

YASH  
**ARIAN**  
 RESIDENTIAL & COMMERCIAL

A PROJECT DESIGNED BY PERKINS EASTMAN, USA



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Yash Arian is a joint venture between Yash Realty and Anchor Realty

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# WHY LIVE ORDINARY?

One life.

One chance to make it count.

To shine like a star, so they look up to you when the lights go out.

Now it's on you to decide what's yours.

A life of insignificance, or the red carpet that'll be laid out every time you take the stage.



NEW YORK.

TOKYO.

ABU DHABI.

CHINA.

NOW AHMEDABAD.



GUANGZHOU METRO OCC HEADQUARTERS



SKY VIEW PARC



CENTRIA



PARK HYATT HOTEL

PERKINS EASTMAN IS AN INTERNATIONAL ARCHITECTURE, INTERIOR DESIGN, URBAN DESIGN, PLANNING, LANDSCAPE ARCHITECTURE, AND PROJECT MANAGEMENT FIRM, HEADQUARTERED IN NEW YORK. IT IS AMONG THE WORLD'S 25 LARGEST ARCHITECTURE FIRMS AND THE 16TH LARGEST INTERIOR DESIGN FIRM HAVING PROJECTS ALL OVER THE WORLD. THEY HAVE BEEN HELD IN GREAT ESTEEM IN THE US, WHICH LAID DOWN THE PLATFORM FOR BIGGER SUCCESSES IN THE EAST. RECENTLY, THEY HAVE WON THE INTERIOR DESIGN AWARD FOR PARK HYATT HOTEL & VILLAS IN ABU DHABI, UNITED ARAB EMIRATES IN 2013.

**YASH ARIAN OFFERS THE LATEST INTERNATIONAL DESIGNS THAT IS ONE OF THE TALLEST AND MOST WELL DESIGNED BUILDINGS IN THE CITY.**

**99**  
STUDIO

FOR YASH ARIAN, WE PARTNERED 99 STUDIO, A RENOWNED NAME WHEN IT COMES TO ARCHITECTURE, INTERIOR DESIGNING AND PLANNING. THEY PROVIDED US WITH THE BEST OF DESIGN SOLUTIONS WHILE KEEPING INTO CONSIDERATION THE REALITIES OF CONSTRUCTION, BUDGET, AND CODES IN THE DESIGN SOLUTION.



# MASTER PLAN



# YASH ARIAN RESIDENTIAL

**2 & 3 BHK** (small/big) Apartments

The residential tower with 14 floors is located in the heart of the city. It is undoubtedly one of the most luxurious yet affordable residential addresses that Ahmedabad has to offer.





SWIMMING POOL



JOGGING TRACK



GYMNASIUM



GARDEN

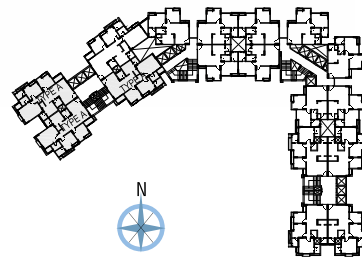
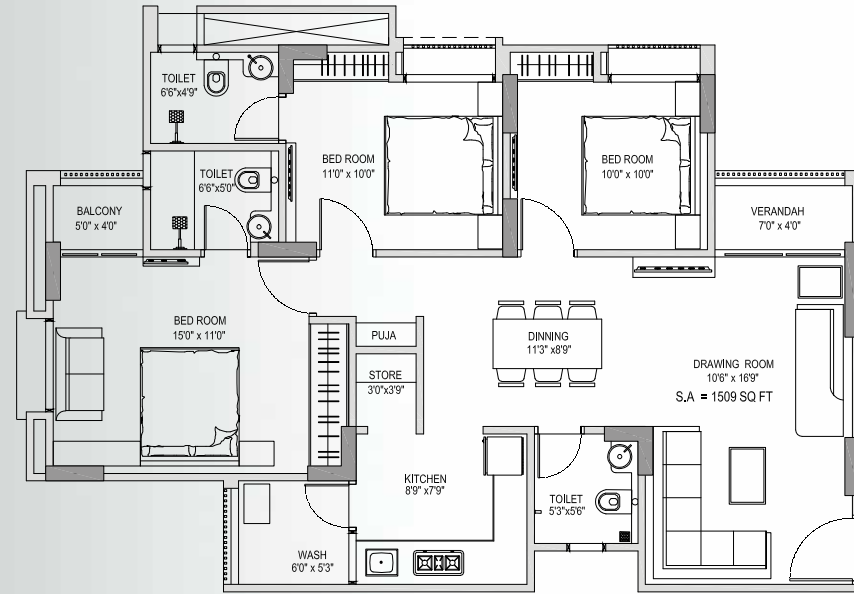
### AMENITIES

- Member's administrative office
- Main entry court
- Entry pergola with creeper
- Seating garden
- Seating alcove
- Stone paving
- Gazebo
- Half basketball court
- Reflexology path with gazebo
- Children's play area
- Jogging track/Pathway
- Lawn & mound
- Clubhouse swimming pool area
- Gymnasium
- Lifts and ramps for the physically challenged

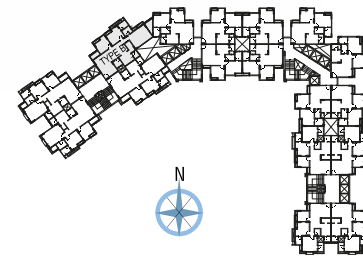
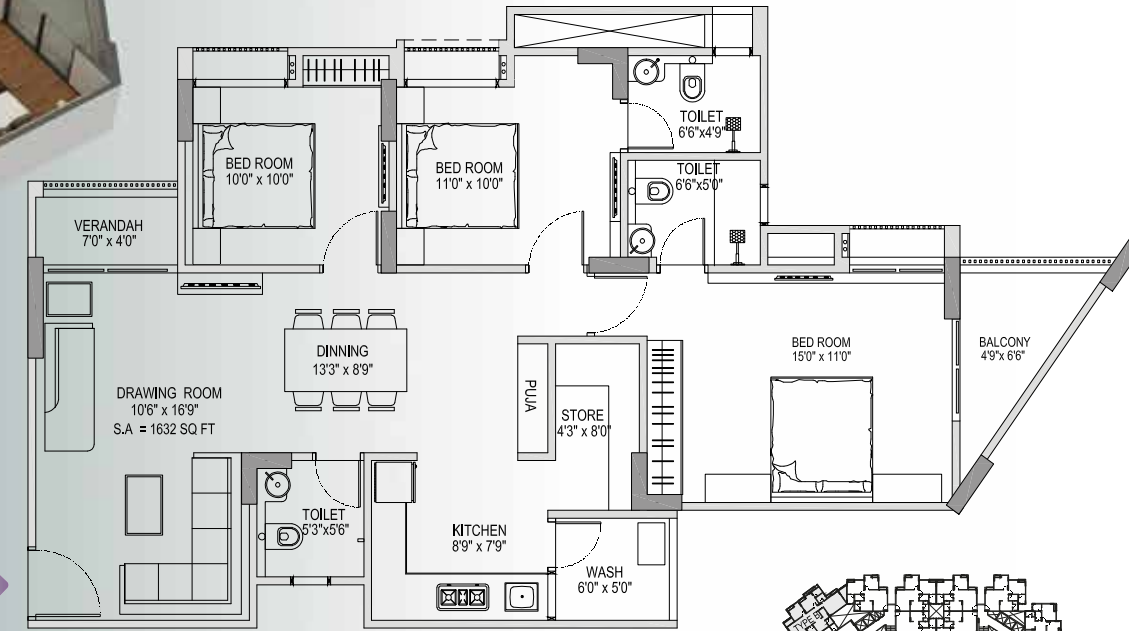
Yash Arian has a good vastu energy flow and cosmo-telluric balance. The project has plenty of harmonizers and energy enhancers.



3 BHK TYPE A | 1509 Sq. Ft.

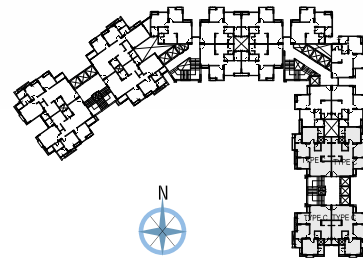
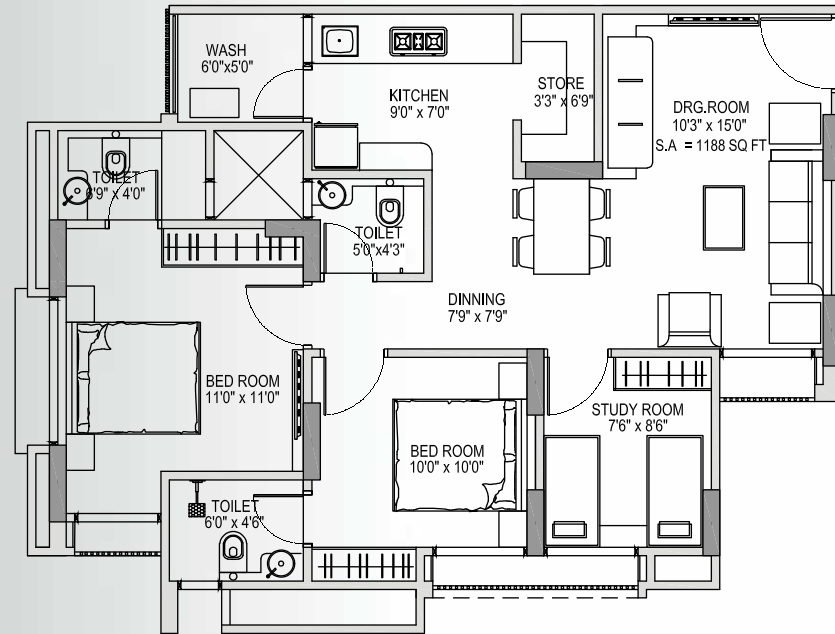


3 BHK TYPE B | 1632 Sq. Ft.

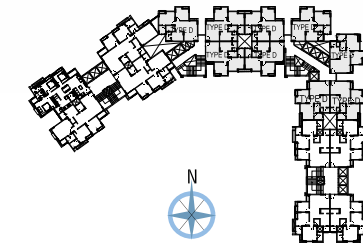
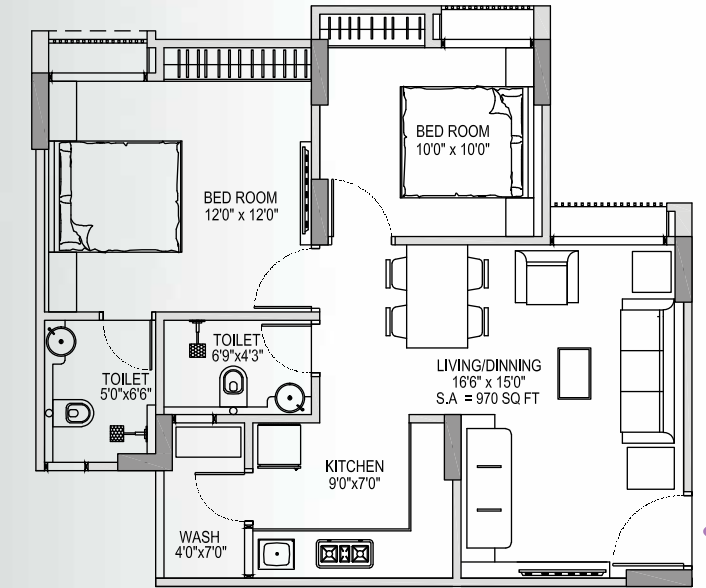




3 BHK (small) TYPE C | 1188 Sq. Ft.



2 BHK TYPE D | 970 Sq. Ft.







TOP VIEW

## SPECIFICATIONS FOR RESIDENTIAL

### RCC

- Structure designed with Earthquake resistant frame

### FLOORING

- Vitrified flooring in the complete apartment
- Wooden flooring in master bedroom
- Designer tiles in bathrooms, verandah and utility area
- Lobby with Italian marble flooring
- Lift wall cladding in granite

### ELECTRIFICATION

- Concealed 3-phase electrical copper wiring
- Modular switches
- ISI wires, MCB and ELCB

### KITCHEN

- Gas piping in kitchen (subject to availability)
- Stainless steel sink
- Dado tiles
- Granite platform

### DOORS

- Main door - modular/flush doors with natural veneer finish and wooden frame
- Other doors - modular/flush doors with a wooden frame and painted on both sides

### WINDOWS

- Aluminum anodized windows and French doors
- Granite frames on window sills

### TOILETS/BATHROOMS

- Concealed plumbing
- Health faucet
- Bathroom dado up to 7' height of designer series
- Wooden frames for bathrooms
- Branded sanitary wares and CP fittings

### FIRE PREVENTIVE MEASURES

- Entire design comprises of the Internal Building Code (IBC)
- Automatic fire sprinklers installed in the passages
- Panic Alarm provided on each floor for fire safety

## SPECIAL FEATURES

- Seismic structural design
- Provision of drain pipes for split A/C
- Concrete/paver road with tremix finish
- Fire fighting system
- Ample quantity of water storage
- Underground and overhead tanks
- Internal walls finished with wall putty
- Fully automatic high-speed lifts
- Security cabin
- CCTV monitoring of common areas
- Telephone, DTH TV points, and AC points inclusive in all the rooms in the apartments
- Video door phone facility for each unit
- Provision for internet connectivity
- Intercom facility for every unit
- Ramp for senior citizens and the disabled
- Power backup with D.G sets for common areas
- Double basement parking facility
- Vastu compliant design





# YASH ARIAN COMMERCIAL

## Showrooms & Offices

It offers affordable properties for a prudent business investment. The commercial space of G+5 floors has tremendous potential, being a one-stop destination for leisure, retail, food, services, fitness, and entertainment.



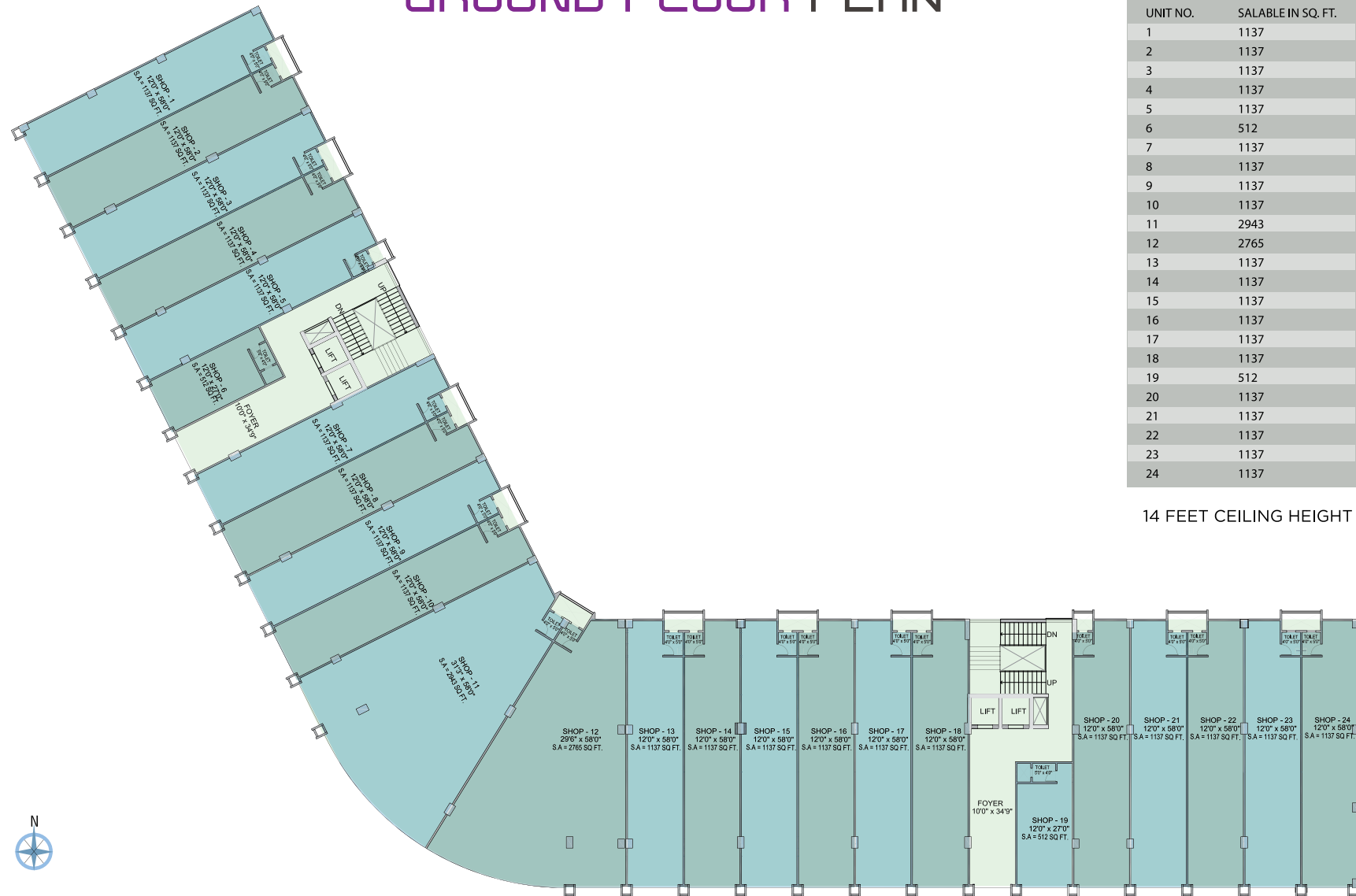


### AMENITIES

- Ideal sizes for all retail stores & offices
- 14 ft. height of ceiling for all shops on ground floor, 1st floor, and 2nd floor
- Multi-level automated security
- One-stop leisure, retail, food, services, fitness & entertainment destination
- 24x7 security and camera surveillance
- Power backup facility and fire safety
- Ground, 1st, and 2nd floor specifically for showrooms
- 3rd, 4th & 5th Floor for office spaces from 465 sq. ft. onwards



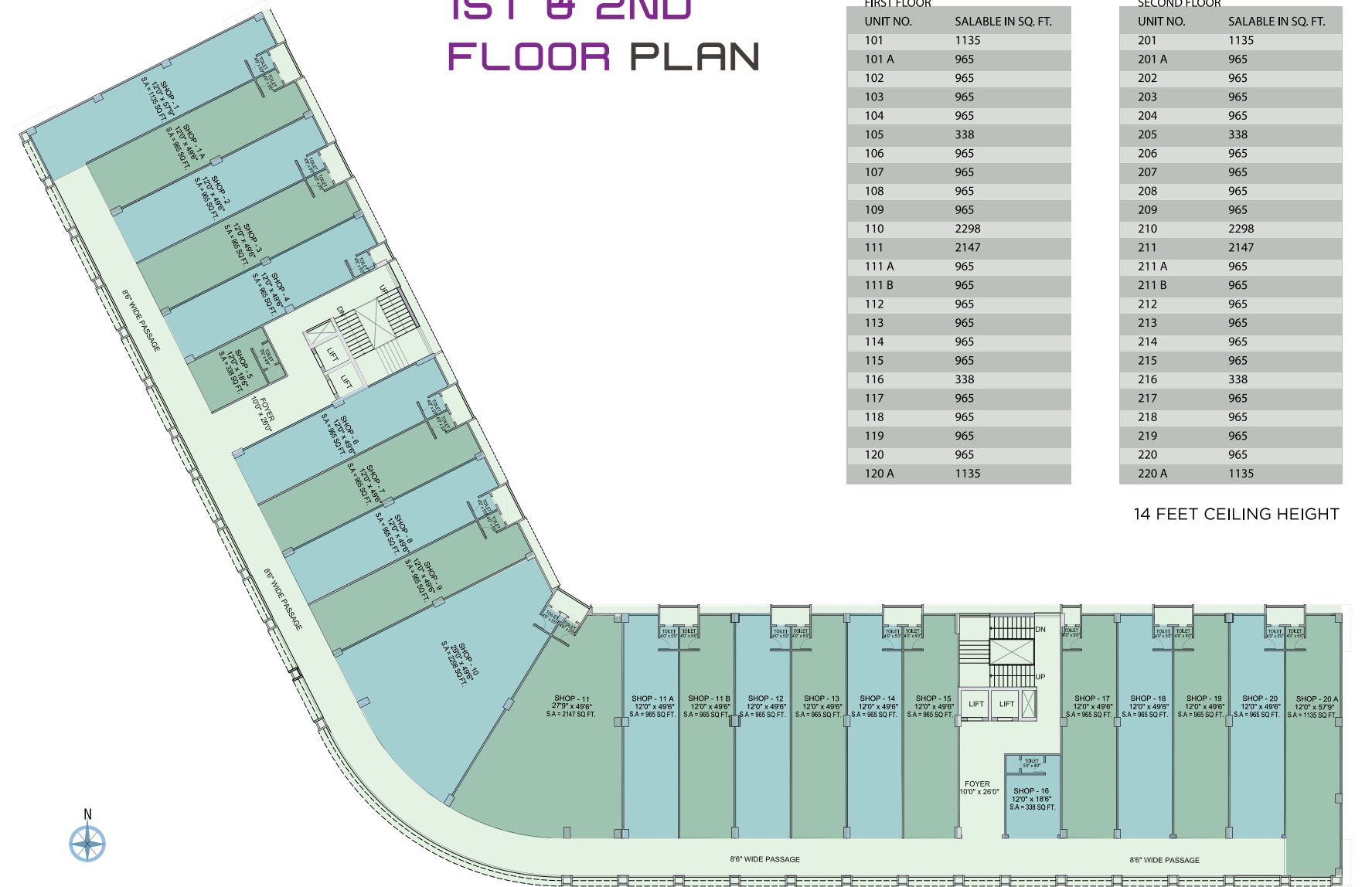
# GROUND FLOOR PLAN



| UNIT NO. | SALABLE IN SQ. FT. |
|----------|--------------------|
| 1        | 1137               |
| 2        | 1137               |
| 3        | 1137               |
| 4        | 1137               |
| 5        | 1137               |
| 6        | 512                |
| 7        | 1137               |
| 8        | 1137               |
| 9        | 1137               |
| 10       | 1137               |
| 11       | 2943               |
| 12       | 2765               |
| 13       | 1137               |
| 14       | 1137               |
| 15       | 1137               |
| 16       | 1137               |
| 17       | 1137               |
| 18       | 1137               |
| 19       | 512                |
| 20       | 1137               |
| 21       | 1137               |
| 22       | 1137               |
| 23       | 1137               |
| 24       | 1137               |

14 FEET CEILING HEIGHT

# 1ST & 2ND FLOOR PLAN



| FIRST FLOOR |                    |
|-------------|--------------------|
| UNIT NO.    | SALABLE IN SQ. FT. |
| 101         | 1135               |
| 101 A       | 965                |
| 102         | 965                |
| 103         | 965                |
| 104         | 965                |
| 105         | 338                |
| 106         | 965                |
| 107         | 965                |
| 108         | 965                |
| 109         | 965                |
| 110         | 2298               |
| 111         | 2147               |
| 111 A       | 965                |
| 111 B       | 965                |
| 112         | 965                |
| 113         | 965                |
| 114         | 965                |
| 115         | 965                |
| 116         | 338                |
| 117         | 965                |
| 118         | 965                |
| 119         | 965                |
| 120         | 965                |
| 120 A       | 1135               |

| SECOND FLOOR |                    |
|--------------|--------------------|
| UNIT NO.     | SALABLE IN SQ. FT. |
| 201          | 1135               |
| 201 A        | 965                |
| 202          | 965                |
| 203          | 965                |
| 204          | 965                |
| 205          | 338                |
| 206          | 965                |
| 207          | 965                |
| 208          | 965                |
| 209          | 965                |
| 210          | 2298               |
| 211          | 2147               |
| 211 A        | 965                |
| 211 B        | 965                |
| 212          | 965                |
| 213          | 965                |
| 214          | 965                |
| 215          | 965                |
| 216          | 338                |
| 217          | 965                |
| 218          | 965                |
| 219          | 965                |
| 220          | 965                |
| 220 A        | 1135               |

14 FEET CEILING HEIGHT



# 3RD TO 5TH FLOOR PLAN



| NO. | SALABLE IN SQ. FT. | NO. | SALABLE IN SQ. FT. |
|-----|--------------------|-----|--------------------|
| 301 | 465                | 325 | 465                |
| 302 | 465                | 326 | 465                |
| 303 | 465                | 327 | 465                |
| 304 | 465                | 328 | 883                |
| 305 | 465                | 329 | 465                |
| 306 | 465                | 330 | 465                |
| 307 | 465                | 331 | 465                |
| 308 | 465                | 332 | 465                |
| 309 | 465                | 333 | 465                |
| 310 | 848                | 334 | 465                |
| 311 | 773                | 335 | 465                |
| 312 | 465                | 336 | 1010               |
| 313 | 465                | 337 | 1085               |
| 314 | 465                | 338 | 465                |
| 315 | 465                | 339 | 465                |
| 316 | 465                | 340 | 465                |
| 317 | 465                | 341 | 465                |
| 318 | 465                | 342 | 465                |
| 319 | 465                | 343 | 883                |
| 320 | 465                | 344 | 465                |
| 321 | 465                | 345 | 465                |
| 322 | 465                | 346 | 465                |
| 323 | 465                | 347 | 465                |
| 324 | 465                | 348 | 465                |







## SPECIFICATIONS FOR COMMERCIAL

### FLOORING

- Vitrified tiles in all shops and offices
- Designer tiles in bathrooms
- Lobby with Italian marble flooring
- Lift wall cladding in granite

### ELECTRIFICATION

- Concealed 3phase electrical copper wiring
- Modular switches
- ISI wires, MCB and ELCB

### WINDOWS

- Aluminum anodised windows
- Granite frames on window sills

### TOILETS/BATHROOMS

- Concealed plumbing
- Health faucet
- Bathroom dado up to 7' height of designer series
- Wooden frames for bathrooms
- Branded sanitary wares and CP fittings

### SPECIAL FEATURES

- Seismic structure design
- Provision of drain pipes for split A/C
- Internal walls finished with wall putty
- Fully automatic high-speed lift.
- Telephone, DTH TV points and AC points in all the shops and offices.
- CCTV monitoring for the common areas.
- Double basement parking space facility.
- Vastu compliant design





ARIAL VIEW



PLAY AREA



CLUBHOUSE



ENTRANCE VIEW





## ESTEEM

Founded in 1992, Yash Group is an established player in real estate and infrastructure projects. Over the last two decades, we have successfully created residential and commercial projects of varied nature in Gujarat and other parts of western India. Highly experienced in working with government agencies dealing with urban development and town planning, we are today regarded as an entity that has set extremely high standards when it comes to delivery commitments and creative excellence.

## ETHOS

We build confidence of our stakeholders by ensuring consistency and quality. With a long list of satisfied clients and a number of landmark buildings, we have been known to stand for creating inspirational spaces that change the lives of people, in and around it.

## PLEDGE

We put a premium on safety, delivering value, and dependability. We practice a safety culture that has zero tolerance for accidents. We comply stringently to the highest quality corporate practices that protect the interest of various stakeholders - promoters, employees, government, and the public.





From premium residential homes in downtown Mumbai to prime commercial properties and new townships, Anchor Realty has been right in the midst of India's real estate boom. Anchor Realty has signature developments all over Mumbai and other parts of the country, all constructed with an aim to deliver international quality properties. With a promising legacy and brand equity, the group is all set to diversify into more business sectors, thus bringing in more light and smiles to the nation.

ANCHOR ALTAMOUNT



ANCHOR VICTORION



ANCHOR ELINA



ANCHOR TIARA



ANCHOR ORION

