

STATELAND

— WHERE LIFE MEETS LIVING —

HIGH RISE
luxurious style
HIGH LIFE

04 TOWERS

4 & 5 BHK SKYCONIC ABODES

12 PENTHOUSES



STATELAND

— WHERE LIFE MEETS LIVING —

4 & 5 BHK *skyconic* ABODES

Step into luxury with our meticulously crafted skyconic flats, offering expansive 4 & 5 BHK layouts. Enjoy breathtaking panoramic views, cutting-edge design, and top-tier amenities, tailored to provide a living experience that blends elegance with modern comfort. Ideal for those who desire an extraordinary, sky-high lifestyle.

PROJECT BY :



SHYPRAM GROUP

Mr. Trikambhai Patel, founder of SHYPRAM Group, embarked on his real estate career following his graduation from Gujarat University in 1963. Despite facing early challenges, such as supporting a large family and navigating restrictive government policies, Mr. Patel remained steadfast in his commitment to delivering high-quality homes. Beginning his career as a consulting engineer, he later transitioned into construction and formally founded SHYPRAM Group in 2017.

The group's core philosophy—delivering premium projects with modest profit margins—reflects Mr. Patel's deep commitment to social responsibility and customer satisfaction. The name "SHYPRAM," derived from the initials of four revered BAPS spiritual leaders, symbolizes the group's dedication to values, ethics, and community development.

Ankit Patel, an active partner, plays a pivotal role in the ongoing growth of the group, further advancing its mission of quality and excellence.

RATNADEEP GROUP

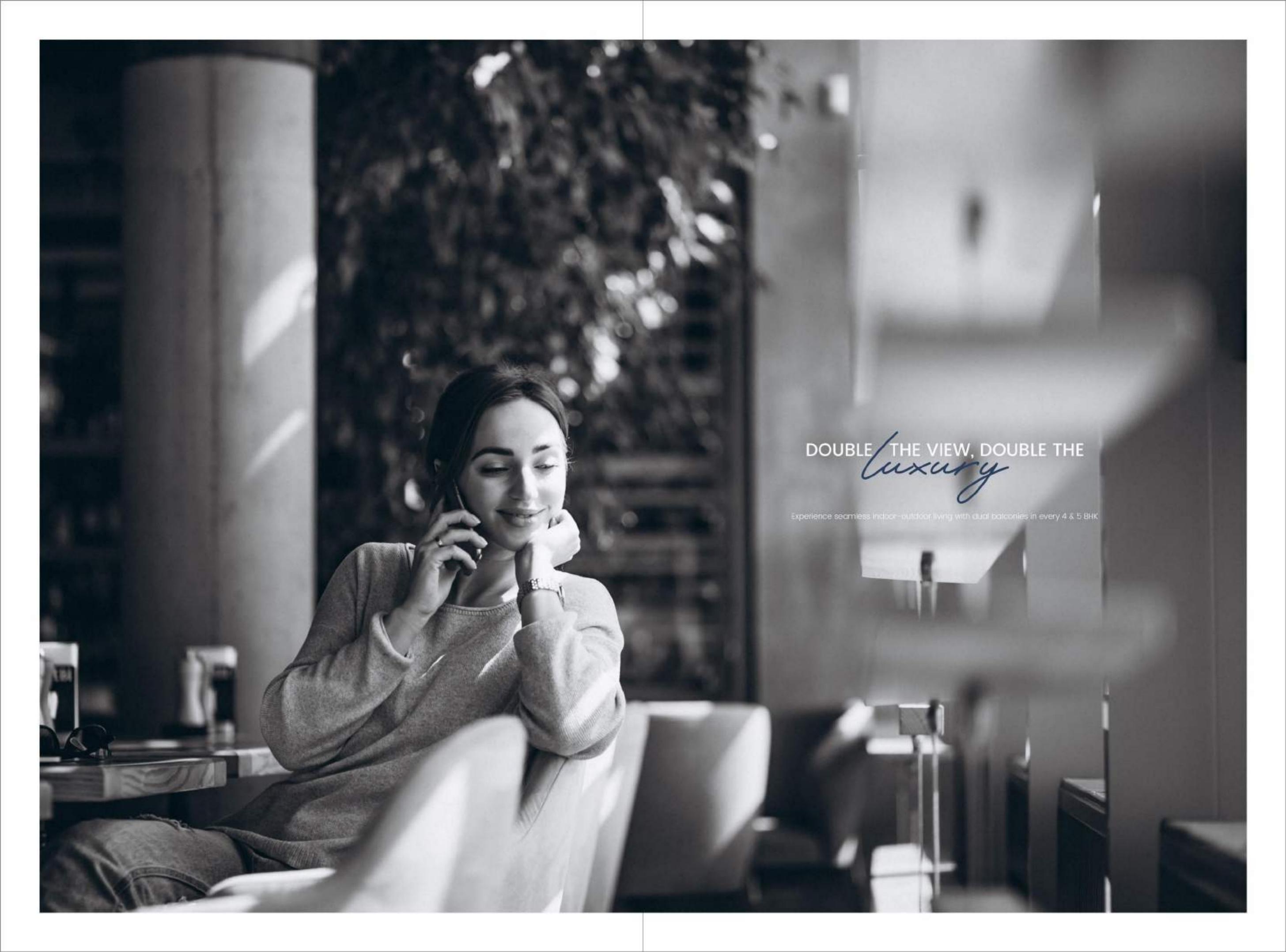
Founded in 1987 by visionary leader Mr. Jagdishbhai N. Patel, Ratnadeep Group has played a pivotal role in reshaping Ahmedabad's urban landscape through the development of premium residential and commercial projects. Mr. Jagdishbhai's unwavering commitment to innovation and excellence has earned the company a reputation for reliability and exceptional customer satisfaction.

Since 2001, Mr. Vishal Patel, Chairman and Managing Director (CMD), has spearheaded the company's growth, leveraging his civil engineering expertise. His leadership is defined by a focus on integrity, forward-thinking innovation, and a customer-centric ethos, driving the group's success in merging modern design with sustainable practices to build thriving communities.



32
FAB FLOORS

A tall residential building with 32 floors offers ample space for various amenities and expansive views from higher floors, providing residents with a unique urban living experience.



DOUBLE THE VIEW, DOUBLE THE
Luxury

Experience seamless indoor-outdoor living with dual balconies in every 4 & 5 BHK

sky

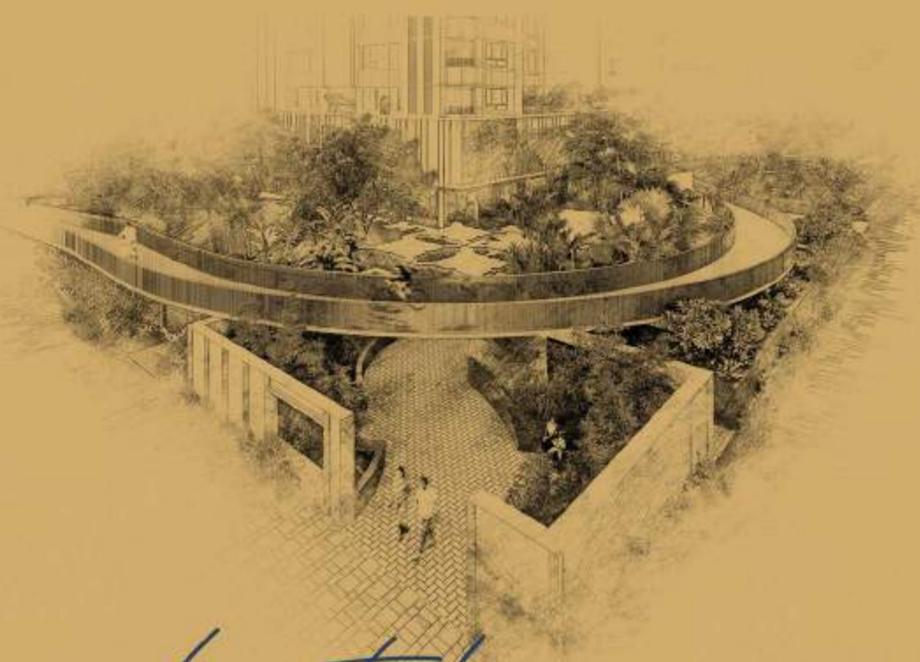
HIGH LIVING. GROUNDED COMFORT

Enjoy living experiences that you will cherish for life.

28% CONSTRUCTION | 72% OPEN SPACE

STATELAND
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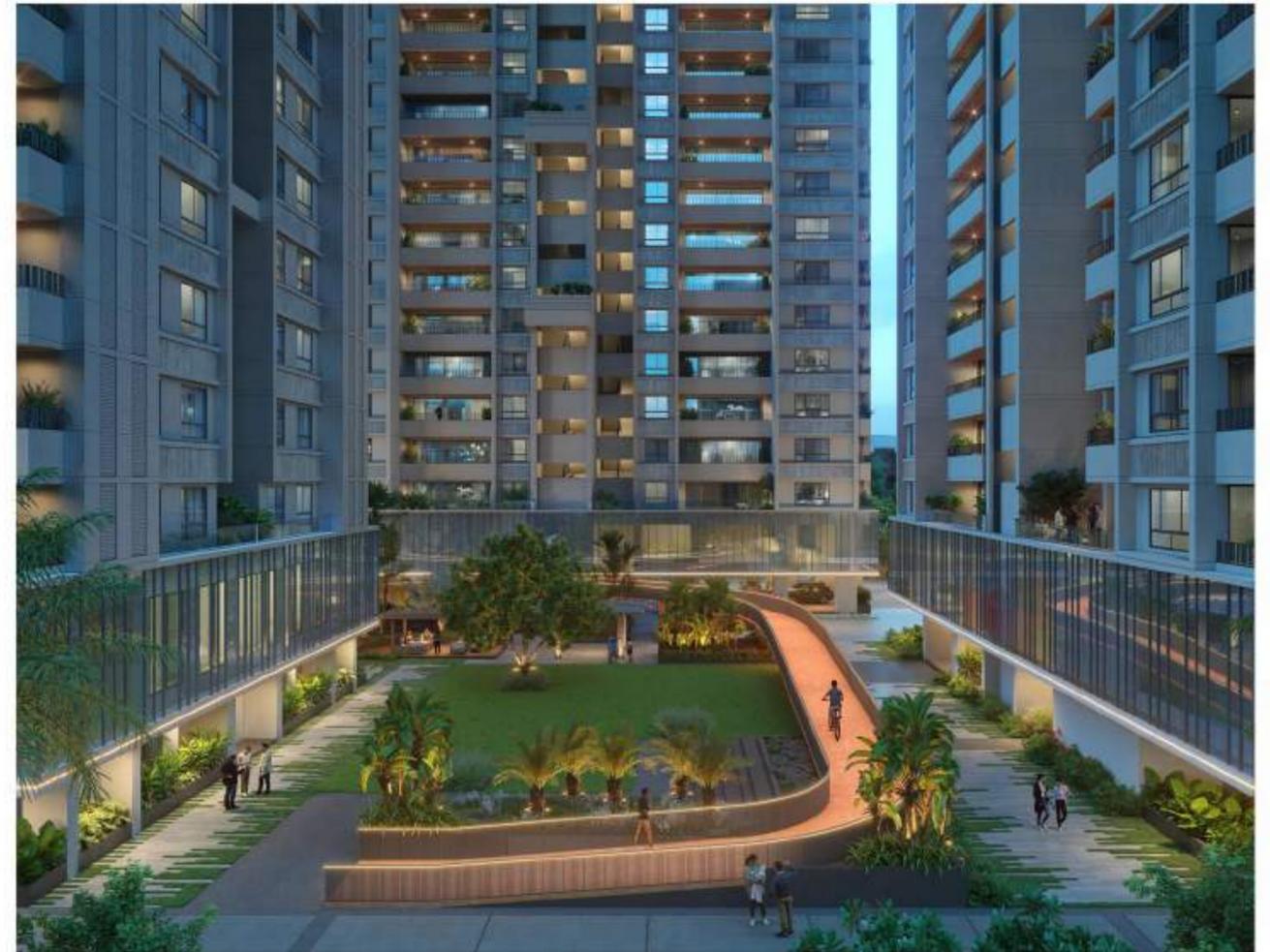




elevated CYCLING TRACK

This residency features wide elevated cycling track, offering a safe and scenic route for cycling enthusiasts to enjoy a refreshing ride.

200 MTR. LONG AND 8 FT. WIDE CYCLING TRACK









EXPANSIVE
25 FT.
FOYER

This residency provides ample opportunities to enhance your daily living experience.

GROUND FLOOR PLAN



(HOLLOW PLINTH - LOWER LEVEL)



- | | |
|--------------------------------------|--------------------------------------|
| 01] Entry / Exit Gate | 31] Deck Area |
| 02] Security Cabin | 32] Tree Court-seating Plaza |
| 03] Drop Off Zone | 33] Kids Play Area |
| 04] Walking / Jogging Track | 34] Mother's Hangout Area |
| 05] Ramp Separate Entry For In & Out | 35] Cycling Track Above Ground Level |
| 06] Squash Court | 36] Visitor's Parking |
| 07] BMS Room | 37] Electrical Sub Station & DG Set |
| 08] CCTV Room | 38] Seat Outs |
| 09] Double Height Foyer | 39] Pickle Ball |
| 10] Arrival Foyer | 40] Box Cricket |
| 11] Waiting Lounge | 41] Volley Ball |
| 12] Virtual Golf | 42] Badminton Court |
| 13] Meter Room | 43] Lilly Pond |
| 14] Grass Paved Walkway | 44] Trellis Seat Out |
| 15] Gazebo | 45] Lawn |
| 16] Paved Garden Entry Plaza | 46] Laundry |
| 17] Amphitheater | 47] Hyper Market |
| 18] Event Lawn Area | 48] Pharmacy |
| 19] Celebration Court | 49] Salon |
| 20] Pavilion | 50] Open Gym |
| 21] Cascading Waterfall | 51] CrossFit |
| 22] Swing Plaza | 52] Society Office |
| 23] Mounds | 53] Karaoke |
| 24] Board Games On Floor | 54] Indoor Games Arena |
| 25] Ball Room | 55] Mini Theater With Lounge |
| 26] Preparation Space For Event | 56] Toddler's Play Area |
| 27] Change Room | 57] Interactive Learning |
| 28] Locker Room | 58] Gym |
| 29] Kids Pool | |
| 30] Lap Pool | |

LEGENDS

GROUND FLOOR PLAN
(HOLLOW PLINTH - UPPER LEVEL)



2ND FLOOR PLAN



3RD TO 30TH FLOOR PLAN



REDEFINING *spacious*
LIVING WITH
UNMATCHED LUXURY

Experience a lifestyle that transcends ordinary living, offering you the ultimate opulence and convenience.

STATELAND
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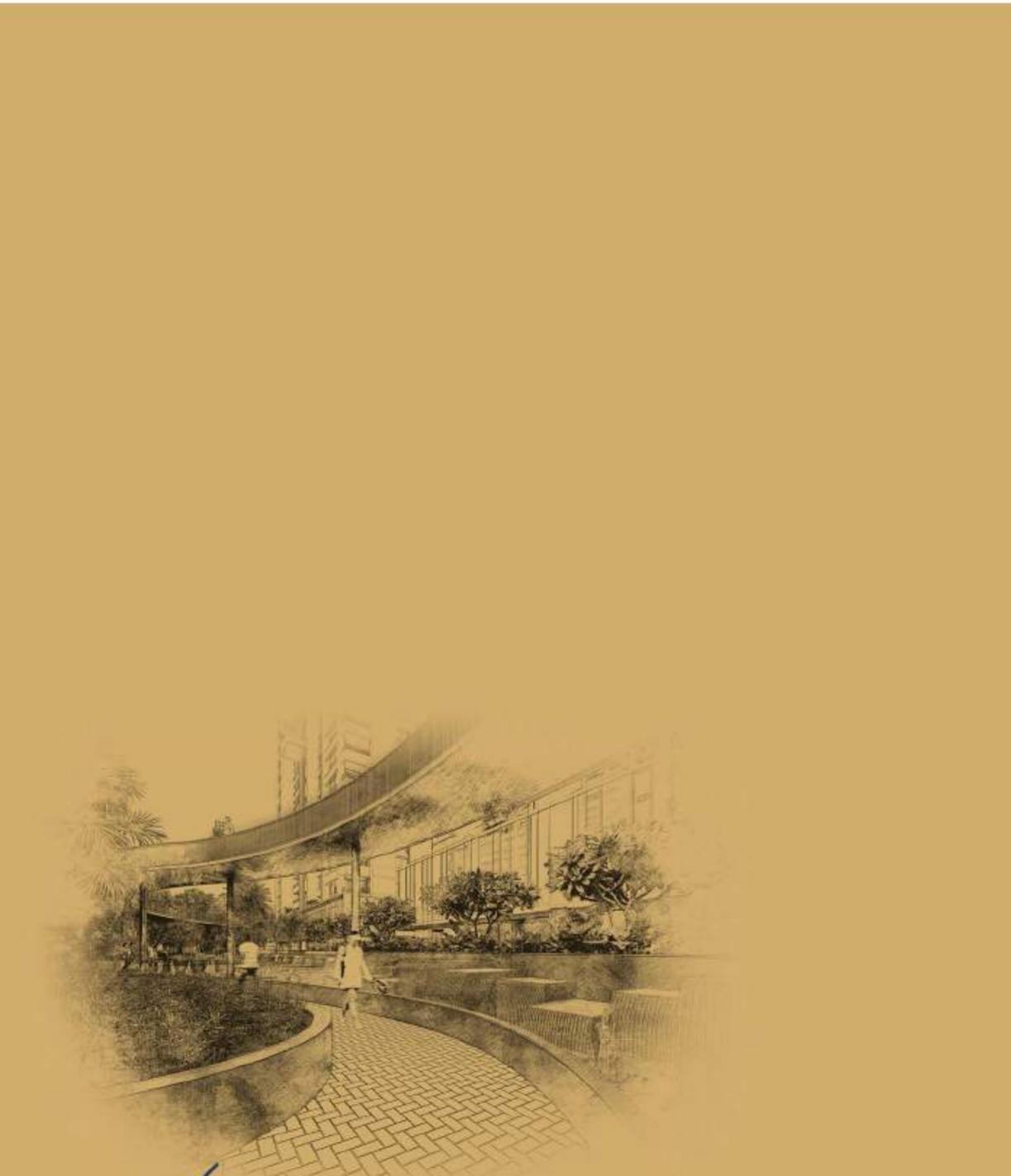


12.5 FT. FINISH TO FINISH SLAB HEIGHT

EMBRACE PANORAMIC
VIEWS FROM YOUR *stunning*

BALCONY





where

EVERY DAY RADIATES POSITIVITY

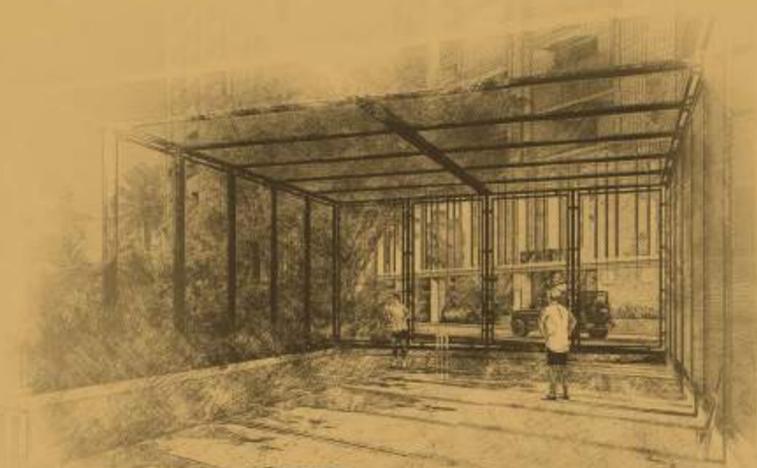
With every home, we give you ample open spaces that your heart and lungs adore. Along with dedicated areas for your parents, children, and activities like elevated cycling track, jogging track, box cricket, kids play area, garden, swimming pool, gym, meditation space, indoor game zone and much more!

500 MTR. LONG AND 2 MTR. WIDE JOGGING TRACK





WATER CASCADE



WHERE
every shot
BRINGS THE GAME TO LIFE,
Elevating your sports lifestyle with energy and excitement.

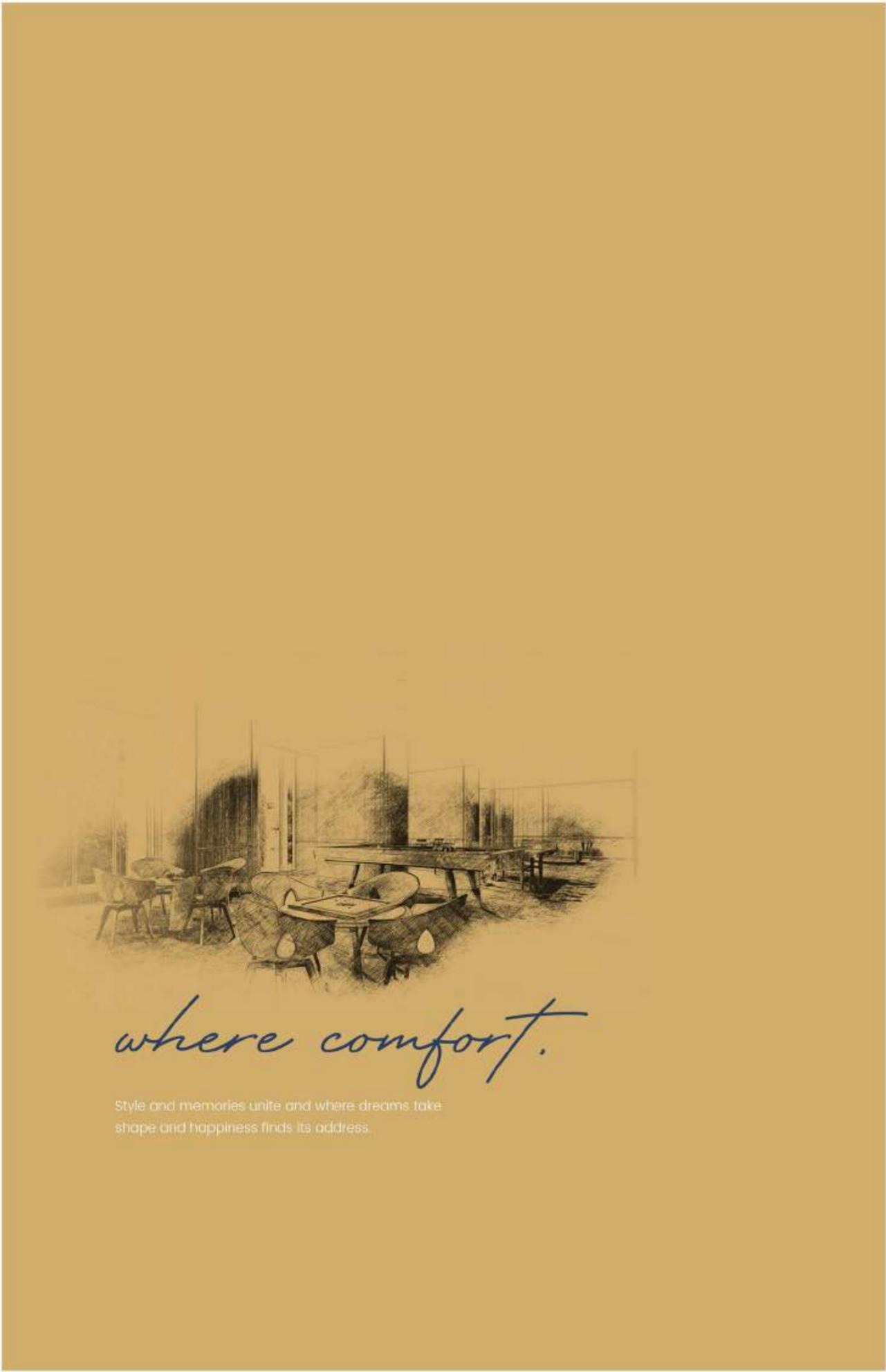




CLUBHOUSE

whenever you
THINK OF A HOME DON'T
THINK OF JUST A HOME

Think of all the wonderful experiences that you would want to enjoy in that home. And know that staying here, you'll enjoy experiences that you will cherish for life.



where comfort.

Style and memories unite and where dreams take shape and happiness finds its address.



SQUASH



CROSSFIT



GYMNASIUM



SWIMMING POOL

the amenities
ARE DESIGNED TO UPGRADE
YOUR LIFESTYLE



INDOOR GAMES



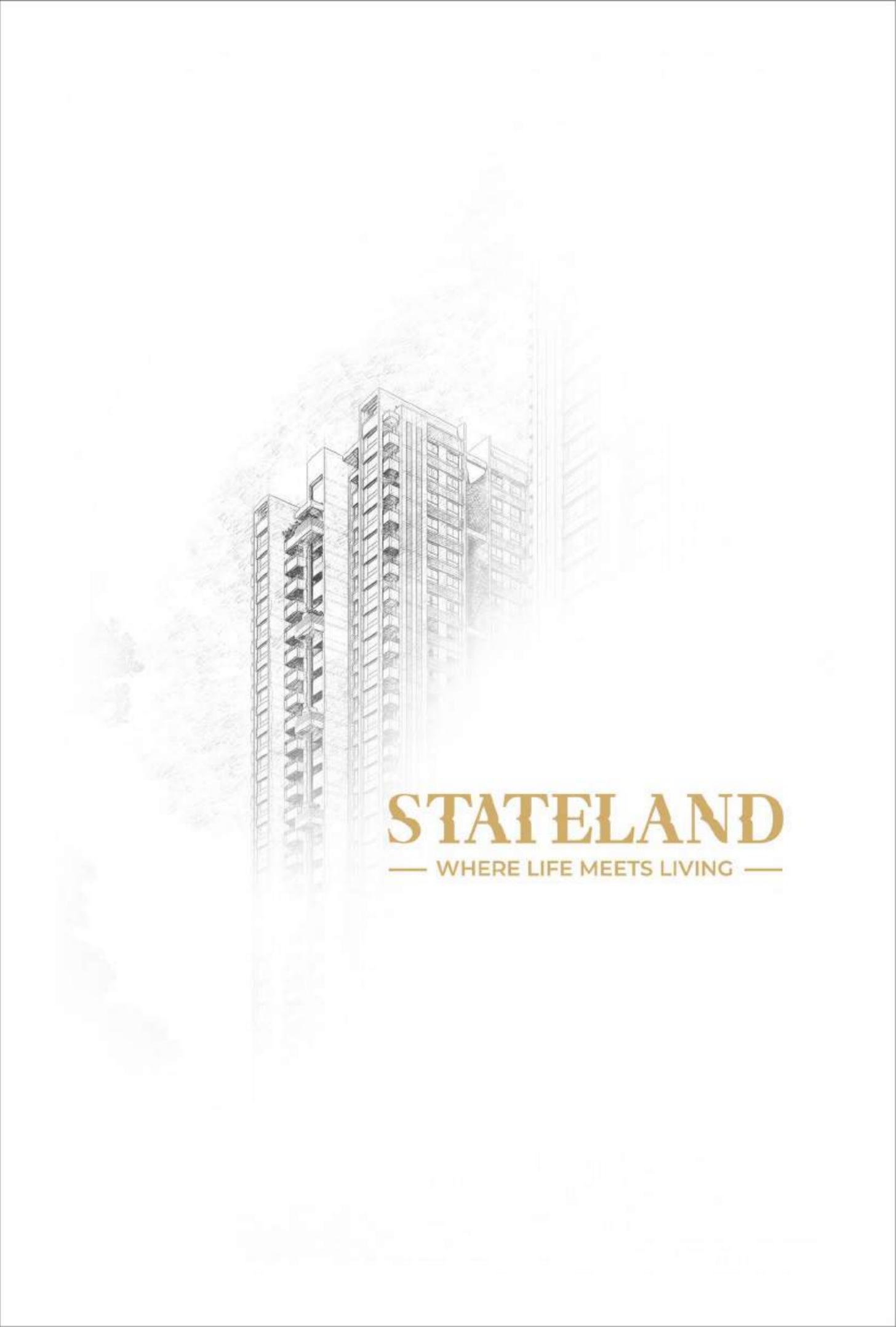
KARAOKE



INTERACTIVE & LEARNING ROOM



KIDS PLAY ROOM



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MINI THEATER

YOUR PRIVATE ESCAPE TO
cinematic brilliance.

Where entertainment meets luxury, enhancing your lifestyle with unforgettable moments.

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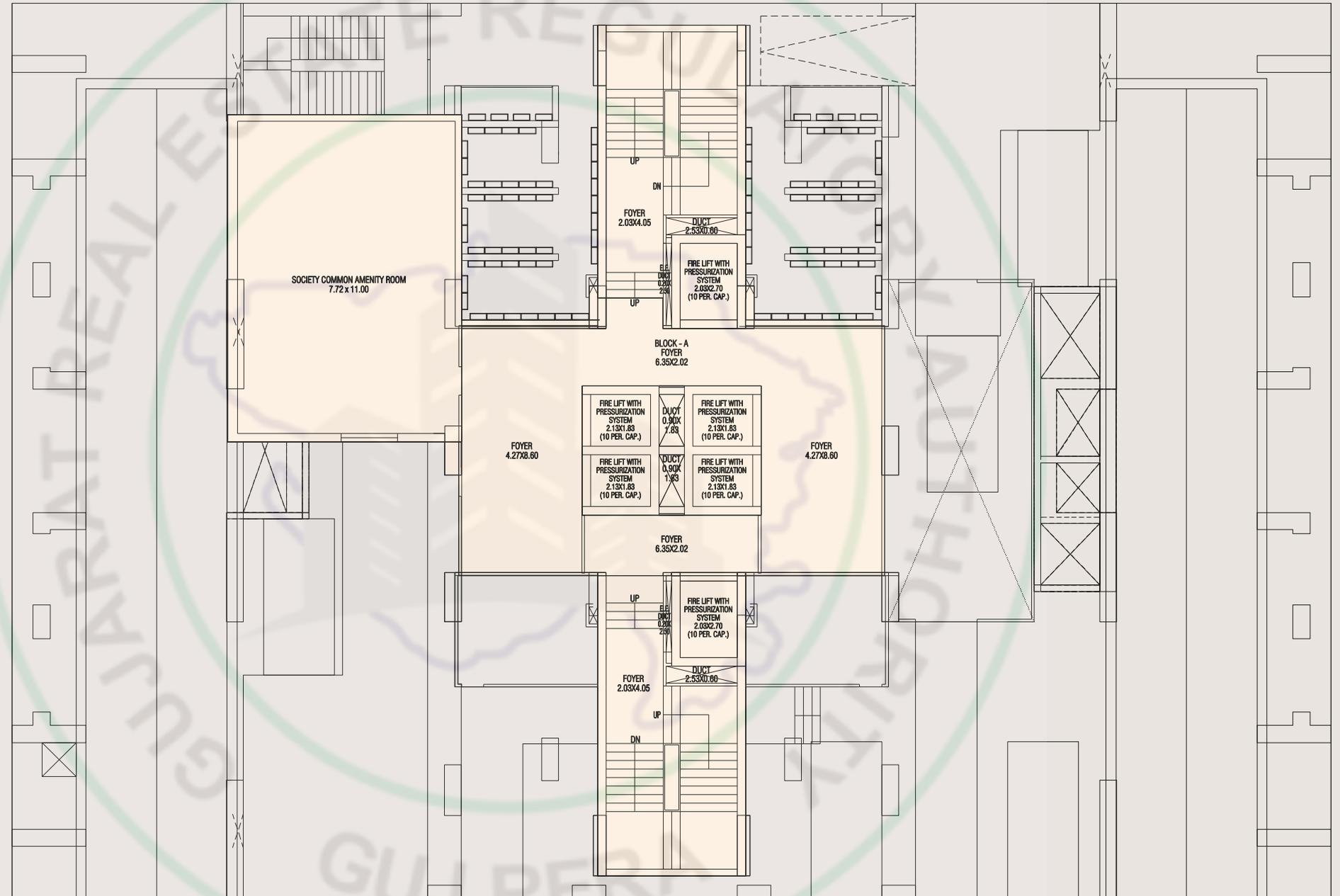
3

SIDE OPEN ALL FLATS

This residential units designed with large windows from all sides, offering panoramic views and abundant natural light. This layout enhances ventilation and provides a spacious, open feel throughout the living space.

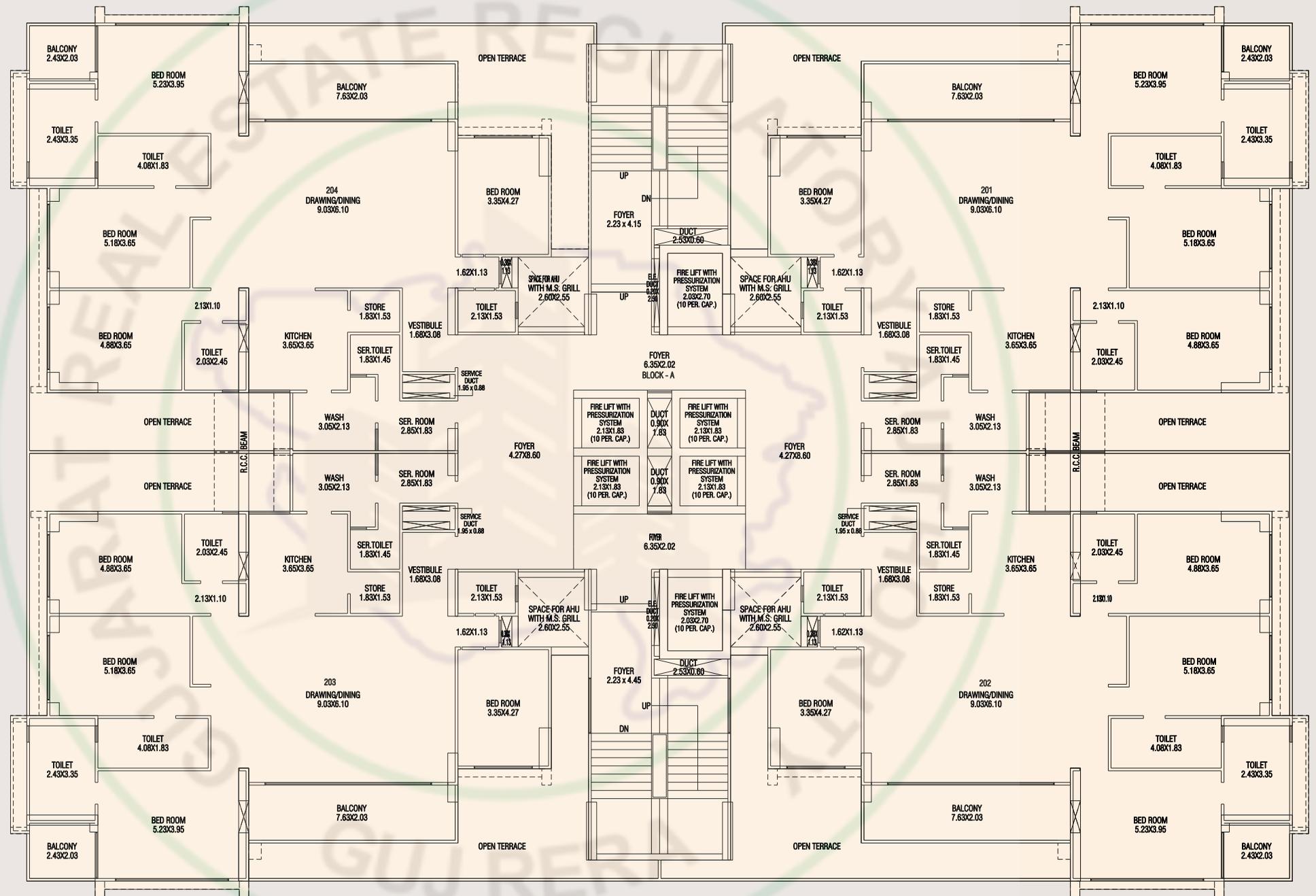


1st
FLOOR PLAN
BLOCK - A



2nd FLOOR PLAN

BLOCK - A

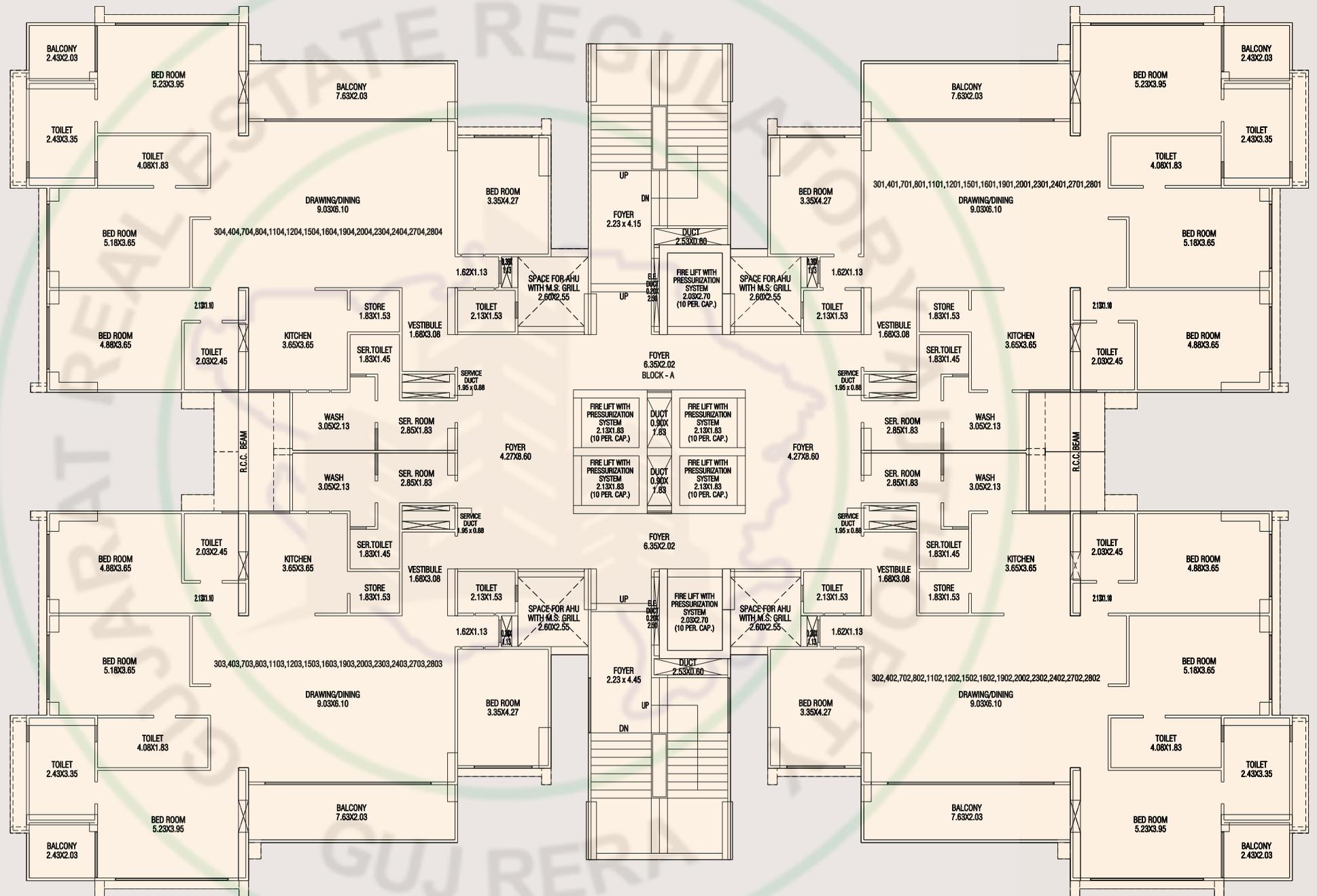


RERA CARPET AREA	197.80 SQ.MT.
BALCONY AREA	21.36 SQ.MT.
WASH AREA	7.04 SQ.MT.
TERRACE AREA	60.50 SQ.MT.
201,204	62.23 SQ.MT.
202,203	

TYPICAL FLOOR PLAN

3,4,7,8,11,12,15,16,19,20,
23,24,27 & 28th FLOOR PLAN

BLOCK - A

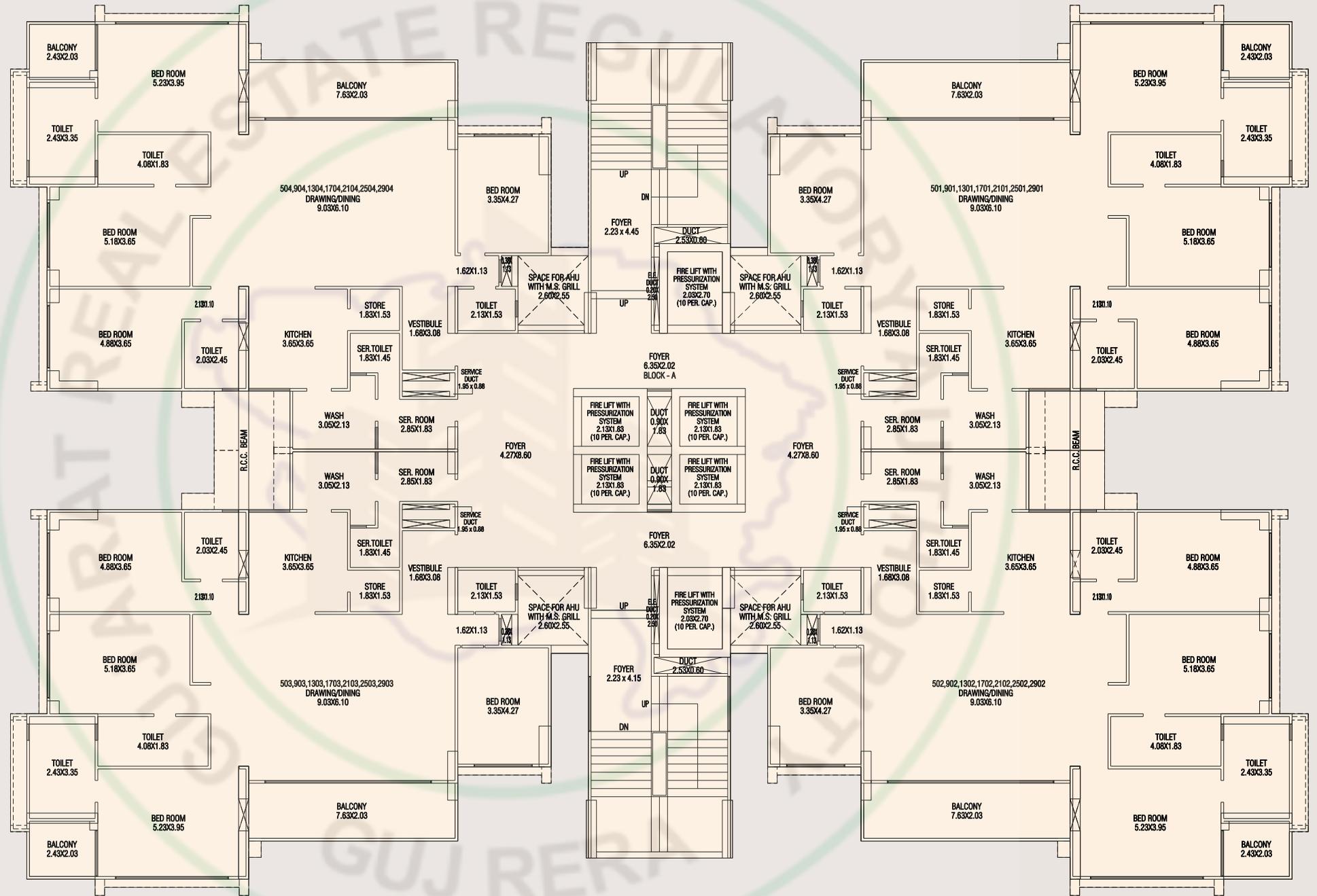


RERA CARPET AREA	197.80 SQ.MT.
BALCONY AREA	20.39 SQ.MT.
WASH AREA	7.04 SQ.MT.

TYPICAL FLOOR PLAN

5,9,13,17,21,25 & 29th FLOOR PLAN

BLOCK - A

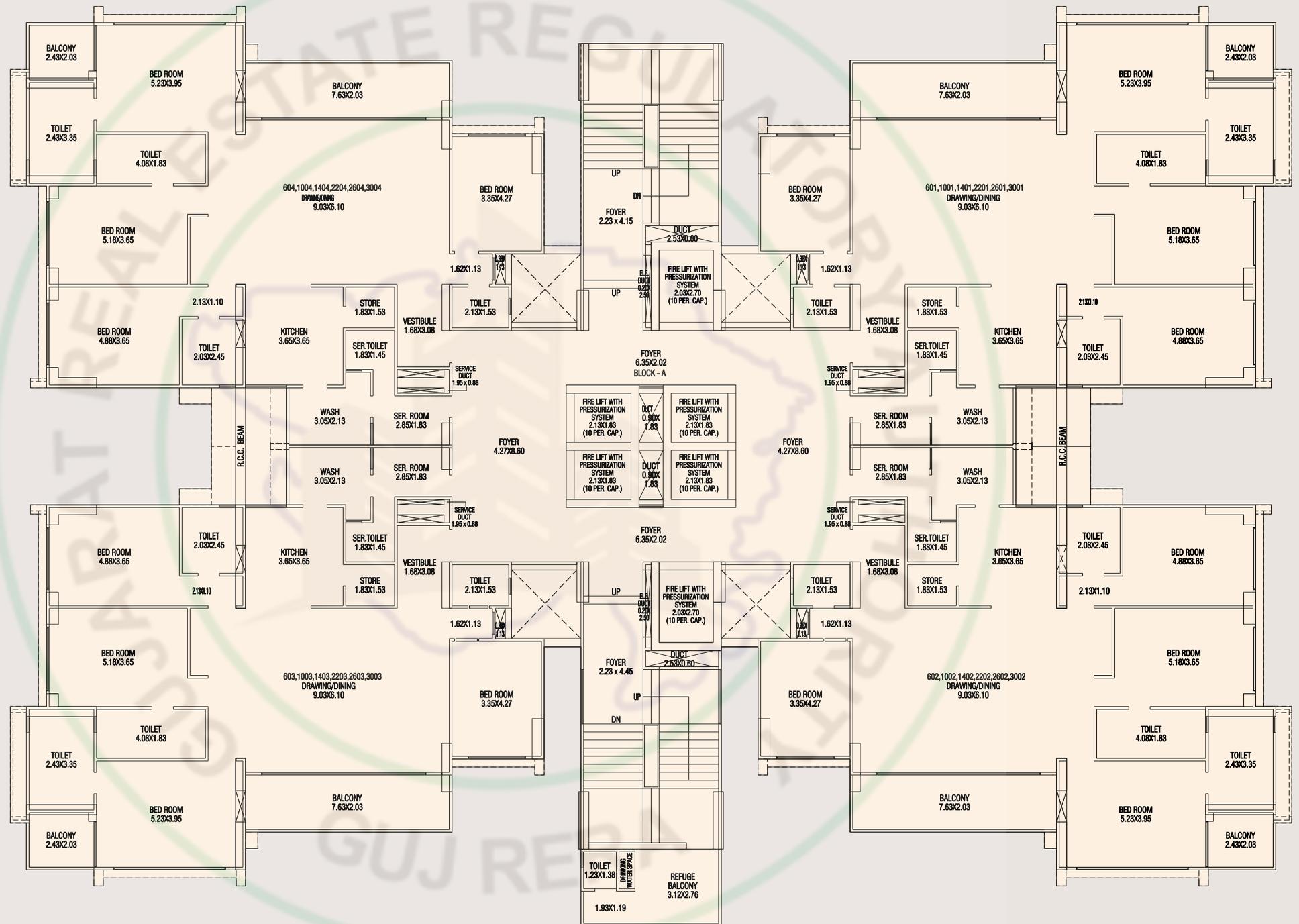


RERA CARPET AREA	197.80 SQ.MT.
BALCONY AREA	20.39 SQ.MT.
WASH AREA	7.04 SQ.MT.

TYPICAL FLOOR PLAN

6,10,14,22,26 & 30th FLOOR PLAN

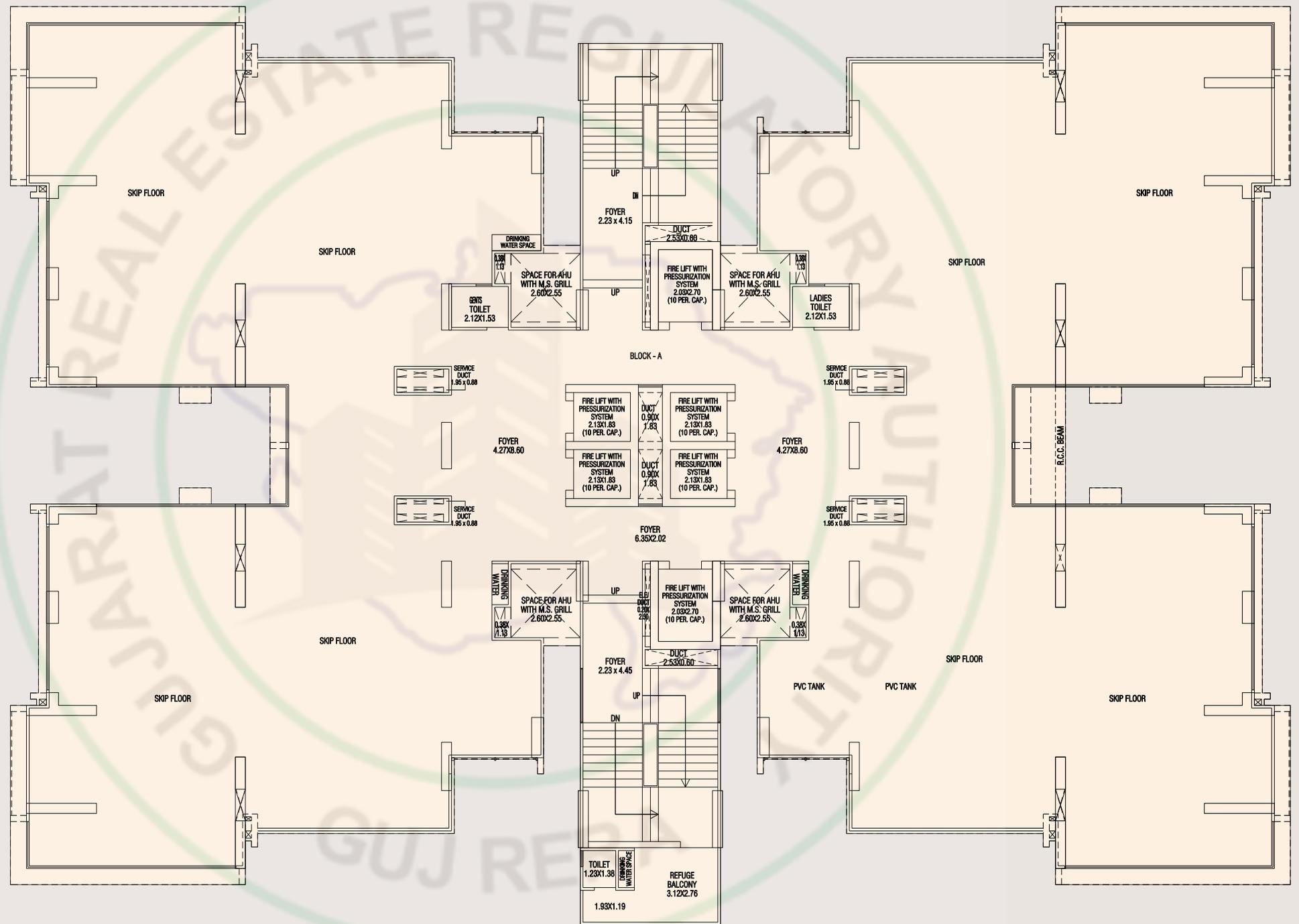
BLOCK - A



RERA CARPET AREA	197.80 SQ.MT.
BALCONY AREA	20.39 SQ.MT.
WASH AREA	7.04 SQ.MT.

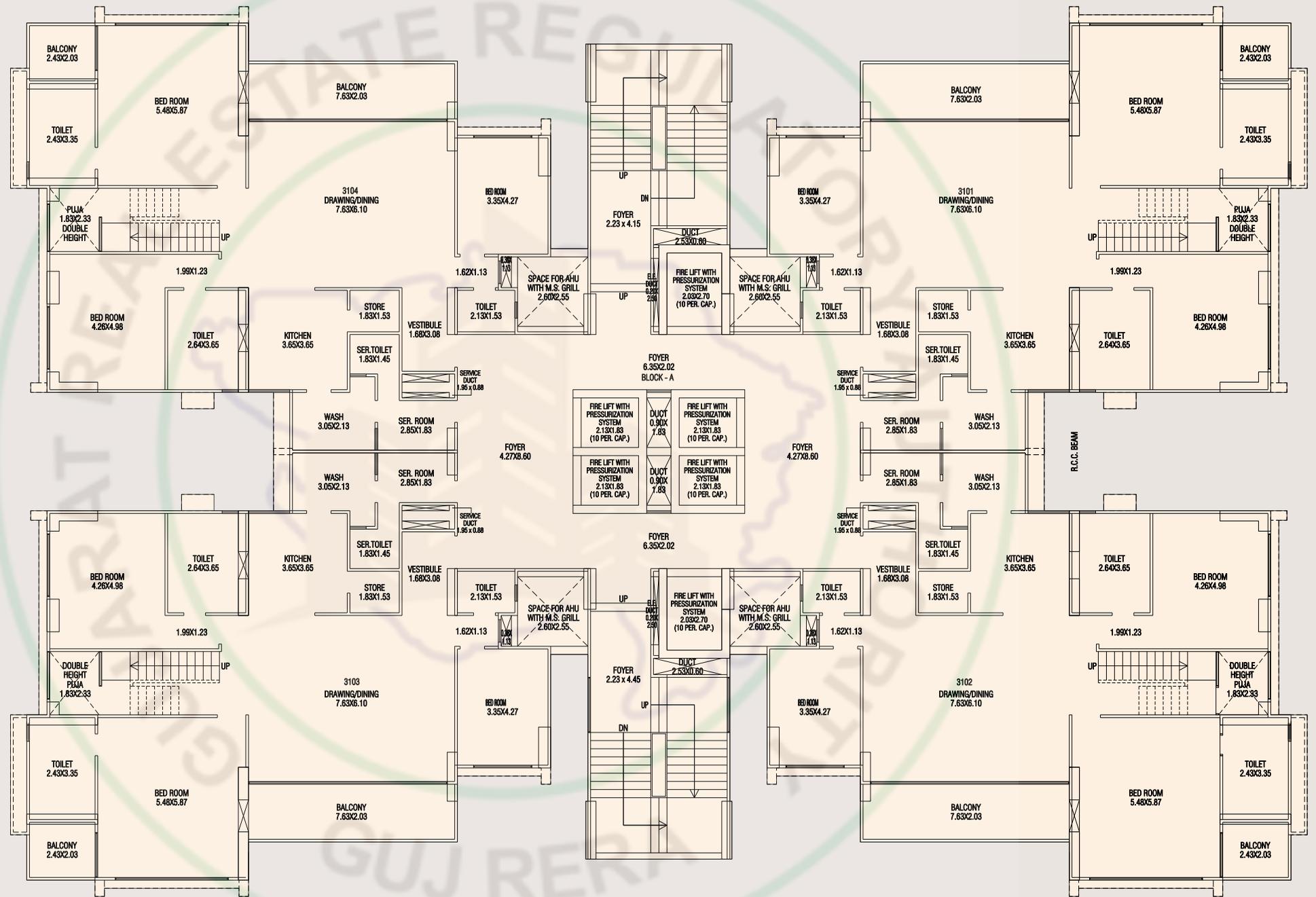
18th (SKIP) FLOOR PLAN

BLOCK - A



31st FLOOR PLAN

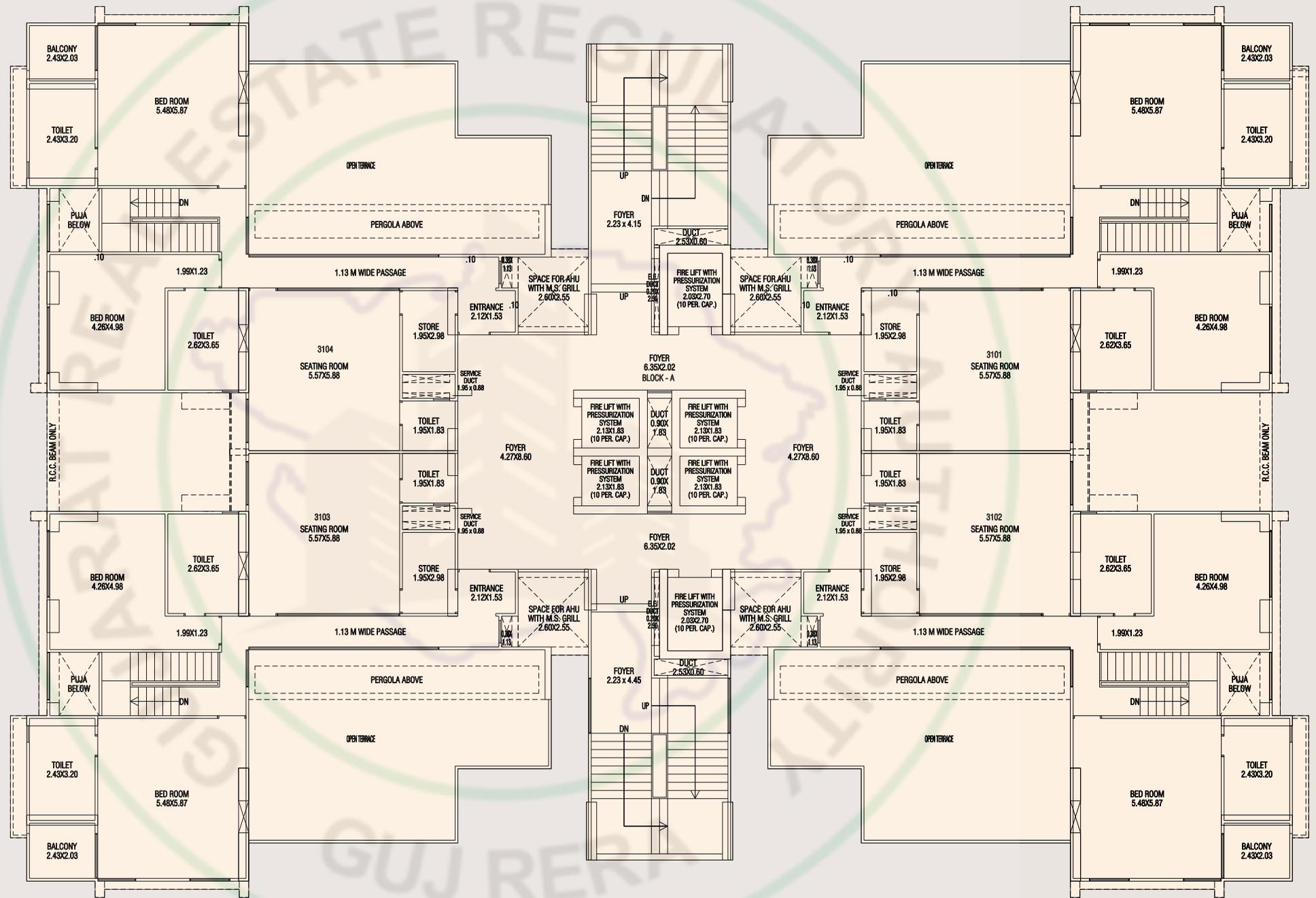
BLOCK - A



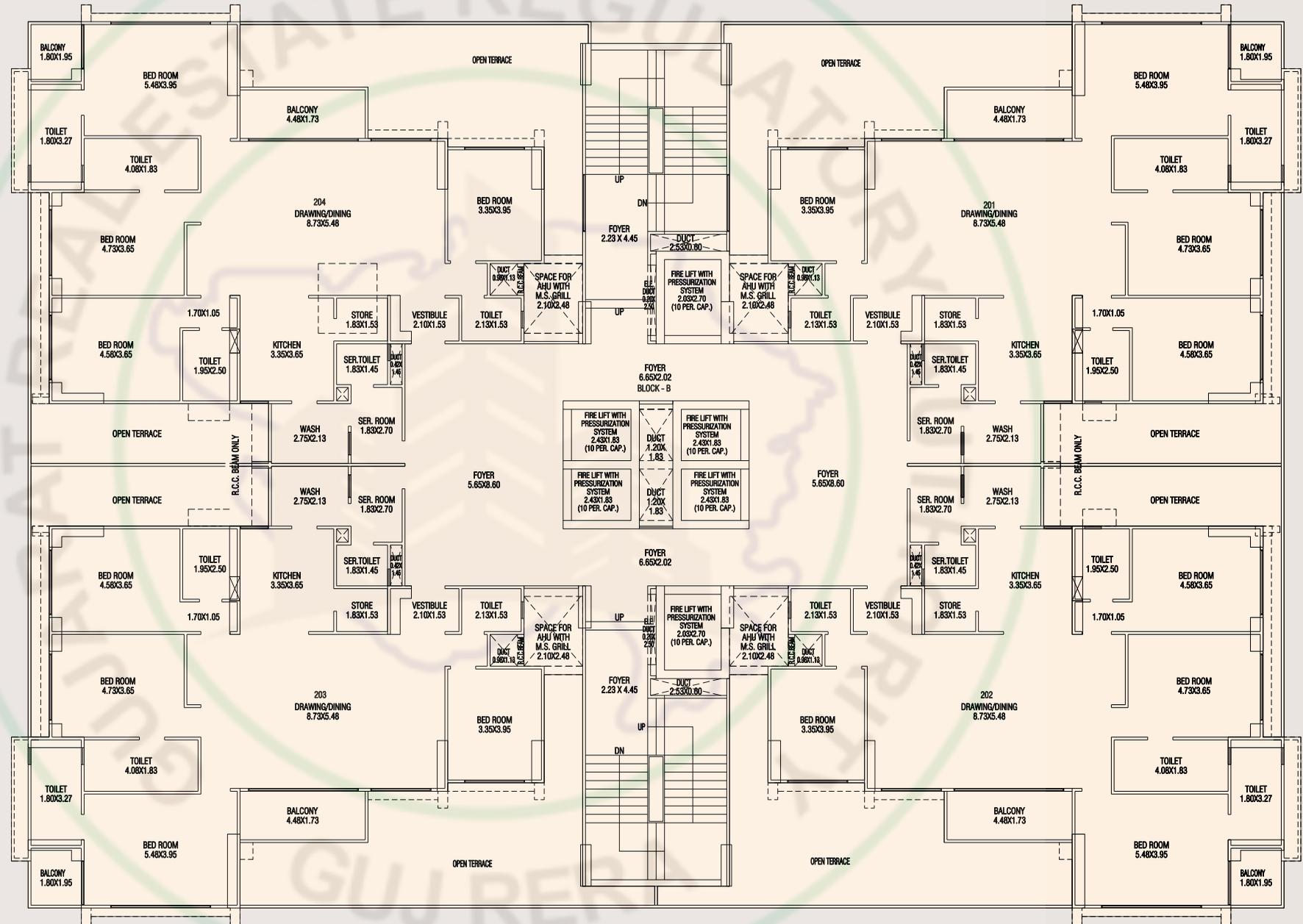
RERA CARPET AREA	340.23 SQ.MT.
BALCONY AREA	25.31 SQ.MT.
WASH AREA	7.04 SQ.MT.
TERRACE AREA	67.81 SQ.MT.

32nd FLOOR PLAN

BLOCK - A



2nd FLOOR PLAN BLOCK - B

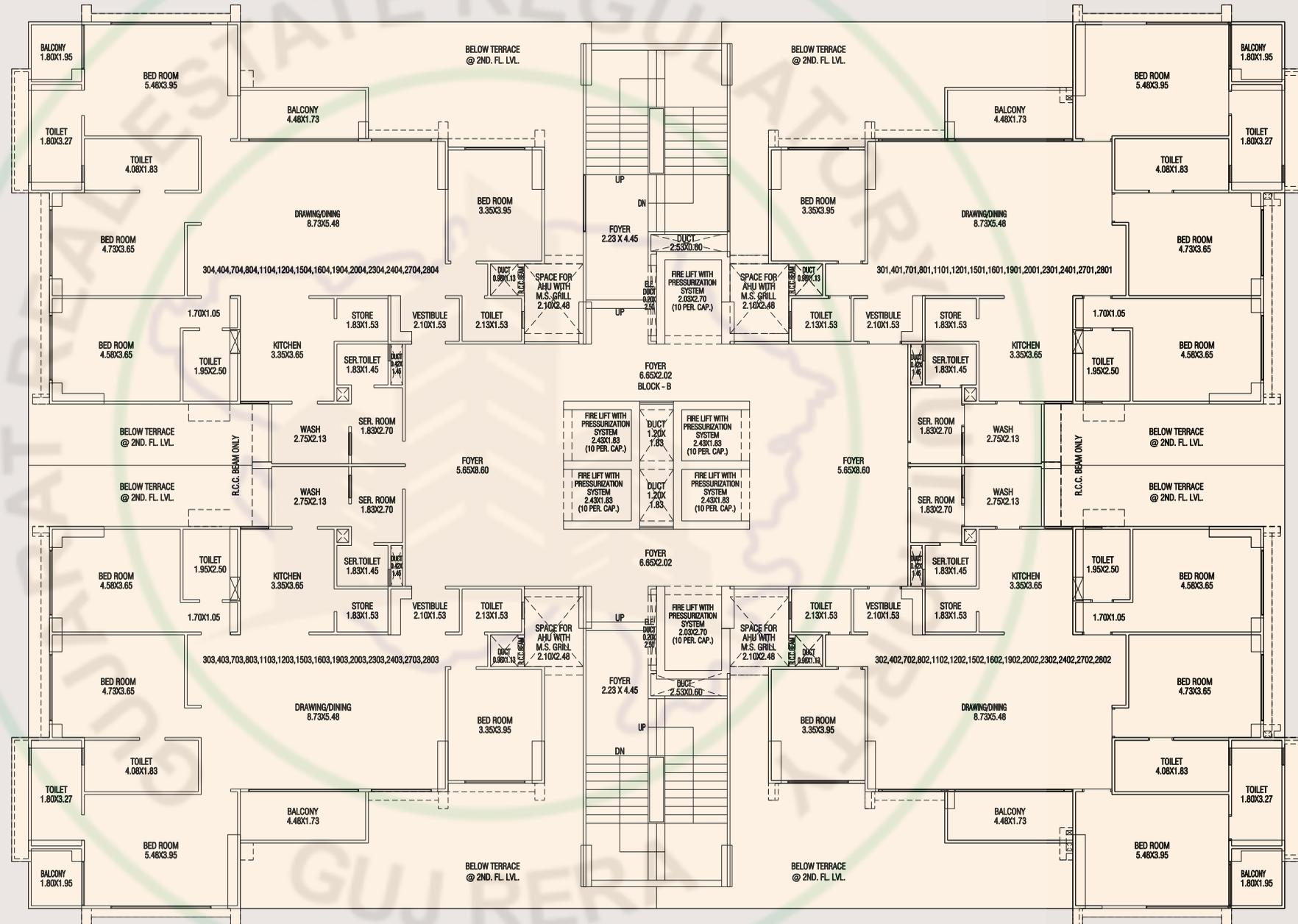


RERA CARPET AREA	179.17 SQ.MT.
BALCONY AREA	11.89 SQ.MT.
WASH AREA	5.86 SQ.MT.
TERRACE AREA	71.18 SQ.MT.
201,204	72.77 SQ.MT.
202,203	

TYPICAL FLOOR PLAN

3,4,7,8,11,12,15,16,19,20,
23,24,27 & 28th FLOOR PLAN

BLOCK - B

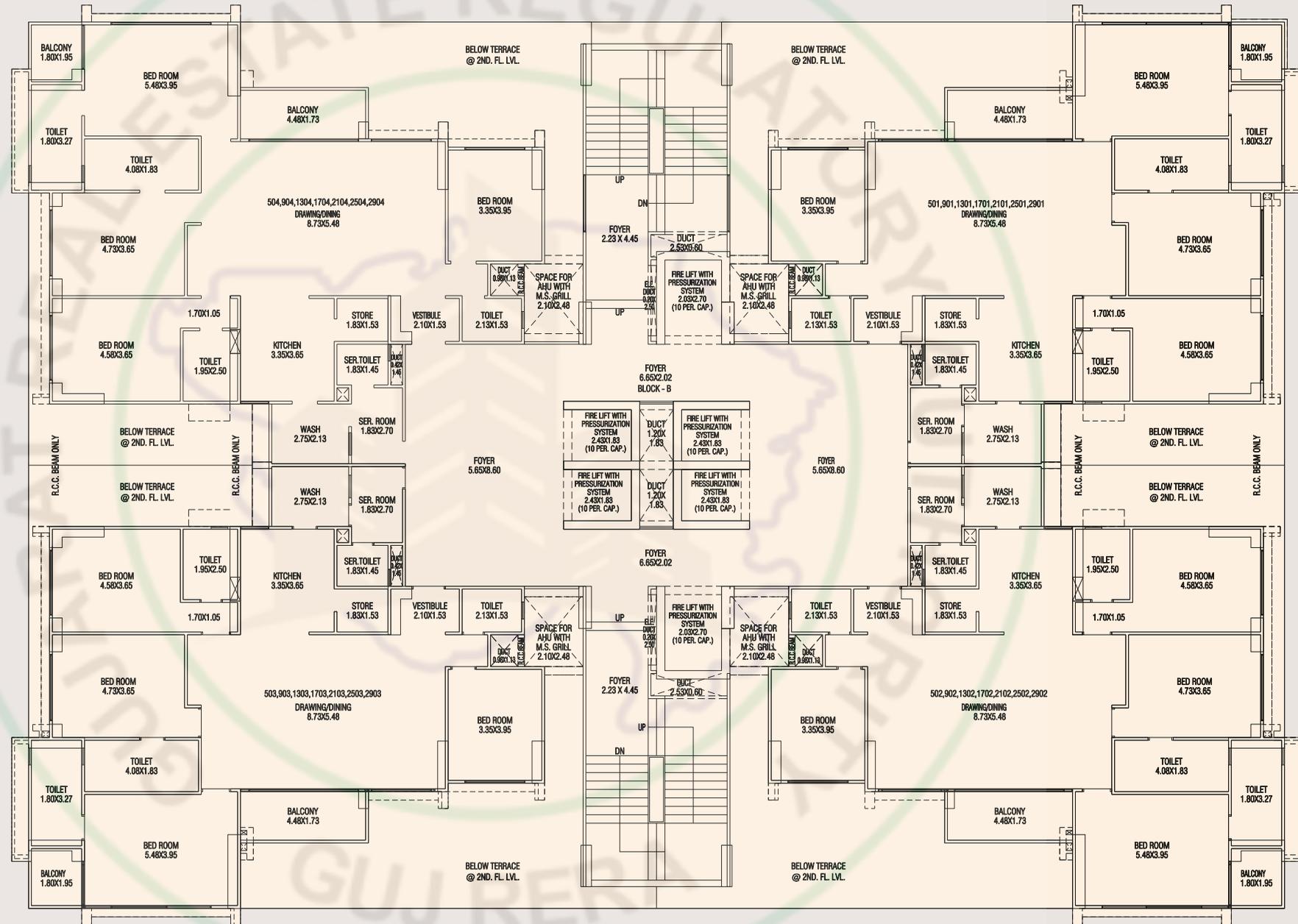


RERA CARPET AREA	179.17 SQ.MT.
BALCONY AREA	11.26 SQ.MT.
WASH AREA	5.86 SQ.MT.

TYPICAL FLOOR PLAN

5,9,13,17,21,25 & 29th FLOOR PLAN

BLOCK - B

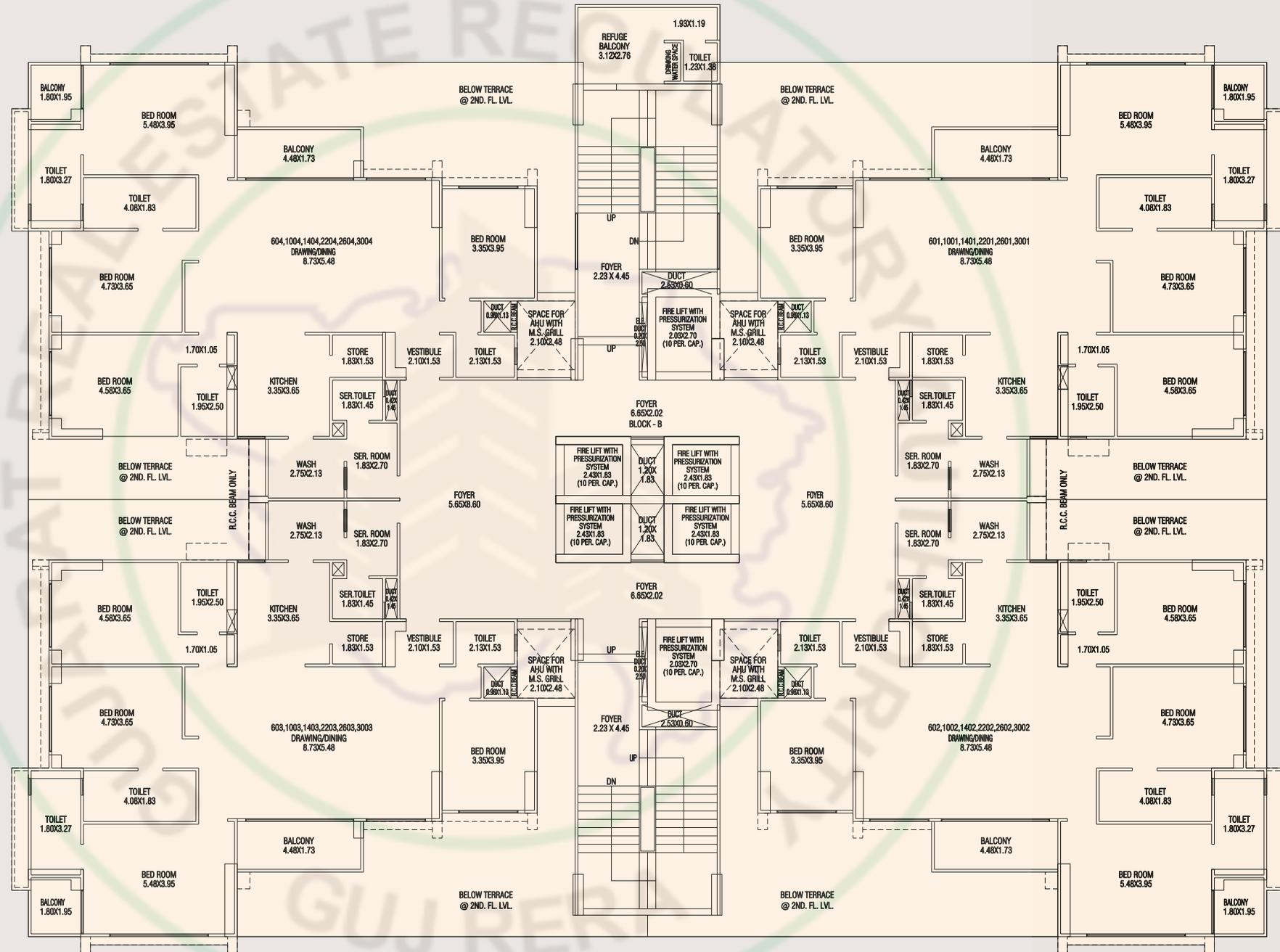


RERA CARPET AREA	179.17 SQ.MT.
BALCONY AREA	11.26 SQ.MT.
WASH AREA	5.86 SQ.MT.

TYPICAL FLOOR PLAN

6,10,14,22,26 & 30th FLOOR PLAN

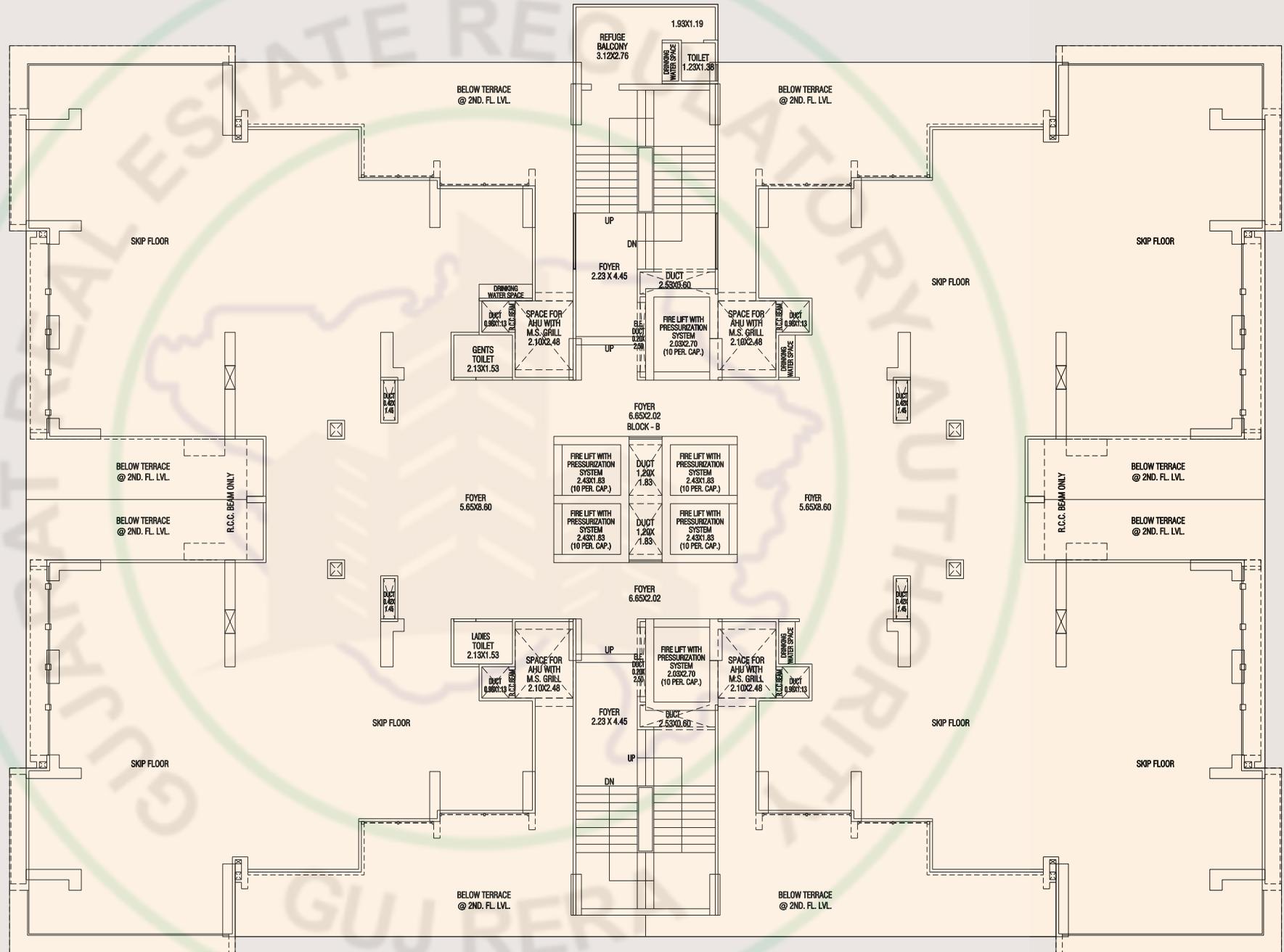
BLOCK - B



RERA CARPET AREA	179.17 SQ.MT.
BALCONY AREA	11.26 SQ.MT.
WASH AREA	5.86 SQ.MT.

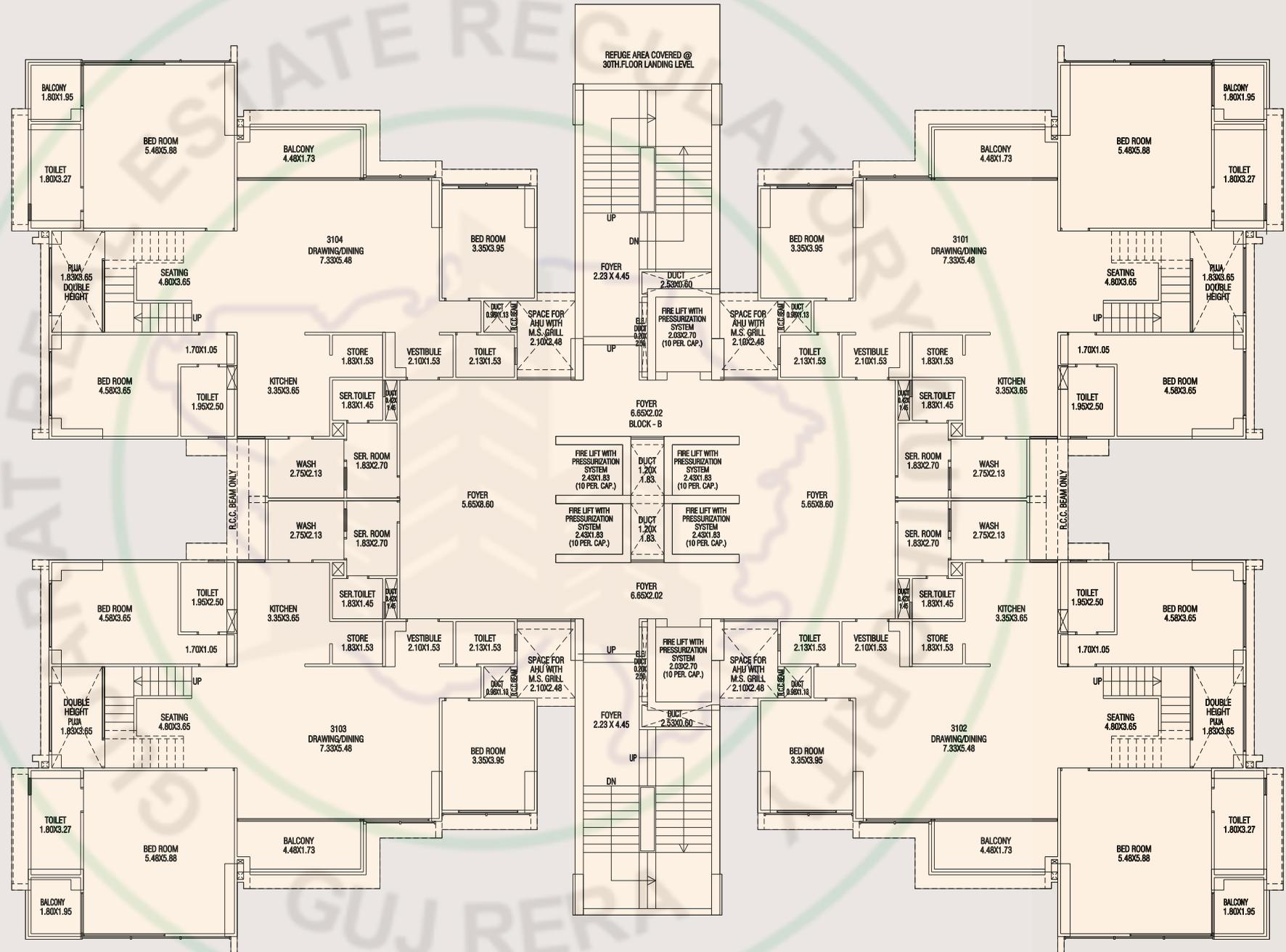
18th (SKIP) FLOOR PLAN

BLOCK - B



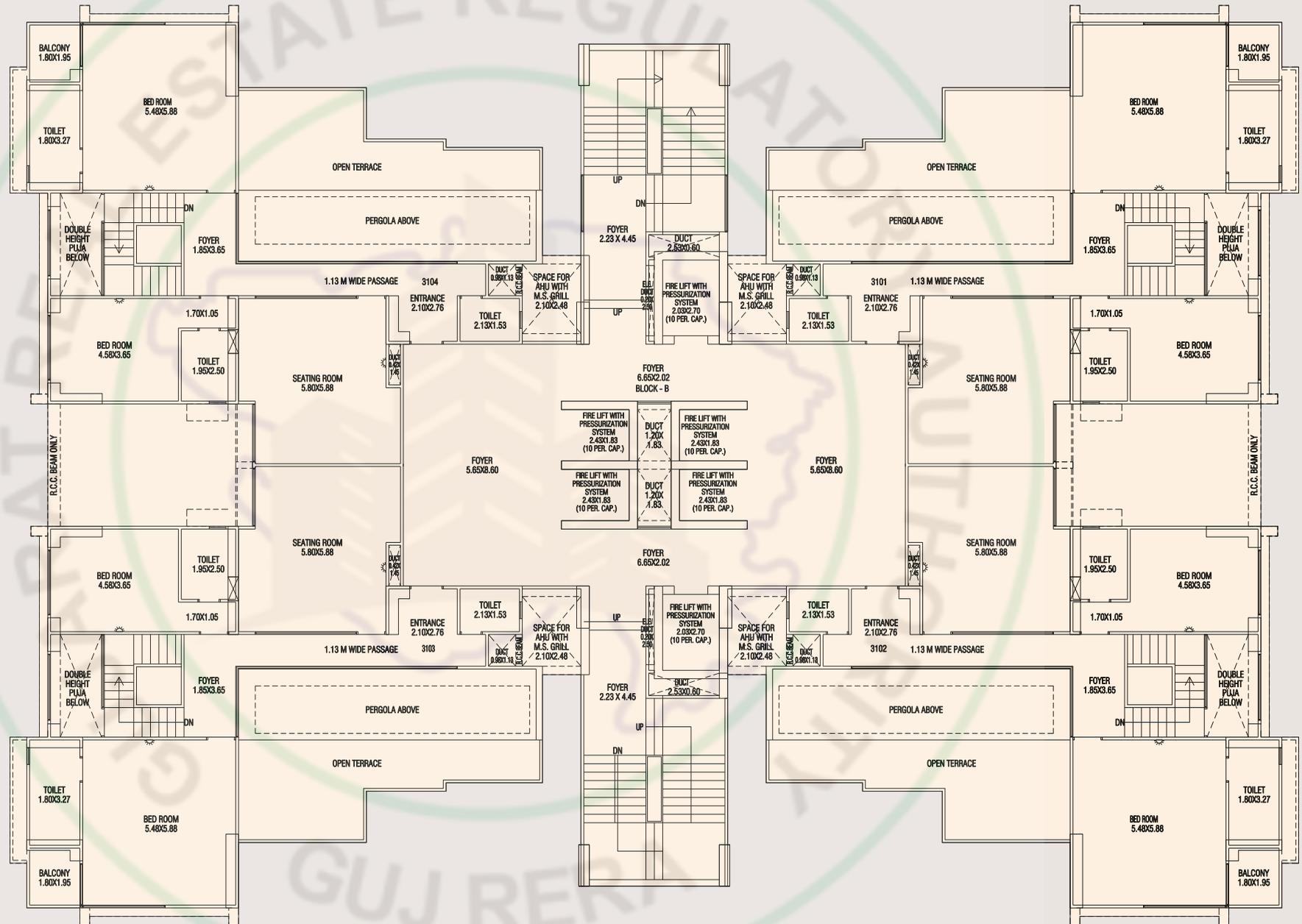
31st FLOOR PLAN

BLOCK - B

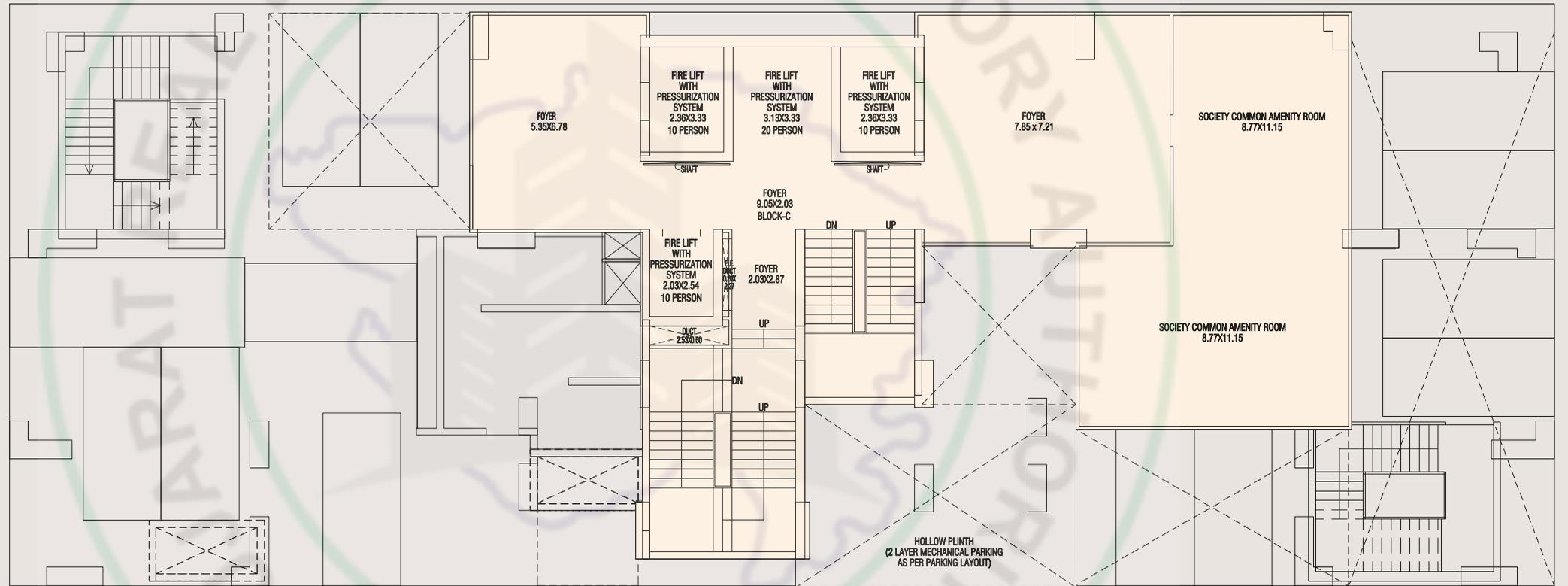


RERA CARPET AREA	302.77 SQ.MT.
BALCONY AREA	14.77 SQ.MT.
WASH AREA	5.86 SQ.MT.
TERRACE AREA	52.27 SQ.MT.

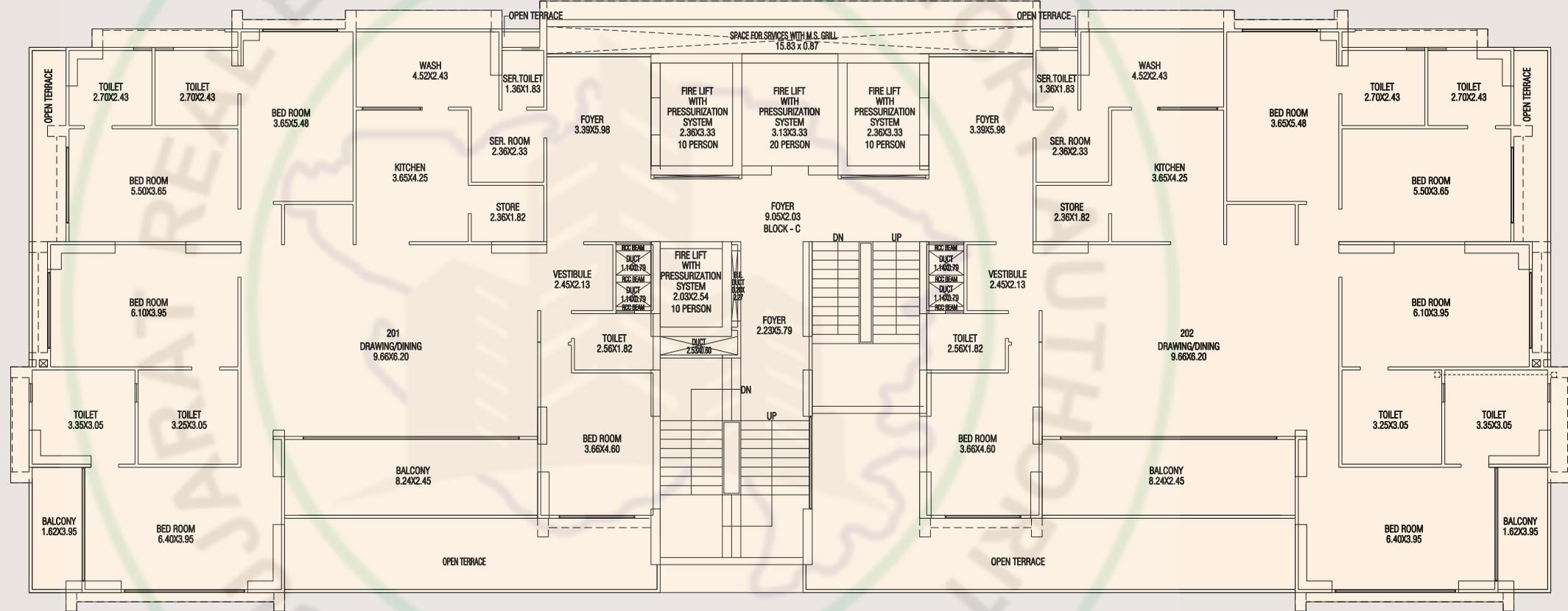
32nd
FLOOR PLAN
BLOCK - B



1st
FLOOR PLAN
BLOCK - C



2nd FLOOR PLAN BLOCK - C

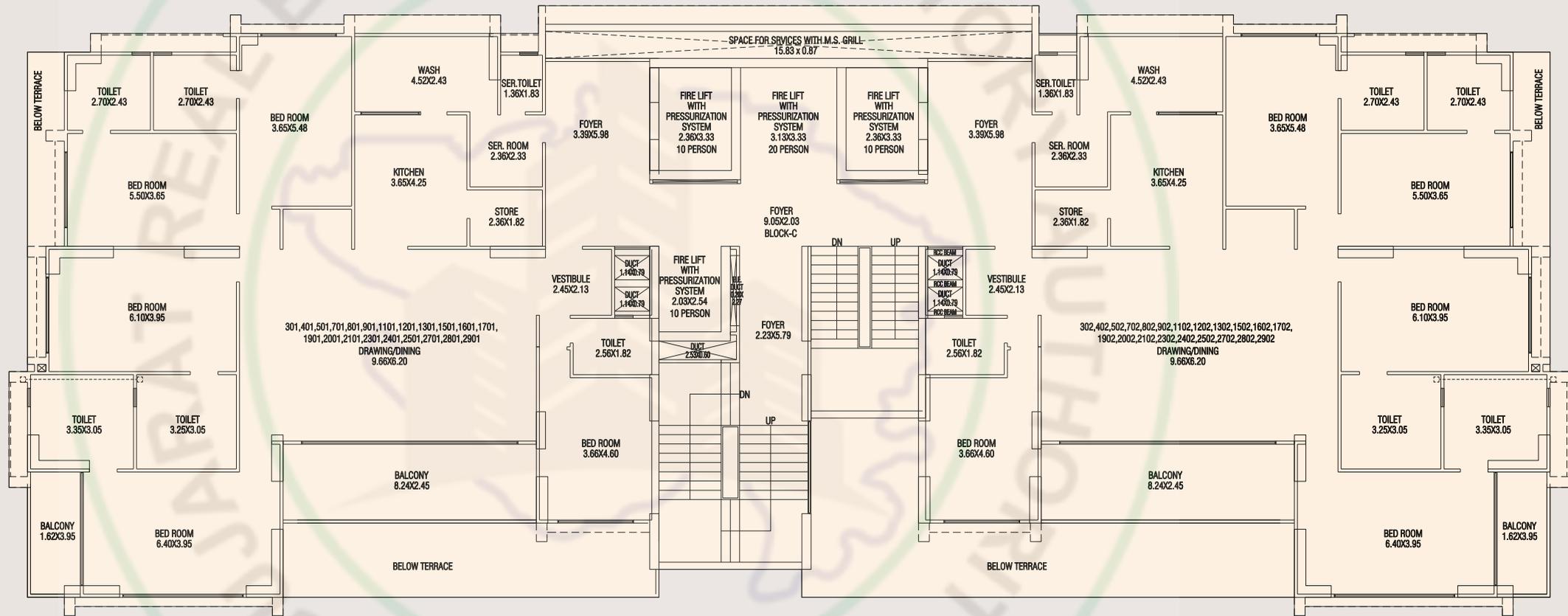


RERA CARPET AREA	255.38 SQ.MT.
BALCONY AREA	26.59 SQ.MT.
WASH AREA	11.30 SQ.MT.
TERRACE AREA	
201	36.43 SQ.MT.
202	57.07 SQ.MT.

TYPICAL FLOOR PLAN

3,4,5,7,8,9,11,12,13,15,16,
17,19,20,21,23,24,25,27,
28 & 29th FLOOR PLAN

BLOCK - C

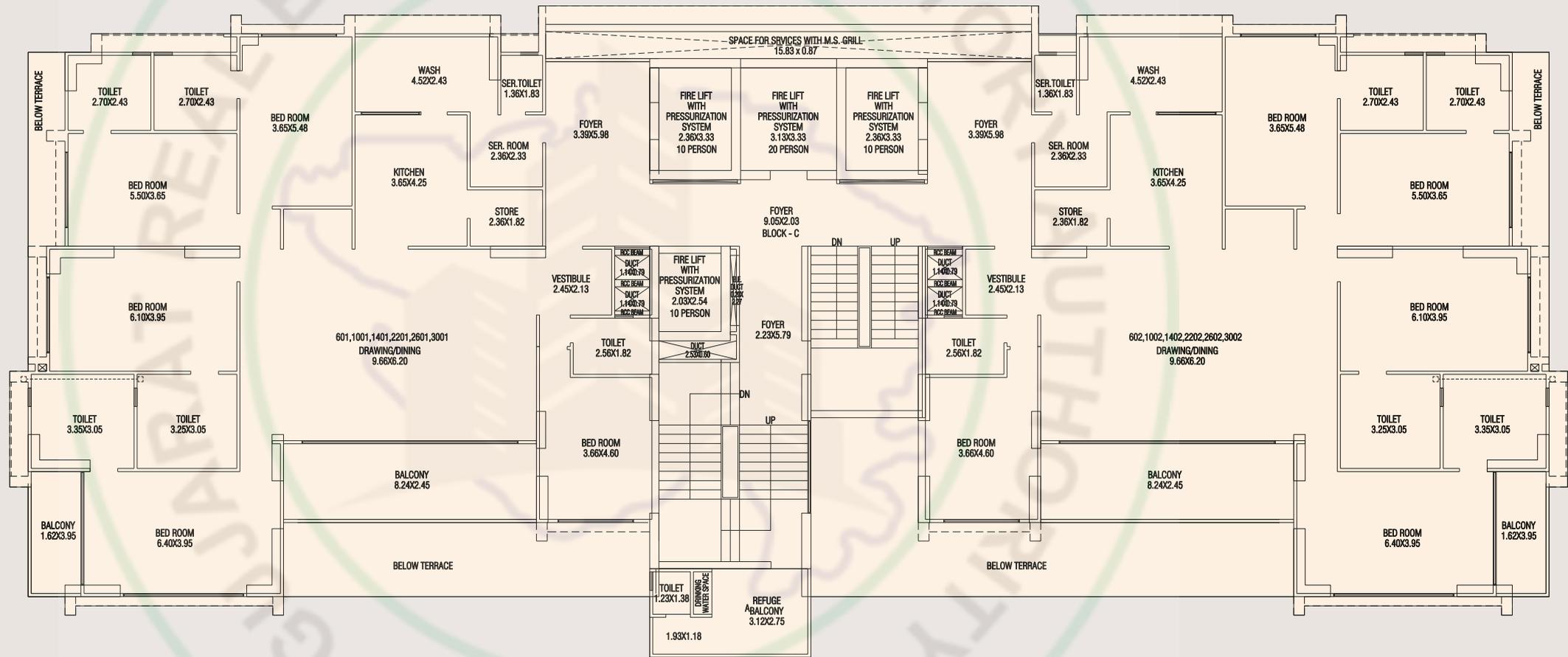


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TYPICAL FLOOR PLAN

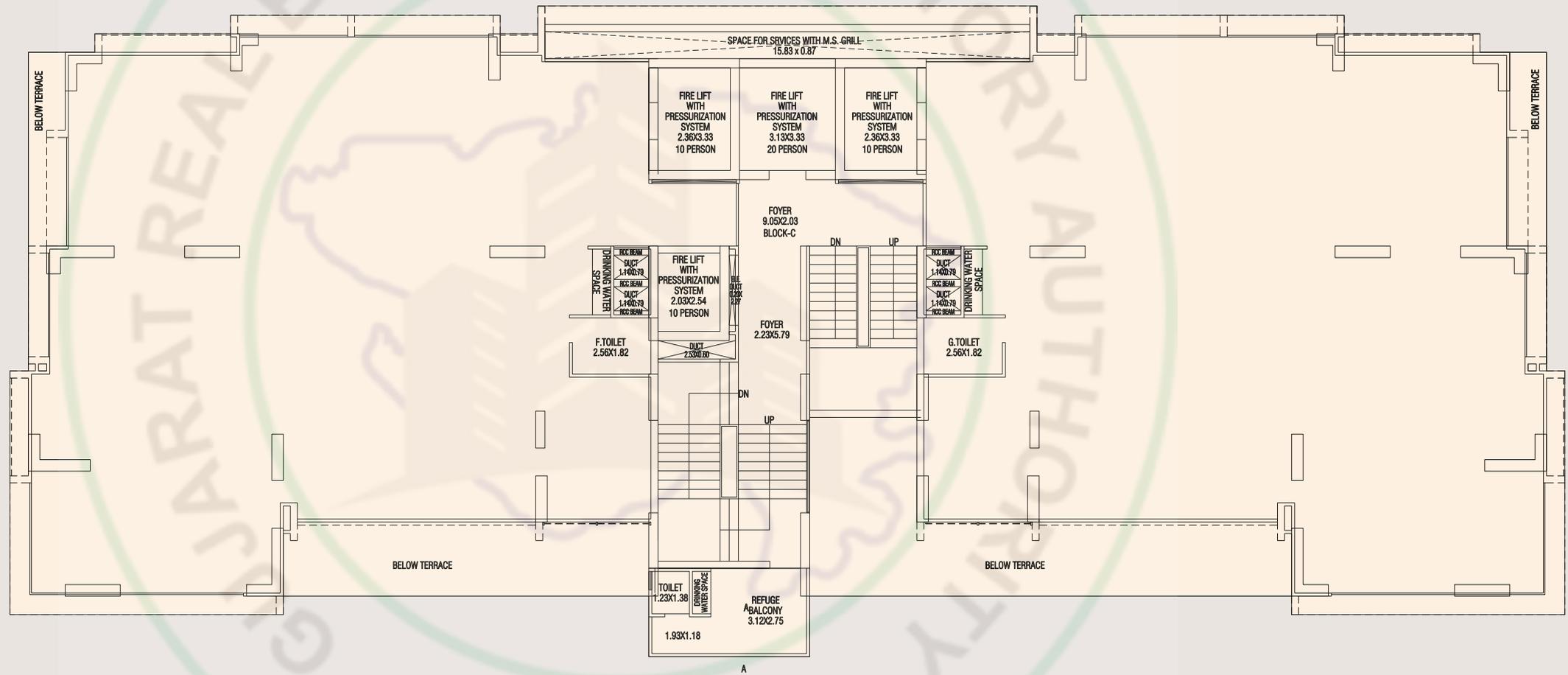
6,10,14,22,26 & 30th FLOOR PLAN

BLOCK - C



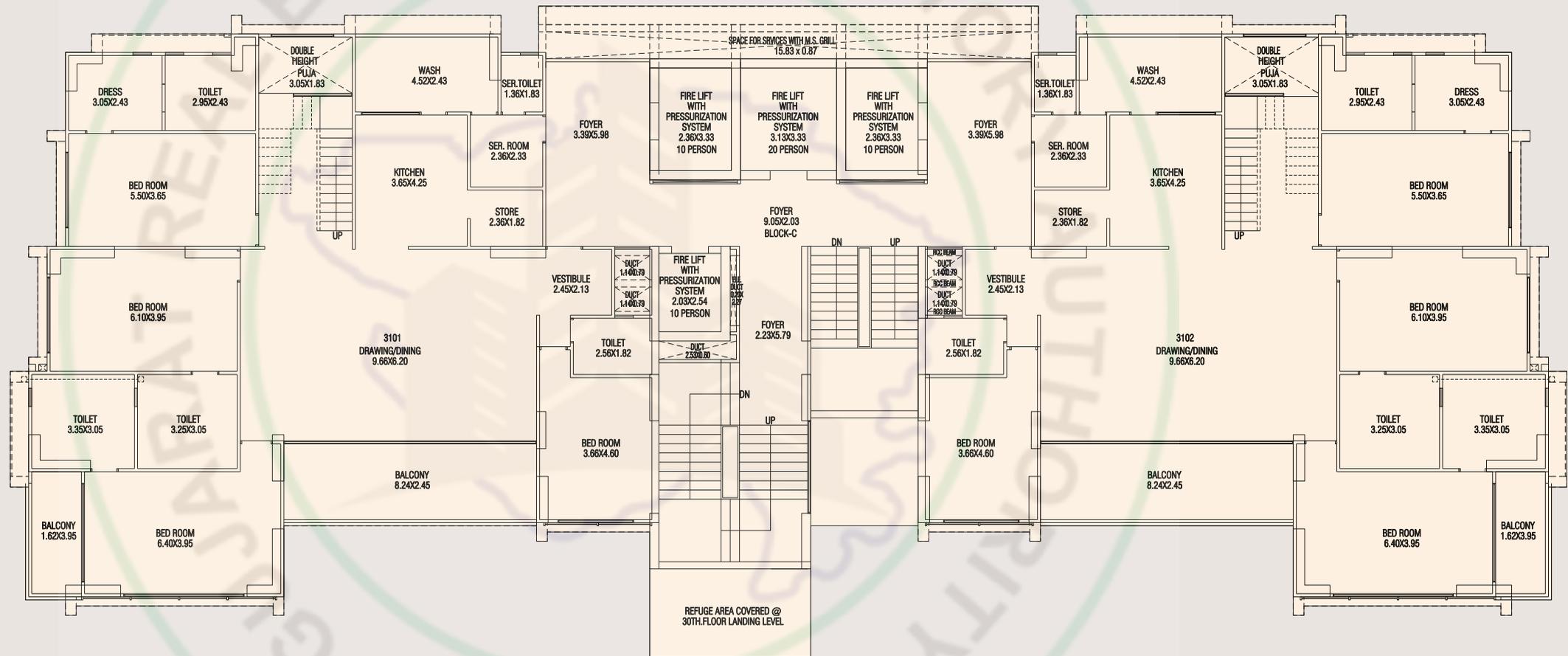
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18th
 (SKIP) FLOOR PLAN
 BLOCK - C



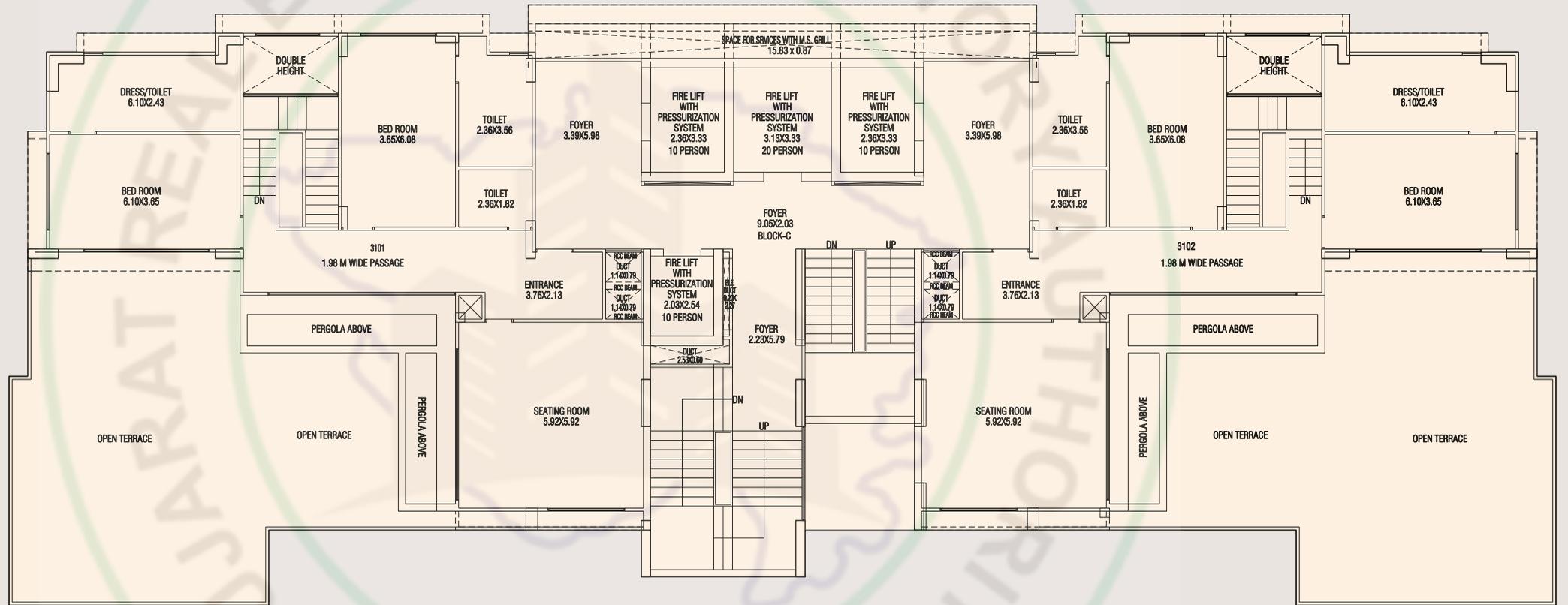
31st FLOOR PLAN

BLOCK - C

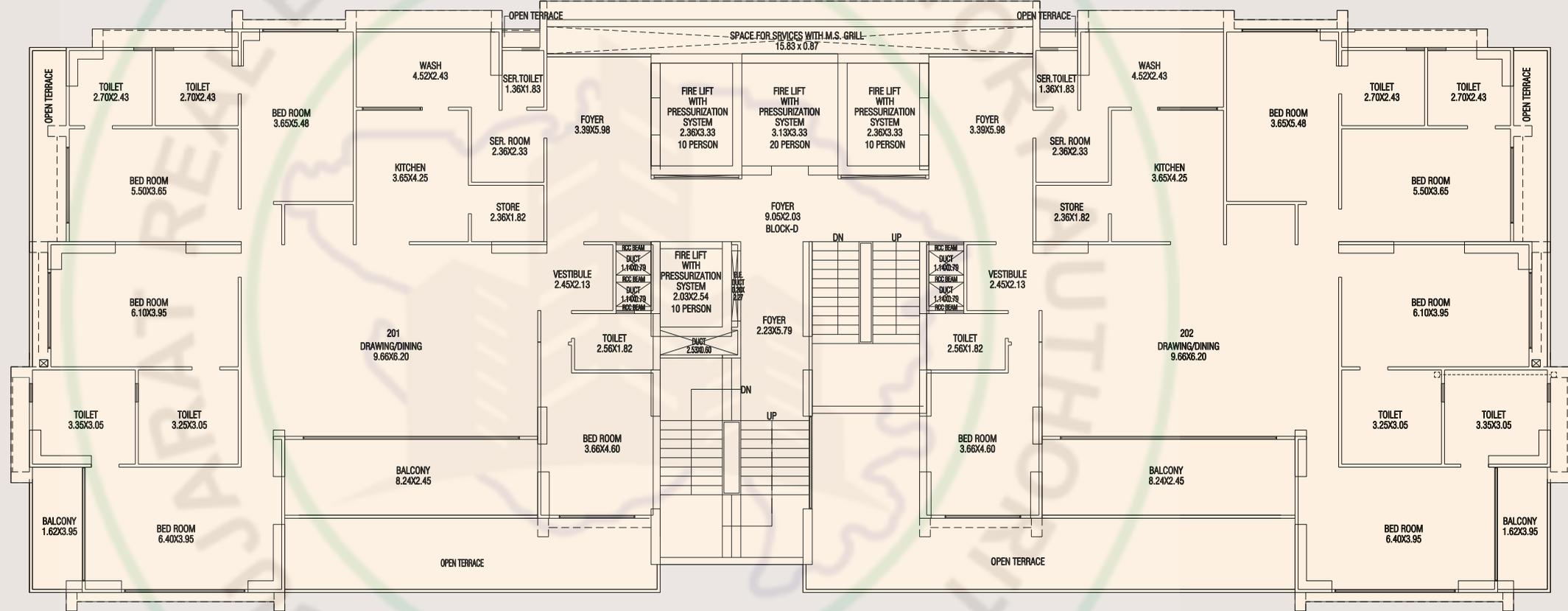


RERA CARPET AREA	393.91 SQ.MT.
BALCONY AREA	26.59 SQ.MT.
WASH AREA	11.30 SQ.MT.
TERRACE AREA	117.85 SQ.MT.

32nd
FLOOR PLAN
 BLOCK - C



2nd FLOOR PLAN BLOCK - D

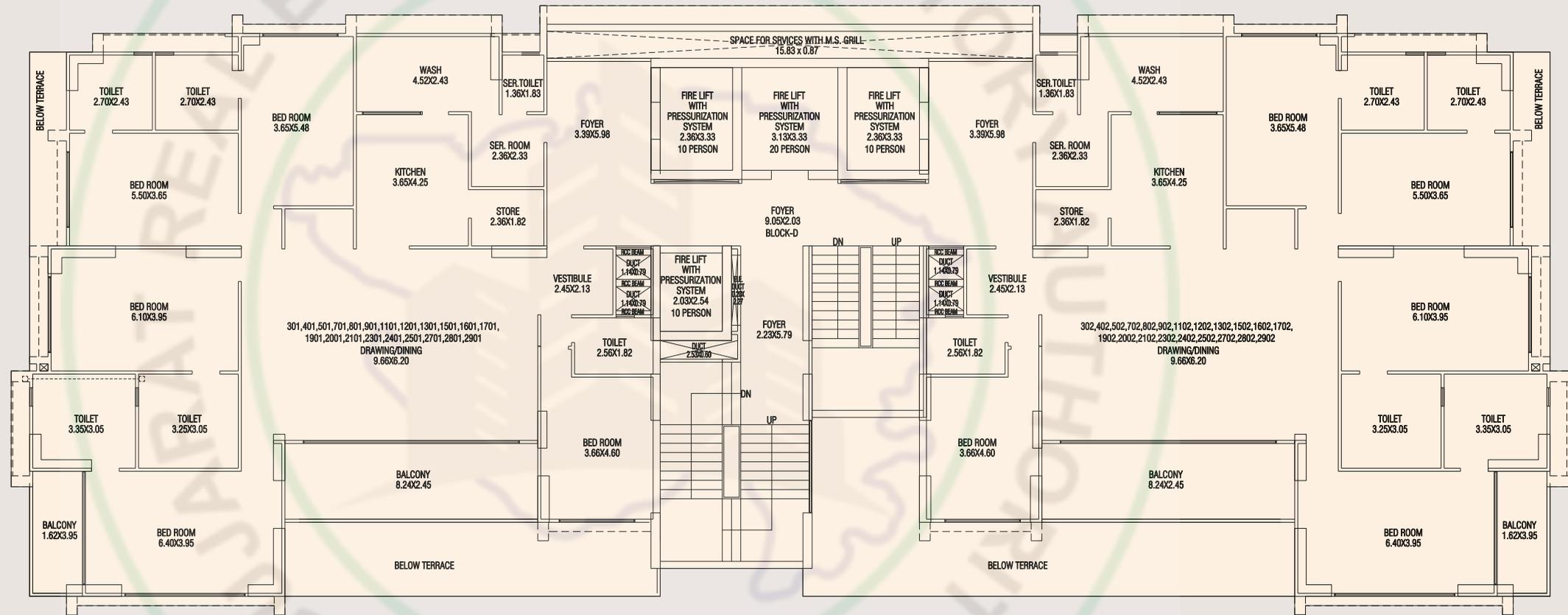


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BALCONY AREA	26.59 SQ.MT.
WASH AREA	11.30 SQ.MT.
TERRACE AREA	
201	36.43 SQ.MT.
202	57.07 SQ.MT.

TYPICAL FLOOR PLAN

3,4,5,7,8,9,11,12,13,15,16,
17,19,20,21,23,24,25,27,
28 & 29th FLOOR PLAN

BLOCK - D

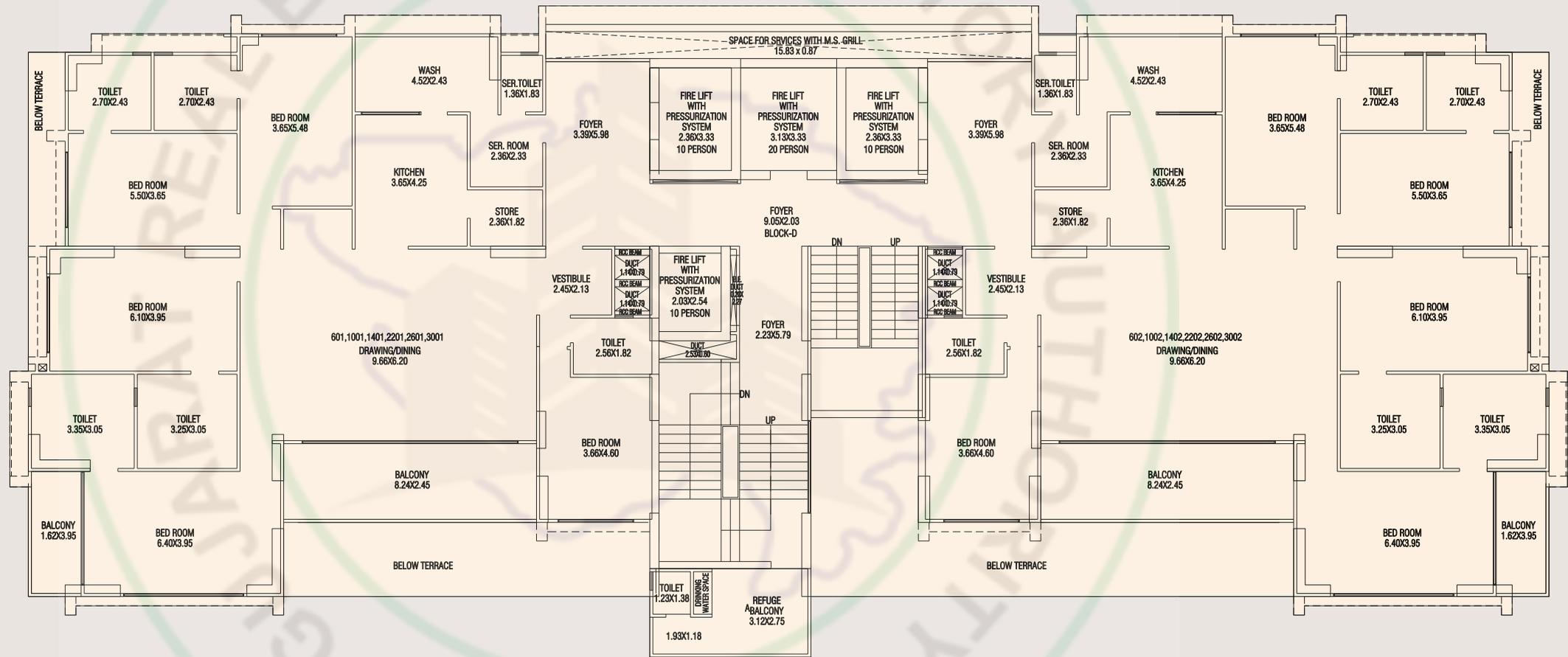


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TYPICAL FLOOR PLAN

6,10,14,22,26 & 30th FLOOR PLAN

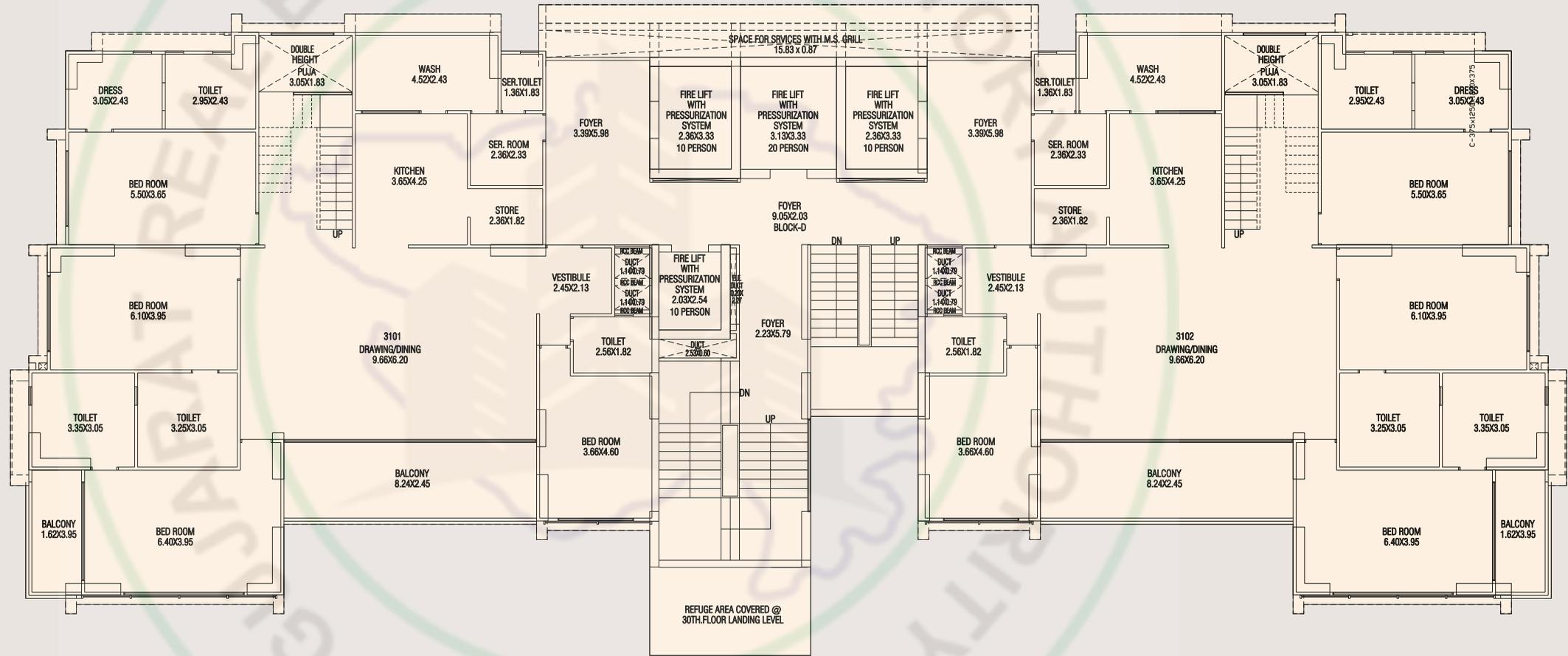
BLOCK - D



RERA CARPET AREA	255.38 SQ.MT.
BALCONY AREA	26.59 SQ.MT.
WASH AREA	11.30 SQ.MT.

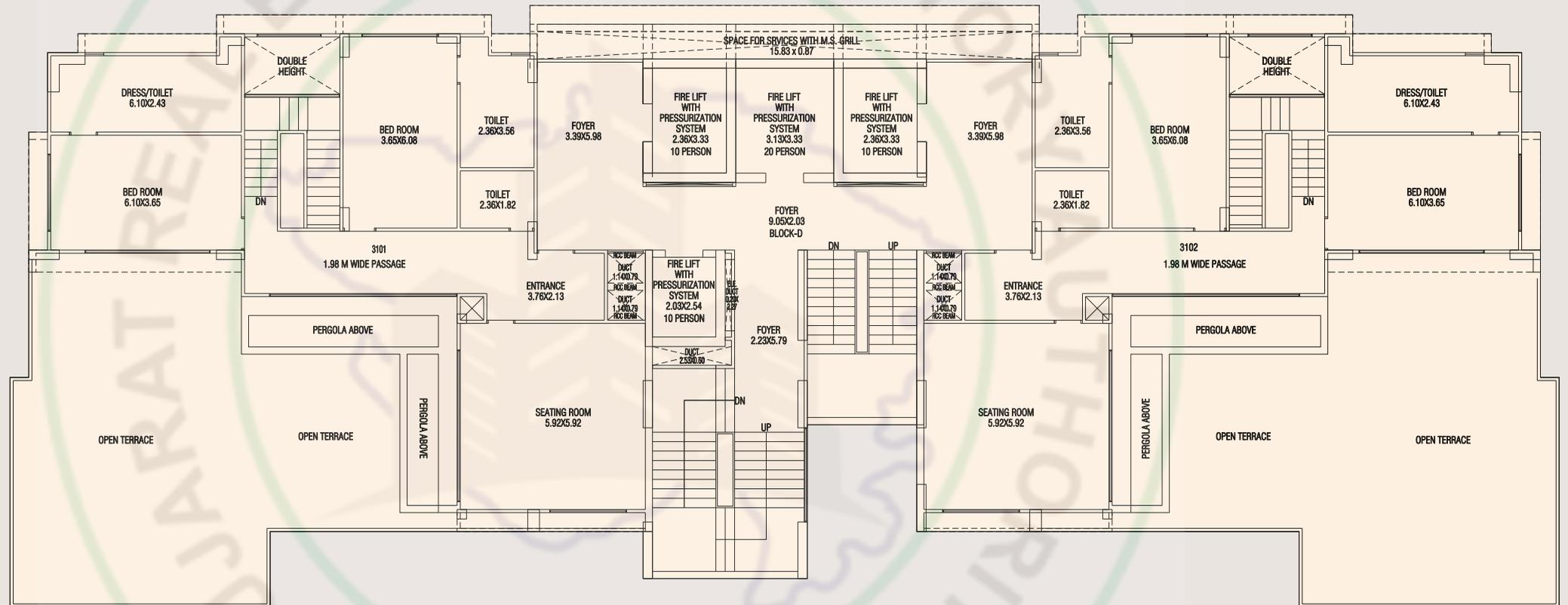
31st FLOOR PLAN

BLOCK - D



RERA CARPET AREA	393.91 SQ.MT.
BALCONY AREA	26.59 SQ.MT.
WASH AREA	11.30 SQ.MT.
TERRACE AREA	117.85 SQ.MT.

32nd
FLOOR PLAN
 BLOCK - D



S P E C I F I C A T I O N S

STRUCTURE

- Safe & sound quality controlled R.C.C. frame structure with best material component
 - Earthquake resistant design
-

WALL FINISH

- INTERNAL : Gypsum Plaster
 - EXTERNAL : Textured Surface On Rcc With Paint
-

FLOORING & WALL TILING

- Premium quality Vitrified tiles in living room, dinning, Bedrooms & Kitchen
 - Granite platform in kitchen with S.S. sink
 - Designer tiles up-to lintel level above kitchen platform & toilets
 - Anti-skid flooring in toilets
-

DOORS & WINDOWS

- Decorative veneer with with wooden frame & safety locks for main door
 - Internal doors with wooden frame, flush shutter & safety locks
 - Superior quality hardware fittings
 - Aluminum sliding window with granite stones
-

ELECTRICAL WORK

- Concealed fire resistant right gauge multi stand ISI copper wire
 - Distribution board with separate MCB & ELCB for all areas
 - ISI marked standard modular switches
 - Sufficient electrical points in all areas
 - Good quality of earthing
 - Landline phone conduit
 - D.T.H. T.V. wiring conduit
 - Broadband net connection conduit
-

WATER PROOFING

- Water proofing in all toilets
 - China mosaic in all terrace
-

PLUMBING & SANITATION

- Premium quality sanitary ware & plumbing fixtures
-

PIPE & FITTINGS

- Premium quality CPVC / UPVC fittings
-

TOILETS

- Western Concept designed toilet
 - Glaze tile up-to lintel level
 - CP brass fittings - standard make
-

