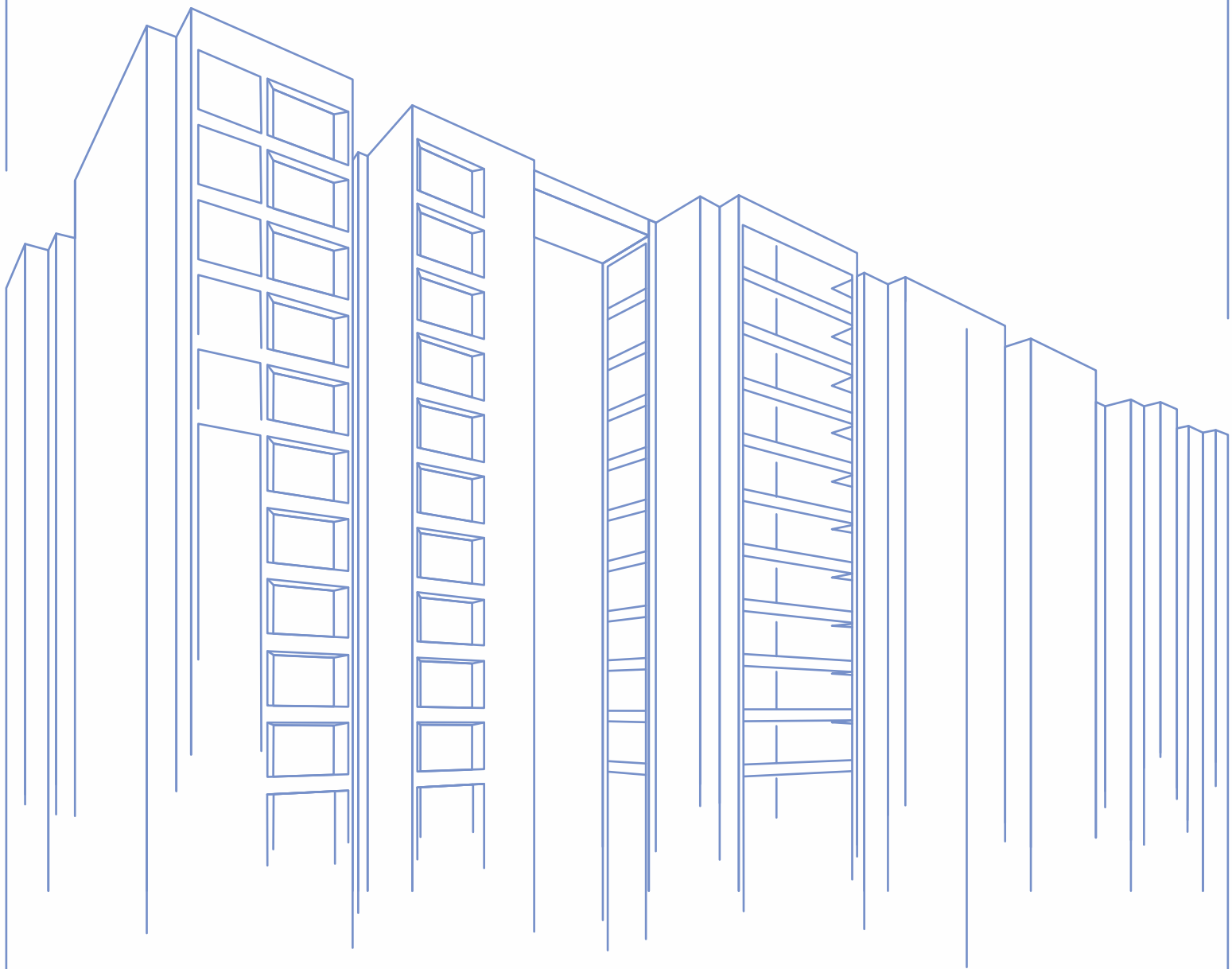


॥ दयालु जय स्वामिनारायण ॥

# The gate

BY  Dev Aashish

3 | 4 BHK ULTRA LUXURIOUS HOMES



STEP INTO A SPLENDID LIFESTYLE



Established in 2009, Dev Aashish has been constructing Residential & Commercial paragon  
that carved a unique niche in the world of construction.

With its quality construction clubbed with world-class amenities and aesthetics,  
the group is constantly augmenting the urban sprawls of Ahmedabad and Gandhinagar.

With an attestation to excellence, Dev Aashish strives to serve the best of amenities  
for a plush lifestyle surrounded by a green, clean and eco-friendly environment.

We are renowned for our pre-eminent quality, efficiency, commitment and technological  
advancements incorporated in all our residential and commercial spaces.

Today, Dev Aashish has become a proud community of 1200+ delighted families and 3000+  
members with its 10+ Residential and Commercial spaces spread over urbane conurbations of  
Gandhinagar and Ahmedabad.

# OUR RECENT & UNDERWAY PROJECTS



Nestled in the blooming extents of New Naroda, Dev Aashish 41 is an exquisite lap of luxury. A sprawling enclave of sumptuous Villas, Dev Aashish 41 is elevating the contemporary lifestyle with ultra-modern amenities.

**38 Units**



Presenting the perfect example Value for Money, Dev Aashish Divine 2 is meeting the requisites of the conventional class. Perfectly situated on the country scapes of Narol Lambha Road, 'The one for All' apartment scheme offers you the joy of owning a spacious 2 BHK with 30+ unsurpassed amenities without burning a hole in your pocket.

**219 Units**



Etched in the constantly evolving stretches of Naroda, Dev Aashish Sky is a pinnacle of sky-high amenities and quality construction. Equipped with over 50 modern amenities, These 4-story skyscrapers will offer unsurpassed views of the city skyline from the comfort of its elegant 2 & 3 BHK Apartments.

Ascent to the matchless prosperity and experience peace of mind at the Dev Aashish Sky.

**393 Units**



A confluence of luxury lifestyle apartments and exuberant commercial space, Dev Aashish Pride & Plaza is just around the corners of the downtown. With its 13-storey tall apartment towers, it will allow you to explore the horizons.

**280 Units**



The latest jewel in the crown, the Dev Aashish Z+ is bound to be the new address to elegance with its amalgam of 70+ amenities and cosmopolitan appeal. With its capacious 2 & 3 BHK lifestyle apartment layout in the ever-evolving cityscapes, it will mark a new sensation among the cultured class of the society.

**182 Units**

# DEMONSTRATING LEADERSHIP BY ENVISIONING LIMITLESS POSSIBILITIES

At Dev Aashish, we always strive to push the envelope and offer the best to all our customers. During our profound journey towards the ascendancy in the Realty world, we have always committed to delivering beyond what's expected; be it to bestow our customers with a superabundance of amenities, or to bring them the joy of luxury at an unmatched price.

It comes the time now that we, as front-runners of the industry must also give it back to nature and inspire the world around us. By employing a sustainable approach combined with modern techniques, we aspire to build a blissful world for our coming generations



Emerging Developers of Gujarat - 2021

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Excellence in Residential & Commercial Projects East Ahmedabad

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Excellence in Affordable Housing Project

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Maninagar Builders & Estate Developers welfare Association Property Show - 2019

## UNMATCHED QUALITY & SPECIFICATIONS

# LEADING THE SCENE, WHILE KEEPING IT GREEN



IGBC Green Homes  
Registered Project

Reg. No. IGBCGH 220054

## What is a Green Building?

A 'Green building' uses less energy, water and natural resources, creates less waste and is healthier for the people living inside when compared to a standard building.

- Indian Green Building Council (IGBC)

## Benefits

A green home can have tremendous benefits, both tangible and intangible. The immediate and most tangible benefit is the reduction in water and operating energy costs right from day one, during the entire life cycle of the building.

## Tangible Benefits

**ENERGY SAVINGS**  **20<sup>TO</sup> 30%**

**WATER SAVINGS**  **30<sup>TO</sup> 50%**

## Intangible Benefits



ENHANCED  
AIR QUALITY



OPTIMIZED  
NATURAL LIGHTING



HEALTH AND WELL-BEING OF  
THE OCCUPANTS



CONSERVATION MARKETABILITY  
FOR THE PROJECT

# RISING ABOVE THE URBAN FUSS, WE OPEN 'THE GATE' TO SERENITY

It is for the virtuous vision of a blissful world that Dev Aashish Group proudly presents its latest endeavour, The Gate.

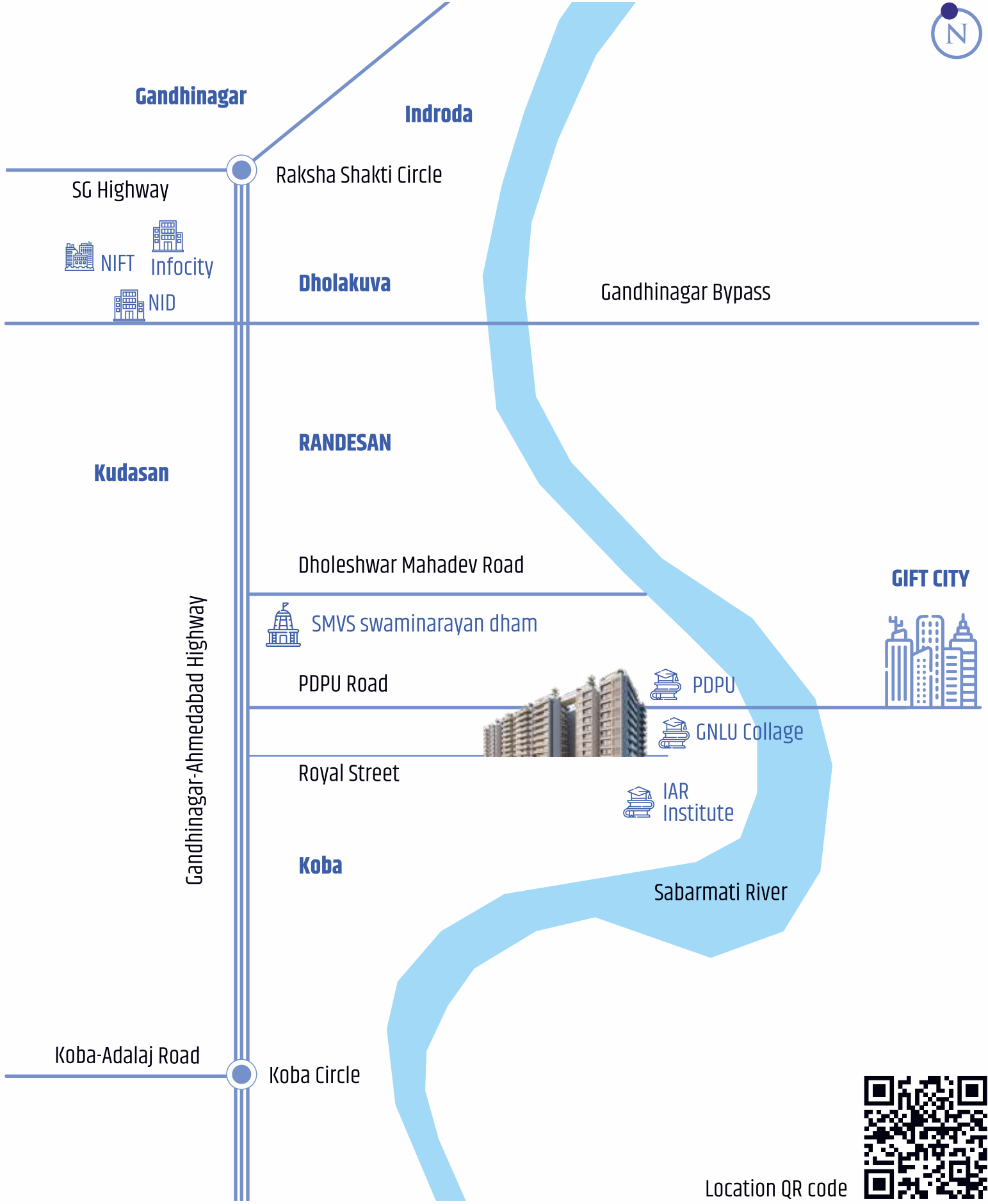
Nestled amid lush extends, The Gate is our first Green Project in the green city Gandhinagar. Registered under the IGBC Green Homes, it brings you the purity of Green while speaking vernaculars of our assured Quality and Aesthetics.

With its spacious 3 & 4 BHK apartments surrounded by verdant landscapes, The Gate is designed to set the harmony between men and nature. Embedded with all the requisites one can imagine, this new rendezvous will redefine your senses of contentment.



# HEAD-TURNING OUTLOOK, UNBEATABLE LOCATION

Etched in the blooming scapes of Gandhinagar, The Gate not only opens a foyer to the enchantment but also connects you with the fundamentals. Within an immediate vicinity of the institutes like Gujarat National Law University (GNLU), PDPU and the precincts of the GIFT City, this comprehensive residential scheme promises to make a paradigmatic ambience for its occupants.



Location QR code



# CREATING A NEIGHBOURHOOD WHERE YOU LIVE, WORK AND PLAY

The thing that truly sets The Gate apart from just another apartment scheme is its cohesive approach. At Dev Aashish, we are far from selling the apartments built just out of bricks and cement; Instead, we aspire to build a cosmopolitan community that celebrates life under one roof. And nothing reflects this cohesive approach as evidently as its interconnected terrace garden.





# AMENITIES THAT REDEFINE THE STANDARDS OF A PERFECT LIFE

As a fulcrum of over 50+ amenities at your doorstep, The Gate is designed by keeping the elite lifestyle in mind; a lifestyle that truly redefines the highest of standards. This Arcadia is sure to bless you with Relaxation and Sophistication through its perfect assortment of class, comfort and convenience.

With sparkles of swimming pool, no-vehicle precinct and an interconnected open terrace garden, it's always a Sunday at The Gate...

## Indoor Games Room

Coz nothing beats a game of Uno with your Chatterboxes

## Swimming Pool

As you're only a swim away from the good mood





## Gym

So you can flex those muscles too  
while you flex your big house

## Library

Hundreds of books at one place is not fiction at The Gate

## Multi-Purpose Hall

A hall that matches the size of your celebrations



## Toddler Play Area & Kids Play Area

The Junior Junction of giggles

## Mini Theatre

A gleeful entertainment just at your doorstep

## Allotted Parking

You won't need a GPS to find your parking space here

## No Vehicle Zone

As you don't have zebra crossings everywhere...

**Decorative Entrance/Personal Foyer**

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**Bath Panel**

---

**Provision of Mechanical Parking**

---

**Netted Cricket Pitch**

---

**Fabricated Walk Bridge**

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**Video Intercom System on the Main Door**

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**Separate Maid Entry**

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**Multi-Dwelling Unit (MDU) DTH connection**

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**Smart Main Door Lock**

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**and many more...**



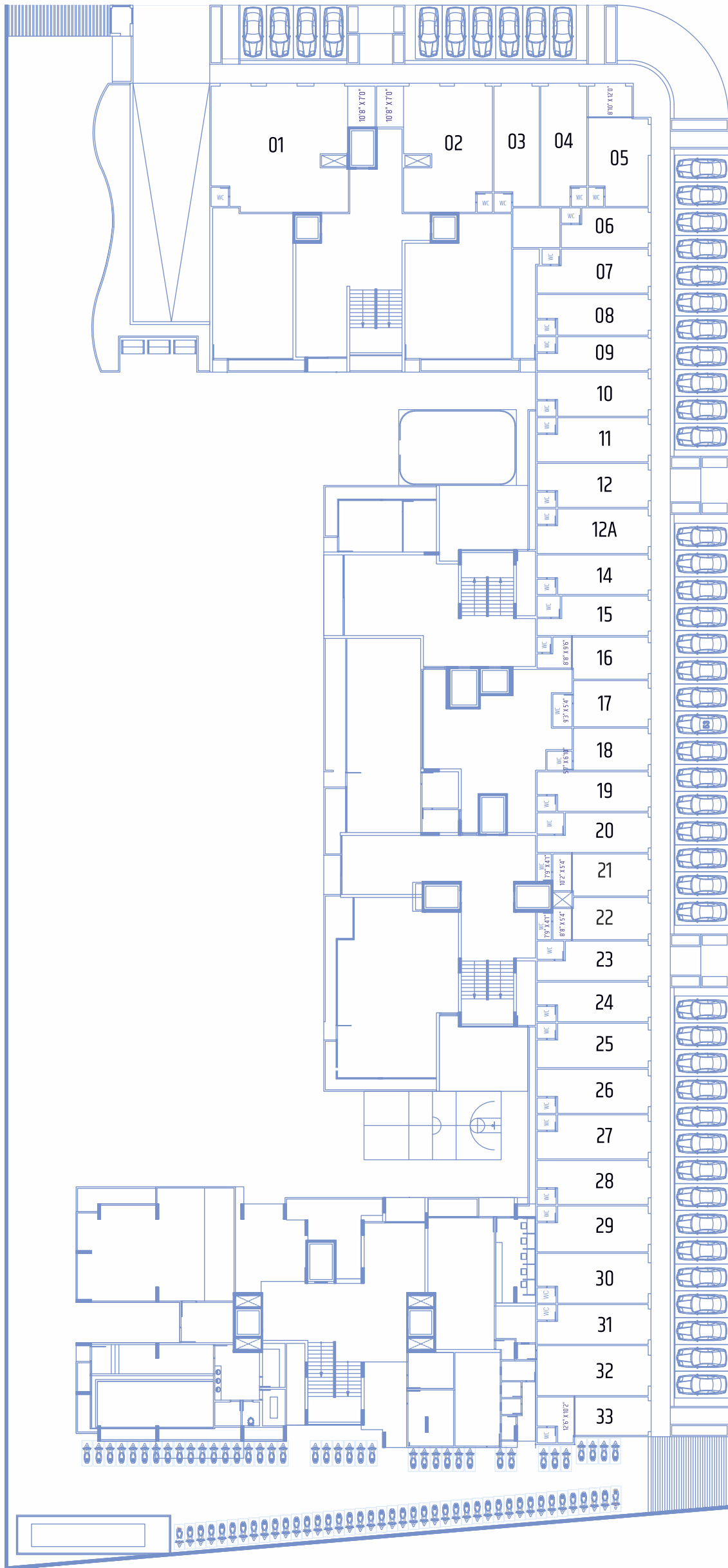




## Ground Floor | Layout Plan

- |   |                              |                              |                           |                                 |                                     |
|---|------------------------------|------------------------------|---------------------------|---------------------------------|-------------------------------------|
| 01. Boom Barrier (Residential Entrance) | 08. Meter Room               | 15. Entrance Foyer   Block C | 22. Multi Purpose Hall    | 29. Guest room                  | 36. Lily Pond / Fountain            |
| 02. Security Cabin                      | 09. Skating Rink             | 16. Indoor Games             | 23. Wash Area             | 30. Common Toilet               | 37. Boom Barrier (Residential Exit) |
| 03. Children drop-Off Zone              | 10. Society Office           | 17. Multipurpose Court       | 24. Function Kitchen      | 31. Netted Cricket Pitch        | 38. No Vehicle Zone Bollard         |
| 04. Basement Ramp In/Out                | 11. Security Control Room    | 18. Basketball Court         | 25. Swimming Pool         | 32. Senior Citizen Seating Area |                                     |
| 05. Mini Theater                        | 12. Seating Area             | 19. Library   Reading zone   | 26. Shower Area/ Bathroom | 33. Children Play Area          |                                     |
| 06. Entrance Foyer   Block A            | 13. Entrance Foyer   Block B | 20. Toddler Play Area        | 27. Massage Room          | 34. Landscaped Garden           |                                     |
| 07. Kitty Party / Dance & Music Room    | 14. Gym                      | 21. Entrance Foyer   Block D | 28. Driver Room           | 35. Fabricated Walk Way Bridge  |                                     |

# Ground Floor | Shop Plan



01. 34'0" X 36'6"  
 02. 34'0" X 23'9"  
 03. 32'6" X 12'2"  
 04. 32'4" X 12'5"  
 05. 23'5" X 16'7"

06. 10'9" X 23'9"  
 07. 11'10" X 30'1"  
 08. 11'0" X 30'1"  
 09. 9'3" X 30'1"  
 10. 11'11" X 30'1"

11. 11'11" X 30'1"  
 12. 11'11" X 30'1"  
 12A. 12'0" X 30'1"  
 14. 10'8" X 30'1"  
 15. 10'8" X 30'1"

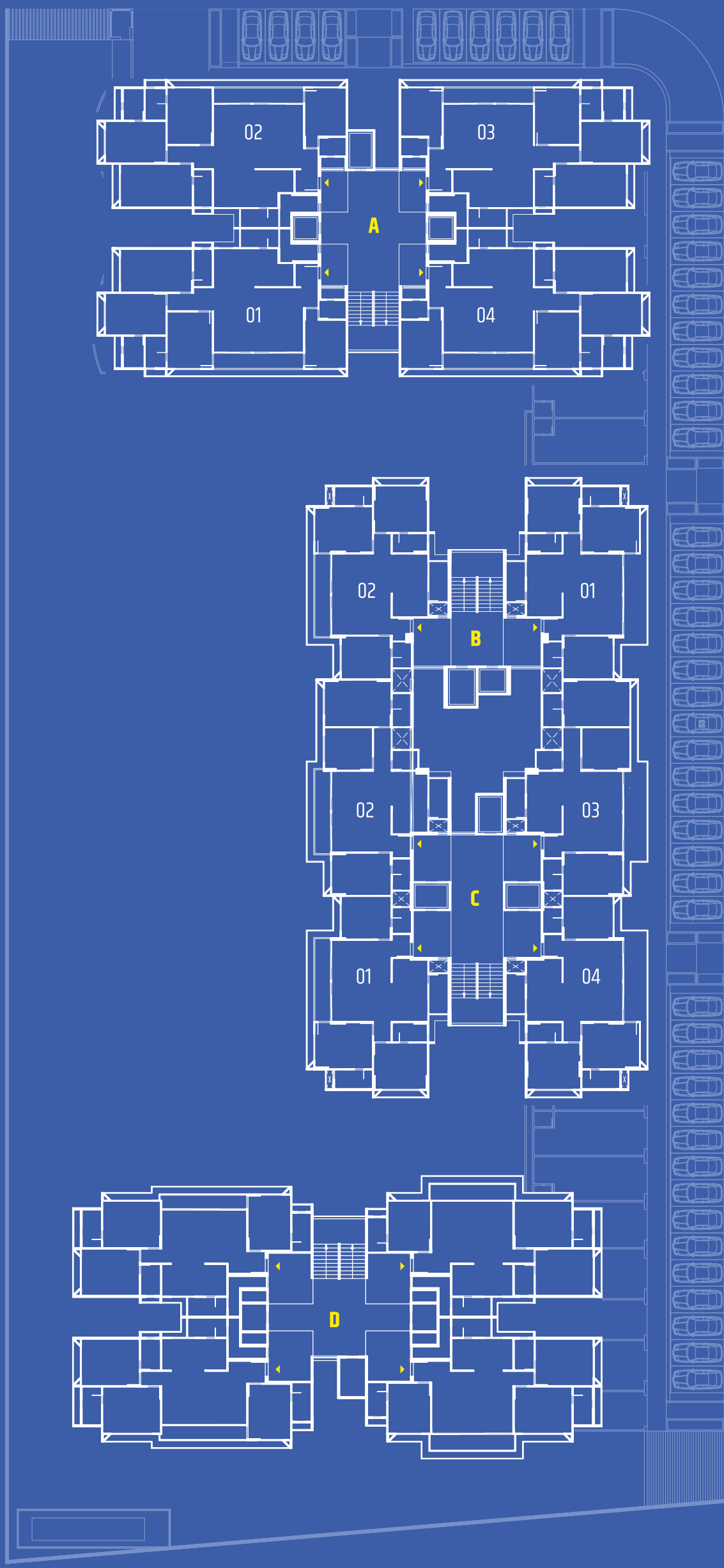
16. 11'4" X 20'7"  
 17. 12'5" X 20'7"  
 18. 11'4" X 20'7"  
 19. 10'8" X 30'1"  
 20. 10'8" X 30'1"

21. 11'4" X 20'7"  
 22. 11'4" X 20'7"  
 23. 10'8" X 30'1"  
 24. 10'8" X 30'1"  
 25. 12'0" X 30'1"

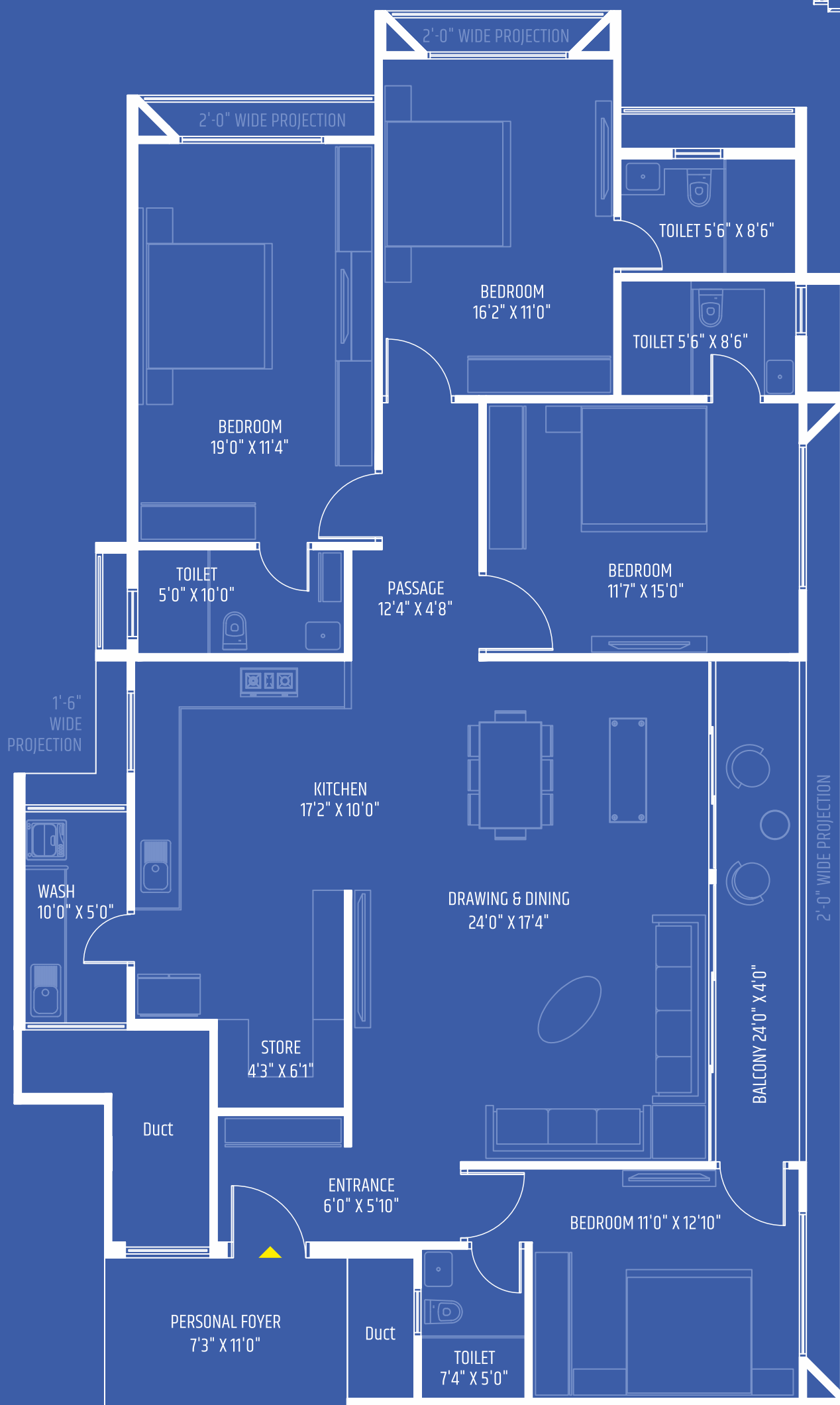
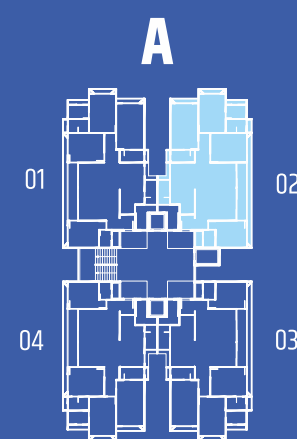
26. 11'11" X 30'1"  
 27. 11'11" X 30'1"  
 28. 11'11" X 30'1"  
 29. 12'4" X 30'1"  
 30. 13'4" X 30'1"

31. 10'9" X 30'1"  
 32. 13'4" X 30'1"  
 33. 10'6" X 19'11"

2<sup>nd</sup> to 11<sup>th</sup> Floor | Typical Floor Plan

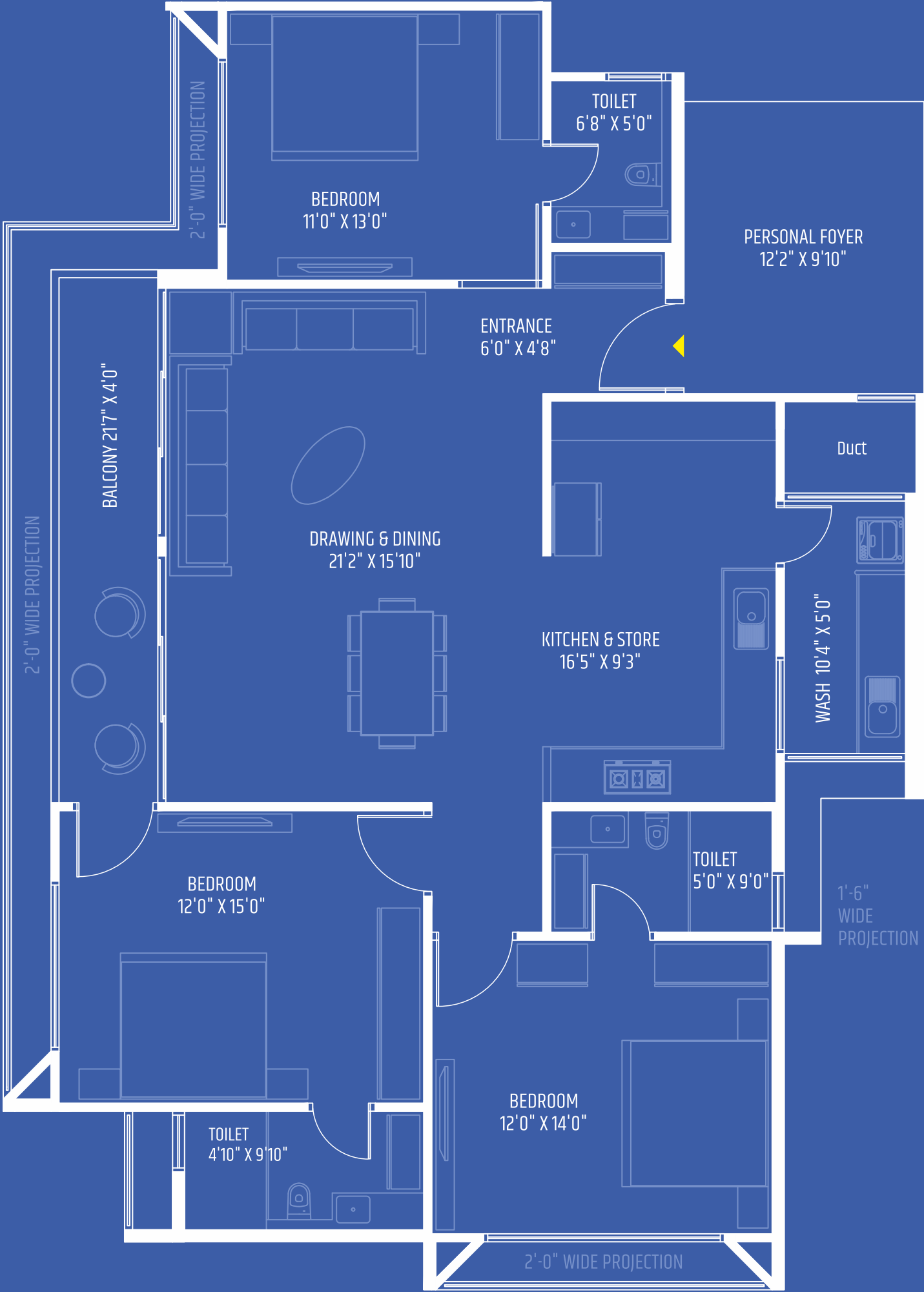
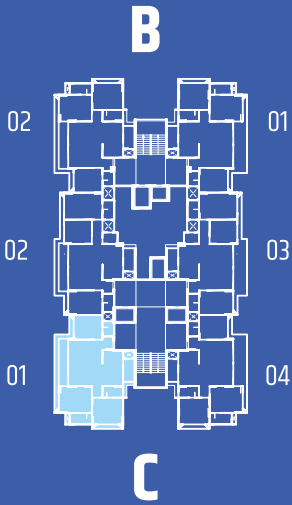


# Block A | All Units | 4 BHK



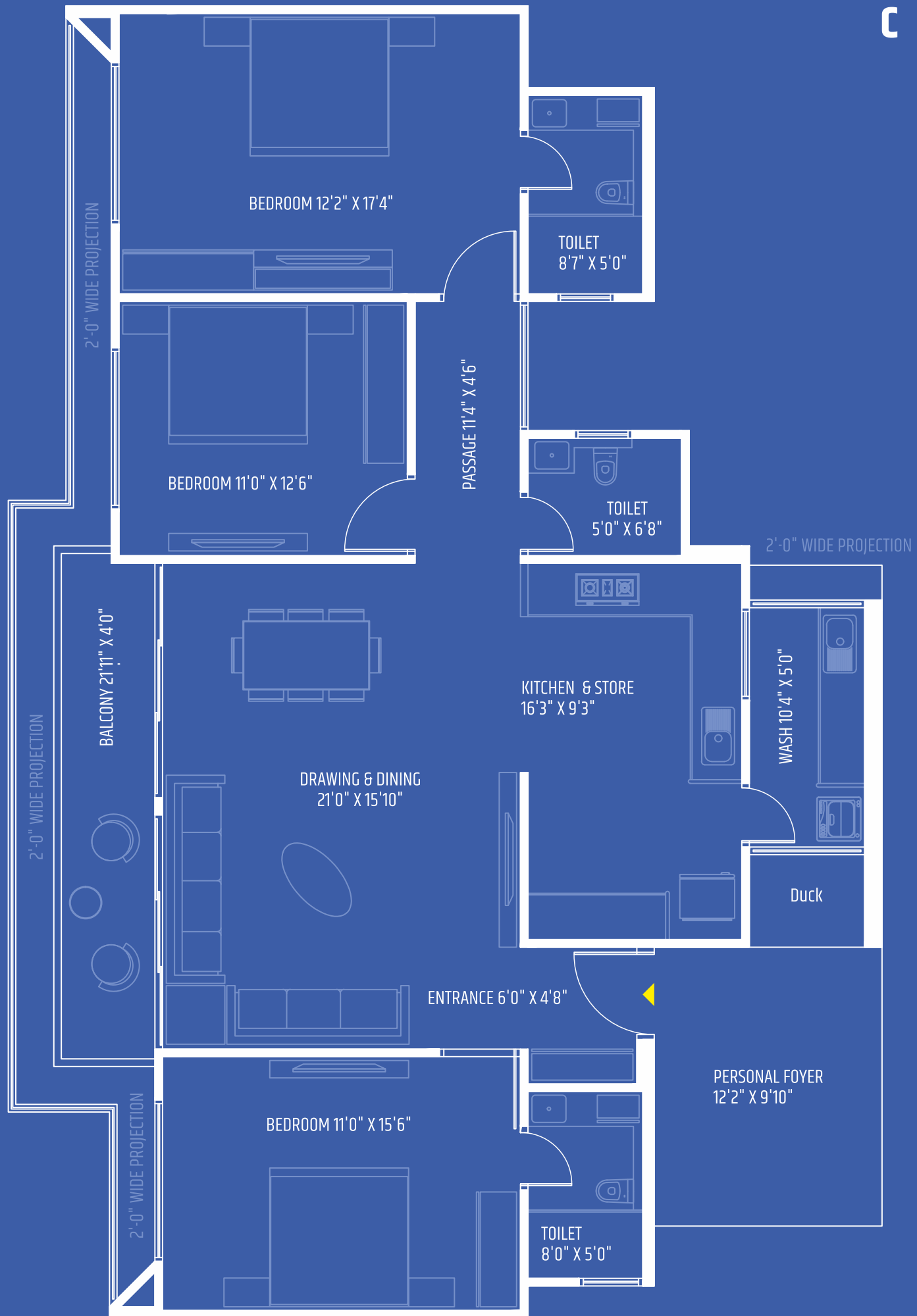
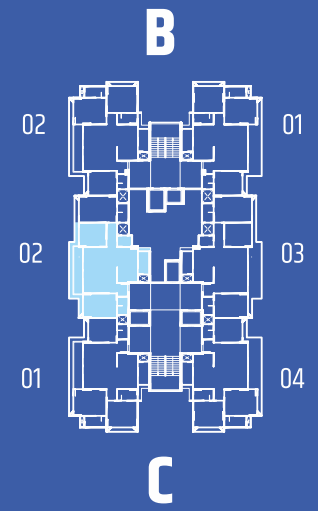


BLOCK B | UNIT 01 & 02 | 3 BHK  
BLOCK C | UNIT 01 & 04 | 3 BHK

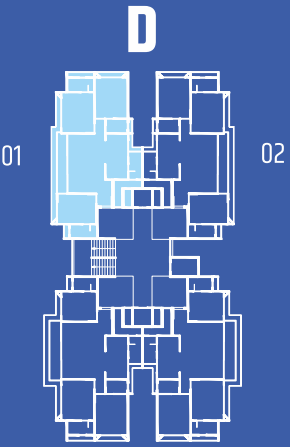




# BLOCK C | UNIT 02 & 03 | 3 BHK

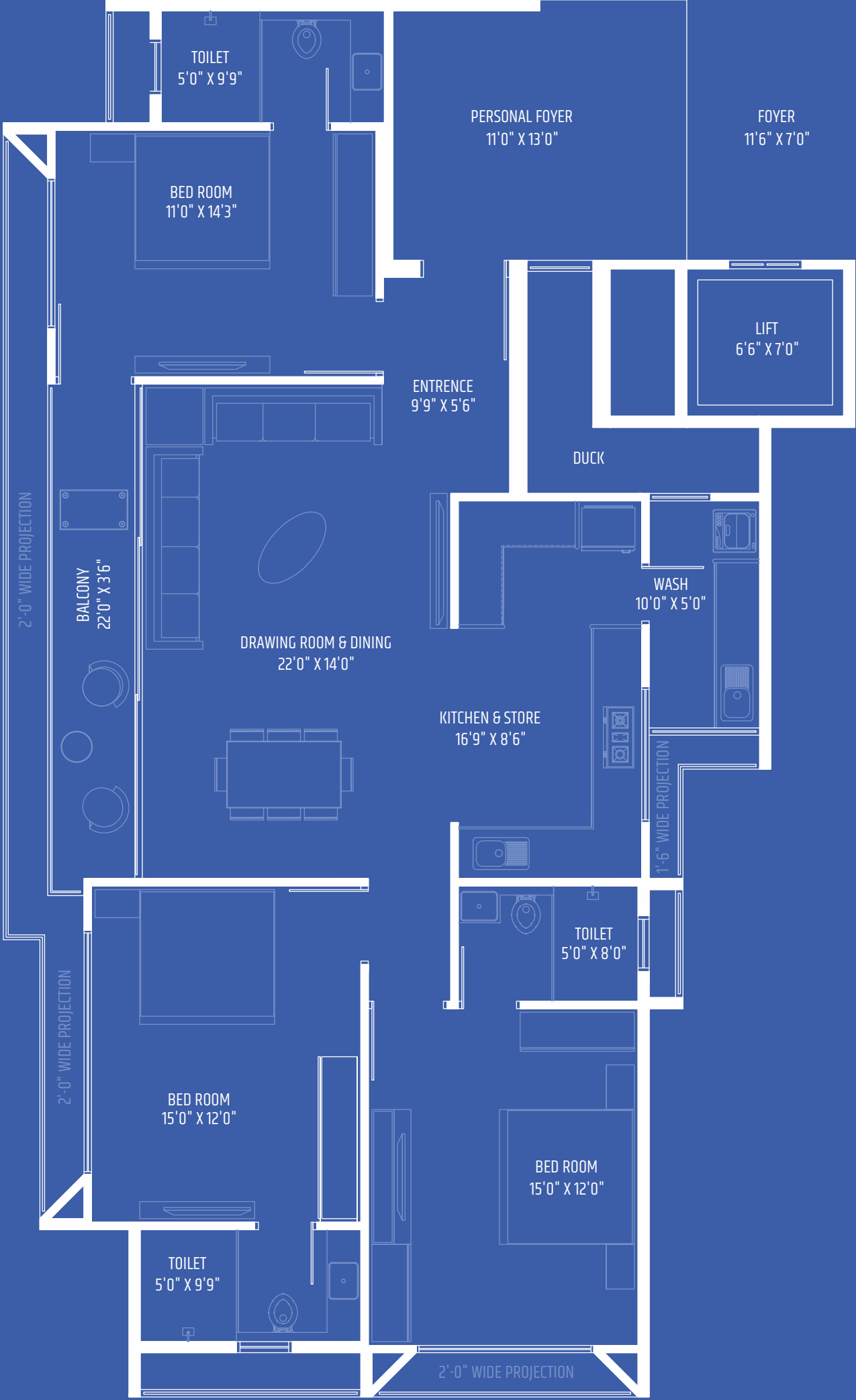
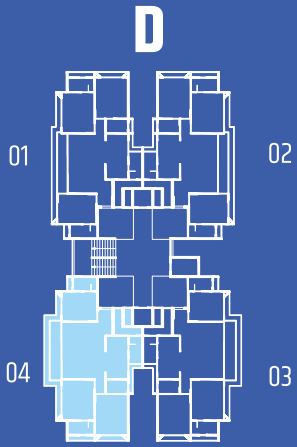


# BLOCK D | UNIT 01 & 02 | 3 BHK





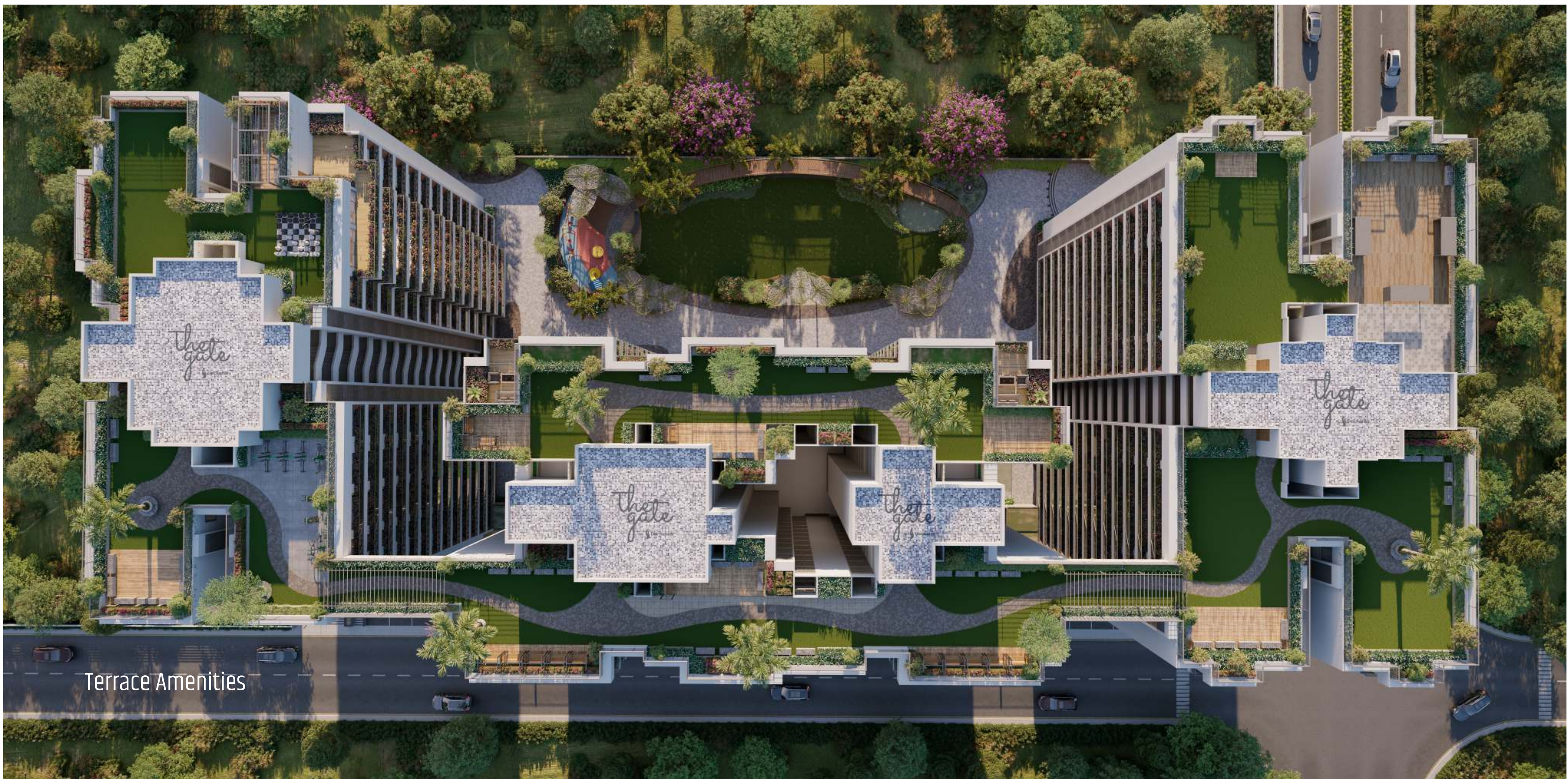
# BLOCK D | UNIT 03 & 04 | 3 BHK













# SPECIFICATIONS

## Structure

RCC Framed Structure, Structure Design as per IS Code for Earthquake Resistance

## Walls

Putty over Mala Plaster/Punning, External Wall - Double Coat Mala Plaster with Texture Finish

## Doors

Decorative Main Entrance Door with Veneer having Lock Fitting and Fixtures. All Other Doors are Flush Door

## Windows

Aluminium Windows Domal Series (29MM) with Plain Reflective Glass and Granite/Marble Frame.

## Flooring

PGVT Flooring Size: 1200 X 1800mm in Drawing, Dining, Kitchen and all bedrooms. All bathroom Flooring Size 600 X 1200 mm

## Kitchen Platform

PNG Line, Marble Finish Kitchen Platform, SS Sink, Electrical Points for Microwave, Mixture and Water Purifier

## Plumbing

ISI UPVC and CPVC Premium Quality Pipes and Fittings for Plumbing & Drainage Work

## Sanitary

Premium Quality Faucet, Tap and Diverter in each Bathroom/Toilet Wall Mounted Toilet for Better Utility

## Electrical

Concealed Copper flexible ISI wiring, MCB & ELCB as per Requirements, Branded Power Generator. Double Wiring for Inverter Provision, Sufficient Electric point with modular switches.

## Terrace

Durable water Proofing flooring for heat reflection and water resistance

## Renewable Energy

Solar System As per Rules

## Fire

Fire Safety System as per Government Rules

## Lift & Capacity

Automatic Lifts with 8 Passengers Capacity

# BRANDS

## STEEL



or equivalent\*

## CEMENT



or equivalent\*

## PAINT



or equivalent\*

## PLUMBING



or equivalent\*

## ALUMINUM WINDOWS



or equivalent\*

## ELECTRIC WIRE



or equivalent\*

## MODULAR SWITCHES



or equivalent\*

## SANITARY WARE



or equivalent\*

## LIFTS



or equivalent\*

# CONNECTIVITY

## School

1. Swaminarayan Dham International School	4 K.M	5 Min
2. Jamnabai Narsee School	4 K.M	5 Min
3. School Of Achiever	4 K.M	5 Min
4. BAPS Vidhyamandir	3 K.M	5 Min
5. Delhi Public School	5 K.M	10 Min

## Temples

1. SMVS Swaminarayan Dham	4 K.M	5 Min
2. Mahavirpuram Jain Derasar	1 K.M	1 Min
3. Pancheshwar Temple	2 K.M	2 Min
4. Mahavir Jain Aradhya Kendra	5 K.M	10 Min
5. BAPS Akshardham	10 K.M	15 Min

## Multiplex

1. City Pulse Cinema	4 K.M	5 Min
2. SB Multiplex Agora Mall	8 K.M	10 Min
3. Cinemax	10 K.M	15 Min
4. PVR Motera	10 K.M	15 Min
5. Inox Theater	10 K.M	15 Min

## Banks

1. SBI Bank	1 K.M	2 Min
2. Axis Bank	1 K.M	2 Min
3. HDFC Bank	1 K.M	2 Min
4. PNB Bank	2 K.M	2 Min
5. Canara Bank	5 K.M	10 Min
6. Bank Of Baroda	5 K.M	10 Min

## University / College

1. GNLU University	500 Mtr	1 Min
2. PDP University	1 K.M	2 Min
3. Institute Of Advanced Research	2 K.M	2 Min
4. IIT Gandhinagar	10 K.M	15 Min
5. Vishwakarma Gov. Eng. College	10 K.M	15 Min

## Near By

1. Gift City	3 K.M	5 Min
2. Tata Consultancy Services (TCS)	5 K.M	10 Min
3. Infocity Global IT Park	5 K.M	10 Min
4. Indroda Park	8 K.M	10 Min
5. Sarita Udhyan	8 K.M	10 Min
8. Narendra Modi Stadium	10 K.M	15 Min
9. Mahatma Mandir	10 K.M	15 Min

## Hospitals

1. SMVS Swamnarayan Hospital	4 K.M	5 Min
2. Aashka Multispeciality Hospital	7 K.M	10 Min
3. Apollo Hospital	8 K.M	10 Min
4. SMS Multi-Speciality Hospital	8 K.M	10 Min
5. Starling Hospital	8 K.M	10 Min

## Restaurant / Hotel

1. Domino's Pizza	1 K.M	1 Min
2. The Mountain Cafe	1 K.M	1 Min
3. La Pino'z Pizza	2 K.M	2 Min
4. Madness Of Maharaja's Restaurant	5 K.M	10 Min

## Shopping Center / Mall

1. Agora Mall	8 K.M	10 Min
2. Big Bazar	8 K.M	10 Min
3. 4D square Mall	10 K.M	15 Min
4. Brand Factory	10 K.M	15 Min
5. Zudio	10 K.M	15 Min

## Connectivity

1. Metro Station	0 K.M	1 Min
2. GSRTC Bus Station	8 K.M	10 Min
3. Airport	10 K.M	15 Min
4. Railway Station	15 K.M	20 Min
5. SP Ring Road	8 K.M	10 Min

GEB, GUDA, GST, Maintenance, Running Maintenance, document and any other government taxes & levies to be born by the member. In the interest of continual developments in design & quality of construction, the developer reserves all the rights to make any changes in the scheme including technical specifications, designs planning - layout and the purchaser shall abide by such changes. Irregular payment shall cause cancellation of booking. In the case of cancellation, 20% service charge of the total amount paid shall levied and balance payment shall be made only after the next available booking of the said unit. Electricity substation and cable charges, GUDA, Stamp duty, Legal Charges, Other Tax, Labour Cess, Narmada Water Connection, PNG Line & charges related to maintenance will be levied extra. Possession of the Apartment shall be given 30 days after full payment. Changes/alteration of any nature including the elevation, exterior colour scheme of the apartment 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. Detail and dimensions in model and brochure are indicative and for the tentative representation only which should not be treated as legal document and/or consumer contract. Size mentioned in the unit plan are Brick to Brick and may have variation of 1-2 inch due to plaster and size of block. Variation in shades & size likely in Vitrified & Glazed tiles due to constraints of manufacturing and availability. The terms and condition of the booking form will be considered as final and abide to Member.

Architect

**DEVAM  
DESIGN  
STUDIO**

Structural  
Consultant

**KANHAI  
ENGINEERS**

Landscaping

**ZENITH  
DESIGNER  
STUDIO**

Interior

**DESIGN  
SUTRAA**

Green Building  
Consultant

**RAIVAT**

3D Renders

**IMPACT 3D**

Marketing  
Collaterals

**CHITAARA  
.COM**



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**9726 33 33 44**



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Scan QR code for Dev Aashish Mobile App

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   DevAashishAhmedabad | DevAashishGroup.com

Group of Companies

