

Developers:



Site: Rang Empire,
Opp. Videocon Company Gate No.3,
Chavaj Road, Chavaj, Bharuch - 392015
New R.S. No. 145, Chavaj, Bharuch.



Alpesh Hariyani
+91 - 99240 11551

Architect & MEP



Structure Consultant:
SVN Consulting Eng.

RANG EMPIRE

2BHK FLATS & SHOPS

A decorative graphic of a leafy branch extending from the right side of the 'EMPIRE' text.

design: stroke&arrow@ 98240 92010





ABOUT AVDHOOOT INFRA

At Avdhoot Infra excellence and innovation meet to deliver exceptional results. Since inception, we have established ourselves as a trusted and respected name in the industry. Our commitment to providing an unmatched lifestyle for our patrons is unwavering, and our dedication to innovation is at the heart of everything we do.

Our team of experienced professionals is passionate about real estate, and we are constantly exploring new and innovative ways of creating landmarks that excel in both form and function. We pride ourselves on our ability to think outside the box and find creative solutions to even the most complex real estate challenges. We believe that the key to our success lies in our ability to adapt to the ever-changing landscape of the industry while staying true to our core values of integrity, professionalism, and excellence.

Inspired by brilliance and driven by passion, we endeavour to create lifestyle projects that not only deliver contemporary luxury but are also future-ready.



ARCHITECT'S NOTE

Our goal at Rang Empire was to create a vibrant and dynamic community that seamlessly integrates residential and commercial spaces, offering the best of both worlds. Our design approach is centered around creating spaces that are functional, stylish, and luxurious.

One of the most exciting aspects of this project is the opportunity to create a sense of community among our residents and commercial tenants. We have incorporated shared spaces such as courtyards, rooftop gardens, and lounges, which encourage interaction and collaboration. We believe that this community-oriented approach will foster a sense of belonging and enhance the overall quality of life for everyone who calls this place home.





RANG EMPIRE

EDU CENTURY
VICTORINOX UNIQUE
HARMONY GALAXY COFFEE

MURBERRY CELLULAR
TREND & STYLE NEXT
WOOD'S INTERIOR CONCEPTS

RADIANT CIRCLE 55 ORANGE LEADTECH
THE MOBILE HUB FRESH MEDI CARE CARE
RARE ZARA

CHANEL LUXURY AURO LUXURY
SPORT RCHLO
LIFESTYLE DIAMOND

CARE HOSPITAL
CARE HOSPITAL
CARE HOSPITAL



PREMIUM SHOPS & SHOWROOMS

A world of unmatched comforts and amenities awaits you within the elegant gate of Rang Empire.



SHOPS & SHOWROOMS SPECIAL FEATURES & FACILITIES

- Well Designed Parking
- Under Ground Water Tank
- Fire Backup Generator
- CCTV Camera Point for all Shops Separately
- Well Designed Atrium
- Allotted Space for AC Outdoor Units for all shops
- Street Lights in Parking
- Allotted Commercial Terrace Area

BASEMENT FLOOR LAYOUT PLAN



- Residential Basement Parking
- Commercial Basement Parking

18 MTR. WIDE DRIVE WAY

GROUND FLOOR LAYOUT PLAN



RESIDENCY ENTRY

RESIDENCY EXIT

TO CHAVAJ

18 MTR. MAIN ROAD

TO BHARUCH



GROUND

FLOOR SHOPS PLAN



Shop No.	Sq.ft.	Shop No.	Sq.ft.	Shop No.	Sq.ft.
01	312.00	36	250.00	71	210.00
02	305.58	37	250.00	72	210.00
03	250.00	38	250.00	73	142.50
04	250.00	39	250.00	74	142.50
05	250.00	40	250.00	75	210.00
06	250.00	41	250.00	76	210.00
07	250.00	42	283.31	77	210.00
08	250.00	43	277.18	78	210.00
09	250.00	44	210.00	79	210.00
10	250.00	45	210.00	80	101.18
11	206.25	46	210.00	81	101.18
12	264.00	47	210.00	82	101.18
13	275.00	48	210.00	83	214.87
14	151.23	49	210.00	84	305.15
15	151.23	50	210.00	85	298.60
16	151.23	51	210.00	86	210.00
17	151.23	52	210.00	87	210.00
18	283.20	53	210.00	88	210.00
19	264.00	54	210.00	89	210.00
20	264.00	55	210.00	90	210.00
21	283.20	56	210.00	91	210.00
22	151.23	57	210.00	92	210.00
23	151.23	58	210.00	93	210.00
24	275.00	59	210.00	94	210.00
25	264.00	60	210.00	95	210.00
26	264.00	61	210.00	96	210.00
27	283.20	62	271.11	97	210.00
28	151.23	63	265.10	98	210.00
29	151.23	64	232.60	99	210.00
30	151.23	65	101.18	100	210.00
31	151.23	66	101.18	101	210.00
32	275.00	67	101.18	102	292.46
33	264.00	68	210.00	103	286.32
34	206.25	69	210.00		
35	250.00	70	210.00		



FIRST FLOOR SHOPS PLAN



Shop No.	Sq.ft.	Shop No.	Sq.ft.	Shop No.	Sq.ft.
101	345.72	132	264.00	163	238.33
102	170.00	133	205.65	164	228.22
103	170.00	134	130.00	165	130.00
104	170.00	135	130.00	166	130.00
105	170.00	136	130.00	167	130.00
106	170.00	137	130.00	168	130.00
107	170.00	138	130.00	169	130.00
108	170.00	139	130.00	170	130.00
109	170.00	140	130.00	171	130.00
110	205.65	141	130.00	172	130.00
111	264.00	142	130.00	173	62.50
112	275.00	143	291.91	174	130.00
113	151.23	144	281.87	175	130.00
114	151.23	145	130.00	176	130.00
115	151.23	146	130.00	177	130.00
116	151.23	147	130.00	178	130.00
117	283.20	148	130.00	179	130.00
118	264.00	149	130.00	180	130.00
119	264.00	150	130.00	181	130.00
120	283.20	151	130.00	182	130.00
121	151.23	152	130.00	183	184.64
122	151.23	153	130.00	184	174.53
123	275.00	154	62.50	185	130.00
124	264.00	155	130.00	186	130.00
125	264.00	156	130.00	187	130.00
126	283.20	157	130.00	188	130.00
127	151.23	158	130.00	189	130.00
128	151.23	159	130.00	190	130.00
129	151.23	160	130.00	191	130.00
130	151.23	161	130.00	192	130.00
131	275.00	162	130.00	193	130.00

HOSPITAL
27'-6" X 71'-10"
C.A.-1975.41
SQ. FT.

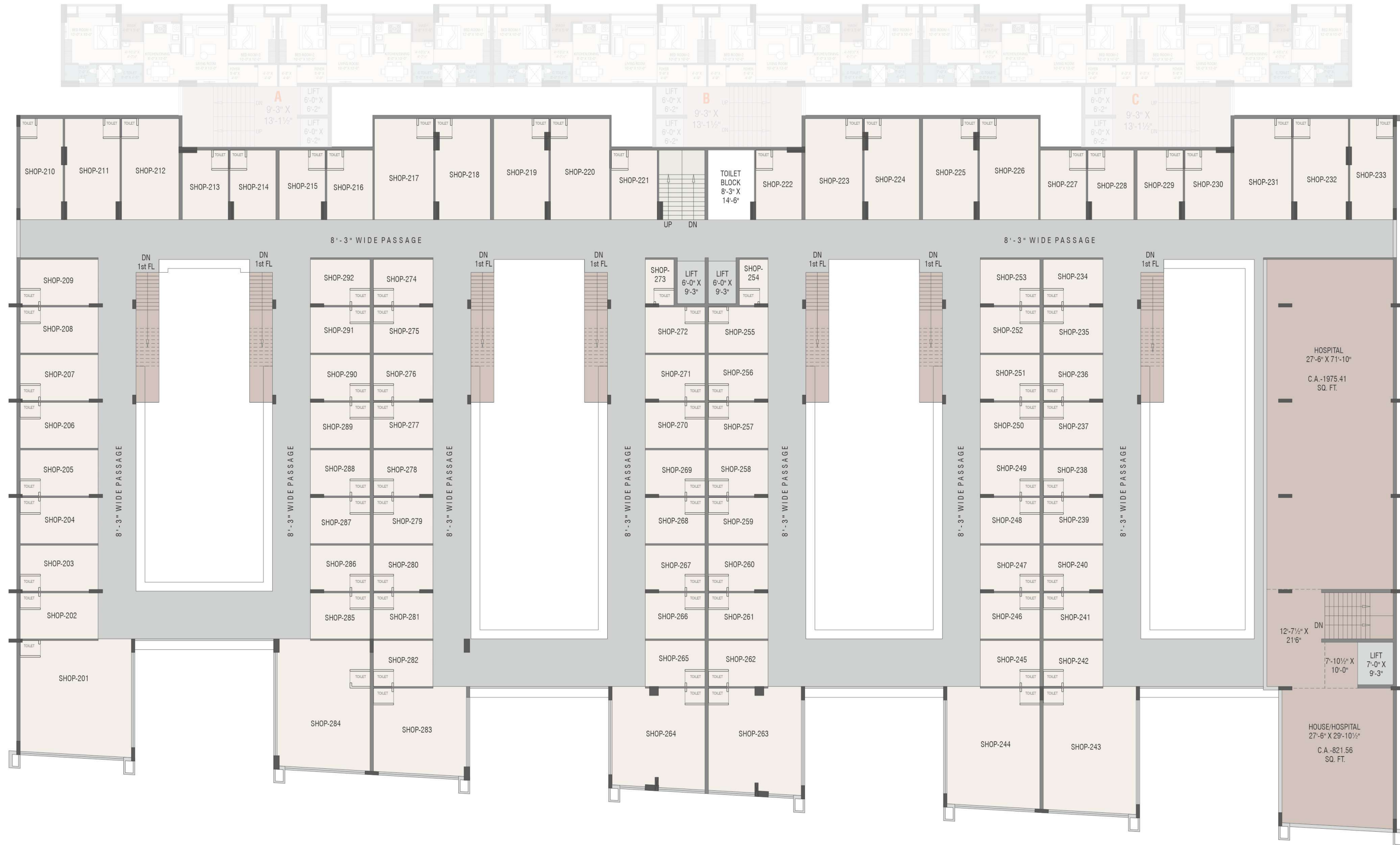
UP
12'-7 1/2" X 21'-6"

DN

7'-10 1/2" X 10'-0"

LIFT
7'-0" X 9'-3"

HOUSE/HOSPITAL
27'-6" X 29'-10 1/2"
C.A.-821.56
SQ. FT.



SECOND FLOOR SHOPS PLAN



Shop No.	Sq.ft.	Shop No.	Sq.ft.	Shop No.	Sq.ft.
201	600.62	233	205.65	264	437.71
202	170.00	234	130.00	265	130.00
203	170.00	235	130.00	266	130.00
204	170.00	236	130.00	267	130.00
206	170.00	237	130.00	268	130.00
207	170.00	238	130.00	269	130.00
208	170.00	239	130.00	270	130.00
209	170.00	240	130.00	271	130.00
210	205.65	241	130.00	272	130.00
211	264.00	242	130.00	273	62.50
212	275.00	243	544.88	274	130.00
213	151.23	244	521.32	275	130.00
214	151.23	245	130.00	276	130.00
215	151.23	246	130.00	277	130.00
216	151.23	247	130.00	278	130.00
217	283.20	248	130.00	279	130.00
218	264.00	249	130.00	280	130.00
219	264.00	250	130.00	281	130.00
220	283.20	251	130.00	282	130.00
221	151.23	252	130.00	283	377.78
222	151.23	253	130.00	284	564.25
223	275.00	254	62.50	285	130.00
224	264.00	255	130.00	286	130.00
225	264.00	256	130.00	287	130.00
226	283.20	257	130.00	288	130.00
227	151.23	258	130.00	289	130.00
228	151.23	259	130.00	290	130.00
229	151.23	260	130.00	291	130.00
230	151.23	261	130.00	292	130.00
231	275.00	262	130.00		
232	264.00	263	461.38		

SHOPS & SHOWROOMS — SPECIFICATIONS —



STRUCTURE:

RCC frame structure as per structure design



WALL FINISH:

Inside surface finished with putty only. Outside Surface to be Painted with Acrylic Paint



FLOORING:

Vitrified flooring in all shops. Kota Stone flooring in Atrium.



SHUTTERS:

MS Rolling Shutters



WINDOWS:

Colour coated Aluminum window



RAILING:

MS Railing



TOILETS:

Ceramic Tiles flooring & Glazed tiles dado upto lintel level



PLUMBING:

Internal Plumbing will be concealed PVC pipes with good quality CP fittings



ELECTRIFICATION:

Concealed electrification with ISI marked cable and modular type switches



WATER FACILITY:

Common underground tank for water supply



LIFT:

Lift of standard brand





A SPACE TO RELAX A PLACE TO REJUVENATE

Rang Empire is more than just a place to live - it's a true oasis of luxury and comfort, complete with a wide range of premium amenities that are sure to elevate your lifestyle to the next level.

One of the standout features of our project is our third floor, designed to house a host of premium amenities. Whether it's a blissful morning walk or campfire night with your friends or playing your favourite sport or partying with your loved ones, this oasis is the perfect place to unwind and soak up the sun.



2 BHK RESIDENTIAL FLATS SPECIAL FEATURES & FACILITIES



Well Designed Entry Foyer



Common Landscaped Garden with
Children's Play Area



Decorative Compound Wall and Gate



Trimix Internal Roads with Street Light



Common Bore-well for Water
Supply to Society



Decorative Paving in Common Area



Percolating Well for Rain Water Harvesting





3rd FLOOR AMENITIES

Multipurpose Community Hall
with space for



Library



Gym



Banquet Hall



Kids Play



Indoor Games



Camp Fire



Walking Track



Kids Park



Party Lawn



Multipurpose Court

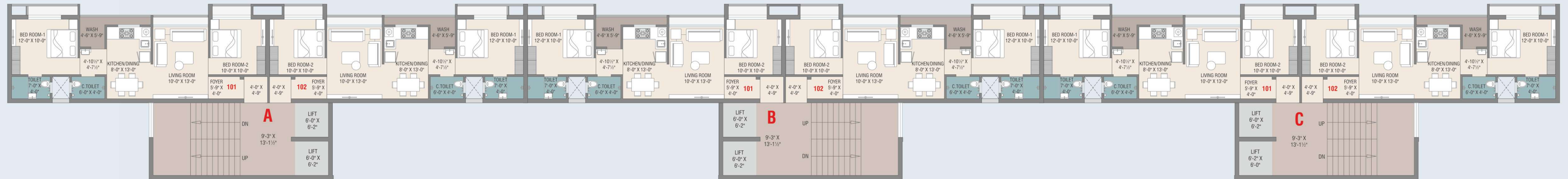
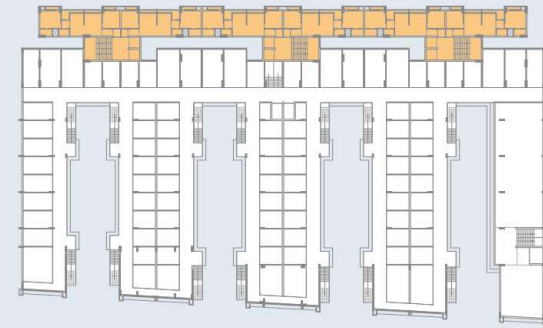


Sitting Area (Senior Citizen)

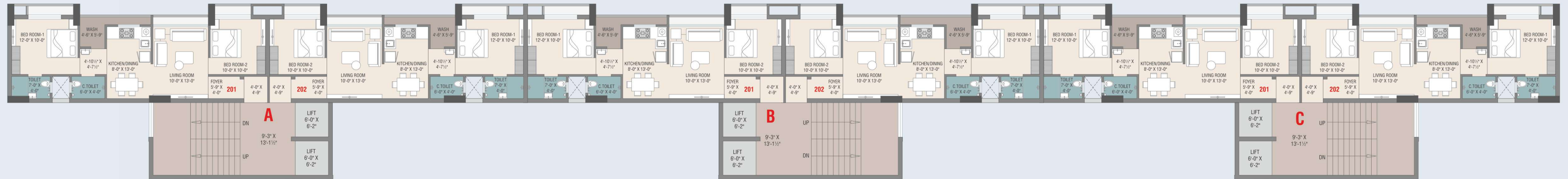
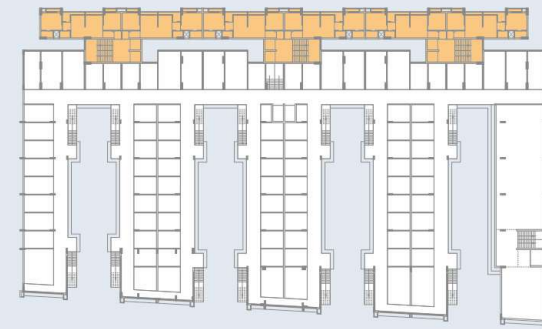


Skating Ring

FIRST FLOOR LAYOUT PLAN



SECOND FLOOR LAYOUT PLAN



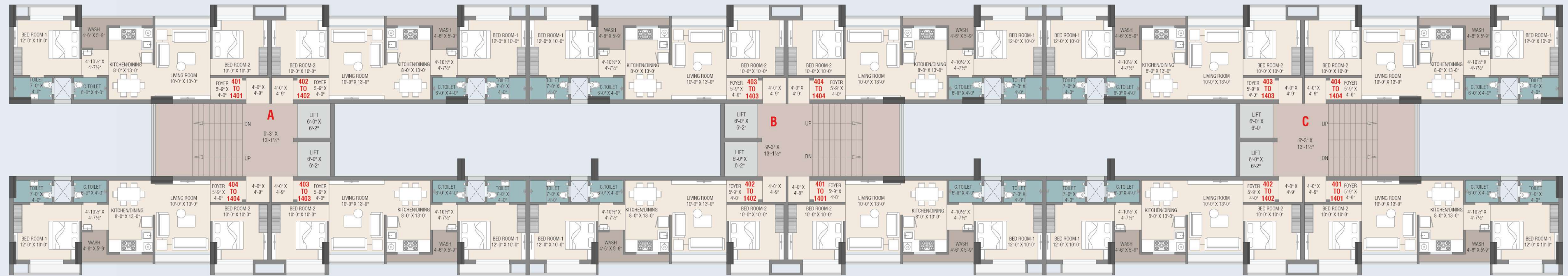
THIRD
FLOOR LAYOUT PLAN



TERRACE FOR RESIDENTIAL

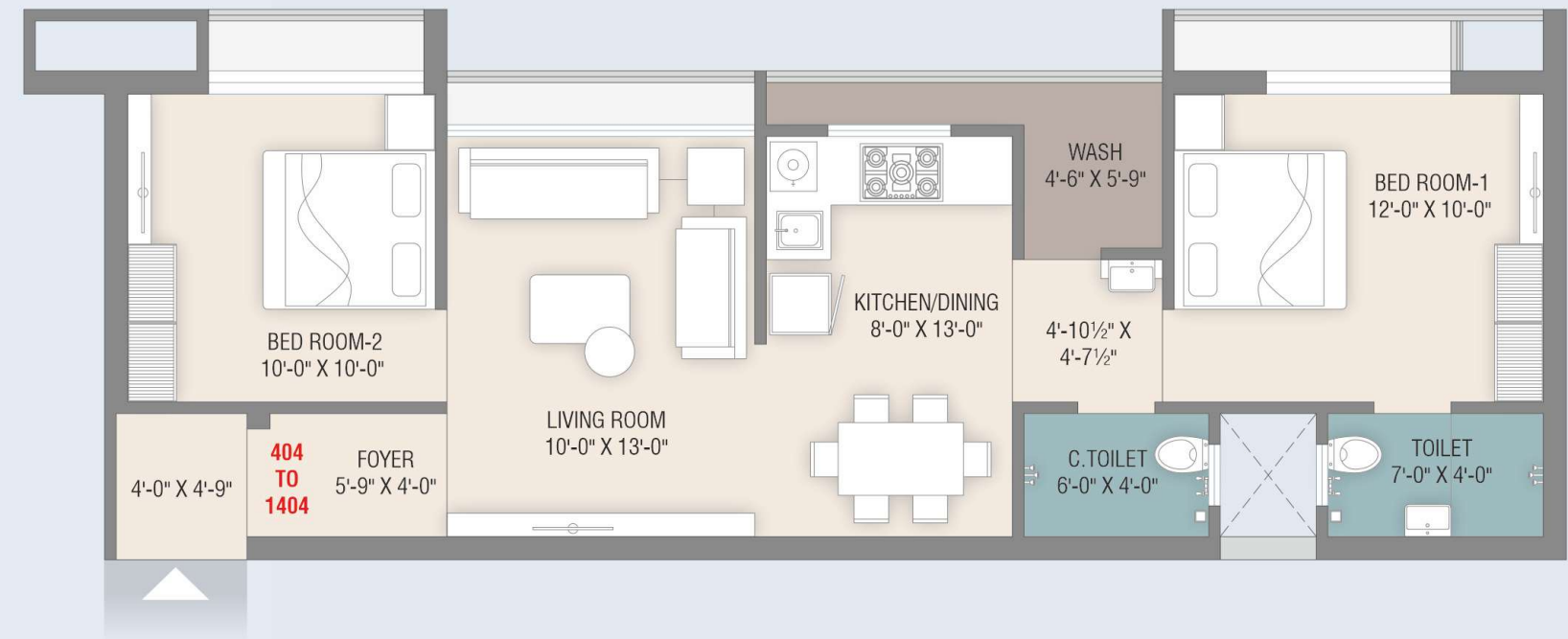
TERRACE FOR COMMERCIAL (ONLY FOR UTILITY SPACE)

TYPICAL FLOOR PLAN (4TH TO 14TH)



UNIT FLOOR PLAN

R.C.A	610.73 SQ.FT.	ACTUAL C.A.	724.20 SQ.FT.
R.B.A.	661.20 SQ.FT.	ACTUAL B.A.	795.85 SQ.FT.



2 BHK RESIDENTIAL FLATS SPECIFICATIONS

- 
STRUCTURE:
 RCC frame structure as per structure design

 - 
WALL FINISH:
 Inside surface finished with putty only. Outside Surface to be Painted with Acrylic Paint

 - 
FLOORING:
 Vitrified Tiles in all rooms

 - 
KITCHEN:
 Granite Platform with S.S. Sink glazed tiles dado upto Lintel level

 - 
DOORS:
 All Doors will be flush doors

 - 
RAILING:
 MS Pipe Railing
- 
WINDOWS:
 Colour coated Alluminum window

 - 
TOILETS:
 Ceramic Tiles flooring & Glazed tiles dado upto lintel level

 - 
PLUMBING:
 Internal Plumbing will be concealed PVC pipes with good quality CP fittings

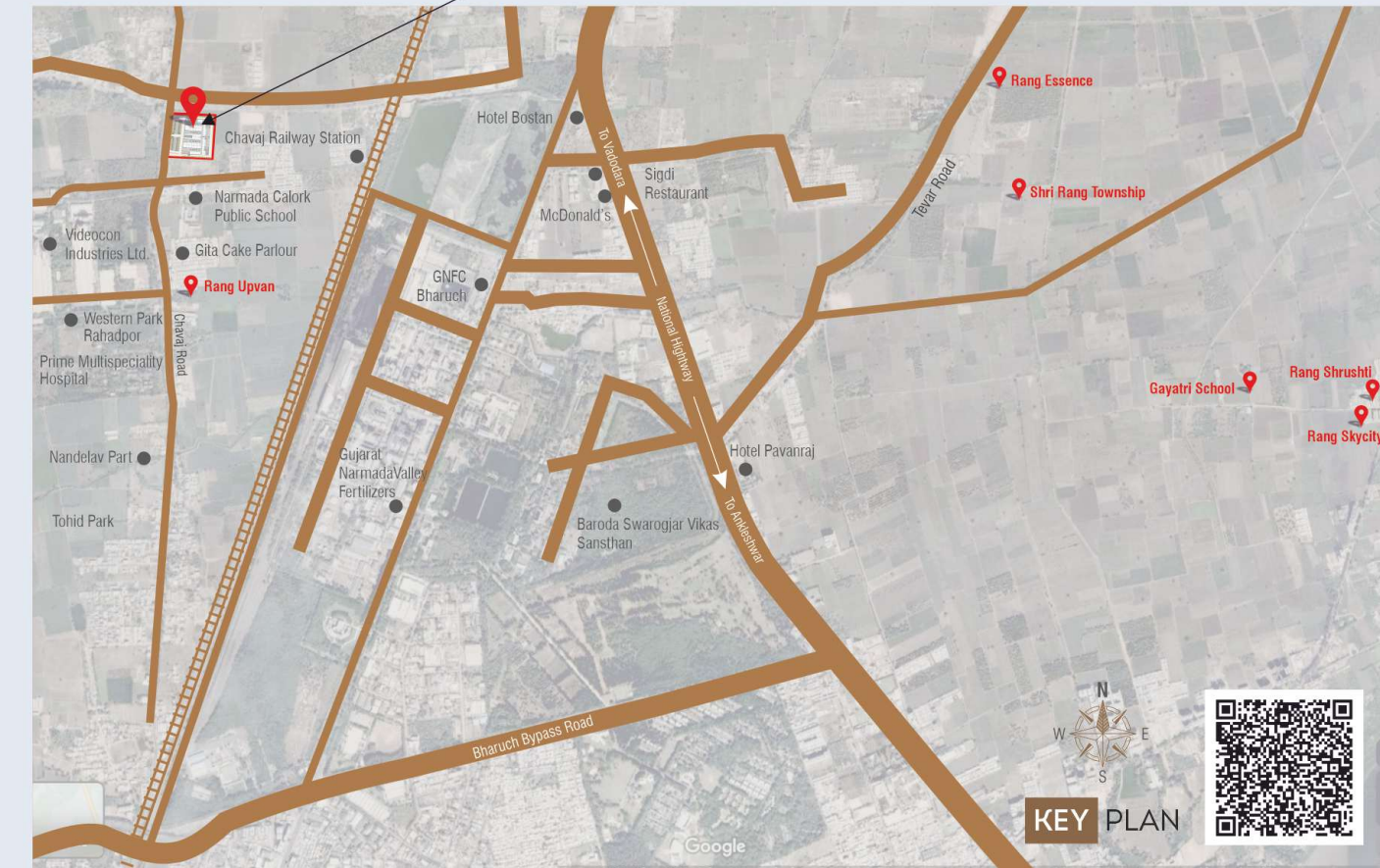
 - 
ELECTRIFICATION:
 Concealed electrification with ISI marked cable and modular type switches

 - 
WATER FACILITY:
 Common overhead & underground tank for water supply

 - 
LIFT:
 Lift of standard brand



RANG EMPIRE



PAYMENT SCHEDULE FOR FLATS

Booking amount(inc.token)	10%	7th Floor Slab	08%
Agreement for Sale	20%	9th Floor Slab	08%
Plinth Level	10%	11th Floor Slab	05%
1st Floor Slab	08%	14th Floor Slab	05%
3rd Floor Slab	08%	Plaster Level	05%
5th Floor Slab	08%	Flooring Level	05%

PAYMENT SCHEDULE FOR SHOPS

Booking Amount	10%
Agreement for Sale	15%
Plinth Level	20%
1st Slab Level	20%
Plaster Level	15%
Flooring Level	15%
Before Sale Dead	05%

Terms and Conditions: 1. The Following will be charged extra in advance/as per Government norms : (a) Stamp Duty and Registration Charges, Documentation and legal Charges. (b) GST. (c) Maintenance Deposit /Charges and Development Charges. (d) Electrical Infrastructure Charge and Deposit for Electrical Connection 2. If any new Tax Applicable by Central or State Government During Project or in Future, it will be born by the Buyers / Members. 3. The Developers reserve all the rights to change the plan, elevation, Specification or any Details will be binding to all. 4. Changes in any Structural Design and Changes in External Facade will not be permitted under any Circumstances. Internal Changes will be allowed with prior Permission and Developer's payment for this Changes Should be paid in Advance by Purchaser. 5. Dimension Shown in plans are from wall to wall Structures, There will be Variation in measurement after finishing details like plaster, putty and Dado Tiles etc. 6. All plans are Subject to Amendments and approval by the relevant authorities. 7. This Brochure is for information purpose only. It does not form a part of agreement or only legal Document. All Photography, Furniture and Computer Imagery are artists Impressions and are provided for illustration and indicative purpose only. While every reasonable care has been taken in providing this information, the developer cannot be held responsible for inaccuracy. 8. While Taking Over the Society Administration, Each Member will have to follow the organizers rule and Sign required consent documents. Subject to Bharuch Jurisdiction.