



For more details contact
Mr. Chandrakant Solanki
+91 99795 07770

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STRATEGIC LOCATION

A luxurious residential living with a confluence of comfort and convenience! **Located close to the Palanpur Metro Station**, this luxury apartment gives you easy access to a deluxe lifestyle and makes it easy to travel to any part of the city.



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THE VICINITY



Metro Station (0.3 km)



School (0.5 km)



College (walking distance)



Hospital (walking distance)



Super Market (1.25 km)



Botanical Garden (1.40 km)



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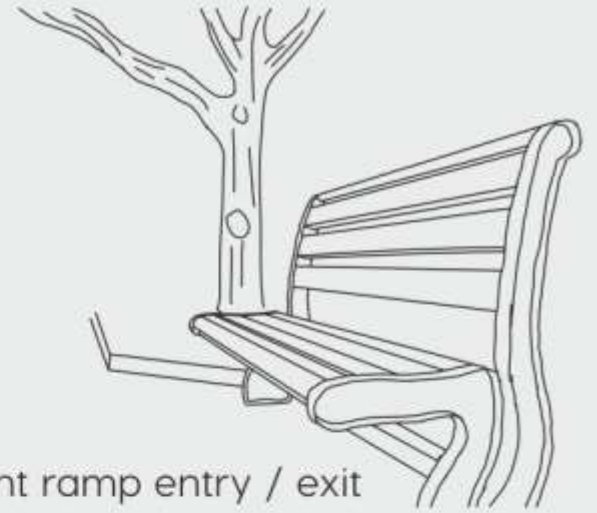
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LEGENDS

- | | |
|---------------------------------|--|
| 01 Sculpture at entrance | 12 Toddler play area (covered) |
| 02 Entrance plaza | 13 Multi-purpose court
(half basket ball) |
| 03 Tree pits | 14 Outdoor gym |
| 04 Jogging track / walkway | 15 Multi-sport court
(volleyball and badminton) |
| 05 Deck seating | 16 Net cricket |
| 06 Fragrance court | 17 Senior citizen plaza |
| 07 Yoga deck | 18 Garden lawn |
| 08 Amphitheatre | 19 Children play area |
| 09 Swing court | 20 Festival court |
| 10 Children play area (covered) | |
| 11 Skating rink | |

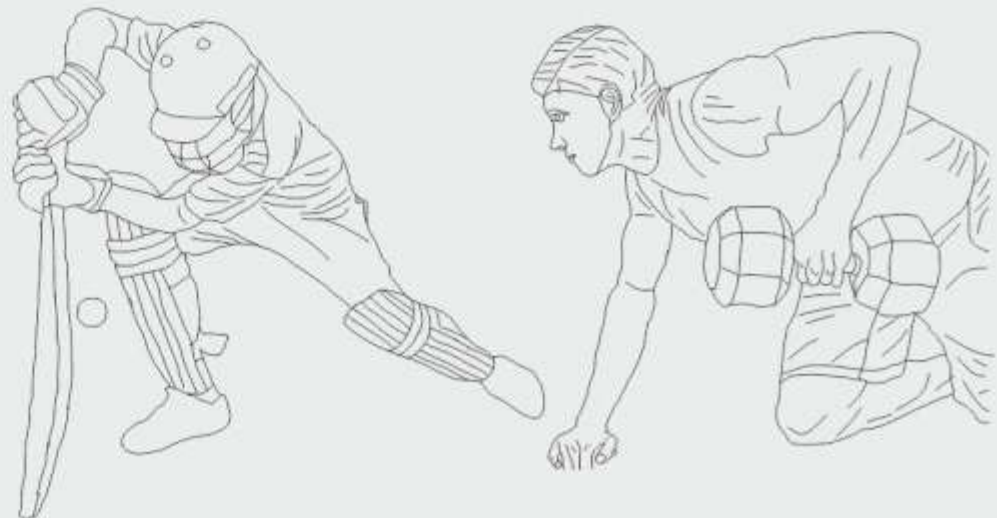


Presenting a range of modern amenities and a sophisticated style in an urban location for beauty, passion and healthy living.



- 21 Stage cum seating plaza
- 22 Water feature
- 23 Stepped water feature
- 24 Plaza with tree pit seating
- 25 Cozy corner
- 26 Watchman cabin
- 27 Pick-up / drop zone
- 28 Banquet hall
- 29 Indoor games
- 30 Gym / fitness center
- 31 M/F toilet
- 32 Projector screen
- 33 Library
- 34 Society office

- 35 Basement ramp entry / exit
- 36 Lily pool
- 37 Gazebo seating
- 38 Double height amenities area
- 39 CCTV camera
- 40 Lily pool bridge
- 41 Electric meter room
- 42 2,50,000 sq.ft parking area
- 43 50,000+ sq.ft. landscape area





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With modern amenities, this oasis offers a
luxurious and healthy lifestyle.





TERRACE GARDEN



SKATING RINK



SWING COURT (19 ft. height)



YOGA DECK (19 ft. height)



INDOOR GAMES



GYM



MULTI-SPORT COURT (VOLLEYBALL & BADMINTON)



TODDLER PLAY AREA



BANQUET HALL



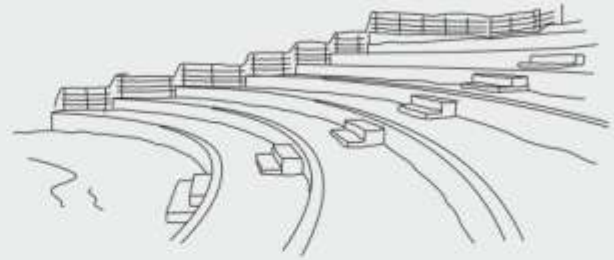
NET CRICKET

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AMENITIES



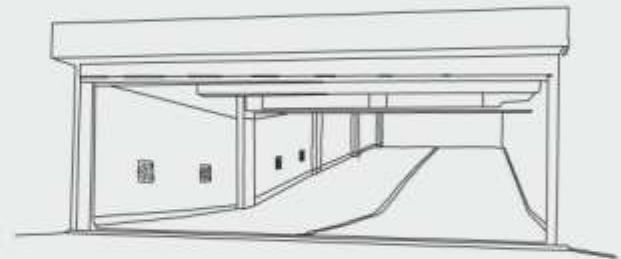
LILY POOL



AMPHITHEATRE



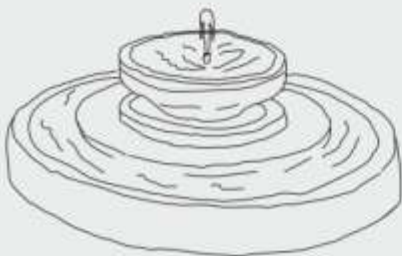
LILY POOL BRIDGE



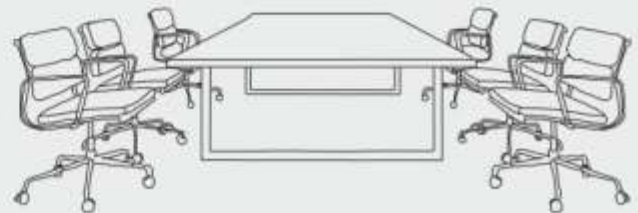
SPACIOUS BASEMENT ENTRY / EXIT



GYM



STEPPED
WATER FEATURE



SOCIETY OFFICE



STAGE CUM SEATING PLAZA



PLAZA WITH TREE PIT SEATING



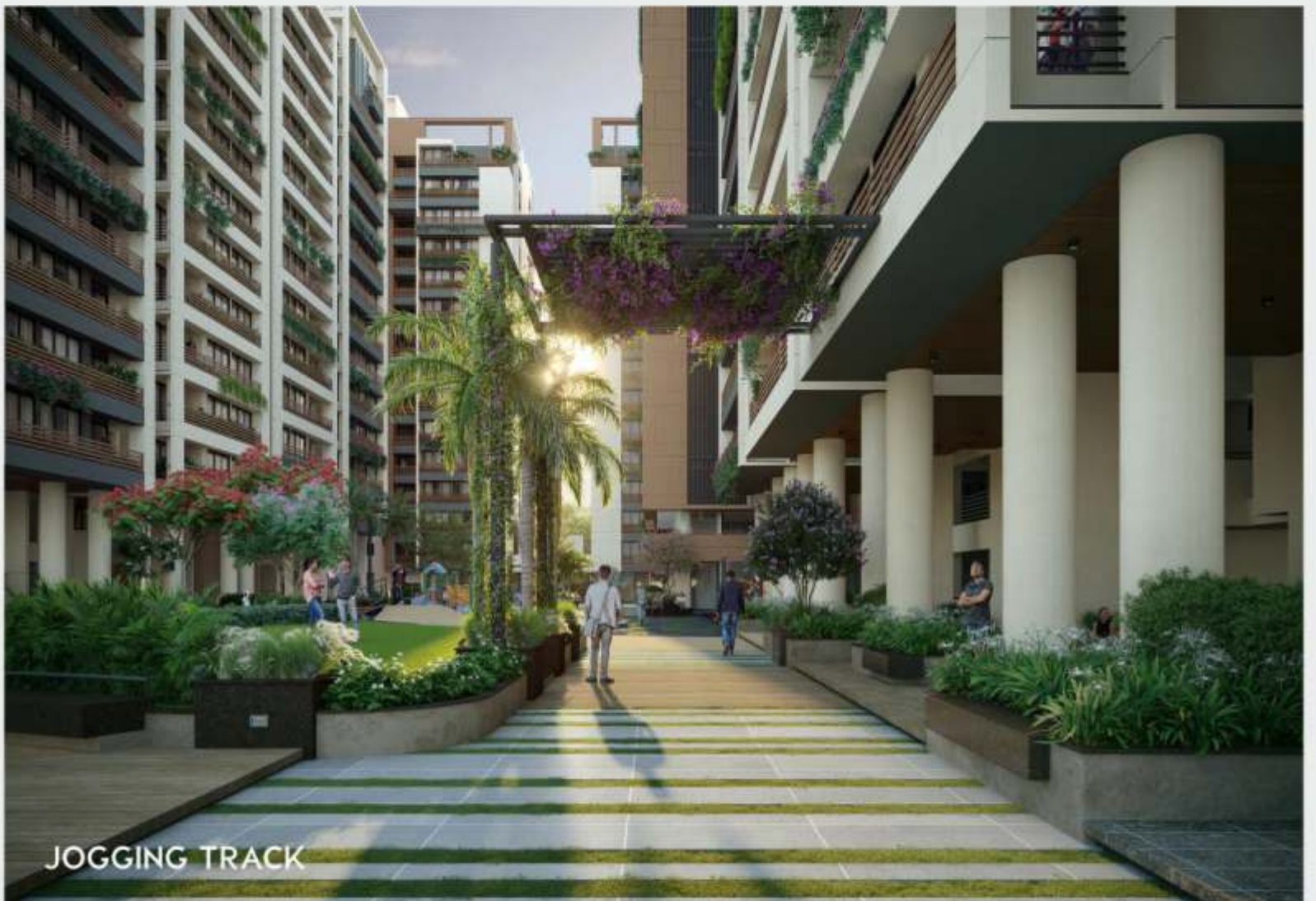
MULTI-PURPOSE COURT (HALF BASKET BALL)



RECEPTION AREA



DOUBLE HEIGHT ENTRANCE (19 ft. height)



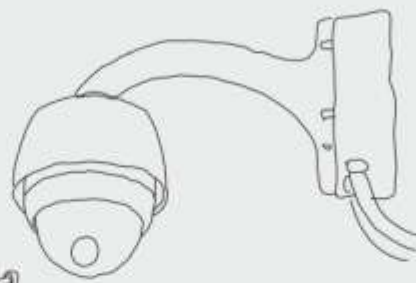
JOGGING TRACK

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AMENITIES



COZY CORNER



CCTV CAMERA



ELECTRIC METER ROOM



LIBRARY



ENTRANCE SCULPTURE



SENIOR CITIZEN SEATING

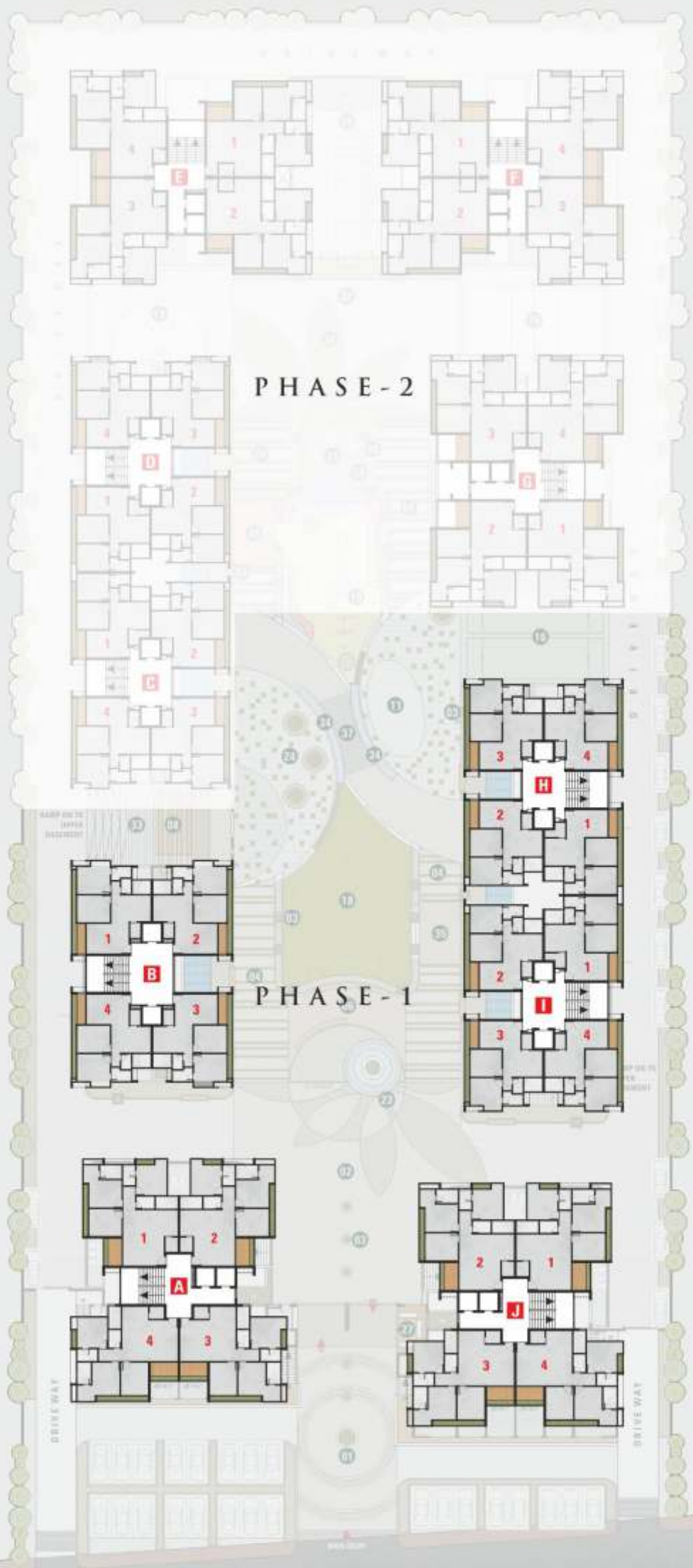


GAZEBO SEATING



GROUND LAYOUT PLAN

- | | | | |
|----------------------------|---|--------------------------------|-------------------------------|
| 01 Sculpture at entrance | 10 Children play area (covered) | 19 Children play area | 28 Banquet hall |
| 02 Entrance plaza | 11 Skating rink | 20 Festival court | 29 Indoor games |
| 03 Tree pits | 12 Toddler play area (covered) | 21 Stage cum seating plaza | 30 Gym / fitness center |
| 04 Jogging track / walkway | 13 Multi-purpose court (half basket ball) | 22 Water feature | 31 M/F toilet |
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| 07 Yoga deck | 16 Net cricket | 25 Cozy corner | 34 Lily pool |
| 08 Amphitheatre | 17 Senior citizen plaza | 26 Watchman cabin | 35 Gazobo seating |
| 09 Swing court | 18 Garden lawn | 27 Pick-up / drop zone | 36 Electric room |
| | | | 37 Lily pool bridge |




PHASE - 2

PHASE - 1

← TO BHESAN

45 MTR. WIDE ROAD

TO BOTANICAL GARDEN →

TYPICAL LAYOUT PLAN 



1ST & 2ND FLOOR
RERA CARPET: 953.42 SQ.FT.
BALCONY & WASH: 86.56 SQ.FT.



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BUILDING A COMMERCIAL
BUILDING A 1ST & 2ND FLOOR (3BHK)





4TH TO 11TH FLOOR
RERA CARPET: 953.42 SQ.FT.
BALCONY & WASH: 86.56 SQ.FT.

3RD FLOOR (FLAT NO. 3 & 4)
RERA CARPET: 953.42 SQ.FT.
BALCONY & WASH: 86.56 SQ.FT.
OPEN TERRACE: 120.00 SQ.FT.

12TH FLOOR (FLAT NO. 1 & 2)
RERA CARPET: 953.42 SQ.FT.
BALCONY & WASH: 86.56 SQ.FT.
OPEN TERRACE:
FLAT NO. 1201 : 101.72 SQ.FT.
1202 : 72.62 SQ.FT.

13TH FLOOR (FLAT NO. 1 & 3)
RERA CARPET: 953.42 SQ.FT.
BALCONY & WASH: 86.56 SQ.FT.
OPEN TERRACE:
FLAT NO. 1301 : 72.62 SQ.FT.
1303 : 75.73 SQ.FT.

14TH FLOOR (FLAT NO. 2)
RERA CARPET: 953.42 SQ.FT.
BALCONY & WASH: 86.56 SQ.FT.
OPEN TERRACE: 101.72 SQ.FT.





E	F
D	G
C	H
B	I
A	J

1ST FLOOR
 RERA CARPET: 682.93 SQ.FT.
 BALCONY & WASH: 66.75 SQ.FT.

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2ND TO 12TH FLOOR
RERA CARPET: 682.93 SQ.FT.
BALCONY & WASH: 66.75 SQ.FT.

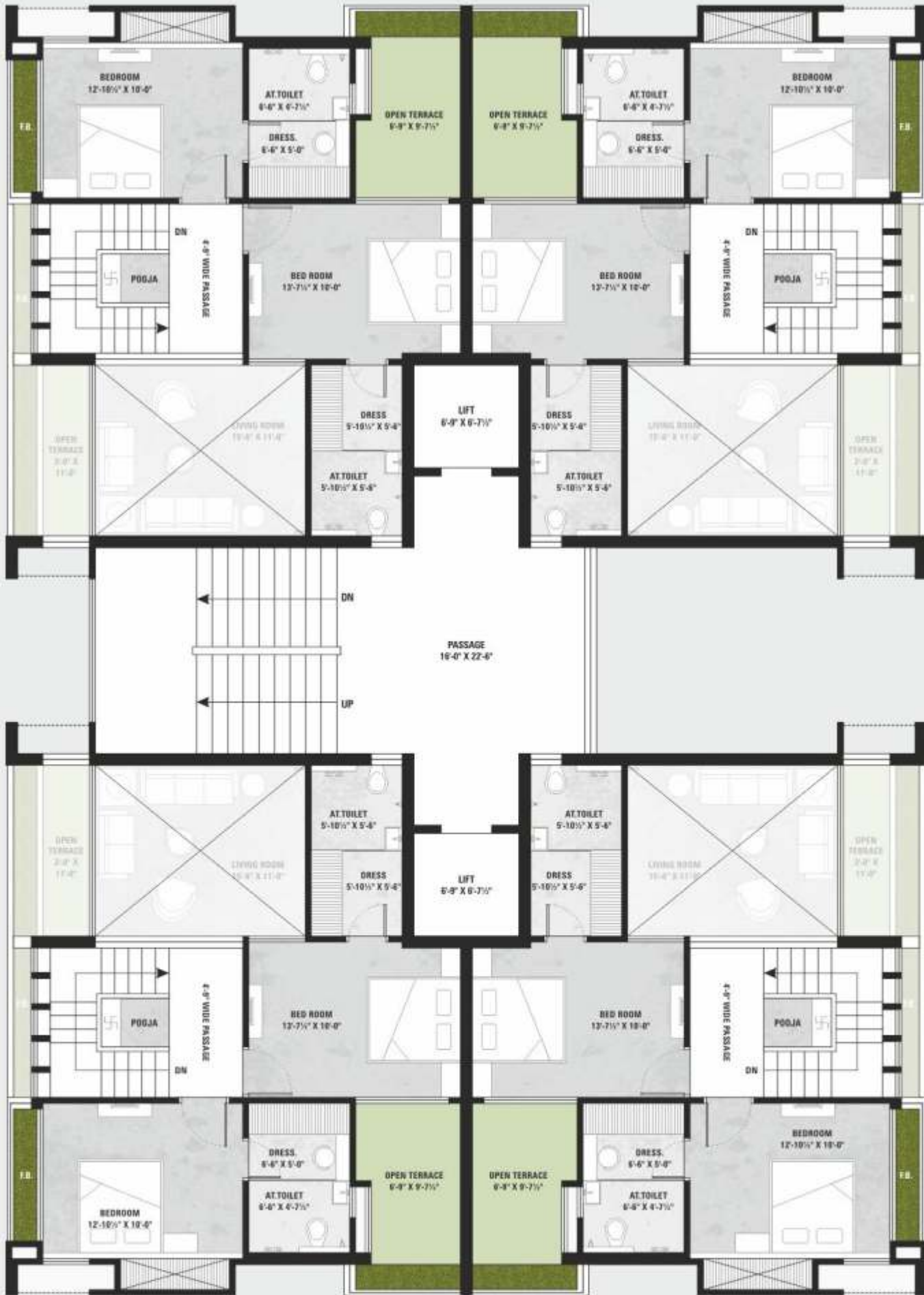
BUILDING B 2ND TO 12TH FLOOR (2BHK)



E	F
D	G
C	H
B	I
A	J

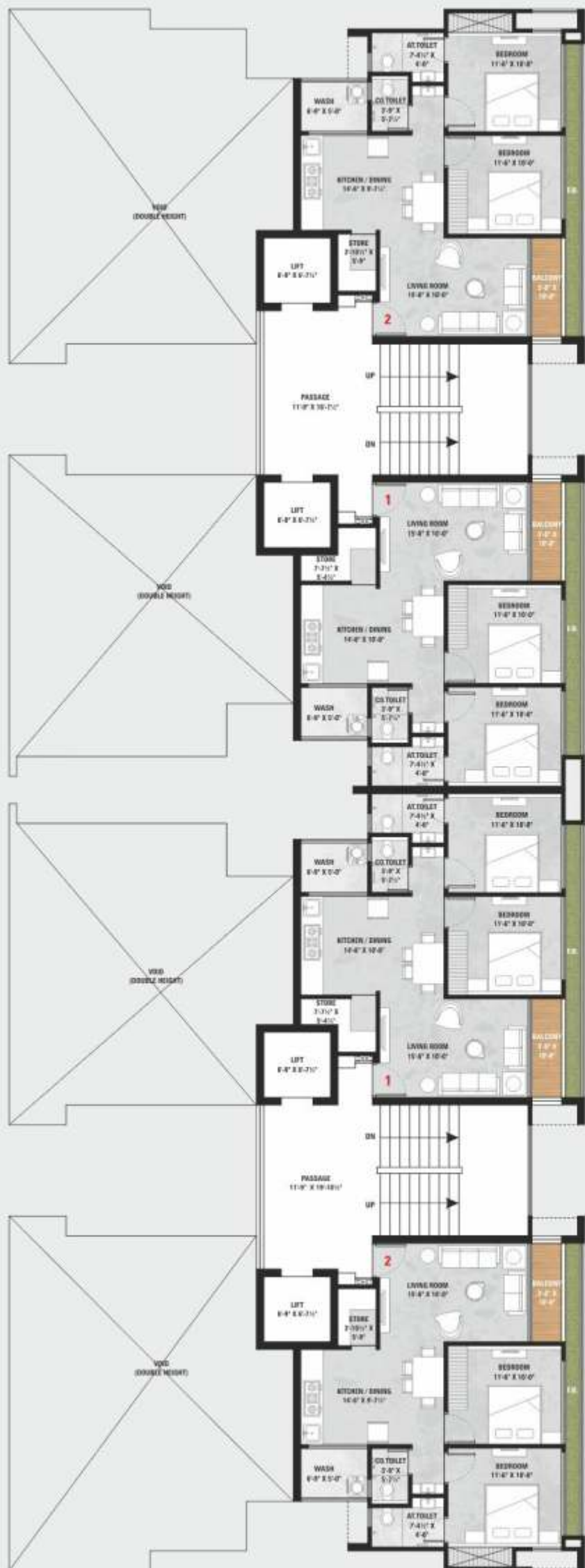
13TH FLOOR (PENTHOUSE)
RERA CARPET: 675.68 SQ.FT.
BALCONY & WASH: 33.75 SQ.FT.
OPEN TERRACE: 33.00 SQ.FT.

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14TH FLOOR (PENTHOUSE)
RERA CARPET: 399.02 SQ.FT.
BALCONY & WASH: 49.28 SQ.FT.
OPEN TERRACE: 67.50 SQ.FT.

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1ST FLOOR (FLAT NO. 101)
 RERA CARPET: 664.34 SQ.FT.
 BALCONY & WASH: 63.75 SQ.FT.

1ST FLOOR (FLAT NO. 102)
 RERA CARPET: 651.68 SQ.FT.
 BALCONY & WASH: 63.75 SQ.FT.

BUILDING H & I
1ST FLOOR (2BHK)





2ND TO 12TH FLOOR (FLAT NO. 201 TO 1201)
 RERA CARPET: 664.34 SQ.FT.
 BALCONY & WASH: 63.75 SQ.FT.

2ND TO 12TH FLOOR
(FLAT NO. 202 | 203 | 204 TO 1202 | 1203 | 1204))
 RERA CARPET: 651.68 SQ.FT.
 BALCONY & WASH: 63.75 SQ.FT.

BUILDING H & I
2ND TO 12TH FLOOR (2BHK)



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13TH FLOOR (FLAT NO. 1301)
RERA CARPET: 664.34 SQ.FT.
BALCONY & WASH: 63.75 SQ.FT.

13TH FLOOR (FLAT NO. 1302)
RERA CARPET: 651.68 SQ.FT.
BALCONY & WASH: 63.75 SQ.FT.

13TH FLOOR (FLAT NO. 1303 & 1304)
RERA CARPET: 644.44 SQ.FT.
BALCONY & WASH: 33.75 SQ.FT.
OPEN TERRACE: 30.00 SQ.FT.

BUILDING H & I
13TH FLOOR (2&3BHK) PENTHOUSE





14TH FLOOR (FLAT NO. 1401)
RERA CARPET: 664.34 SQ.FT.
BALCONY & WASH: 63.75 SQ.FT. +
OPEN TERRACE

14TH FLOOR (FLAT NO. 1403 & 1404)
RERA CARPET: 388.15 SQ.FT.
BALCONY & WASH: 44.13 SQ.FT.
OPEN TERRACE: 67.50 SQ.FT.

BUILDING H & I
14TH FLOOR (2&3BHK) PENTHOUSE



1ST & 2ND FLOOR
RERA CARPET: 953.42 SQ.FT.
BALCONY & WASH: 86.56 SQ.FT.



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BUILDING J COMMERCIAL
BUILDING J 1ST & 2ND FLOOR (3BHK)





4TH TO 11TH FLOOR

RERA CARPET: 953.42 SQ.FT. | BALCONY & WASH: 86.56 SQ.FT.

3RD FLOOR

RERA CARPET: 953.42 SQ.FT.
BALCONY & WASH: 86.56 SQ.FT.
OPEN TERRACE:
FLAT NO.:
303 & 304 : 288.00 SQ.FT.

12TH FLOOR

RERA CARPET: 953.42 SQ.FT.
BALCONY & WASH: 86.56 SQ.FT.
OPEN TERRACE:
FLAT NO. 1201 : 72.62 SQ.FT.
1203 : 75.73 SQ.FT.

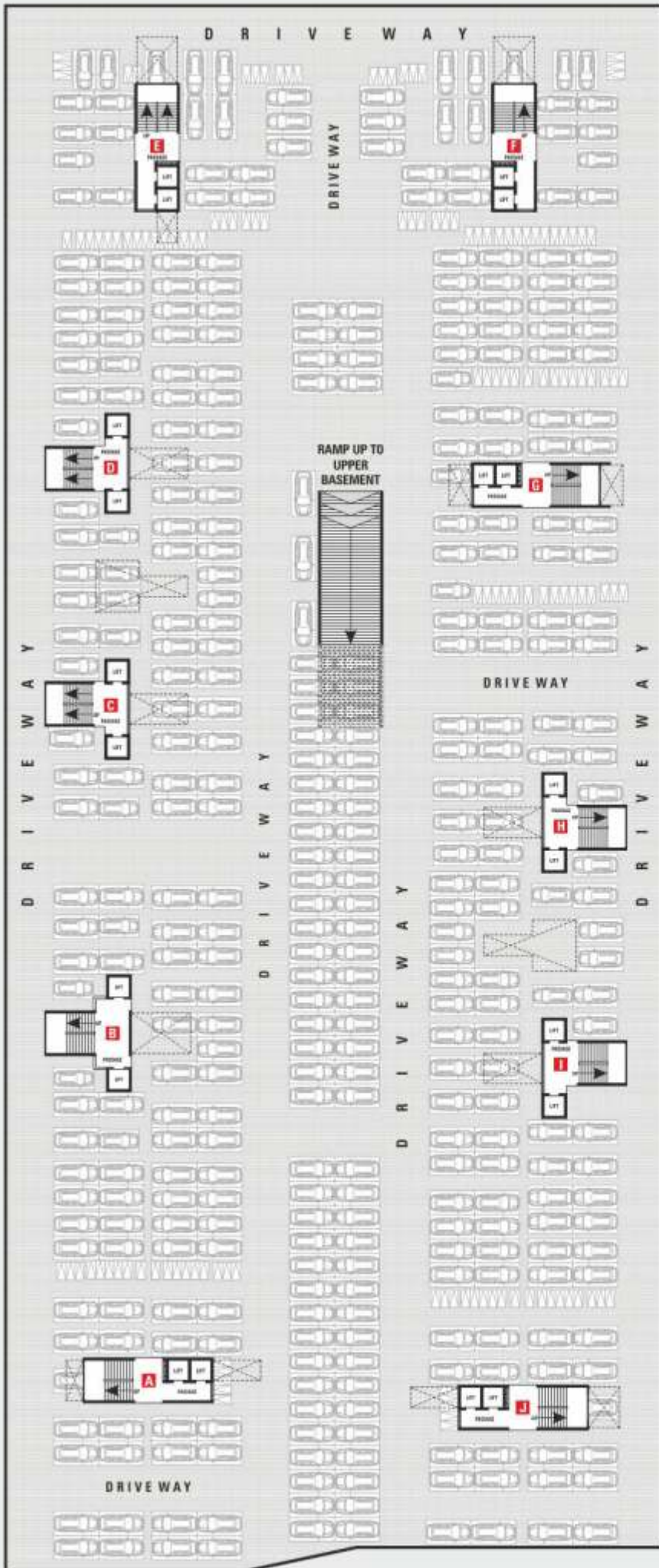
13TH FLOOR

RERA CARPET: 953.42 SQ.FT.
BALCONY & WASH: 86.56 SQ.FT.
OPEN TERRACE:
FLAT NO. 1302 : 101.72 SQ.FT.

14TH FLOOR

RERA CARPET: 953.42 SQ.FT.
BALCONY & WASH: 86.56 SQ.FT.
OPEN TERRACE:
FLAT NO. 1401 : 101.72 SQ.FT.
1402 : 72.62 SQ.FT.

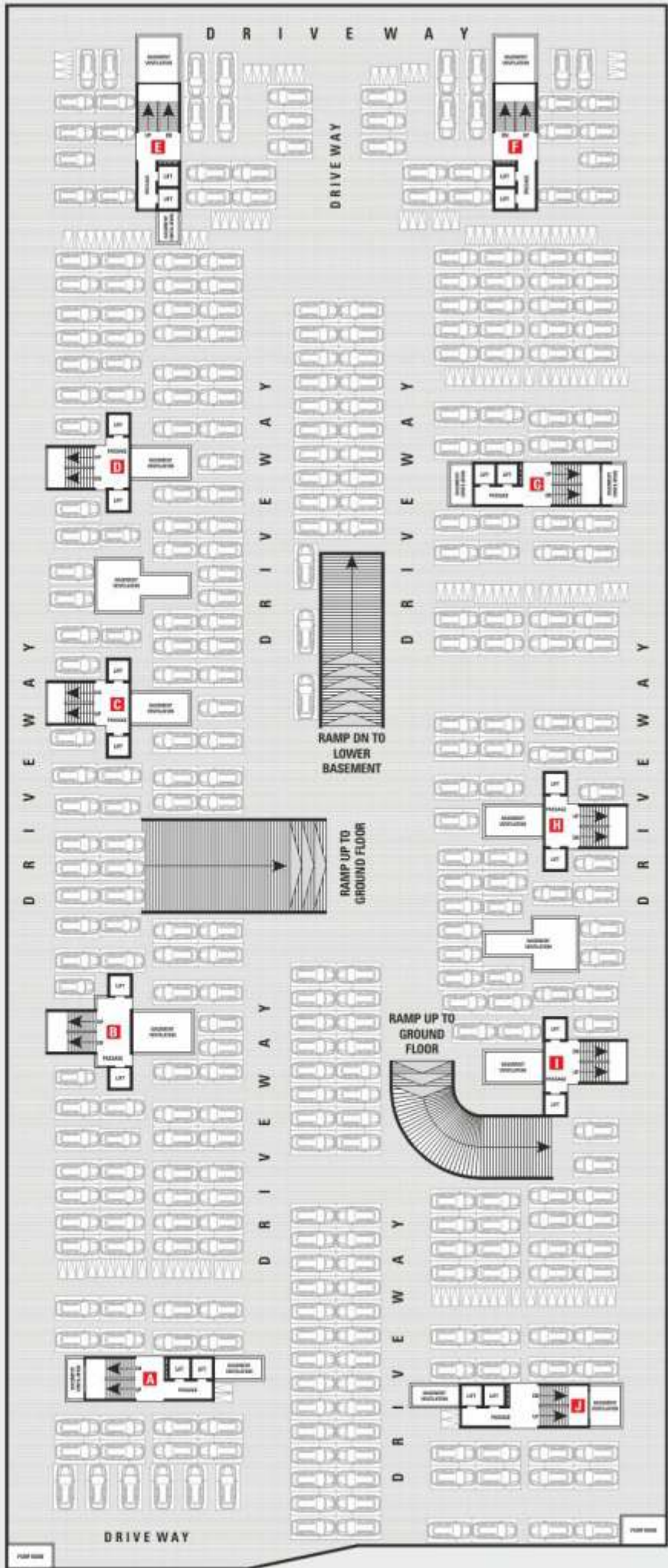




Say goodbye to parking worries

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250,000+ sq.ft. parking space



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RESIDENTIAL EDIFICE

Be a resident of a high-class community and live amongst like-minded people which brings a sense of security and peace in your life.



SPECIFICATION



Structure

- Earthquake resistance rcc frame structure with red brick.



Internal Wall

- Single coat mala plaster with putty finish.



External Wall

- Double coat mala plaster with acrylic exterior texture with standard quality paint.



Floors

- Double basement parking + ground level + 14 floors



Terrace

- Water proofing with china mosaic.



Flooring & Dado

- Vitrified flooring in living, dining, kitchen area & in all bedroom.
- Granite / tiles finish in kitchen platform with s.s. / quartz sink in kitchen.
- Lintel level dado tiles and flooring tiles with modern concept in all bathroom.
- Fully glazed tiles upto lintel level in store room.
- Anti-skid tiles flooring and glazed dado tiles upto lintel level in wsh area.

SANITARY AND PLUMBING



Sanitary Wares & Fittings

- Wall hung wc in all bathrooms and wash basins of essco (by jaquar) / simpolo / cera or equivalent.



CP Fittings

- Jaquar / Plumber / CERA or equivalent brand with concealed plumbing systems.



Wash Area

- Provision for centrally gas geyser point.



Plumbing

- CPVC & UPVC pipes and fittings.

ELECTRICAL



Wiring

- RR / Finolex / Lapp / Polycab cables or equivalent concealed cables in PVC conduit pipes with relevant is standard.



Switches & Sockets

- ISI quality switches & sockets.
- All necessary domestic points for household appliances.
- TV points in living room and master bedrooms & ac points in living room and all bedrooms.



Generator Power Back-up

- Silent generator of adequate capacity for elevators, water pump & common facilities.
- Designer light fitting for common passage & campus.
- 1.5 AMP power back up for each flat.

DOORS & WINDOWS



Main Door

- Well designed teak wood framed main door with standard make hardware fittings.



Internal Door Opening

- Flushed door with composite tiles frame in all bedrooms and utility area.



Sliding Alu. Windows

- Anodised coated windows with reflective glass fixed in composite tiles / granite tiles frames.



Fabrications

- MS railings for balcony.



Passage & Staircase

- Trades and landings with granite / granamite finish and riser with granamite finish with ms railing.



Lifts

- 2 nos of autodoor lifts of standard quality for each building.



Water Supply

- Under ground and overhead tanks for smc supplied water of sufficient storage capacity.

Note

- All specifications above are subject to change.
- Decision taken from time to time by the developers shall be final and binding and will be for the good sake of project implementation.
- In the brands mentioned above, the developers may be use equivalent brands at their discretion.

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DECK BALCONY



ENJOY SCENIC BEAUTY FROM THE BALCONY!

Sit back and enjoy your evenings with a cup of tea on your balcony with a beautiful view outside your home. You may also keep an eye on your little ones playing in the garden without having to step outside.

HAPPINESS

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