

PROJECT BY



SITE ADDRESS :  
RIVERSIDE 38,

Nr. Shree Rang Mall Sahpur Bridge Gift City, Randesan, Gandhinagar, Gujarat

CONTACT :

+91 63516 07289 | +91 95742 70316 +91 79901 54031

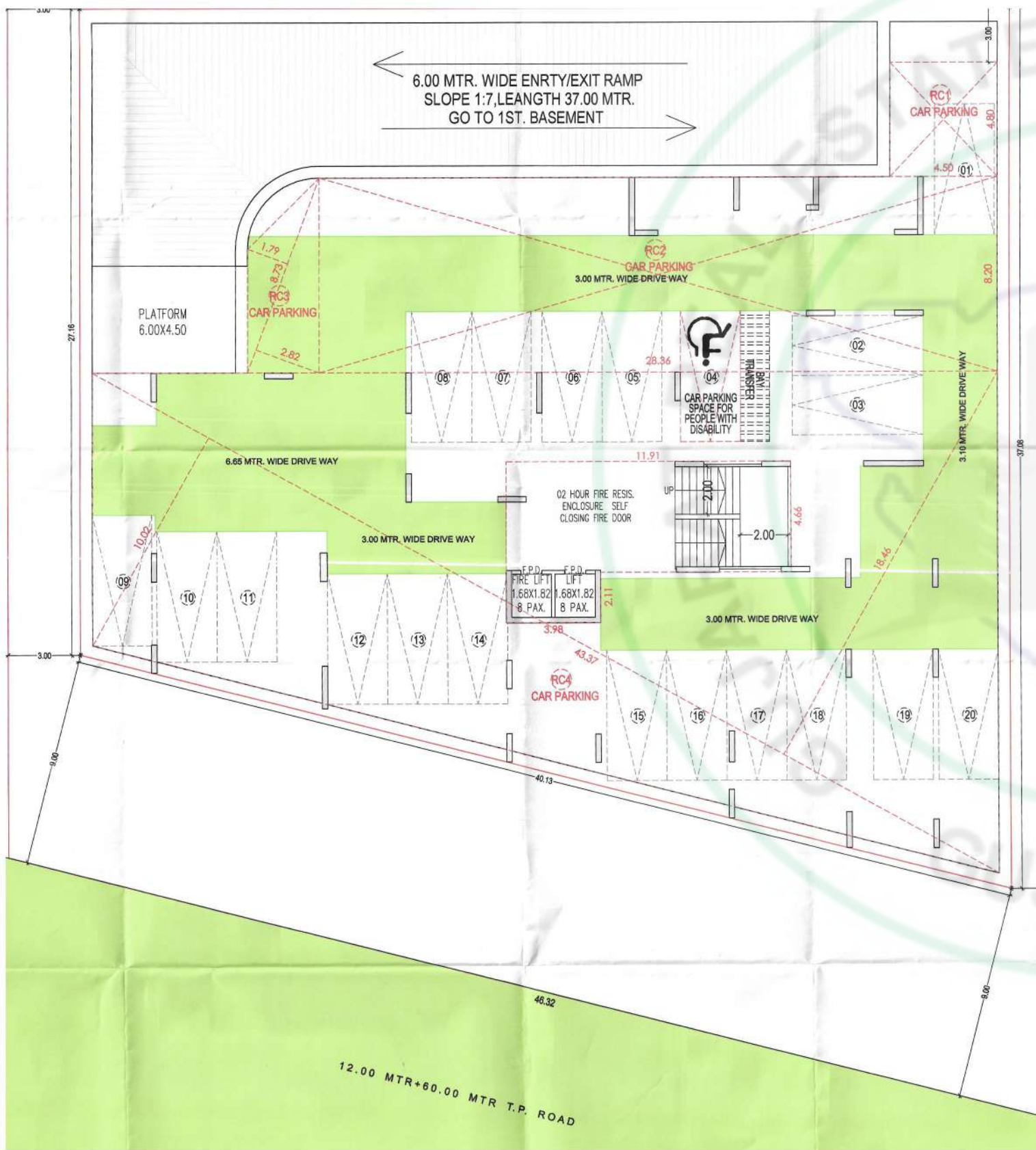
# RIVERSIDE 38

3&4BHK

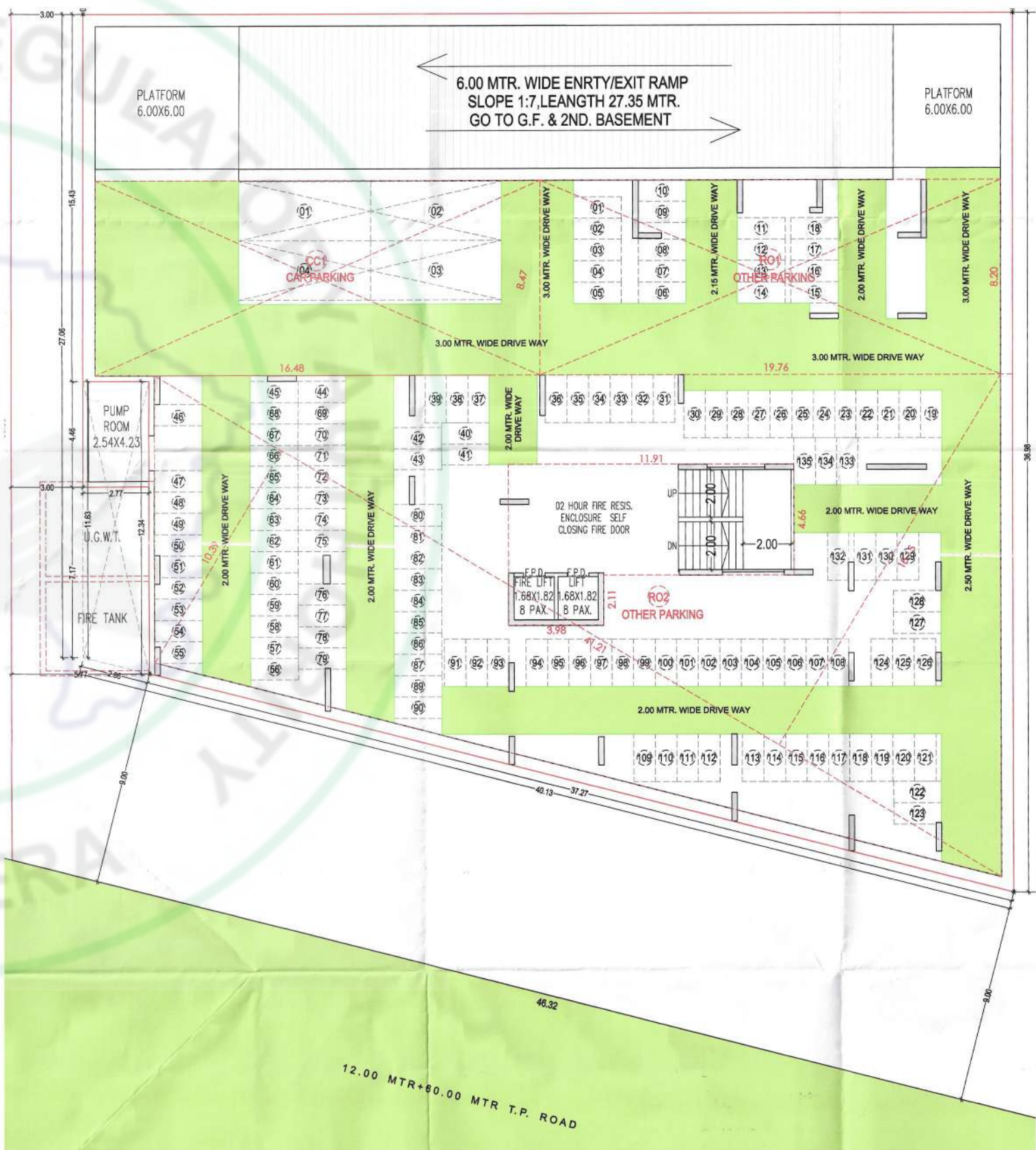
— LUXURIOUS FLATS & SHOPS —



2nd BASEMENT  
PLAN

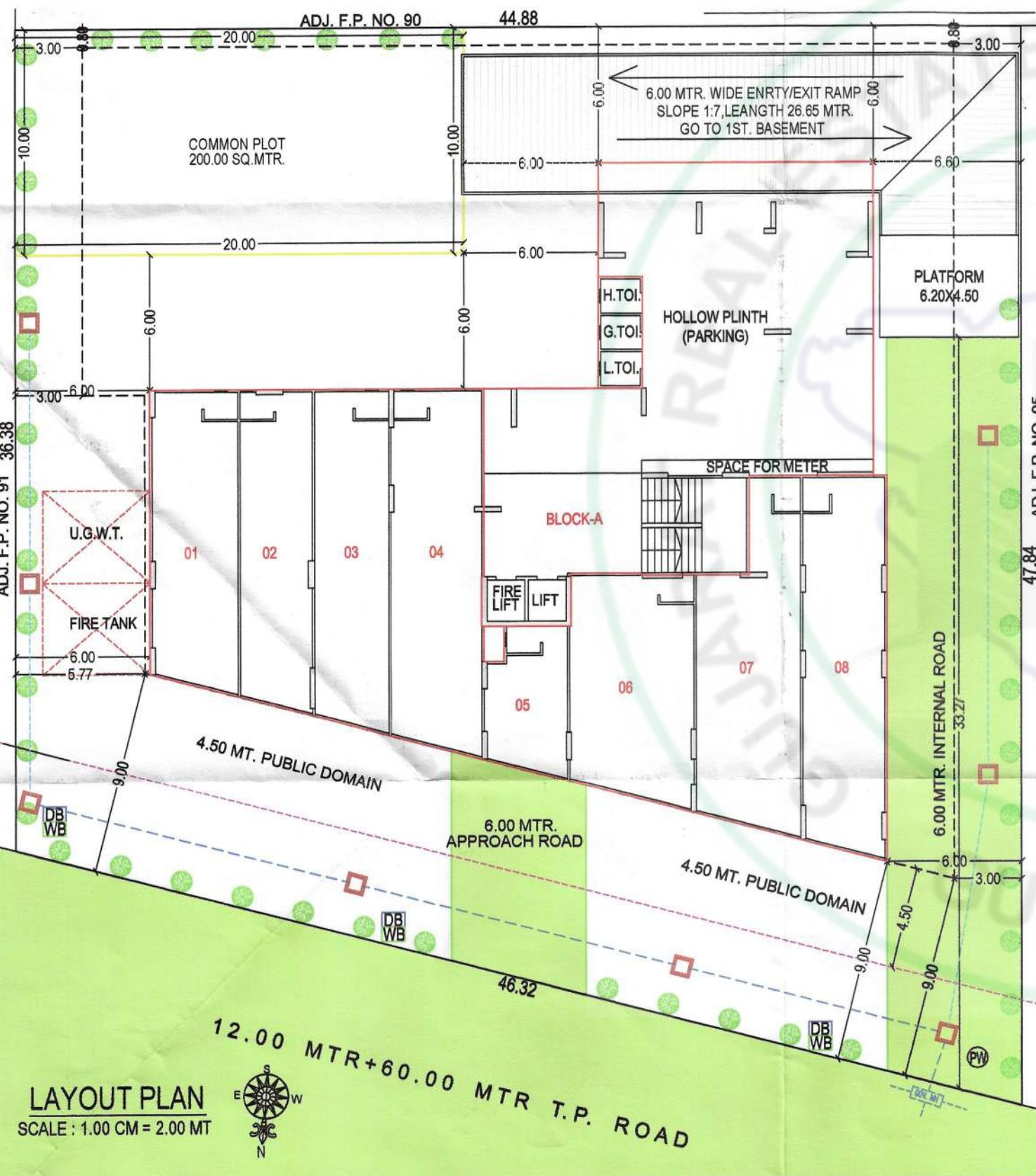


1st BASEMENT  
PLAN

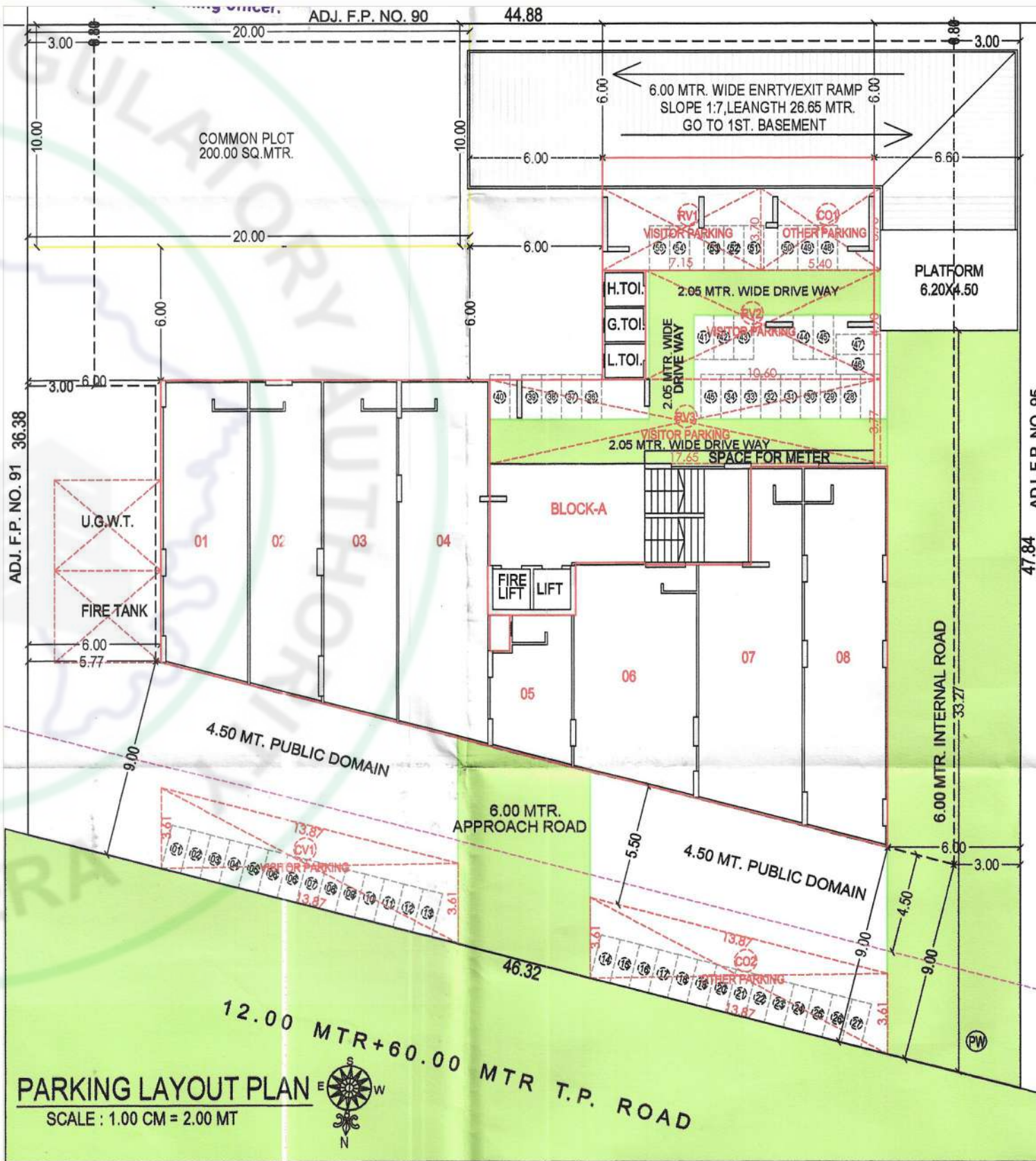




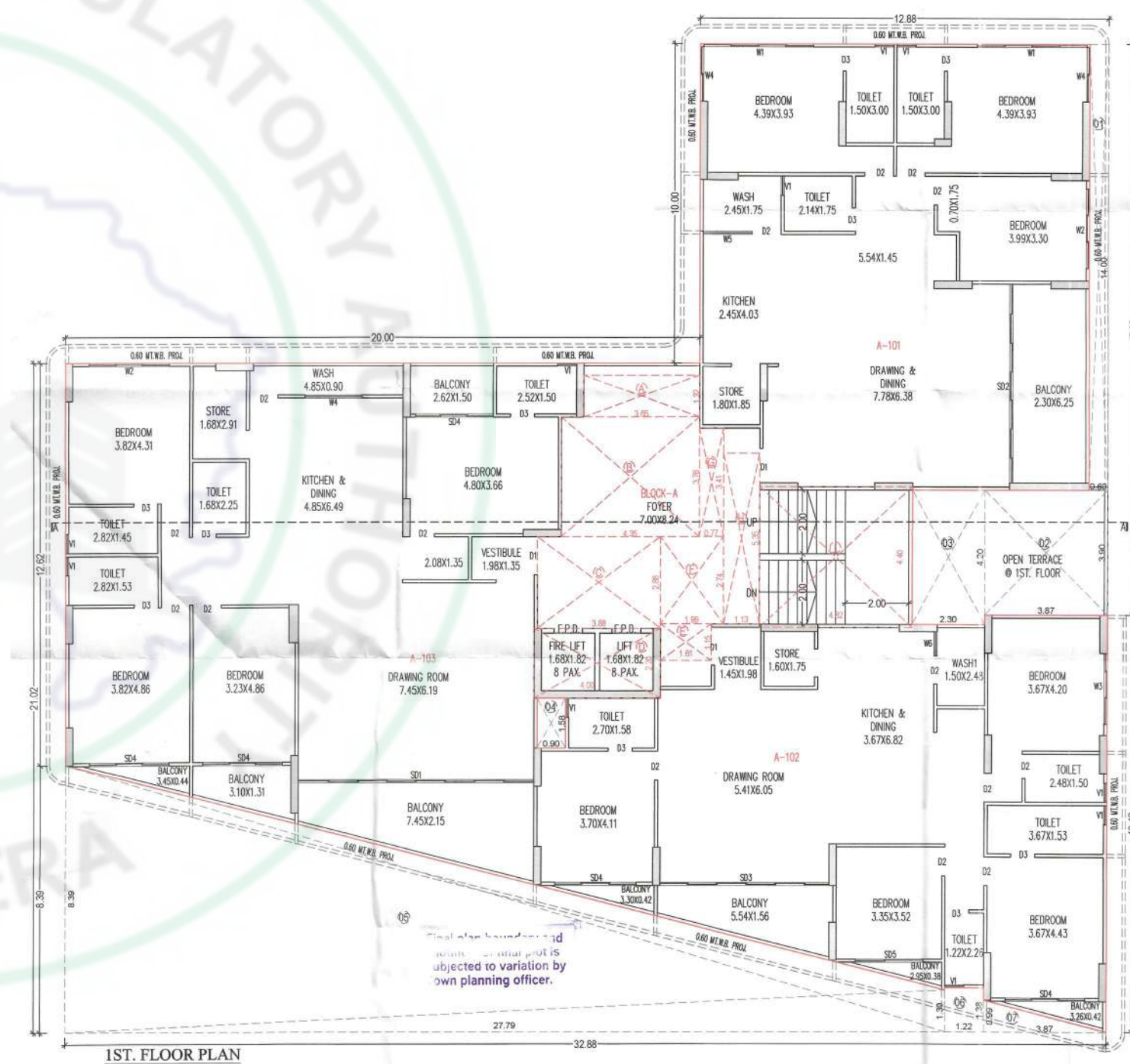
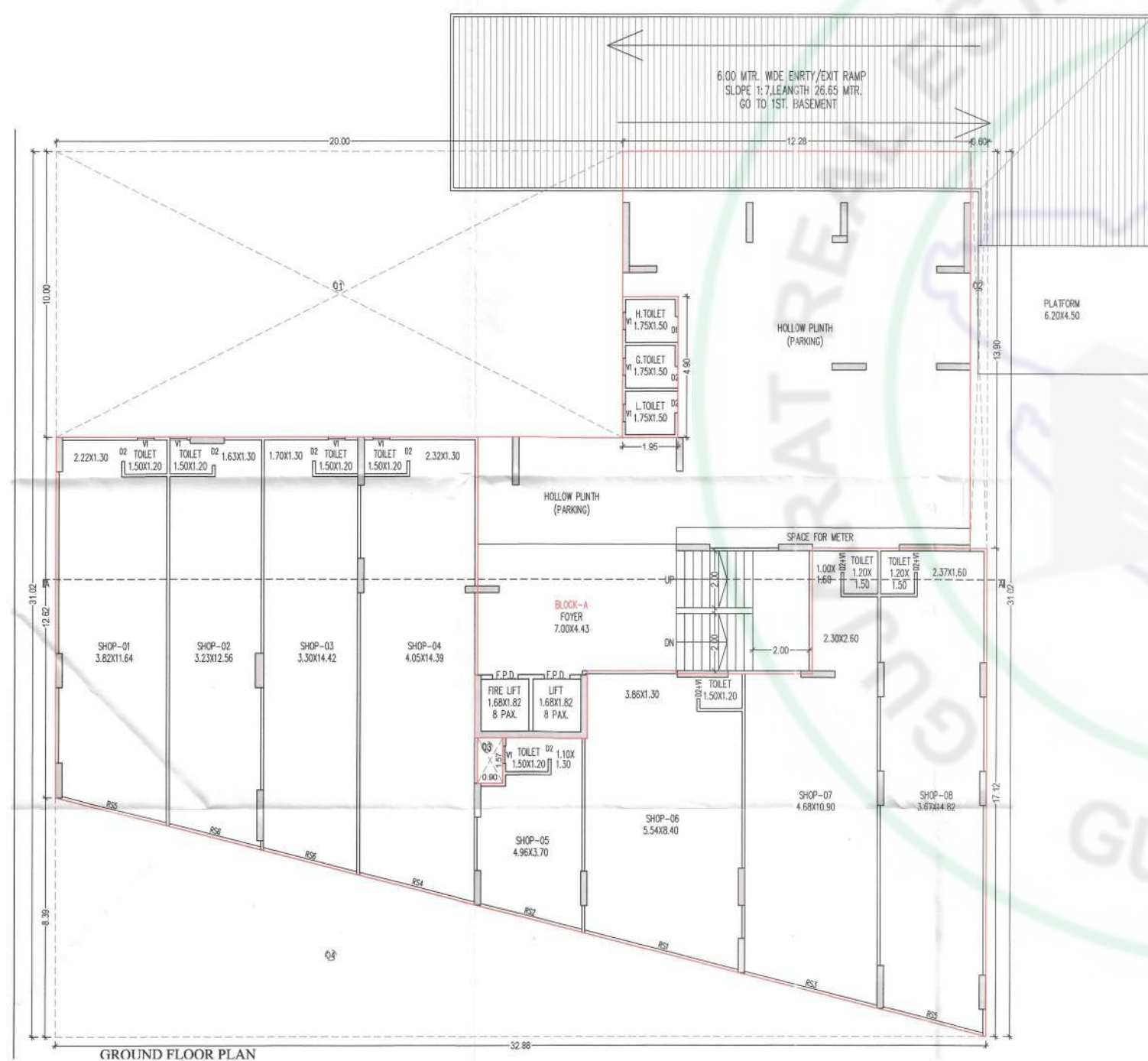
LAYOUT  
FLOOR PLAN



PARKING  
LAYOUT PLAN

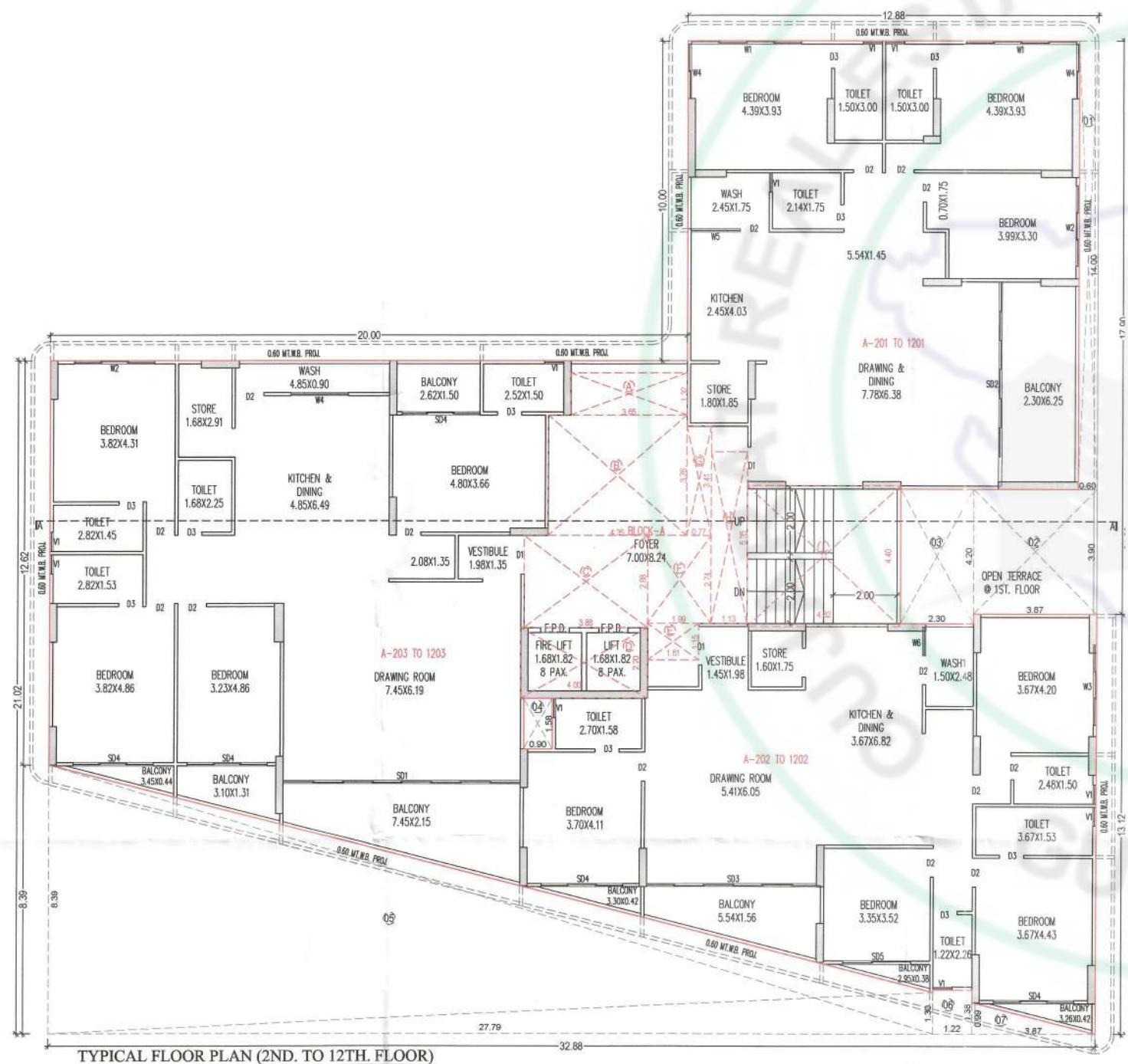








TYPICAL FLOOR PLAN (2ND TO 11TH)



TYPICAL FLOOR PLAN (2ND. TO 12TH. FLOOR)







## AMENITIES

- CHILDREN PLAY AREA
- OPEN AIR CELEBRATION SPACE
- OPEN AIR THEATER
- VIDEO DOOR PHONE
- POWER BACK-UP GENERATOR
- CCTV CAMERA
- SENIOR CITIZEN SIT-OUTS
- ENTRANCE FOYER & WAITING LOUNGE
- 24 X 7 SECURITY
- JOGGING TRACK / WALKWAY
- PROFESSIONALLY LANDSCAPED GARDEN
- 24 HRS WATER SUPPLY

RIVERSIDE 38

A holistic  
Life that is promised  
for you



# SPECIFICATIONS

## STRUCTURE

- RCC frame structure as per is code considering earthquake resistance.

## WALLS

- Masonry wall of AAC blocks.
- Internal wall - Smooth plaster with two coats of white putty.
- External wall - Double coat plaster with textured finish & acrylic text paints.

## PLUMBING

- Suspended plumbing for easy maintenance.

## FLOORING AND DADO TILES

- Living - dinning - kitchen - 32" x 32" or 24" x 24" double charged imported tiles.
- Master bedroom - 32" x 32" or 24" x 24"
- Bedrooms - double charged imported tiles.
- Bathrooms - premium quality decorative tiles upto beam bottom level.
- Bath area - non slippery flooring.
- Kitchen - tiles upto beam bottom in kitchen.
- 1. Sandwiched platform with granite top & S.S. Sink.
- 2. Store with kota shelves.
- Washarea- kota stone flooring and glazed tiles dado.

## ELECTRIFICATION

- Modular electrical accessories and centralised distribution board with MCB & ELCB for safety protection.
- A.C. Points in both master bedroom and living room.
- Concealed and fire resistant copper wiring with A.C., T.V., telephone, geyser, water purifier, washing machine and refrigerator points.
- Appropriate earthing and lighting protection.

## DOORS

- All wooden doors are of purely pinewood material.
- Decorative wooden main door with veneer finish and designer hardware fittings.
- Other doors are wooden flush doors with europa locks and wooden frames.
- Video door camera at main door.

## WINDOWS

- Large windows for special attention to views with ample natural lights and ventilation.
- Fully glazed aluminium balcony in drawing room and fully glazed powder coated aluminium.

## LOCATION MAP



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**PROJECT BY :**



**ARCHITECT :**



**STRUCTURE :**



**Disclaimer :** Premium quality materials or equivalent branded products shall be used for all construction work • Torrent power charges, gas charges, legal charges and other Govt. charges shall be paid separately. • Maintenance deposit shall be paid separately. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes strictly not allowed. • Stamp duty, registration fees, and service tax charges on allotment and possession of the property shall be borne by the purchaser, applicable as per prevailing law. • Any additional liabilities due to change in the by-laws, stamp duty govt. laws shall be borne by the members. • New rate will be applicable in case of delay in payment terms. Terms & conditions will be as per separate agreement. • This brochure is meant only for information, presentation & guidance purposes, It is not an authorized document or an agreement. This does not form the basis of any contract. • Variations may occur as per local regulations and developer's policy of improvement.