




# ADITYA

R E S I D E N C Y





  
ADITYA  
RESIDENCY



Promise of happiness for a **lifetime...**





BAPS Swaminarayan Temple



Kalikund Tirth



Malav Talav



Old Swaminarayan Temple



Nalsarovar (50 KM.)



Lothal (50 KM.)



*Dholka...*

*Glorious Yesterday, Flourishing Tomorrow.*

Preserving the rich legacy of beautiful history, Dholka's existence dates back to the times of Mahabharata. It is said that Dholka is the 'Viratnagari' of Mahabharata where Pandavas stayed in disguise. The remnants of this magnificent past are all scattered in and around Dholka that proves its affiliation with history. But today, Dholka is much more than an illustrious page from the history. Thriving high on the growth, Dholka is soon to become the next Industrial hub, the hottest tourist destination and the most advantageous investment region. With Proposed GIDC & industries like Cadila & Dishman to name a few Dholka is on the track of rapid industrial expansion supported by excellent infrastructure. The city holding its heritage with the highest esteem, has some remarkable architectural monuments like Malav Talav, Kalikund Temple, School of Pandavas, Khan Mosque which are listed under heritage sites and attracts many tourists around the year. Known to be one of the oldest Municipalities of India, where people live in utmost harmony with nature and with each other, Dholka is the destination where glory of yesteryear meets promise of future.





## *Aditya Residencies*

Aaditya Residencies congregates luxury, hygiene, large spaces, lots of fresh air and green vistas. An enviable address that's extremely convenient too. Styling and construction that takes your breath away and the partnership with nature which makes you breathe easy.

It all began with "dreams", dreams that we borrowed from you, stitched together by our expertise to create a living experience which is ahead of the curve, coherent with smallest of your whims and desires.

We proudly present "Aditya Residencies."



### *Project Specifications*

- Wide internal road with tremix finish and part Kota carriage way
- Provision for water conservation
- Children play area with play equipments
- Club House with Gym, Indoor Games, Pentry and space for Yoga & floor exercises



- Borewell with hydronuematic water supply system
- Wide open, well developed common plots
- Single gate community with high compound wall & security cabin





Ground Floor Plan

*Row Houses External Features:*

Elevation Finish: Double coat sand face plaster with colour paint

*Structure:*

Earthquake resistant structure  
Four stage anti termite treatment  
Water proofing on terrace

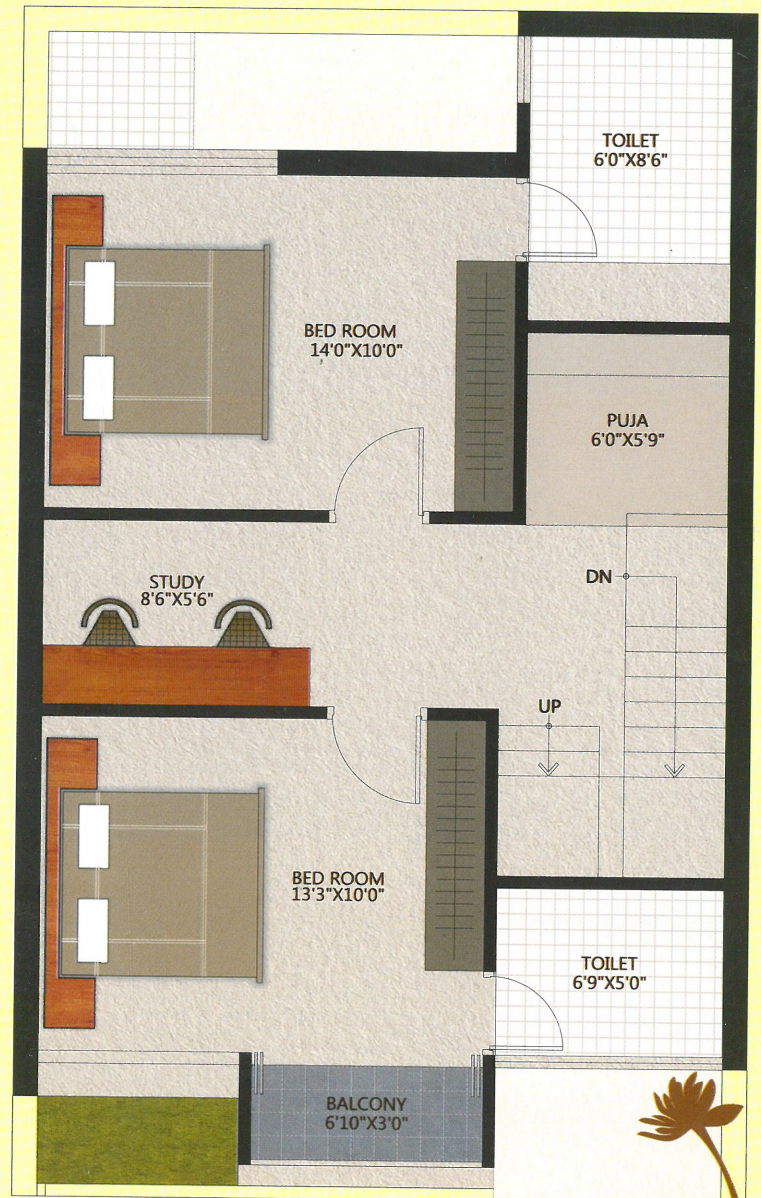
*Flooring:*

Vitrified tiles in drawing/living, dining and kitchen  
All bedrooms shall have ceramic tiles  
Kitchen Dado: Matt finish ceramic tiles  
Kitchen platform: Granite & SS Sink  
Staircase: Tread marble or equivalent, riser vitrified tiles  
Toilets: Decorative glazed tiles & dado up to lintel level with standard quality CP fittings, sanitary wares  
Terrace: China mosaic flooring





First Floor Plan



*Plumbing:*

Concealed hydro tested plumbing  
Overhead water tank of 1000 ltr capacity  
Hot & Cold water mixer in every bathroom  
Approved by Professional  
Plumbing consultant

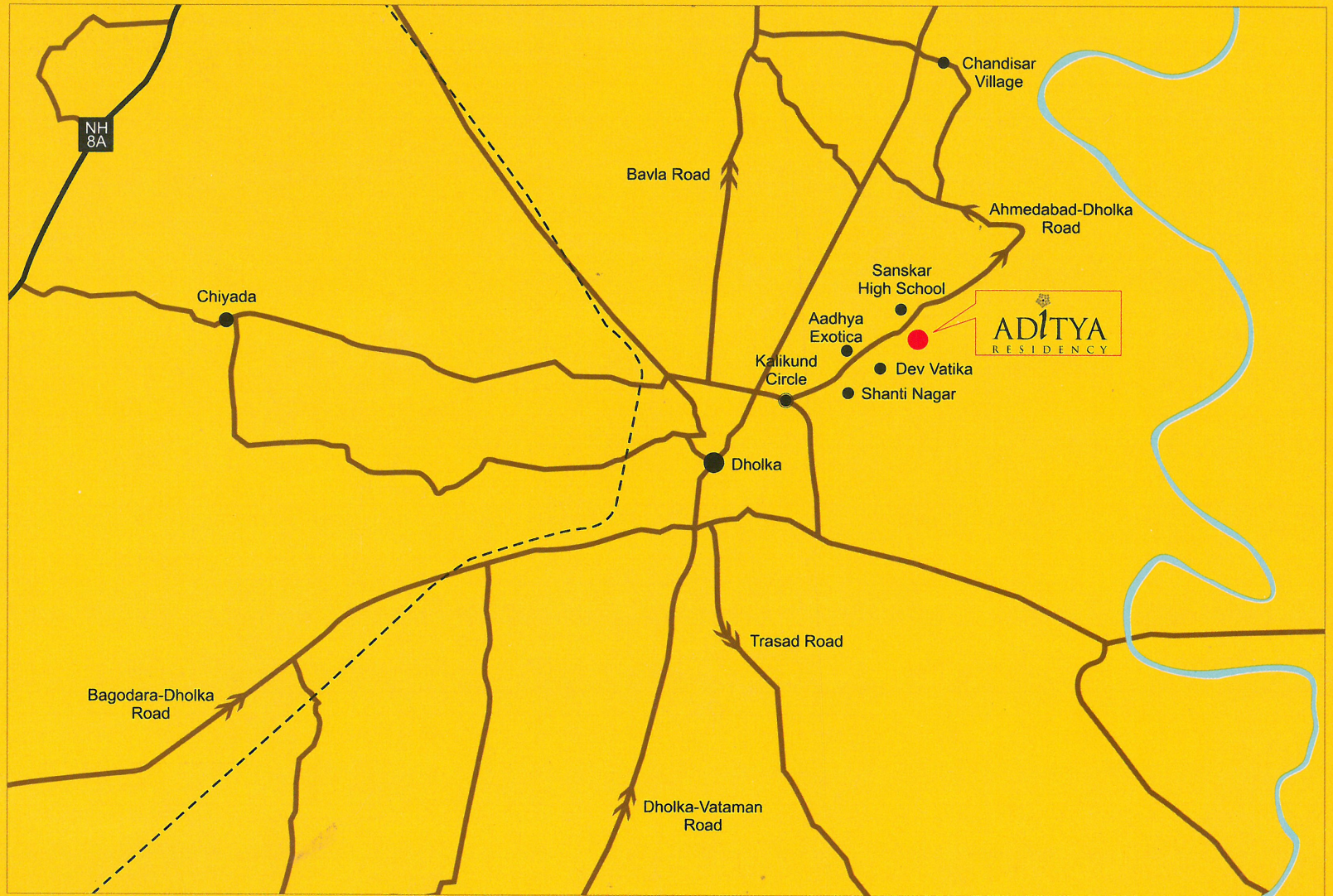
*Row Houses Internal Features:*

Plaster: Inside wall single coat mala plaster with lapi finish  
Door Frames: Wooden Frames  
Entrance Door: wide decorative entrance door with matt finish  
SS handle, eyepiece, towerbolt, night latch and door catcher.  
Other doors: Flush shutters with SS finish cylindrical locks  
Windows: Powder coated aluminium windows





# Location Map



## Site Address:

Opp. Sanskar School, Nr. Kalikund Circle,  
Dholka-Ahmedabad Road, Dholka-387810.

## Distances:

Dholka City – 2 KM.

Airport (SVPI – Ahmedabad) – 42 KM.

Ahmedabad (Sarkhej Circle) – 25 KM.

Ahmedabad (Iskcon Circle) – 29 KM.





## *Terms & Conditions*

- The developer reserves all the rights to make any changes, alterations, modifications, addition to the design and / or specifications without prior notice and same shall be binding to all members.
- Bookings are non transferable.
- Delayed payments will attract interest @ 21%. Unreasonable delay in payments may lead to cancellation of unit.
- Any additional tax / stamp duty / registration charges / levies resulting from any change in the laws / policies of Government / Semi Government bodies shall be borne by the customer.
- Depicted graphics are only for representation purpose; original unit might differ from the graphical representation.
- This brochure is not a part of any legal bindings on account of project; brochure is an information booklet & advertising material which does not create any legal liability on Anjani Corporation.
- While every reasonable care has been taken in preparing this brochure, Anjani Corporation cannot be held responsible for any inaccuracy in its contents. All plans, information and specifications are subject to change as may be required by Anjani Corporation.
- All disputes are subject to Ahmedabad jurisdiction.




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**Architect:**

Ghoricha Associates  
503, Swagat, Lal Bungalow,  
C.G. Road, Ahmedabad.  
Cell: 98259 55111

**Consultants:**

**Structure Engineer:** Anand Dave - 98252 43440  
**Legal:** Nirav Kayasth - 98250 50408  
**Plumbing:** Jayesh Shah - 94260 07748  
**Electrical:** Apurva Parikh - 98250 20444



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