

A PROJECT BY



CLASSY 4BHK APARTMENT  
& 5B2HK PENTHOUSE

**RATNAM BUILDCON**

Site: **RATNAM GARDENBAY**  
Opp. Orchid Harmony, Nr. Ambe Public School,  
Sama - Savli Road, Vadodara

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Architect:



Liaison Architect:



Structural Consultant:

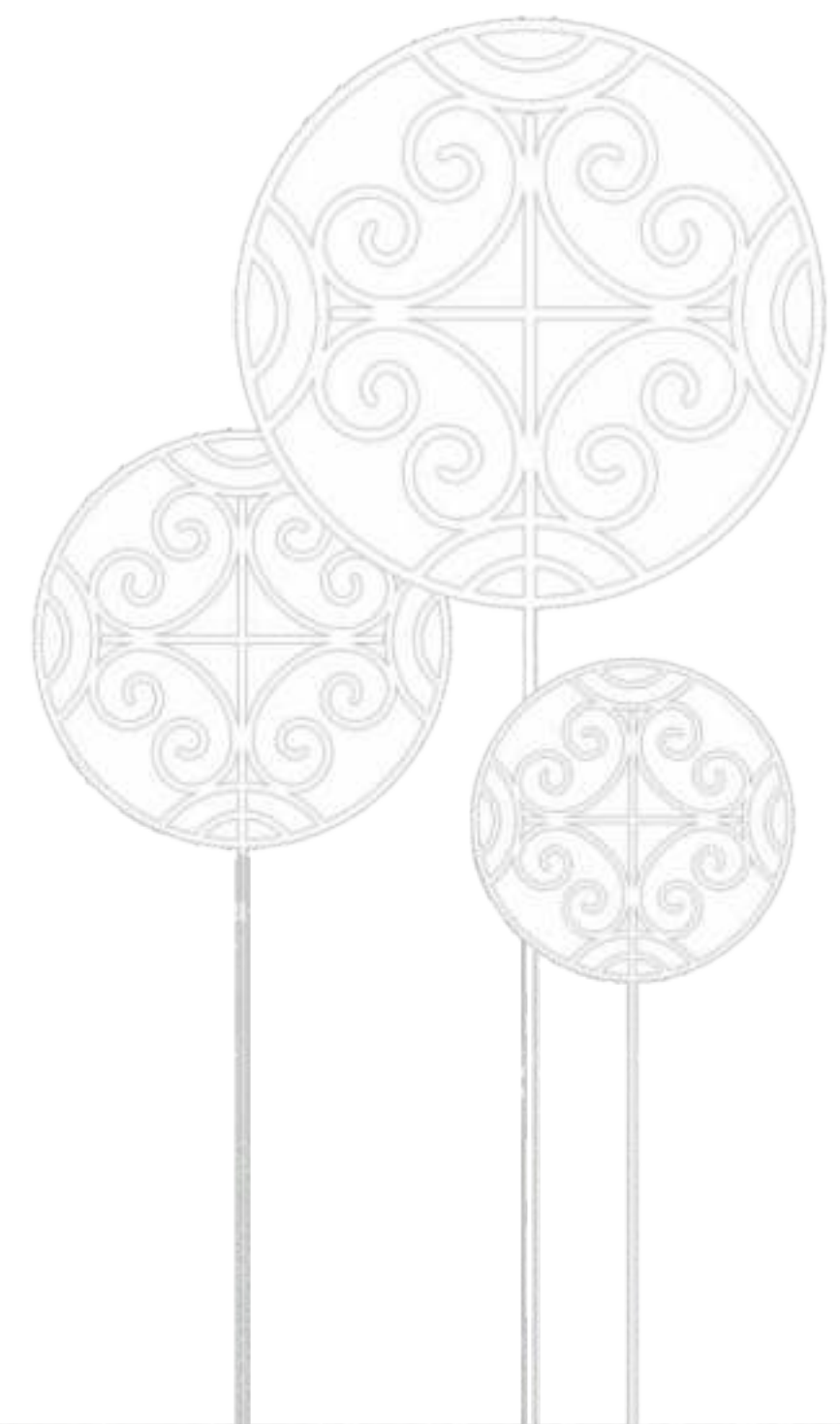


MEPF Consultant:



RERA Reg. No.: PR/GJ/VADODARA/VADODARA/Others/RAA06889/130320 | W: www.gujrera.gujarat.gov.in

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# *B Building Togetherness*



Building together is not a new idea, it is rather a very old one. In medieval times, in the villages, when a farmer needed a new barn, the farmer called the carpenter to realize the construction. But already, as a carpenter, you can't work alone. You always need a team of two or three people. Hence, in order to build the structure up, they needed as many hands as possible. They would work and celebrate their collective and visible achievements together. It is always a nice moment.



FROM THE HEART OF *Architect*

The modern profession of architecture echoes with its origins, its rich history and the fast-paced changes of the 21st century. Through **GARDENBAY**, architecture and construction were united by the culture, science, material, form, style, and craft to achieve the vision.

We kept in mind the requirements of its discerning customers while designing each apartment of this project. We took only two apartments on each floor. So that you keep luxury with privacy.

**GARDENBAY** is known by its garden's architecture and immenseness of building. It is phenomenal that you can have a view of the spectacular garden from each well-ventilated apartment. As an architect, we never compromised on quality. All the amenities and minute details are our dream which is well implemented in **RATNAM GARDENBAY**.

So, Give a Visit to Enormously Perfect Homes.



# Getting Around Around

Your neighbourhood places need and want within easy reach, for every member of your family.



PROXIMITY

- |                    |                        |                  |                         |  |
|--------------------|------------------------|------------------|-------------------------|--|
| Airport<br>4.5 Km  | Super Market<br>0.7 Km | School<br>0.5 Km | Railway Station<br>8 Km | Sports Center<br>3 Km                    |
| Hospital<br>0.5 Km | Petrol Pump<br>0.8 Km  | Temple<br>2.0 Km | Bus Stop<br>1.5 Km      | Express Way / National Highway<br>2.0 Km |



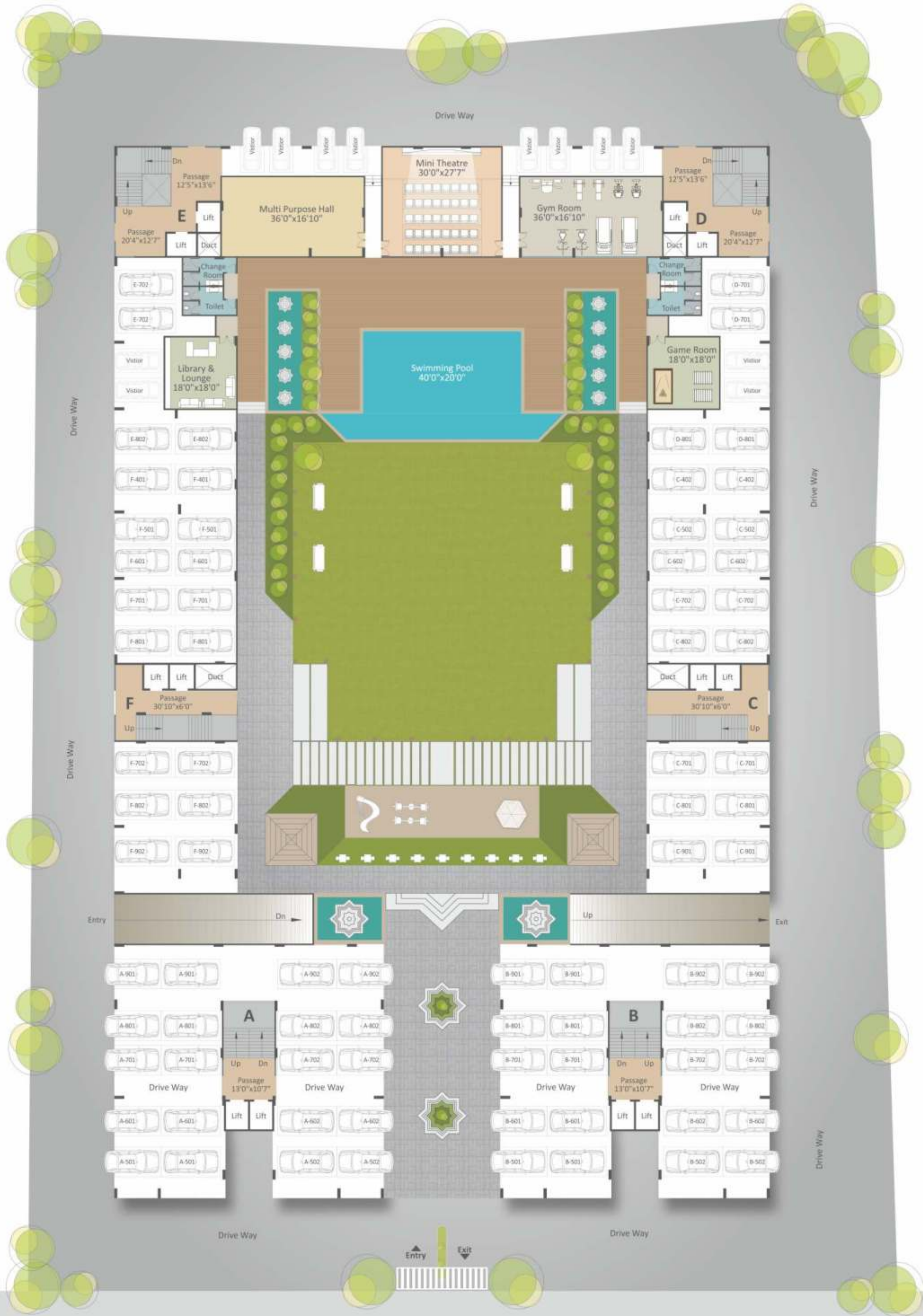
## *Our* *Philosophy* IS TO BE OPEN

We begin life with a curious fascination of what is possible in life. We all have dreams. Some blossom into brilliant reality while others wither. Many of us look upon the success of others and wonder, why not for me? There is a very real reason. It all stems from the philosophy we take into the process.



# Ground Floor

FLOOR LAYOUT

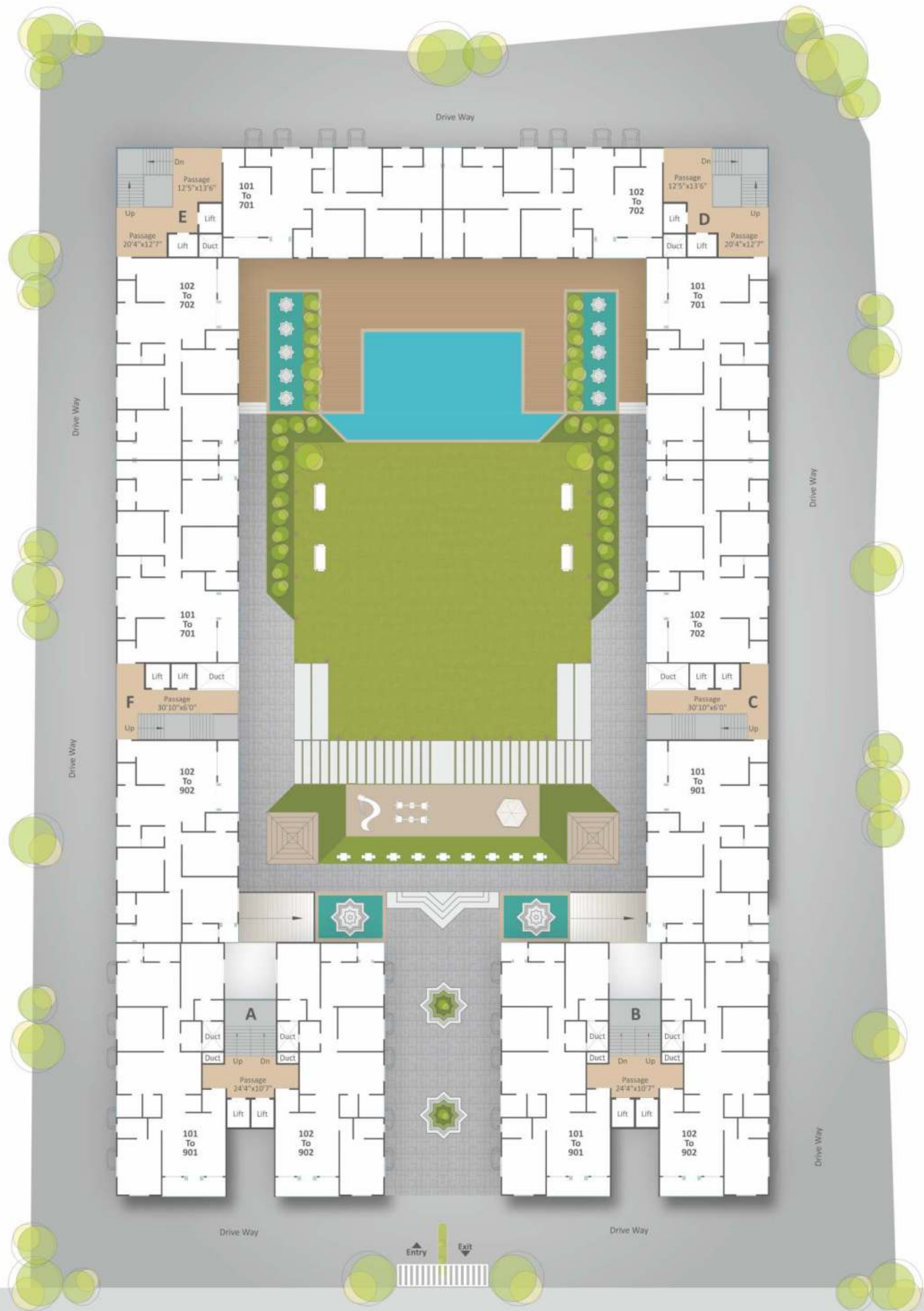


12.00 M t . T . P . Road



# Typical

FLOOR LAYOUT



12.00 M t . T . P . Road





# Tower

**A-B**  
(1st to 9th Floor)

**4 BHK**



01	Foyer	5'10"x5'7"
02	Living Room	16'0"x16'0"
03	Balcony	16'5"x5'0"
04	Pooja	4'0"x4'2"
05	Kitchen/Dining	21'2"x10'6"
06	Store	4'6"x5'6"
07	Wash	6'6"x5'6"
08	Bedroom	11'0"x14'0"
09	Toilet	7'6"x5'0"
10	Passage	4'0" Wide
11	Bedroom	11'5"x11'0"
12	Toilet	5'0"x7'5"
13	Bedroom	15'9"x11'0"
14	Toilet	9'0"x4'6"
15	Balcony	6'10"x4'6"
16	Bedroom	10'9"x14'0"
17	Toilet	7'3"x5'0"



RERA Carpet : 1475 Sq. Ft.  
Balcony : 147 Sq. Ft.  
Total Area : 1622 Sq. Ft.  
SBA : 2758 Sq. Ft.



# Tower

## C-D-E-F

(1st to 7th Floor)

4 BHK



01	Foyer	4'6" x 5'4"
02	Living Room	20'3" x 11'0"
03	Balcony	5'4" x 18'0"
04	Pooja	5'8" x 2'0"
05	Kitchen/Dining	25'2" x 10'0"
06	Store	4'6" x 5'4"
07	Wash	6'3" x 5'1"
08	Bedroom	11'9" x 11'0"
09	Toilet	5'6" x 5'1"
10	Passage	4'0" Wide
11	Bedroom	14'0" x 11'0"
12	Toilet	8'0" x 4'6"
13	Bedroom	14'0" x 11'6"
14	Toilet	9'0" x 4'6"
15	Balcony	5'0" x 5'0"
16	Bedroom	11'3" x 12'6"
17	Toilet	4'6" x 7'7"
18	Balcony	5'0" x 4'6"



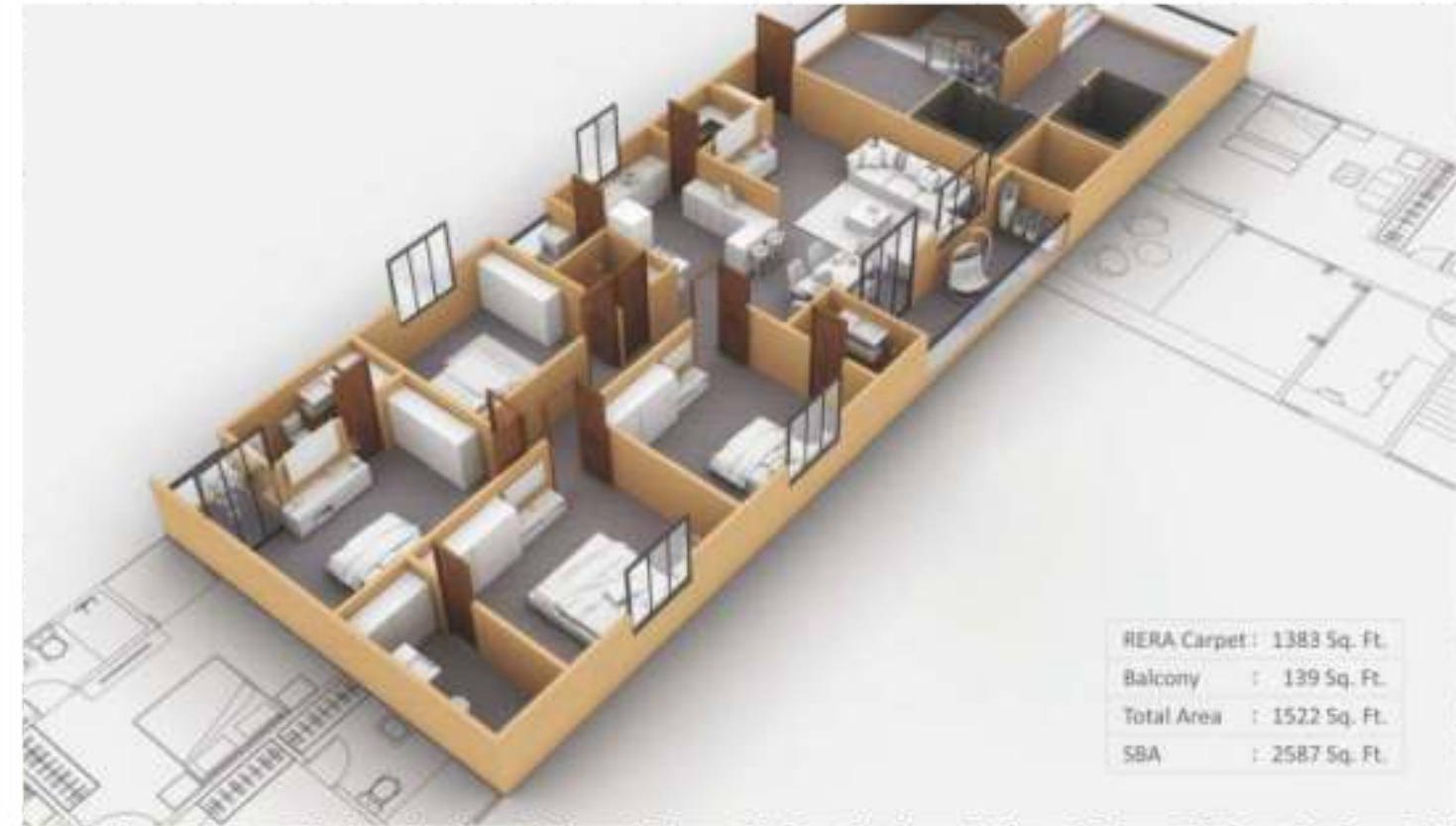
RERA Carpet : 1374 Sq. Ft.  
 Balcony : 172 Sq. Ft.  
 Total Area : 1546 Sq. Ft.  
 SBA : 2628 Sq. Ft.



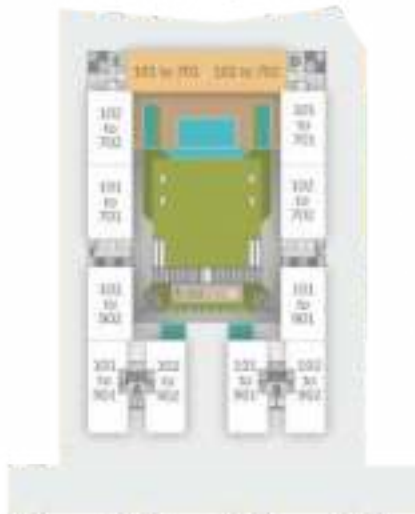
# Tower

**D-E**  
(1st to 7th Floor)

4 BHK



RERA Carpet : 1383 Sq. Ft.  
Balcony : 139 Sq. Ft.  
Total Area : 1522 Sq. Ft.  
SBA : 2587 Sq. Ft.



Entry

01	Foyer	5'4"x4'6"
02	Living Room	12'0"x17'6"
03	Balcony	17'6"x5'2"
04	Pooja	2'0"x4'8"
05	Kitchen/Dining	10'0"x22'5"
06	Store	6'4"x4'6"
07	Wash	5'1"x5'4"
08	Bedroom	12'0"x11'0"
09	Toilet	5'1"x 5'7"
10	Passage	3'10" Wide
11	Bedroom	15'0"x10'5"
12	Toilet/Dress	10'0"x4'5"
13	Balcony	4'7"x5'2"
14	Bedroom	14'0"x12'0"
15	Toilet/Dress	5'0"x12'0"
16	Bedroom	13'0"x12'0"
17	Toilet	4'6"x7'0"

With great **POWER**,  
comes great **RESPONSIBILITY**



SWIM YOUR WORRIES AWAY



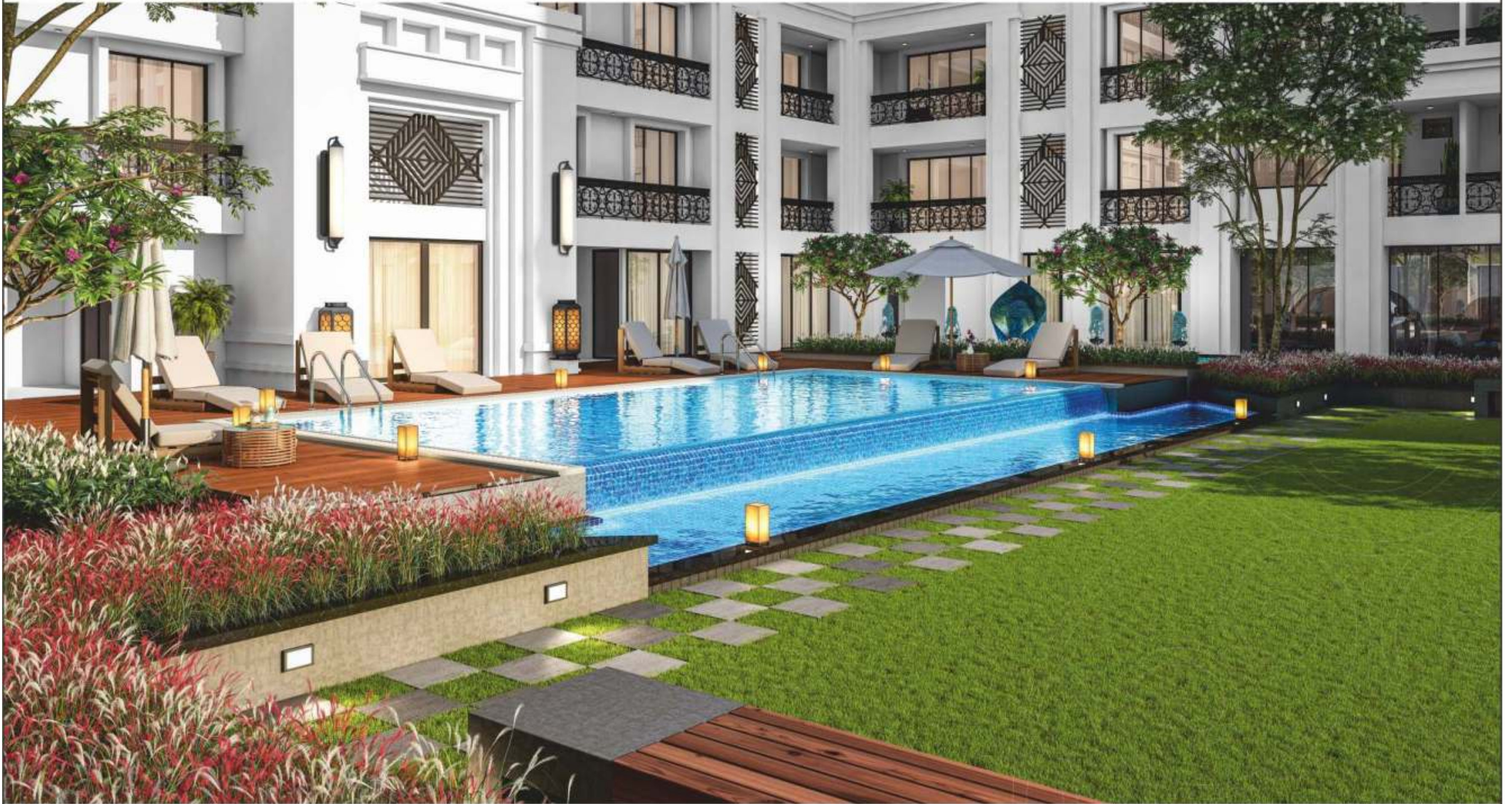
Swimming Pool with  
Deck, Seating & Changing Room



Library &  
Lounge



Jogging Track





## Specifications

### STRUCTURE

- Earthquake resistant RCC frame structure designed by approved Structural Consultant

### FLOORING

- 1200mm x 1200mm (4ft x 4ft) premium quality glazed vitrified tiles in Living Room, Family Sitting, Kitchen, Dining and Passage with skirting
- 600mm x 1200mm (2ft x 4ft) in all Bedrooms with skirting
- Anti-skid flooring in Bath, Wash and Balcony

### WALL FINISH

- INTERIOR: Smooth Finish plaster with 2 coat Putty and Primer
- EXTERIOR: Double coat plaster with Weather Resistant Paint

### ELECTRIFICATION

- 3-phase concealed copper wiring as per ISI Standard of Anchor / Finolex / RR Kabel or equivalent
- Modular switches (Schneider Electric or equivalent)
- Adequate electric points in each room as per Architect's planning
- Geyser points in each bathroom
- TV point in Living Room and in one Bedroom
- Separate MCB for each room

### AIR-CONDITIONING

- Copper piping done from indoor unit to outdoor unit for each AC point
- AC point in Living Room, Family Sitting, Dining and in all Bedrooms

### KITCHEN

- Premium quality granite platform with S.S. sink
- Dado up to beam bottom

### BATHROOMS

- Designer Bathrooms with premium quality bath fittings and sanitary wares (Jaguar / Kohler / Cera or equivalent)
- Premium quality ceramic tiles dado up to beam bottom

### DOORS

- MAIN DOOR: High quality decorative door with Veneer Finish on both sides and Wooden Frame
- INTERNAL DOORS: Laminated flush door with granite frame
- Main Door with Video Door Phone security system
- All other doors with Godrej or equivalent lock fittings

### WINDOWS

- Fenesta made UPVC sliding window with fully glazed glass shutters
- Granite frame for window

### TERRACE

- Elegant China Mosaic finish with waterproofing treatment.

### OTHERS

- Two automatic elevators in each tower (Schindler or equivalent)
- Trimix concrete internal road with streetlight
- Underground cabling for Wire-free campus

### Additional SPECIFICATIONS

- Single entry campus with CCTV surveillance in common area
- Elegant Entry Foyer in each tower with smart security lock
- 2 covered allotted car parking per unit
- Ample visitors parking
- Rainwater harvesting
- Fire fighting system
- Solar electrification system for common area
- Level controllers in water tanks to avoid wastage
- Wi-Fi connectivity in common area
- Power backup for common illuminations and elevators
- Anti-termite treatment
- R.O. to each unit
- Only two apartments on each floor
- 24 Hours Water supply

# Enjoy Every

MOMENT HERE  
& NOW

You must live in the present, launch yourself on every wave, find your eternity in each moment. Others stand on their island of opportunities and look toward another land. There is no other land; there is no other life but this.

## Entertainment within PREMISES



Mini Theatre



Game Room



Gymnasium



Multi Purpose Hall



Elegant Entrance Foyer



Lush Green Landscape Garden



Kids Play Area



Gazebo



Contemporary Interiors In All Amenities

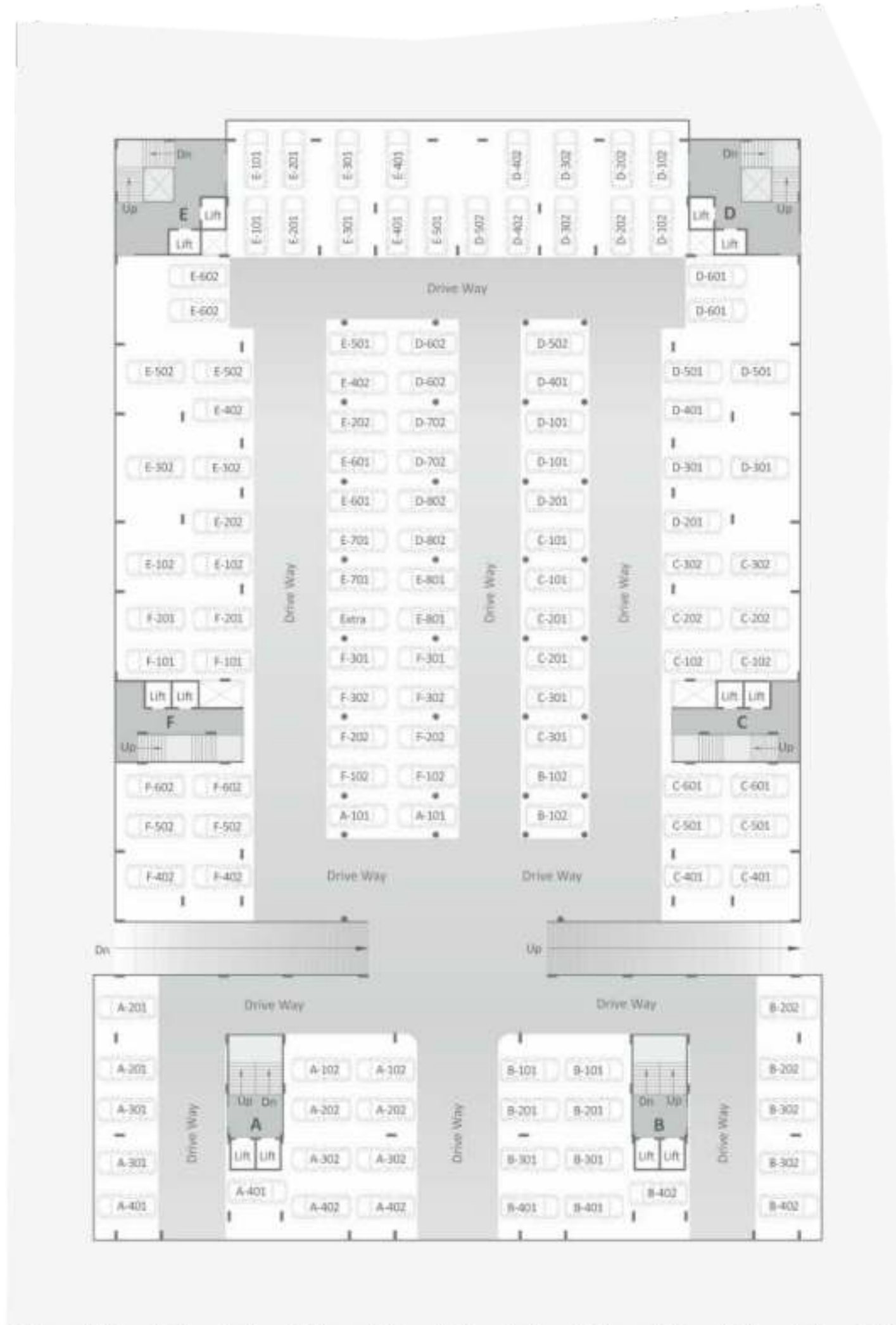






# Basement

FLOOR LAYOUT



Loaded with REPUTED BRANDS


Disclaimer: The developers reserve the right to change / alter the brands specified above, subject to its availability to an equivalent and competitive product.

**Payment Modes:** • 10% At the time of Booking • 20% At the time of Bookshil • 15% Plinth Level • 25% Slab Level • 05% Brick Masonry, Flooring and Plaster Work • 05% Sanitary Fitting and Common Area Finishing • 05% Plumbing, Outer Plaster and Elevation Treatment • 10% Finishing Work • 05% At the time of Saleded and before Possession

**Notes:** (01) The Booking of the unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allotted unit. (02) Possession will be given after one month of settlement of all account. Also vastupuja, furniture work will be permitted only after possession. (03) Development Charge, Stamp Duty, GST, Common Maintenance Charges, Legal Charges, MGVL, VMSS / VUDA Charges will be paid by the purchaser. (04) Any new Central or State Gov. Taxes, if applicable shall have to borne by purchaser. (05) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (06) For delay in payment as per the above schedule, interest as per RERA will be charged extra. If the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by giving simple notice and booking amount will be returned within 30 days after deduction of 10% plus extra work cost (if done) from booking amount. (07) Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (08) In case of delay in the procedure or any activity of corporation/VUDA, MGVL or any authority shall be faced unit. (09) Extra work shall be executed only after receiving full payment in advance - subject to approval. (10) Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. (11) Any plans, specifications or information in this brochure can not form legal part of an offer, contract or agreement. It is only depiction of the project. (12) All disputes are subject to Vadodra jurisdiction.



A PROJECT BY



# *Penth Penthouse Floor Plans Plans*

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Architect:



Liaison Architect:



Structural Consultant:



MEPF Consultant:



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# Tower

**C-D-E-F**  
(8th Floor 5B2HK)

PENTHOUSE  
Lower Floor Plan



01	Foyer	4'6"x5'4"
02	Living Room	20'3"x11'0"
03	Terrace	5'4"x25'4"
04	Pooja	5'3"x4'0"
05	Kitchen/Dining	25'2"x10'0"
06	Store	4'6"x 5'4"
07	Wash	6'3"x5'1"
08	Bedroom	11'9"x11'0"
09	Toilet	5'6"x5'1"
10	Bedroom	11'3"x12'6"
11	Toilet	4'6"x7'7"
12	Balcony	5'0"x4'6"
13	Bedroom	14'0"x13'0"
14	Toilet	9'0"x4'6"
15	Balcony	5'0"x5'0"



RERA Carpet	: 2294 Sq. Ft.
Balcony	: 98 Sq. Ft.
Terrace	: 562 Sq. Ft.
Total Area	: 2954 Sq. Ft.
SBA	: 4543 Sq. Ft.



*Tower*  
**C-D-E-F**  
(8th Floor 5B2HK)

PENTHOUSE  
Upper Floor Plan



01	Bedroom	16'1"x16'0"
02	Dress	11'9"x5'1"
03	Toilet	11'9"x5'1"
04	Terrace	9'0"x25'4"
05	Family Sitting	19'6"x11'0"
06	Bedroom	14'7"x12'6"
07	Toilet	4'6"x7'7"
08	Balcony	5'0"x4'6"
09	Terrace	10'10"x18'0"



# Tower

**D-E**  
(8th Floor 5B2HK)

PENTHOUSE  
Lower Floor Plan



01	Foyer	5'4"x4'6"
02	Living Room	12'0"x17'6"
03	Terrace	26'4"x5'2"
04	Pooja	4'0"x4'8"
05	Kitchen/Dining	10'0"x22'5"
06	Store	6'4"x4'6"
07	Wash	5'1"x5'4"
08	Bedroom	12'0"x11'0"
09	Toilet	5'1"x5'7"
10	Bedroom	16'0"x12'0"
11	Toilet/Dress	5'0"x12'0"
12	Bedroom	15'0"x10'5"
13	Toilet/Dress	10'0"x4'5"
14	Balcony	4'7"x5'2"

# Tower

**D-E**  
(8th Floor 5B2HK)

PENTHOUSE  
Upper Floor Plan



01	Bedroom	17'0"x15'2"
02	Dress	5'1"x11'0"
03	Toilet	5'1"x11'0"
04	Terrace	26'4"x7'0"
05	Family Sitting	12'0"x15'2"
06	Bedroom	15'0"x10'5"
07	Toilet/Dress	10'0"x4'5"
08	Balcony	4'7"x5'0"
09	Terrace	21'5"x12'2"