



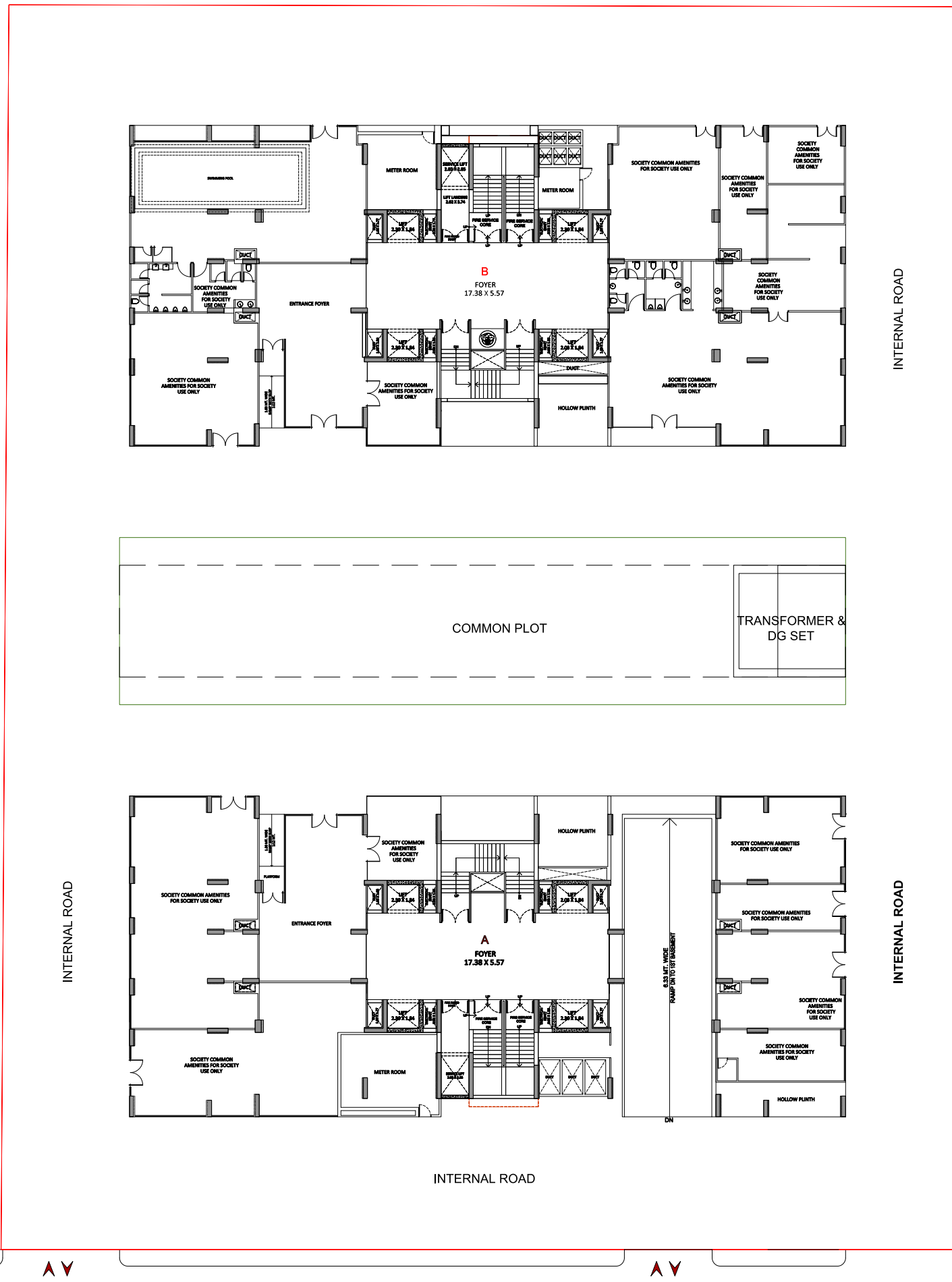
# THE EMPIREAN

• A TRADITION OF SERINITY •

**4 & 5 BHK**  
AFFLUENCE LIVING

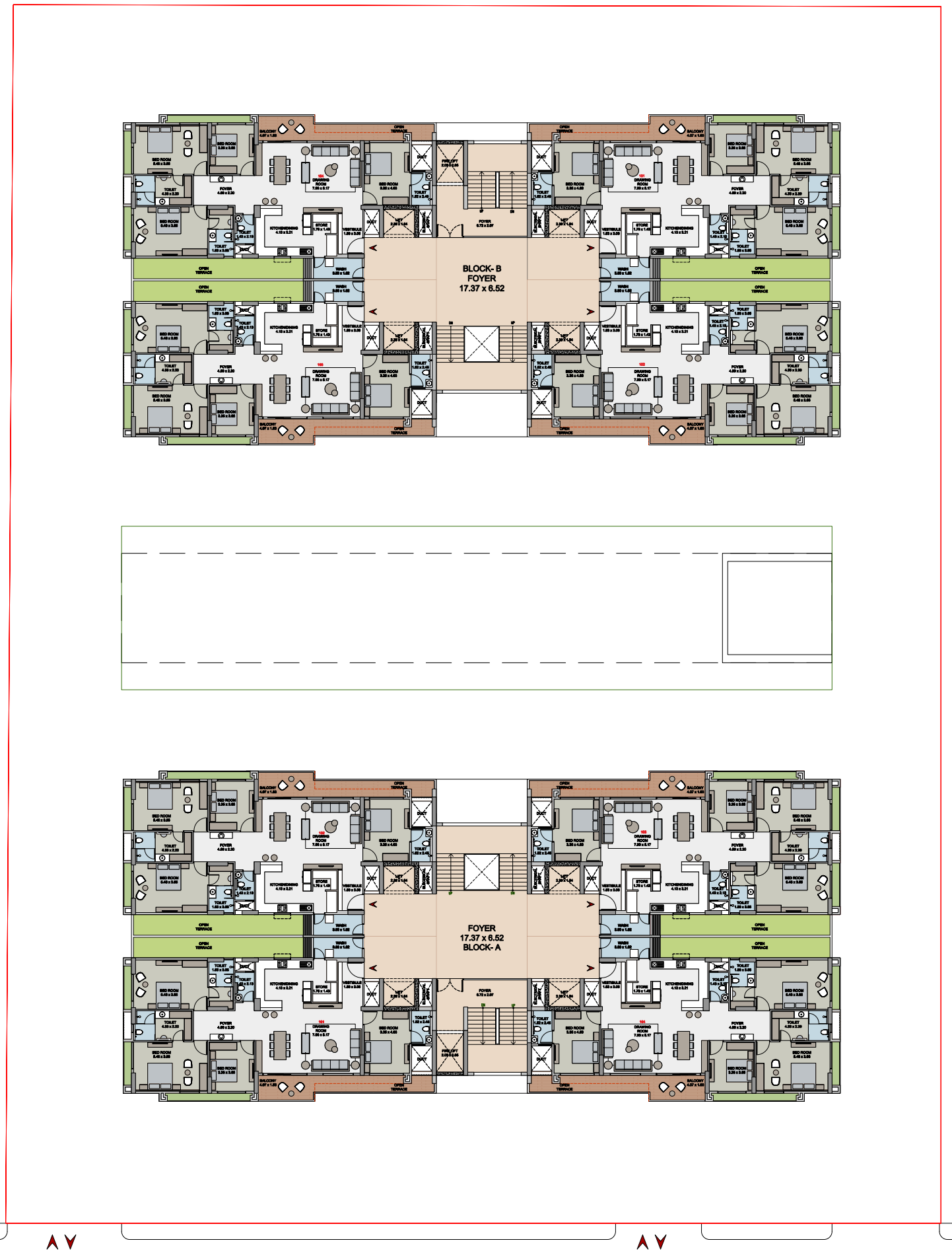


# GROUND FLOOR PLAN



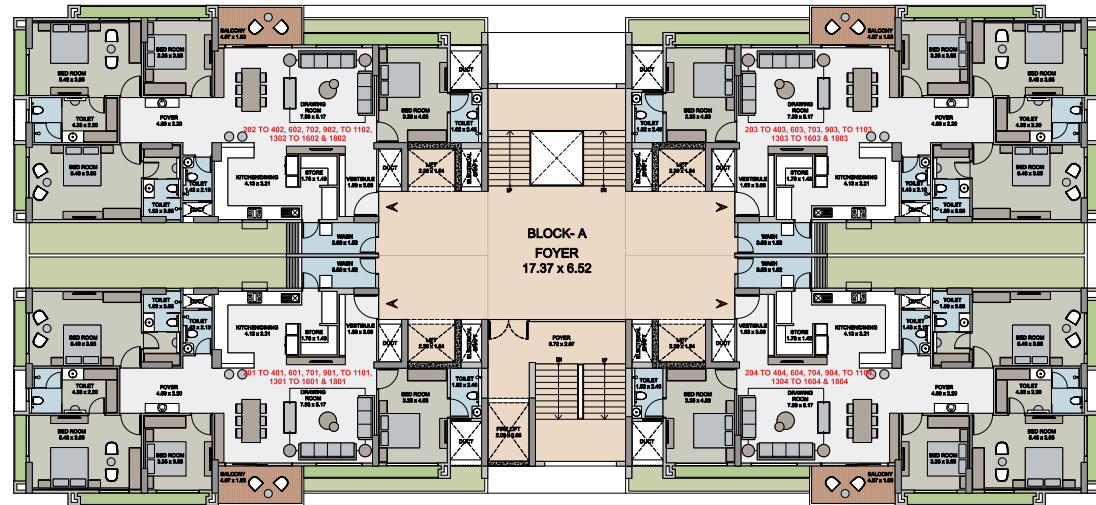
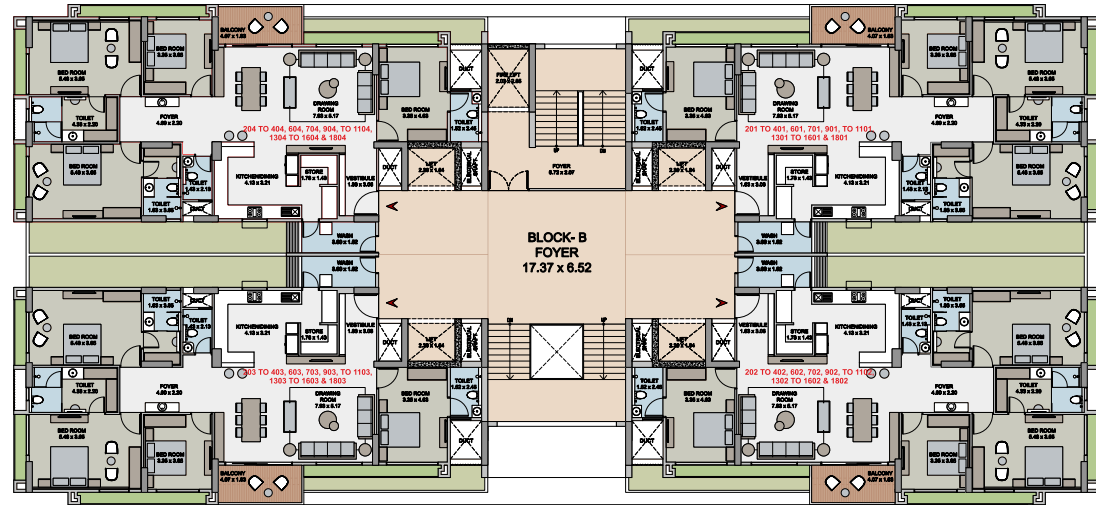
30.00 MT. WIDE ROAD

# FIRST FLOOR PLAN



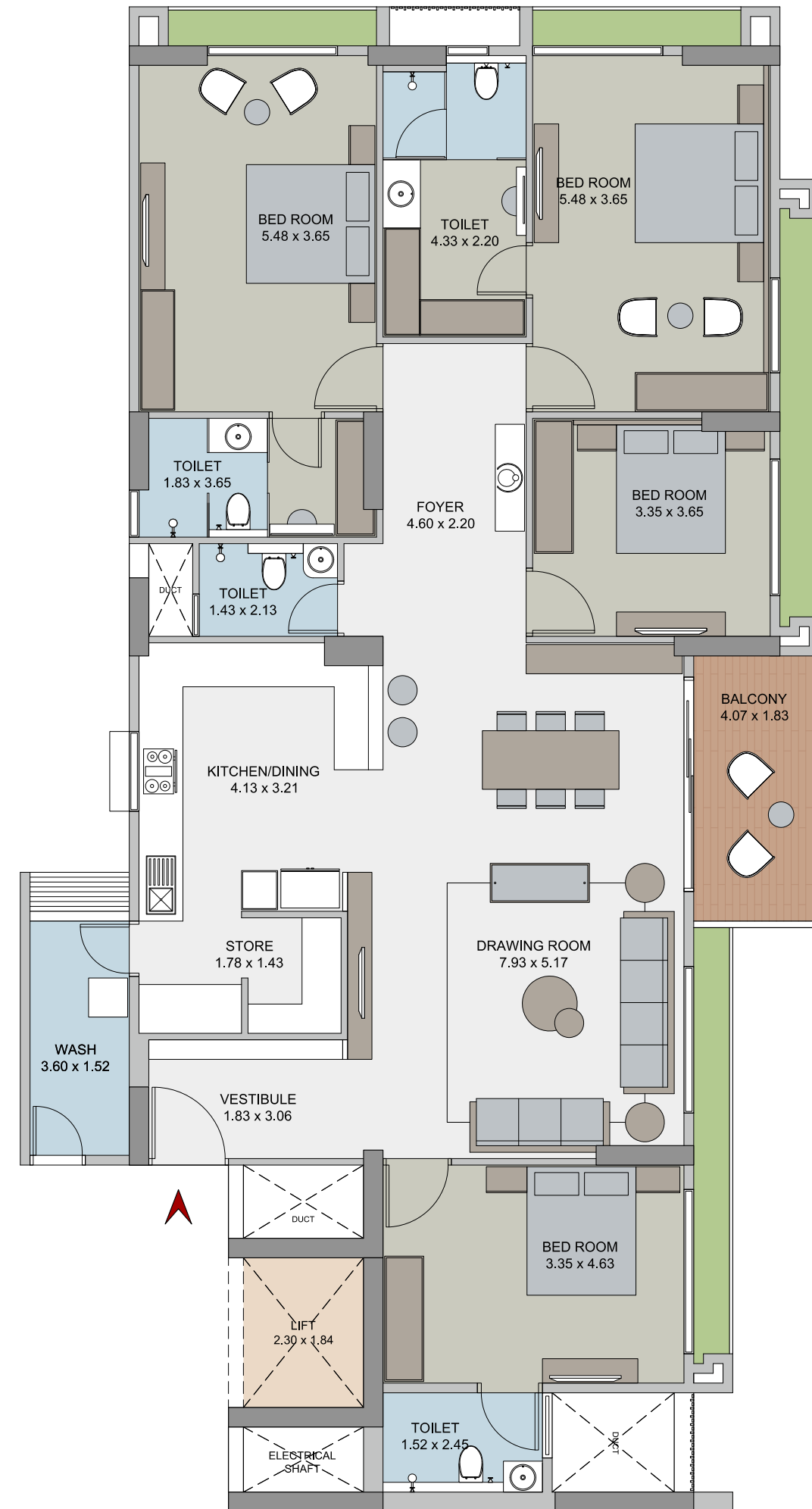
30.00 MT. WIDE ROAD

# TYPICAL FLOOR PLAN

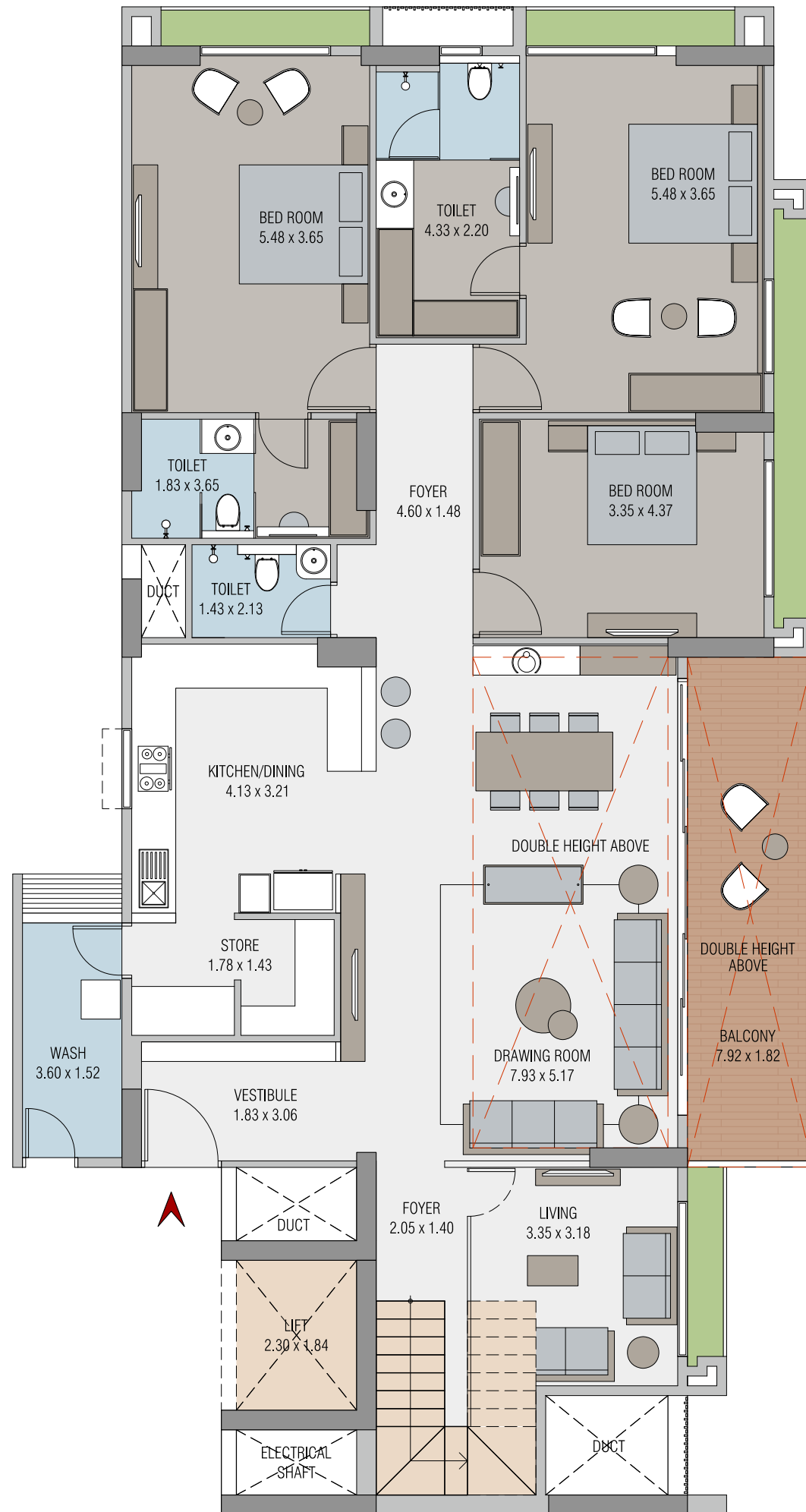


30.00 MT. WIDE ROAD

# TYPICAL UNIT PLAN



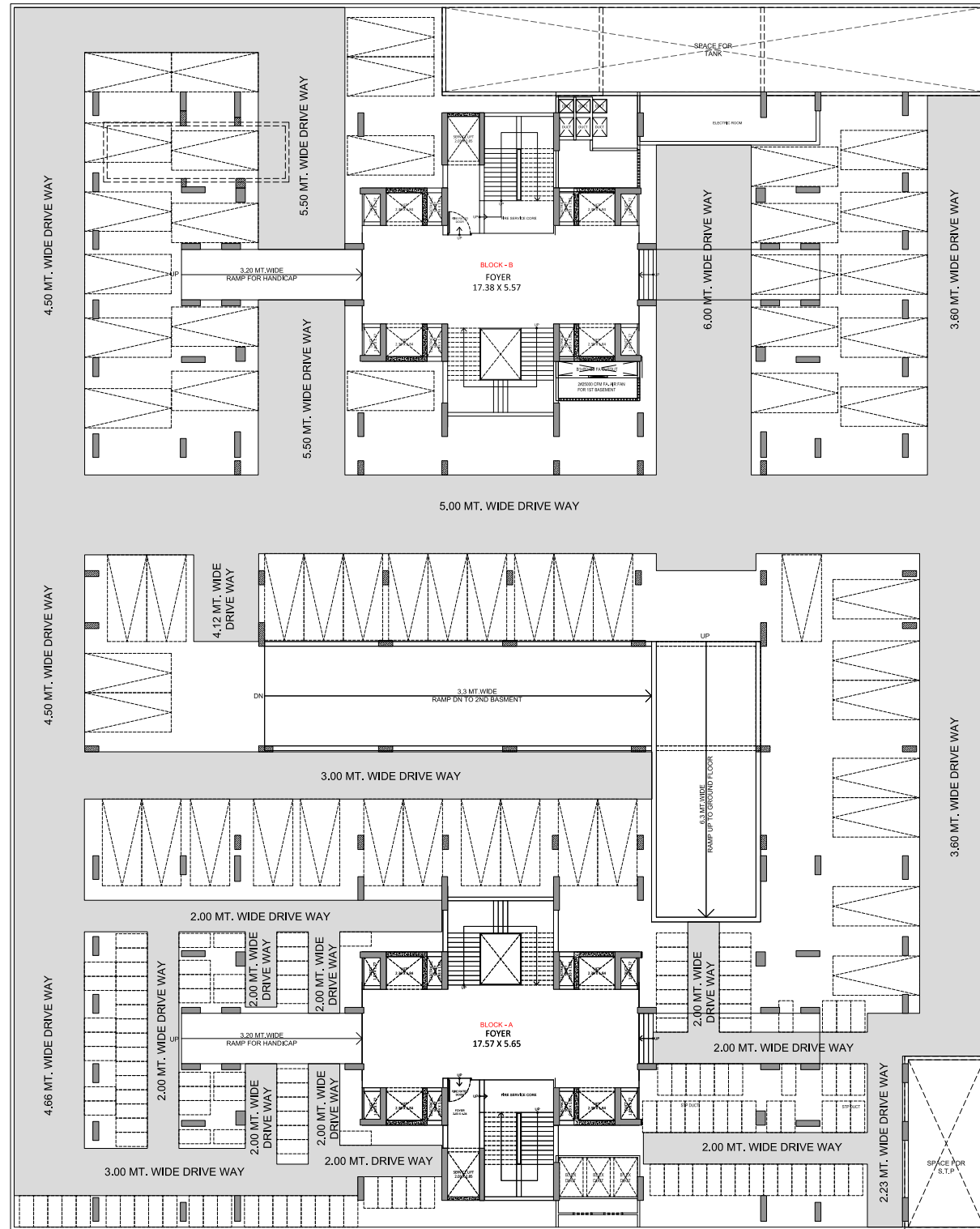
# PENT HOUSE LOWER LEVEL PLAN



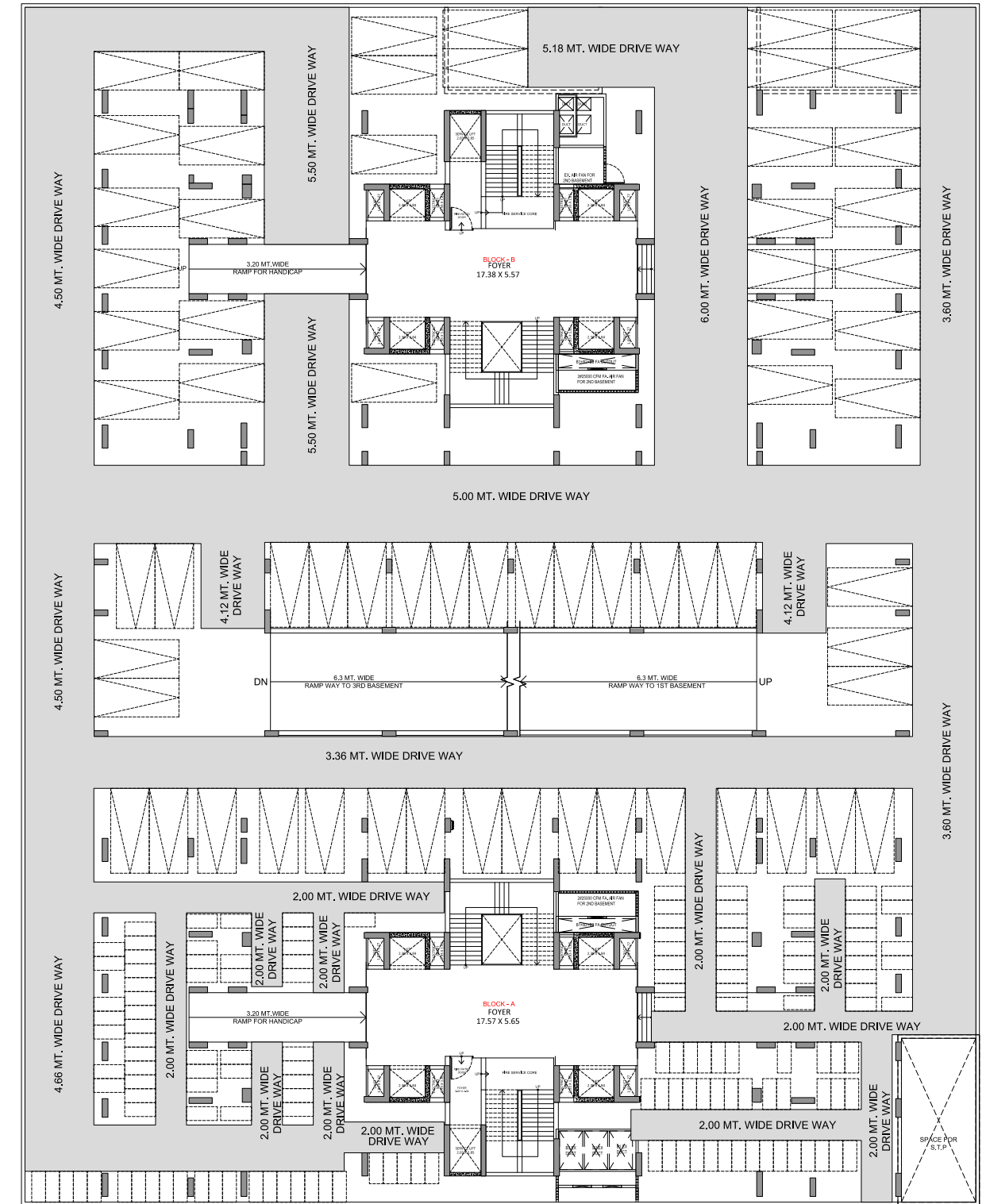
# PENT HOUSE UPPER LEVEL PLAN



# BASEMENT - 1



# BASEMENT - 2





AMENITIES



Entrance Gate



Entrance Foyer



24\*7 CCTV Surveillance



Each Block 5 Lift



24 Hrs. Water Supply



Fire Safety



Car Parking



Swimming Pool

THE  
EMPIREAN  
• A TRADITION OF SERINITY •







# SPECIFICATIONS



## STRUCTURE

- R.C.C Frame Structure
- Structural Design as per IS code Considering Earthquake Resistance.
- 3 Level Basement with ample Parking Facility.



## PLUMBING AND SANITARY WARE

- Concealed Plumbing with Premium Quality Pipes and Fittings.
- Premium quality sanitary ware & fittings in all toilets.



## ELECTRIFICATION

- Concealed copper wiring with adequate number of electric Point & Switches.
- Distribution Board with MCB & ELCB for Safety protection
- T.V & A.C Points in all Rooms.
- D.G backed up common area & lift.



## FLOORING

- Premium quality vitrified tiles in drawing, dining, kitchen & all bedrooms.



## KITCHEN

- Granite finished platform with S.S. sink, designer glazed tiles with dedo up to lintel level
- Electric point for microwave, R.O. points & provisions for water purifier & washing machine .



## DOORS & WINDOWS

- Main entrance door decorative laminated with fitting, locks and fixtures and all other doors are flush doors.
- Aluminium section windows with glass and granite jambs in all windows.



## TOILETS

- Elegantly designed glazed tiles and quality sanitaryware.



## TERRACE

- Open terrace finished with suitable water proofing & china mosaic.



## FIRE

- Govt. approved fire safety system.



## WALL

- Internal walls will be mala plaster or punning, putty finish and external wall will be texture finish.



## ELEVATORS

- Premium high speed elevators in each blocks.

• The Brochure is for the easy presentation of the Project. It should not be considered as a part of the legal documents. For further information regarding the project, the Member / customer is requested to check the details on RERA website or at the Developer's office before going ahead with the Booking. • The Furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is only suggestive and subject to change as per site conditions and as per the instructions of the Project Architect. • Developer reserves the Right to make any changes in design, Plans, Specifications, Amenities, Elevation etc. without any prior notice. Such changes would be binding on all the buyers / members. • Colour, design, size, quality, pattern of construction materials may change subject to availability. • The promoter / Developer reserves the Right to make minor on-site changes during the course of construction and such changes shall be binding on all the members / customers of the project. • The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number. The carpet area mentioned is calculated as per the provisions of RERA act with the help of AutoCAD software. • The images (interior and exterior views) in the brochure are computer stimulated graphics for representational purpose and are subject to errors and omissions. The images used may be stock images or images based on the architectural plans of the project. They shall not be constructed as actual depictions of the project. • The north direction shown in the brochure is approximate and can be erroneous. The member / customer is expected to verify the same personally before going ahead with the booking. • The key plan in the brochure is not to scale and does not depict the exact location of the project or the connecting road network or other abutting structures or landmarks. It is only for representation purpose and gives a rough idea about the approximate location of the project. The member / customer is requested to visit the project site and check the physical location of the project and its surroundings before going ahead with the booking. • All the Government & Semi Government charges like Stamp duty, Service Tax / GST, VAT and any Tax by state or central Government shall be borne by members / customers of the project. • Legal documentation charges, UGVCL, PNG gas connection charges, AUDA / AMC, Narmada water charges, advance maintenance shall be borne by the members / customers of the project separately. • Changes in elevation shall not be allowed to be done by members / customers of the project. • Any additional Liabilities due to change in the by-laws, shall be borne by members / customers of the project. • Subject to Ahmedabad Jurisdiction.

# THE EMPIREAN

• A TRADITION OF SERINITY •

SITE :  
**THE EMPIREAN**  
 F.P - 105, T.P - 57, Block No - 43,  
 Beside - Swarnim Stone,  
 Opp - Nirma University,  
 Chharodi, S. G. Highway,  
 Ahmedabad - 382481.

ARCHITECT :  
**HKA**  
 HK ARCHITECTS

STRUCTURAL ENG. :





DEVELOPED BY :  
**ASCENT SKY INFRACON LLP**