

D & C |

प्रथम



1
1st of its kind

Thaltej Cross Road

S. G. Highway

Drive-in-Cross Road

Surdhara Cross Road

Doordarshan Tower

SAL Hospital

Drive in Theater



Sterling Hospital

Gurukul Tower

Drive in Road

Gurukul Road

Sonal Cross Road

Subhash Chawk

Helmet Cross Road

132' Ring Road



Architect
Dilip Soni

Structure
R. G. Desai, 'Sarjan'

Sketch Courtesy
Pratik Soni

Developer
D & C Developers Pvt. Ltd.

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808, B wing, ATMA house,
Opp. old RBI, Ashram Road

www.dandc.co.in

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PRATHAM is Auspicious, PRATHAM is for Lord Ganesha.

PRATHAM is from where you start, the first step, the beginning.

PRATHAM is where you want to be, the rank above, the destination.

Also,

PRATHAM is for something new, something better presented for the first time. Just like the state - of - the - art apartments at 'D & C PRATHAM', full of innovative features introduced for the first time.

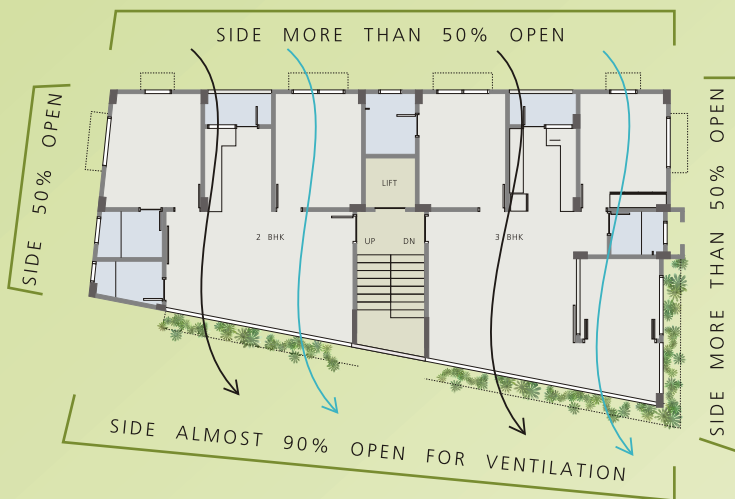
Apartments at 'D & C PRATHAM' have been designed to provide you ample ventilation, natural lighting, efficient space, distinguished elevation and a fine living experience.

Keeping in mind - living habits, space perceptions and aspirations of families and individuals, we introduce 'D & C PRATHAM'. Space and Structure - Plan and Elevation - Form and Function - Luxury and Comfort - like never before.

Truly, a 1st of its kind.

1st of its kind

VENTILATION - fully crossed, fully effective



Utmost care is taken during planning so that each and every side gets ample space for free air circulation. Open space through windows and glass facade ensures well-ventilated home for healthy living.

NATURAL LIGHTING - right elements in right direction



The glass facade is poised in such a way that each apartment is illuminated by natural lighting through out the day. Enlighten yourself, Rejuvenate your senses..!



SPACE - where you need it the most



3 BHK - DRAWING / DINING



2 BHK - DRAWING / DINING

Indian families spend more time in living area of the house - a simple fact. Where family spends more time needs to be more spacious - a simple rationale. Considering both, we have created apartments - simple, relevant and spacious.

Space Optimization is our salient feature. Apartments are so well-planned that there is almost no passage or any other wasted space. For example the second toilet in the 3 BHK unit is a common one but it's so placed that it works as an attached toilet for the second bedroom as well. While 'no passage' means you get all that extra space in the living area of the apartment.

The drawing / dining area of 3 and 2 BHK apartments is probably the largest in same size category!

Simply, apartments are planned in such a way, you get the space you need...!

GROUND FLOOR / PARKING LAYOUT

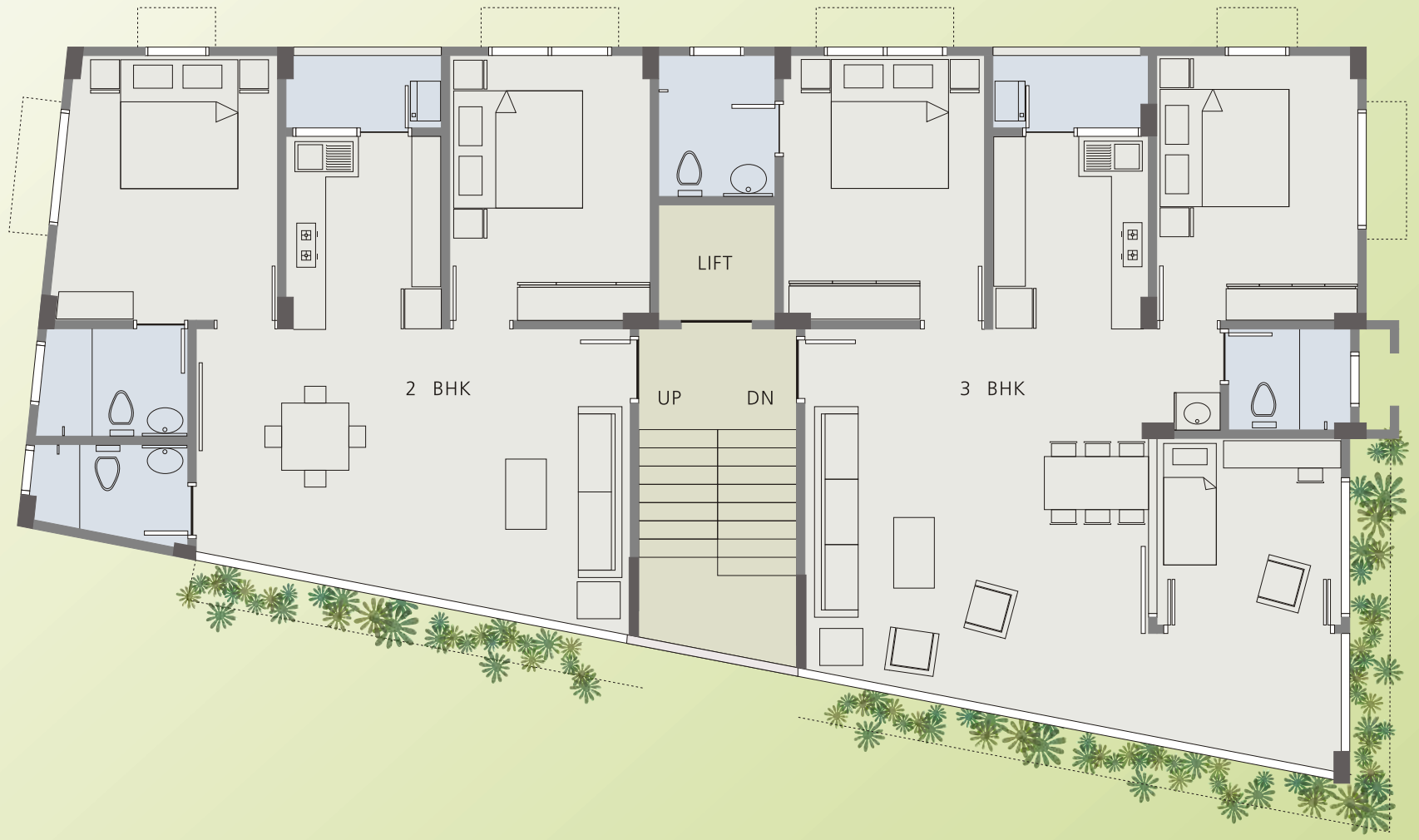


An efficient Drive-way with separate entry & exit, providing you ample parking space and ease of movement.
A well-designed front compound wall, making frontage more spacious and structure more elegant.



1st of its kind

TYPICAL FLOOR PLAN



3 BHK - 1620 sq ft - 180 sq yrds
2 BHK - 1260 sq ft - 140 sq yrds

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APARTMENT PLAN - 2 BHK



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APARTMENT PLAN - 3 BHK





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PATIO - the magic space



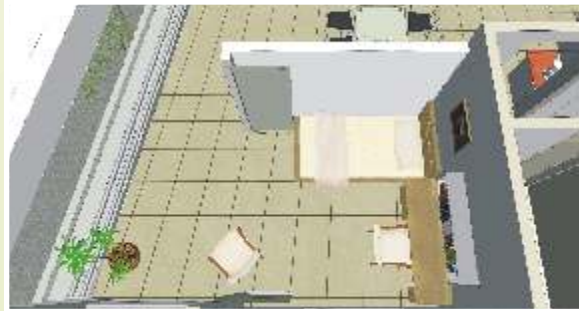
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PATIO - the magic space



PATIO as a separate verandah



PATIO with Bedroom



PATIO with Drawing / Dining

In 3 BHK apartments, PATIO is an unique space.

As a separate element, it serves as a beautiful verandah. But, that's not all. It is so strategically positioned that it is fully connected to drawing /dining and the third bedroom. Thus, with PATIO the drawing/dining extends and the spacious living area becomes much more spacious. Same way, you can just open the folding glass wall of the bedroom and PATIO makes the third bedroom the biggest one of the apartment.

Also, when you open the full size exterior glass of the PATIO, the space is limitless.

Whether you are having the morning tea, evening snacks or dinner; whether you are watching TV, spending quality time with your near ones or just enjoying solitude; whether you are in the living area or in the bedroom - PATIO creates more joy, more space in its unique magical way..!

ELEVATION - sheer elegance



1st of its kind

ELEVATION - sheer elegance



Fewer lines, fewer elements, sleek and sharp look is what we offer to you. What you get is an elevation - sheer class. Residential apartments with timeless beauty that speaks for itself. One glance is enough to fall in love..!

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LIFE - in a wide panoramic view



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1st

1st of its kind

LIFE

in a wide panoramic view



Beautiful, slender glass facade,
King-size, full height sliding windows,
Or just a thin glass layer between you and the mother nature,
Whichever way you call it; it's your lense for the wide panoramic view of life.

If you fancy a big balcony, here is the biggest you can ever get...!
Just slide the glass window, and your living space extends to the infinite.

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Salient Features and Specifications

Structure	Earthquake resistant RCC frame structure
Doors & Windows	Wooden framed flush doors with standard fittings Folding glass door wall in the third bedroom in 3 BHK Full size sliding durable glass windows
Flooring & Tiling	Vitrified flooring for entire flat except the utility area Dados up to lintel level in all Bathrooms & Kitchens
Kitchen	Mirror polished Granite Platform with glazed tiles upto lintel level Single bowl S.S. Sink with utility space attached
Bathrooms	Glazed tiles dado upto lintel level equipped with standard quality fittings and sanitary ware Shower panel and shower area in master bedroom
Wall Finish	External double coat sand face plaster with acrylic paint Internal single coat finished plaster
Electrification	Concealed three phase electrification with adequate points as per architect design Smart home security system
Water Supply	Common bore well with underground tank and overhead water tank
Treatments	Anti-termite treatment to complete constructed area with chemical water proofing

- This brochure is not a legal document and just a presentation of the project.
- The developers reserve the rights to additions, alterations or amendments as necessary from time to time.
- All specifications, sketches, designs, facilities, dimensions etc. are for reference only and are subject to the approval of respective authorities.



developers

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