OMKAR
GROUP | SINCE 1989

OMKAR
SKYZEN

Promoter: OMKAR RIVANTA PROJECTS LLP

Site Address: Skyzen, Opp. Shivalay Sharnam,
Beside Pratik Mall, Randesan, Gandhinagar
Contact : +91 9898 3433 42

ADJ. F.P.NO.56

55.08

8.00 MT. WIDE APPROACH ROAD
(ROAD LENGTH 40.80 MT)

RAIN WATER STORAGE TANK

U.G.W.T

U.G.W.T FOR FIRE SAFETY

PLAT FORM
5.33 X 4.50

DN TO 1ST BASEMENT

050 MT. R.C.C. WALL

SLOPE 1:7
6.60 MT. WIDE RAMP
TOTAL RAMP LENGTH 27.30 MT.

1.15 MT. HT. PARAPET WALL

0.23 MT. R.C.C. WALL

2.00 MT WIDE LANDING

VISITOR PARK (RESI.) (C3)
MECHANICAL

VISITOR PARK (RESI.) (C4)

CAR PARKING FOR PHY. DISABLED PEOPLE

1.20 MT TRANSFER BAY

2.00 MT. DRIVE WAY

VISITOR PARK (RESI.) (C5)

MECHANICAL (C2)

LIFT 1.83 X 2.87 8 Persons

FIRE LIFT 2.43 X 1.83

F.R.D.

4.84 MT WIDE PATH WAY
1:12 SLOPE

2.27 MT WIDE PATH WAY
1:12 SLOPE

BLOCK :- A
FOOTER
4.85 X 11.06

ELECTRIC METER ROOM 3.33 X 3.04 AS PER CODCP-2017 CL.NO-4.3.2.4.C

1ST Basement Exhaust Air Duct 5.20 X 1.68

VISITOR PARK (RESI.) (C1)

VISITOR PARK (RESI.) (C6)

2.00 MT WIDE LANDING

1.15 MT. HT. PARAPET WALL

13.26

18.00 M.T. W I D E T.P.S R O A D

3.00MT. WIDE OPEN SPACE LEFT FOR PUBLIC DOMAIN

43.55

8.00 MT. WIDE APPROACH ROAD
(ROAD LENGTH 60.71 MT)

8.00 MT. WIDE APPROACH ROAD
(ROAD LENGTH 60.71 MT)

CB

P.M.

33.70

ADJ. F.P.NO.58

10.00

8.26

80°

TRANSFORMER AND D.G SET SPACE FOR

COMMON PLOT
252.39 SQ.MT.

22.76

25.59

26.85

12.03

10.54

11.12

D TOD COLLECTION

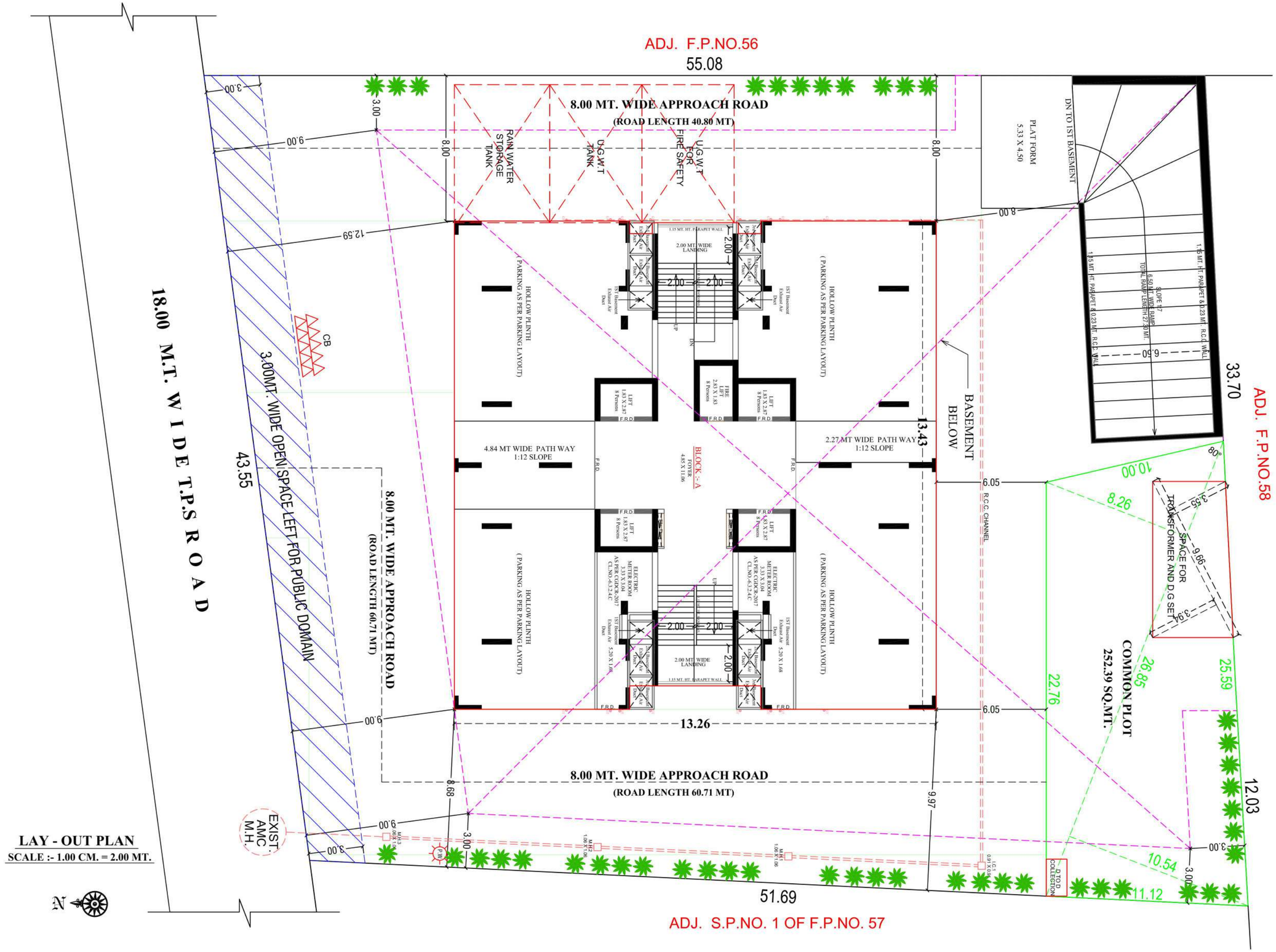
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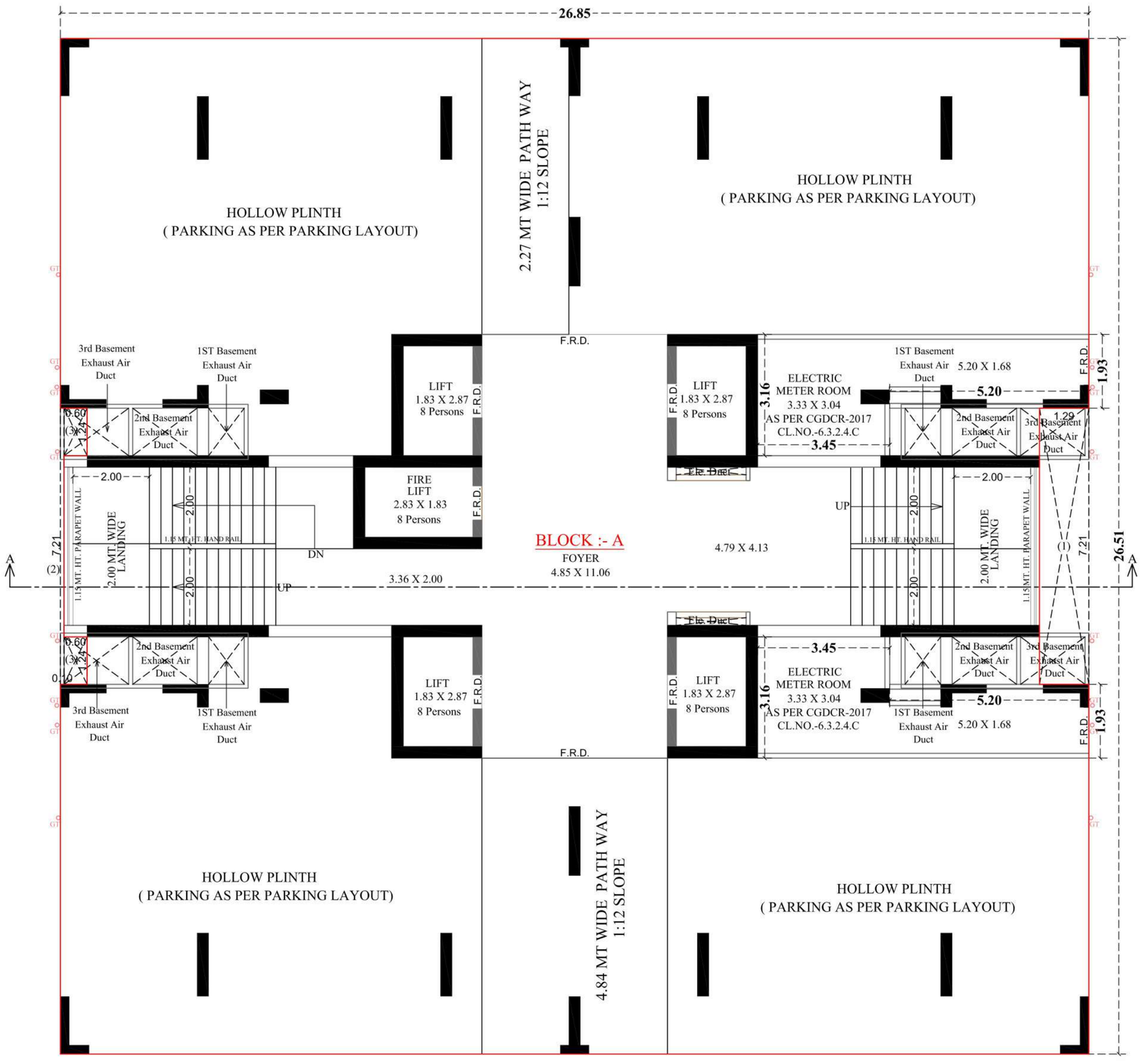
ADJ. F.P.NO.57 OF S.P.NO.1

GROUND LEVEL PARKING LAY - OUT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

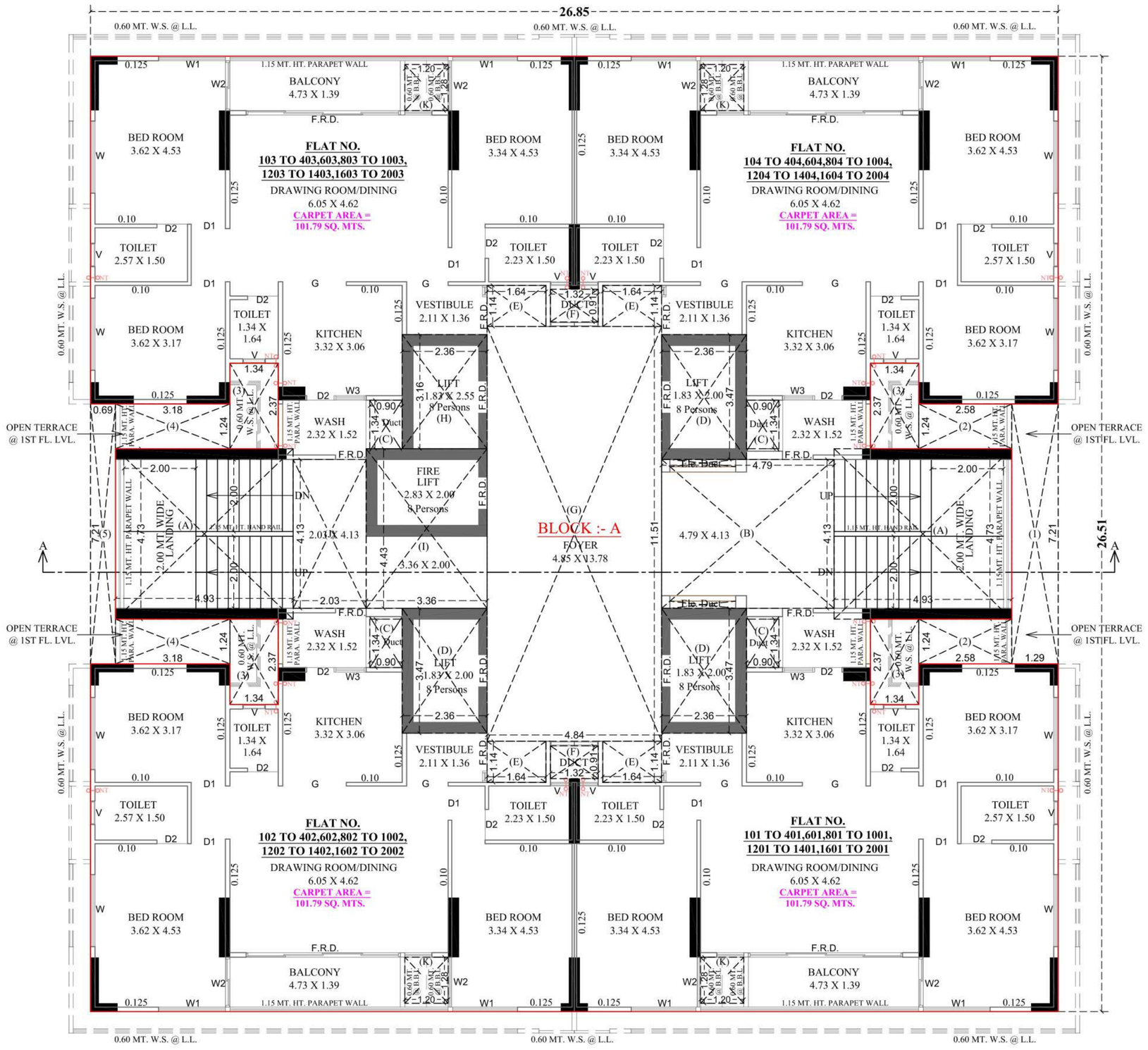
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ADJ. F.P.NO.56
55.08
8.00 MT. WIDE APPROACH ROAD
(ROAD LENGTH 40.80 MT)
RAIN WATER STORAGE TANK
U.G.W.T TANK
U.G.W.T FOR FIRE SAFETY
PLAT FORM 5.33 X 4.50
DN TO 1ST BASEMENT
1.15 MT. HT. PARAPET & 23 MT. R.C.C. WALL
SLOPE 1:7 TOTAL RAMP LENGTH 27.30 MT.
1.15 MT. HT. PARAPET & 0.23 MT. R.C.C. WALL
33.70
ADJ. F.P.NO.58
BASEMENT BELOW
HOLLOW PLINTH (PARKING AS PER PARKING LAYOUT)
2.00 MT. WIDE LANDING
1.15 MT. HT. PARAPET WALL
LIFT 1.83 X 2.87 8 Persons
PASSENGER LIFT 2.63 X 1.83 8 Persons
F.R.D
4.84 MT WIDE PATH WAY 1:12 SLOPE
2.27 MT WIDE PATH WAY 1:12 SLOPE
BLOCK :- A
FOYER 4.85 X 11.06
ELECTRIC METER ROOM 3.33 X 3.04 AS PER CODE-2017 CLAUSE-6.3.2.4.C
1ST Basement Exhaust Air Duct
Toilet Exhaust Air Duct
Bathroom Exhaust Air Duct
5.20 X 1.68
UP
DN
13.43
6.05
R.C.C. CHANNEL
10.00
8.26
80°
TRANSFORMER AND D.G SET
SPACE FOR
9.86
5.55
9.59
COMMON PLOT
252.39 SQ.MT.
22.76
26.85
25.59
12.03
3.00
10.54
11.12
RTO COLLECTION
13.26
6.05
8.68
9.97
51.69
18.00 M.T. W I D E T.P.S R O A D
3.00MT. WIDE OPEN SPACE LEFT FOR PUBLIC DOMAIN
43.55
8.00 MT. WIDE APPROACH ROAD
(ROAD LENGTH 60.71 MT)
CB
EXIST. AMC M.H.
P.W.
MH
3.00
9.00
12.59
LAY - OUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.
N
ADJ. S.P.NO. 1 OF F.P.NO. 57



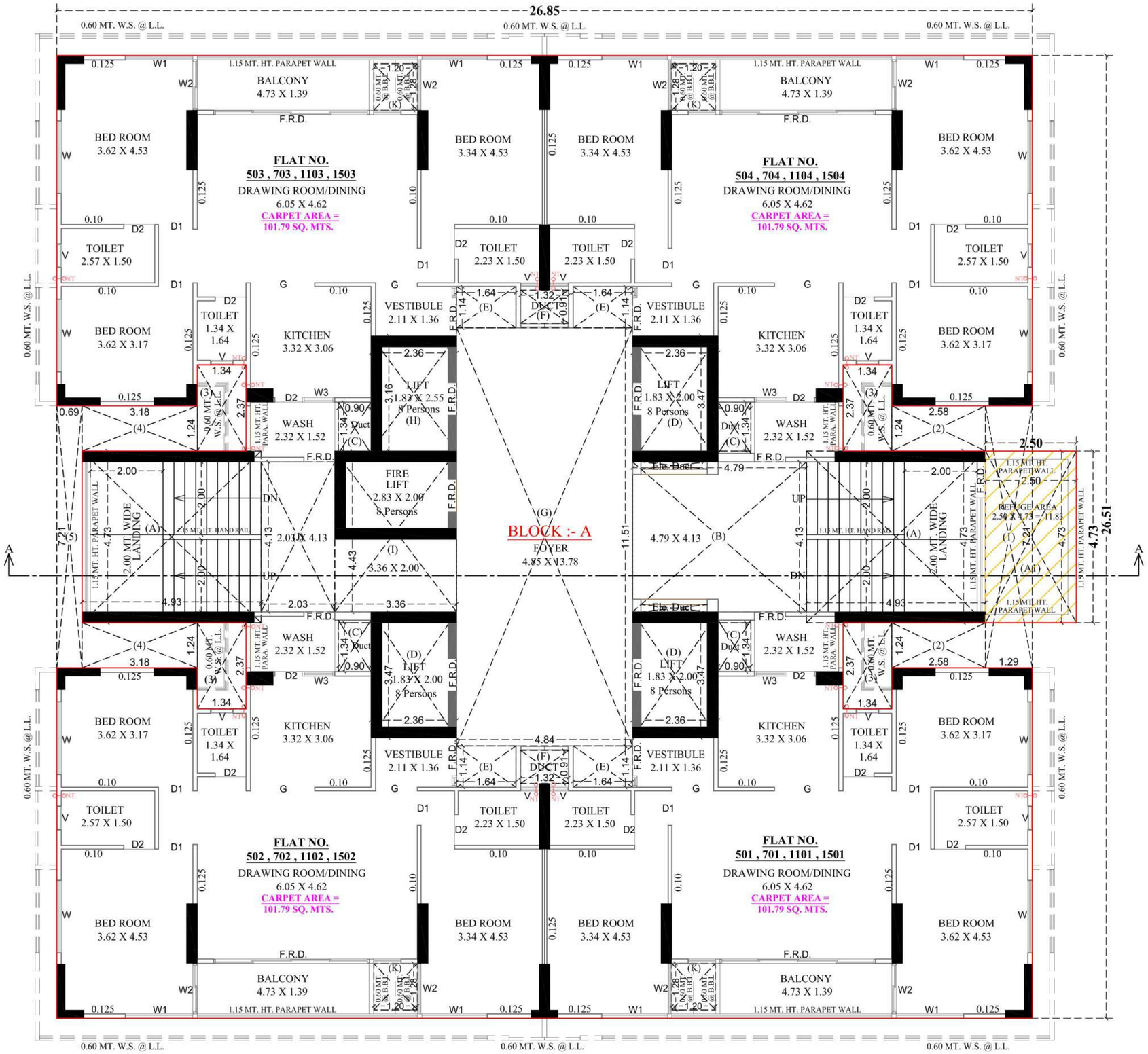
GROUND FLOOR PLAN (HOLLOW PLINTH+SOLID PLINTH)

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.125 MT. & 0.23 MT. TH. B/K WALL



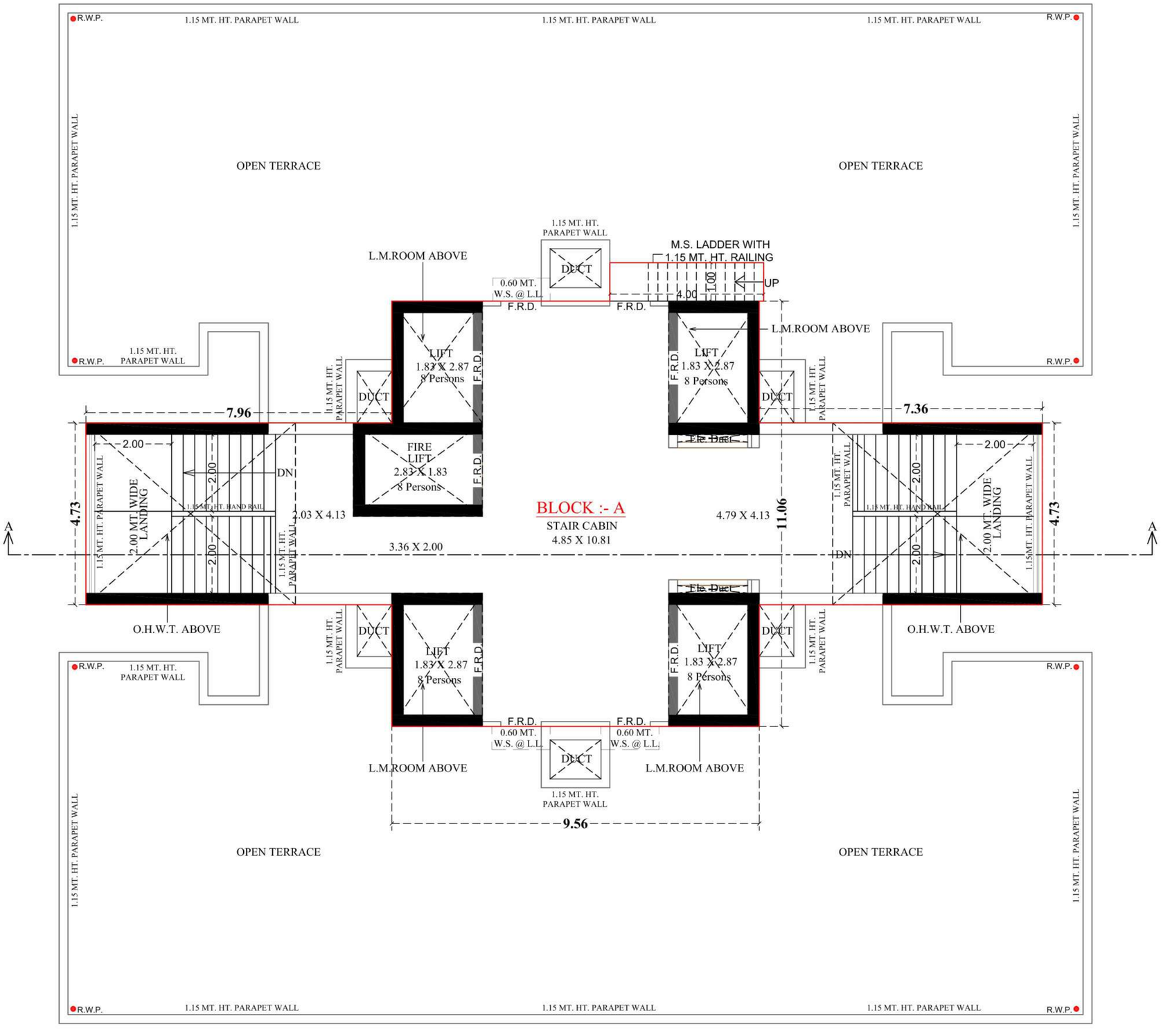
1ST TO 4TH , 6TH , 8TH TO 10TH , 12TH TO 14TH , 16TH TO 20TH FLOOR PLAN

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.125 MT. & 0.23 MT. TH. B/K WALL



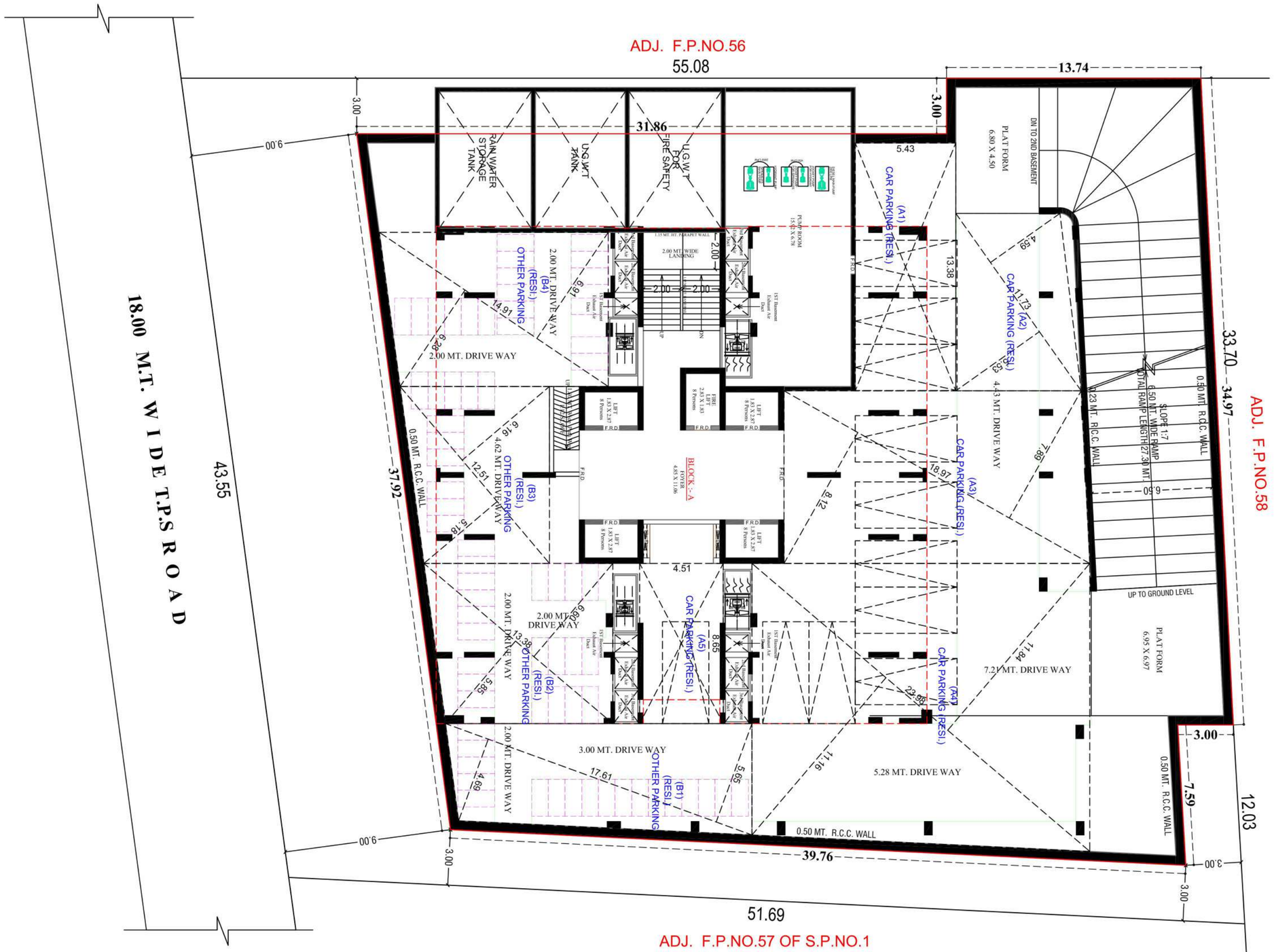
5TH , 7TH ,11TH & 15TH FLOOR PLAN

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.125 MT. & 0.23 MT. TH. B/K WALL



OPEN TERRACE PLAN WITH (STAIR CABIN, LIFT MACH.ROOM&O.H.W.T.)

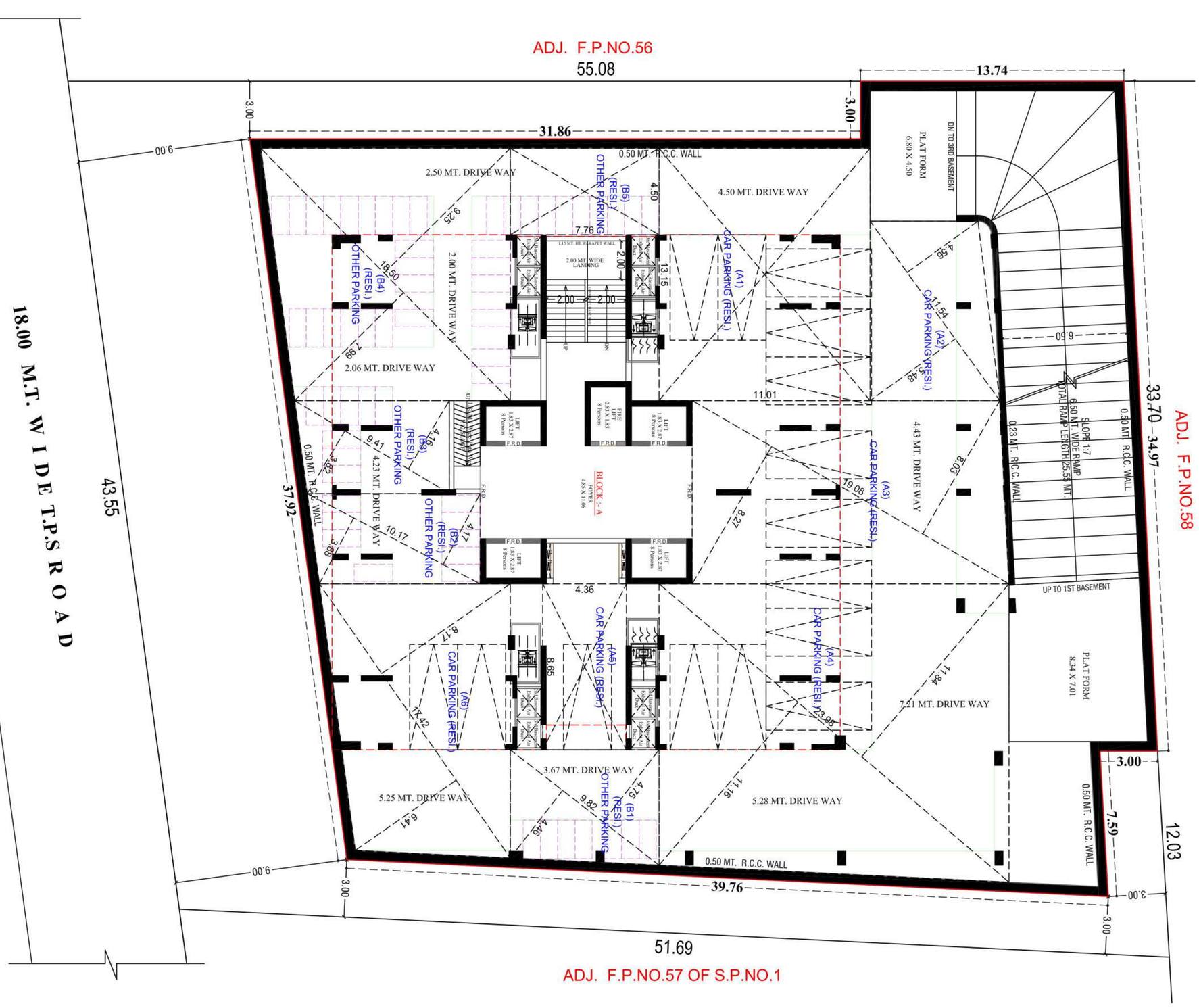
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.125 MT. & 0.23 MT. TH. B/K WALL



1ST BASEMENT PLAN WITH PARKING LAY OUT

SCALE :- 1.00 CM. = 2.00 MT.

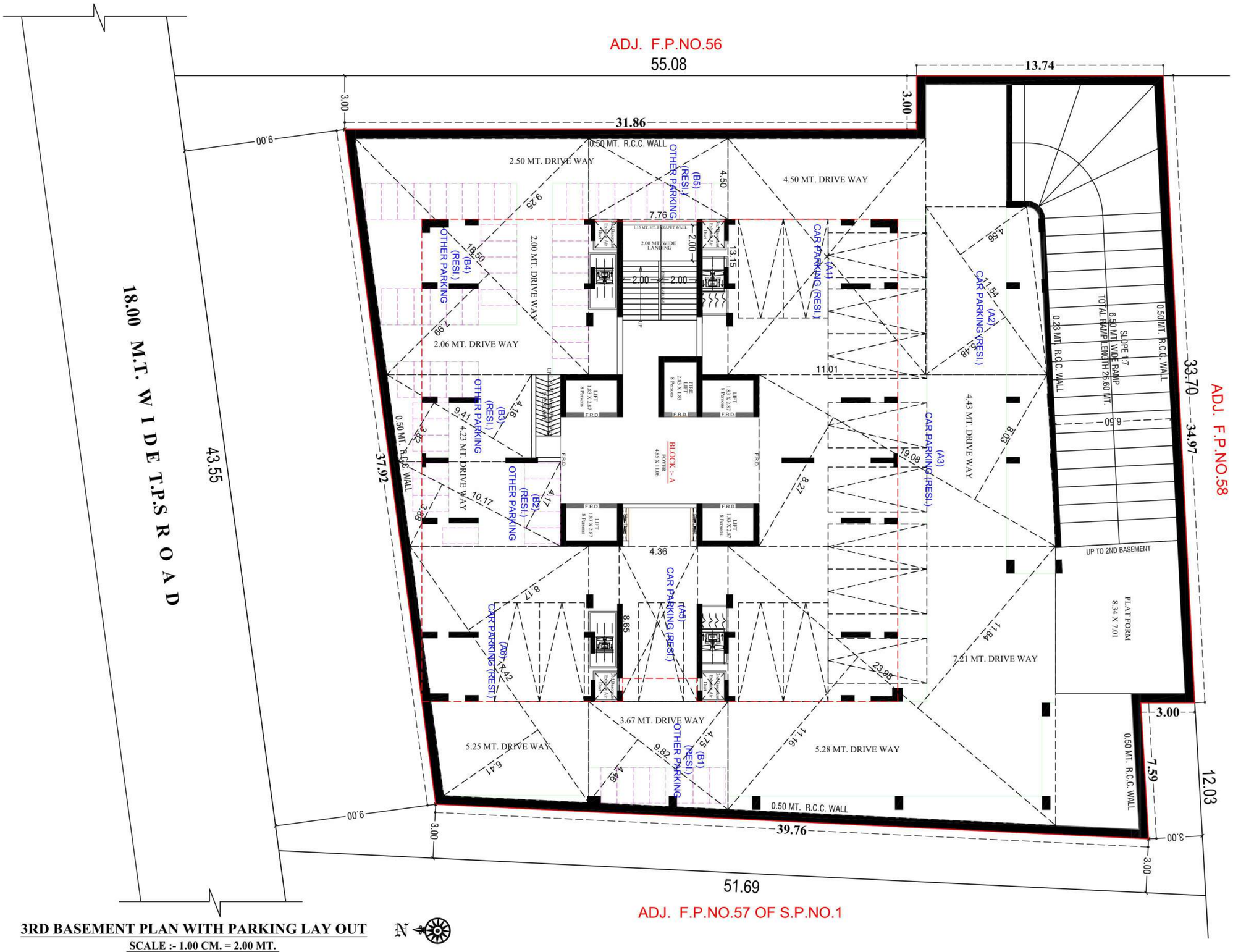
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2ND BASEMENT PLAN WITH PARKING LAY OUT

SCALE :- 1.00 CM. = 2.00 MT.

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3RD BASEMENT PLAN WITH PARKING LAY OUT

SCALE :- 1.00 CM. = 2.00 MT.



SPECIFICATIONS:

Structure

- Earthquake resistant RCC work.

Wall Finish

- All internal walls will be finished with double coat putty.
- All external walls will be finished with texture with two coat of paints.

Flooring

- Good quality designer tiles in drawing, dining, kitchen and all bedrooms.

Kitchen

- Platform made of granite/artificial stone with good quality sink.
- Designer glaze tiles dado up to beam bottom level.

Plumbing

- Concealed plumbing with good quality pipes & Fittings.

Electrification

- Concealed copper wiring with ISI copper wires & good quality modular switches(ISI)
- Ac points in drawing room and all bed rooms.

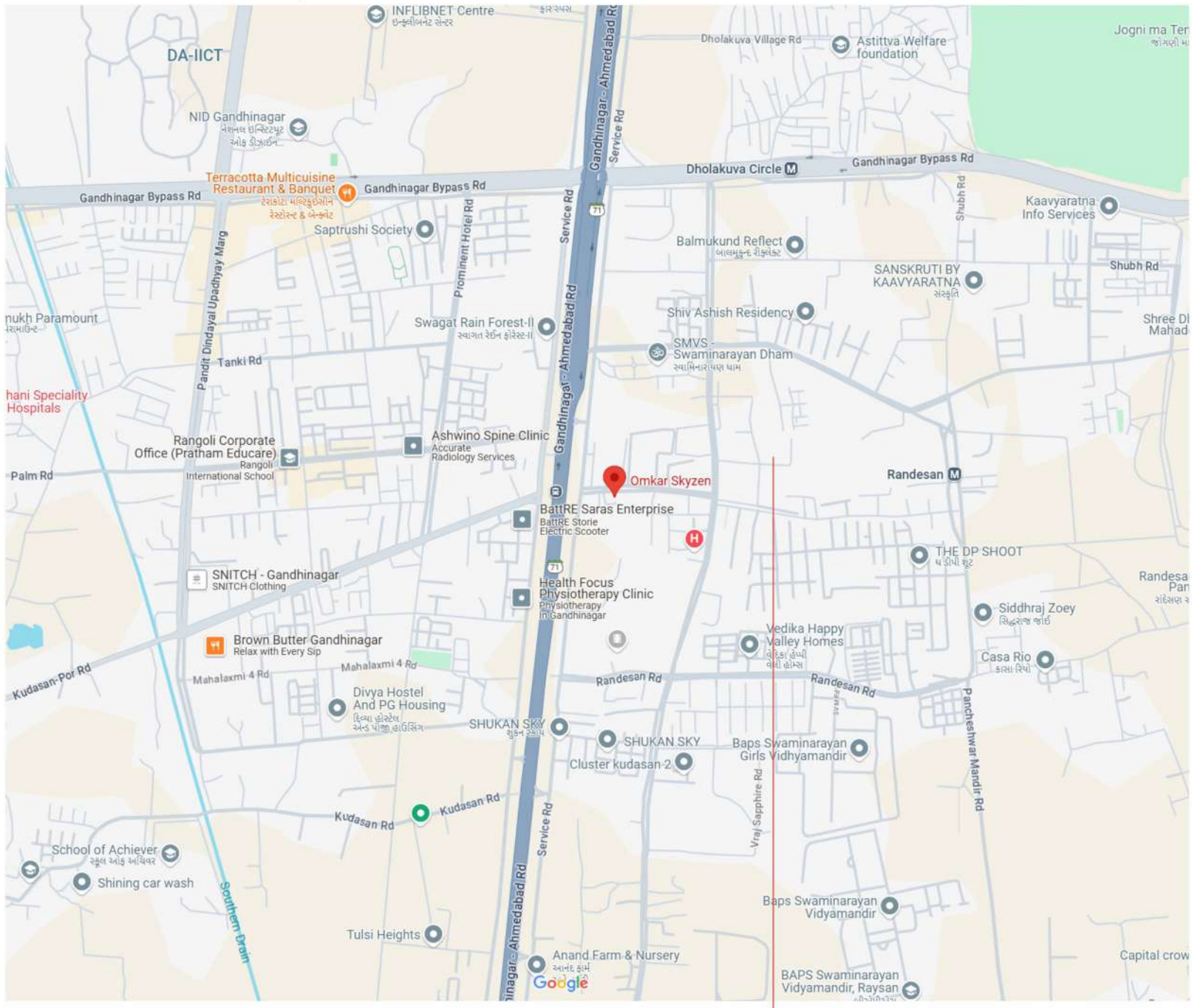
Door & windows.

- Decorative polished main door
- All other doors are colored flush doors with good quality fittings.
- Powder coated good quality aluminum slider windows.

Terrace

- Open terrace finished with suitable water proofing with china mosaic flooring.

Location Map



Site Address: Omkar Skyzen, Opp. Shivalay Sharnam,
Beside Pratik Mall, Randesan, Gandhinagar

Contact : +91 9898 3433 42

OMKAR RIVANTA PROJECTS LLP

OMKAR SKYZEN

ARCHITECT

OMKAR GROUP | SINCE1989

HK ARCHITECTS

STRUCTURE

S&S SHAH & SANGHVI ASSOCIATES

RERA REG. NO. :

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