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Architect
Ruchir Sheth (Design Studio)
Structure
ZARNA ASSOCIATES



*The address
of abundance.*

aranya
ONE44
4B2HK PREMIUM VILLA



The address of abundance.

Luxury IN ABUNDANCE

Aranya One44 is a residential marvel that boasts of abundant luxury for the ones who choose to live here. Elegantly designed villaments that turn your home comings into an experience to remember.



LIVE THE
Villament life

Aranya One144 is your destination for unlimited joys and peace. With total privacy and security, it is your chance to lead a novel Villament Life.



aranya
ONE44
4B2HK PREMIUM VILLA



LIVE THE
happiness

Abundant happiness is what you get here at Aranya One144 where everything is designed for your utmost comfort and convenience. Choose the Aranya One144 lifestyle and stay a cut above the rest.



MAKE WAY
FOR ABUNDANT
happiness



REVEL IN
THE ABUNDANCE OF
Nature



LAYOUT PLAN

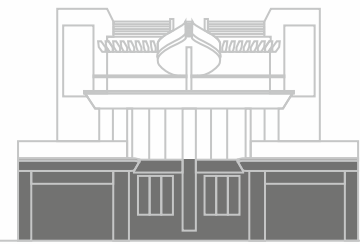


AREA TABLE IN SQ. FT.

PLOT NO.	PLOT TYPE	PLOT AREA
33	A	1444
34	A	1136
35	A1	1130
36	A	1130
37	A1	1130
38	A	1130
39	A1	1132
40	A	1525
41	B1	1712
42	B	1400
43	B	1170
44	B1	1162
45	B	1162
46	B1	2340
47	B	2370
48	B1	1162
49	B	1162
50	B1	1170
51	B1	1394
52	B	1453
53	B	1220
54	B1	1218
55	B	1224
56	B1	1990

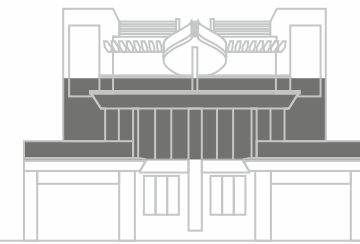
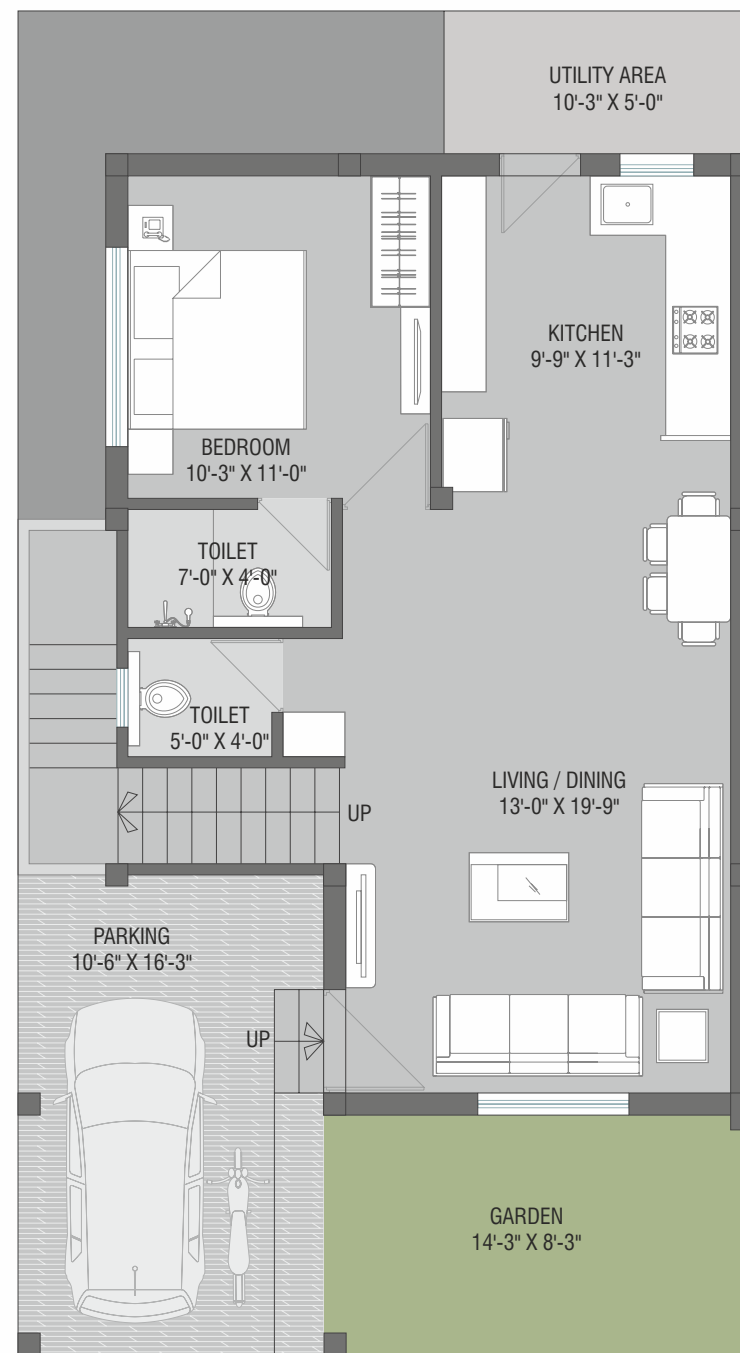


TYPE-A & A1
Plot No. 33 TO 40



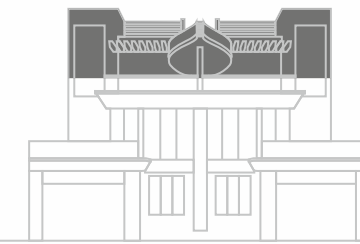
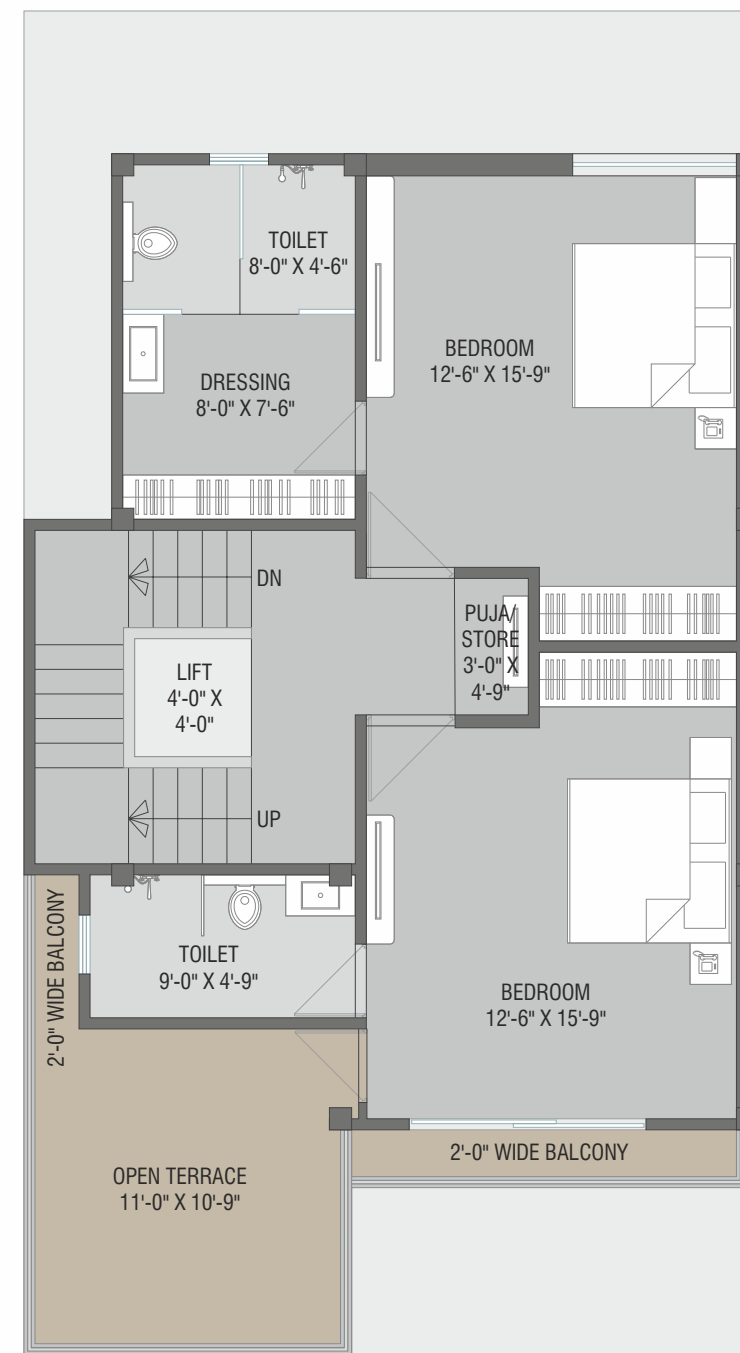
GROUND FLOOR

CARPET AREA:- 620.00 SQ.FT.
PARKING AREA : 170.00 SQ.FT.



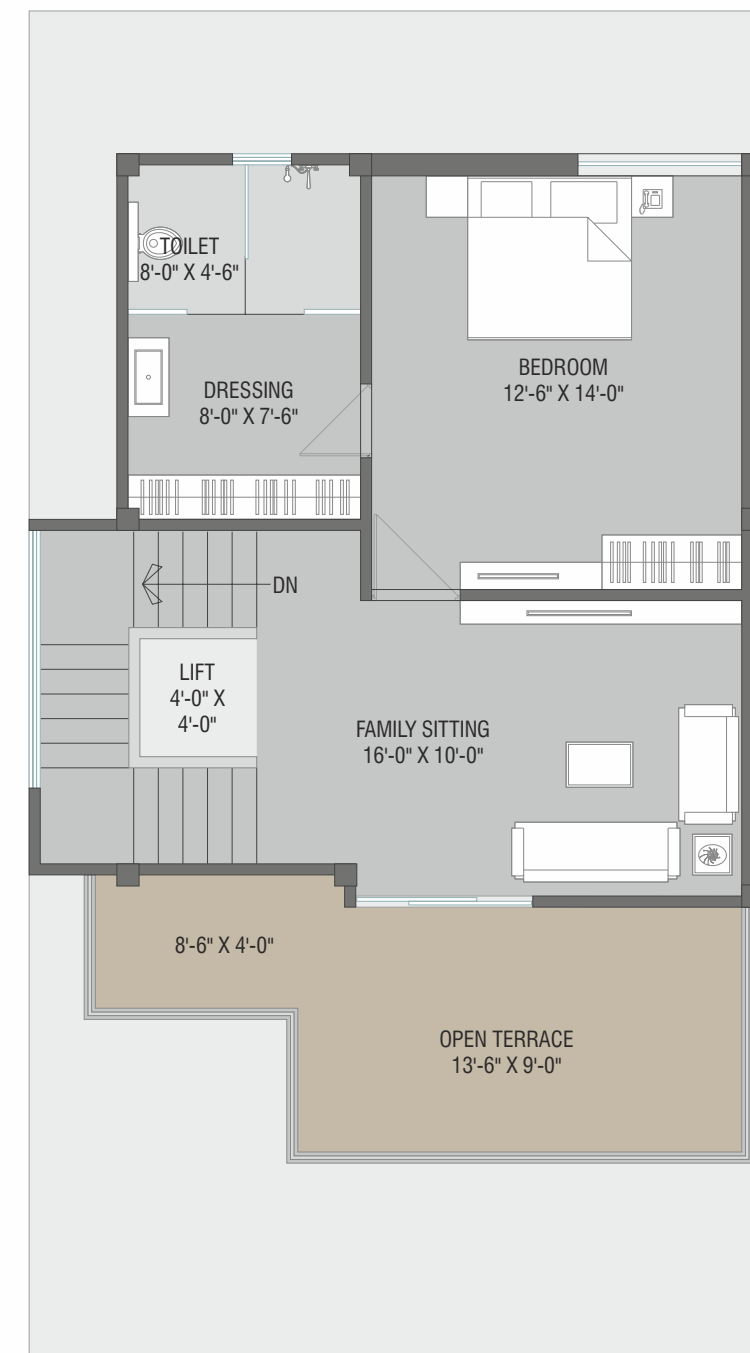
FIRST FLOOR

CARPET AREA:- 685.00 SQ.FT.
OPEN TERRACE :- 125.00 SQ.FT.



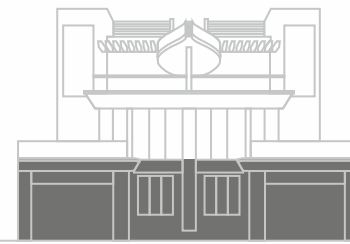
SECOND FLOOR

CARPET AREA:- 540.00 SQ.FT.
OPEN TERRACE :- 170.00 SQ.FT.



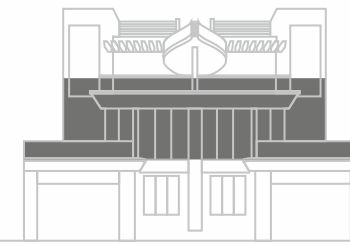
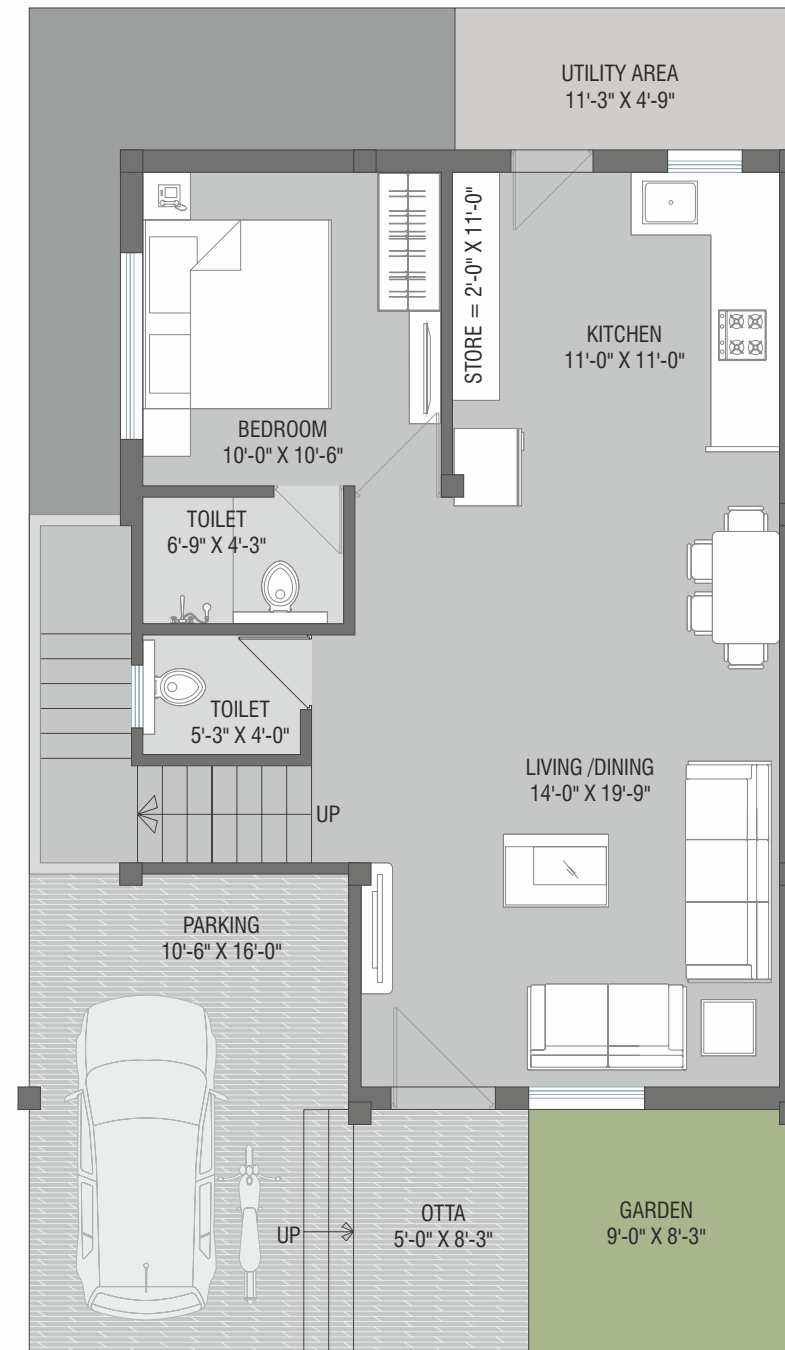


TYPE-B & B1
Plot No. 41 TO 56



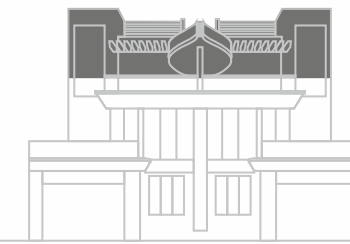
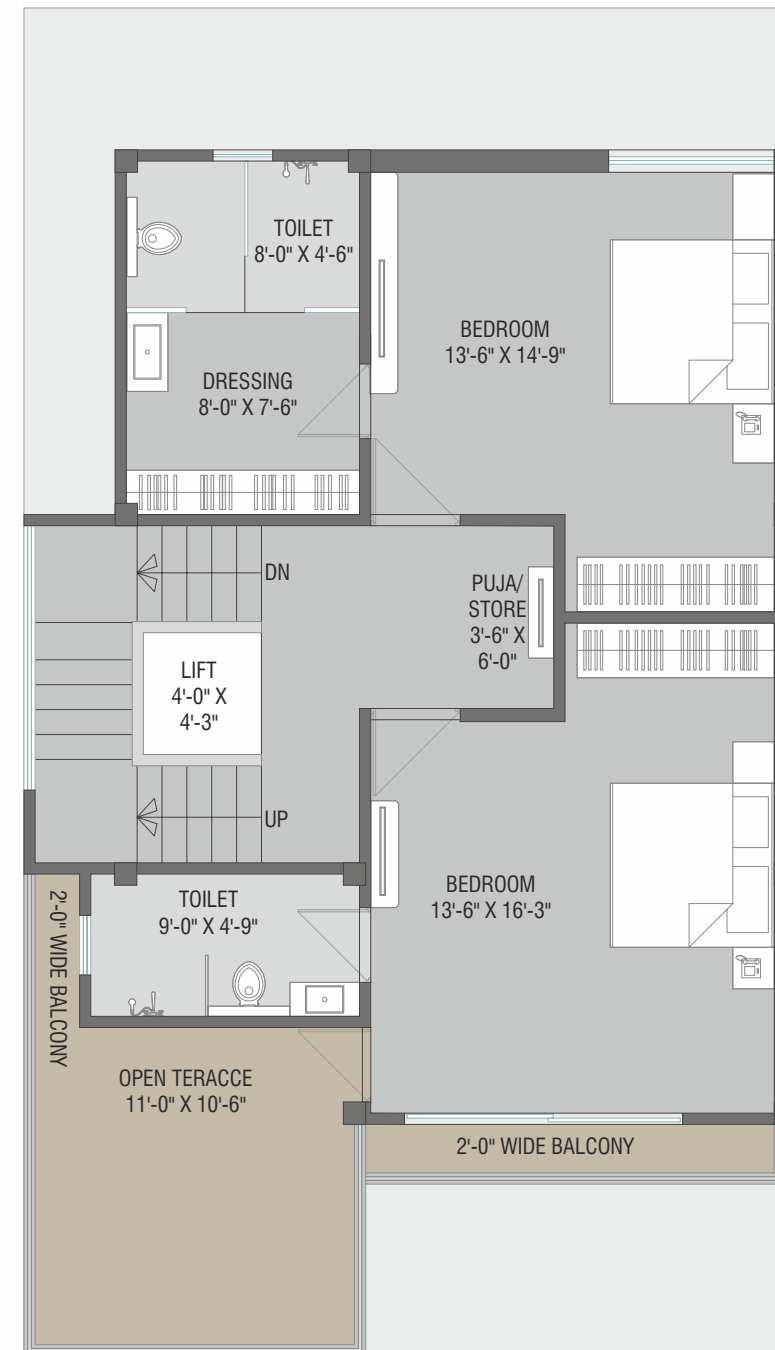
GROUND FLOOR

CARPET AREA:- 640.00 SQ.FT.
PARKING AREA :- 170.00 SQ.FT.



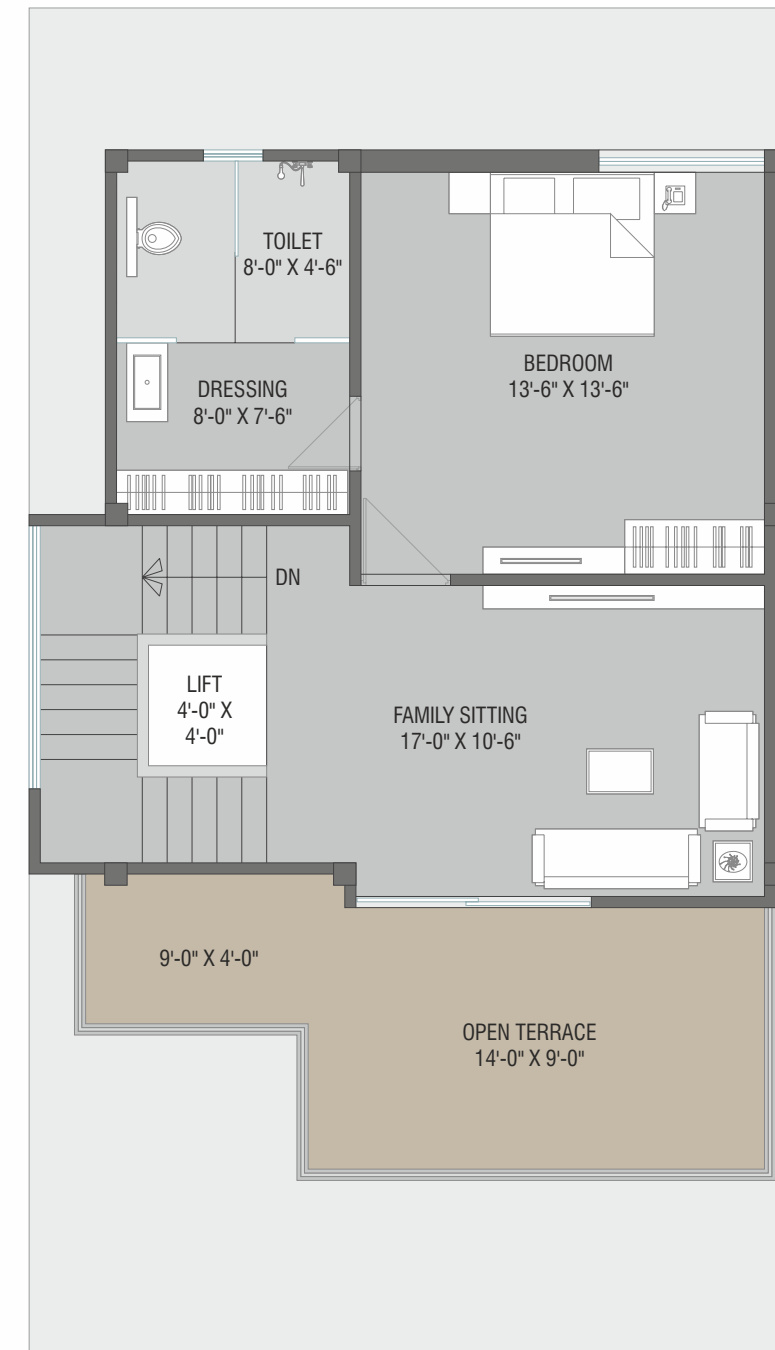
FIRST FLOOR

CARPET AREA:- 705.00 SQ.FT.
OPEN TERRACE :- 124.00 SQ.FT.



SECOND FLOOR











CARPET AREA:- 560.00 SQ.FT.
OPEN TERRACE :- 180.00 SQ.FT.





Campus Amenities

C.P. 1

-  GYMNASIUM
-  YOGA SPACE
-  GAME ROOM
-  SWIMMING POOL
-  TODDLER POOL
-  LIBRARY / CAFE AREA
-  DESK AREA
-  INFANT PLAY AREA
-  STEAM ROOM
-  SOLAR ENERGY ROOFTOP FOR COMMON UTILITY

C.P. 2

-  MULTI-PURPOSE HALL
-  LANDSCAPE GARDEN
-  WALKING TRACK
-  INFIRMAL SITOUT
-  SENIOR CITIZEN AREA












C.P. 3

-  COVERED PLAY AREA FOR CRICKET, FOOTBALL ETC..
-  CHILDREN PLAY AREA.

Playfulness
IN ABUNDANCE



Value addition

-  Covered Car parking
-  Letter Box
-  Landscaping in all unit & artificial grass in second floor terrace
-  RO water purifier system
-  Underground & Overhead tank with sensor
-  Electric Geyser for hot water
-  Anti Termite Treatment in plinth area
-  Brickbat water proofing treatment and china mosaic on terrace
-  Entire Campus under 24 x 7 CCTV camera surveillance
-  Trimix internal roads with street lights, decorative paving and architectural plantation
-  24 hours water supply

SPECIFICATION



Structure

- All RCC & Masonry work as per structural Engineer's design
- Elevation work as per Architect Design.



Finish:

- Internal Walls : Smooth cement plaster.
- External Walls : Double coat plaster.



Flooring

- 1600 x 800 Vitrified Tiles flooring in all rooms.
- Passage area & Stair case with vitrified tiles or Natural Stones.



Kitchen

- Stone Platform with S.S. Sink & designer tiles upto slab level.
- Wash area with dado tiles & flooring.



Bathrooms:

- Premium ceramic tiles, Branded quality bath fittings and sanitary wares.
- Anti skid floor tiles granite counter with ceramic wash basin.
- Tiles up to beam level in all bathrooms
- Concealed internal plumbing with hot water points.



Doors & Windows

- Main door : High quality wooden frame door with veneer paneling on both sides and standard quality safety lock.
- Internal Doors : flush doors with granite frame & both sides decorative laminate.
- Anodized aluminium sliding windows with mosquito net & safety grills



Electrification:

- Concealed standard quality ISI wiring, MCB/ELCB & branded modular switches with sufficient electrical point in all areas.
- Provision for TV & Internet points at convenient locations.
- AC piping in all Bed rooms & Living room



Paint :

- Internal Walls : Two coat putty & primer
- External Walls : Weather Proof paint.

BRANDS WE USE (OR EQUILENT)

Steel



Cement



Tiles



Bathroom
Fixtures & Sanitary



Plumbing & Pipes



Electric



Colour



Windows



LOCATION



Above project is registered under Gujra. Rera Reg. No.: PR/GJ/VADODARA/VADODARA/Others/RAA08179/A1R/041023
For further details visit: www.gujra.gujarat.gov.in under registered project.

MODE OF PAYMENT :

10% Booking | 20% Plinth Level | 15% Ground Floor Slab | 15% First Floor Slab | 10% Second Floor Slab | 10% Masonry | 10% Plaster | 5% Flooring Level | 5% Finishing Level

DISCLAIMER : The following will be charged extra in advance / as per Government norms - (a) Stamp duty and registration charges. (b) GST (actual) or any such additional taxes if applicable in future. • If any new taxes applicable by Central or State Government in future it will be borne by the customer. • Premium quality materials or equivalent branded products shall be used for all construction work. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes are strictly not allowed. • Mgvcl meter deposit should be levied separate. • Each member needs to pay maintenance deposits separately. • In case of booking cancellation, amount will be Refunded from the booking of same premises and minimum of rupees 50,000/- will be deducted from the booking amount • Possession will be given after one month of all settlement of account. • Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. • The developer reserve the full right to make any changes. • This brochure does not form a part of agreement or any legal document, It is easy display of project only. • Right of any changes in dimensions, design and Layout, specifications, elevation will be reserved with the developers. • In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. • Continuous default in payment lead to cancellation of property • Development Charges Extra