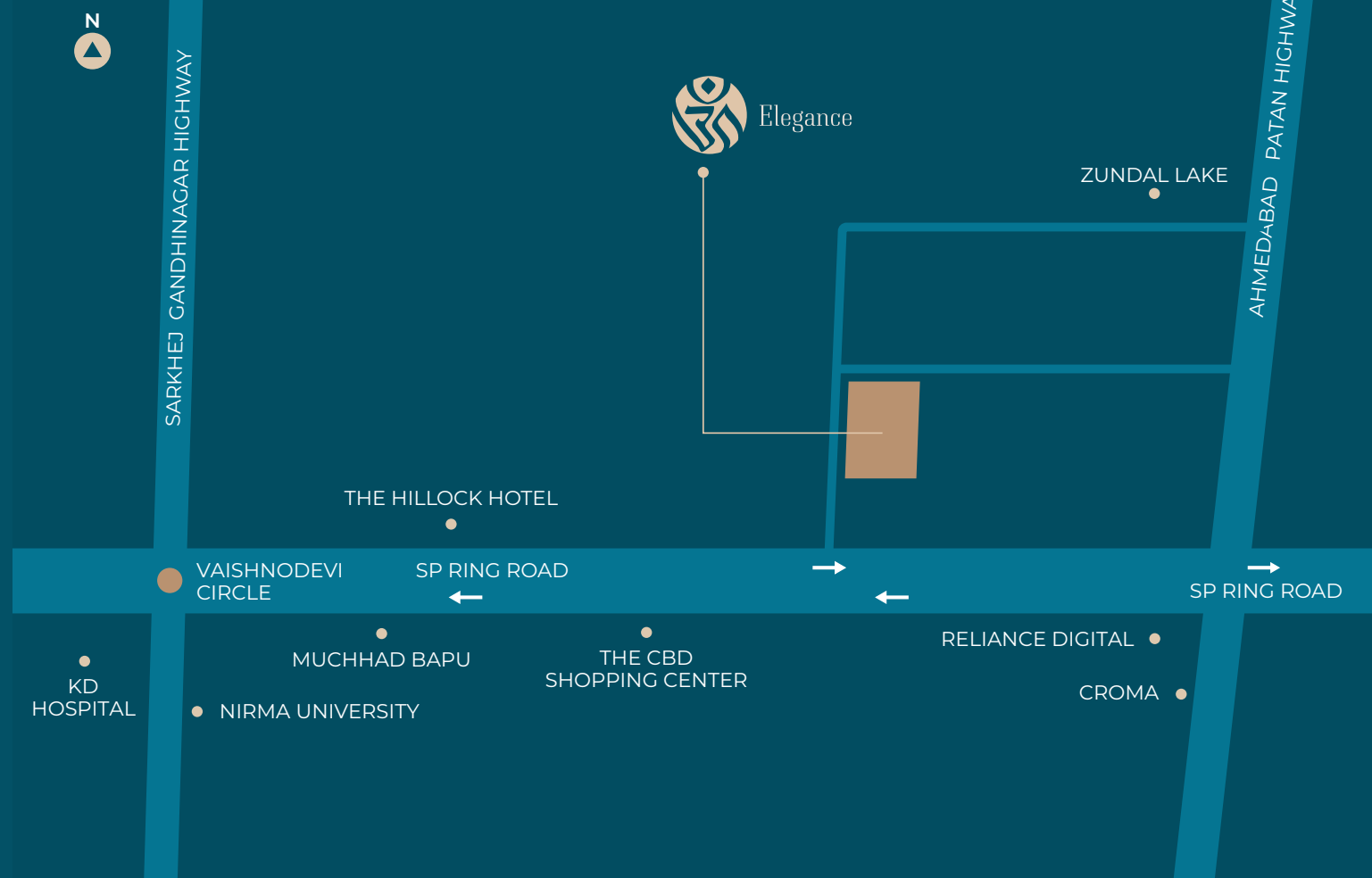


KEY PLAN



CONNECTIVITY

- |               |                  |             |                    |  |
|---------------|------------------|-------------|--------------------|--|
| 1. Hospital   | 3. Shopping Mall | 5. School   | 7. Railway Station | 9. Only 100 mtr<br>From S.P. Ring Road |
| 2. Restaurant | 4. Temple        | 6. Bus Stop | 8. Airport         |  |

Developers



Scan For Location



Scan For E-Brochure

Contact

9714088882  
9714088885

Site Address

**OM ELEGANCE,**  
Opp. Vivan 101, Near Ganga Residency,  
Zundal, Ahmedabad-382421

Architect



HM ARCHITECTS

Structure Consultant



ParthCreative  
+91 98255 06885



Elegance

3 BHK LIVING & SHOWROOMS





## About Us

**MBA Developers Pvt. Ltd.** is a leading International developer of residential, commercial, properties in Ahmedabad. We at MBA Developers have never believed in creating mere brick and mortar structures. Instead, we believe in creating masterpieces in concrete woven around the great outdoors and with plenty of nature colours. MBA Developers has a strong management team running independent businesses, though complementing each other in cases of opportunities of mixed land use.

### Our Vision

To build a world-class real estate development company with the highest standards of professionalism, ethics and customer service and to thereby contribute to and benefit from the growth of the Indian economy.

### Our Mission

To bring sustainable development and quality lifestyles at affordable prices in this town, which is conveniently connected to Ahmedabad. Our project is aimed at the low and middle income group, providing them with the amenities of a lifestyle at an affordable cost, and a housing dream come true.



03 Towers

163 Residential Units

39 Showrooms  
(Ground Floor & First Floor)

G+14 Stories

51+ Amenities



Rise, Rejuvenate, Thrive

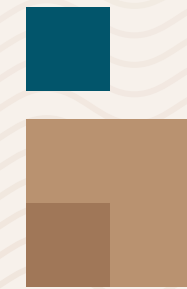


# THE JOURNEY

TOWARDS INCREDIBILITY

Take your step into the iconic world that gives your lifestyle an ideal setting of living that elevates your sense, spirit and status. Start your magical journey here





More Than Space,  
It's Playful Living



## Shine & Unwind

SWEAT, SCORE, CELEBRATE

Beyond Games, Beyond  
Fitness, Experience Living at its  
Playful Best at Om Elegance.





## Ground Floor Plan

### AMENITIES

01. SECURITY CABIN
02. FLOOR GAMES
03. INDOOR GAMES
04. LIBRARY
05. HOME THEATRE
06. GYM
07. KIDS PLAY AREA
08. EVENT LAWN
09. YOGA DECK
10. MOTHER'S SIT OUT AREA
11. WALK-WAY PLAZA
12. GARBAGE AREA
13. SENIOR CITIZEN SIT OUTS
14. WALK-WAY
15. GRASS PAVERS
16. PARKING
17. UTILITY AREA
18. MULTI PURPOSE HALL
19. WATER BODY
20. BOX CRICKET
21. MUSIC SYSTEM ( SURROUNDING WALKWAY )



12.00 MT. ROAD

18.00 MT. ROAD



**First**  
Floor Plan

- Type-A
- Type-B
- Type-C
- Type-D
- Type-E



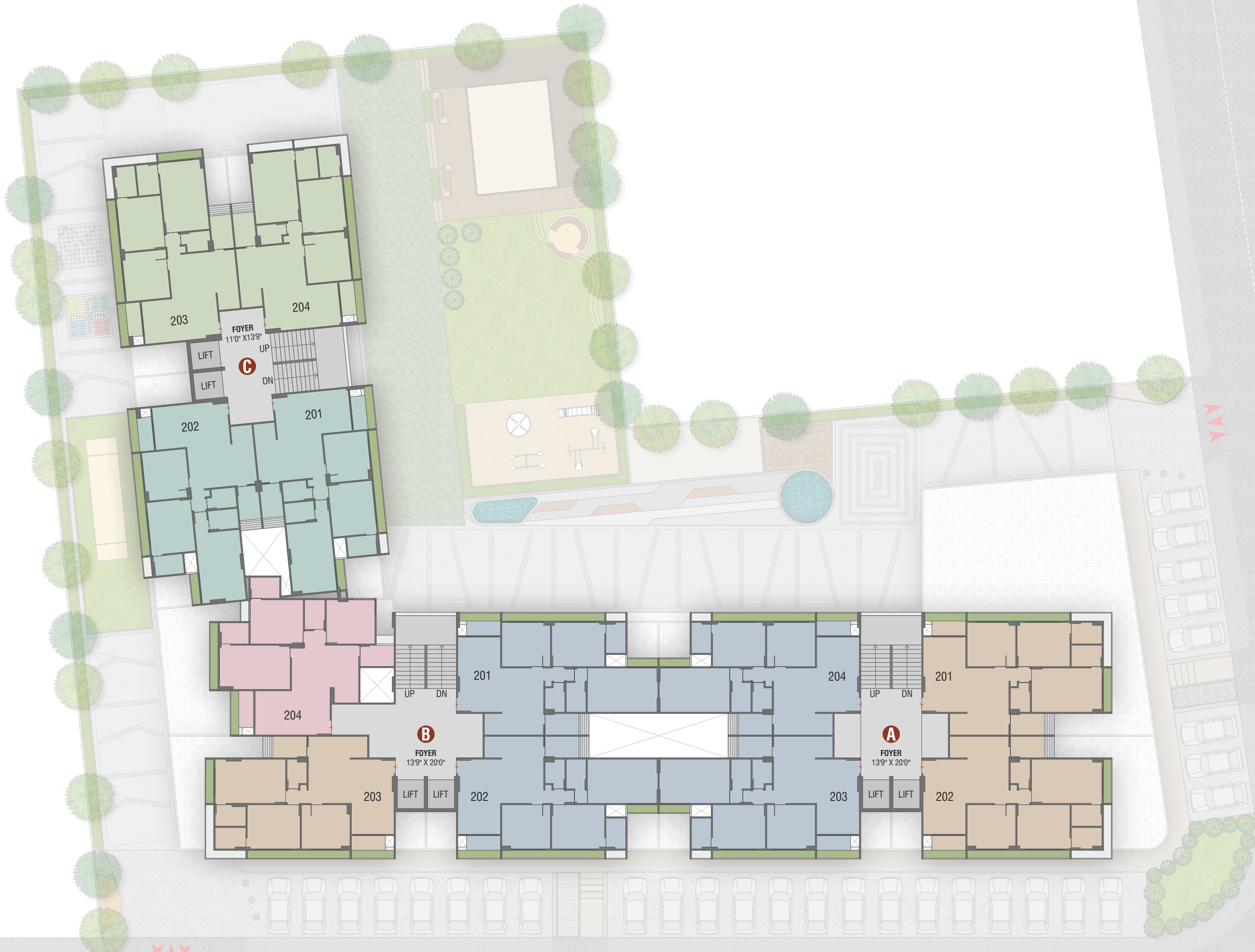
12.00 MT. ROAD

18.00 MT. ROAD



**Typical**  
Floor Plan

-  Type-A
-  Type-B
-  Type-C
-  Type-D
-  Type-E



12.00 MT. ROAD

18.00 MT. ROAD



## Terrace

Floor Plan

**AMENITIES:**

1. TODDLER'S PLAY AREA
2. WALKING TRACK
3. SITOUT SPACE
4. YOGA DECK
5. MEDITATION POD'S DECK
6. SWING PLAZA
7. SENIOR CITIZEN SIT OUT
8. OUTDOOR PROJECTOR SCREENING
9. BONFIRE
10. PLAZA
11. SPACE FOR SOLAR PANEL





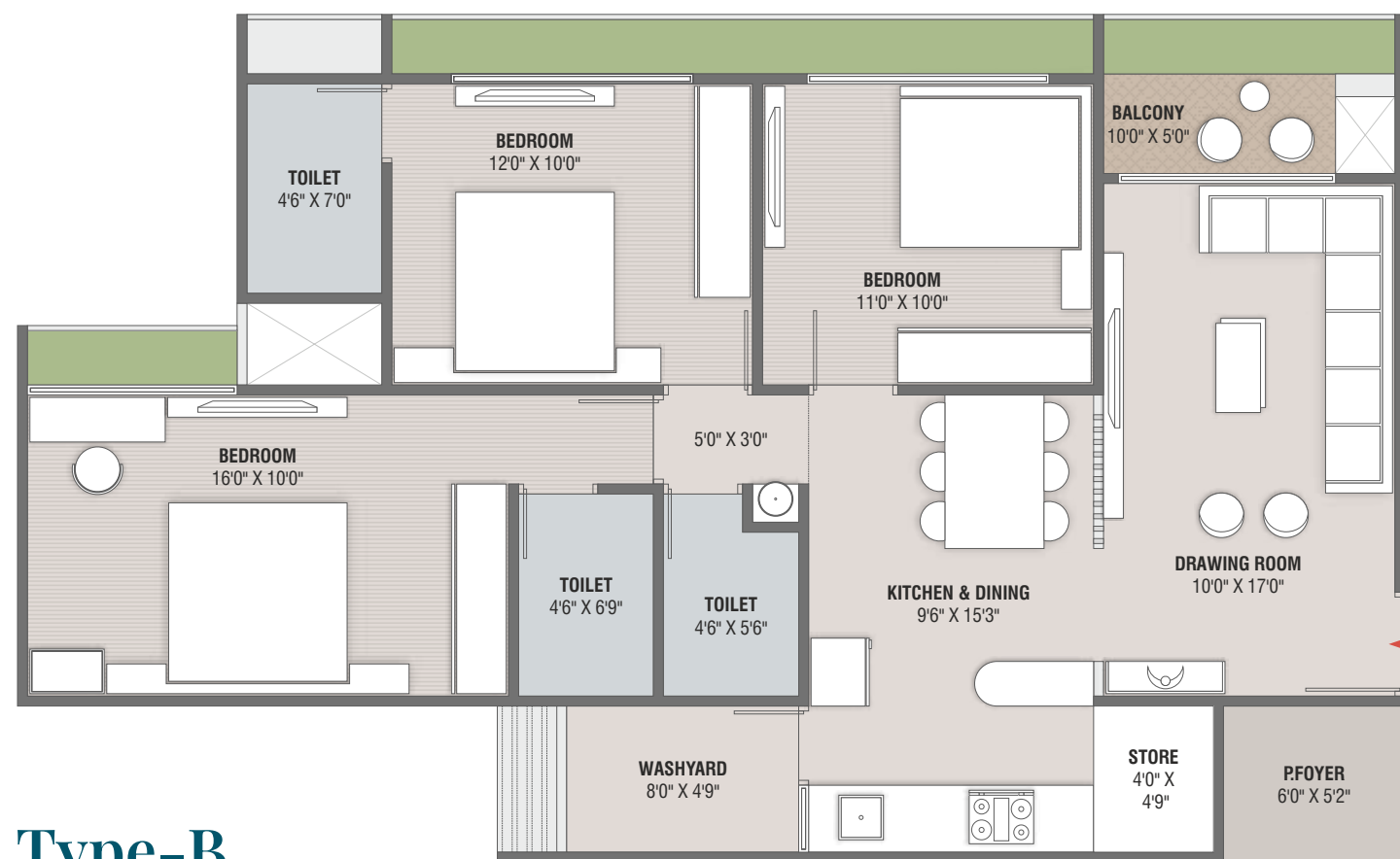
# Unit Plans



**Type-A**  
3 BHK



**Type-C**  
3 BHK



**Type-B**  
3 BHK



**Type-D**  
3 BHK

# Unit Plans



**Type-E**  
3 BHK

## 1st time In Zundal

Seating Balcony in all 3 Bedrooms





Sit-Out Space

Walking Track

Toddler's Play Area

Senior Citizen Sit-Out

Jogging Track

Yoga Deck

Swing Plaza

Meditation Pod's Deck

Outdoor Projector Screening

Bonfire

Plaza

Solar Panel

1st Floor Terrace

Water Body

Walk Way Area

Senior Citizen Sit-Out

Water Body

Kids Play Area

Event Lawn

Mother's Sit Out Area

Multipurpose Hall

# SPECIFICATIONS

## STRUCTURE

- Earthquake resistant RCC frame structure with block Masonary wall

## FLOORING

- Premium quality 4 x 2 vitrified tiles in flooring, Bathroom wall dedo, in entire Apartment.
- Premium Quality 2 x 2 Vitrified tiles in bathroom flooring, Wash Area & Kitchen Wall Dedo in Entire Apartment

## KITCHEN

- Superior Quality 14ft length granite platform with S.S. Sink.
- 2 x 2 Vitrified tile upto full level on the walls above platform
- Stone Shelves in Store Room.

## DOOR & WINDOWS

- Decorative main door with wooden frame
- All other interval doors will be flush type
- FULLY GLAZED HAXONABLE COATED Aluminium Section Sliding Windows with natural Stone Sill

## LIFT

- Fully Automatic Elevators with power back up
- 2 elevators per block

## EXTERNAL & INTERNAL FINISHES

- External Double Coat Plaster with Acrylic Paint, Internal Mala Plaster with Wall putty

## ELECTRIFICATION

- Three Phases Concealed Copper wiring with adequate number of points in all rooms
- Branded Modular Switches
- Provision for cable / telephone and internet points.

## A.C. PIPE

- Concealed Copper A.C. Pipes in living room & all three bedrooms

## TOILET

- Attached toilet in individual Showroom
- Jaquar Company C.P. Fittings.
- Hindware Company Sanitary ware.
- Concealed Plumbing with premium Quality pipes.
- Water proofing treatment in all toilets & wash area. Wall cladding with designer tiles branded sanitary wares.

## WASH AREA

- Wash Area with requisite electrical & plumbing points.

## TERRACE

- Open terrace to be finished with 400 x 400 tile for Heat Reflection & water proofing.
- Lift Access Upto Terrace
- Fully developed terrace with huge amenities

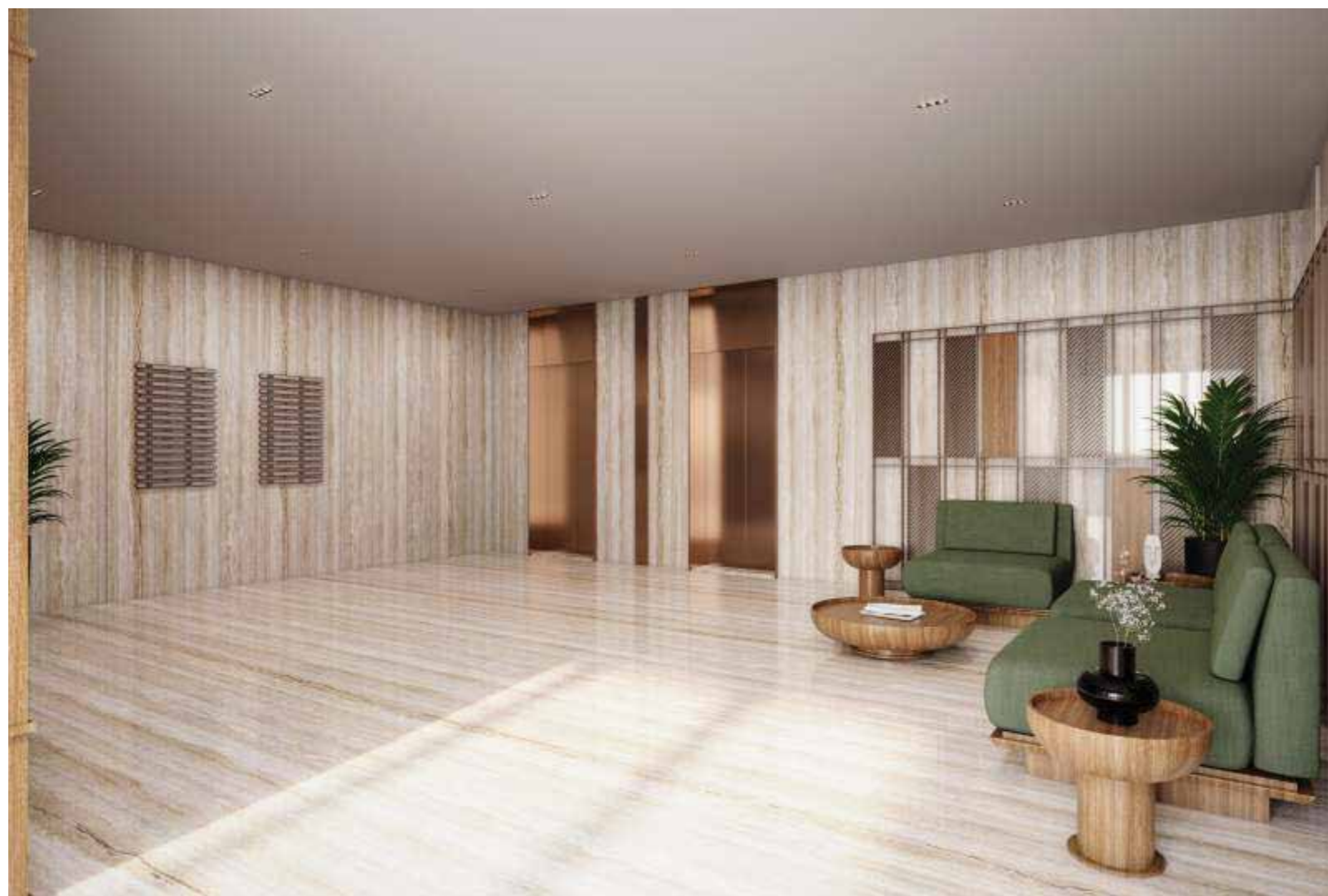
## FIRE SAFETY

- As per AMC guidelines

# URBAN AMENITIES

- |    |                               |    |   |
|----|-------------------------------|----|---|
| 1  | Entrance Gate                 | 28 | Meditation Pod's Deck (Terrace)           |
| 2  | 2 Side Security Cabin         | 29 | Swing Plaza (Terrace)                     |
| 3  | Entrance Foyer                | 30 | Senior Citizen Sit-Out (Terrace)          |
| 4  | Gym                           | 31 | Jogging Track (Terrace)                   |
| 5  | Home Theater                  | 32 | Outdoor Projector Screening (Terrace)     |
| 6  | Library                       | 33 | Bonfire (Terrace)                         |
| 7  | Indoor Games                  | 34 | Plaza (Terrace)                           |
| 8  | Meter Room                    | 35 | Solar Panel (Terrace)                     |
| 9  | Senior Citizen Sit-Out        | 36 | Children Drop Off Zone                    |
| 10 | Utility Area                  | 37 | CCTV Camera                               |
| 11 | Sit-Out Space                 | 38 | 24 hrs Water                              |
| 12 | Water Body                    | 39 | Automatic Lift                            |
| 13 | Kids Play Area                | 40 | Fire Safety                               |
| 14 | Event Lawn                    | 41 | No Vehicle Zone                           |
| 15 | Mother's Sit Out Area         | 42 | 24 x 7 Security                           |
| 16 | Multipurpose Hall             | 43 | Two Wheeler Parking in Basement           |
| 17 | Yoga Deck                     | 44 | Personal Foyer in Each Apartment          |
| 18 | Green Grass Paver Block       | 45 | Power Back-Up Generator                   |
| 19 | Floor Games                   | 46 | Sitting Balcony in All 3 Rooms            |
| 20 | Box Cricket                   | 47 | 14 Ft. Length Kitchen Granite Platform    |
| 21 | Walk Way Area                 | 48 | Landscape Gardening                       |
| 22 | Garbage Area                  | 49 | Adani Gas Line                            |
| 23 | One Alloted Car Parking       | 50 | Ground Floor Showroom with 11 ft. height  |
| 24 | Toddler's Play Area (Terrace) | 51 | Surrounding Silent Music Near Garden Area |
| 25 | Walking Track (Terrace)       | 52 | All Units Designed As Per Vastu Shastra   |
| 26 | Sit-Out Space (Terrace)       | 53 | Private Foyer in Each Unit                |
| 27 | Yoga Deck (Terrace)           |    |   |

NOTE : • All right reserved to organizers for any changes in plan and specification. • Any member who unable to pay regular installment is liable to lose the membership and no explanation thereafter will be entertain. • This brochure is only for advertisement and shall not be considered as legal document. • Stamp duty, registration charges, GST, GSPC, G.E.B. charges any other govt. Charges and maintenance will be charged extra. • The Purpose of Sample House is only to determine the size and height of the unit. • External changes shall not be allowed. Only internal changes shall be done with the prior permission and shall be charged extra in advance (Expect Structure elements) Project consultant reserved all the right for any changes in plan - elevation or scheme which will be binding to all member. • Subject to Ahmedabad Jurisdiction.



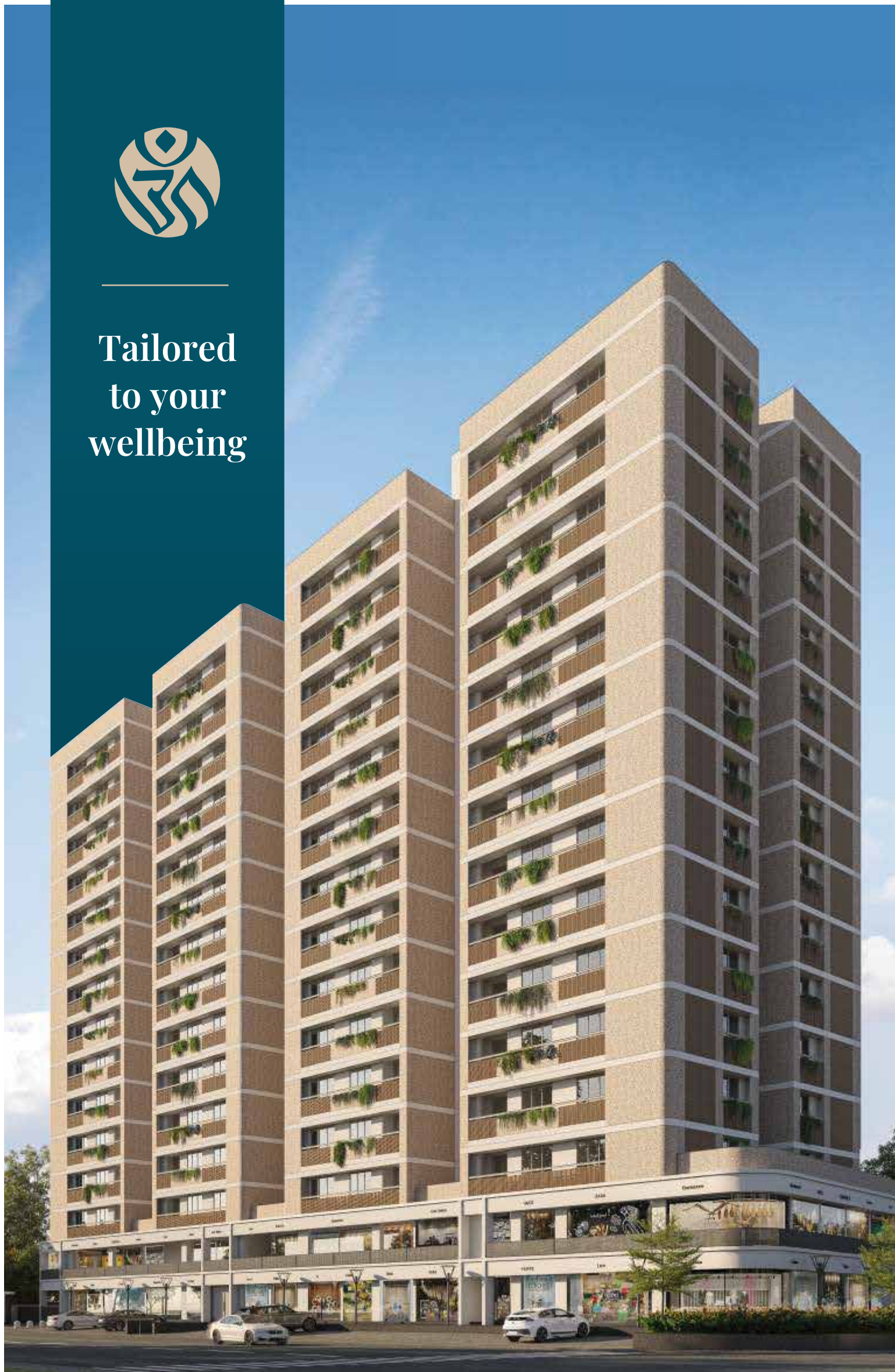
IMMERSE YOUR FAMILY IN A

## Luxury for A Lifetime

Spacious 3 BHK apartments  
and exclusive amenities  
become the backdrop for  
cherished moments & laughter



Tailored  
to your  
wellbeing



## Our Prestigious Projects



### Om Krupa

Introducing "Om Krupa" an exclusive residential project located just 200 meters from S.G. Highway, adjacent to AUDA Garden. With only 28 luxurious units, this development emphasises on quality and is constructed using the German PERI System. Enjoy proximity to essential places such as AUDA Garden, PVR Cinema, Metro Station, Udgam School, Jain Mandir, and more. Elevate your living experience at Om Krupa, where thoughtful design meets convenience.

### Om Sky



Presenting **Om Sky** at Science City, Ahmedabad-a modern residential haven it has 73 units of 2 & 3 BHK flats, 19 ground floor shops, 7 stories across 3 towers, and it is a two-road corner project. Enjoy proximity to hospitals, restaurants, temples, schools, and the airport. Elevate your lifestyle with 20+ amenities thoughtfully integrated into this vibrant community. Live comfortably at Om Sky, where urban living meets contemporary design.