



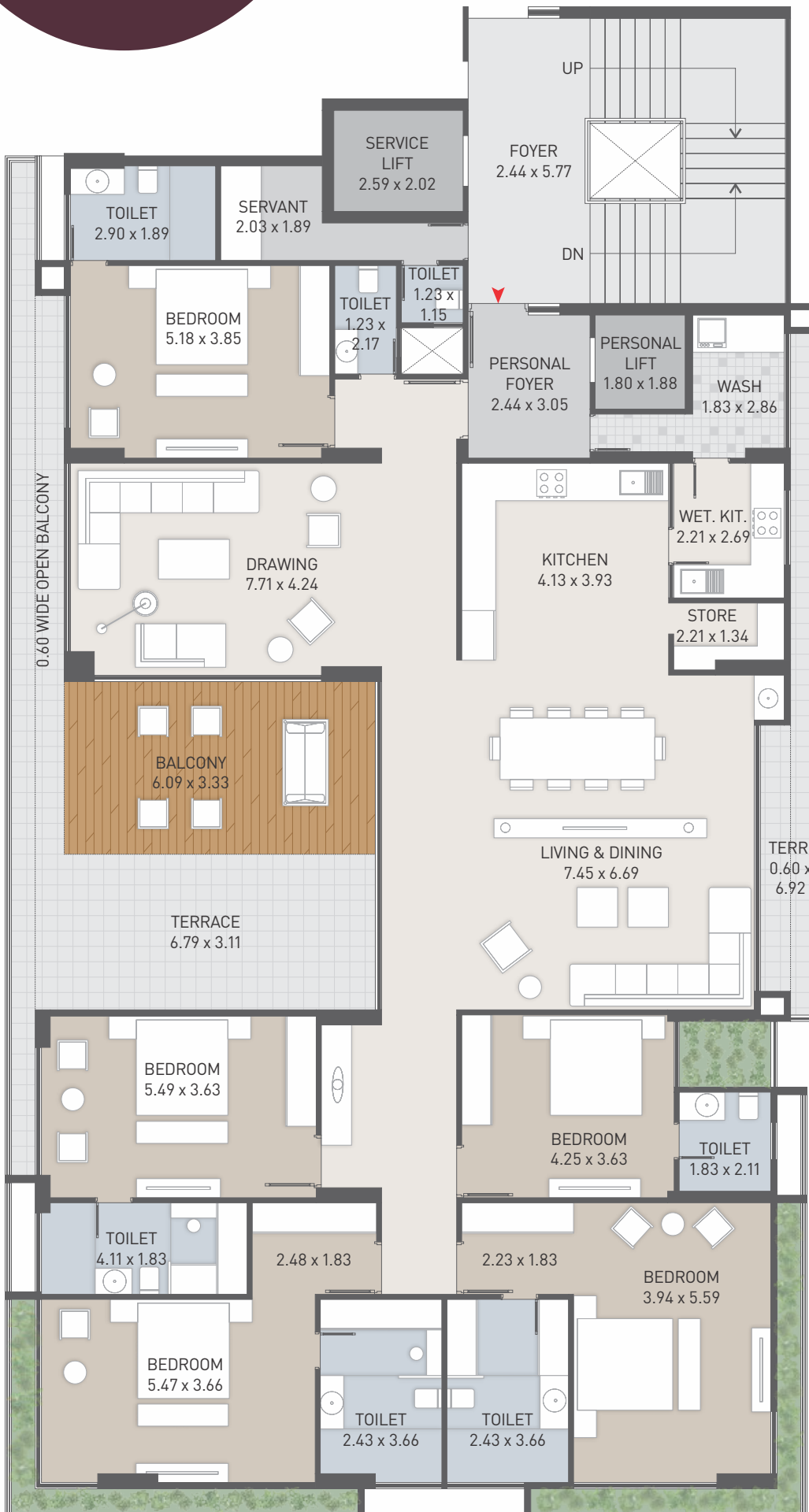
AVANI<sup>®</sup>  
aayam

**5 BHK** PREMIUM RESIDENCES WITH 52 UNITS



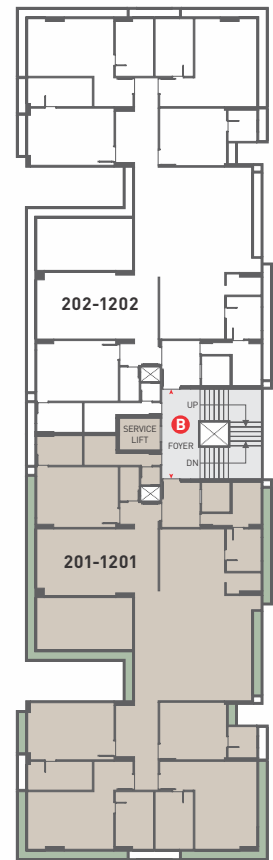


**FIRST FLOOR UNIT PLAN**  
(BLOCK - A & B)



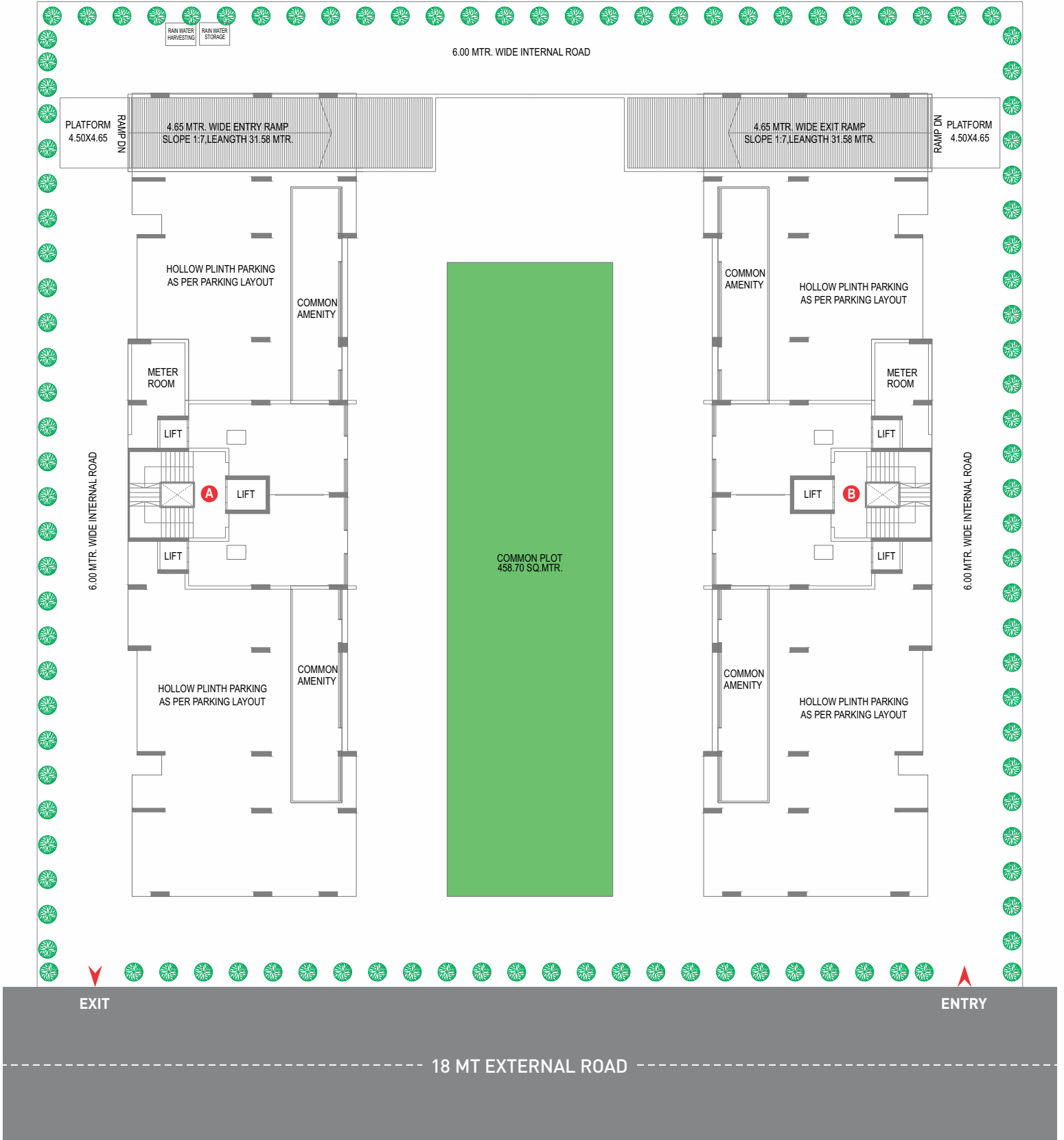
All dimensions are in Meter.

**TYPICAL FLOOR UNIT PLAN**  
(BLOCK - A & B)

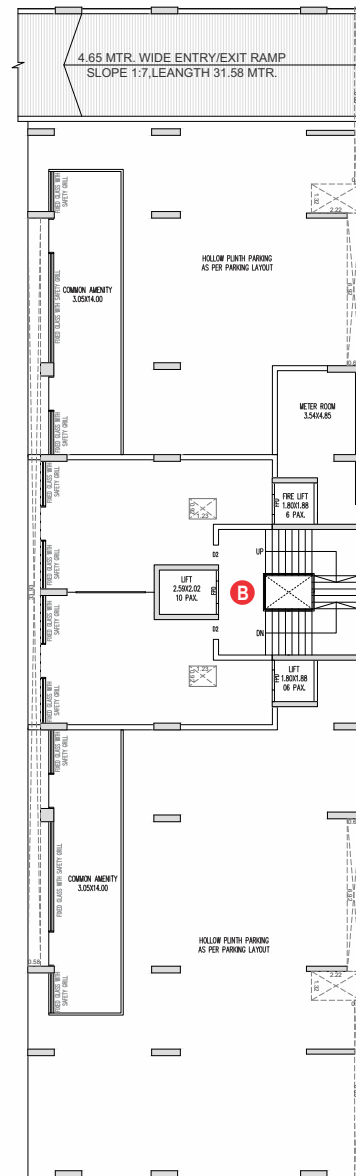
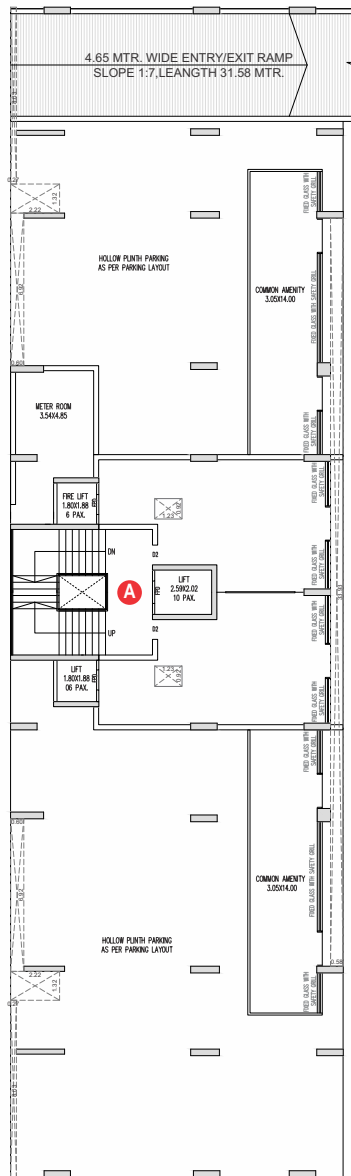


All dimensions are in Meter.

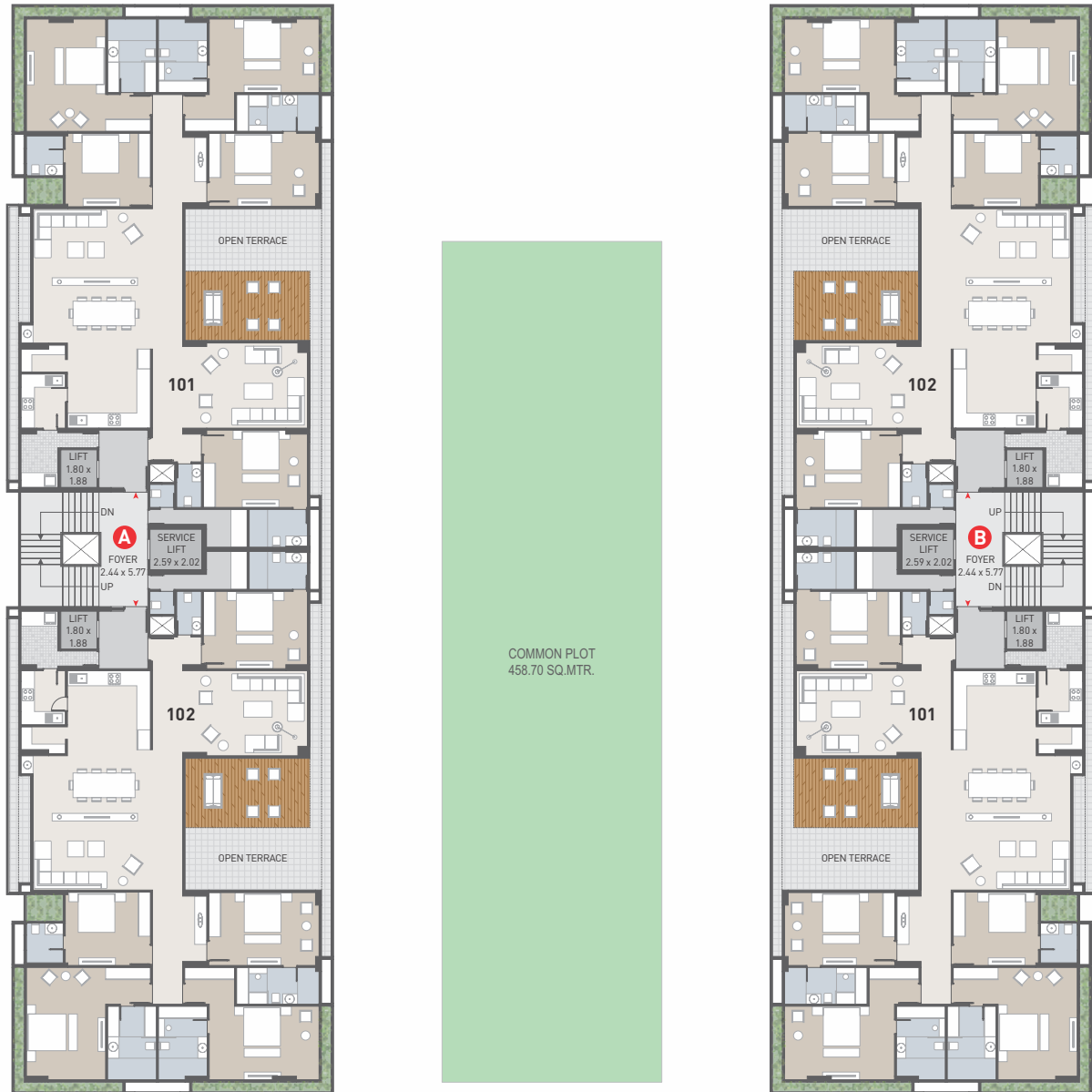
# LAYOUT PLAN



# GROUND FLOOR



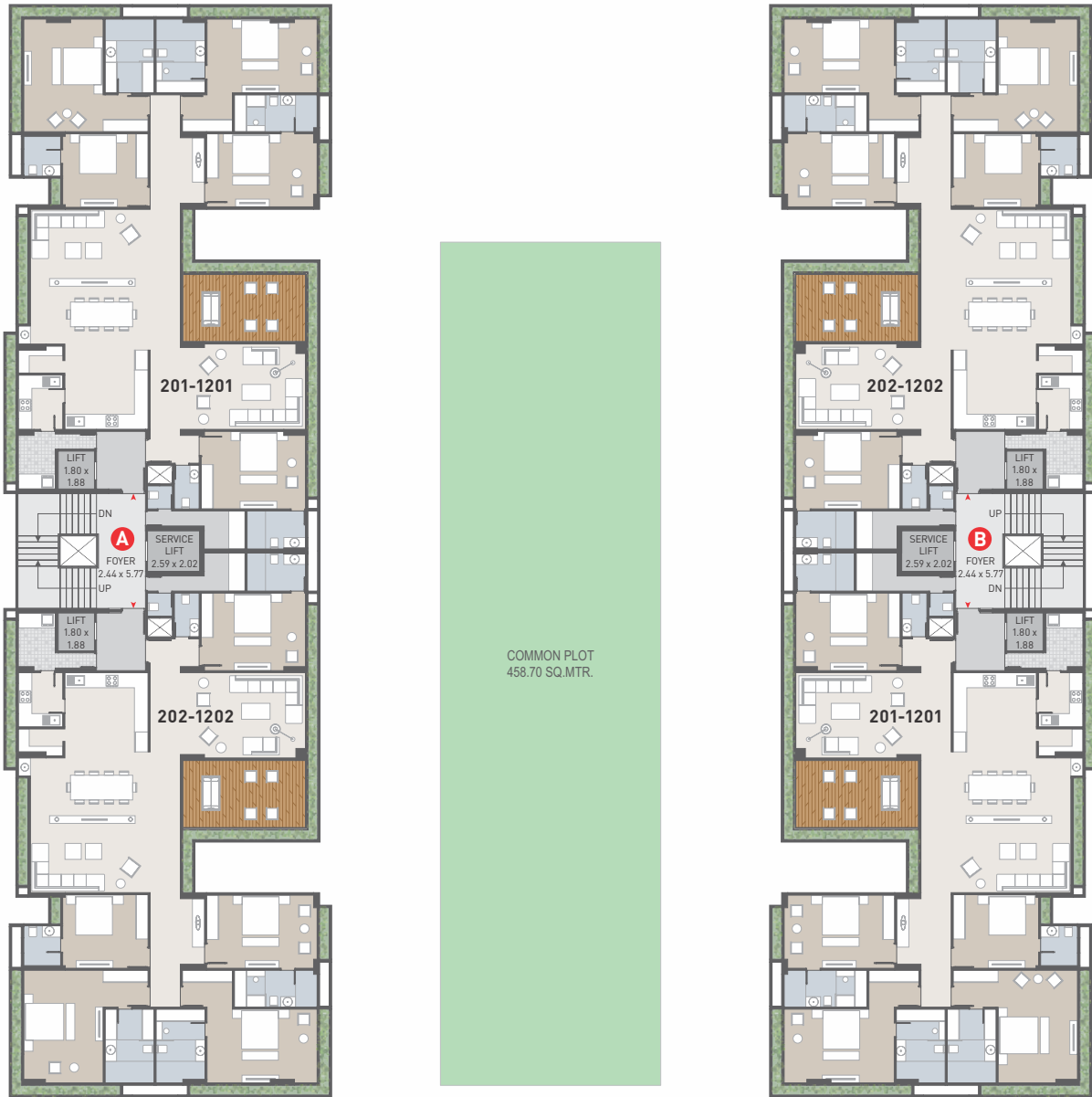
18 MT EXTERNAL ROAD



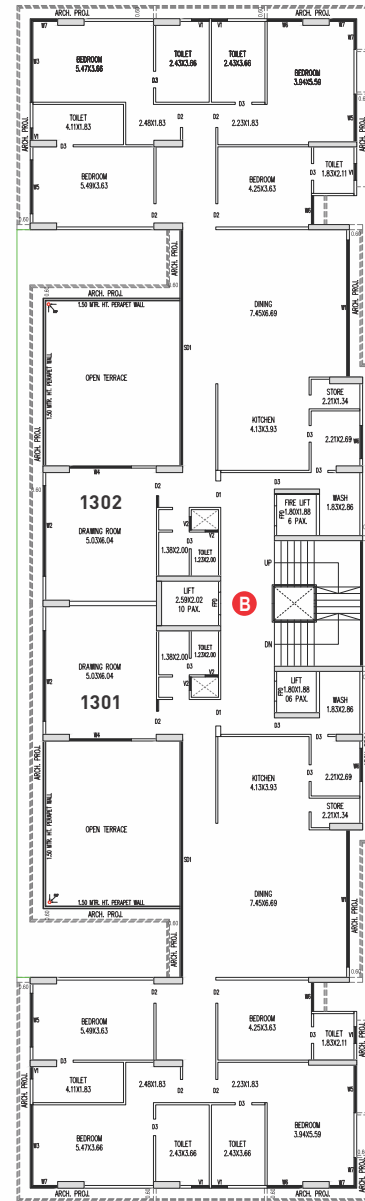
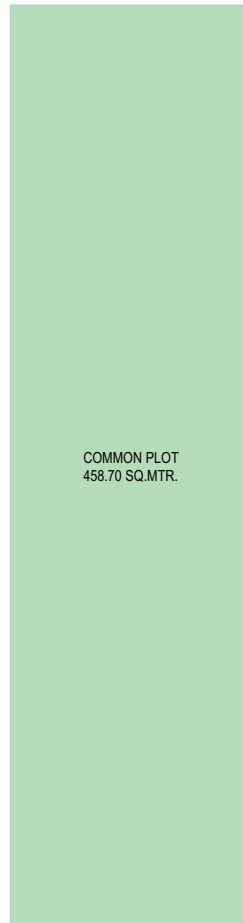
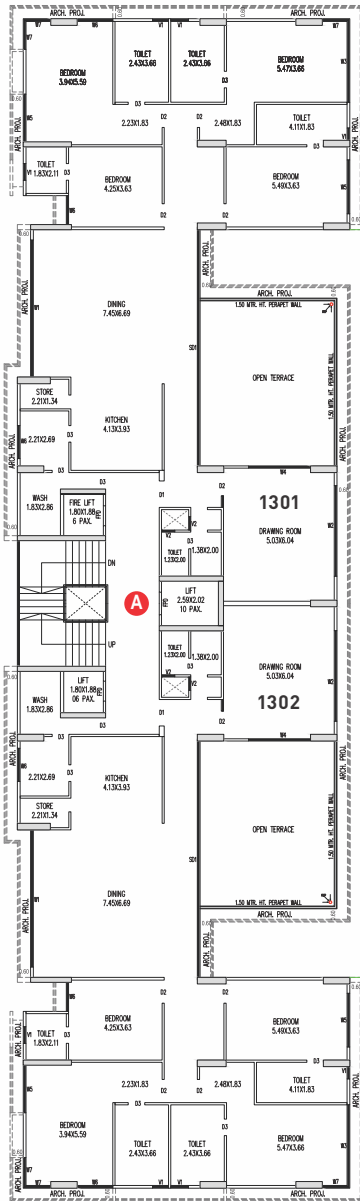
18 MT EXTERNAL ROAD



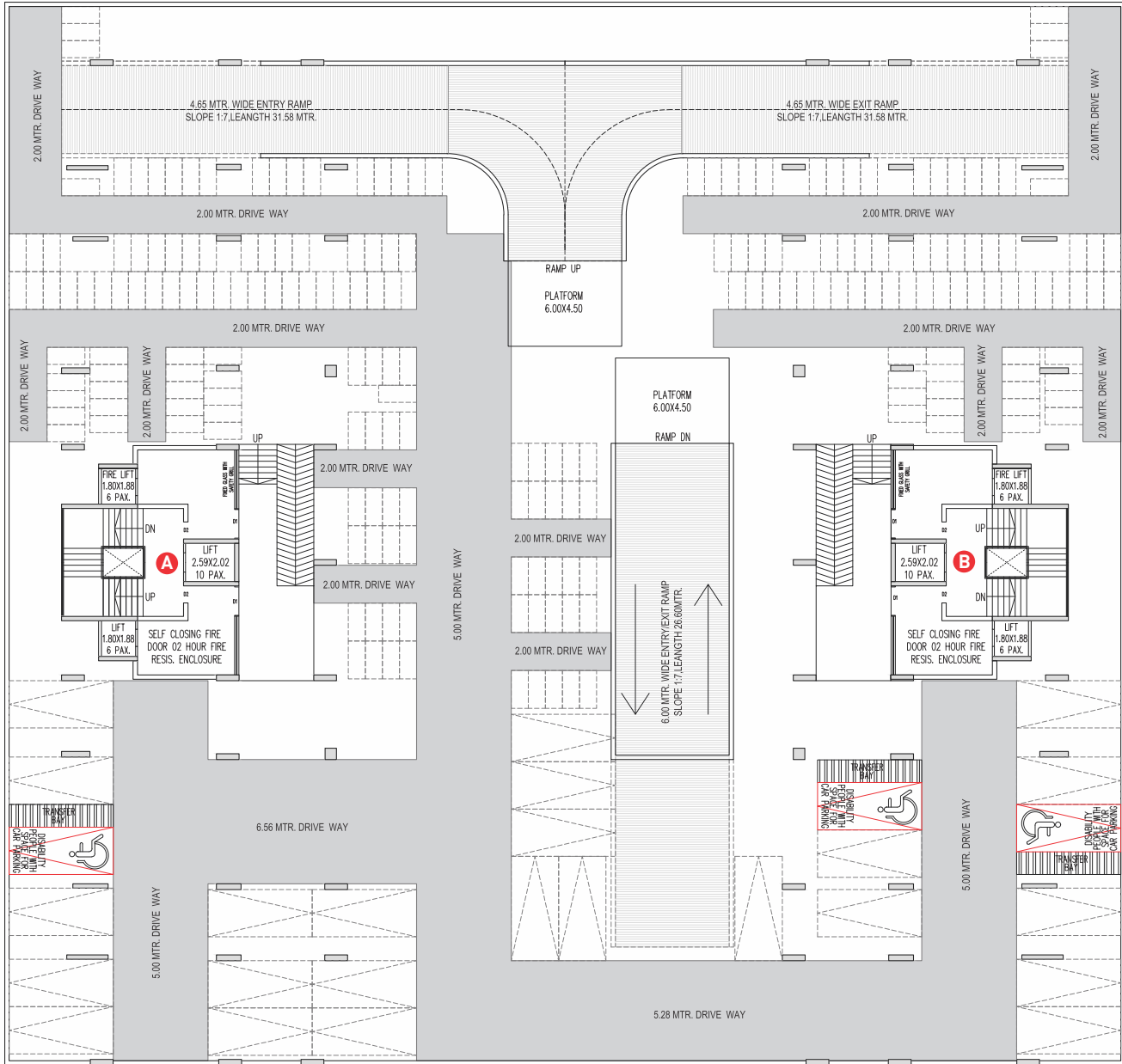
**TYPICAL FLOOR**  
(2<sup>nd</sup> to 12<sup>th</sup> FLOOR)



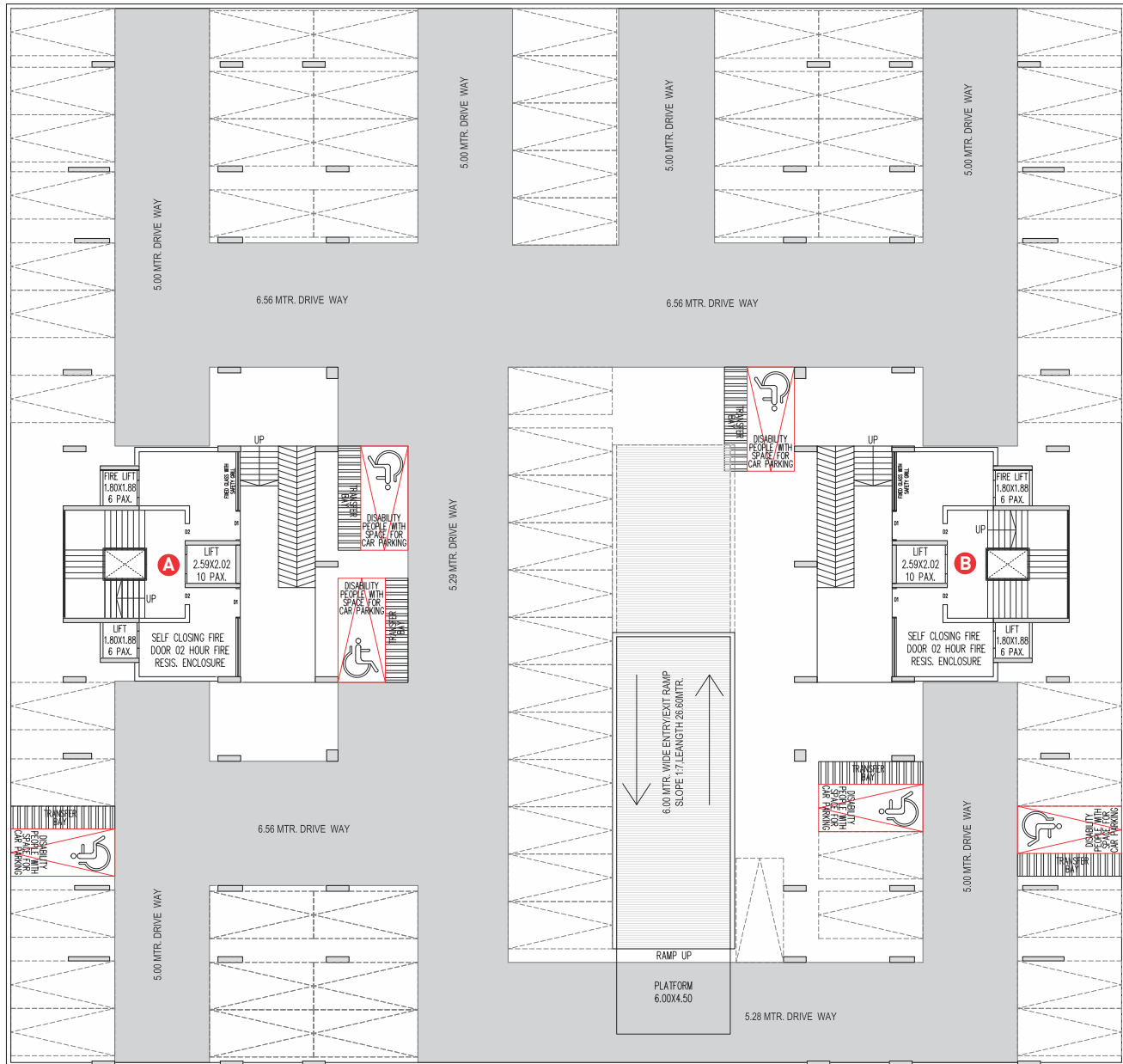
18 MT EXTERNAL ROAD



18 MT EXTERNAL ROAD



18 MT EXTERNAL ROAD



18 MT EXTERNAL ROAD

## SPECIFICATIONS

### WINDOWS

- Aluminium powder coated sliding windows with DGU glasses with stone jamb.
- Provision for mosquito Jali

### FLOORING

- Vitrified tiles of size 1800 x 1200 in all bedrooms, kitchen, living & dining area and passage.
- Ceramic / vitrified tiles (matte finish) on floor in all toilets.
- Ceramic / vitrified tiles of size 600 x 600 (matte finish) as wall dado & on floor in wash area.
- Balcony with anti-skid tiles.

### DOORS

- Main door & all internal doors are flush doors with plywood frame.
- All doors to be given separately with all the fixtures and mortified locks.

### WALL FINISH

- Interior walls are single coat mala plaster with wall putty.
- Exterior walls are finished with exposed brick cladding & exposed R.C.C. with weather proof coating.

### BATHROOM

- Premium CP fittings and sanitary ware & ceramic / vitrified tiles dado on the walls up to lintel level.

### KITCHEN

- Superior quality polished granite / marble platform.
- Stainless steel kitchen sink.

### ELECTRIFICATION

- 3 phase concealed ISI copper wiring with adequate electrical points with modular switches and MCB distribution panel.

### DTH CONNECTION

- All homes provided with TATA Sky / Airtel / Jio or equivalent DTH connection.

### MISCELLANEOUS

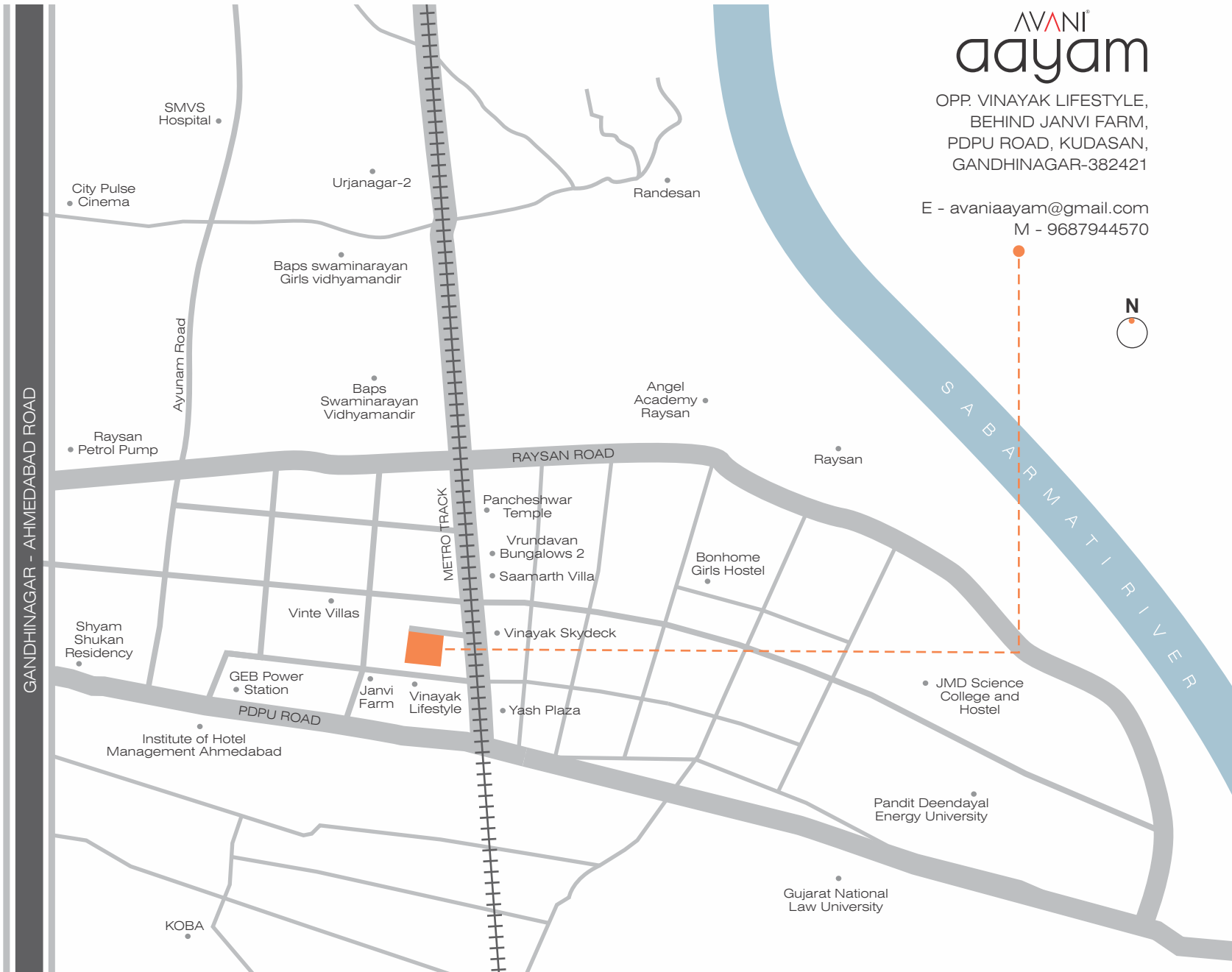
- Water softener plant.
- Centralized heat pump system for hot water with geyser points in all bathrooms.
- Invisible grill throughout the window openings & balcony.
- Roof top solar system.

### Notes :

- Changes in elevation shall not be allowed to be done by members of society. All the government & semi-government charges like stamp duty, GST and any other tax by state or central government shall be borne by members. Legal documentation charges and Advance maintenance shall be borne by the members separately.
- All the rights reserved by a developer to make any changes in the layout plan, exterior elevation, dimension and other details there is to comply with statutory regulation shall be binding to all the members. Any additional liabilities due to changes in the by laws shall be borne by members. This brochure is just for an easy presentation of the project and should not be treated as a legal document. Subject to Ghandhinagar jurisdiction.



# KEY PLAN



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OPP. VINAYAK LIFESTYLE,  
BEHIND JANVI FARM,  
PDPU ROAD, KUDASAN,  
GANDHINAGAR-382421

E - avaniaayam@gmail.com  
M - 9687944570



DEVELOPER  
**DEV SHREE DEVELOPERS**

ARCHITECT  
**9<sup>th</sup> STREET ARCHITECTS**

STRUCTURE DESIGN BY  
**ASTRUCT**

LANDSCAPE CONSULTANT  
**STUDIO 2+2**

MEPF CONSULTANT  
**INNOTECH DESIGN SERVICES**