PROJECT BY

DEVELOPER

LALJI
BUILDER

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RERA NO. : _____
www.gujrera.gujarat.gov.in

LALJI
LUXURIA

2 BHK & 3 BHK
PREMIUM LIVING

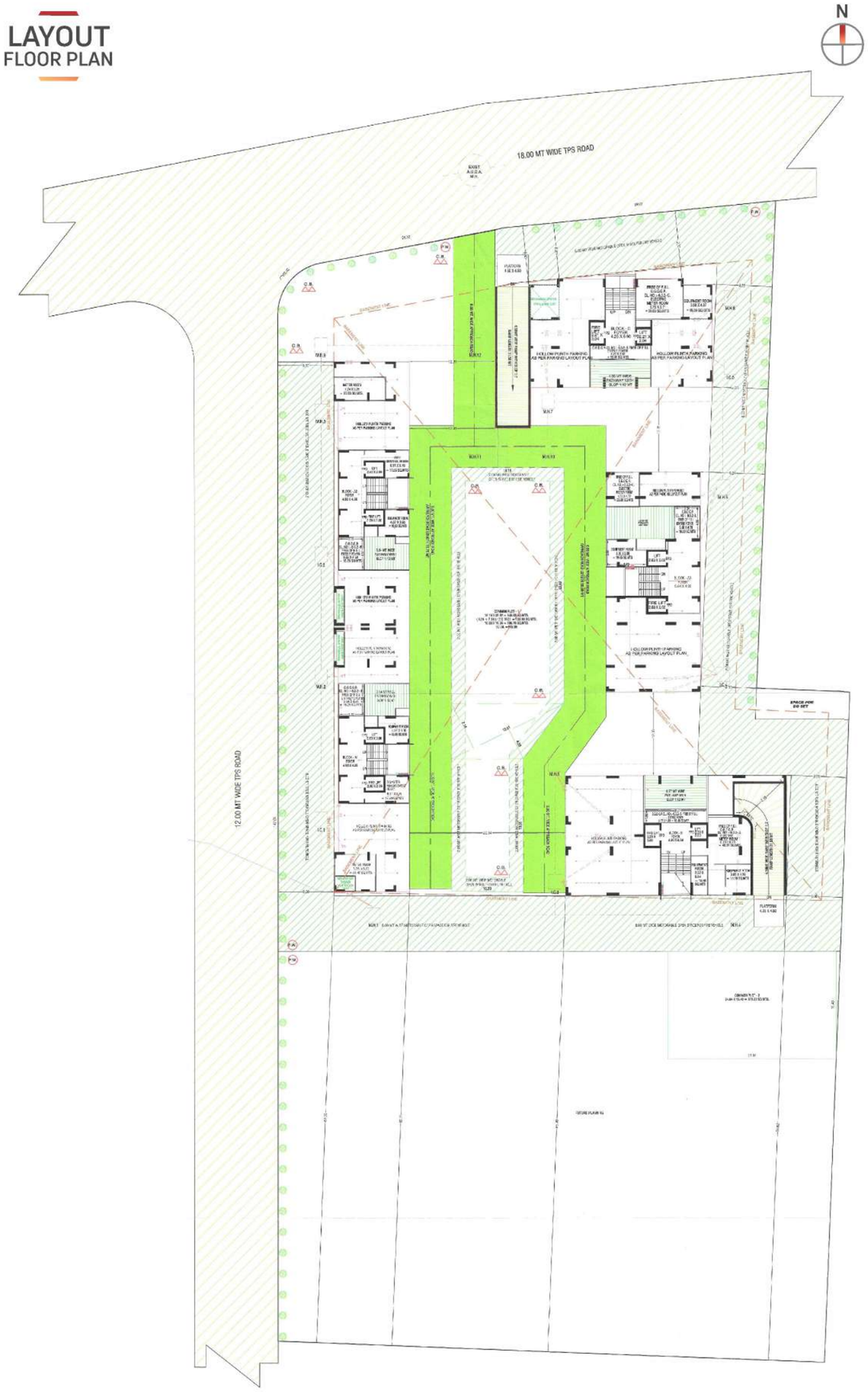


LALJI LUXURIA

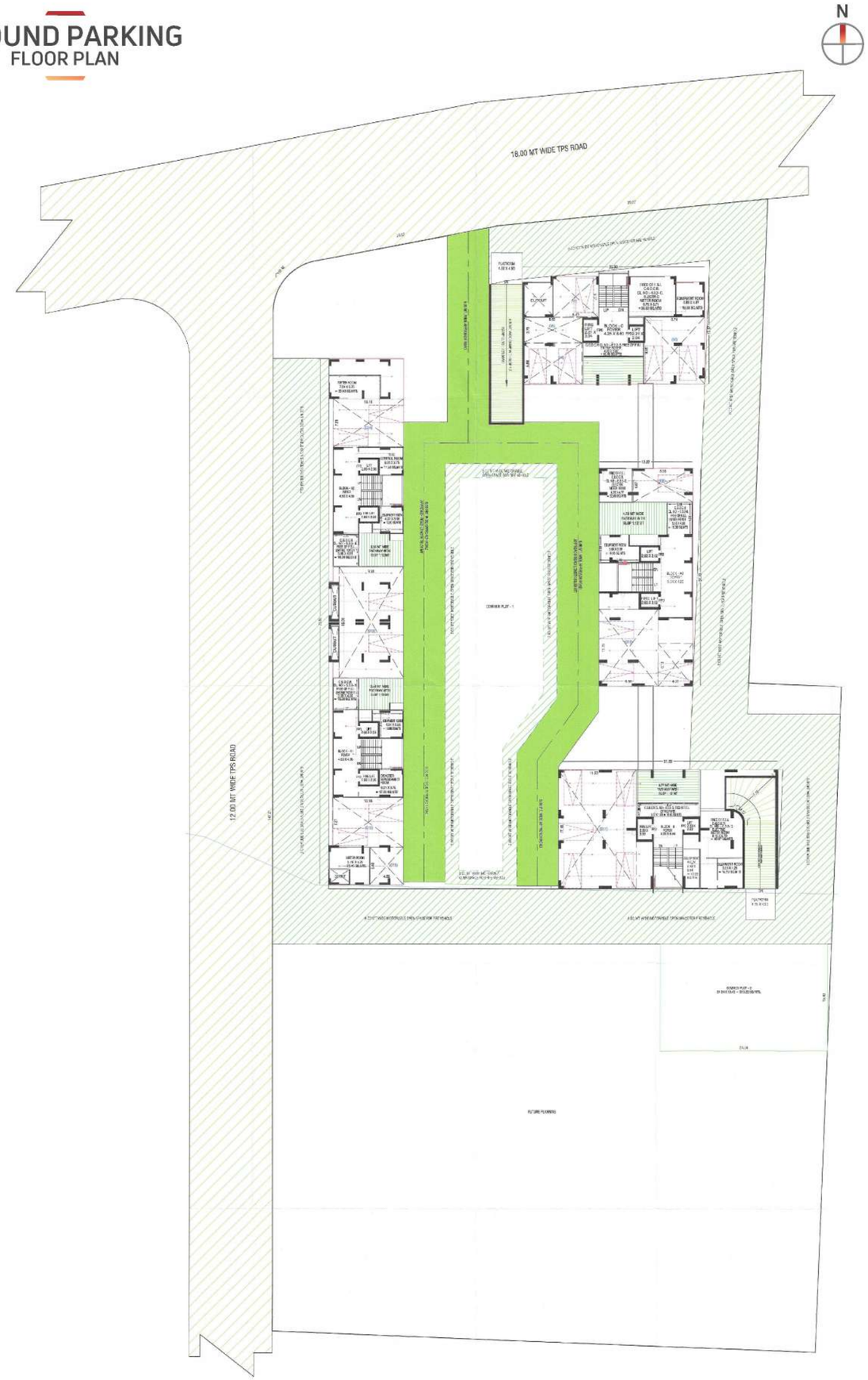
EXPLORE
LUXURY IN WAY
OF LIFE

Everything That you Wished for, in your luxury Abode!

LAYOUT
FLOOR PLAN



GROUND PARKING
FLOOR PLAN



-1 BASMENT
FLOOR PLAN



-2 BASMENT
FLOOR PLAN

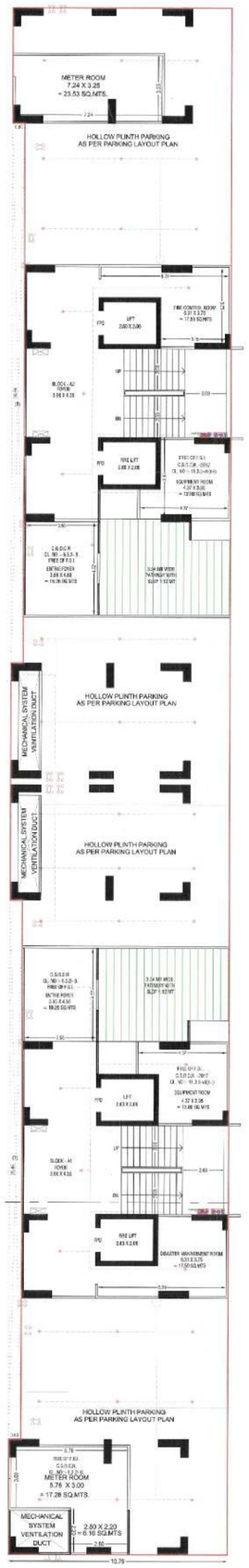


TYPICAL FLOOR PLAN

HOLLOW PLINTH

N

TYPE - A1, A2

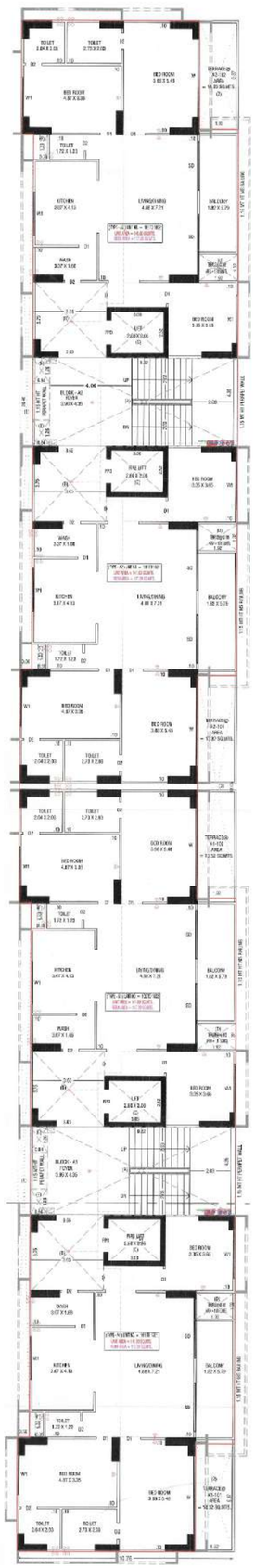


TYPICAL FLOOR PLAN

1ST,3RD,5TH,6TH,8TH,
9TH,11TH,14TH,16TH & 18TH

N

TYPE - A1, A2



TYPICAL
FLOOR PLAN

4TH,7TH,10TH,15TH & 17TH

N

TYPE - A1, A2

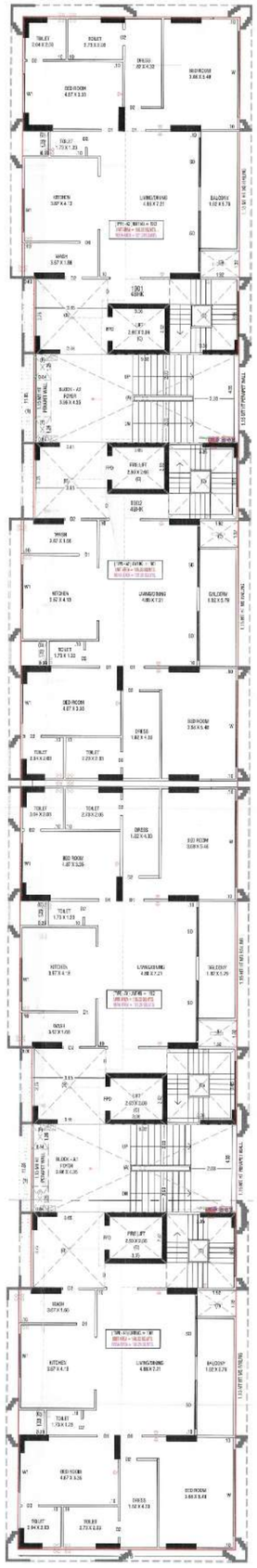


TYPICAL
FLOOR PLAN

19TH

N

TYPE - A1, A2

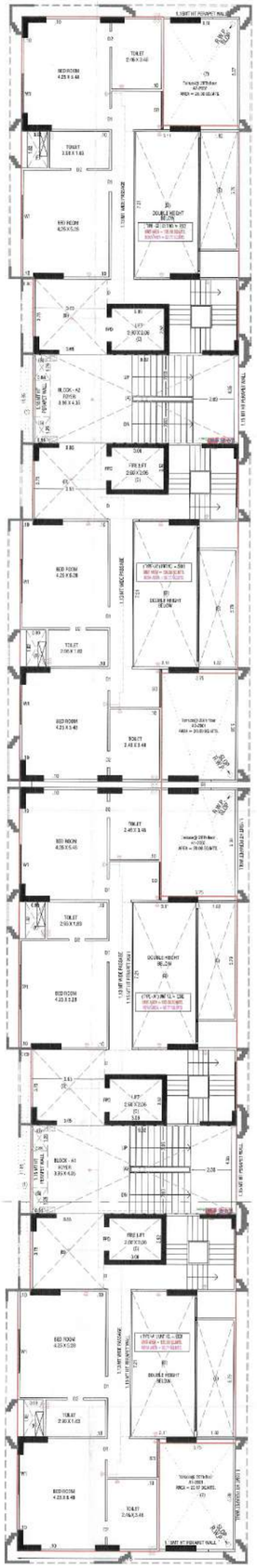


TYPICAL FLOOR PLAN

20TH

N

TYPE - A1, A2

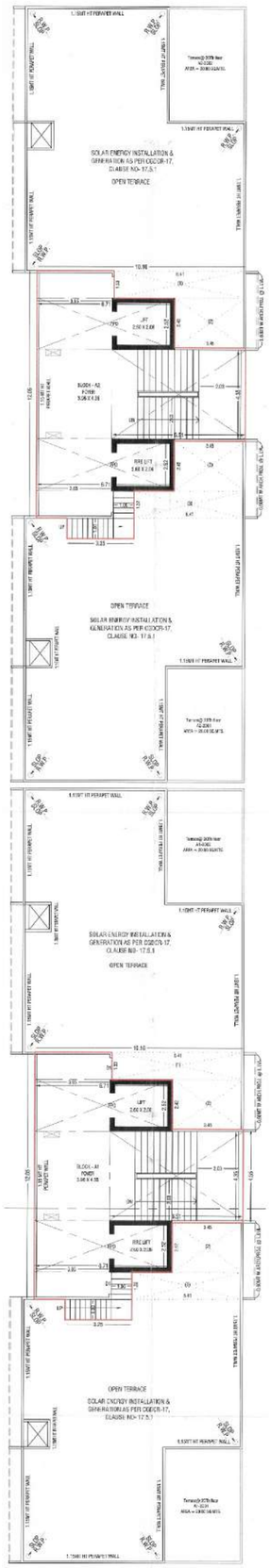


TYPICAL FLOOR PLAN

ST. CABIN PLAN & OPEN TERRACE

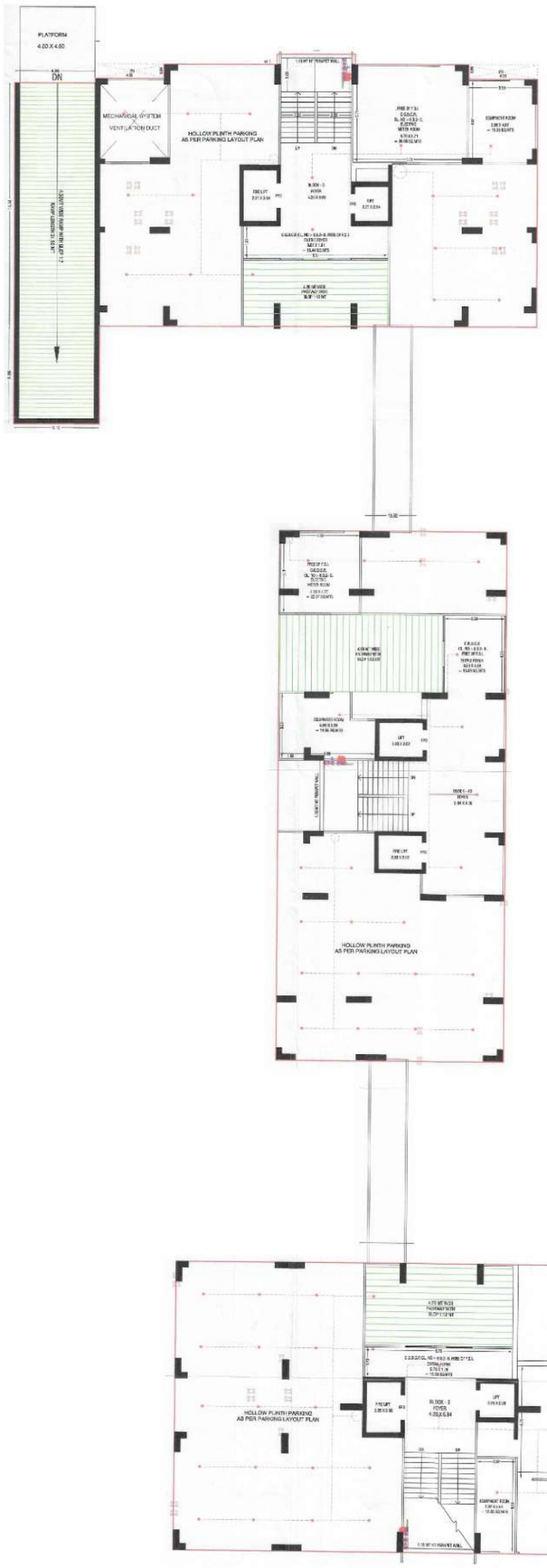
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TYPE - A1, A2



TYPICAL FLOOR PLAN

HOLLOW PLINTH



N

TYPE - A3, B, C

TYPICAL FLOOR PLAN

1ST,3RD,5TH,6TH,8TH,
9TH,11TH,14TH,16TH & 18TH



N

TYPE - A3, B, C

TYPICAL
FLOOR PLAN

4TH,7TH,10TH,15TH & 17TH

N

TYPE - A3, B, C



TYPICAL
FLOOR PLAN

19TH

N

TYPE - A3, B, C

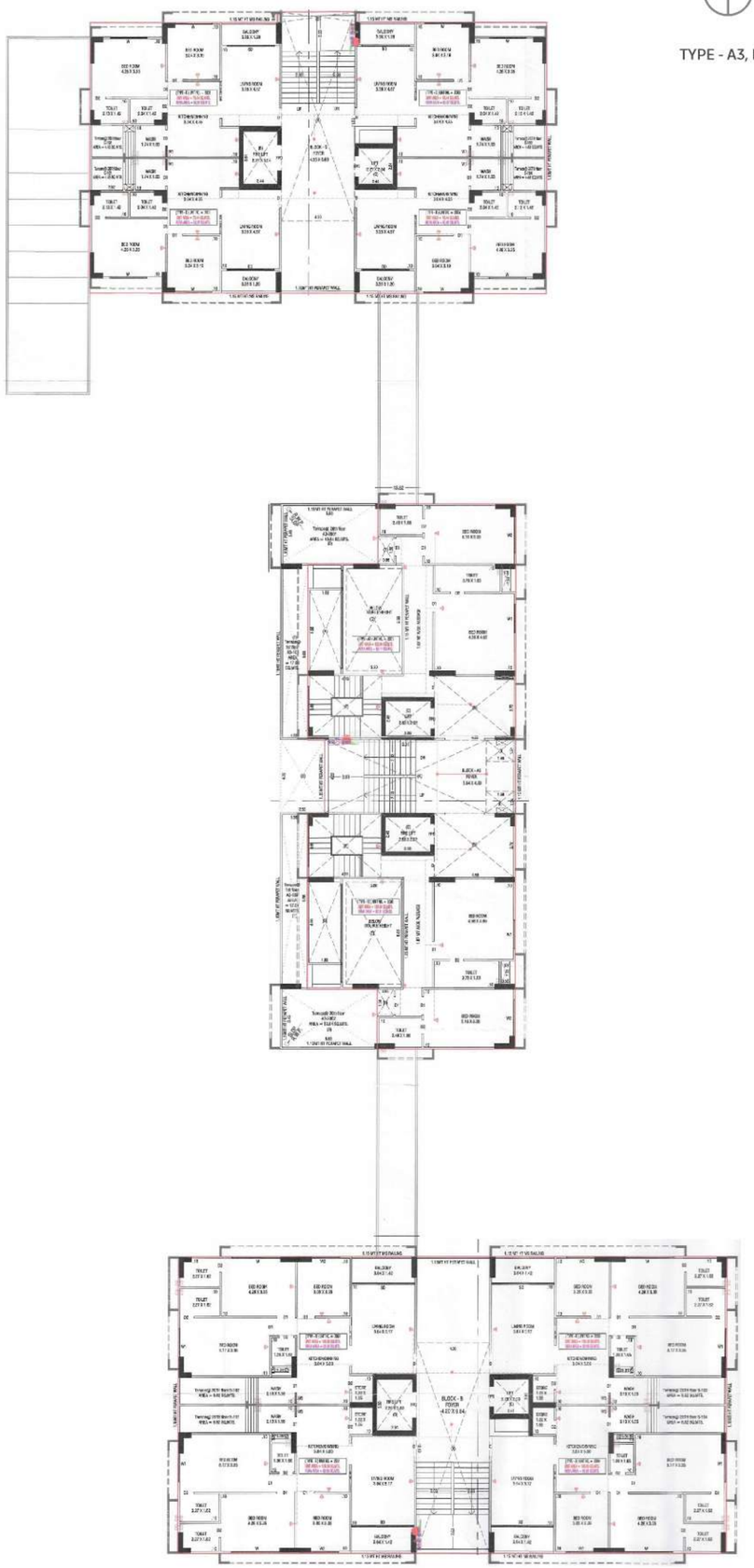


TYPICAL FLOOR PLAN

20TH

N

TYPE - A3, B, C

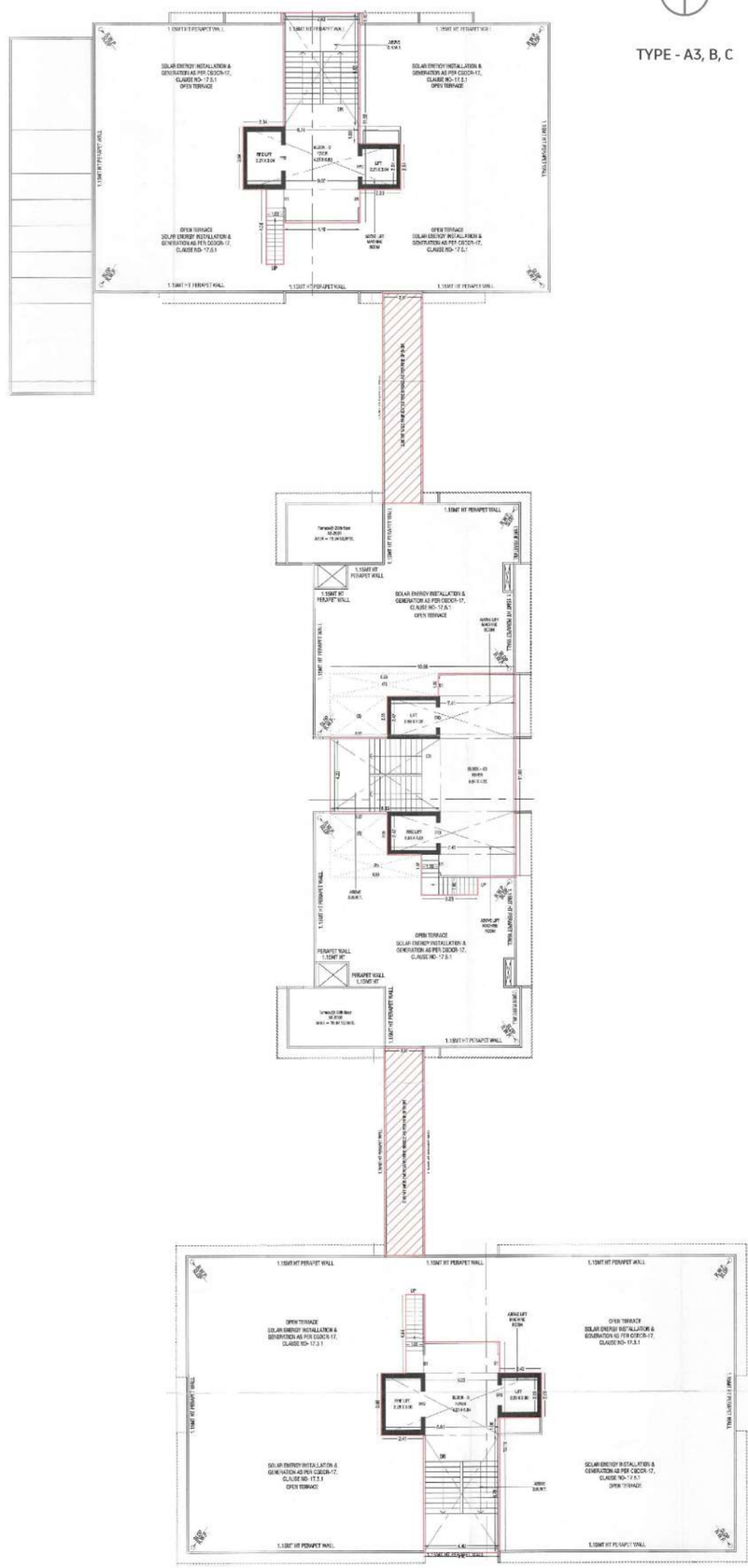


TYPICAL FLOOR PLAN

ST. CABIN PLAN & OPEN TERRACE

N

TYPE - A3, B, C

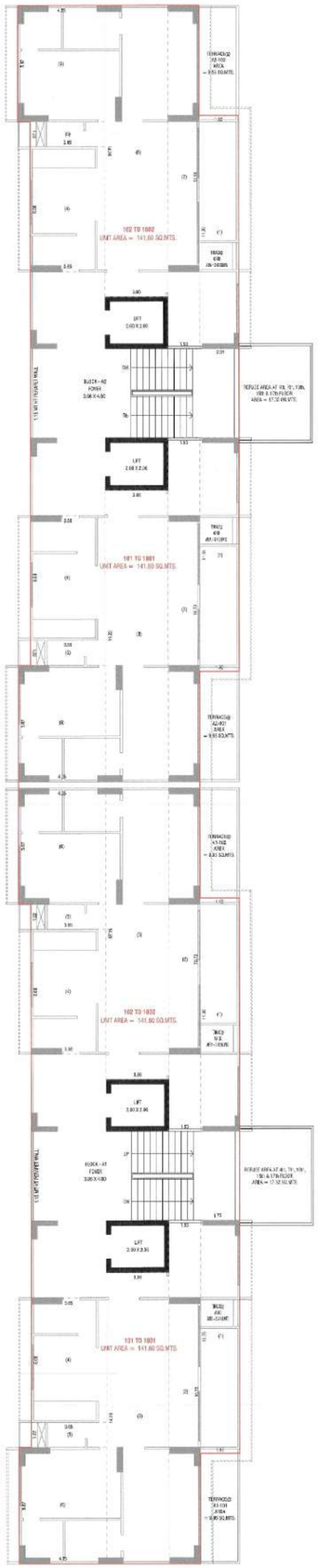


TYPICAL FLOOR PLAN

HOLLOW PLINTH

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TYPE - A1, A2

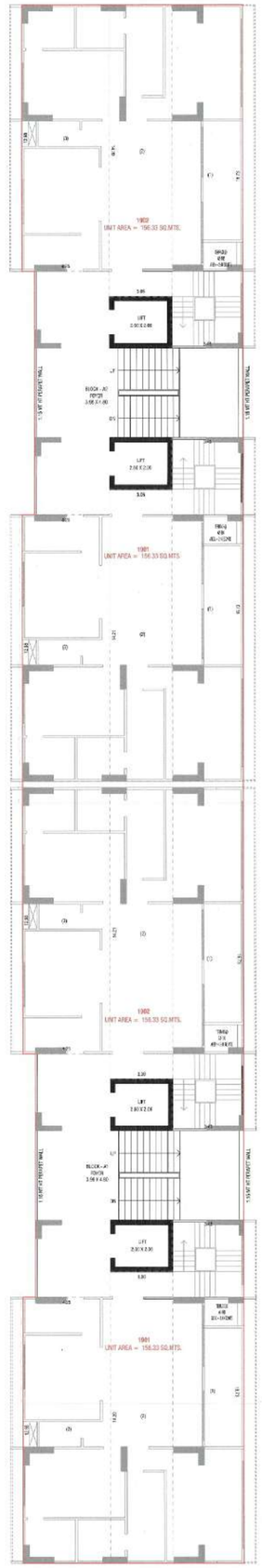


TYPICAL FLOOR PLAN

1ST,3RD,5TH,6TH,8TH,
9TH,11TH,14TH,16TH & 18TH

N

TYPE - A1, A2

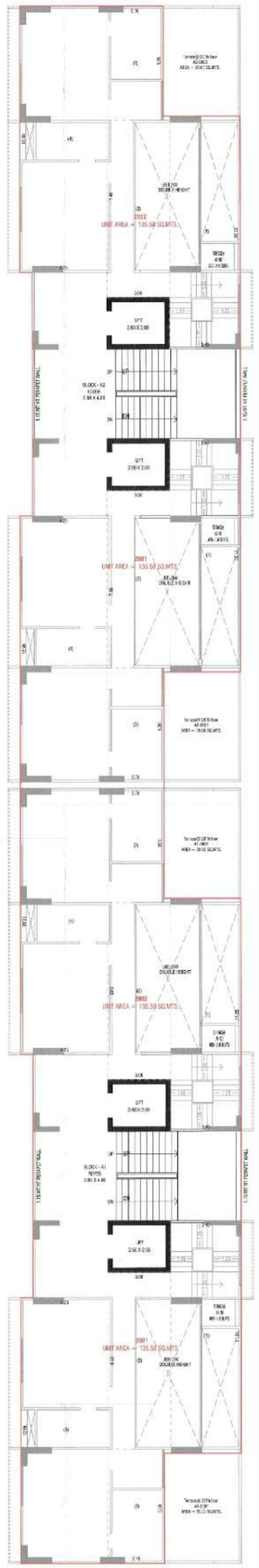


TYPICAL FLOOR PLAN

4TH,7TH,10TH,15TH & 17TH

N

TYPE - A1, A2

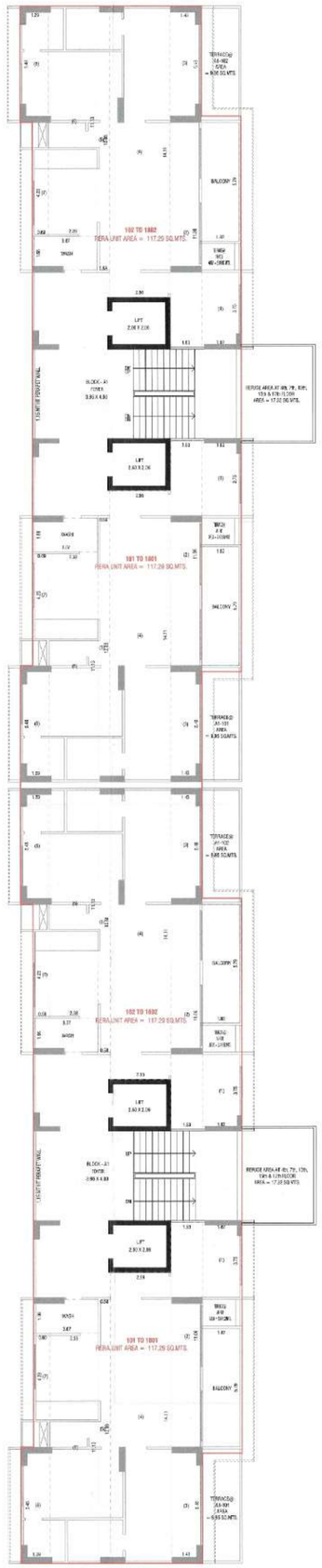


TYPICAL FLOOR PLAN

19TH

N

TYPE - A1, A2

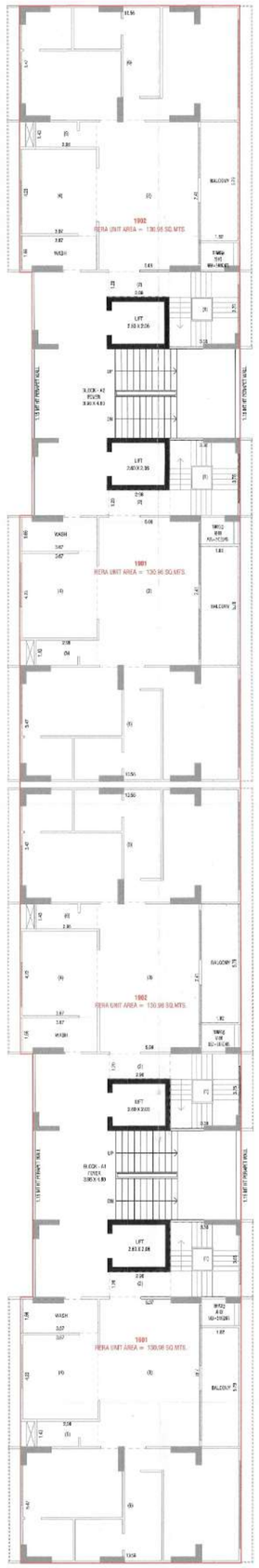


TYPICAL FLOOR PLAN

20TH

N

TYPE - A1, A2

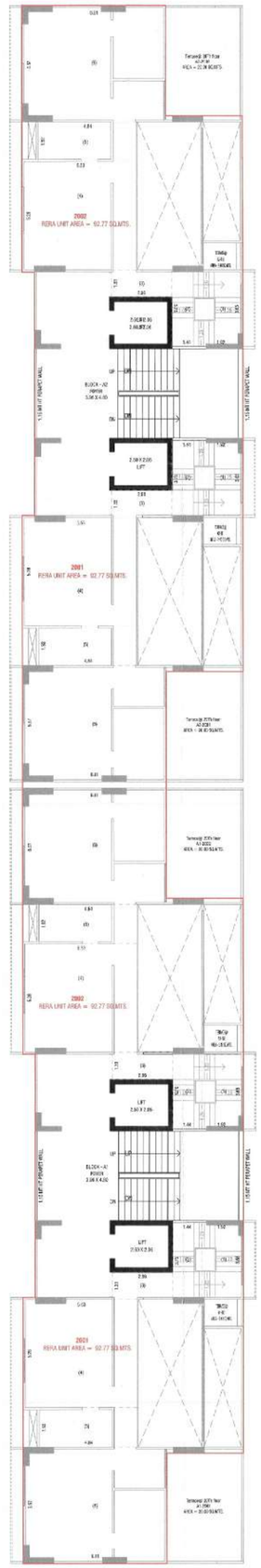


TYPICAL FLOOR PLAN

ST. CABIN PLAN & OPEN TERRACE

N

TYPE - A1, A2



TYPICAL FLOOR PLAN

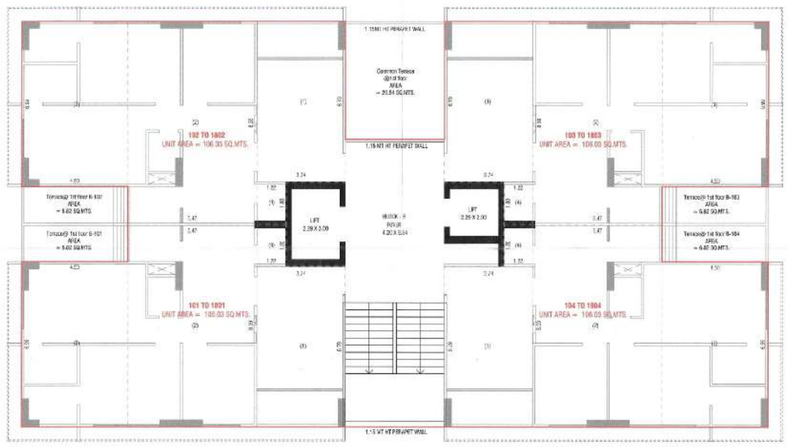
1ST TO 18TH

N

TYPE - A3, B, C





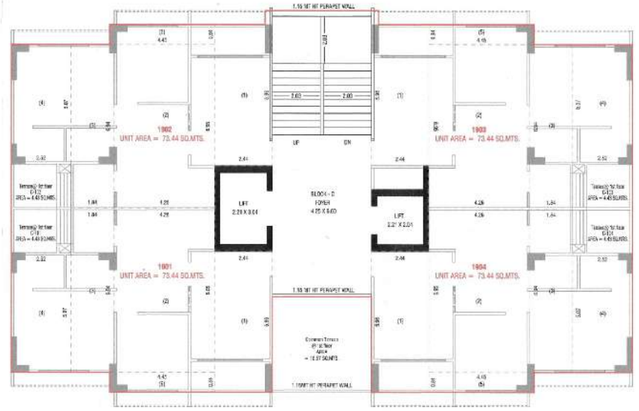


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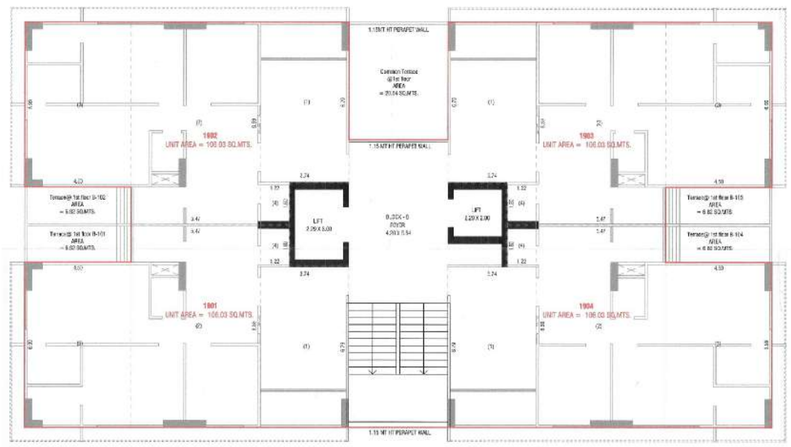
19TH

N

TYPE - A3, B, C





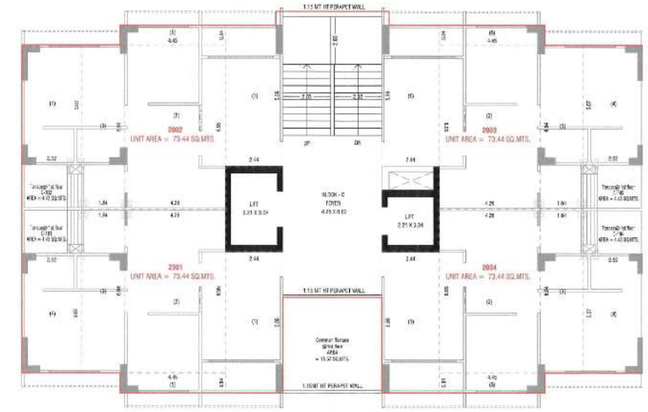


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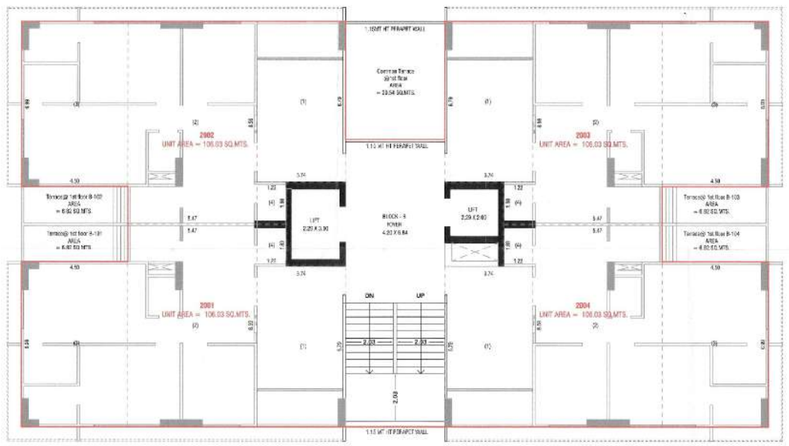
20TH

N

TYPE - A3, B, C







AMENITIES

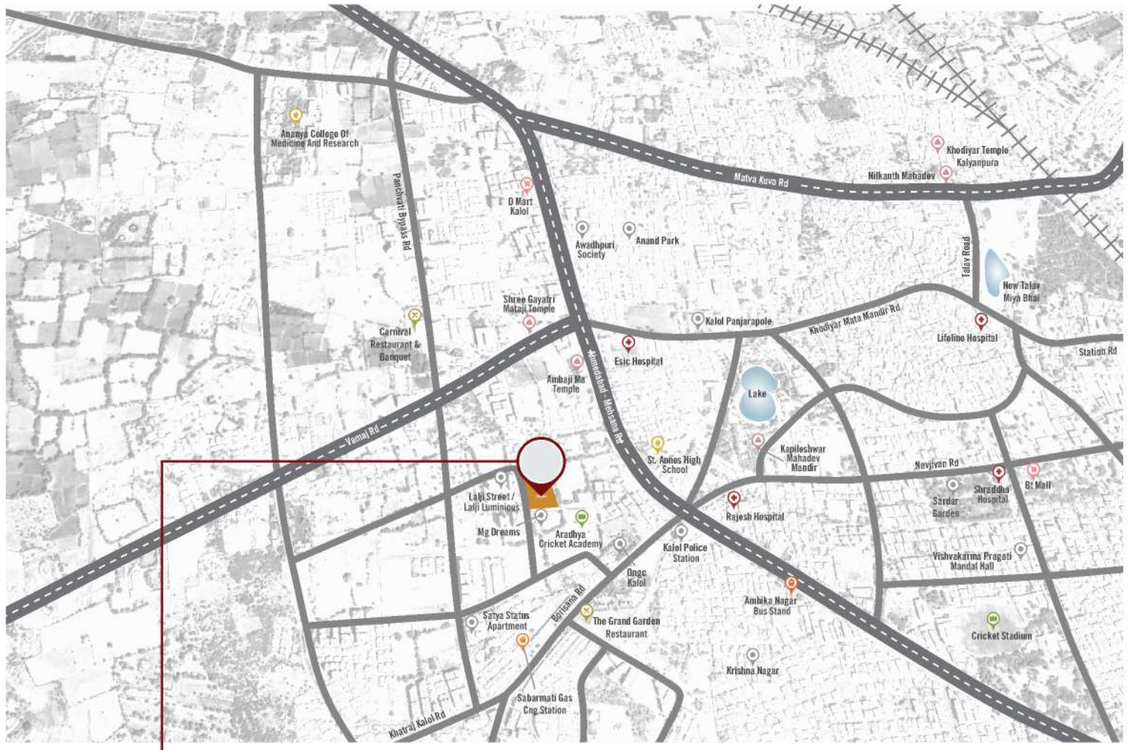
- ENTRANCE GATE
- CCTV CAMERAS
- FIRE SAFETY
- 24 HRS WATER SUPPLY
- STREETLIGHT
- GYMNASIUM
- 24X7 SECURITY
- GARDEN ENTRANCE WITH SCULPTURE
- CHILDREN PLAY AREA
- LANDSCAPED GARDEN
- TODDLER PLAY AREA
- FULLY AUTOMATIC LIFT
- GAZEBO SITTING



SPECIFICATION

Structure	• Earthquake-resistant RCC frame structure.
Wall finish	• **Internal Finish**: Without plaster, finished with two coats of cement-based putty. • **External Finish**: Without plaster, texture finish with acrylic waterproof paint.
Flooring	• Branded vitrified tiles in all rooms with matching skirting. • Terrace: Terrace finished with mosaic tiles. • Kitchen: Granite sandwich platform with designer tiles up to lintel level, S.S. sink, and electric points for water purifier & chimney.
Water Supply	• Common tube-well with underground water tank and overhead water tank ensuring 24x7 water supply.
Toilets & Plumbimg	• CPVC/UPVC plumbing pipes and fittings, designer ceramic tiles dado up to lintel level, branded C.P. fittings, and sanitary ware.
Electrification	• Concealed ISI copper wiring with branded modular switches and adequate electrical points in all rooms. ELCB / MCB distribution board for maximum safety.
Doors & Windows	• Main door fitting only (without laminate or paint). • Granite frame in all bathroom doors. • Aluminum sliding windows. • Internal flush doors and door frames will not be provided (No Door – No Frame).
Gate & Compound Wall	• Decorative entrance gate with front compound wall. • Compound wall on all four sides.
CCTV	• Security & Other Specifications • 24-hour CCTV surveillance in common areas.

LOCATION MAP



LALJI LUXURIA

SITE ADDRESS : **LALJI LUXURIA,**
B/H. MD Masala, Mehsana highway, Kalol,
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RERA NO. : _____
www.gujrera.gujarat.gov.in

SCAN ME FOR LOCATION

PROJECT BY	DEVELOPER	ARCHITECT	STRUCTURE & MEP
lalji GROUP	LALJI BUILDER	HM ARCHITECTS	SETU INFRASTRUCTURE

DISCLAIMER :
Premium quality materials or equivalent branded products shall be used for all construction work • Consider all walls as 4 inches thick. • Torrent power charges, gas charges, legal charges and other Govt. charges shall be paid separately. • Maintenance deposit shall be paid separately. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes strictly not allowed. • Stamp duty, registration fees, and service tax charges on allotment and possession of the property shall be borne by the 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 members. • New rate will be applicable in case of delay in payment terms. Terms & conditions will be as per separate agreement. • This brochure is meant only for information, presentation & guidance purposes, It is not an authorized document or an agreement. This does not form the basis of any contract. • Variations may occur as per local regulations and developer's policy of improvement.