

PROJECT
COMPENDIUM



AG GROUP

QUALITY IS THE BEST BUSINESS PLAN



AG GROUP

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
	12.79'
35	11.81'
34	10.41'
33	10.41'
32	10.41'
31	10.41'
30	10.41'
29	10.41'
28	10.41'
27	10.41'
26	10.41'
25	10.41'
24	10.41'
23	10.41'
22	10.41'
21	10.41'
20	10.41'
19	10.41'
18	10.41'
17	10.41'
16	10.41'
15	10.41'
14	10.41'
13	10.41'
12	10.41'
11	10.41'
10	10.41'
09	10.41'
08	10.41'
07	10.41'
06	10.41'
05	10.41'
04	10.41'
03	10.41'
02	11.81'
01	11.81'
00	13.45'
-1	16.40'
-2	11.81'
-3	16.40'

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

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**

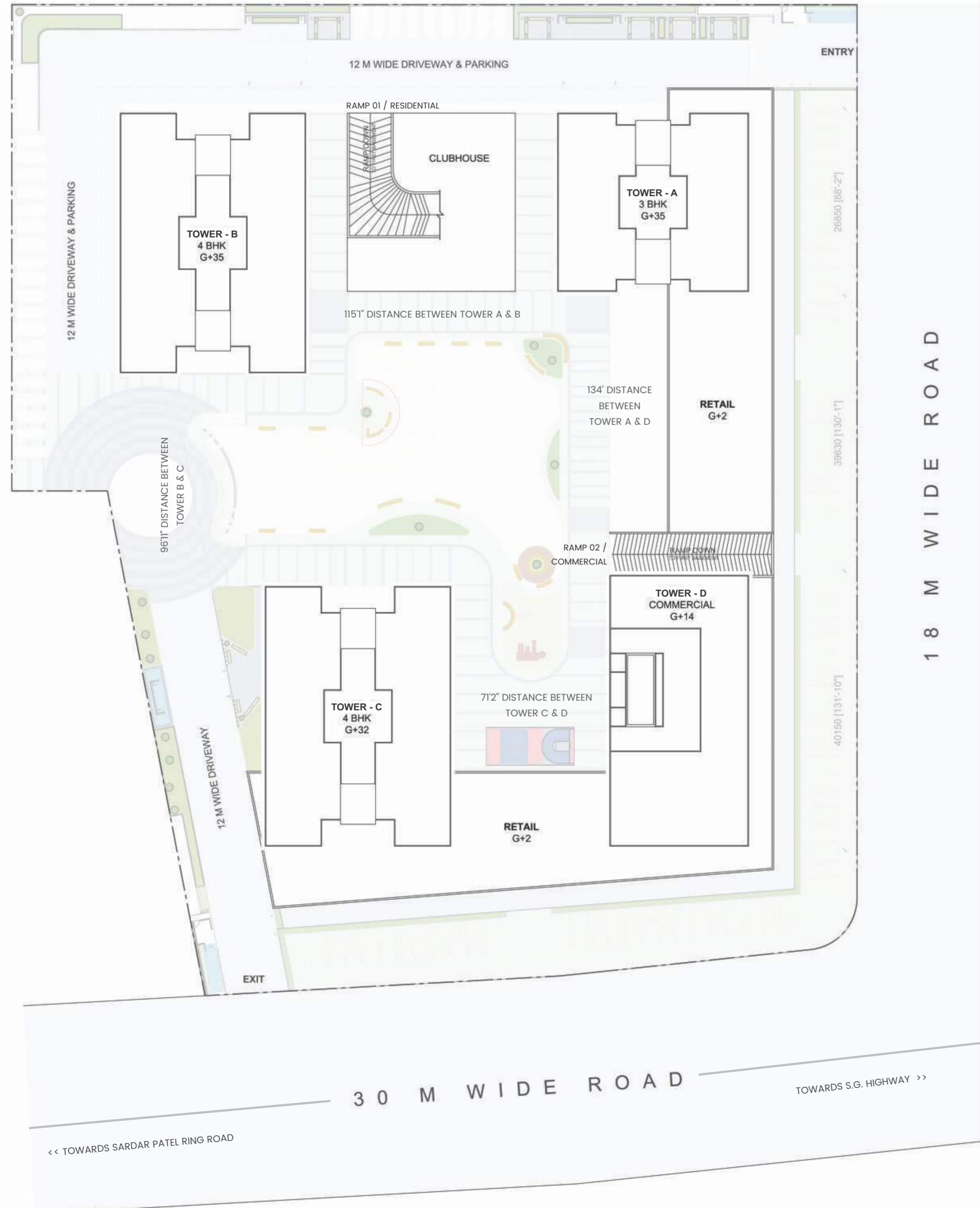


**Indoor
Environmental
Quality**



**Innovation &
Design Process**

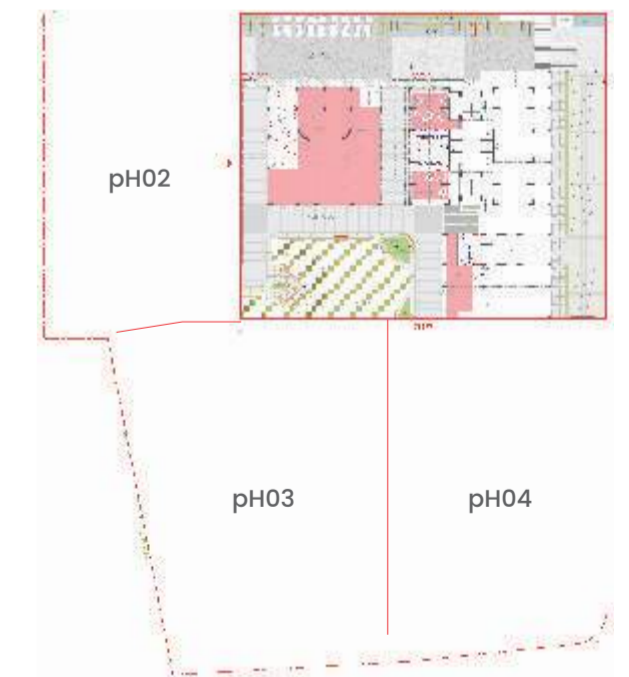
- Water efficient plumbing fixtures which reduces water consumption
 - Energy Efficient LED lighting in common areas
- Natural Daylight for more than 50% of regularly occupied spaces
 - High efficient air conditioning system in common areas
- Reuse of STP treated water for flushing, landscaping & car 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

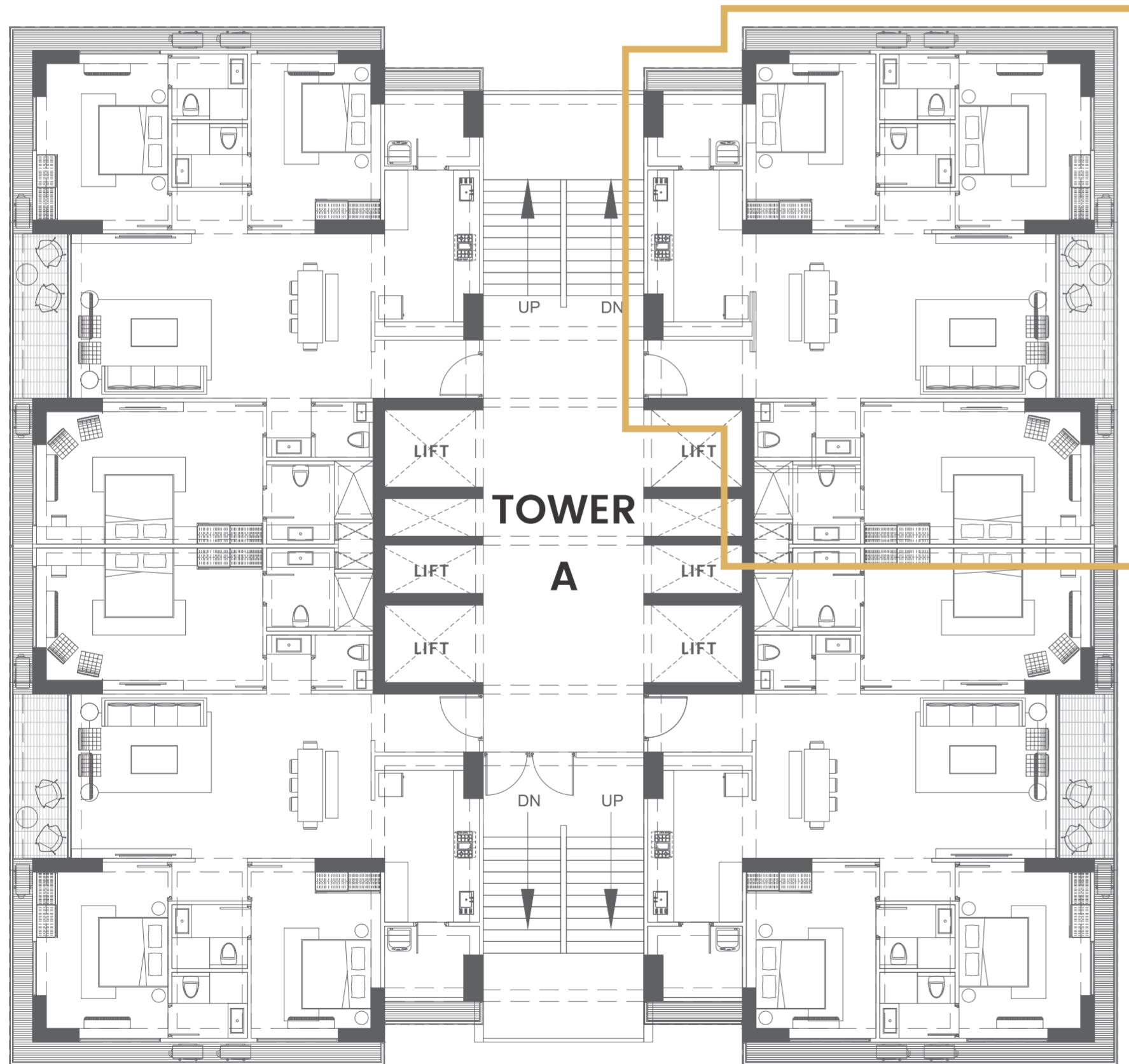




pH01 R : 3 BHK
FIRST FLOOR
PLAN



pH01 R : 3 BHK
TYPICAL FLOOR
PLAN

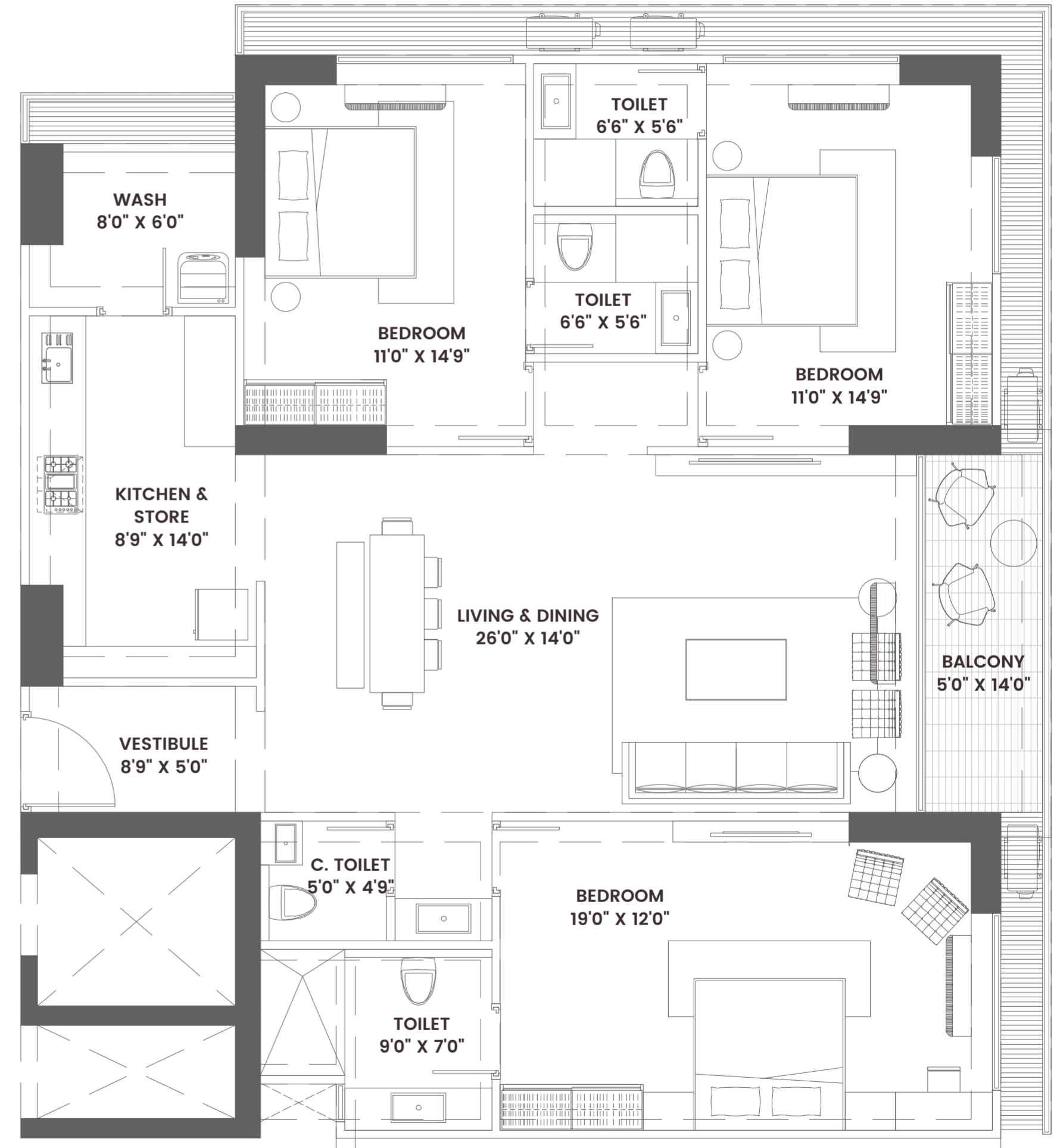


*Disclaimer

- 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)

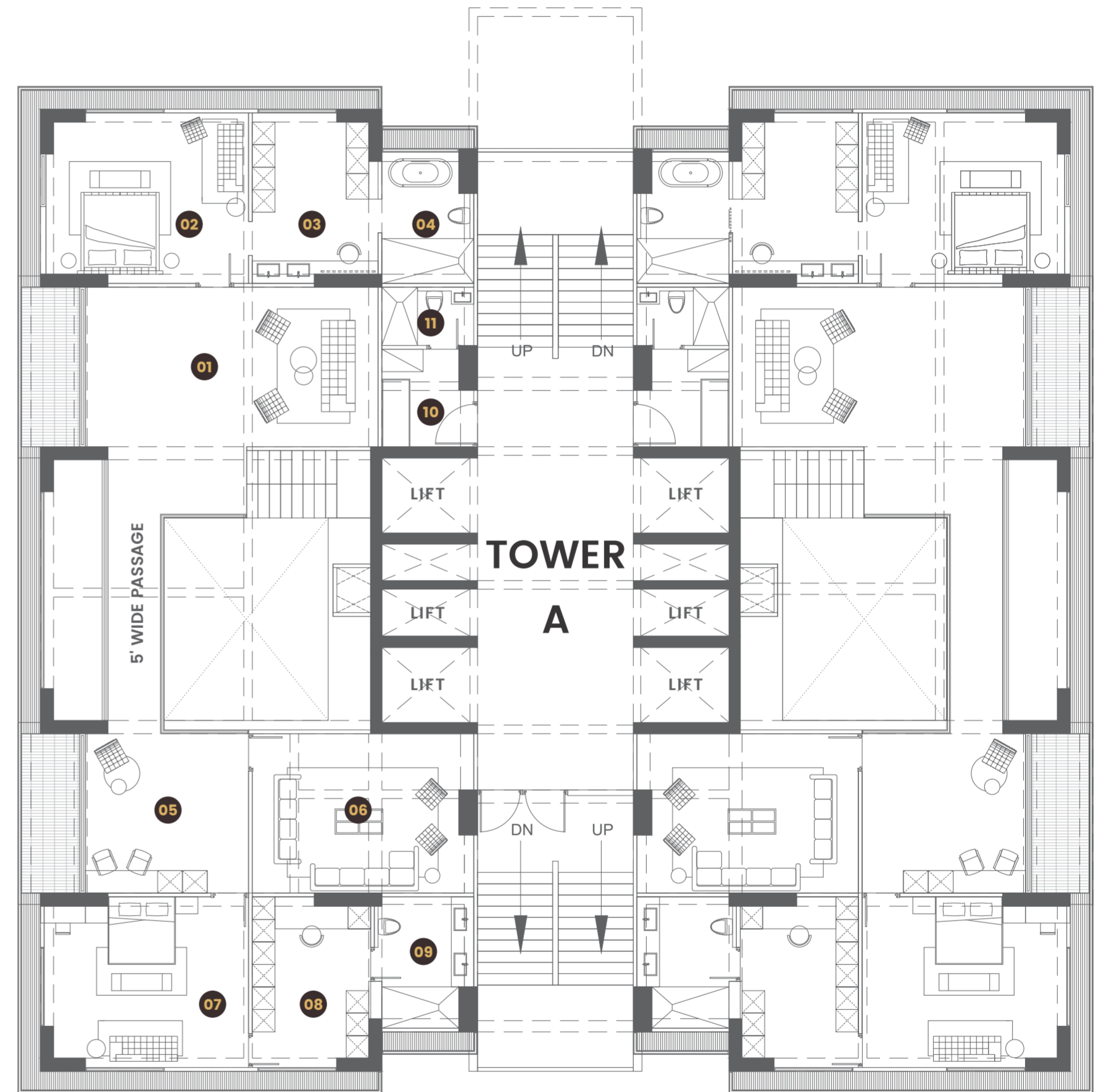


*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements. *Disclaimer - Mentioned on Typical Floor Plan

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"		

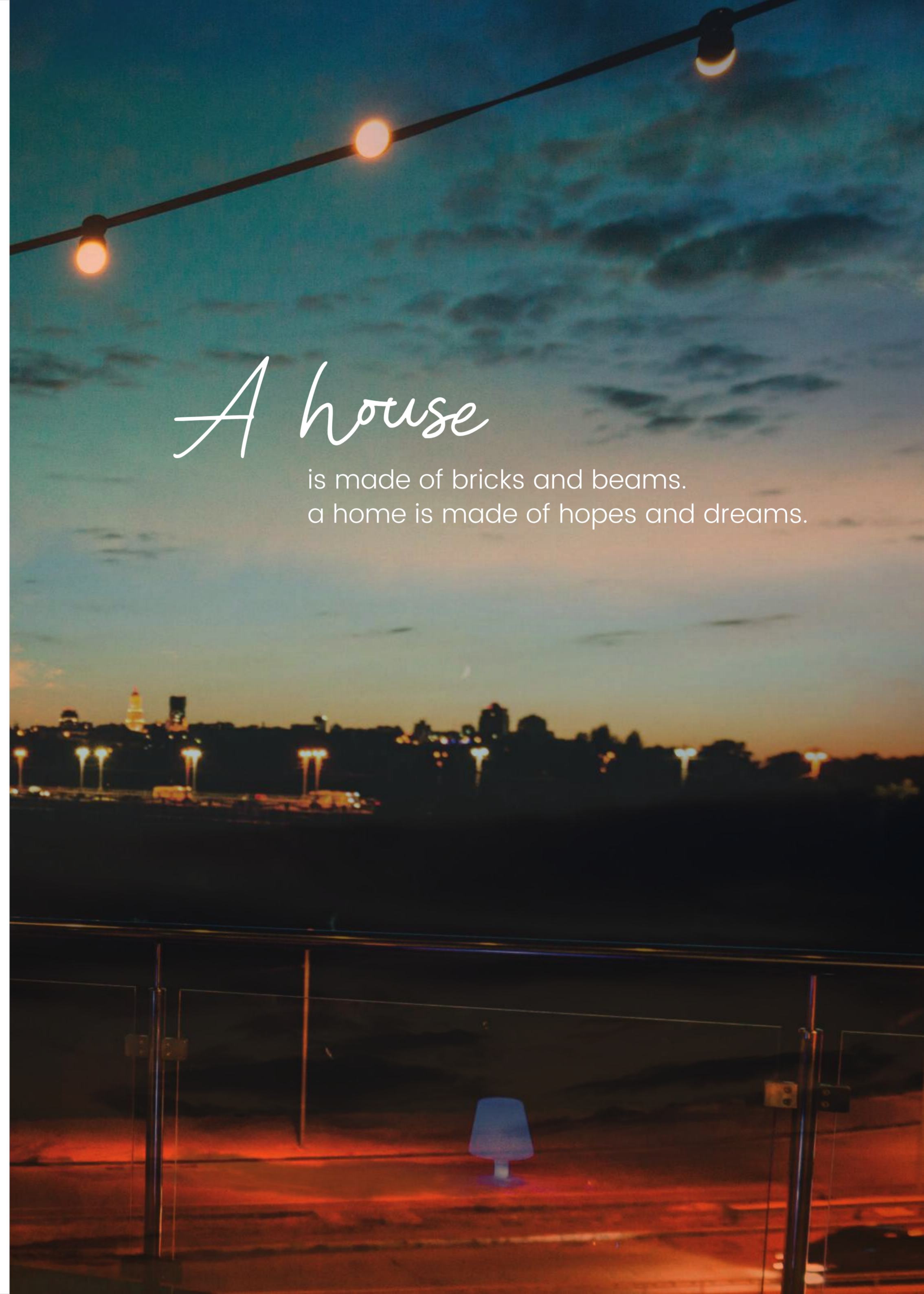


pH01 R
PENTHOUSE
 (35TH FLOOR)



*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.

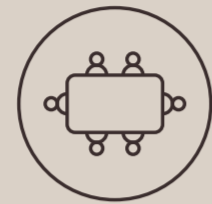
AMENITIES



BANQUET HALL



ZEN LOUNGE



MULTI PURPOSE HALL



MUSIC & DANCE ROOM



CHANGING ROOM



SPA - TREATMENT ROOM



SAUNA - STEAM ROOM



GYMNASIUM



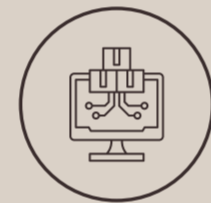
PODIUM LEVEL PEN COURT



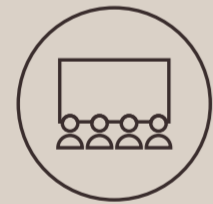
SWIMMING - SPLASH POOL



BUSINESS CENTRE



DIGITAL ROOM



MOVIE THEATRE



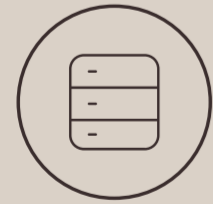
INDOOR GAMES



OPEN LOUNGE



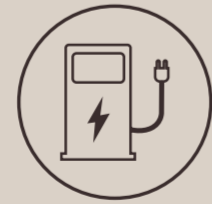
DAYCARE - TODDLER'S ROOM



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

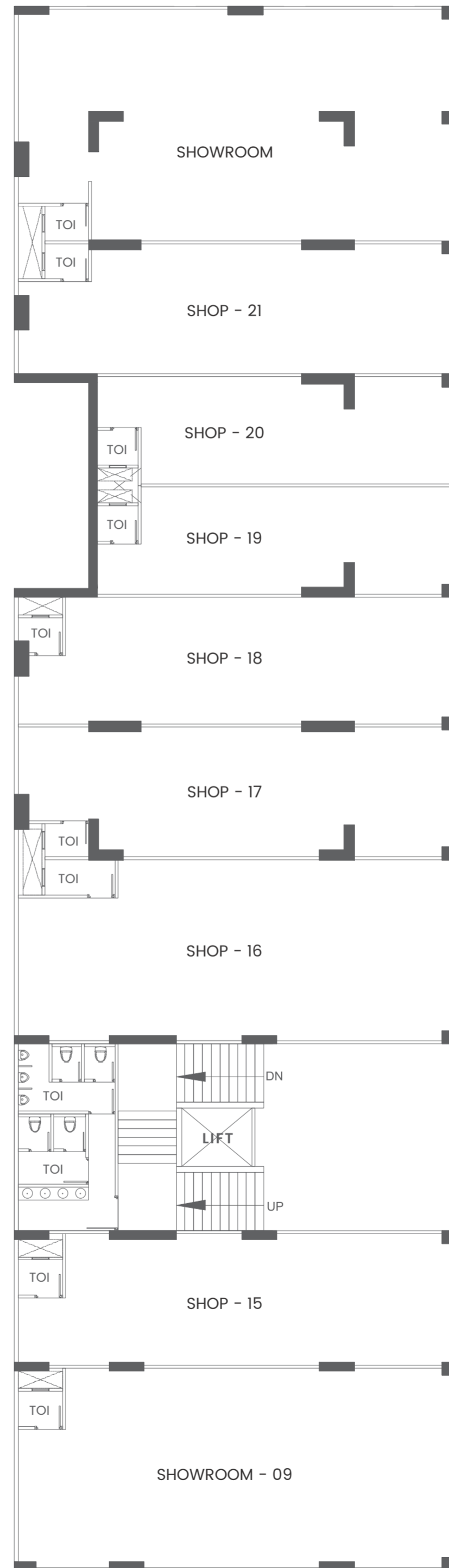


pH01 C:
COMMERCIAL



An office
where your success story begins

An open plate commercial space, for you to be able to
customise your work space at your accord.



12 M PARKING - DRIVEWAY



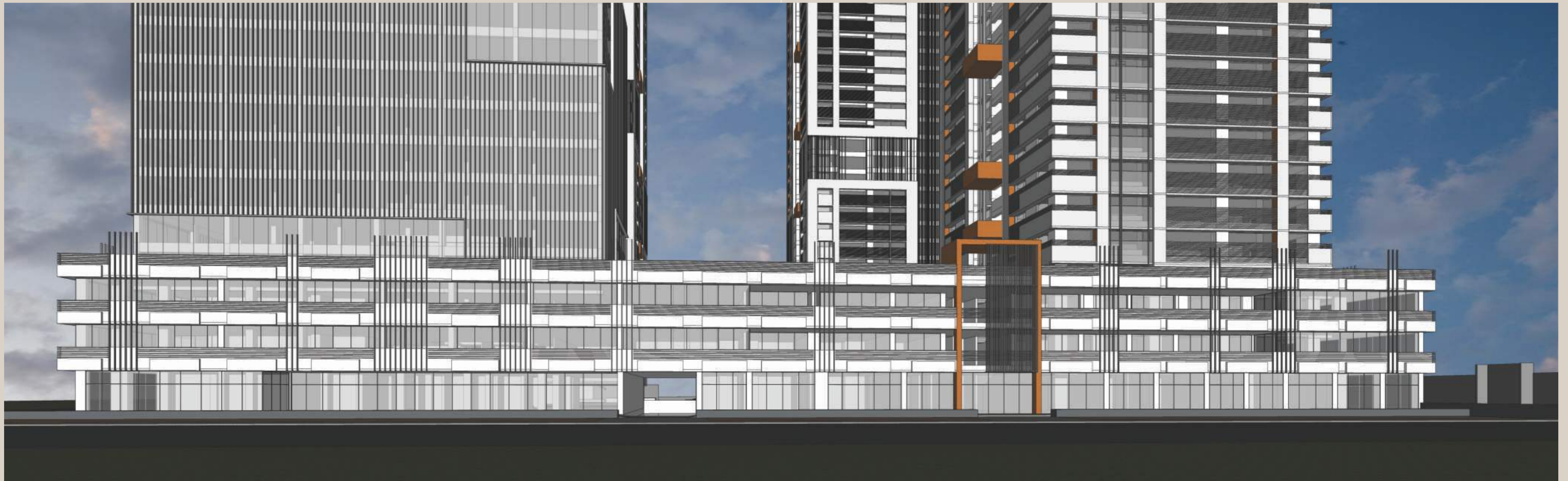
pH01 C:
GROUND FLOOR
PLAN



pH01 C:
FIRST FLOOR
PLAN



pH01 C:
SECOND FLOOR
PLAN



CONSULTANTS

Principal Architect

David Wang Architect Inc. (Canada)

Structure Consultant

Sarjan Consultants

PMC Consultant

TATA Projects Limited

Green Building Consultant (IGBC)

Savvy Greens

Wind Tunnel Consultant

Windtech Consultants (Australia)

RERA Consultant

Autoscale Techno Legal Consultancy Pvt. Ltd.

Strategy Consultant

Beq N BN

Architect & Landscape Consultant

UA Design

MEP

Abacus Technocrats Pvt. Ltd.

Senior Project lead Consultant

AMEE Associates Ltd. (Canada)

Geotech Consultant

Mk Soil Testing Lab

Environment Consultant

Xinc Corporate Services Pvt. Ltd.

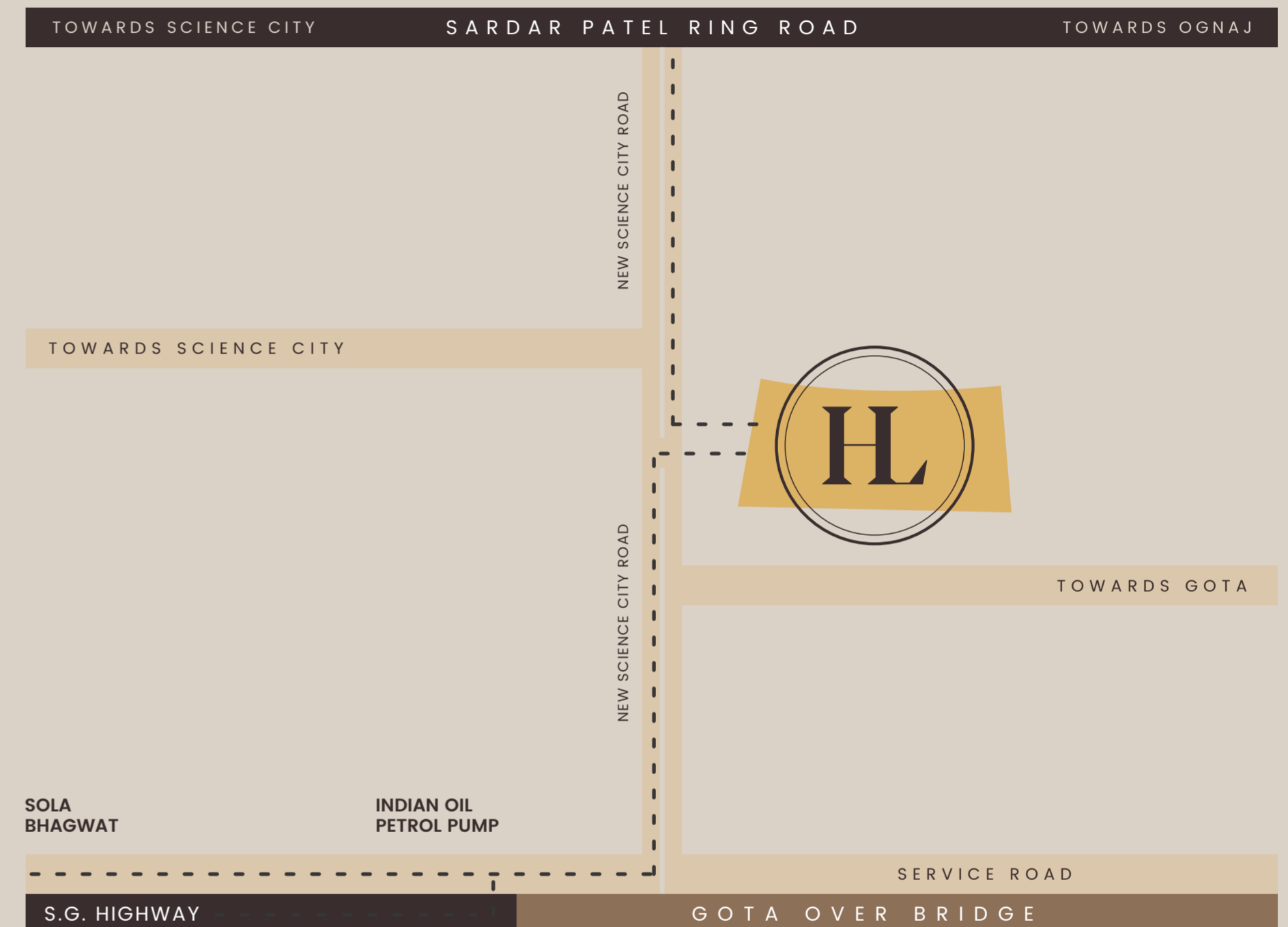
Feasibility Consultant (Canada)

Colliers International

Strategy & Branding

ido•graph

LOCATION



BRTS STATION
4 MIN



HOSPITAL
4 MIN



NATIONAL HIGHWAY
2 MIN



HIGH COURT
5 MIN



SVP INTERNATIONAL AIRPORT
31 MIN



KALUPUR RAILWAY STATION
33 MIN



AG GROUP

ATITHI GOKUL CONSTRUCTION LLP

Survey No. 477/1, ATITHI GOKUL HOTEL
New Science City Road, Nr. Gota Cross Road,
S.G. Highway, Ahmedabad, Gujarat 382481

————— + 91 78741 74101 —————

ido-graph

Disclaimer

- The brochure is for the easy presentation of the project. It should not be considered as a part of the legal documents. For further information regarding the project the member/customer is requested to check the details on RERA website or at the developer's office before going ahead with the booking.
- The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is suggestive and subject to change as per site conditions and as per the instructions of the project architect.
- The Promoter / Developer reserves the right to make changes in the project, its amenities and specifications as may be suggested by the project architect or the structure consultant and any such changes made shall be binding on the customers/members of the project.
- The Promoter / Developer reserves the right to make minor onsite changes during the course of construction and such changes shall be binding on all the members/customers of the project.
- The images (Interior and exterior views) in the brochure are computer stimulated graphics for representational purpose and are subject to errors and omissions. The images used may be stock images or images based on architectural plans of the project. They shall not be construed as actual depictions of the project.
- The north direction shown in the brochure is approximate and can be erroneous. The member/customer is expected to verify the same personally before going ahead with the booking.
- The key plan in the brochure is not to scale and does not depict the exact location of the project or the connecting road network or other abutting structures or landmarks. It is only for representation purpose and give a rough idea about the approximate location of the project. The members/customers is requested to visit the project site and check the physical location of the project and its surroundings before going ahead with the booking.

