PROMOTER NAME : AKSHAR BUILDCON

Site:
Akshar Residency
Opp. BAPS Mandir, Nr. K Raheja Road,
New Koba, Gandhinagar - 382007.

For Booking:
98253 43101, 82001 80651

# ELEVATE YOUR LUXURIOUS LIVING



अक्षर
Residency

3 BHK Opulent Living




# अक्षर
## Residency

3 BHK Opulent Living

At Akshar Residency, we place quality at the forefront of everything we do. Our commitment to crafting a close-knit community, offering luxurious living, and embracing the future sets us apart from the rest. Here, we invite you to be a part of the 'Akshar Experience' and discover a world where extraordinary living is the norm.

'Akshar Residency' is more than just a place to reside; it's a vision of the future. We've seamlessly integrated state of the art technology into every facet of your experience, Ensuring that your life here is convenient, safe, and truly exceptional.


THE JOY OF
TOGETHERNESS
AND SPENDING
PRECIOUS TIME
WITH EACH OTHER



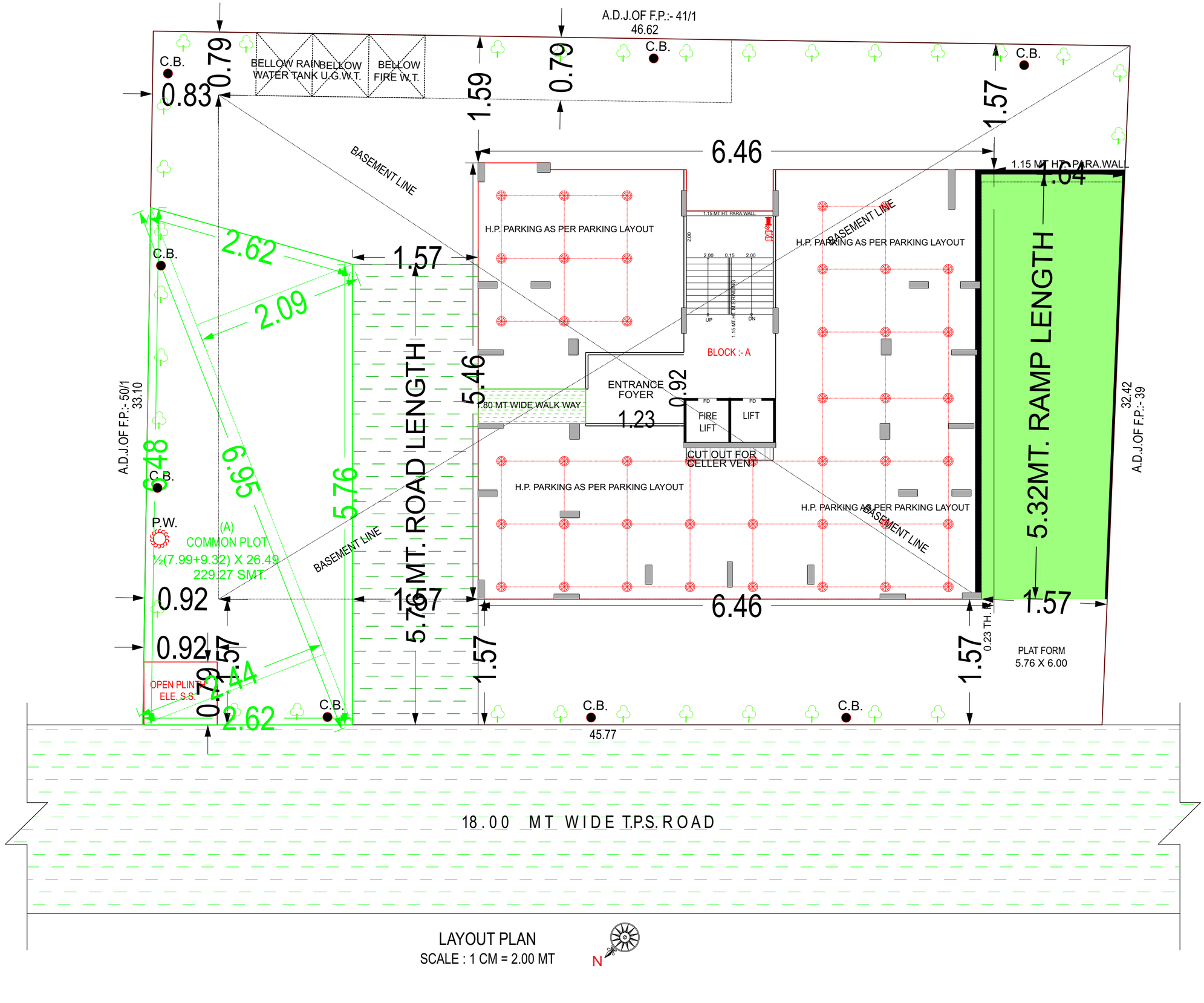

अक्षर
Residency

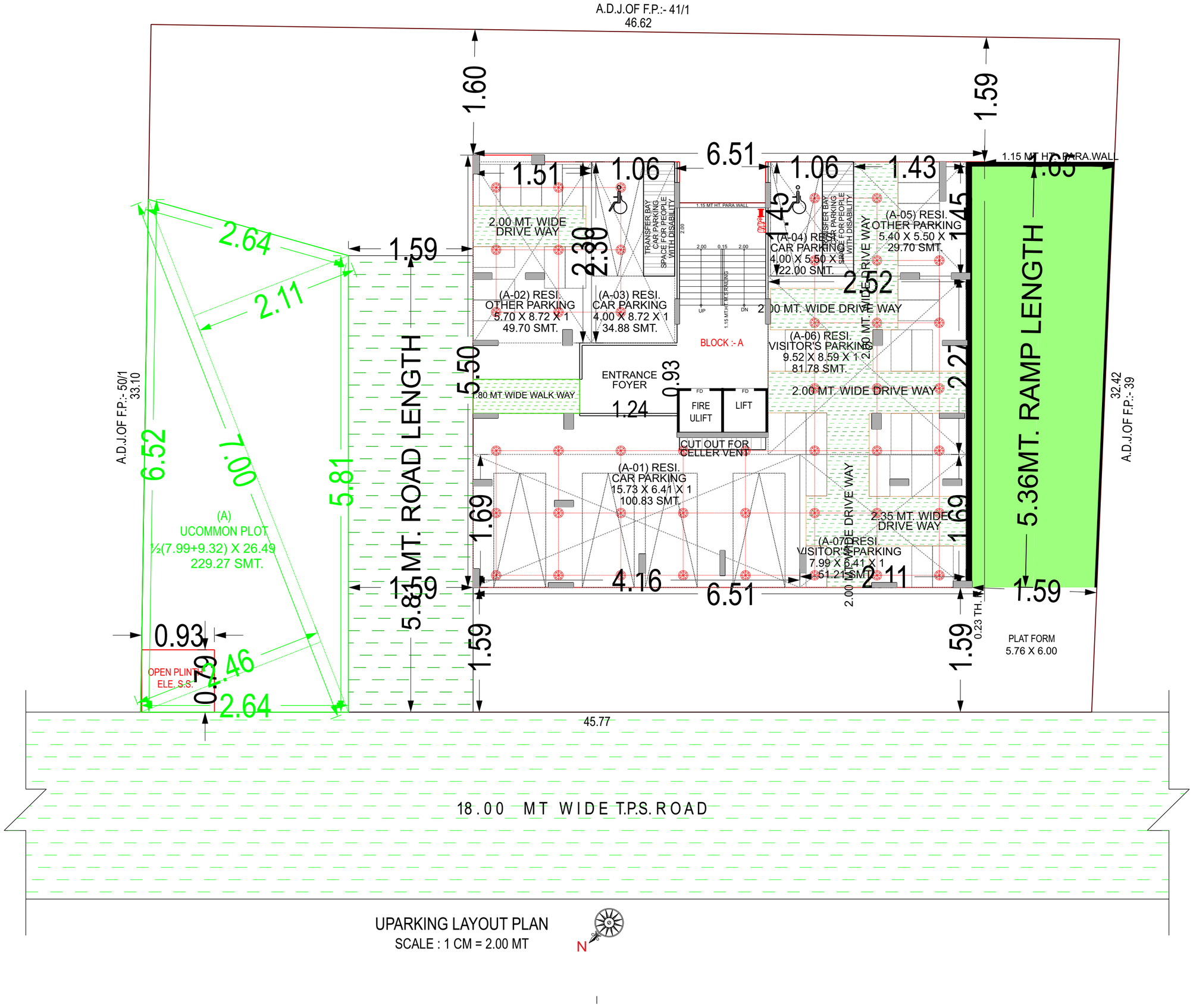
Welcome to 'Akshar Residency' where we transcend the boundaries of conventional living by seamlessly merging luxury with expansive living spaces in the heart of Gandhinagar. Crafted under the visionary leadership of The Real Asset, founded by entrepreneur with over 11 years of experience in real estate acquisition and development, this development venture redefines the concept of quality living.

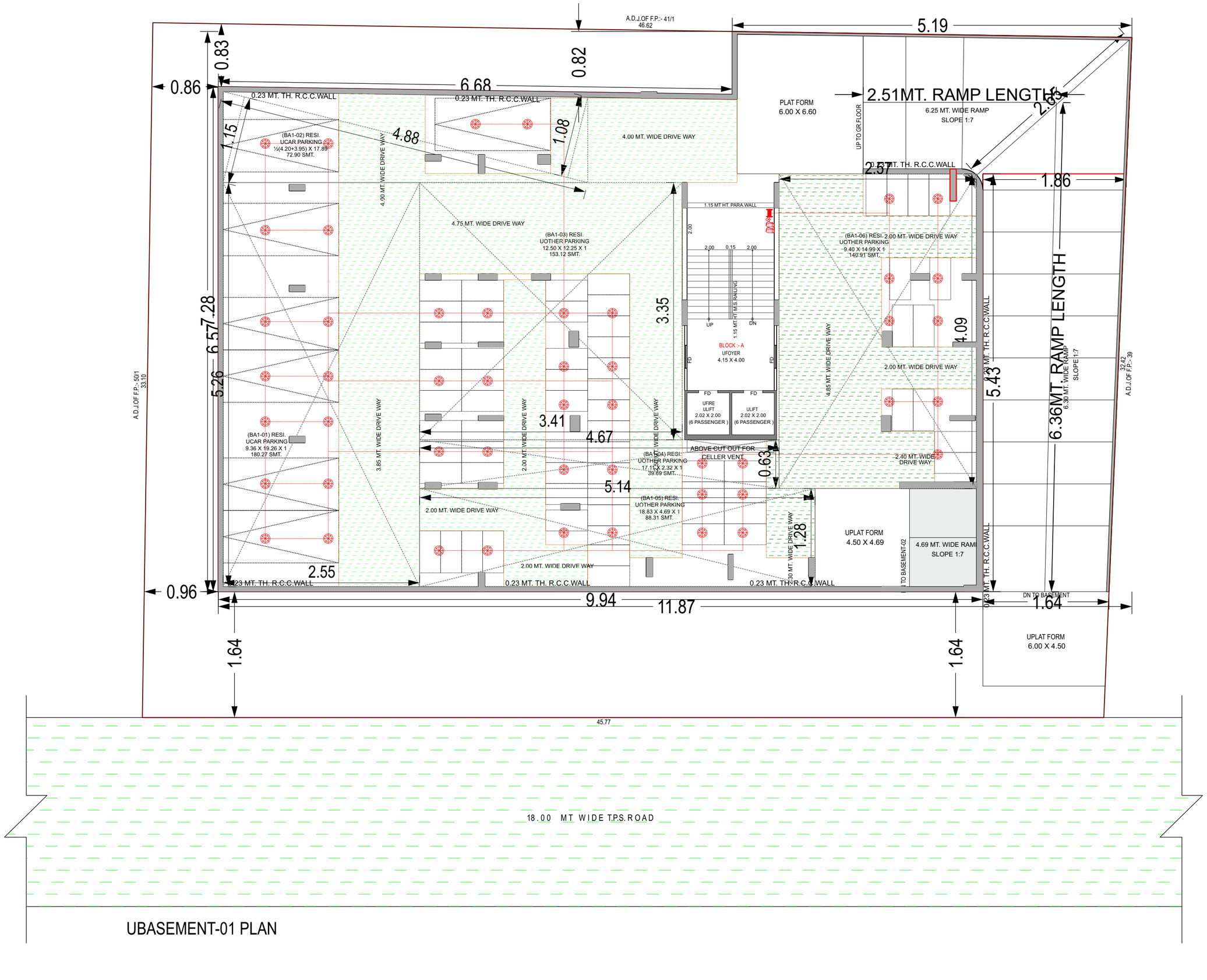
With only 56 residential available, we offer exclusivity and a sense of community that's second to none. We also take pride in offering the perks of a selected community by fostering privacy and a close-knit atmosphere for our residents. In addition to this, Akshar Residency is built to last and exudes quality in every detail, promising you that our homes will stand the test of time.

3 BHK Opulent Living

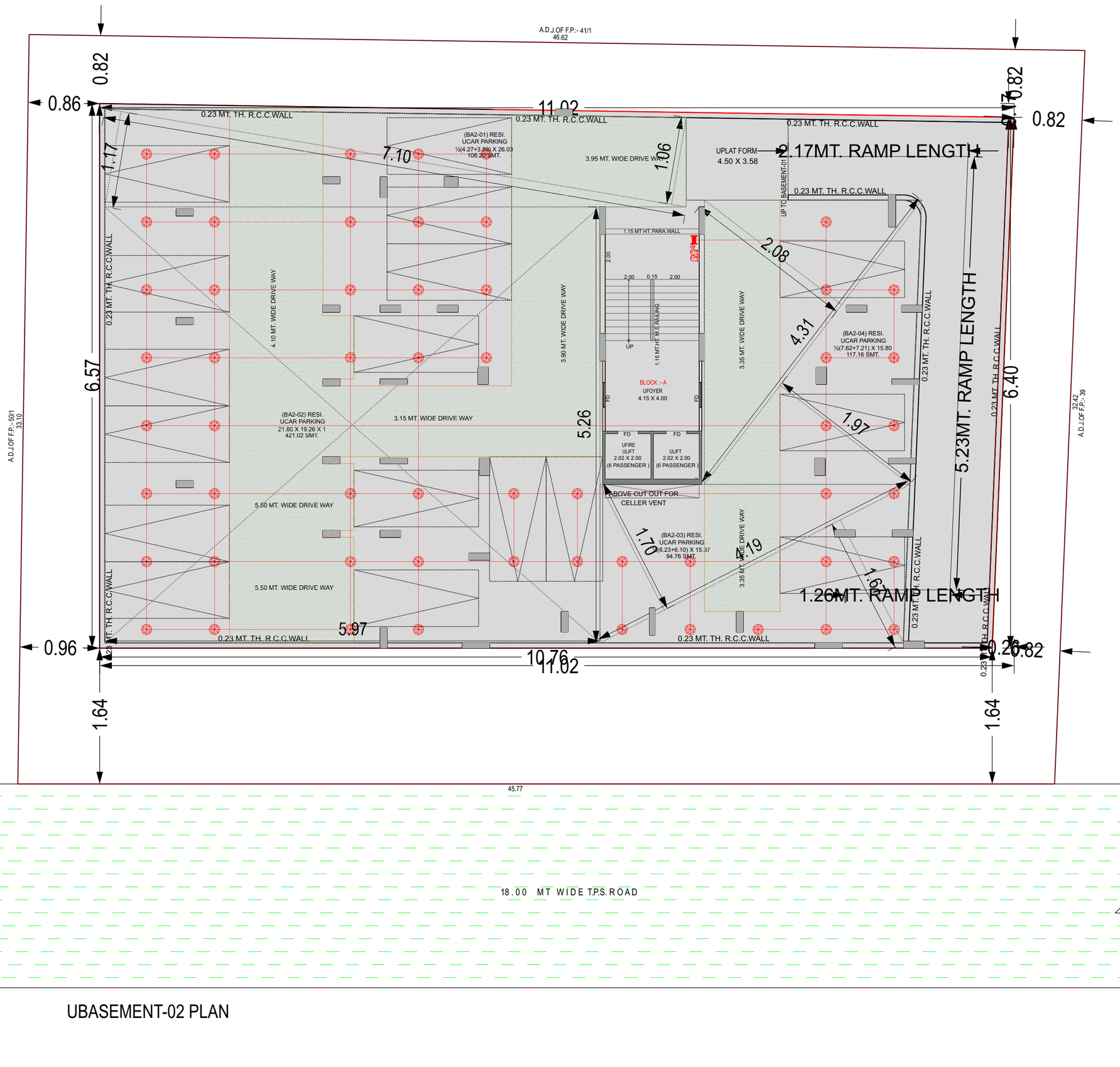

HERE'S A REALITY
MORE BEAUTIFUL
THAN YOUR DREAMS


A.D.J.OF F.P.:- 41/1
46.62
C.B.
0.83
0.79
BELLOW RAIN WATER TANK U.G.W.T.
BELLOW
BELLOW FIRE W.T.
1.59
0.79
1.57
6.46
1.15 MT HT. PARA.WALL
1.64
BASEMENT LINE
H.P. PARKING AS PER PARKING LAYOUT
2.62
2.09
1.57
2.00
0.15
2.00
UP
DN
1.15 MT HT. PARA.WALL
BLOCK :- A
ENTRANCE FOYER
1.23
0.92
FD
FD
FIRE LIFT
LIFT
CUT OUT FOR CELLER VENT
.80 MT WIDE WALK WAY
5.46
18.00 MT. ROAD LENGTH
5.32MT. RAMP LENGTH
A.D.J.OF F.P.:- 50/1
33.10
A.D.J.OF F.P.:- 39
32.42
6.48
6.95
5.76
P.W.
(A)
COMMON PLOT
½(7.99+9.32) X 26.49
229.27 SMT.
0.92
0.92
1.57
2.44
OPEN PLINTH
ELE. S.S.
2.62
1.57
5.76
1.57
6.46
1.57
0.23 TH.
1.57
PLAT FORM
5.76 X 6.00
C.B.
45.77
18.00 MT WIDE T.P.S. ROAD
LAYOUT PLAN
SCALE : 1 CM = 2.00 MT
N

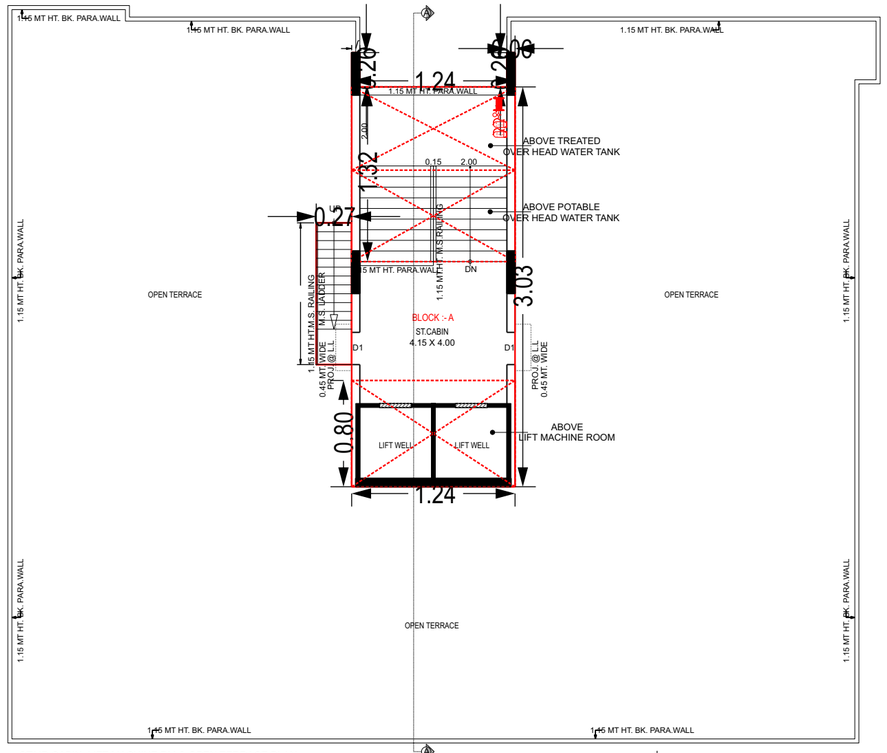

A.D.J.OF F.P.:- 41/1
46.62
1.60
1.59
6.51
1.51
1.06
1.06
1.43
1.15 MT HT. PARA.WALL
2.00 MT. WIDE DRIVE WAY
TRANSFER BAY
CAR PARKING
SPACE FOR PEOPLE
WITH DISABILITY
(A-02) RESI.
OTHER PARKING
5.70 X 8.72 X 1
49.70 SMT.
(A-03) RESI.
CAR PARKING
4.00 X 8.72 X 1
34.88 SMT.
(A-04) RESI.
CAR PARKING
4.00 X 5.50 X 1
22.00 SMT.
(A-05) RESI.
OTHER PARKING
5.40 X 5.50 X
29.70 SMT.
BLOCK :- A
ENTRANCE
FOYER
0.80 MT WIDE WALK WAY
FIRE
ULIFT
LIFT
CUT OUT FOR
CELLER VENT
(A-06) RESI.
VISITOR'S PARKING
9.52 X 8.59 X 1
81.78 SMT.
2.00 MT. WIDE DRIVE WAY
(A-01) RESI.
CAR PARKING
15.73 X 6.41 X 1
100.83 SMT.
2.35 MT. WIDE
DRIVE WAY
(A-07) RESI.
VISITOR'S PARKING
7.99 X 6.41 X 1
51.21 SMT.
5.36MT. RAMP LENGTH
PLAT FORM
5.76 X 6.00
0.23 TH. WALL
A.D.J.OF F.P.:- 50/1
33.10
A.D.J.OF F.P.:- 39
32.42
2.64
2.11
6.52
7.00
5.81
(A)
UCOMMON PLOT
½(7.99+9.32) X 26.49
229.27 SMT.
0.93
OPEN PLINTH
ELE. S.S.
0.79
2.46
2.64
5.81 MT. ROAD LENGTH
45.77
18.00 MT WIDE T.P.S. ROAD
UPARKING LAYOUT PLAN
SCALE : 1 CM = 2.00 MT
N



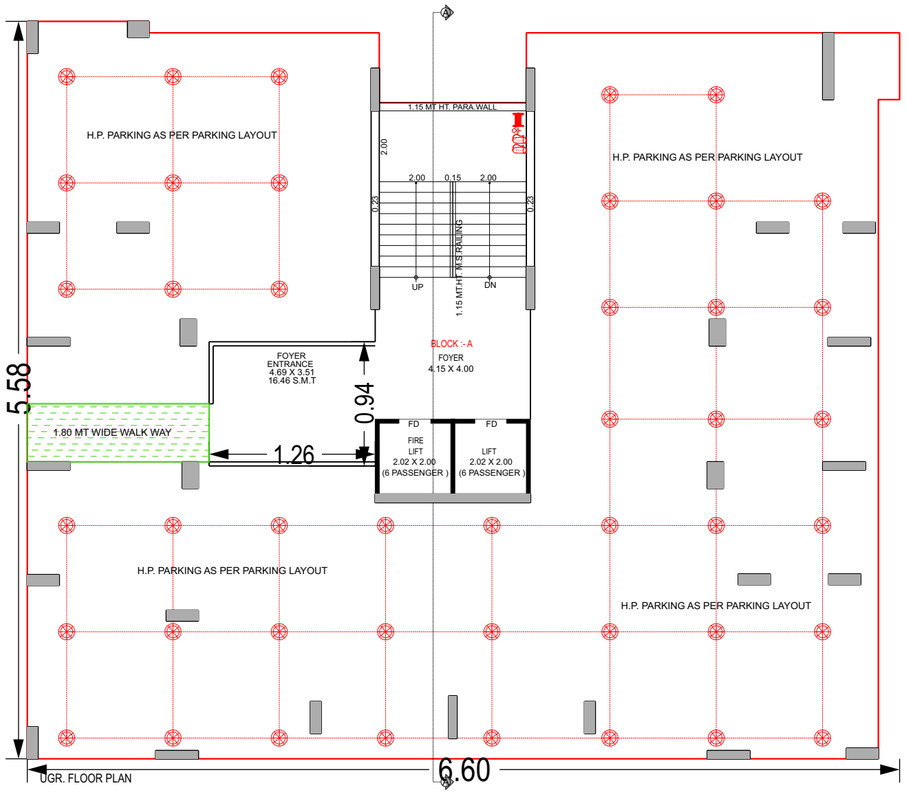

UBASEMENT-01 PLAN



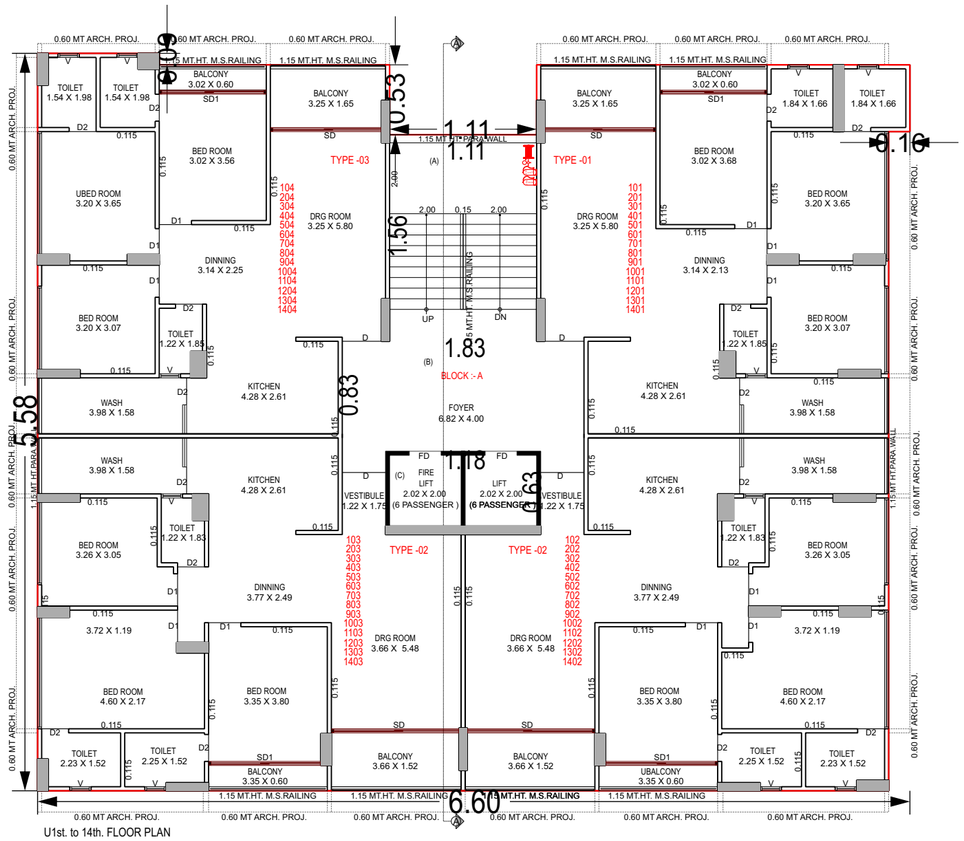

UBASEMENT-02 PLAN



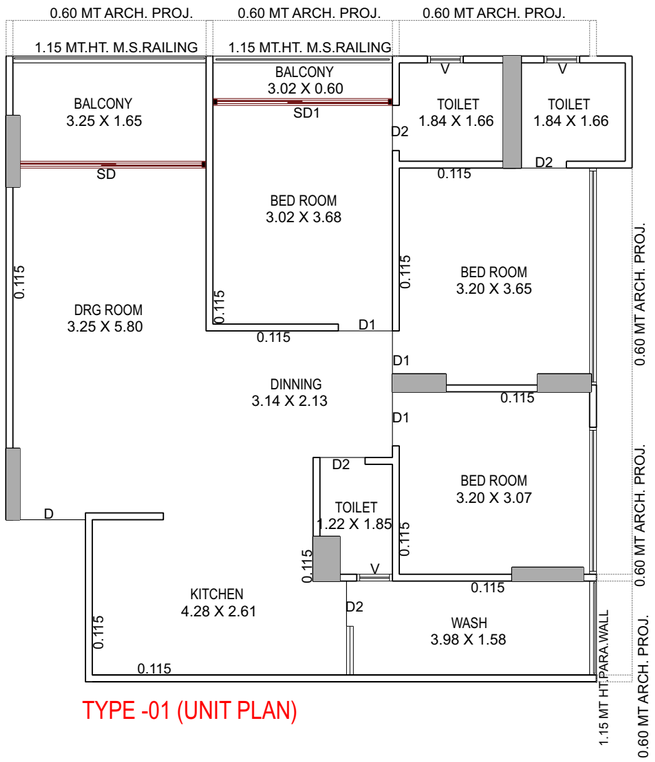

STAIR CABIN, LIFT MACHINE RM & OPEN TERRACE PLAN



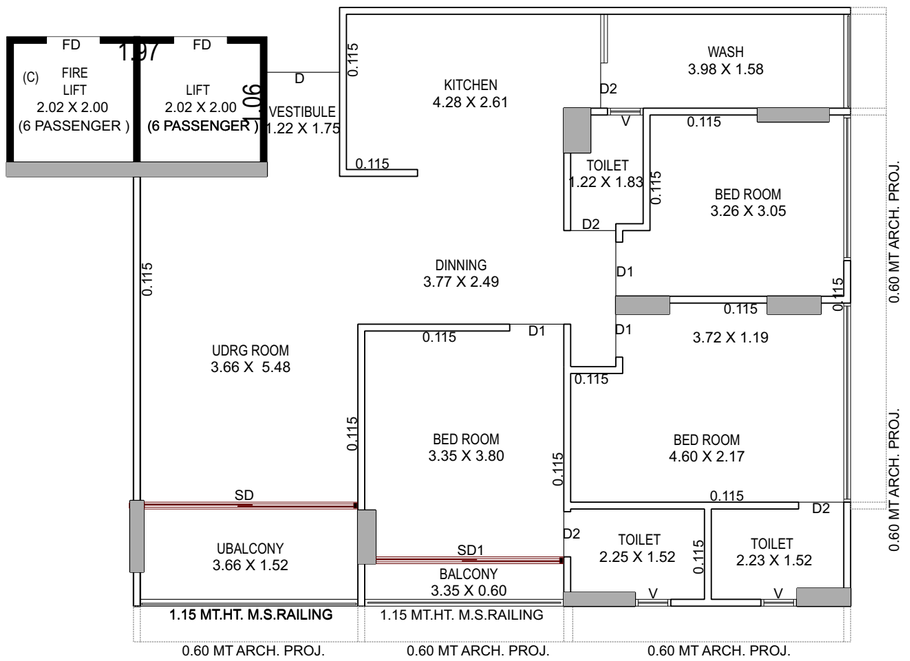

UGR. FLOOR PLAN



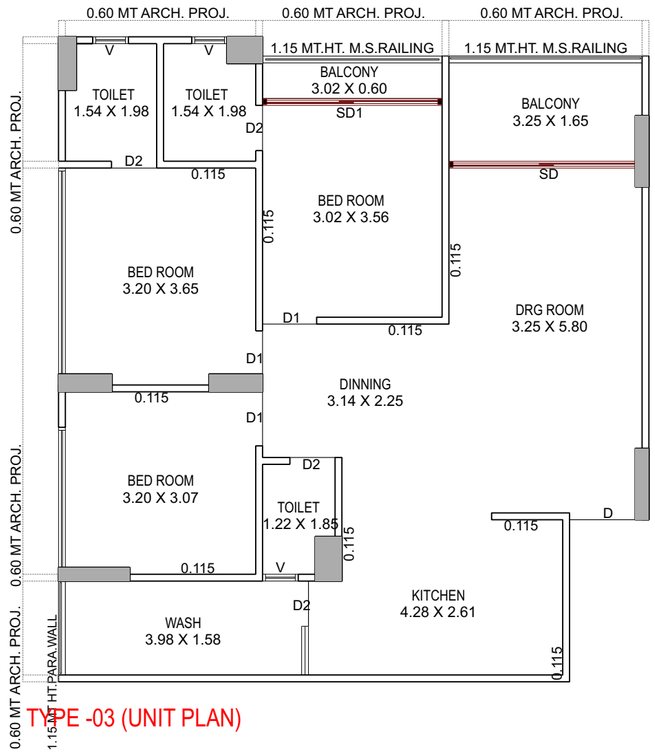

U1st. to 14th. FLOOR PLAN




TYPE -01 (UNIT PLAN)




TYPE -02 (UNIT PLAN)




TYPE -03 (UNIT PLAN)



# अक्षर Residency

## AMENITIES

- ELEGANT ENTRANCE GATE
- SECURITY CABIN
- SENIOR CITIZEN SEATING SPACE
- CCTV CAMERA
- BEAUTIFUL PLANTATION
- ELEGANT ENTRANCE FOYER
- SOCIETY OFFICE
- METER ROOM SPACE
- POWER BACK-UP (COMMON AREA)
- KID'S PLAY AREA

# SPECIFICATIONS

## STRUCTURE
- Earthquake resistant R.C.C. frame structure with sand block walls.

## FLOORING
- Vitrified flooring in living, dining, kitchen & all bedrooms.

## KITCHEN
- Sandwich platform with SS Sink.
- Tile dado up to lintel level on wall.
- Service platform with adequate storage space.
- Provision for exhaust fan.

## BATHROOMS
- Anti-skid ceramic tiles for flooring. Tile dado up to lintel level.
- European type w/c pan in all bathrooms. Premium quality Sanitaryware & C.P. fittings.
- Waterproofing in all bathrooms and wash area.
- Exhaust fan provision.
- Geyser point in all bathrooms.
- Rigid PVC pipes for drainage & plumbing.

## DOORS
- Both side plain flush door with wooden frame. Standard quality fittings for all doors.

## WINDOWS
- Aluminum glass window with stone sill.

## ELECTRIFICATION
- Power Supply 3 Phase.
- Modular switches, copper wiring & Safety switch.
- Sufficient power outlets & light points provided.

## ELEVATOR
- 2 High speed elevators.

## COLOUR & WALL FINISH
- Internal wall: Single mala plaster with putty.
- External wall: Double coat sand face plaster with texture.

## FIRE
- Fire safety as per norms & regulations.

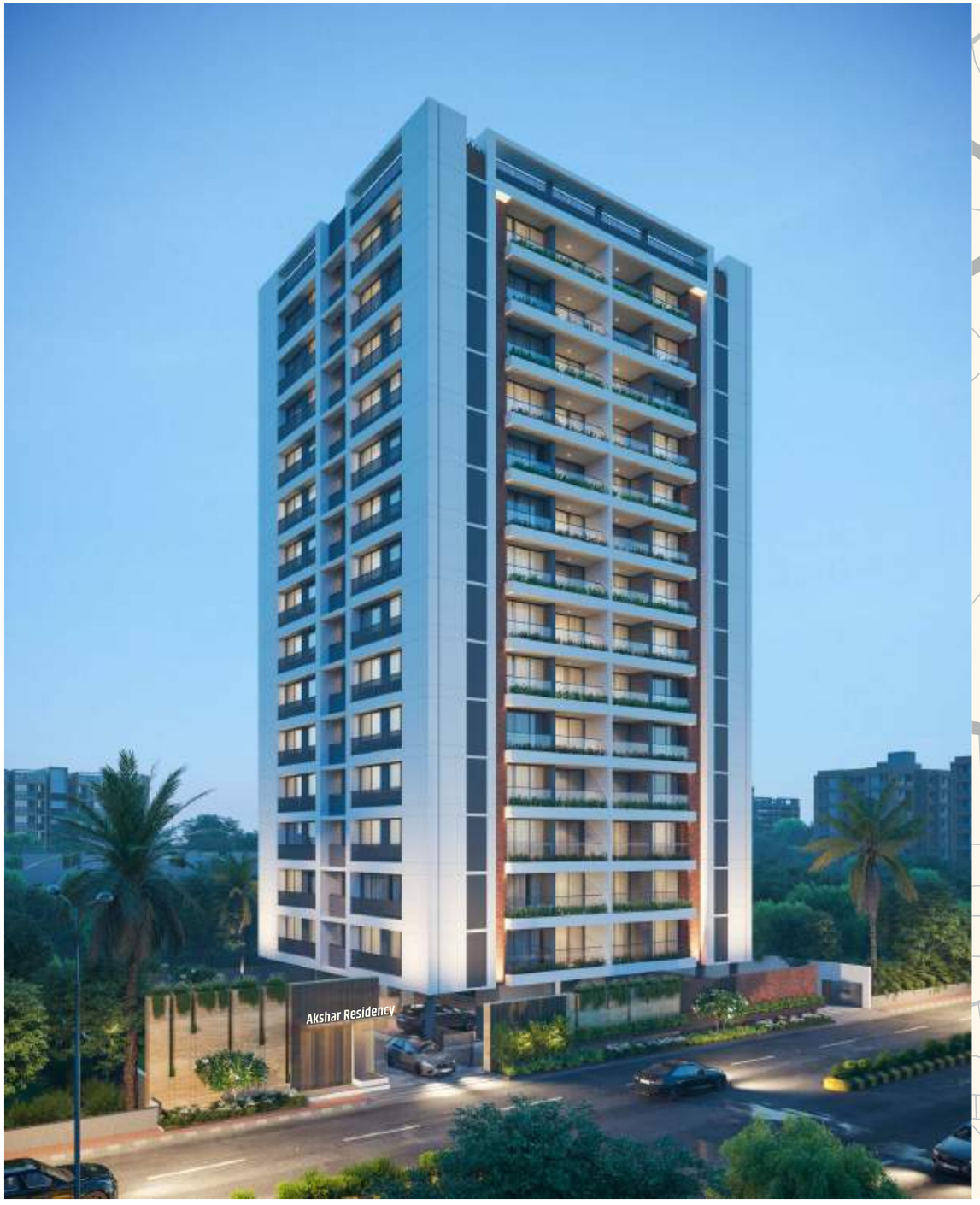
## TERRACE
- Terrace finished with water proofing & china mosaic for heat reflection.

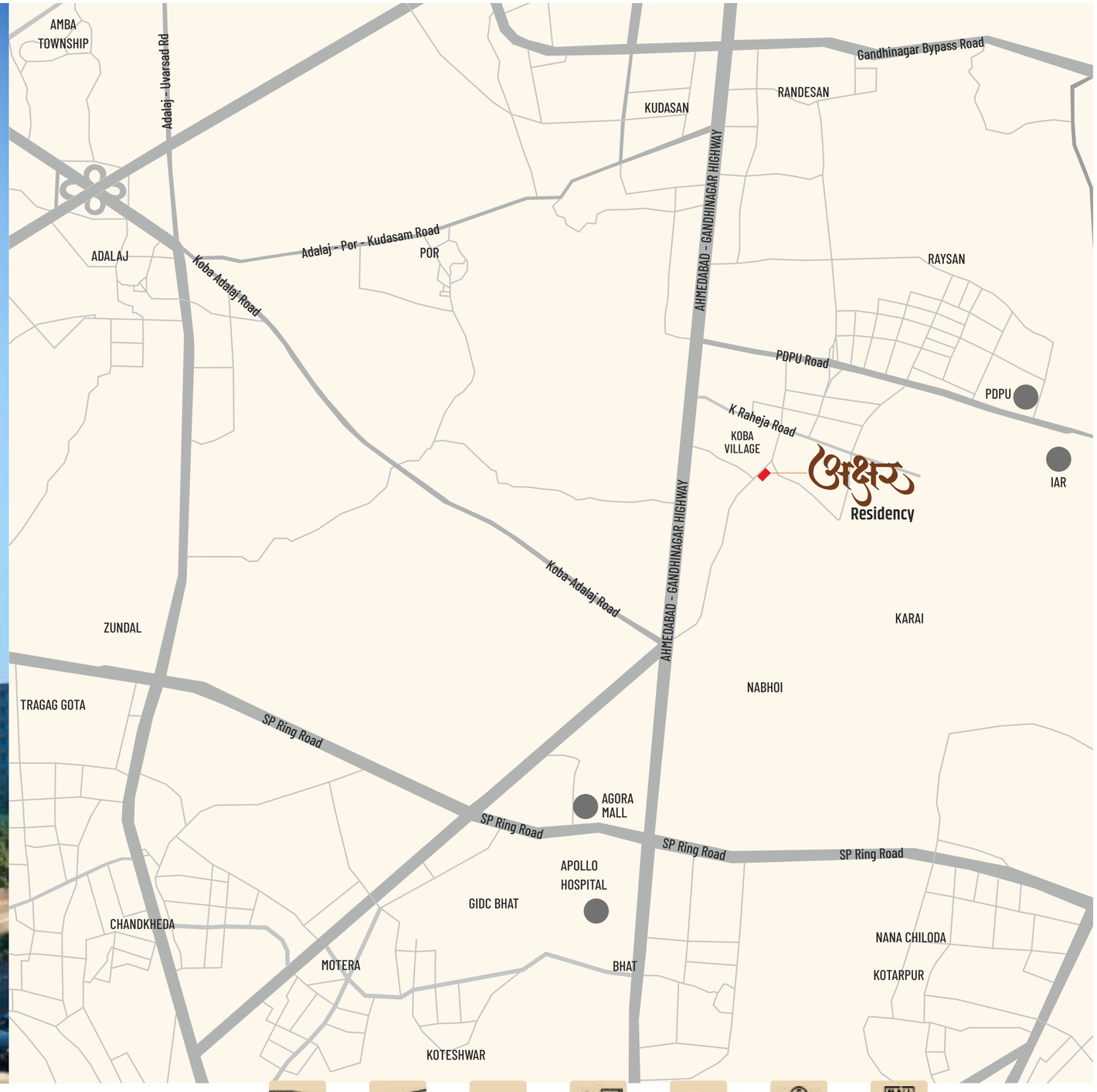
NOTES • Stamp Duty, Registration Charges, Legal Documentation Charges shall be borne by the purchaser. • GST or any additional charges, tunes, cess or duties levied by the government/local authorities prior, during or after the completion of the scheme shall be borne by the purchaser. • Changes/Alteration of any nature, including the elevations, exterior colour scheme of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme. • All elements, objects, treatments, materials, equipments and colour scheme shown are artist's impressions. Actual may be different as per architect's designs. • All dimensions shown here are unfinished wall. The brochure is intended only to convey the essential design and technical features of the scheme.

# BRAND WE USE OR EQUIVALENT

| | |
|---|---|
| STEEL | |
| CEMENT | UltraTech Cement, JK Lakshmi Cement, Hathi Cement |
| FLOORING | exxaro Tiles, AGL Tiles, Simpolo, Letina |
| WINDOWS | Jindal, Banco Aluminium, Nationwide Windows |
| BATHROOM | Jaquar, CERA, Kerovit, hindware |
| ELECTRIC | Finolex Cables Limited, Polycab, Darshan Plus, KEI Wires & Cables |
| SWITCHES | Anchor by Panasonic, Hi-Fi, Vega Modular |
| ELEVATORS | Fujitec Express, Omega Elevators, Techno, Orbit Technologies |
| PUTTY | Birla White, JK Wall Putty |
| PLUMBING | Astral Pipes, ashirvad, DUTRON, Prince |
| GLASS | Modiguard, Saint-Gobain |
| PAINT | asianpaints, Nerolac, Berger |






| METRO STATION | S.G.HIGHWAY | INT. AIRPORT | RAILWAY STATION | GIFT CITY | 24 X 7 HOSPITAL | MALL & MOVIE |
|---|---|---|---|---|---|---|
| 0.50 KM | 8.50 KM | 10.50 KM | 14.50 KM | 4.30 KM | 5.30 KM | 6.30 KM |