

TIMELESS,
SOPHISTICATED
RESIDENCES
IN THE HEART
OF SHELA





Architectural rendering of a modern multi-story residential building facade. The building features a grid of windows and balconies with planters. The facade is composed of light grey panels and dark grey window frames. The balconies have dark metal railings and orange-brown planter boxes with green plants. The building is set against a clear blue sky.

Ground floor retail strip with various storefronts including:

- Café owner bar
- Reebok
- PRADA
- LC WIKONI
- GUCCI
- LEVI'S
- adidas
- TOPMAN
- ECCO
- 4H
- bank caron

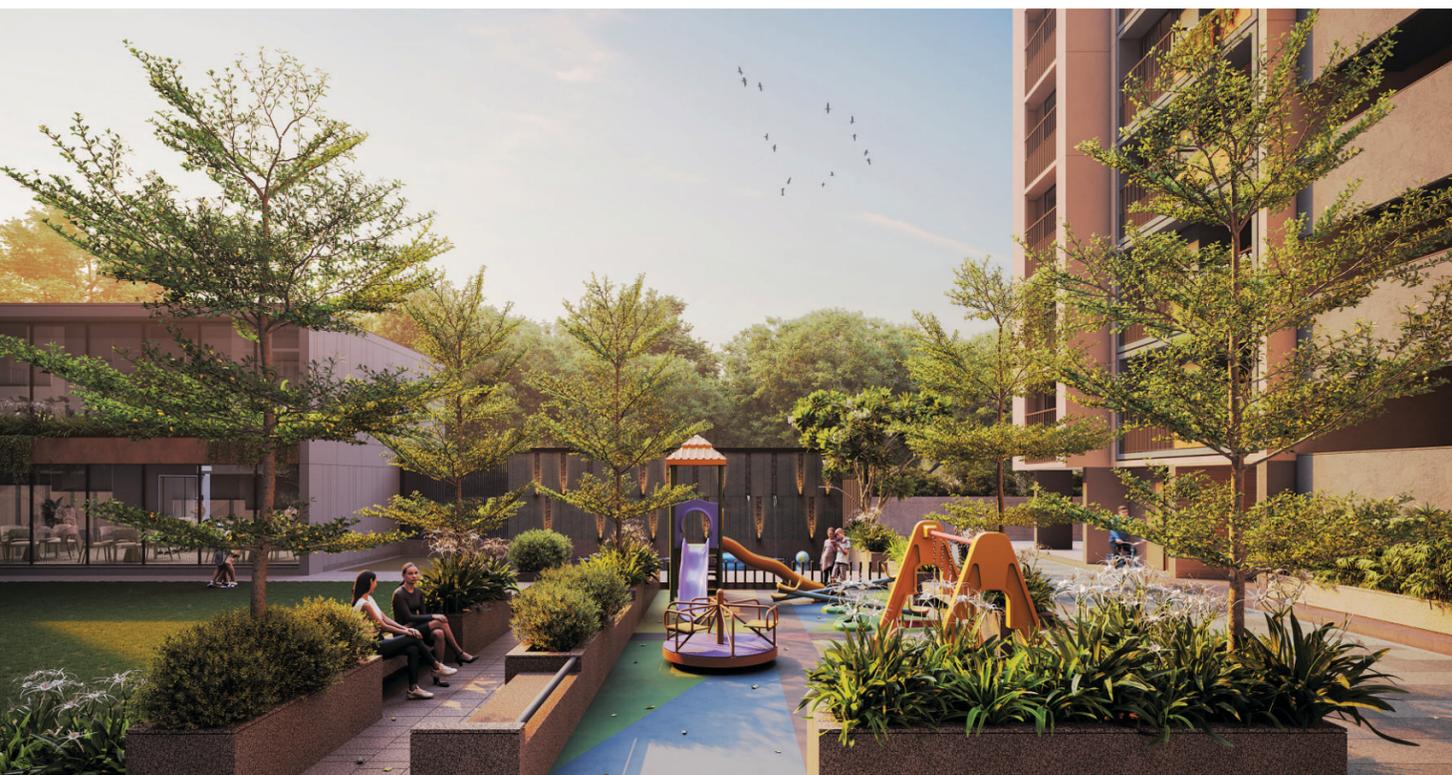
TURQUOISE ROSEDALE



AN INSPIRED
RETREAT
TO RELAX
AND
INDULGE









A NEIGHBOURHOOD WITH EVERYTHING TO OFFER



EDUCATIONAL INSTITUTES

- 01 Anant National University – 5 min
- 02 Global Mission International School – 5 min
- 03 Sansakardham Campus – 5 min
- 04 College of Dental Sciences & Research Centre – 10 min
- 05 Apollo International School – 5 min
- 06 Zydus School – 10 min
- 07 RH Kapadia School – 10 min
- 08 Shanti Business School – 10 min



DAILY NECESSITIES

- 01 D Mart – 10 min
- 02 Star Bazaar – 8 min



RECREATIONAL PLACE

- 01 Pleasure Club – 7 min
- 02 Unicorn Cricket Club – 10 min
- 03 Sports Sankul – 1L sq. ya. – 1 min
- 04 City Gold – 12 min
- 05 Shela Auditorium – 5 min
- 06 Auda Garden – 1 min
- 07 Connplex – 10 min
- 08 Auda Lake – 1 min



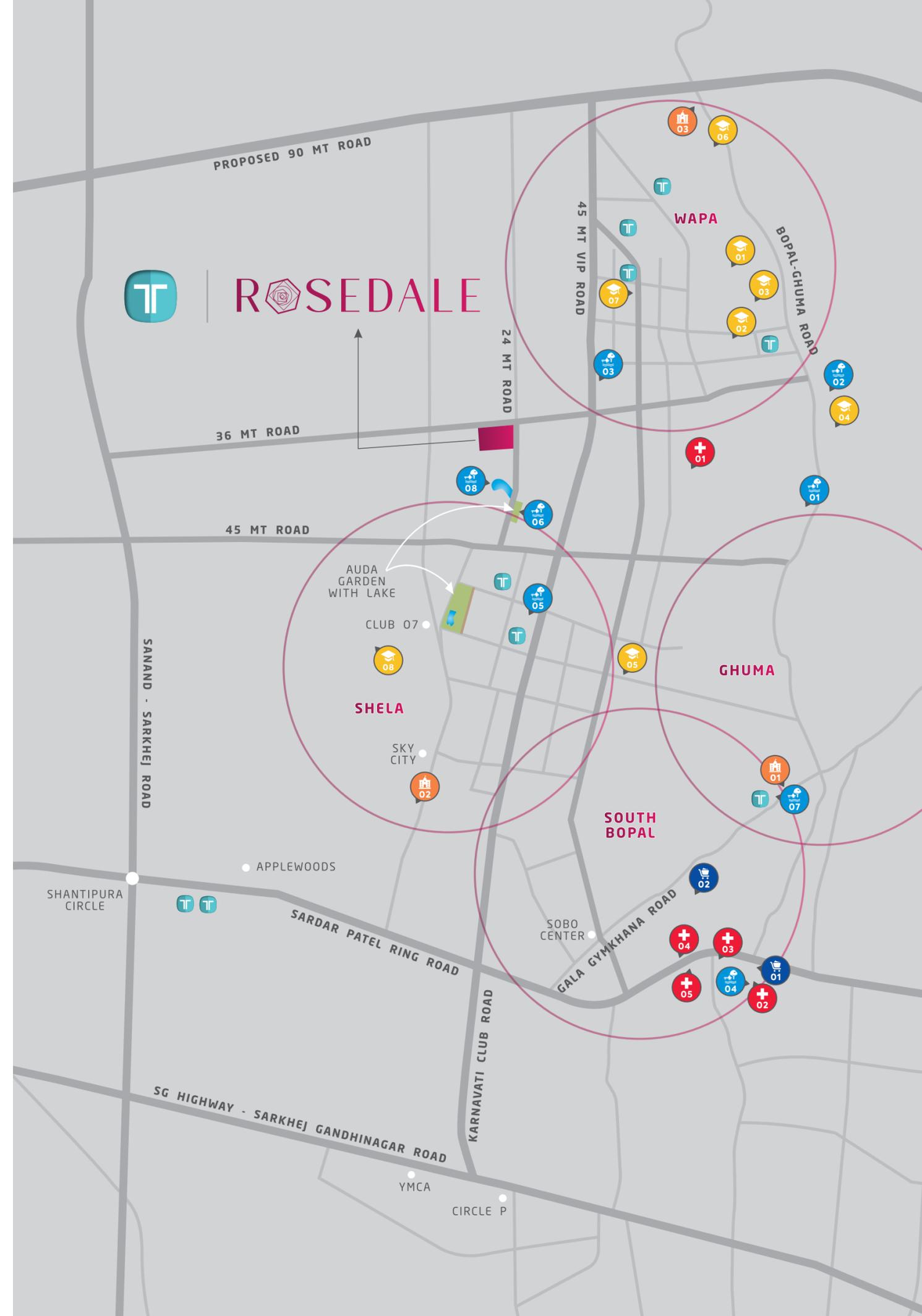
HOSPITALS

- 01 Krishna Shalby Hospital – 5 min
- 02 Advait Multispeciality Hospital – 10 min
- 03 Bopal ICU Trauma Centre – 10 min
- 04 Saraswati Hospital – 10 min
- 05 Devasya Multi Hospital – 10 min



PRAYER PLACE

- 01 Shree Sambhavanth Jain Derasar – 10 min
- 02 Shri Munisuvrat Swami Jain Swetambar Temple – 12 min
- 03 Godhavi Jain Derasar – 5 min



GROUND FLOOR PLAN



AMENITIES

01	SPACE FOR SECURITY CABIN	07	CLUB HOUSE (G+1) - MULTIPURPOSE HALL - INDOOR GYMNASIUM	11	INDOOR GAMES ZONE	17	SPACE FOR SOCIETY OFFICE
02	PICKUP & DROP OFF ZONE	08	CHILDREN'S PLAY AREA	12	MINI THEATRE	18	SPACE FOR TEMPLE
03	RETAIL ENTRY	09	EVENT LAWN	13	SPACE FOR COMMON TOILET	19	SWIMMING POOL
04	BASEMENT RAMP IN/OUT	10	MOTHER'S SIT OUT	14	SPACE FOR SERVICES	20	RESIDENTIAL 4-WHEELER PARKING ZONES
05	SPACE FOR METER ROOM			15	SIT-OUTS	21	SPACE FOR GARBAGE COLLECTION
06	BUILDING ENTRANCE FOYER			16	SPACE FOR BIRD FEEDER		



36.00 MT. WIDE T.P.S. ROAD

TYPICAL FLOOR PLAN



TYPE A : 03 & 04 (BLOCK - D)
01 & 02 (BLOCK - E)

TYPE B : 01 & 03 (BLOCK - A & C)
01 & 04 (BLOCK - B)
02 & 03 (BLOCK - D)
03 & 04 (BLOCK - E)

TYPE C : 02 (BLOCK - A & C)

24.00 MT. WIDE T.P.S. ROAD



36.00 MT. WIDE T.P.S. ROAD

2 BHK WITH TERRACE UNIT



TYPE A : 03 & 04 (BLOCK - D)
01 & 02 (BLOCK - E)

TYPE B : 01 & 03 (BLOCK - A & C)
01 & 04 (BLOCK - B)
02 & 03 (BLOCK - D)
03 & 04 (BLOCK - E)

TYPE C : 02 (BLOCK - A & C)

24.00 MT. WIDE T.P.S. ROAD



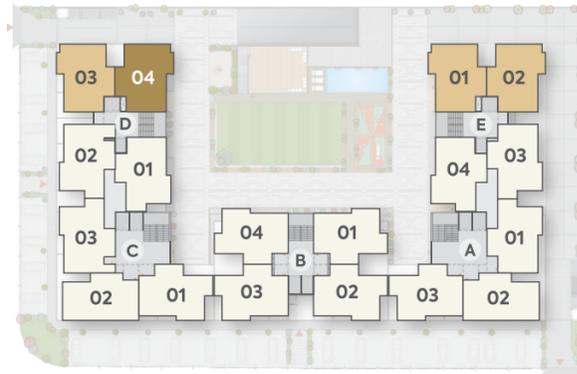
36.00 MT. WIDE T.P.S. ROAD

TYPE A

3 BHK
UNIT PLAN

BLOCK : D - 03 & 04

BLOCK : E - 01 & 02



TYPE B

3 BHK
UNIT PLAN

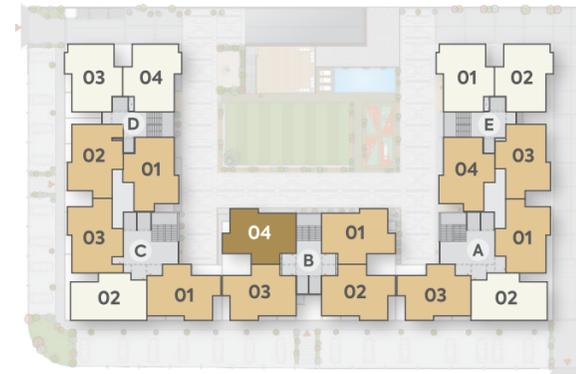
BLOCK : A - 01 & 03

BLOCK : B - 01, 02, 03 & 04

BLOCK : C - 01 & 03

BLOCK : D - 01 & 02

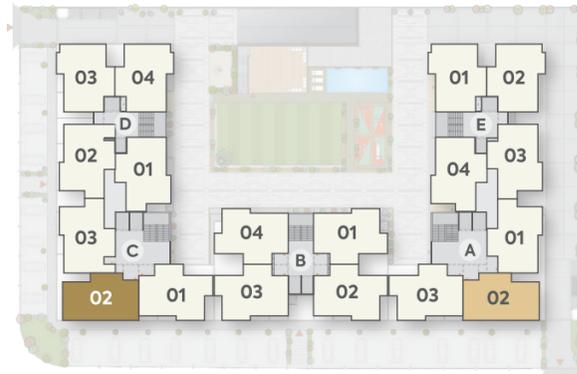
BLOCK : E - 03 & 04



TYPE C

3 BHK UNIT PLAN

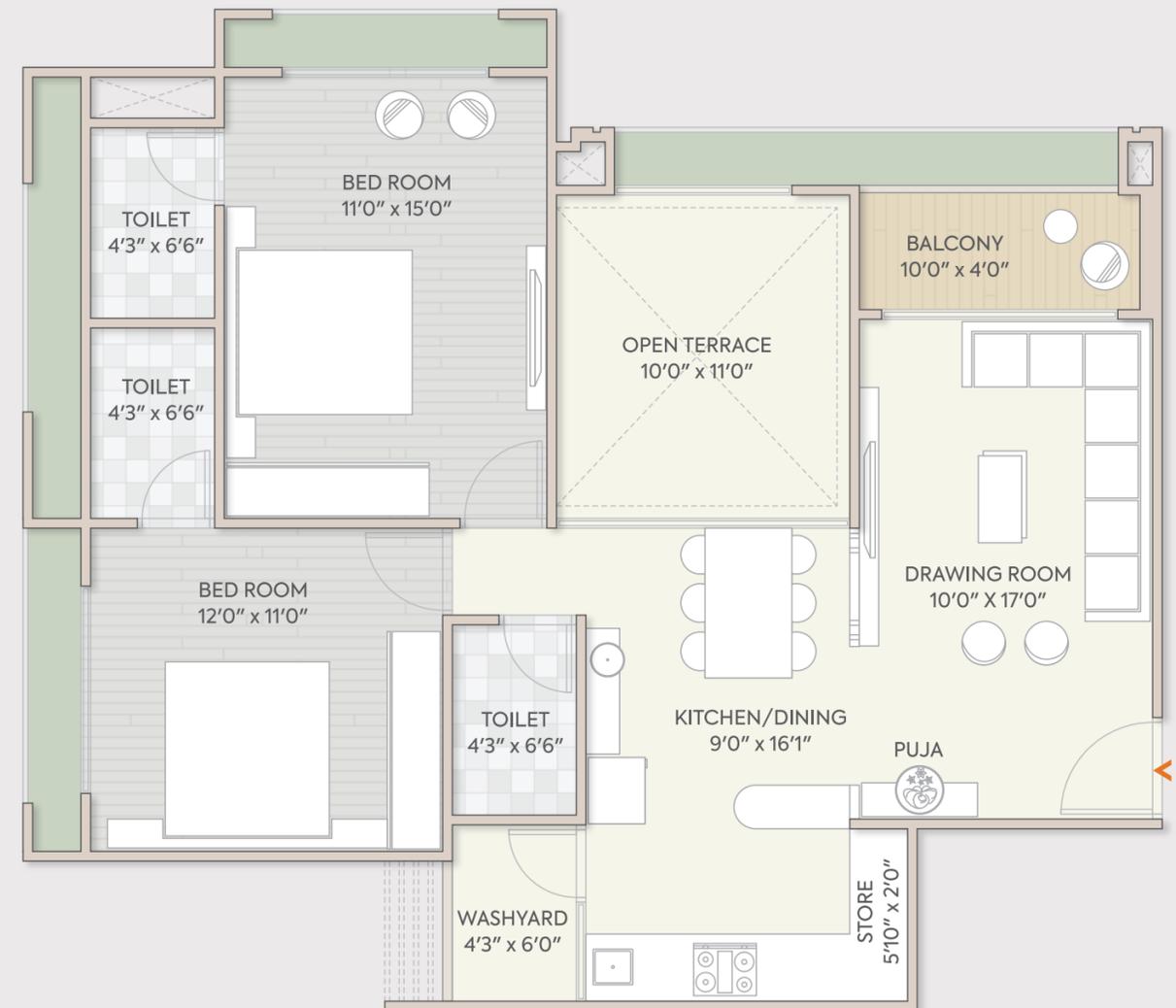
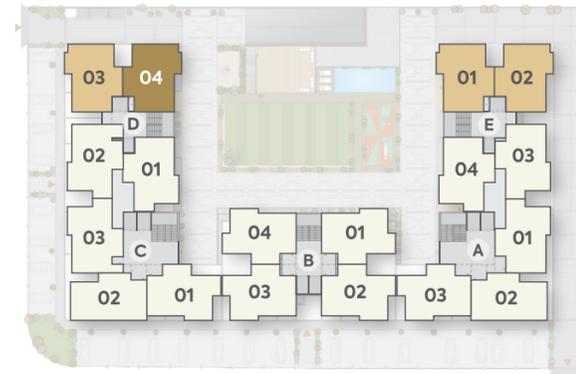
BLOCK : A - 02
BLOCK : C - 02



TYPE A

2 BHK WITH TERRACE UNIT

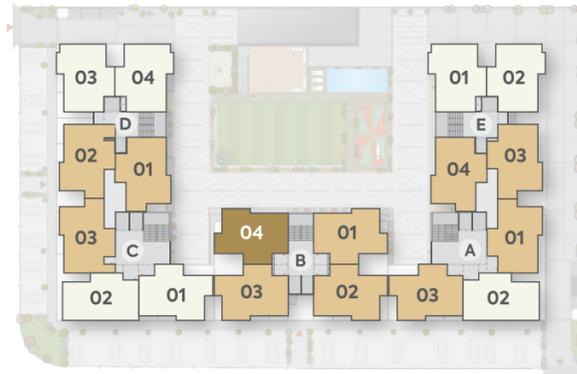
BLOCK : D - 03 & 04
BLOCK : E - 01 & 02



TYPE B

PENTHOUSE 14TH FLOOR PLAN

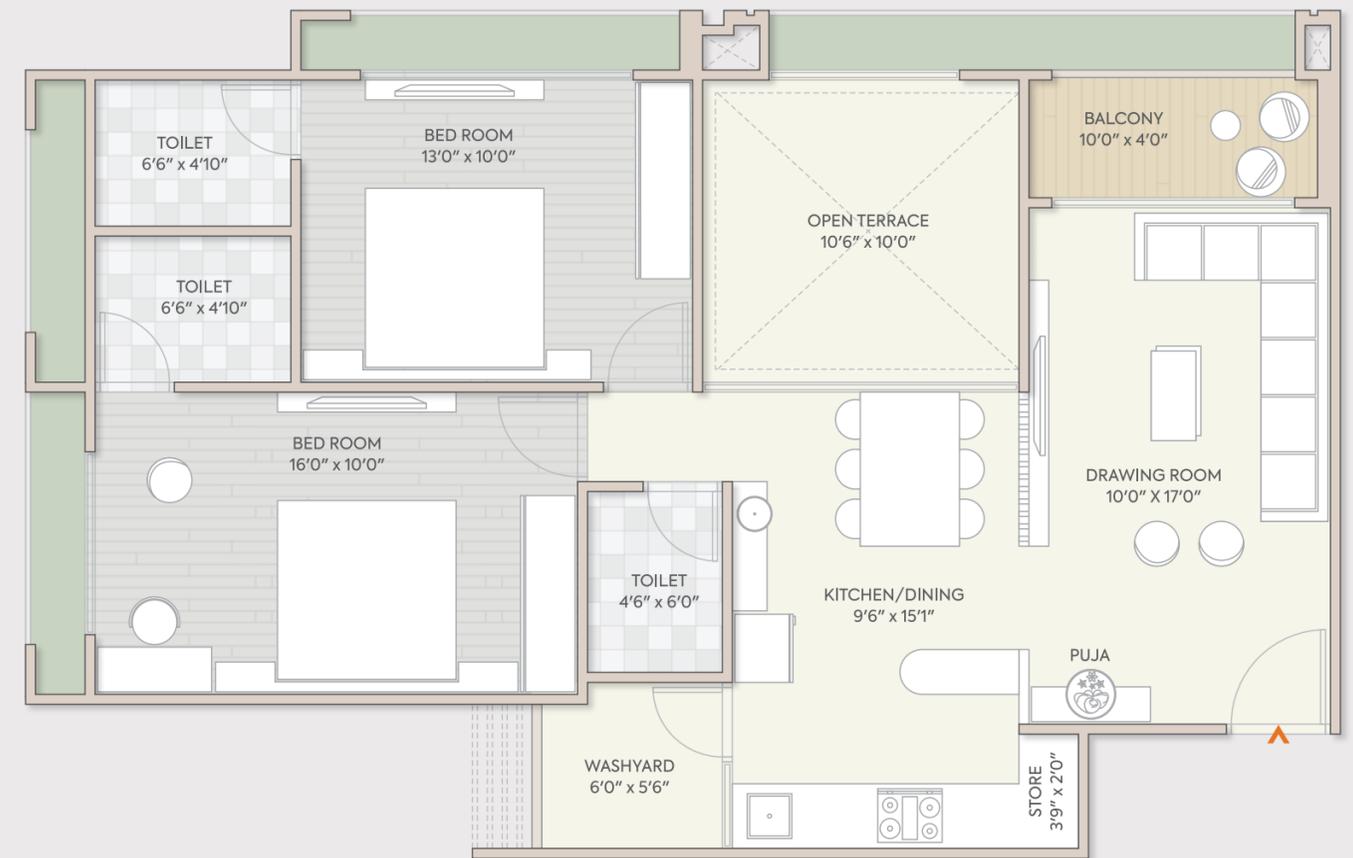
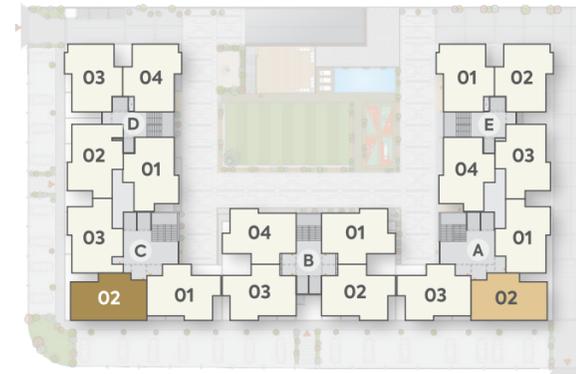
BLOCK : A - 01 & 03
 BLOCK : B - 01, 02, 03 & 04
 BLOCK : C - 01 & 03
 BLOCK : D - 01 & 02
 BLOCK : E - 03 & 04



TYPE C

PENTHOUSE 14TH FLOOR PLAN

BLOCK : A - 02
 BLOCK : C - 02



SPECIFICATIONS

RCC

- Structure designed with Earthquake resistant frame
- Block masonry & weather resistant structure

FLOORING

- Vitrified flooring in apartment
- Designer tiles in Bathrooms, Balcony and Utility area
- Lobby with Vitrified tiles and Granite
- Lift wall cladding in granite/tile

TOILETS / BATHROOMS

- Concealed Plumbing
- Heath Faucet
- Bathroom wall cladding with designer series tiles
- Branded sanitary wares and CP fittings
- Suspended piping feature

ELECTRIFICATION

- Concealed 3 phase electrical copper wiring
- Modular switches
- ISI wires, MCB and ELCB

KITCHEN

- Gas Piping for Kitchen (if available)
- Stainless steel sink
- Dado tiles
- Granite / Quartz Platform

FIRE PREVENTIVE MEASURES

- Entire design comprises of the Internal Building Code (IBC)
- Automatic fire sprinklers installed in the Hollow Plinth
- Manual panic alarm provided on each floor for fire safety

AMENITIES



SECURITY CABIN



PICKUP & DROP OFF ZONE



ELECTRIC METER ROOM



CLUB HOUSE



MULTIPURPOSE HALL



INDOOR GYMNASIUM



CHILDREN'S PLAY AREA



EVENT LAWN



MOTHER'S SIT OUT



MINI THEATRE



INDOOR GAMES ZONE



TEMPLE SPACE



SWIMMING POOL



SOCIETY OFFICE



GARBAGE COLLECTION



SIT-OUTS



COMMON WASHROOM



4-WHEELER PARKING ZONES



BROCHURE TERMS & CONDITIONS

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- The colour and general appearance of the flooring and wall tiles, sanitary ware & fitting 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 constructor specifications.
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- The photographs & artist impression are for reference only.



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