

## LOCATION MAP



A PROJECT BY:



ARCHITECT



SITE ADDRESS

KOTAMBI 75MTR. MAIN ROAD TOUCH,  
HALOL-VADODARA HIGHWAY.

CONTACT

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Payment Schedule : 10% At the time of Booking | 10% After signing AFSI 15% On Completion of Plinth | 15% On Completion of GF Slab | 10% on Completion of FF Slab | 15% On Completion of Masonry Work | 10% On Completion of Plaster Work | 10% On Finishing Level | 05% On after of Possession (30 days before Intimated Possession Date)

Terms & Conditions : 1. Internal changes shall be allowed only with prior permission and extra work, will be executed after receipt of full payment in advance, 2. Additional documentation charges such as Stamp Duty, Registration Fees, MGVL, GST, Insurance, Legal Documents (as per new bylaws/revenue department) and other relative expenditures are to be borne by the members, 3. Municipal taxes from the date of sale shall be borne by the members, 4. Any kind of taxes / duties implemented by the government of local authorities during or after completion of the project are to be borne by the member, 5. Member have to pay maintenance deposit extra, 6. Possession of the unit will be given only on receipt of full payment including maintenance deposit, 7. Refund (excluding tax) shall be given in case of cancellation of booking within 7 days. The Payment shall be refunded only after same period is not booked and payment for the same is received from the other customer. We shall deduct a minimum administrative charges of Rs. 50,000, 8. Member have no right to make changes or after in the elevation, 9. The developers reserves the rights to make any changes, alterations, specifications as may be required and can change without any prior notice. Such changes will be binding to all members, 10. Fixtures Shown in brochure are for representation only, 11. The brochure shall not be treated as legal document, It is a hypothetical presentation of product.

॥ श्री गणेशाय नमः ॥

REDEFINING *Premier* LIVING

# NORTH ELYSIUM

3.5 **BHK**

Luxurious Bungalows & Shops

FIND YOUR BALANCE IN

*Personal* LIFE

*Professional* LIFE



COME LIVE A LIFE OF  
*Your Dreams*

WELCOME INTO AN ELEGANT, WIDE INTERNAL ROAD & PREMIUM LEISURE AMENITIES. THE STYLISH VILLAS COME WITH BEST-IN-CLASS MATERIAL SPECIFICATIONS & THOUGHTFUL PLANNING TO ENSURE A LIFE THAT IS PICTURE PERFECT.







INSPIRE FROM *Space*

North Elysium is your escape. An escape out of this world-to a place of your dreams; to a place you can wind down, make a grand entry into the realm of serenity with luxury. Become part of a pleasant tomorrow.





**AREA TABLE**

Plot No.	Standard Plot Area	Extra Land	Total Plot Area
1	856.6	308.6	1165.2
2	856.6	0	856.6
3	856.6	0	856.6
4	856.6	0	856.6
5	856.6	0	856.6
6	856.6	0	856.6
7	856.6	0	856.6
8	856.6	209.1	1065.7
9	856.6	61.6	918.2
10	856.6	0	856.6
11	856.6	0	856.6
12	856.6	0	856.6
13	856.6	0	856.6
14	856.6	85	941.6
15	856.6	417.4	1274
16	856.6	58	914.6
17	856.6	52.3	908.9
18	856.6	46.5	903.1
19	856.6	40.8	897.4
20	856.6	35.1	891.7
21	856.6	29.4	886
22	856.6	72.9	929.5
23	856.6	238.8	1095.4
24	856.6	0	856.6
25	856.6	0	856.6
26	856.6	0	856.6
27	856.6	0	856.6
28	856.6	0	856.6
29	856.6	0	856.6
30	856.6	0	856.6
31	856.6	0	856.6
32	856.6	0	856.6
33	856.6	504.8	1361.4
34	856.6	318.2	1174.8
35	856.6	0	856.6
36	856.6	0	856.6
37	856.6	0	856.6

Plot No.	Standard Plot Area	Extra Land	Total Plot Area
38	856.6	0	856.6
39	856.6	0	856.6
40	856.6	0	856.6
41	856.6	0	856.6
42	856.6	0	856.6
43	856.6	0	856.6
44	856.6	304	1160.6
45	856.6	671.4	1528
46	856.6	0	856.6
47	856.6	0	856.6
48	856.6	0	856.6
49	856.6	0	856.6
50	856.6	0	856.6
51	856.6	0	856.6
52	856.6	0	856.6
53	856.6	0	856.6
54	856.6	344.2	1200.8
55	856.6	451.1	1307.7
56	856.6	0	856.6
57	856.6	0	856.6
58	856.6	0	856.6
59	856.6	0	856.6
60	856.6	0	856.6
61	856.6	0	856.6
62	856.6	0	856.6
63	856.6	0	856.6
64	856.6	376.1	1232.7
65	856.6	824.8	1681.4
66	856.6	0	856.6
67	856.6	0	856.6
68	856.6	0	856.6
69	856.6	0	856.6
70	856.6	0	856.6
71	856.6	0	856.6
72	856.6	0	856.6
73	856.6	395.9	1252.5
74	856.6	435.5	1292.1

Plot No.	Standard Plot Area	Extra Land	Total Plot Area
75	856.6	0	856.6
76	856.6	0	856.6
77	856.6	0	856.6
78	856.6	0	856.6
79	856.6	0	856.6
80	856.6	0	856.6
81	856.6	0	856.6
82	856.6	644.4	1501
83	856.6	313.4	1170
84	856.6	0	856.6
85	856.6	0	856.6
86	856.6	0	856.6
87	856.6	0	856.6
88	856.6	0	856.6
89	856.6	0	856.6
90	856.6	1.3	857.9
91	856.6	427.6	1284.2
92	856.6	327.2	1183.8
93	856.6	78.5	935.1
94	856.6	80.9	937.5
95	856.6	83.2	939.8
96	856.6	85.5	942.1
97	856.6	87.9	944.5
98	856.6	90.2	946.8
99	856.6	92.5	949.1
100	856.6	93.5	950.1
101	856.6	93.1	949.7
102	856.6	92.6	949.2
103	856.6	92.2	948.8
104	856.6	91.8	948.4
105	856.6	91.4	948
106	856.6	91	947.6
107	856.6	90.6	947.2
108	856.6	90.1	946.7
109	856.6	89.7	946.3
110	856.6	88.7	945.3
111	856.6	87.5	944.1

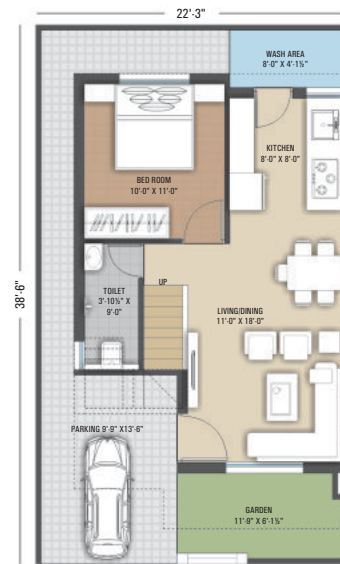
# NORTH ELYSIUM



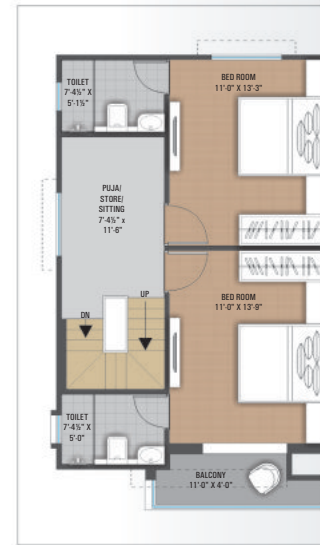
SIZE : 22'3" X 38'6"

## 3 BHK FLOOR PLAN

Plot Area : 857 sq.ft.  
Construction Area : 1330 sq.ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

WELL-DESIGNED *Commercial* SPACE



B.U.P AREA =9470.9 SQ FT

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP
10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	
31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	31'-6"	

**GROUND FLOOR** SHOP PLAN

30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56
SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP
10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	10'0"X	
25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	

**1" TO 3" FLOOR** SHOP PLAN

B.U.P AREA =9470.9 SQ FT

Area Table

Plot No.	Standard Plot Area	Extra Land	Total Plot Area
1	434.5	893.8	1328.5
2	434.5	0	434.5
3	434.5	0	434.5
4	434.5	0	434.5
5	434.5	0	434.5
6	434.5	0	434.5
7	434.5	0	434.5
8	434.5	0	434.5
9	434.5	0	434.5

Area Table

Plot No.	Standard Plot Area	Extra Land	Total Plot Area
10	434.5	0	434.5
11	434.5	0	434.5
12	434.5	0	434.5
13	434.5	189.4	623.9
14	434.5	189.4	623.9
15	434.5	0	434.5
16	434.5	0	434.5
17	434.5	0	434.5
18	434.5	0	434.5

Area Table

Plot No.	Standard Plot Area	Extra Land	Total Plot Area
19	434.5	0	434.5
20	434.5	0	434.5
21	434.5	0	434.5
22	434.5	0	434.5
23	434.5	0	434.5
24	434.5	0	434.5
25	434.5	0	434.5
26	434.5	0	434.5
27	434.5	852.4	1286.9

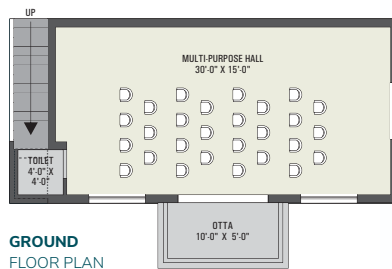
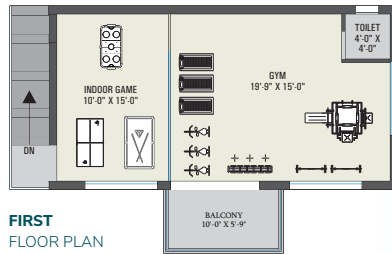
THE *Perfect* LOCATION FOR  
YOUR *Growing* NEED



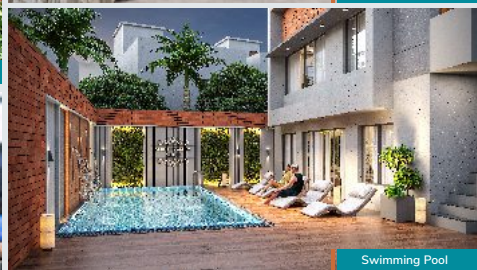
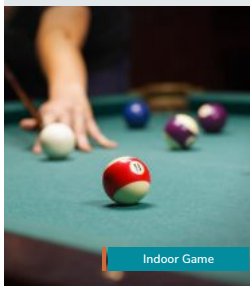


## CLUB HOUSE

FLOOR PLAN



## CLUB HOUSE AMENITIES



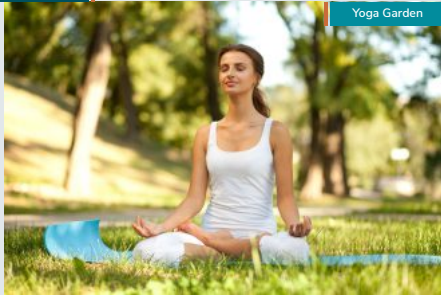
A GLORIOUS  
LANDMARK OF *Luxury*



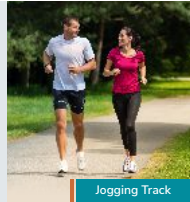
LUXURIOUS AMENITIES



Entrance Gate with Security Cabin



Yoga Garden



Jogging Track



Street Light



Children Play Area



Security Personnel



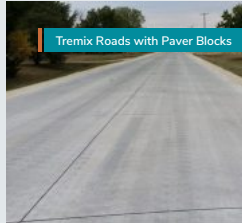
CCTV Camera



Basket Ball Court



Garden



Tremix Roads with Paver Blocks



Cricket Box



STP Drainage



Senior Citizens Seating Area



Gazebo



INSPIRE FROM *Living*

## SPECIFICATION



### STRUCTURE

All RCC and brick masonry work as per design.



### FINISHING

Internal Smooth Plaster With White Cement Putty Finish And External Double Coat Plaster With 100% Acrylic Paint.



### FLOORING

4X2 Nano polished vitrified tiles flooring in all rooms



### DOORS

Elegant entrance door & internal flush door with stone frame.



### WINDOWS

2 Track Aluminium windows with natural stone sills with safety grills.



### KITCHEN

Granite platform with SS sink and premium branded wall tiles Dado up to slab level.



### BATHROOM

Designer tiles up to lintel level with ISI quality C.P. Fittings.



### ELECTRIFICATION

Concealed ISI mark copper wiring, AC point in all bedrooms, ISI quality modular switches.



### PLUMBING

Standard concealed U-PVC and C-PVC plumbing.



### WATER SUPPLY

Underground tank 1,500 Ltr., Overhead tanks 1,000 Ltr.

**3.5<sup>BHK</sup>**

Luxurious Bungalows & Shops

**NORTH ELYSIUM**

