



THE AMBER, OPP. AARYAN EMERALD, NR. GODREJ GARDEN CITY, AHMEDABAD - 382470
☎ 988 988 0890, 9297 93 9297

ARCHITECT
S.MEVADA
ARCHITECTS

MEP
transenergy
mep-consultants

STRUCTURAL
SHREEJI
STRUCTURAL

LANDSCAPE
LANDSCAPE
DESIGNERS

PR/GJ/AHMEDABAD/AHMEDABAD CITY/AHMEDABAD MUNICIPAL CORPORATION/MAA15692/130825/311229
WWW.GUJRERA.GUJARAT.GOV.IN

10.11 design > 92511905





With a future-focused vision and a legacy since 1989, Dobariya group continues to lead Ahmedabad's evolving real estate landscape. Our portfolio spans over 10,000+ homes and 2,000+ commercial properties, with 10 million+ sq. ft. of completed development. Our operations are driven by robust processes, strong governance, and a dedication to long-term value creation.

35+
YEARS OF
EXPERIENCE

10K+
RESIDENTIAL
UNITS

2K+
COMMERCIAL
UNITS

10M+
SQ. FT. OF
CONSTRUCTION

ONGOING PROJECTS

- THE IDENTITY @ GIFT CITY
- SHANTAM PARMESHWAR
- THE GREEN PARMESHWAR
- THE MARIGOLD PARMESHWAR
- THE OLIVE
- THE PARK
- OMBRE
- KARNAVATI ELYSIUM
- AALOKA PARMESHWAR
- SKY PARK
- APEX INDUSTRIAL PARK
- KARNAVATI BUSINESS CENTER
- SATVAM GLORY
- PANCHRATNA ALFA COTTAGES

COMPLETED PROJECTS

- THE CBD
- EDEN PARMESHWAR
- ANAVYA PARMESHWAR
- AURUM VILLA
- NILAYAM PARMESHWAR
- ANANT PARMESHWAR
- PANCHAM PENTAGONE
- PARMESHWAR TRIDENT
- PANCHAM KIMBERLEY
- KARNAVATI RIVIERA
- KARNAVATI SKYLANE
- MAPLE PARMESHWAR
- MERRIMENT PARMESHWAR
- & MORE...

**2 BHK WITH
2 BALCONY**

for endless open views



the right space for
**THE RIGHT
BUSINESS**





**A GARDEN
NOT JUST
TO SEE**

but to feel





LANDSCAPED GARDEN

NO VEHICLE ZONE

PICKLE BALL COURT

BOX CRICKET

LIBRARY

AMPHITHEATER

2 LEVEL BASEMENT PARKING

every amenity is
**A REASON TO
CHOOSE US**



Amenities that make every day
EXTRAORDINARY



amenities that add
**VALUE TO
EVERYDAY LIFE**

BANQUET HALL

MINI THEATER

GYMNASIUM

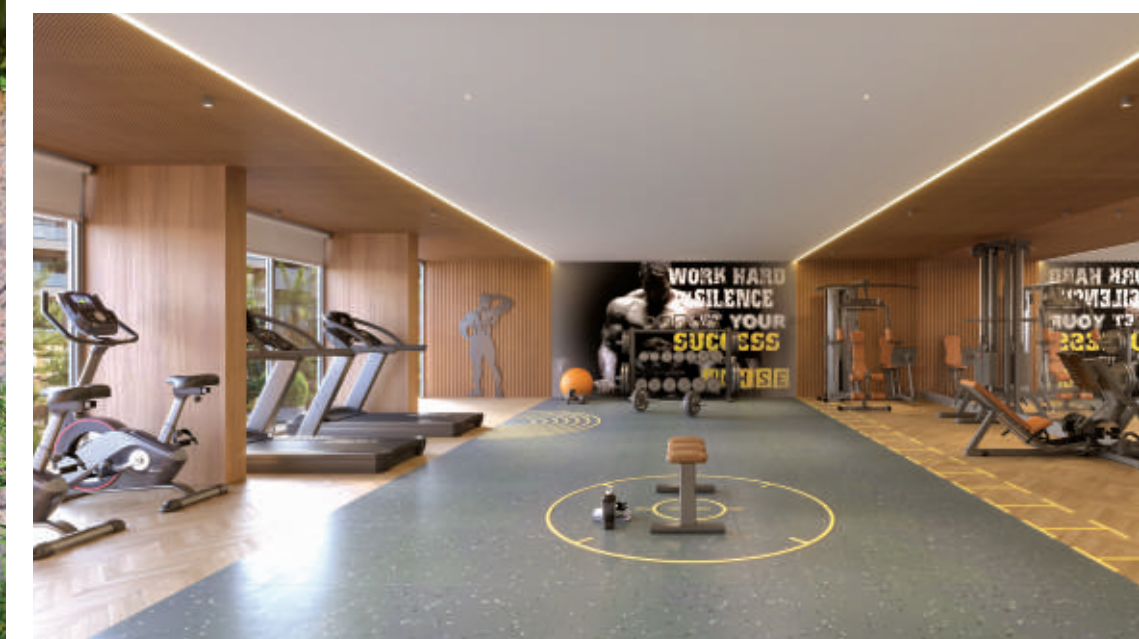
MINI SWIMMING POOL

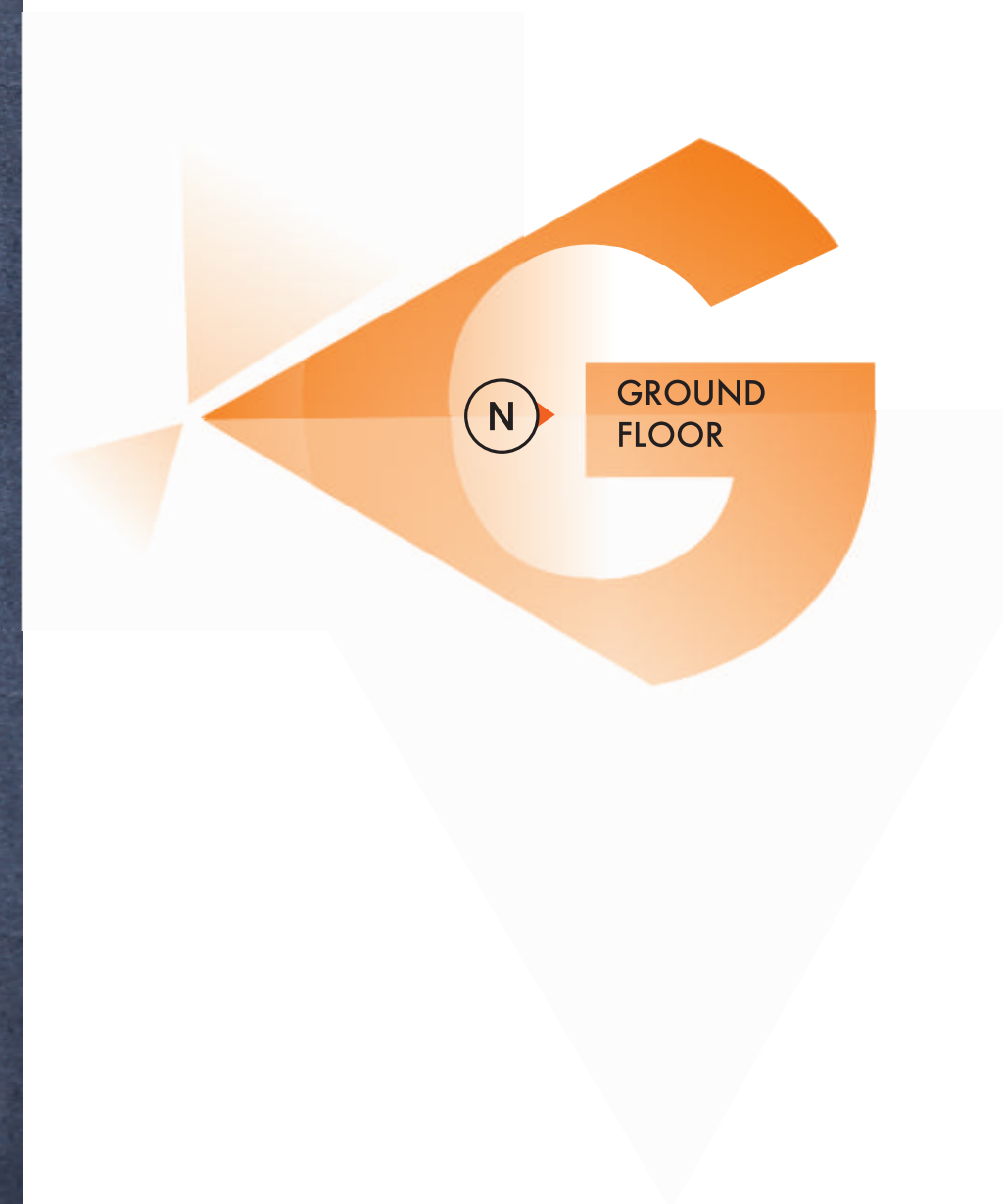
CHILDREN'S PLAY AREA

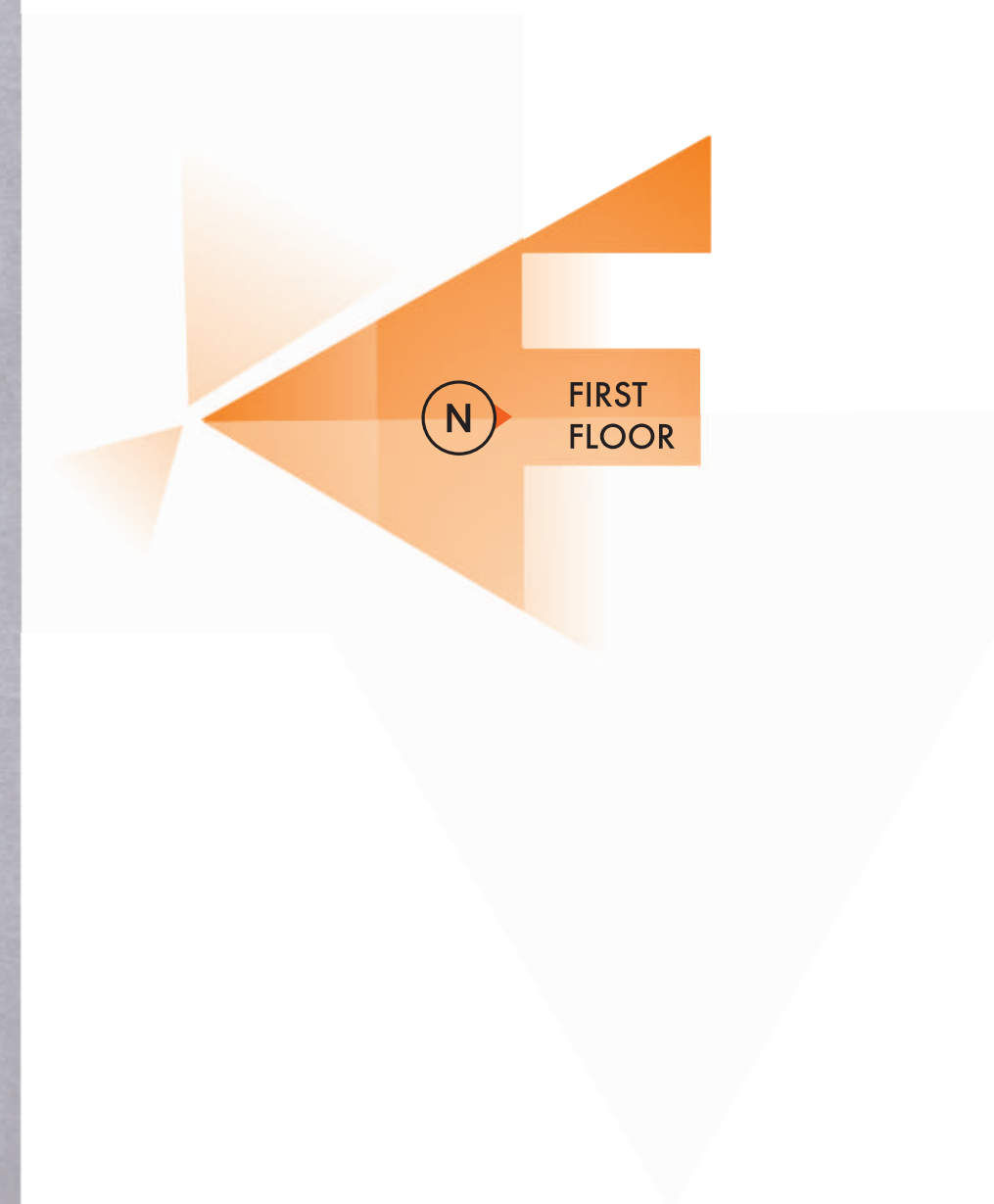
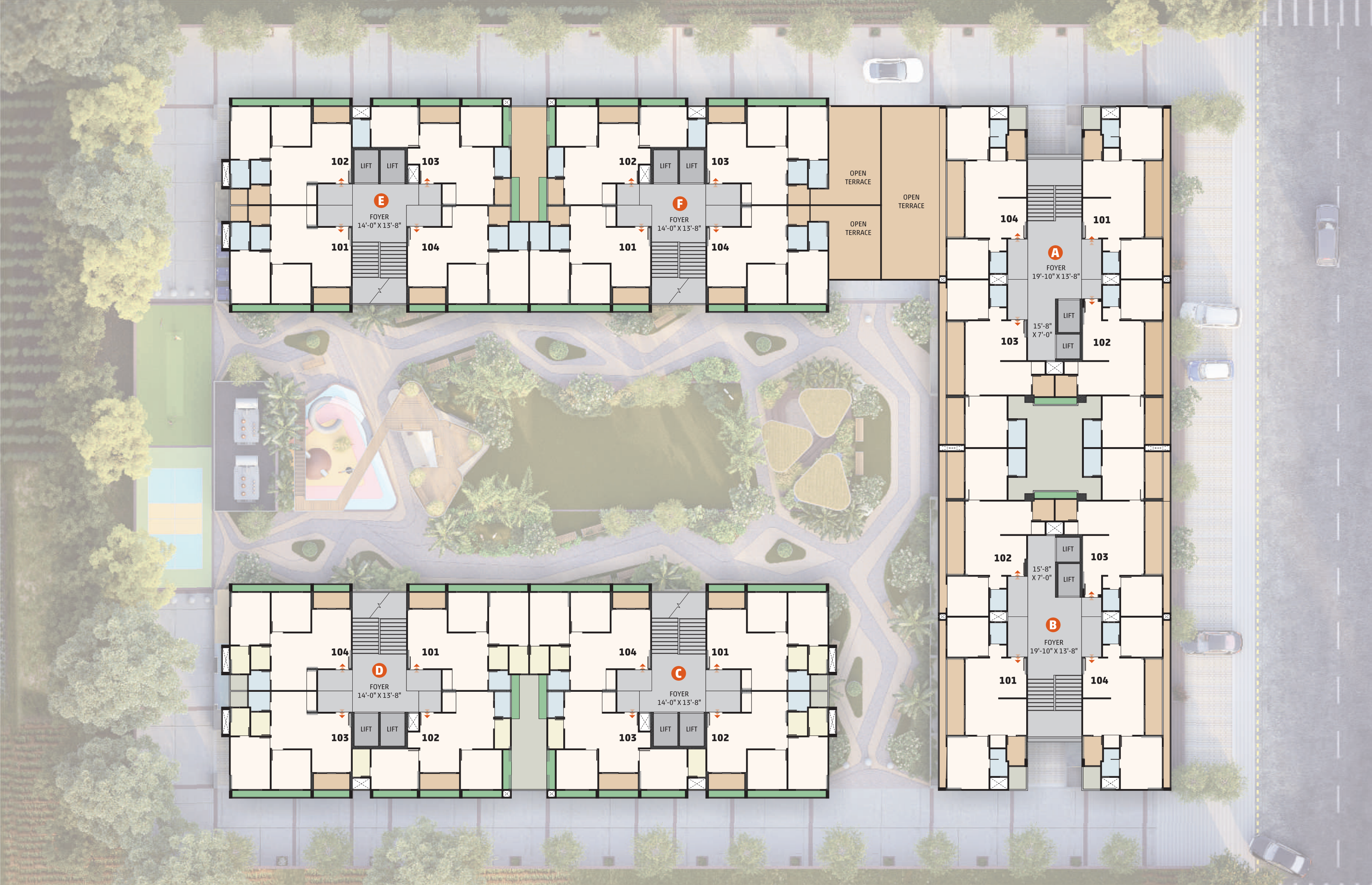
TODDLER PLAY AREA

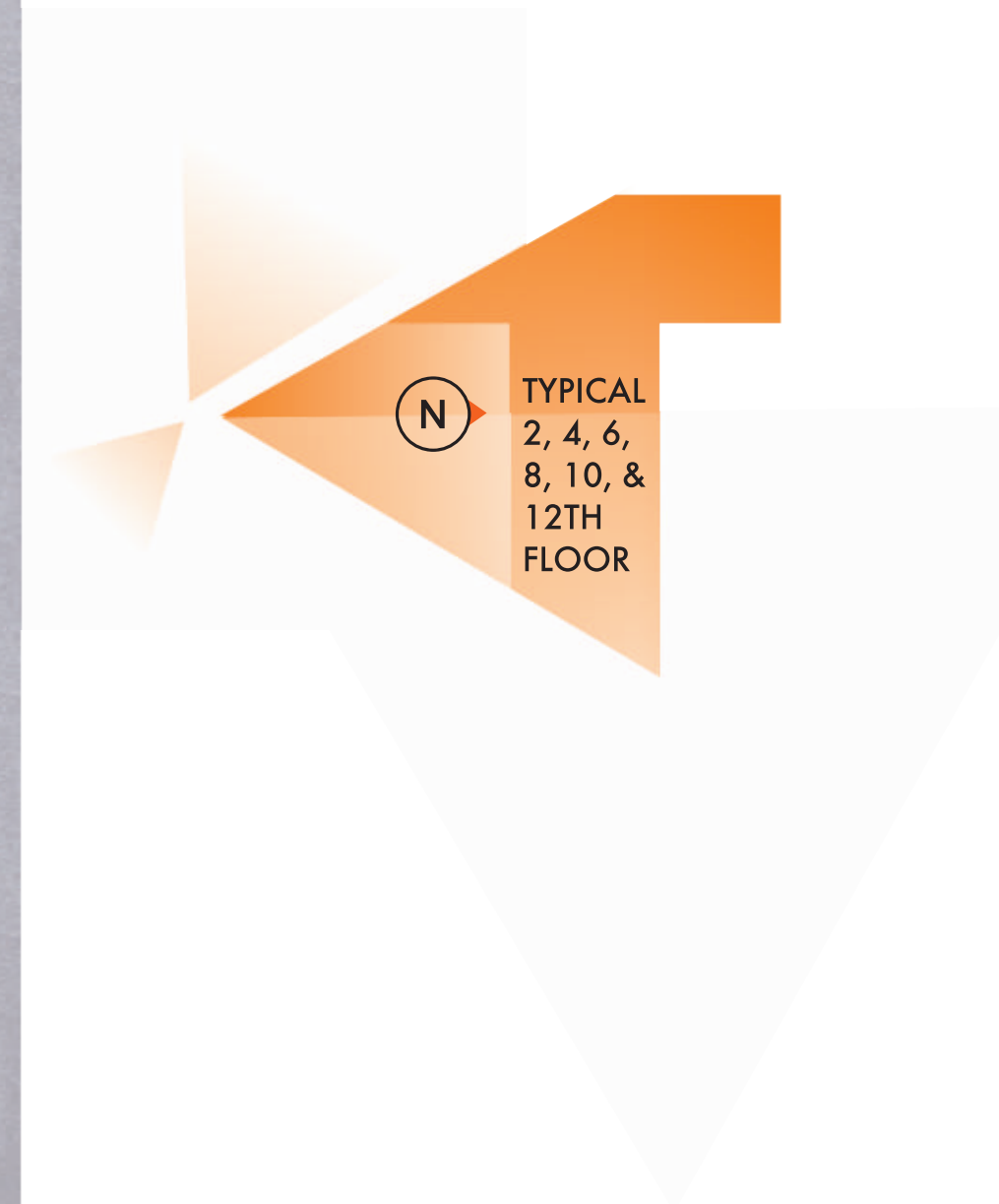
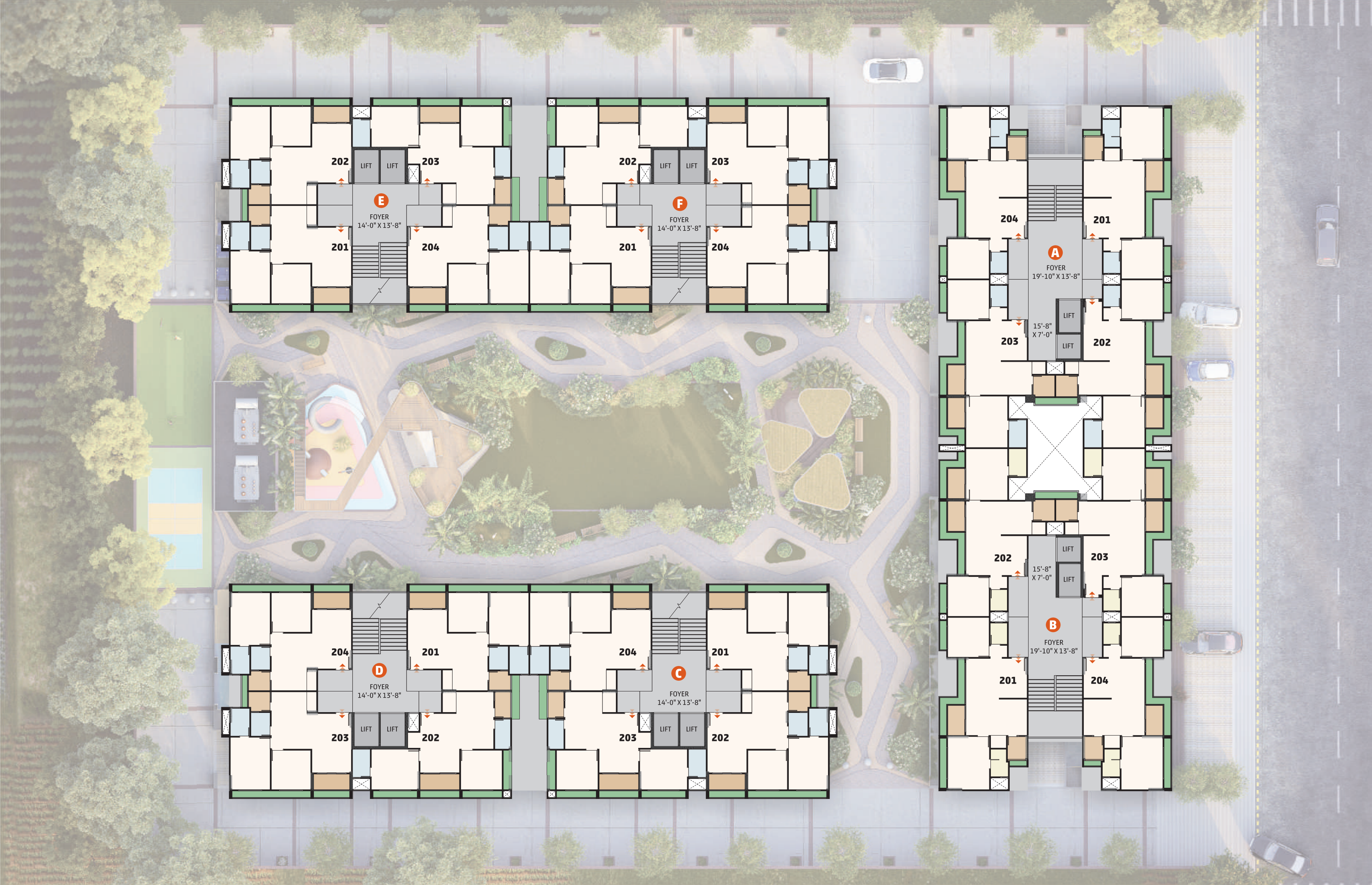
PODIUM SEATING

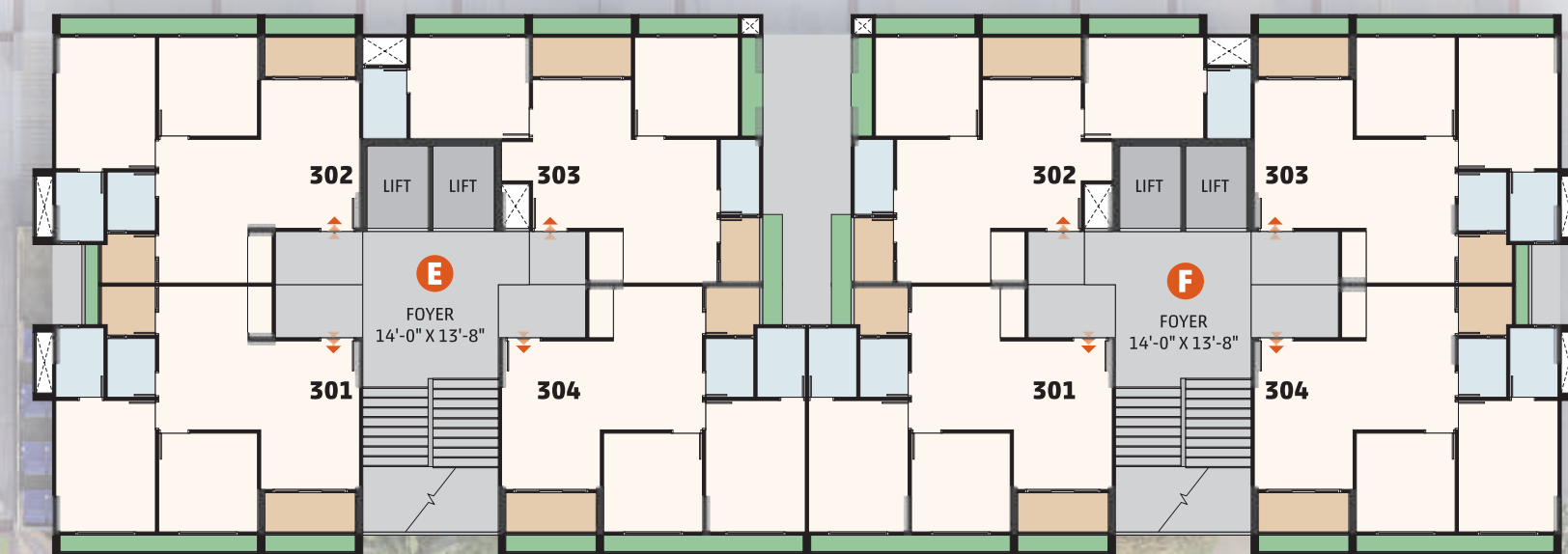
INDOOR GAMES





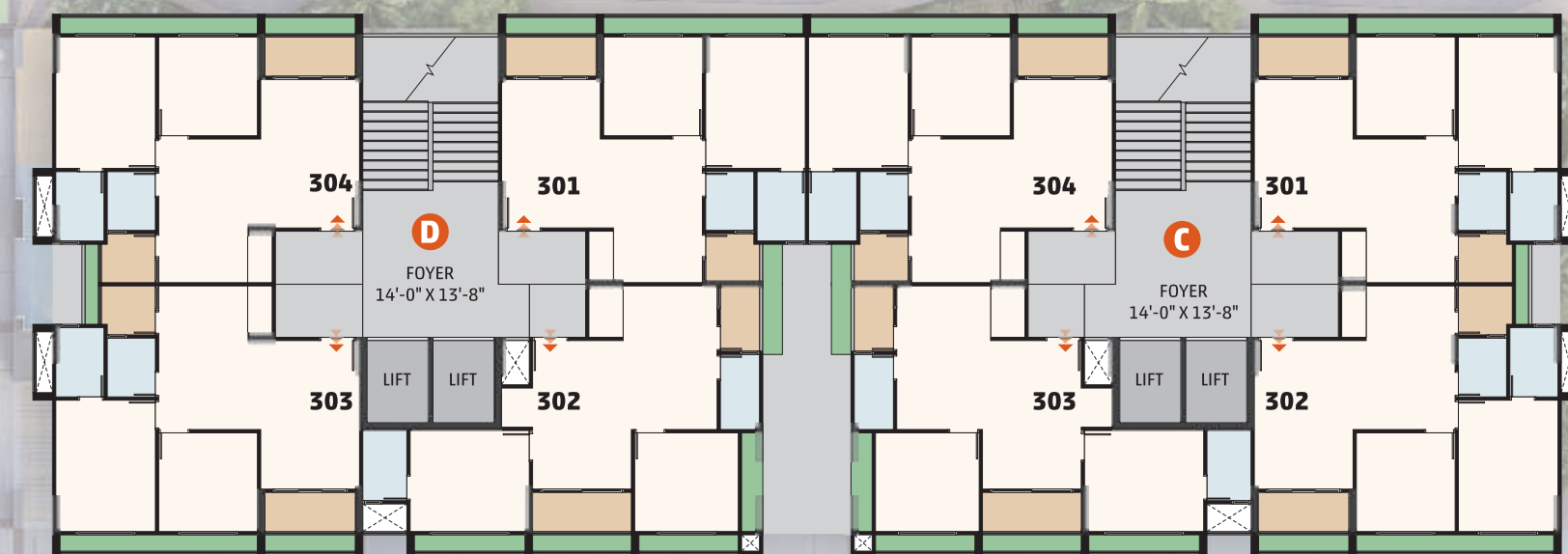






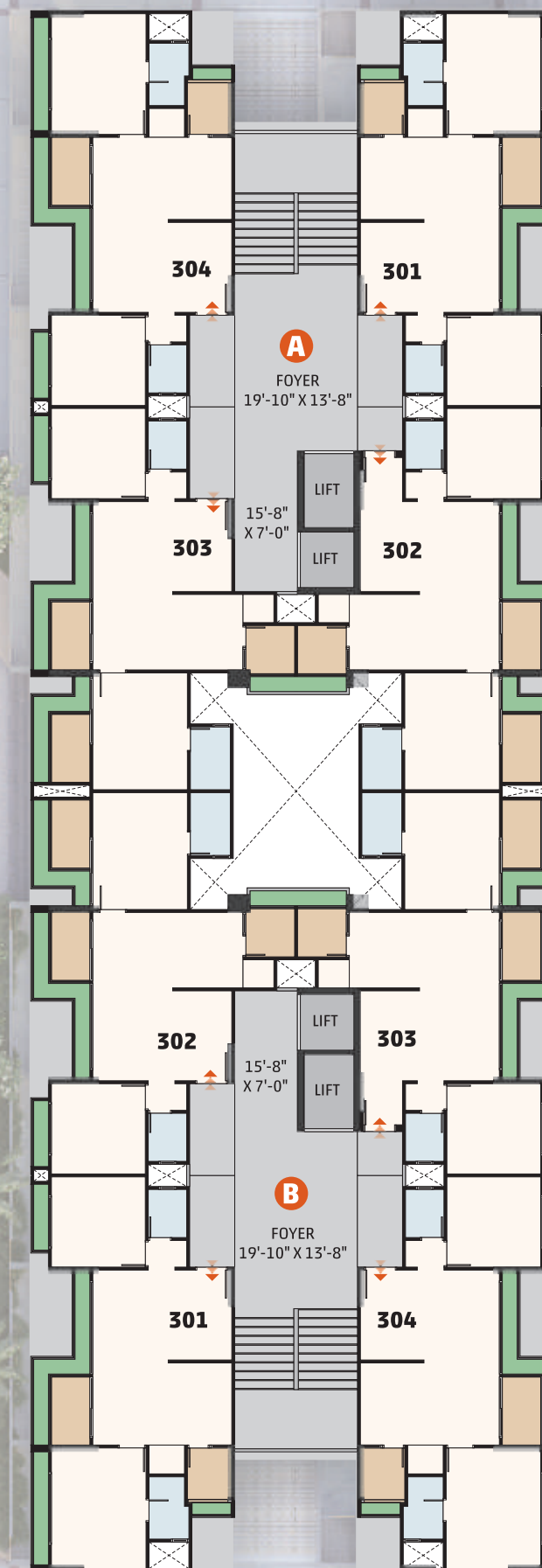
302
LIFT
LIFT
FOYER
14'-0" X 13'-8"
303

301
FOYER
14'-0" X 13'-8"
304



302
LIFT
LIFT
FOYER
14'-0" X 13'-8"
303

301
FOYER
14'-0" X 13'-8"
304



304
FOYER
19'-10" X 13'-8"
15'-8" X 7'-0"
LIFT
LIFT
303

302
FOYER
19'-10" X 13'-8"
15'-8" X 7'-0"
LIFT
LIFT
301

301
302

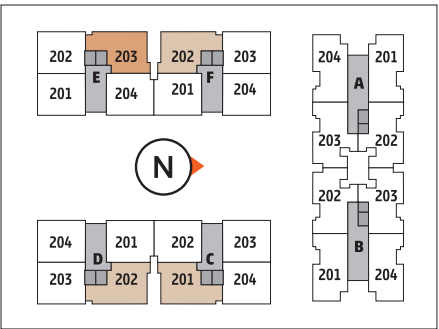
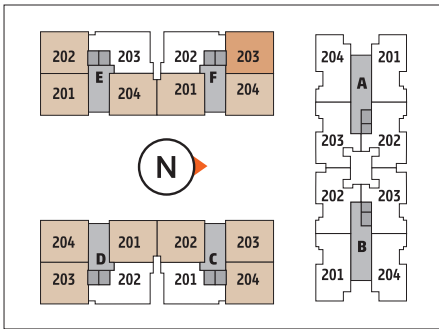
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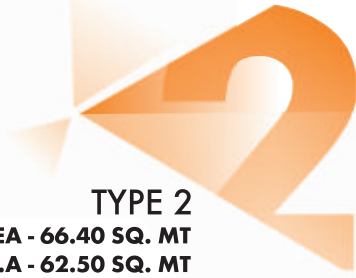


TYPE 1
BUILT UP AREA - 66.45 SQ. MT
R.C.A - 62.97 SQ. MT

AREA TABLE		
6.25	X 1.47	= 9.19
5.92	X 1.67	= 9.89
1.30	X 3.03	= 3.94
6.23	X 3.48	= 21.68
4.55	X 2.68	= 12.19
1.20	X 3.03	= 3.64
1.18	X 1.65	= 1.95
0.33	X 1.48	= 0.49

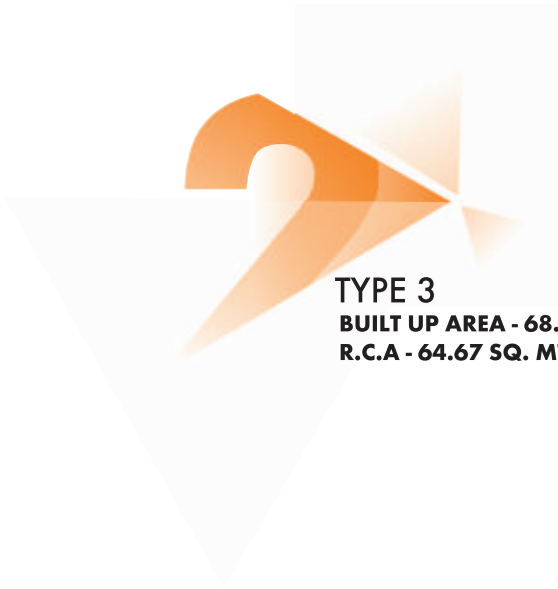


AREA TABLE		
2.15	X 1.45	= 3.12
3.10	X 2.80	= 8.68
4.40	X 0.85	= 3.74
3.10	X 1.83	= 5.67
1.46	X 1.73	= 2.53
6.23	X 1.40	= 8.72
3.13	X 3.17	= 9.92
2.30	X 3.82	= 8.79
2.10	X 2.52	= 5.29
1.20	X 3.03	= 3.64
2.00	X 1.20	= 2.40



TYPE 2
BUILT UP AREA - 66.40 SQ. MT
R.C.A - 62.50 SQ. MT

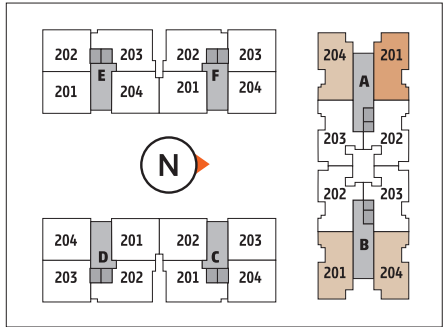




TYPE 3
BUILT UP AREA - 68.93 SQ. MT
R.C.A - 64.67 SQ. MT

AREA TABLE

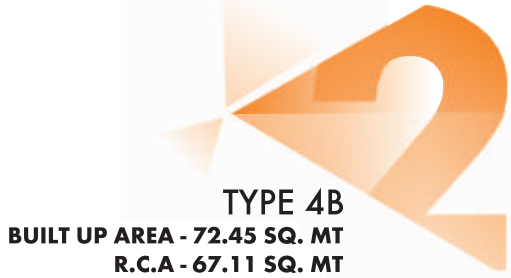
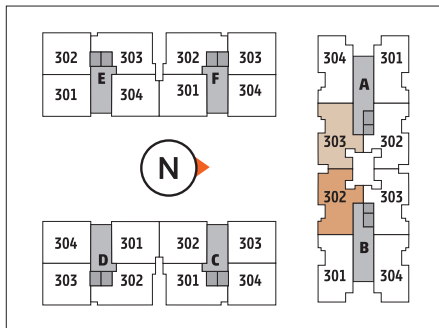
5.92	X	1.60	=	9.47
7.99	X	1.30	=	10.39
1.11	X	1.45	=	1.61
10.10	X	1.80	=	18.18
4.08	X	1.40	=	5.71
2.73	X	1.40	=	3.82
3.15	X	3.18	=	10.02
2.30	X	1.30	=	2.99
1.65	X	1.50	=	2.48





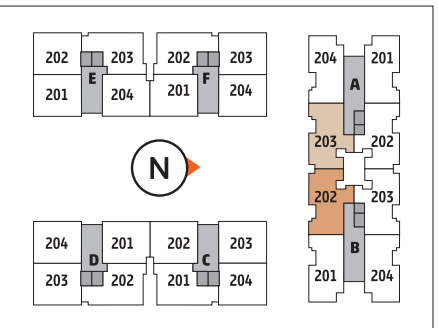
TYPE 4A
BUILT UP AREA - 72.75 SQ. MT
R.C.A - 67.11 SQ. MT

AREA TABLE		
2.63	X	1.40 = 3.68
3.05	X	3.18 = 9.70
3.14	X	1.52 = 4.77
3.24	X	3.18 = 10.30
0.95	X	1.05 = 1.00
2.55	X	5.08 = 12.95
1.93	X	3.20 = 6.18
2.12	X	4.65 = 9.86
2.30	X	1.30 = 2.99
2.30	X	1.30 = 2.99
1.63	X	1.65 = 2.69



TYPE 4B
BUILT UP AREA - 72.45 SQ. MT
R.C.A - 67.11 SQ. MT

AREA TABLE		
2.63	X	1.40 = 3.68
3.05	X	3.18 = 9.70
3.14	X	1.52 = 4.77
3.24	X	3.18 = 10.30
0.95	X	1.05 = 1.00
2.55	X	5.08 = 12.95
1.93	X	3.20 = 6.18
2.12	X	4.65 = 9.86
2.30	X	1.30 = 2.99
2.30	X	1.30 = 2.99
1.63	X	1.65 = 2.69

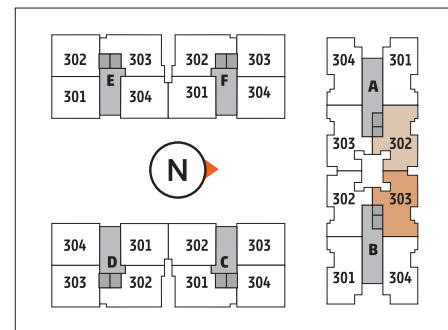




TYPE 5A
BUILT UP AREA - 74.61 SQ. MT
R.C.A - 69.58 SQ. MT

AREA TABLE

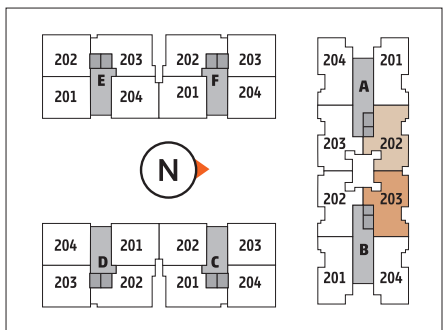
2.63	X	1.40	=	3.68
3.05	X	3.18	=	9.70
4.76	X	1.52	=	7.24
3.24	X	3.18	=	10.30
0.95	X	1.05	=	1.00
2.55	X	5.08	=	12.95
1.93	X	3.20	=	6.18
2.12	X	4.65	=	9.86
2.30	X	1.30	=	2.99
2.30	X	1.30	=	2.99
1.63	X	1.65	=	2.69



TYPE 5B
BUILT UP AREA - 74.36 SQ. MT
R.C.A - 69.58 SQ. MT

AREA TABLE

2.63	X	1.40	=	3.68
3.05	X	3.18	=	9.70
4.76	X	1.52	=	7.24
3.24	X	3.18	=	10.30
0.95	X	1.05	=	1.00
2.55	X	5.08	=	12.95
1.93	X	3.20	=	6.18
2.12	X	4.65	=	9.86
2.30	X	1.30	=	2.99
2.30	X	1.30	=	2.99
1.63	X	1.65	=	2.69





SPECIFICATIONS

STRUCTURE

- QUALITY CONTROLLED, EARTHQUAKE RESISTANT RCC FRAME STRUCTURE.

WALL FINISH

- INTERNAL : SMOOTH FINISHED PLASTERED INTERNAL WALL WITH WHITE CEMENT BASED PUTTY.
- EXTERNAL : DOUBLE COAT PLASTER WITH ACRYLIC PAINT.

FLOORING

- PREMIUM QUALITY VITRIFIED TILES IN DRAWING AREA, DINING, LIVING AREA, KITCHEN.

BEDROOMS

- PREMIUM QUALITY DADO TILES IN ALL TOILETS UPTO LINTEL LEVEL

KITCHEN

- PREMIUM QUALITY DADO TILES IN KITCHEN UPTO LINTEL LEVEL.
- GRANITE PLATFORM WITH SS SINK.

DOOR & WINDOW

- ALL DOORS WITH FRAME AND SAFETY LOCKS.
- SUPERIOR QUALITY HARDWARE FITTING.
- FULLY GLAZED POWDER COATED SLIDING ALUMINIUM WINDOW.

ELECTRICAL

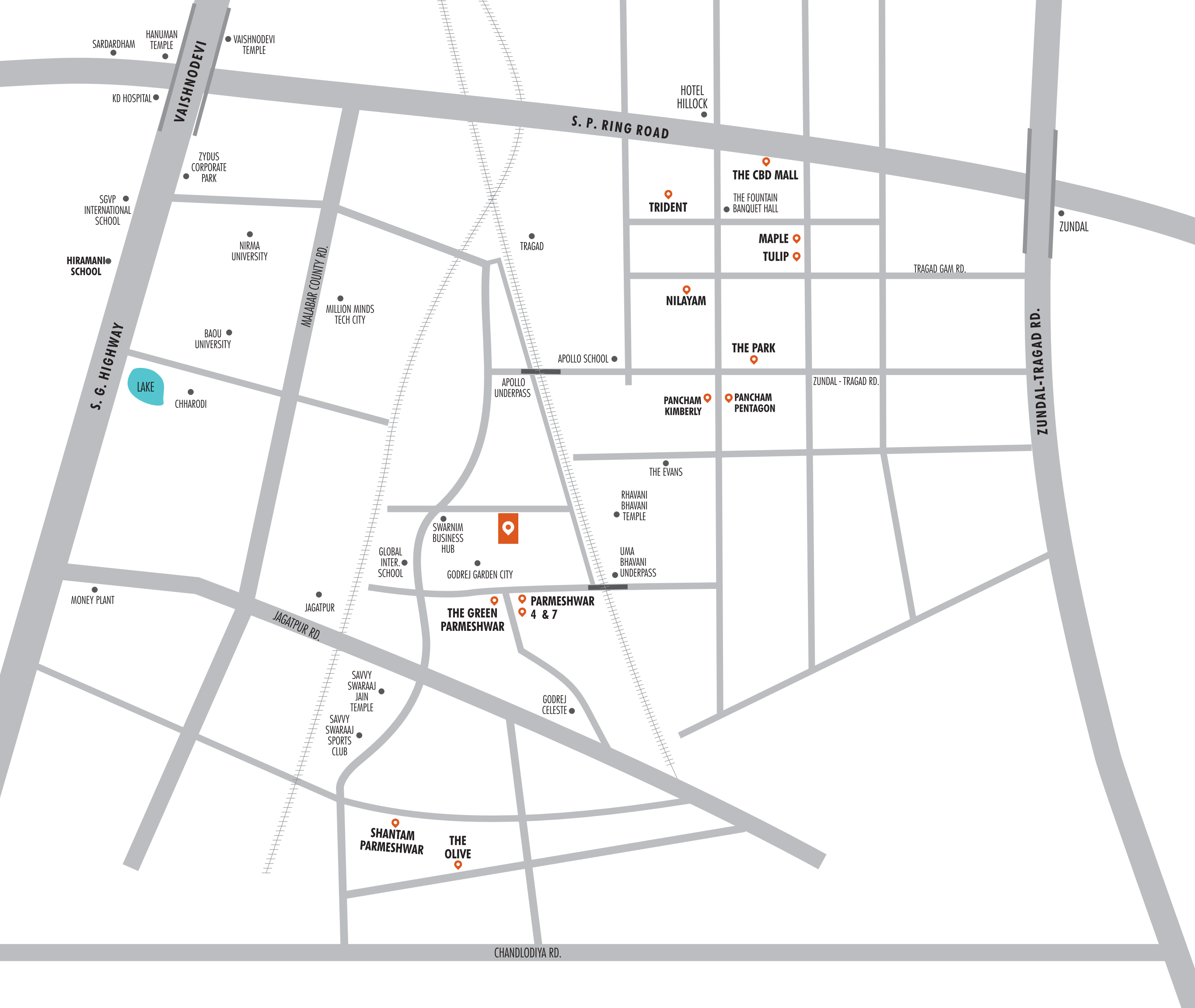
- SINGLE PHASE CONCEALED ELECTRICAL COPPER CABLING (ISI, FIRE RETARDANT).
- PREMIUM QUALITY MODULAR SWITCHES WITH SUFFICIENT POINTS.

PLUMBING AND SANITATION

- GOOD QUALITY SANITARY WARE AND PLUMBING FIXTURES.
- HI-QUALITY CONCEALED CPVC PLUMBING LINES.

COMMON AREAS

- HIGH SPEED STRETCHER ELEVATORS.
- STONE FINISHED STAIRCASE.



EDUCATIONAL INSTITUTES

Global Indian International School	0.4 km
Apollo International School	1.2 km
Dr. Babasaheb Ambedkar Open University	3.2 km
Nirma University	3.1 km
Silver Oak University	5.3 km
Hiramani School	4.7 km
SGVP International School	4.8 km
Vishwakarma Govt. Eng. College	6.8 km

CORPORATE OFFICES

Zydus Corporate House	2.7 km
Lubi Corporate House	3.6 km
Adani Corporate House	6.7 km

HOSPITALS

Lifeline Hospital	2.8 km
Satyamev Hospital	3.3 km
KD Hospital	4.3 km
SGVP Holistic Hospital	4.8 km

SPORTS/RELIGIOUS/SHOPPING

Jain Derasar - Savvy Swaraaj	1.5 km
Savvy Sports Complex	1.6 km
Center Point	2.0 km
Vaishnodevi Temple	4.1 km
4D Square Mall	6.4 km

CONNECTIVITY

Metro Station	6.9 km
Railway Station (Sabarmati)	6.6 km
Arved Transcube Plaza (Ranip)	7.5 km
Railway Station (Kalupur)	14.7 km
Airport	15.8 km

LOCATION QR

RULES & REGULATIONS • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, GEI charges and any other charges shall be borne by buyer separately. • Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. • Internal changes shall be done with prior permission and shall be charged in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. • Business practices leading to pollution, causing material damage to the building or members are not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s.

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