

elysium
NOVUS
2 & 3 BHK HOMES

Project developed by ADANI ESTATE MANAGEMENT PVT. LTD.

ONE OF GUJARAT'S LARGEST INTEGRATED TOWNSHIPS

Shantigram, a sprawling 600-acre township, is a haven for over 4000 families seeking the epitome of community living. With numerous projects, township amenities, and the esteemed reputation of Adani Realty, Shantigram offers a sanctuary of greenery boasting more than 30,000 trees. This integrated township caters to all your daily needs, from education to shopping to entertainment, while providing an unrivaled sense of peace, exclusivity, and an unparalleled lifestyle.



A BIRD'S EYE VIEW
OF SHANTIGRAM



- 1 ADANI CORPORATE HOUSE
- 2 ADANI REAL ESTATE OFFICE
- 3 INSPIRE BUSINESS PARK
- 4 INSPIRE CORPORATE CAPITAL
- 5 MEDICO HOUSE
- 6 ARAVALLI
- 7 ADANI INSTITUTE OF INFRASTRUCTURE & MANAGEMENT
- 8 GREENVIEW
- 9 THE MEADOWS
- 10 ELYSIUM
- 11 AANGAN
- 12 EMBRACE
- 13 ASTER
- 14 AMOGHA
- 15 CENTER POINT
- 16 SHOPPERS PLAZA
- 17 TEMPLE (UPCOMING)
- 18 IKARIA
- 19 PAARIJAT
- 20 AMBROSIA
- 21 LA MARINA
- 22 WATER LILY
- 23 MUSICAL AQUA SHOW
- 24 THE BELVEDERE CLUB
- 25 ADANI INTERNATIONAL SCHOOL
- 26 SWAMINARAYAN TEMPLE (UPCOMING)
- 27 THE NORTH PARK
- 28 THE WEST PARK
- 29 JAIN TEMPLE
- 30 THE STOREYS
- 31 ELYSIUM NOVUS



Disclaimer: All data and information provided herein (including but not limited to the layout, design etc.) is provided on indicative basis and the same may be subject to change or withdrawal without notice. All data and information provided herein are solely intended to provide general information and any information of special interest should be obtained through independent verification.
Map not to scale

About Elysium Novus

Elysium Novus, situated in the picturesque Shantigram Township, is a residential project unlike any other. This beautiful project offers its residents the perfect blend of serenity and sophistication. It's a residential project that offers families the opportunity to live in a community that prioritizes a balanced lifestyle and a sense of connection with others.



Artistic Impression



Elysium Novus

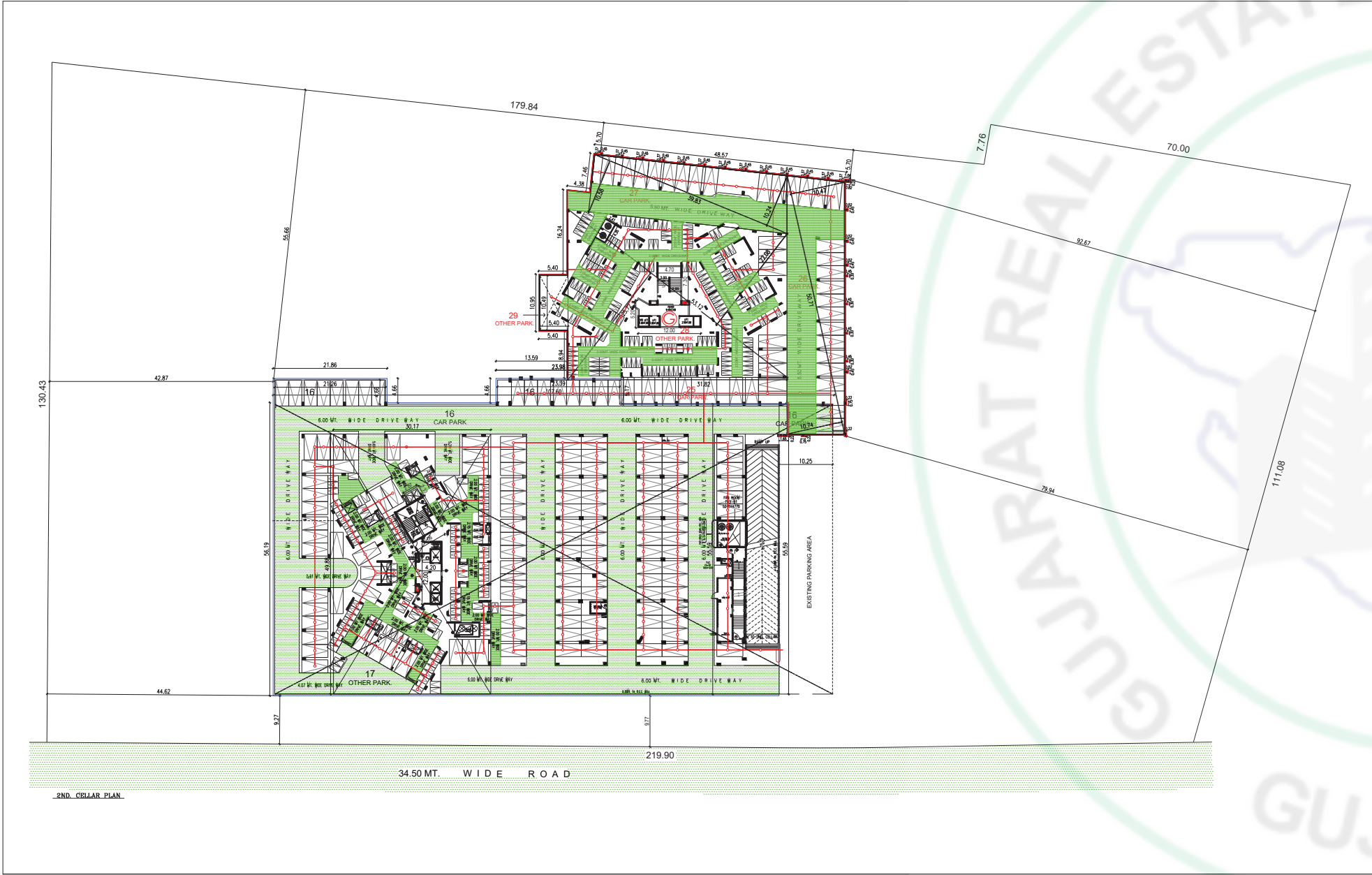


This detailed architectural drawing illustrates the ground floor parking layout for a multi-story building complex. The plan includes several building footprints, each with internal room divisions and structural columns. Surrounding the buildings are various parking zones, including visitor parking (V01-V12), car parking (C01-C14), and other parking areas. The layout is bounded by a 9.00 MT. WIDE APPROACH ROAD on the top and left, and a 7.50 MT. WIDE APPROACH ROAD on the bottom. A 34.50 MT. WIDE ROAD runs along the bottom edge. Key features include:

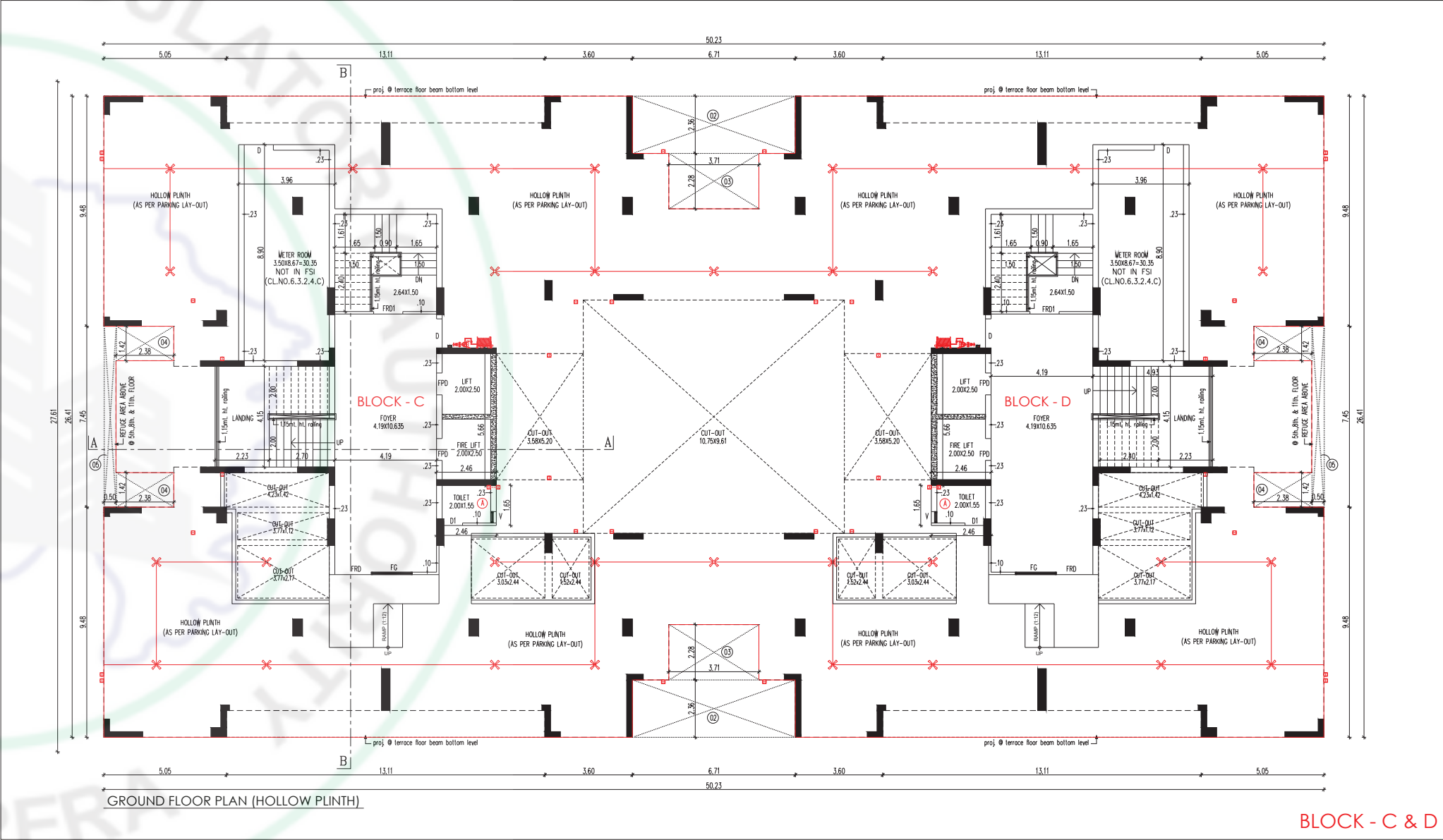
- Common Plots:** Three common plots are identified: COMMON PLOT-01 (430.50 SQ.MT.), COMMON PLOT-02 (3453.85 SQ.MT.), and COMMON PLOT-03 (409.45 SQ.MT.).
- Approach Roads:** Multiple approach roads of varying widths (6.00 MT. to 9.00 MT.) provide access to different sections of the site.
- Parking Areas:** Numerous parking spaces are shown, some marked with vehicle symbols and dimensions.
- Structural Elements:** Columns are marked with letters (A, B, C, D, E, F, G, H, I, J) and numbers (V01-V12, C01-C14).
- Other Features:** The plan includes ramps (RAMP DN), stairs (SEC.), and various utility areas like an electric sub station plinth.

[illegible]

BASEMENT LAYOUT-2



BLOCK C&D
GROUND FLOOR PLAN



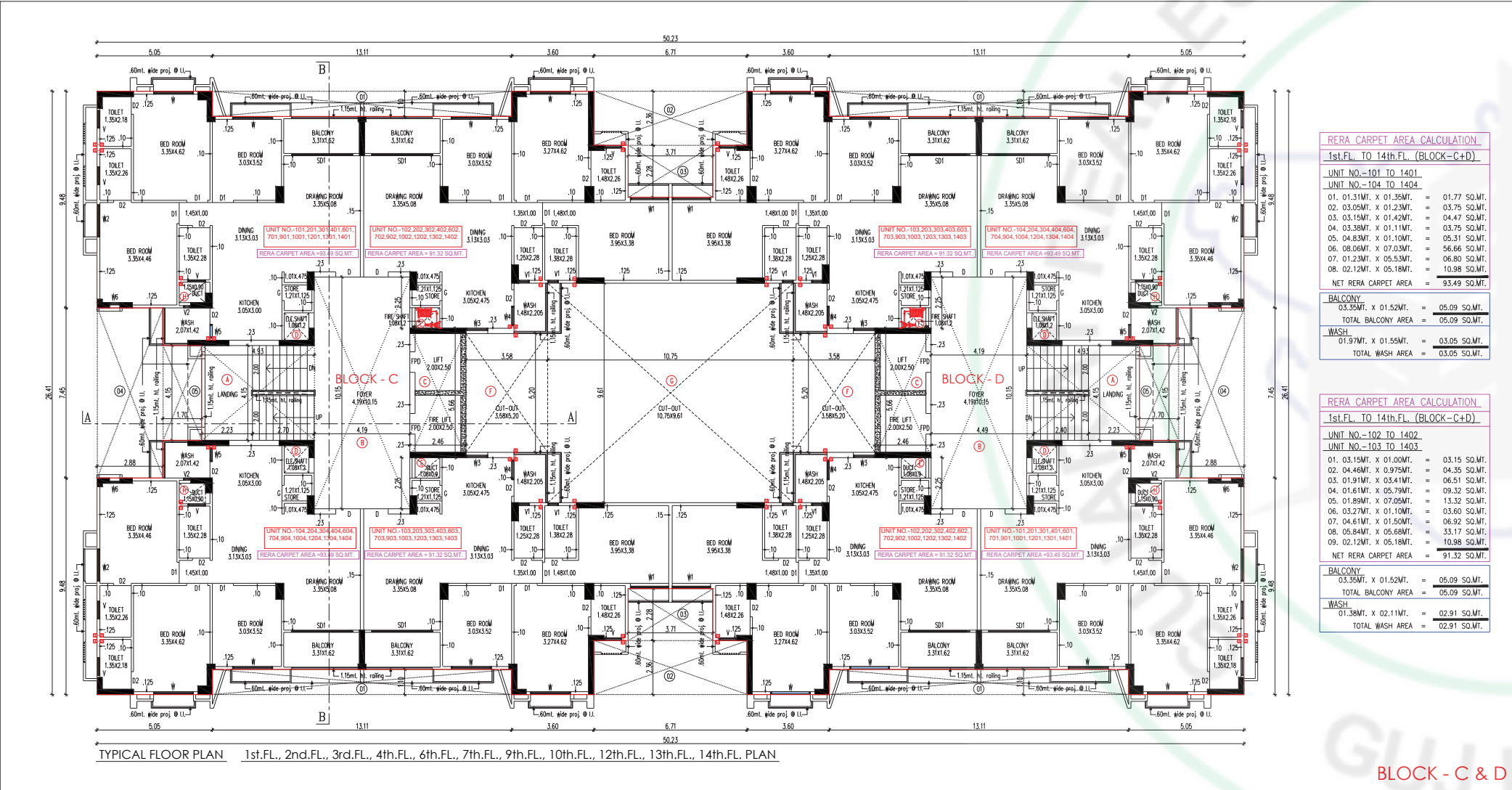
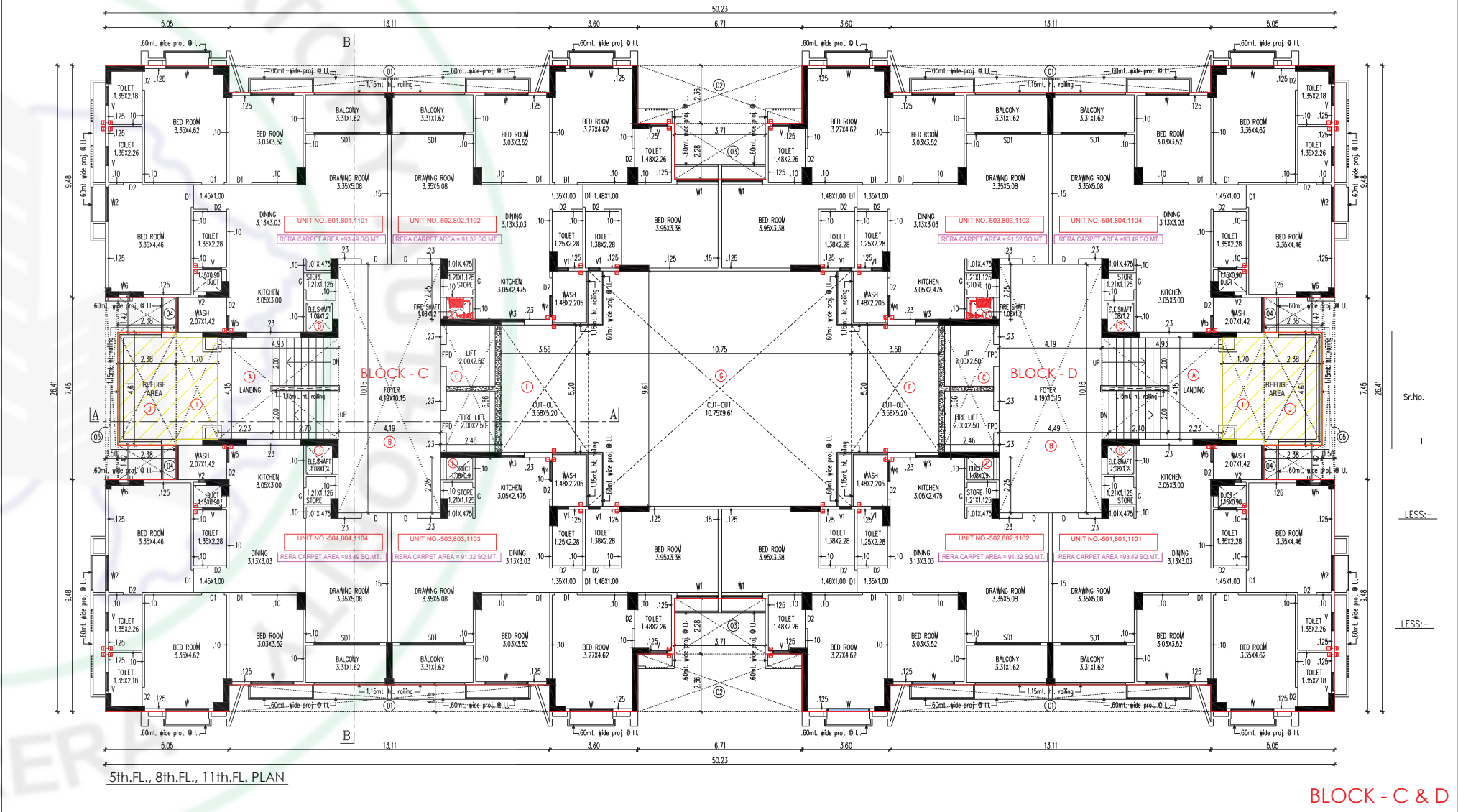
BLOCK - C & D

BLOCK C&D

TYPICAL FLOOR PLAN (1,2,3,4,6,7,9,10,12,13,14)

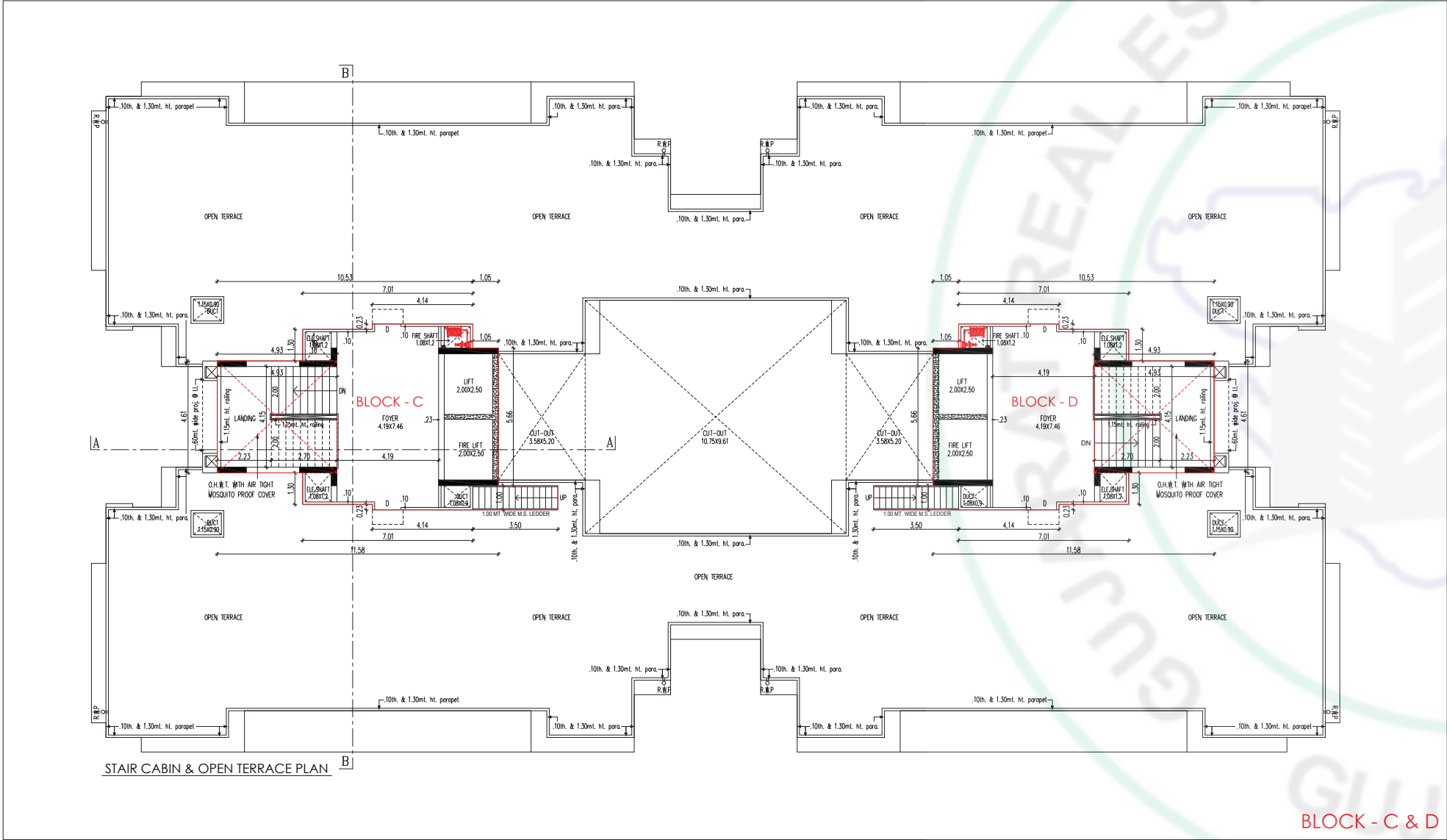
BLOCK C&D

5TH, 8TH & 11TH FLOOR PLAN



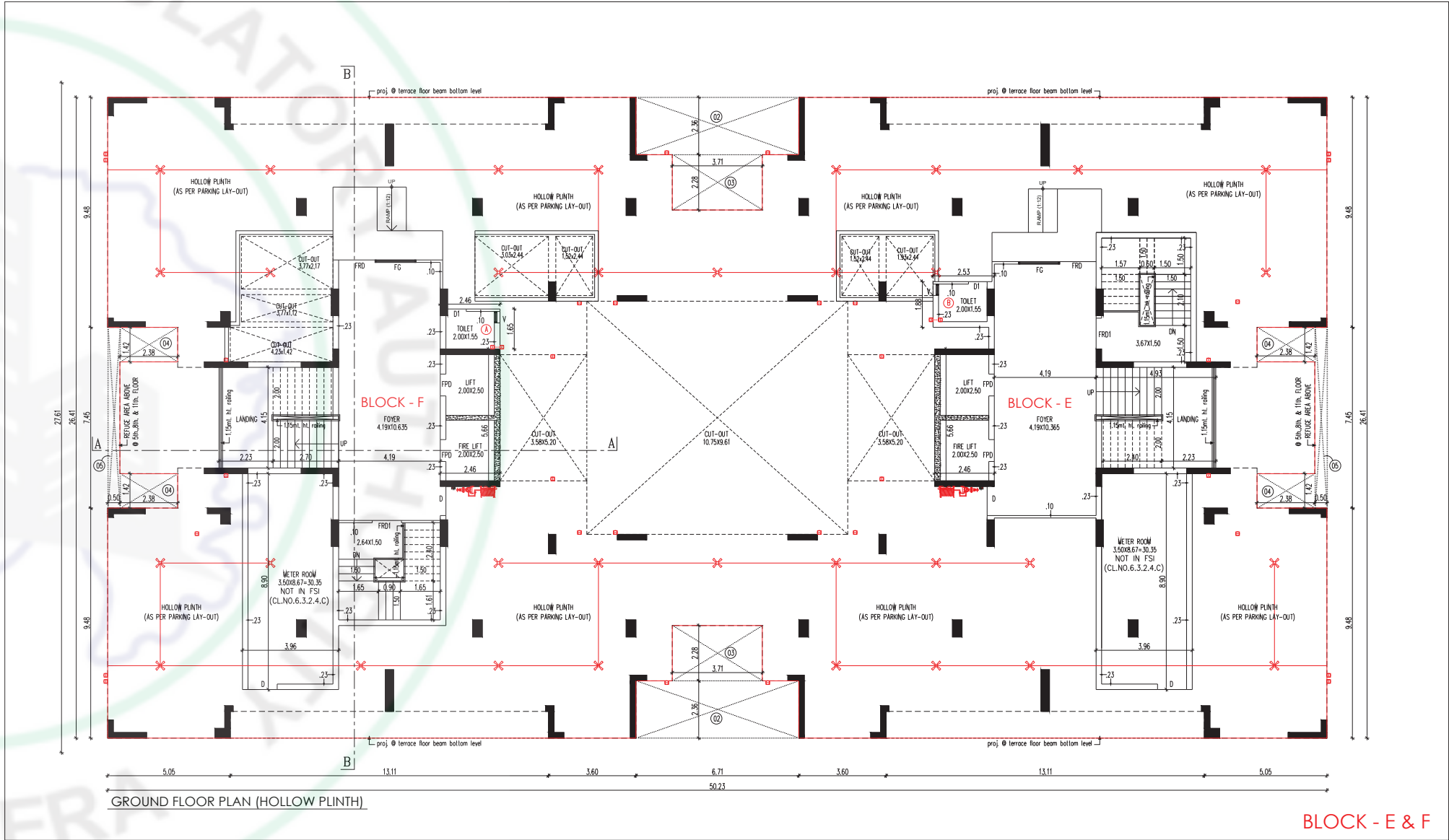
BLOCK C&D

STAIR CABIN & TERRACE FLOOR PLAN

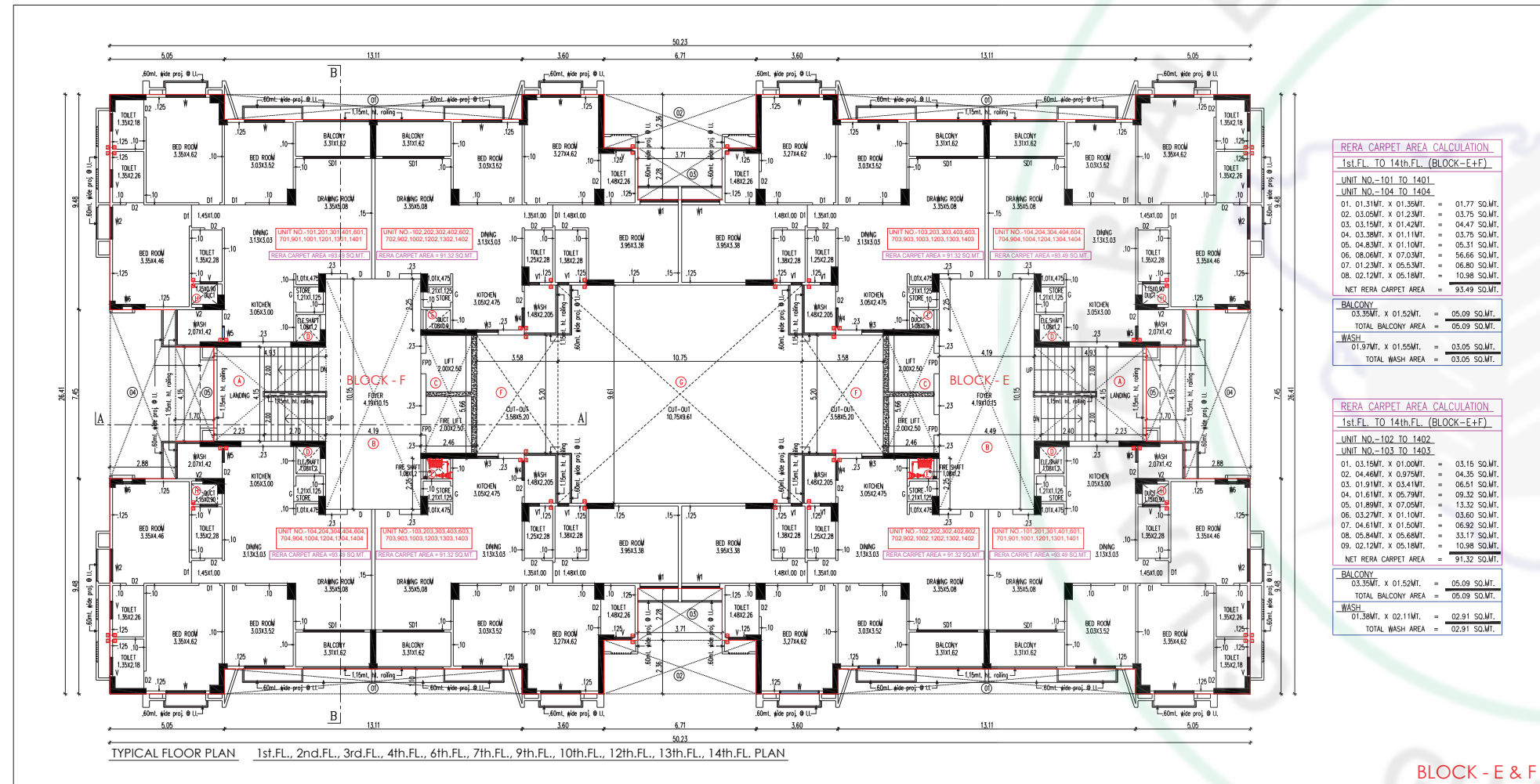


BLOCK E&F

GROUND FLOOR PLAN



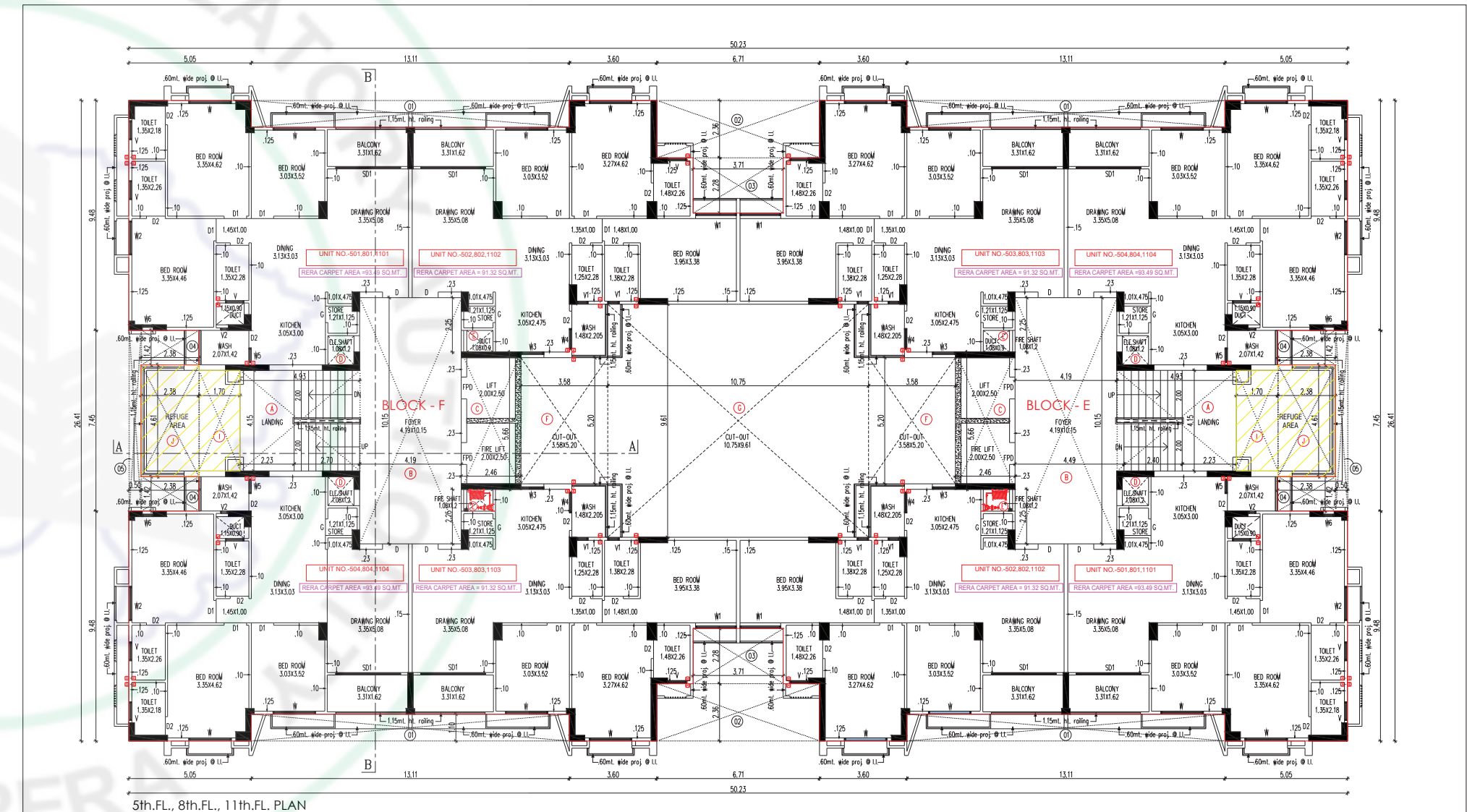
BLOCK E&F
TYPICAL FLOOR PLAN (1,2,3,4,6,7,9,10,12,13,14)



BLOCK - E & F

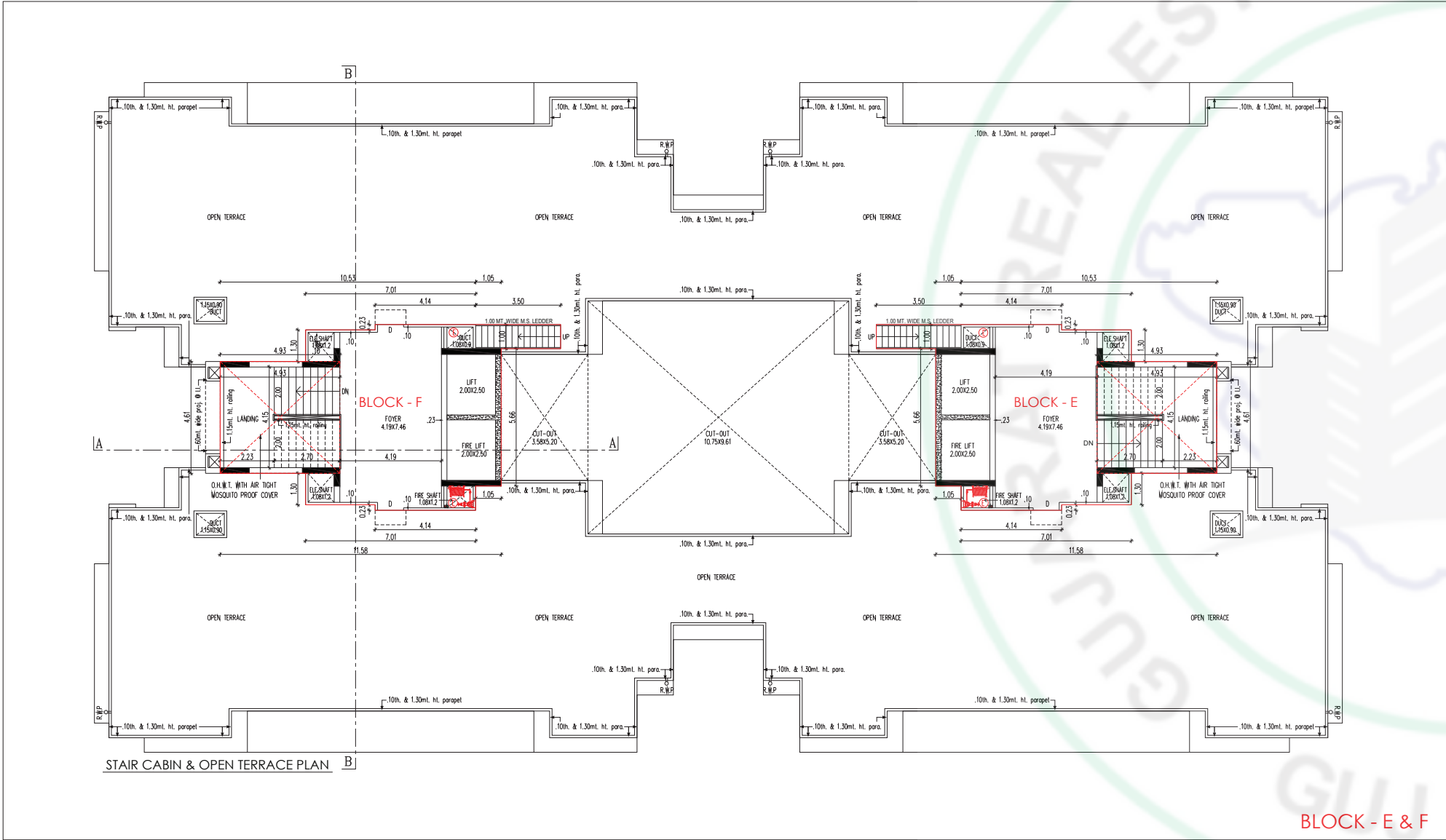
BLOCK E&F

5TH, 8TH & 11TH FLOOR PLAN

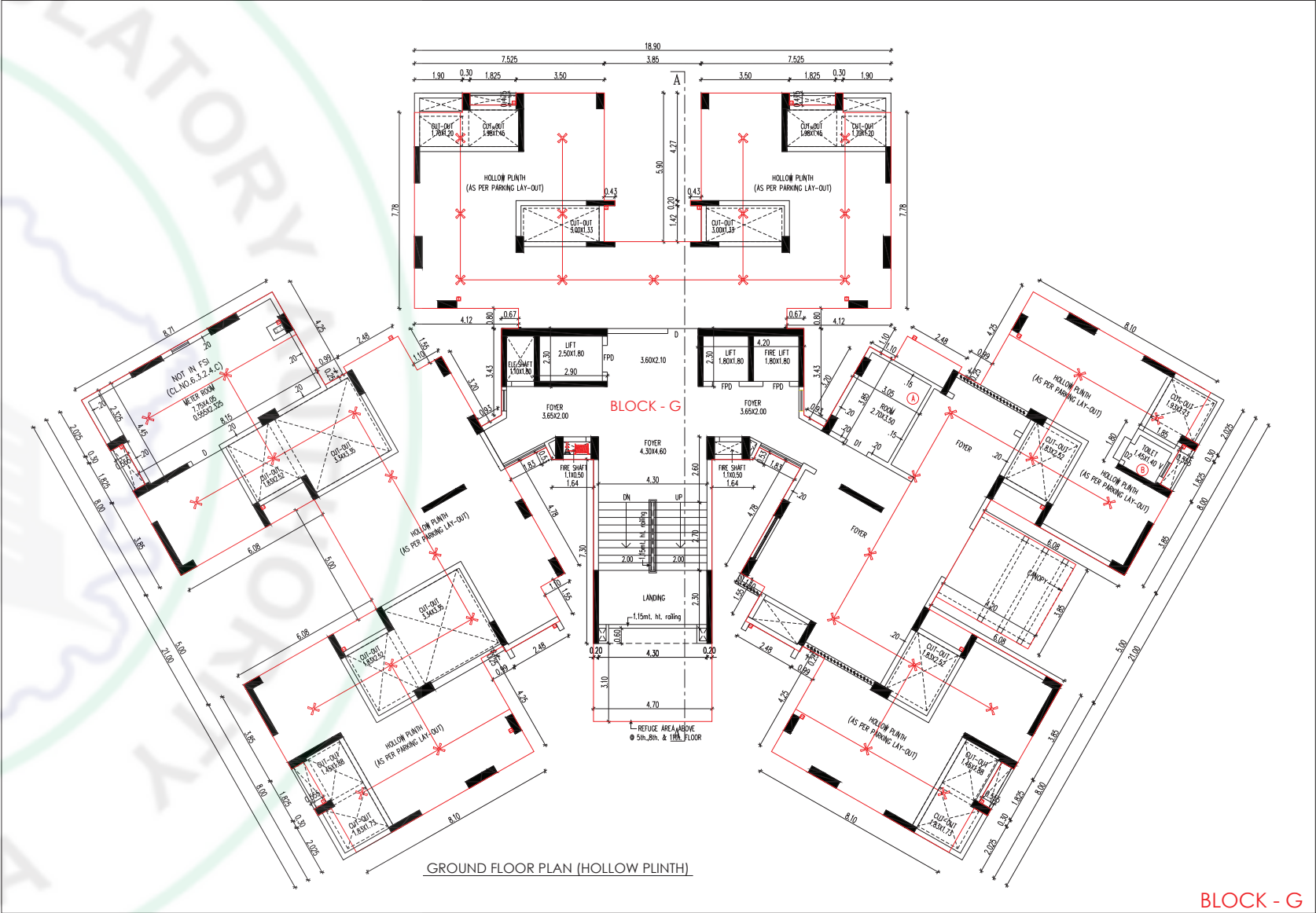


BLOCK - E & F

BLOCK E&F STAIR CABIN & TERRACE FLOOR PLAN



BLOCK G GROUND FLOOR PLAN



TYPICAL FLOOR PLAN (1,2,3,4,6,7,9,10,12,13,14)



BLOCK - G

5TH, 8TH & 11TH FLOOR PLAN



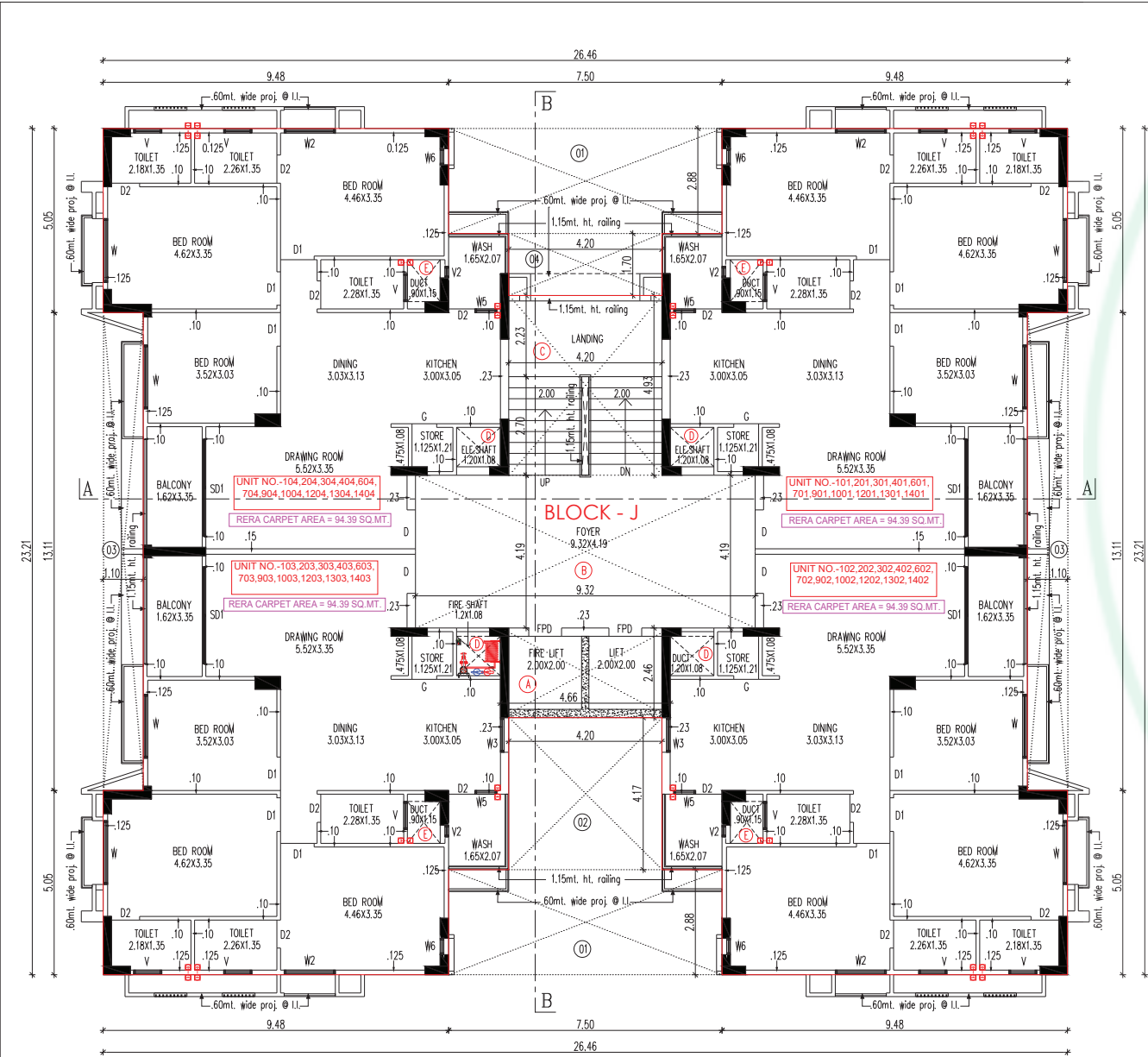
BLOCK - G

Architectural floor plan of Block - G, showing the stair cabin and open terrace. The plan includes dimensions for various rooms and corridors, such as Foyer (3.65x2.00), Lift (2.50x1.80), and Landing (4.30x4.60). It also shows a 1.00 MT. WIDE M.S. LEADER and a 1.15m. ht. railing. The plan is labeled "BLOCK - G" and "STAIR CABIN & OPEN TERRACE PLAN".

[illegible]

BLOCK J

TYPICAL FLOOR PLAN (1,2,3,4,6,7,9,10,12,13,14)



RERA CARPET AREA CALCULATION	
1st.FL. TO 14th.FL. (BLOCK-J)	
UNIT NO.-101 TO 1401	
UNIT NO.-104 TO 1404	
01. 05.62MT. X 02.12MT.	= 11.91 SQ.MT.
02. 06.88MT. X 01.31MT.	= 09.01 SQ.MT.
03. 01.42MT. X 03.15MT.	= 04.47 SQ.MT.
04. 06.76MT. X 03.05MT.	= 20.62 SQ.MT.
05. 01.50MT. X 04.68MT.	= 07.02 SQ.MT.
06. 01.10MT. X 04.83MT.	= 05.31 SQ.MT.
07. 05.53MT. X 01.55MT.	= 08.57 SQ.MT.
08. 08.13MT. X 03.38MT.	= 27.48 SQ.MT.
NET RERA CARPET AREA	= 94.39 SQ.MT.
BALCONY	
01.52MT. X 03.35MT.	= 05.09 SQ.MT.
TOTAL BALCONY AREA	= 05.09 SQ.MT.
WASH	
01.55MT. X 01.97MT.	= 03.05 SQ.MT.
TOTAL WASH AREA	= 03.05 SQ.MT.

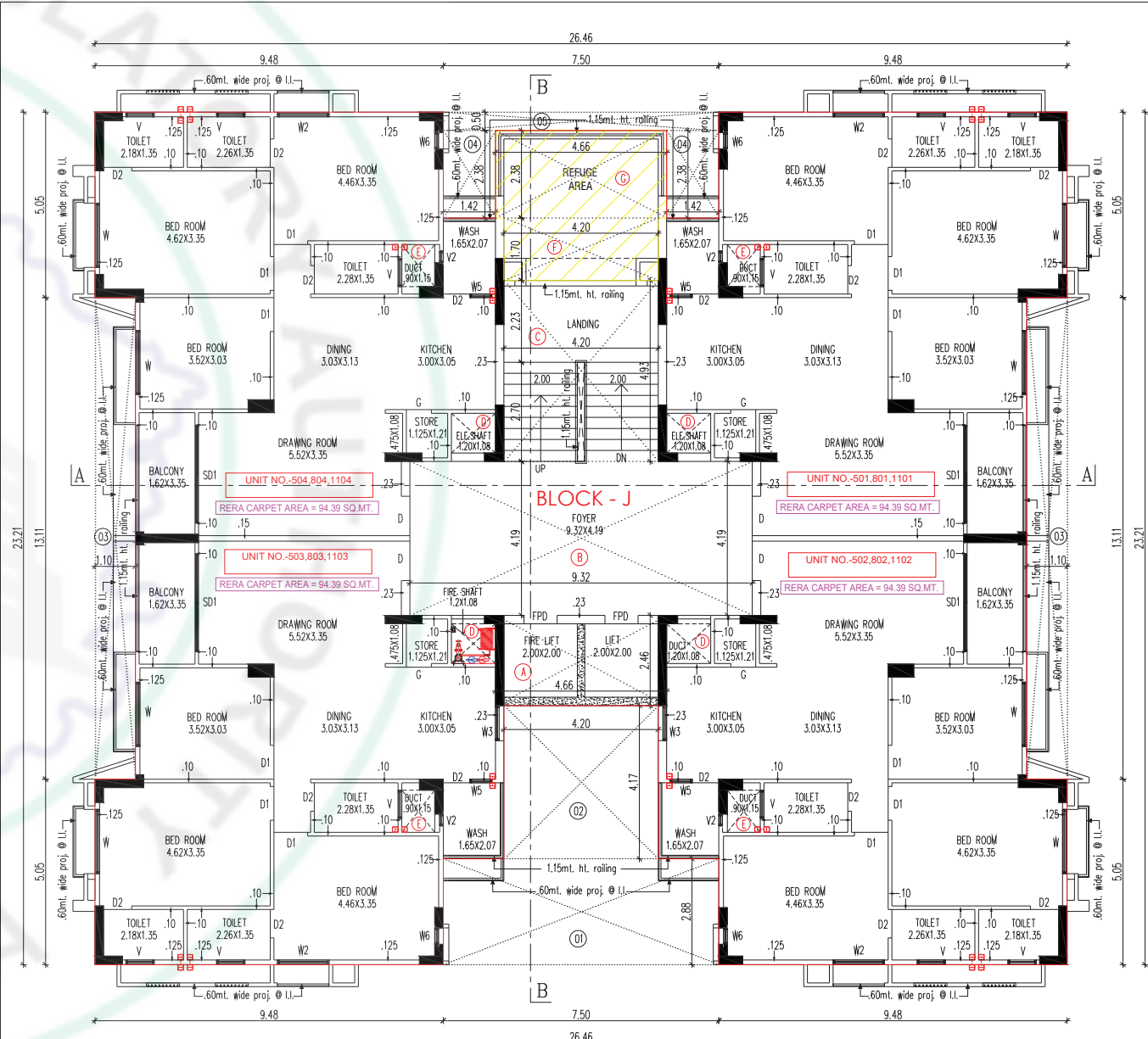
RERA CARPET AREA CALCULATION	
1st.FL. TO 14th.FL. (BLOCK-J)	
UNIT NO.-102 TO 1402	
UNIT NO.-103 TO 1403	
01. 05.62MT. X 02.12MT.	= 11.91 SQ.MT.
02. 06.88MT. X 01.31MT.	= 09.01 SQ.MT.
03. 01.42MT. X 03.15MT.	= 04.47 SQ.MT.
04. 06.76MT. X 03.05MT.	= 20.62 SQ.MT.
05. 01.50MT. X 04.68MT.	= 07.02 SQ.MT.
06. 01.10MT. X 04.83MT.	= 05.31 SQ.MT.
07. 05.53MT. X 01.55MT.	= 08.57 SQ.MT.
08. 08.13MT. X 03.38MT.	= 27.48 SQ.MT.
NET RERA CARPET AREA	= 94.39 SQ.MT.
BALCONY	
01.52MT. X 03.35MT.	= 05.09 SQ.MT.
TOTAL BALCONY AREA	= 05.09 SQ.MT.
WASH	
01.55MT. X 01.97MT.	= 03.05 SQ.MT.
TOTAL WASH AREA	= 03.05 SQ.MT.

TYPICAL FLOOR PLAN 1st.FL., 2nd.FL., 3rd.FL., 4th.FL., 6th.FL., 7th.FL., 9th.FL., 10th.FL., 12th.FL., 13th.FL., 14th.FL. PLAN

BLOCK - J

BLOCK J

5TH, 8TH & 11TH FLOOR PLAN

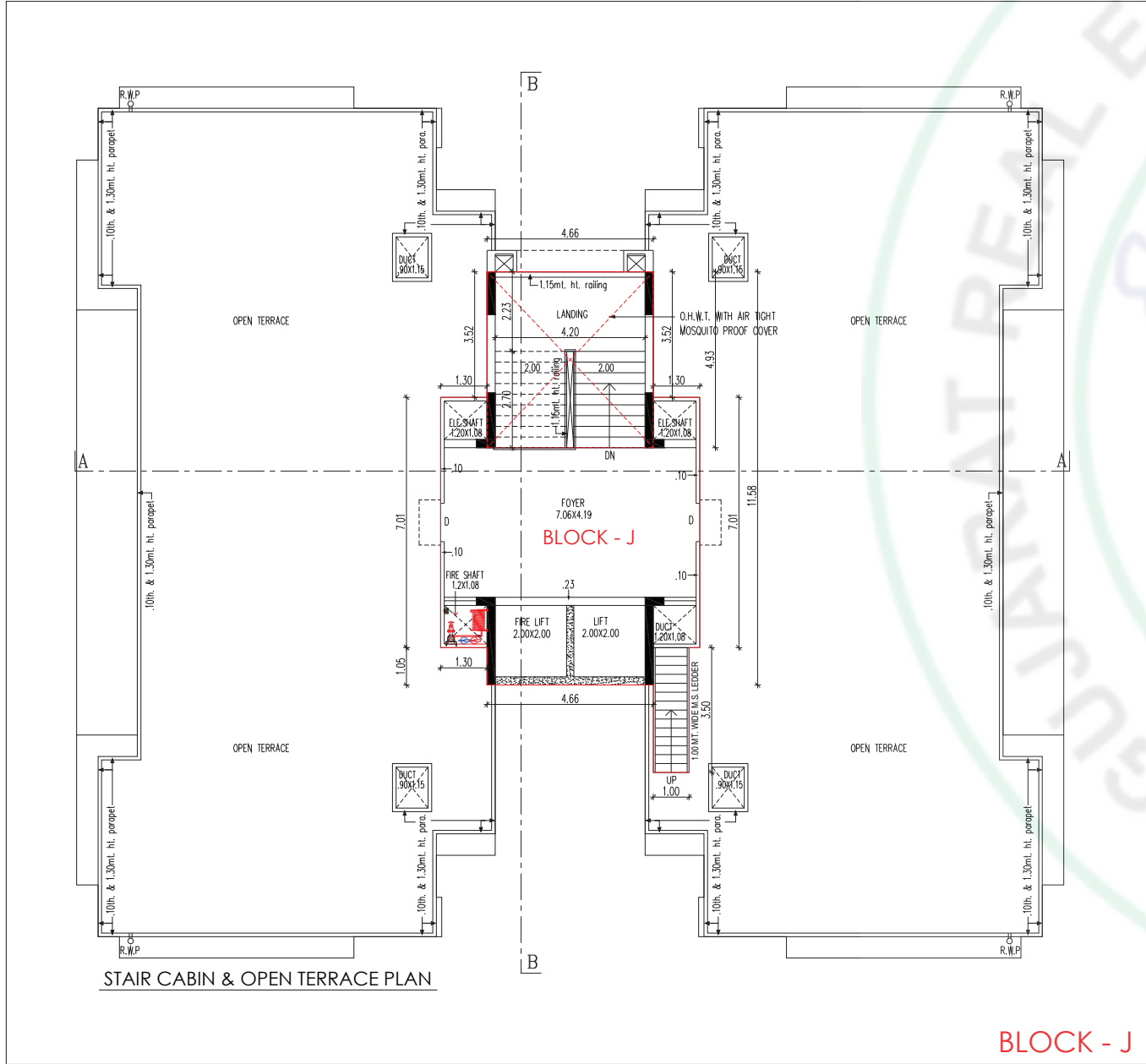


5th.FL., 8th.FL., 11th.FL. PLAN

BLOCK - J

BLOCK J

STAIR CABIN & TERRACE FLOOR PLAN



SPECIFICATIONS

AREAS	FLOOR	WALLS	CEILING	DOORS	WINDOWS	OTHERS
LIVING\ DINNING ROOM	POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER	PUTTY FINISHED/GYPSUM PLASTER	MAIN ENTRANCE DOOR: WOODEN/WPC FLUSH DOOR WITH LAMINATES ON BOTH SIDE	ALUMINIUM WINDOWS	
MASTER BED ROOM	POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER	PUTTY FINISHED/GYPSUM PLASTER	WOODEN/WPC FLUSH DOOR WITH LAMINATES ON BOTH SIDES	ALUMINIUM WINDOWS	
OTHER BED ROOM	POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER	PUTTY FINISHED/GYPSUM PLASTER	WOODEN/WPC FLUSH DOOR WITH LAMINATES ON BOTH SIDES	ALUMINIUM WINDOWS	
KITCHEN	POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER	PUTTY FINISHED/GYPSUM PLASTER	EXTERNAL DOOR: ALUMINIUM DOOR	ALUMINUM WINDOW	CERAMIC TILES DADO UPTO 600MM ABOVE GRANITE COUNTER TOP WITH STAINLESS STEEL SINK SINGLE BOWL
STORE	POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER	PUTTY FINISHED/GYPSUM PLASTER			KOTA STONE SHELVES
BALCONY	MATT FINISH VITRIFIED TILES	WEATHER PROOF PAINT	PUTTY/GYPSUM PLASTER AND PAINT FINISHED	EXTERNAL DOOR: ALUMINIUM DOOR		GLASS RAILING
MASTER BATH ROOM	MATT FINISH VITRIFIED TILES	CERAMIC TILES AND PUTTY FINISHED/GYPSUM PLASTER	GRID CEILING WITH GYPSUM TILES	WOODEN/WPC FLUSH DOOR WITH PAINT ON BOTH SIDES	ALUMINIUM WINDOWS	STANDARD MAKE PLUMBING AND SANITARY FITTINGS DADO UPTO LINTEL HEIGHT ADEQUATE WATER PROOFING
OTHER BATH ROOM (S)	MATT FINISH VITRIFIED TILES	CERAMIC TILES AND PUTTY FINISHED/GYPSUM PLASTER	GRID CEILING WITH GYPSUM TILES	WOODEN/WPC FLUSH DOOR WITH PAINT ON BOTH SIDES	ALUMINIUM WINDOWS	STANDARD MAKE PLUMBING AND SANITARY FITTINGS DADO UPTO LINTEL HEIGHT ADEQUATE WATER PROOFING
UTILITY AREA	MATT FINISH VITRIFIED TILES	CERAMIC TILES AND PUTTY FINISHED/GYPSUM PLASTER	PUTTY/GYPSUM PLASTER AND PAINT FINISHED			PARAPET WITH MS HANDRAIL ADEQUATE WATER PROOFING
ELECTRICAL	MODULAR TYPE SWITCHES, 3 PHASE CONCEALED WIRING, DG BACKUP FOR COMMON AREAS, ADEQUATE LIGHT POINTS WITH AC POINTS IN ALL BEDROOMS AND GEYSER POINTS IN ALL BATHROOMS					
AMENITIES	OUTDOOR FACILITY WITH CENTRAL COURT LAWN, OPEN GYM, PET PARK, KIDS PLAY AREA, AMPHITHEATRE, BASKETBALL COURT, SKATING RINK, SENIOR CITIZEN SIT-OUTS, MEDITATION AREA, BUS STOP SEATING AREA.					
SECURITY	PERIMETER SECURITY, SMART CARD ACCESS FOR RESIDENTS, CCTV IN BASEMENT LOBBY AND MAIN ENTRANCE LOBBY FOR SURVEILLANCE.					
OTHERS	SOLAR POWER BACKUP FOR COMMON AREAS OF TOWER AS PER APPROVED LAYOUT					

A Name That Evokes Trust

Adani Realty is the real estate arm of one of India's leading infrastructure and development entities - Adani Group. With our commitment to 'Nation Building' and constructing the 'Address of Goodness', Adani Realty is developing real estate projects in India's most promising destinations, integrating the most refined design aesthetics with cutting-edge real estate development technology.



12+
Years Young



22.30
Lac Sq. M.
(24 Mn. Sq. Ft.)
Space Delivered



56.67
Lac Sq. M.
(61 Mn. Sq. Ft.)
Under Development



50+
Awards Won



7000+
Happy Families

Residential | Commercial | Retail | Social Club



Artistic Impression



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