

# AURO Guardian

— 4 BHK LUXURIOUS BUNGALOWS —







## A Luxury Abode Awaits You

Auro Guardian offers stately 4-BHK bungalows with spacious planning and a premium finish. The elevation of the bungalow has a timeless charm and welcomes you the moment you step foot in the green enveloped campus.

Located in one of the preferred residential localities of Gorwa, it is at an easy distance to most urban conveniences & urban utilities like schools, hospitals, entertainment destinations, markets etc. The campus is shielded by the city's bustle & bustle, yet is right in the heart of everything.

With a beautiful campus, large landscaped garden and a great interior and exterior finish, Auro Guardian is poised to be an ideal home for your family.





ENTRY



7.50 M.WIDE ROAD

6 M.WIDE ROAD

6 M.WIDE ROAD

6 M.WIDE ROAD

COMMON PLOT

# Layout Plan

PLOT	TYPE	AREA
1	E	1433
2	A	789
3	A	810
4	B	1422
5	B	1279
6	A	774
7	A	774
8	B	1036
9	B	1036
10	A	774
11	A	774
12	A	1232
13	A	1231
14	A	774
15	A	774
16	B	1035
17	C	1093
18	D	832
19	C	1145
20	C	1142
21	D	832
22	C	1093

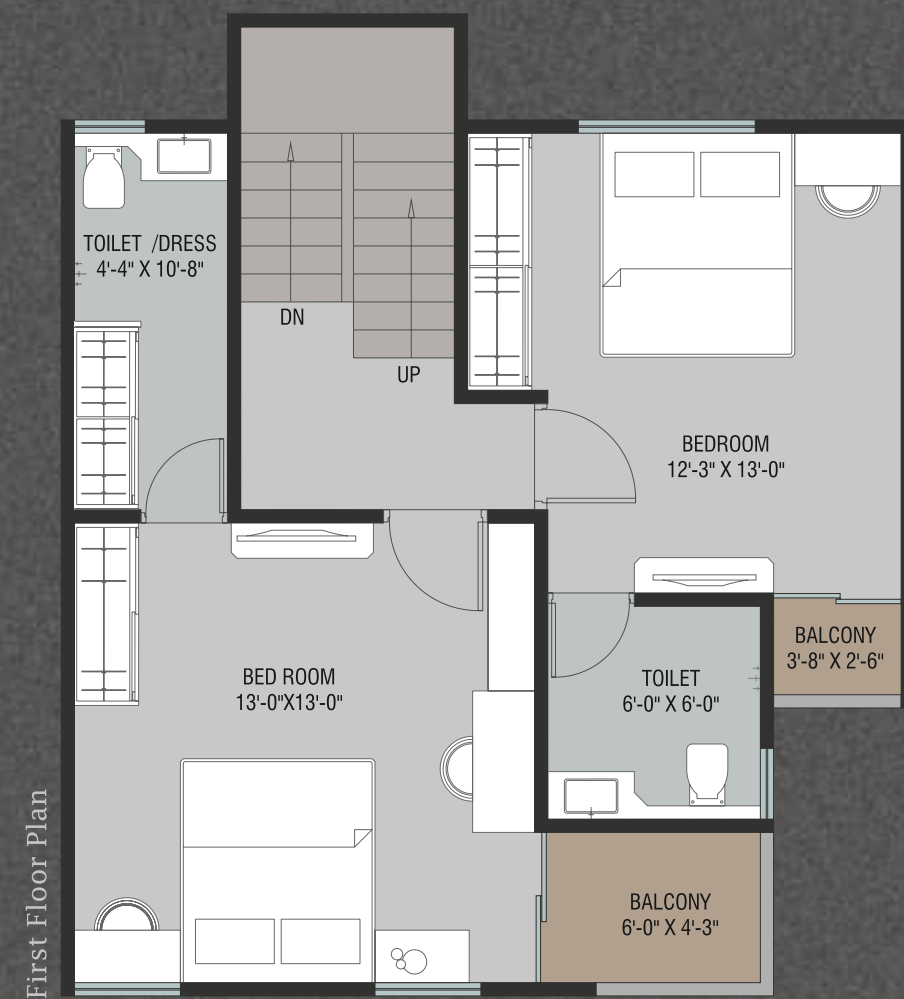
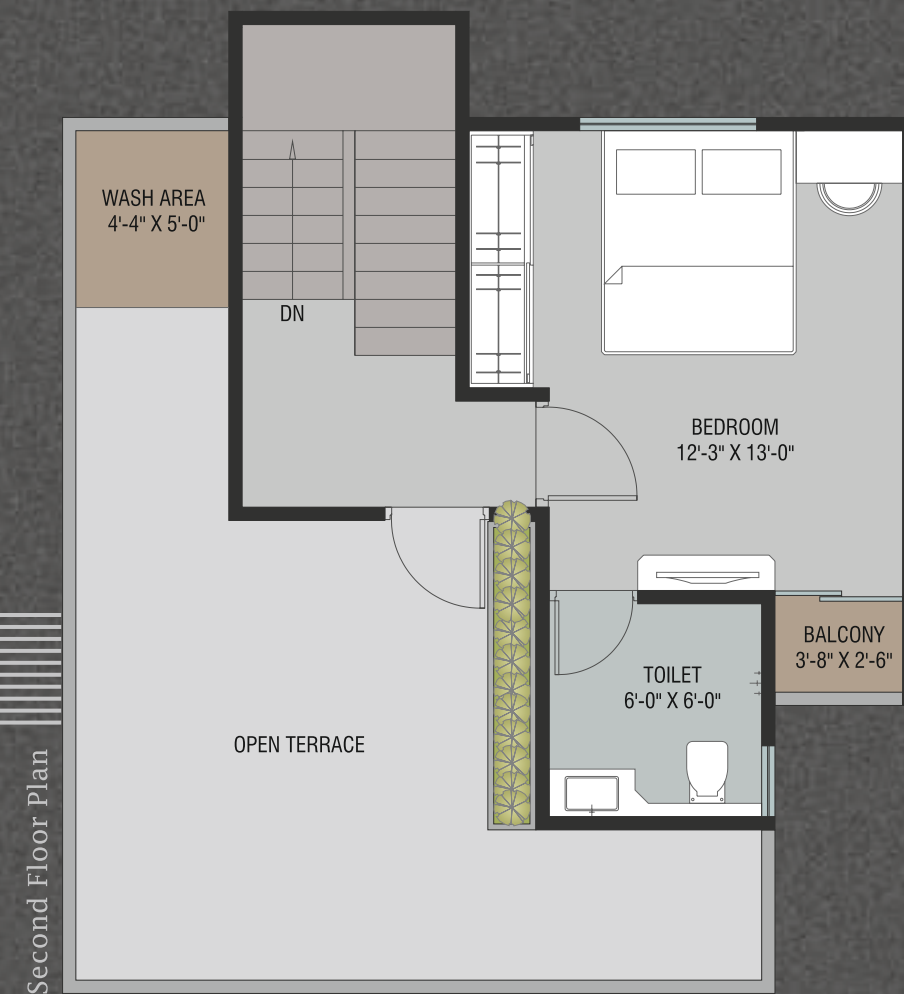
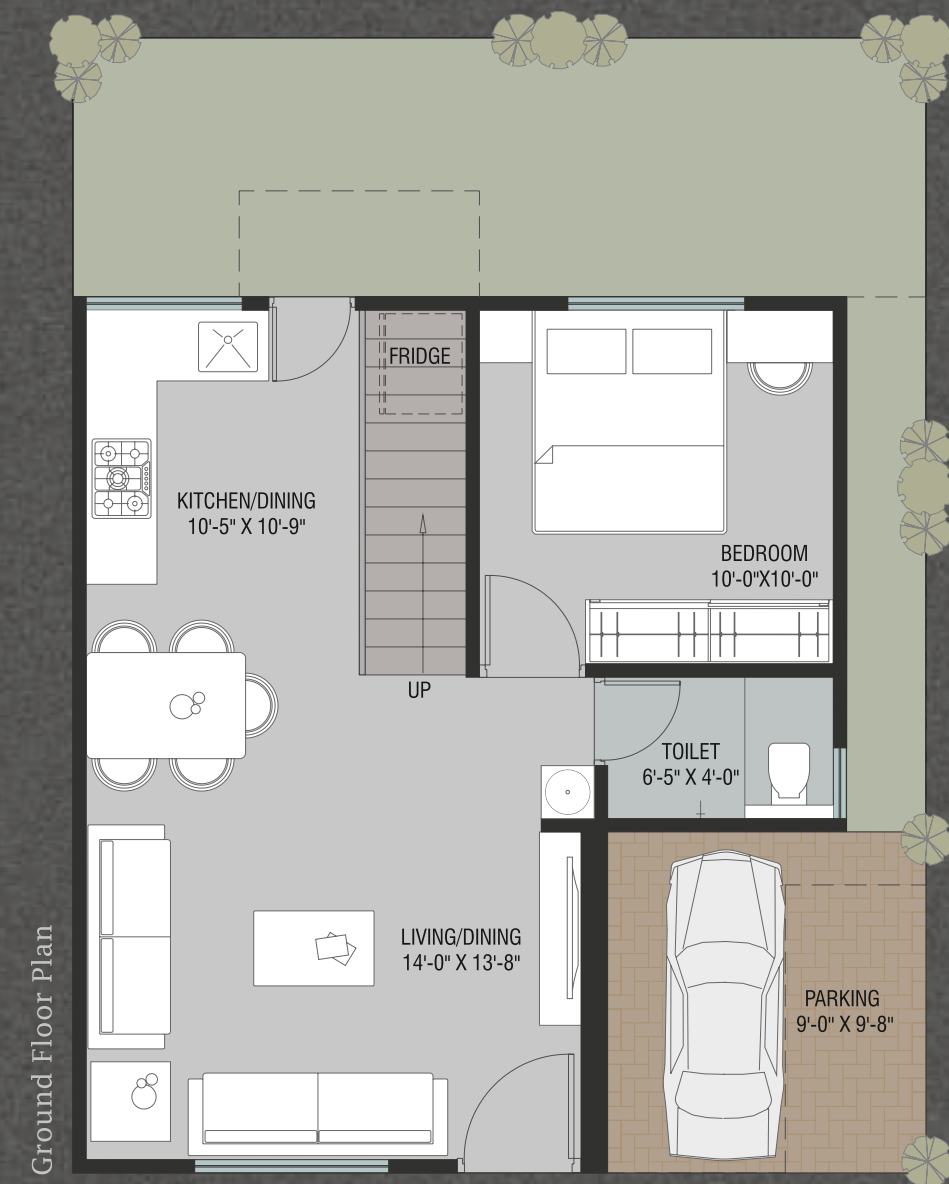
AREA IN SQ.FT.





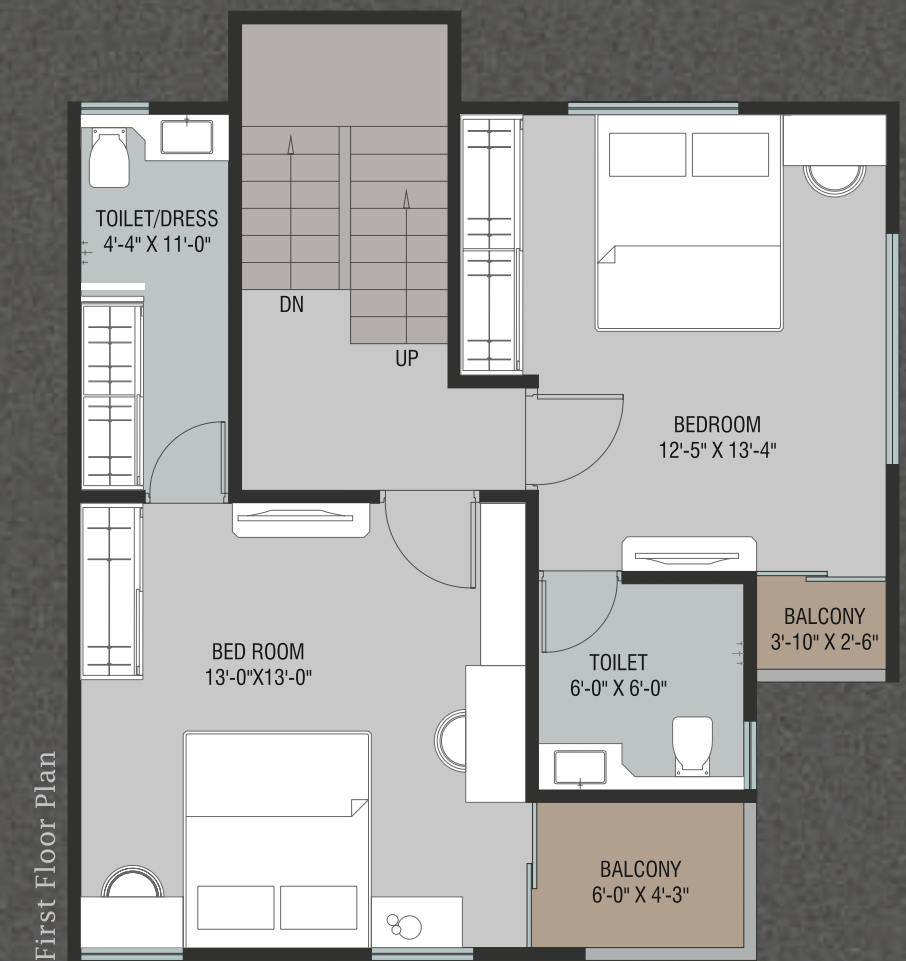
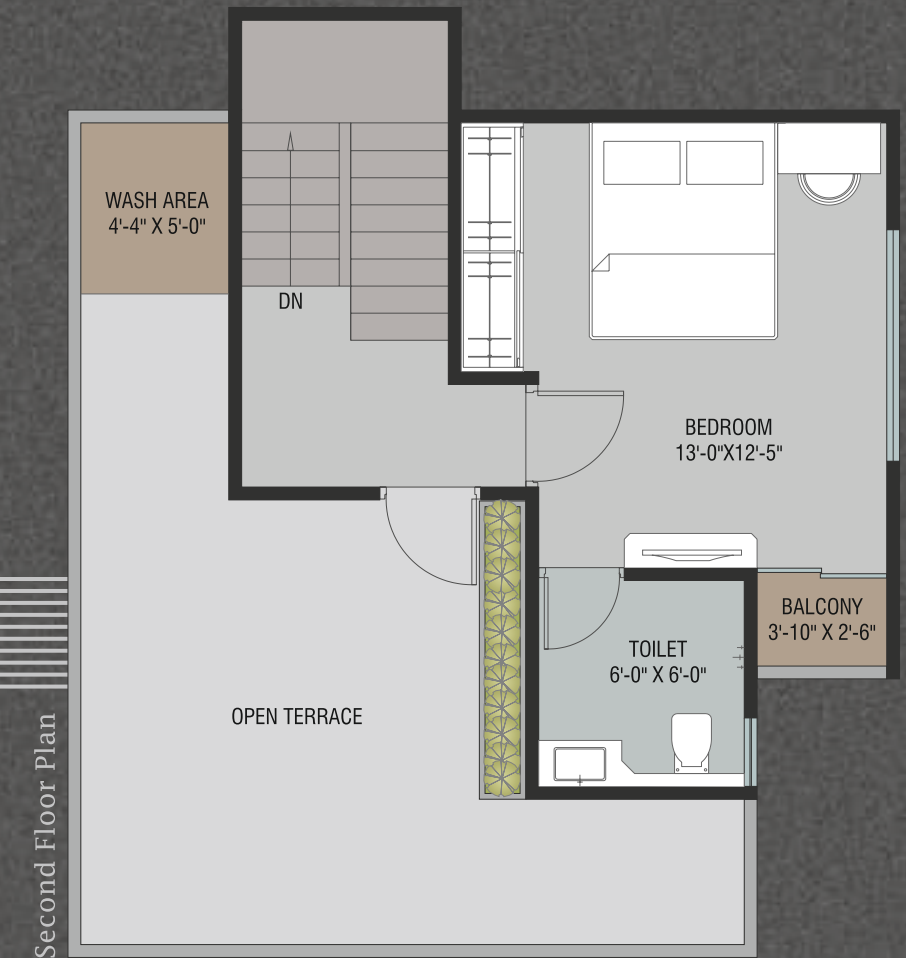
# Type A

Built-up Area = 1382.00 SQ.FT.



# Type B

Built-up Area = 1434.00 SQ.FT.



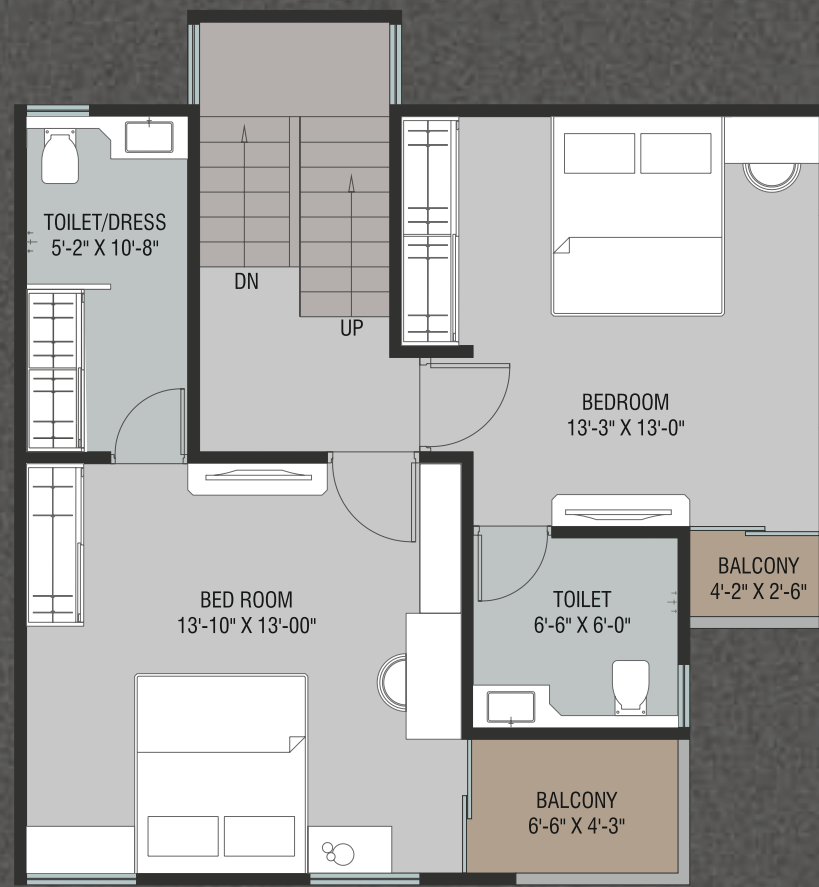


# Type C

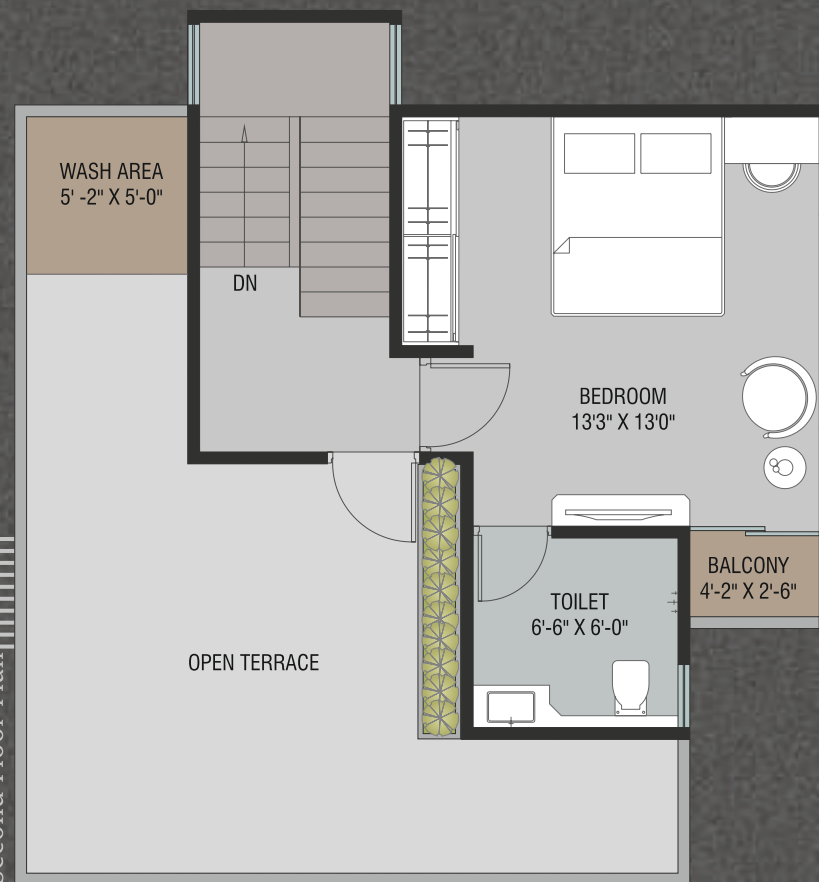
Built-up Area = 1507.00 SQ.FT.



First Floor Plan



Second Floor Plan

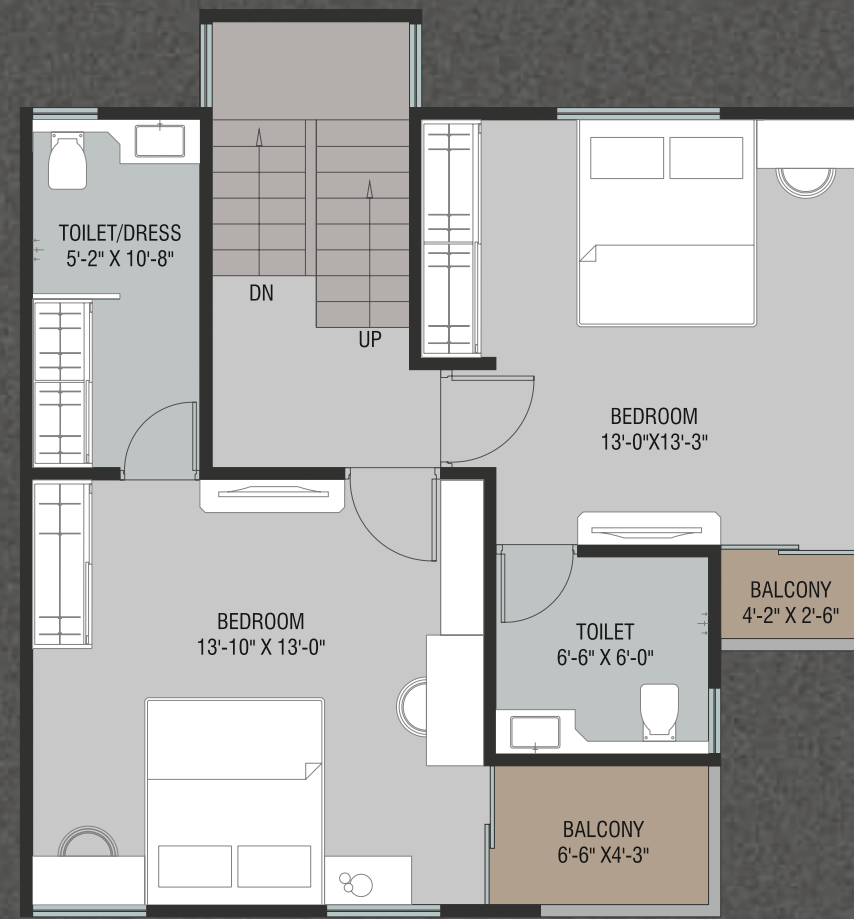


# Type D

Built-up Area = 1469.00 SQ.FT.



First Floor Plan



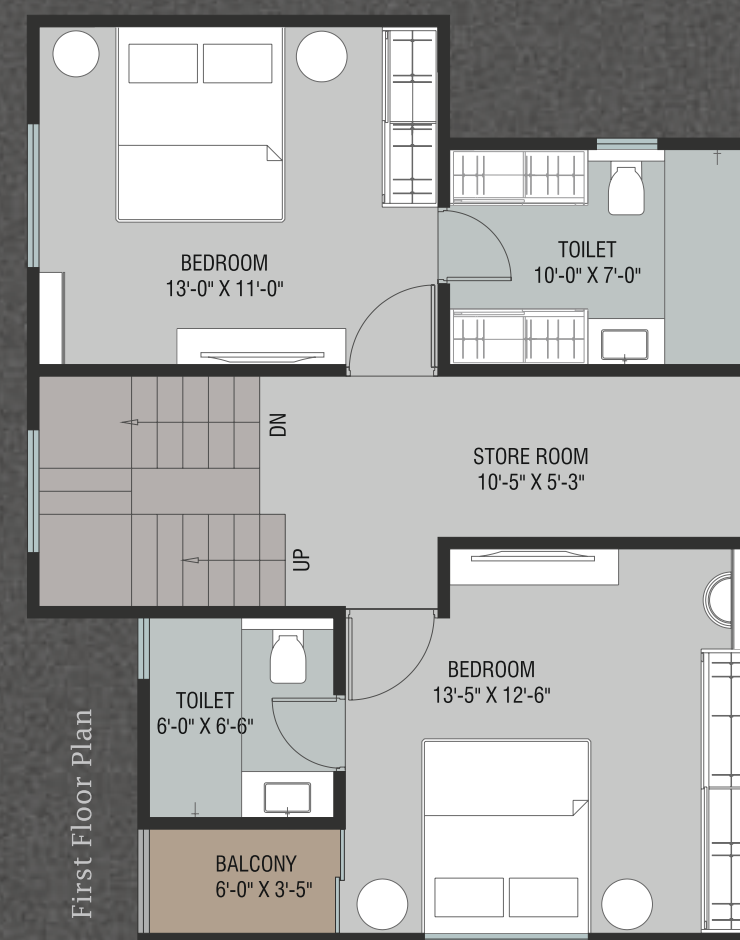
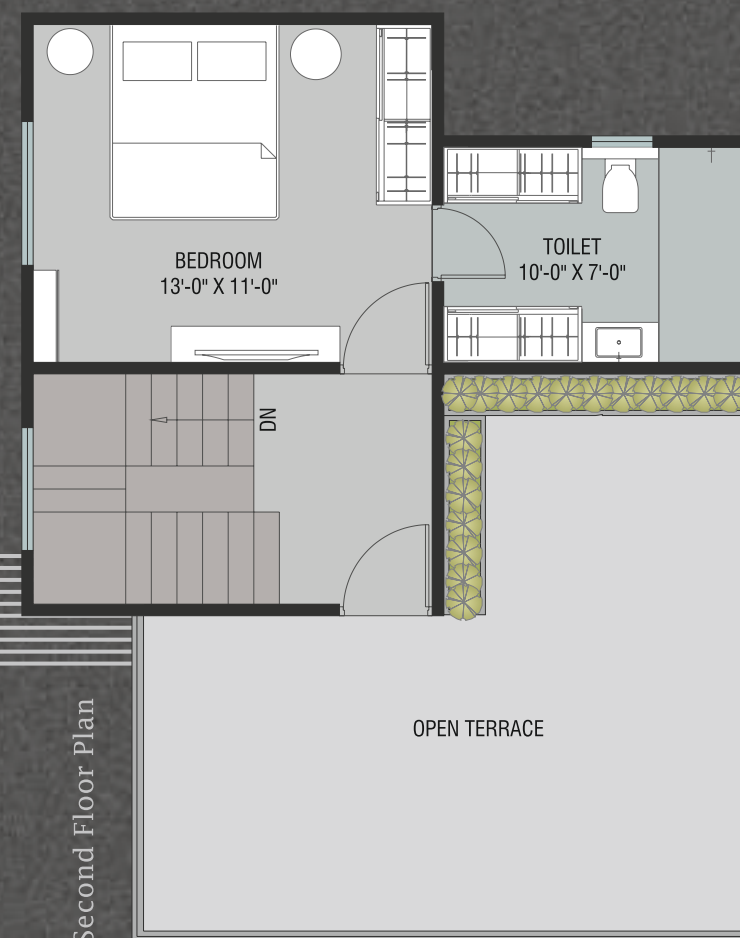
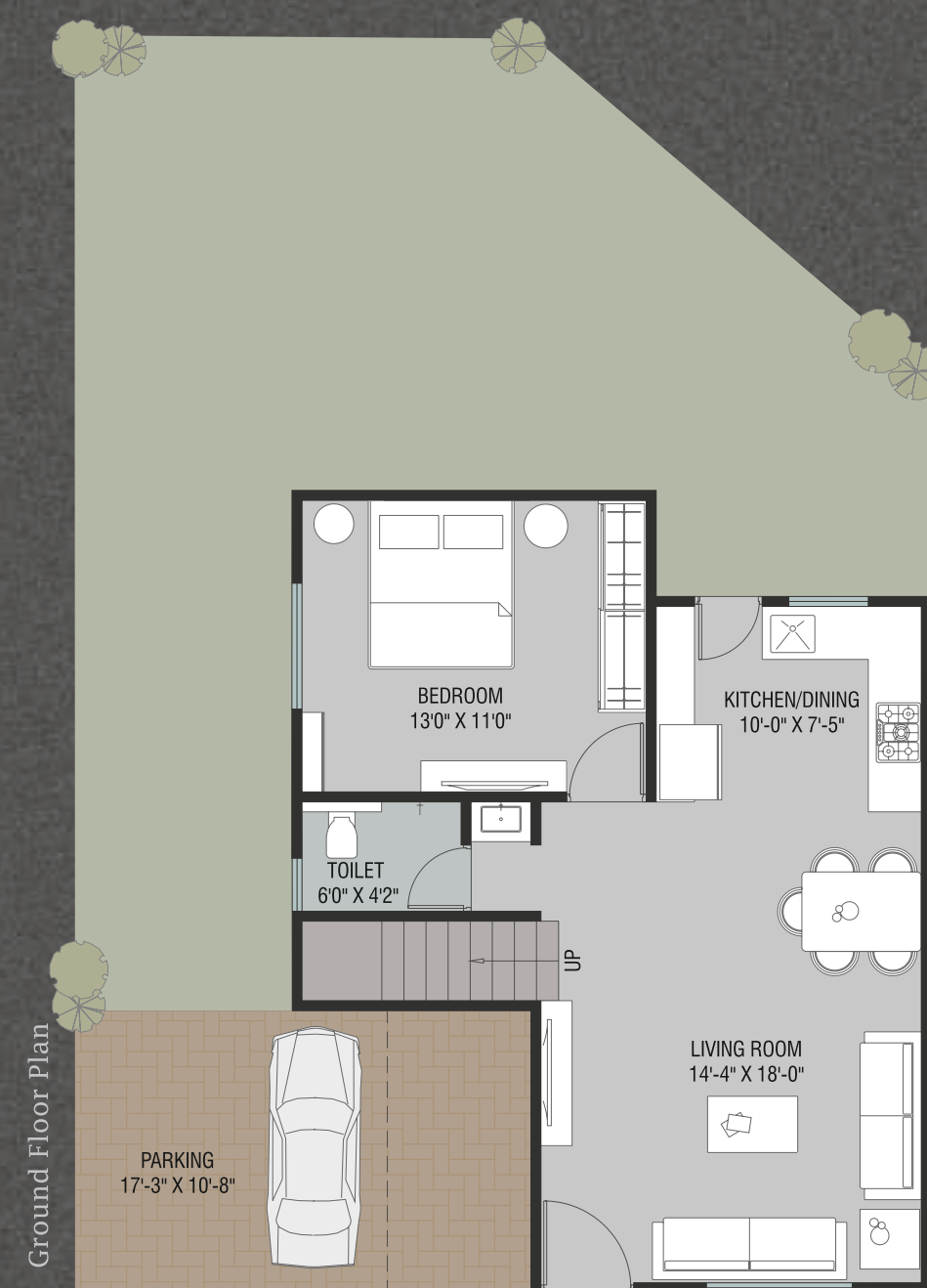
Second Floor Plan





# Type E

Builtup AREA = 1592.00 SQ.FT.



## Specifications

<b>Structure:</b>	All RCC & Brick Masonry work as per structural engineer's design.	<b>Terrace:</b>	Open terrace finished with chemical water proofing and china mosaic flooring/tiles
<b>Paint &amp; Finish:</b>	<ul style="list-style-type: none"><li>-Interiors: Smooth Plaster with Wall Putty &amp; Decorative Paint</li><li>-Exteriors: Double Coat Plaster with water proof and fungal resistant paint</li></ul>	<b>Kitchen:</b>	Granite kitchen platform with SS Sink, glazed tiles dado up to lintel level
<b>Flooring:</b>	<ul style="list-style-type: none"><li>-32" X 32" high grade Nano finish vitrified tile flooring</li><li>-12" X 12" Kota Stone Flooring in Parking Area</li></ul>	<b>Bathrooms &amp; Toilets:</b>	<ul style="list-style-type: none"><li>-Designer bathrooms with Premium PGVT Tiles upto Slab Level</li><li>-Branded Premium Bath fittings</li><li>-Premium Branded Plumbing Fixtures and Vessels</li></ul>
<b>Doors &amp; Windows:</b>	<ul style="list-style-type: none"><li>-Doors: Elegant Wooden Entrance Door, Internal Flush Doors, Granite frames in all doors</li><li>-Windows: Anodized Coated Aluminium Section Windows with and Safety Grills</li></ul>	<b>Electrification:</b>	<ul style="list-style-type: none"><li>-Concealed copper wiring of approved quality</li><li>-Branded Premium quality modular switches with sufficient electrical points as per architect's plan</li></ul>
		<b>Water Supply:</b>	24 hours water supply through overhead & underground tank of sufficient size.





## Leisure Amenities

- Landscaped Garden
- Gazebo (Covered Seating)
- Senior Citizen Sitting Area
- Children Play Area

## Value Added Amenities

### Aesthetics

- Elegant Society Entrance Gate
- Decorative Compound Wall as per Architect's Design
- Number Plate to maintain the uniformity of the project

### Infrastructure

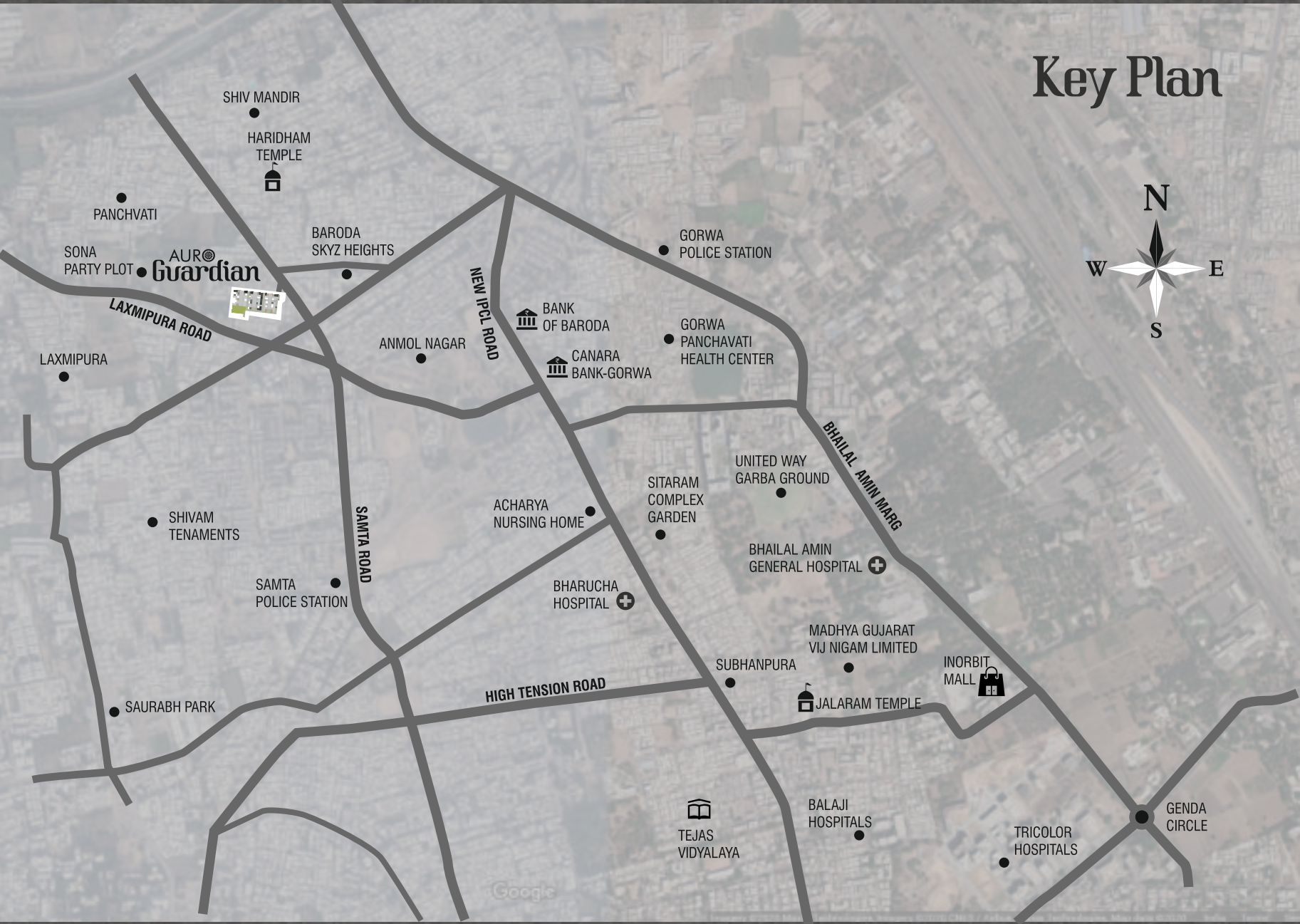
- Tremix Concrete / Heavy Paver Block internal road with designer street lights
- Underground Cabling for electricity
- Individual 3-Phase Electric Connection
- Water & Drainage Facility
- Termite Resistance Treatment

### Security

- CCTV Cameras in common areas for round-the-clock surveillance







Developers:  
**Shreeji Corporation**

**Site:** Besides Kashidham Society,  
Near Red Baroda Skyz Heights,  
Narmada Nagri, ITI Road Gorwa, Vadodra.

**Phone:** 77779 95243  
**E-Mail:** -Shreejicorporation2403@gmail.com

**Architect:**   
Architecture • Planning • Interiors  
**Structure Consultant:** Zarna Associates

**Payment Schedule :** On Booking 10% | On Completion of Plinth 25% | On Completion of Ground Floor Plan 15% | On Completion of First Floor Slab 15% | On Completion of Plaster Level 15% | On Completion of Flooring Level 15% | Before Possession 05%

RERA No.:  
RERA Website: [gujrera.gujarat.gov.in](http://gujrera.gujarat.gov.in)

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