

Developers:

VRAJ
creation

Site:
Shantam Highland, Beside Over Bridge - Service Road,
Nr. Tarsali-Dhanyavi Road, Tarsali, Vadodara
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Architect :



Structure :

ASHOK SHAH
& ASSOCIATES



 shantam
HIGHLAND
SHOPS | 2 & 3 BHK FLATS

Enter Awesomeness



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to the
uniqueness
redefined.

Find new definitions of
uniqueness and exceptional
with a dream come true living
space which has been
designed for elite lifestyle and
refined taste.



Socialize with classiness

With spacious foyers
you can have the
benefits of privacy as
well as interaction with
like-minded neighbours.

Let your moments
speak classiness.

Excellent
quality
living





Lifestyle
that
highlights
sophistication

Fully equipped
apartments with upscale
solutions that will give
your lifestyle an elite
status upgrade.

Experience it for yourself.

Basement Plan



Ground Floor Layout Plan

SHOP NO.	SIZE	CARPET AREA	B. UP AREA
01	10'-00" X 27'-02"	271	294
02	10'-00" X 27'-02"	271	289
03	08'-11" X 20'-11"	209	230
04	10'-00" X 27'-02"	271	289
05	10'-00" X 27'-02"	271	289
06	08'-06" X 27'-02"	231	247
07 to 9	10'-00" X 27'-02"	271	289
10 & 11	10'-00" X 27'-02"	312	338
12	10'-00" X 27'-02"	271	289
13	08'-05" X 27'-02"	227	244
14	11'-03" X 25'-06"	287	305
15	12'-02" X 25'-06"	271	287
16	10'-00" X 19'-03"	193	202
17	08'-05" X 19'-03"	161	166
18	10'-00" X 24'-09"	248	264
19	09'-03" X 13'-02"	121	134
20	10'-00" X 24'-09"	248	264
21	09'-00" X 24'-09"	223	240
22	09'-11" X 24'-09"	245	267
23	10'-00" X 18'-11"	189	207
24	10'-00" X 18'-11"	189	204
25	10'-00" X 18'-11"	189	200
26	08'-00" X 18'-11"	151	161
27	07'-05" X 18'-11"	139	152
28	09'-08" X 18'-11"	182	196
29	10'-00" X 18'-11"	189	204
30	10'-05" X 18'-11"	196	211
31	10'-00" X 18'-11"	189	204
32	10'-00" X 18'-11"	189	200
33	08'-00" X 18'-11"	151	161
34	07'-05" X 18'-11"	139	152
35	09'-08" X 18'-11"	182	196
36	10'-00" X 18'-11"	189	207



First Floor Layout Plan

SHOP NO.	SIZE	CARPET AREA	B. UP AREA
01	10'-00" X 20'-08"	206	226
02	10'-00" X 20'-08"	206	222
03	08'-11" X 14'-05"	152	170
04	10'-00" X 20'-08"	206	222
05	10'-00" X 20'-08"	206	222
06	08'-06" X 20'-08"	175	190
07 TO 09	10'-00" X 20'-08"	206	222
10 & 11	10'-00" X 20'-08"	247	269
12	10'-00" X 20'-08"	206	222
13	08'-05" X 20'-08"	173	187
14	11'-03" X 19'-00"	214	230



Typical Floor Layout Plan



12.00 MT. WIDE ROAD

12.00 MT. WIDE ROAD

<<<-- TOWARDS SURAT

NATIONAL HIGHWAY

TOWARDS AHMEDABAD-->>

7th Floor Layout Plan



12.00 MT. WIDE ROAD

12.00 MT. WIDE ROAD

<<<-- TOWARDS SURAT

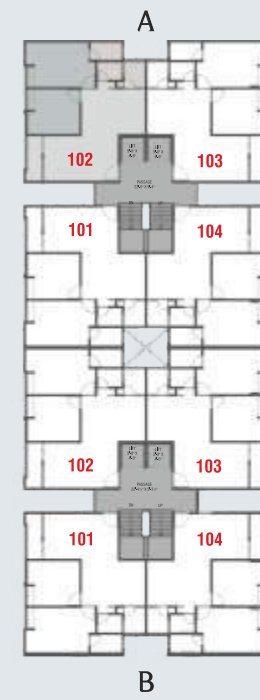
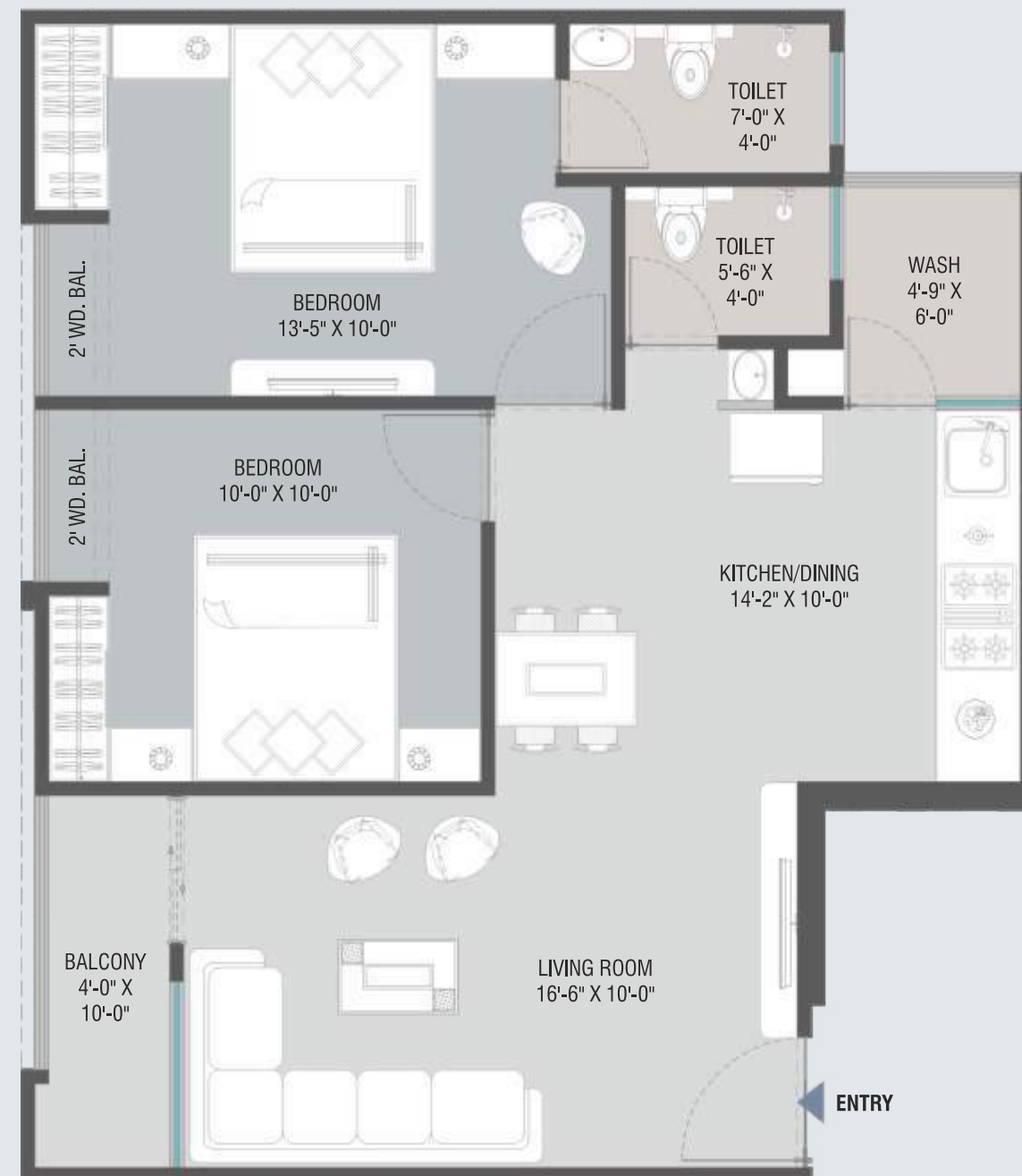
NATIONAL HIGHWAY

TOWARDS AHMEDABAD-->>

Tower - A & B Typical Floor Plan

2 BHK

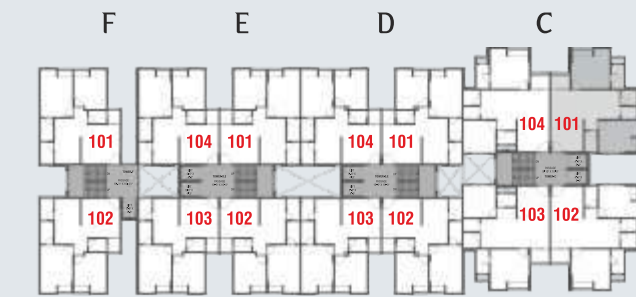
Built Up Area: 780 Sq. Ft.
Carpet Area: 720 Sq. Ft.



Tower - C Typical Floor Plan

2 BHK

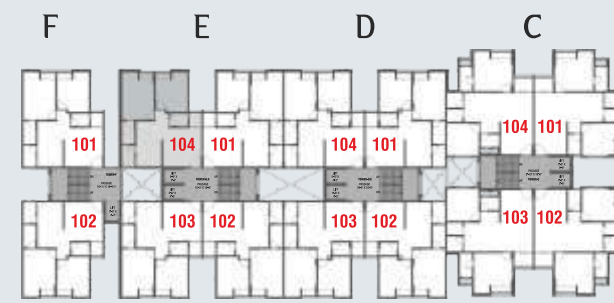
Built Up Area: 760 Sq. Ft.
Carpet Area: 700 Sq. Ft.



Tower - D, E & F Typical Floor Plan

2 BHK

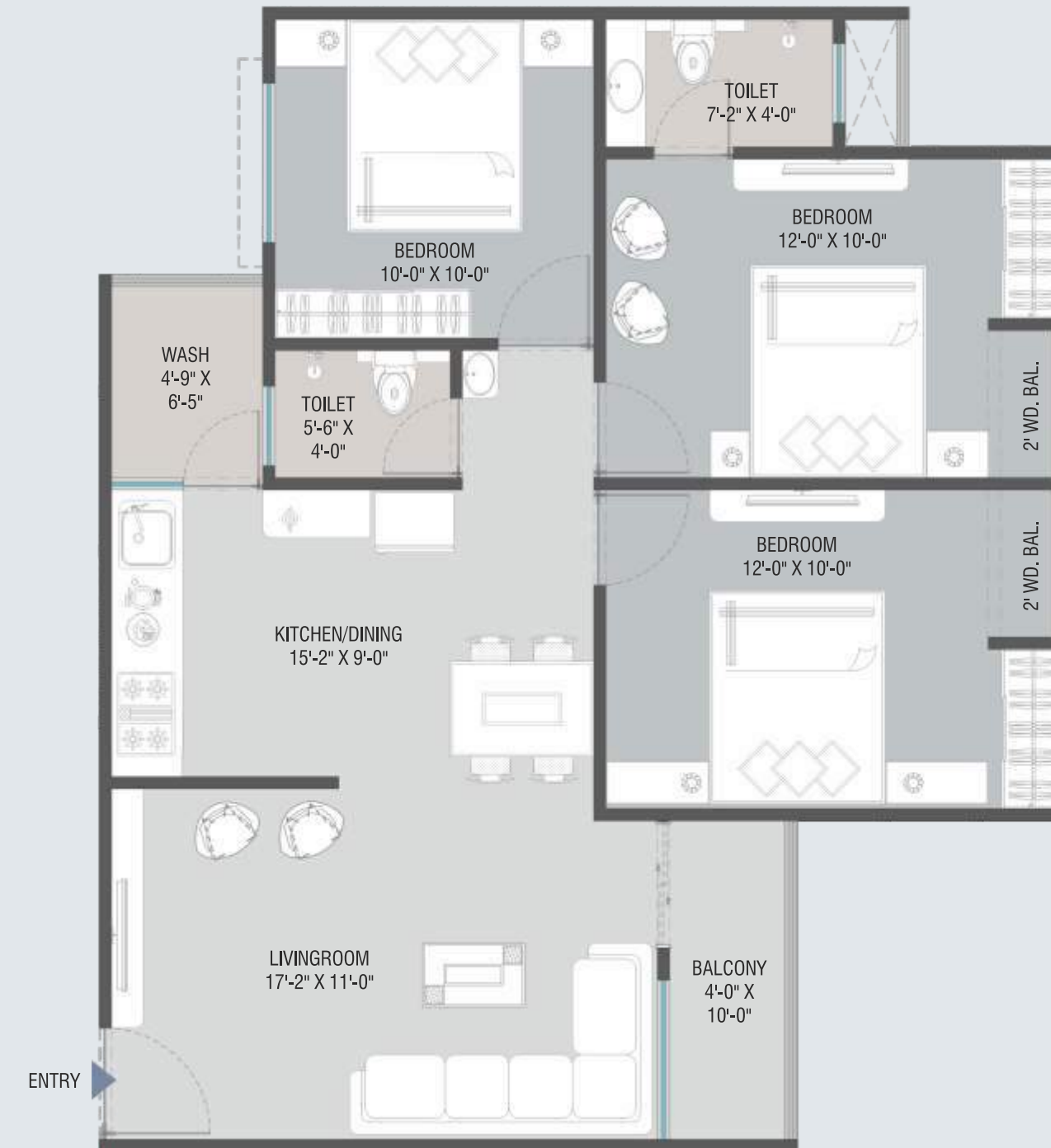
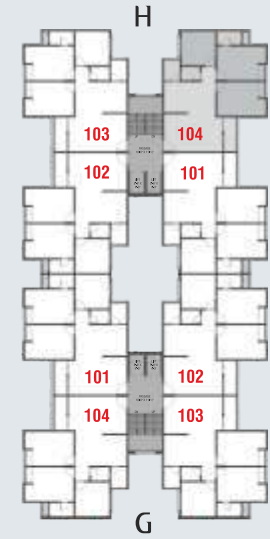
Built Up Area: 700 Sq. Ft.
Carpet Area: 650 Sq. Ft.



Tower - G & H Typical Floor Plan









3 BHK

Built Up Area: 930 Sq. Ft.
Carpet Area: 870 Sq. Ft.





Amenities

-  Multipurpose Hall
-  Gymnasium
-  Indoor Game Room
-  Children's Play Area
-  Landscaped Garden
-  Senior Citizen Sitting Area
-  Yoga Zone
-  Jogging Track





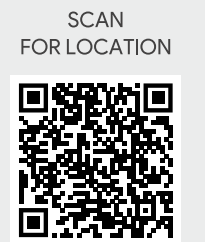
Value Addition

- Designer Entrance Gate with security cabin
- Compound wall surrounding the community
- RCC internal roads with street lights, decorative paving & architectural plantation
- Rain water Harvesting
- Underground and overhead Water Tank
- Underground cabling for wire-free look
- Number plates on each unit to maintain uniformity
- R.O. Water purify in each flat
- Fire safety system for every tower
- 2 lifts provided in each tower except F tower
- Power backup for Common Lights and Elevators
- CCTV Surveillance of Common Area
- Designer Club House and Children Play Area
- Name Plate and Letter Box





 SHOPS | 2 & 3 BHK FLATS



Specification

STRUCTURE

- Earthquake resistance RCC frame structure as per structure design

FLOORING

- Superior quality Vitrified flooring

KITCHEN

- Granite top platform with S.S. sink
- Decorative Glazed tiles dedo upto lintel level

DOOR - WINDOWS

- Attractive main door and Internal flush door or equivalent
- Good quality flush door in all bedrooms with laminates on both side
- Premium quality Aluminum window & Bathroom door

COLOUR

- Weather proof Paint on exterior wall and putty finish with paint for internal wall surface.

ELECTRIFICATION

- Concealed wiring of standard quality with modular switches
- T.V. point in Living room
- A.C. point in master bedroom

TOILET / PLUMBING

- Standard quality sanitary ware & branded quality plumbing fittings
- Decorative glazed tiles dedo upto lintel level with modern concept
- Ceramic tiles in flooring

TERRACE

- Open terrace finish with water proofing and china mosaic

PAYMENT (SHOP)

30% Booking | 15% Plinth Level | 20% Ground Floor Slab | 20% Masonry | 10% Flooring Level | 5% Finishing Level

PAYMENT (FLAT)

30% Booking | 15% Plinth Level | 10% 1st Slab | 10% 3rd Slab | 10% 5th Slab | 10% Masonry | 10% Plaster Level | 5% Finishing

DISCLAIMER : Premium quality materials or equivalent branded products shall be used for all construction work. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes are strictly not allowed. • Mgvcl meter deposit should be levied separate. • Each member needs to pay maintenance deposits separately. • In case of booking cancellation, amount will be Refunded from the booking of same premises and minimum of rupees 50,000/- will be deducted from the booking amount • Possession will be given after one month of all settlement of account. • Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. • The developer reserve the full right to make any changes. • This brochure does not form a part of agreement or any legal document. It is easy display of project only. • Right of any changes in dimensions, design and Layout, specifications, elevation will be reserved with the developers.