





# INNER PAGES

WELCOME TO THE NEW STANDARD  
OF PREMIUM LIVING

**E X P E R I E N C E**  
THE GRANDEUR OF DOUBLE-HEIGHT LIVING

**P A U S E**  
AND INDULGE IN THE COMFORT OF PREMIUM LIVING

**B R E A T H E I N**  
A BREATH OF FRESH AIR



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Welcome to The Double Three, an exclusive residential project located in the prime neighbourhood of Koba, Gandhinagar, Gujarat. It offers you the perfect balance of modern living and scenic beauty.

At The Double Three, experience the grandeur of double-height living where the expansive spaces and towering windows set a new benchmark for premium living.

Every apartment is carefully designed to offer comfort and sophistication, ensuring a lifestyle that meets your highest expectations.

You'll find yourself breathing in a constant breeze of fresh air, thanks to the open, airy design. It's the perfect setting to pause and indulge in the exclusive living that provides a sense of calm and relaxation.

The Double Three offers a serene residence that's still within easy reach of the city's conveniences. Your dream home awaits you here.

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4 BHK - 3 APARTMENTS

3 BHK - 51 APARTMENTS

3 BHK WITH PENTHOUSE - 2 APARTMENTS

(DUPLEX ON REQUEST)

DOUBLE HEIGHT LIVING ROOM

3 BALCONIES

3 LIFTS

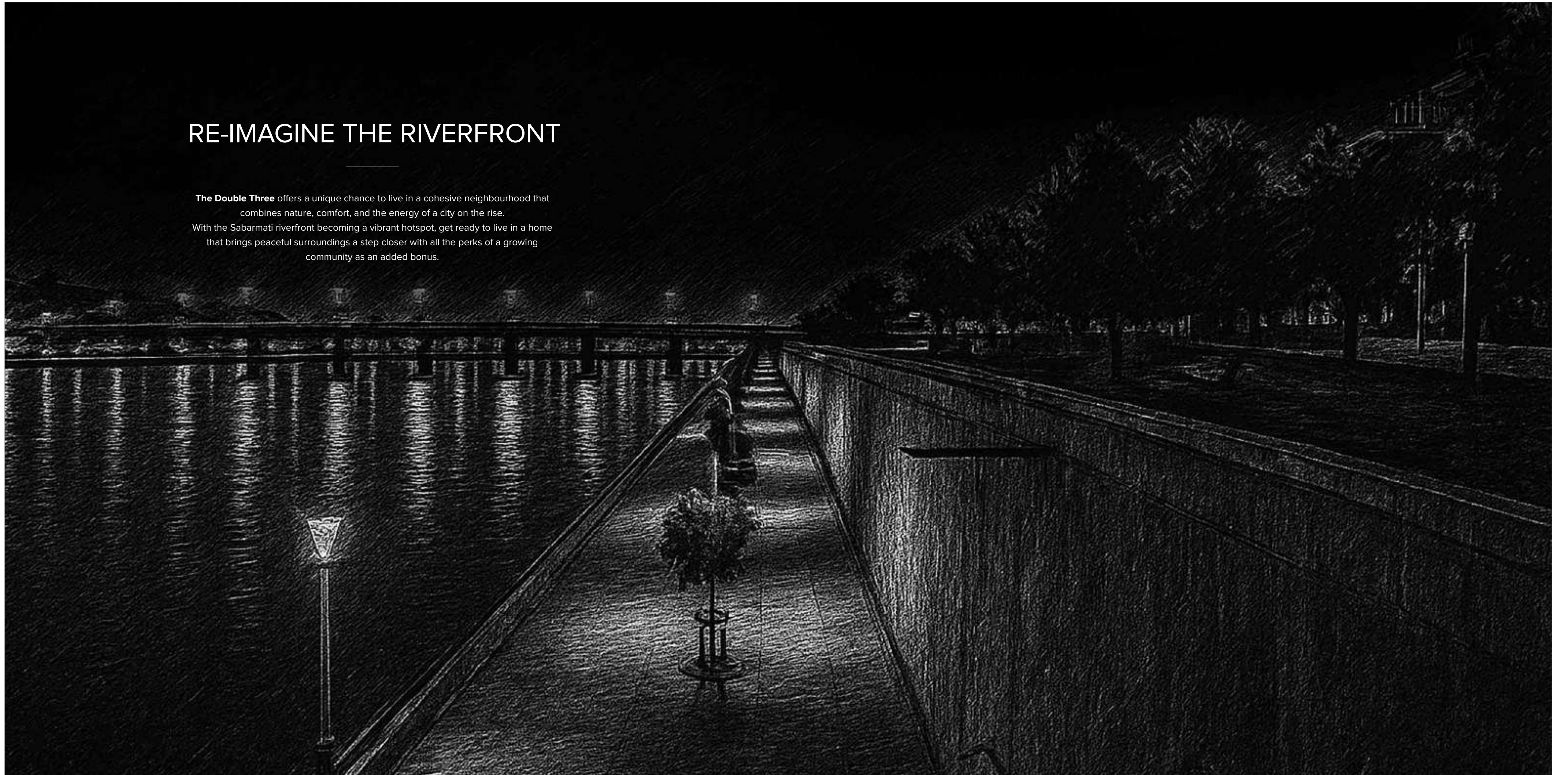
3 APARTMENTS PER FLOOR

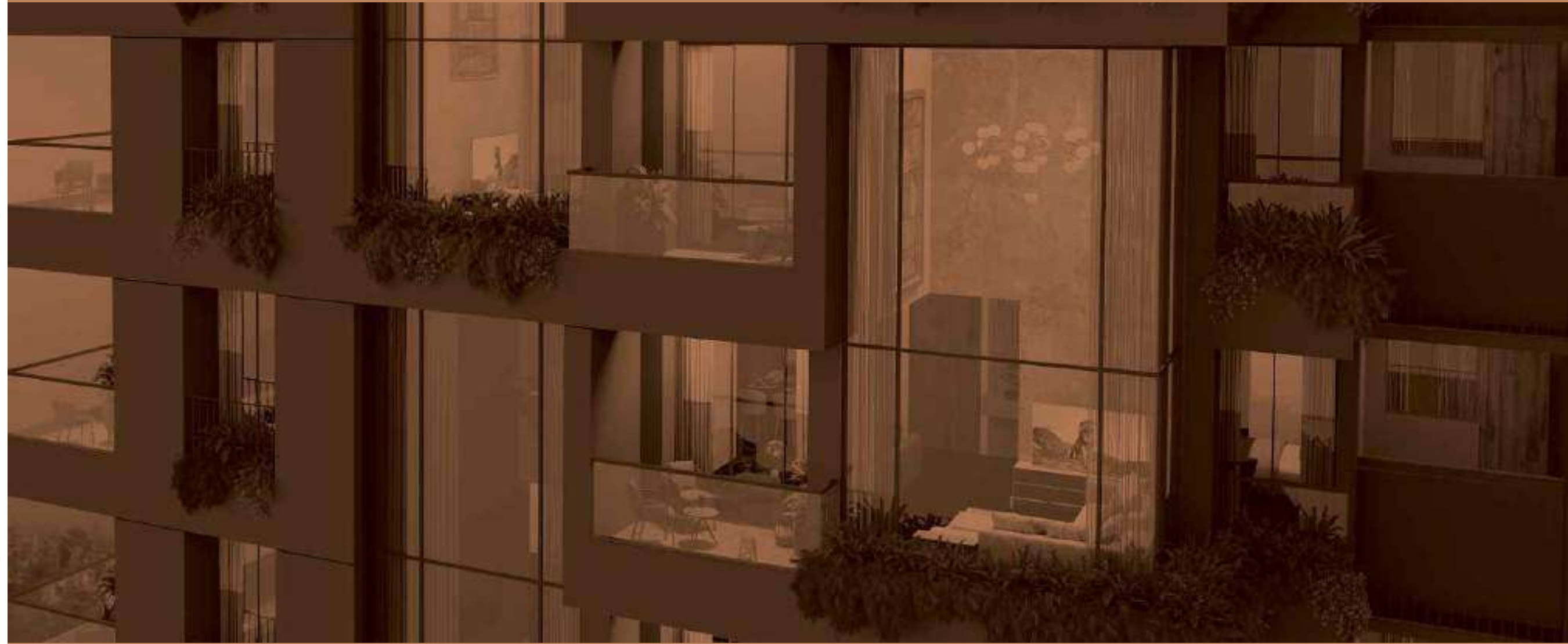


# RE-IMAGINE THE RIVERFRONT

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**The Double Three** offers a unique chance to live in a cohesive neighbourhood that combines nature, comfort, and the energy of a city on the rise. With the Sabarmati riverfront becoming a vibrant hotspot, get ready to live in a home that brings peaceful surroundings a step closer with all the perks of a growing community as an added bonus.





# EXPERIENCE

THE GRANDEUR OF DOUBLE-HEIGHT LIVING

## REACHING NEW HEIGHTS OF DISTINCTION

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Modern design, premium amenities, and  
stunning views come together to offer a truly  
premium living experience, inside - out.





## SOARING TO NEW LEVELS OF ELEGANCE

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Thoughtfully designed apartments and exclusive features create a living experience that offers an exceptional place to call home.



PAUSE

AND INDULGE IN THE COMFORT OF PREMIUM LIVING





## LIVE IN HARMONY WITH NATURE AND BREATHE EASY

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The calming embrace of nature,  
creates a living experience that offers a perfect  
balance of both grandeur and serenity.

 **GROUND FLOOR PLAN**



**LEGEND**

1. Entry/Exit
2. Security cabin
3. Flooring pattern
4. Planter bed
5. Toran gateway
6. Sculpture
7. Movable seatings
8. Pergola
9. Pathway
10. Feature wall
11. Stepping stones
12. Stepped seating
13. Linear seating
14. Stepping stones in water
15. Cubical structure
16. Water feature
17. Lawn
18. Tree pit
19. Steps to deck
20. Elevated deck
21. Kid's play area
22. EPDM flooring
23. Cricket pitch
24. Multi-purpose court
25. Movable bench
26. Movable pots
27. Movable seating
28. Boundary planting



 **1<sup>ST</sup> FLOOR PLAN**



- TYPE - A | 4 BHK**  
101
- TYPE - B | 4 BHK**  
102
- TYPE - C | 4 BHK**  
103





## TYPICAL FLOOR PLAN - LOWER LEVEL

2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 16<sup>th</sup>



### TYPE - A1 | 3 BHK

201, 401, 601, 801, 1001, 1201, 1401, 1601

### TYPE - B1 | 3 BHK

202, 402, 602, 802, 1002, 1202, 1402, 1602

### TYPE - C1 | 3 BHK

203, 403, 603, 803, 1003, 1203, 1403, 1603



18 M WIDE ROAD



## TYPICAL FLOOR PLAN - UPPER LEVEL

3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>, 15<sup>th</sup>, 17<sup>th</sup>



### TYPE - A2 | 3 BHK

301, 501, 701, 901, 1101, 1301, 1501, 1701

### TYPE - B2 | 3 BHK

302, 502, 702, 902, 1102, 1302, 1502, 1702

### TYPE - C2 | 3 BHK

303, 503, 703, 903, 1103, 1303, 1503, 1703



18 M WIDE ROAD

 18<sup>TH</sup> FLOOR PLAN



- TYPE - A1 | 3 BHK**  
1801
- TYPE - B1 | 3 BHK**  
1802
- TYPE - C1 | 3 BHK**  
1803



18 M WIDE ROAD

 19<sup>TH</sup> FLOOR PLAN



- TYPE - B3 | 3 BHK**  
1902
- TYPE - C3 | 3 BHK**  
1903



18 M WIDE ROAD

 **TERRACE PLAN**



18 M WIDE ROAD



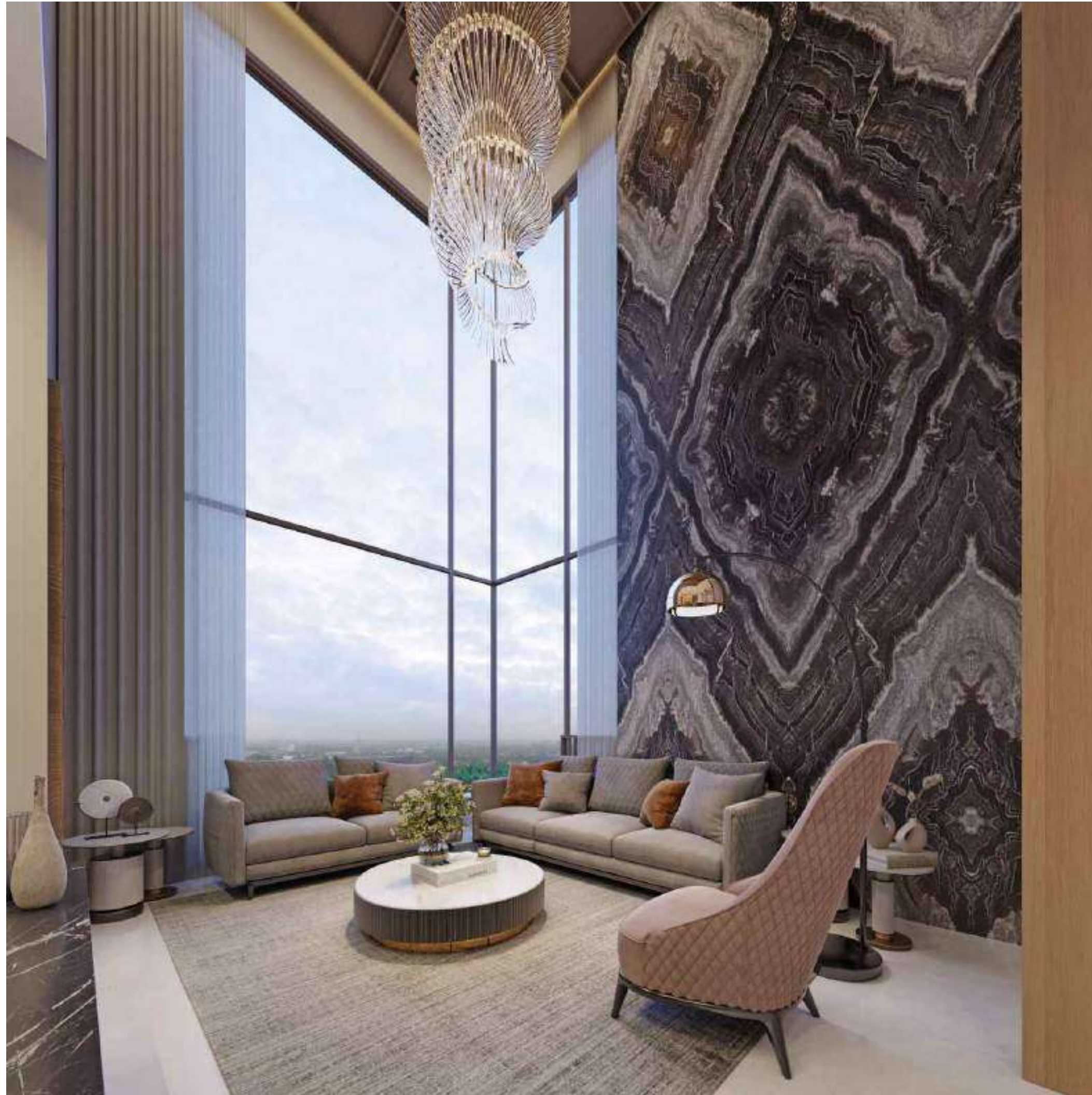


# B R E A T H E I N

A BREATH OF FRESH AIR



BOLD ARCHITECTURE,  
STYLISH GRANDEUR

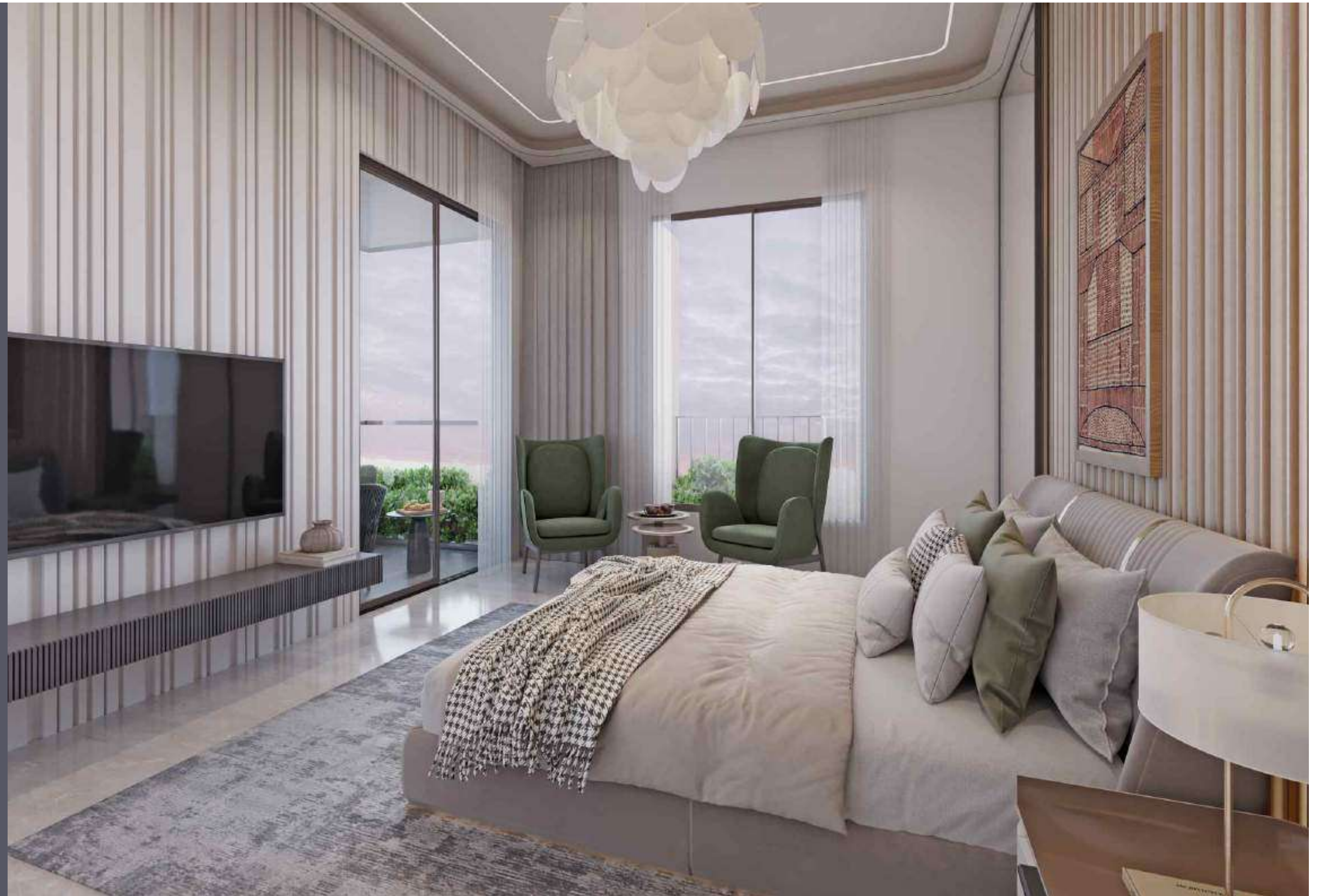


## UPGRADE YOUR LIFESTYLE, EFFORTLESSLY

A home that's as spacious as it is beautiful, with high-end features and double-height living room that elevate your everyday living experience.

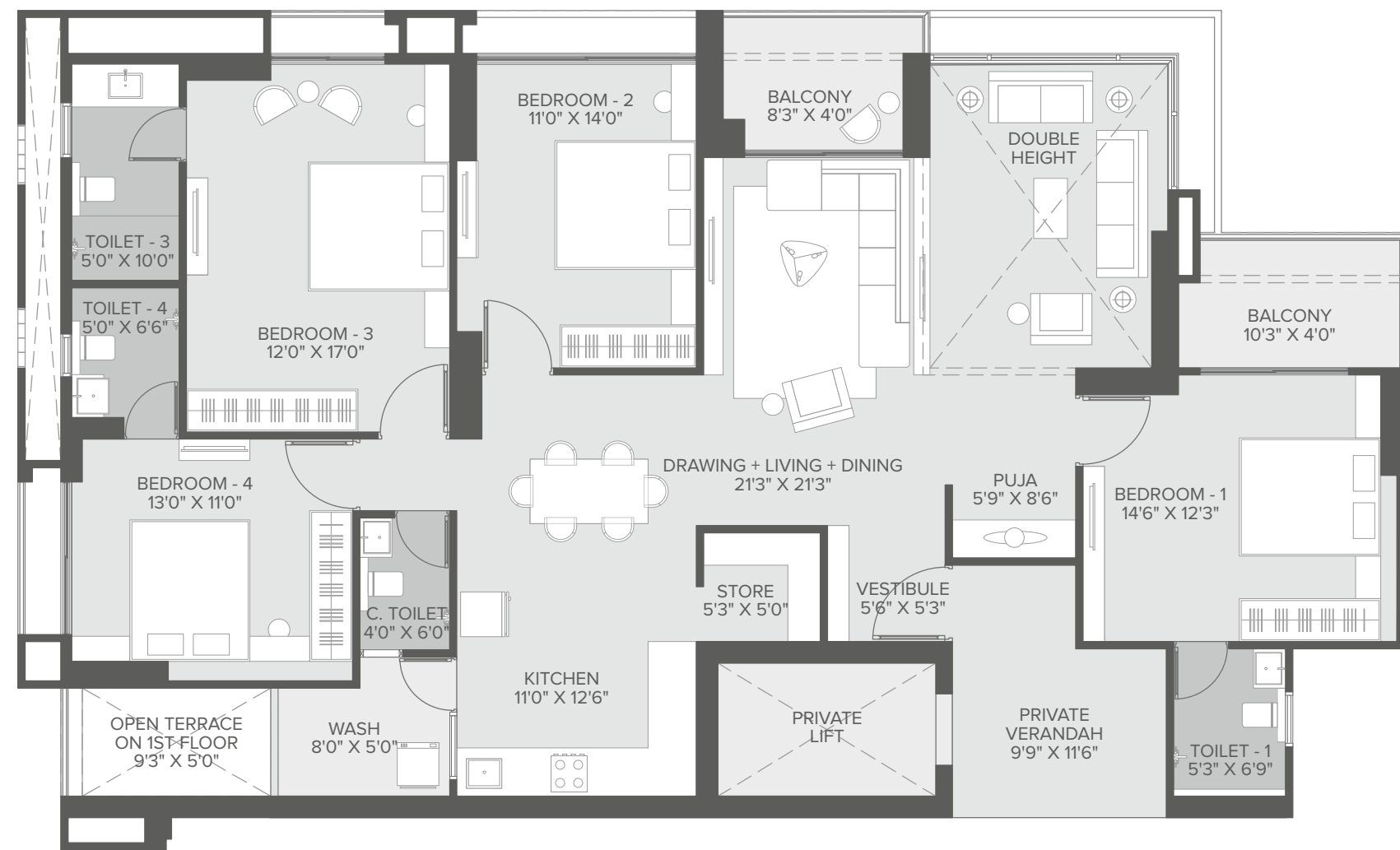
## BEYOND ORDINARY LIVING

Immerse yourself in a home designed for ultimate comfort, with private balconies and premium touches that elevate your lifestyle.

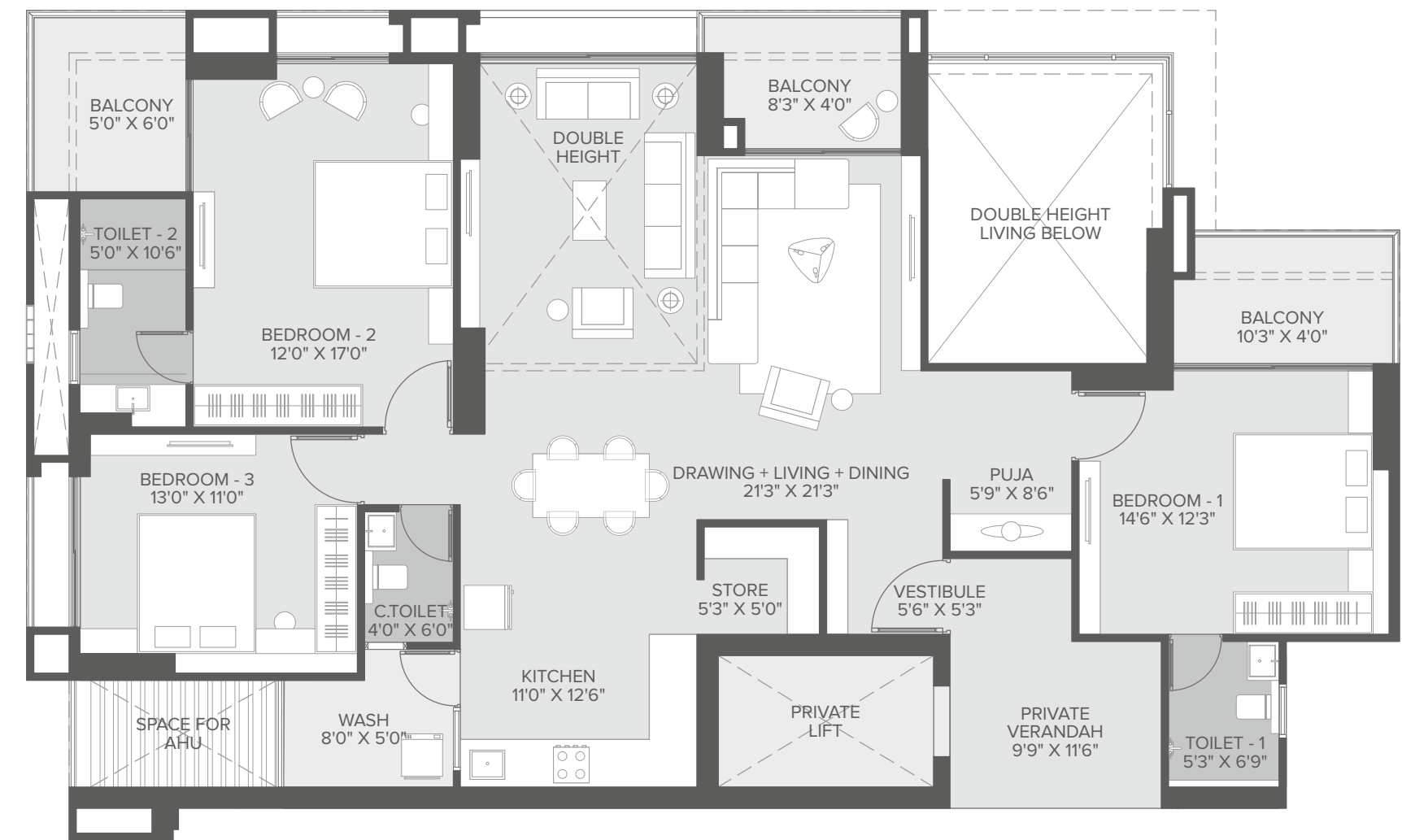


UNIT PLANS

**4 BHK** | TYPE - A  
UNIT PLAN | 101



**3 BHK** | TYPE - A1  
UNIT PLAN | 201, 401, 601, 801, 1001, 1201, 1401, 1601  
Floor No: 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 16<sup>th</sup>

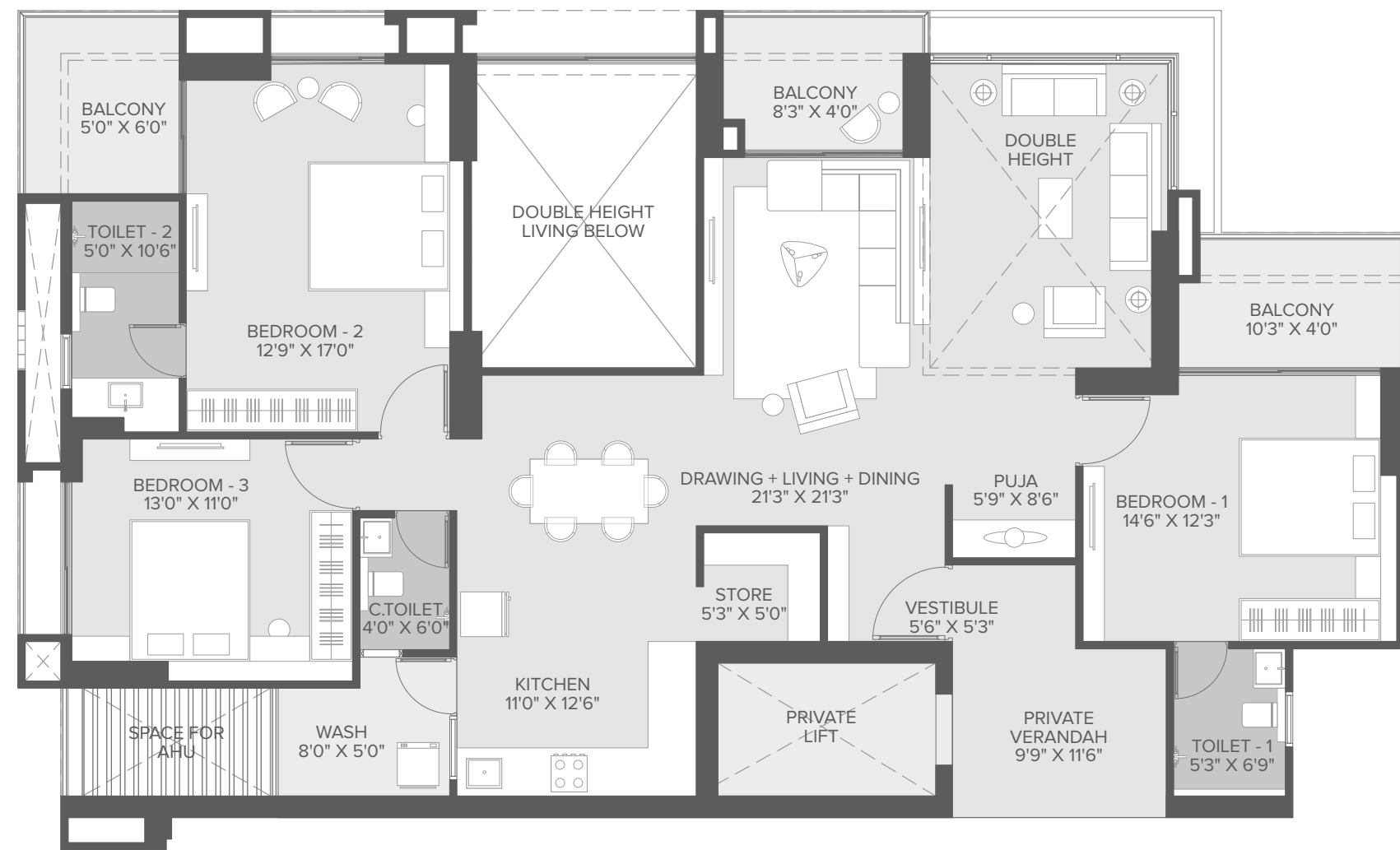




### 3 BHK UNIT PLAN

#### TYPE - A2

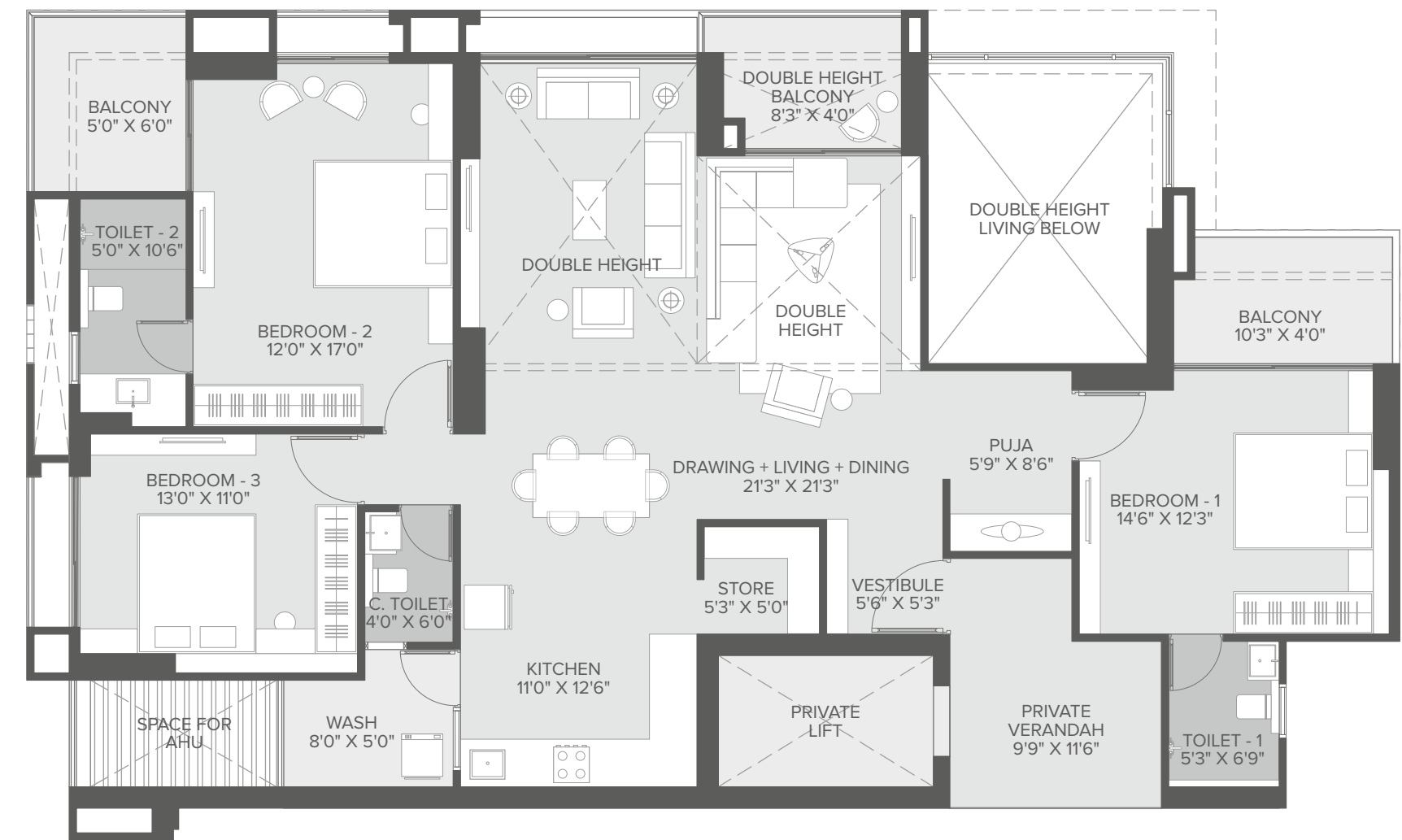
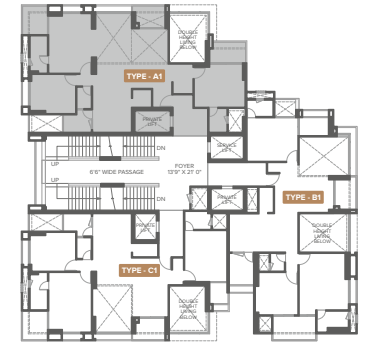
301, 501, 701, 901, 1101, 1301, 1501, 1701  
Floor No: 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>, 15<sup>th</sup>, 17<sup>th</sup>



### 3 BHK UNIT PLAN

#### TYPE - A3

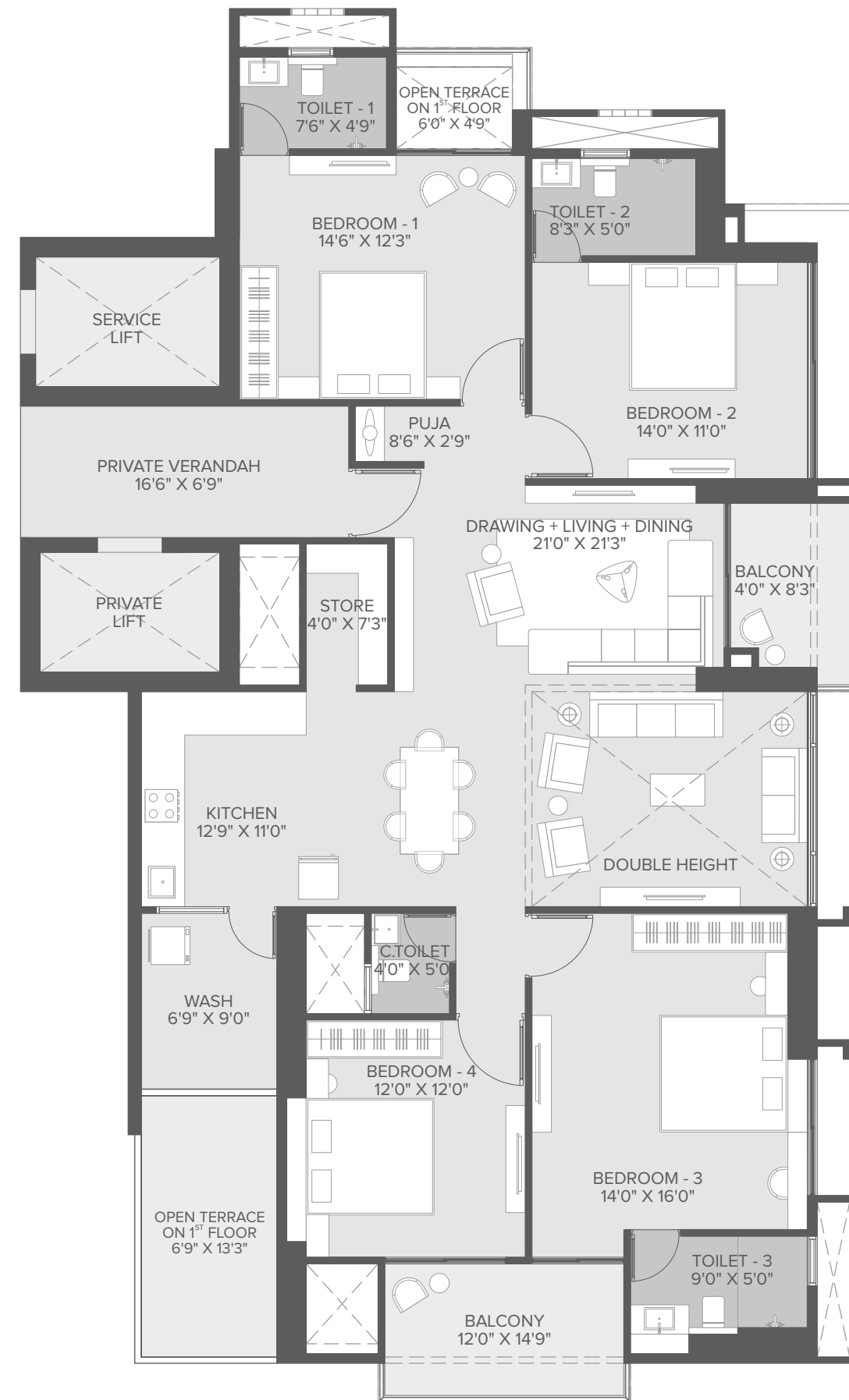
1801





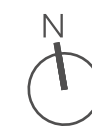
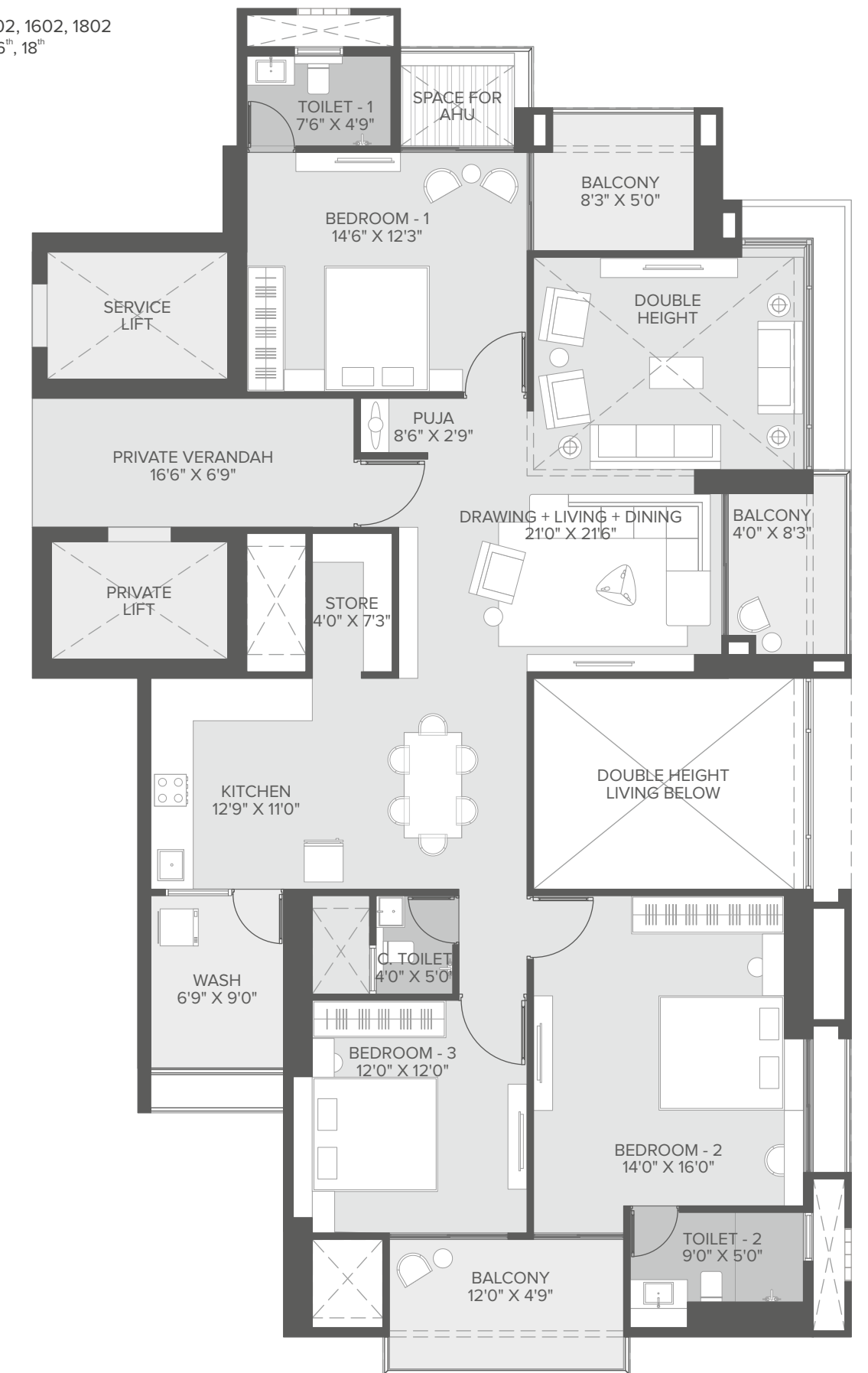
# 4 BHK UNIT PLAN

TYPE - B  
102



# 3 BHK UNIT PLAN

TYPE - B1  
202, 402, 602, 802, 1002, 1202, 1402, 1602, 1802  
Floor No: 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 16<sup>th</sup>, 18<sup>th</sup>

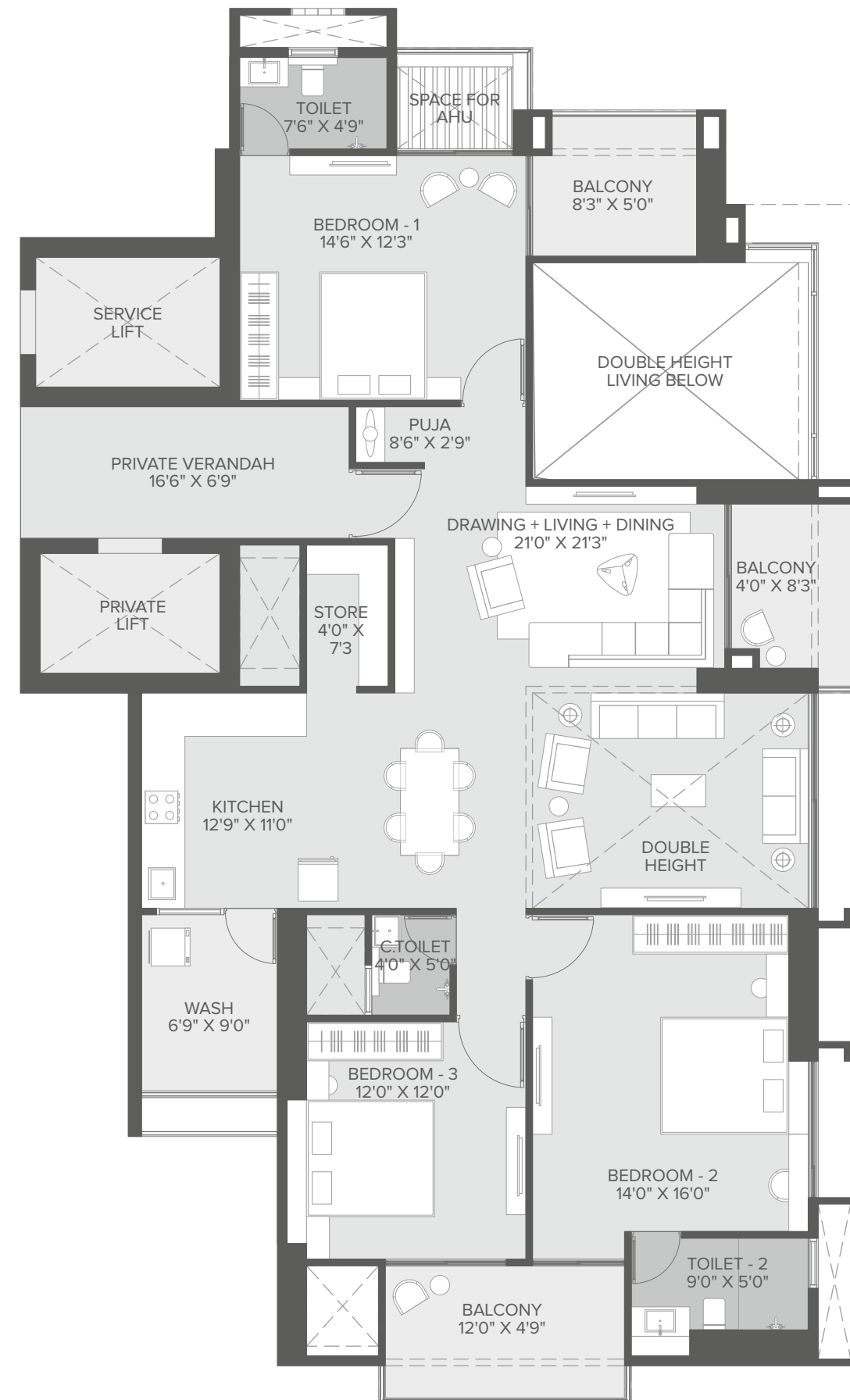




### 3 BHK UNIT PLAN

#### TYPE - B2

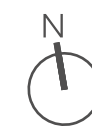
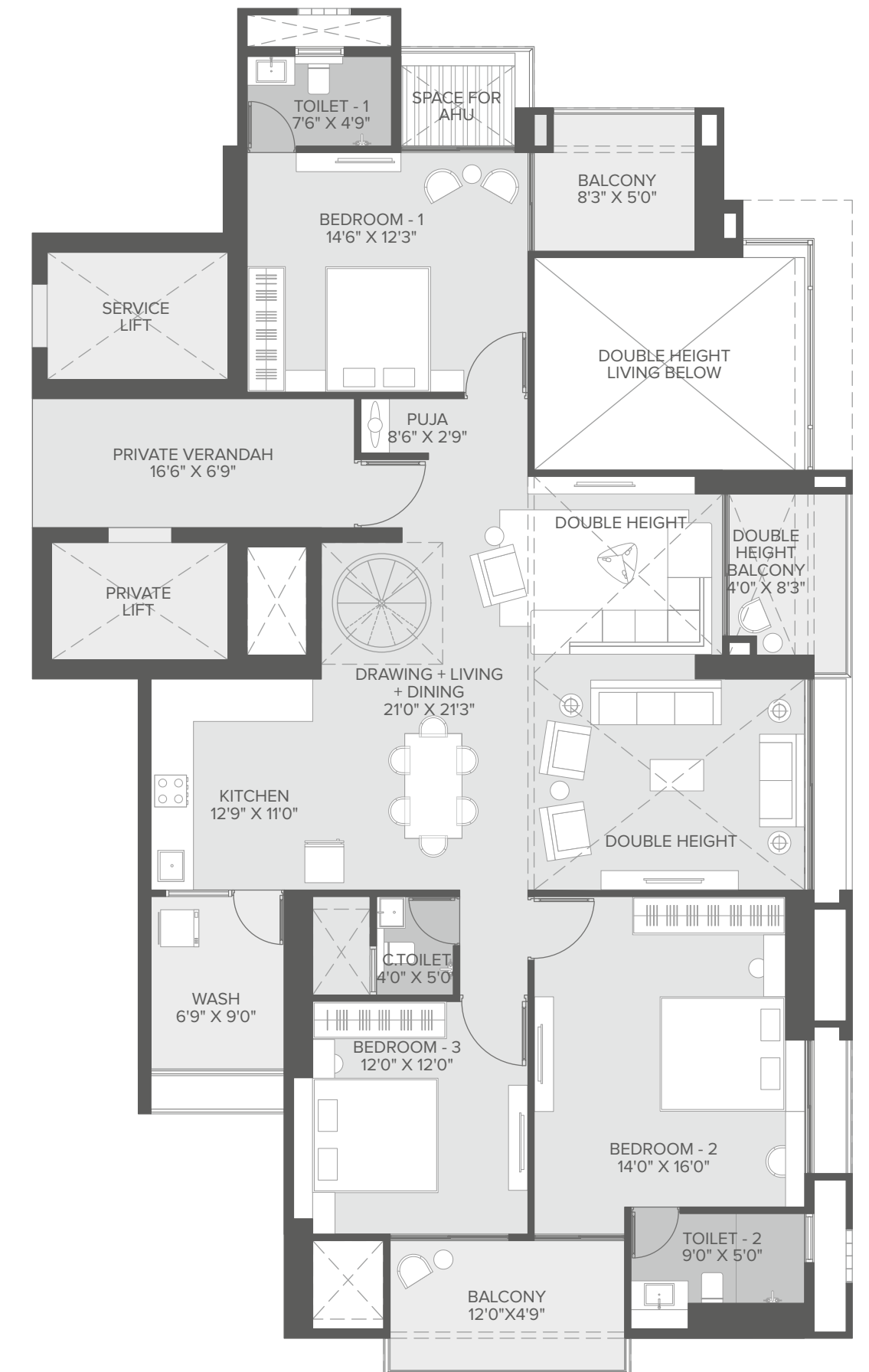
302, 502, 702, 902, 1102, 1302, 1502  
Floor No: 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>, 15<sup>th</sup>



### 3 BHK PENTHOUSE

#### TYPE - B3

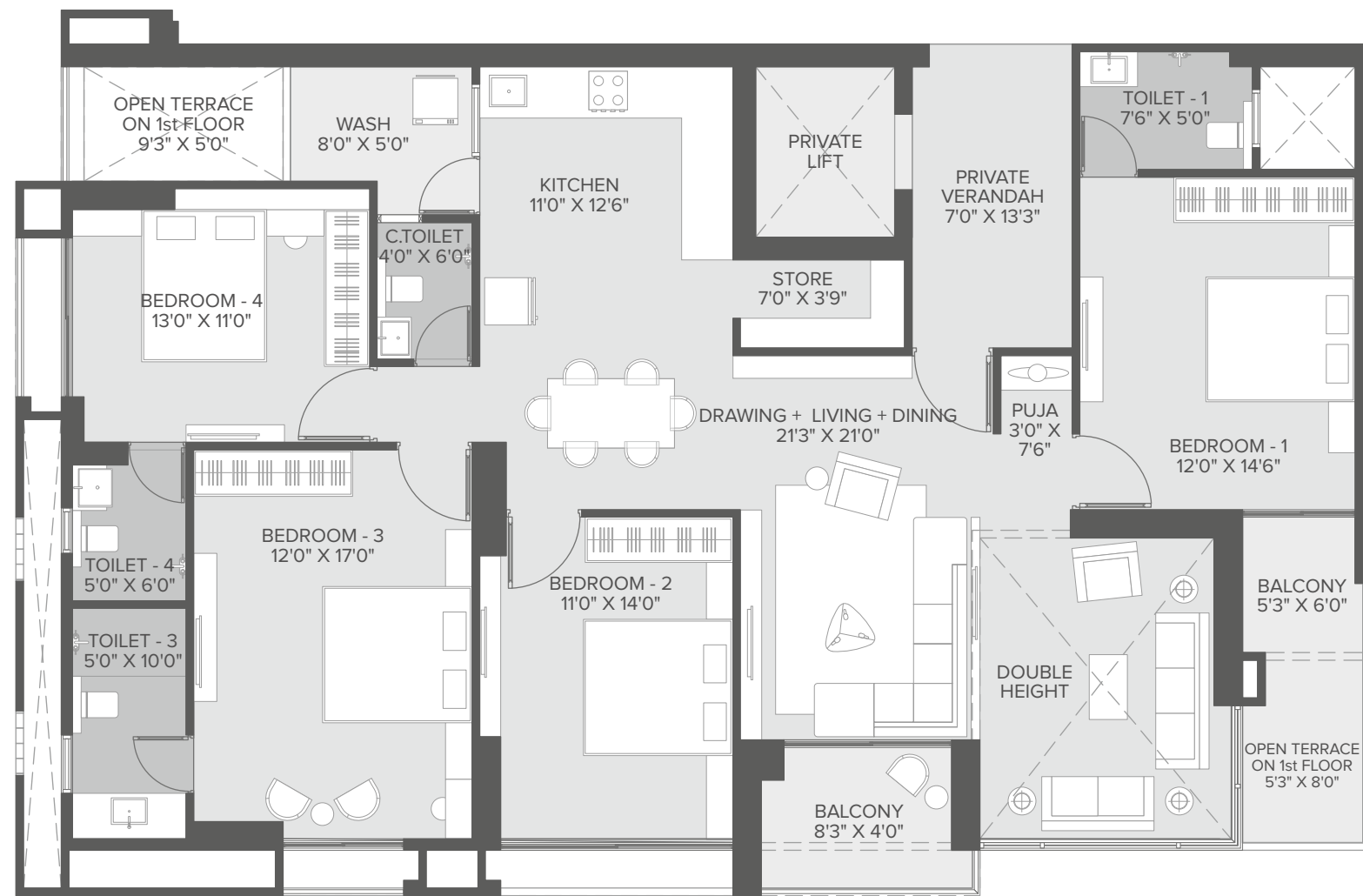
1902





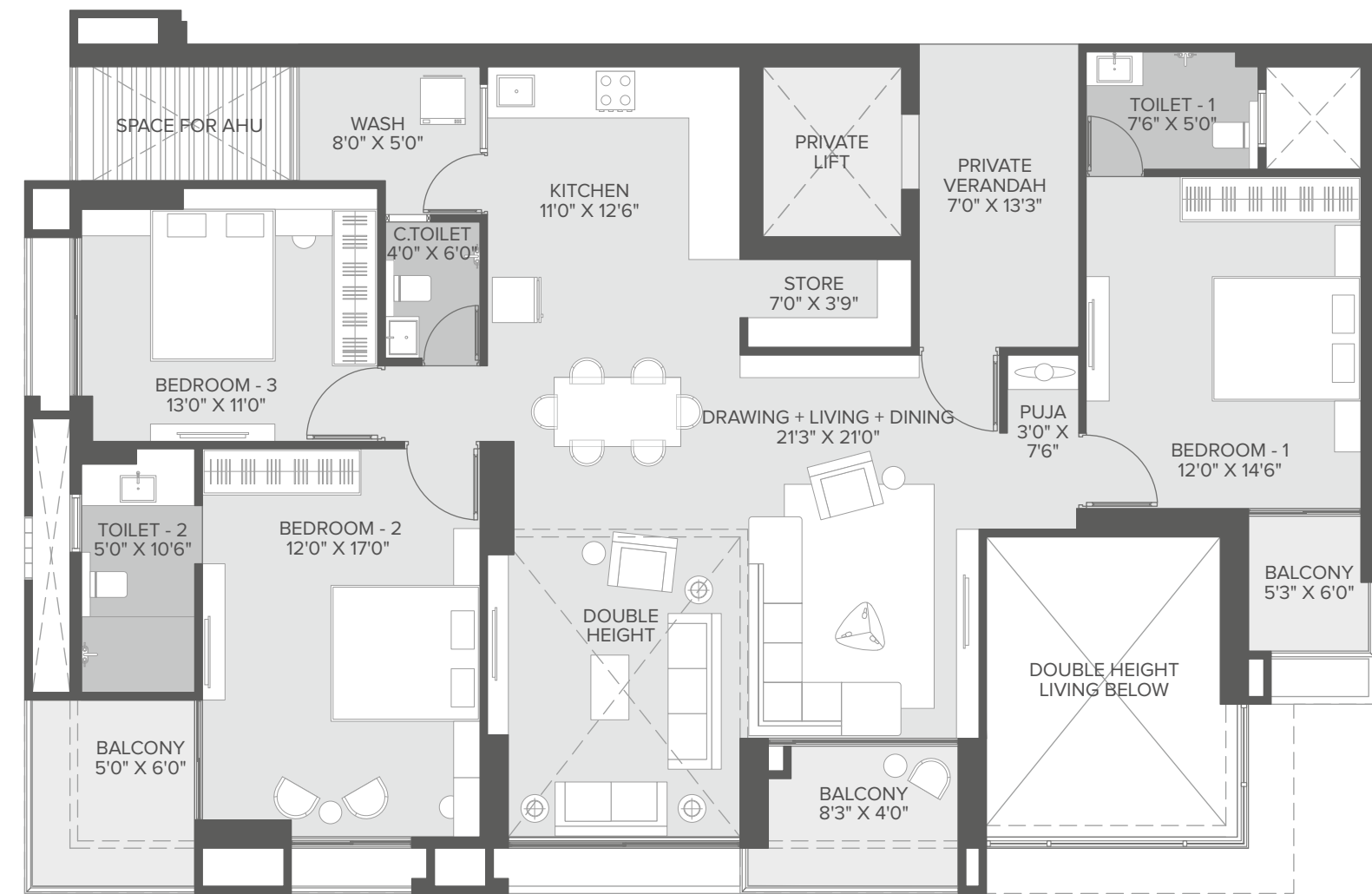
# 4 BHK UNIT PLAN

TYPE - C  
103



# 3 BHK UNIT PLAN

TYPE - C1  
203, 403, 603, 803, 1003, 1203, 1403, 1603, 1803  
Floor No: 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 16<sup>th</sup>, 18<sup>th</sup>

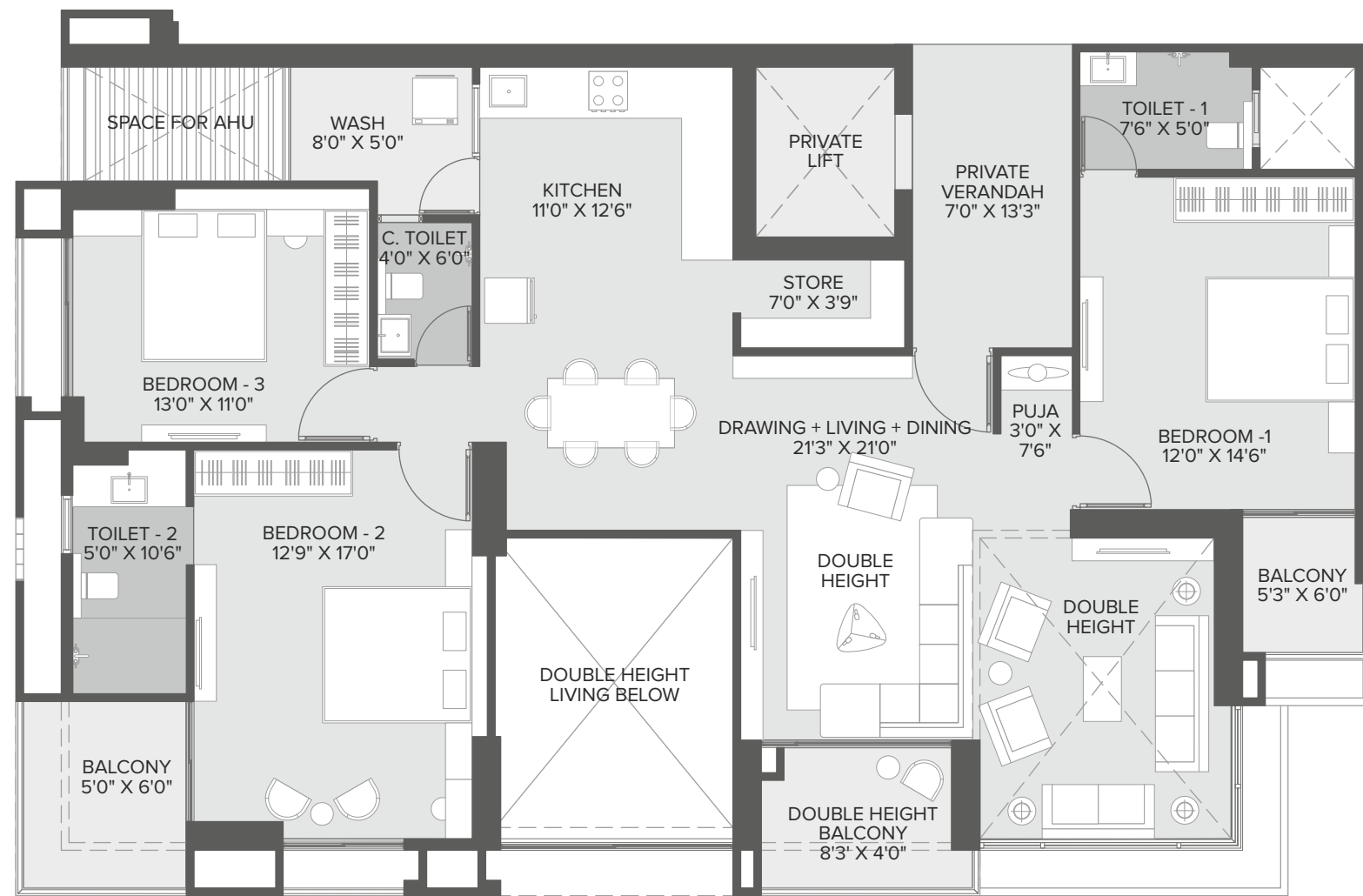




### 3 BHK UNIT PLAN

#### TYPE - C2

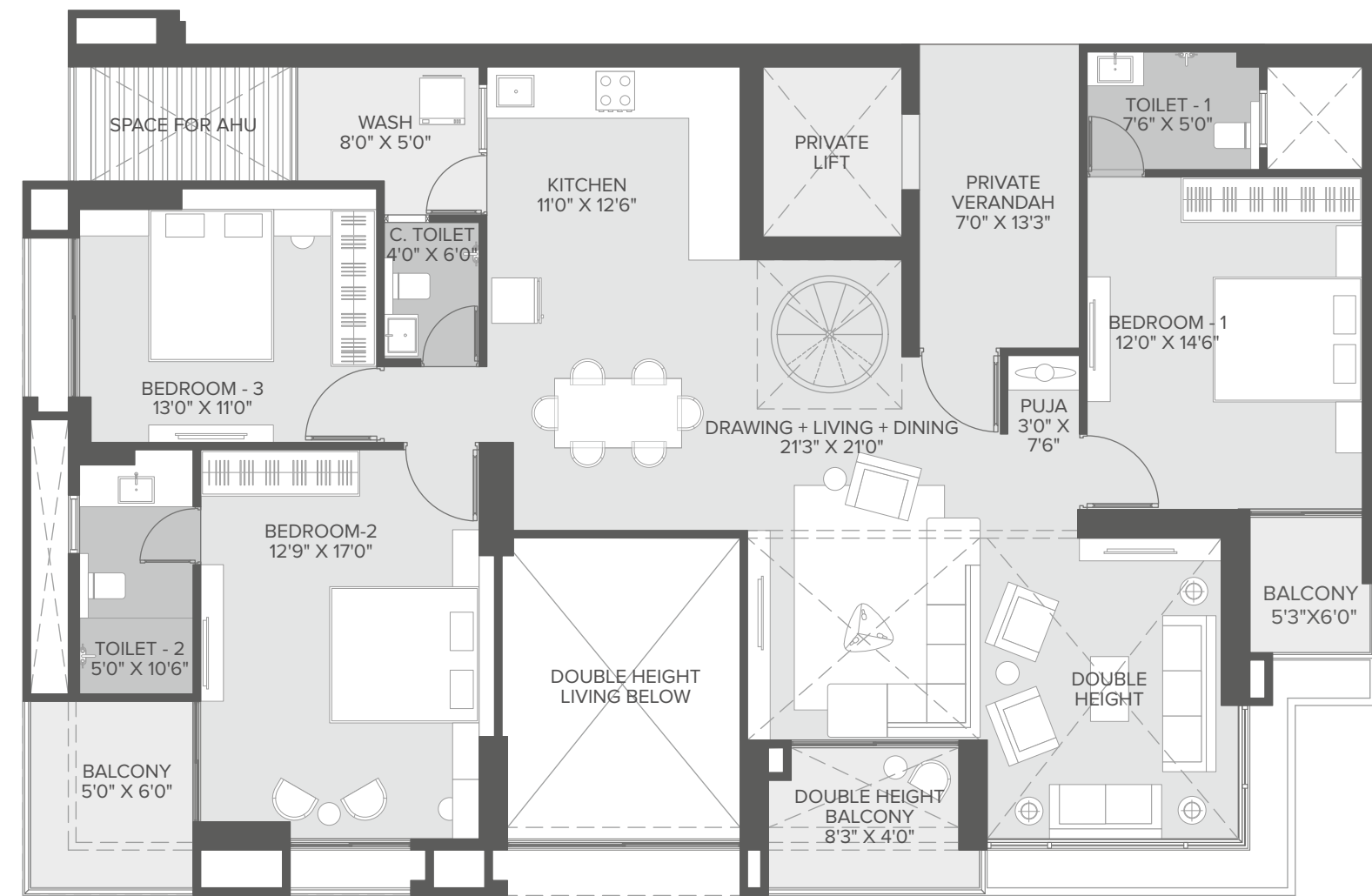
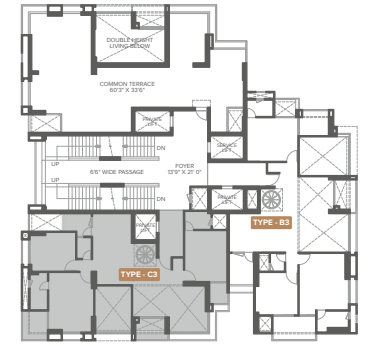
303, 503, 703, 903, 1103, 1303, 1503, 1703  
Floor No: 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>, 15<sup>th</sup>, 17<sup>th</sup>



### 3 BHK PENTHOUSE

#### TYPE - C3

1903  
Floor No: 19<sup>th</sup>





BANQUET HALL



GYMNASIUM



INDOOR ARENA



YOGA STUDIO



TERRACE POOL AREA

## SPECIFICATIONS

### STRUCTURE

- RCC Framed Structure, Structure Design as per IS Code for Earthquake Resistance

### WALLS

- Internal area with Putty finish.
- External Wall - Double Coat Mala Plaster with Texture Finish

### FLOORING

- Premium Vitrified Tiles in Rooms.

### BALCONY

- Anti - skid performance tile.

### WASH ROOMS

- Antiskid floor with designer tile dado up to lintel level.

### PLUMBING

- ISI UPVC and CPVC Premium Quality Pipes and Fittings for Plumbing & Drainage Work

### SANITARY

- Jaguar or equivalent CP fittings & wall hung EWC
- Premium Quality Faucet, Tap and Diverter in each Bathroom

### BATHROOM

- Ceramic tile in floor and dado up to lintel level

### KITCHEN

- Polished granite platform with stainless steel sink
- Plumbing provision for R.O.plant & washing machine
- Vitrified tile in wash area with vitrified tile dado
- Glazed tile dado up to lintel level on kitchen platform

### WASH AREA

- Anti - skid performance tile with dado.

### WINDOWS

- Double Glazed Glass Window with Stone Jambs

### DOORS

- Main Door with Both Side Veneer
- All Doors Good Quality Flush Door with paint finish on both Sides

### ELECTRIFICATION

- Concealed Copper flexible ISI wiring, MCB & ELCB as per Requirements,
- Branded Power Generator.
- Double Wiring for Invertor Provision, Sufficient Electric Point with modular switches

### RENEWABLE ENERGY

- Solar System as per Rules

### FIRE

- Fire Safety System as per Government Rules

### LIFT & CAPACITY

- Automatic Lifts

### WATER PROOFING

- Brickbat Coba / Chemical waterproofing in all sunk
- slab, China mosaic / ceramic tiles waterproofing on terrace

### OTHER SPECIFICATIONS

- Decorative Foyer
- CP Fitting and Sanitary Ware of International Brands
- FRLS Wiring with electrical accessories of Top Brands VRV
- Air Conditioner
- Textured External Wall with Waterproofing
- Exposed-Finish RCC ceiling
- Fiber Optic Cable Network
- Ample Car Parking
- EV charging station.

THE CAMPAIGN REVISITED

KROMME

STUTI

ALL APARTMENTS WITH  
DOUBLE HEIGHT LIVING ROOM & 3 BALCONIES



**THE DOUBLE 3**  
PREMIUM RESIDENCES

3 BHK | 56 APARTMENTS

AT KOBA, NR. METRO STATION,  
GANDHINAGAR

+91 91154 31111  
+91 74999 19991

PR/GJ/GANDHINAGAR/GANDHINAGAR/Gandhinagar Municipal Corporation/MAA13002/210224/311228  
gujrera.gujarat.gov.in



**Kromme Group** is the brainchild of Mr.Chirag Rao, who believed in building something that brings out the essence of life. Having pursued MBA, his journey began with experience in the textile industry followed by the packaging and printing industry. He envisioned bringing the experience of all these aspects of life and creating a lifestyle of leisure and comfort, with a keen sense of aesthetic.

**Kromme Group** is the genesis of 'Premium but Practical' built real estate projects that stand out of the crowd due to its innovative plan and quality infrastructure. Desire to create value added kind projects, this is Mr. Rao's solo venture towards building something beyond extraordinary. His vision is to build and deliver spaces that not only increases fortune but also supports the physical, mental, and spiritual health of the people investing in it.

www.krommegroup.com |  krommegroup



Stuti Developers is a distinguished real estate company renowned for its commitment to delivering exceptional projects that adhere to the highest standards of quality. With a primary focus on fulfilling the dreams and aspirations of their esteemed clientele, Stuti Developers takes great pride in surpassing expectations. They strive to understand the unique needs and preferences of their customers, ensuring that each project is tailored to perfection.

Their portfolio of remarkable projects serves as a testament to their unwavering commitment to delivering outstanding results. Whether you are in search of a residential property or a commercial space, Stuti Developers has a proven track record of success and a portfolio that exemplifies their expertise.

 shree.ak.infra



**THE DOUBLE 3**  
PREMIUM RESIDENCES

Site Address:  
**The Double Three**, F.P No. 139, T.P No.2, B/h K-Raheja road to PDPU road, Opp. Stuti site, Koba, Gandhinagar - 382421

## LOCATION MAP





**STUTI KROMME DEVELOPERS LLP.**

Office Address: **F.P No. 139, Near GNLU, Metro Station, K-Raheja road, Koba, Gandhinagar**

Booking Contact: **+91 91154 31111, 74999 19991**

ARCHITECT



PLANNERS  
ARCHITECTS  
INTERIORS

STRUCTURE

**SARJAN  
CONSULTANTS**

BRAND CONSULTANT

**ido·graph**

Rera No.: PR/GJ/GANDHINAGAR/GANDHINAGAR/Gandhinagar Municipal Corporation/MAA13002/A1R/080125/311228 | [gujrera.gujarat.gov.in](http://gujrera.gujarat.gov.in)

**DISCLAIMER**

Changes in elevation shall not be allowed to be done by members of the society. All government and semi-government charges, such as stamp duty, GST, and any other state or central government taxes, shall be borne by the members. Legal documentation charges and advance maintenance shall be borne by the members separately.

All rights are reserved by the developer to make any changes in the layout plan, exterior elevation, dimensions, and other details that need to comply with statutory regulations; these changes shall be binding on all members. Any additional liabilities due to changes in the bylaws shall be borne by the members. This brochure is only for an easy presentation of the project and should not be treated as a legal document. Subject to Ahmedabad jurisdiction.

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## REACHING NEW HEIGHTS OF DISTINCTION

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 **GROUND FLOOR PLAN**



18 M WIDE ROAD

**LEGEND**

1. Entry/Exit
2. Security cabin
3. Flooring pattern
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 **1<sup>ST</sup> FLOOR PLAN**



18 M WIDE ROAD



- TYPE - A | 4 BHK**  
101
- TYPE - B | 4 BHK**  
102
- TYPE - C | 4 BHK**  
103



## TYPICAL FLOOR PLAN - LOWER LEVEL

2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 16<sup>th</sup>



### TYPE - A1 | 3 BHK

201, 401, 601, 801, 1001, 1201, 1401, 1601

### TYPE - B1 | 3 BHK

202, 402, 602, 802, 1002, 1202, 1402, 1602

### TYPE - C1 | 3 BHK

203, 403, 603, 803, 1003, 1203, 1403, 1603



18 M WIDE ROAD



## TYPICAL FLOOR PLAN - UPPER LEVEL

3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>, 15<sup>th</sup>, 17<sup>th</sup>



### TYPE - A2 | 3 BHK

301, 501, 701, 901, 1101, 1301, 1501, 1701

### TYPE - B2 | 3 BHK

302, 502, 702, 902, 1102, 1302, 1502, 1702

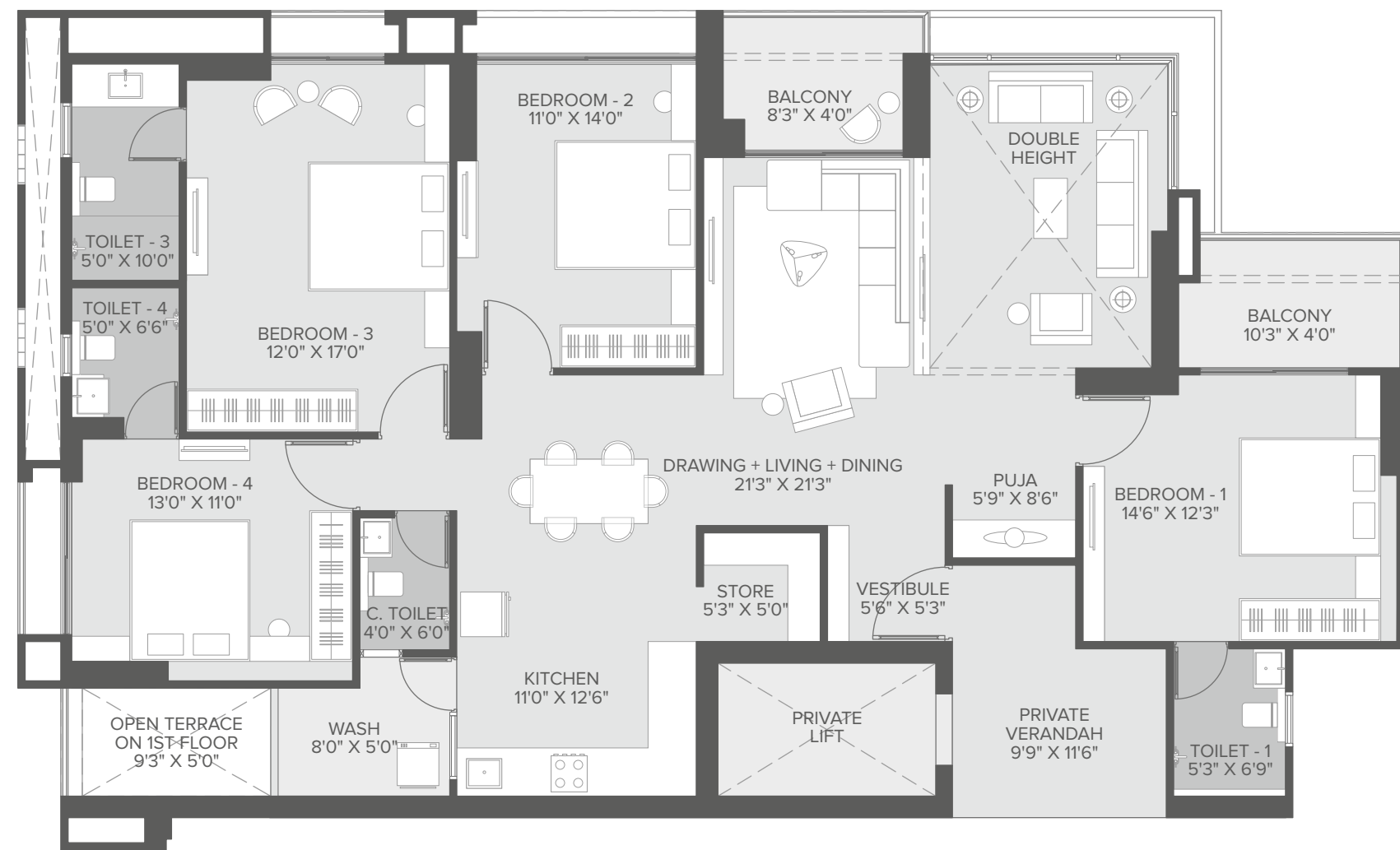
### TYPE - C2 | 3 BHK

303, 503, 703, 903, 1103, 1303, 1503, 1703

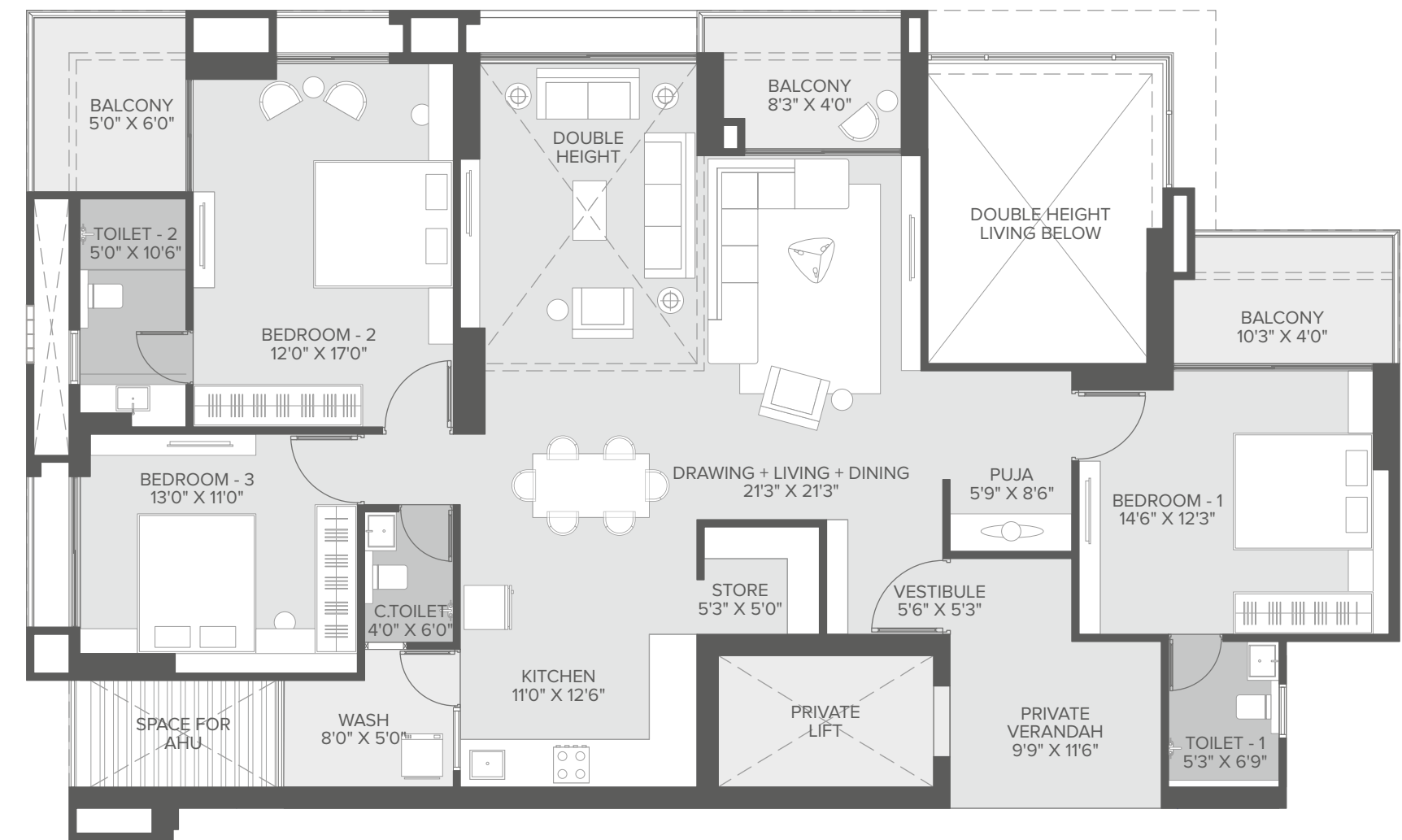


18 M WIDE ROAD

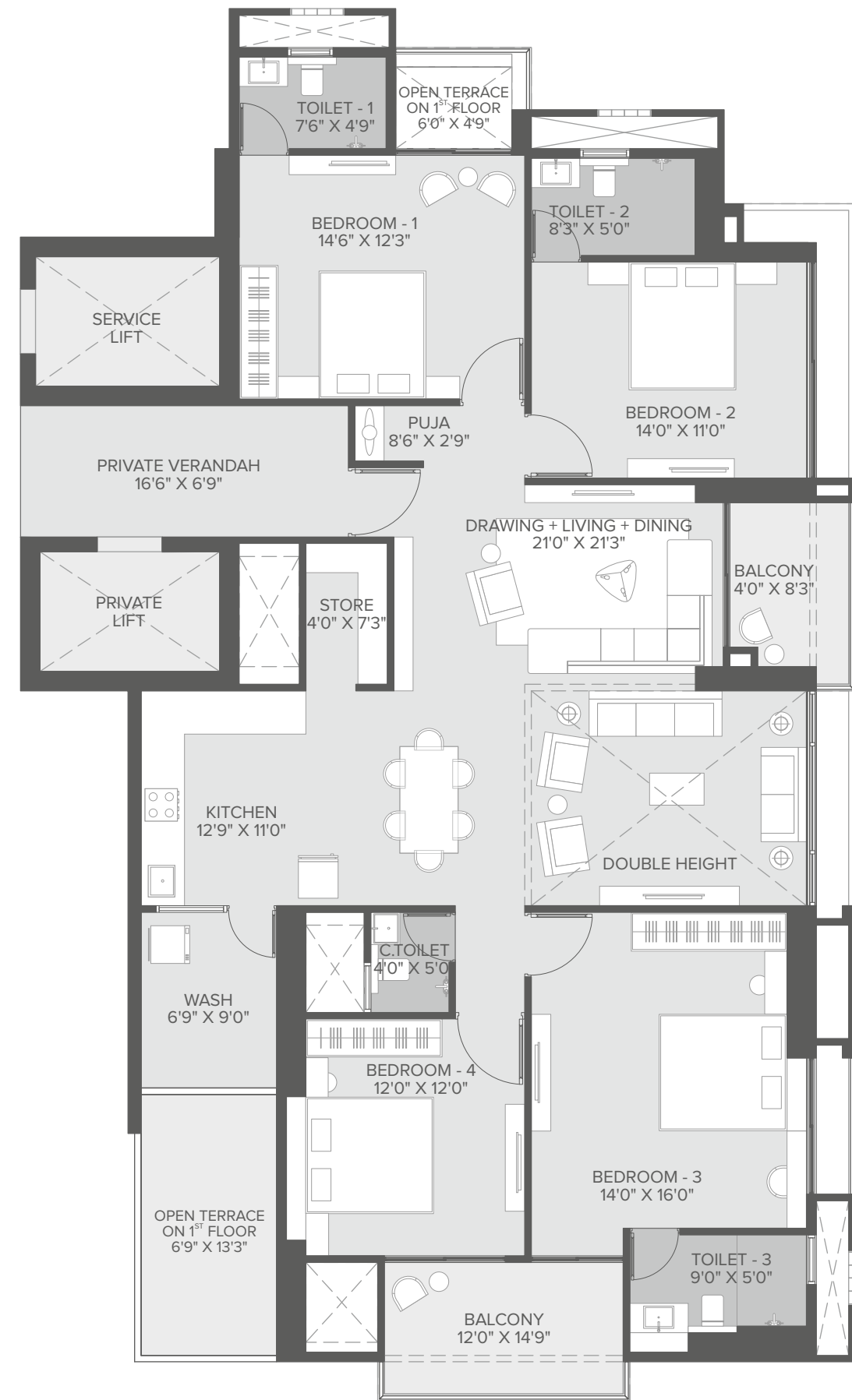
**4 BHK** | TYPE - A  
UNIT PLAN | 101



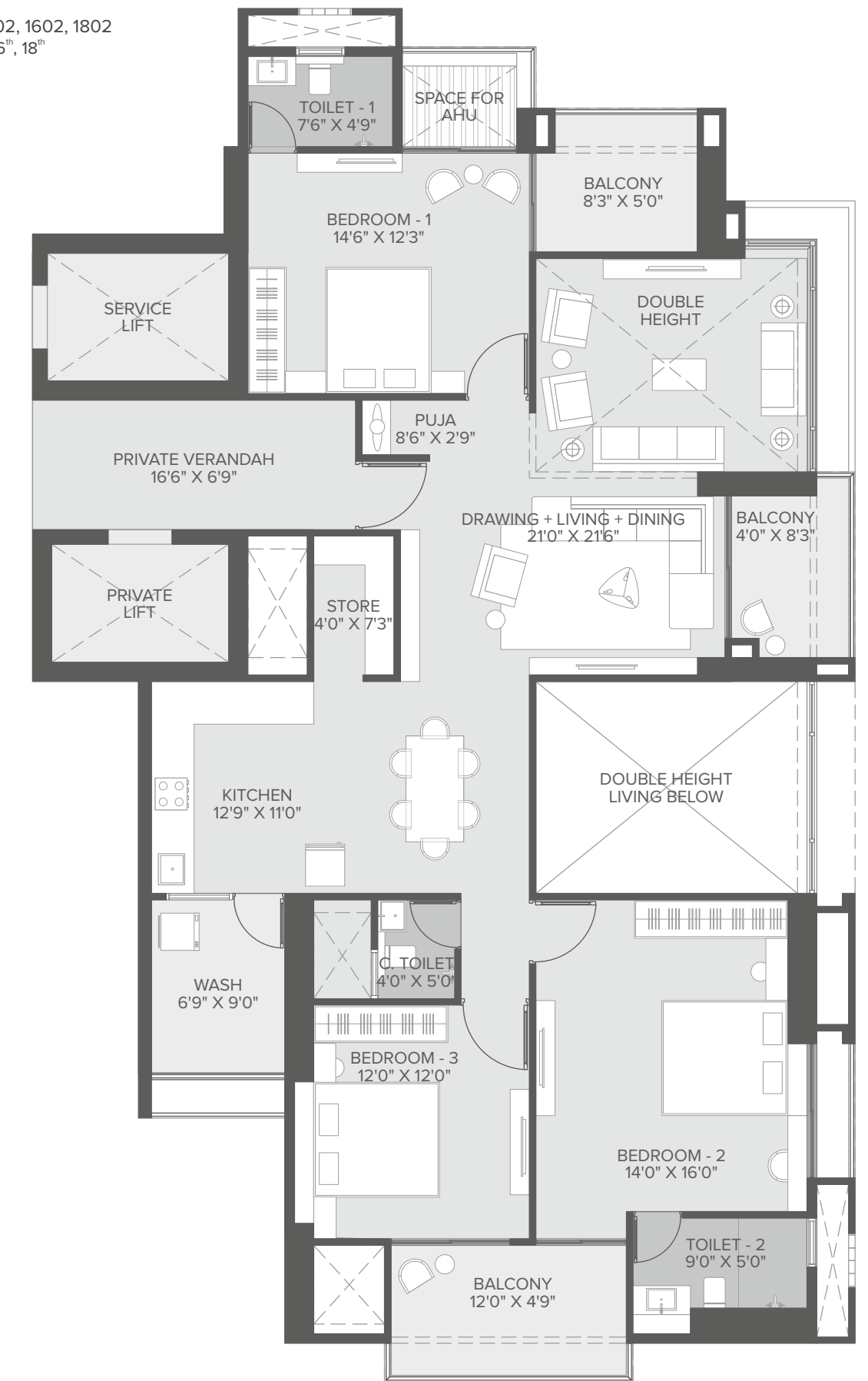
**3 BHK** | TYPE - A1  
UNIT PLAN | 201, 401, 601, 801, 1001, 1201, 1401, 1601  
Floor No: 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 16<sup>th</sup>



**4 BHK** | TYPE - B  
UNIT PLAN | 102



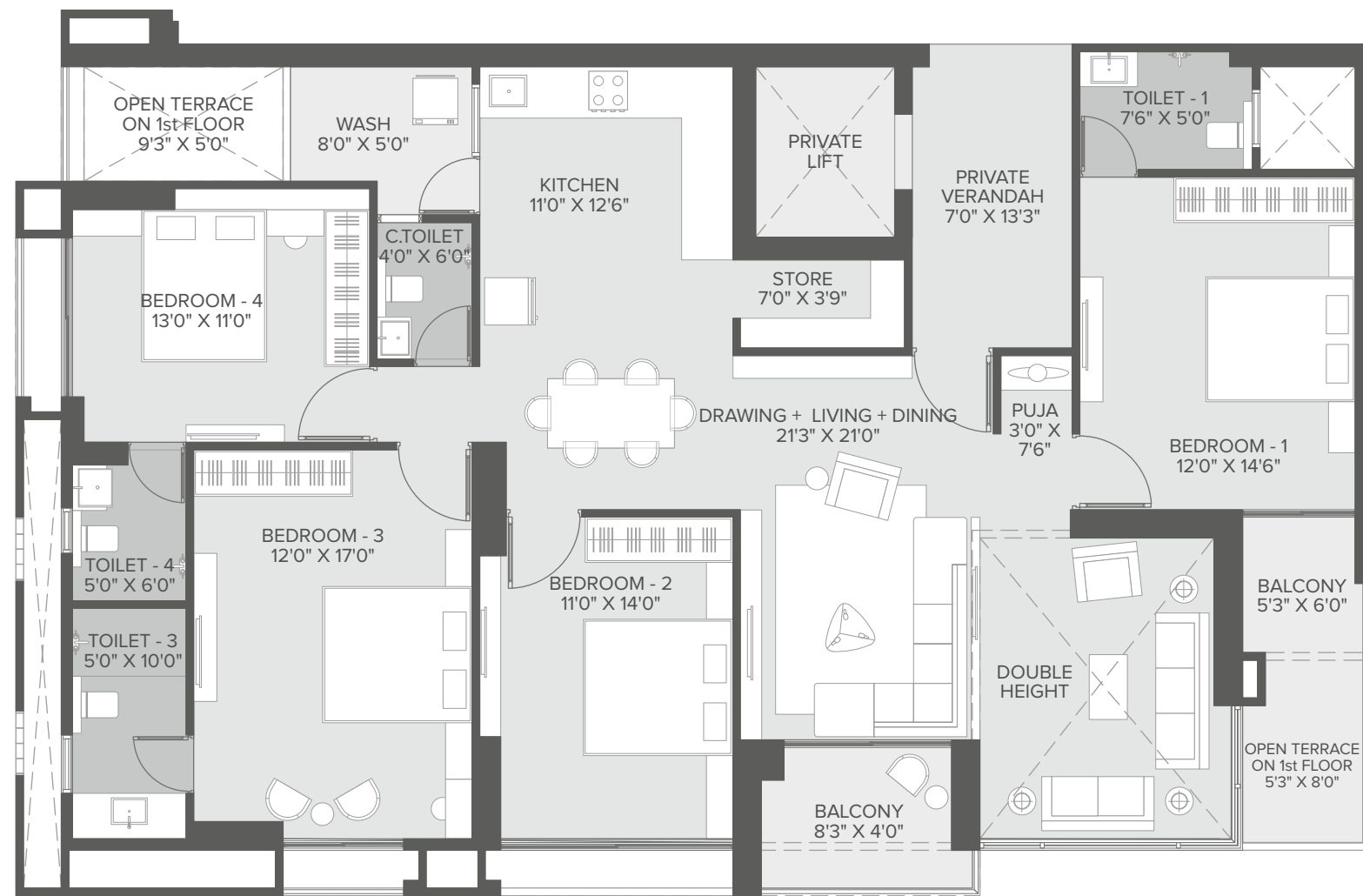
**3 BHK** | TYPE - B1  
UNIT PLAN | 202, 402, 602, 802, 1002, 1202, 1402, 1602, 1802  
Floor No: 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 16<sup>th</sup>, 18<sup>th</sup>





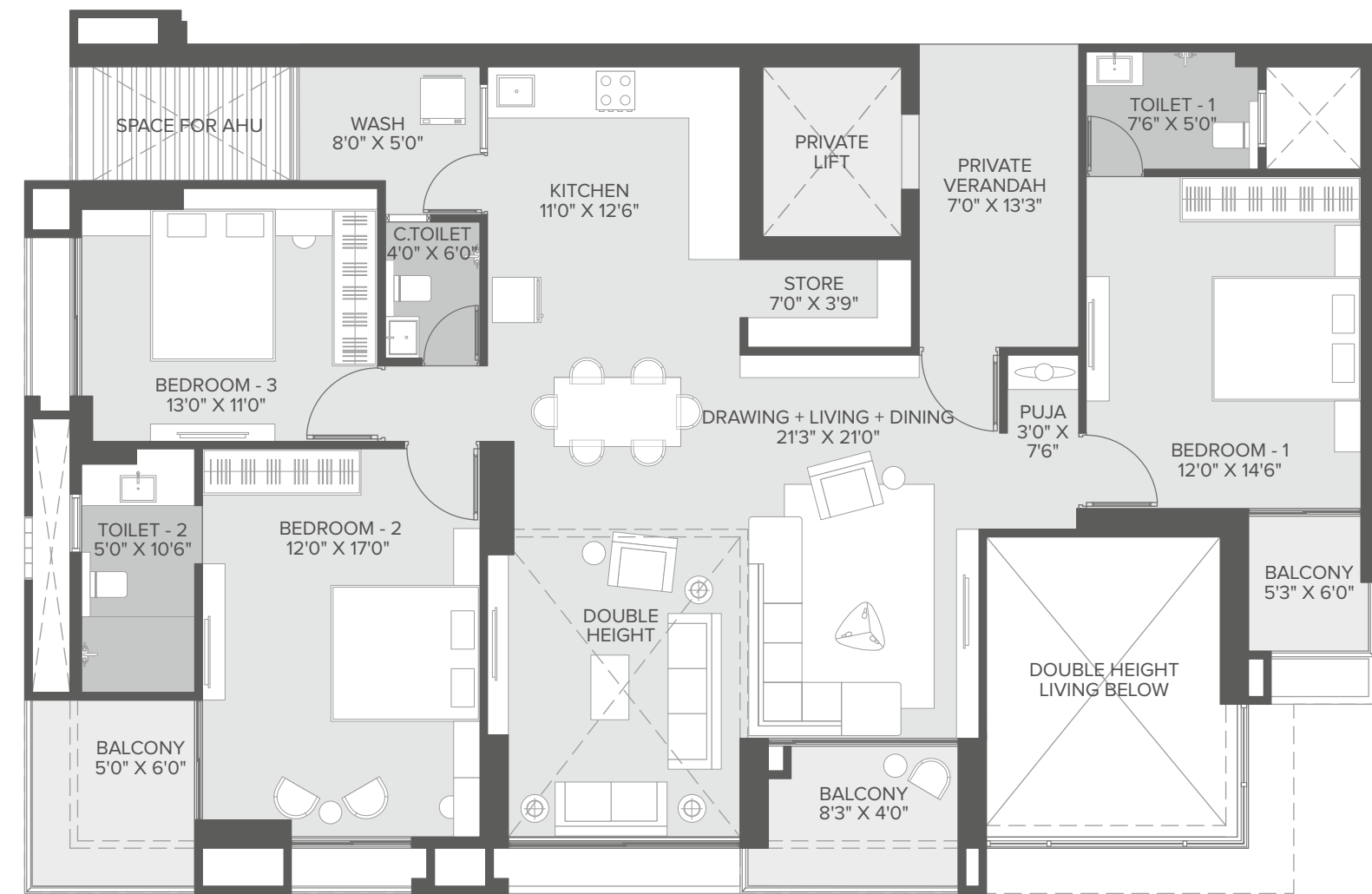
# 4 BHK UNIT PLAN

TYPE - C  
103



# 3 BHK UNIT PLAN

TYPE - C1  
203, 403, 603, 803, 1003, 1203, 1403, 1603, 1803  
Floor No: 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 16<sup>th</sup>, 18<sup>th</sup>

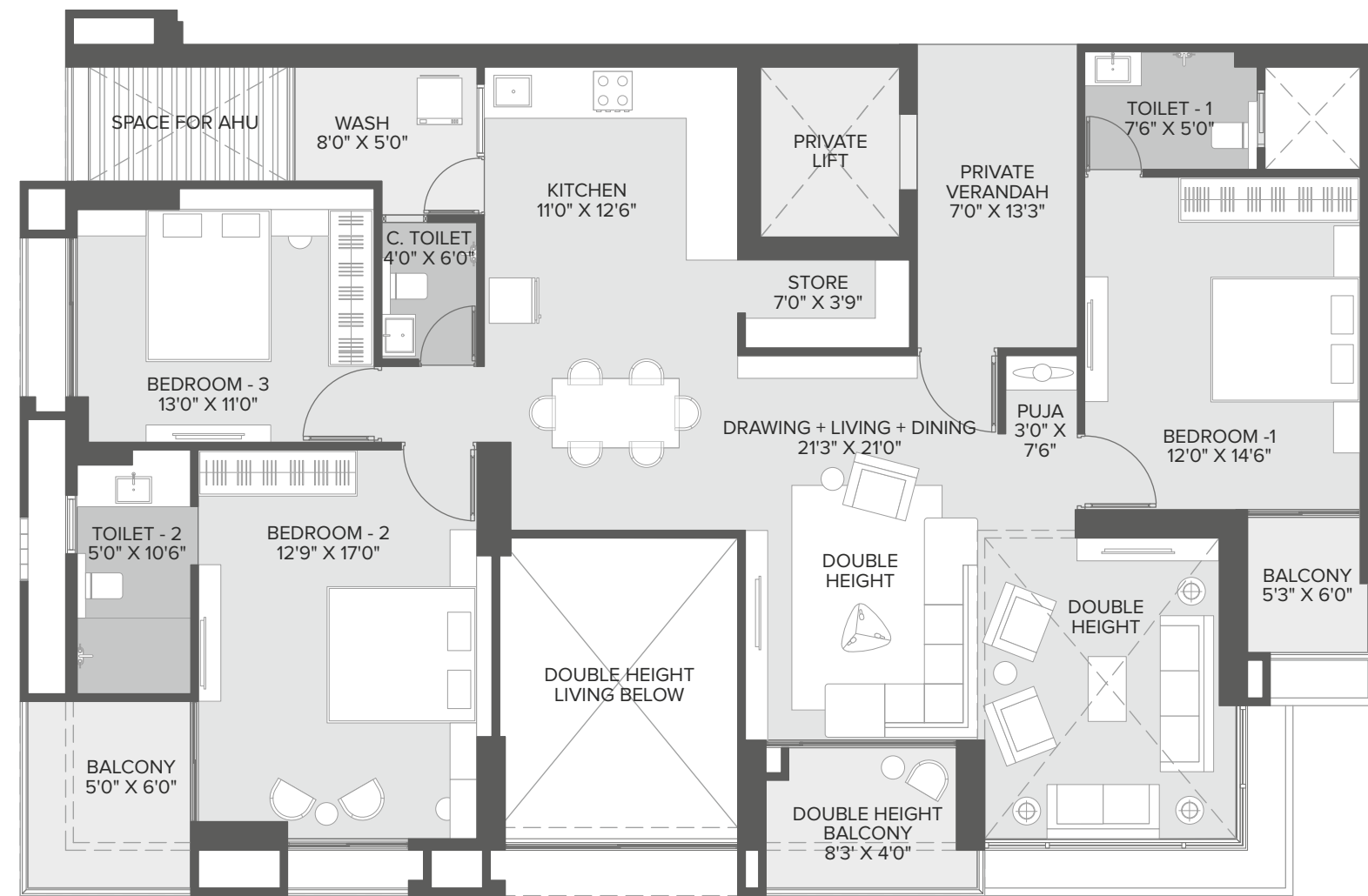




### 3 BHK UNIT PLAN

#### TYPE - C2

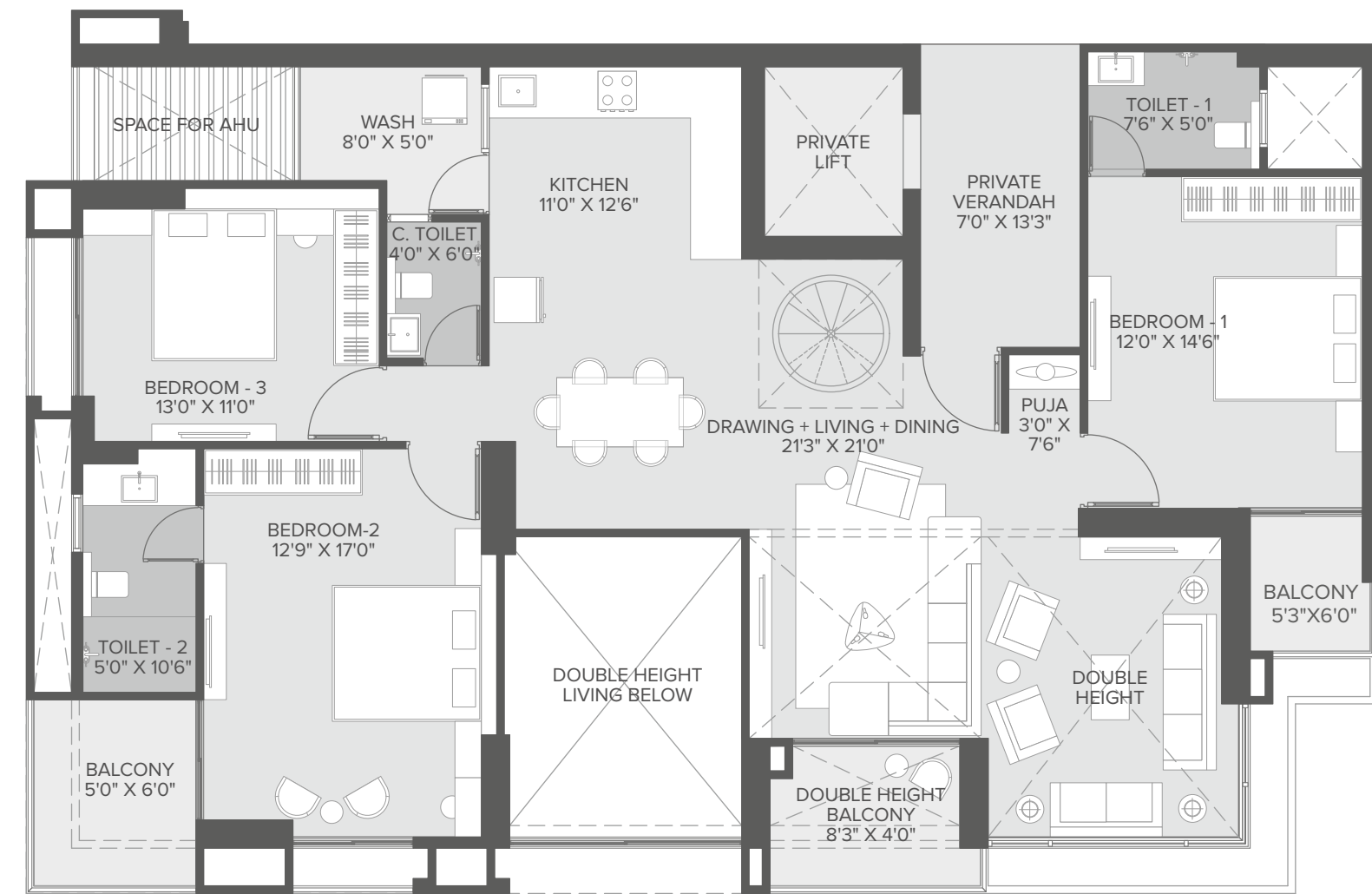
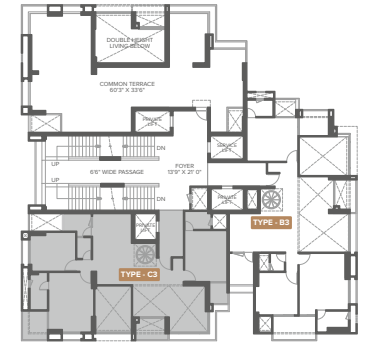
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Floor No: 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>, 15<sup>th</sup>, 17<sup>th</sup>



### 3 BHK PENTHOUSE

#### TYPE - C3

1903  
Floor No: 19<sup>th</sup>





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Stuti Developers is a distinguished real estate company renowned for its commitment to delivering exceptional projects that adhere to the highest standards of quality. With a primary focus on fulfilling the dreams and aspirations of their esteemed clientele, Stuti Developers takes great pride in surpassing expectations. They strive to understand the unique needs and preferences of their customers, ensuring that each project is tailored to perfection.

Their portfolio of remarkable projects serves as a testament to their unwavering commitment to delivering outstanding results. Whether you are in search of a residential property or a commercial space, Stuti Developers has a proven track record of success and a portfolio that exemplifies their expertise.

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**THE DOUBLE 3**  
PREMIUM RESIDENCES

Site Address:  
**The Double Three**, F.P No. 139, T.P No.2, B/h K-Raheja road to PDPU road, Opp. Stuti site, Koba, Gandhinagar - 382421

## LOCATION MAP





**STUTI KROMME DEVELOPERS LLP.**

Office Address: **F.P No. 139, Near GNLU, Metro Station, K-Raheja road, Koba, Gandhinagar**

Booking Contact: **+91 91154 31111, 74999 19991**

ARCHITECT



PLANNERS  
ARCHITECTS  
INTERIORS

STRUCTURE

**SARJAN  
CONSULTANTS**

BRAND CONSULTANT

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