

DEVELOPERS

**UTSAV**  
DEVELOPERS

SITE ADDRESS :  
UTSAV AALAYAM, Opp. Utsav Elegance,  
Nr. Bhuyangdev Cross Road, Ahmedabad - 380052.

CONTACT : 99253 57997 | 98790 94040 | 97269 36565

BUILT WITH A LAVISH LOOK AND FEEL





— FINEST LIVING SPACES CRAFTED FOR —

A PERFECT LIFE





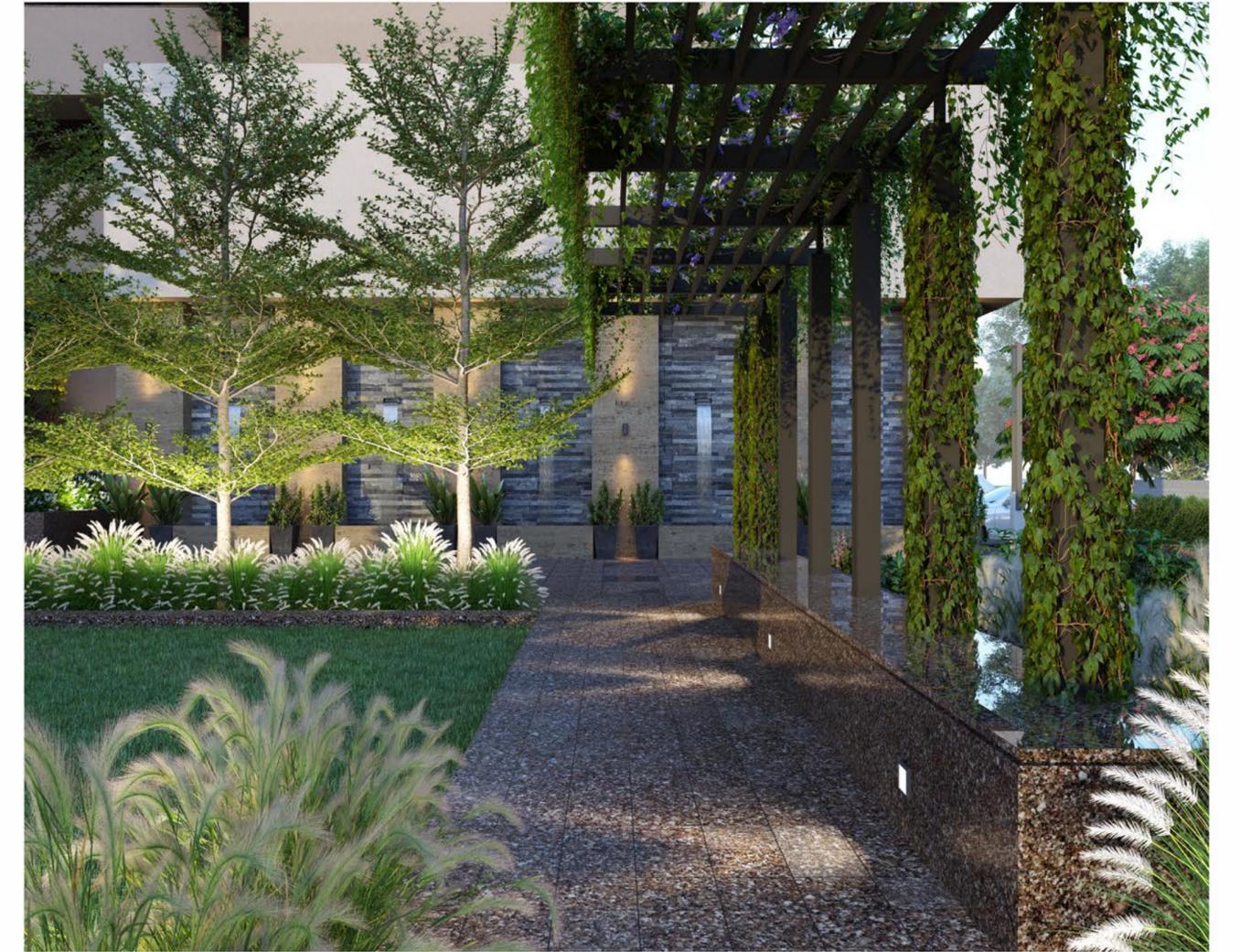
EXPERIENCE HOMES LIKE  
**NEVER BEFORE**

Every element of Utsav Aalayam, is of impeccable quality and precision, ensuring that your homes are where your hearts are.





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The marvelous gift for finest living is going to be your home. Two elevated buildings with 2 & 3 BHK home along with all the exciting amenities are what you are going to get.



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# Layout Plan



## LEGENDS

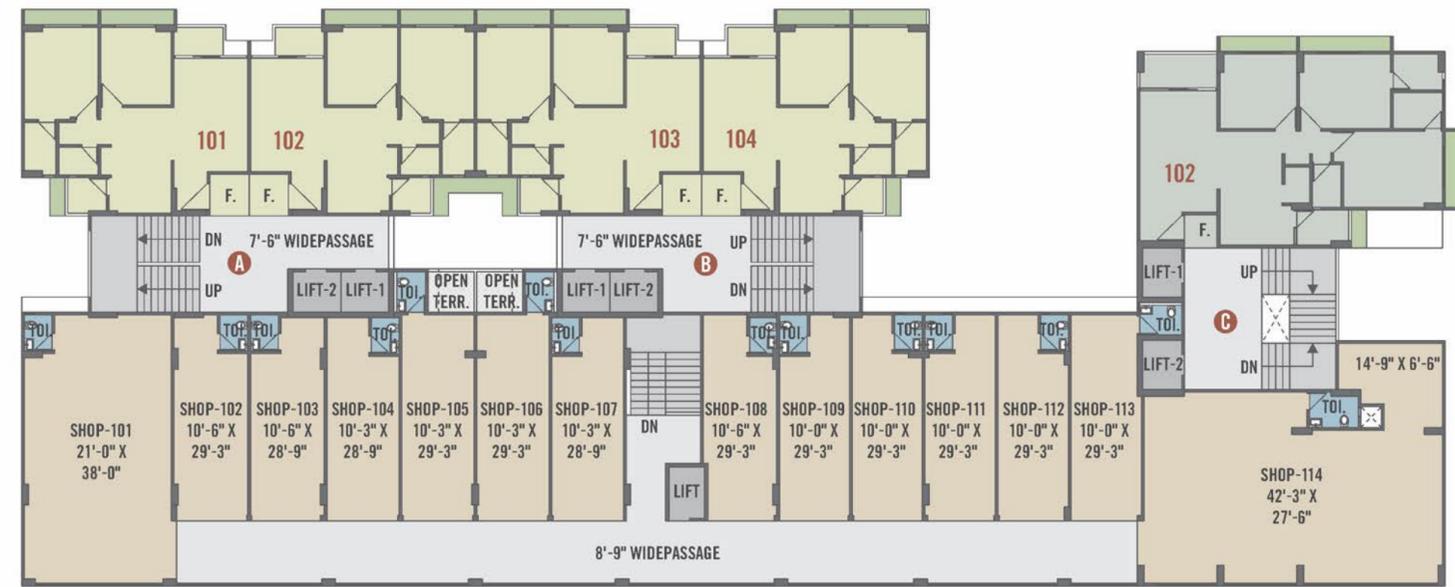
- 01] Security Cabin
- 02] Sitting Area
- 03] Netted Cricket Pitch
- 04] Landscape Sit-out
- 05] Children Play Area
- 06] Lawn Area
- 07] Basement Ramp Dn
- 08] Badminton Court
- 09] Indoor Games
- 10] Gym / Yoga



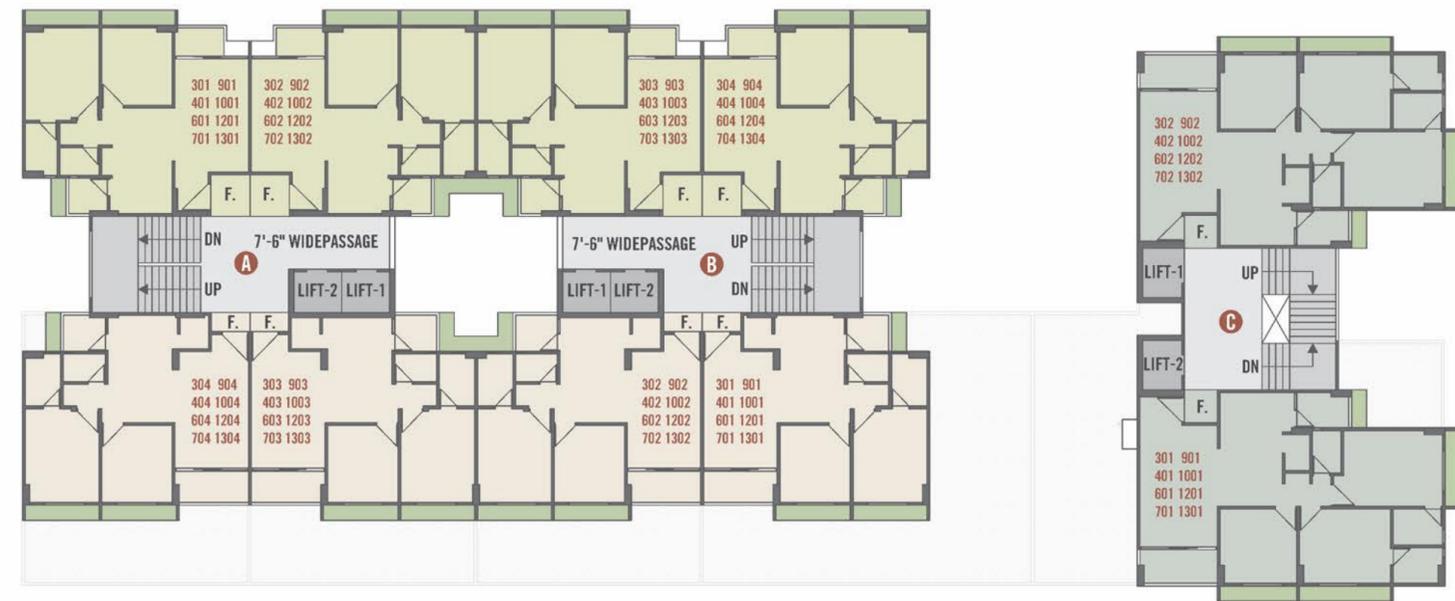
UTSAV  
ALAYAM



# 1st Floor Plan



# 14th Floor Plan



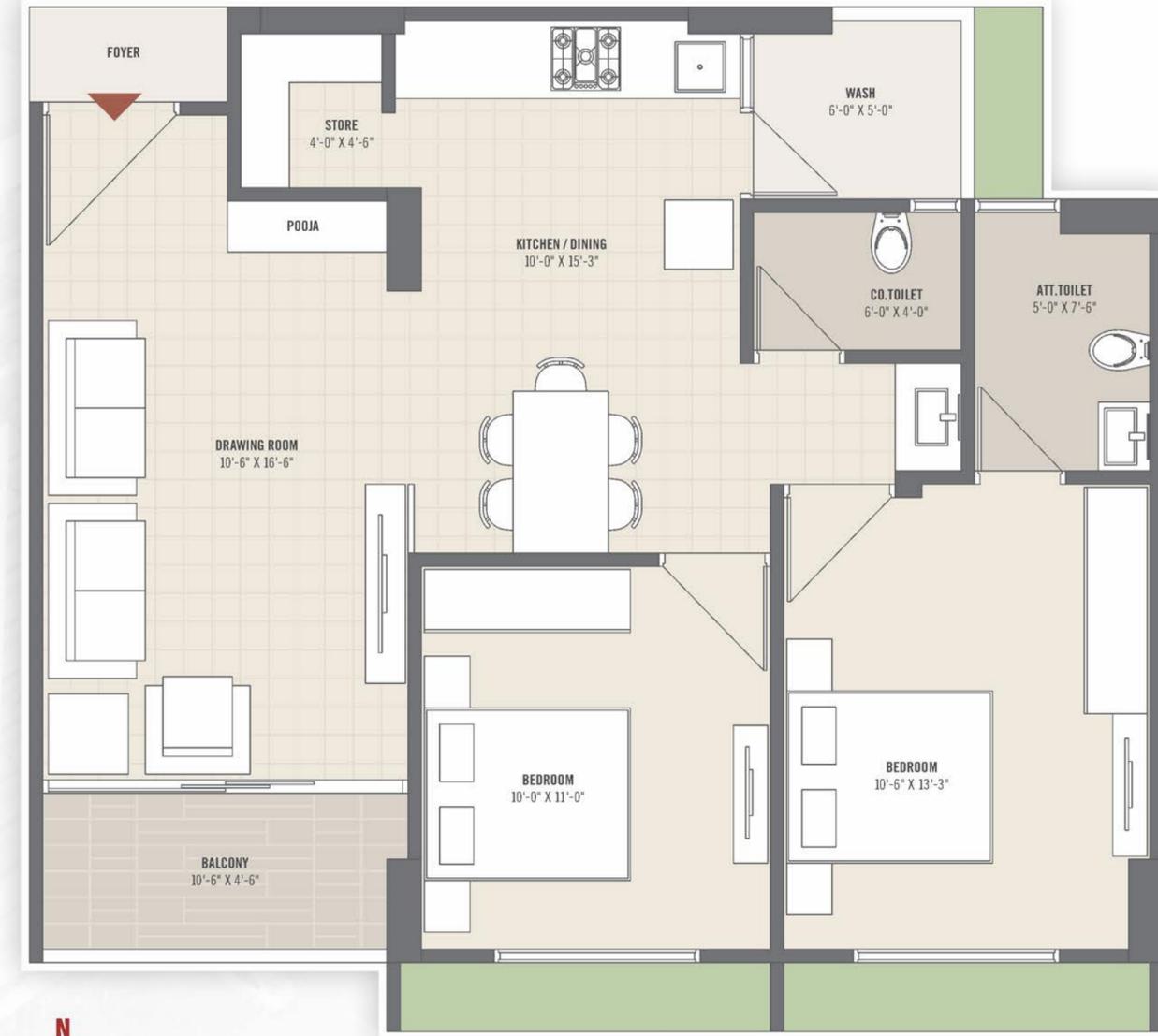


# 2 Bhk Unit Plan



BLOCK - A & B

# 2 Bhk Unit Plan

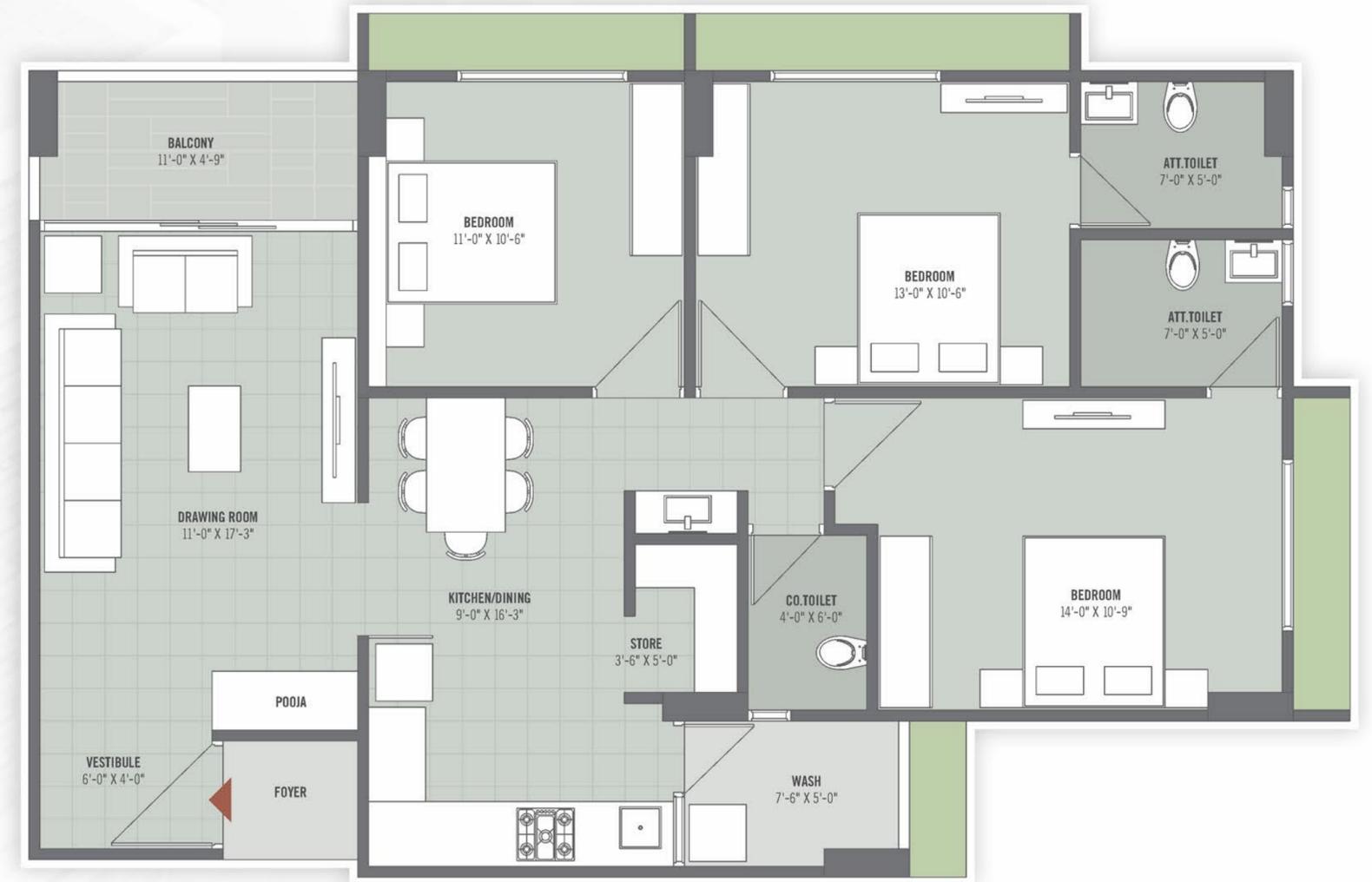


BLOCK - A & B



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# 3 Bhk Unit Plan



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BLOCK - C



ESCAPE INTO A FLIGHT OF FANTASY

IN REALITY, HERE!



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# AMENITIES



24 X 7 SECURITY



CLUB HOUSE



SOLAR SYSTEM



INDOOR GAMES



DROP OFF ZONE



MULTI PURPOSE COURT



GYM / YOGA DECK



CHILDREN PLAY AREA



COMMUNITY SEATING AREA



LANDSCAPED GARDEN



CCTV CAMERA



ROOF TOP LOUNGE



GAZEBO



GAS LINE



FIRE SAFETY



LIBRARY



24 HRS WATER SUPPLY



2 HIGH SPEED ELEVATORS



SUFFICIENT PARKING



CRICKET NET

Complete your life from every shortcomings with an abode you desire and deserve to live in.





## Specifications



### FLOORING

- Vitrified Tiles In All Bedrooms, Kitchen, Living And Dining Area
- Ceramic Tiles In All Bathrooms
- Kota Stone Or Similar In Store And Wash Areas



### WALLS

- Interior Walls Are Plastered And Putty Finished
- Exterior Walls Are Painted With A 100% Acrylic Based Paint



### KITCHEN

- Polished Natural Granite Platform
- Stainless Steel Kitchen Sink
- Glazed / Ceramic Tile Dado Up To Lintel Level On Walls Above The Platform



### DOORS

- Decorative Main Door With Wooden Framing
- Flush Doors With Wooden Framing In All Bedrooms And Bathrooms



### ELECTRIFICATION

- Concealed PVC Conduits With PVC Insulated ISI Grade Copper Wiring
- Adequate Points For Lighting And Power
- Decorative Modular Switches With MCB Distribution Board



### WINDOWS

- Powder Coated / Anodized Aluminum Sliding Windows With Stone Jamb



### MISCELLANEOUS

- Air Conditioning Points In All Bedrooms
- Geyser Points In All Bathrooms
- Provisions For Telephone, Cable / DTH And Broadband Internet Connections



### BATHROOMS

- Glazed / Ceramic Tile Dado On The Walls Up To The Lintel Level
- High Quality Vitreous Sanitary Ware And Plumbing Fixtures

#### RULES & REGULATIONS :

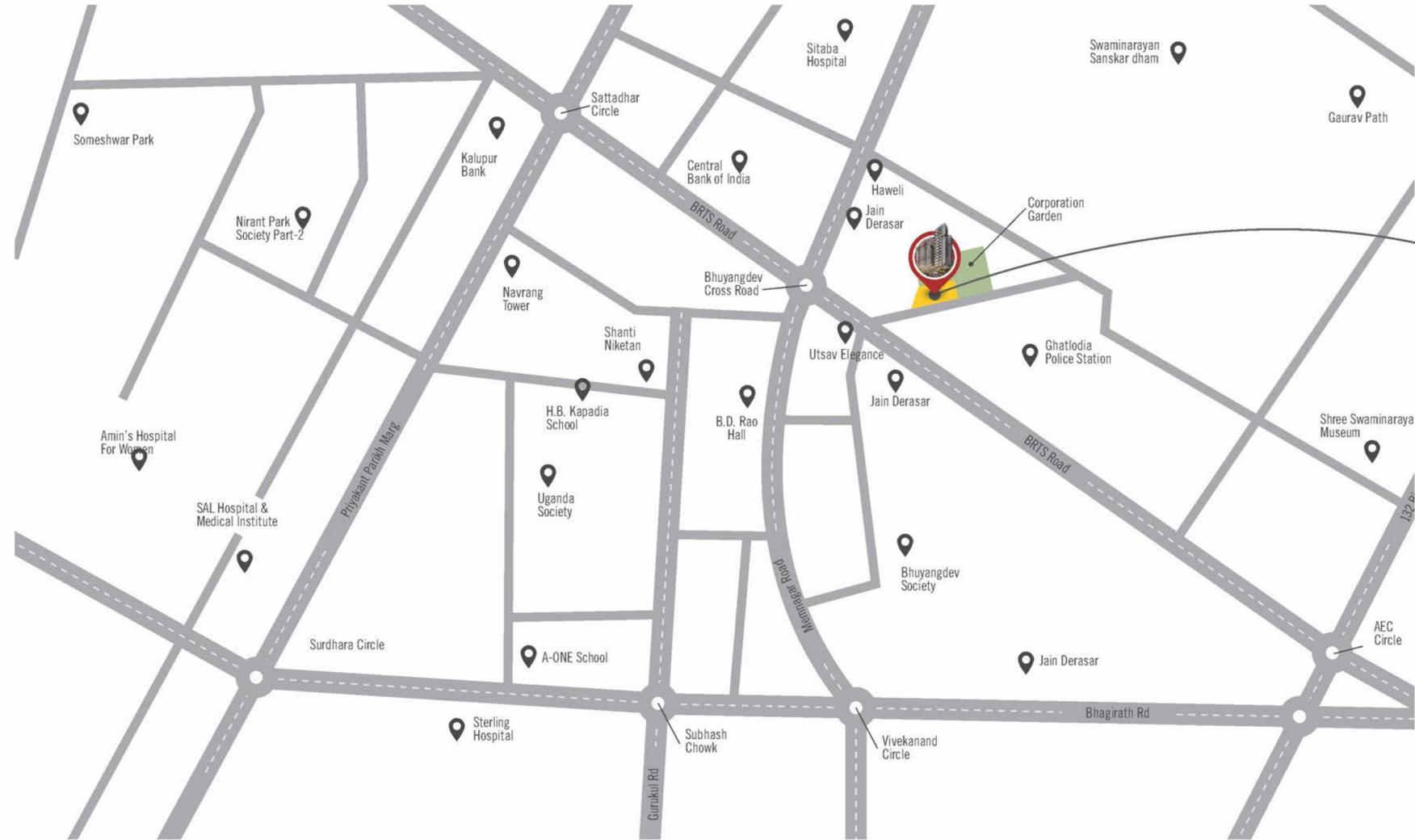
01) Torrent Power (A.E.C) Charges, Legal Charges, AMC/AUDA Charges, Deposit & Other Govt. Charges Shall Be Paid Separately. 02) Maintenance Advance Should Be Paid Separately. 03) Only Internal Charges Shall Be Allowed With Prior Permission And Shall Be Charged Extra. 04) Right Of Any Charges In Dimension, Design & Specification Reserved With The Developer Which Shall Be Binding For Purchaser. 05) External Charges Not Allowed. 06) Stamp Duty, Registration Fees And Service Tax / Taxes On Allotment And Possession Of Flat Shall Be Borne By Purchaser Applicable As Prevailing Law. 07) Any Additional Liabilities Due To Change In The Laws, Stamp Duty, Govt Laws Shall Be Borne By Purchaser From Time To Time. 08) New Rate Will Applicable In Case Of Delay In Payment Terms. 09) Term And Condition As Per Separate Agreement. 10) Every Care Has Been Taken In Preparation Of The Particulars In The Brochure Which Are For Guidance Purpose Only, They Do Not Form Any Basis Of Contract. 11) Variation May Occur As Per Local Regulation And Our Policy Of Improvement.



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Let elegance flow through its ambience as Utsav Aalayam, blends luxury with nature for the ideal life...





## Location Map



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RERA NO. : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA09314/121121  
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# UTSAV AALAYAM

DEVELOPERS

**UTSAV**  
DEVELOPERS

ARCHITECT :

**Spline Design**  
ARCHITECTS & INTERIOR DESIGNERS

DEVANG VAGHELA

STR. ENG.

**Amee Associates**  
STRUCTURAL CONSULTANT

