

P R E S E N T I N G

**2.5 iBHK
HOMES**



malabar county-III



INTELLIGENT. INTUITIVE. INTERACTIVE.

A HOME IS WHERE YOU CAN BE YOURSELF.

A HOME IS WHERE YOU ARE IN FULL CONTROL.

A HOME IS ONE THAT ANTICIPATES YOUR NEEDS AND ADJUSTS TO IT.

Don't settle for any home, choose an INTELLIGENT home that INTUITIVELY knows what you want and INTERACTS with you at the touch of a button. Choose 2.5BHK iHome that allows you to control everything from lighting and energy consumption to entertainment centres and live a smart and intelligent lifestyle.

2.5 IBHK SMART HOME AUTOMATION

A MAGIC GENIE FOR HOME



SET SCHEDULE AND RULES

ENERGY MONITORING

REMOTE AC CONTROLLER

TV & DTH CONTROLLER

LIGHT & FAN MODULE

SMART DOOR LOCK





INCREDIBLE

L

IMPECCABLE

P

IMMENSE

V



i L O C A T I O N

INCREDIBLE LOCATION

TRAVEL

S.G. Highway	2 mins
S.P. Ring Road	2 mins
Gota BRTS Stop	7 mins
Airport	20 mins
Gandhinagar	22 mins
Kalupur Rlwy Station	30 min
Geeta Mandir Bus Stop	35 mins

EDUCATION

Nirma Uni.	2 mins
Ambedkar Uni.	2 mins
Nirma School	2 mins
SGVP Int. School	4 mins
Hiramani School	4 mins
IGNOU	4 mins
Global Indian Int. School	5 mins

HEALTH

SGVP Holistic Hospital	4 mins
KD Hospital	5 mins
Sola Civil	9 mins
Lifeline Mult. Hospital	10 mins
Zydus Hospital	15 mins
Appolo	18 mins

TEMPLES

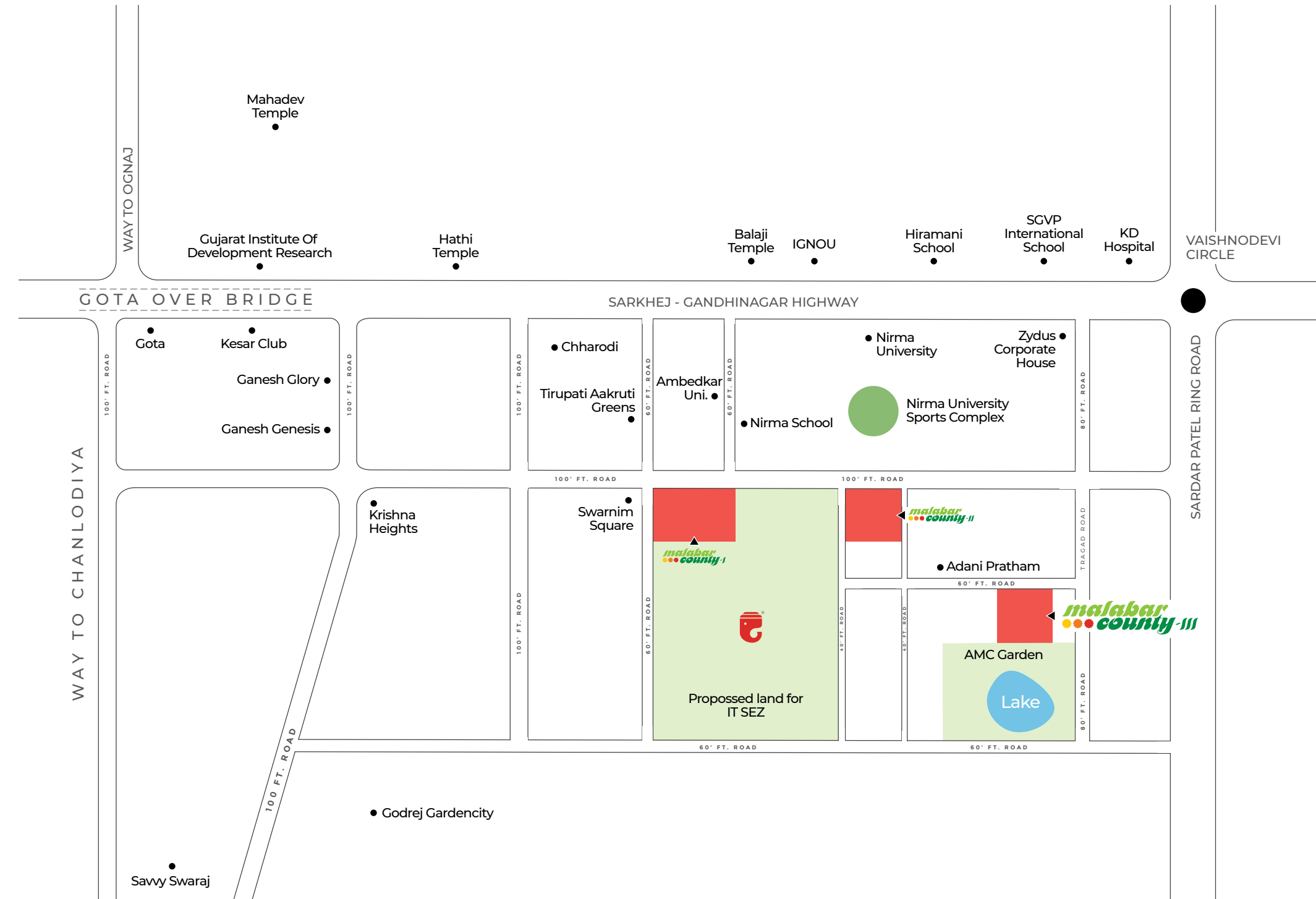
Vaishnodevi Temple	3 mins
Tirupati Balaji Temple	4 mins
Hanuman Temple	4 mins
Hathi Temple	6 mins
Mahadev Temple	8 mins

LIFESTYLE

Hind Super Market	2 mins
Nirma Sports Complex	2 mins
Savvy Swaraaj Sports Club	7 mins
Belvedere Club	10 mins
Osia Hypermart	10 mins
Croma	10 mins
Aloft	12 mins
Palladium (Upcoming)	15 mins
The Fern	16 mins

RESTAURANTS & FOOD JOINTS

1944	4 mins
Chocolate Room	5 mins
Subway	8 mins
Dominos	8 mins
Honest	8 mins
The Mondo Kitchen	8 mins
Hocco Eatery	10 mins



i P L A N N I N G

IMPECCABLE PLANNING

MOST EFFICIENT UTILISATION OF SPACE

DEDICATED SPACE FOR WORK OR STUDY

ALL UNITS ARE 3 SIDE OPEN FOR BETTER LIGHT & AIR VENTILATION

VAASTU-COMPLIANT PLANNING

SCENIC GREEN VIEWS FROM MOST APARTMENTS

A NEW AGE PRECAST CONSTRUCTION TECHNOLOGY
FOR BETTER FINISHING



i V A L U E

IMMENSE VALUE

ONLY 1% GST

ELIGIBLE FOR INTEREST SUBSIDY UNDER PMAY SCHEME

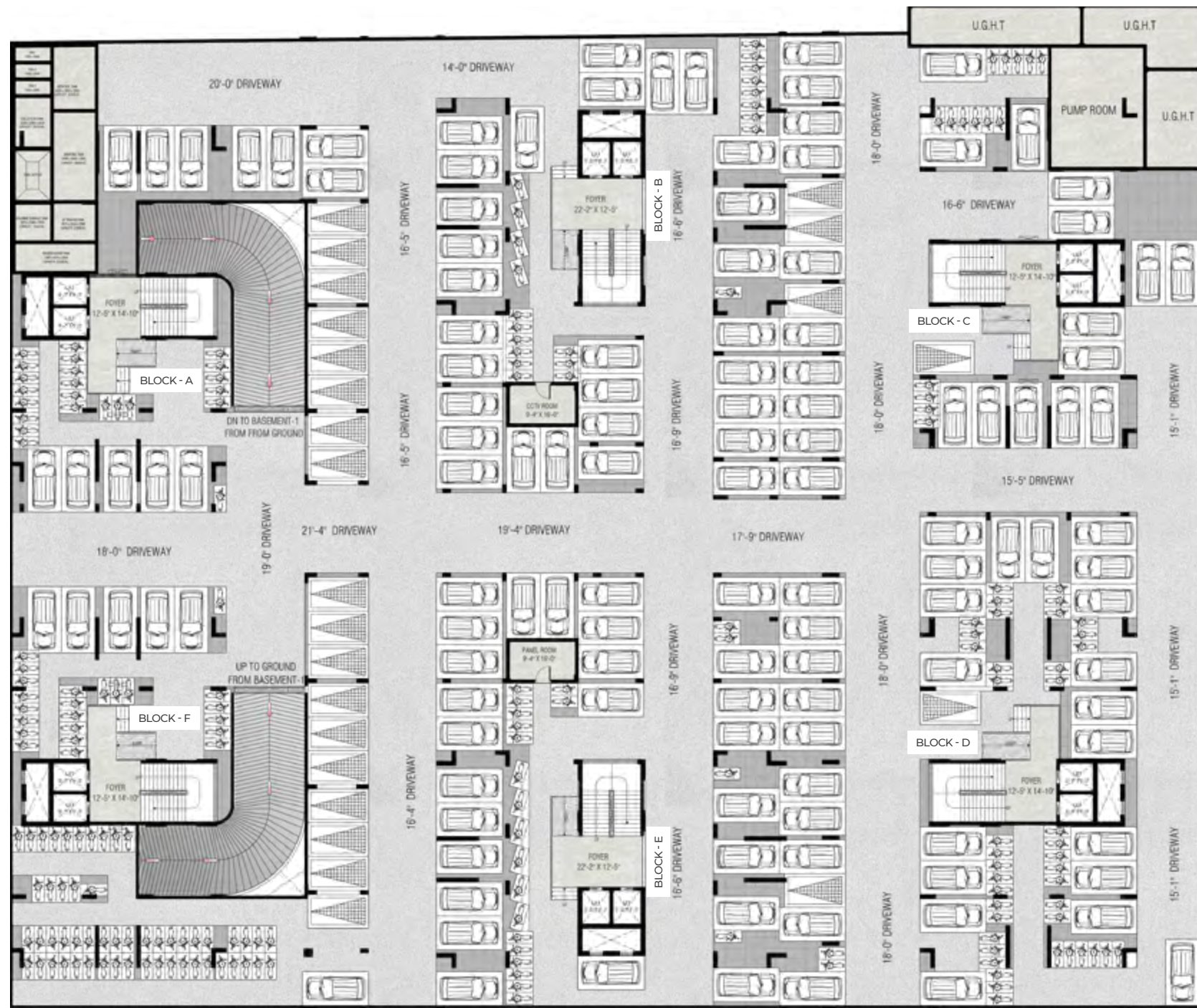
DEDUCTION OF INTEREST ON HOME LOAN UPTO ₹3.5 LACS/YEAR

PRIORITY LOAN APPROVALS

DEDUCTION UPTO ₹1.5 LAC ON HOME LOAN PRINCIPAL
PAYMENT PER YEAR

BEST VALUE-FOR-MONEY PROJECT IN THE AREA

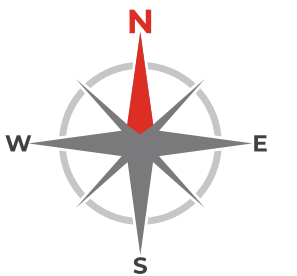




BASEMENT PARKING PLAN



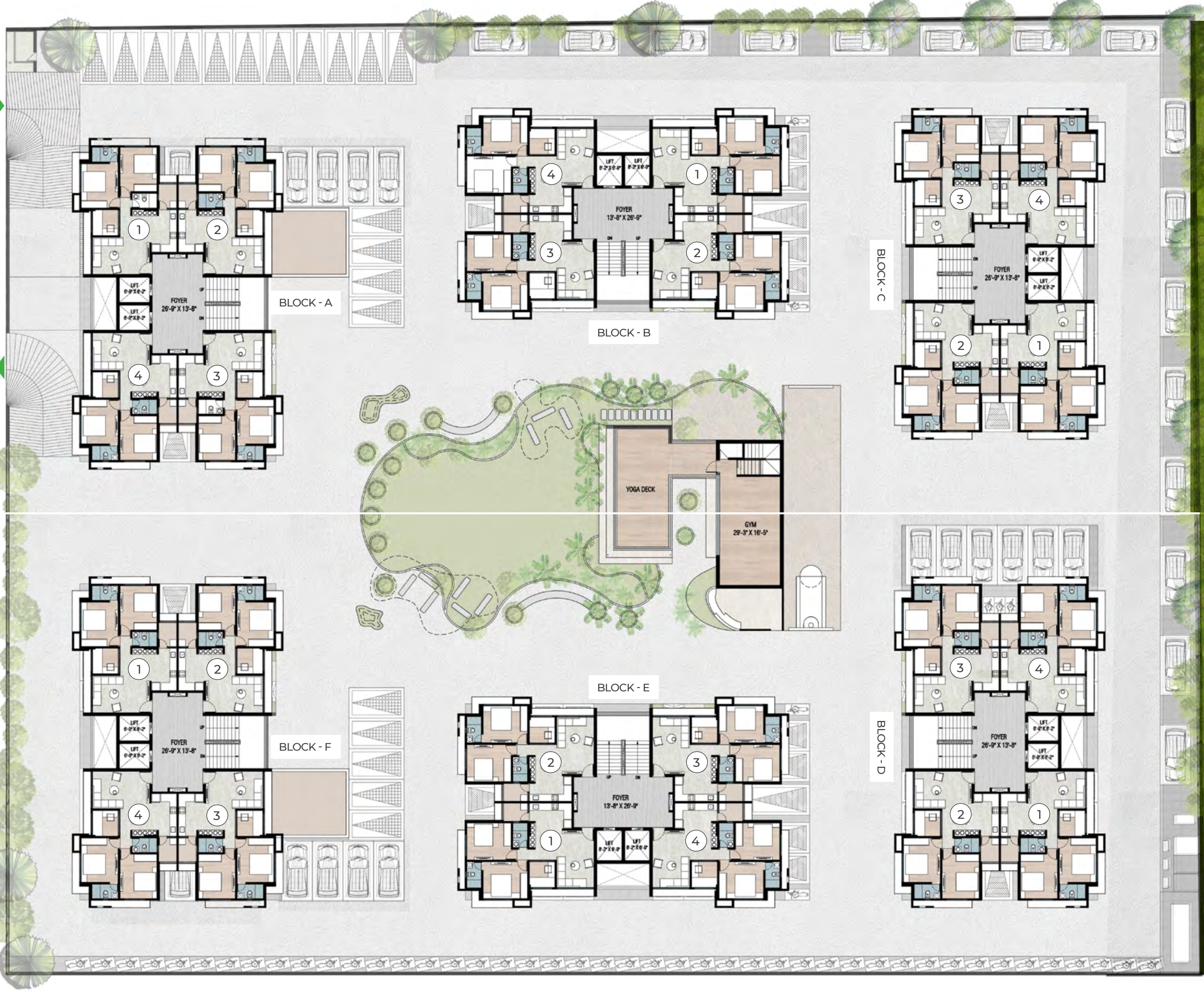
GROUND FLOOR PARKING PLAN



60' FT. WIDE ROAD

ENTRY

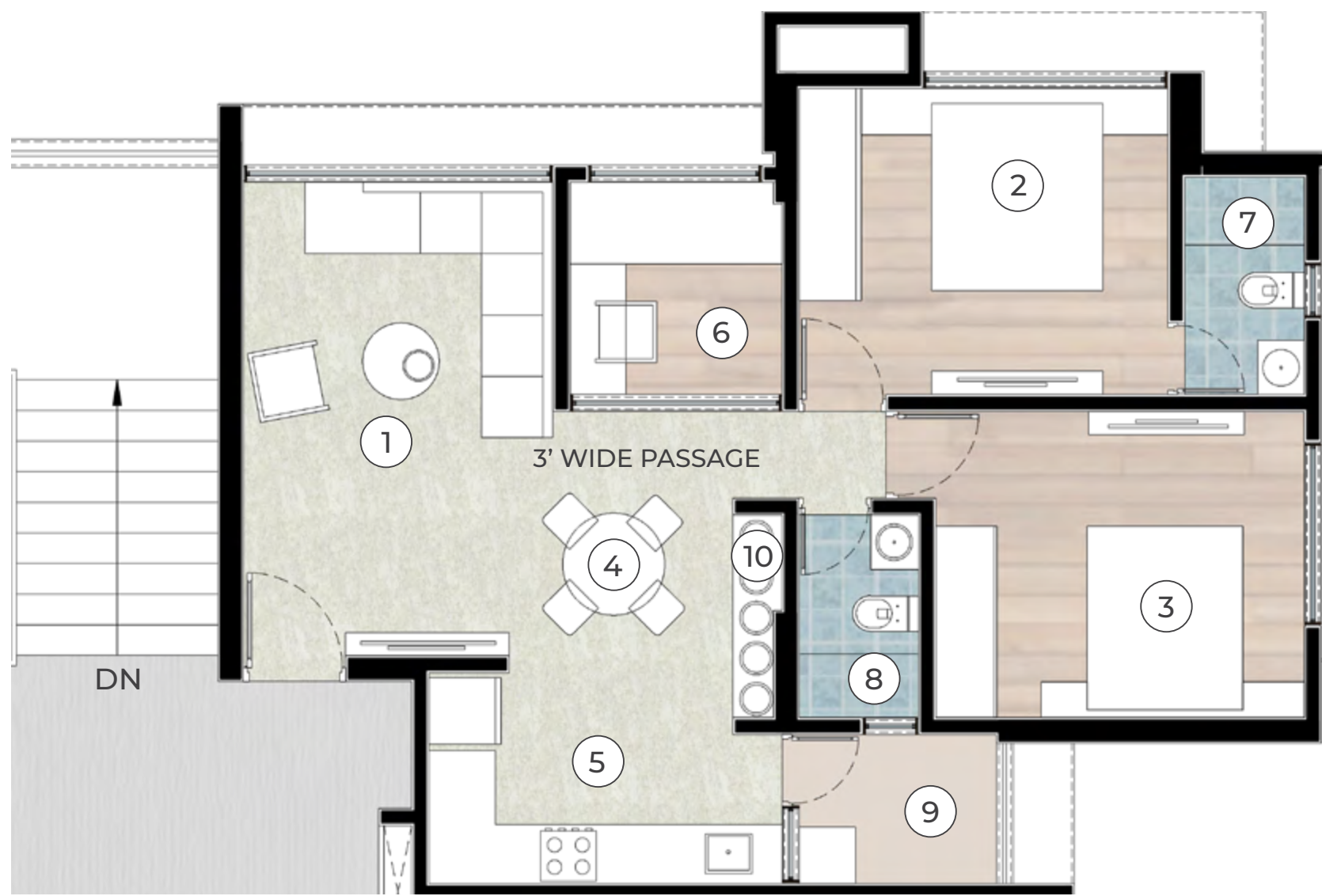
EXIT



AUDA GARDEN AND LAKE

TYPICAL FLOOR PLAN





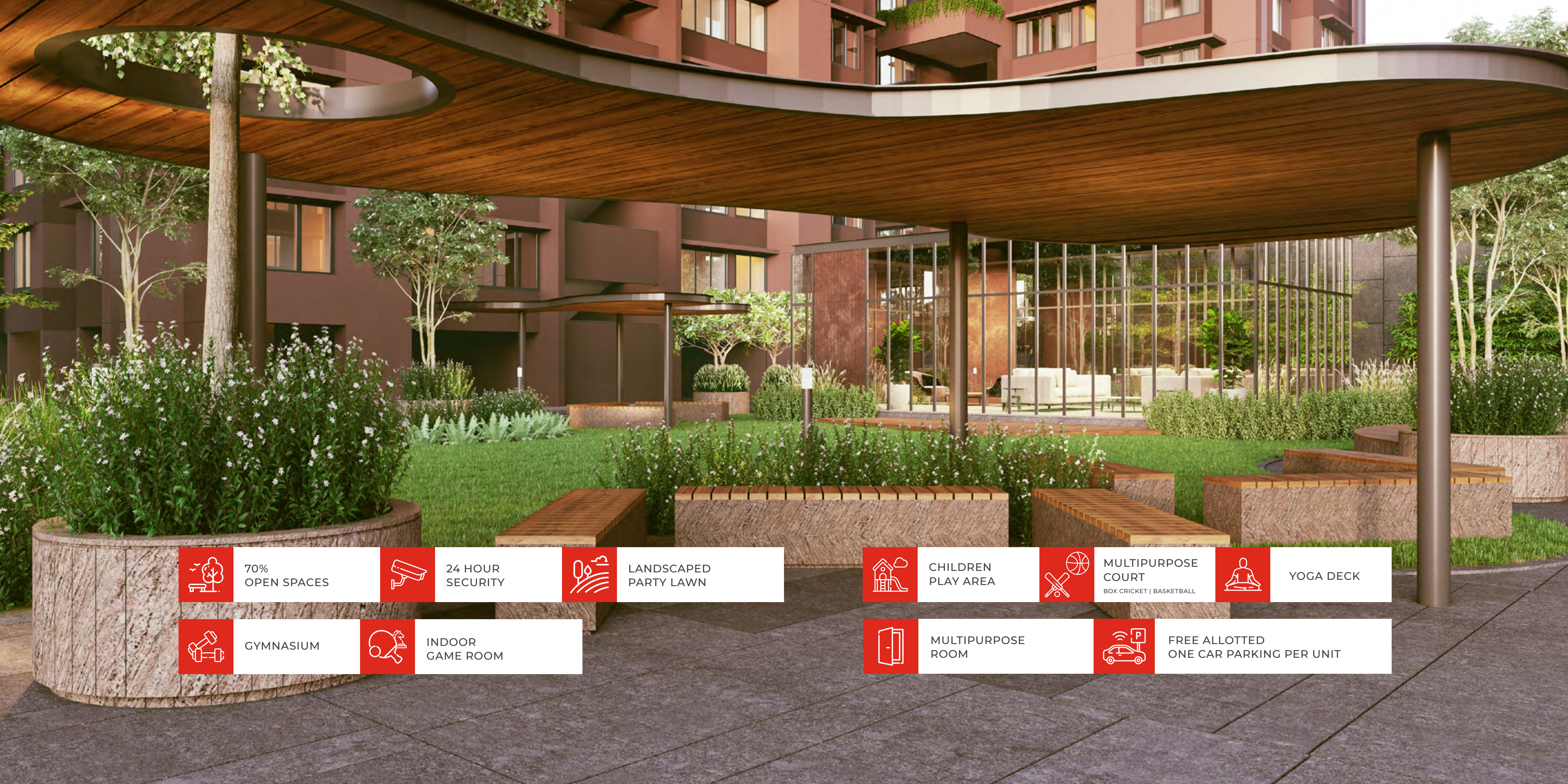
UNIT PLAN

1.	DRAWING	15'-5" X 10'-1"	6.	STUDY	7'-0" X 7'-0"
2.	BEDROOM	10'-0" X 12'-0"	7.	TOILET	7'-2" X 4'-0"
3.	BEDROOM	10'-0" X 12'-0"	8.	C. TOILET	6'-8" X 4'-0"
4.	DINING	8'-0" X 5'-9"	9.	WASH	5'-0" X 6'-6"
5.	KITCHEN	7'-3" X 11'-6"	10.	STORE	1'-7" X 6'-8"

TYPICAL CLUSTER PLAN

RERACARPET AREA: UNIT - 689.29 SQ. FT. | WASH - 32.17 SQ. FT.
 TOTAL CARPET 721.46 SQ. FT.





70%
OPEN SPACES



24 HOUR
SECURITY



LANDSCAPED
PARTY LAWN



CHILDREN
PLAY AREA



MULTIPURPOSE
COURT
BOX CRICKET | BASKETBALL



YOGA DECK



GYMNASIUM



INDOOR
GAME ROOM



MULTIPURPOSE
ROOM



FREE ALLOTTED
ONE CAR PARKING PER UNIT





PROJECT SPECIFICATIONS

UNIT SPECIFICATIONS

- EARTHQUAKE RESISTANT STRUCTURE
- 2 AUTOMATIC ELEVATORS OF STANDARD MAKE IN EACH BLOCK
- STONE FLOORING IN STAIRCASE
- VITRIFIED FLOORING IN CORRIDORS & PASSAGE
- CHINA MOSAIC WITH WATERPROOFING TREATMENT ON TERRACE
- WEATHER RESISTANT ACRYLIC PAINT ON EXTERIOR WALLS
- WATER REPELLENT COATING ON EXTERIOR WALL
- DISTEMPER IN ALL COMMON AREAS
- SPACIOUS LIFT FOYER VITRIFIED TILE FLOORING
- SUSPENDED PLUMBING SYSTEM
- OIL PAINTS TO ALL GRILLS/RAILING
- WATERPROOFING
- FIRE SAFETY SYSTEM
- UNINTERRUPTED WATER SUPPLY BY TUBE WELL
- GENERATOR POWER BACKUP FOR ESSENTIAL COMMON AMENITIES
- ANTI-TERMITE TREATMENT AT BASEMENT & PARKING LEVEL
- FREE ALLOTTED ONE CAR PARKING PER UNIT

BRICK WORK AND PLASTER

- AAC Block with Shear Walls
- Inside - Single Coat Mala Plaster
- External - Double Coat Plaster/Texture as per Architect Detail

FLOORING

- Vitrified Tile Flooring
- Tile Dado Up to Lintel Level in

KITCHEN & WASH AREA

- Stone Sill In Windows
- Granite Platform in kitchen
- Kota stone Floor In Wash Area
- Tile Dado In Wash Area
- S.S. Kitchen Sink
- Kota stone Shelves In Storage Area

ELECTRICAL

- Single- Phase Electrical Supply
- Concealed Electrical Wiring
- Ample Electrical Points with Modular Type
- Electrical Accessories
- Distribution Board with MCB & ELCB
- Conduit for Broadband Net Connection / Dish TV Wiring

BATHROOM

- Non-Slippery Flooring in Bath Area
- Ceramic Tiles in Bathroom Wall Dado Up to Lintel Level
- Bath Fitting from Standard Company *(with 7 Year warranty)*
- Standard Sanitaryware

JOINERY

- Main Door with Standard Safety Locks
- Internal Doors - Laminated Flush Door with Standard Hardware
- Aluminum section window

PLUMBING & DRAINAGE

- Suspended Plumbing system
- UPVC Pipes for cold water supply & CPVC Pipes for Hot Water
- S.W.R. type Drainage Work

PAINTS

- Double Coat Putty on All Walls
- Oil Paints To All Grills/Railing

WATERPROOFING

- Waterproofing in all wet areas

NOTE:

Any change in exterior elevation including but not limited to grill or screening or wiring/cablings is not permissible in any case

The particulars are prepared with all due care for the convenience of intending purchasers but the information provided is intended as preliminary guide and does not form part of any contract.



2.5 iBHK HOMES
WITH DEDICATED SPACE FOR
ALL YOUR NEEDS

MALABAR COUNTY-III

BESIDE MALABAR COUNTY-II, NR. NIRMA UNIVERSITY, OFF S.G. ROAD, AHMEDABAD-382470.

PROJECT DEVELOPED BY
**GANESH HOUSING
CORPORATION LIMITED**



ARCHITECT
9TH STREET ARCHITECTS
AHMEDABAD.

STRUCTURAL DESIGNER
URBANAAC INFRASTRUCTURE PVT. LTD
AHMEDABAD

MEP CONSULTANT
SHASHIN SHAH
AHMEDABAD

LANDSCAPE CONSULTANT
TRANQUIL -THE DESIGN WAVE
AHMEDABAD

VASTU CONSULTANT
ASTRO VAASTU RESEARCH CENTRE - DR. RAVI RAO

LEGAL ADVISOR
VIREN SHAH - ADVODATE

Notes: • Stamp Duty, Registration Charges, Maintenance, Applicable Taxes & Other Govt. Charges if any shall be borne by purchaser • Furnishing and fixtures shown in brochure for advertisement and it shall not be considered as a part of any legal documents. are only for presentation purposes and will not be provided • This brochure is only for advertisement and it shall not be considered as a part of any legal documents.

GUJRERA.GUJARAT.GOV.IN

REG. NO.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA07987/010221

**YOUR SMILE
IS OUR REAL ESTATE**





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