



# K - ARANYA

*Mindful Living*

Premium 2.5 BHK Homes

DEVELOPER

**AADHYA**  
DEVELOPERS

ARCHITECT



OCTET DESIGN  
SERVICES LLP

LEGAL ADVISORS



JIGNESH MODI &  
CHITRANG MEHTA

STRUCTURAL  
ENGINEERS



BHAGAT & ASSOCIATES

MEPF CONSULTANTS



JV MEPF Consultant

**Modern Living**  
at its finest.



A PROJECT BY  
**AADHYA**  
DEVELOPERS



# THE PROJECT

**K-ARANYA**, where the urban landscape converges with nature's grace. Our project is a testament to contemporary design, creating a haven where residents embrace the city's heartbeat and nature's serenity. A well ventilated design gives a feeling of spaciousness, privacy and peace which is an outcome of the latest concept in modern living. Come explore eco-urban living with us.



# AMENITIES

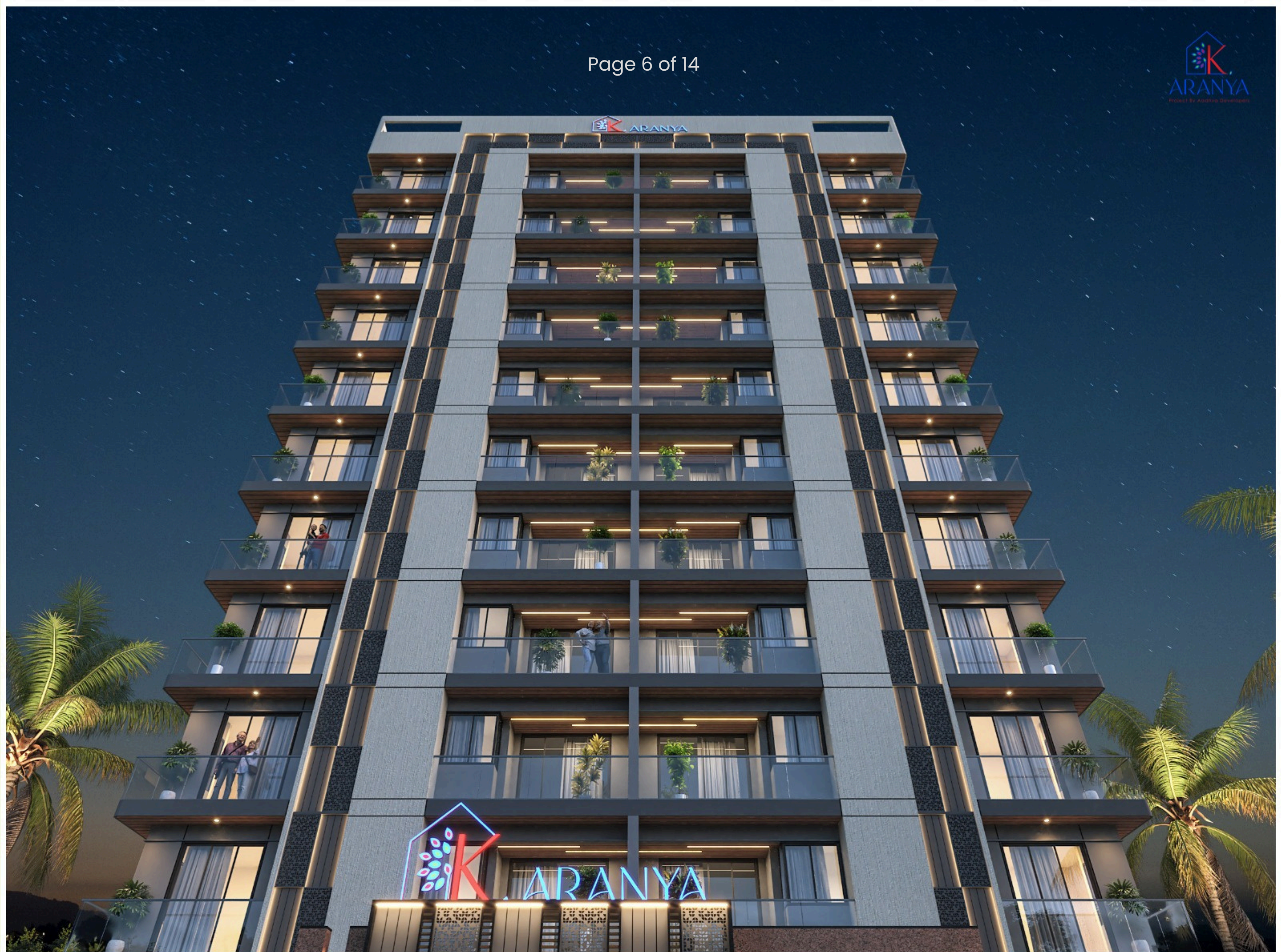
- ◆ SECURITY CABIN
- ◆ 24/7 CCTV SURVEILLANCE
- ◆ PICK UP/ DROP ZONE
- ◆ OPEN GARDEN AREA
- ◆ 2 ELEVATORS PER TOWER
- ◆ SR. CITIZEN SEATING AREA
- ◆ SOLAR PANELS FOR COMMON AREA
- ◆ WALKING / JOGGING TRACK
- ◆ CHILDREN PLAY AREA
- ◆ LIFT ACCESS TO TERRACE AREA
- ◆ GAZEBO
- ◆ DG SET FOR POWER BACK-UP



ONLY  
80  
UNITS



**Beautiful Vistas**  
with ample ventilation  
and open spaces.





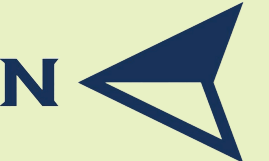
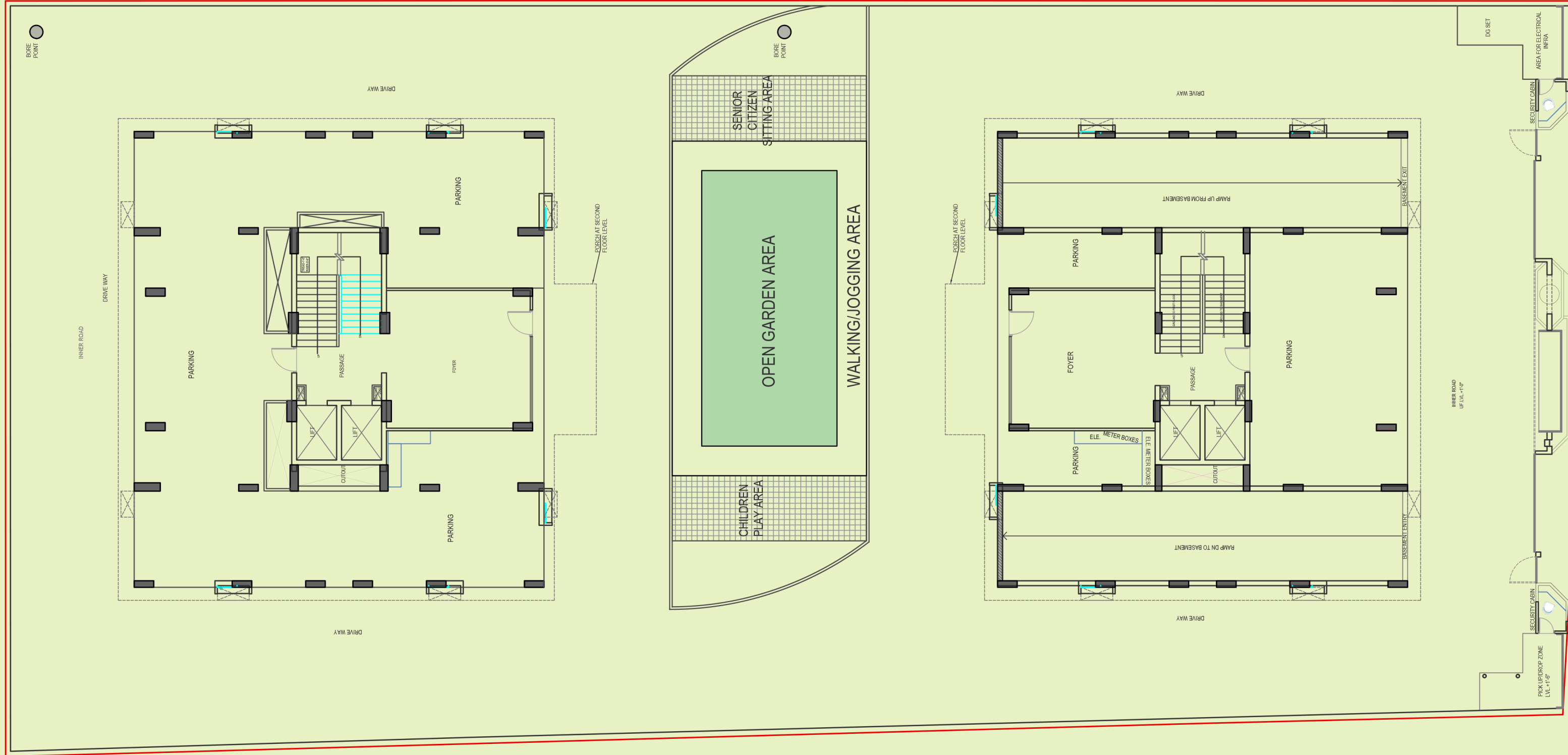
ARANYA

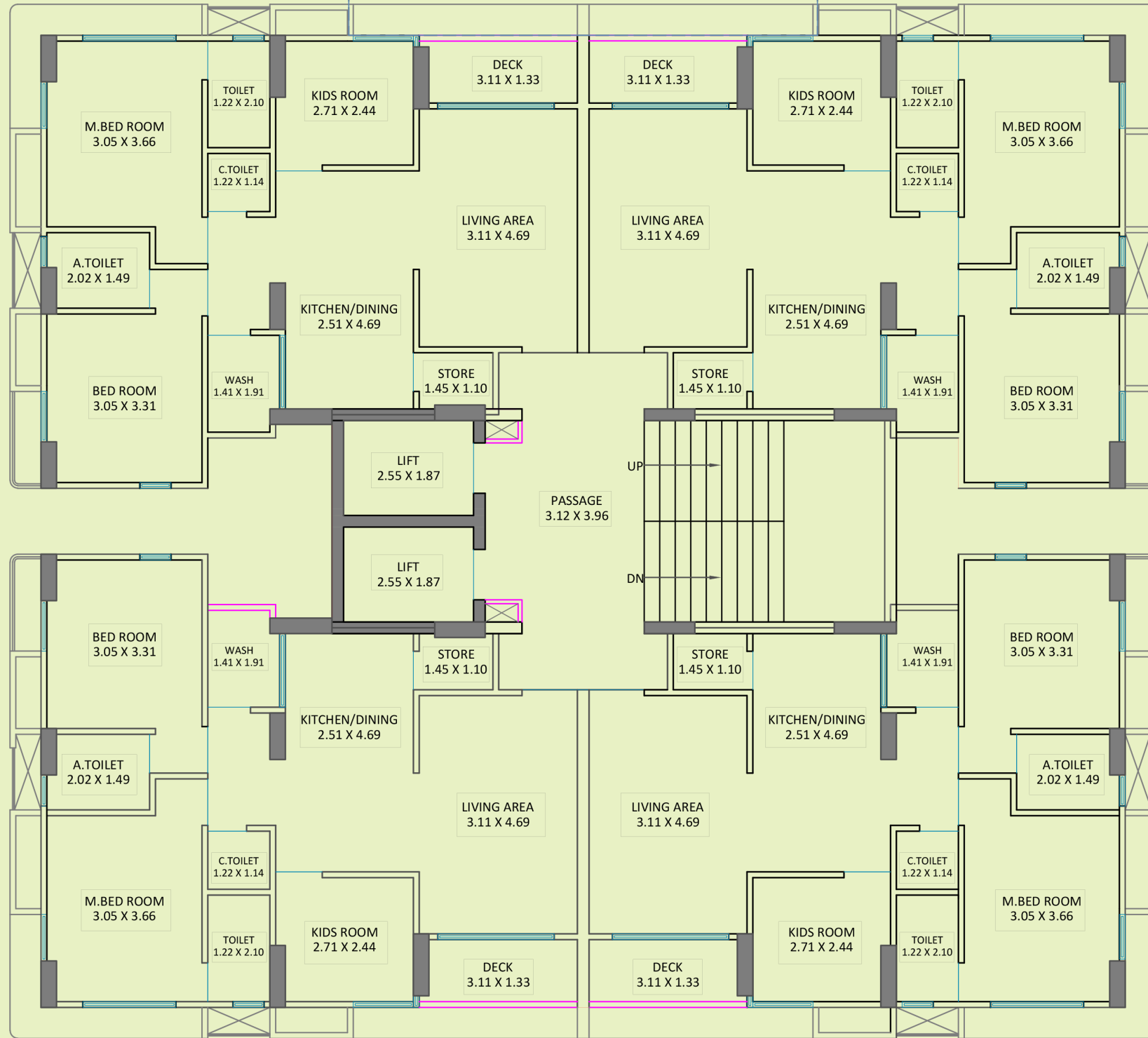
# Blissfulness

**Well Developed  
Terraces for Leisure and  
Relaxation.**

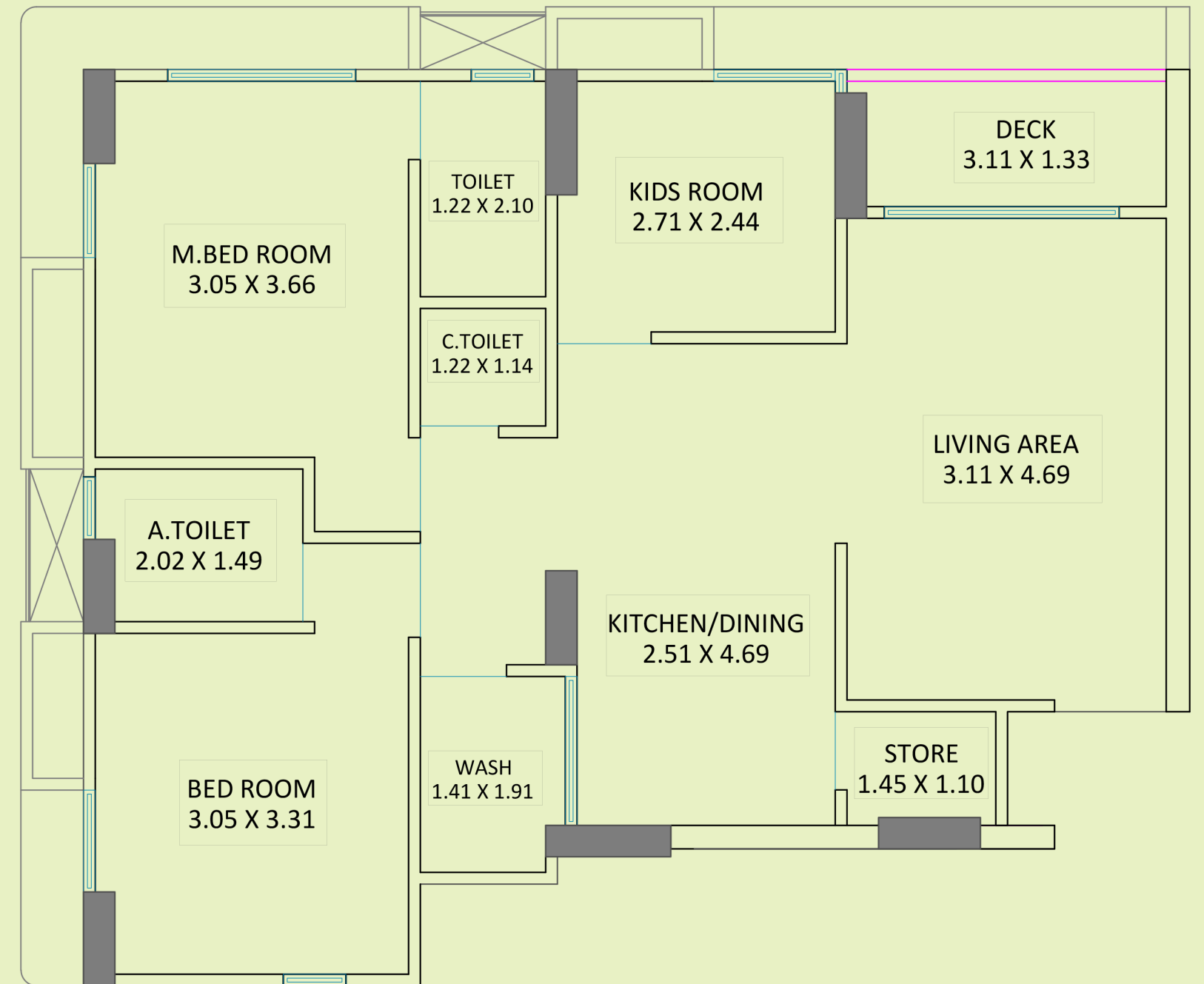


# GROUND FLOOR LAYOUT PLAN





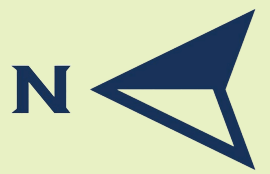
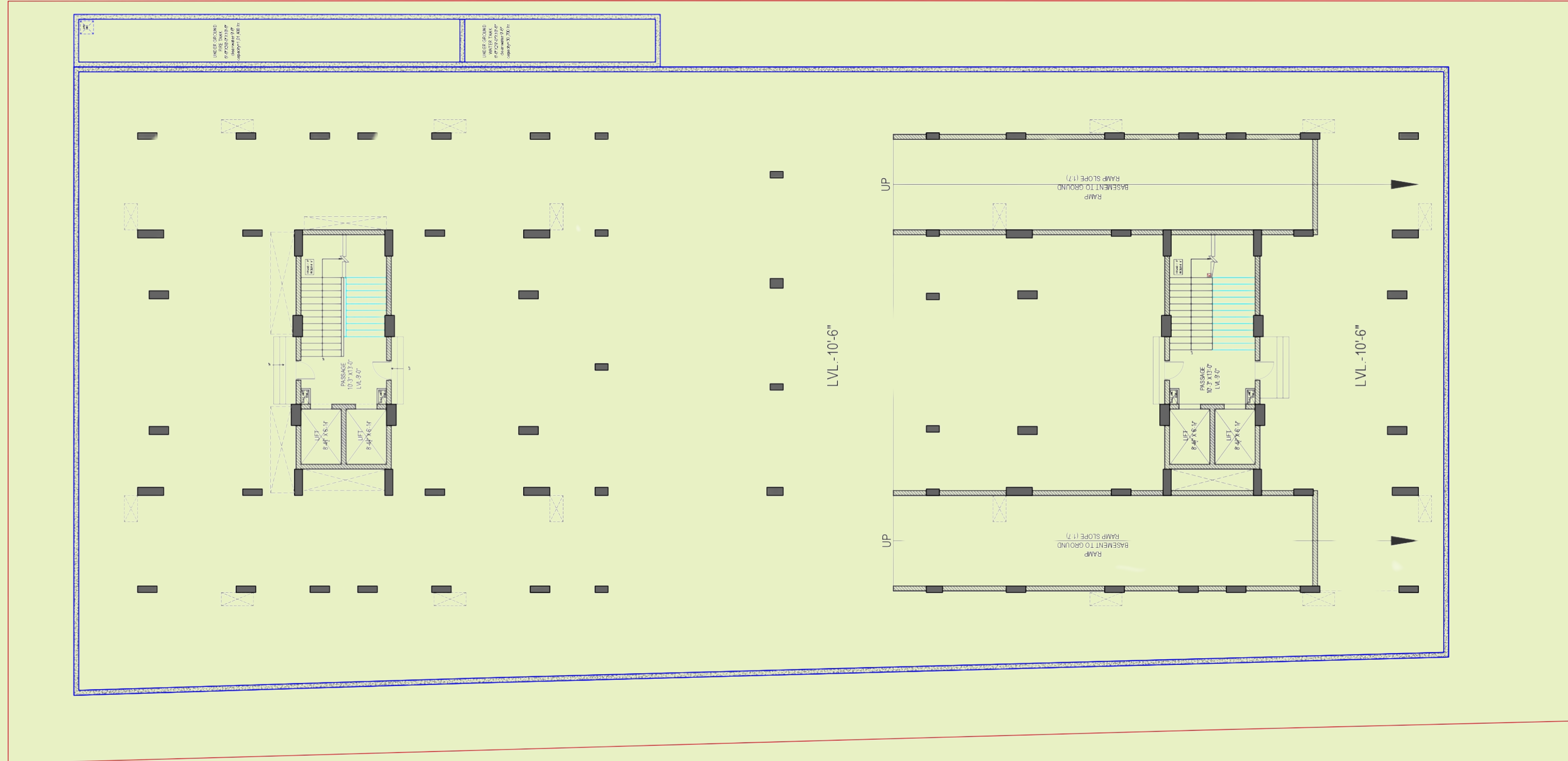
**FLOOR PLAN**



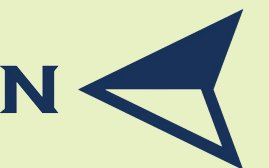
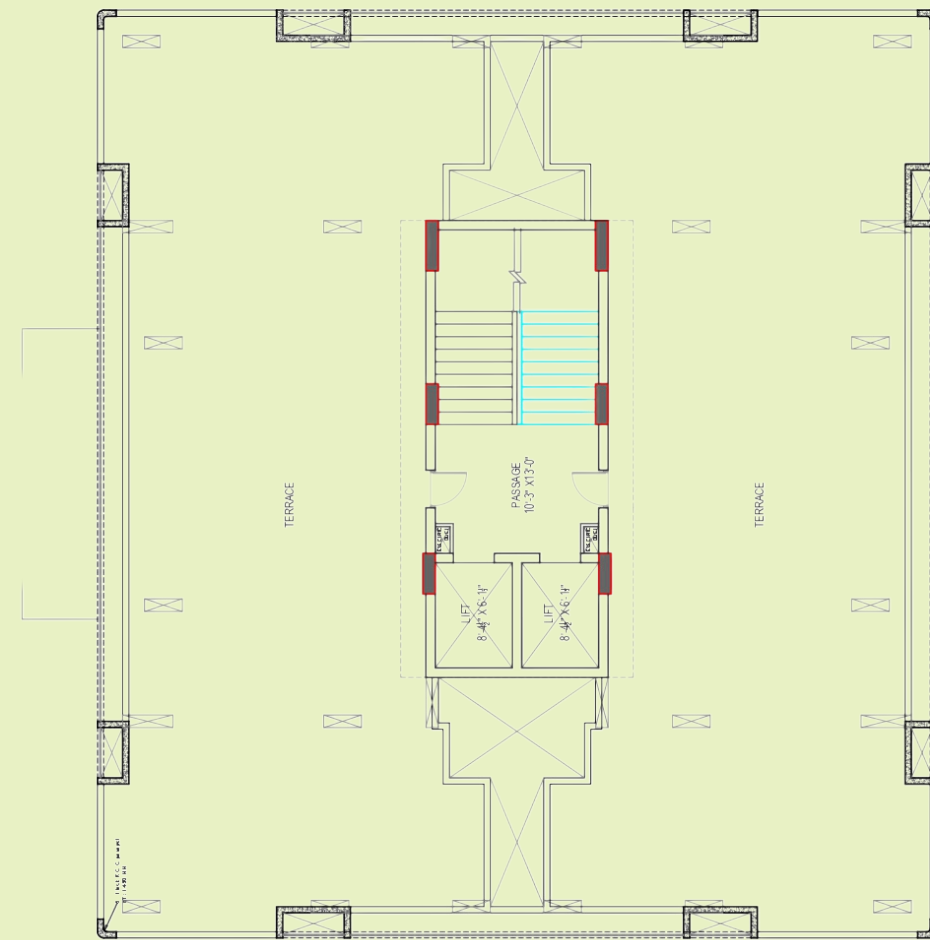
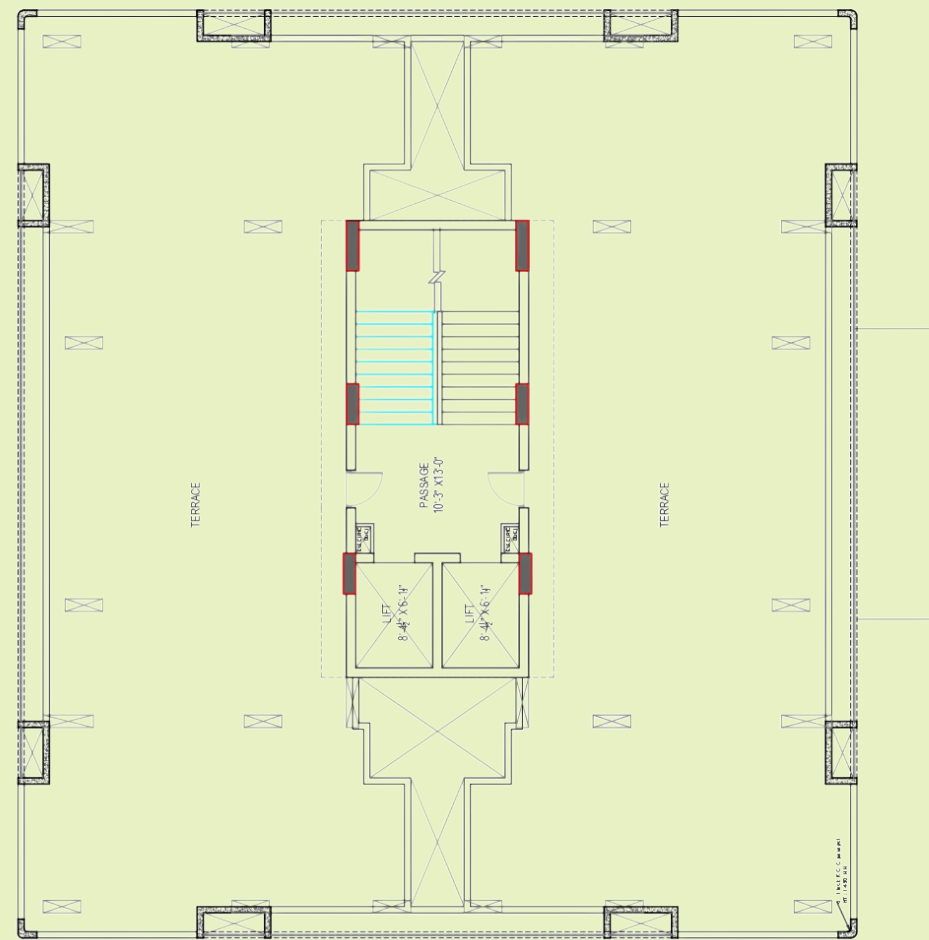
**UNIT PLAN**



# BASEMENT LAYOUT PLAN



# TERRACE LAYOUT PLAN



# UNIT SPECIFICATIONS

## LIVING SPACES :

- Standard Quality Vitrified Tiles in Living Room, Dinning, all Bedrooms & Kitchen.
- Wooden Effect Tiles with SS / Glass Railing in Balcony.

## Kitchen & Store Room:

- Granite Kitchen platform with SS Sink.
- Wall Tiles up to the Lintel Level.
- Vitrified Tiles Flooring in Store Room with Stone Shelves.
- Exhaust / Chimney Provision.
- Gas Connection on Kitchen Platform and Provision for Water Purification.

## Wash - Utility Area:

- Adequate Electrical, Plumbing & Drainage Points.

## Toilet & Plumbing:

- Anti-Skid Flooring Tiles with well designed wall tiles.
- Vitrified / Ceramic Tiles up to the Lintel Level.
- Standard Quality Sanitary Fittings.
- Standard Quality Sanitary Wares.
- Centralised Geyser provision point in wash area.
- CPVC / UPVC piping of standard quality.
- Open drainage system with openable ceiling.

## Internal Wall:

- Smooth finished Double Coat Putty.
- A/C Sleeves ( route of Copper Pipe, Drain Pipe ) Provision for all rooms & Living Room.
- Space allotted for A/C Outdoor Units.

## Door & Window:

- Designer main door with Wooden / WPC frame.
- Designer Laminated internal doors with Granite / WPC frame.
- Standard Quality of Door Locks & Accessories.
- Anodised / Powder coated Aluminium section with premium quality reflective glass.

## Electrification & Power Back-up:

- Standard Quality ( ISI certified ) cable with sufficient points.
- Modular Switches of Standard Quality (ISI Certified).
- 2 AMP Power Back-up in each Flat.
- ISI Grade MCB & ELCB with modular switch board.
- 24 \* 7 Generator with sufficient capacity for lights & fans in each flats & common areas.

## Elevator:

- 2 Branded fully auto elevators for each building of Standard Quality (ISI Certified).

## Facade Treatment:

- Double Coat Plaster with Weather Shield Paint / Texture.

- Well Designed Campus Festival Garden.
- Gazebo for Outdoor Seating.
- Paved Jogging Track.
- Children Play Area.
- Pick Up/ Drop Zone.
- Senior Citizen Sitting Area.
- Waiting Lounge for Each Building.
- Power Backup Generator.
- Fire Safety.
- 2 Auto Door Closing Lifts of Standard Make for Each Building.
- CCTV Camera in Common Area for Surveillance.
- CCTV Camera in Lifts and Passages of every floor for Surveillance & Safety.
- Automatic On/Off System for Common Lighting.
- Roof-Top Solar Panel for Common Area.
- Lift Access to Terrace Area.
- Gazebo Style Sitting Area.

## NOTE:

- All rights for alteration / modification and development in design or specifications by architects and / or developer shall be binding to all the members.
- BUC (Building Use Certificate) as per SMC rules, clear titles for loan purpose.
- This Brochure is for private circulation only. By no means, it will form part of any legal contract.

## WE REQUEST

- Stamp duty, registration charges, legal charges, GEB meter and electrical charges (Quotations, Transformer, Cables, Contractor and other charges), society maintenance charges etc. shall be borne by the purchaser.
- GST, VAT, Service tax, TDS & all other taxes levied in future will be borne by the purchaser.
- Any additional charges or duties levied by the government / local authorities during or after the completion of the scheme will be borne by the purchaser.
- Changes/Alteration of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept & lookout of the scheme are strictly not permitted during or after the completion of the scheme.
- Position of A/C Outdoor Units is fixed as per space left by the developer and can not be altered.
- Any RCC member (beam, column & slab) must not be damaged during your interior work.
- Low-Voltage cables such as telephone, TV, and internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer/builder office.
- No wire/ cables / conduits shall be laid or installed such that they form hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- This brochure is intended only for easy display & information of the scheme and does not form part of legal documents.

## LEGAL DISCLAIMER

- All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means it will form a part of final deliverable product.

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A PROJECT BY

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**DEVELOPERS**

RERA No: Applied | [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in) | +91 93751 31038 | [aadhyadeveloperssurat@gmail.com](mailto:aadhyadeveloperssurat@gmail.com)

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K - Aranya , Opp. Avadh Utopia Gate 4, Near Dumas, Opp Surat Airport, Dumas, Surat - 394550 ( T.P - 77 , F.P - 214 )