

DEVELOPERS

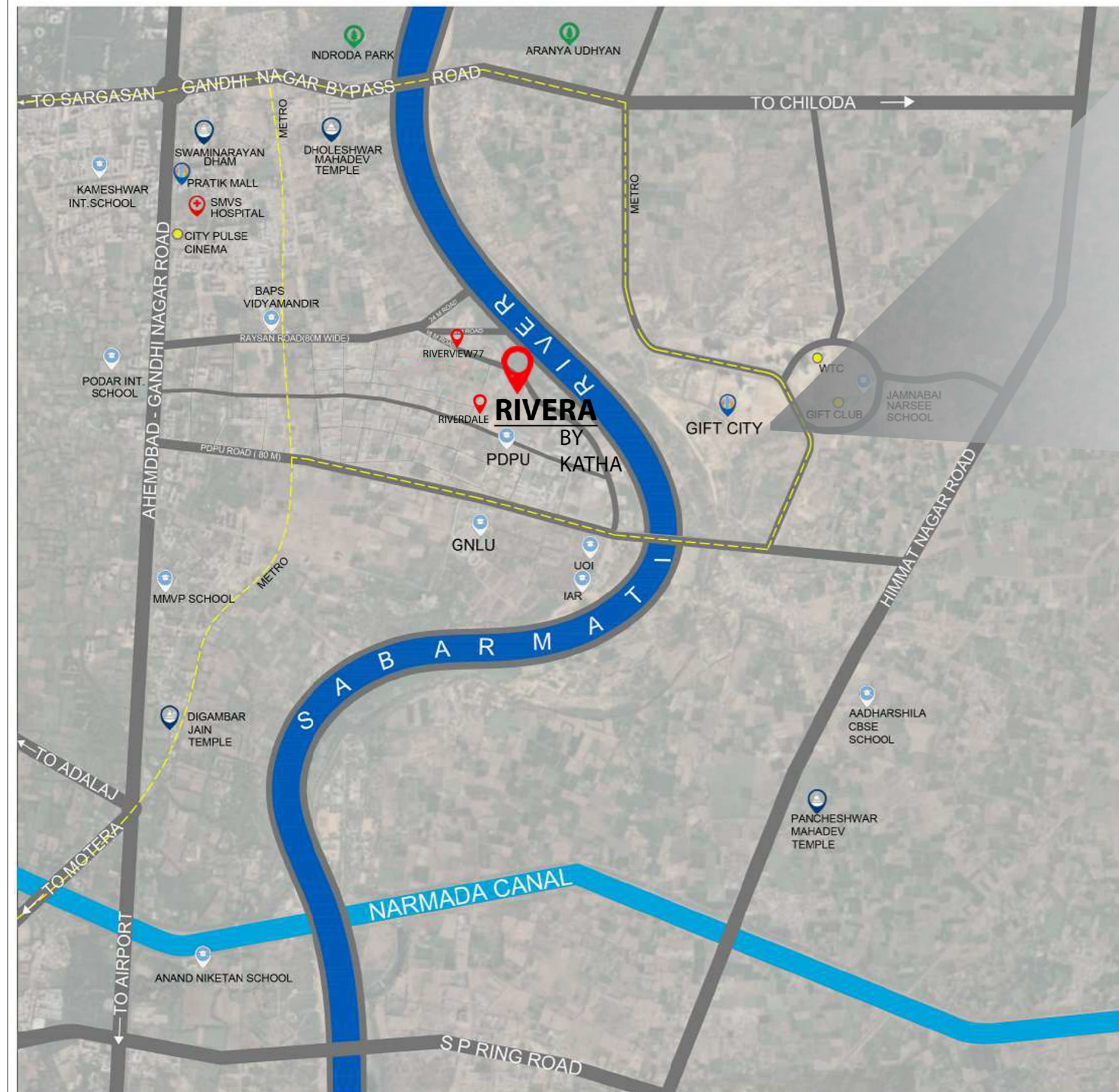
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INFRACON

Rivera
BUNGLOWS

AT : RAYSAN, NEAR GIFT CITY

CONTACT NO. - 7600800477, 9925204291



HEART OF TRI-CITY

The GIFT City is a major pillar of the tri-city approach. Ahmedabad, Gandhinagar and GIFT City are 15 minutes away from each other. Each of them have a special character. Ahmedabad has a glorious past with promising future, Gandhinagar is the centre of Administration, policies and decision-making, while GIFT City is a major centre of economy. In other words, if you got to go in any of these three cities, then you are 15 minutes away from past, present or future.

CONNECTIVITY

School

- 1. Delhi Public School 5 KM
- 2. Jamnabai Narsee School 5 KM

Temples

- 1. Mahavirpuram jain Derasar 5 KM
- 2. BAPS Akshardham 10 KM

Multiplex /Shopping Complex /Mall

- 1. SB Multiplex Agora Mall 8 KM
- 2. PVR Motera/4D Square Mall 10 KM
- 3. Upcoming LuLu Mall 10 KM

Banks

- 1. SBI Bank/Axis Bank / HDFC Bank 2 KM
- 2. Intenational Banks (GIFT) 2 KM

University / College

- 1. PDPU (University) 1 KM
- 2. IIT Gandhinagar 10 KM
- 3. GNLU (University) 1 KM
- 4. NID(National Insitute of Design) 7 KM

Landmarks

- 1. Sachivalay/ Central Vista 7 KM
- 2. Gift City Club 2 KM
- 3. Indroda Park 7 KM
- 4. Mahatma Mandir 12 KM
- 5. Up Coming River Front / Amusement 0.5KM

Connectivity

- 1. Metro Station 1 KM
- 2. Airport 7 KM
- 3. S.P. Ring Road 7 KM
- 4. National Highway 8 5 KM
- 5. Eastern Ahmedabad 20 KM
- 6. Western Ahmedabad 25 KM

Hospital

- 1. Apollo Hospital 6 KM
- 2. Civil Hospital 7 KM
- 3. Up Coming Lilavati Hospital(GIFT) 3 KM

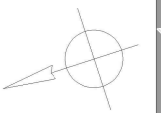
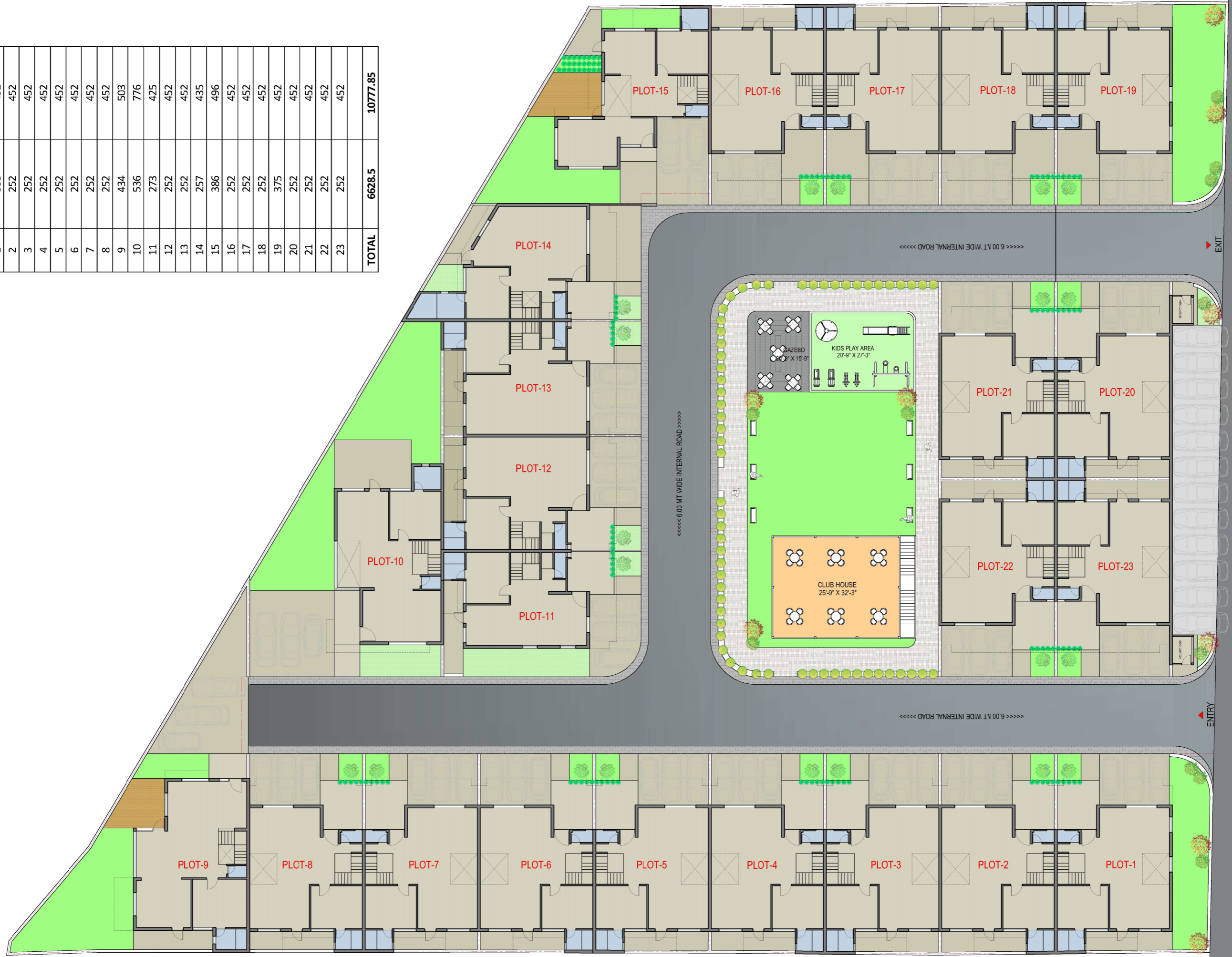


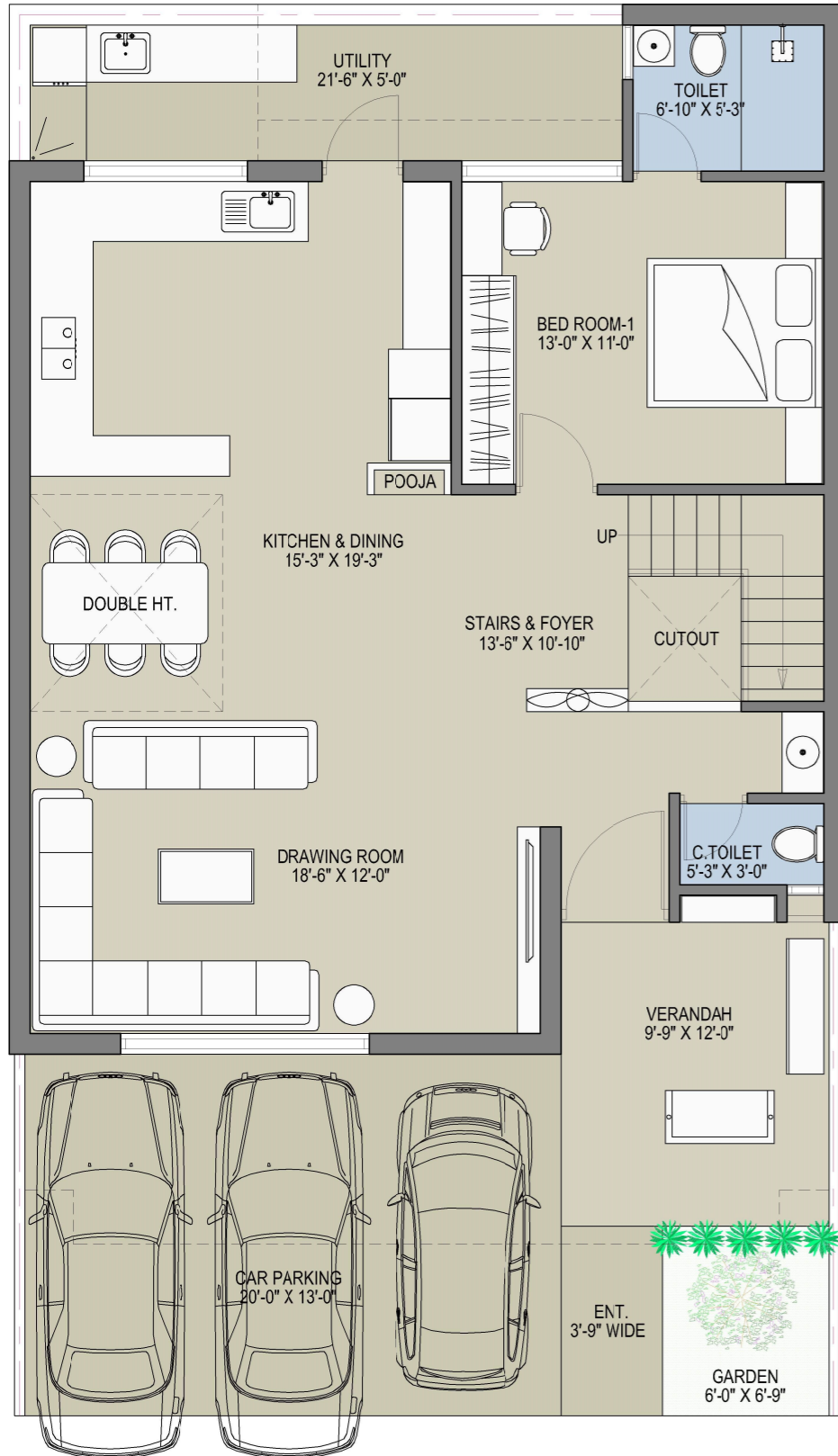
KEY PLAN

VILLA AT RAYSAN

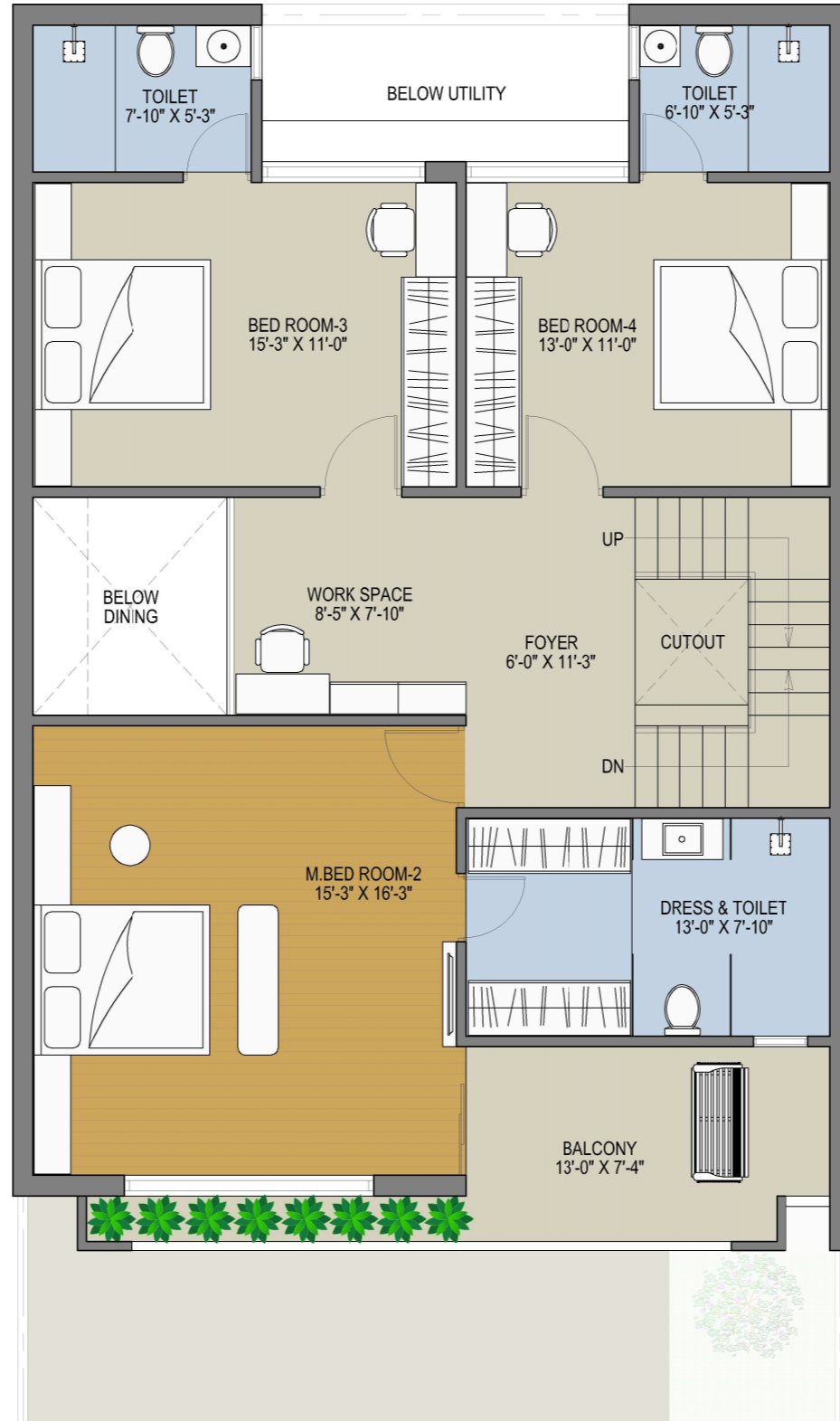
AREA TABLE

PLOT NO	SUPER PLOT AREA (SQ. YD.)	SUPER B/U AREA (SQ. YD.)
1	338	452
2	252	452
3	252	452
4	252	452
5	252	452
6	252	452
7	252	452
8	252	452
9	434	503
10	536	776
11	273	425
12	252	452
13	252	452
14	257	435
15	386	496
16	252	452
17	252	452
18	252	452
19	375	452
20	252	452
21	252	452
22	252	452
23	252	452
TOTAL	6628.5	10777.85

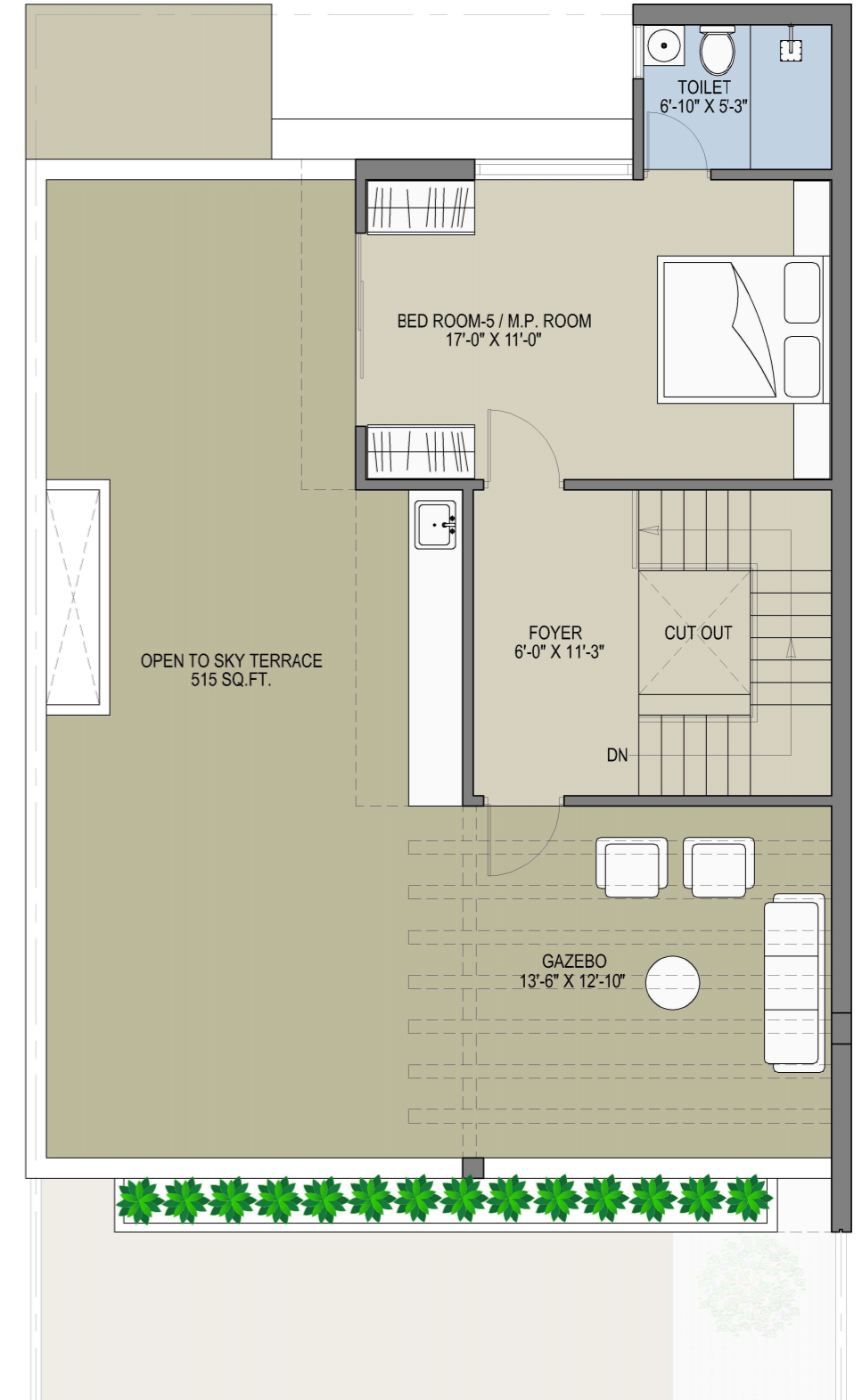




GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND(TERRACE) FLOOR PLAN

TYPICAL UNIT PLAN (PLOT NO. - 02 TO 08,16 TO 18, 20 TO 23)

13-AUG-24

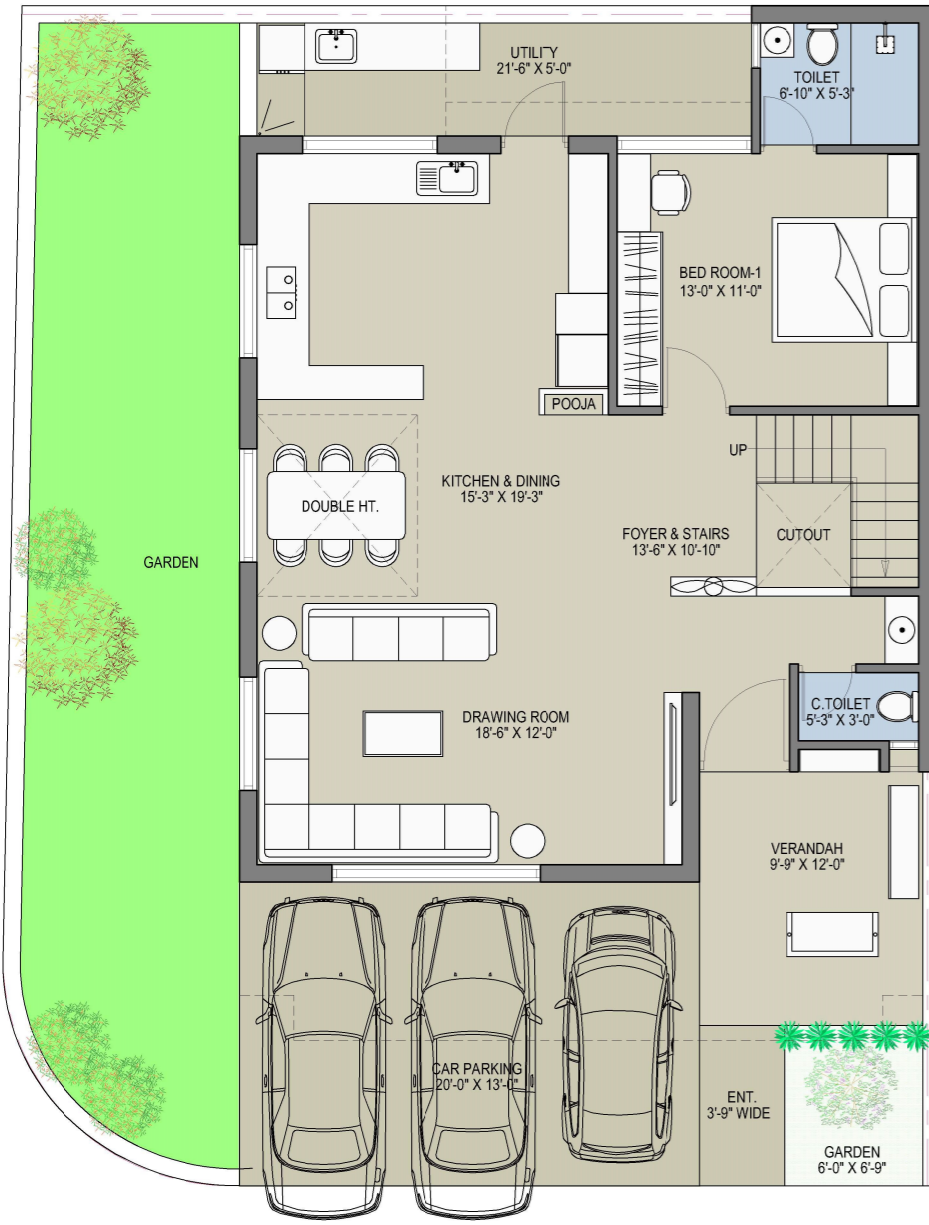
VILLA AT RAYSAN

Y R P DESIGN

7 6 0 0 8 0 0 4 7 7



7.50 MT WIDE TP ROAD



GROUND FLOOR PLAN

<<<< INTERNAL ROAD >>>>



FIRST FLOOR PLAN



SECOND (TERRACE) FLOOR PLAN

TYPICAL UNIT PLAN (PLOT - 1, 19)

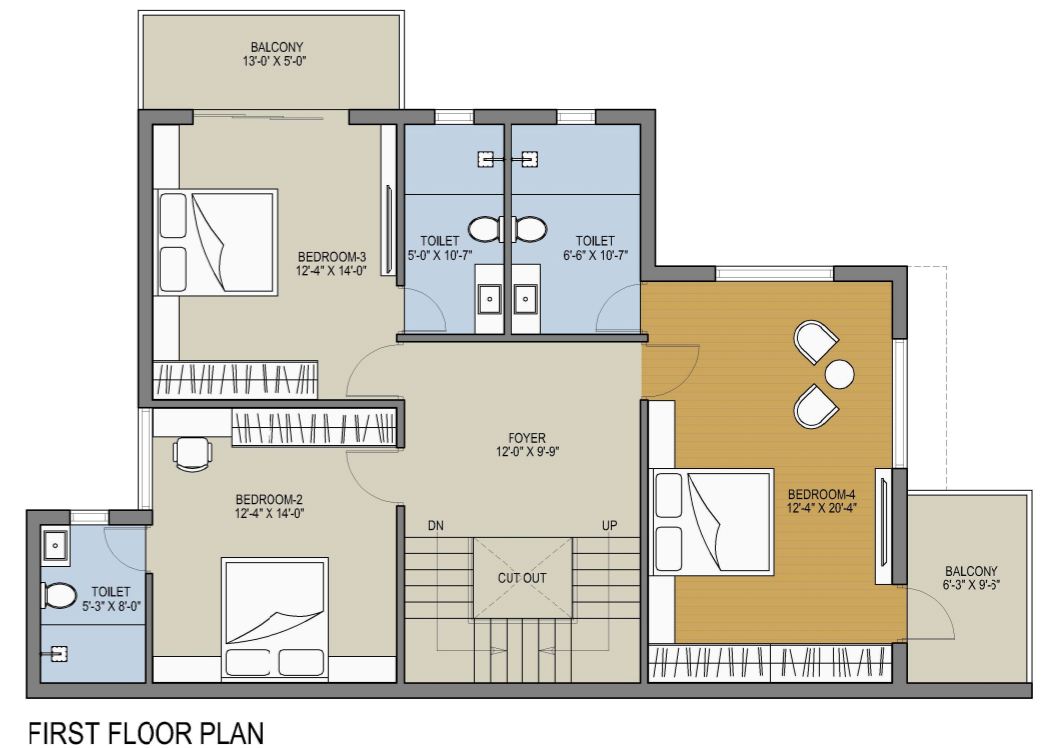
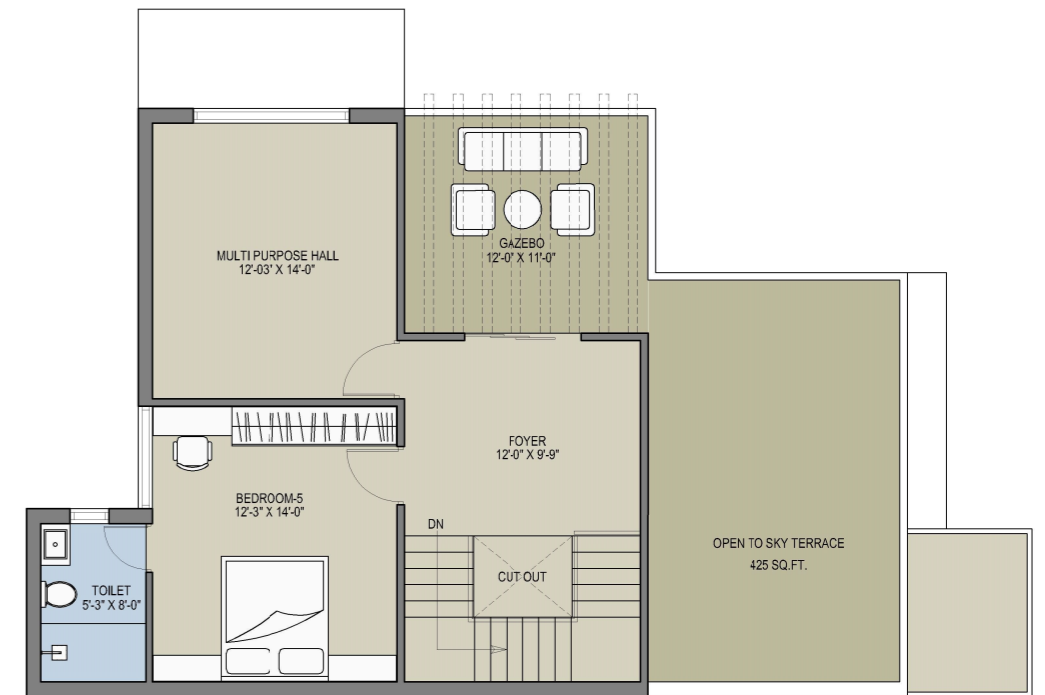
VILLA AT RAYSAN

13-AUG-24

Y R P DESIGN

7 6 0 0 8 0 0 4 7 7





UNIT PLAN , PLOT - 9

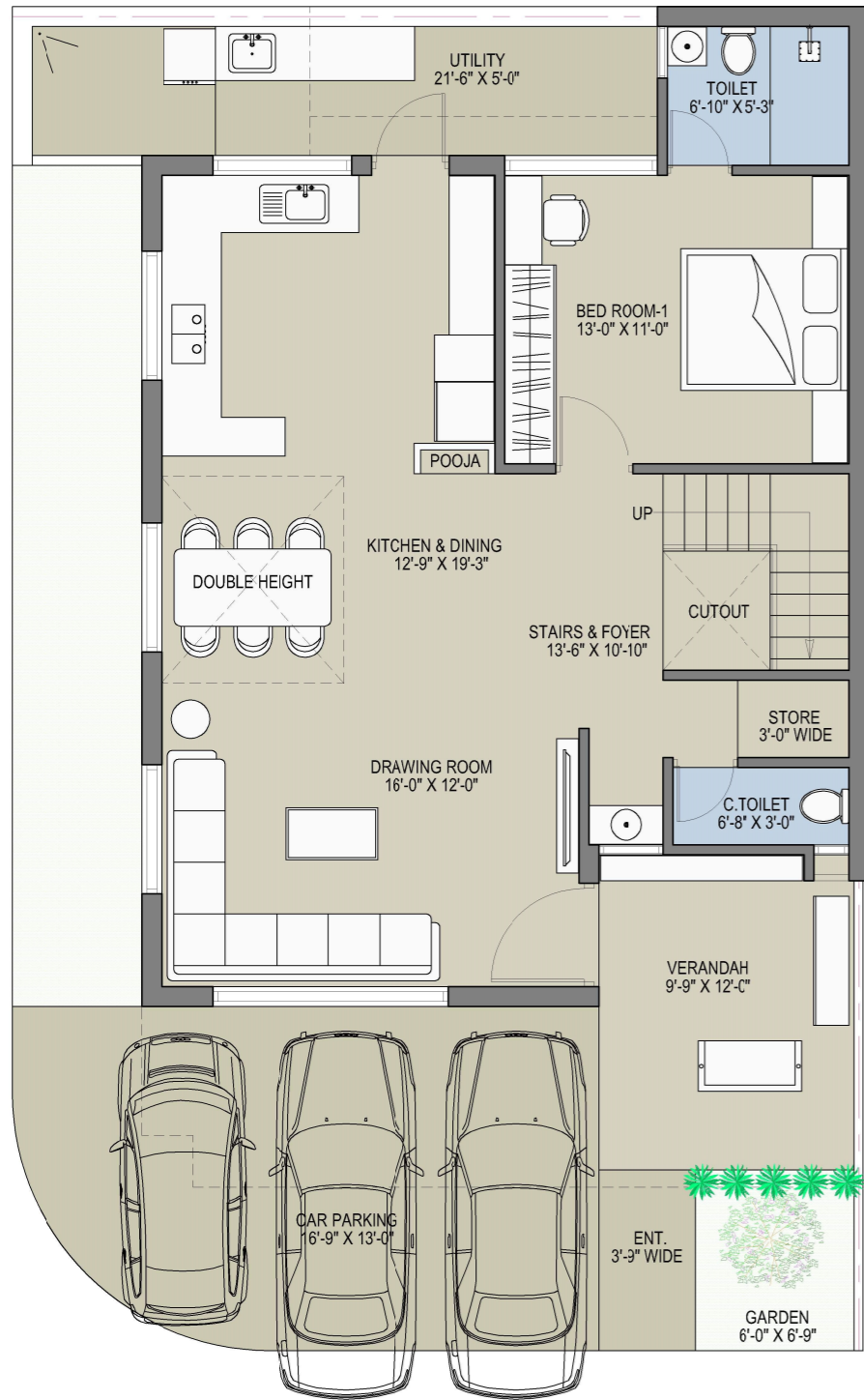
VILLA AT RAYSAN

13-AUG-24

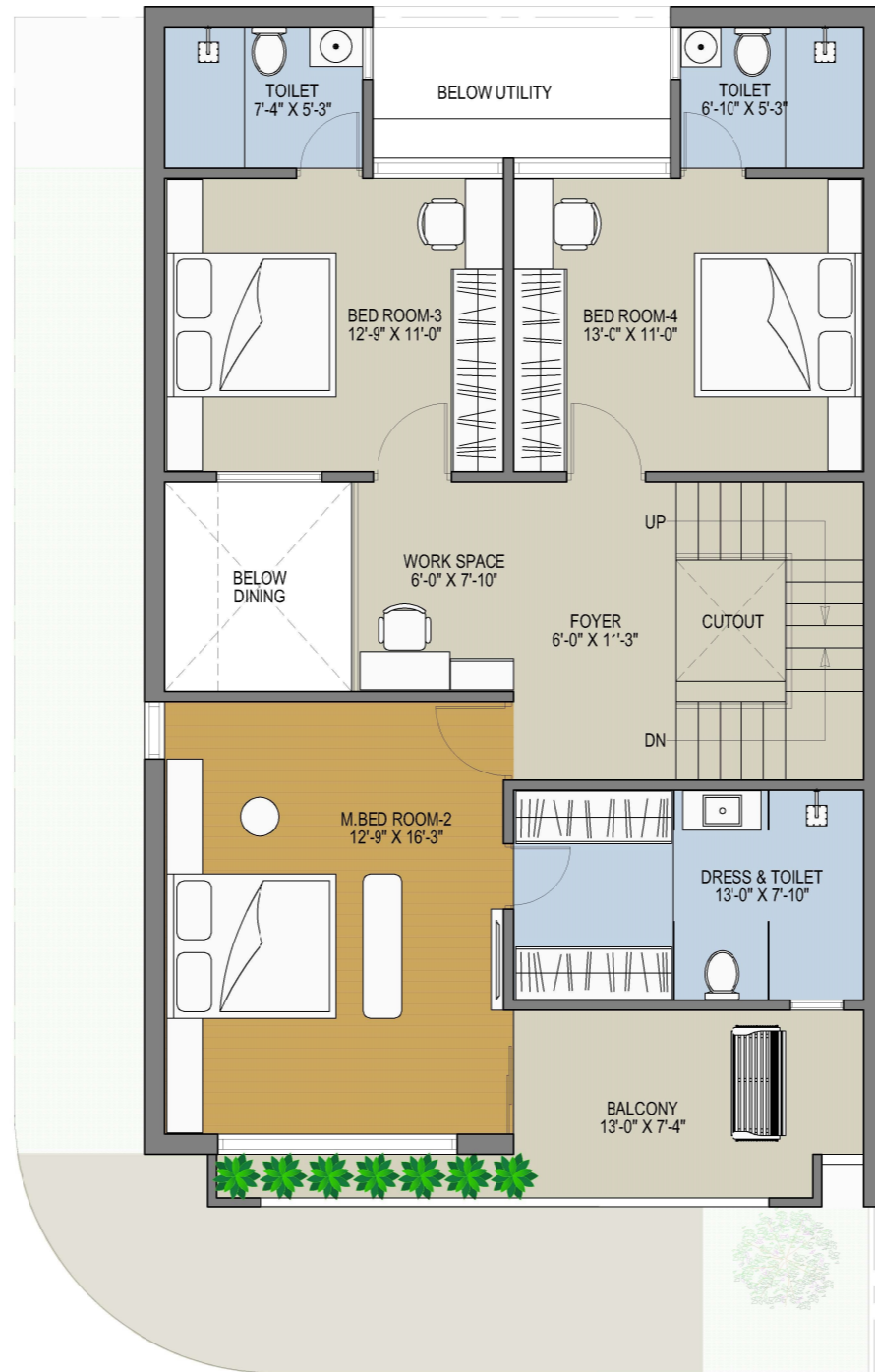
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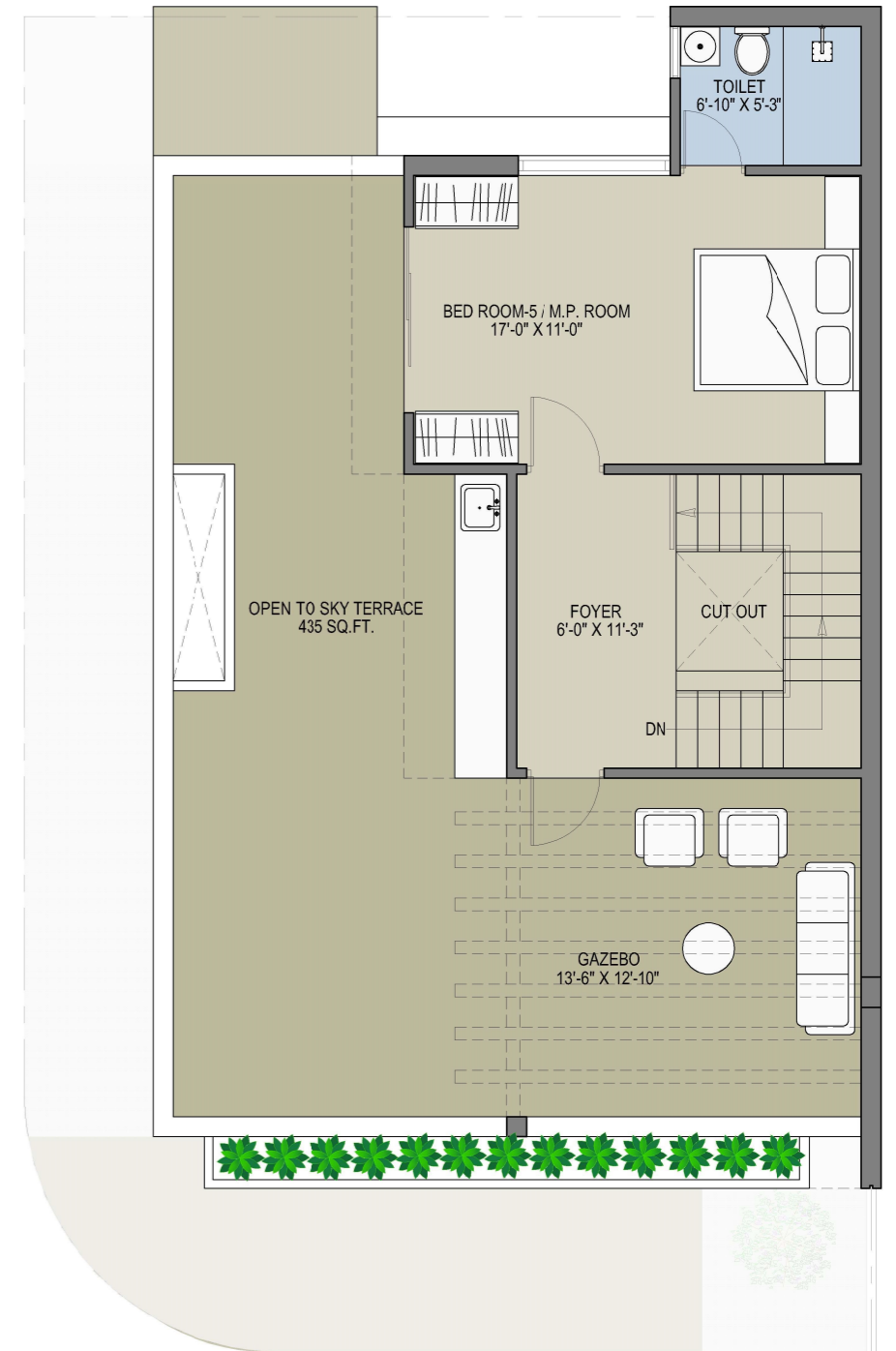




GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND(TERRACE) FLOOR PLAN

<<<< INTERNAL ROAD >>>>

UNIT PLAN PLOT NO. - 11

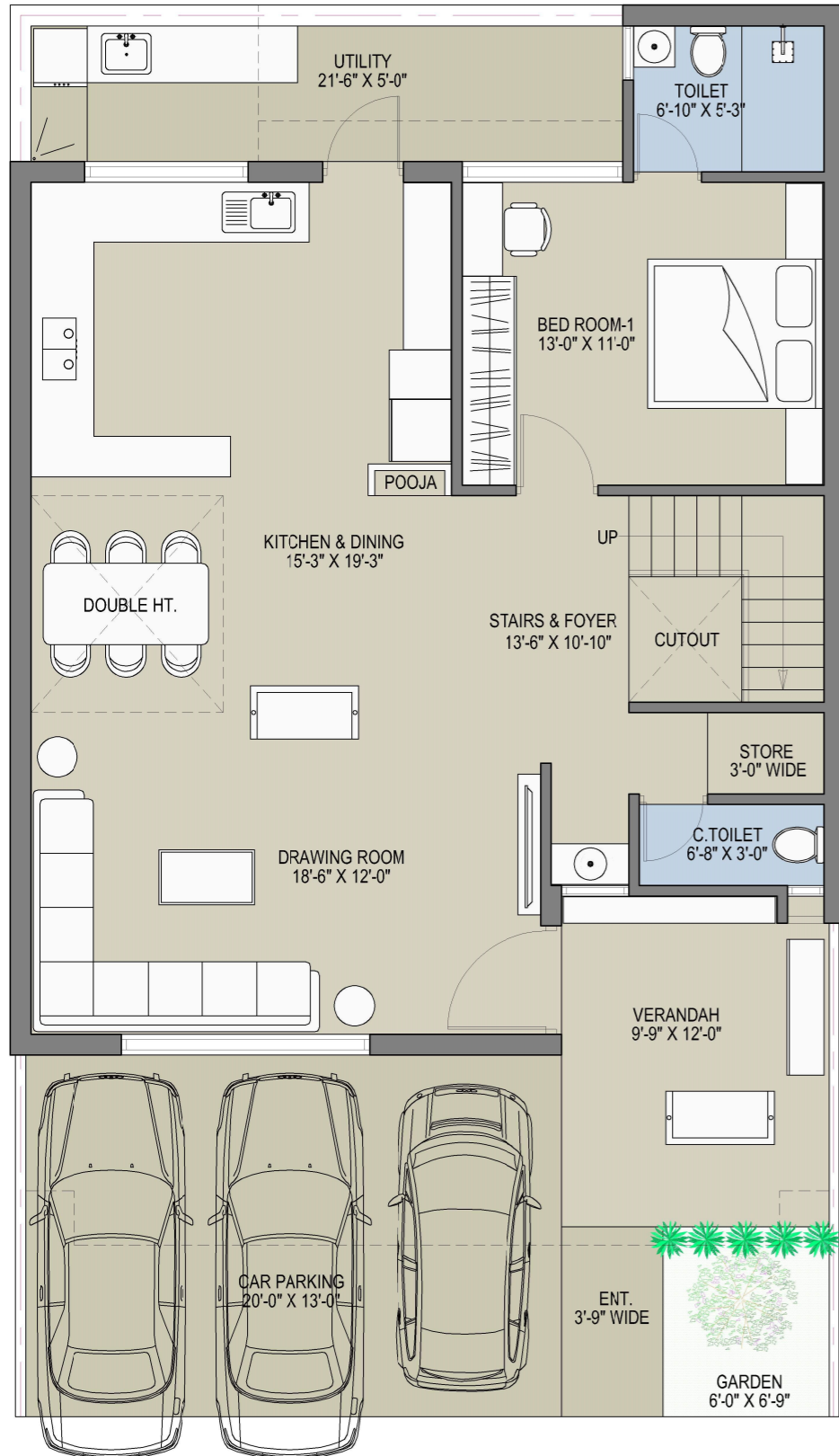
13-AUG-24

Y R P DESIGN

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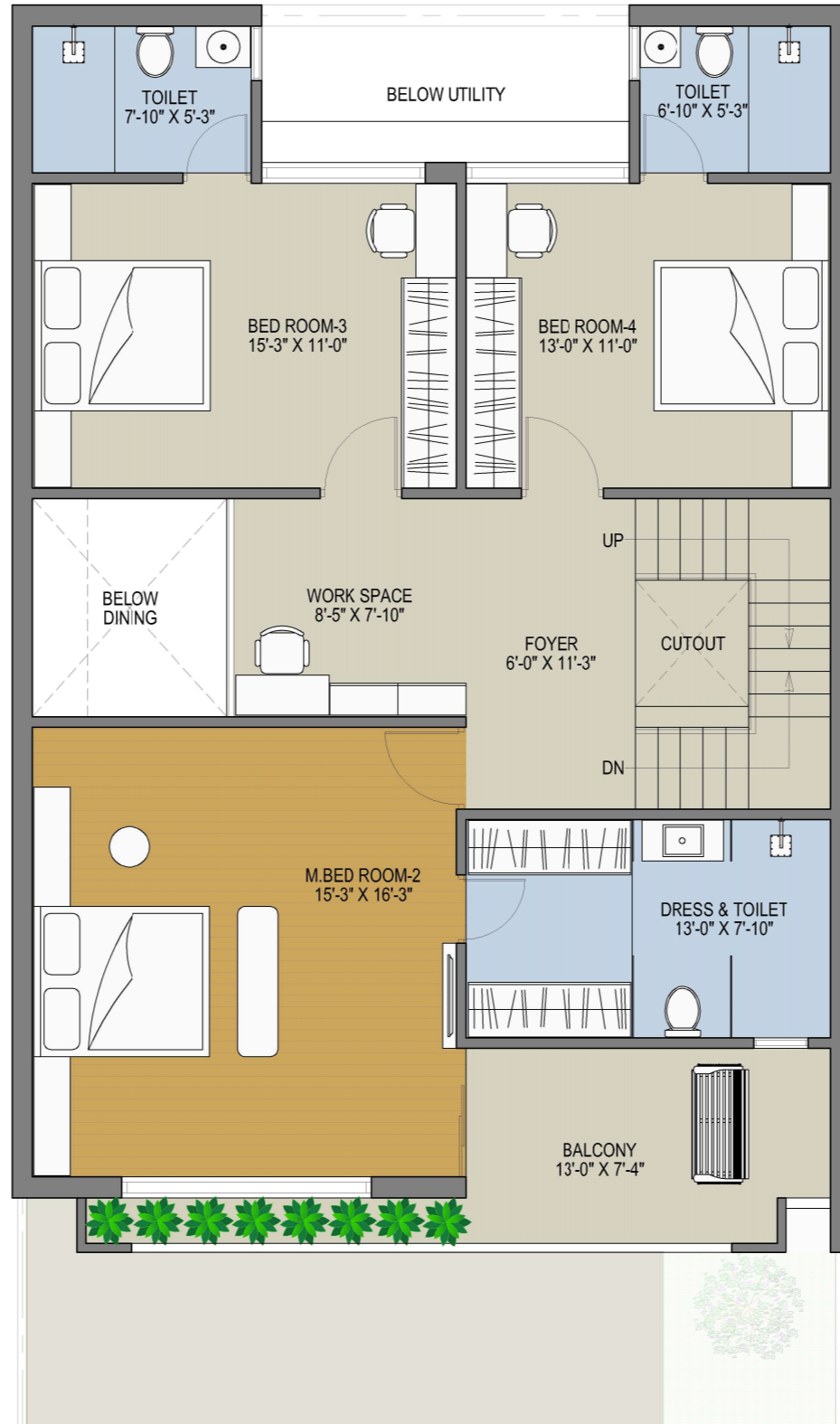


VILLA AT RAYSAN

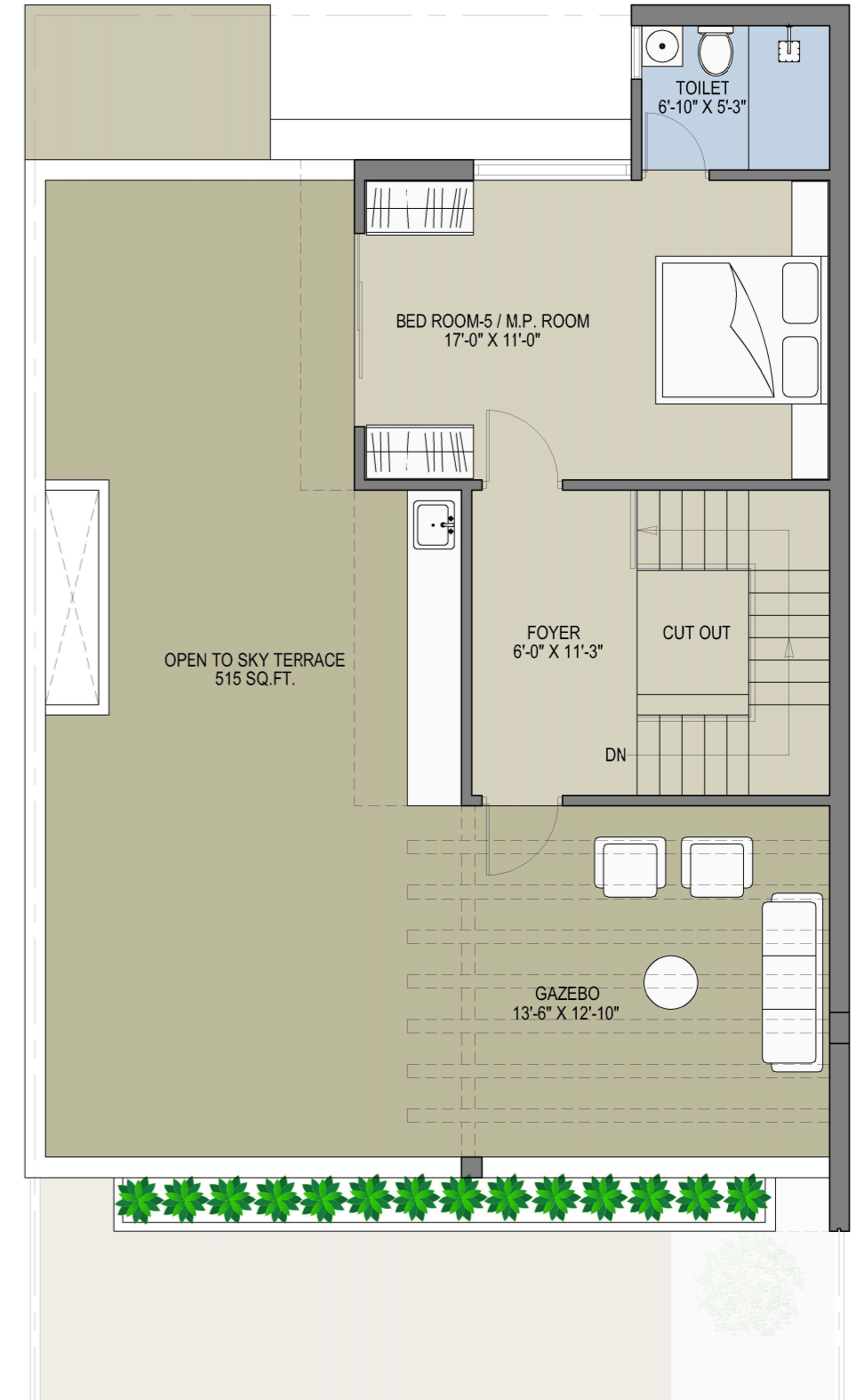


<<<< INTERNAL ROAD >>>>

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND (TERRACE) FLOOR PLAN

TYPICAL UNIT PLAN (PLOT NO. - 12,13)

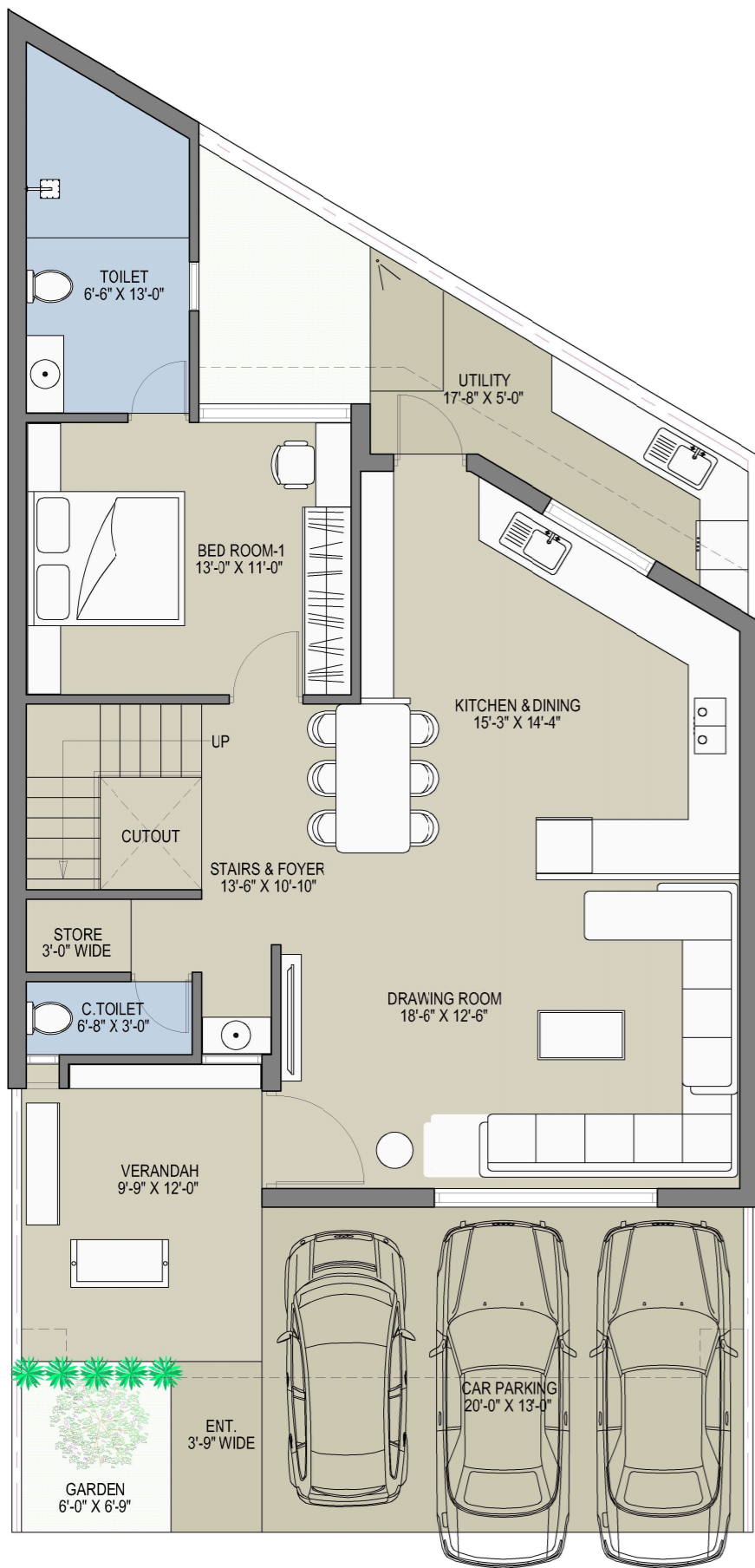
13-AUG-24

VILLA AT RAYSAN

Y R P DESIGN

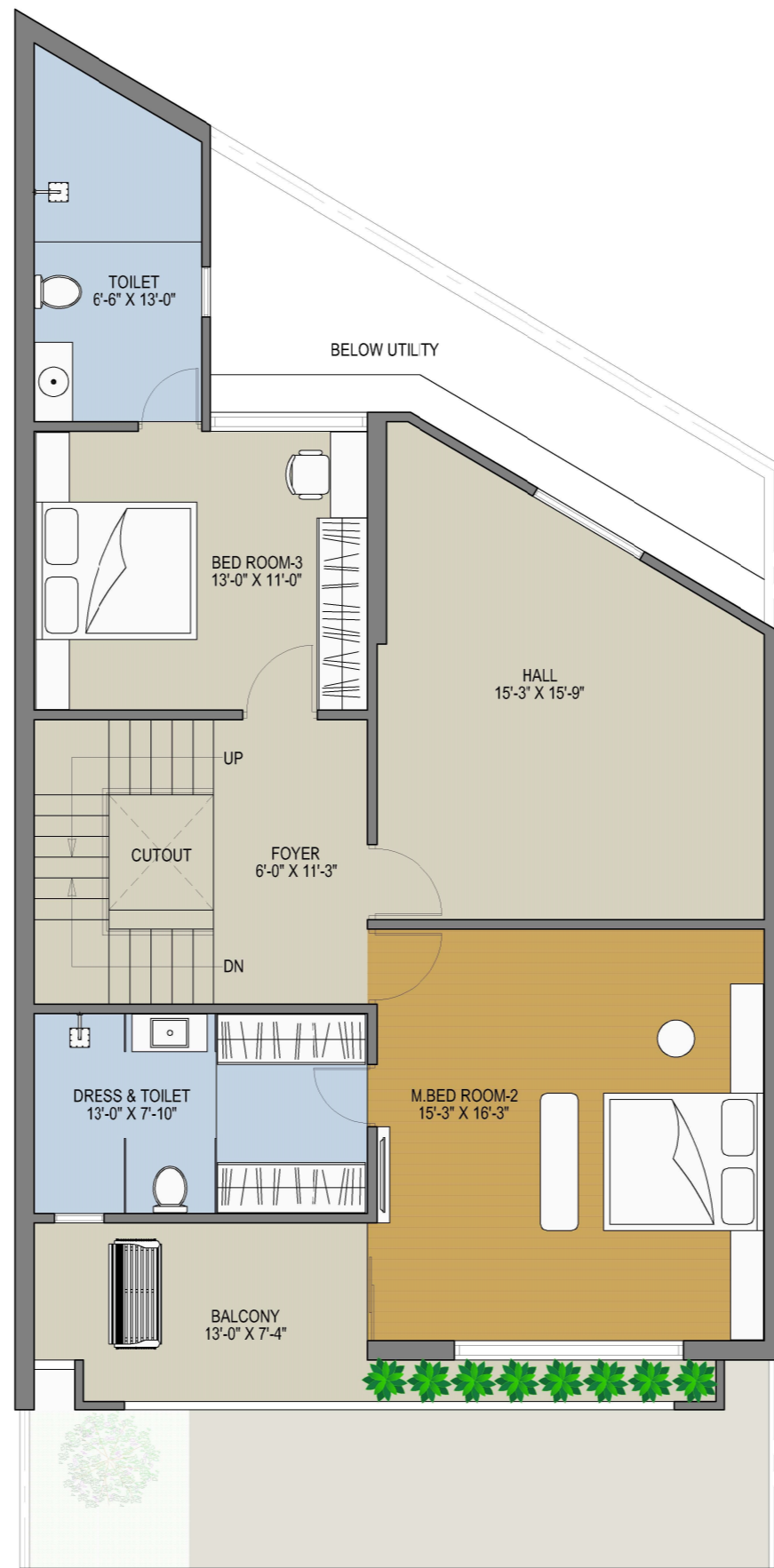
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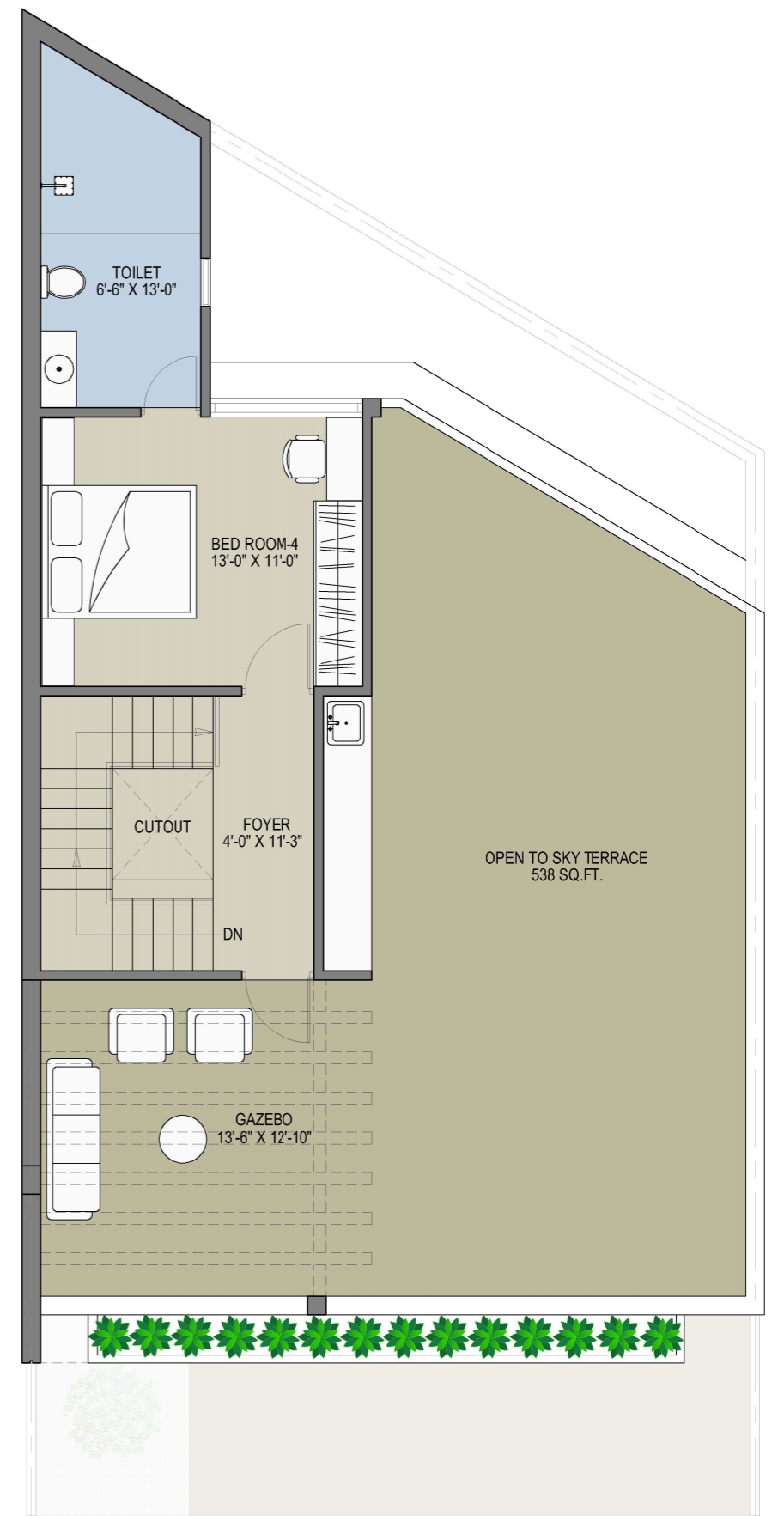


<<<< INTERNAL ROAD >>>>

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND (TERRACE) FLOOR PLAN

UNIT PLAN PLOT NO. - 14

VILLA AT RAYSAN

13-AUG-24

Y R P DESIGN

7 6 0 0 8 0 0 4 7 7

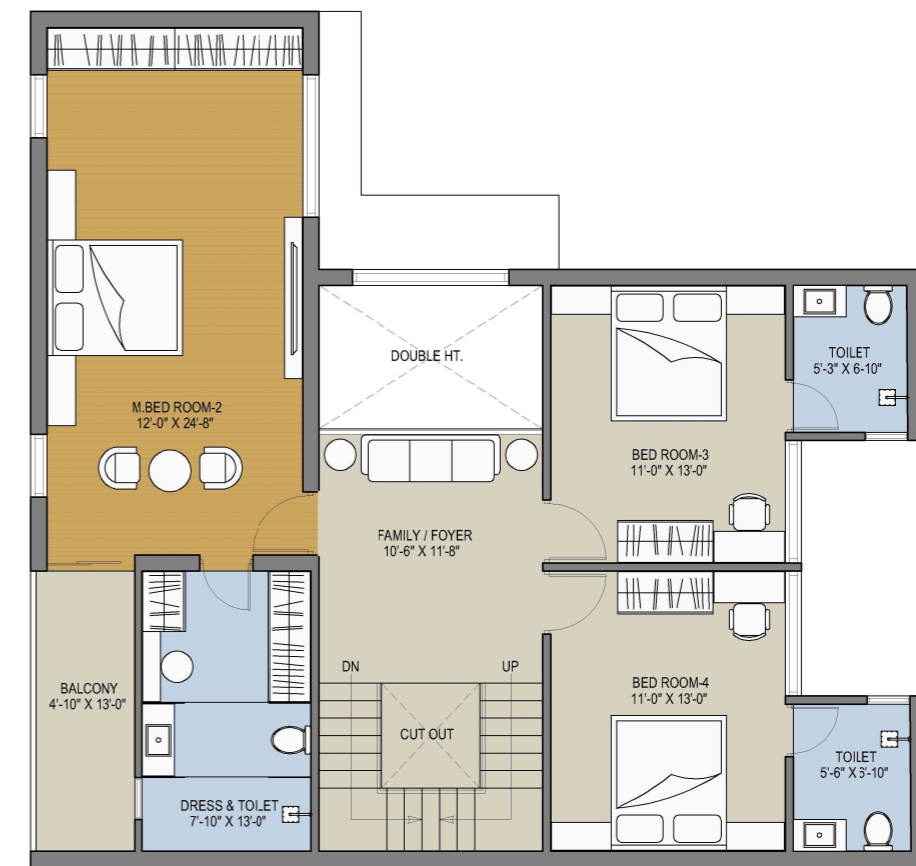




GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT PLAN , PLOT NO. - 15

VILLA AT RAYSAN

13-AUG-24

Y R P DESIGN

7 6 0 0 8 0 0 4 7 7



SPECIFICATIONS

- **STRUCTURE-**
Earthquake resistant-R.C.C.-Frame-structure, designed for seismic condition as per regulations.
- **MASONRY -**
AAC Blocks or Brick Masonry (as per Structure Engineer's advice).
- **WALL FINISH-**
Interior plaster-Single Coat Mala with Gypsum finish.
Exterior plaster-Weather proof double coated plaster with Apex paint.
- **KITCHEN**
Platform-Granite/Artificial stone with SS/Quartz sink.
Tiling on kitchen wall up-to lintel level.
- **TOILETS-**
Premium brand bath/ toilet fittings. Premium brand sanitary fittings.
Hot and Cold-water provision in all bathrooms.
- **FLOORING-**
All Rooms - Vitrified tiles (1200 x 1800/800x1600).
Kota/Granite/Full Body Tile flooring in wash area and Exterior.
- **DOORS-**
Decorative Main door with wooden framing with veneer finish.
Laminated/Flush doors in internal area with wooden/granite framing.
- **WINDOWS-**
Powder coated / anodized aluminum windows(premium).
- **ELECTRIFICATION -**
3 phase Concealed ISI wiring with premium switches.
AC electrical points in all rooms.
- **PARKING AND INTERNAL ROADS-**
Distinctively designed internal road.
CCTV camera provision in parking area.

AMENITIES

- Designed Entrance
- Central Landscaped Garden
- Senior citizen Area
- Jogging Track
- Children Play Area
- CCTV Camera
- Club House
- Indoor Games
- Dedicated Visitors Parking
- 3 Car Parking Per Unit
- Terrace Gazebo
- Separate Entry / Exit Provision
- 24 Hours Water with Pressure Pump

Note: Specification may change subject to availability and quality of material .



ELEVATION REFERENCE

NOTE : This image is for reference purpose only.