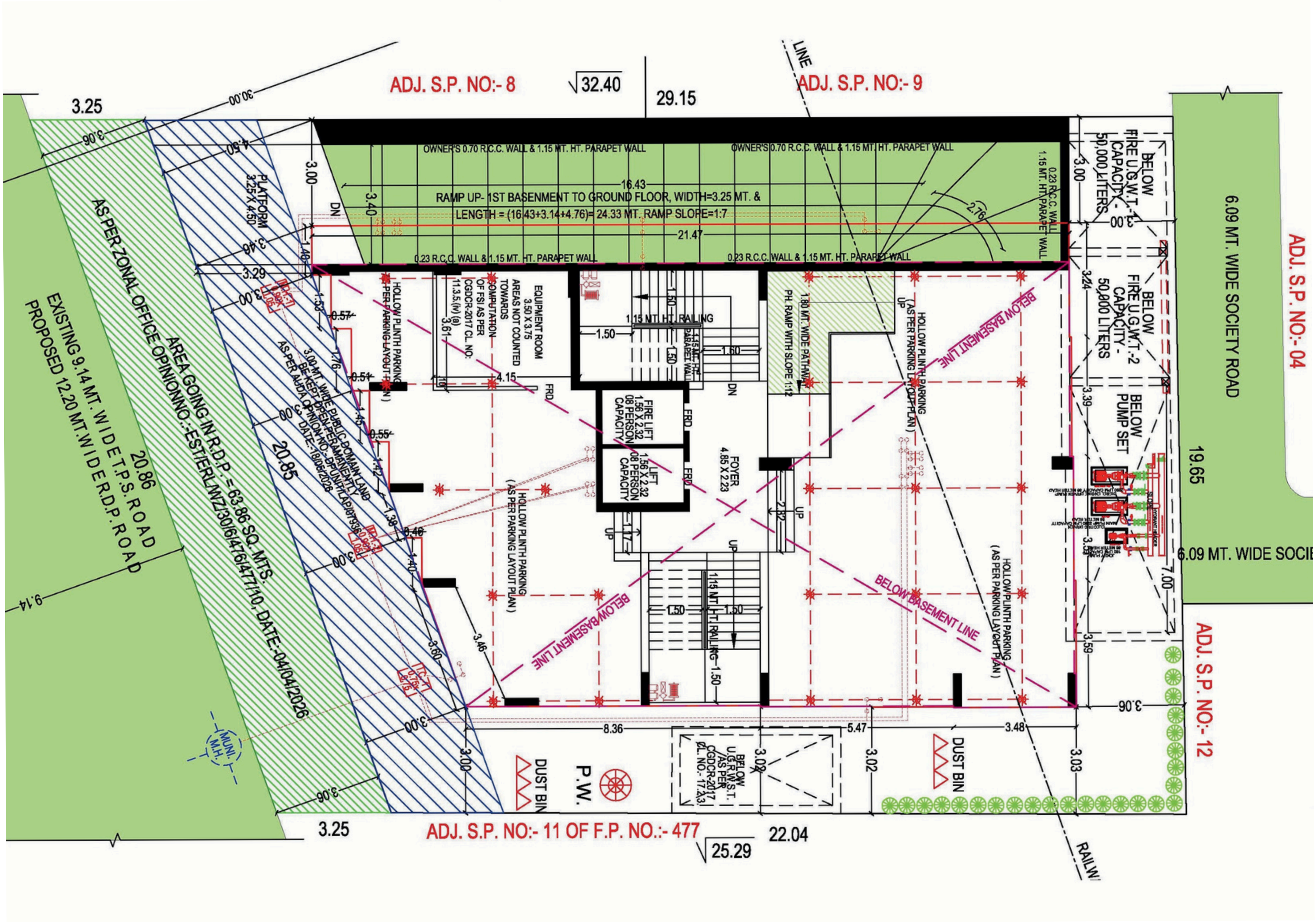
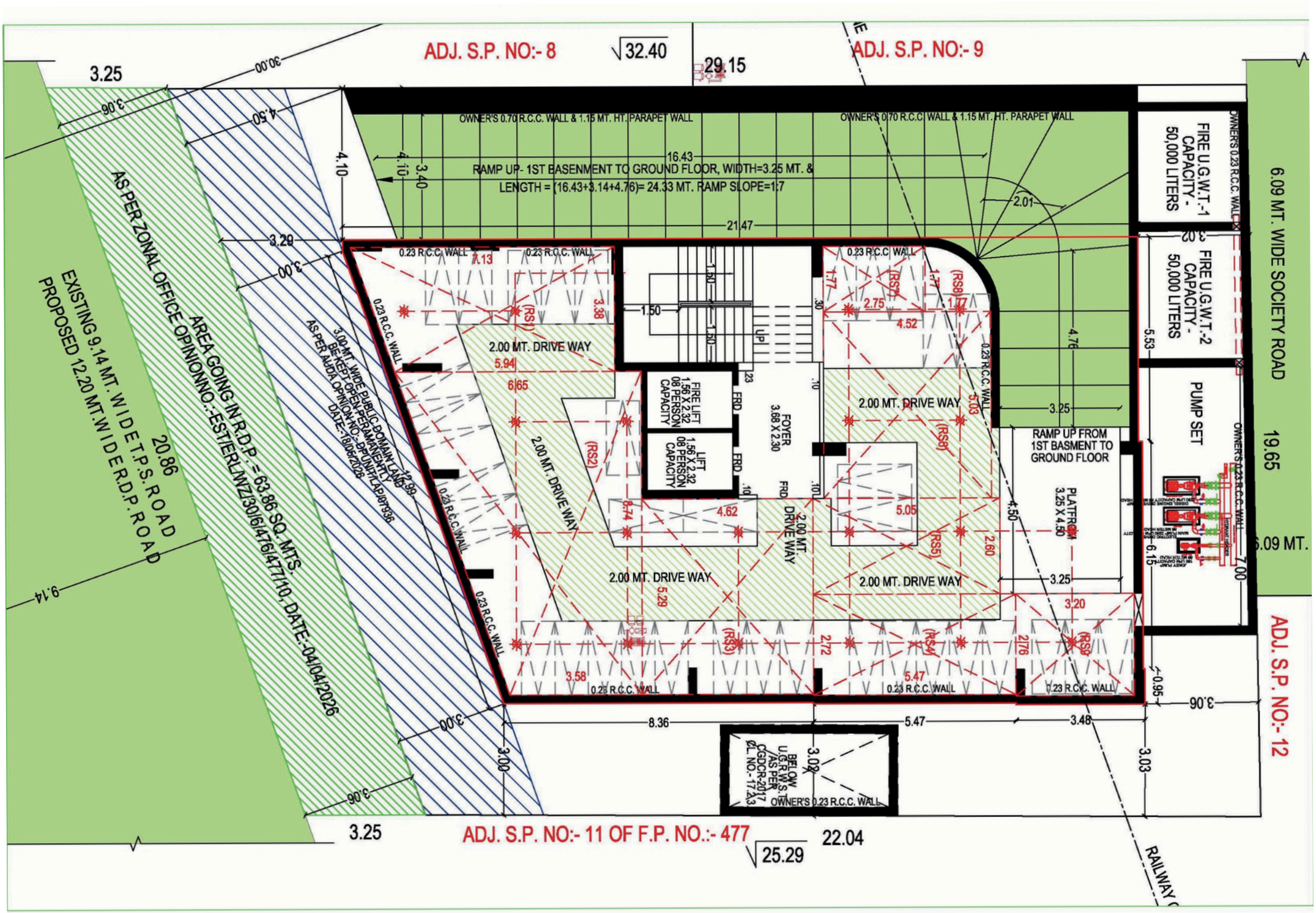
PROJECT NAME: ASTHA ELEGANCE

LAY-OUT PLAN


ADJ. S.P. NO:- 8
32.40
29.15
ADJ. S.P. NO:- 9
LINE
3.25
OWNER'S 0.70 R.C.C. WALL & 1.15 MT. HT. PARAPET WALL
RAMP UP- 1ST BASENMENT TO GROUND FLOOR, WIDTH=3.25 MT. &
LENGTH = (16.43+3.14+4.76)= 24.33 MT. RAMP SLOPE=1:7
16.43
21.47
0.23 R.C.C. WALL & 1.15 MT. HT. PARAPET WALL
0.23 R.C.C. WALL 1.15 MT. HT. PARAPET WALL
BELOW FIRE U.G.W.T.-1 CAPACITY - 50,000 LITERS
BELOW FIRE U.G.W.T.-2 CAPACITY - 50,000 LITERS
BELOW PUMP SET
6.09 MT. WIDE SOCIETY ROAD
ADJ. S.P. NO:- 04
19.65
6.09 MT. WIDE SOCIE
ADJ. S.P. NO:- 12
PLATFORM 3.25 X 4.50
EQUIPMENT ROOM 3.50 X 3.75
AREAS NOT COUNTED TOWARDS COMPUTATION OF FSI AS PER CGDCR-2017 CL. NO: 11.3.5.(iv) (a)
HOLLOW PLINTH PARKING (AS PER PARKING LAYOUT PLAN)
1.15 MT. HT. RAILING
FIRE LIFT 1.56 X 2.32 08 PERSON CAPACITY
LIFT 1.56 X 2.32 08 PERSON CAPACITY
FOYER 4.85 X 2.23
1.80 MT. WIDE PATHWAY PH. RAMP WITH SLOPE 1:12
BELOW BASEMENT LINE
AREA GOING IN R.D.P. = 63.86 SQ. MTS.
AS PER ZONAL OFFICE OPINION NO.:-EST/ERL/N/Z/30/6/476/477/10, DATE:-04/04/2026
3.00 MT. WIDE PUBLIC DOMAIN LAND BE KEPT OPEN PERMANENTLY AS PER AUDA OPINION NO.:-DP/UNIT/AP/87936 DATE:-18/06/2026
EXISTING 9.14 MT. WIDE T.P.S. ROAD
PROPOSED 12.20 MT. WIDE R.D.P. ROAD
20.86
20.85
MUNI. M.H.
P.W.
DUST BIN
BELOW U.G.R.W.S.T. AS PER CGDCR-2017 CL. NO.- 17.2.3
8.36
5.47
3.48
3.25
ADJ. S.P. NO:- 11 OF F.P. NO.:- 477
25.29
22.04
RAILW

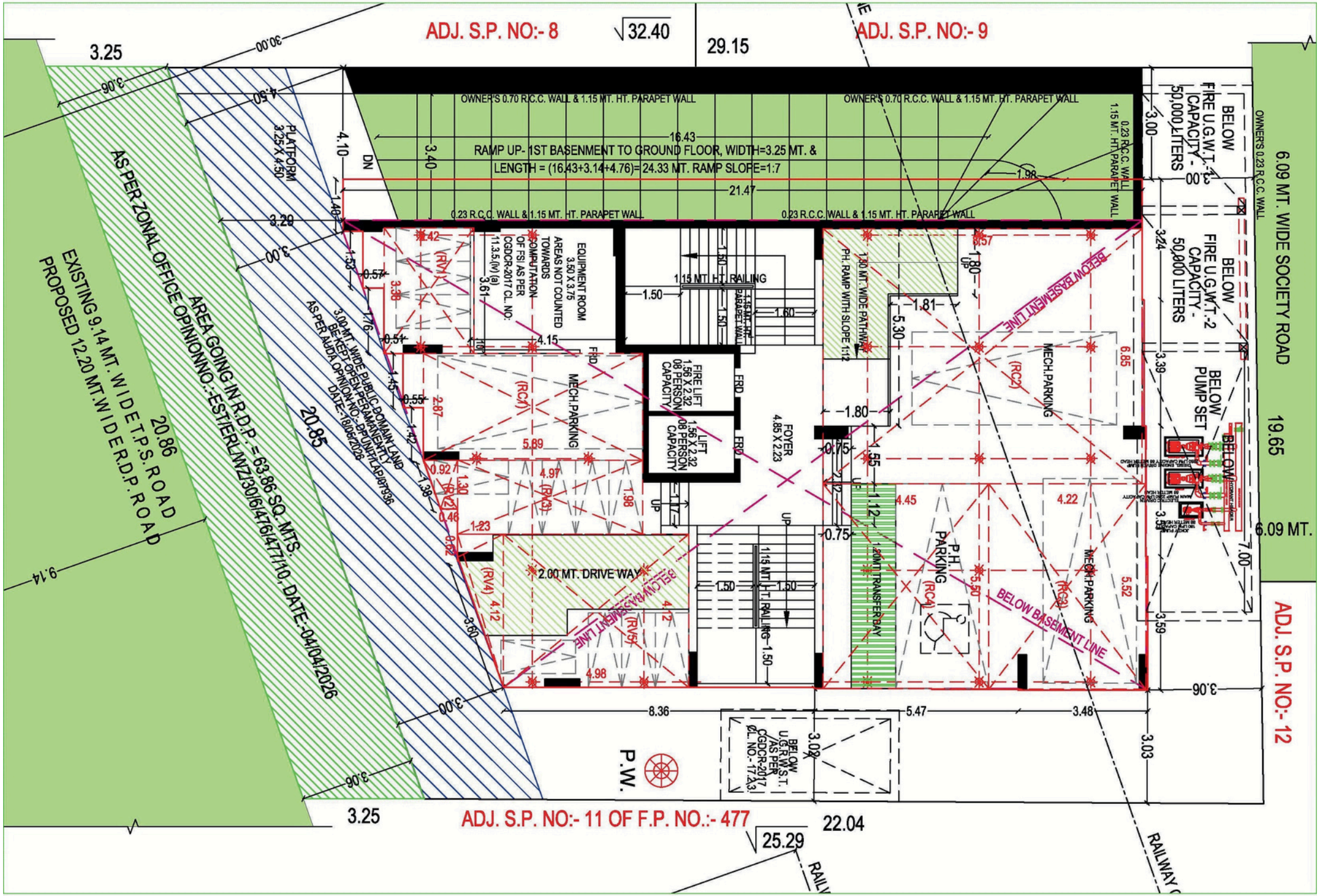
1ST BASEMENT WITH PARKING LAY-OUT PLAN

(Unit/Dimensions:Sq . Meter)


ADJ. S.P. NO:- 8
ADJ. S.P. NO:- 9
ADJ. S.P. NO:- 11 OF F.P. NO.:- 477
ADJ. S.P. NO:- 12
6.09 MT. WIDE SOCIETY ROAD
EXISTING 9.14 MT. WIDE T.P.S. ROAD
PROPOSED 12.20 MT. WIDE R.D.P. ROAD
AREA GOING IN R.D.P. = 63.86 SQ. MTS.
AS PER ZONAL OFFICE OPINIONNO.:-EST/ERL/WZ/30/6/476/477/10, DATE:-04/04/2026
3.00 MT. WIDE PUBLIC DOMAIN LAND TO BE KEPT OPEN PERMANENTLY AS PER AUDA OPINION NO.:- DPUNIT/LAP/97936 DATE:-18/06/2026
OWNER'S 0.70 R.C.C. WALL & 1.15 MT. HT. PARAPET WALL
RAMP UP- 1ST BASENMENT TO GROUND FLOOR, WIDTH=3.25 MT. &
LENGTH = (16.43+3.14+4.76)= 24.33 MT. RAMP SLOPE=1:7
FIRE U.G.W.T.-1 CAPACITY - 50,000 LITERS
FIRE U.G.W.T.-2 CAPACITY - 50,000 LITERS
PUMP SET
RAMP UP FROM 1ST BASMENT TO GROUND FLOOR
PLATFORM 3.25 X 4.50
FIRE LIFT 1.56 X 2.32 08 PERSON CAPACITY
LIFT 1.56 X 2.32 08 PERSON CAPACITY
FOYER 3.68 X 2.30
2.00 MT. DRIVE WAY
0.23 R.C.C. WALL
BELOW U.G.R.W.S. AS PER CGDCR-2017 @L. NO.- 17.23
OWNER'S 0.23 R.C.C. WALL
RAILWAY

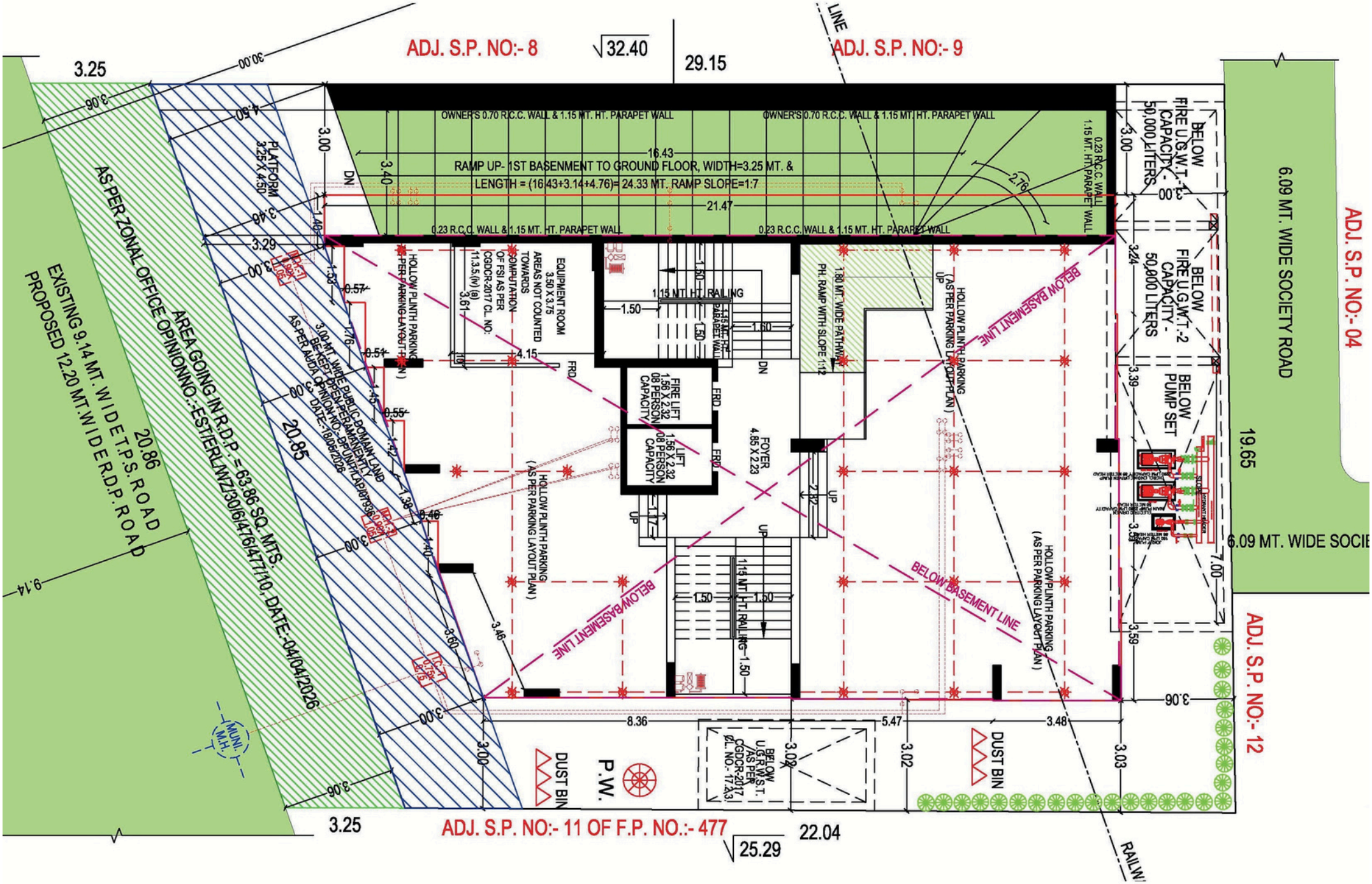
GROUND LEVEL PARKING
LAY-OUT PLAN

(Unit/Dimensions:Sq . Meter)


ADJ. S.P. NO:- 8
ADJ. S.P. NO:- 9
ADJ. S.P. NO:- 11 OF F.P. NO.:- 477
ADJ. S.P. NO:- 12
OWNER'S 0.70 R.C.C. WALL & 1.15 MT. HT. PARAPET WALL
0.23 R.C.C. WALL & 1.15 MT. HT. PARAPET WALL
RAMP UP- 1ST BASENMENT TO GROUND FLOOR, WIDTH=3.25 MT. &
LENGTH = (16.43+3.14+4.76)= 24.33 MT. RAMP SLOPE=1:7
PLATFORM 3.25 X 4.50
AS PER ZONAL OFFICE OPINIONNO.:-EST/ERLNZ/30/6/476/477/10, DATE:-04/04/2026
EXISTING 9.14 MT. WIDE T.P.S. ROAD
PROPOSED 12.20 MT. WIDE R.D.P. ROAD
AREA GOING IN R.D.P. = 63.86 SQ. MTS.
3.00 MT. WIDE PUBLIC DOMAIN LAND TO BE KEPT OPEN PERMANENTLY AS PER AUDA OPINION NO.:- DPUNIT/LAP/07936 DATE:- 18/06/2026
EQUIPMENT ROOM 3.50 X 3.75 AREAS NOT COUNTED TOWARDS COMPUTATION OF FSI AS PER CGDCR-2017 CL. NO: 11.3.5.(iv) (a)
FIRE LIFT 1.56 X 2.32 08 PERSON CAPACITY
LIFT 1.56 X 2.32 08 PERSON CAPACITY
FOYER 4.85 X 2.23
1.15 MT. HT. RAILING
1.15 MT. HT. PARAPET WALL
1.50 MT. WIDE PATHWAY
PH. RAMP WITH SLOPE 1:12
MECH. PARKING
P.H. PARKING
1.20 MT. TRANSFER BAY
2.00 MT. DRIVE WAY
BELOW BASEMENT LINE
BELOW U.G.W.T.-1 FIRE CAPACITY - 50,000 LITERS
BELOW U.G.W.T.-2 FIRE CAPACITY - 50,000 LITERS
BELOW PUMP SET
BELOW U.G.R.W.S.T. AS PER CGDCR-2017 CL. NO.:- 17.23.
6.09 MT. WIDE SOCIETY ROAD
OWNER'S 0.23 R.C.C. WALL
0.23 R.C.C. WALL 1.15 MT. HT. PARAPET WALL
P.W.
RAILWAY
20.85
20.86
22.04
25.29
19.65
6.09 MT.

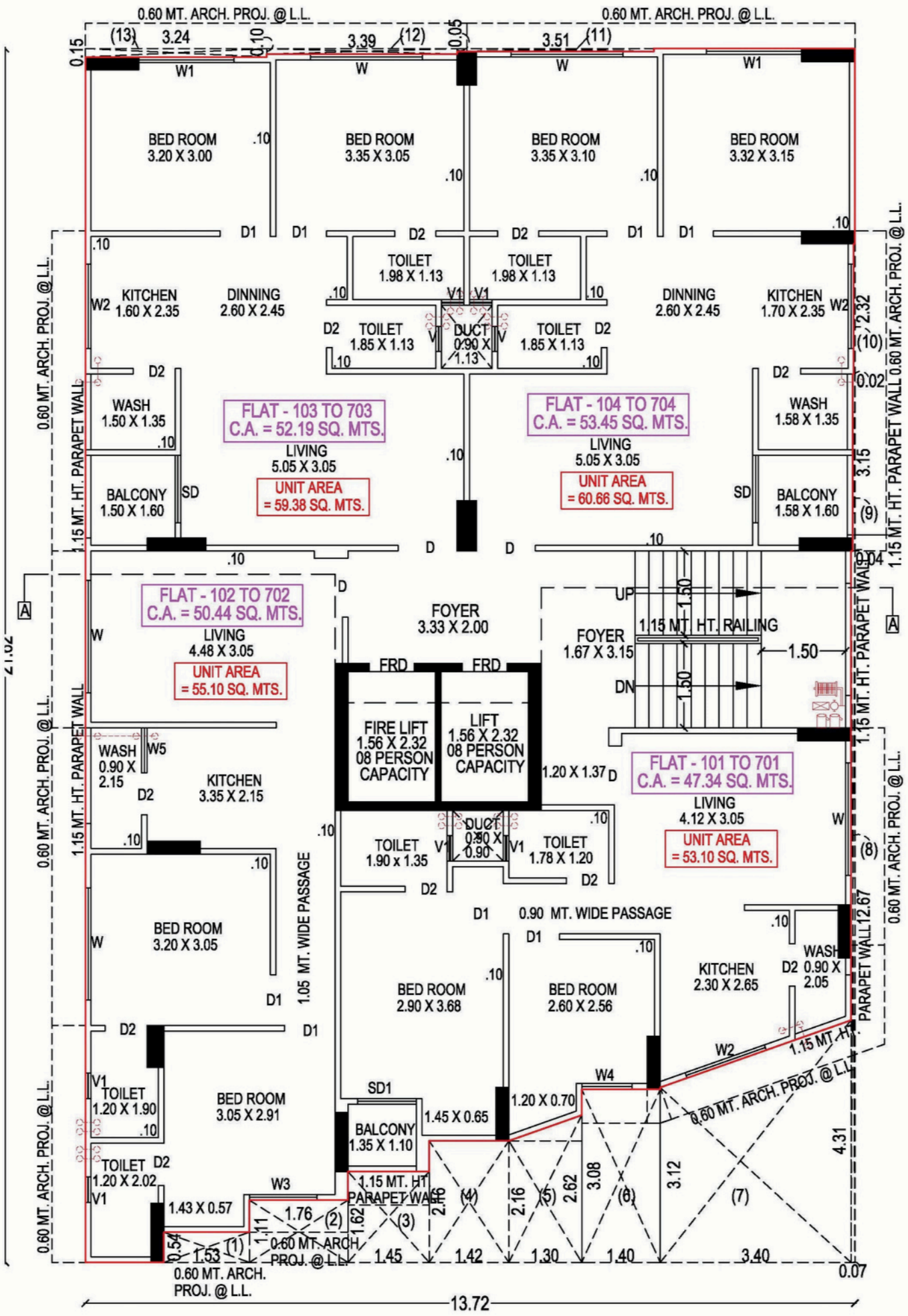
GROUND FLOOR PLAN

(Unit/Dimensions: Sq . Meter)


ADJ. S.P. NO:- 8
ADJ. S.P. NO:- 9
ADJ. S.P. NO:- 04
ADJ. S.P. NO:- 12
ADJ. S.P. NO:- 11 OF F.P. NO.:- 477
6.09 MT. WIDE SOCIETY ROAD
EXISTING 9.14 MT. WIDE T.P.S. ROAD
PROPOSED 12.20 MT. WIDE R.D.P. ROAD
AREA GOING IN R.D.P. = 63.86 SQ. MTS.
AS PER ZONAL OFFICE OPINIONNO.:-EST/ERLWZ/30/6/476/477/10, DATE:-04/04/2026
OWNER'S 0.70 R.C.C. WALL & 1.15 MT. HT. PARAPET WALL
RAMP UP- 1ST BASENMENT TO GROUND FLOOR, WIDTH=3.25 MT. &
LENGTH = (16.43+3.14+4.76)= 24.33 MT. RAMP SLOPE=1:7
0.23 R.C.C. WALL & 1.15 MT. HT. PARAPET WALL
PLATFORM 3.25 X 4.50
EQUIPMENT ROOM 3.50 X 3.75
AREAS NOT COUNTED TOWARDS COMPUTATION OF FSI AS PER CGDCR-2017 CL. NO: 11.3.5.(iv) (a)
1.15 MT. HT. RAILING
1.80 MT. WIDE PATHWAY
PH. RAMP WITH SLOPE 1:12
FIRE LIFT 1.56 X 2.32 08 PERSON CAPACITY
LIFT 1.56 X 2.32 08 PERSON CAPACITY
FOYER 4.85 X 2.23
HOLLOW PLINTH PARKING (AS PER PARKING LAYOUT PLAN)
BELOW BASEMENT LINE
BELOW FIRE U.G.W.T.-1 CAPACITY - 50,000 LITERS
BELOW FIRE U.G.W.T.-2 CAPACITY - 50,000 LITERS
BELOW PUMP SET
3.00 MT. WIDE PUBLIC DOMAIN LAND TO BE KEPT OPEN PERMANENTLY AS PER AUDA OPINION NO.:-DP/UNIT-LAD/07936/2026 DATE:-18/06/2026
DUST BIN
P.W.
BELOW U.G.R.W.S.T. AS PER CGDCR-2017 CL. NO.:-17.23.
MUNI. M.H.
RAILW

1ST TO 5TH TYPICAL FLOOR PLAN

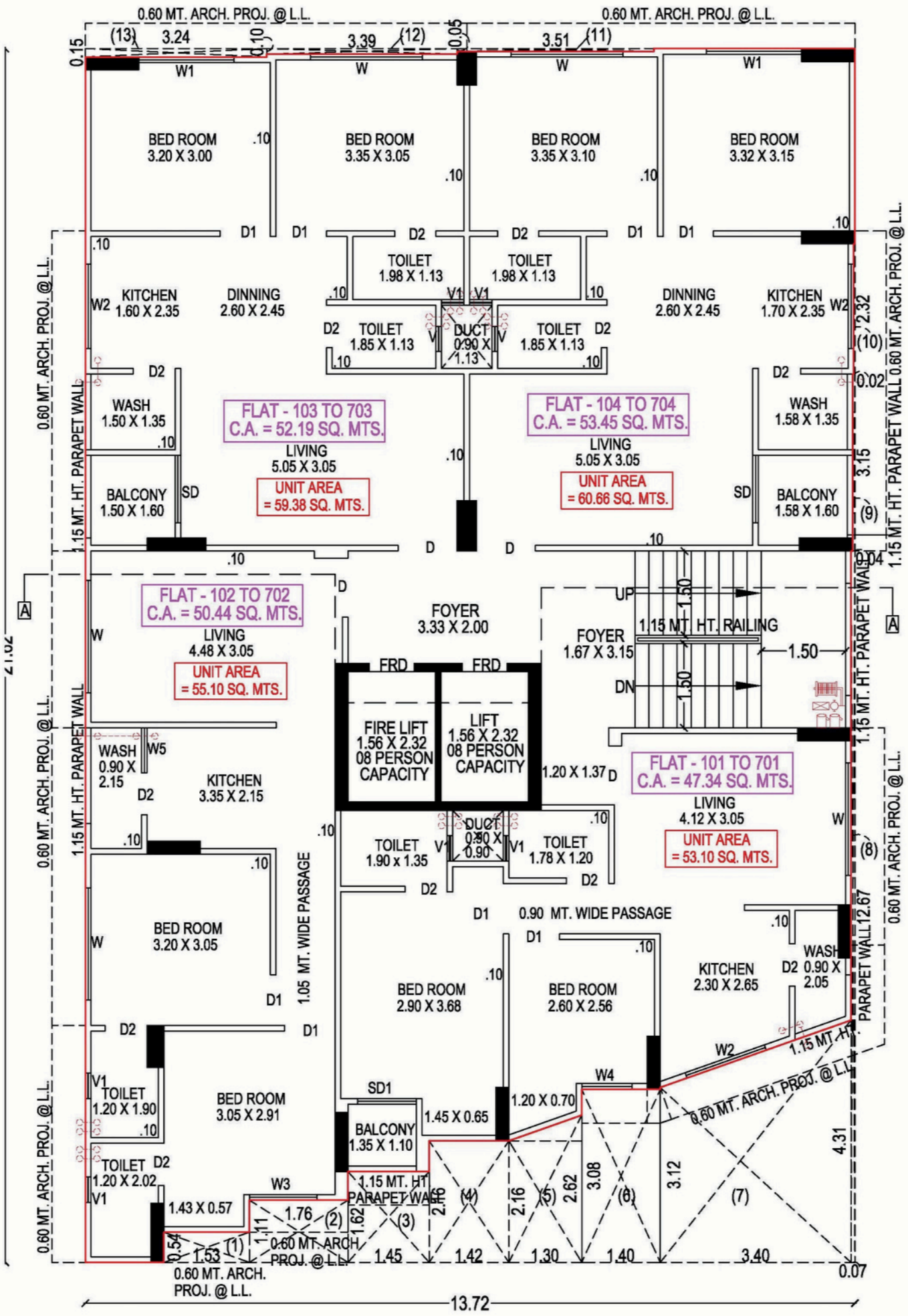
(Unit/Dimensions : Sq. Meter)



TYPICAL FLOOR PLAN

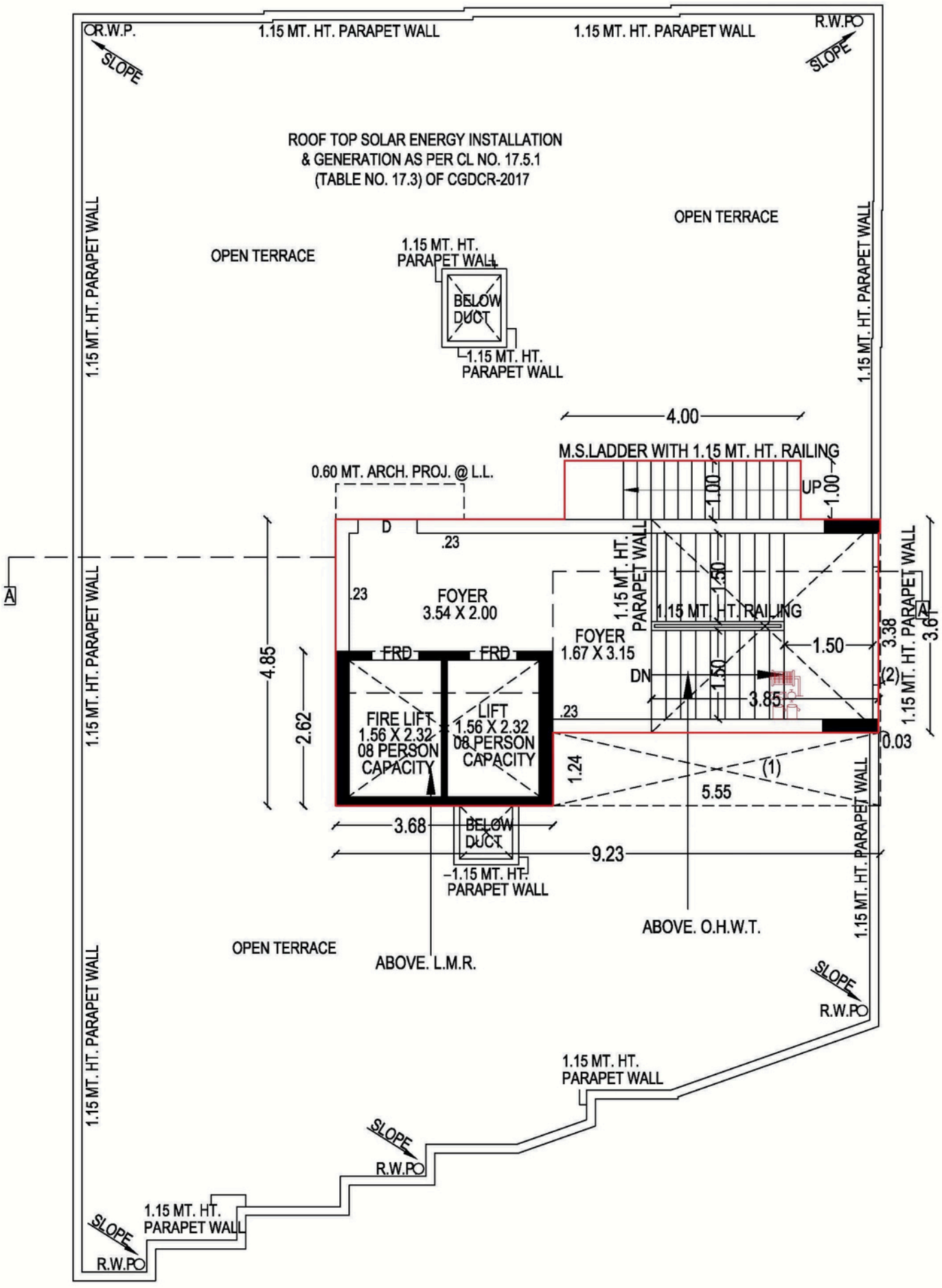
6th & 7 TH TYPICAL FLOOR PLAN

(Unit/Dimensions : Sq. Meter)



TYPICAL FLOOR PLAN

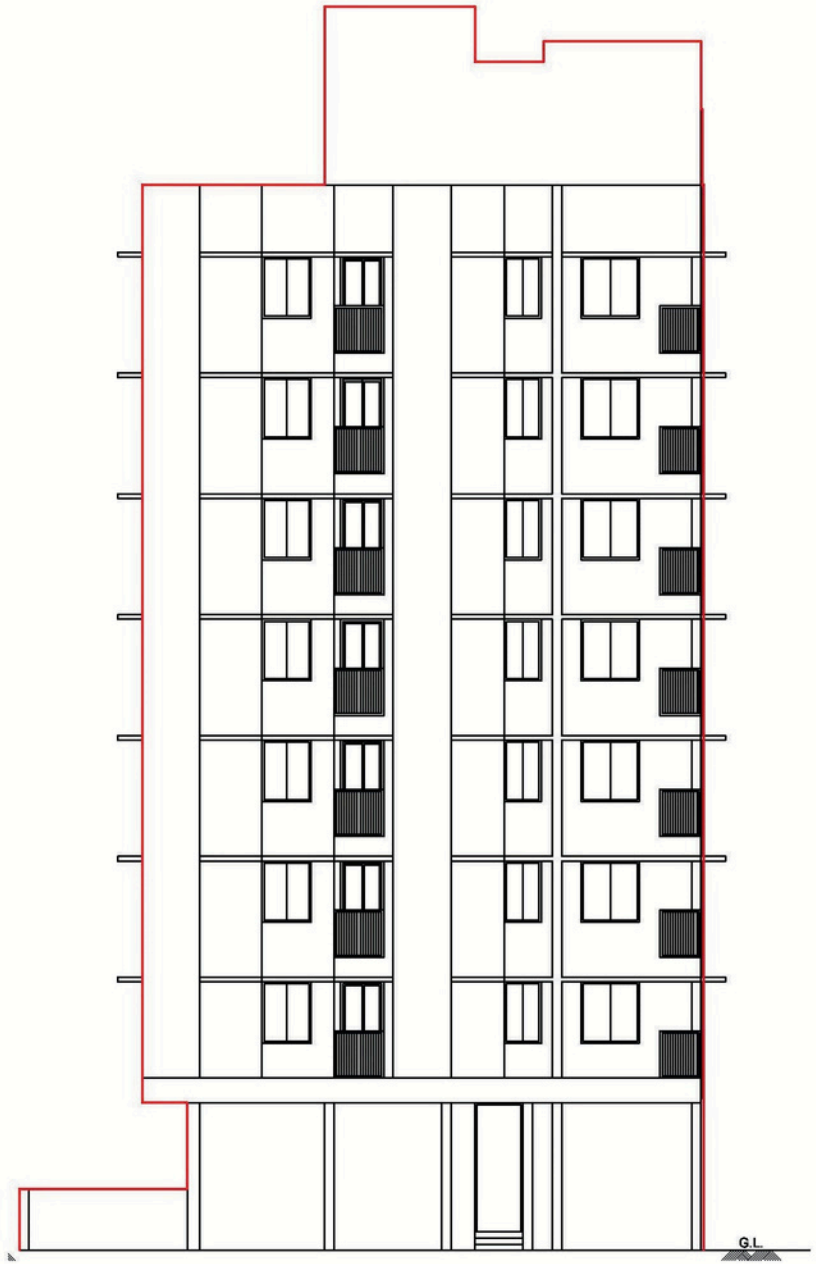
TERRACE PLAN



OPEN TERRACE PLAN WITH STAIR CABIN & O.H.W.T. & L.M.R. PLAN

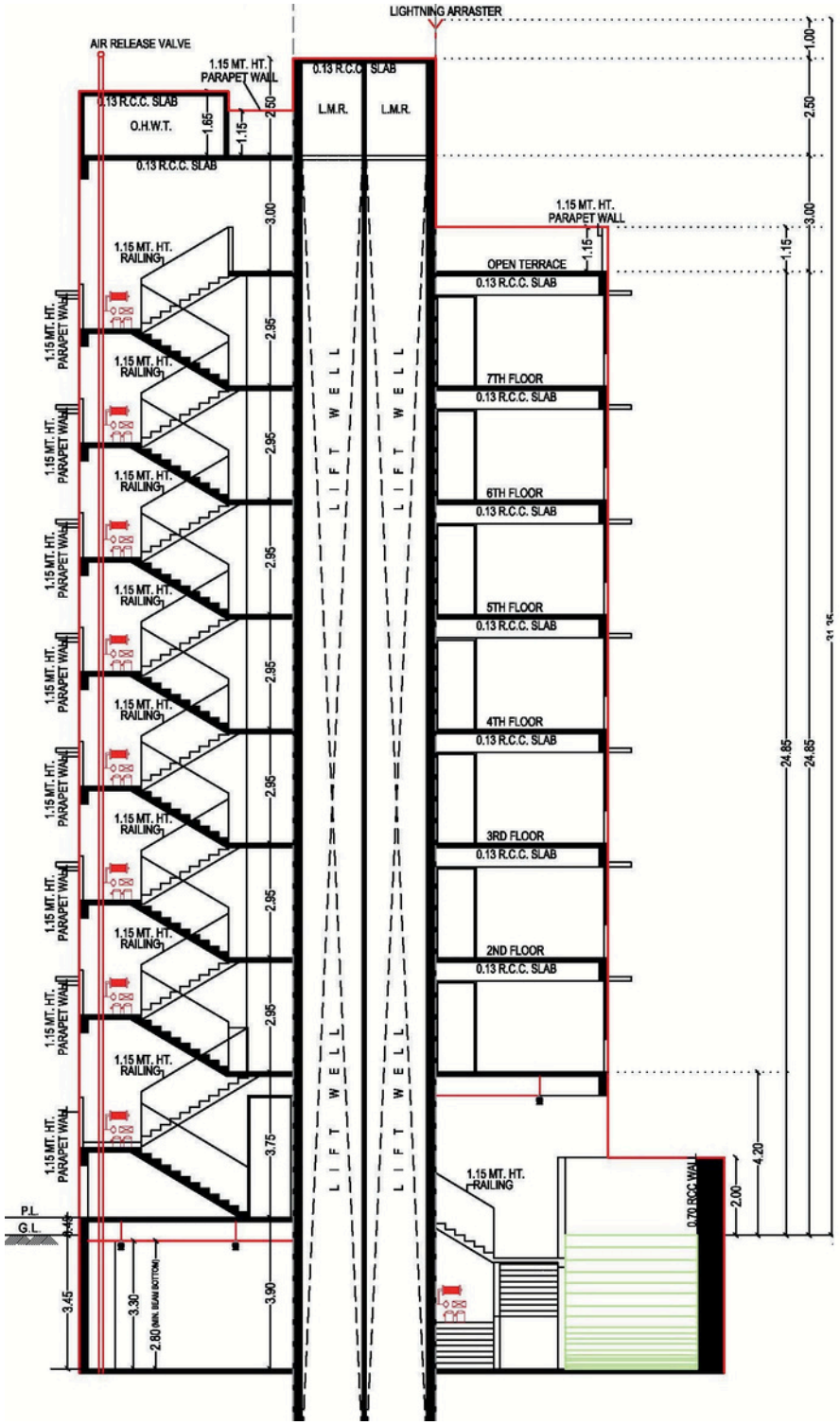
ELEVATION PLAN

(Unit/Dimensions: Sq. Meter)



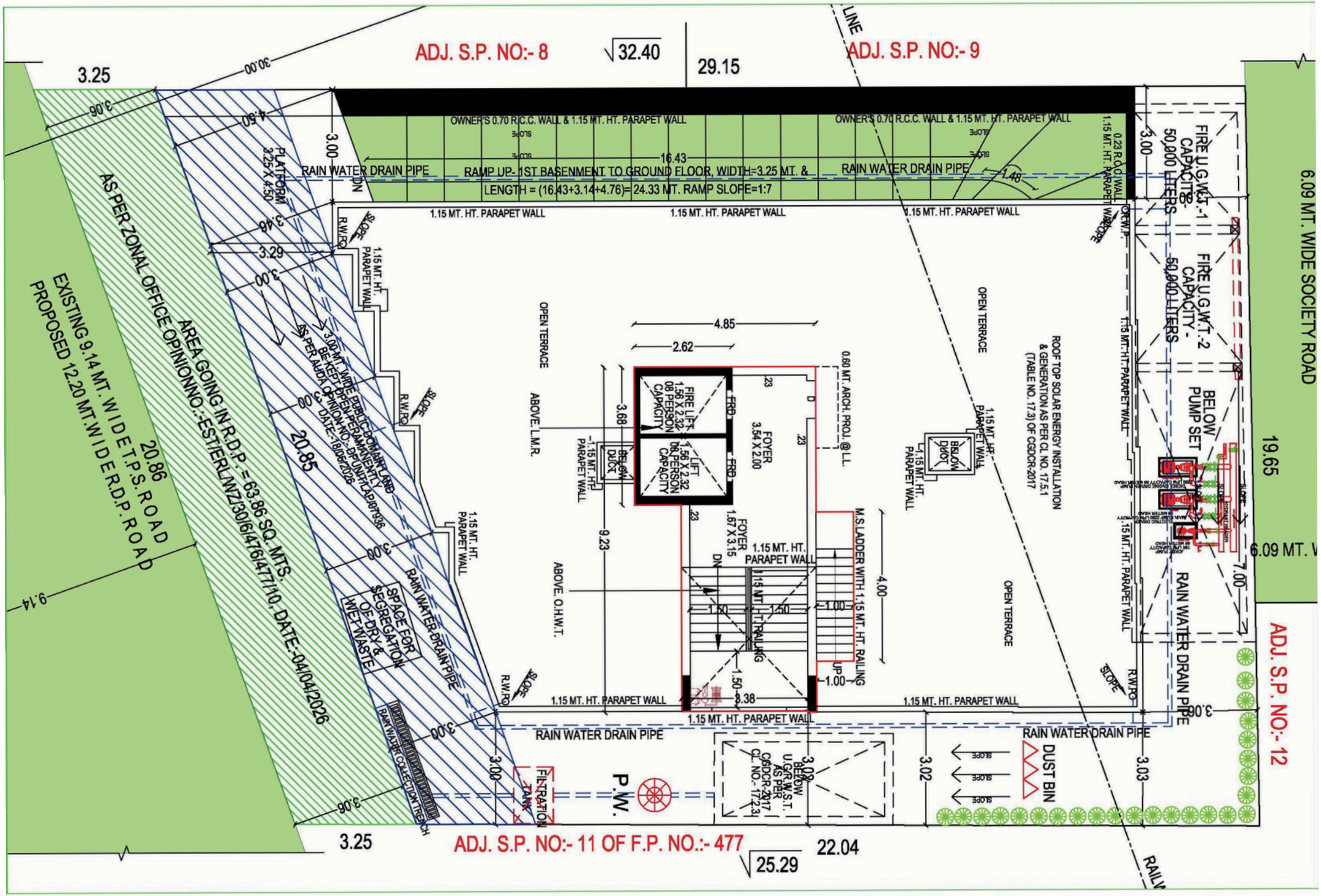
ELEVATION

SECTION -AAPLAN


LIGHTNING ARRASTER
AIR RELEASE VALVE
1.15 MT. HT. PARAPET WALL
0.13 R.C.C. SLAB
O.H.W.T.
1.65
1.15
2.50
0.13 R.C.C. SLAB
L.M.R.
L.M.R.
1.00
2.50
3.00
1.15 MT. HT. PARAPET WALL
1.15
OPEN TERRACE
0.13 R.C.C. SLAB
7TH FLOOR
0.13 R.C.C. SLAB
6TH FLOOR
0.13 R.C.C. SLAB
5TH FLOOR
0.13 R.C.C. SLAB
4TH FLOOR
0.13 R.C.C. SLAB
3RD FLOOR
0.13 R.C.C. SLAB
2ND FLOOR
0.13 R.C.C. SLAB
1.15 MT. HT. RAILING
1.15 MT. HT. PARAPET WALL
3.00
2.95
3.75
LIFT WELL
LIFT WELL
LIFT WELL
LIFT WELL
24.85
24.85
31.35
4.20
2.00
0.70 RCC WALL
P.L.
G.L.
0.45
3.45
3.30
2.80 (MIN. BEAM BOTTOM)
3.90

ENVIORNMENTAL MANAGEMENT PLAN

(Unit/Dimensions:Sq. Meter)


ADJ. S.P. NO:- 8
ADJ. S.P. NO:- 9
ADJ. S.P. NO:- 11 OF F.P. NO.:- 477
ADJ. S.P. NO:- 12
32.40
29.15
25.29
22.04
6.09 MT. WIDE SOCIETY ROAD
EXISTING 9.14 MT. WIDE T.P.S. ROAD
PROPOSED 12.20 MT. WIDE R.D.P. ROAD
AS PER ZONAL OFFICE OPINION NO.:-EST/ERLW/2301/6476/477/10, DATE:-04/04/2026
AREA GOING IN R.D.P. = 63.86 SQ. MTS.
OWNER'S 0.70 R.C.C. WALL & 1.15 MT. HT. PARAPET WALL
RAIN WATER DRAIN PIPE
RAMP UP- 1ST BASEMENT TO GROUND FLOOR, WIDTH=3.25 MT. &
LENGTH = (16.43+3.14+4.76)= 24.33 MT. RAMP SLOPE=1:7
16.43
PLATFORM 3.25 X 4.50
1.15 MT. HT. PARAPET WALL
OPEN TERRACE
ABOVE. L.M.R.
ABOVE. O.H.W.T.
FIRE LIFT 1.56 X 2.32 08 PERSON CAPACITY
LIFT 1.56 X 2.32 08 PERSON CAPACITY
FOYER 3.54 X 2.00
FOYER 1.67 X 3.15
0.60 MT. ARCH. PROJ. @ LL.
M.S.LADDER WITH 1.15 MT. HT. RAILING
1.15 MT. HT. RAILING
BELOW DUCT
BELOW DUCT
BELOW DUCT
FIRE U.G.W.T.-1 CAPACITY- 50,000 LITERS
FIRE U.G.W.T.-2 CAPACITY- 50,000 LITERS
BELOW PUMP SET
0.23 R.C.C. WALL 1.15 MT. HT. PARAPET WALL
ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION AS PER CL. NO. 17.5.1 (TABLE NO. 17.3) OF CGDCR-2017
1.15 MT. HT. PARAPET WALL
RAIN WATER DRAIN PIPE
SPACE FOR SEGREGATION OF DRY & WET WASTE
RAIN WATER COLLECTION TRENCH
FILTRATION TANK
P.W.
BELOW U.G.R.W.S.T. AS PER CGDCR-2017 CL. NO.- 17.2.3
DUST BIN
SLOPE
R.W.P.
20.85
20.86
9.14
6.09 MT. W
19.65
7.00
4.85
2.62
3.68
9.23
6.38
4.00
1.50
1.00
3.00
3.25
3.29
3.46
4.50
1.48
3.02
3.03

3D VIEWS















PROJECT SPECIFICATIONS

Flooring & Tiles

- Good quality vitrified tiles throughout the apartment
- Mirror-polished Indian granite platform in kitchen
- Kitchen tiles up to lintel level
- Good quality ceramic flooring and designer tiles in bathrooms

Kitchen

- Granite platform
- S.S. sink
- Kitchen tile dado up to lintel level

Bathroom

- Good quality ceramic tiles
- Designer tiles
- Good quality plumbing fittings like Finolex or equivalent
- Good quality sanitary ware like Cera or equivalent

Doors & Windows

- Laminated main entrance door
- Good quality lock-set
- Granite seal
- Windows with granite jambs

Electrical

- Single-phase concealed conduits
- Copper wiring of standard ISI brand
- Switches in all areas

Water & Security

- Borewell for 24×7 water supply
- CCTV surveillance in common areas

PROJECT LOCATION


N
Parimal Garden
Ambavadi
Saurashtra Society Road
Shukhipura Road
Bhudarpura Road
Bhudarpura Sanskrutik Hall
Parimal Underpass
Darshan Bungalow
Maitri Vatsalya Dham
ASTHA
ELEGANCE
Suvidha Shopping Center
Sharda Mandir School
Sanjivani Ayurvedic Government Hospital
Sugam Residency
Shreyas Metro Station
Rangvarsha Upashraya
Paldi
Sharda Mandir School
Sheth Anandji Kalyanji Pedhi
Krishna Medical Hospital
Kalakunj
Sukhipura Garden
Vasantkunj Derasar
Manubhai Jadhani Marg
Sri Bhimnath Mahadev Mandir
Sanjivani Road
Scrapyard The Theatre
Mehfil Restaurant
TCG - The Club Gym

PROJECT BY: Rudra Infrastructure

Contact: 81607 52372

ARCHITECT:

STRUCTURE: AMU Consulting Engineering

GujRERA Registration Number: _____

GujRERA Website: https://gujrera.gujarat.gov.in/