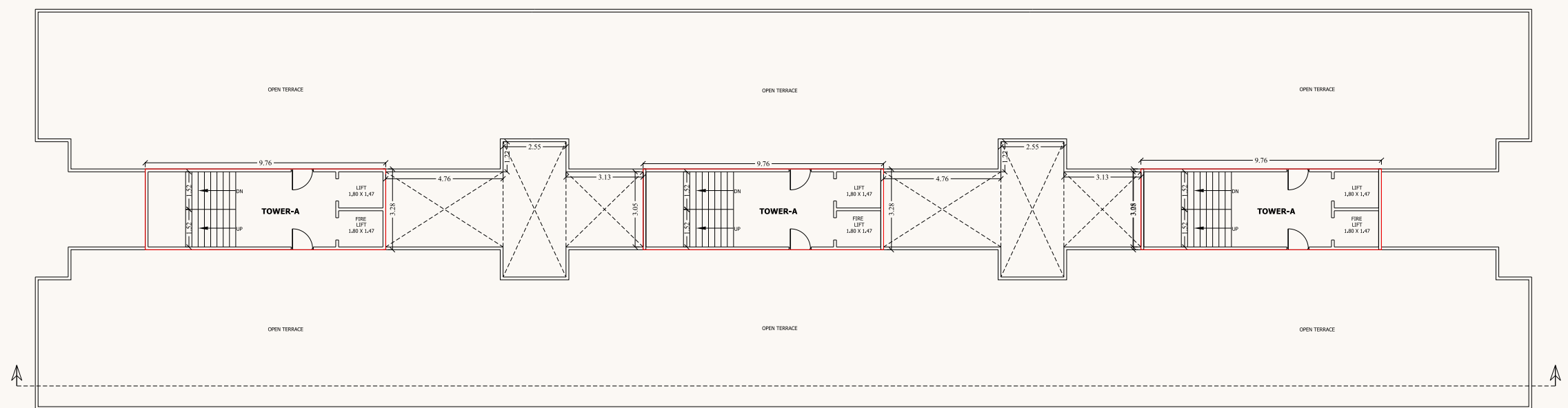




SECOND TO SEVENTH FLOOR PLAN  
BUILT-UP AREA = 870.35 X 6 FL. = 5222.10 sq.mt.  
F.S.I. AREA = 781.14 X 6 FL. = 4686.84 sq.mt.

TOWER - A,B,C.

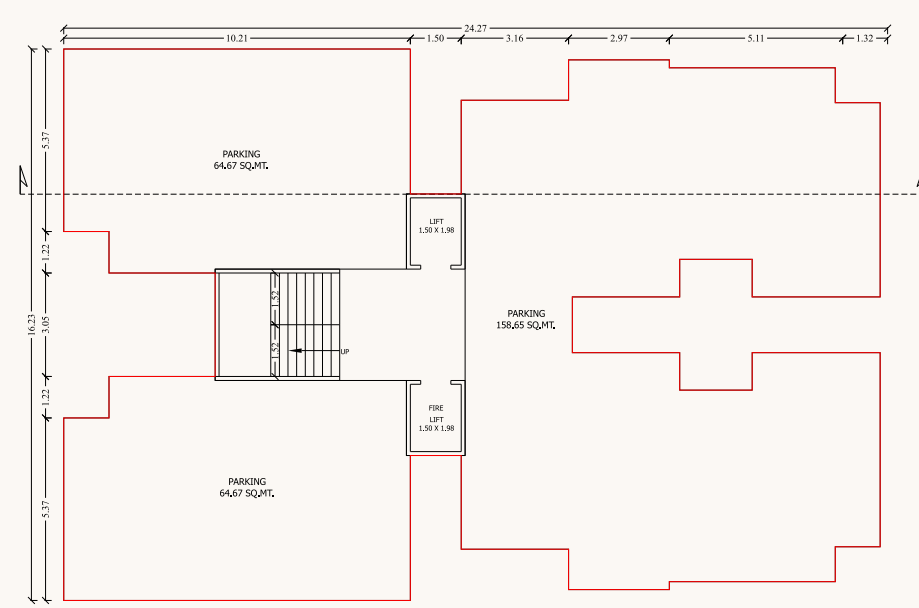
## SECOND TO SEVENTH FLOOR PLAN



TERRACE FLOOR PLAN  
BUILT-UP AREA = 95.91 sq.mt.

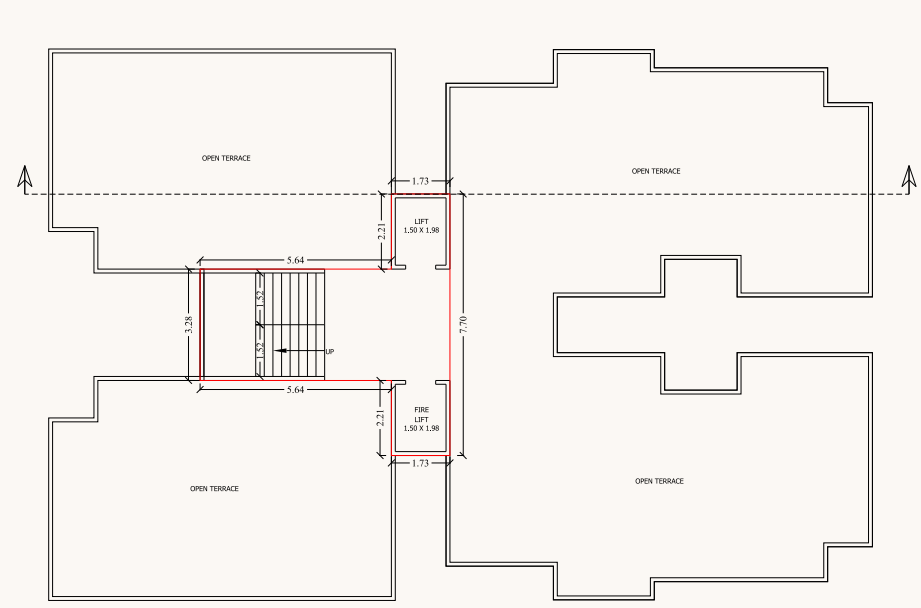
TOWER - A,B,C.

## TERRACE FLOOR PLAN



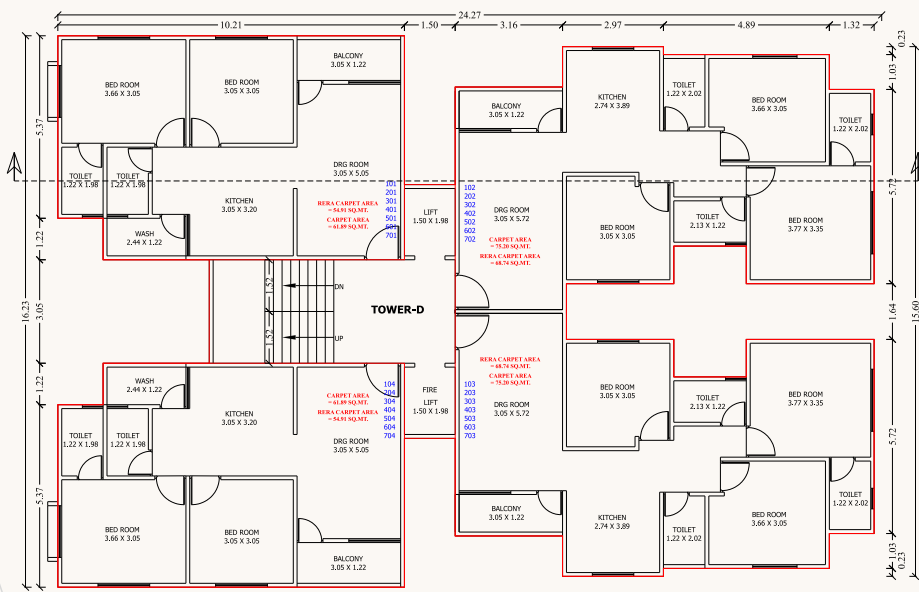
GROUND FLOOR PLAN  
BUILT-UP AREA = 322.49 sq.mt.  
F.S.I. AREA = 0.00 sq.mt.  
PARKING AREA = 287.99 sq.mt.

TOWER - D



TERRACE FLOOR PLAN  
BUILT-UP AREA = 34.51 sq.mt.

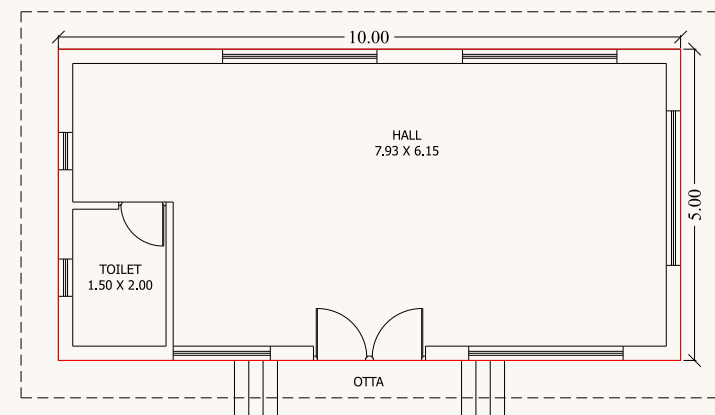
TOWER - D



FIRST TO SEVENTH FLOOR PLAN  
BUILT-UP AREA = 322.49 X 7 FL. = 2257.43 sq.mt.  
F.S.I. AREA = 291.08 X 7 FL. = 2037.56 sq.mt.

TOWER - D

## TOWER D



CLUB HOUSE PLAN  
BUILT-UP AREA = 50.00 sq.mt.