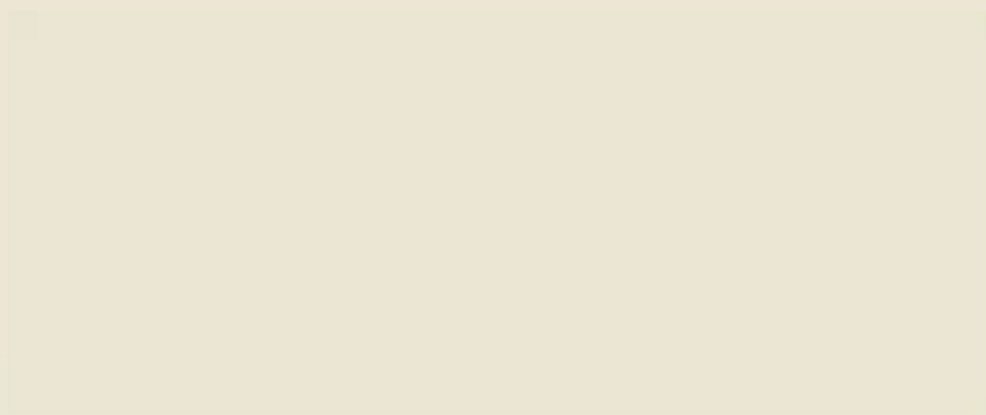




Experience
the **Best** of
OGNAJ
2-3 BHK
Convenient Home





3 SIDE OPEN ROAD



GROUND FLOOR LAYOUT - SHOPS

- BLOCK **A, B, C** : Shop No. **01** to **19**
- BLOCK **D, E** : Shop No. **20** to **39**
- BLOCK **F, G** : Shop No. **40** to **56**
- BLOCK **H, I, J** : Shop No. **57** to **80**





FIRST FLOOR LAYOUT - SHOPS

BLOCK **A, B, C** : Shop No. **01** to **17**

BLOCK **H,I,J** : Shop No. **18** to **34**





GROUND FLOOR AMENITIES

BLOCK A, B, C



WORKING
SPACE 1



TODDLER
ROOM



LIBRARY



TUITION
ROOM

BLOCK D, E



GYM



WOMEN
SPECIAL



WORKING
SPACE 2

BLOCK F, G



WAITING
LOUNGE



WORKING
SPACE 3



Group Sit
Outs

BLOCK H,I,J



INDOOR
GAMES 1



INDOOR
GAMES 2



INDOOR
GAMES 3



WORKING
SPACE 4





Elevate Your Lifestyle:
Maximum Amenities
in Community Living!



GARDEN 1

1. Elevated Stage
2. Open Air Theater
3. Walking Track (Jogging)
4. Open Party Lawn
5. Sitting Clusters
6. Kitchen Platform
7. Garden Entrance Canopy

GARDEN 2

8. Children Play Area
9. Maintained lawn for Various Event (Event Lawn)
10. Aroma Garden
11. Sculpture / Decorative Elements

GARDEN 3

12. Religious Place
13. Senior Citizen Sit Out Area (Wheelchair accessible / Non slippery / Supports)
14. Gazebo
15. Solar Panel
16. Garden Entrance Decorative Element

A, B & C - Block Hollow Plinth (Sit back/Children / Learning Block)

17. Toddler Room
18. Library
19. Tuition Room
20. Working Desk

D, E - Block Hollow Plinth

21. Gym
22. Cardio
23. Zumba
24. Online Health Seminar

F & G - Block Hollow Plinth

25. Lounge
26. Group Sit Outs
27. Business Desk

H, I & J - Block Hollow Plinth

28. Pool Table
29. Table Tennis
30. Dart
31. Chess
32. Carom
33. Card Room
34. Board Games
35. Digital Games

Block Wise

36. Entrance Foyer
37. Visitor Waiting
38. 2 Lifts
39. Security Cabin & Parcel Pick-up / Drop Counter
40. Outdoor Games (Badminton)
41. Chabutaro
42. Boom Barrier Gate
43. My Gate Society Application
44. Inverter
45. Out Door Social Function

General Amenities

46. Pick-up Points
47. Admin Office
48. Common Car Wash Area
49. Support Staff Rest Area (Basement)
50. Equipment Room
51. Generator Connection in Lift
52. Visitor Parking
53. Dome / Music Room
54. Yoga Deck on Terrace
55. CCTV Camera

50+ AMENITIES





FLOORING

Polished vitrified & Glazed flooring



KITCHEN

Granite Platform with SS sink Designer tiles Dedo



DOOR

Decorative main door with wooden frame & Other flush door with Oil Paint



WINDOWS

Domal Alluminium section Polished granite stone sill



BATHROOM

Decorative glazed Tiles upto Lintel Level, Good quality of concealed Plumbing & CP fittings.



ELECTRIFICATION

Concealed Copper Wiring with Modular Switches MCB distribution Panel & adequate points as per architect design



COLOUR

Internal smooth finish plaster with putty finish
External plaster finish 100% Acrylic paint



WATER TANK

Over head water tank in each block
24 hours water supply



TERRACE

China mosaic flooring to ensure water proofing and reduce heat transfer

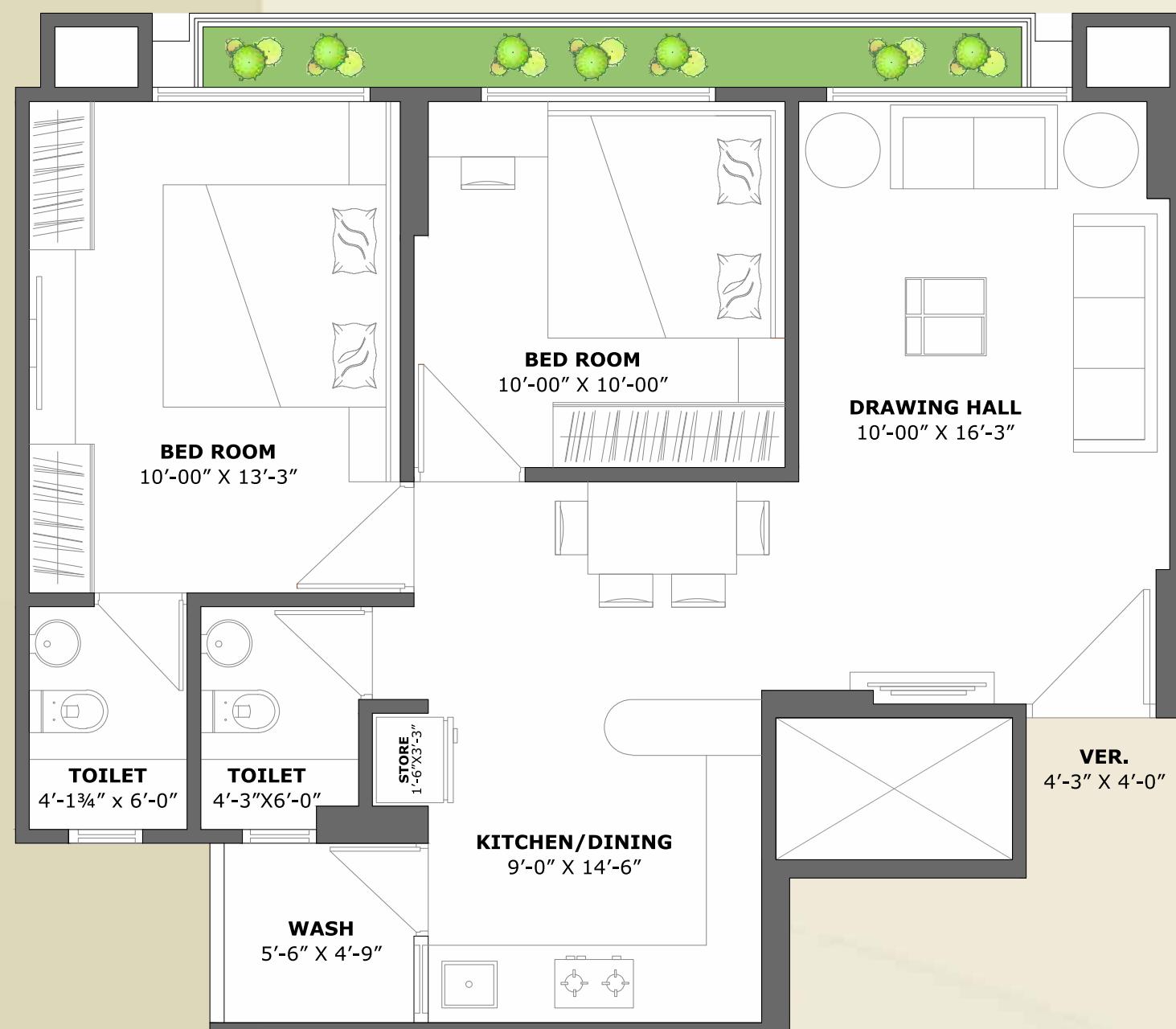
SPECIFICATION



2 BHK UNIT PLAN

SECOND FLOOR





Drawing Hall	: 10'-0" x 16'-3"
Bed Room	: 10'-0" x 10'-0"
Master Bed Room	: 10'-0" x 13'-3"
Attached Toilet	: 4'-1¾" x 6'-0"
Common Toilet	: 4'-0" x 6'-0"
Store	: 1'-6" x 3'-3"
Kitchen & dining	: 9'-0" x 14'-6"
Wash	: 5'-6" x 4'-9"



2 BHK UNIT PLAN

Block : A,B,C,D,E,H,I,J



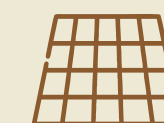
Drawing Hall	: 10'-0" x 17'-4 1/2"
Bed Room (1)	: 9'-0" x 9'-10 1/2"
Bed Room (2)	: 12'-0" x 9'-10 1/2"
Bed Room (3)	: 13'-0" x 9'-10"
Attached Toilet (1)	: 4'-0" x 6'-7 1/2"
Attached Toilet (2)	: 4'-6" x 6'-6"
Common Toilet	: 4'-0" x 6'-6"
Kitchen	: 10'-0" x 7'-10"
Dining	: 7'-0" x 7'-0"
Wash	: 6'-0" x 4'-8"
Store	: 1'-6" x 4'-7 1/2"

3 BHK UNIT PLAN

Block : F, G



TWO ELEVATORS



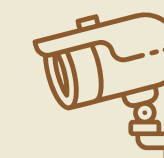
HUGE FOYER



WIDE STAIRCASE



FIRE SAFETY



CCTV

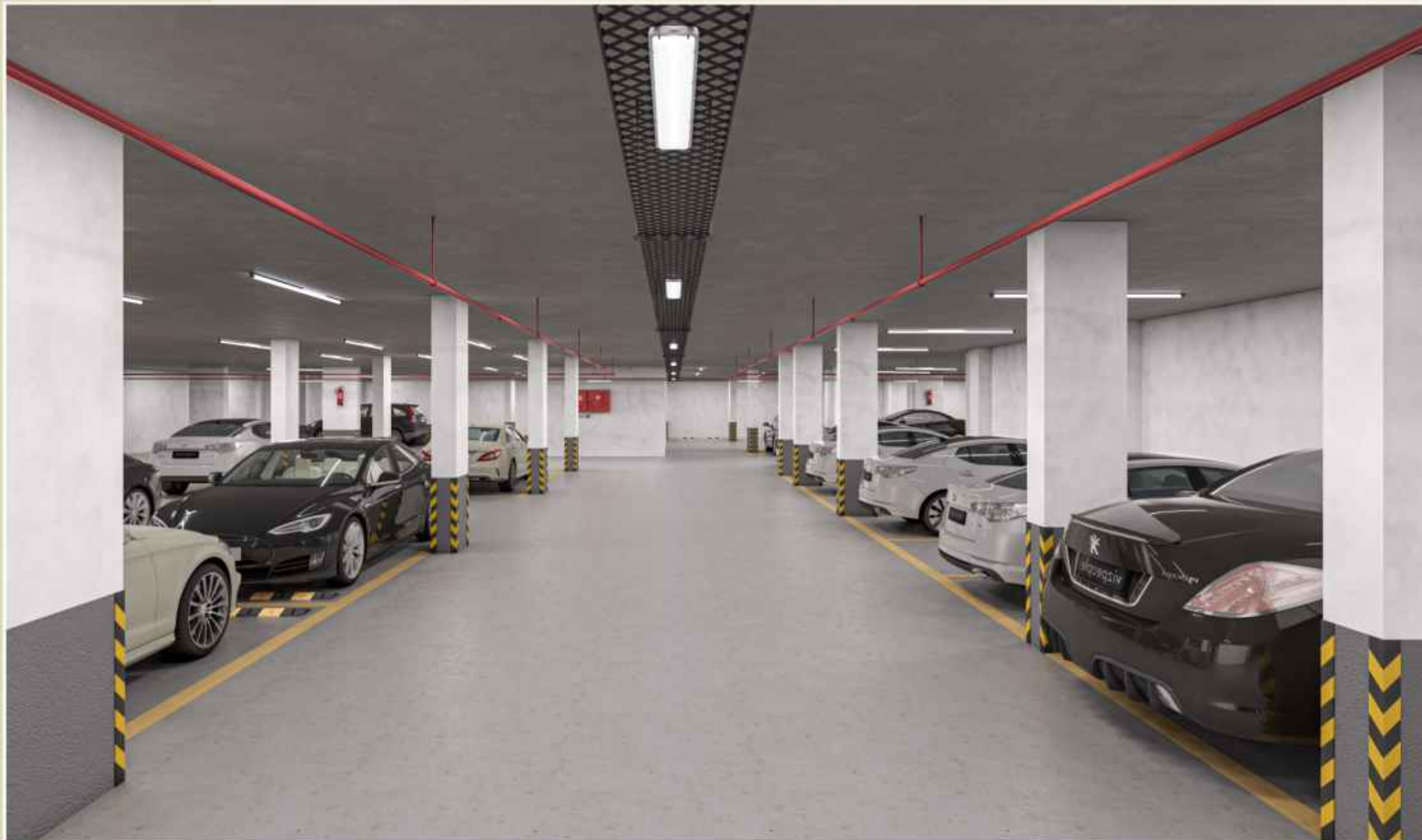


DOOR BELL



FOYER

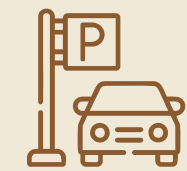
AMENITIES



TWO LEVEL
BASEMENT



ALLOTTED
PARKING



650+ CAR
PARKING



MEDICAL SLOPE



GUEST PARKING
SPACE

BASEMENT

PARKING





TRANSPORTATION

- KARNAVATI EYE HOSPITAL AMTS BUS STOP | **0 KM**
- LAPKAMAN GAM AMTS BUS STOP | **0.9 KM**
- RAILWAY STATION | **17.5 KM**
- AIRPORT | **20.3 KM**



EDUCATION

- AHMEDABAD INSTITUTE OF MEDICAL SCIENCE | **0.6 KM**
- AHMEDABAD INSTITUTE OF TECHNOLOGY | **3.7 KM**
- LML SCHOOL | **1.0 KM**
- NIRMA UNIVERSITY | **6.0 KM**
- AVISHKAR SCHOOL | **6.3 KM**



HOSPITAL

- LIONS KARNAVATI EYE HOSPITAL | **1.2 KM**
- KD HOSPITAL | **4.9 KM**



TEMPLE

- KHODIYAR MATA MANDIR | **0 KM**
- OGNAJ PANCHTIRTH DERASAR | **0 KM**
- PASHUPATI NATH TEMPLE | **4.6 KM**
- VAISHNAV DEVI MATA MANDIR | **4.7 KM**



OTHER LOCATIONS

- SARDARDHAM | **4.9 KM**
- UMIYADHAM | **6.7 KM**
- SCIENCE CITY | **7.3 KM**

CONNECTIVITY



