

ONE

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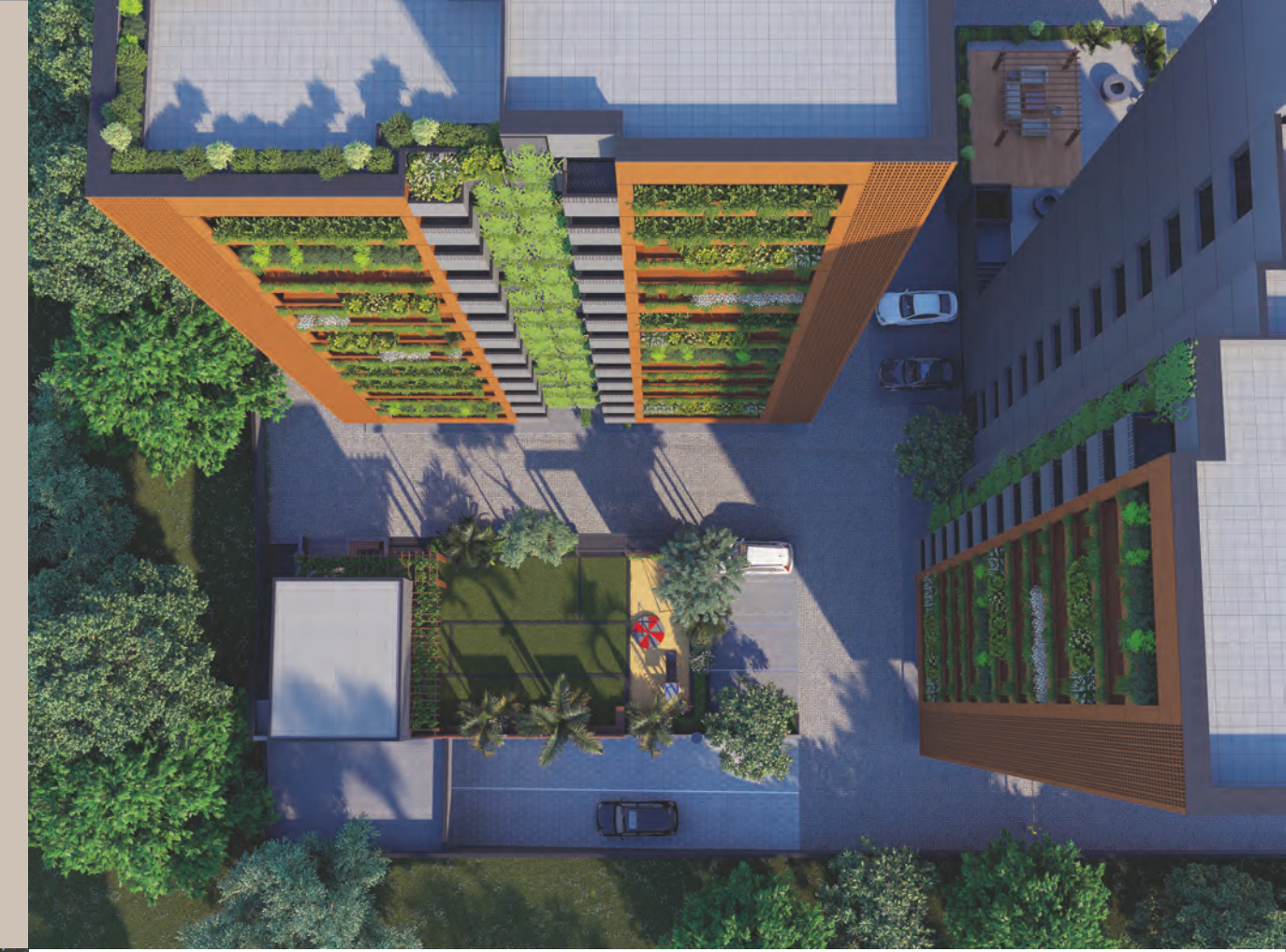
LUXURIOUS  
LIVING  
SPACES

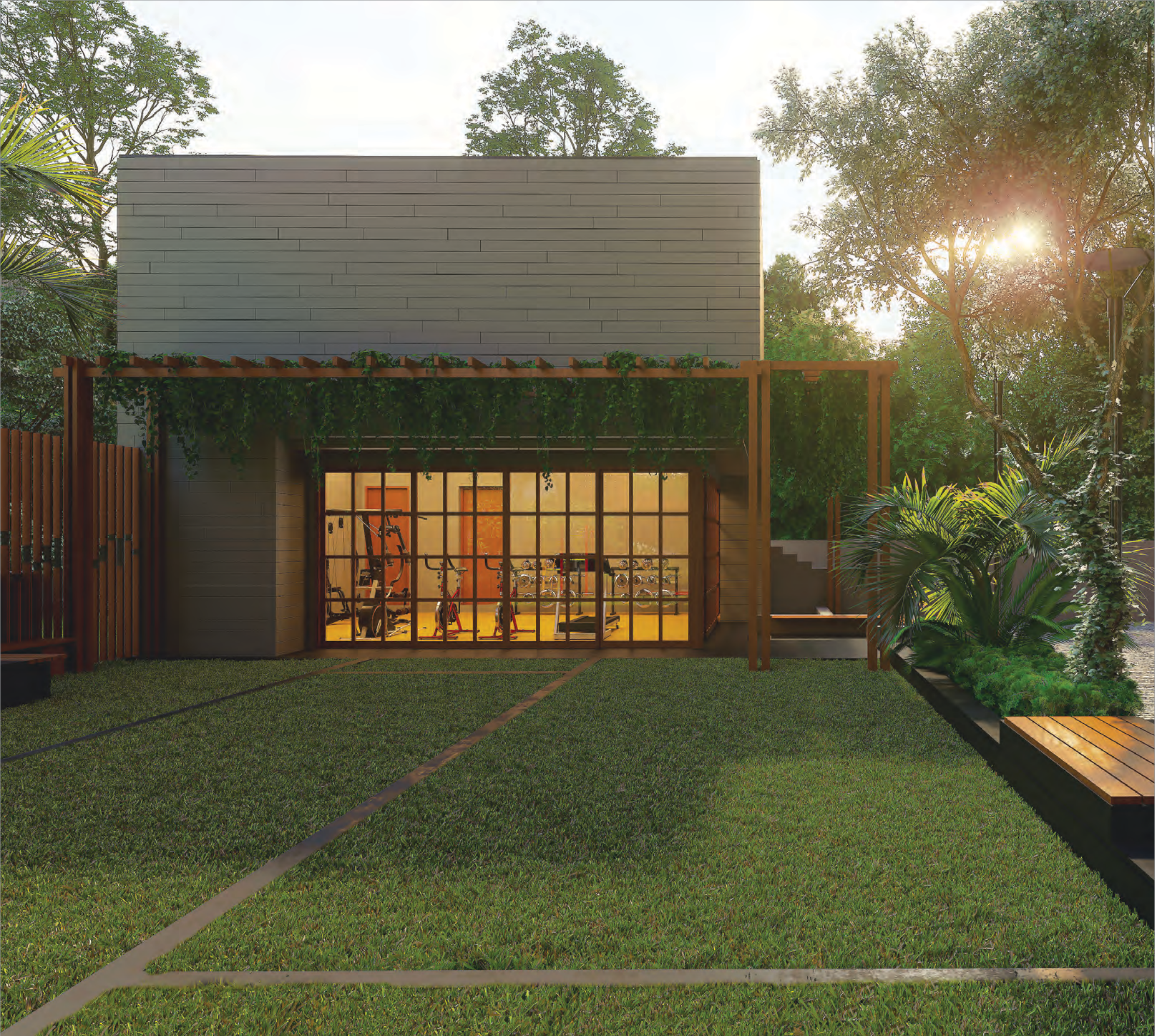
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LUXURIOUS  
LIVING  
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ONE35 is a compilation of residences that redefine grace and refinement through connections with the greens. The architecture exudes a sense of sleek modernism, ensuring breathtaking, uninterrupted views from every internal space. This is beautifully juxtaposed against the lush greenery and expansive decks that speak to a more elegant and balanced way of life.





## AND THE SIMPLE TO SUBLIME

At ONE35 the ground level garden club, is an idyllic place for a retreat. The garden creates a lovely space that speaks of restrained, laid-back elegance that extends into a tranquil landscape. Leisure here finds many expressions, take your pick!



# GROUND FLOOR PLAN



SHOP NO.	DIMENSIONS	AREA	SHOP NO.	DIMENSIONS	AREA
SHOP 001	9'11" X 41'5"	714 SQ.FT.	SHOP 008	9'9" X 29'6"	500 SQ.FT.
SHOP 002	9'9" X 39'5"	668 SQ.FT.	SHOP 009	9'6" X 35'10"	637 SQ.FT.
SHOP 003	10'4" X 43'1"	781 SQ.FT.	SHOP 010	9'6" X 33'10"	566 SQ.FT.
SHOP 004	10'10" X 37'11"	718 SQ.FT.	SHOP 011	9'6" X 41'6"	693 SQ.FT.
SHOP 005	10'10" X 35'8"	676 SQ.FT.	SHOP 012	9'6" X 39'7"	658 SQ.FT.
SHOP 006	10'4" X 33'6"	606 SQ.FT.	SHOP 013	9'8" X 37'7"	636 SQ.FT.
SHOP 007	9'9" X 31'6"	534 SQ.FT.			



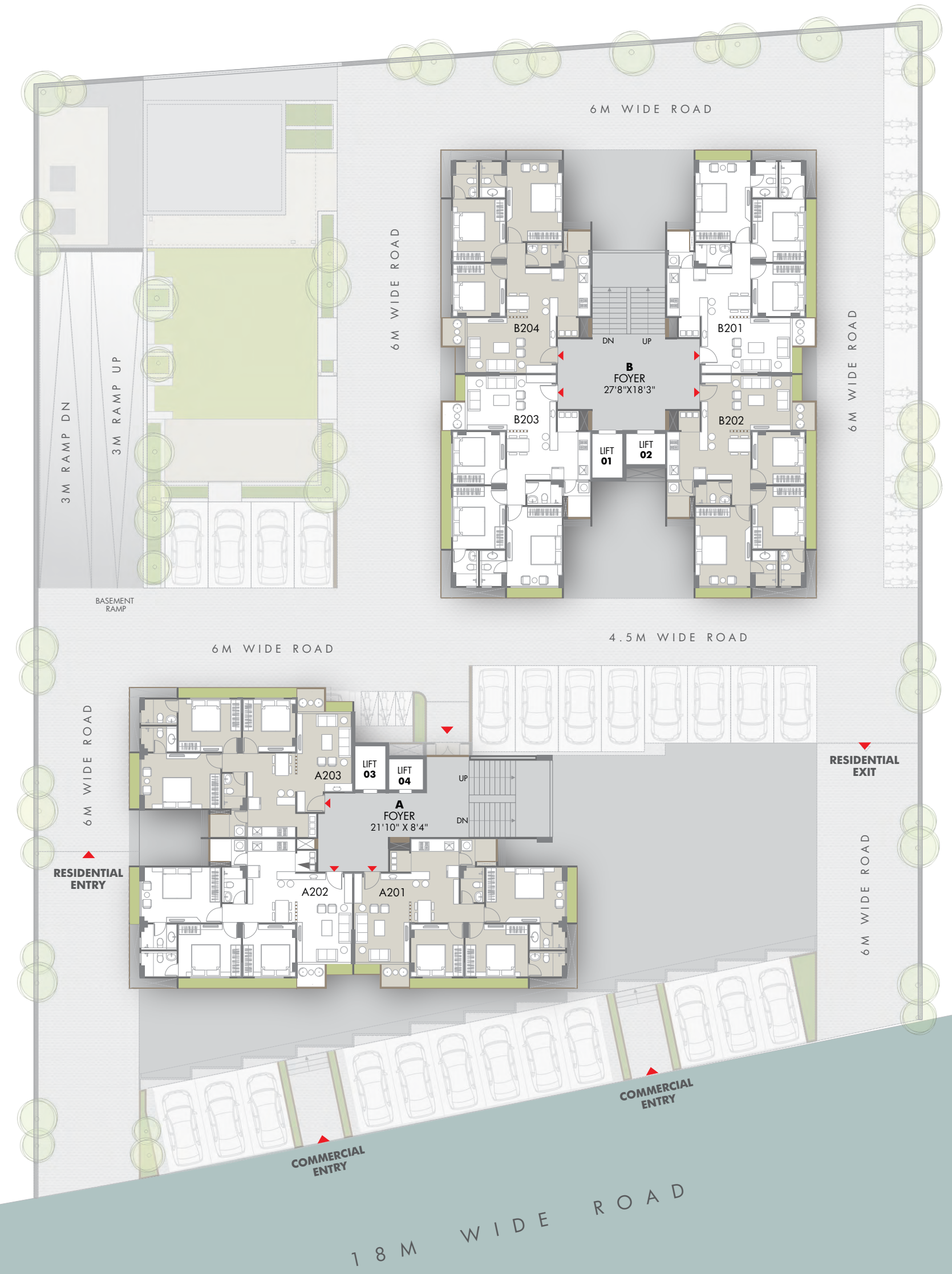
## AMENITIES & FEATURES

- Entrance Foyer
- Landscaped Garden
- Home Theatre
- Gym
- Kids Play Area
- Senior Citizen Area
- Allotted Parking
- CCTV Camera
- 24/7 Security
- 24/7 Water
- Drop Off Zone
- Stretcher Lift
- Power Back Up
- Solar Panels
- Common Toilet
- Handicapped Toilet
- Service Room
- 2 Elevators per Block
- Large Trees on Boundary
- Facade (Vertical Garden)
- Gazebo (Terrace)
- Indoor Games (Basement)
- Society Office (Basement)
- Society Staff Quarter (Basement)
- Common Car Wash Area (Basement)
- Public Utility Store (Basement)
- Informal Sit Out (Terrace)
- Service Platform (Terrace)

# FIRST FLOOR PLAN

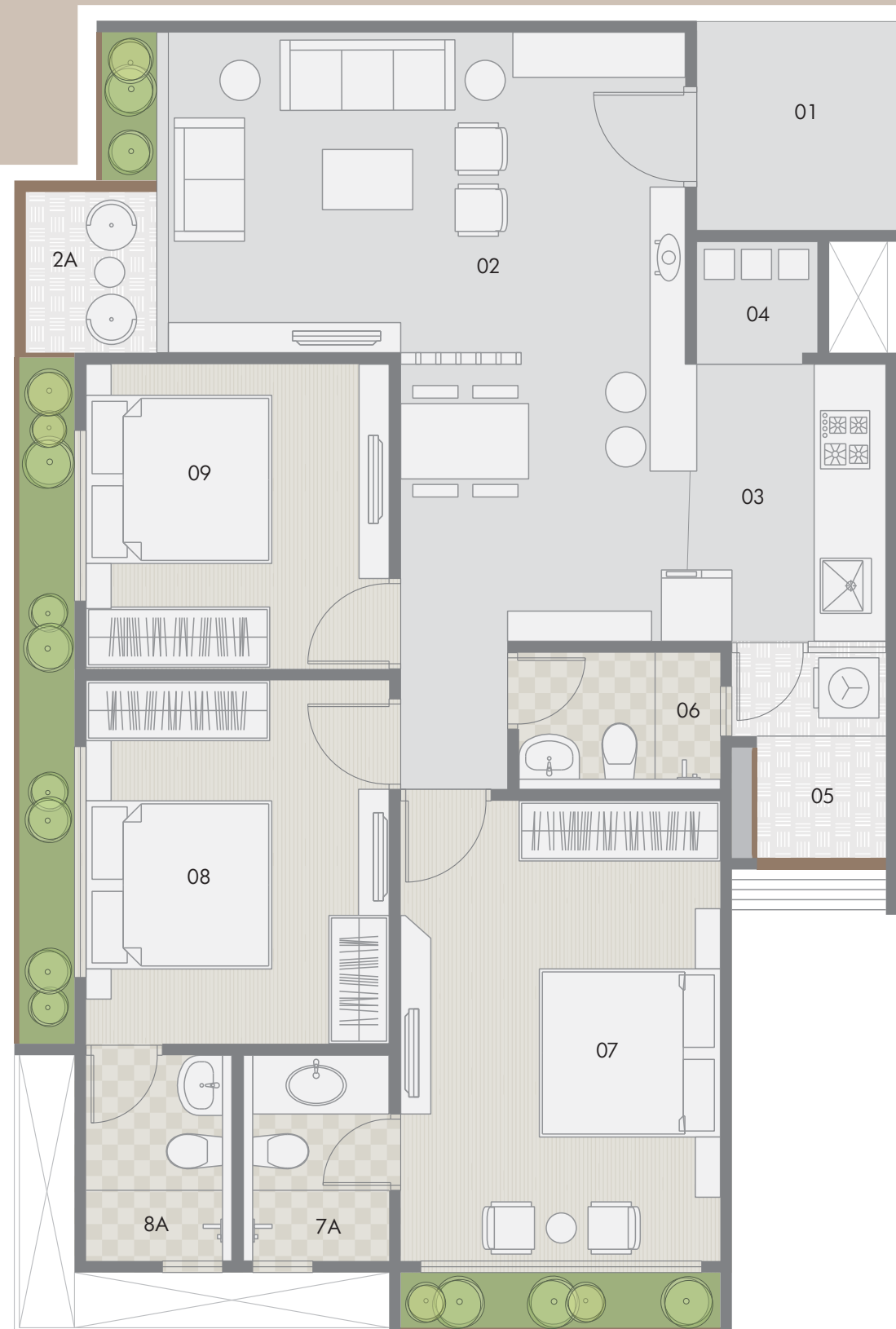


# TYPICAL FLOOR PLAN (2F-12F)



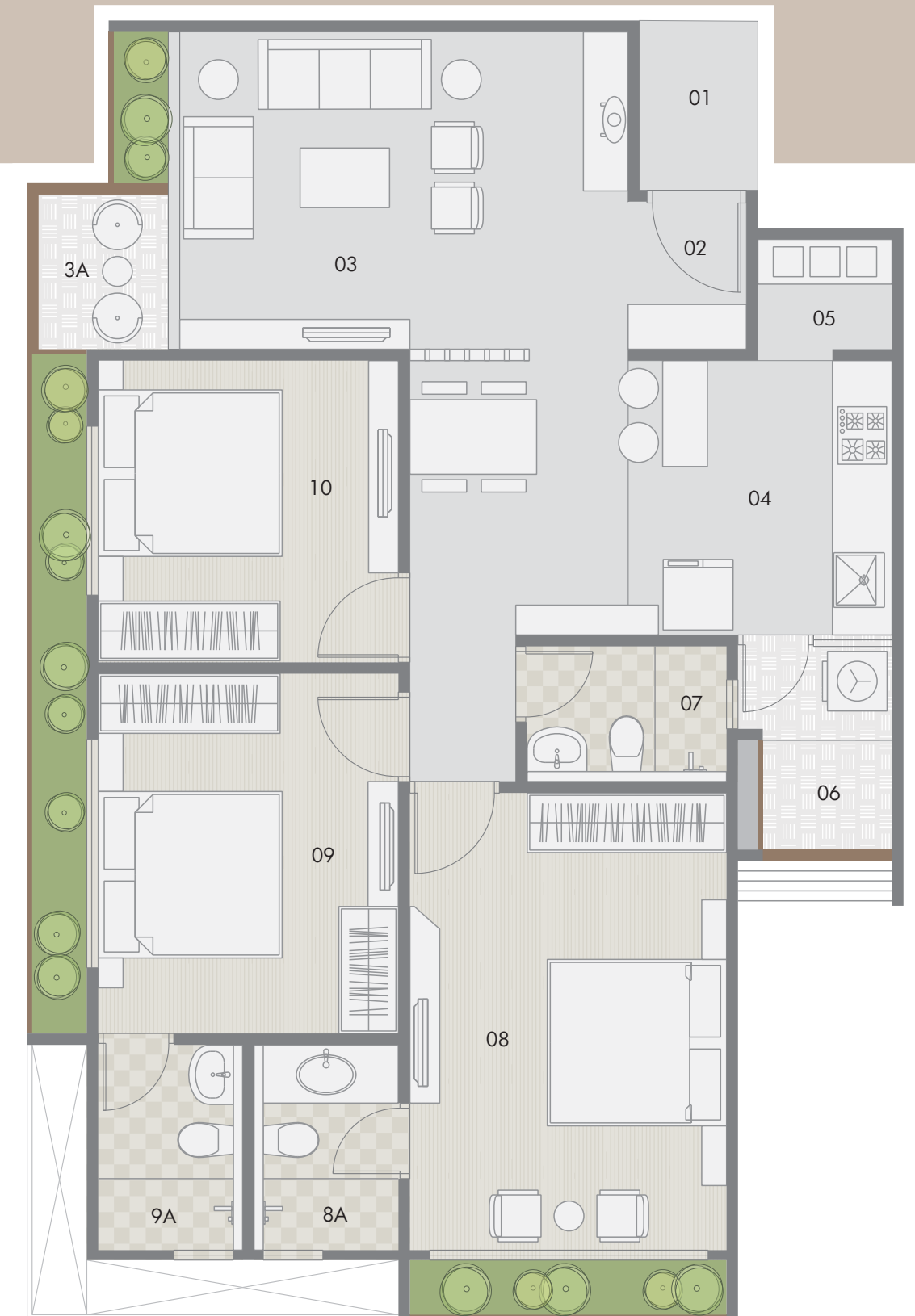
# TYPICAL UNIT TYPE A

01	VESTIBULE	6'7" X 6'10"
02	DRAWING ROOM	17'0" X 10'6"
2A	BALCONY	4'8" X 5'8"
03	KITCHEN & DINING	16'0" X 9'1"
04	STORE	4'0" X 4'0"
05	WASH AREA	4'3" X 6'9"
06	TOILET	6'8" X 4'6"
07	BEDROOM 01	10'6" X 15'1"
7A	TOILET	4'9" X 6'9"
08	BEDROOM 02	10'0" X 12'0"
8A	TOILET	4'9" X 6'9"
09	BEDROOM 03	10'0" X 10'0"

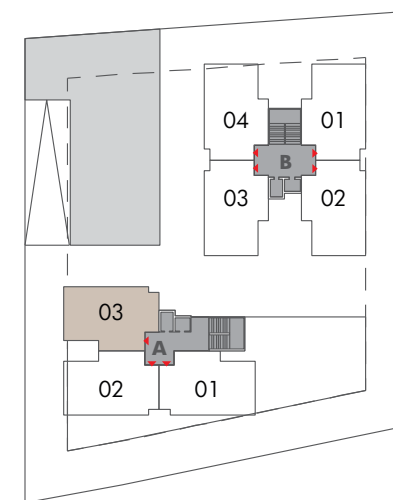
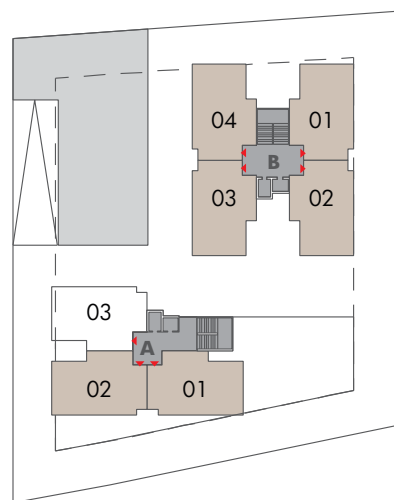


# TYPICAL UNIT TYPE B

01	VESTIBULE	3'11" X 5'7"
02	FOYER	4'0" X 5'0"
03	DRAWING ROOM	15'0" X 10'6"
3A	BALCONY	4'8" X 5'6"
04	KITCHEN & DINING	16'0" X 9'1"
05	STORE	4'5" X 3'8"
06	WASH AREA	4'3" X 6'9"
07	TOILET	6'8" X 4'6"
08	BEDROOM 01	10'6" X 15'1"
8A	TOILET	4'9" X 6'9"
09	BEDROOM 02	10'0" X 12'0"
9A	TOILET	4'9" X 6'9"
10	BEDROOM 03	10'0" X 10'0"



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# BASEMENT PLAN



## SPECIFICATIONS

### STRUCTURE

- Earthquake resistant R.C.C. Frame Structure with Block Masonry wall

### WALL FINISH

- Internal Single Coat Plaster with White Putty
- External Double coat Sand Faced Plaster with Acrylic Paint

### KITCHEN

- Granite Top Platform with S.S. Sink
- Designer tiles
- Dado Up to Lintel level

### FLOORING

- Good Quality Vitrified Tiles in the Entire Flat
- China Mosaic in Terrace for Heat Reflection

### DOORS AND WINDOWS

- Decorative Main Door
- All Doors are Laminated Flush Door
- Anodized Aluminum section sliding Windows

### TOILET PLUMBING

- Glazed Tiles on Flooring
- Dado Up to Lintel level
- Concealed Plumbing
- Quality Sanitary ware & C.P. Fittings

### ELECTRIFICATION

- ISI Concealed Copper With Modular switches
- MCB With Sufficient Electric Points

### ELEVATORS

- Two High Speed Elevators in each block

## SPECIAL FEATURES

- Provision for AC point in bedrooms, hall with drain pipe provision.
- Concrete/paver road with tremix finish
- Fire fighting system
- Underground and overhead tanks
- Internal walls finished with wall putty
- Weather shield acrylic emulsion paint for exteriors
- Fully Automatic high speed lifts.
- Telephone, DTH TV, inclusive of all the rooms in the apartments.
- Power backup with D.G Sets for common areas.
- Basement parking facility.





# KEY PLAN

Site Address: ONE 35, Beside Ashray Atulyam  
Opp. DPS Nilkanth Road, Shilaj, Ahmedabad 380059, Gujarat



A Project by :



CALL : 88660 99038

[www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

RERA # PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA09403/021221

Architect :



MEPF Consultant :



Aqua Utility Designs and Management Pvt. Ltd.

## DEVELOPERS NOTE

- Developers reserves the rights to make necessary changes in the above specifications without any prior notice and such changes would be binding to all members.
- Registration, AMC - GEB charges, GST, Govt. taxes & Maintenance charges will be borne by the members.
- The information contained in this brochure is subject to change as may be approved by the authorities and cannot form part of any offer or contract. All plans are subject to any amendments approved by the relevant authorities.
- Floor areas are approximate and subject to final survey illustrations in this brochure are artistic impressions and serve only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, its owners cannot be held responsible for any inaccuracy
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