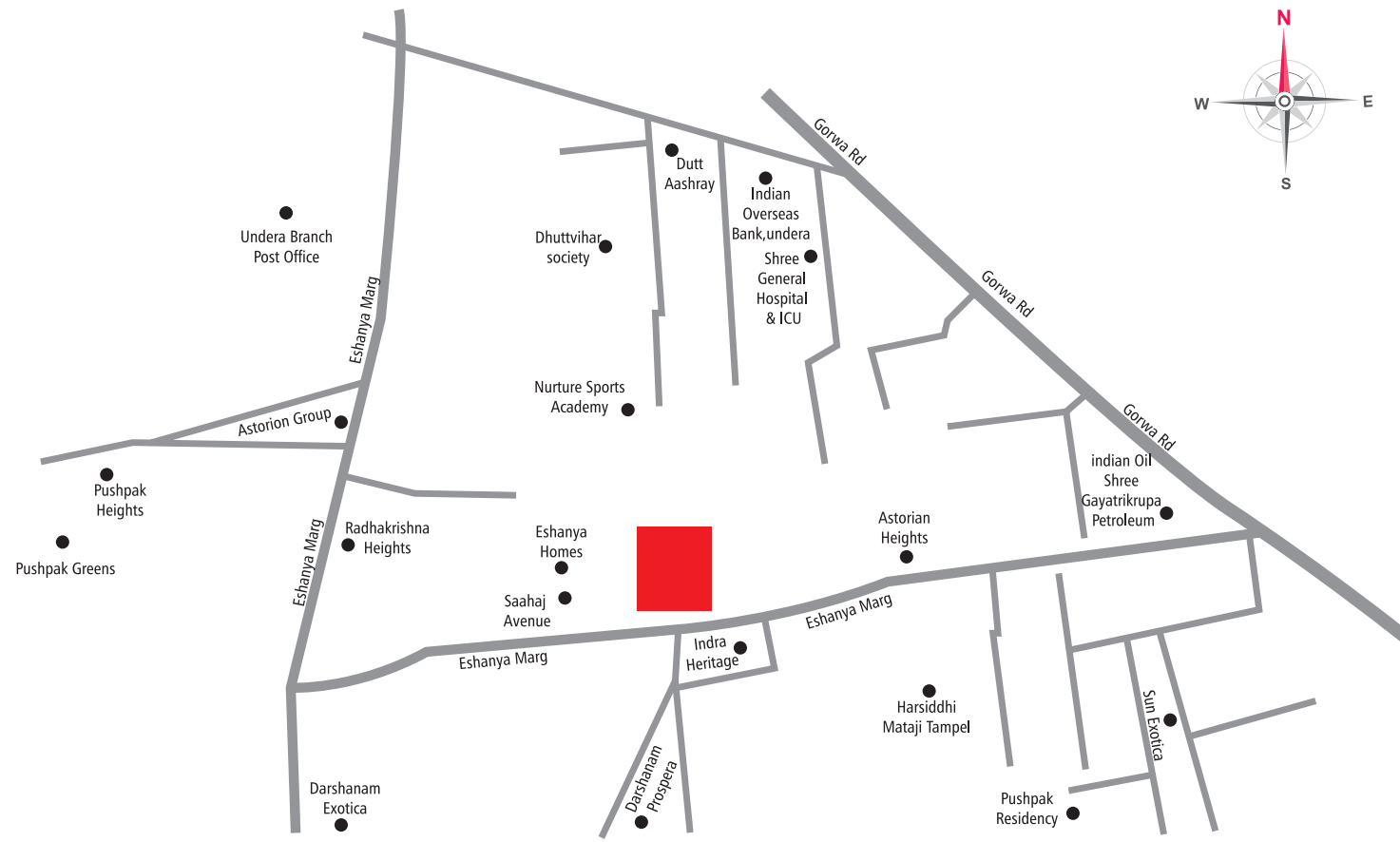


KEY PLAN



Developers
Solitaire Realty

Site: **ESHANYA SOLITAIRE**,
Eshanya Marg, Nr. Darshanam Club Life,
New Gotri, Vadodara.

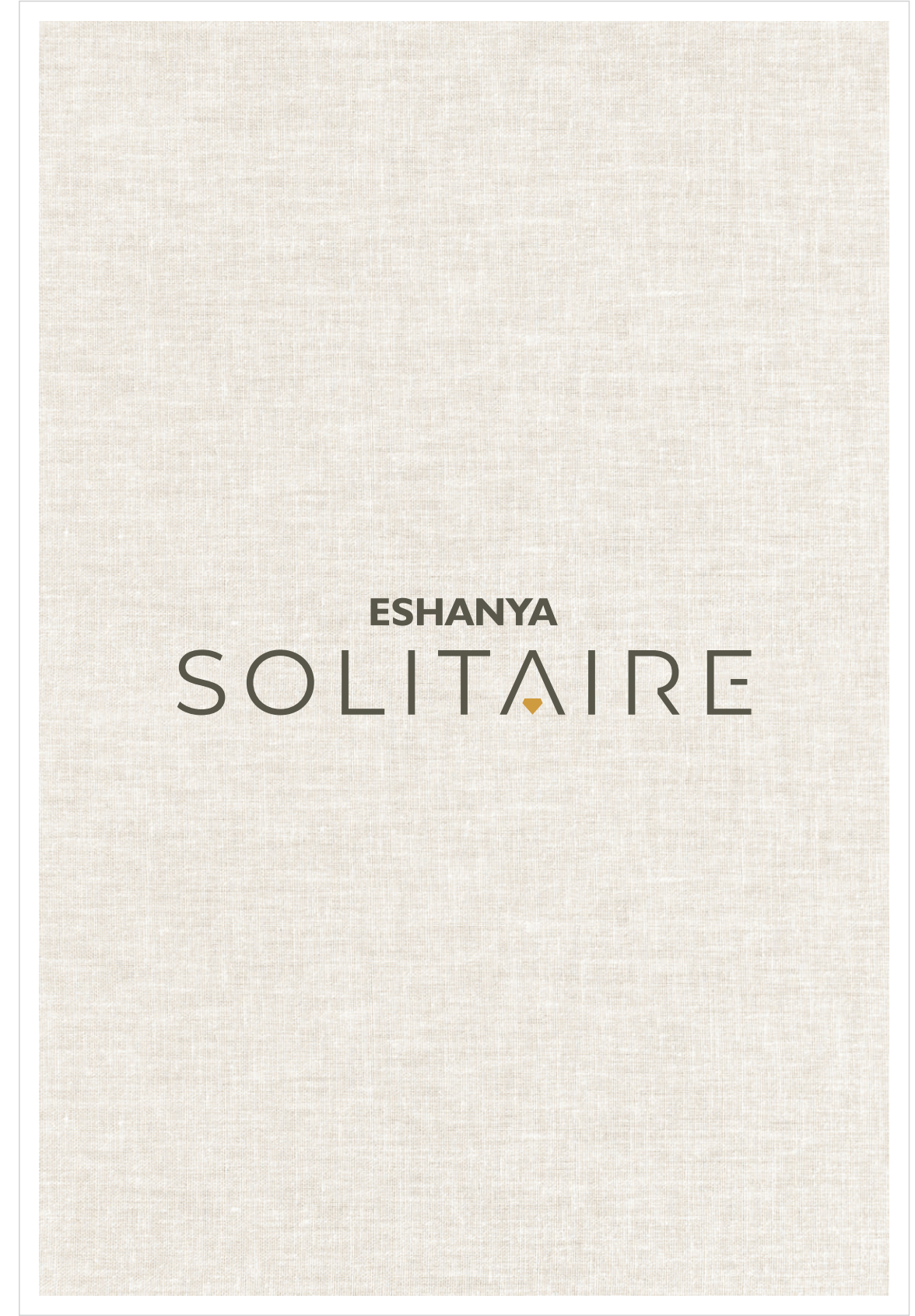
M.: +91 **99092 33379**
+91 **99092 33278**

Email:eshanyasolitaire@gmail.com
www.eshanya.in

Architect
- Rahul Patel, Design Era
- UNEVEN

Structural Consultant
Zarna Associates

Legal Consultant
Bhoomik Goswami





SPECIFICATIONS (FLATS)

Structure

Well designed RCC frame structure as per structural engineer's design

Flooring

Vitrified flooring in living, dining, kitchen and all bedrooms

Kitchen

Exclusive Granite platform with SS kitchen sink and designer tiles upto lintel level. Kotastone flooring for wash area.

Bathrooms

Designer wall tiles and anti-skid ceramic tiles flooring. Standard quality CP fittings & vessels. Table top ceramic basin. Powder coated aluminium ventilation.

Plumbing

Systematic wall concealed CPVC/UPVC plumbing

Doors

Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with both side laminates.

Windows

Powder coated Aluminum section windows.

Electrification

Concealed copper ISI wiring & branded modular switches. Sufficient electrical points in all rooms. TV point in living room. MCB in main distribution board. Geyser point in each bathroom.

Finishing

Internal smooth finish plaster with Putty & Distemper on internal walls, External double coat plaster with weather proof exterior paint.

SPECIFICATIONS (SHOPS)

Wall Construction

Internal wall with putty & primer and external wall with weather proof paint over double coat plaster.

Flooring & wall cladding

- Vitrified tile flooring with skirting in all units.
- Natural stone /Vitrified tile flooring in common area.

Shutters

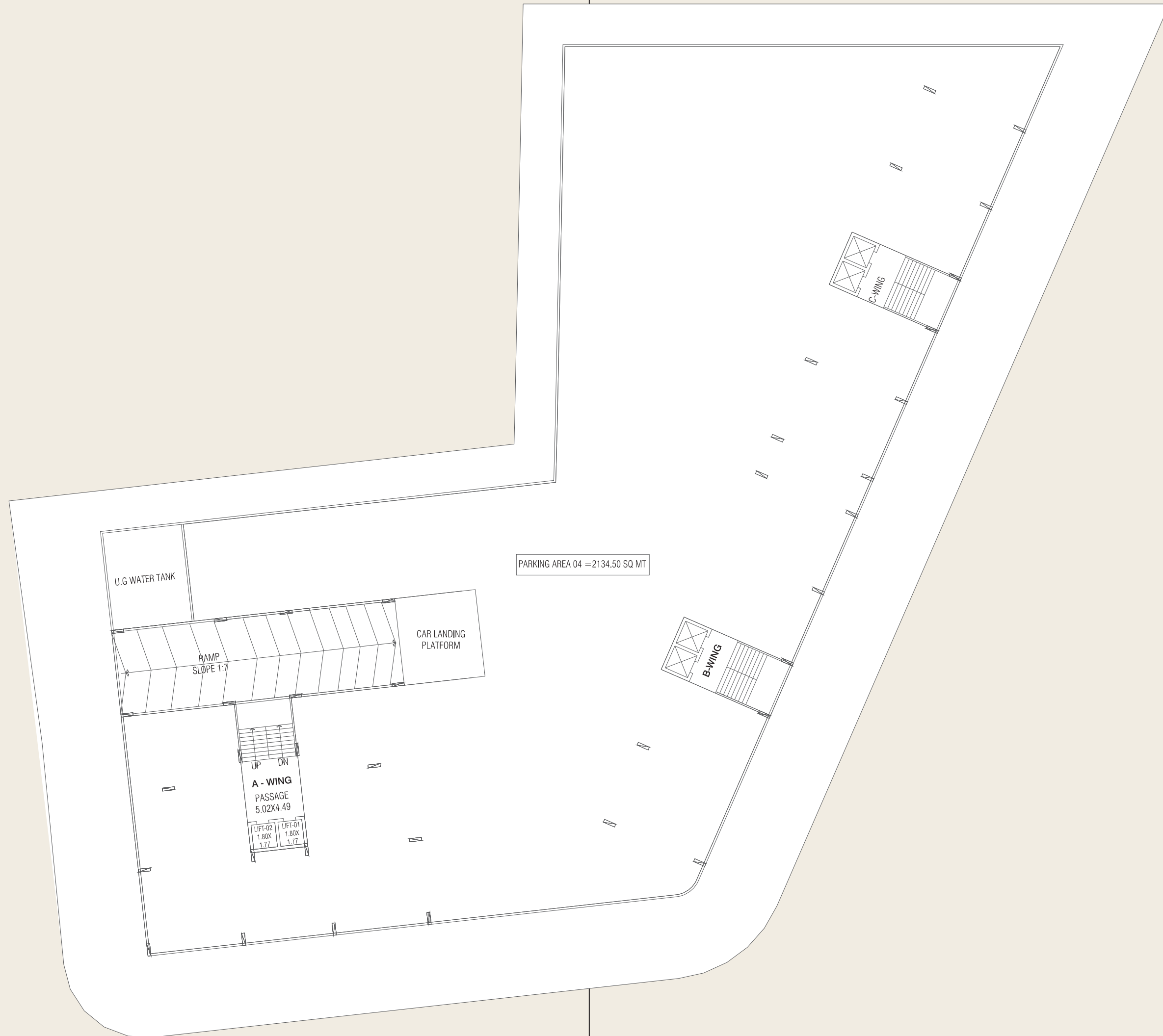
M.S Rolling shutter with color

Electrification

Sufficient electric point with concealed wiring along with Decorative modular switches with one AC Point in each unit.

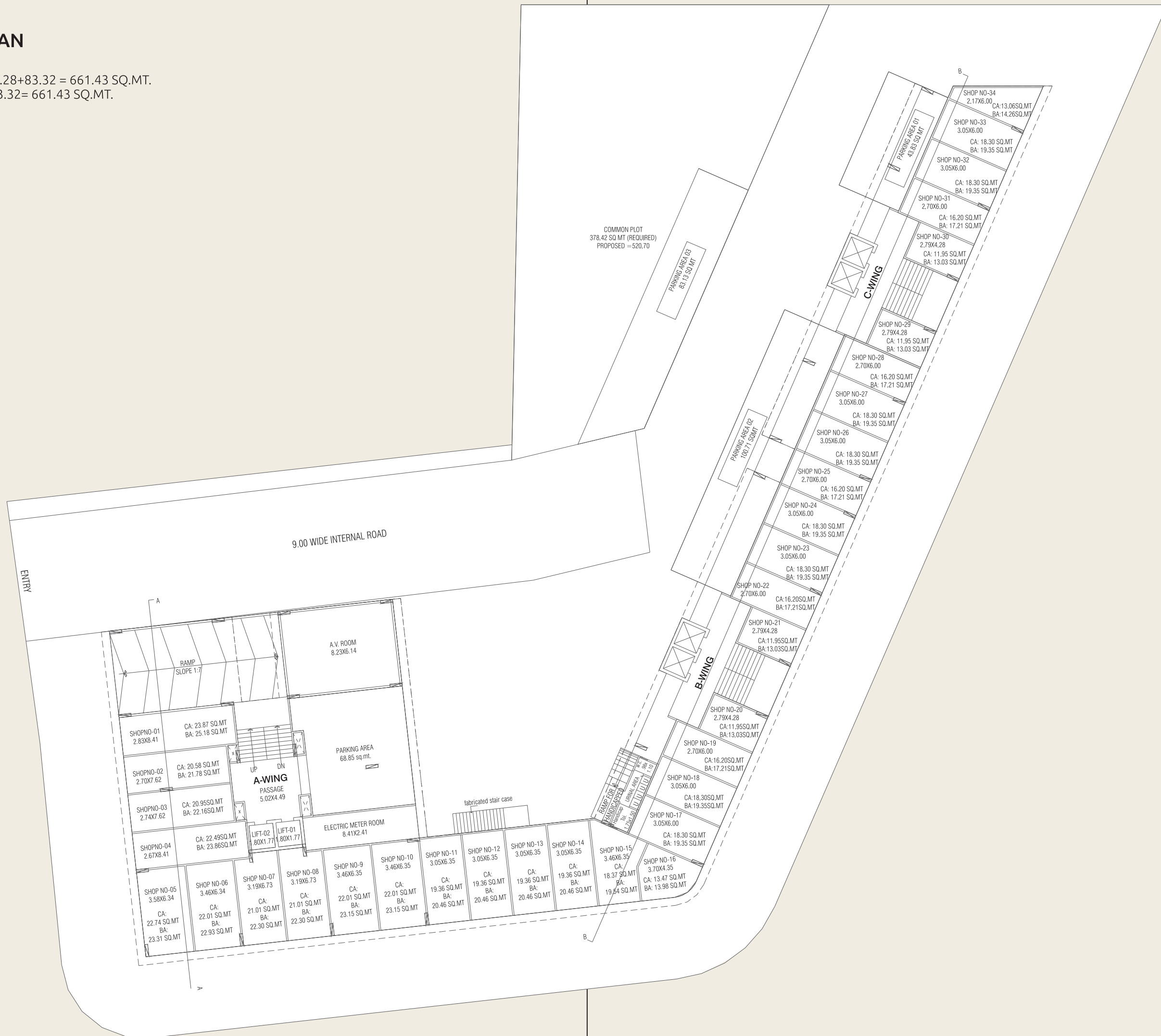
BASEMENT PLAN

B.A = 2507.24 SQ.MT.
PARKING AREA = 2134.56 SQ.MT.



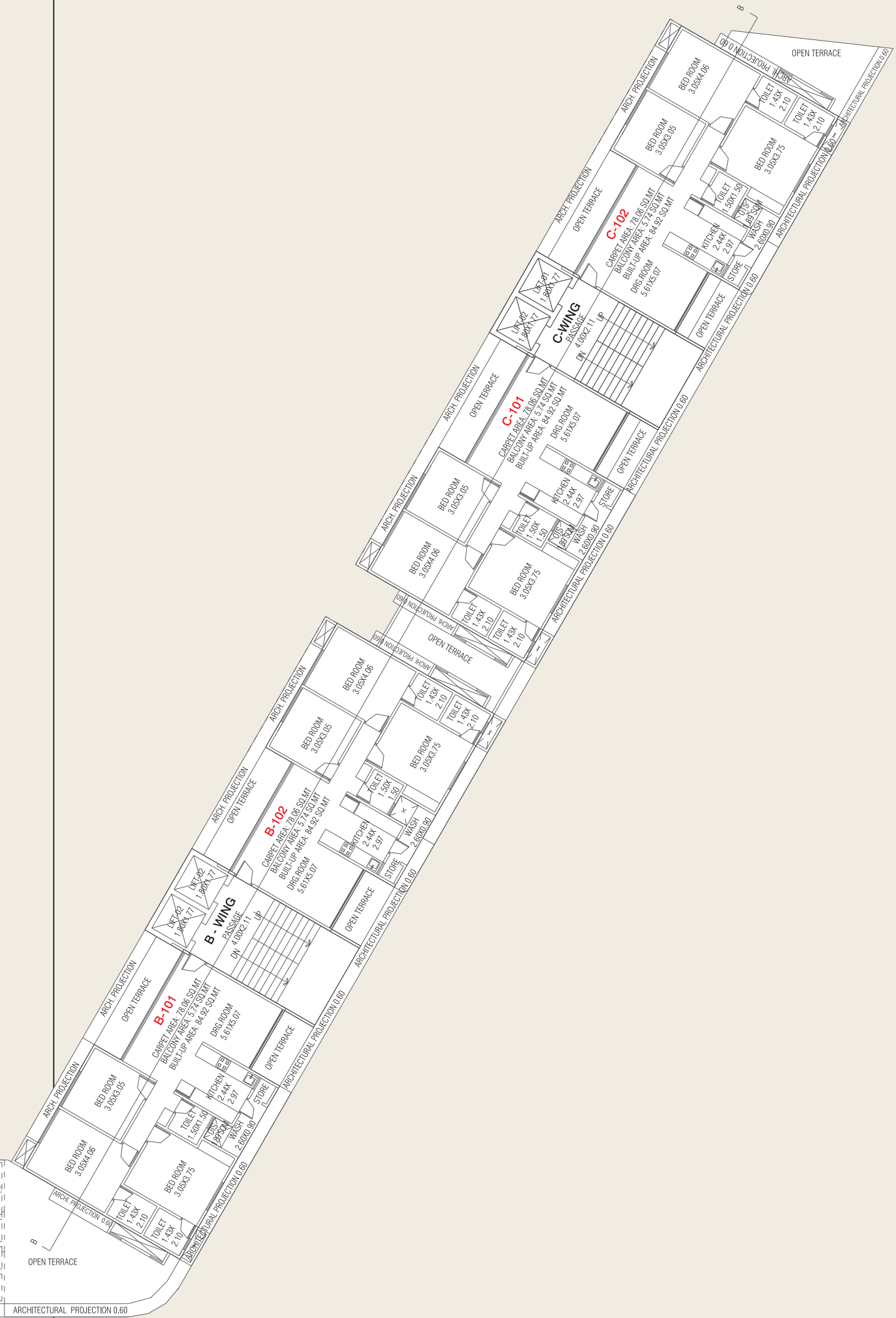
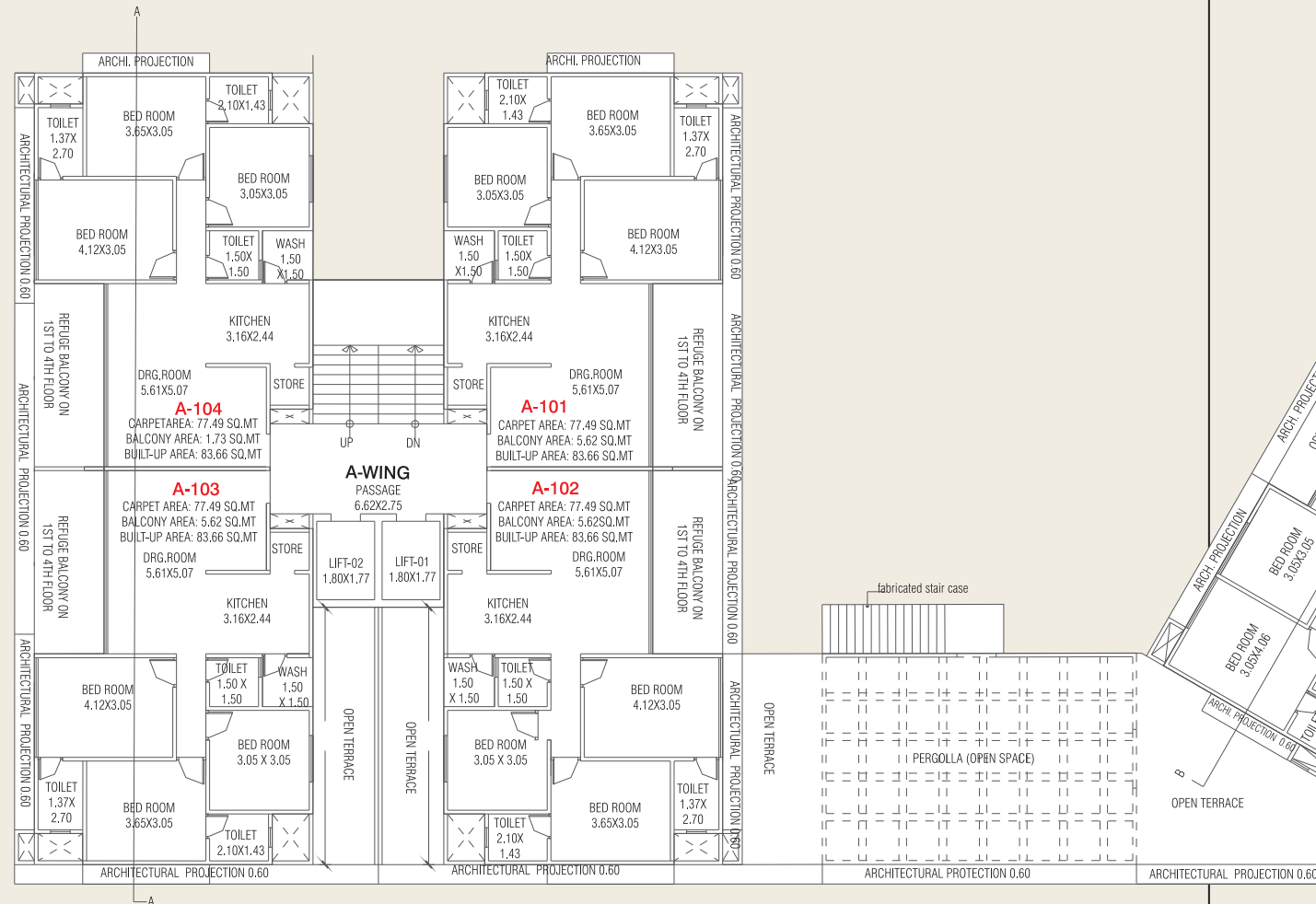
GROUND FLOOR PLAN

TOTAL F.S.I AREA = 422.83+155.28+83.32 = 661.43 SQ.MT.
 COMM. FSI = 422.83+155.28+83.32= 661.43 SQ.MT.
 RESI FSI = 54.97
 B.A = 1128.17 SQ.MT.



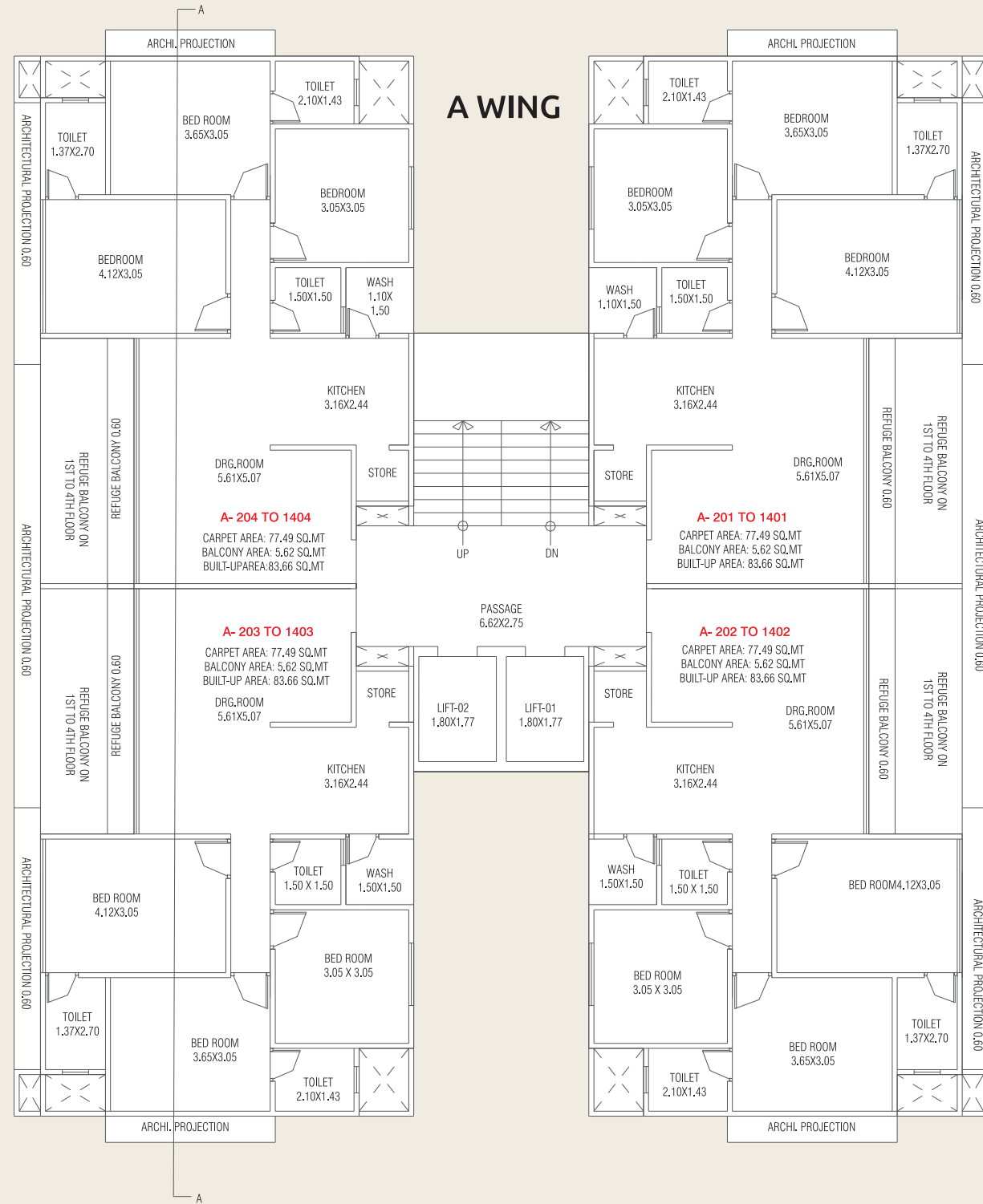
FIRST FLOOR PLAN (TOTAL)

F.S.I AREA = 334.74 (A-WING) + 169.84 (B-WING) + 169.84 (C-WING)= 674.42 SQ.MT.
 BUILT UP AREA = 3 89.14 (A-WING) + 205.71 (B-WING) + 205.71 (C-WING)= 800.56 SQ MT



2ND TO 14TH FLOOR PLAN

F.S.I AREA = 334.74 SQ.MT.
 TOTAL F.S.I AREA = 334.74 X 13 = 4351.62 SQ.MT.
 B.A. = 389.14
 TOTAL B.A. = 389.14 X 13 (13 FLOORS) = 5058.82 SQ. MT
 LIFT , STAIRCASE , PASSAGE AREA:-54.40 SQ MT



A WING

2ND TO 14TH FLOOR PLAN B & C WING (2 WINGS TYPICAL)

F.S.I AREA = 205.71-35.87 (STAIRCASE) = 169.84 SQ.MT.
 TOTAL F.S.I AREA (1 WING) = 169.84 X 13 = 2207.92 SQ.MT.
 B.A. = 205.71
 TOTAL B.A. (1 WING-13 FLOORS)= 205.71 X 13=2674.23
 LIFT , STAIRCASE , PASSAGE AREA:-35.87 SQ MT

2ND TO 14TH FLOOR AREA TABLE				
	A-WING	B-WING	C-WING	TOTAL
BUILT-UP	5058.82	2674.23	2674.23	10407.28
F.S.I	4351.62	2207.92	2207.92	8767.46

