

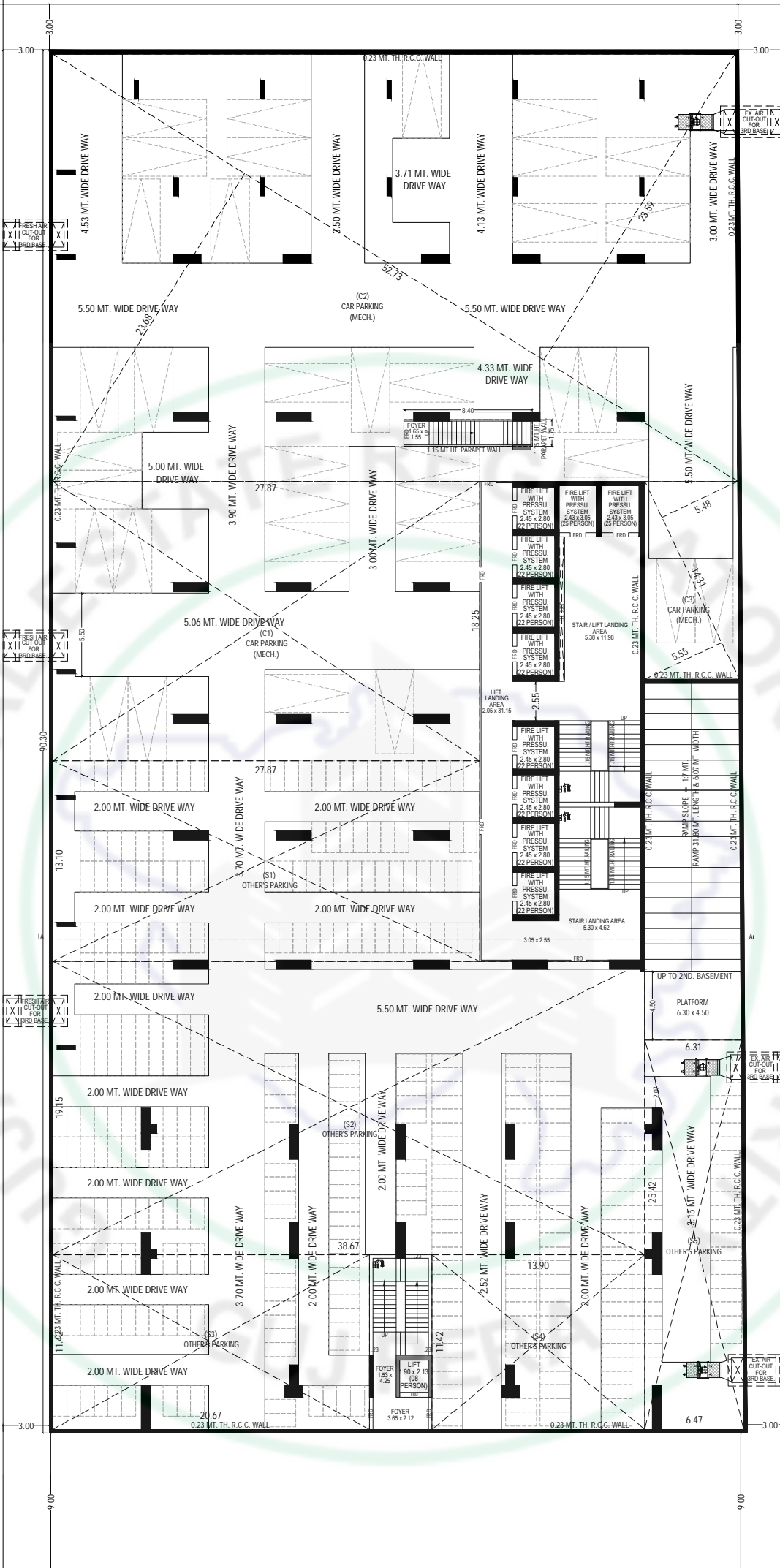




ARAT REAL
PROPERTY AUTHORITY

LEOYIP

BRTS
BRTS



ADJ.F.P.NO. - 118

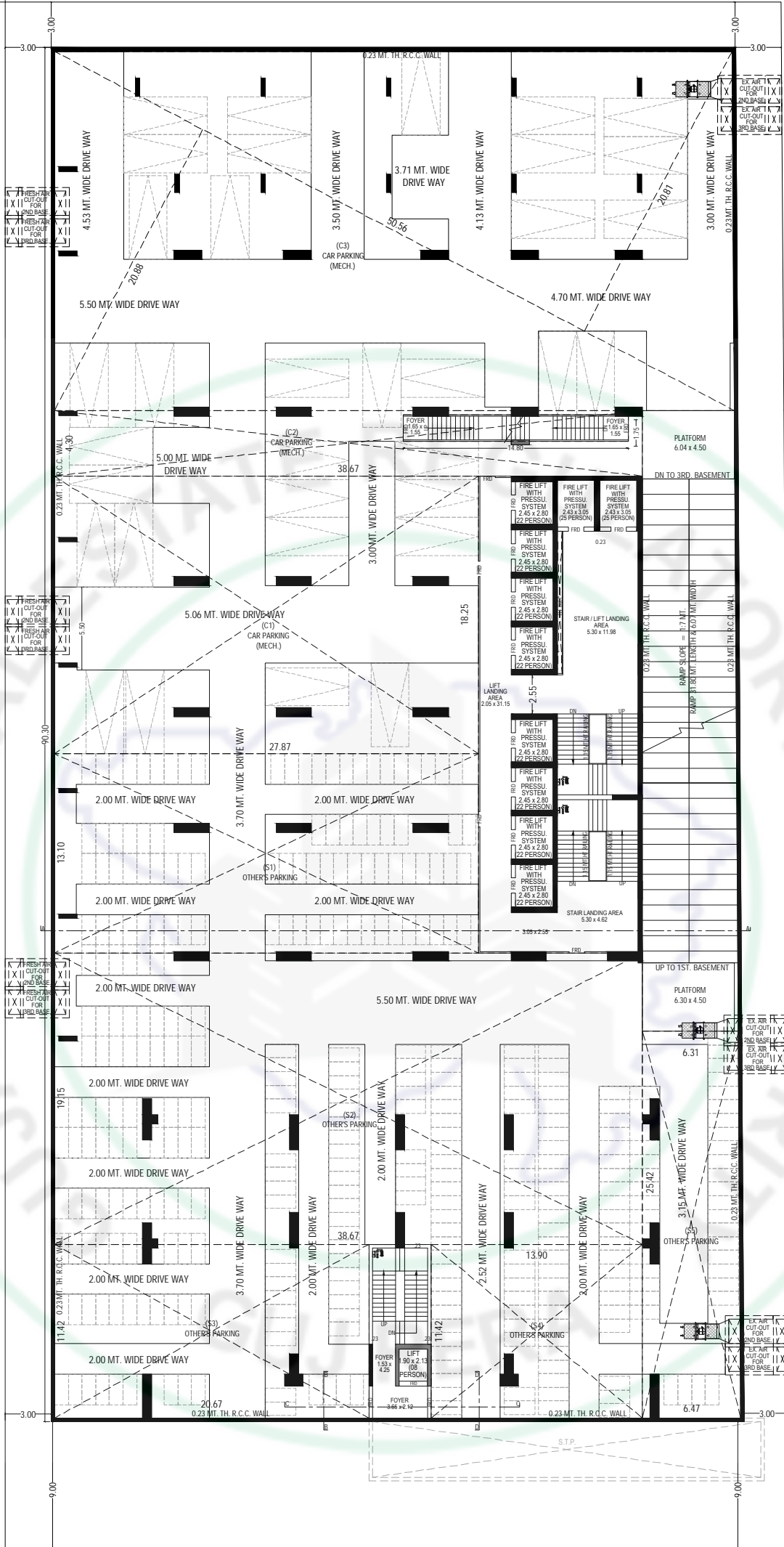
ADJ.F.P.NO. - 119

40.00 MT. WIDE T.P.S. ROAD

3RD.BASEMENT PLAN

SCALE :- 1.00 CM. = 2.00 MT.





ADJ.F.P.NO. - 118

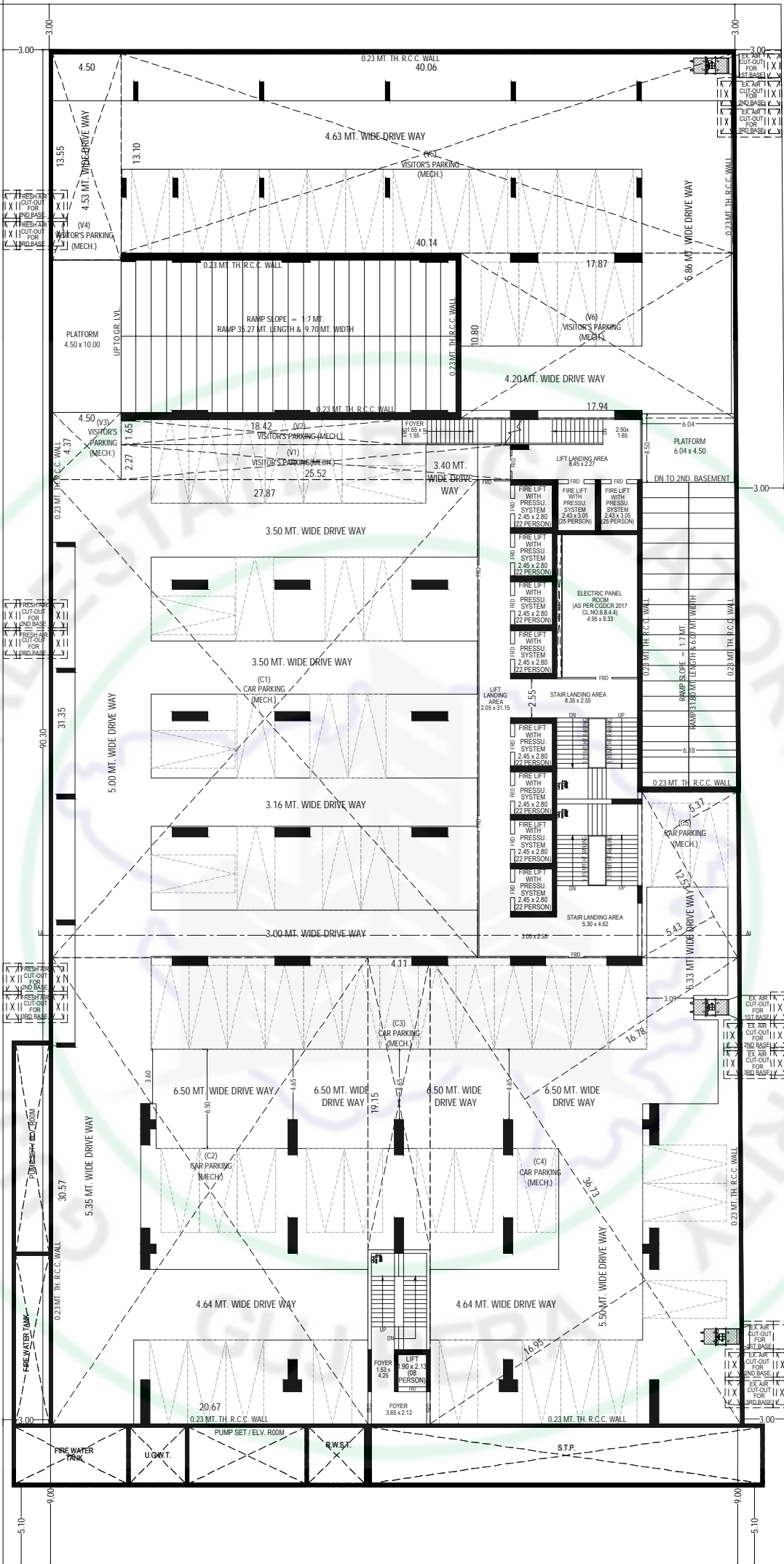
ADJ.F.P.NO. - 119

40.00 MT. WIDE T.P.S. ROAD

2ND.BASEMENT PLAN

SCALE :- 1.00 CM. = 2.00 MT.





ADJ.F.P.NO. - 118

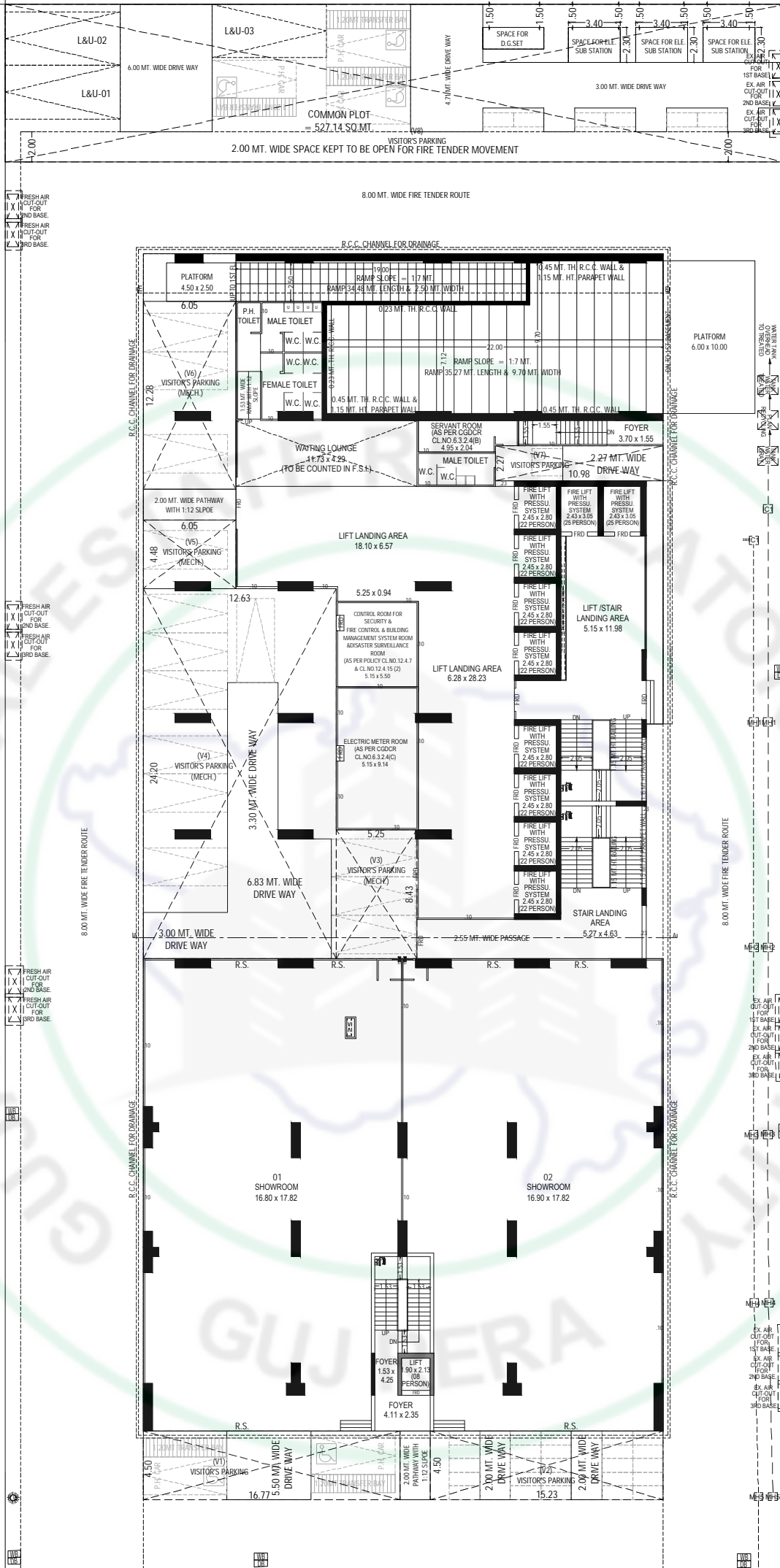
ADJ.F.P.NO. - 119

40.00 MT. WIDE T.P.S. ROAD

1ST.BASEMENT PLAN

SCALE :- 1.00 CM. = 2.00 MT.



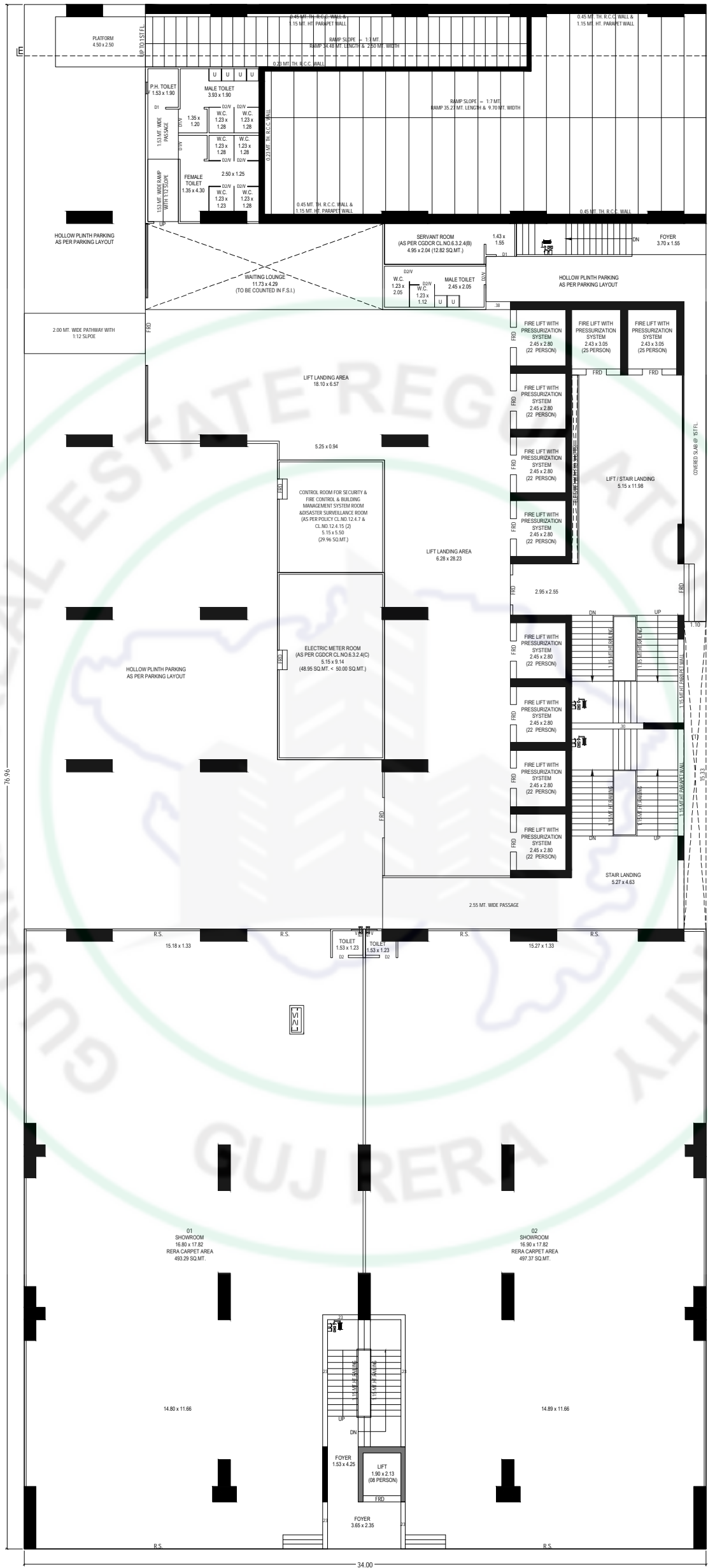


ADJ.F.P.NO. - 118

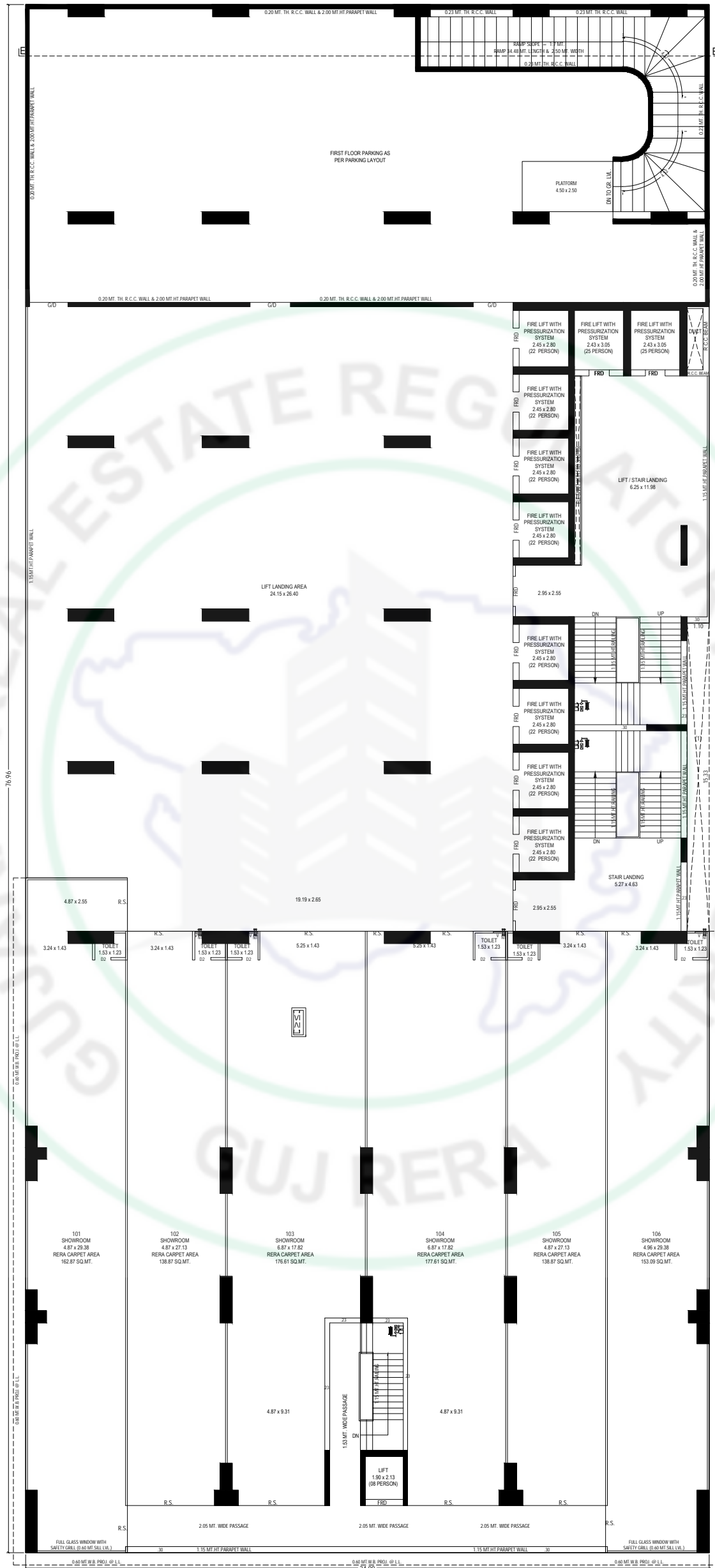
ADJ.F.P.NO. - 119

PARKING LAYOUT PLAN
 SCALE :- 1.00 CM. = 2.00 MT.

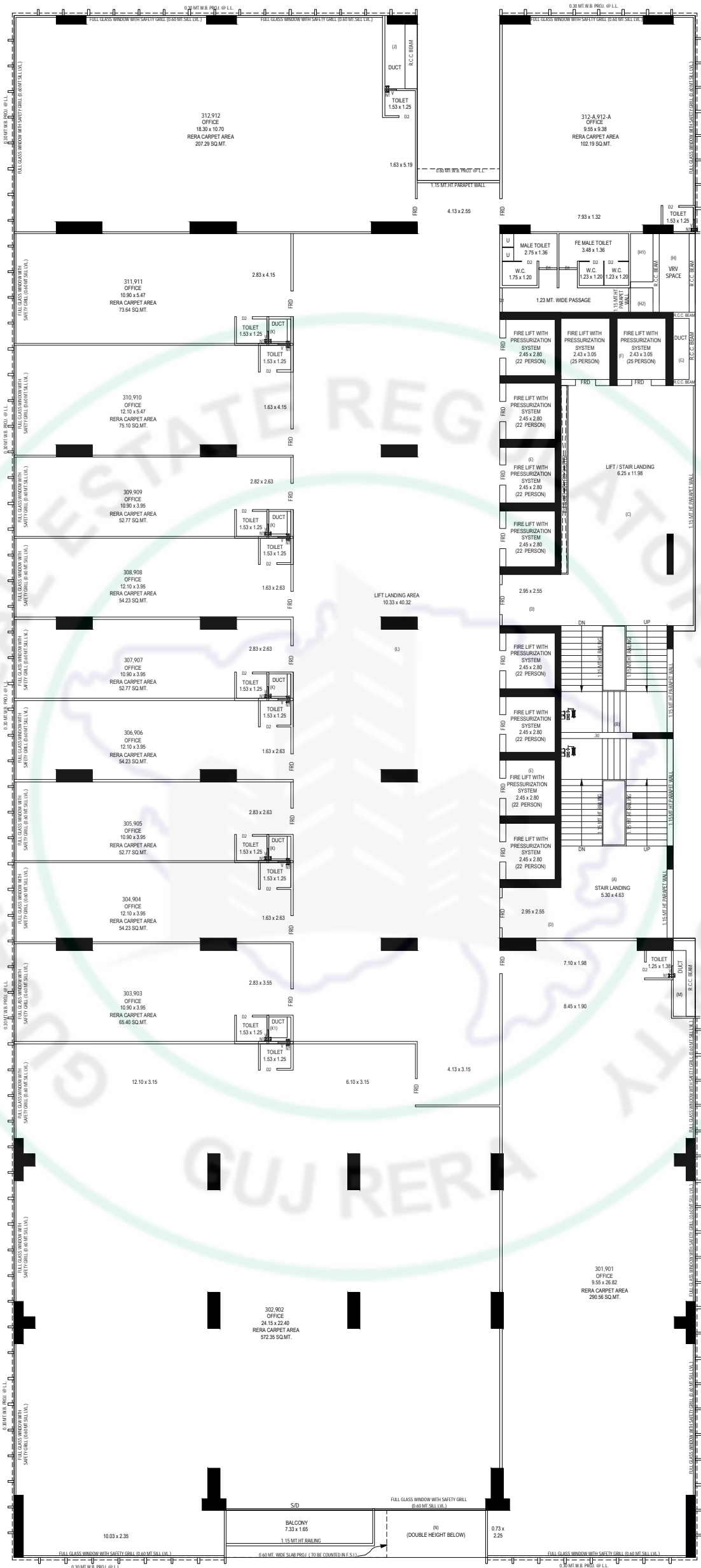




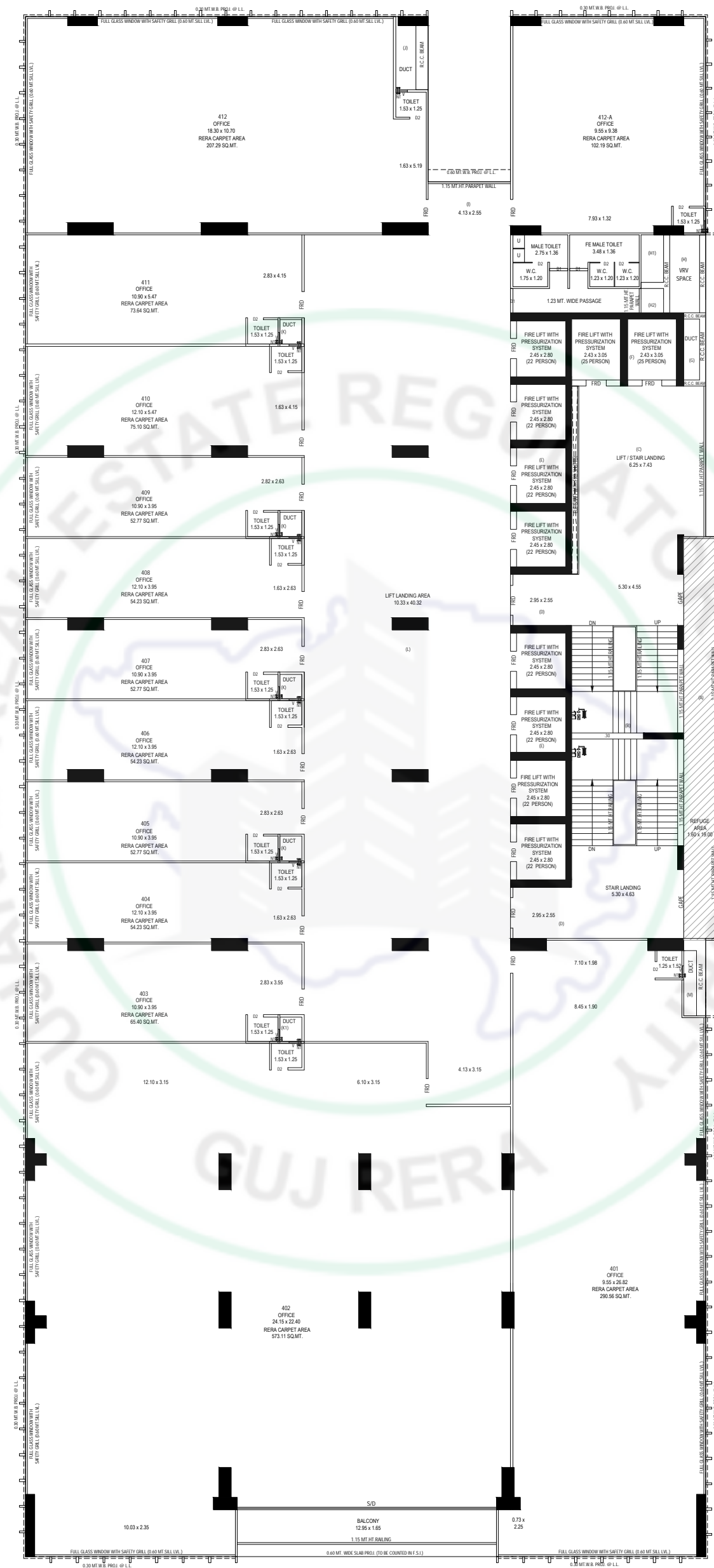
GR. FLOOR PLAN



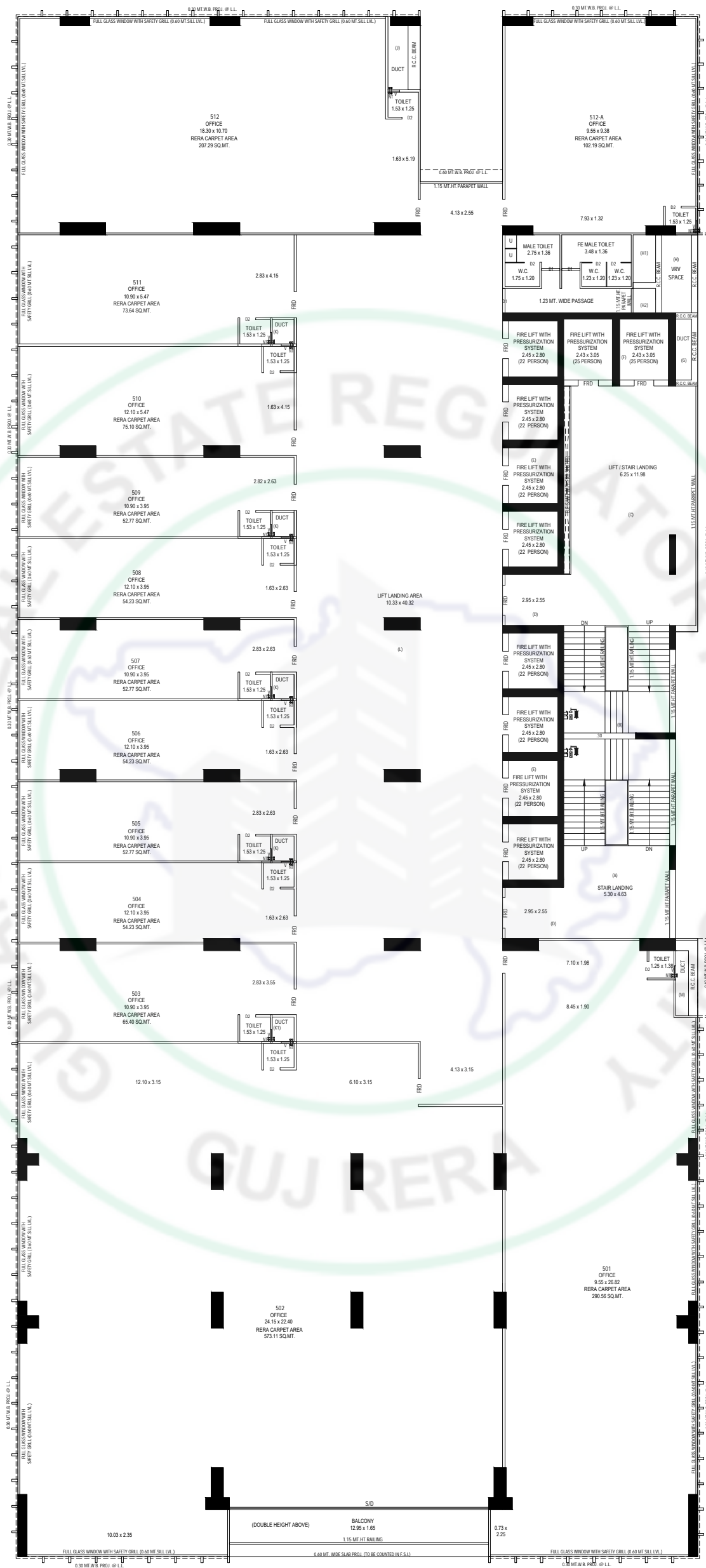
1ST FLOOR PLAN



3RD. & 9TH FLOOR PLAN



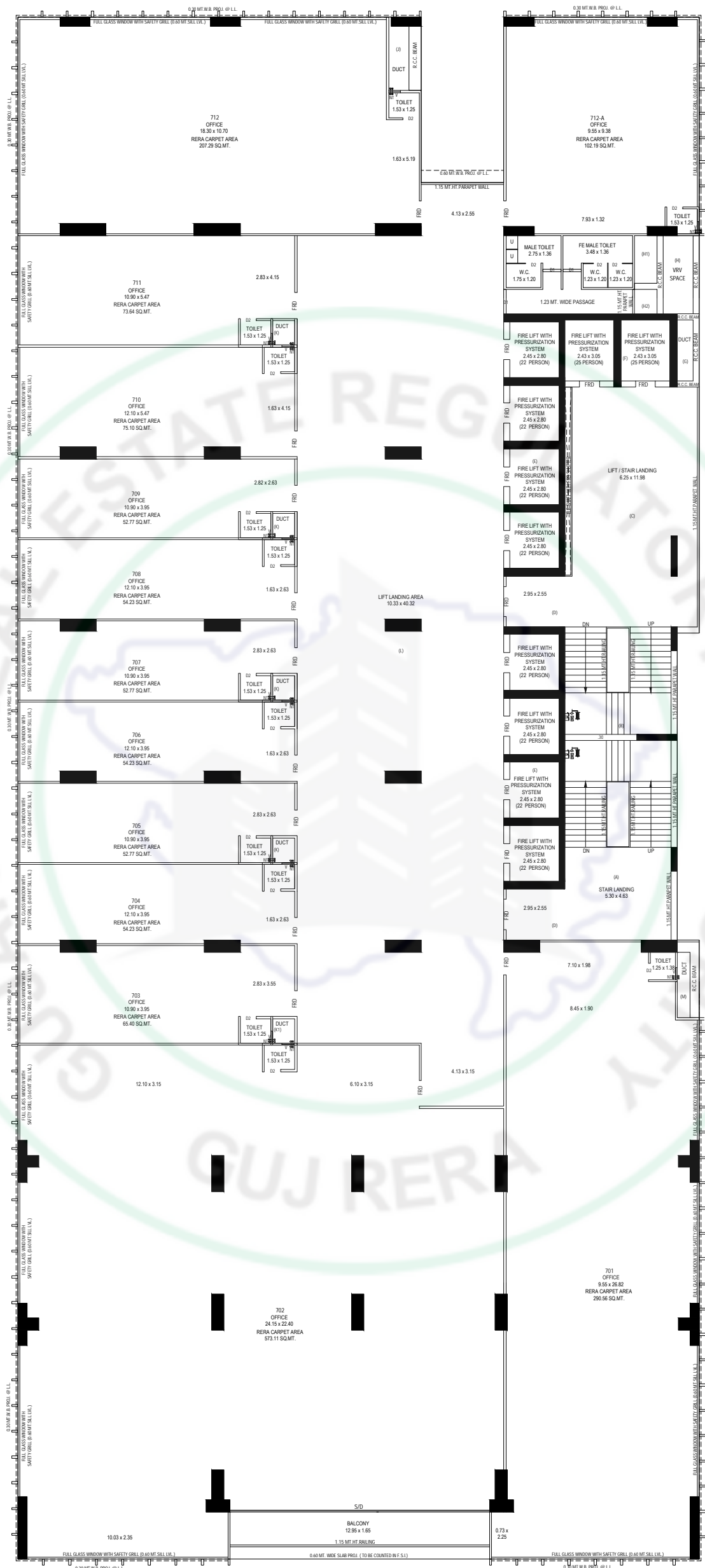
4TH FLOOR PLAN (REFUGE FL. PLAN)



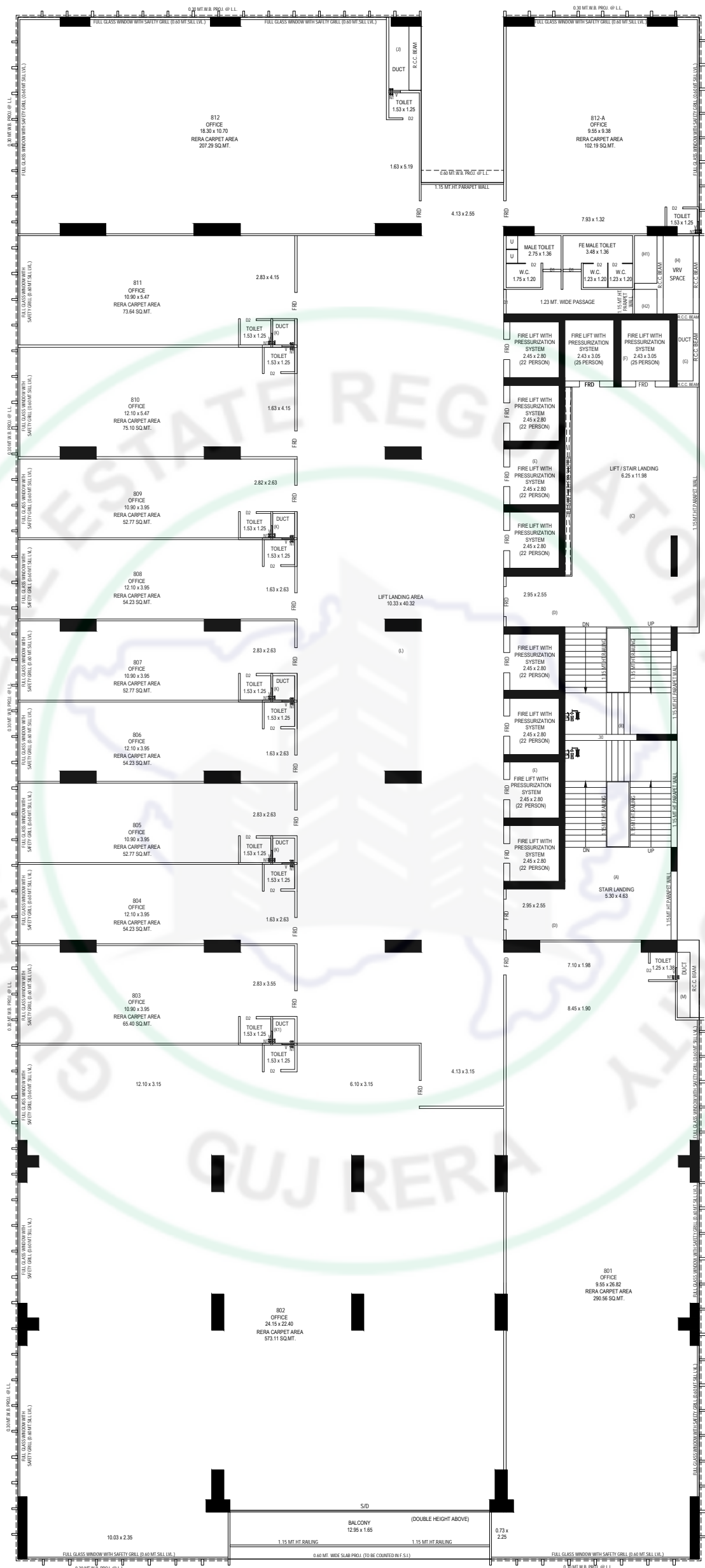
5TH. FLOOR PLAN



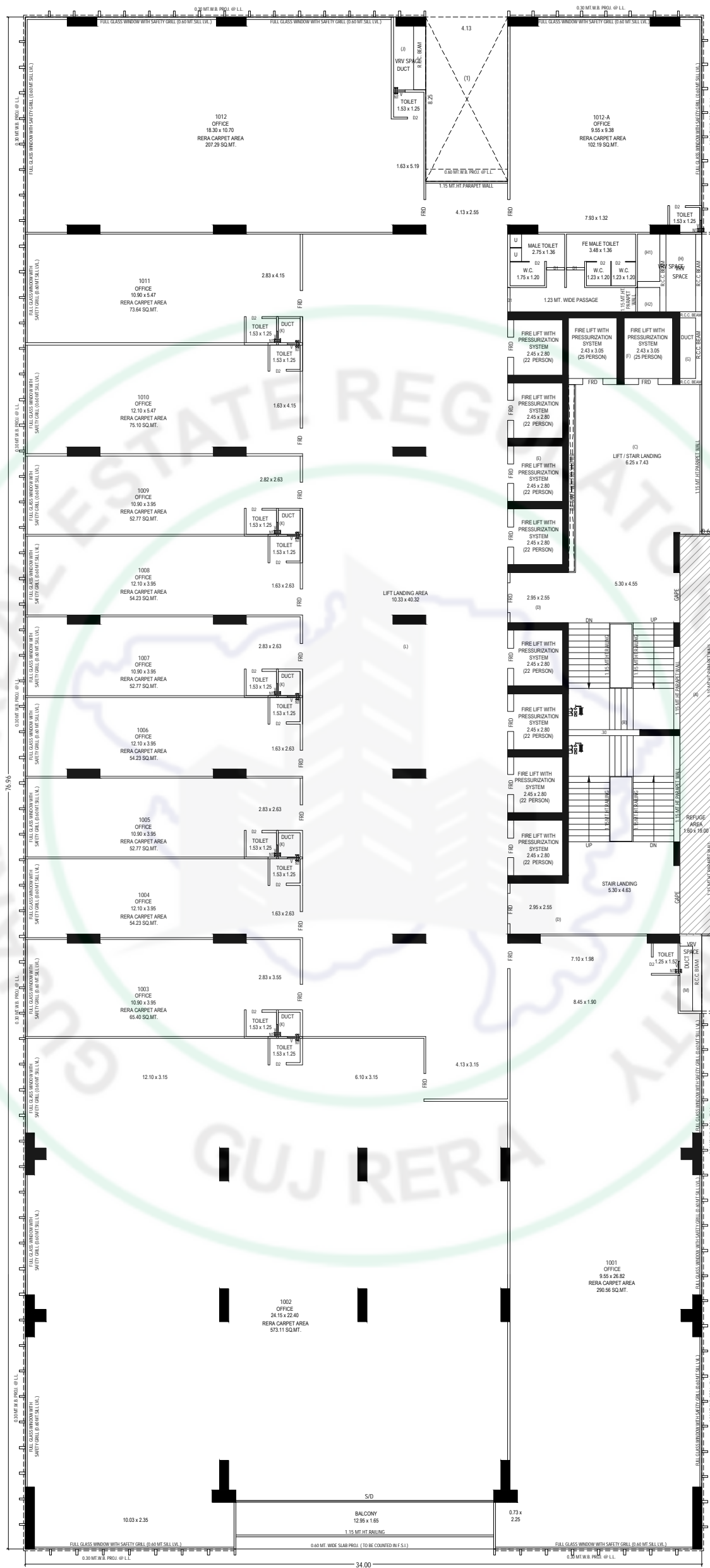
6TH FLOOR PLAN (REFUGE FL. PLAN)



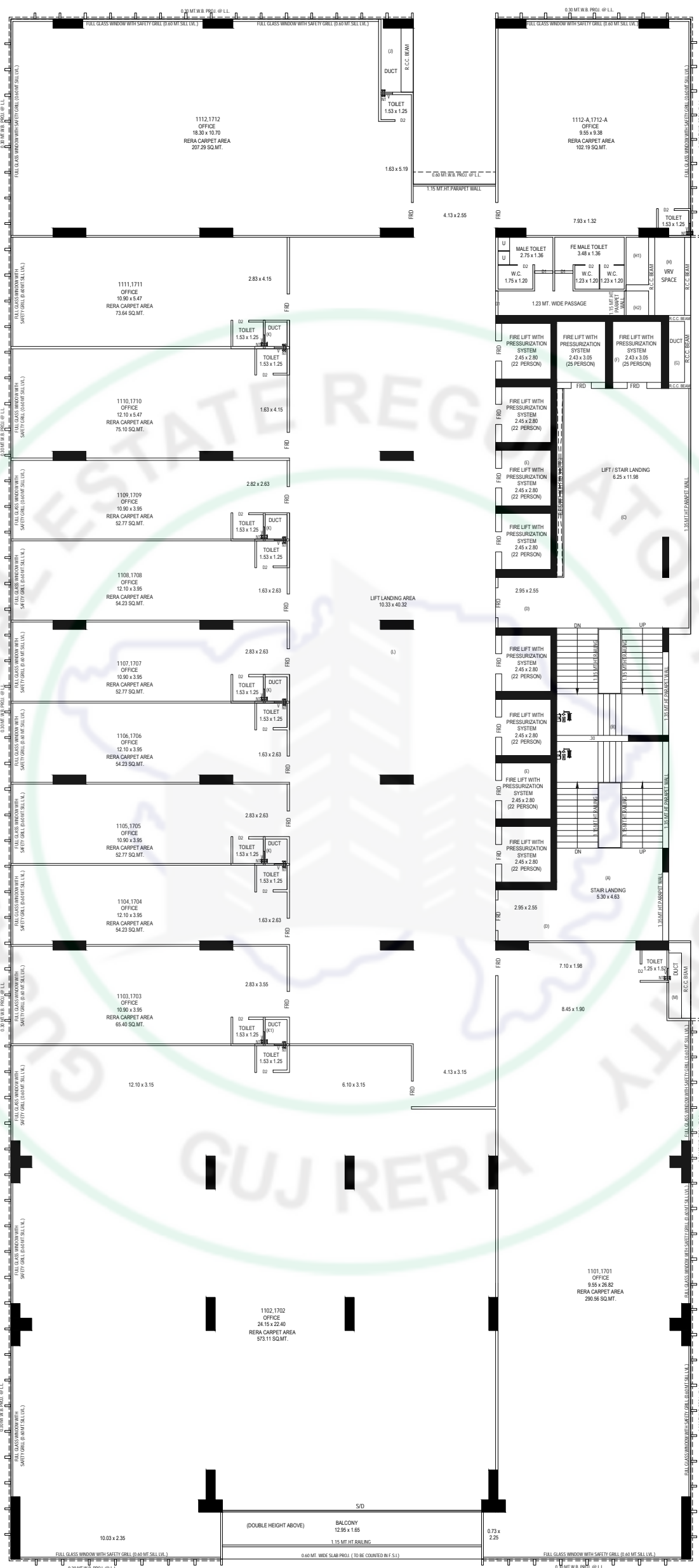
7TH.FLOOR PLAN



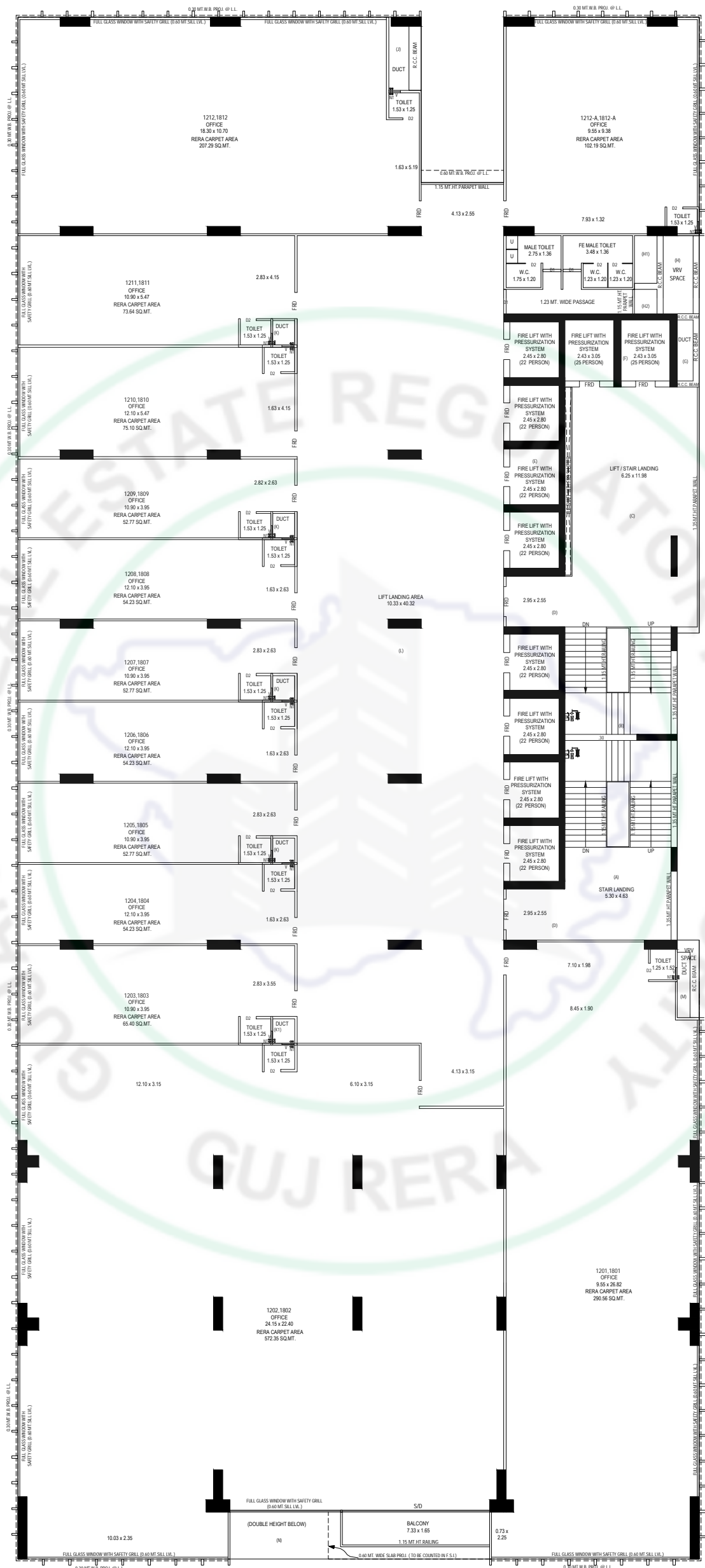
8TH. FLOOR PLAN



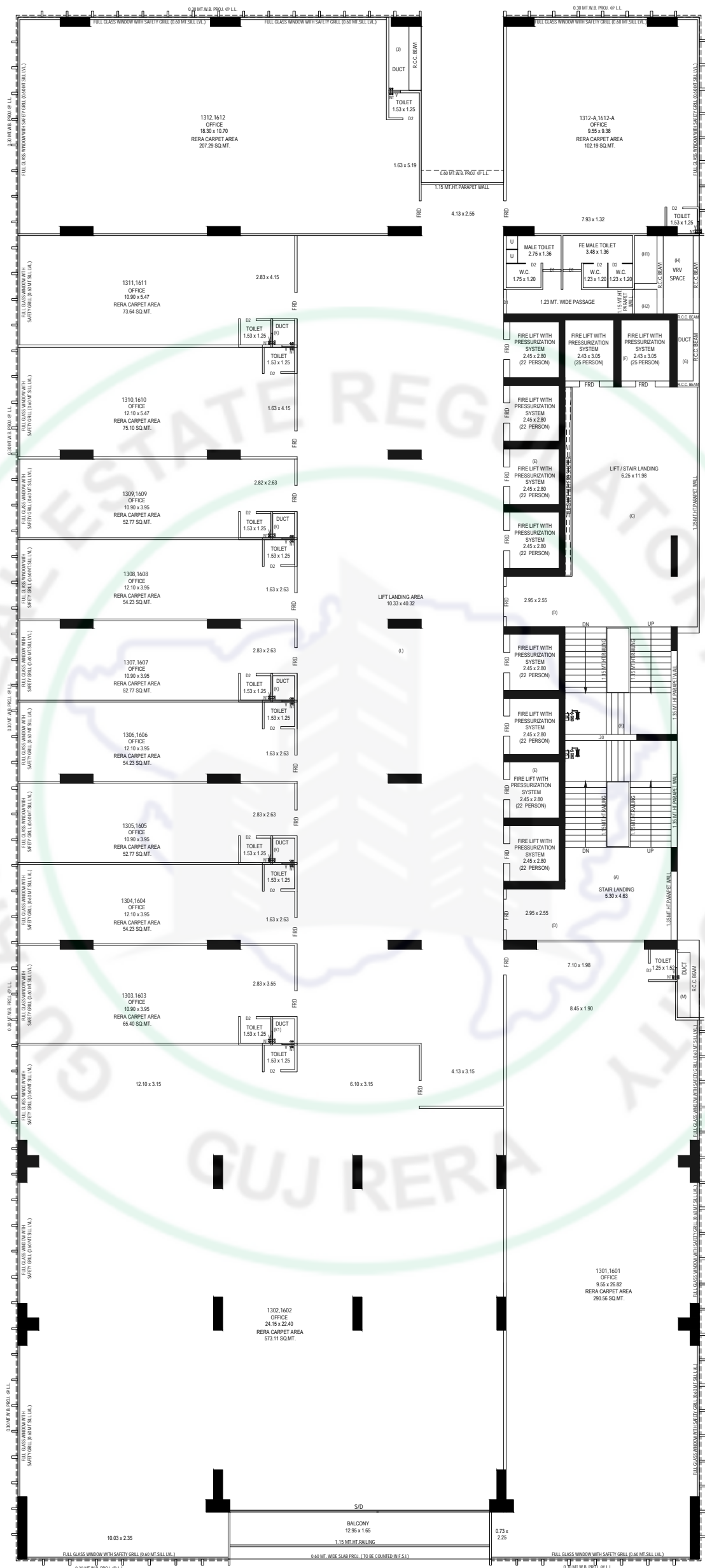
10TH FLOOR PLAN (REFUGE FL. PLAN)



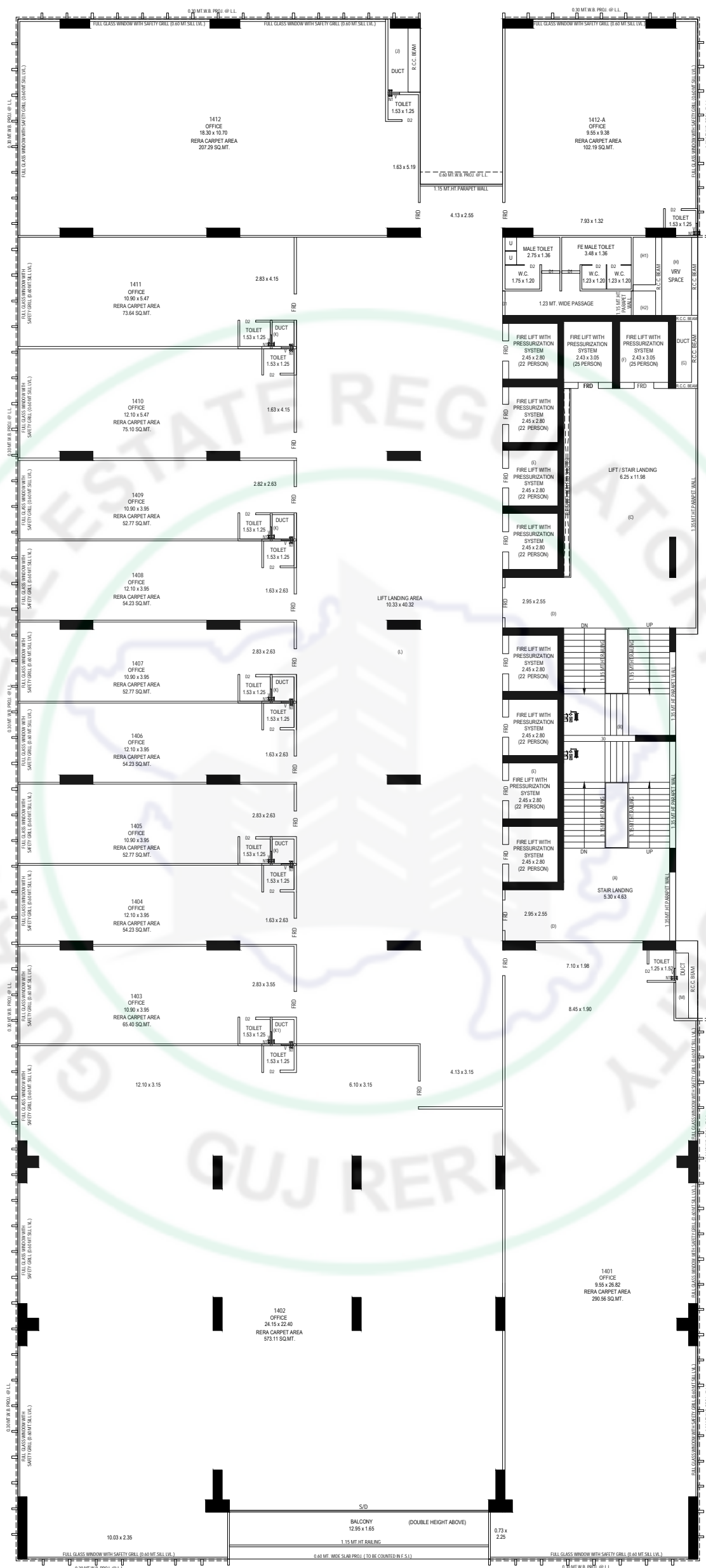
11TH. & 17TH FLOOR PLAN



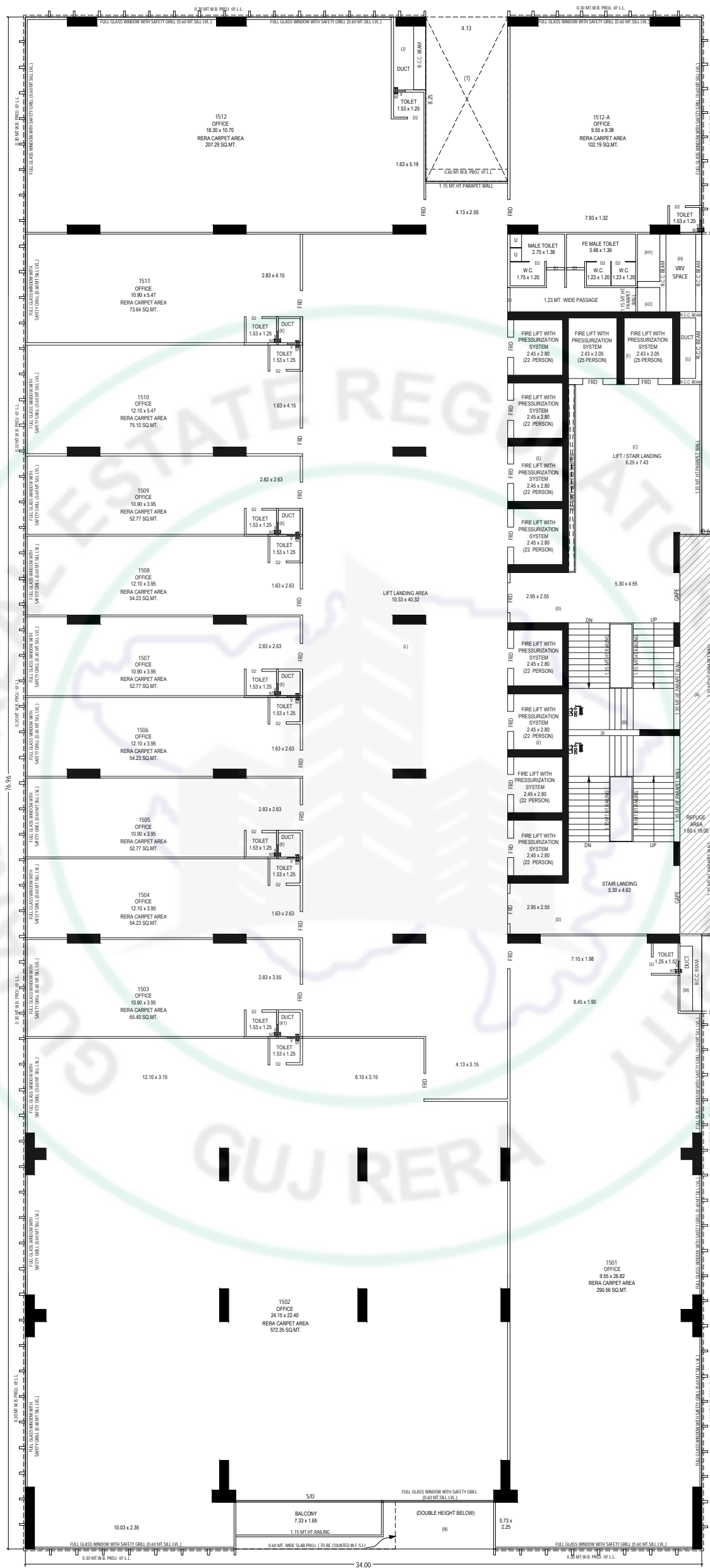
12TH. & 18TH FLOOR PLAN



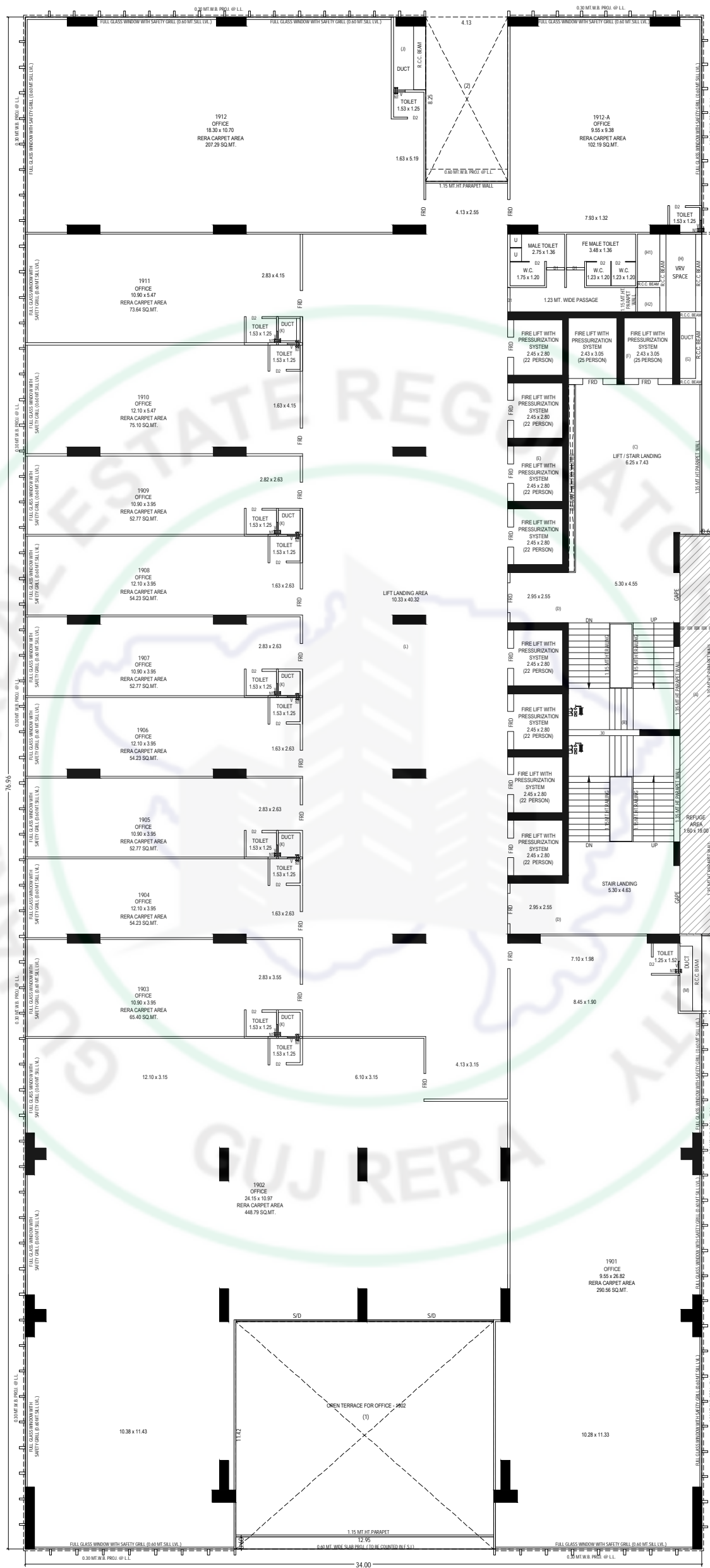
13TH., & 16TH. FLOOR PLAN



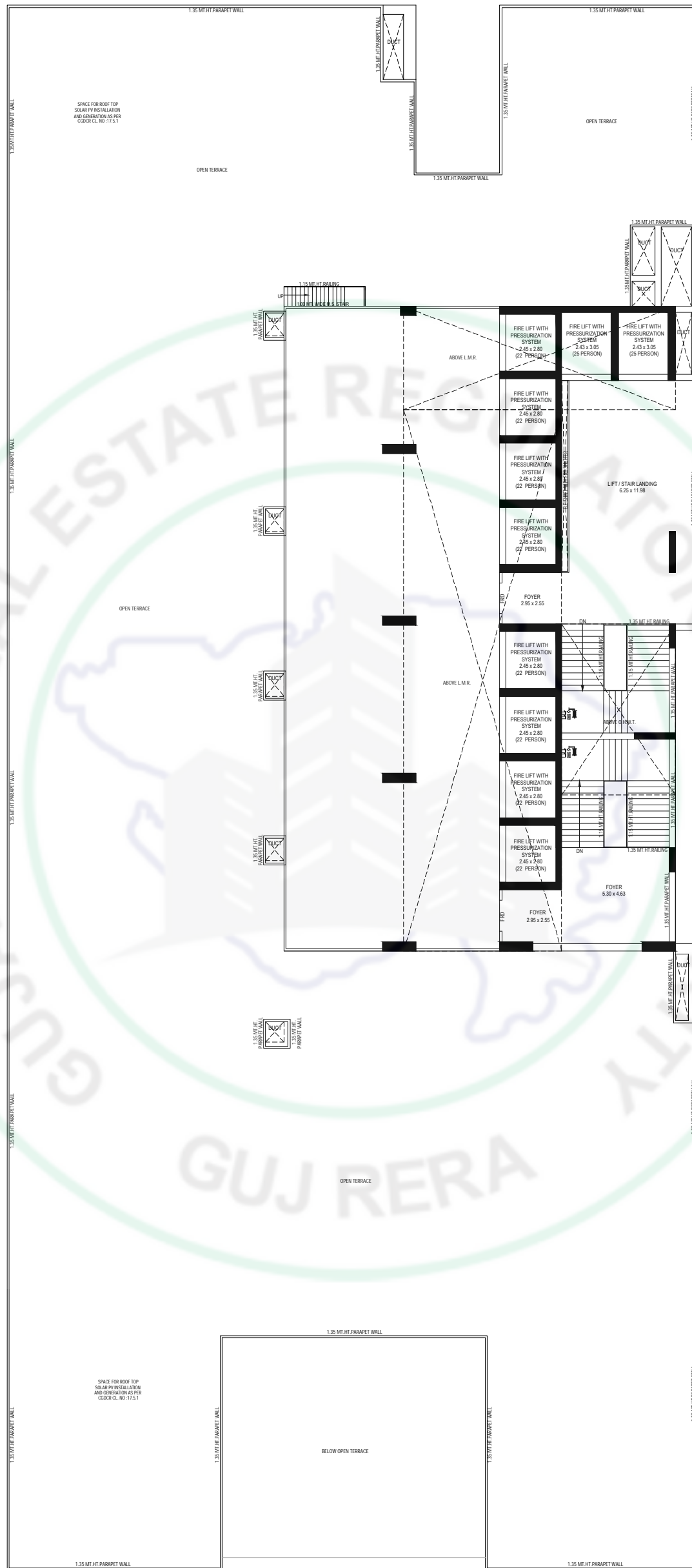
14TH FLOOR PLAN



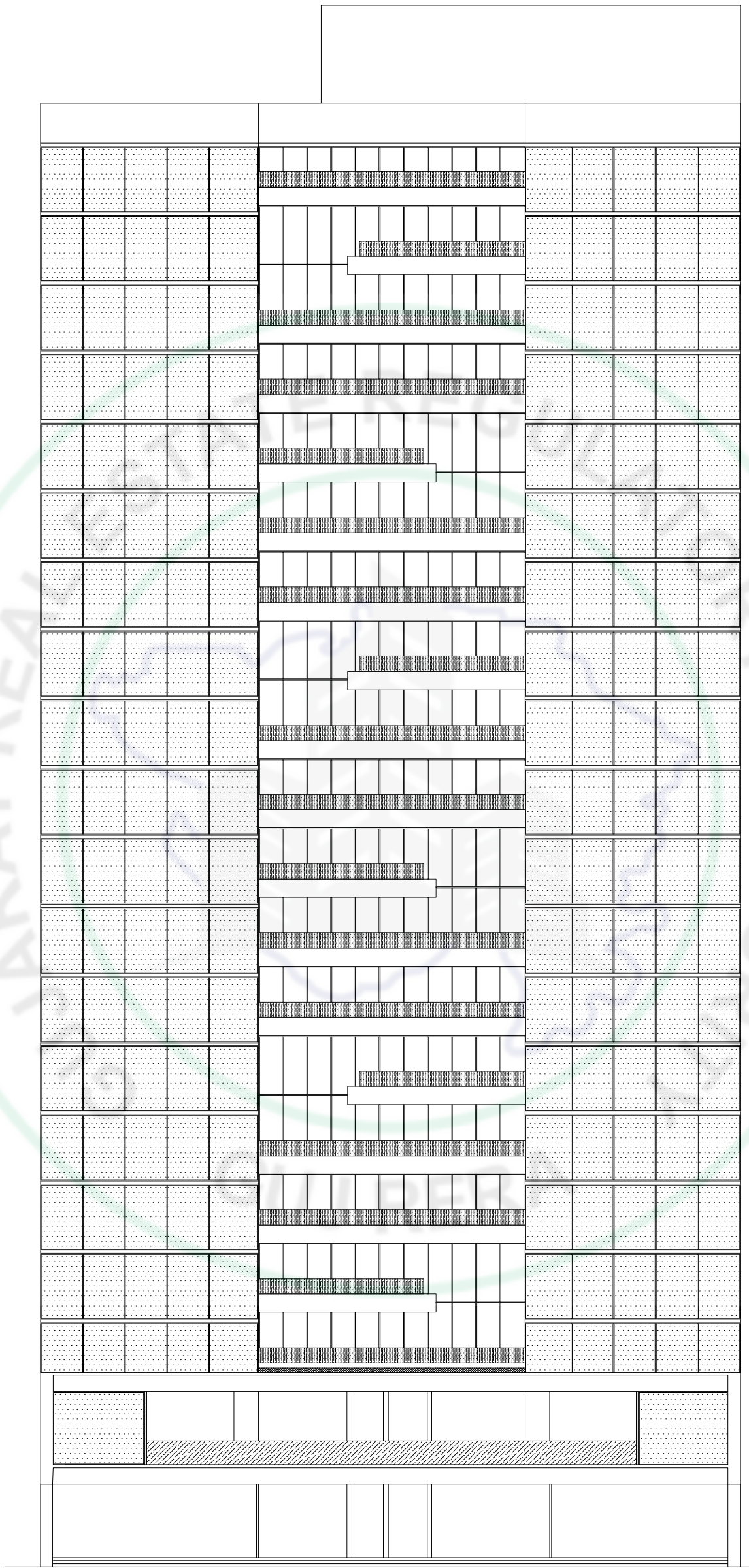
15TH FLOOR PLAN (REFUGE FL. PLAN)



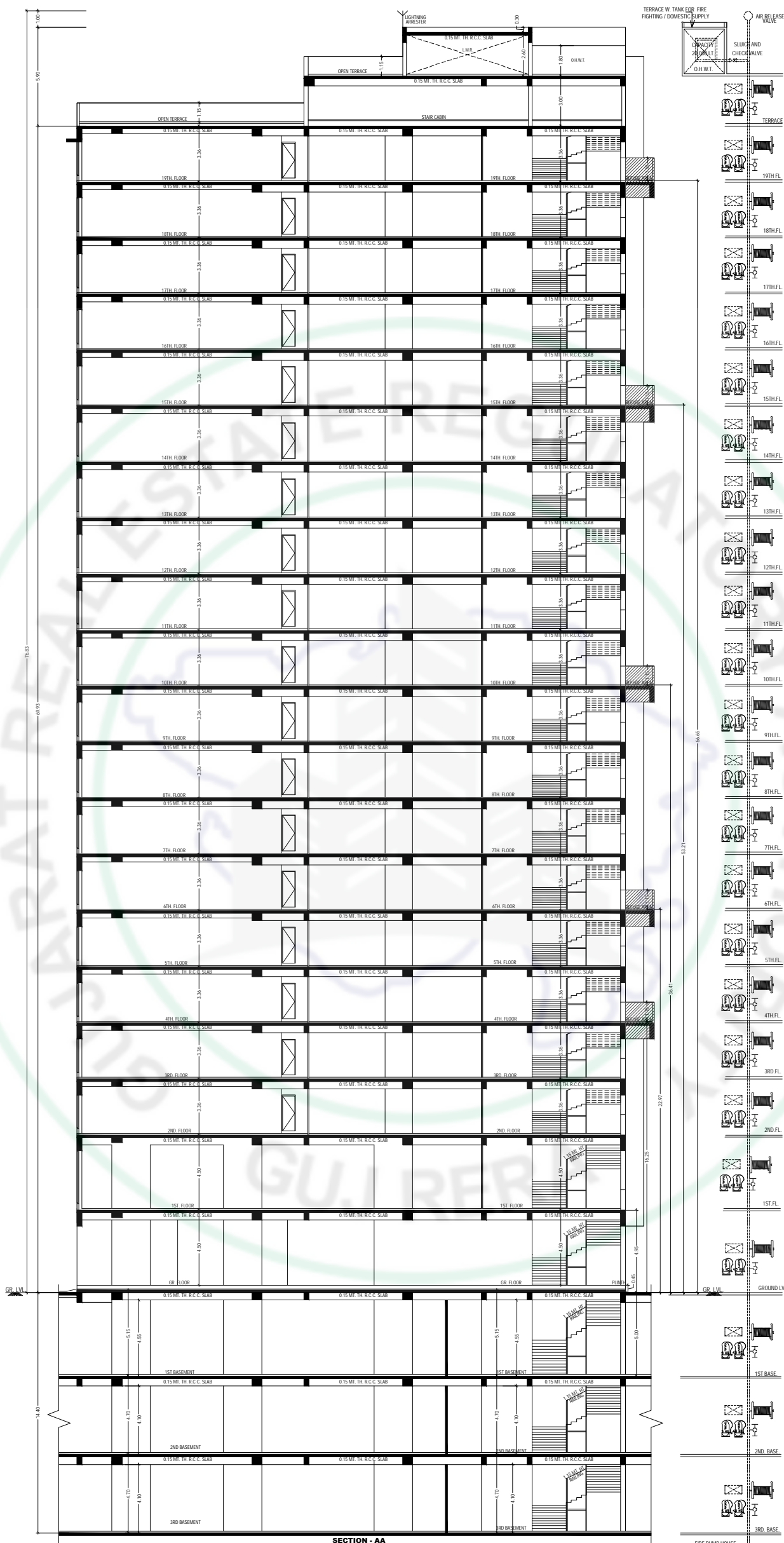
19TH FLOOR PLAN (REFUGE FL. PLAN)



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



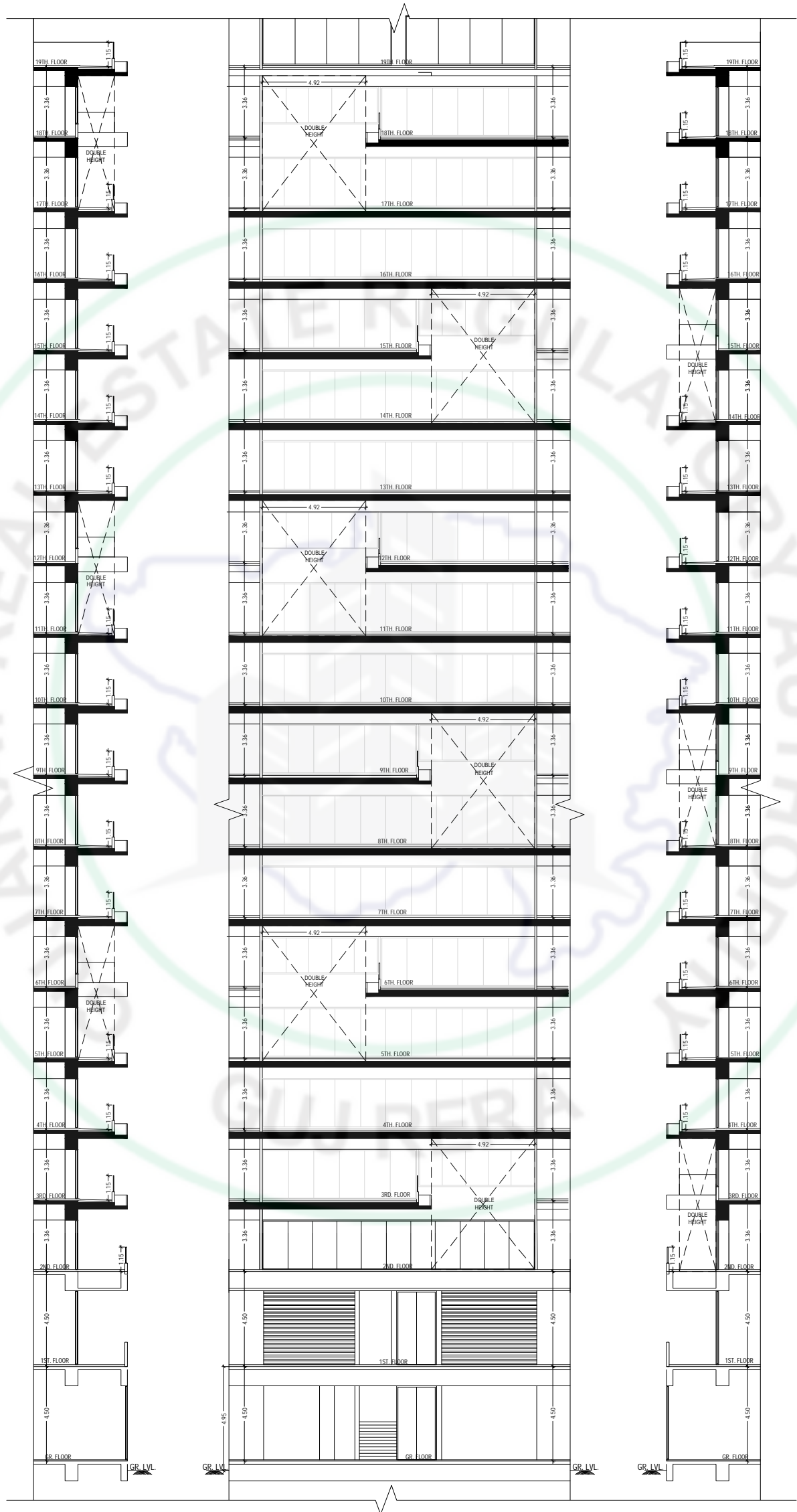
ELEVATION



7TH.FLOOR PLAN

SECTION - AA

FIRE PUMP HOUSE FOR PUMP SET
SUCTION PIPE 1.0000 LIT CAPACITY FOOT VALVE



SECTION - BB

SECTION - CC

SECTION - DD

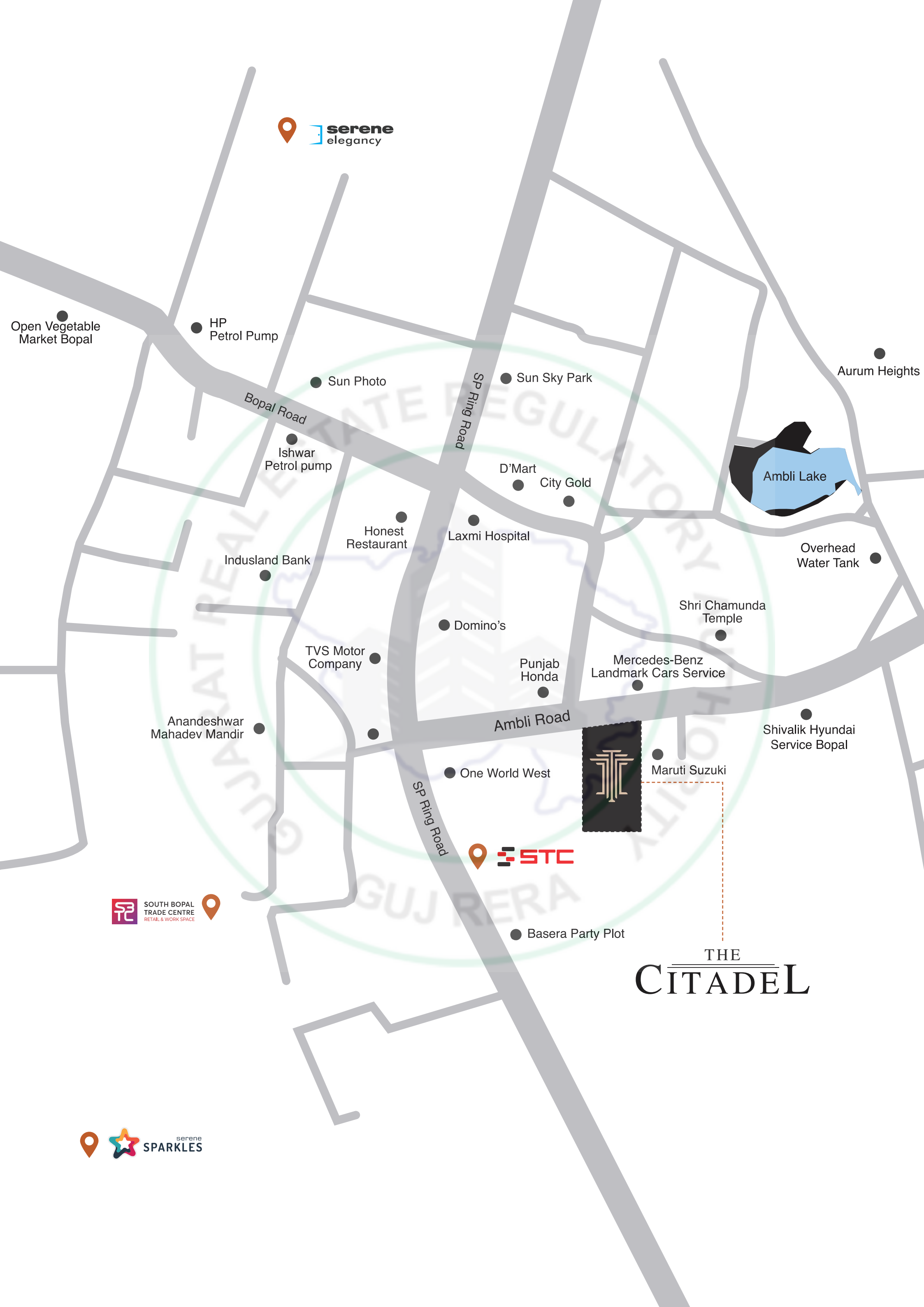
PART SECTION OF DOUBLE HEIGHT BALCONY



CITTADELL

MOBILE





 **serene**
elegancy

Open Vegetable
Market Bopal

HP
Petrol Pump

Sun Photo

Sun Sky Park

Aurum Heights

Bopal Road

SP Ring Road

Ishwar
Petrol pump

D'Mart

City Gold

Ambli Lake

Honest
Restaurant

Laxmi Hospital

Overhead
Water Tank

Indusland Bank

Domino's

Shri Chamunda
Temple

TVS Motor
Company

Punjab
Honda

Mercedes-Benz
Landmark Cars Service

Anandeshwar
Mahadev Mandir

Ambli Road

Shivalik Hyundai
Service Bopal

One World West



Maruti Suzuki

 SOUTH BOPAL
TRADE CENTRE
RETAIL & WORK SPACE

 **STC**

Basera Party Plot

THE
CITADEL

 **serene**
SPARKLES

SPECIFICATION

Façade

- Saint Gobain, AIS or Equivalent Manufactured Reflective Toughened Glasses

Plumbing

- Personal Toilets In Every Shops/Offices
- Sanitary Wares – CERA Or Equivalent
- Toilet Fittings – Jaguar Or Equivalent
- Good Quality UPVC Fittings
- Under Ground & Overhead Water Tank, With Automatic Supply System
- Designated Plumbing Duct/Area Provided For Each Unit

Electric

- AYPY Cable
- Concealed Wiring In Each Unit
- 3-9 Kw Power In Each Unit (Depending Upon Size Of Unit) With Sufficient Electrical Points.
- Sufficient Ambient Led Lights For Passages

Air-Conditioning

- Provision To Keep Outdoor Ac Unit On Designated Platform, Provision Of Drain (For HAVC) Has Been Provided

Anti Termite Treatment

- Through Anti Termite Treatment Has been Carried Out

Flooring

- Office-Vitrified Tiles (2' X 2')
- Passage & Lift Lobby – Vitrified Tiles & Granite

Finishing

- All Internal Wall Nicely Finished
- All External Wall With Acrylic Paint

Elevators

- 8 Destination Control Elevator
- 2 Service Elevator

Shutters/Doors

- Good Quality Shutters/Doors With Oil Paint

Security

- CCTV Cameras At Designated Locations
- Manned Security For Building Gated Entry, Controlled Access Of Vehicle

Signage And Name Plate

- Pre-Defined Spaces For Signage And Hoardings

Telephone/Internet/Wi-Fi

- Major Telecom Companies To Provide Wire And Wireless Internet & Telephone Services

Multilevel Car Parikng Provision In All 3 Basements



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DEVELOPER

MAGNASTAR REALTY LLP

ARCHITECT : MANSI SHAH ARCHITECTS | STRUCTURE DESIGN : SETU INFRASTRUCTURE | MEPF : AASHIR ENGINEERING PVT. LTD.