

PROJECT BY:



**EARTH**

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**EARTH EUPHORIA INFRA LLP**

Site:

VIP Road, L&T/VUDA Circle,  
Karelibaug, Vadodara-390018

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MAKE  
AN IMMEDIATE



MAKE  
A SMART



MAKE  
A BIG



MAKE  
AN INTELLIGENT



MAKE  
A CREATIVE



MOVE

**EARTH**  
**euphoria**

4 BHK LUXURIOUS RESIDENCES  
& BOUTIQUE SHOWROOMS





# EARTH



As a leading real estate developer, Earth Realty is a name that is synonymous to excellence and quality. We have earned this reputation with sheer diligence and a proven track record of flawlessly developing more than 28,00,000 sq ft of brilliant residential to impressive residential & commercial projects. With over 31 successful projects to our credit, we are fast changing the skyline of Vadodara.

28,00,000 + SQ. FT.  
DEVELOPED

31+ PROJECTS

4000+ HAPPY FAMILIES  
COUNTLESS MEMORIES

## MAKE A CREATIVE MOVE

- 13 STOREY BUILDINGS
- 7 MAGNIFICENT TOWERS
- MODERN CLASSIC FACADE

### ARCHITECT'S NOTE

Always redefining the luxury quotient in the ever-changing world of architecture, Earth Euphoria brings a head-turning design with modern-classical facade in bricks and ornamental jali design. This spell-binding design will leave everyone in awe. Make a creative move with Earth Euphoria and add flourish to your lifestyle.

Architect



Ruchir Sheth (Design Studio)  
architects & interiors



eyecon









## GROUND FLOOR LAYOUT PLAN

### GROUND FLOOR

01	CAFETERIA LOUNGE ROOM	24'-9" X 41'-6"
02	MANAGER'S CABIN	12'-6" X 8'-6"
03	LAUNDRY	10'-6" X 11'-0"
04	ADMIN	12'-6" X 8'-0"
05	KID'S PLAY AREA	51'-2" X 25'-6"
06	GAMES ROOM	47'-0" X 32'-5"
07	TODDLER'S ROOM	18'-0" X 22'-9"
08	VIRTUAL GAMING ROOM	19'-0" X 22'-9"
09	DRIVER'S ROOM-1	14'-0" X 13'-8"
09A	DRIVER'S ROOM-2	13'-8" X 17'-0"
10	TEMPLE	10'-0" X 10'-0"
11	DISCOTHEQUE	23'-3" X 47'-2"
12	BANQUET HALL	55'-0" X 18'-0"
13	PANTRY	12'-6" X 12'-0"
14	HOME THEATRE	25'-0" X 52'-0"
15	SOCIETY'S STORAGE	18'-0" X 18'-3"
16	CONFERENCE ROOM	25'-0" X 27'-9"
17	LIBRARY	21'-1" X 27'-9"
18	MULTI-PURPOSE COURT	50'-9" X 25'-6"
19	ZUMBA AEROBICS YOGA/MUSIC HALL	29'-4" X 20'-6"
20	GYMNASIUM	32'-2" X 49'-2"
21	MEDITATION CENTRE	29'-4" X 21'-4"
22	SPA	14'-0" X 19'-4"
22A	SPA ROOM-1	12'-6" X 13'-8"
22B	SPA ROOM-2	12'-6" X 13'-8"
23	WATER BODY ENTRANCE	
24	GARDEN AREA - A	104'-6" X 82'-2"
25	SWIMMING POOL	45'-0" X 25'-0"
26	JACUZZI	12'-6" X 12'-6"
27	FLOATING DECK	
28	OPEN SITTING AREA	
29	CAFE / LOUNGE SPACE	33'-0" X 13'-8"
30	OPEN DECK SITTING	
31	GARDEN AREA - B	107'-0" x 24'-0"
32	DECK	26'-6" X 17'-0"
33	DECK AREA	6'-0" WIDE
34	SWIMMING POOL DECK	

## CLUB HOUSE & COMMON AMENITIES





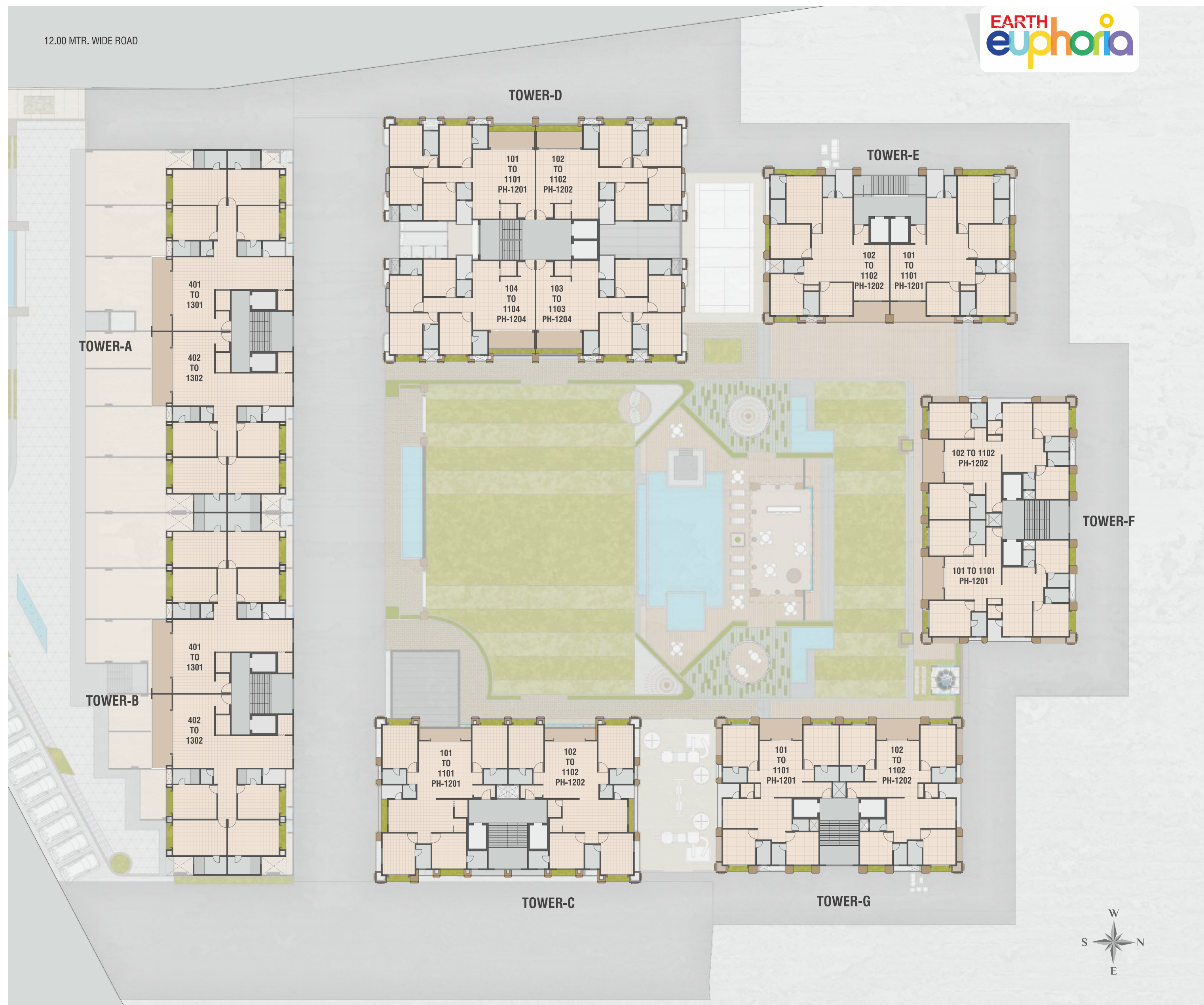
12.00 MTR. WIDE ROAD



## TYPICAL FLOOR PLAN

**A & B**  
(4th to 13th Floor)

**C,D,E,F,G**  
(1st to 12th Floor)



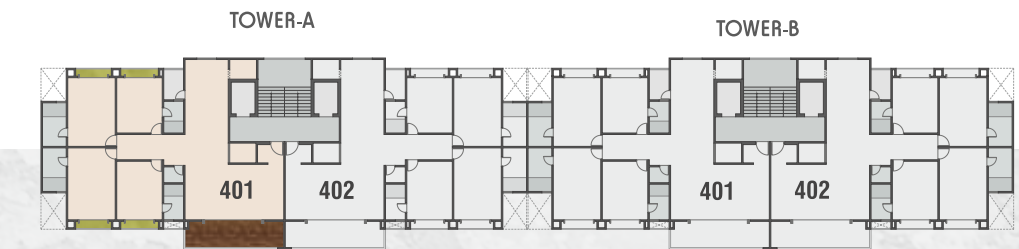




## TOWER A & B

TYPICAL 4th TO 13th FLOOR

ALLOTTED CAR PARKING - 03



CARPET : 1994 SQ.FT.  
WASH : 40 SQ.FT.  
BALCONY : 185 SQ.FT.  
TOTAL CARPET : 2219 SQ.FT.  
B.UP. : 2383 SQ.FT.  
S.B.UP. : 4050 SQ.FT.



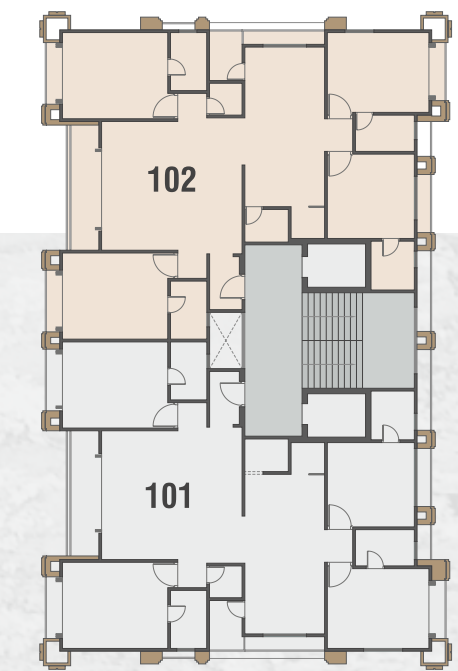




## TOWER C

TYPICAL 1st TO 11TH FLOOR

ALLOTTED CAR PARKING - 03



CARPET : 1685 SQ.FT.  
WASH : 32 SQ.FT.  
BALCONY : 101 SQ.FT.  
TOTAL CARPET : 1818 SQ.FT.  
B.UP. : 1949 SQ.FT.  
S.B.UP. : 3320 SQ.FT.



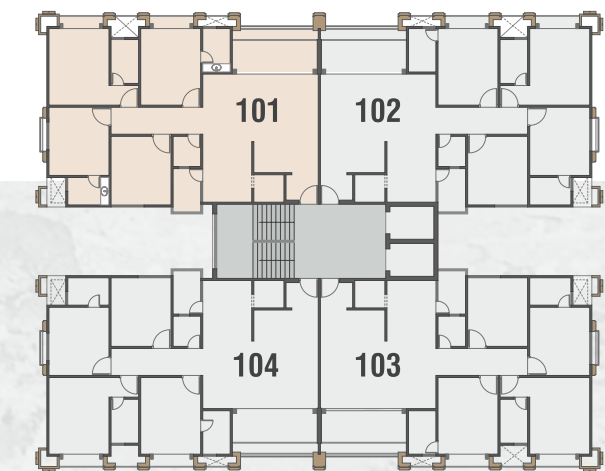




## TOWER D

TYPICAL 1st TO 11TH FLOOR

ALLOTTED CAR PARKING - 02



CARPET : 1396 SQ.FT.  
WASH : 42 SQ.FT.  
BALCONY : 122 SQ.FT.  
TOTAL CARPET : 1560 SQ.FT.  
B.UP. : 1643 SQ.FT.  
S.B.UP. : 2800 SQ.FT.







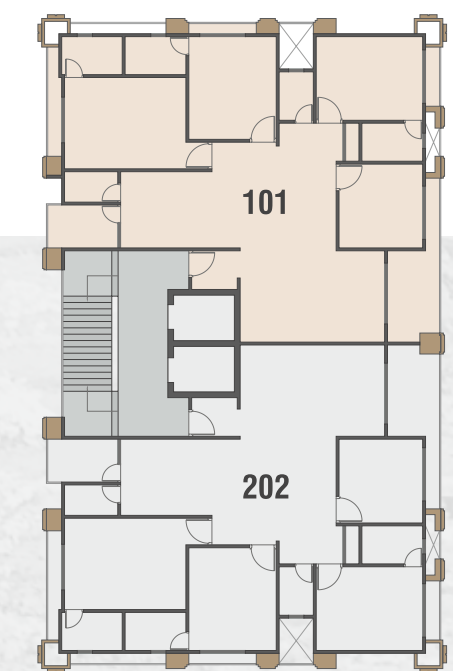




## TOWER E

TYPICAL 1st TO 11TH FLOOR

ALLOTTED CAR PARKING - 02



CARPET : 1617 SQ.FT.  
WASH : 53 SQ.FT.  
BALCONY : 84 SQ.FT.  
TOTAL CARPET : 1754 SQ.FT.  
B.UP. : 1815 SQ.FT.  
S.B.UP. : 3090 SQ.FT.







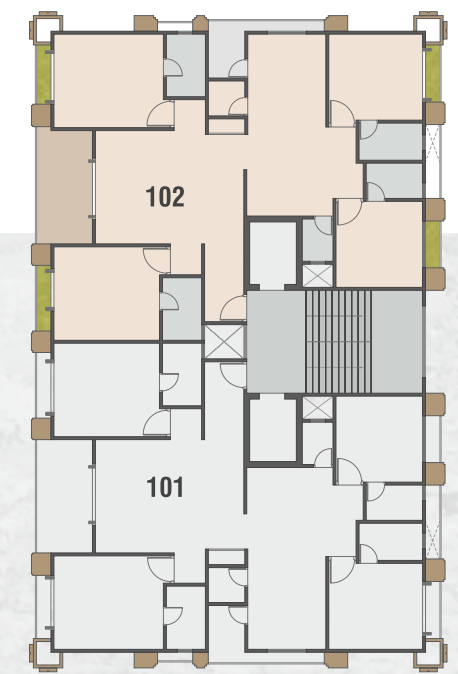




## TOWER F

TYPICAL 1st TO 11TH FLOOR

ALLOTTED CAR PARKING - 02



CARPET : 1582 SQ.FT.  
WASH : 37 SQ.FT.  
BALCONY : 106 SQ.FT.  
TOTAL CARPET : 1725 SQ.FT.  
B.UP. : 1815 SQ.FT.  
S.B.UP. : 3090 SQ.FT.







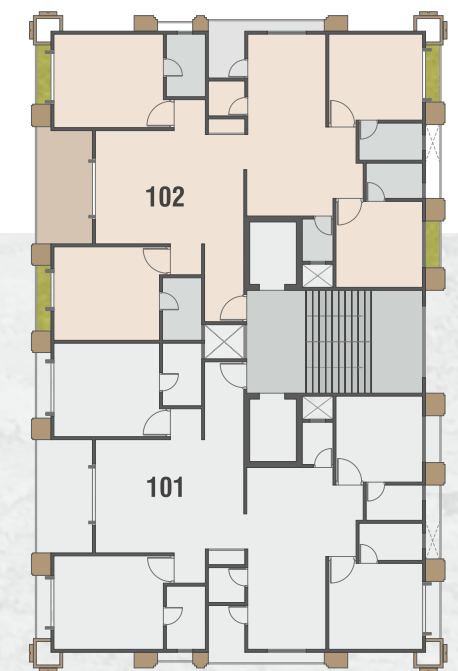




## TOWER G

TYPICAL 1st TO 11TH FLOOR

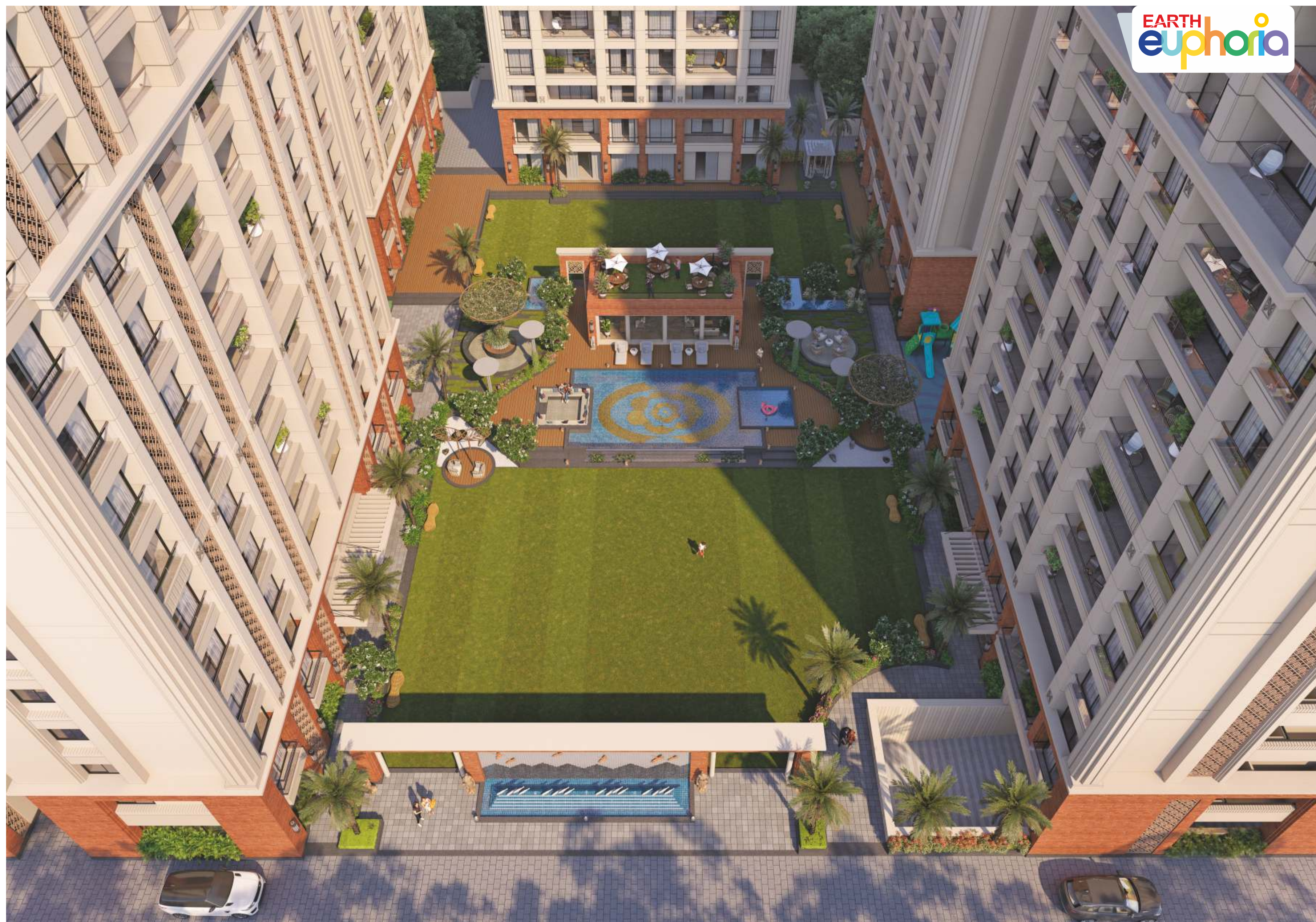
ALLOTTED CAR PARKING - 02



CARPET : 1582 SQ.FT.  
WASH : 37 SQ.FT.  
BALCONY : 106 SQ.FT.  
TOTAL CARPET : 1725 SQ.FT.  
B.UP. : 1815 SQ.FT.  
S.B.UP. : 3090 SQ.FT.









## KEY FEATURES

- RUSTIC GAZEBO STYLE CLUBHOUSE
- ULTRA-WIDE BALCONIES
- INDIVIDUAL FOYER IN EACH TOWER
- DOUBLE BASEMENT FOR CAR PARKING
- EV CHARGING STATIONS
- 60% OPEN SPACE IN THE CAMPUS
- 10,000 SQFT OF LUSH GREEN GARDEN
- 24,000 SQFT OF CLUB HOUSE & COMMON AMENITIES









# euphoria CLUB

## ENTERTAINMENT & RELAXING

- RECEPTION LOUNGE
- BANQUET HALL
- HOME THEATRE
- SWIMMING POOL
- JACUZZI
- DISCOTHEQUE
- MULTIPURPOSE COURT
- TODDLER'S ROOM
- GAMES ROOM
- GYMNASIUM
- CAFETERIA
- KID'S PLAY AREA
- CONFERENCE ROOM
- TEMPLE



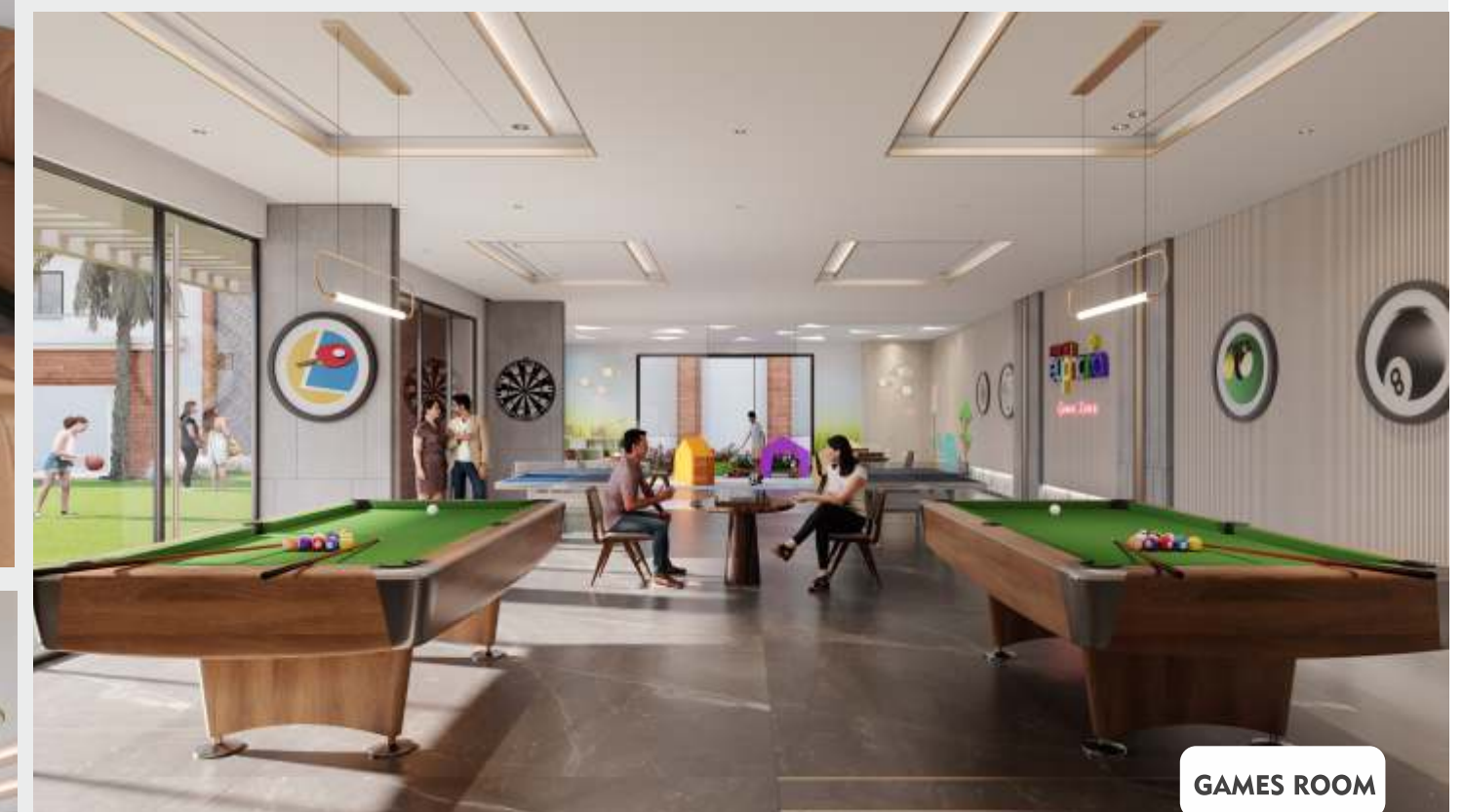
RECEPTION LOUNGE



BANQUET HALL



GYMNASIUM



GAMES ROOM



DISCOTHEQUE





## LOWER BASEMENT PLAN

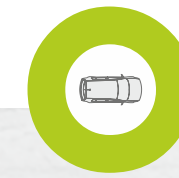
RESIDENTIAL PARKING

278 CARS



ALLOTTED CAR PARKING  
(Per Flat / Unit)

Tower A/B/C - 03  
Tower D/E/F/G - 02  
Penthouse C/D/E/F/G - 03  
Comm. Units - 01



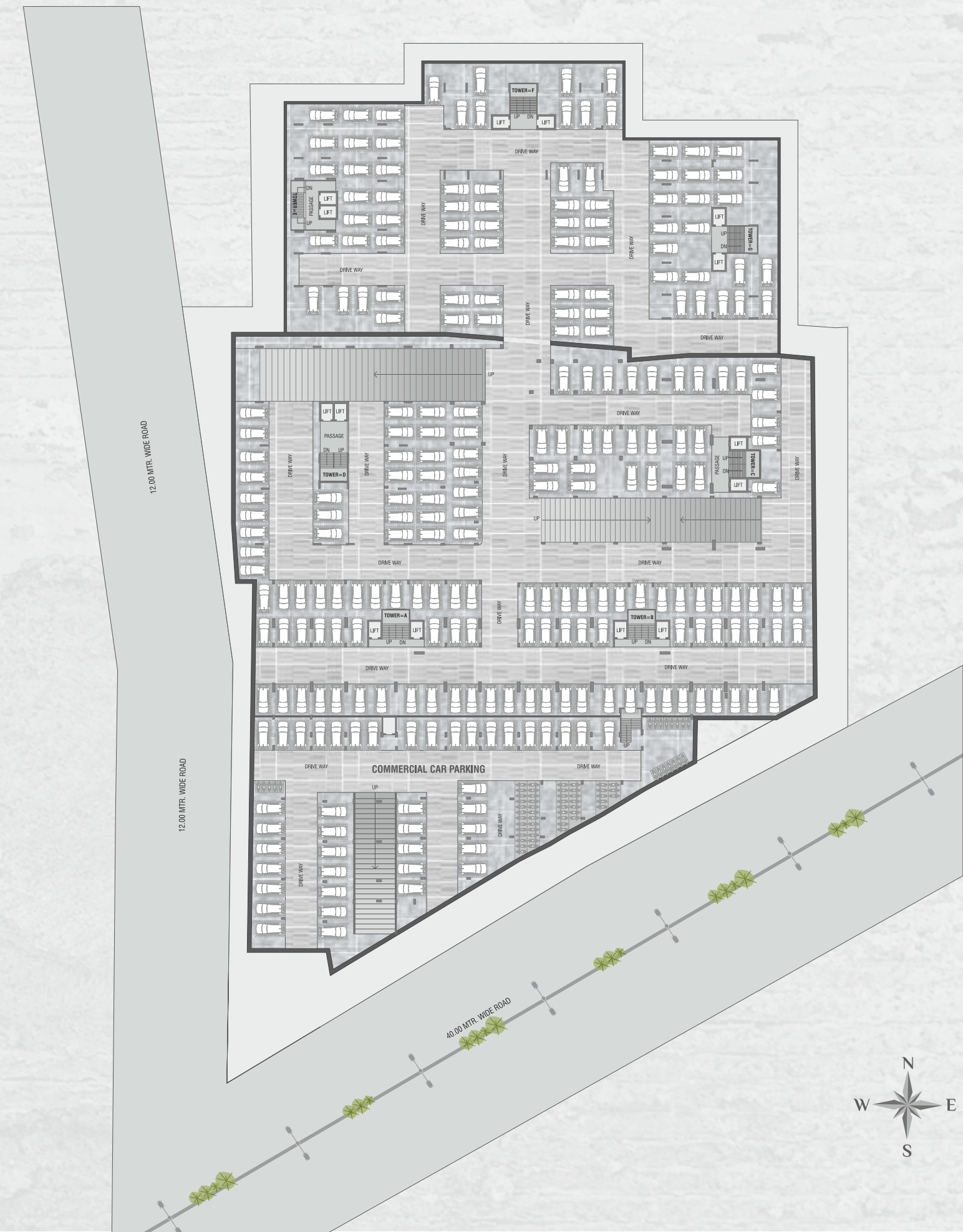
## UPPER BASEMENT PLAN

RESIDENTIAL PARKING

215 CARS

COMMERCIAL PARKING

42 CARS & 20\* 2-WHEELERS





# MAKE A SMART

At Earth Euphoria, we have gone above and beyond the benchmark of luxury homes. The several value added facilities will make your experience safe, secure, smooth and seamless in your New Home.

## KEY FEATURES

- 60% OPEN SPACE IN CAMPUS
- 10000 SQFT LUSH GREEN GARDEN
- 24000 SQFT OF CLUB HOUSE & COMMON AMENITIES
- SOLAR ENERGY ROOF TOP FOR COMMON AREA UTILITIES
- DG POWER BACK-UP FOR COMMON AREA LIGHTS
- FIRE SAFETY SYSTEM FOR ALL TOWERS
- CCTV SURVEILLANCE AT STRATEGIC POINTS (COMMON AREAS / CLUB HOUSE / PARKING / ETC.)
- VIDEO PHONE CUM INTERCOM IN EACH FLAT CONNECTED TO SECURITY
- TRIMIX CONCRETE INTERNAL ROADS WITH STREET LIGHTS
- DOUBLE BASEMENT PARKING
- EV CHARGING STATIONS
- ALLOTTED CAR PARKING
- VISITORS' CAR PARKING
- 2-WHEELERS PARKING
- RAIN WATER HARVESTING
- 24-HOUR WATER SUPPLY
- RO / WATER PURIFIER IN EACH FLAT
- COMMON UNDERGROUND & OVERHEAD TANKS WITH SENSOR
- PROVISION FOR GAS PIPELINES
- SECURED DIGITAL LOCKED ENTRANCE TO EACH TOWER
- HUGE ENTRY FOYERS
- ATTRACTIVE NAME & NUMBER PLATES IN EACH TOWER
- 2 AUTOMATED ELEVATORS IN EACH TOWER
- ENTRANCE GATE/PLAZA WITH WATER BODY
- SECURED ENTRANCE WITH SENSOR BARRICADE
- SECURITY CABIN
- ESTATE MANAGER'S CABIN
- ADMIN CABIN
- DRIVERS' LOUNGE
- COMMON WASHROOMS



## SPECIFICATIONS

### STRUCTURE

- EARTHQUAKE RESISTANT RCC STRUCTURE WITH ACC BLOCK MASONRY PARTITIONS

### FINISH

- INTERNAL WALLS WITH SMOOTH PLASTER & BIRLA PUTTI
- EXTERNAL WALLS WITH DOUBLE COAT PLASTER & TEXTURE, AND WATER PROOF ACRYLIC PAINT

### FLOORING

- DIGITAL VITRIFIED TILES OF SIMPOLO BRAND OR EQUIVALENT IN ALL ROOMS & KITCHEN

### KITCHEN

- QUARTZ SLAB (ARTIFICIAL) SANDWICHED PLATFORM WITH SS SINK & SWIVEL TAP
- CERAMIC TILE DADO ABOVE KITCHEN PLATFORM

### DOOR

- MAIN / ALL DOORS (8 FEET) MADE OF TEAK WOOD FRAME FLUSH DOOR WITH BOTH SIDE DECORATIVE VENEER POLISH

### WINDOWS

- ALUMINUM UPVC SECTION SLIDING SHUTTERS WITH MOSQUITO SCREENS

### TOILETS

- SIMPOLO BRAND OR EQUIVALENT ANTI-SKID CERAMIC TILES ON FLOORS & WALLS
- KOHLER OR EQUIVALENT BRAND OF CP FITTINGS & SANITARY WARES

### ELECTRICAL

- ISI GRADE CONCEALED WIRING. ADEQUATE ELECTRIC POINTS WITH PREMIUM QUALITY SWITCH ACCESSORIES OF SLIDER OR EQUIVALENT
- AC POINTS IN ALL ROOMS WITH CONCEALED WIRING FOR OUTER UNITS AT DESIGNATED POINTS





Nothing is more expensive than a missed opportunity. Never miss an opportunity to challenge the status quo and upgrade your lifestyle. At Earth Euphoria, you take your luxury lifestyle quotient several notches higher.

DISTANCE CHART

- CONNECTIVITY**

  - Airport: 1.9 kms
  - Railway Station : 2.6 kms
  - National Express Highway: 5.7 kms
  - Express Way: 8.1 kms
- RELIGIOUS PLACE**

  - BAPS Sitaram Mandir: 100 mts
  - Jain Derasar : 200 mts
  - Vaishnav Haveli: 500 mts
  - EME Temple: 1.0 km
- SCHOOLS & COLLEGES**

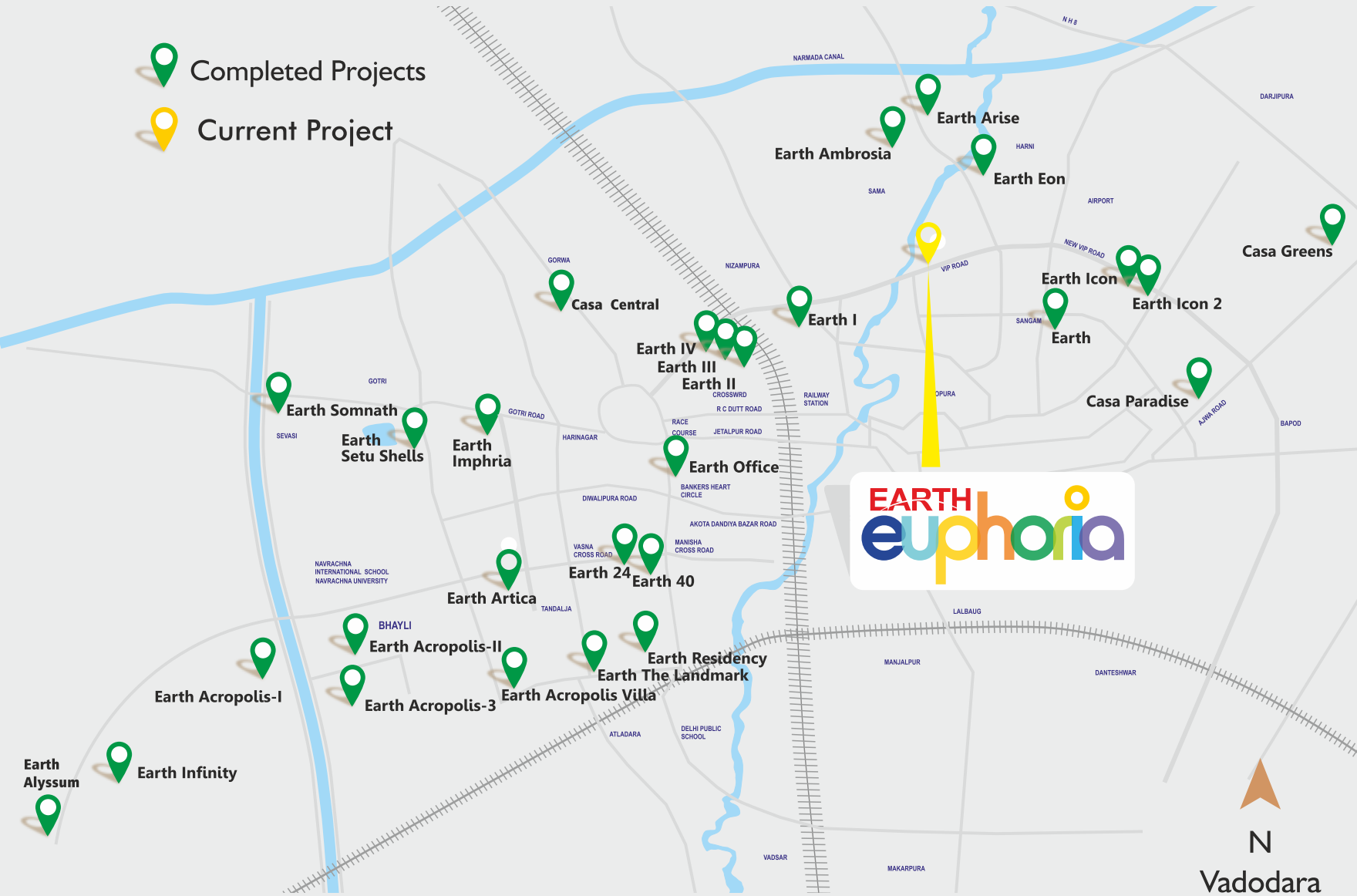
  - Navrachna School Sama : 450 mts
  - Maharaja Sayajirao University: 1.9 kms
  - The Bright School: 2.1 kms
  - Convent of Jesus & Mary Girls High School: 2.9 kms
- HEALTHCARE**

  - Breath Well Chest Hospital: 200 mts
  - Rhythm Heart Insititute: 1.4 kms
  - Bankers Heart & Multispecialist Hospital: 3.4 kms
  - Tricolor Hospital: 3.5 kms
  - Bhailal Amin General Hospital: 6.3 kms
- BANKS / ATM**

  - ICICI Bank ATM : 400 Mt.
  - IndusInd Bank: 550 mts
  - Axis Bank: 1.3 kms
  - HDFC Bank: 2.5 kms
  - Federal Bank: 3.6 kms
- RESTAURANT / HOTELS**

  - La Pino's Pizza: 220 mts
  - Ratri Bazaar: 290 mts
  - Mc Donald: 1.3 kms
  - Havmor Restaurant: 3.9 kms
  - Subway: 4.2 kms
- SHOPPING & ENTERTAINMENT**

  - CROMA: 220 MTS
  - 7 Seas Mall INOX Multiplex: 1.3 kms
  - Kamati Baug: 3.4 kms
  - Vadodara Central Mall: 4.2 kms
  - Center Square Mall: 4.2 kms



CREDITS

PROJECT BY:



ARCHITECT:



STRUCTURE ENGINEER:



PAYMENT TERMS:

STAGE OF PAYMENT	% OF BASIC COST	
	COMMERCIAL	RESIDENTIAL
1 At the time of Booking	10%	10%
2 At the time of 30 days from Booking	20%	20%
3 At the time of Basement & Foundation	10%	5%
4 At the time of Plinth	5%	5%
5 At the time of each Slab (Commercial 3 Slabs & Residential 13 Slabs)	30%	39%
6 At the time of Masonry	(10% x 3 slabs) 5%	(3% x 13 slabs) 4%
7 At the time of Plaster	5%	4%
8 At the time of Flooring	5%	4%
9 At the time of Finishing	5%	4%
10 On Completion (before Sale Deed/Possession)	5%	5%
	100%	100%

11 GST is payable along with basic cost at each stage mentioned above. Maintenance, Development, MGVL, Stamp Duty, Registration Fee, Adv/Legal Fee and others (if any) are payable as and when required on demand on completion/ before Sale Deed/ before possession.

**Special Feature:** 05-year AMC by Developer which will cover faults (if any) pertaining to electrification, drainage, plumbing, leakages, doors & windows. It will not cover damage, depreciation or maintenance of these items occurring due to ordinary/routine wear & tear. \*Terms & Conditions Apply.

**Disclaimer:** This brochure is not a legal document. Information provided does not form a part of any contract or agreement. Images & landscapes are illustrative in nature to give approximate idea of the project. Areas & measurements are indicative and may vary a little at the time of actual construction