

10.11 design



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# AIRAN SHELA 24

2 & 3 BHK LIVING & SHOPS

SERENITY  
SUCCESS  
SIGNATURE





AIRAN  
SHELA 24

## WHERE HAPPINESS MEETS SERENITY

The 'Airan Shela 24' is a contemporary abode nestled in the lap of nature, spirituality and academics.

The 'Airan Shela 24' offers every resident the true meaning of becoming "one" with nature and a chance to become the best version of oneself. It's not just quiet here, it's quite breathtaking.





WHERE  
JOY INCLUDES A  
LOT OF MEMORIES



TODDLER'S PLAY AREA



BUILDING ENTRANCE FOYER



SIT-OUTS WITH PLANTERS



SENIOR CITIZEN SIT-OUTS



RESIDENTIAL RAMP-IN/OUT



RESIDENTIAL PARKING



HANGOUT SPACE



CYCLE STAND



JOGGING TRACK



PLANTERS



YOGA DECK



CLUB HOUSE



WHERE OPPORTUNITY  
MEETS SUCCESS

The airan shela-24 is every businessman's dream destination, without even considering the ready customer base in the residential wing of the project. These elegant commercial space will catch the eye of every passerby on the buzzing connected highways As they say, eyeballs lead to footfalls.



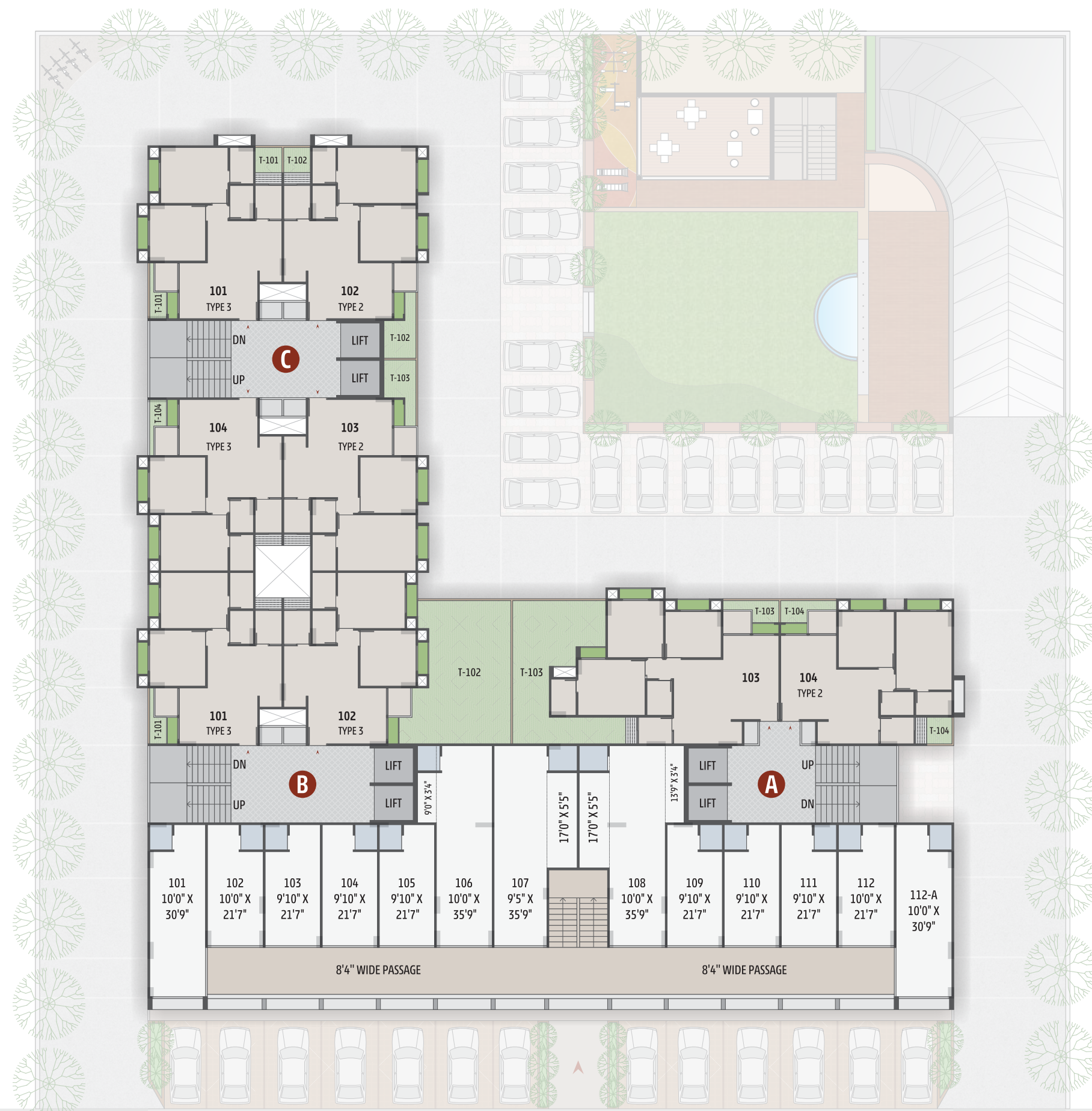
GROUND  
FLOOR

AIRAN  
SHELA 24

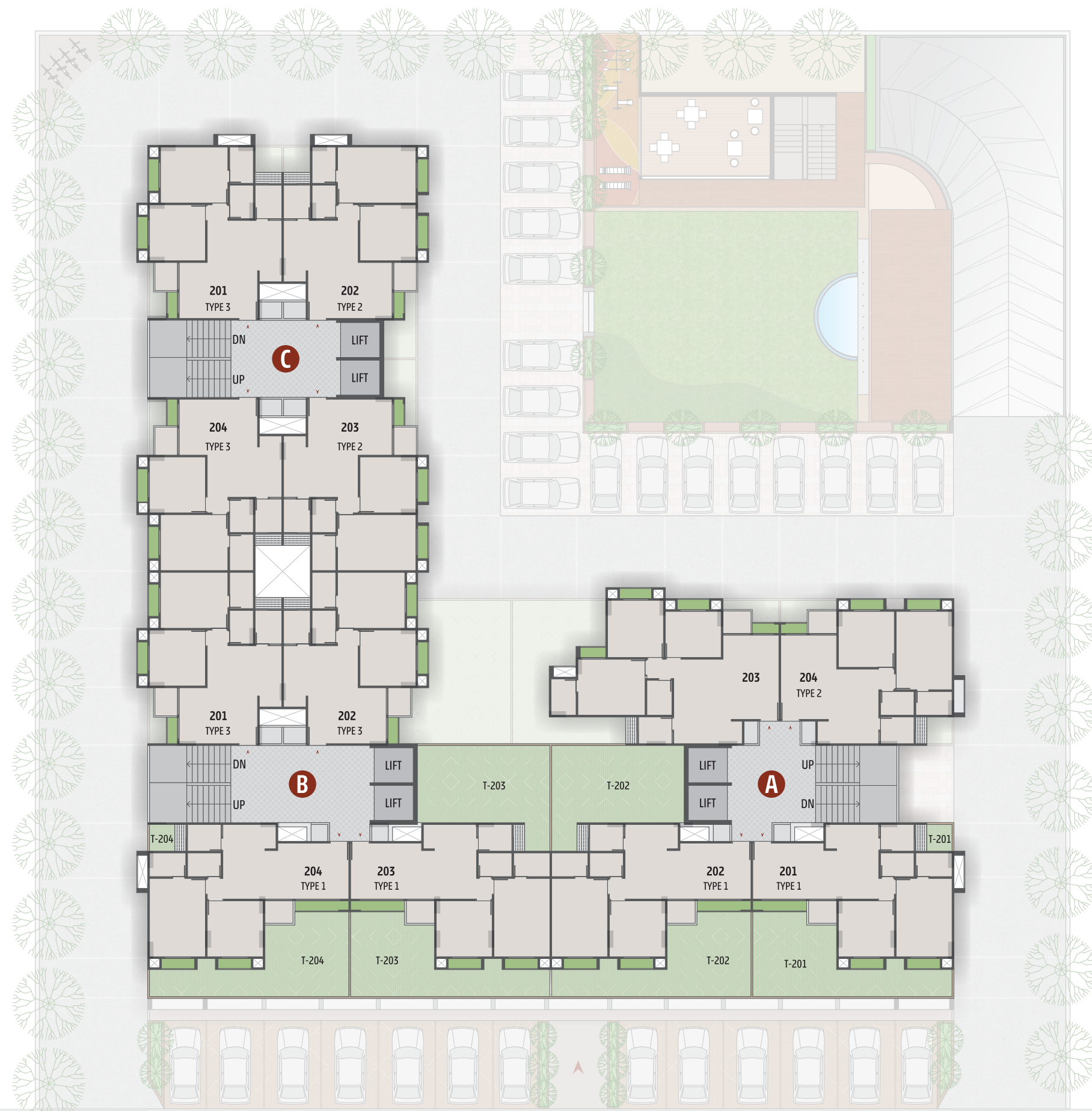




FIRST FLOOR



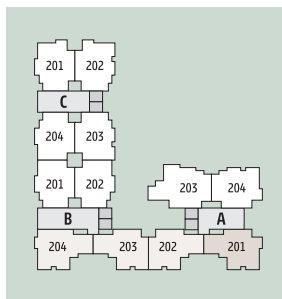
TYPICAL FLOOR



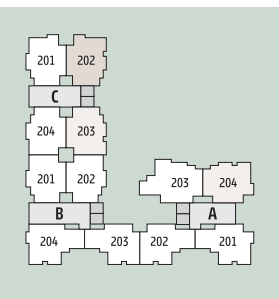




2 BHK - TYPE 1



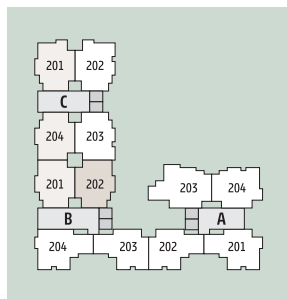
2 BHK - TYPE 2



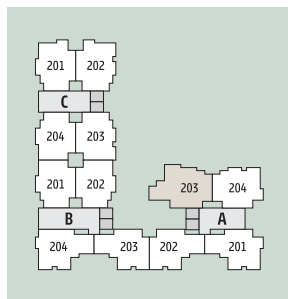




2 BHK - TYPE 3



3 BHK UNIT





WHERE  
LUXURY MEETS  
SIGNATURE  
LIFESTYLE





# SPECIFICATION

## STRUCTURE

- RCC Structure designed with Earthquake resistant frame

## FLOORING

- Vitrified flooring in complete apartment
- Designer tiles in Bathrooms and Utility area
- Lobby with Vitrified tiles and Granite
- Lift Standard Company

## ELECTRIFICATION

- Modular switches
- ISI wires, MCB and ELCB

## KITCHEN

- Stainless steel sink (S.S. Sink)
- Dado tiles
- Granite Platform

## WINDOWS

- Sliding Aluminum windows with powder coating
- Natural Stone frames on window jambs

## DOORS

- Flush Doors with both side laminated and quality lockers

## TOILETS/BATHROOMS

- Concealed Plumbing
- Health Faucet
- Wall design Glased / Ceramic Tiles up to Lintel Level
- Stone frames for Bathrooms
- CP Fittings: Jaguar, Cera or equivalent

## FIRE PREVENTIVE MEASURES

- Fire sprinklers installed in the Hollow Plinth
- Manual panic alarm provided on each floor for fire safety

## WALL FINISH & COLOR WORKS

- Internal wall : Putty finish over mala plaster
- Ceiling slab : Putty finish / RCC Expose
- External wall : 100% acrylic paint over sand faced plaster or texture

# PROJECT ATTRIBUTES

- Gated community with separate entry/exit gates
- Well designed spacious entrances foyers
- 2 automatic elevators per block
- CCTV installation in common areas
- Fire hydrant system
- Provision of satellite TV Connection
- Earmarked space for AC outdoor units

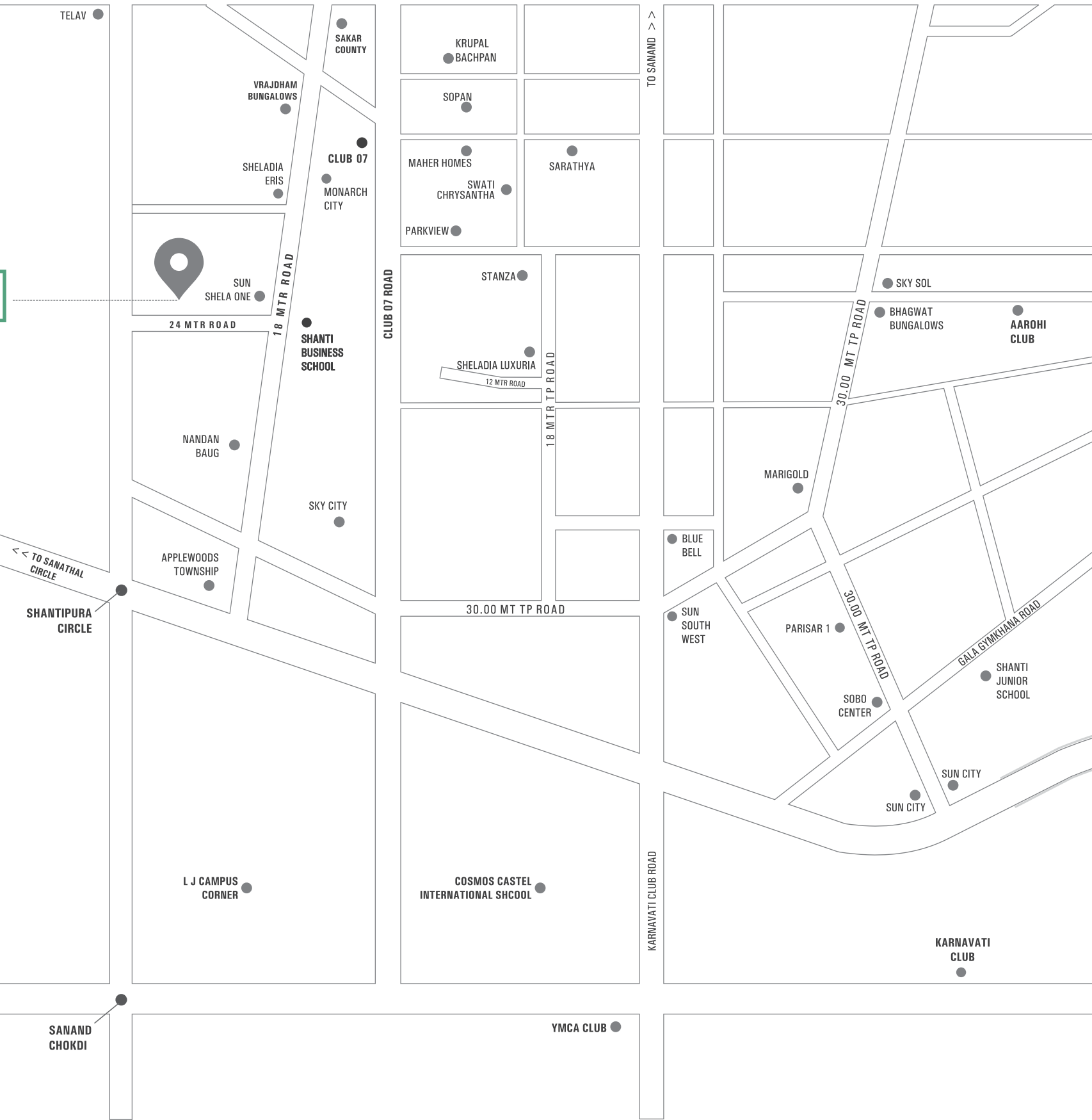
- Campus with green environs
- Internal roads - RCC / Stone road / Kota
- Parking at ground and basement
- Generator power for common foyer & lift
- Rain water harvesting by percolating wells
- Energy conservative LED fixtures in common areas

WHERE  
CONNECTION MEETS  
CONVENIENCE





## AIRAN SHELA 24



LOCATION QR

**RULES & REGULATIONS** • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, Torrent Charges and any other charges shall be borne by buyer separately. • Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. • Internal changes shall be done with prior permission and shall be charged in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. • Business practices leading to pollution, causing material damage to the building or members are not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s.

**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 members/customers 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 changes as per site conditions and as per the instructions of the project architect. • The promotor/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 promotor/developer reserves the right to make minor on site changes during the course of construction and such changes shall be binding on all the members/customers of the project. • The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number. The carpet area mentioned is calculated as per the provision of the RERA Act with the help of Autocad software. • 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/construed as actual depiction 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 land landmarks. It is only for representation purpose and gives a rough idea about the approximate location of the project. The member/customer is requested to visit the project site and check physical location of project and its surrounding before going ahead with the booking.