

"Siban", Plot No 46 K & L, DTA-GIFT CITY,  
NR. East Gate, Gandhinagar - 382355

Project by:  
 UNITED  
YOGI LLP

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# siban

STUDIO, 1, 2 & 2.5 BHK

# MULTIVERSE

Experience The Siban Difference

## LIVE THE SIBAN MULTIVERSE LIFESTYLE

Located in the heart of GIFT City, Siban is a mixed-use development designed for those who refuse to live unidimensionally.

- **LIMITLESS LIVING:** Premium residences, high-street retail, and world-class amenities
- **DESIGNED FOR YOU:** From cosy studios to spacious 2.5 BHKs, short stays to long-term investments
- **URBAN HUB:** Curated dining, entertainment zones, and vibrant high-street retail

At Siban, art, technology, wellness, and entertainment converge, creating a future-forward lifestyle where everything is possible. So, why live in one dimension when you can embrace infinite possibilities?

## FROM THE CHAIRMAN'S DESK

The Multiverse is not just a concept – it's a revolutionary response to the growing complexity of modern life where time is going to be the biggest currency.

We need seamless transitions between work, leisure, innovation, and personal growth. Traditional urban design fails to meet these dynamic needs. **GIFT City is a truly futuristic city that addresses the challenges of the future, aligning with the Hon'ble Prime Minister of India Shri Narendra Modi's vision to create a world-class finance and IT zone for India, serving not only the country but the entire world.**

Within GIFT City, we are offering yet another multiverse – a meticulously crafted ecosystem where every dimension of human experience converges.

This is more than real estate. This is a philosophy of smart integrated living.



# THE GIFTVERSE

## The Multiverse of Multiverses

GIFT City is rapidly transforming into India's premier global financial and business hub, redefining urban living with cutting-edge infrastructure and world-class opportunities. From fintech to lifestyle, it's setting new benchmarks for sustainable and futuristic development making it a space that pioneers innovation in the country.

### PATHBREAKING INITIATIVES & INFRASTRUCTURE EMPOWERING GLOBAL ENTREPRENEURS

- Rolls Royce Aviation: A hub for advanced aerospace engineering and technology
- Multiple Foreign Universities: Expanding international educational opportunities
- Lilavati Hospital: A state-of-the-art healthcare facility
- Asia's Biggest D-Mart: A massive retail destination
- International Financial Court: A global financial hub
- Gift Riverfront: A scenic waterfront development
- First AI park: A hub for artificial intelligence innovation
- AI University: A dedicated institution for AI research and learning
- Potential hub for Integrated centre for Global Insurance & re-insurance
- Global Capacity Centres to provide support to entire industry ecosystem present at the GIFT City

Planned over 3300 acres, GIFT City is a self-sustaining, multi-functional vertical metropolis that visionary investors, entrepreneurs, and residents have long aspired for.

It's a hyper-integrated ecosystem encompassing commercial, residential, educational, and recreational realms into a single, seamless dimension, featuring a walk to work concept.

### THE GROWTH OF THE GIFTVERSE

- 15-20% CAGR expected over the next decade
- 30% surge in demand for community-focused residential units, especially 1BHK to 2.5BHK homes. Siban is designed to meet this need, offering a space where connections thrive and lifestyles evolve
- 40% YoY growth in retail space occupancy, driven by both global and local brands
- 100+ weekly international flights to key business destinations like Dubai, London, and Singapore
- Driverless metro pods for seamless urban travel
- Incubators to support startups in fintech, IT, and other emerging technologies
- GIFT Nifty lets global investors trade NIFTY 50 derivatives
- World-class Business District for Industries
  - Aircraft leasing
  - Banking
  - BATF Services
  - Bullion Exchange
  - Capital Markets
  - Fintech
  - Foreign Universities
  - Fund Management
  - Finance Companies
  - Global Capacity Centres
  - Payment Services
  - Ship Leasing
  - Ancillary Services

Visit the website to know more - [www.giftgujarat.in](http://www.giftgujarat.in)





**GROUND FLOOR AMENITIES**

- 01. MEDICAL ROOM
- 02. SECURITY ROOM
- 03. PARCEL ROOM
- 04. LETTERBOX ROOM
- 05. SALON
- 06. SOCIETY OFFICE
- 07. THEATRE
- 08. MEETING ROOM
- 09. WORK FROM HOME SPACE
- 10. LIBRARY
- 11. LAUNDROMAT
- 12. AV ROOM
- 13. SECURITY ROOM & PARCEL ROOM
- 14. BMS ROOM
- 15. CCTV SURVEILLANCE ROOM
- 16. CONVENIENCE STORE
- 17. STAFF PANTRY
- 18. STAFF LUNCH AREA
- 19. STAFF ROOM
- 20. ESTATE OFFICE
- 21. JANITOR'S ROOM
- 22. SERVICE CORRIDOR
- 23. MALE TOILET
- 24. FEMALE TOILET
- 25. RETAIL PLAZA
- 26. RETAIL LIFT (B1+GF)
- 27. FIRE / SERVICE LIFT
- 28. DOUBLE HEIGHT ENTRANCE FOYER
- 29. LIFT LOBBY

**GROUND FLOOR PLAN**



**FIRST FLOOR AMENITIES**

- 01. PET PLAZA
- 02. STEAM ROOM
- 03. SPA RECEPTION
- 04. MASSAGE ROOM
- 05. LOUNGE
- 06. MUSIC ROOM
- 07. PILATES & ZUMBA SPACE
- 08. KICKBOXING AREA
- 09. CORRIDOR
- 10. ART & CRAFT ROOM
- 11. CAFÉ
- 12. FEMALE TOILET
- 13. MALE TOILET
- 14. CRECHE
- 15. GYM
- 16. AIR HOCKEY
- 17. DOUBLE BADMINTON COURT
- 18. GAME ROOM
- 19. EVENT KITCHEN
- 20. FOOSBALL
- 21. POOL ROOM
- 22. TABLE TENNIS ROOM
- 23. BANQUET HALL
- 24. PANTRY
- 25. SERVICE ENTRY
- 26. PARTY LAWN
- 27. BARBEQUE AREA
- 28. TERRACOTTA COOLER
- 29. COVERED PATHWAY
- 30. JACUZZI
- 31. DECK
- 32. SPLASH POOL
- 33. SWIMMING POOL
- 34. YOGA SPACE
- 35. KIDS AREA
- 36. MINI GOLF
- 37. REFLEXOLOGY PATHWAY
- 38. OUTDOOR SEATING
- 39. OUTDOOR GYM
- 40. WALL CLIMBING ACTIVITY
- 41. WATERBODY / FOUNTAIN
- 42. STORE
- 43. DOUBLE HEIGHT FOYER ABOVE
- 44. DOUBLE HEIGHT FOYER BELOW
- 45. LIFT LOBBY

**FIRST FLOOR PLAN**



**SECOND FLOOR AMENITIES**

- 01. DOUBLE HEIGHT ATRIUM
- 02. PARTY AREA
- 03. BAR AREA
- 04. DISCO FLOOR
- 05. BOX CRICKET PITCH
- 06. SKY GARDEN
- 07. PICKLEBALL COURT
- 08. GUEST ROOM

**2 FLOOR PLAN**



**3,5,7,9,11,15,  
17,19,21,25,27**  
FLOOR PLAN  
(WITH EXTENDED BALCONY)



**4,6,10,12,14,16,20,  
22,24,26,29,30,31**  
FLOOR PLAN



**8,18,28,33**  
REFUGE FLOOR PLAN





**13**  
REFUGE FLOOR PLAN  
(WITH EXTENDED BALCONY)



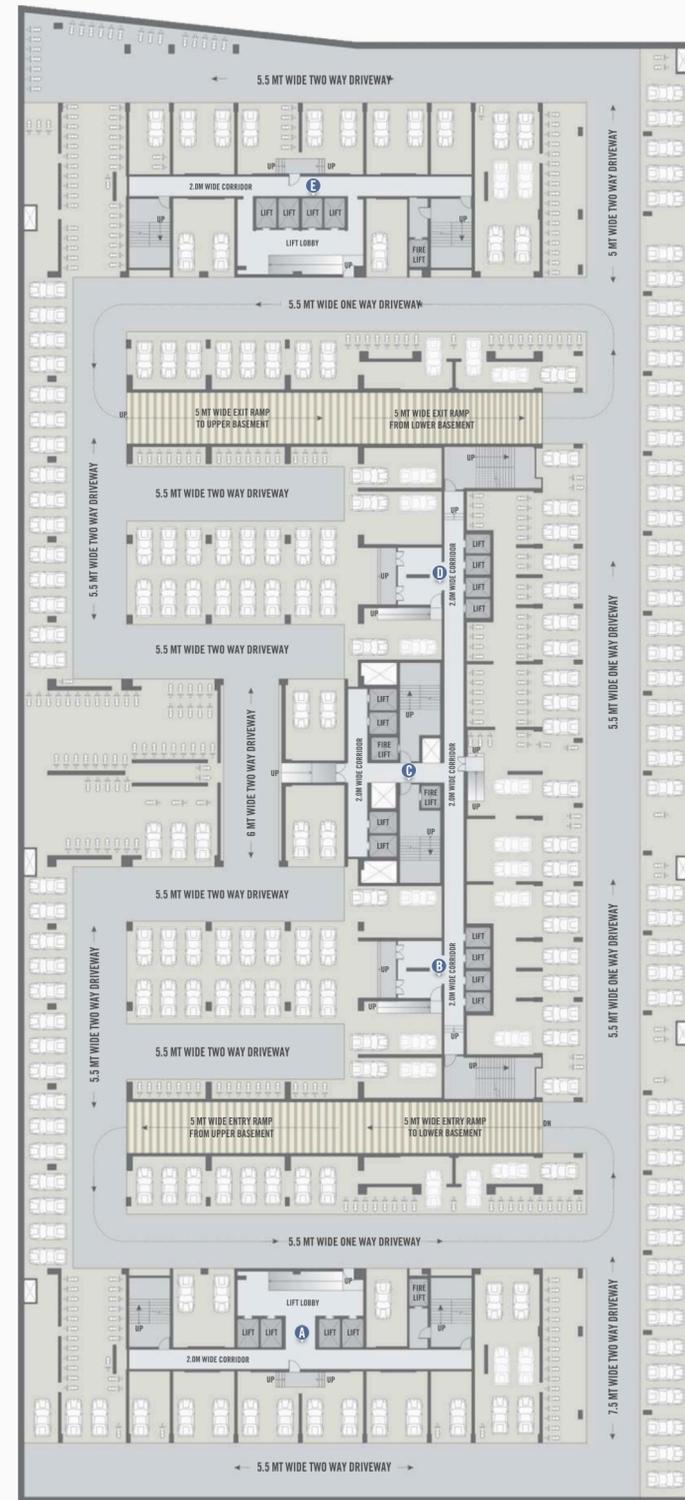
**23**  
SKIP FLOOR PLAN





- 01. WATER SERVICES
- 02. ELECTRICAL ROOM
- 03. OTHER SERVICES

### 1ST BASEMENT LAYOUT PLAN



### 2ND, 3RD & 4TH BASEMENT LAYOUT PLAN



18MT MAIN ROAD

18MT MAIN ROAD

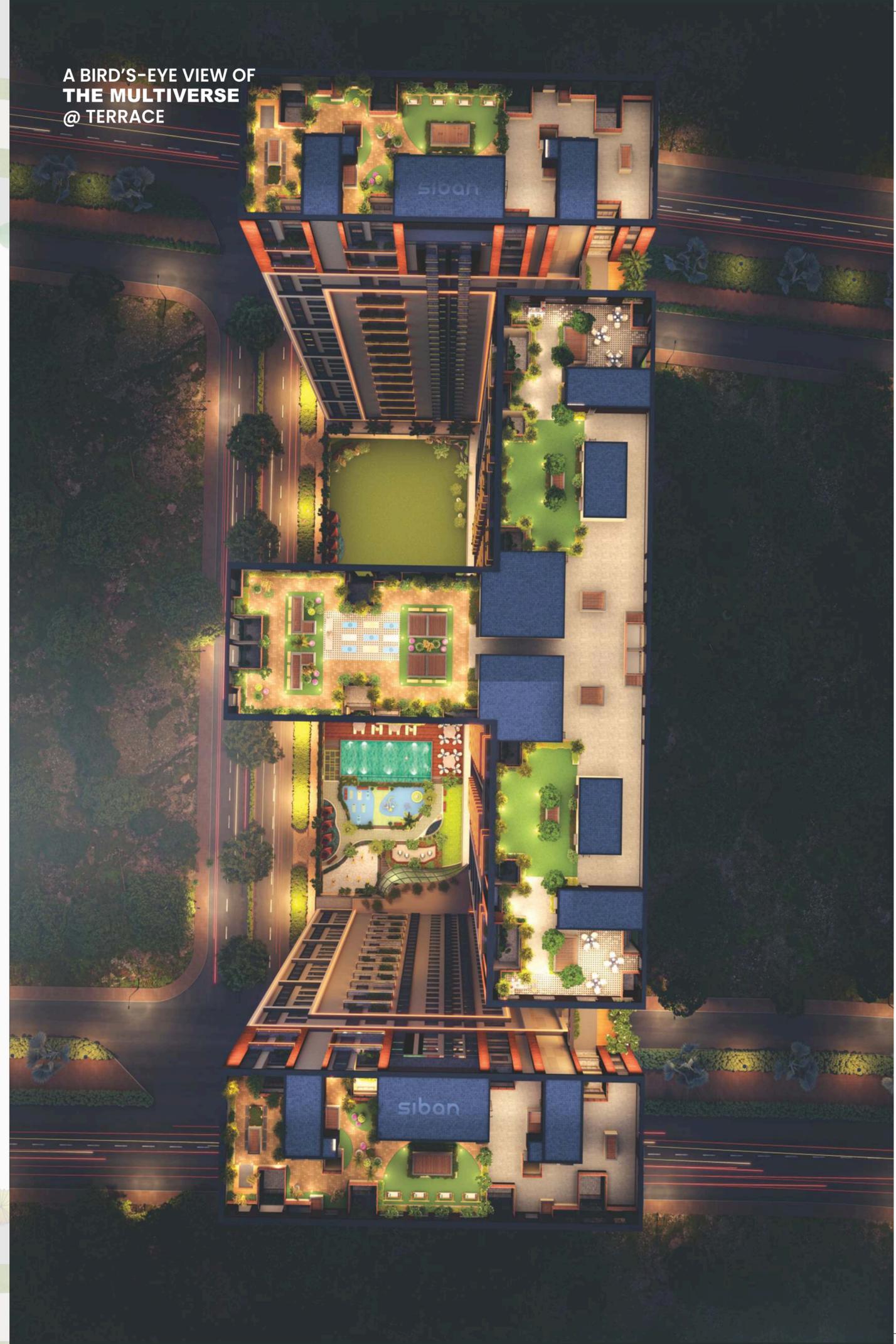


### TERRACE FLOOR AMENITIES

- 01. SWINGS AREA
- 02. OPEN SITTING
- 03. YOGA DECK
- 04. WALKING TRACK
- 05. SITTING AREA
- 06. PARTY LAWN
- 07. PANTRY AREA
- 08. SPACE FOR SERVICES
- 09. LIFT ROOM

### TERRACE FLOOR PLAN

A BIRD'S-EYE VIEW OF THE MULTIVERSE @ TERRACE



# STUDIO APARTMENT-1

BLOCK - C

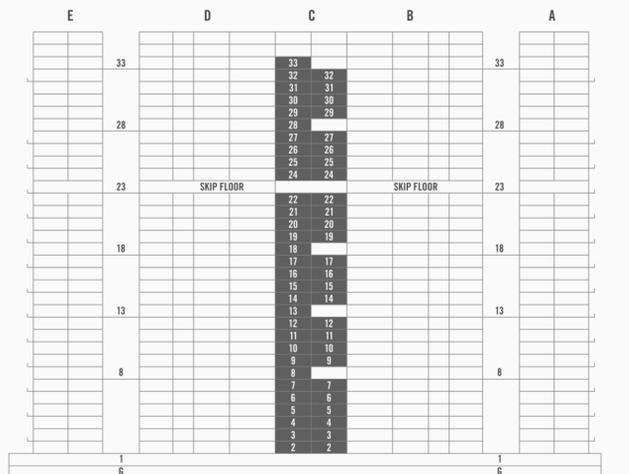


## LEGEND

01	STUDIO	2.91 X 4.65 M	9'-7" X 15'-3"
02	BALCONY	2.91 X 1.05 M	9'-7" X 3'-6"
03	KITCHEN / DINING	4.20 X 2.17 M	13'-10" X 7'-2"
04	TOILET	1.20 X 2.35 M	4'-0" X 7'-9"
05	UTILITY	1.20 X 1.00 M	4'-0" X 3'-4"

BUP AREA: 33.72 SQ.MT.

RERA AREA: 29.93 SQ.MT.



# STUDIO APARTMENT-2

BLOCK - B & D

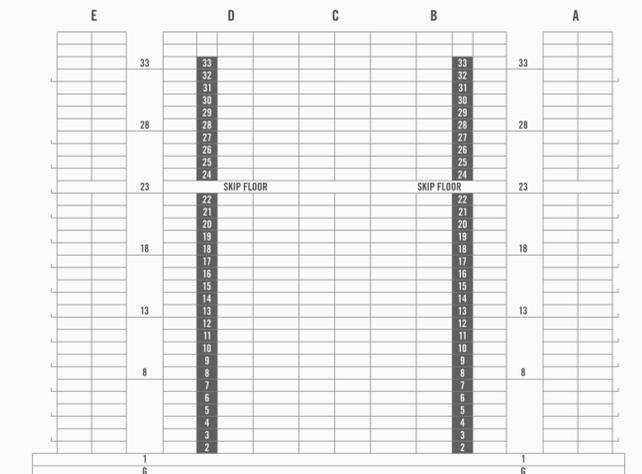


## LEGEND

01	STUDIO	2.90 X 4.05 M	9'-6" X 13'-4"
02	BALCONY	2.90 X 1.05 M	9'-6" X 3'-6"
03	KITCHEN / DINING	4.20 X 2.77 M	13'-10" X 9'-1"
04	TOILET	1.20 X 2.40 M	4'-0" X 7'-10"
05	UTILITY	1.20 X 1.00 M	4'-0" X 3'-4"

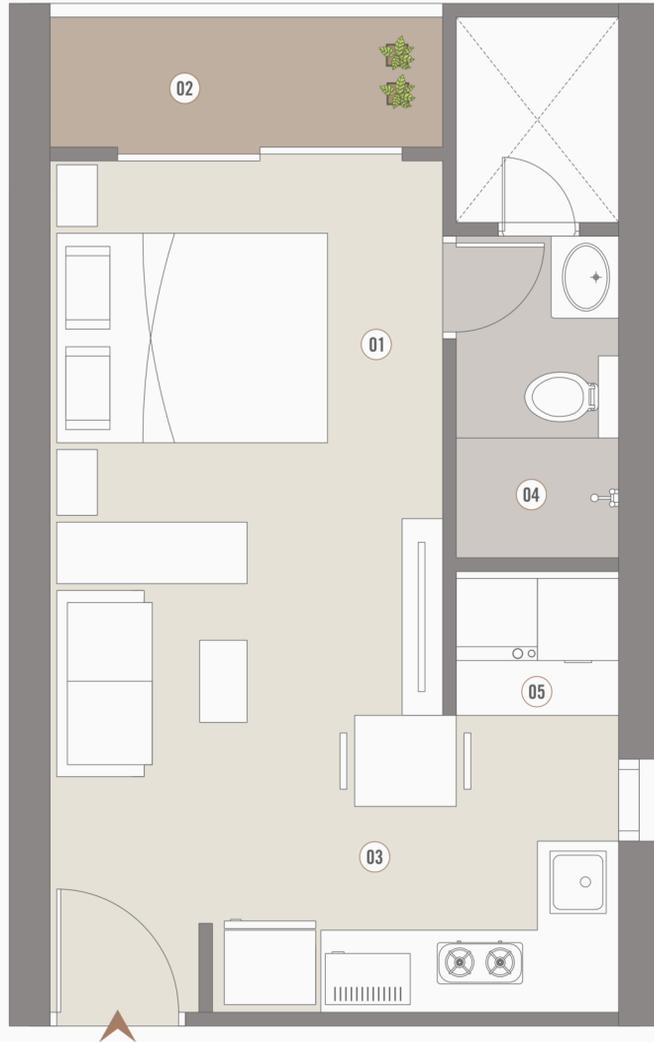
BUP AREA: 34.16 SQ.MT.

RERA AREA: 30.98 SQ.MT.



# STUDIO APARTMENT-3

BLOCK - A & E

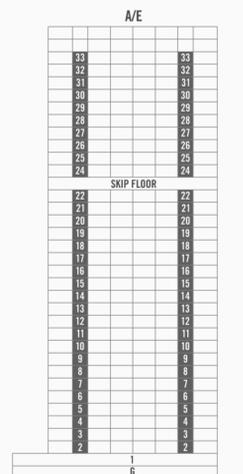


## LEGEND

01	STUDIO	2.90 X 4.05 M	9'-6" X 13'-4"
02	BALCONY	2.90 X 1.05 M	9'-6" X 3'-6"
03	KITCHEN / DINING	4.20 X 2.17 M	13'-10" X 7'-3"
04	TOILET	1.20 X 2.35 M	4'-0" X 7'-9"
05	UTILITY	1.20 X 1.05 M	4'-0" X 3'-6"

BUP AREA: 31.82 SQ.MT.

RERA AREA: 28.46 SQ.MT.



# STUDIO APARTMENT-4

BLOCK - E



## LEGEND

01	STUDIO	3.18 X 3.97	10'-6" X 13'-0"
02	BALCONY	1.69 X 1.00	5'-6" X 3'-3"
03	KITCHEN / DINING	3.12 X 2.65	10'-3" X 8'-4"
04	WALK IN WARDROBE	1.6 X 3.10	5'-3" X 10'-3"
05	TOILET	2.12 X 1.22	7'-0" X 4'-4"

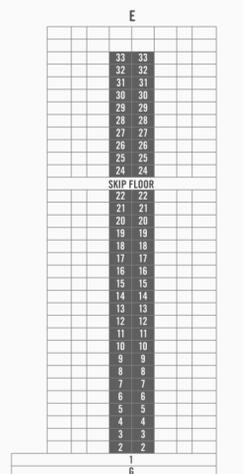
STUDIO APARTMENT 4\_2 (SMALL BALCONIES) A-2901, 2914, 3101, 3114

STUDIO APARTMENT 4\_1 (WITHOUT BALCONIES) A-201, 214

REFER AREA SHEET FOR AREA

BUP AREA: 34.52 SQ.MT.

RERA AREA: 29.81 SQ.MT.



# STUDIO APARTMENT-5

BLOCK - A & E

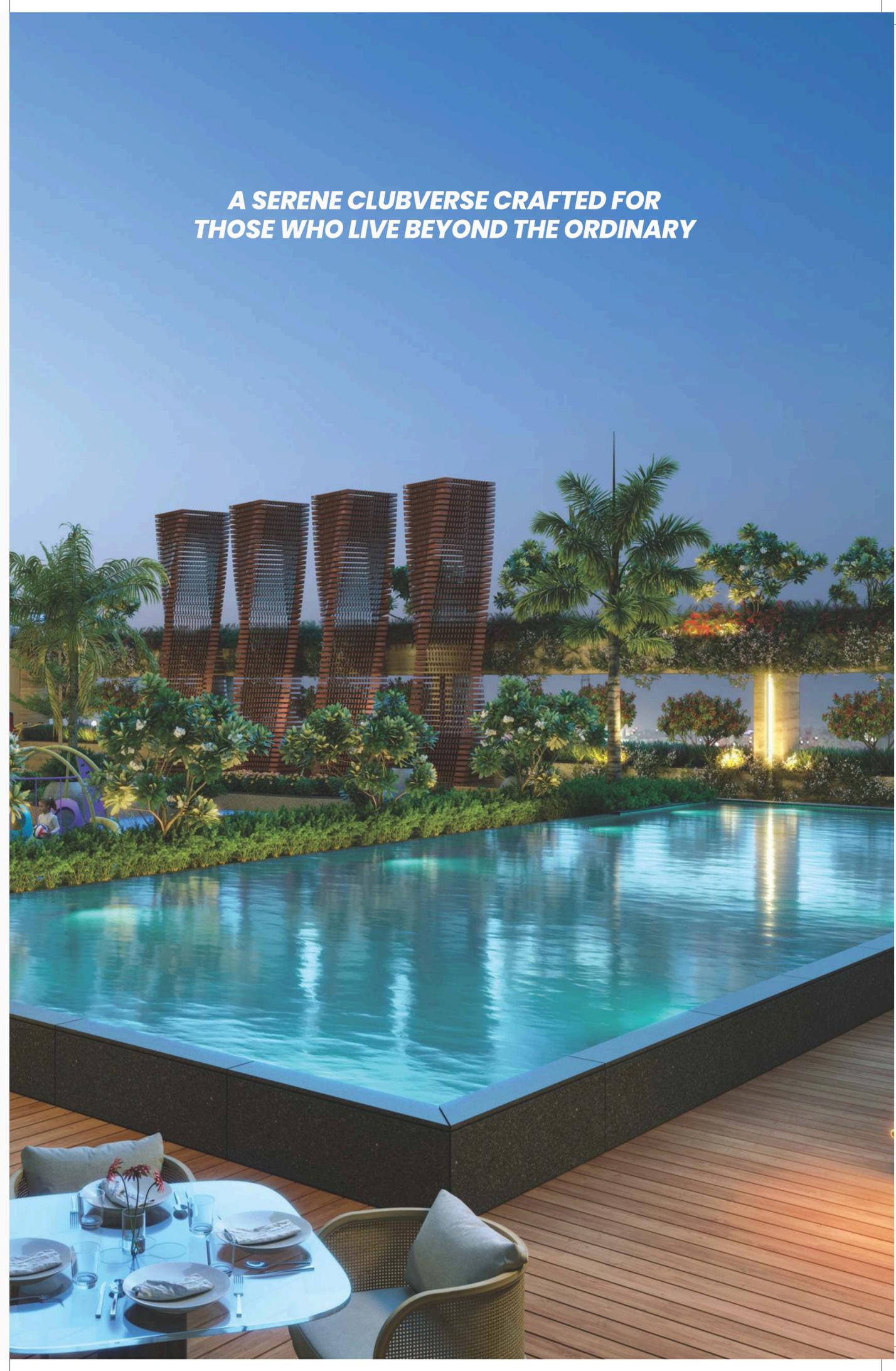
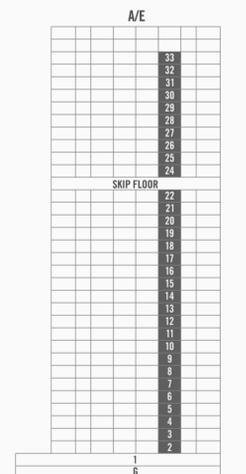


## LEGEND

01	STUDIO	2.90 X 3.85 M	9'-6" X 12'-8"
02	BALCONY	2.90 X 1.05 M	9'-6" X 3'-6"
03	KITCHEN / DINING	4.20 X 2.17 M	13'-10" X 7'-2"
04	TOILET	1.20 X 2.35 M	4'-0" X 7'-9"
05	UTILITY	1.20 X 0.82 M	3'-11" X 2'-9"

**BUP AREA:** 32.17 SQ.MT.

**RERA AREA:** 27.78 SQ.MT.



**A SERENE CLUBVERSE CRAFTED FOR  
THOSE WHO LIVE BEYOND THE ORDINARY**

# 1BHK

BLOCK - B & D | TYPE - 1

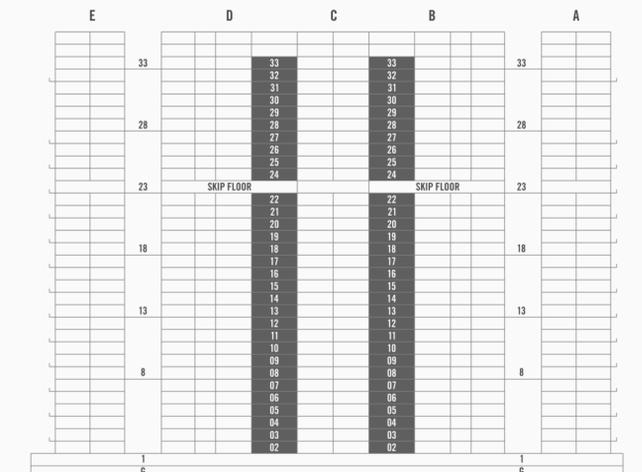


## LEGEND

01	LIVING / DINING	3.05 X 4.30	10'-0" X 14'-2"
02	BALCONY	3.05 X 1.05	10'-0" X 3'-6"
03	KITCHEN	4.15 X 2.32	13'-8" X 7'-8"
04	TOILET	2.11 X 1.38	7'-0" X 4'-6"
05	BEDROOM	3.21 X 3.42	10'-7" X 11'-5"

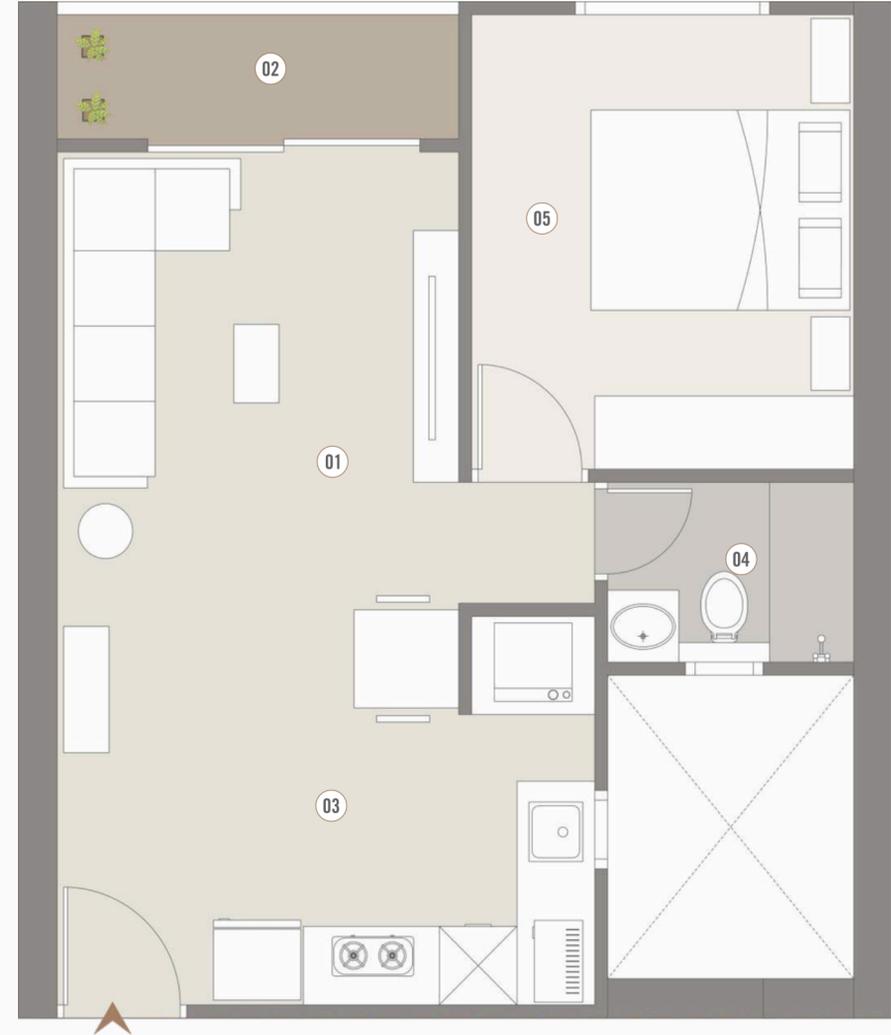
BUP AREA: 47.50 SQ.MT.

RERA AREA: 42.99 SQ.MT.



# 1BHK

BLOCK - C | TYPE - 2

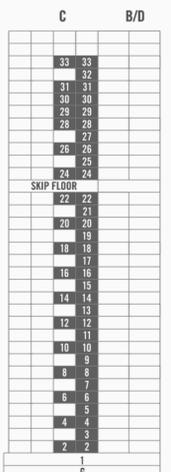


## LEGEND

01	LIVING / DINING	3.10 X 4.30	10'-3" X 14'-3"
02	BALCONY	3.10 X 1.05	10'-3" X 3'-6"
03	KITCHEN	4.15 X 2.08	13'-8" X 7'-3"
04	TOILET	2.05 X 1.38	6'-9" X 4'-6"
05	BEDROOM	3.10 X 3.47	10'-3" X 11'-6"

BUP AREA: 46.68 SQ.MT.

RERA AREA: 41.32 SQ.MT.



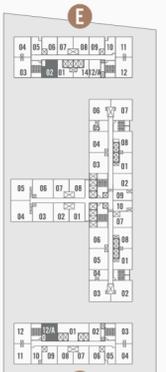
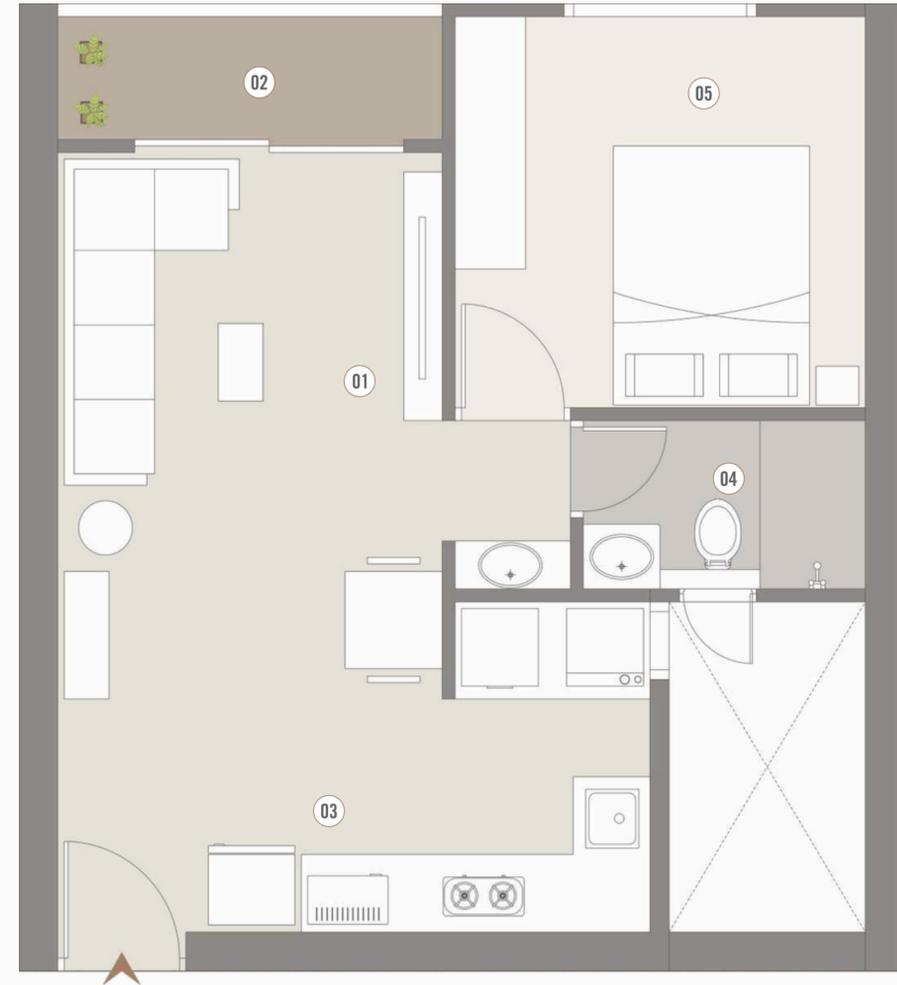
# 1BHK

BLOCK - C | TYPE - 2  
EXTENDED BALCONY



# 1BHK

BLOCK - A & E | TYPE - 3

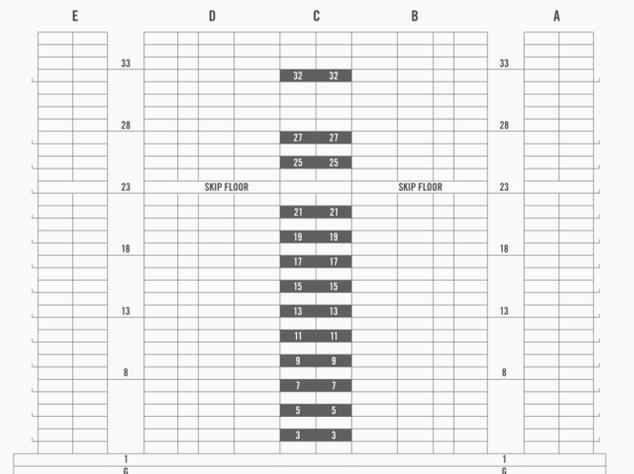


## LEGEND

01	LIVING / DINING	3.10 X 4.30	10'-3" X 14'-3"
02	BALCONY	3.10 X 1.05	10'-3" X 3'-6"
03	KITCHEN	4.15 X 2.08	13'-8" X 6'-10"
04	TOILET	2.05 X 1.38	6'-9" X 4'-6"
05	BEDROOM	3.10 X 3.47	10'-3" X 11'-6"
06	EXTENDED BALCONY	6.90 X 1.00	22'-8" X 3'-3"

BUP AREA: 52.42 SQ.MT.

RERA AREA: 48.72 SQ.MT.

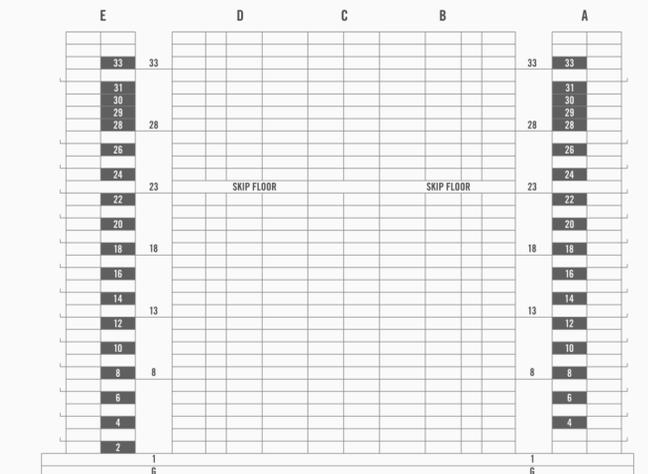


## LEGEND

01	LIVING / DINING	3.0 X 4.22	10'-0" X 13'-10"
02	BALCONY	3.0 X 1.05	10'-0" X 3'-6"
03	KITCHEN	4.62 X 1.80	15'-3" X 6'-0"
04	TOILET	2.20 X 1.3	7'-3" X 4'-3"
05	BEDROOM	3.20 X 3.02	10'-6" X 10'-0"

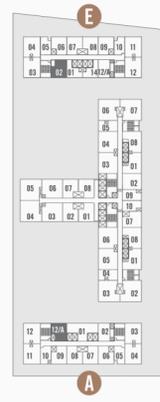
BUP AREA: 45.67 SQ.MT.

RERA AREA: 40.29 SQ.MT.



# 1BHK

BLOCK - A & E | TYPE - 3  
EXTENDED BALCONY

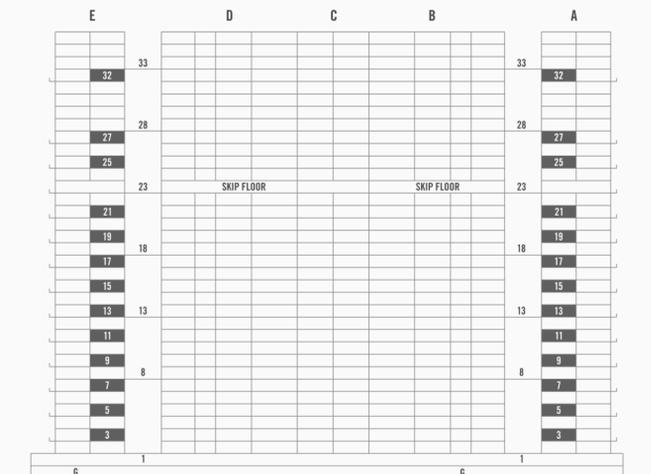


## LEGEND

01	LIVING / DINING	3.0 X 4.22	10'-0" X 13'-10"
02	BALCONY	3.0 X 1.05	9'-10" X 3'-2"
03	KITCHEN	4.62 X 1.80	15'-3" X 6'-0"
04	TOILET	2.20 X 1.3	7'-3" X 4'-3"
05	BEDROOM	3.20 X 3.02	10'-6" X 10'-0"
06	EXTENDED BALCONY	6.90 X 1.00	22'-8" X 3'-3"

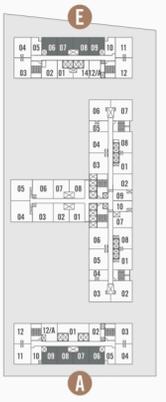
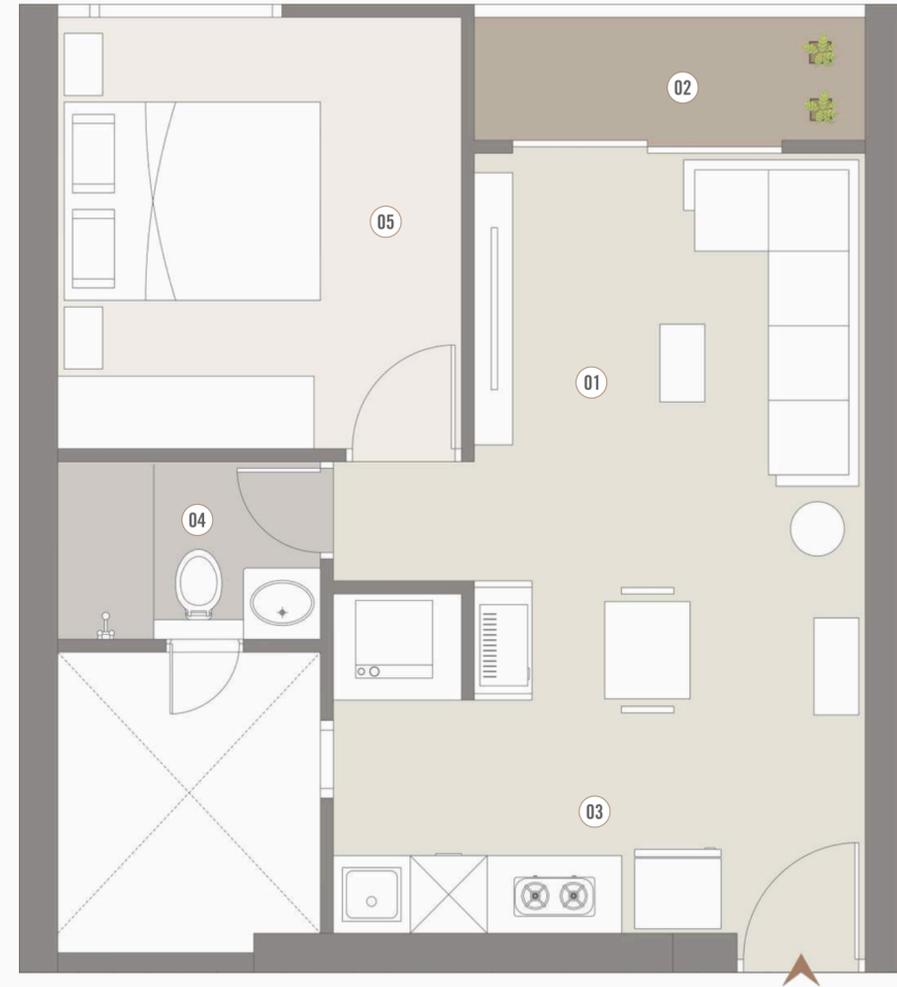
BUP AREA: 52.57 SQ.MT.

RERA AREA: 46.95 SQ.MT.



# 1BHK

BLOCK - A & E | TYPE - 4

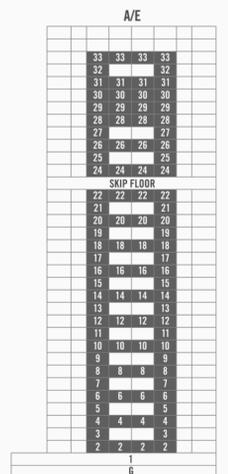


## LEGEND

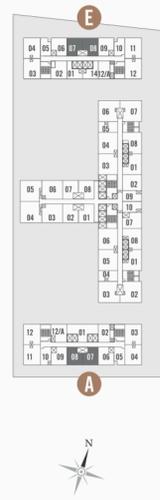
01	LIVING / DINING	3.05 X 4.22	10'-0" X 13'-10"
02	BALCONY	3.05 X 1.05	10'-0" X 3'-6"
03	KITCHEN	4.15 X 1.80	13'-8" X 6'-0"
04	TOILET	2.05 X 1.37	6'-9" X 4'-6"
05	BEDROOM	3.15 X 3.33	10'-4" X 11'-0"

BUP AREA: 44.11 SQ.MT.

RERA AREA: 39.86 SQ.MT.



**1BHK**  
**BLOCK - A & E | TYPE - 4**  
 EXTENDED BALCONY

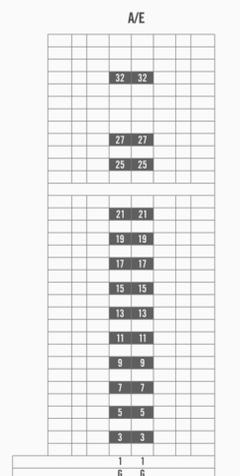


**LEGEND**

01	LIVING / DINING	3.05 X 4.22	10'-3" X 14'-3"
02	BALCONY	3.05 X 1.05	10'-3" X 3'-6"
03	KITCHEN	4.15 X 1.80	13'-8" X 7'-3"
04	TOILET	2.05 X 1.37	6'-9" X 4'-6"
05	BEDROOM	3.15 X 3.33	10'-3" X 11'-6"
06	EXTENDED BALCONY	6.45 X 1.00	21'-3" X 3'-3"

**BUP AREA:** 50.32 SQ.MT.

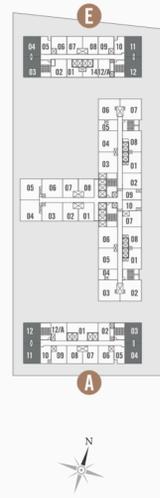
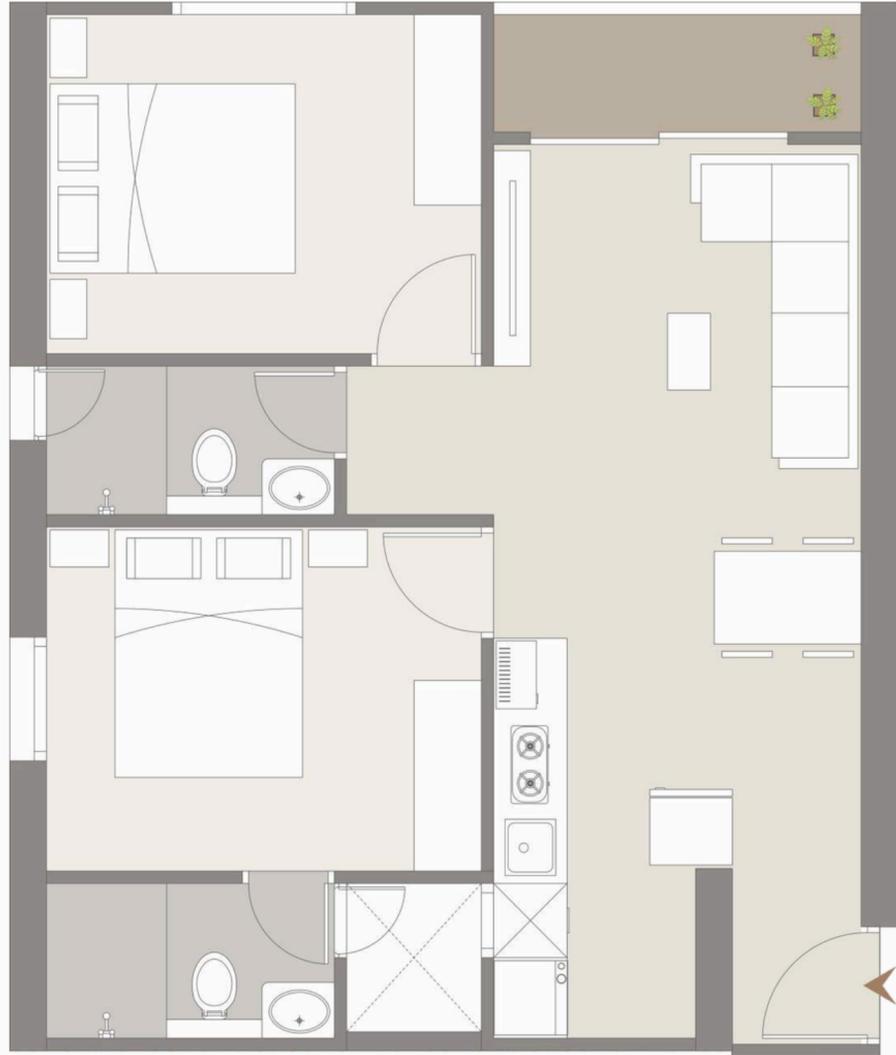
**RERA AREA:** 46.09 SQ.MT.



**LOUNGE AREA**

# 2BHK

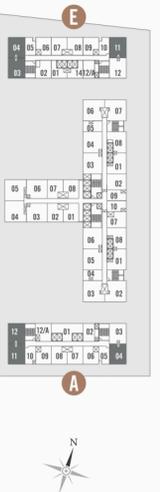
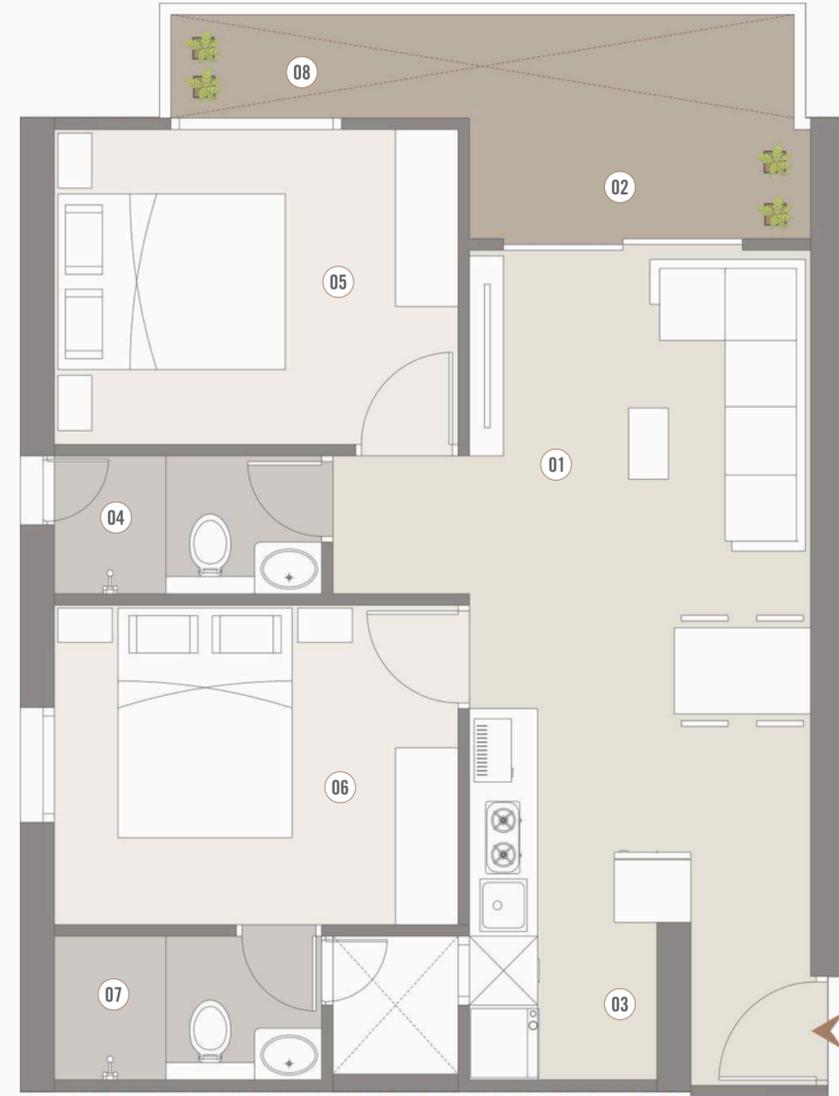
BLOCK - A & E | TYPE - 1



# 2BHK

BLOCK - A & E | TYPE - 1

EXTENDED BALCONY

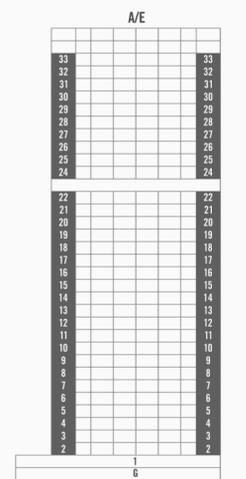


## LEGEND

01	LIVING / DINING / KITCHEN	3.00 X 5.85 M	10'-0" X 19'-6"
02	BALCONY	3.00 X 1.05 M	10'-0" X 3'-6"
03	UTILITY	1.65 X 1.37 M	5'-6" X 4'-1"
04	TOILET	2.35 X 1.20 M	7'-9" X 4'-0"
05	BEDROOM	3.55 X 2.74 M	11'-9" X 9'-0"
06	M.BEDROOM	3.55 X 2.78 M	11'-8" X 9'-1"
07	TOILET	2.35 X 1.25 M	7'-9" X 4'-1"

<b>REFUGE AREA</b>	A-803, 1303, 1803, 2803, 3303
<b>UNIT NO:</b>	E-812, 1312, 1812, 2812, 3312

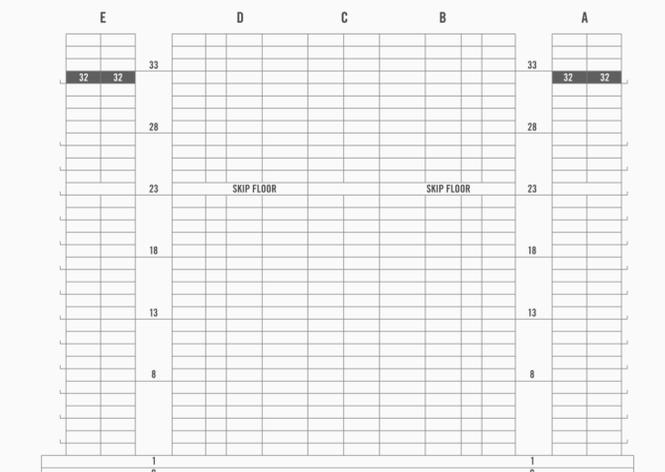
<b>BUP AREA:</b> 59.92 SQ.MT.	<b>RERA AREA:</b> 53.34 SQ.MT.
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## LEGEND

01	LIVING / DINING / KITCHEN	3.00 X 5.85	10'-0" X 19'-3"
02	BALCONY	3.00 X 1.00	10'-0" X 3'-6"
03	UTILITY	3.00 X 2.33	5'-6" X 4'-1"
04	TOILET	2.35 X 1.20	7'-9" X 4'-0"
05	BEDROOM	3.55 X 2.74	11'-9" X 9'-0"
06	M.BEDROOM	3.55 X 2.78	11'-8" X 9'-1"
07	TOILET	2.35 X 1.25	7'-9" X 4'-1"
08	EXTENDED BALCONY	5.68 X 1.00	18'-8" X 3'-3"

<b>BUP AREA:</b> 65.48 SQ.MT.	<b>RERA AREA:</b> 58.82 SQ.MT.
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# 2BHK

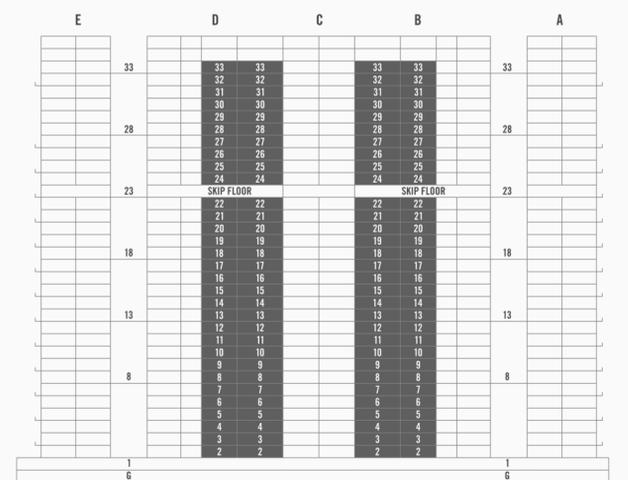
BLOCK - B & D | TYPE - 2



**LEGEND**

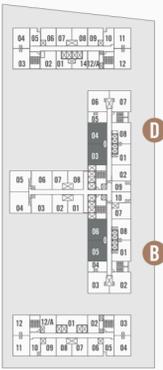
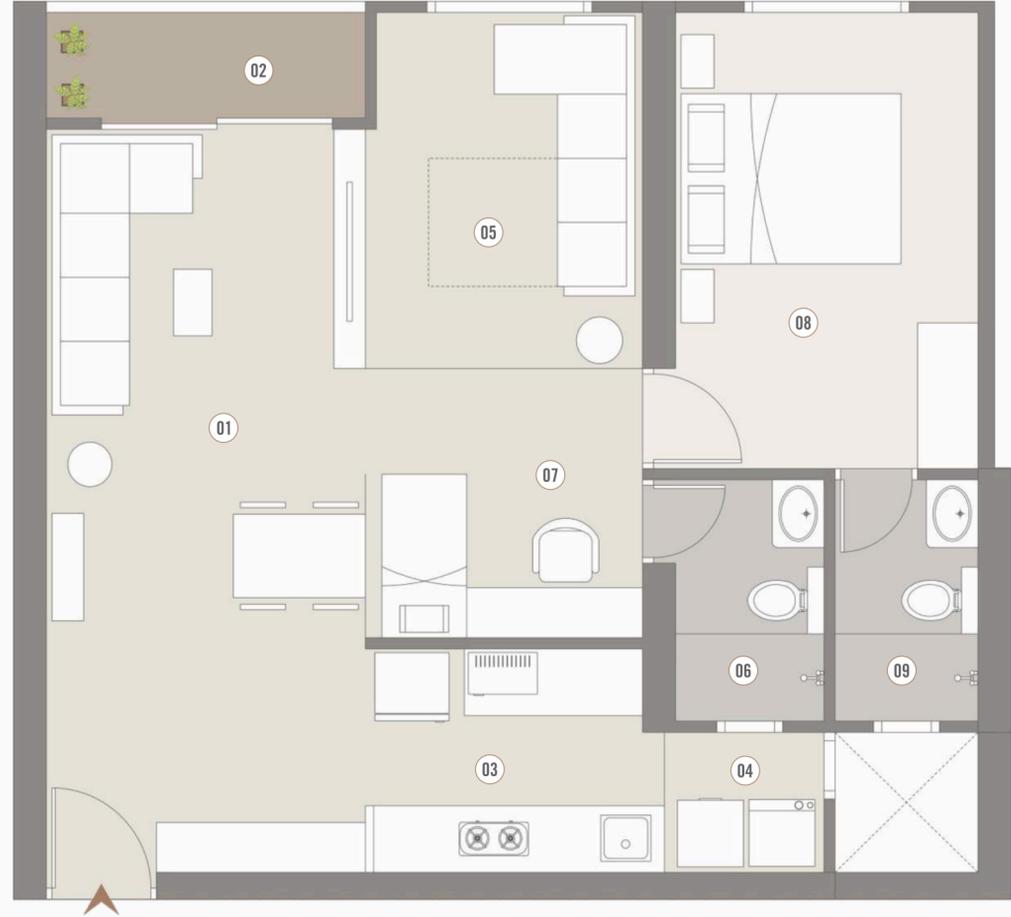
01	LIVING ROOM	3.05 X 2.72	10'-0" X 8'-0"
02	BALCONY	3.05 X 1.05	10'-0" X 3'-6"
03	KITCHEN / DINING	3.05 X 3.90	10'-0" X 13'-9"
04	TOILET	2.08 X 1.35	6'-10" X 4'-6"
05	LOUNGE	2.41 X 2.60	7'-6" X 8'-6"
06	M.BEDROOM	2.82 X 3.50	9'-3" X 11'-6"
07	TOILET	2.14 X 1.35	7'-1" X 4'-6"

**BUP AREA:** 55.95 SQ.MT.      **RERA AREA:** 49.66 SQ.MT.



# 2BHK

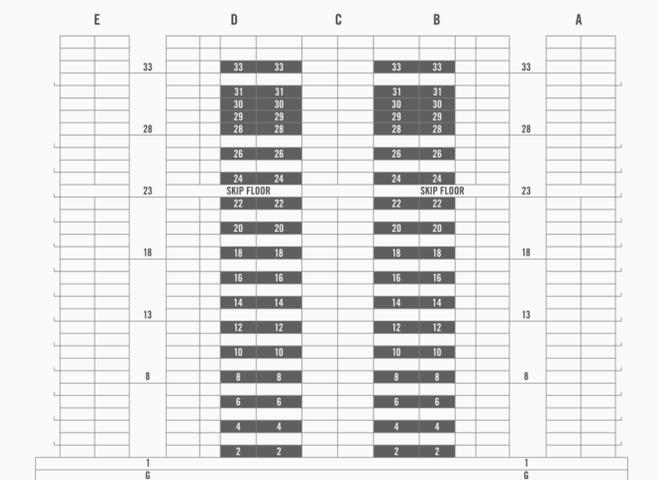
BLOCK - B & D | TYPE - 3



**LEGEND**

01	LIVING / DINING	3.00 X 6.68	10'-0" X 22'-0"
02	BALCONY	2.90 X 1.05	9'-6" X 3'-6"
03	KITCHEN	2.72 X 2.00	9'-0" X 6'-7"
04	UTILITY	1.45 X 1.26	4'-9" X 4'-3"
05	LOUNGE	2.42 X 3.20	8'-7" X 10'-6"
06	TOILET	1.35 X 2.17	4'-6" X 7'-2"
07	STUDY AREA	2.52 X 2.42	8'-3" X 8'-0"
08	BEDROOM	2.75 X 4.10	9'-1" X 13'-6"
09	TOILET	1.30 X 2.17	4'-3" X 7'-2"

**BUP AREA:** 69.81 SQ.MT.      **RERA AREA:** 63.71 SQ.MT.



# 2BHK

BLOCK - B & D | TYPE - 3  
EXTENDED BALCONY

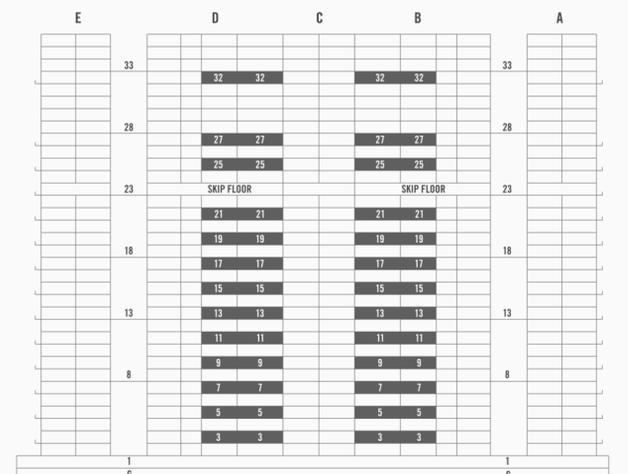


## LEGEND

01	LIVING / DINING	3.00 X 6.68	10'-0" X 22'-0"
02	BALCONY	2.90 X 1.05	9'-6" X 3'-6"
03	KITCHEN	2.72 X 2.00	9'-0" X 6'-7"
04	UTILITY	1.45 X 1.26	4'-9" X 4'-3"
05	LOUNGE	2.42 X 3.20	8'-7" X 10'-6"
06	TOILET	1.35 X 2.17	4'-6" X 7'-2"
07	STUDY AREA	2.52 X 2.42	8'-3" X 8'-0"
08	BEDROOM	2.75 X 4.10	9'-1" X 13'-6"
09	TOILET	1.30 X 2.17	4'-3" X 7'-2"
10	EXTENDED BALCONY	6.02 X 1.00	19'-9" X 3'-3"

BUP AREA: 75.83 SQ.MT.

RERA AREA: 69.51 SQ.MT.



# 2BHK

BLOCK - C | TYPE - 4

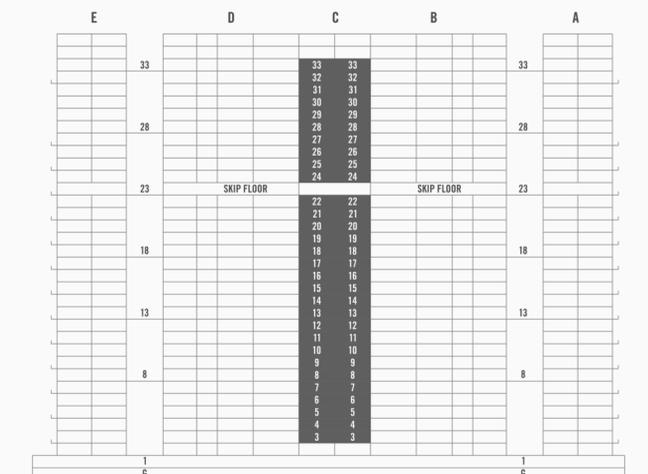


## LEGEND

01	LIVING / DINING	3.00 X 6.38	10'-0" X 20'-9"
02	BALCONY	2.90 X 1.05	9'-6" X 3'-6"
03	KITCHEN	2.52 X 1.91	8'-3" X 6'-1"
04	UTILITY	1.49 X 1.26	5'-0" X 4'-0"
05	LOUNGE	2.59 X 3.05	8'-6" X 10'-0"
06	TOILET	1.39 X 2.02	4'-7" X 6'-9"
07	STUDY AREA	2.59 X 2.37	8'-6" X 7'-10"
08	BEDROOM	2.93 X 3.95	9'-9" X 13'-0"
09	TOILET	1.44 X 2.02	4'-9" X 6'-9"

BUP AREA: 65.83 SQ.MT.

RERA AREA: 60.76 SQ.MT.



# 2BHK

BLOCK - A | TYPE - 5

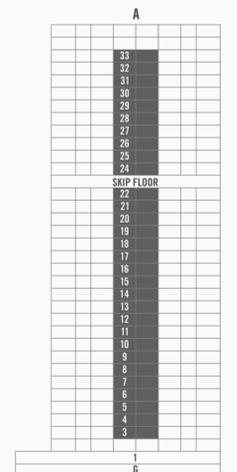


## LEGEND

01	LIVING / DINING	3.05 X 6.05	12'-6" X 19'-10"
02	BALCONY	1.91 X 1.22	6'-3" X 4'-0"
03	KITCHEN	1.80 X 3.97	6'-0" X 13'-0"
04	TOILET	1.68 X 1.67	5'-6" X 5'-6"
05	C. TOILET	1.24 X 2.27	4'-0" X 7'-6"
06	BEDROOM	2.72 X 3.97	9'-0" X 13'-0"
07	M.BEDROOM	3.05 X 3.97	10'-0" X 13'-0"

**BUP AREA:** 68.69 SQ.MT.

**RERA AREA:** 60.24 SQ.MT.



**ELEVATE YOUR EVERYDAY:  
EXPERIENCE ART-INFUSED LIVING  
AT THE INNOVERSE**

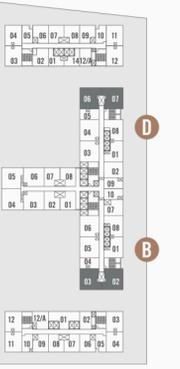
# 2.5BHK

BLOCK - C | TYPE - 1



# 2.5BHK

BLOCK - B & D | TYPE - 2

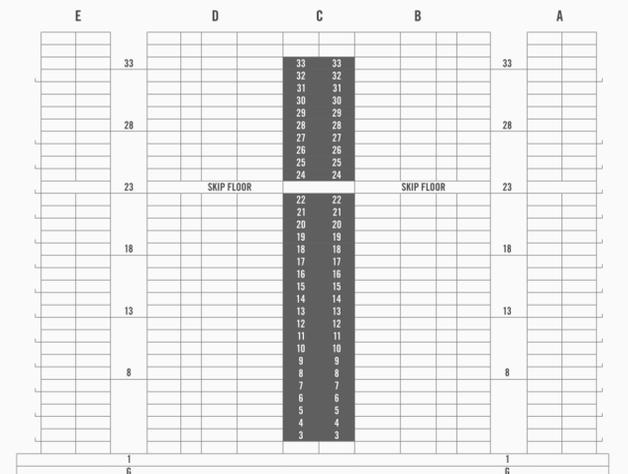


## LEGEND

01	LIVING / DINING	4.06 X 2.98	13'-4" X 10'-0"
02	BALCONY	1.10 X 2.88	3'-8" X 9'-6"
03	KITCHEN	2.24 X 3.91	7'-5" X 12'-10"
04	LOUNGE	3.61 X 2.30	16'-7" X 7'-9"
05	TOILET	2.24 X 1.27	7'-6" X 4'-3"
06	BEDROOM	3.24 X 2.94	10'-9" X 9'-9"
07	M.BEDROOM	3.51 X 2.94	11'-6" X 9'-9"
08	TOILET	1.45 X 1.94	4'-9" X 6'-6"

BUP AREA: 71.35 SQ.MT.

RERA AREA: 65.77 SQ.MT.

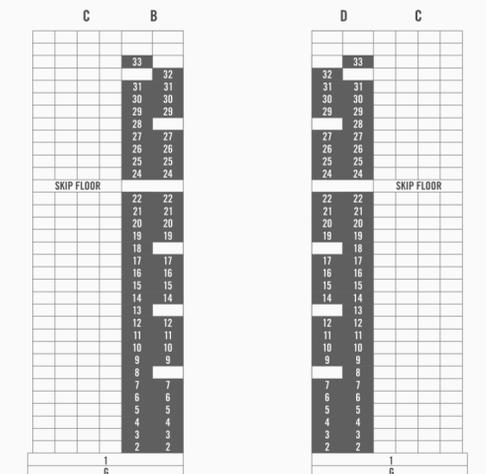


## LEGEND

01	LIVING ROOM	3.0 X 3.97	10'-0" X 13'-0"
02	BALCONY	3.00 X 1.05	10'-0" X 3'-6"
03	KITCHEN / DINING	2.64 X 2.68	8'-4" X 8'-6"
04	LOUNGE	2.10 X 3.47	7'-0" X 11'-6"
05	TOILET	1.25 X 2.50	4'-1" X 8'-3"
06	BEDROOM	2.82 X 3.37	9'-3" X 11'-1"
07	M.BEDROOM	2.97 X 3.75	9'-9" X 12'-4"
08	TOILET	1.82 X 1.55	6'-0" X 5'-1"

BUP AREA: 74.45 SQ.MT.

RERA AREA: 67.48 SQ.MT.



# 2.5BHK

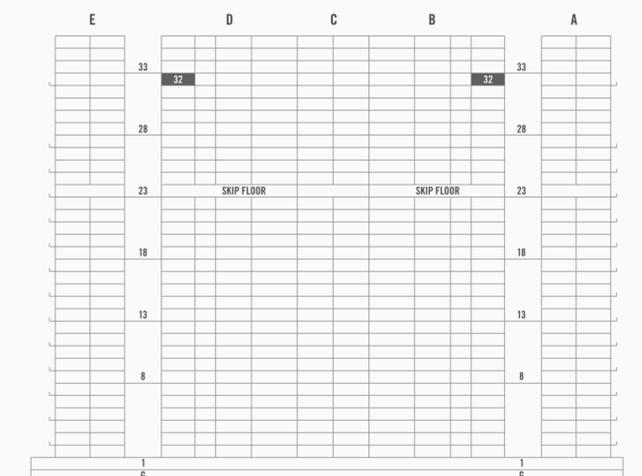
BLOCK - B & D | TYPE - 2

EXTENDED BALCONY



## LEGEND

ID	Room Name	Area (Sq. Ft.)	Area (Sq. M.)
01	LIVING ROOM	3.0 X 3.97	10'-0" X 13'-0"
02	BALCONY	3.00 X 1.05	10'-0" X 3'-6"
03	KITCHEN / DINING	2.64 X 2.68	8'-4" X 8'-6"
04	LOUNGE	2.10 X 3.47	7'-0" X 11'-6"
05	TOILET	1.25 X 2.50	4'-1" X 8'-3"
06	BEDROOM	2.82 X 3.37	9'-3" X 11'-1"
07	M.BEDROOM	2.97 X 3.75	9'-9" X 12'-4"
08	TOILET	1.82 X 1.55	6'-0" X 5'-1"
09	EXTENDED BALCONY	5.10 X 1.00	16'-9" X 3'-3"



BUP AREA: 78.56 SQ.MT.

RERA AREA: 72.38 SQ.MT.

MULTIVERSE OF LIFESTYLE RISING SOON

# siban



**SPECIFICATIONS:**

Siban is a place where you feel like you truly belong. Designed to foster connection and celebrate community, it offers social and cultural spaces that bring people together to come and celebrate life.



**STRUCTURE**

The building features an RCC-framed structure designed as per the IS code for earthquake resistance.



**CAR PARKING**

Covered car parking is provided in all four basements.



**DOORS & WINDOWS**

The main entrance has a decorative veneer or laminate door with a lock, fittings, and fixtures, while all other doors are flush. Windows feature powder-coated aluminum sections with glass.



**FLOORING AND KITCHEN PLATFORM**

The drawing room, living room, dining area, and bedrooms have vitrified or ceramic tiles, whereas the kitchen includes a granite platform with a stainless steel sink and tiles up to the lintel level.



**PLUMBING**

ISI-certified UPVC and CPVC premium-quality pipes and fittings are used for plumbing and drainage work.



**FINISHING**

The internal walls are finished with gypsum plaster, while the external surfaces have a textured finish with paint.



**SANITARY**

Each bathroom and toilet is equipped with premium-quality faucets, taps, and diverters, while wall-mounted toilets for better utility.



**ELECTRICAL**

The electrical system includes concealed copper flexible ISI wiring with MCB & ELCB as per requirements, along with sufficient electrical points and modular switches.



**CONSULTANTS:**

**ARCHITECTS**



**CLUB & AMENITIES DESIGNER**



**LANDSCAPE & HORTICULTURIST**



**STRUCTURE CONSULTANT**



**BUILDING SERVICES CONSULTANT**



**GREEN BUILDING CONSULTANT**



**FACADE CONSULTANT**



**PROJECT MANAGEMENT CONSULTANT**

