

PROJECT
COMPENDIUM



AG GROUP

QUALITY IS THE BEST BUSINESS PLAN



Atithi Gokul Group (AG) is a cluster of companies, established in 1996 with one of Ahmedabad's most successful multi-cuisine restaurants and clubs. With the attained success, Atithi Gokul came up with various business ideas and gradually begun the journey of creating a legacy. By catering to different industries & varied projects such as Security Services, Manufacturing, Charity Foundations, Contracting for Govt. Constructions etc, AG was building an empire and envisioned to leave a legacy through their expertise in tasteful hospitality and generous charities.

The year 2020 opened up a huge scope of opportunities across the spectrum for us & with favorable circumstances, and along the support of the Gujarat Government's new policies on the construction of high rise buildings, we found valuable prospects to build and developed state of the art residential, commercial & industrial construction business with the brand name - ATITHI GOKUL CONSTRUCTION LLP.

This new entity of AG Group of companies, ATITHI GOKUL CONSTRUCTION LLP has an exclusively portfolio by offering design to execution services for projects across the real estate industry, such as project consultancy, project management, site development planning & supervision, building maintenance & repairs to its customers.

We have embarked upon a journey today to

BUILDING SOMETHING NEW



MASTER PLAN

"During the initial stages of the Master plan design a basic program of mixed use **residential, retail and commercial** uses were defined and developed. The urban planning response was to create a City within the City where there was a harmonious balance between the public retail, commercial hotel and private residential and amenity spaces.

These major program pieces were organized with the podium base to house the amenities and commercial retail with point towers highlighting each of the four corners. As the site borders major roads to the East and South of the site, the main retail stores were located on these facades facing with a wide sidewalk providing a clear separation between the vehicular and pedestrian traffic.

The commercial hotel is also located on the Southeast corner as the showpiece for the podium which takes on the same design language of the podium."

- David Wang (DWA, Canada)



3 BHK RESIDENTIAL

"At the beginning of the conceptual design stage an extensive study of the typical tower design was undertaken. A typical prototype was recognized and DWA Inc. was challenged to design a tower that was contemporary, aesthetically stunning which also integrated the typical building standards. The design response was to use the standard layout as a base to vary the massing through a series of vertical and horizontal fins, solid and void volumes that varied the orthogonal sculptural massing, thus avoiding the typical repetition of stacked floor plates that dominate the current skyline.

The connection of the central living space and bedrooms to the exterior view was also emphasized throughout with high ceilings, large windows and open concept planning. The height of these sculptural towers dominate the skyline with each tower featuring a rooftop terrace. Every unit coupled with the amenity rooftop provides unobstructed high line views to the surrounding city."

- David Wang (DWA, Canada)

PROJECT USP

HIGH-RISE
PROJECT

gujarat's biggest multifaceted
high-rise project



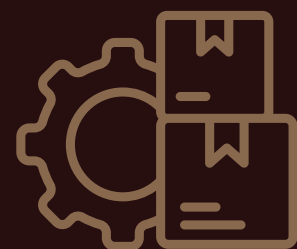
DAVID
WANG

lead architect, DWA, canada



PROJECT
MANAGEMENT

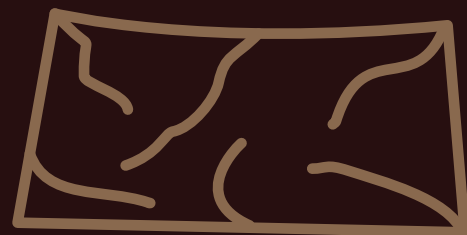
a TATA projects managed
residential & commercial development.



PROJECT USP

LEGACY
OF THE GROUP

the legacy of an expertise in tasteful hospitality and
generous charities and the most memorable
social gatherings gujarat has witnessed.



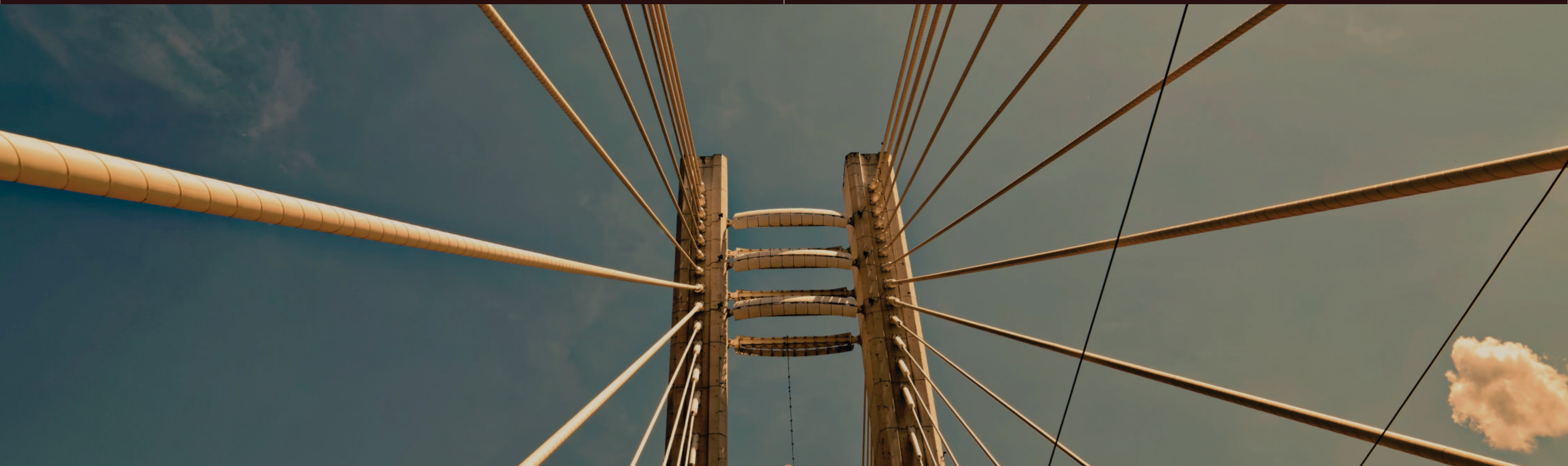
STATE OF
THE ART

design, consultants, technology & construction



GREEN
HOMES

energy efficient building standards have been
maintained throughout the construction





PHASE 01
pH01 R & pH01 C

RESIDENTIAL +
COMMERCIAL

PHASE 02
pH02

RESIDENTIAL

PHASE 03
pH03

RESIDENTIAL +
COMMERCIAL

PHASE 04
pH04

HOTEL



PHASE 03

PHASE 02

PHASE 01

PHASE
04

FLOORS	HEIGHT FT	TERRACE			
	12.79'	117			
35	11.81'	115		116	
34	10.41'	113		114	
33	10.41'	111		112	
32	10.41'	107	108	109	110
31	10.41'	103	104	105	106
30	10.41'	99	100	101	102
29	10.41'	95	96	97	98
28	10.41'	91	92	93	94
27	10.41'	87	88	89	90
26	10.41'	83	84	85	86
25	10.41'	79	80	81	82
24	10.41'	SKIP FLOOR			
23	10.41'	75	76	77	78
22	10.41'	71	72	73	74
21	10.41'	67	68	69	70
20	10.41'	63	64	65	66
19	10.41'	59	60	61	62
18	10.41'	55	56	57	58
17	10.41'	51	52	53	54
16	10.41'	47	48	49	50
15	10.41'	43	44	45	46
14	10.41'	39	40	41	42
13	10.41'	35	36	37	38
12	10.41'	31	32	33	34
11	10.41'	27	28	29	30
10	10.41'	23	24	25	26
09	10.41'	19	20	21	22
08	10.41'	15	16	17	18
07	10.41'	11	12	13	14
06	10.41'	07	08	09	10
05	10.41'	03	04	05	06
04	10.41'	01	02	RETAIL	RETAIL
03	11.81'	AMENITIES		RETAIL	RETAIL
02	11.81'	LOBBY		RETAIL	RETAIL
01	13.45'	PARKING			
00	16.40'	PARKING			
-1	11.81'	PARKING			
-2	16.40'	PARKING			
-3					

RESIDENTIAL

121.5 METERS HEIGHT

35 FLOORS

117 UNITS

01 PENTHOUSE

35TH FLOOR - PENTHOUSE

02 DUPLEX PENTHOUSE

33RD TO 34TH FLOOR - DUPLEX PENTHOUSE

04 HALF PENTHOUSE

31ST TO 32ND FLOOR - HALF PENTHOUSE

110 NORMAL UNIT

02ND TO 30TH FLOOR - 3 BHK

COMMERCIAL

03 LEVELS

25 SHOPS

3 LEVEL BASEMENT
PARKING





pH01 R: 3 BHK RESIDENTIAL



Home
is where your story begins

A home that strikes the balance between a contemporary & aesthetic space along with a design that responds to use the standard layout as a base to vary the massing through a series of vertical and horizontal fins, solid and void volumes that varied the orthogonal sculptural massing, thus avoiding the typical repetition of stacked floor plates that dominate the current skyline.

GREEN HOMES GREEN FEATURES



**Sustainable
Design**



**Water
Efficiency**



**Energy
Efficiency**



**Material &
Resources**



**Indoor
Environmental
Quality**

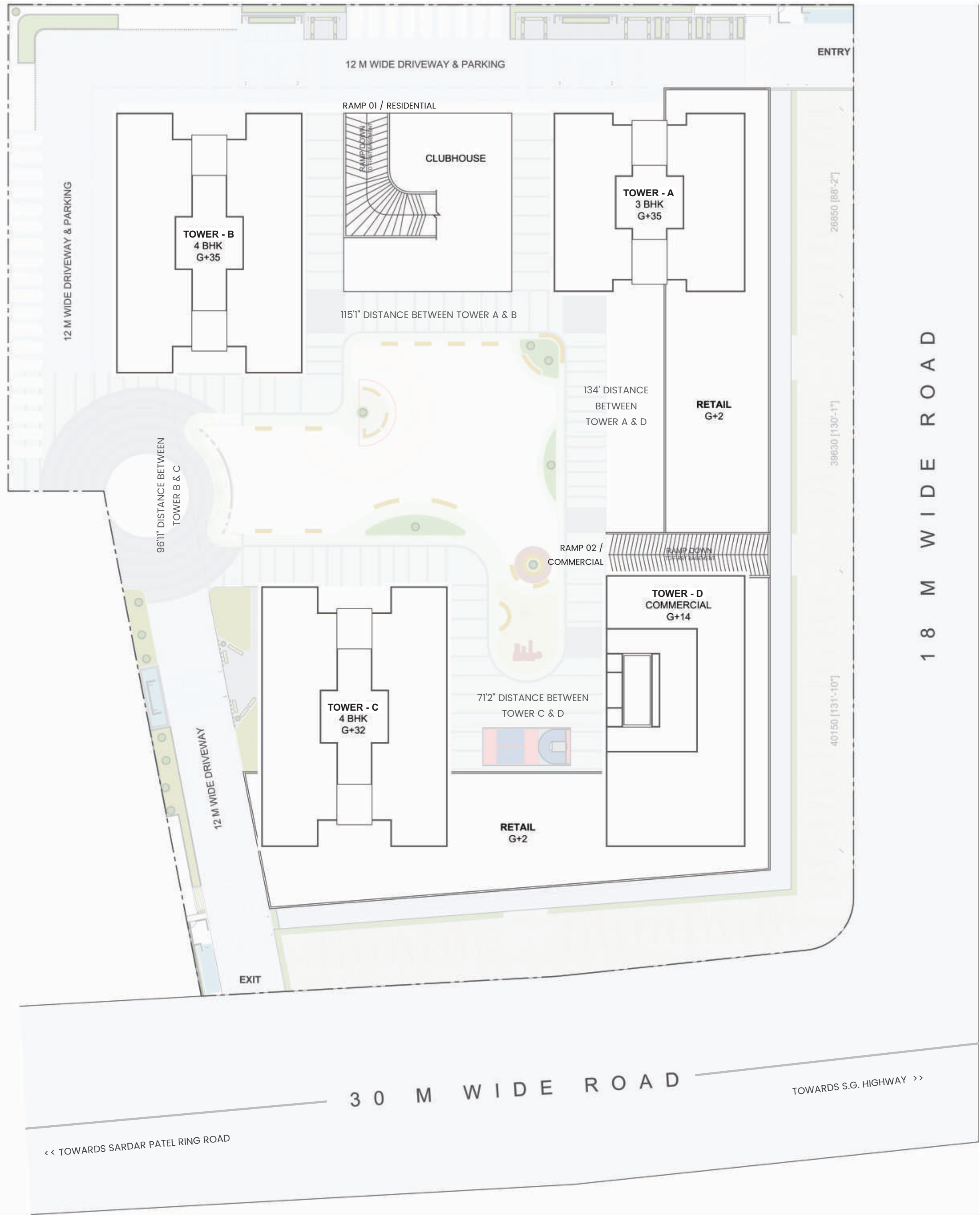


**Innovation &
Design Process**

- Water efficient plumbing fixtures which reduces water consumption
 - Energy Efficient LED lighting in common areas
- Natural Daylight for more than 50% of regularly occupied spaces
 - High efficient air conditioning system in common areas
- Reuse of STP treated water for flushing, landscaping & car washing
 - Waste segregation facility at site
- Provision of renewable energy system at the site for common amenities
 - Provision of electric charging points
- Water efficient landscape irrigation system
 - Well naturally ventilated homes
- Use of green materials in construction
- Efficient envelope (Wall-Roof-Glass), which reduces HVAC load requirement
 - 100% outside – green views to all the homes
- Spaces for physical well-being
- Registered under **IGBC GREEN Homes** Certification



pH01
MASTER
PLAN





pH01 R : 3 BHK
GROUND FLOOR
PLAN



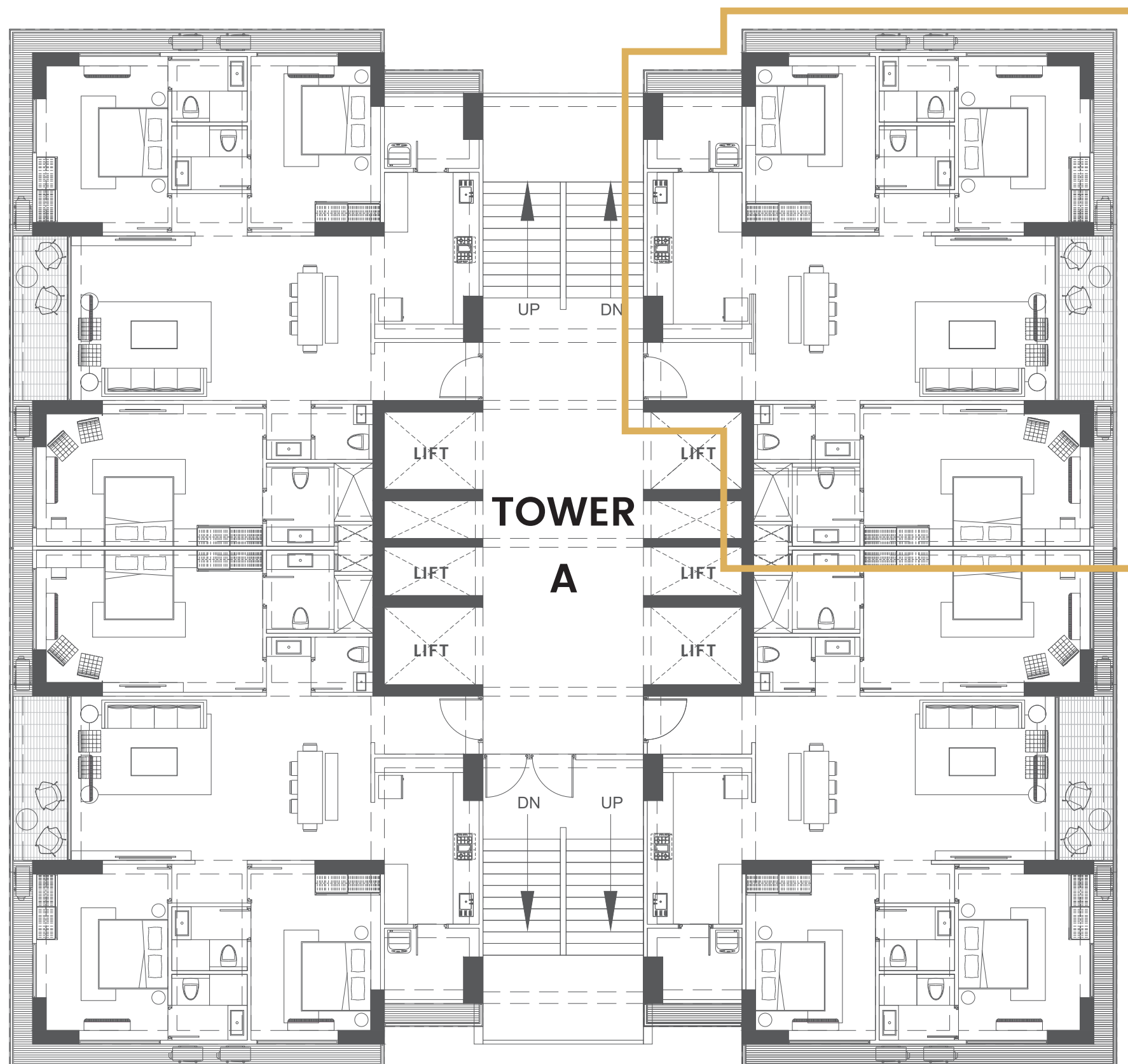


pH01 R : 3 BHK
FIRST FLOOR
PLAN



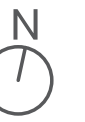
pH01 R : 3 BHK

TYPICAL FLOOR PLAN



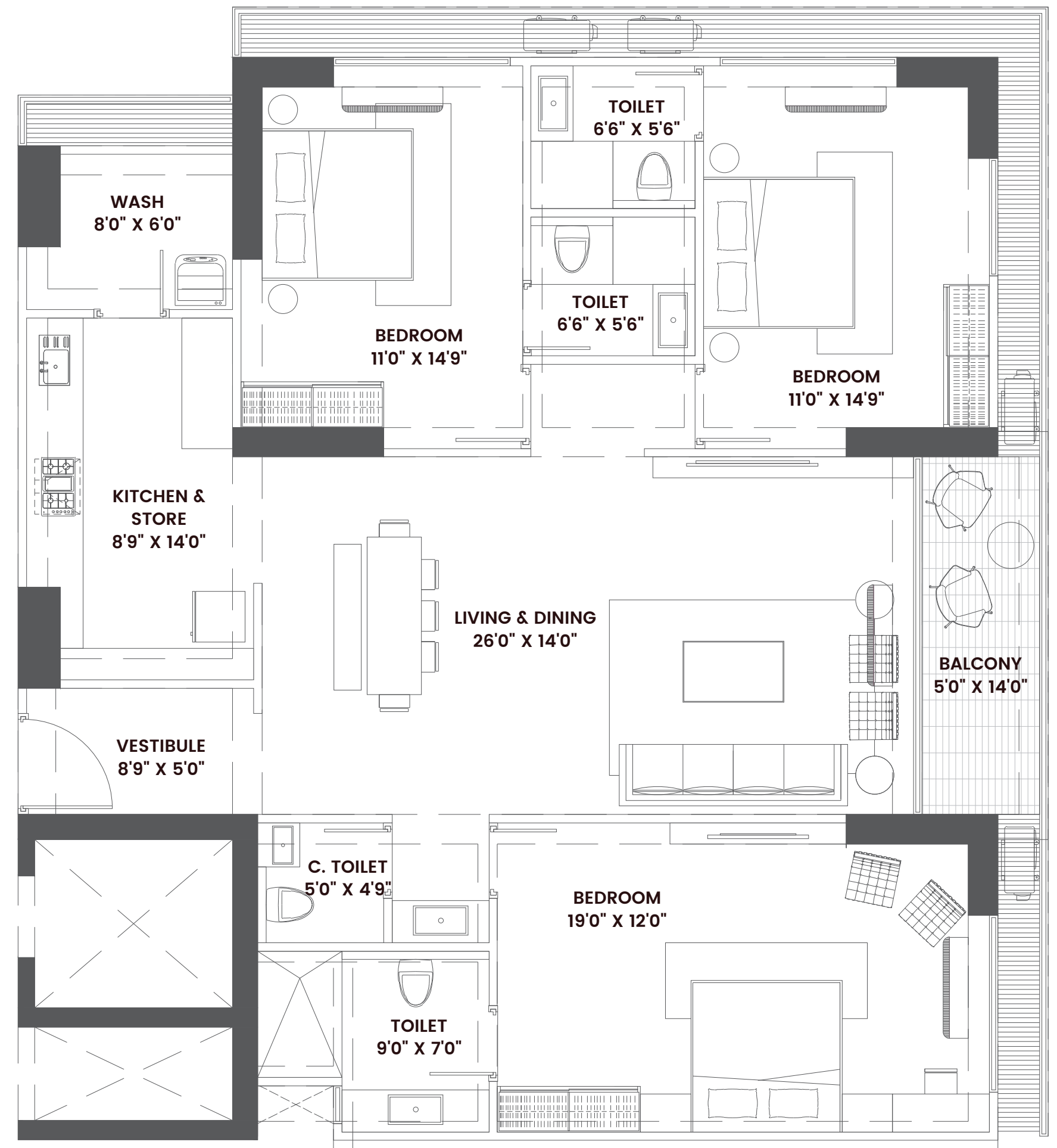
*Disclaimer

- Room dimension and usable area indicate are measured considering unfinished wall surfaces.
- Minor variations(* / 3%) in actual carpet area may occur as a result of finishing tolerances and column projections.
- The furniture fixtures and equipment (FF&E) indicate above depicts proposed interior arrangement as envisaged by the architect and is not part of the product offering.
 - This is the proposed plan and is subject to approval from municipal authorities.
- Door indicated for the kitchen is for representative purpose and not part of standard offering / amenity provided.



pH01 R : 3 BHK

UNIT FLOOR PLAN



● Elder Friendly Bathroom

*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements.



pH01 R : 3 BHK
31ST DOUBLE UNIT
FLOOR PLAN



*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements. *Disclaimer - Mentioned on Typical Floor Plan

01 VESTIBULE	6'0" X 5'0"	11 BALCONY	8'6" X 23'3"
02 DINING	20'0" X 14'0"	12 MULTIPURPOSE SPACE	20'0" X 14'0"
03 KITCHEN	11'6" X 8'9"	13 BEDROOM	11'0" X 14'9"
04 UTILITY	8'0" X 14'0"	14 TOILET	6'6" X 11'3"
05 STORE	5'3" X 6'9"	15 BEDROOM	11'0" X 14'9"
06 WASH	8'0" X 6'0"	16 TOILET	8'0" X 11'6"
07 POWDER ROOM	5'6" X 7'6"	17 BEDROOM	11'0" X 14'0"
08 BEDROOM	17'9" X 14'9"	18 SERVANT ROOM	8'0" X 8'6"
09 ELDER FRIENDLY BATHROOM	10'6" X 7'0"	19 S. TOILET	8'0" X 5'0"
10 LIVING ROOM	19'6" X 24'9"		





pH01 R

DUPLEX LOWER LEVEL (33RD FLOOR)



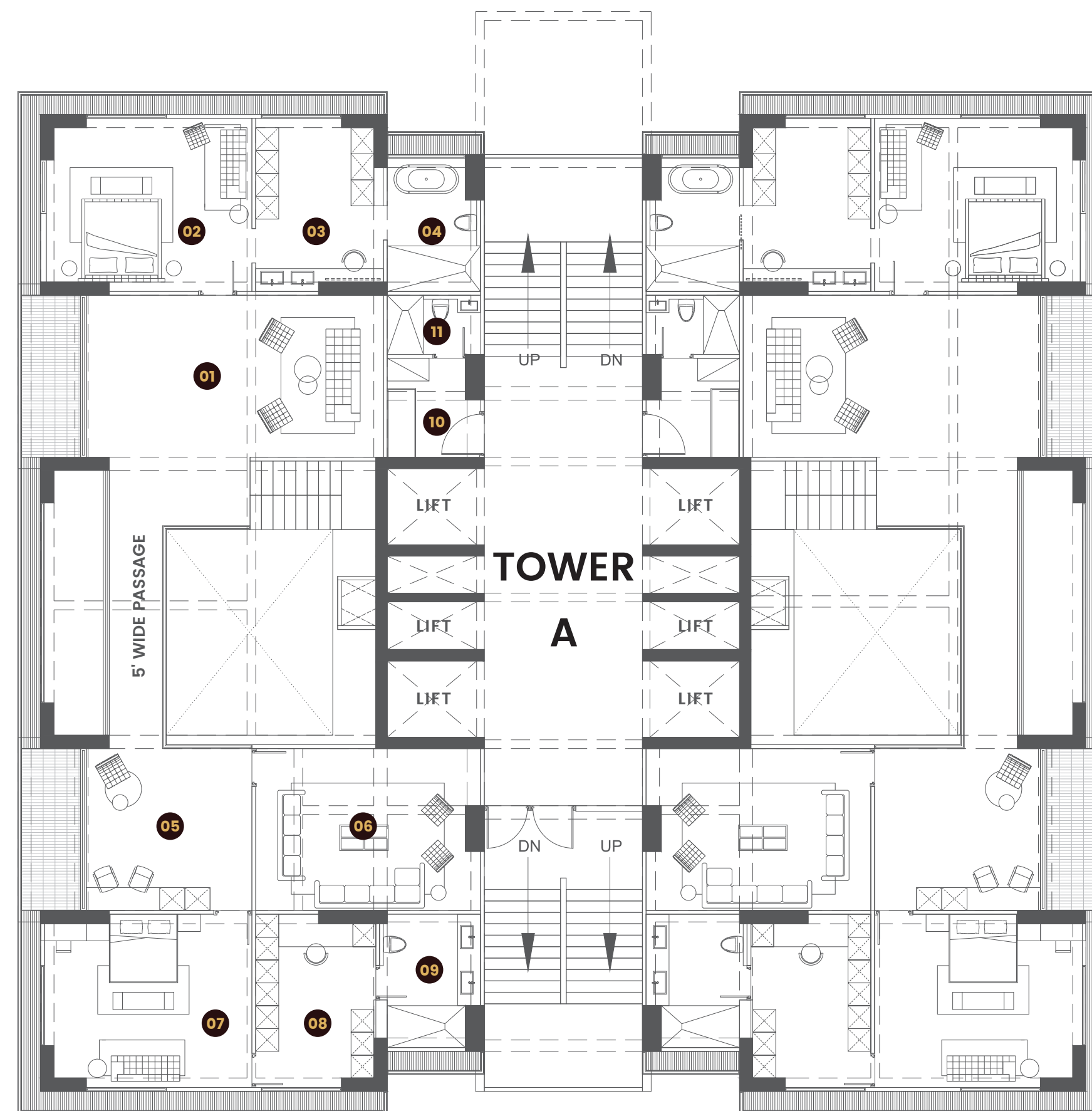
*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements. *Disclaimer - Mentioned on Typical Floor Plan

01 VESTIBULE	6'0" X 5'0"	10 LIVING ROOM	19'6" X 19'0"
02 DINING	20'0" X 14'0"	11 BALCONY	8'6" X 23'3"
03 KITCHEN	11'6" X 8'9"	12 MULTIPURPOSE SPACE	20'0" X 14'0"
04 UTILITY	8'0" X 14'0"	13 BEDROOM	11'0" X 14'9"
05 WASH	8'0" X 6'0"	14 TOILET	6'6" X 14'9"
06 STORE	5'3" X 6'9"	15 BEDROOM	11'0" X 14'9"
07 POWDER ROOM	5'6" X 7'6"	16 WALK IN WARDROBE	8'0" X 9'9"
08 BEDROOM	17'9" X 14'9"	17 TOILET	8'0" X 11'6"
09 ELDER FRIENDLY BATHROOM	10'6" X 7'0"	18 BEDROOM LOUNGE AREA	11'0" X 14'0"



pH01 R

DUPLEX UPPER LEVEL (34TH FLOOR)



*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements. *Disclaimer - Mentioned on Typical Floor Plan

01 FAMILY AREA	31'0" X 14'0"	07 WARDROBE	10'6" X 14'9"
02 MASTER BED ROOM	17'9" X 14'0"	08 TOILET	8'0" X 11'6"
03 WARDROBE	11'0" X 14'9"	09 THEATER	27'0" X 14'0"
04 TOILET	19'3" X 11'6"	10 SERVANT ROOM	8'0" X 8'6"
05 STUDY AREA	12'6" X 14'0"	11 S. TOILET	8'0" X 5'0"
06 BEDROOM	17'9" X 14'9"		

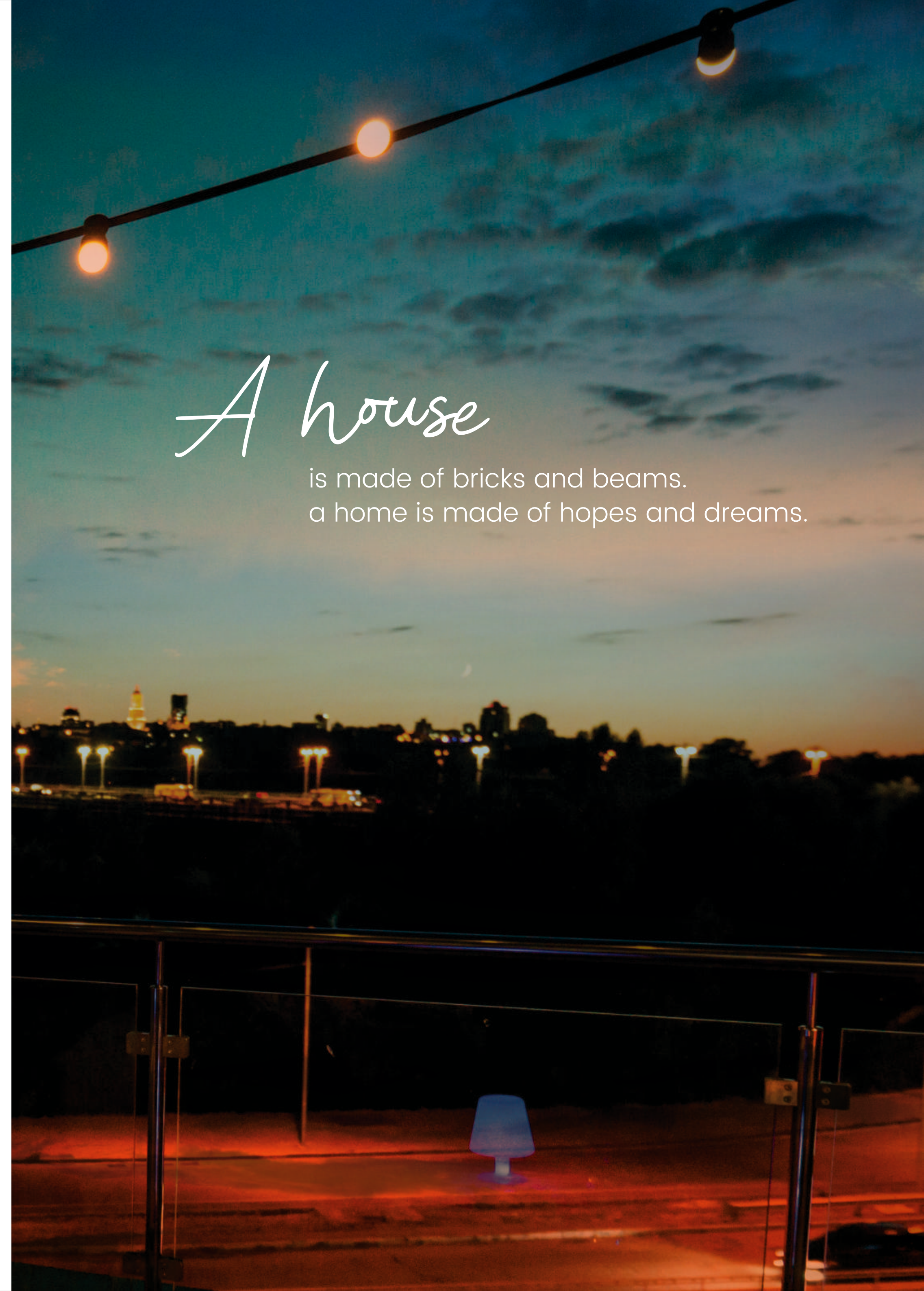


pH01 R
PENTHOUSE
(35TH FLOOR)



*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements. *Disclaimer - Mentioned on Typical Floor Plan

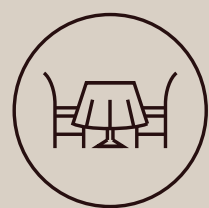
01 VESTIBULE	6'0" X 5'0"	11 BEDROOM	11'0" X 14'9"	22 POWDER ROOM	5'0" X 5'0"
02 DINING & LOUNGE	20'0" X 14'0"	12 WARDROBE/TOILET	8'0" X 20'6"	23 FAMILY ROOM	23'6" X 14'0"
03 KITCHEN & STORE	29'0" X 14'9"	13 POWDER ROOM	6'6" X 5'6"	24 MASTER BED ROOM	17'9" X 14'9"
04 WASH	8'0" X 20'6"	14 BEDROOM	20'0" X 14'0"	25 WARDROBE	10'6" X 17'0"
05 LIVING ROOM	17'0" X 25'0"	15 TOILET	8'0" X 8'9"	26 MASTER TOILET	19'3" X 11'6"
06 BALCONY	11'0" X 23'3"	16 BEDROOM	17'9" X 14'9"	27 SERVANT ROOM	14'6" X 8'9"
07 MULTIPURPOSE SPACE	17'9" X 14'0"	17 WARDROBE	11'6" X 14'9"	28 SERVANT TOILET	8'0" X 5'0"
08 LOUNGE AREA	13'3" X 14'0"	18 TOILET	8'0" X 11'6"		
09 BEDROOM	11'0" X 14'9"	19 REFRESHMENT ROOM	5'0" X 10'0"		
10 ELDER FRIENDLY BATHROOM	6'6" X 5'6"	20 THEATRE	17'9" X 12'0"		
		21 OFFICE	17'9" X 12'0"		



A house

is made of bricks and beams.
a home is made of hopes and dreams.

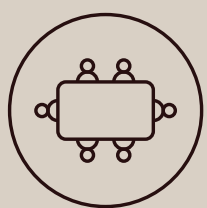
AMENITIES



BANQUET
HALL



ZEN
LOUNGE



MULTI PURPOSE
HALL



MUSIC & DANCE
ROOM



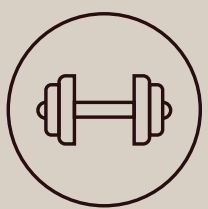
CHANGING
ROOM



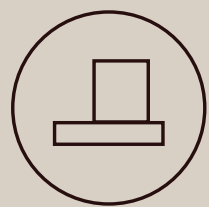
SPA -
TREATMENT ROOM



SAUNA - STEAM
ROOM



GYMNASIUM



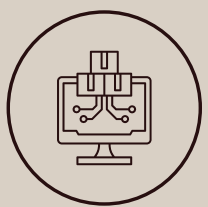
PODIUM LEVEL
PEN COURT



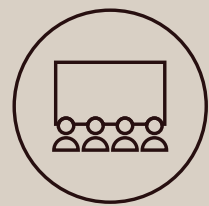
SWIMMING -
SPLASH POOL



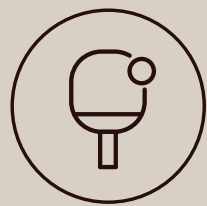
BUSINESS
CENTRE



DIGITAL
ROOM



MOVIE
THEATRE



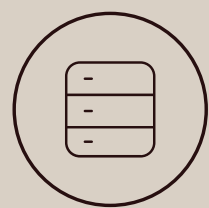
INDOOR
GAMES



OPEN
LOUNGE



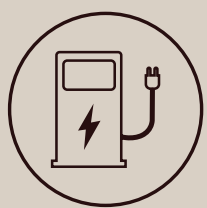
DAYCARE -
TODDLER'S ROOM



STORAGE



YOGA -
ZUMBA



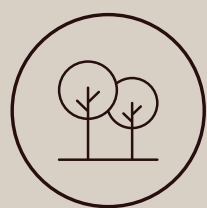
ELECTRIC CAR
CHARGING STATION



ENTRANCE
PLAZA



SECURITY



CENTRAL PARK



3 LEVEL BASEMENT
PARKING

BUILDING ATTRIBUTES & SPECIFICATIONS

UNIT SPECIFICATIONS

DOOR & WINDOW

- main door: flush door with wooden frame finished with laminate.
- internal doors: flush door with wooden frame finished with laminates/paint.
- windows: single glazed, uv layered, sliding window fixed with domal aluminum section.

FLOORING

- tile: 2' x 4' tile in matt finish in ivory or beige colour.
- bathroom tile: dado tiles: 2' x 4' tile in matt finish
- foyer: grey colour italian marble

FINISHES

- wall: putty/punning
- toilet: tile dado upto bottom of false ceiling
- foyer area wall: italian marble
- ceiling: gypsum false ceiling finished with paint
- window: anodized aluminum section in grey colour

KITCHEN

- platform: counter top: t-black, counter support: kota stone
- dado: same stone as counter top

RAILING

- BALCONY RAILING: POWDER COATED ALUMINUM SECTION
- ELEVATION FINS: POWDER COATED ALUMINUM SECTION

CEILING

- gypsum false ceiling: finished with paint, foyer: finished in beige colour paint
- cement sheet / shera sheet: finished with exterior waterproof paint

ELECTRICAL

- distribution box: behind main door, above lintel lvl.
- switchboard: legrand / siemens / l&t switchboard in white colour
- ac: split ac/one-way cassette ac. odu to be kept behind railing in 600 mm projection
- fan point: as per electrical layout
- light points: as per electrical layout
- ceiling point: as per interior layout

SAFETY FEATURES

- secured and gated community
- compound and basement security through cctv
- child safe bathroom lock in children's room (openable from outside)
- audio communication from guard unit to each apartment
- video door security
- safety grill in all openable shutter of the window
- balcony railings and parapet at terrace level sufficiently high to avoid accident