

AUGUSTA

BOUTIQUE COMMUNITY LIVING



ARTISTIC IMPRESSION



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BOUTIQUE COMMUNITY LIVING



LIMITED EDITION 3 BHK ABODES
FOR 80 EXCLUSIVE FAMILIES

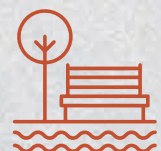
Welcome to a home where like-minded individuals
come together and lead a harmonious life.



PROGRESSIVE LOCATION, EXCLUSIVE LIFESTYLE

Located in #ProgressiveAhmedabad,
Tragad, Near Vaishnodevi Circle, has emerged as
one of the hotspots for contemporary living.

Our homes bring convenience to
your doorstep, offering everything you need just a
stone's throw away.



AUDA PARK - LALITA GOVIND UDHYAN
LOCATED NEXT DOOR



UPCOMING IT SEZS



PART OF AN ESTABLISHED
HABITABLE RESIDENTIAL ZONE



KEY CORPORATE HOUSES &
INSTITUTIONS IN CLOSE PROXIMITY -
ZYDUS, LUBI, NIRMA & BABA SAHEB
AMBEDKAR OPEN UNIVERSITY



FAST-PACED EMERGING
COMMERCIAL &
RETAIL DEVELOPMENTS
IN CLOSE PROXIMITY



LOCATIONAL ADVANTAGE -
CONNECTIVITY TO S.G. HIGHWAY
& S.P. RING ROAD





ARTISTIC IMPRESSION



DISCOVER
THE HEARTBEAT OF
A COLLECTIVE
LIVING EXPERIENCE
AT

AUGUSTA

BOUTIQUE COMMUNITY LIVING



A HAVEN FOR 80 FAMILIES



SMALL & PEACE-LOVING
COMMUNITY



PROGRESSIVE LOCATION



ADANI ASSURANCE



WHERE EVERY FACE AND
EVERY CORNER FEELS FAMILIAR





WHERE THE BODY BECOMES FITTER
AND FRIENDSHIPS BECOME STRONGER



GYMNASIUM

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WHERE YOU SHARE THE JOURNEY OF
WELL-BEING WITH WELL-WISHING NEIGHBOURS



YOGA DECK

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WHERE THE SPIRIT OF COMPETITION
TURNS INTO CONNECTIONS



GAME ROOM

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WHERE PLAYTIME TURNS
INTO AN ADVENTURE



KIDS' PLAY AREA

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WHERE PAGES TURN
AND SO DO CONVERSATIONS



READING ROOM

ARTISTIC IMPRESSION



WHERE EVERY BENCH ECHOES
STORIES OF A LIFE WELL-LIVED



SENIOR CITIZEN SIT-OUTS

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BANQUET

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GARDEN

ARTISTIC IMPRESSION



WHERE THE STUNNING VIEWS TURN
INTO UNFORGETTABLE MEMORIES



BALCONY

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LIVING ROOM

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MASTER BEDROOM



BEDROOM

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KITCHEN

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— S MASTER LAYOUT
GROUND LEVEL

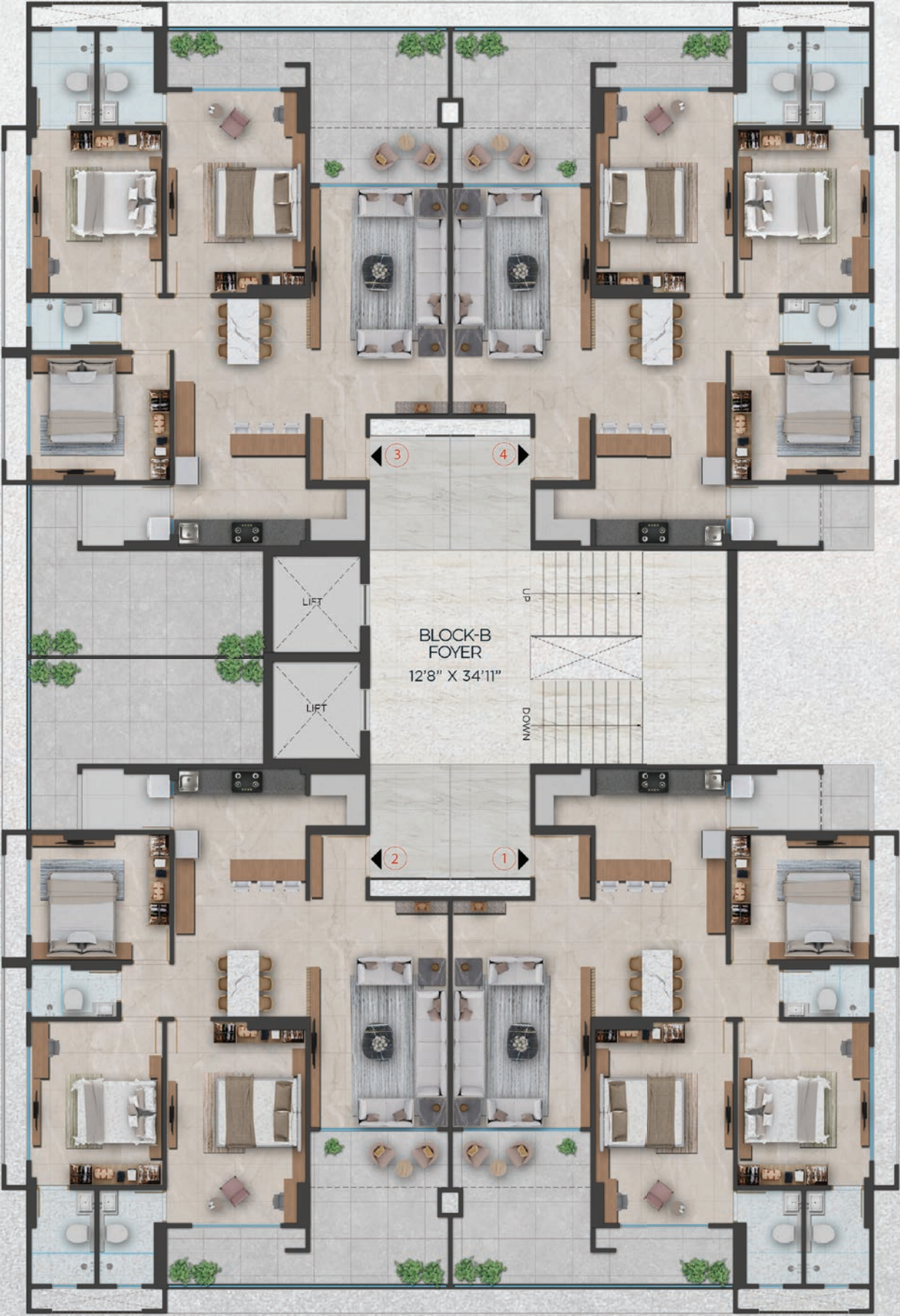
LEGEND

- 01 ENTRY/EXIT GATE
- 02 SECURITY
- 03 PICK-UP/DROP-OFF AREA
- 04 PARKING
- 05 TOWER DROP-OFF AREA
- 06 TOWER LOUNGE
- 07 TOWER FOYER
- 08 METER ROOM
- 09 KIDS' PLAY AREA
- 10 INDOOR GAME ROOM
- 11 SENIOR CITIZEN SIT-OUTS
- 12 CLUB HOUSE - MULTI-PURPOSE HALL
- 13 CLUB HOUSE AT FIRST FLOOR-GYMNASIUM
- 14 EVENT LAWN
- 15 WATER FEATURE
- 16 READING ROOM
- 17 SOCIETY OFFICE
- 18 YOGA DECK
- 19 SERVICE AREA
- 20 COMMON TOILET





BLOCK A&B - 3 BHK
FIRST FLOOR PLAN



BLOCK A&B - 3 BHK
FIRST FLOOR - TYPE 1



AREA DETAILS	SQ. M.	SQ. FT.
RERA Carpet Area	96.14	1034.85
Balcony Area	4.55	48.98
Utility Area	3.16	34.01
Terrace	13.74	147.90
Total	117.59	1265.74

NO.	AREA	METER	FEET
1	Vestibule	1.36 X 1.60	4'6" X 5'3"
2	Living Room	3.345 X 5.48	11'0" X 18'0"
3	Balcony	3.345 X 1.360	11'0" X 4'6"
4	Dining/Kitchen	3.170 X 6.01	10'5" X 19'9"
5	Store	1.36 X 1.255	4'6" X 4'1"
6	Utility Area	2.125 X 1.485	7'0" X 4'10"
7	M.Bedroom-1	3.345 X 4.865	11'0" X 16'0"
8	Toilet-1	1.535 X 2.275	5'0" X 7'6"
9	Bedroom-2	3.170 X 3.95	10'5" X 13'0"
10	Toilet-2	1.535 X 2.275	5'0" X 7'6"
11	Bedroom-3	3.345 X 3.04	11'0" X 10'0"
12	C.Toilet	2.07 X 1.285	6'9" X 4'3"
13	Terrace 1	(3.345 X 2.210) + (3.445 X 1.36)	(11'0" X 7'3") + (11'4" X 4'6")
14	Terrace 2	1.12 X 1.485	3'8" X 4'10"

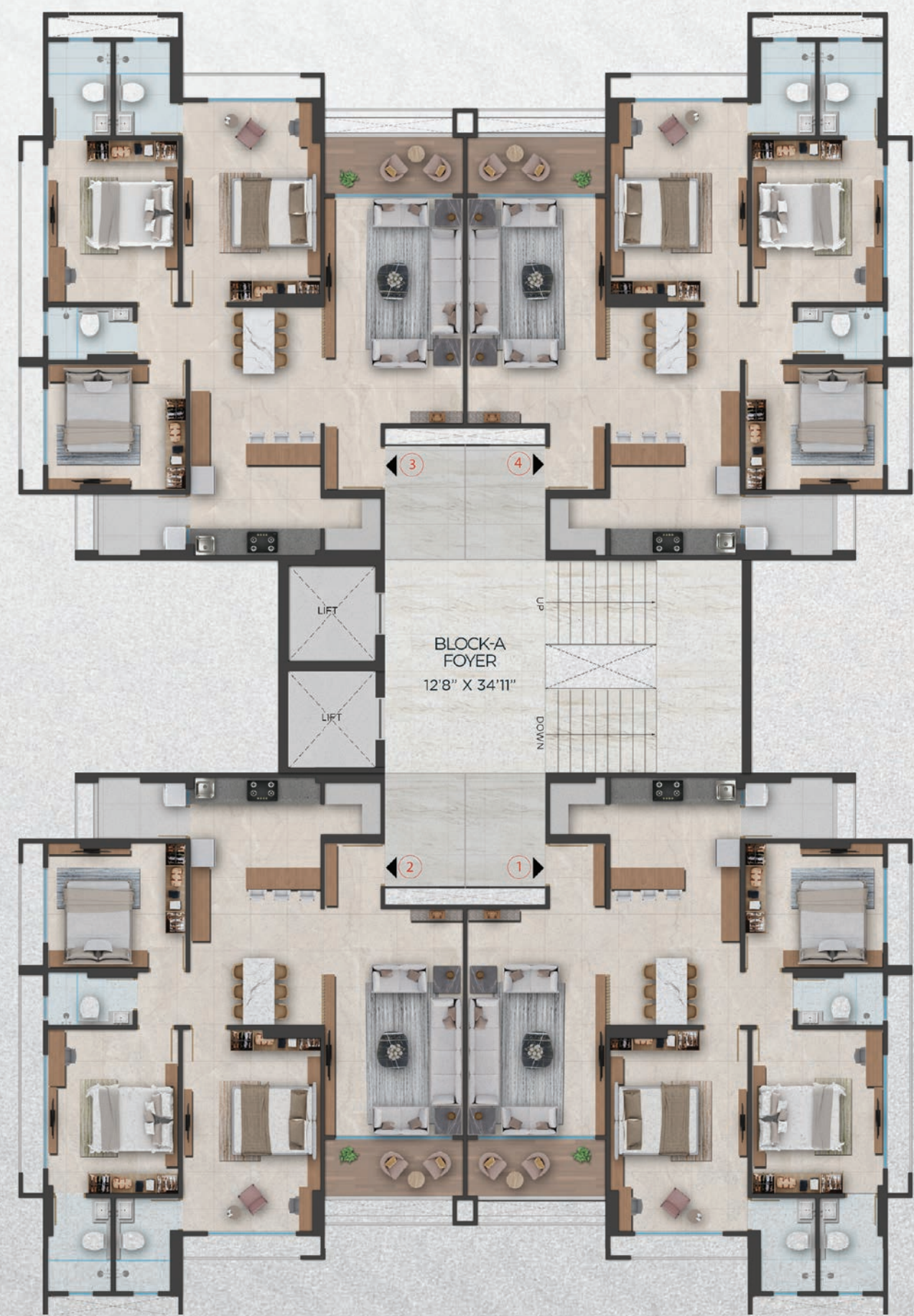
BLOCK A&B - 3 BHK
FIRST FLOOR - TYPE 2



AREA DETAILS	SQ. M.	SQ. FT.
RERA Carpet Area	96.14	1034.85
Balcony Area	4.55	48.98
Utility Area	3.16	34.01
Terrace	28.02	301.61
Total	131.87	1419.45

NO.	AREA	METER	FEET
1	Vestibule	1.36 X 1.60	4'6" X 5'3"
2	Living Room	3.345 X 5.48	11'0" X 18'0"
3	Balcony	3.345 X 1.360	11'0" X 4'6"
4	Dining/Kitchen	3.170 X 6.01	10'5" X 19'9"
5	Store	1.36 X 1.255	4'6" X 4'1"
6	Utility Area	2.125 X 1.485	7'0" X 4'10"
7	M.Bedroom-1	3.345 X 4.865	11'0" X 16'0"
8	Toilet-1	1.535 X 2.275	5'0" X 7'6"
9	Bedroom-2	3.170 X 3.95	10'5" X 13'0"
10	Toilet-2	1.535 X 2.275	5'0" X 7'6"
11	Bedroom-3	3.345 X 3.04	11'0" X 10'0"
12	C.Toilet	2.07 X 1.285	6'9" X 4'3"
13	Terrace 1	(3.345 X 2.210)+ (3.445 X 1.36)	(11'0" X 7'3")+ (11'4" X 4'6")
14	Terrace 2	(4.47 X 2.535)+ (1.12 X 4.12)	(14'8" X 8'4") + (3'8" X 13'6")

BLOCK A&B - 3 BHK
TYPICAL FLOOR



BLOCK A&B - 3 BHK
UNIT PLAN - TYPICAL FLOOR



AREA DETAILS	SQ. M.	SQ. FT.
RERA Carpet Area	96.14	1034.85
Balcony Area	4.55	48.98
Utility Area	3.16	34.01
Total	103.85	1117.84

NO.	AREA	METER	FEET
1	Vestibule	1.36 X 1.60	4'6" X 5'3"
2	Living Room	3.345 X 5.48	11'0" X 18'0"
3	Balcony	3.345 X 1.360	11'0" X 4'6"
4	Dining/Kitchen	3.170 X 6.01	10'5" X 19'9"
5	Store	1.36 X 1.255	4'6" X 4'1"
6	Utility Area	2.125 X 1.485	7'0" X 4'10"
7	M.Bedroom-1	3.345 X 4.865	11'0" X 16'0"
8	Toilet-1	1.535 X 2.275	5'0" X 7'6"
9	Bedroom-2	3.170 X 3.95	10'5" X 13'0"
10	Toilet-2	1.535 X 2.275	5'0" X 7'6"
11	Bedroom-3	3.345 X 3.04	11'0" X 10'0"
12	C.Toilet	2.07 X 1.285	6'9" X 4'3"

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SPECIFICATION

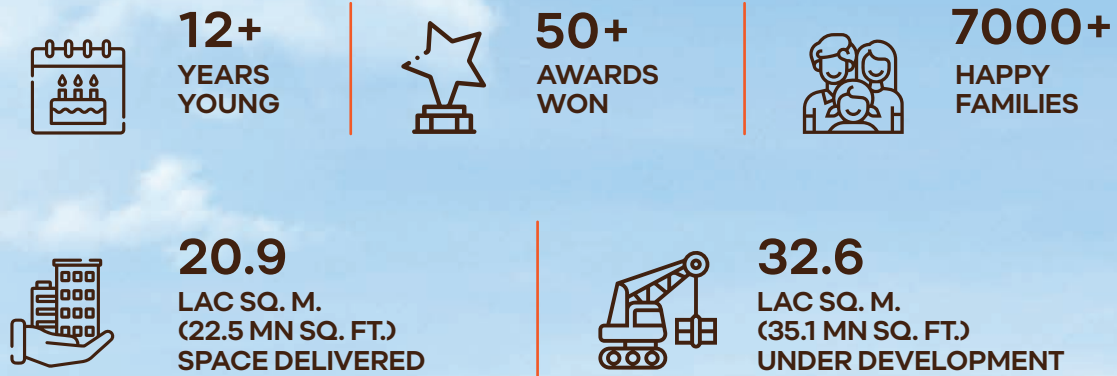
	FLOORING AREA	<ul style="list-style-type: none">■ LIVING ROOM/DINING ROOM: VITRIFIED TILES■ MASTER BEDROOM: VITRIFIED TILES■ OTHER BEDROOM: VITRIFIED TILES	<ul style="list-style-type: none">■ KITCHEN: VITRIFIED TILES■ STORE: VITRIFIED TILES■ BALCONY: VITRIFIED TILES	<ul style="list-style-type: none">■ MASTER BATHROOM: VITRIFIED TILES■ OTHER BATHROOM: VITRIFIED TILES■ UTILITY AREA: VITRIFIED TILES
	WALL	<ul style="list-style-type: none">■ LIVING ROOM/DINING ROOM: INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER■ MASTER BEDROOM: INTERNAL WALLS PUTTY, FINISHED/GYPSUM PLASTER■ OTHER BEDROOM: INTERNAL WALLS PUTTY, FINISHED/GYPSUM PLASTER	<ul style="list-style-type: none">■ KITCHEN: INTERNAL WALLS PUTTY, FINISHED/GYPSUM PLASTER■ STORE: INTERNAL WALLS PUTTY, FINISHED/GYPSUM PLASTER■ BALCONY: WEATHER PROOF PAINT	<ul style="list-style-type: none">■ MASTER BATHROOM: CERAMIC TILES AND PUTTY, FINISHED/GYPSUM PLASTER■ OTHER BATHROOM: CERAMIC TILES AND PUTTY, FINISHED/GYPSUM PLASTER■ UTILITY AREA: CERAMIC TILES AND PUTTY, FINISHED/GYPSUM PLASTER
	CEILING	<ul style="list-style-type: none">■ LIVING ROOM/DINING ROOM: PUTTY FINISHED/GYPSUM PLASTER■ MASTER BEDROOM: PUTTY FINISHED/GYPSUM PLASTER■ OTHER BEDROOM: PUTTY FINISHED/GYPSUM PLASTER	<ul style="list-style-type: none">■ KITCHEN: PUTTY FINISHED/GYPSUM PLASTER■ STORE: PUTTY FINISHED/GYPSUM PLASTER AND PAINT FINISHED■ BALCONY: PUTTY/GYPSUM PLASTER AND PAINT FINISHED	<ul style="list-style-type: none">■ MASTER BATHROOM: GRID CEILING WITH GYPSUM TILES■ OTHER BATHROOM: GRID CEILING WITH GYPSUM TILES■ UTILITY AREA: PUTTY/GYPSUM PLASTER AND PAINT FINISHED
	DOORS	<ul style="list-style-type: none">■ LIVING ROOM/DINING ROOM: MAIN ENTRANCE DOOR: WOODEN/WPC FLUSH DOOR WITH LAMINATE FINISH ON BOTH SIDES■ MASTER BEDROOM: WOODEN/WPC FLUSH DOOR WITH LAMINATE FINISH ON BOTH SIDES	<ul style="list-style-type: none">■ OTHER BEDROOM: WOODEN/WPC FLUSH DOOR WITH LAMINATE FINISH ON BOTH SIDES■ KITCHEN: EXTERNAL DOOR: ALUMINIUM DOOR■ BALCONY: EXTERNAL DOOR: ALUMINIUM DOOR	<ul style="list-style-type: none">■ MASTER BATHROOM: WOODEN/WPC FLUSH DOOR WITH LAMINATE FINISH ON BOTH SIDES■ OTHER BATHROOM: WOODEN/WPC FLUSH DOOR WITH LAMINATE FINISH ON BOTH SIDES
	WINDOWS /GLAZING	<ul style="list-style-type: none">■ LIVING ROOM/DINING ROOM: ALUMINIUM WINDOWS■ MASTER BEDROOM: ALUMINIUM WINDOWS■ OTHER BEDROOM: ALUMINIUM WINDOWS	<ul style="list-style-type: none">■ KITCHEN: ALUMINIUM WINDOWS■ MASTER BATHROOM: ALUMINIUM WINDOWS■ OTHER BATHROOM: ALUMINIUM WINDOWS	
	OTHERS	<ul style="list-style-type: none">■ KITCHEN: CERAMIC TILES DADO UPTO 600MM ABOVE GRANITE COUNTER TOP WITH STAINLESS STEEL SINK SINGLE BOWL■ BALCONY: GLASS RAILING	<ul style="list-style-type: none">■ MASTER BATHROOM: STANDARD MAKE SANITARY FITTINGS WITH DADO UPTO LINTEL HEIGHT■ OTHER BATHROOM: STANDARD MAKE SANITARY FITTINGS WITH DADO UPTO LINTEL HEIGHT■ UTILITY AREA: PARAPET WALL	

	ELECTRICAL	<ul style="list-style-type: none">■ ADEQUATE LIGHT POINTS WITH AC POINTS IN ALL ROOMS AND GEYSER POINTS IN ALL BATHROOMS■ MODULAR SWITCHES■ 3 PHASE CONNECTION
	AMENITIES	<p>KIDS' PLAY AREA, INDOOR GAME ROOM, SENIOR CITIZEN SIT-OUTS, GYMNASIUM & MULTI-PURPOSE HALL, EVENT LAWN, READING ROOM, YOGA DECK</p>
	SECURITY	<p>SECURED VEHICLE THROUGH RFID SYSTEM, CCTV IN BASEMENT, GROUND FLOOR LIFT LOBBIES AND COMMON AREAS</p>
	OTHERS	<p>PROVISION FOR FTTH, DISH TV NETWORK FROM EITHER OF TWO MAJOR OPERATORS</p>

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