

*river
heights*

3 & 4 BHK LAVISH LIVING



WELCOME TO
TIMELESS *living*

A place which is surrounded with city's beautiful Sabarmati River.
This area has been developed immensely since last ten years.



BUILDING *happiness*



AIR CONDITIONED
GYM



CRICKET PITCH
+ NET



JOGGING TRACK



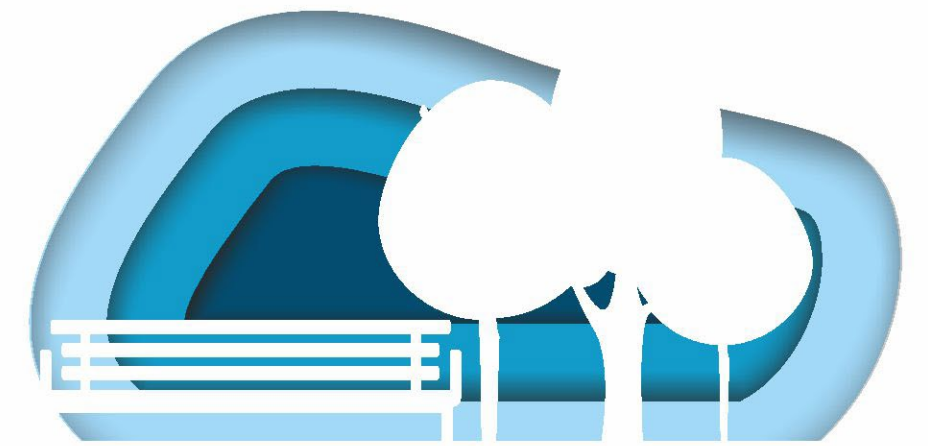
CHILDREN PLAY



TODDLER'S
PLAY AREA



LIBRARY +
ADMIN OFFICE



a place for senior citizen

ENDURING *lifestyle*



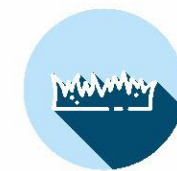
THEATRE



INDOOR SPORTS



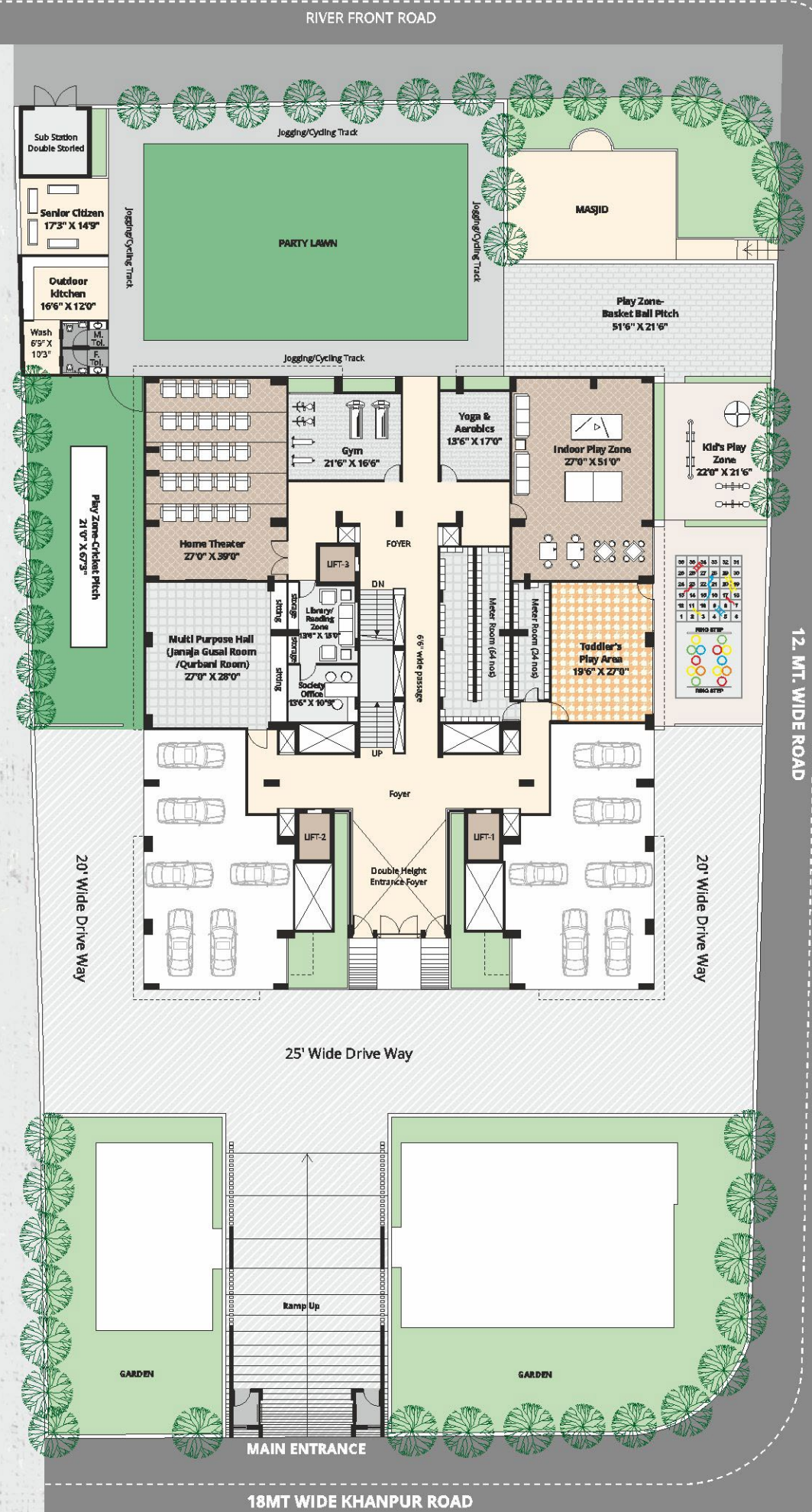
YOGA &
AEROBICS



PARTY LAWN

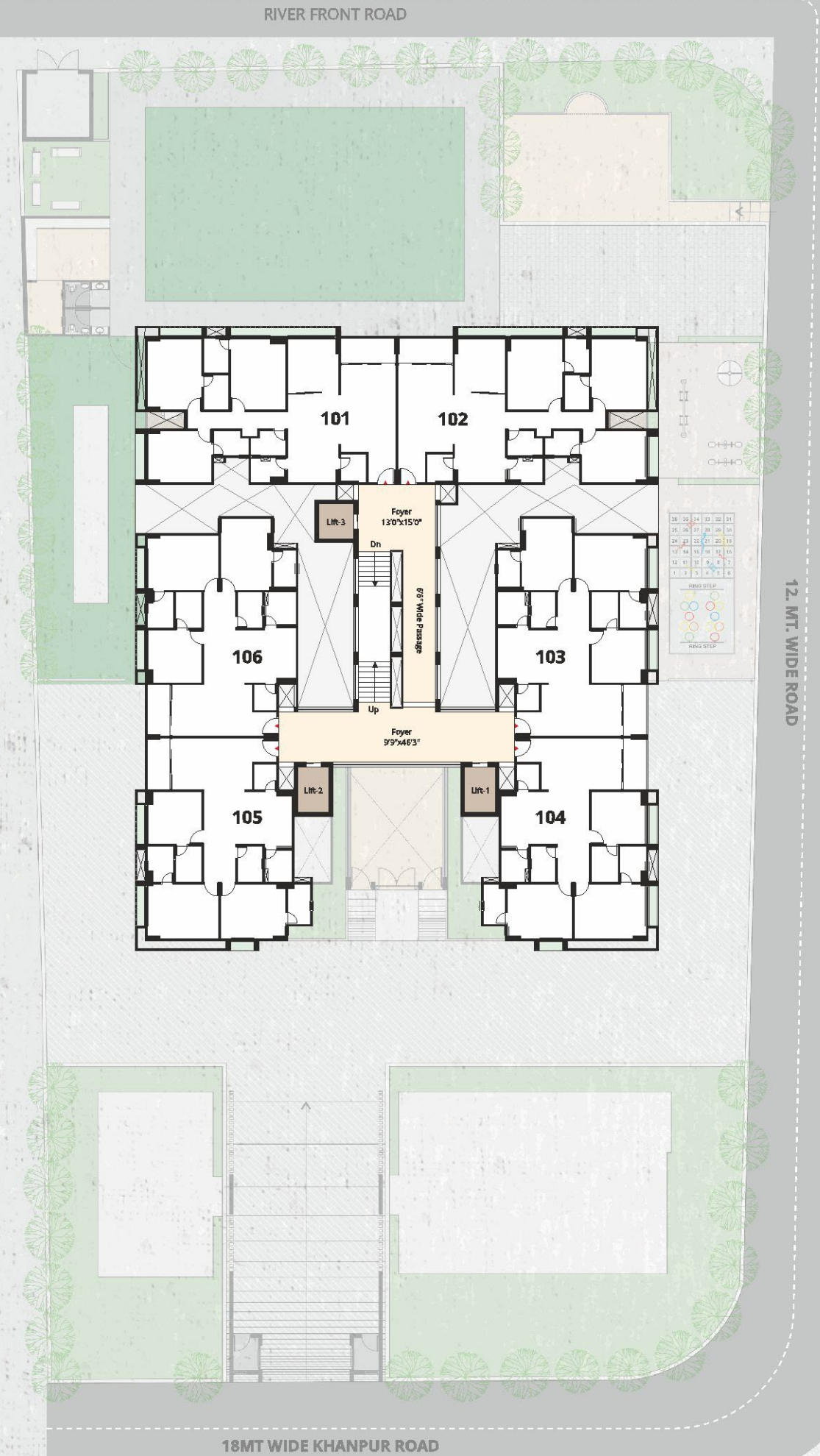
GROUND floor

SABARMATI RIVER



TYPICAL floor

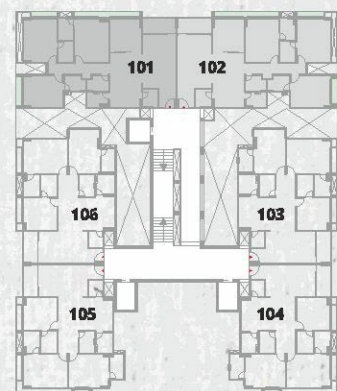
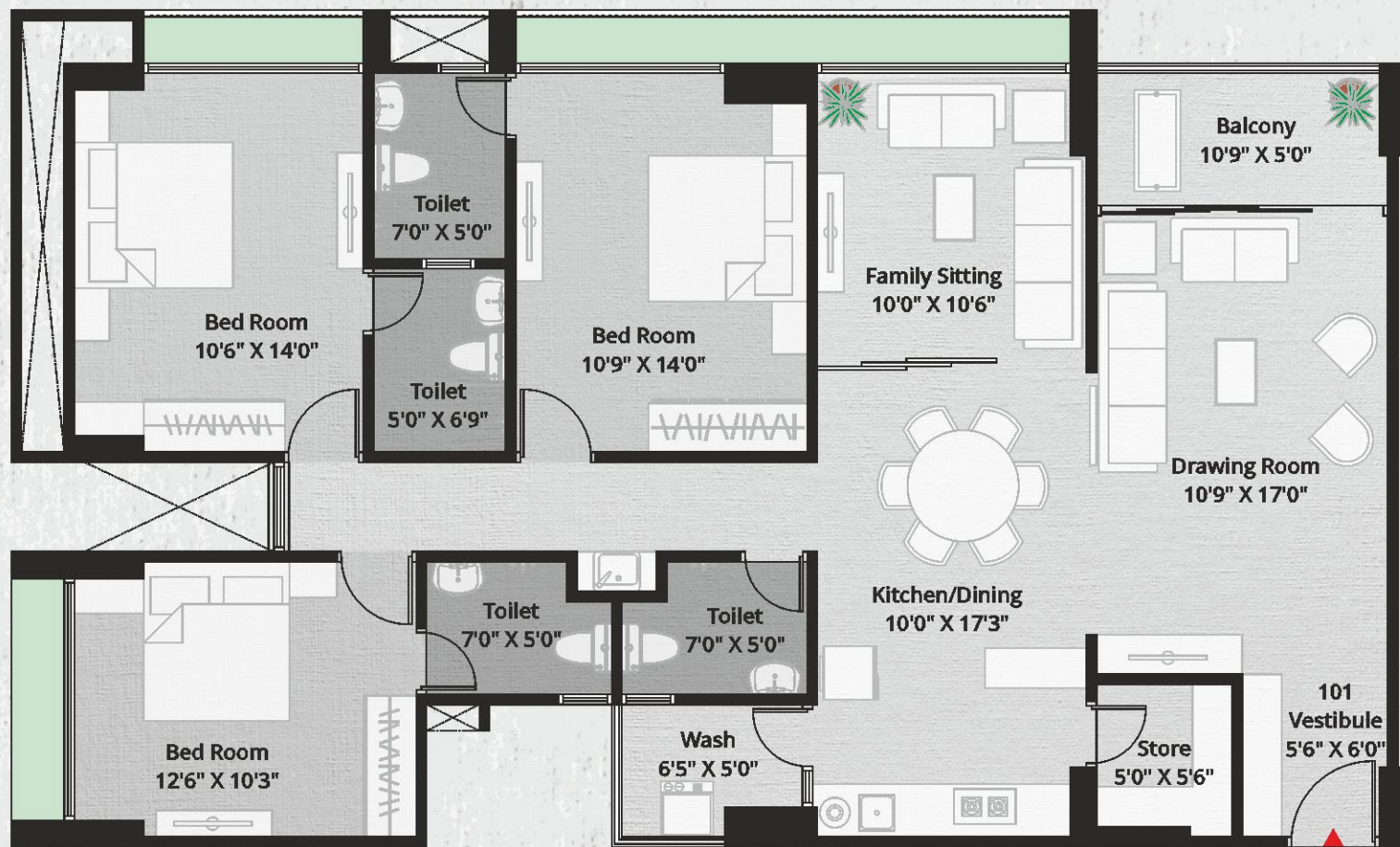
SABARMATI RIVER



TYPE **A** 4BHK

235.00 Sq. Yds
2115.00 Sq. Ft

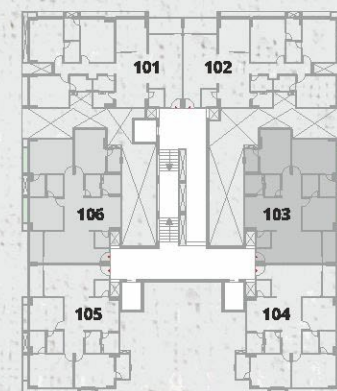
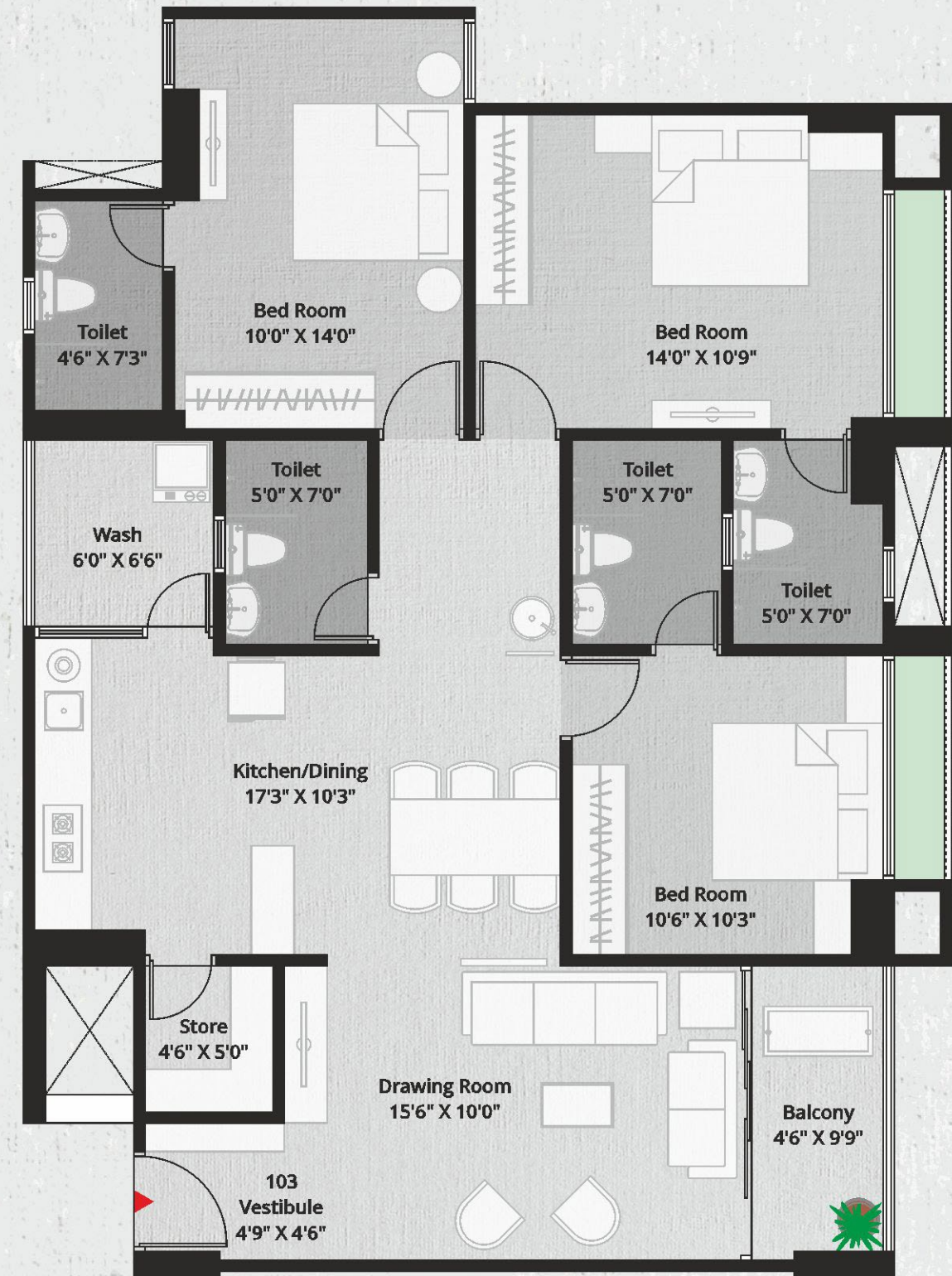
UNIT NO. 101 TO 1401
102 TO 1402



TYPE **B** 3BHK

202.00 Sq. Yds
1818.00 Sq. Ft

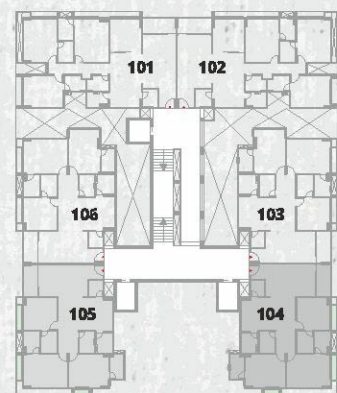
UNIT NO. 103 TO 1403
106 TO 1406



TYPE C 3BHK

199.00 Sq .Yds
1791.00 Sq. Ft

UNIT NO. 104 TO 1404
105 TO 1405



Party Lawn / Garden
5000 sq ft party lawn / Garden meticulously planned & designed by landscape architect + water body, fountain, flora - fauna & aroma garden.



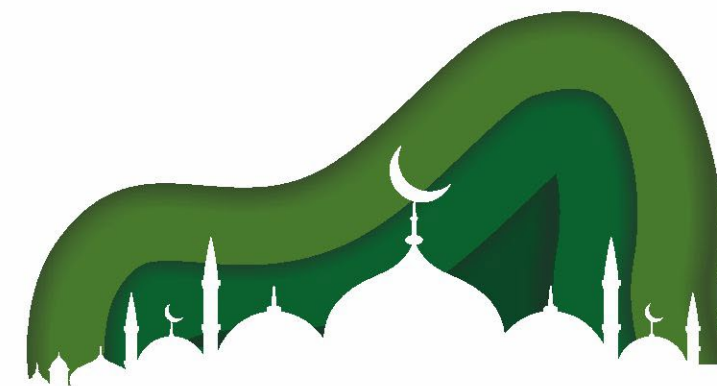
River View
Exclusive river view.



Elevators
3 Auto door S.S finished stretcher friendly Elevators

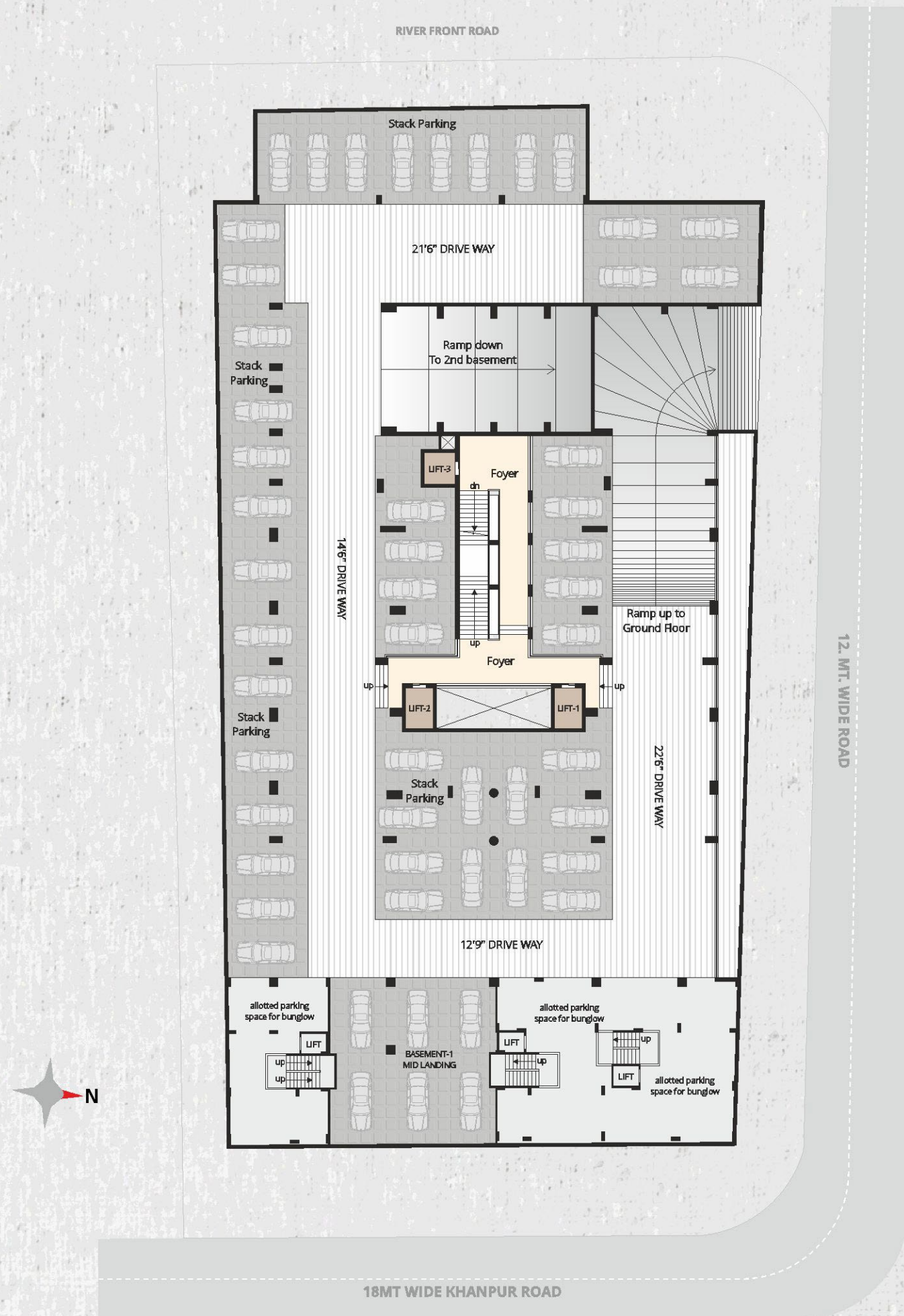


Entrance Foyer
Grand entrance foyer with Italian marble finish floor & ceiling lighting.

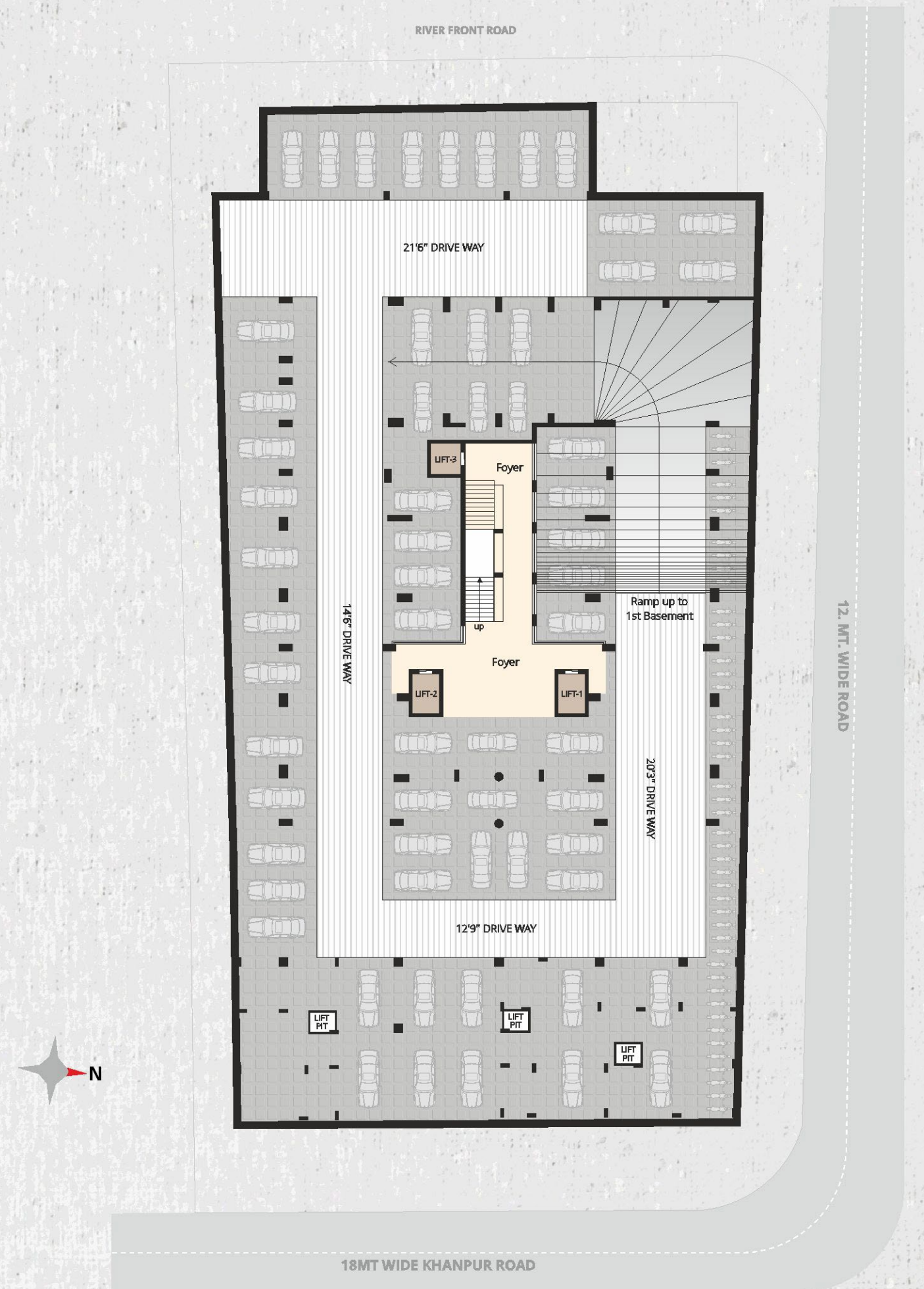


a place for worship in your own locality

BASEMENT - 1



BASEMENT - 2





specification

STRUCTURE

- Earthquake resistant R.C.C frame structure
- Good quality of brick/block work

FLOORING

- All rooms 600 x 1200 vitrified Italian Marble finish tiles
- Store room & wash area in granite
- Specially design entrance lobby
- Staircase flooring in granite

BATHROOM / TOILET

- Concealed U-PVC pipes fitting by standard company ASTRAL, ASHIRVAD or equivalent
- Bathrooms fittings and fixtures Jaguar or equivalent
- Standard company sanitary wares by HINDWARE, CERA, or equivalent
- Separate wet and dry area if possible
- All toilet & bathroom dado up to lintel level
- All toilet & bathroom dado up to lintel level - tile dado of 600 X 1200 mm vitrified tile
- Hot & cold mixers with diverter for shower in all bedrooms
- Provision for exhaust fan and geyser in toilet

WALL FINISH

- Internal double coat smooth MALA plaster with company make putty on walls and ceiling
- Exterior double coat plaster with textured and acrylic paint

WATER

- Common tube well with underground water & overhead water tank for 24 hour gravitational water supply.

STAIRCASES

- Granite flooring and MS railing.

TERRACE

- I. P. S with chemical water proofing and china mosaic.

ELECTRIFICATION

- All electrification in 3 phase concealed ISI Mark (RR Cable or Phinolex equivalent) copper wiring with modular switches MK or equivalent. Life saving electrical safety features like MCB and ELCB. Ac points in all bedrooms. / Provision of A. C with copper piping & AC drain pipe.
- TV, Fan and telephone points provided in living room and all bedrooms

FIRE FIGHTING SYSTEM

- Fully mechanically ventilated basement with fire fighting system as per norms
- Fire fighting system in each block and fire hydrant line around society as per norms.

TREATMENT

- Anti termite treatment at parking level
- Water proofing at terrace level and all toilets.

KITCHEN

- Granite finished top kitchen platform with standard company stainless steel sink
- Provision point for R.O system for drinking water on kitchen platform. Designer tiles dado up to lintel level
- Provision point for chimney in kitchen. Glazed tile under platform

STORE & WASH AREA

- Granite stone shelves and glazed tile dado in store rooms
- Glazed tile dado in wash area & shelves as per need
- Adequate space in wash area for washing machine and washing area for dirty utensil
- Granite stone in flooring in wash area and store room.

WINDOWS

- All windows in Jindal aluminum section with coloured anodizing windows or UPVC.
- All window four side jams in

DOORS

- Designer Main door, double door veneer finished & melamine polish
- Flush doors with wooden frames for internal rooms
- Doors fittings and locks - good quality S.S. Fittings.



Cars Parking
Allotted car parking for each unit.



Intercom
Intercom facility for easy communication between each member.



Security
CCTV camera surveillance



WiFi / DTH
Fully functional Connection for each unit.



river heights
3 & 4 BHK LAVISH LIVING



LIFE WITH GREAT
surrounding



river heights
3 & 4 BHK LAVISH LIVING

NEAR CAMA HOTEL, KHANPUR, AHMEDABAD.

Call : 9898026555, 9924141145

PROMOTERS



CONTRACTOR



DEVELOPER



MEPF CONSULTANT



Aqua Utility Designs & Management Pvt Ltd
Minesh Shah | +919925247747

ARCHITECT



associated architects (i) pvt. ltd.
www.aapl-architects.org

STRUCTURAL ENGINEERS



Date: 26/08/2019

To,
The Gujarat Real Estate Regulation Authority
4th Floor, SahyogSankul,
Sector-11,
Gandhinagar

Sub: Clarification for non addition of Floor plans of Block B and Block C in the brochure.

**Ref: Gujrera Acknowledgement No.: PR/AHMEDABAD/AHMEDABAD CITY/AHMEDABAD
TPO/190731/007872**

Respected Sir,

We have applied for RERA registration of our project "River Heights" vide above mentioned acknowledgement number.

In regard to the same, we would like to submit that units of Block B and Block C are not for sale and to be retained by the promoter only for their personnel use and hence, the same is not included in the brochure.

We hopethat above said clarification is enough against your queries.

Thanking You.

For, Arsh Developers

Mohammed Saad Panjabi
Partner

FOR, ARSH DEVELOPERS
Saad
PARTNERS