

DEVELOPERS



2 BHK & 3 BHK
Luxurious Flats & Shops

SHIVALAY
SAMRUDDHI

The art of luxury living...

SHIVALAY
SAMRUDDHI

Opp. Adarsh Estate, Near Canal Road,
Nr Naroda G.I.D.C., Naroda - Dahegam Road,
Naroda, Ahmedabad-382330.

CONTACT

+91 88 66 77 55 48





WELCOME
TO YOUR
NEW
BEGINNING

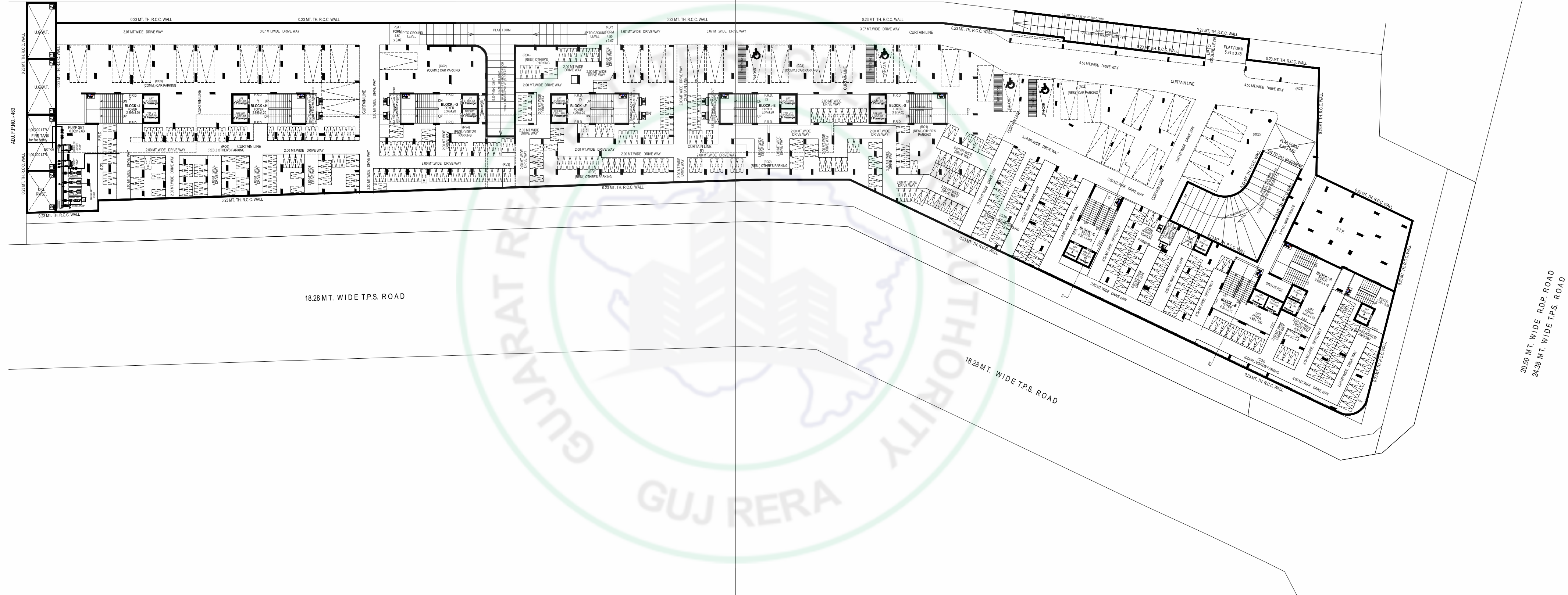


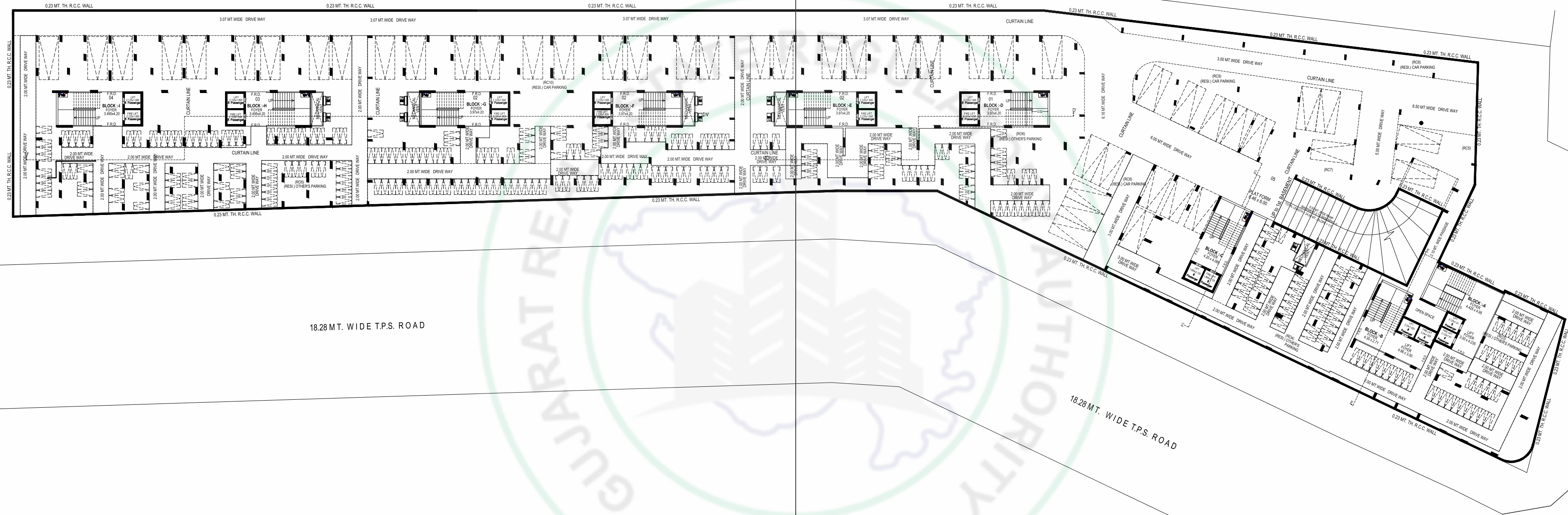
Crafted to Elevate Everyday Living



SHIVALAY SAINT

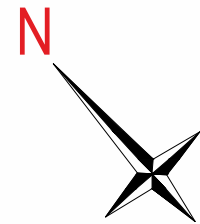
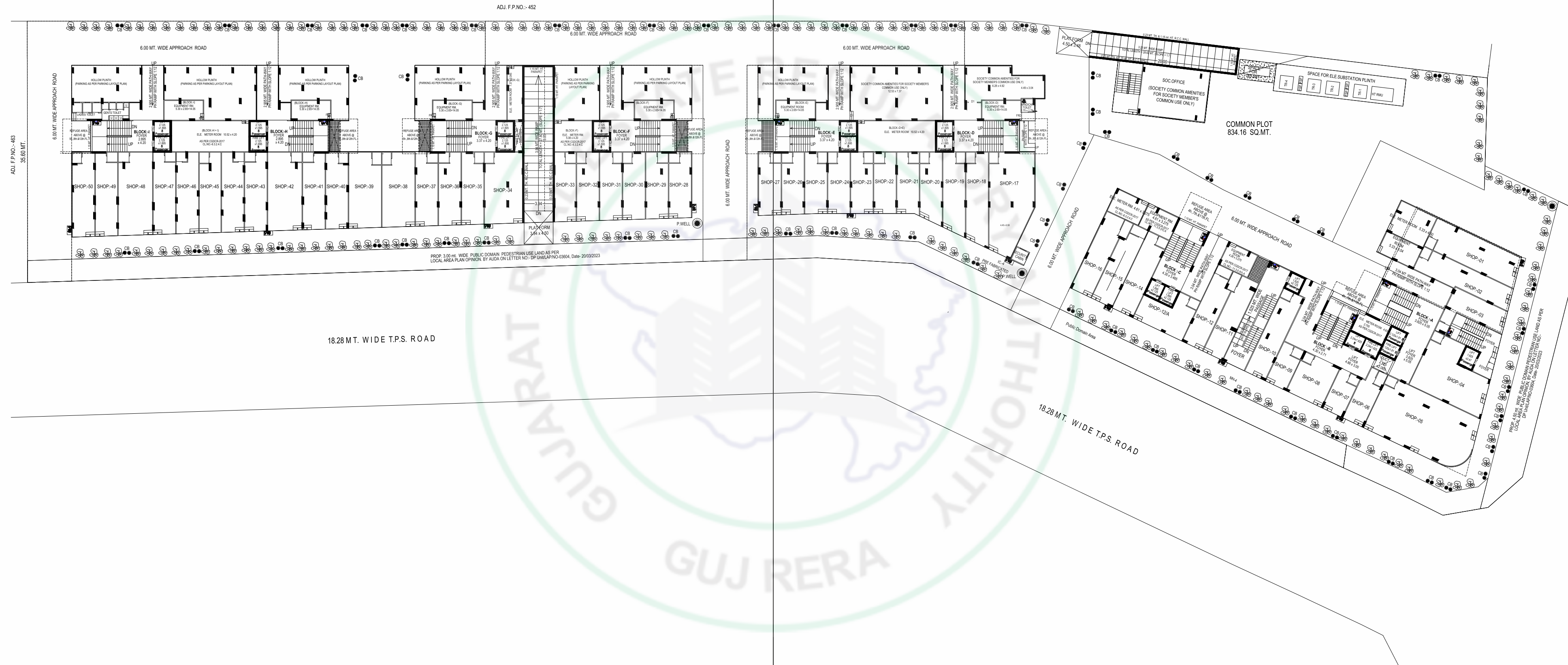






30.50 MT. WIDE R.D.P. ROAD
24.38 MT. WIDE T.P.S. ROAD

GROUND FLOOR
LAYOUT PLAN



ADJ.F.P.NO.-463

ADJ.F.P.NO.-463
35.60 MT.

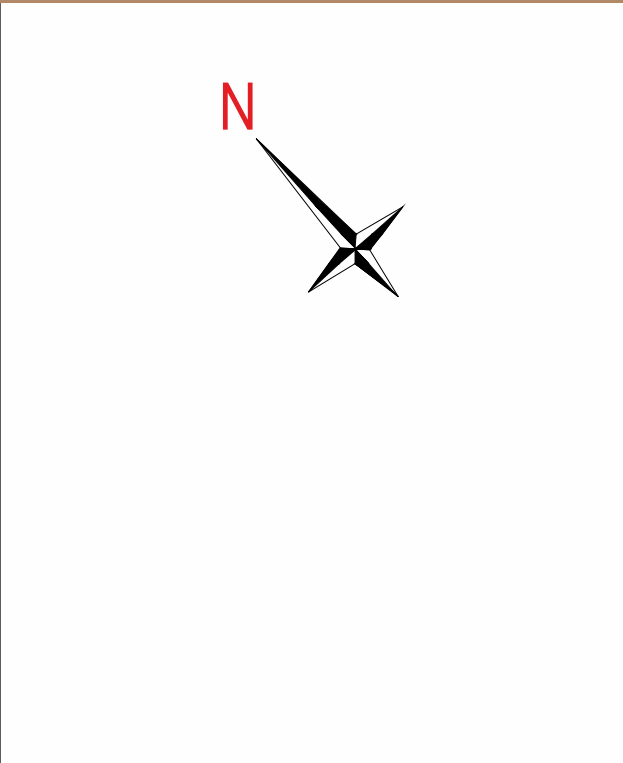
PROP. 3.00 MT. WIDE PUBLIC DOMAIN PEDESTRIAN USE LAND AS PER
LOCAL AREA PLAN OPINION BY AUDA ON LETTER NO.-DP/UR/APP/NO-13804, Dated: 20/03/2023

COMMON PLOT
834.16 SQ.MT.

PROP. 4.50 MT. WIDE PUBLIC DOMAIN PEDESTRIAN USE LAND AS PER
LOCAL AREA PLAN OPINION BY AUDA ON LETTER NO.-DP/UR/APP/NO-13804, Dated: 20/03/2023

30.50 MT. WIDE RDP. ROAD
24.38 MT. WIDE T.P.S. ROAD

GROUND FLOOR PARKING LAYOUT PLAN

[illegible]

[illegible]

28 MT. WIDE T.P.S. ROAD

6.00 MT. WIDE APPROACH ROAD

COMMON PLOT 834.16 SQ.MT.

SPACE FOR E.L.E. SUBSTATION PLINTH

LOADING / UNLOADING SPACE

SHOP-01, SHOP-02, SHOP-03, SHOP-04, SHOP-05, SHOP-06, SHOP-07, SHOP-08, SHOP-09, SHOP-10, SHOP-11, SHOP-12, SHOP-13, SHOP-14, SHOP-15, SHOP-16

REFUSE AREA, STORAGE ROOM, ELEVATOR, STAIRS, CORE AREA

6.00 MT. WIDE APPROACH ROAD

28 MT. WIDE T.P.S. ROAD

PROPOSED 100,000 SQ. FT. RETAIL BUILDING

EXISTING 100,000 SQ. FT. RETAIL BUILDING

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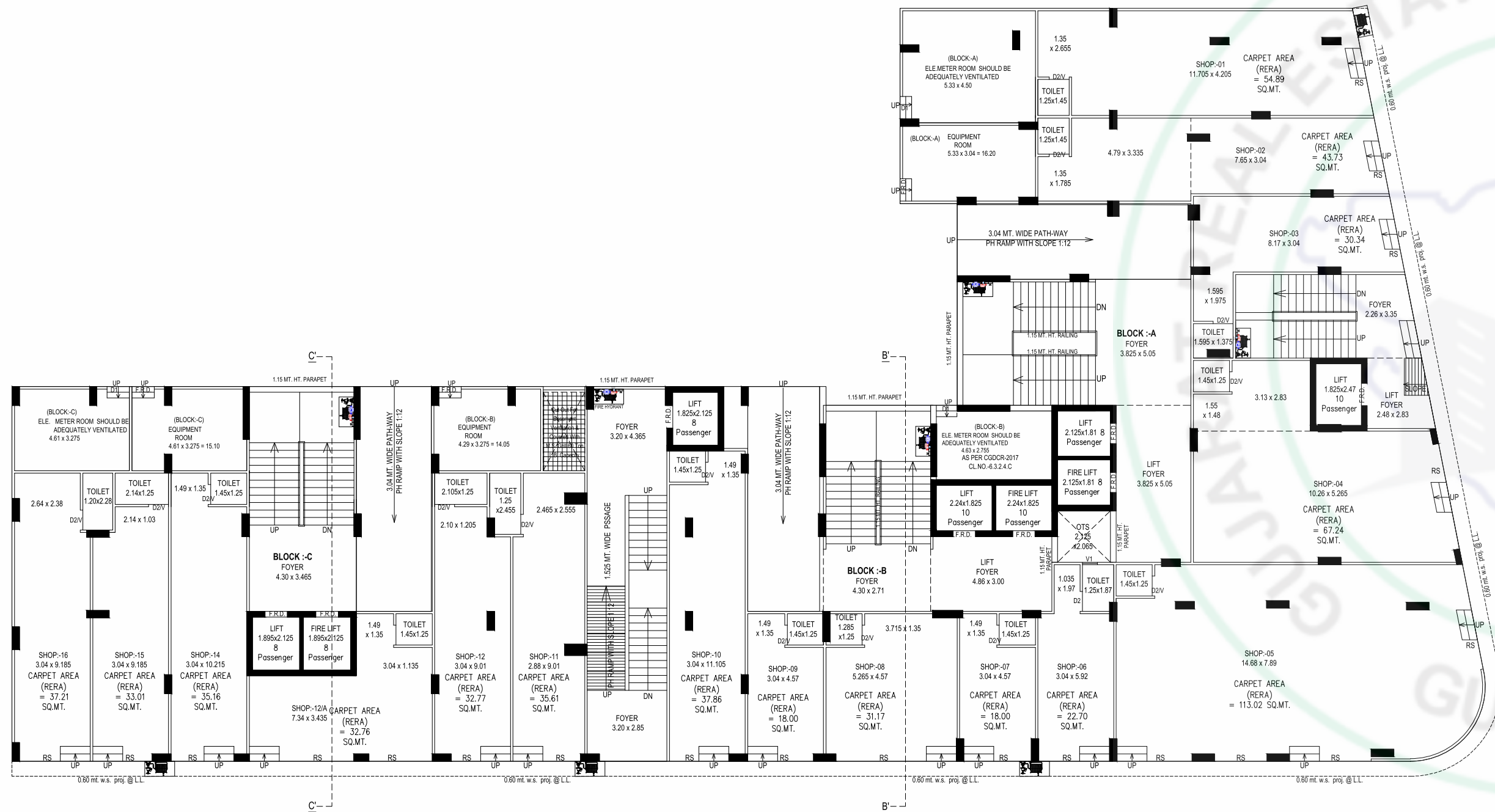
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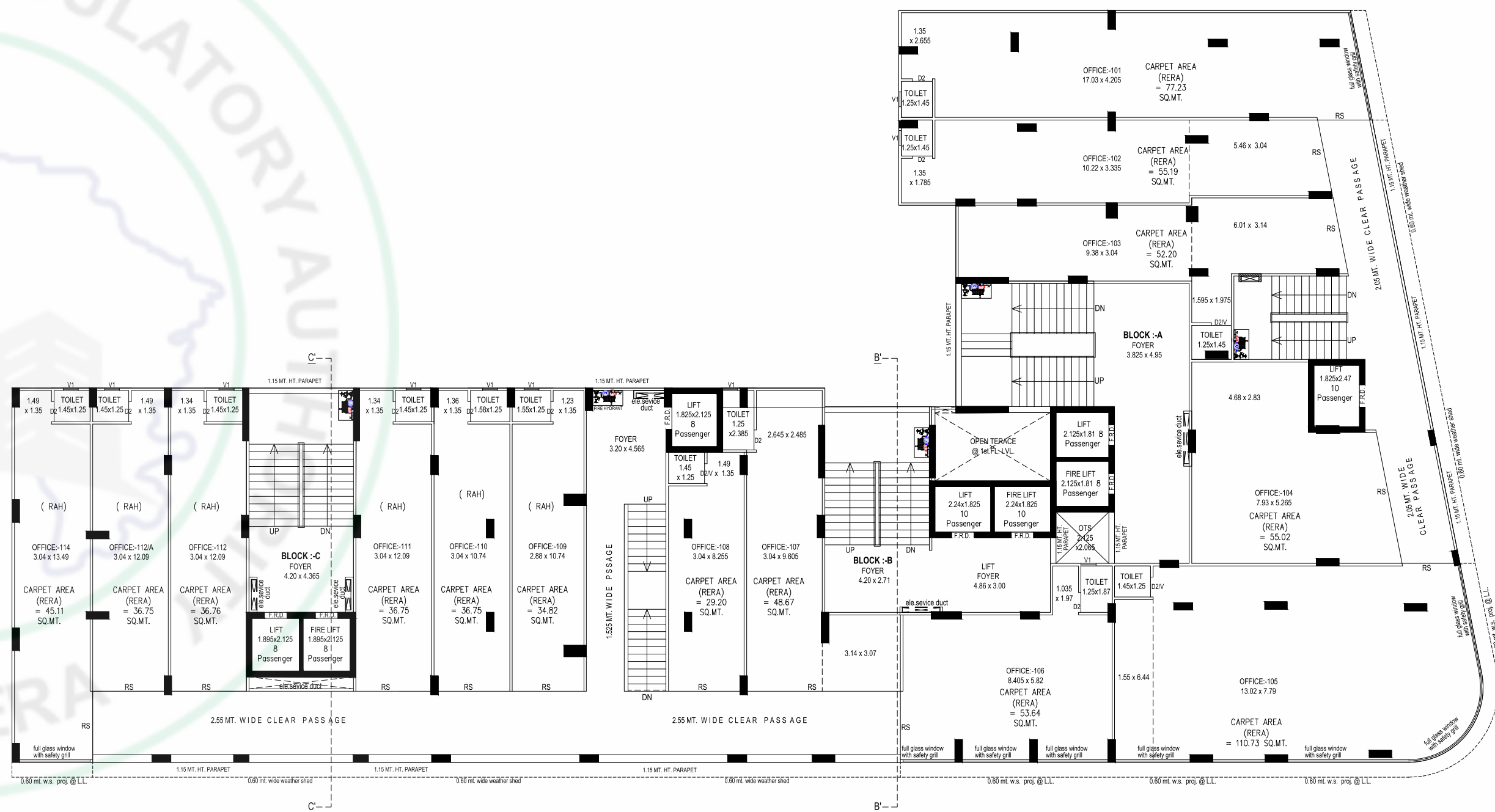
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30.50 MT. WIDE R.O.P. ROAD
24.38 MT. WIDE T.P.S. ROAD

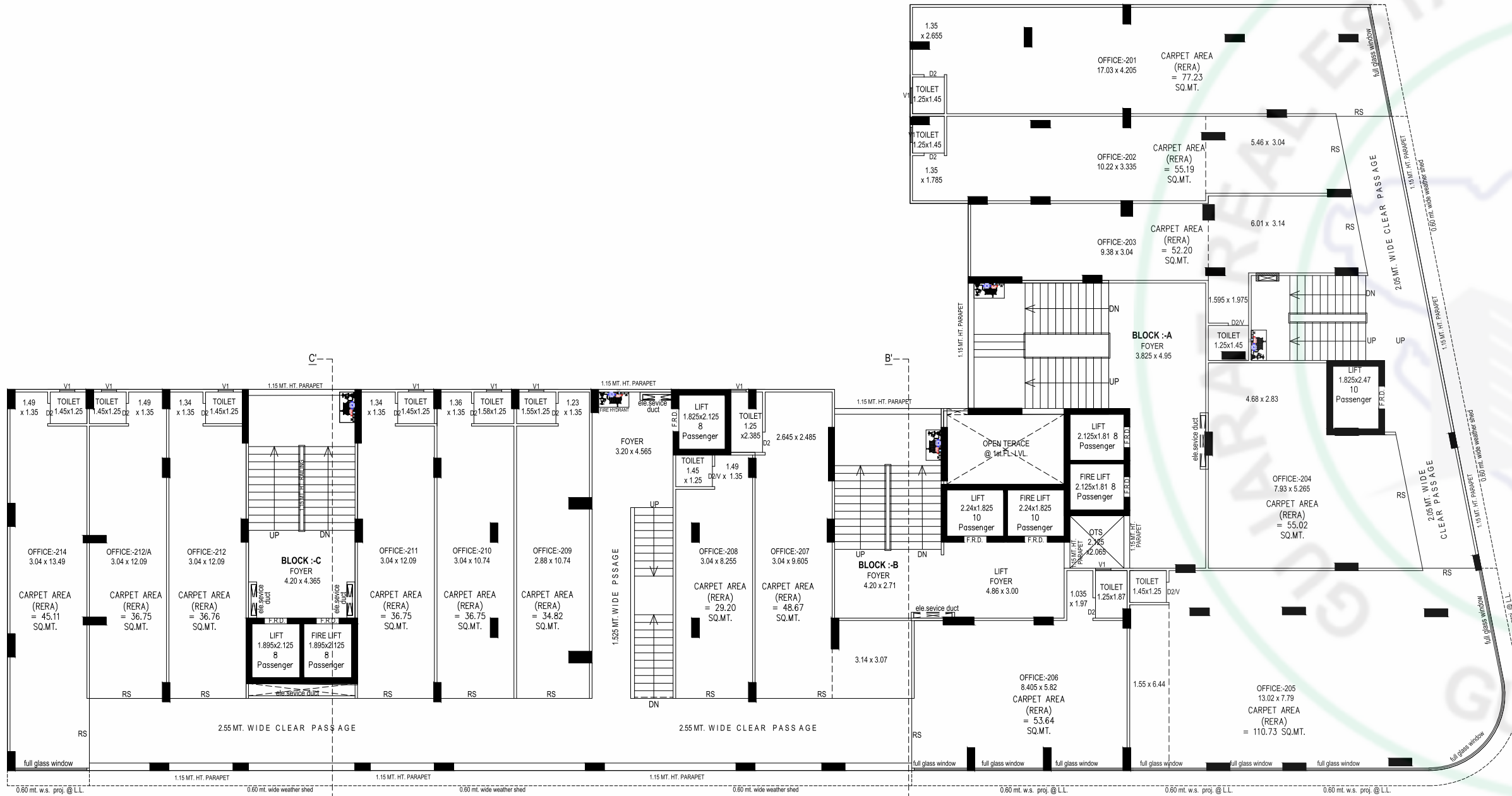
GROUND FLOOR PLAN
BLOCK - A, B & C



1ST FLOOR PLAN
BLOCK - A, B & C



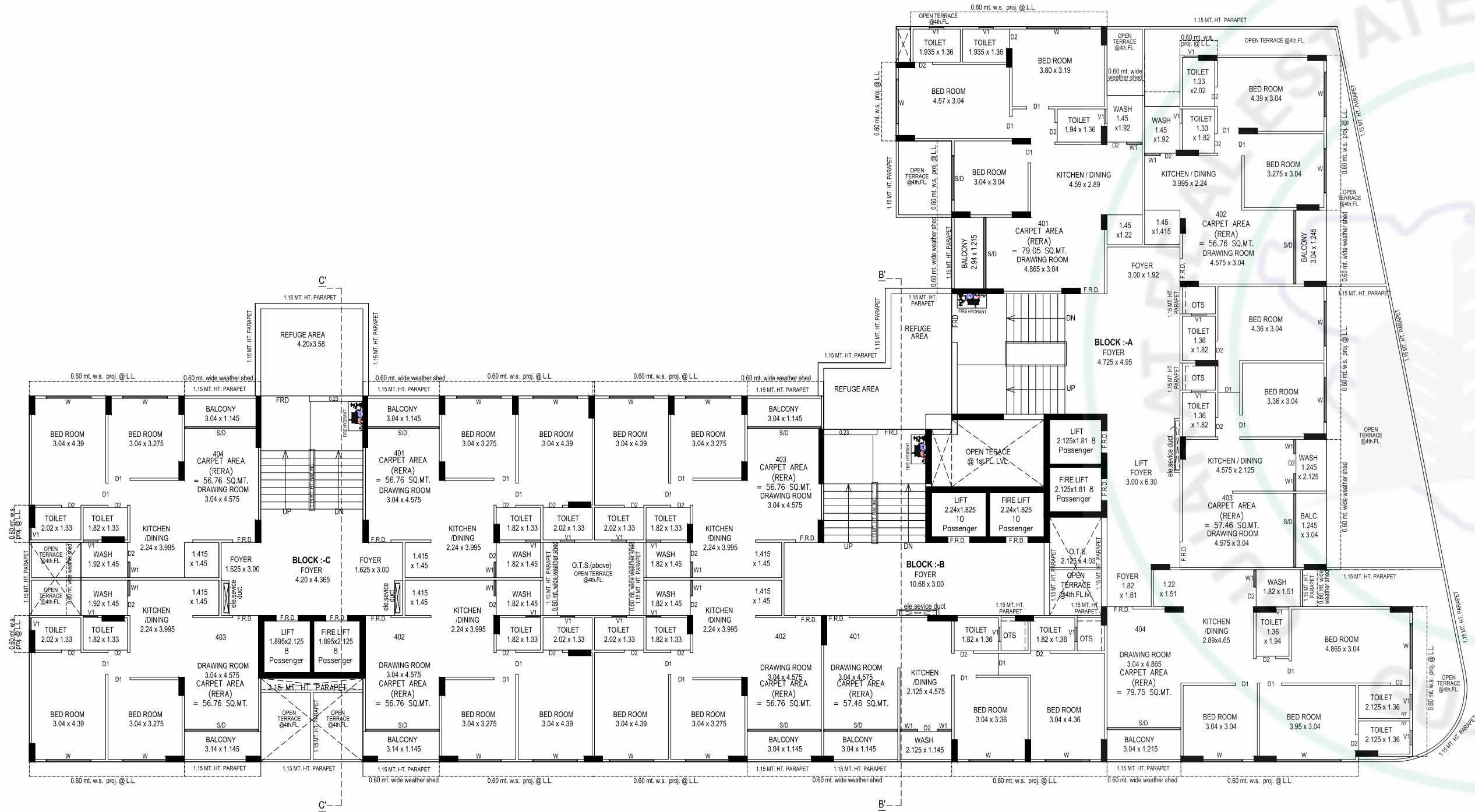
2ND FLOOR PLAN
BLOCK - A, B & C



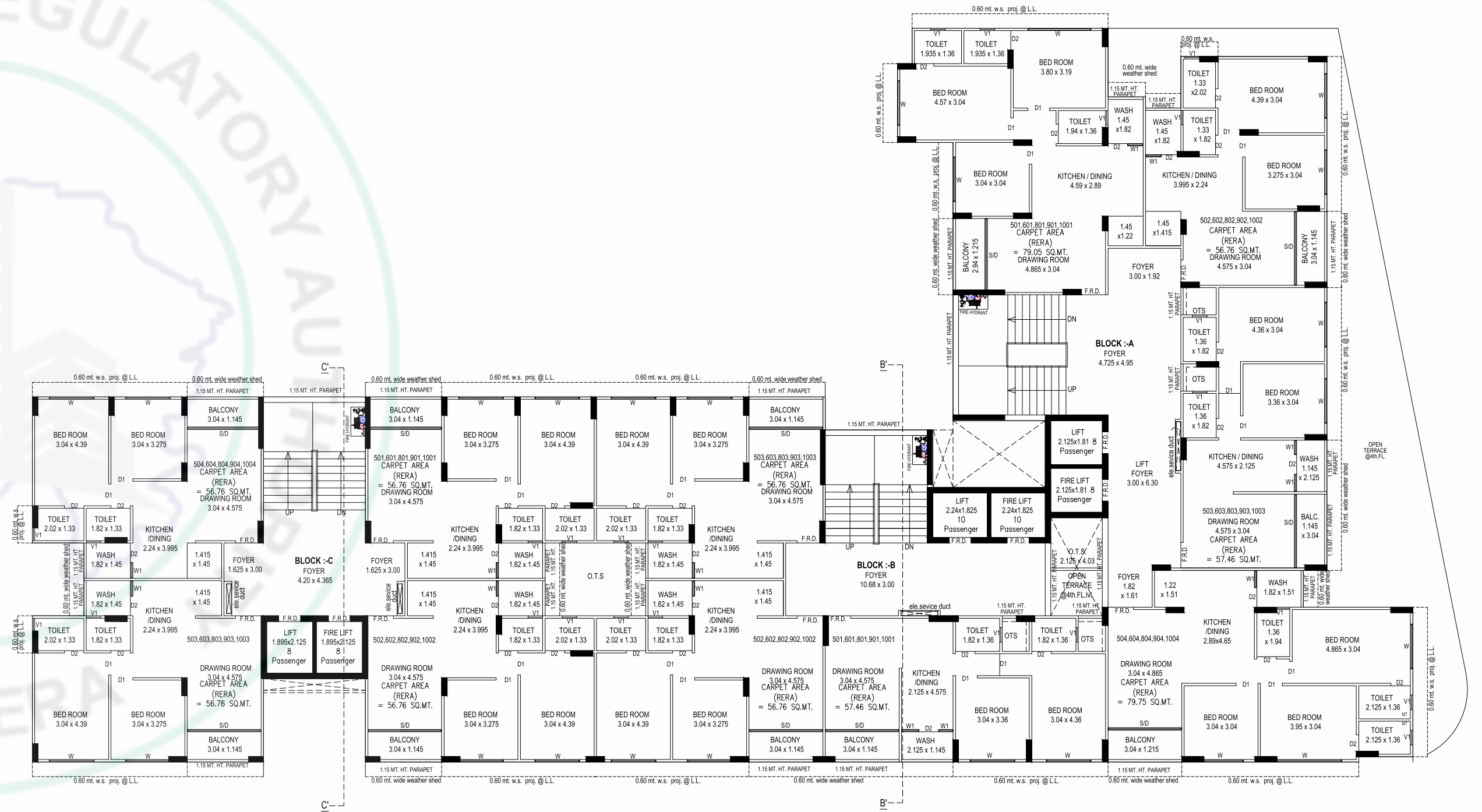
3RD FLOOR PLAN
BLOCK - A, B & C



4TH FLOOR PLAN
BLOCK - A, B & C



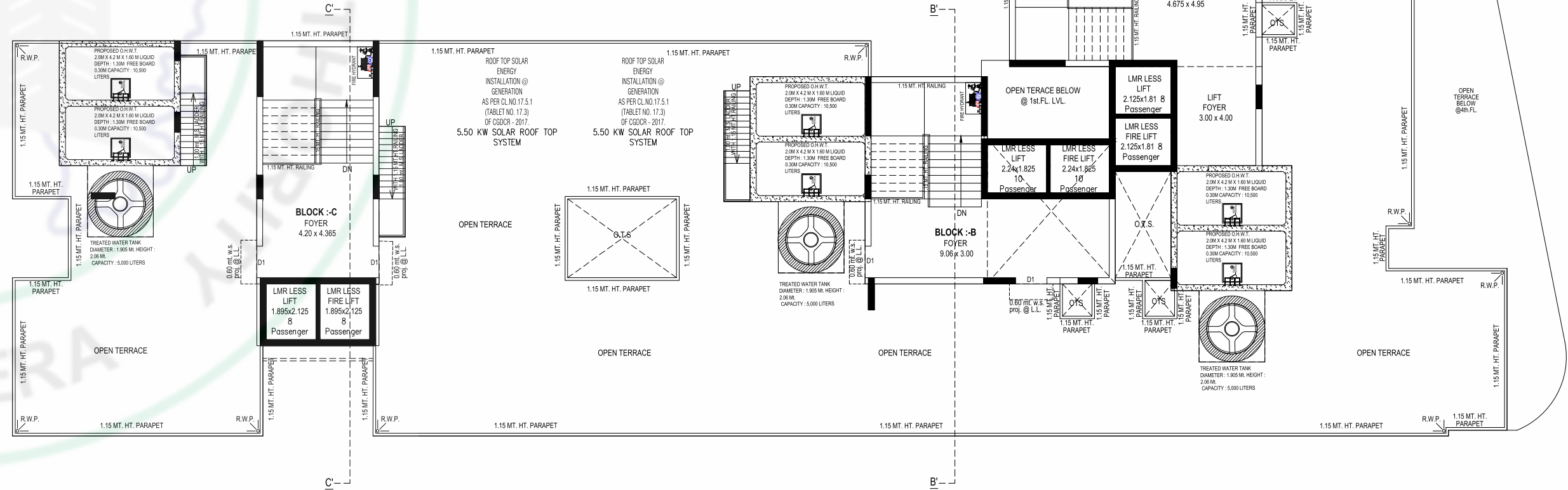
5TH, 6TH, 8TH, 9TH, 10TH
TYPICAL FLOOR PLAN
BLOCK - A, B & C

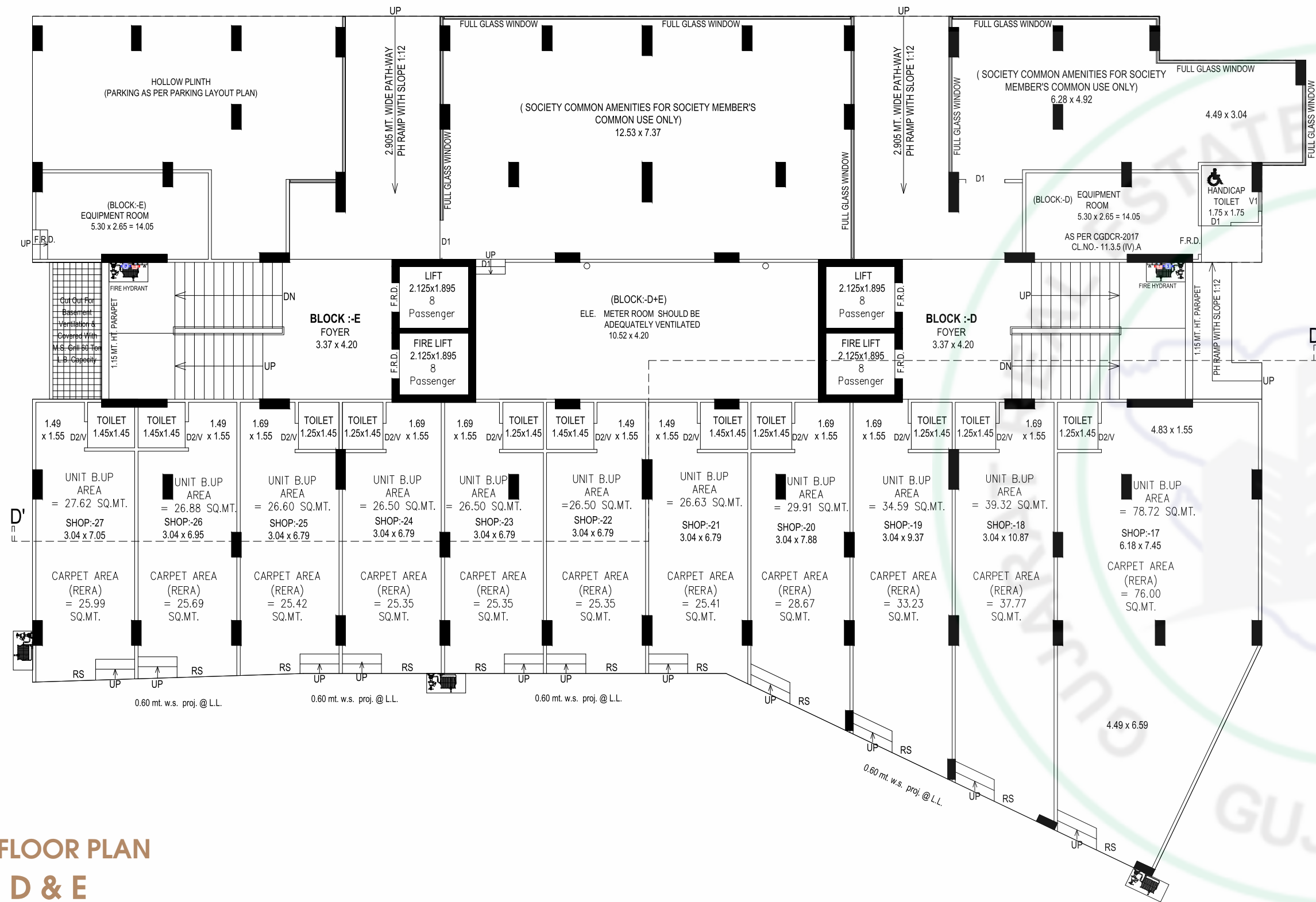
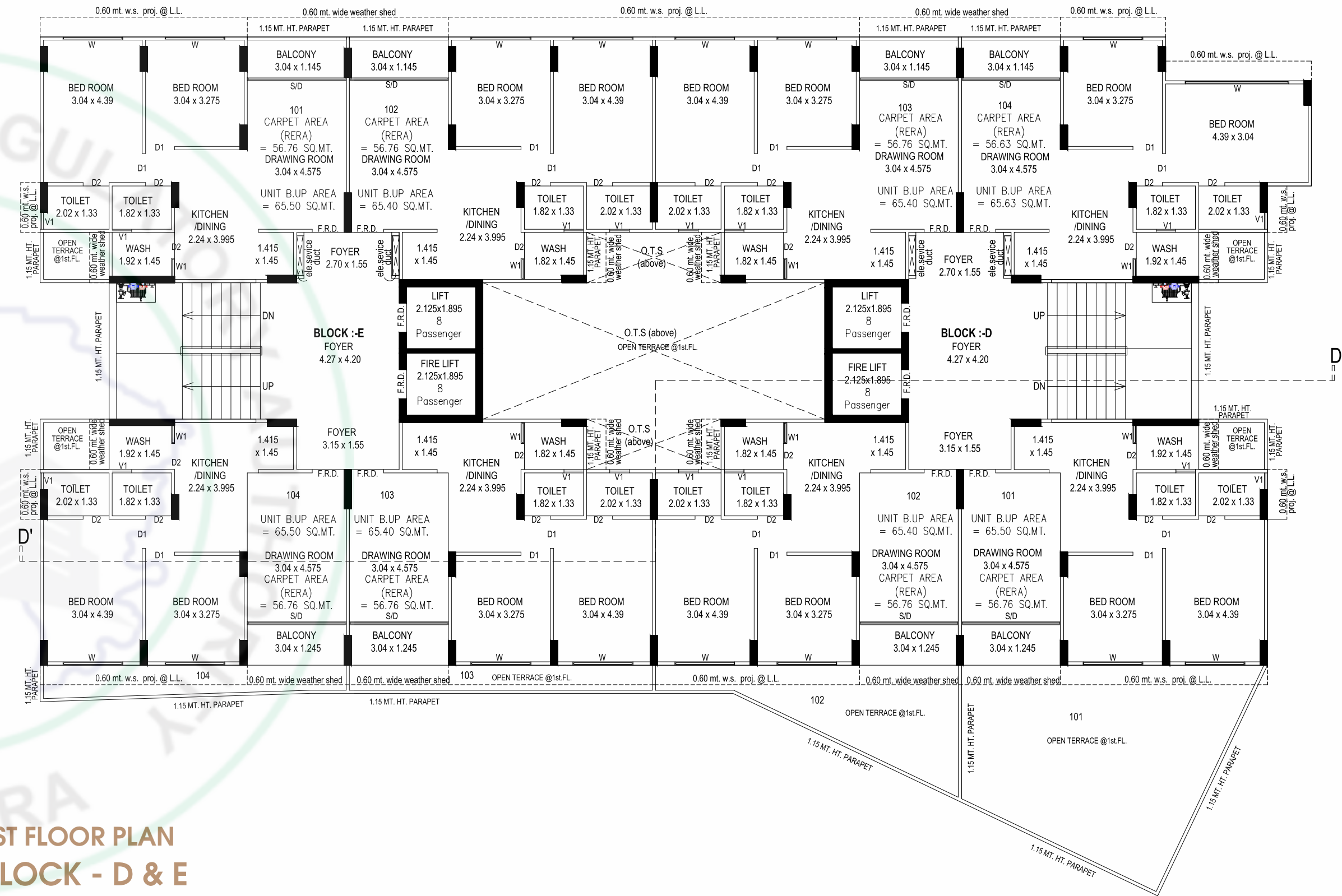


7TH & 11TH
FLOOR PLAN
BLOCK - A, B & C

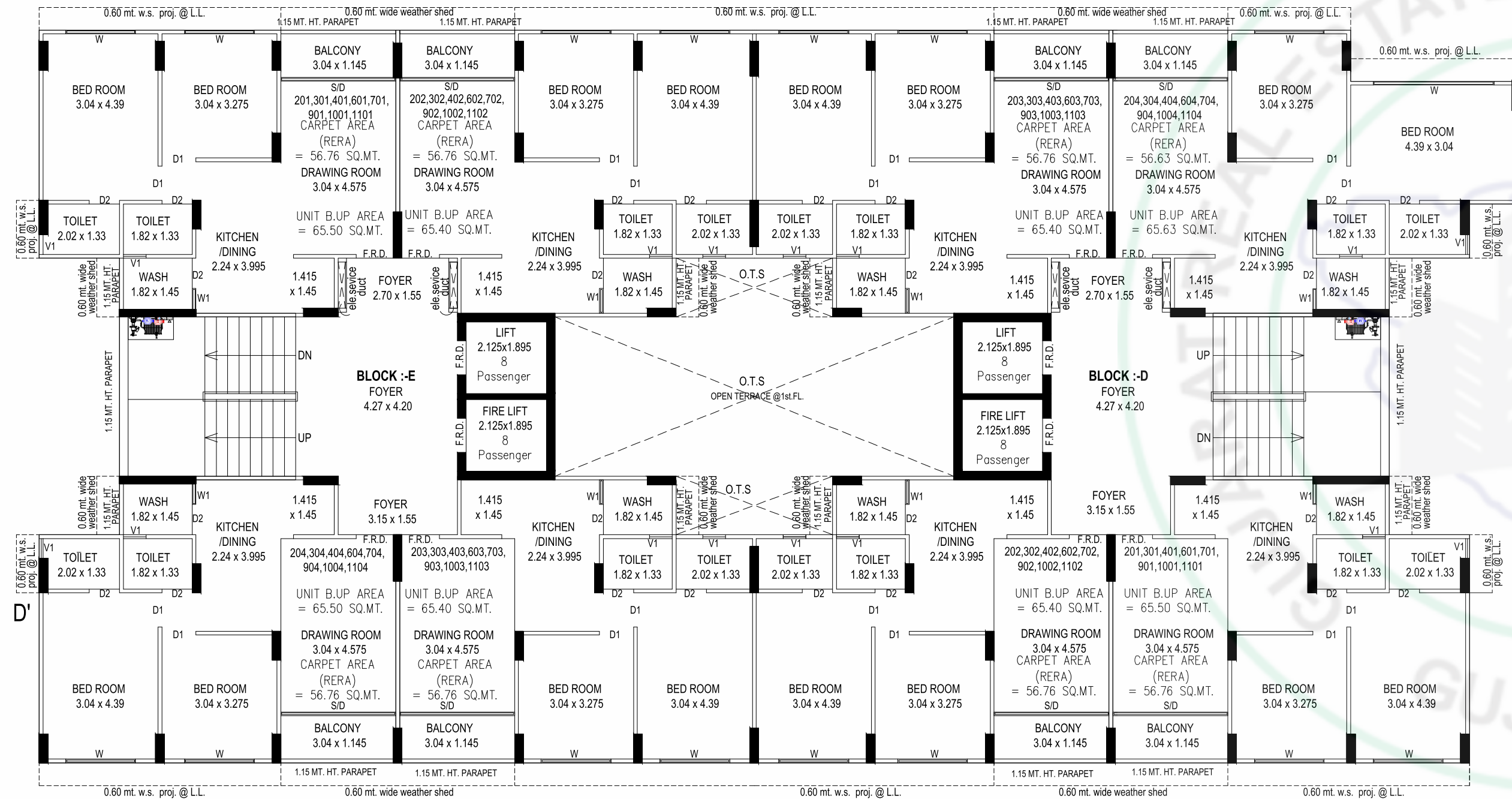


OPEN TERRACE
BLOCK - A, B & C

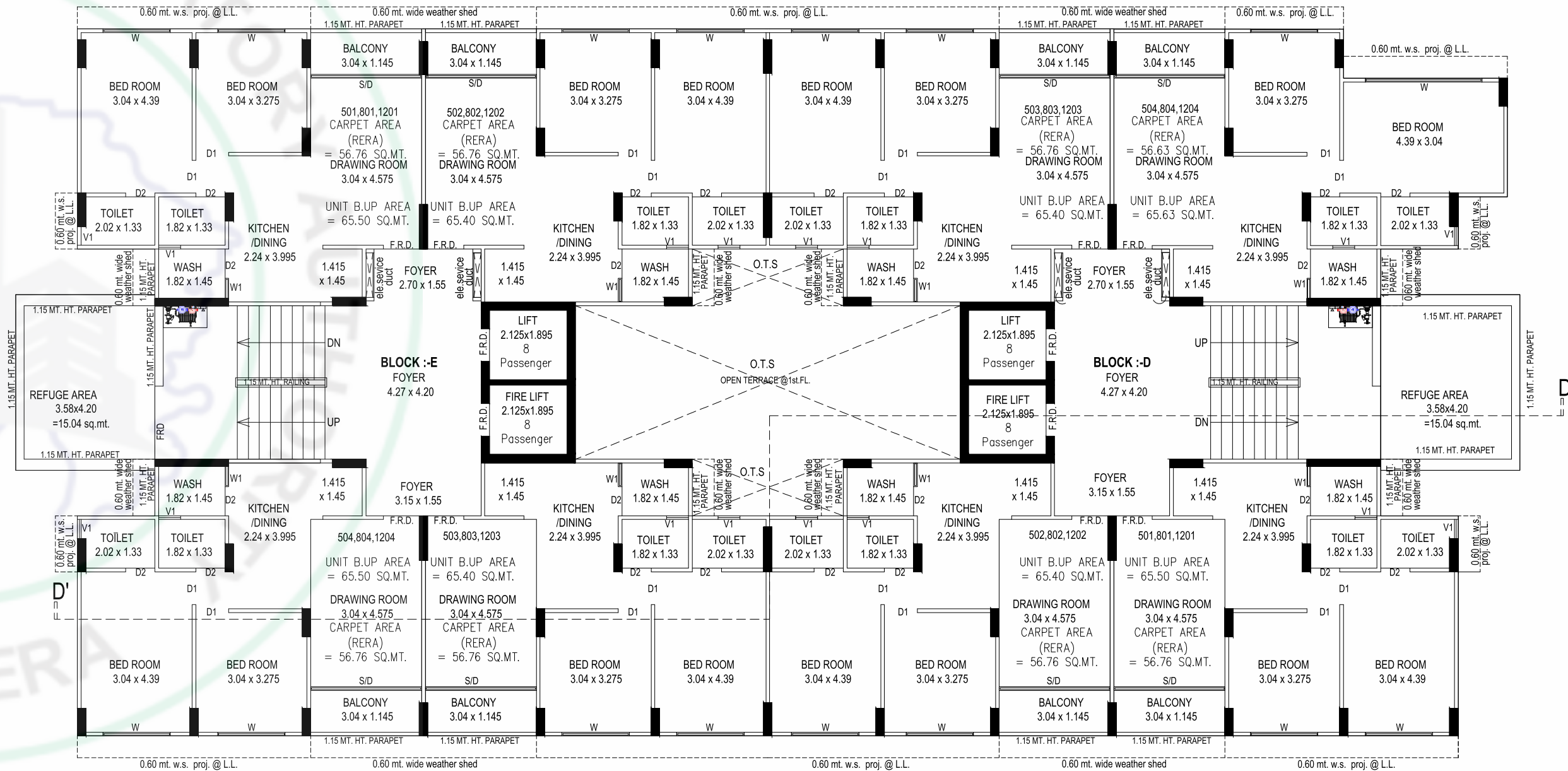


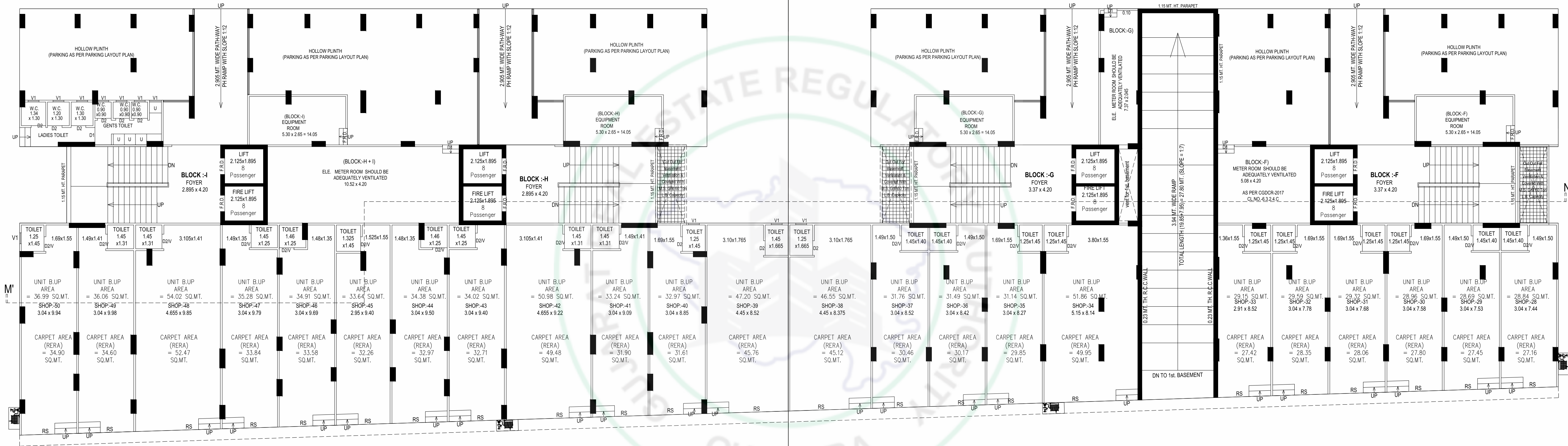


**2ND, 3RD, 4TH, 6TH, 7TH, 9TH, 10TH & 11TH
TYPICAL FLOOR PLAN
BLOCK - D & E**

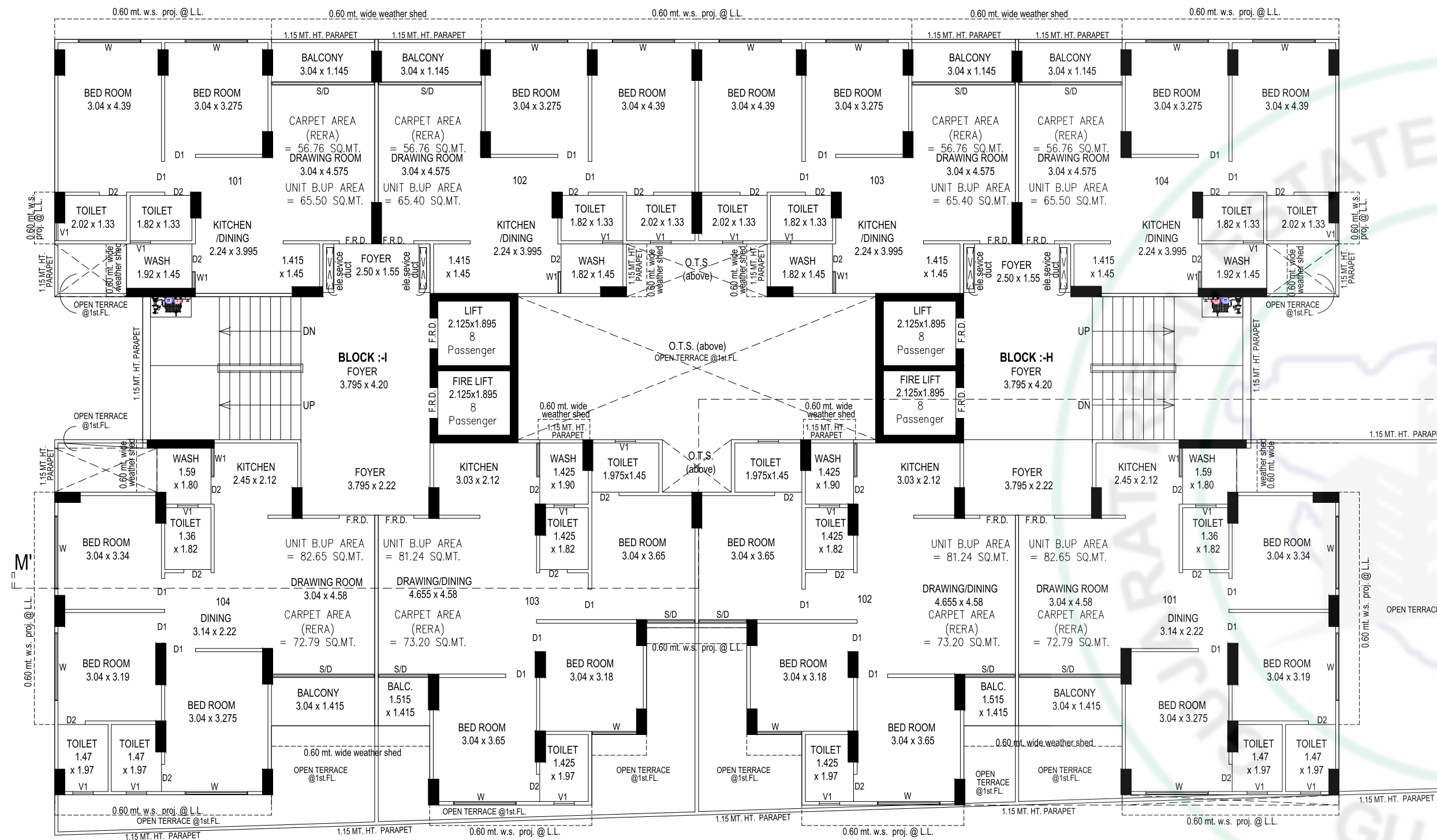
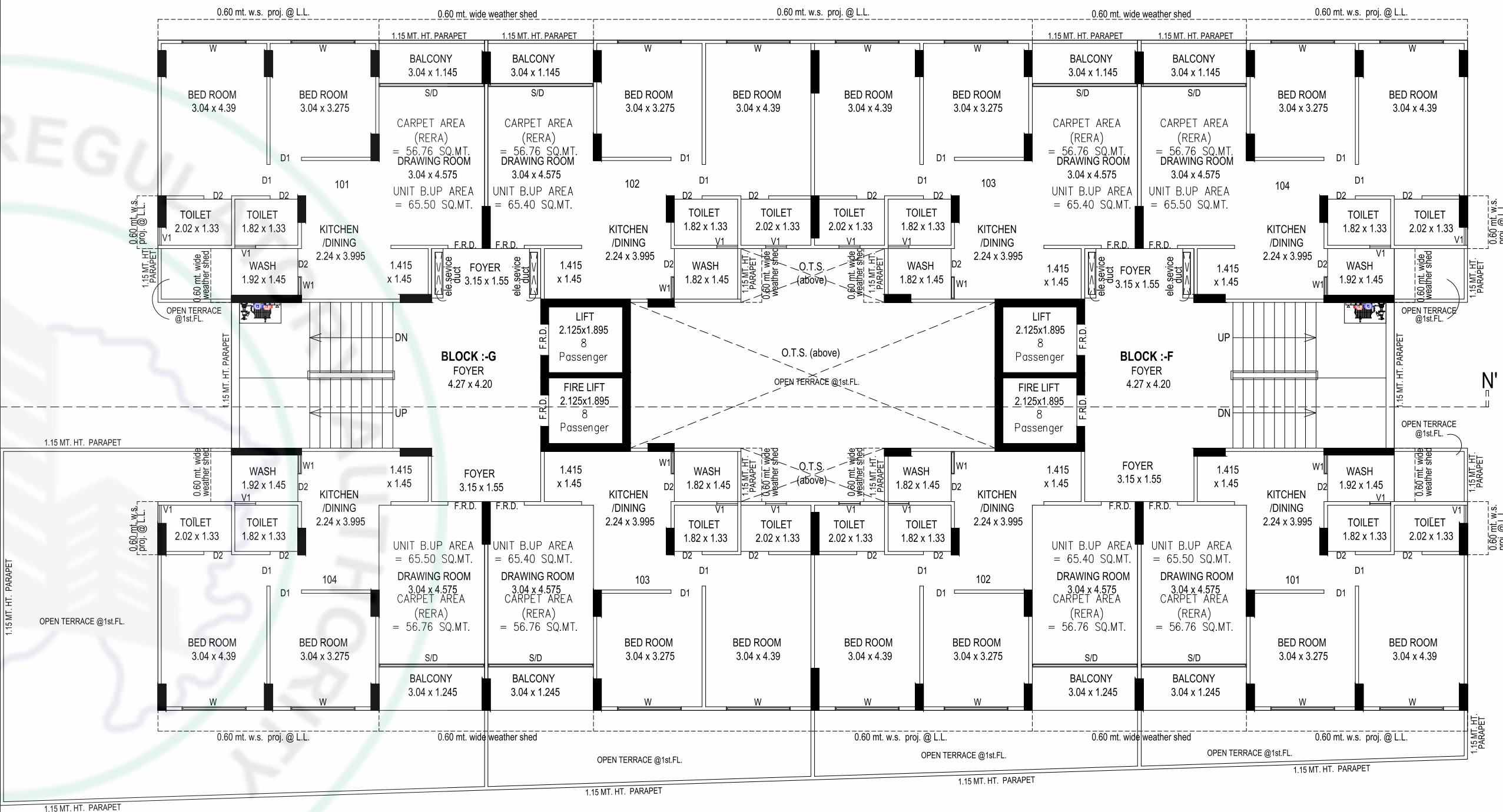


5TH, 8TH & 12TH
TYPICAL FLOOR PLAN
BLOCK - D & E

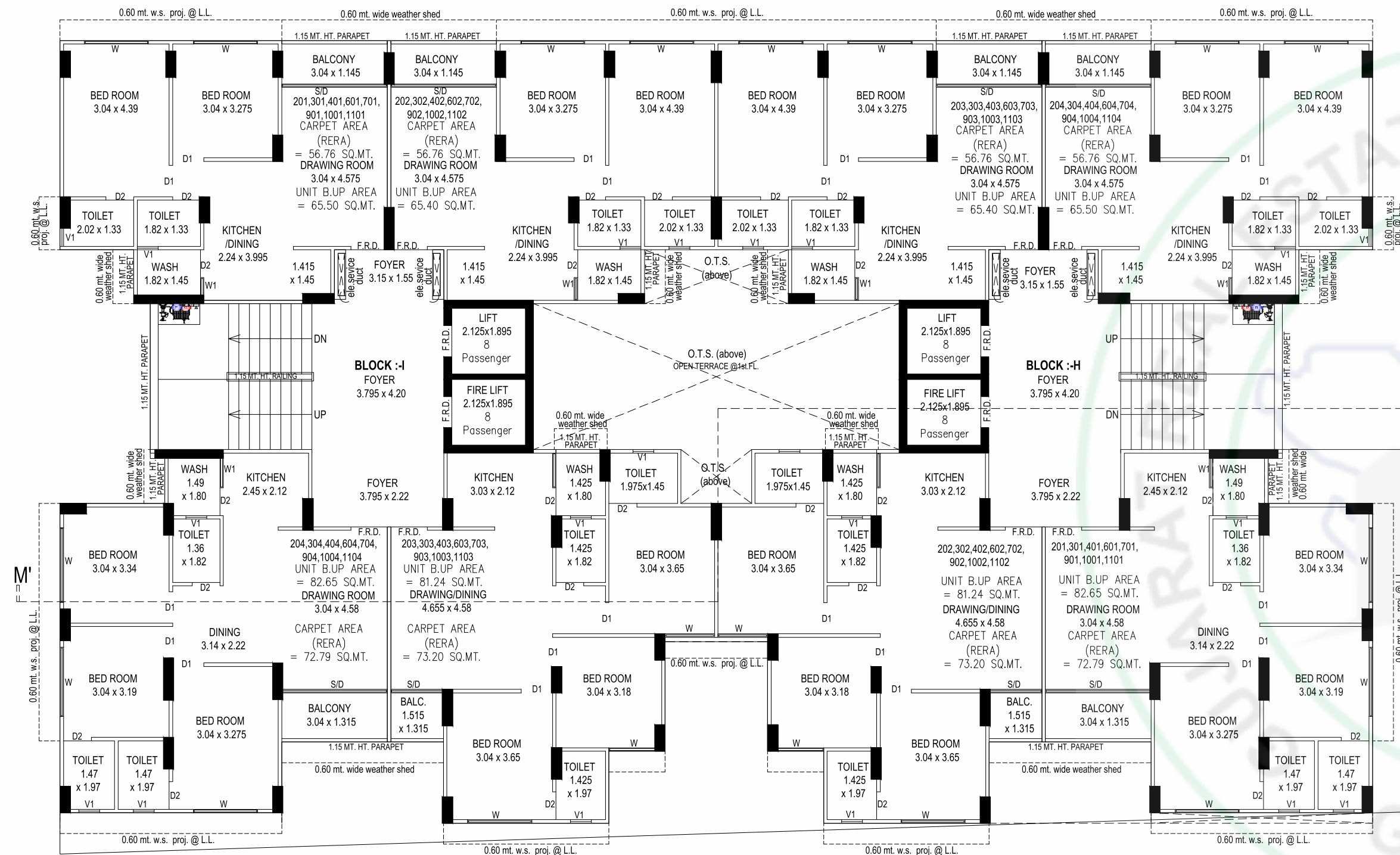
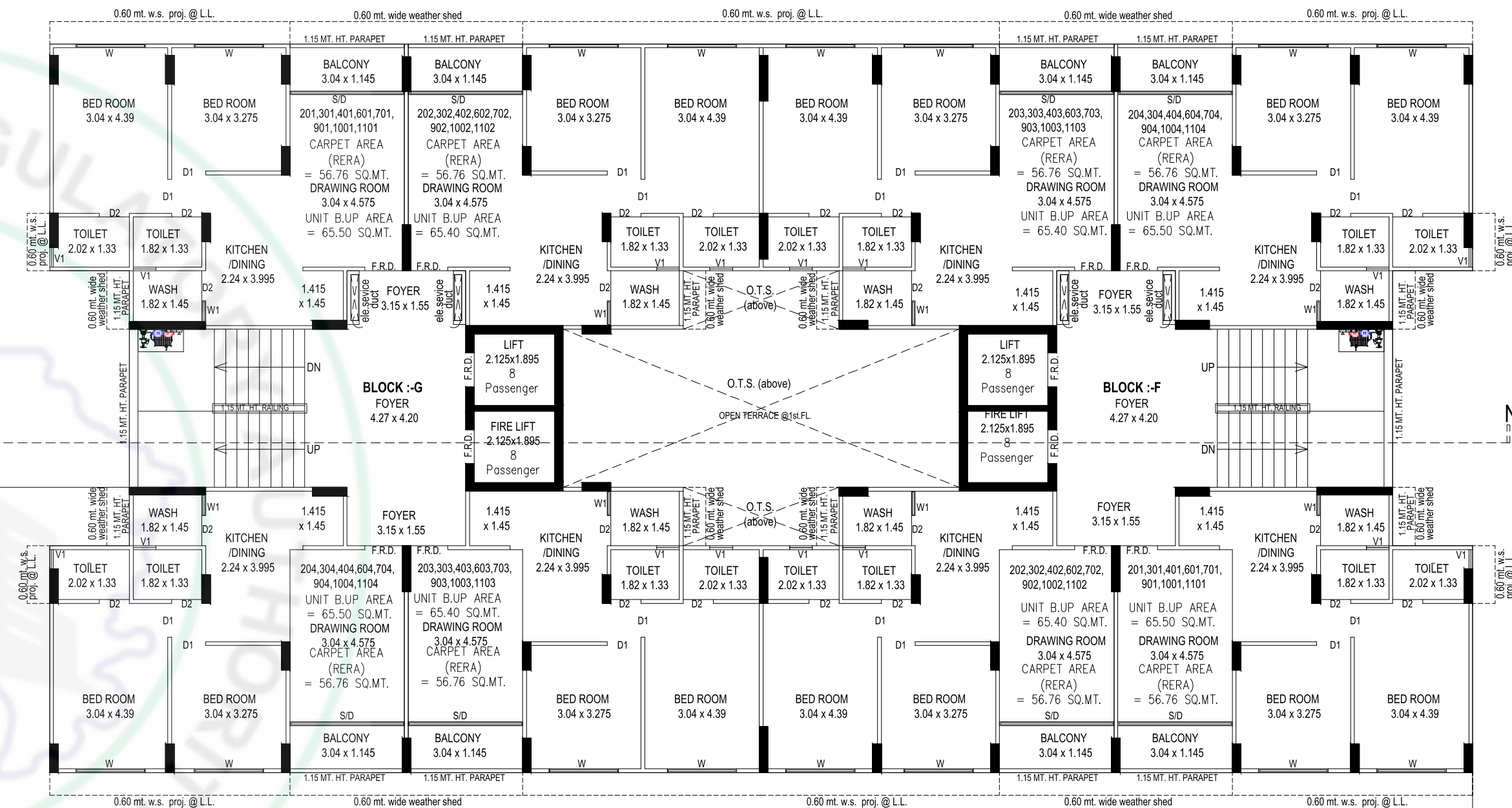




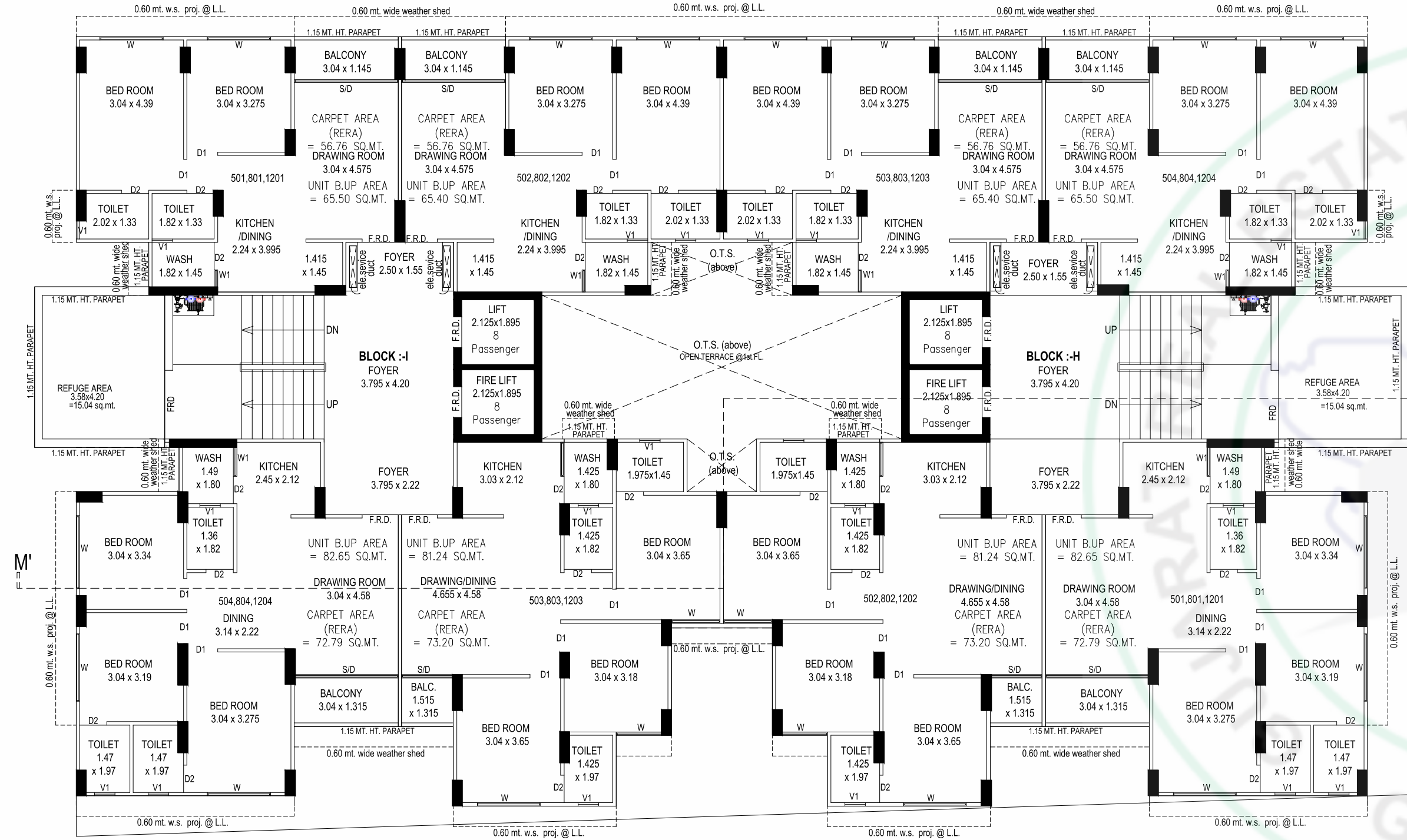
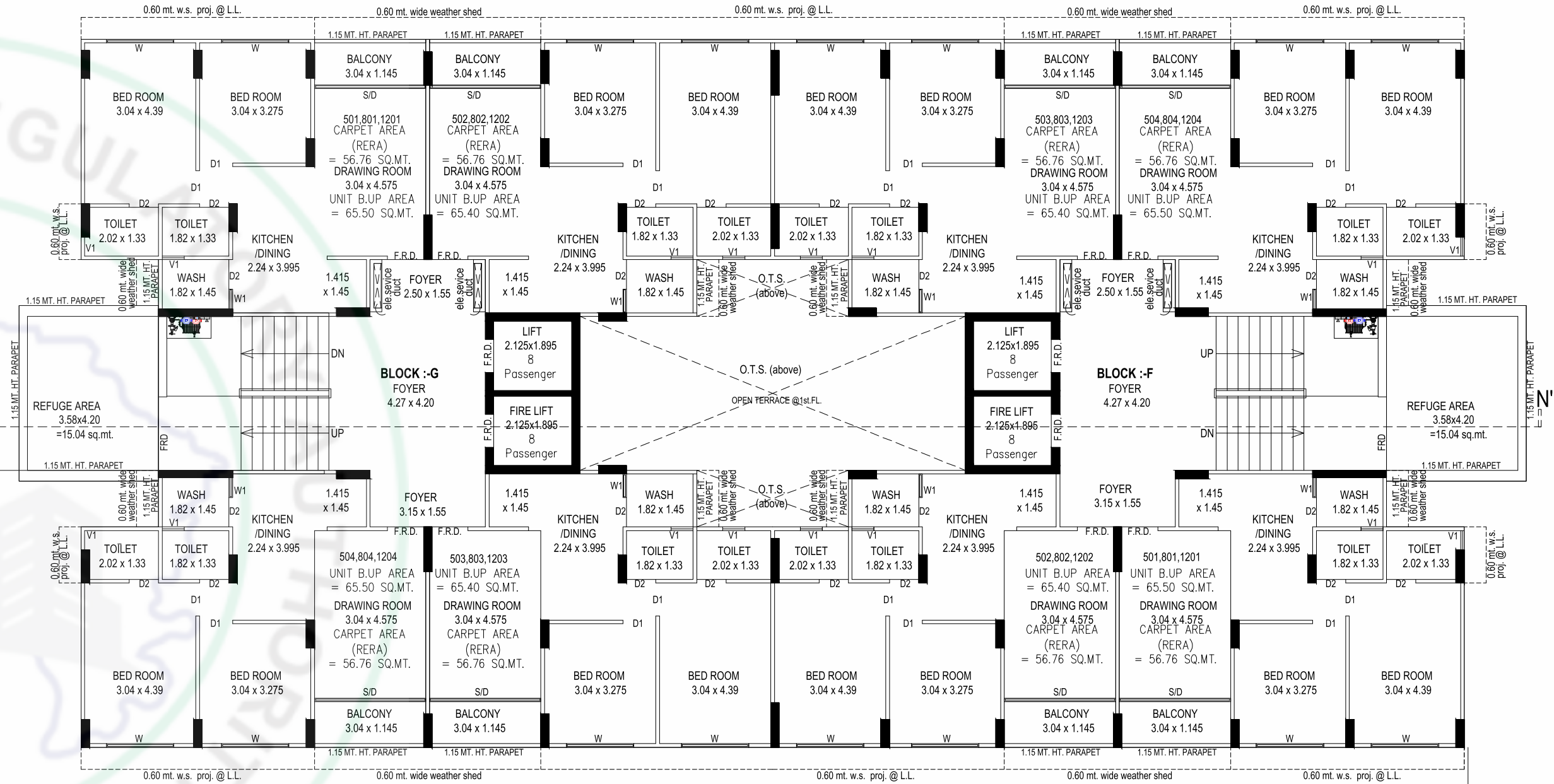
GROUND FLOOR PLAN
BLOCK - F, G, H, I



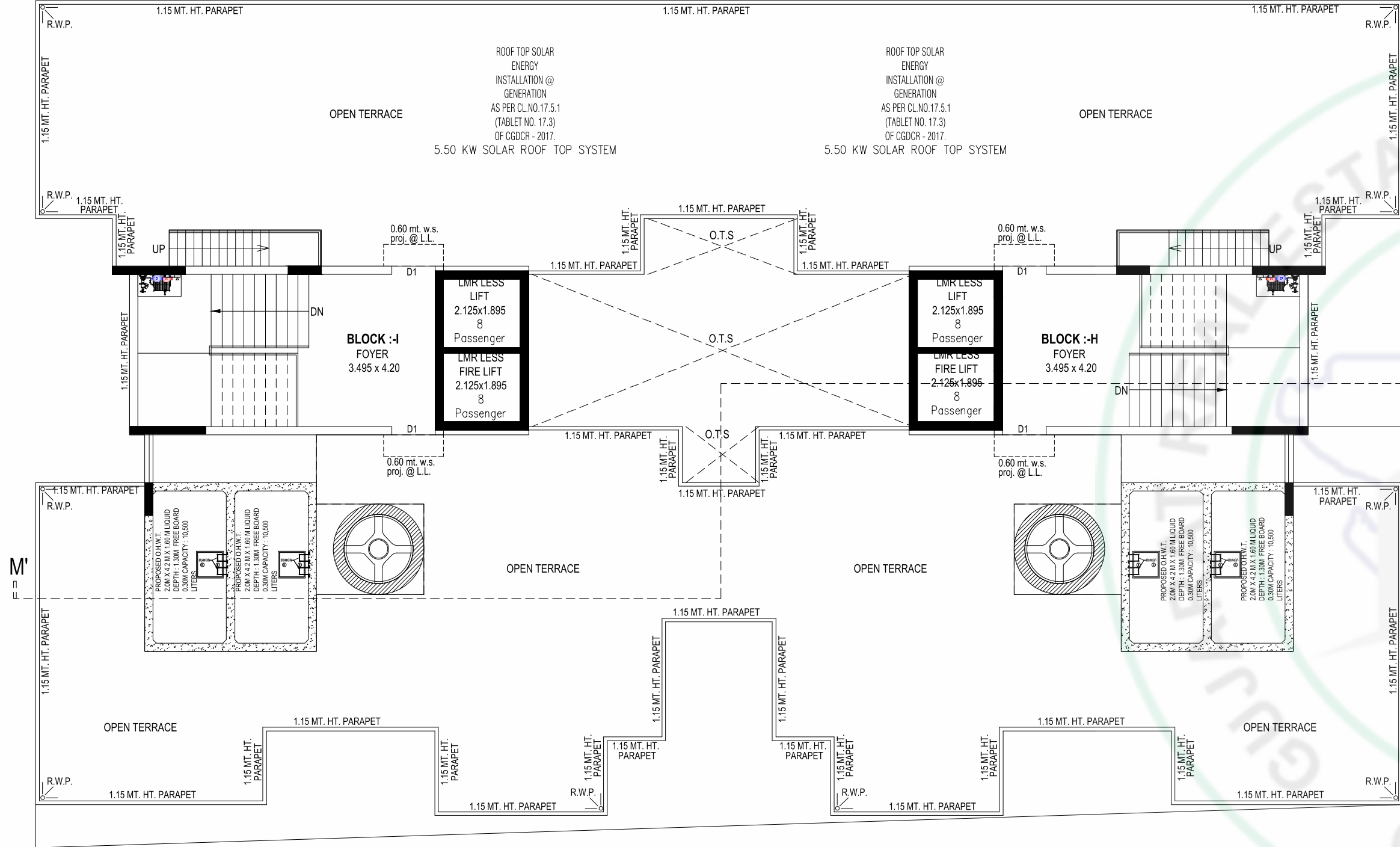
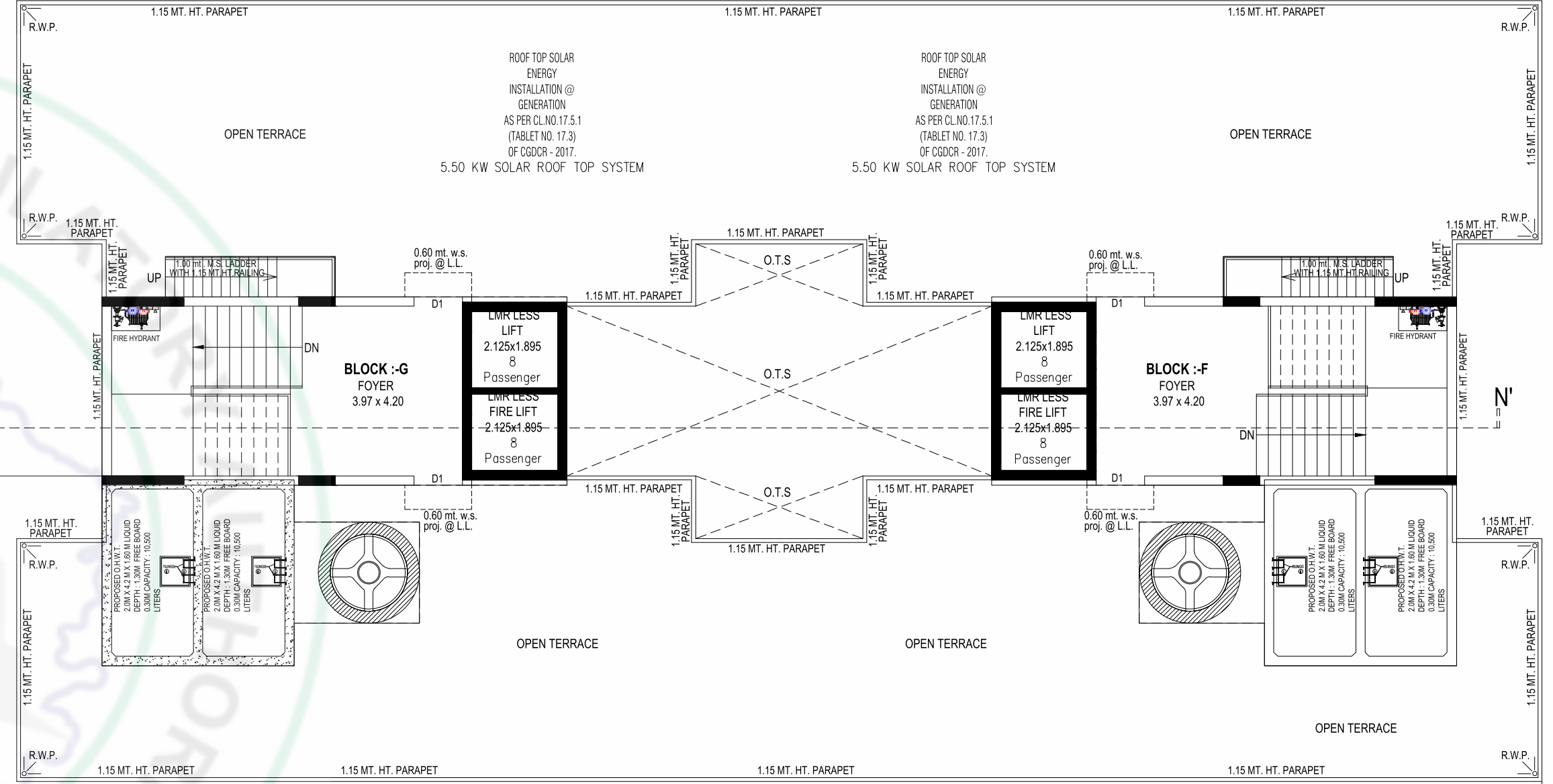
1ST FLOOR PLAN
BLOCK - F, G, H, I



2ND, 3RD, 4TH, 6TH, 7TH, 9TH, 10TH & 11TH
FLOOR PLAN
BLOCK - F, G, H, I



25TH, 8TH & 12TH
FLOOR PLAN
BLOCK - F, G, H, I



OPEN TERRACE
BLOCK - F, G, H, I

SPECIFICATION

STRUCTURE

Earthquake resistant R.C.C. work.

FLOORING

Unique premium quality vitrified tiles.
Designer high density for terrace.

KITCHEN

Granite top platform with S.S. sink.
Designer glazed tiles dado-up to lintel level.

DOOR & WINDOWS

Decorative main door with wooden frame.
All other doors are flush door with wooden frame with good quality fittings.
Aluminum sliding window powder coating.
Natural stone frames on window jambs.

NOTES

- GST. AMC Charges along-with UGVCL electrical charges including cable and sub-station cost shall be borne by the purchaser. Stamp duty, registration charges, legal documentation charges, Maintenance charges, Maintenance Deposits or any other charges, taxes, cess or duties as & when levied by the government or any of its body shall be borne by the purchaser / buyer / legal possession holder.
- Changes / Alteration of any nature, including the elevations, exterior colour of scheme or of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme.
- In the interest of the continual development is design and quality of construction, the developer reserves all rights to make suitable changes in the scheme and all the purchasers shall abide by such changes.
- All dimensions shown here are from unfinished to unfinished wall and of the longest measure of the area.
- The brochure is intended only to convey the essential design and technical features of the scheme and shall not be construed to form part of the legal document. Agreement for sale shall be final and binding to the purchaser.
- All elements, objects, treatments, materials, equipments and colour of schemes shown are artist's impressions. Actual may be differ from the artist's impressions.
- All the architectural and interior images in the brochure, are merely simulated interpretations using computer graphics to enhance the customer's understanding and are not factual images.
- The colour and general appearance of the flooring and wall tiles, sanitary ware & fittings, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphics images are taken from the object libraries for the purpose of presentation and the prospective buyers of the concerned property are advised to refer to the construction specifications mentioned in the brochure. Additional amenities and/or utilities not mentioned or shown in the brochure but may be required as per the law. should be deemed to be forming part of the project by the purchaser.
- All furniture including wardrobes, other sofa furnishings inter-alia curtains, mattresses, bed lines, upholstery etc, lights and other electrical fixtures and appliances like air conditioners, refrigerators. TVs, telephones, laptops etc, any of the equipment, household accessories inter-alia crockery and cutlery. rugs, carpets, decorative pieces and wall hangings, wall papers, utensils etc, apparels and all other consumable and movable items shown in the simulated images do not form part of the sale of any property by the developer.
- While selling the unit of the scheme, we always give preference to vegetarian and non alcoholic persons.
- Subject to Ahmedabad Jurisdiction only.

ELECTRIFICATION

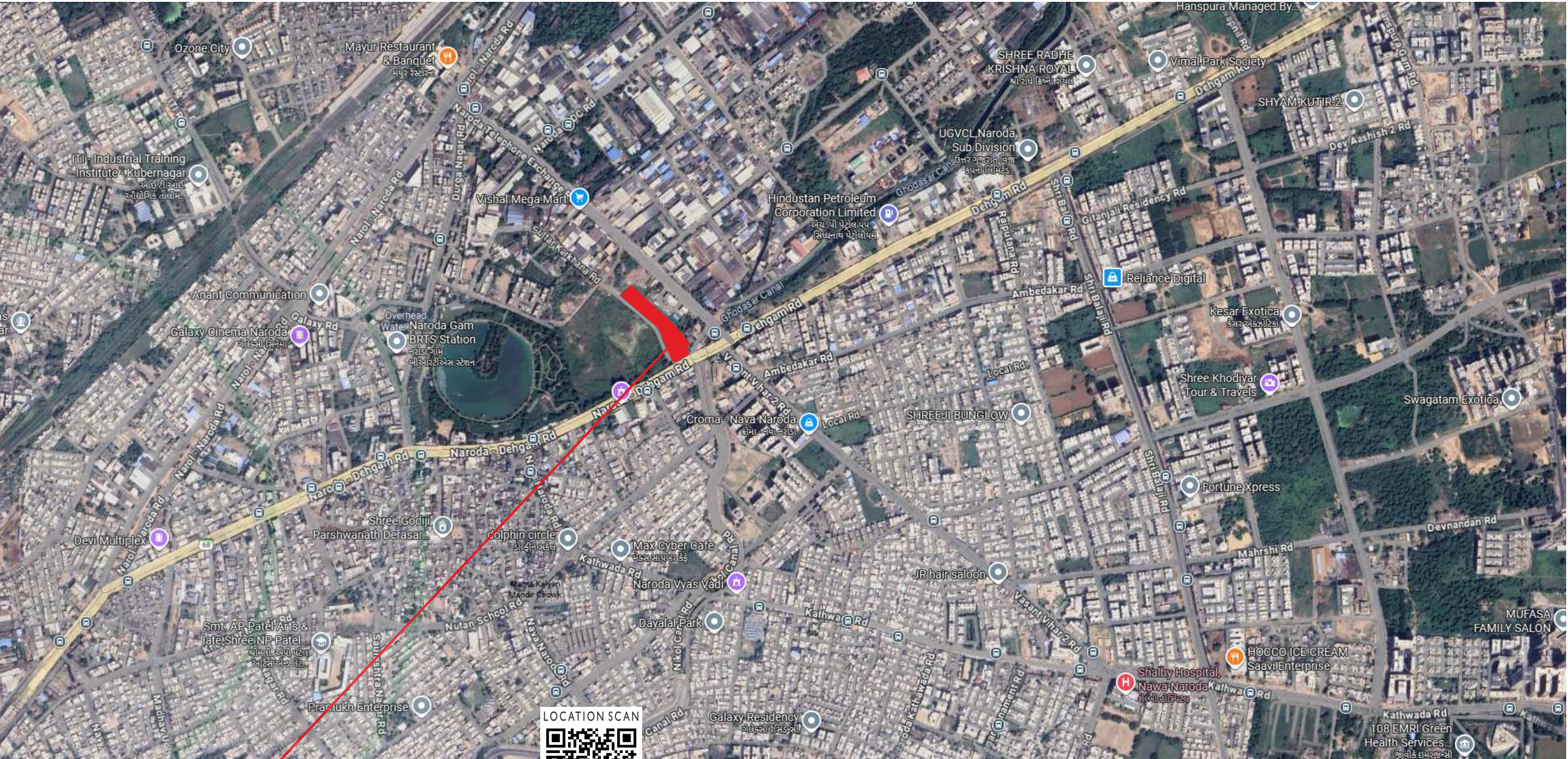
Concealed copper wiring with premium modular switches.

WALL FINISH

Internal smooth cement plaster with putty finish.
External double coat sand face plaster with good quality acrylic paint.

TOILET / PLUMBING

Designer glazed tiles up to lintel level.
Premium quality bath fitting & sanitary wares.



Opp. Adarsh Estate, Near Canal Road,
Nr Naroda G.I.D.C.,
Naroda - Dahegam Road,
Naroda, Ahmedabad-382330.

Architect Engineer
mansi shah
ARCHITECTS

Structure Engineer
MC
MODI CONSULTANTS