

THE LITTLE LARGE HOME

SEPAL  
ELEGANT | 6

2 & 3 BHK  
ULTRA LUXURIOUS LIVING  
& PREMIUM SHOP





SEPAL  
ELEGANT | 6

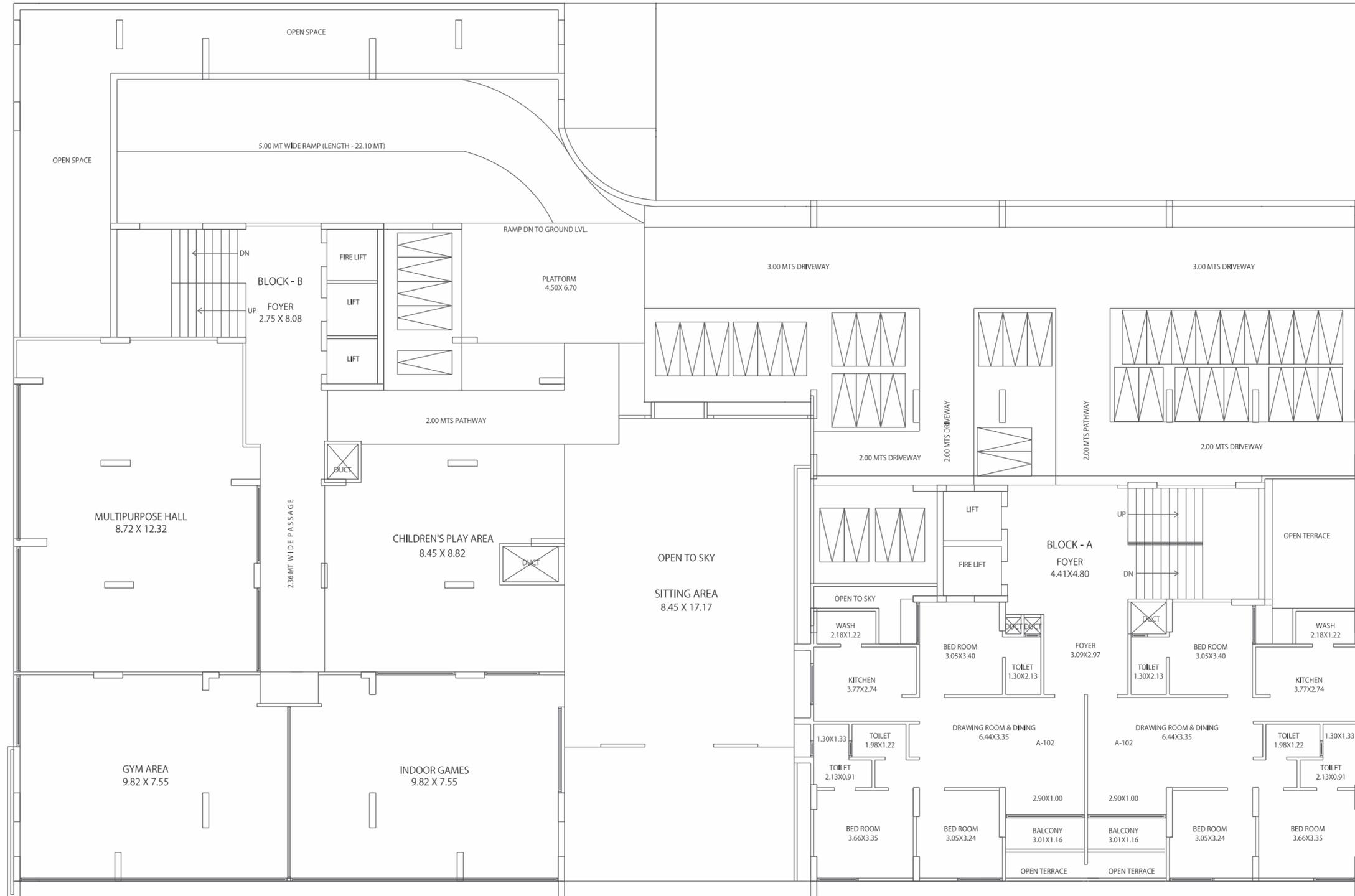
2 & 3 BHK  
ULTRA LUXURIOUS LIVING  
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GROUND FLOOR PLAN



18.00 MT WIDE T.P.S. ROAD



FIRST FLOOR PLAN



18. 00 MT WIDE T.P.S. ROAD



TYPICAL FLOOR PLAN  
 ( 2ND, 3RD, 4TH, 6TH, 7TH, 9TH, 10TH FLOOR )



18.00 MT WIDE T.P.S. ROAD



5TH,8TH FLOOR PLAN  
( REFUGE FLOOR PLAN )



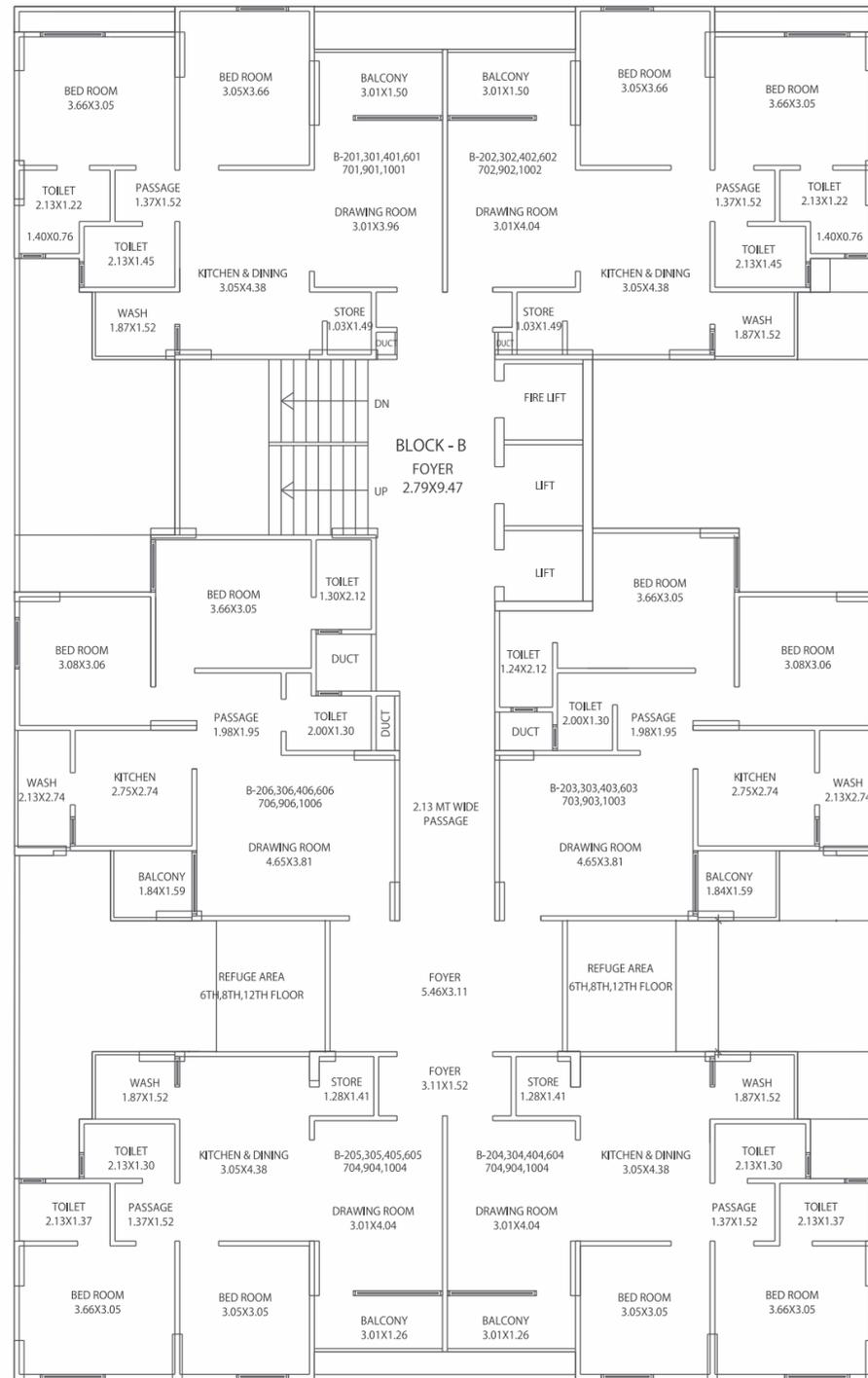
18.00 MT WIDE T.P.S. ROAD



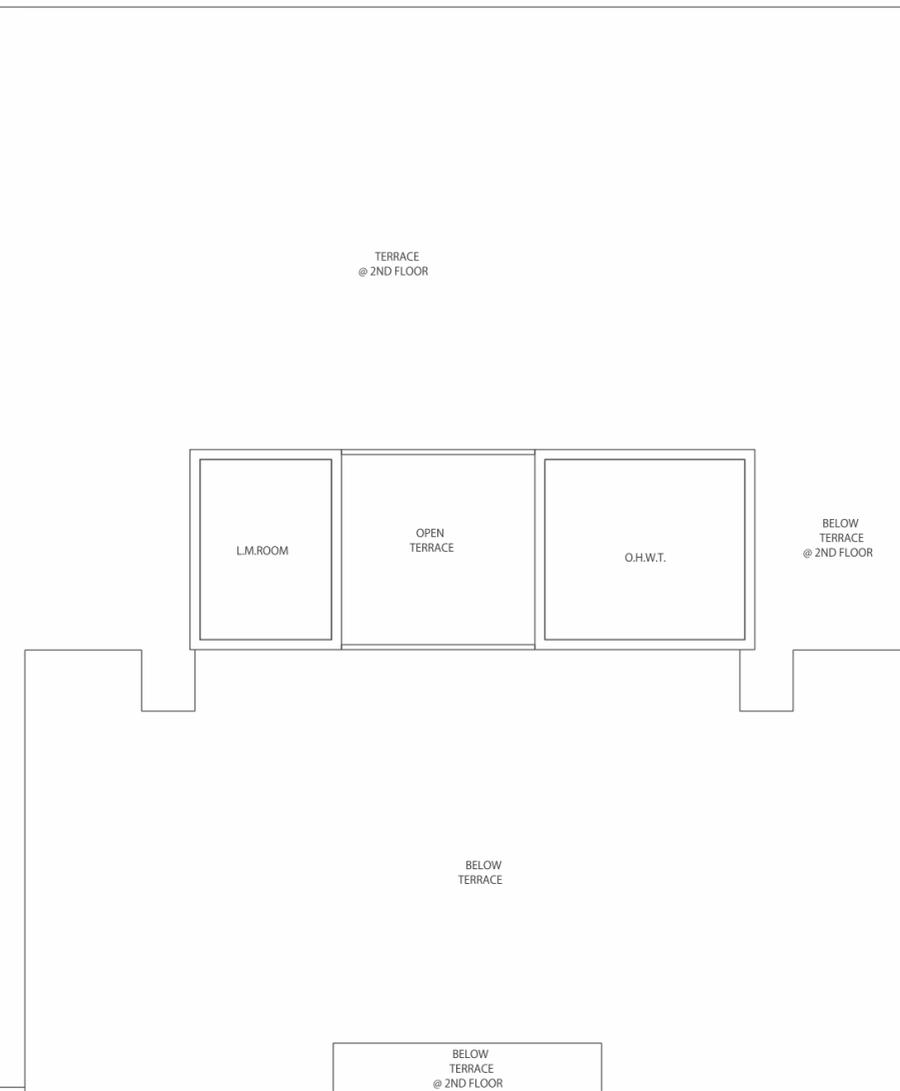
11TH, 13TH, 14TH FLOOR PLAN



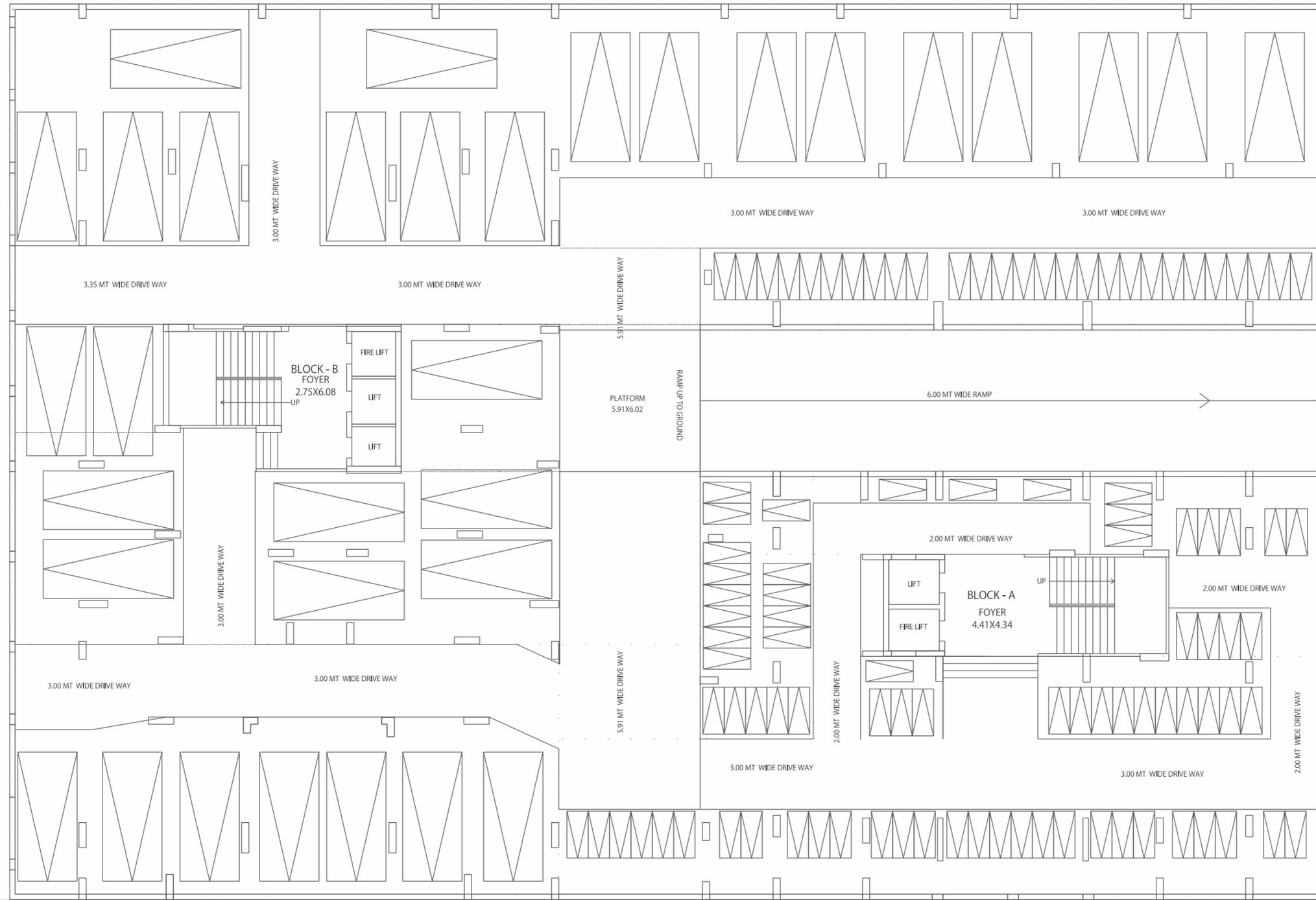
18.00 MT WIDE T.P.S. ROAD



12TH FLOOR PLAN  
( REFUGE FLOOR PLAN )



18.00 MT WIDE T.P.S. ROAD



18.00 MT WIDE T.P.S. ROAD

BASEMENT - 1 + PARKING PLAN



## SPECIFICATIONS



### STRUCTURE

Earthquake resistant, RCC frame structure.



### FLOORING

Premium quality vitrified tile flooring in all rooms.  
Premium quality tiles upto beam bottom/lintel level in kitchen & all bathrooms.



### WALL FINISHES

Internal wall - mala finish plaster with white cement base putty.  
External wall - texture finish with premium acrylic paint.



### DOORS

Polished laminated main entrance door with wooden frame.  
Flush doors in internal area with wooden frame.  
Premium quality SS/BRASS hardware & handles.



### WINDOWS

Premium quality aluminium windows with stone sill for all windows and standard quality window glasses.



### KITCHEN

Premium quality granite platform with ss or equivalent sink.  
Designer tiles above platform upto beam bottom level.  
RO point provision.



### WASH AREA

Premium vitrified floor with dado of glazed tiles.



### BATHROOMS

Glazed / ceramic tiles dado upto beam bottom/ lintel level, mat finish floor tiles & exhaust fan point.

#### Legal Note :

- Stamp duty, Registration charges, Legal documentation charges, Initial maintenance charges, Maintenance deposit, Narmada water connection, Gas connection, AMC charges, Torrent power charges including cable & sub-station cost shall be borne by the purchaser.
- GST and any additional charges, taxes, cess or duties levied by the government/local authorities prior, during or after the completion of the scheme will be borne by the purchaser.
- Any other liabilities due to change in the by laws, Stamp duty, Govt. Laws shall be borne by purchaser.
- In the interest of the continual developments in design and quality of construction, the developer reserves all rights to make suitable changes in the scheme and all the purchasers shall abide by such changes.
- Changes / alteration of any nature including the elevations, exterior colour scheme of the unit or any other change affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- All rights reserved with the organizers to make any changes in the scheme & specification and the members shall abide by such changes.
- Internal changes shall be done only with prior permission & shall be charged extra in advance. Irregular payment shall cause cancellation of booking.
- This brochure is intended only to convey the essential design and technical features of the scheme and shall not be construed to form part of any type of legal document.
- Agreement for sale shall be final and binding to the purchaser.
- All elements, objects, treatments, material, equipment and colour scheme shown in this brochure are artist's impression. Actual may be different as per architect's design.
- All dimension shown here are unfinished to unfinished wall and of the longest measure of the area.
- Subject to Ahmedabad Jurisdiction.



### PLUMBING

Adequate water supply in each unit.  
Premium quality sanitary ware & fittings in all toilets. (Jaguar, Kohler, Plumber or equivalent)  
Hot water point.  
Concealed plumbing for hot & cold mixture for shower.  
Premium quality UPVC pipes for water supply and CPVC pipe for hot water.



### ELECTRICAL

3-phase concealed ISI quality wiring with modular switches & ELCB for safety.  
Sufficient electric points in all rooms.  
A/C points in drawing room & bedrooms.  
TV points in drawing room & master bedroom.  
Geyser points in all toilets.



### DTH

Centralized DTH.



### LIFT

Fully automatic elevators in each block with 6-person capacity.



### SECURITY

CCTV camera for 24 X 7 Security, Fire safety system.



### TERRACE FLOORING

China mosaic with required water proofing on terrace.

## LOCATION PLAN

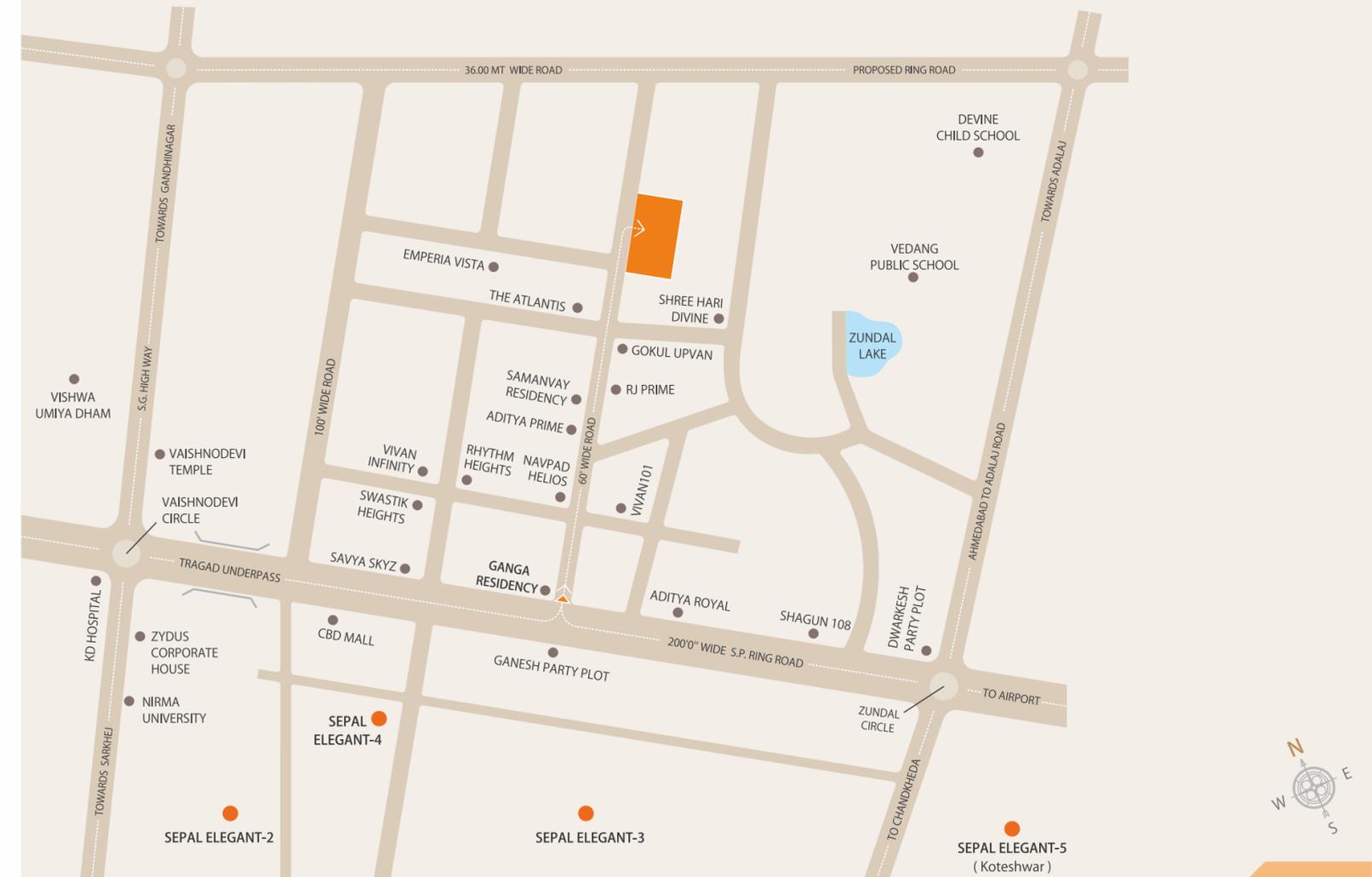
# SEPAL ELEGANT | 6

2 & 3 BHK  
ULTRA LUXURIOUS LIVING  
& PREMIUM SHOP

@ B/h. Shree Hari Divine, Nr. Ganga Residency, Zundal-Candkheda, Ahmedabad - 382421.



SCAN FOR LOCATION





215/216, Grand Monarch, Nr. Sima Hall, Anand Nagar Road, Satellite, Ahmedabad - 380 015.

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ARCHITECT & LANDSCAPE

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