



Developers :



Architect :



Structural :



MEP :



Advocate :

VIJAY PATEL
& ASSOCIATE

Shyam Heights Location



SITE ADDRESS : Shyam Heights, Opp. Bank Of Baroda, Nr. Bhimjipura Cross Road, New Wadaj, Ahmedabad-380013.

CONTACT : +91 79909 12101 99250 03622

RERA REG. NO. :

• WEBSITE : www.gujrera.gujarat.gov.in/



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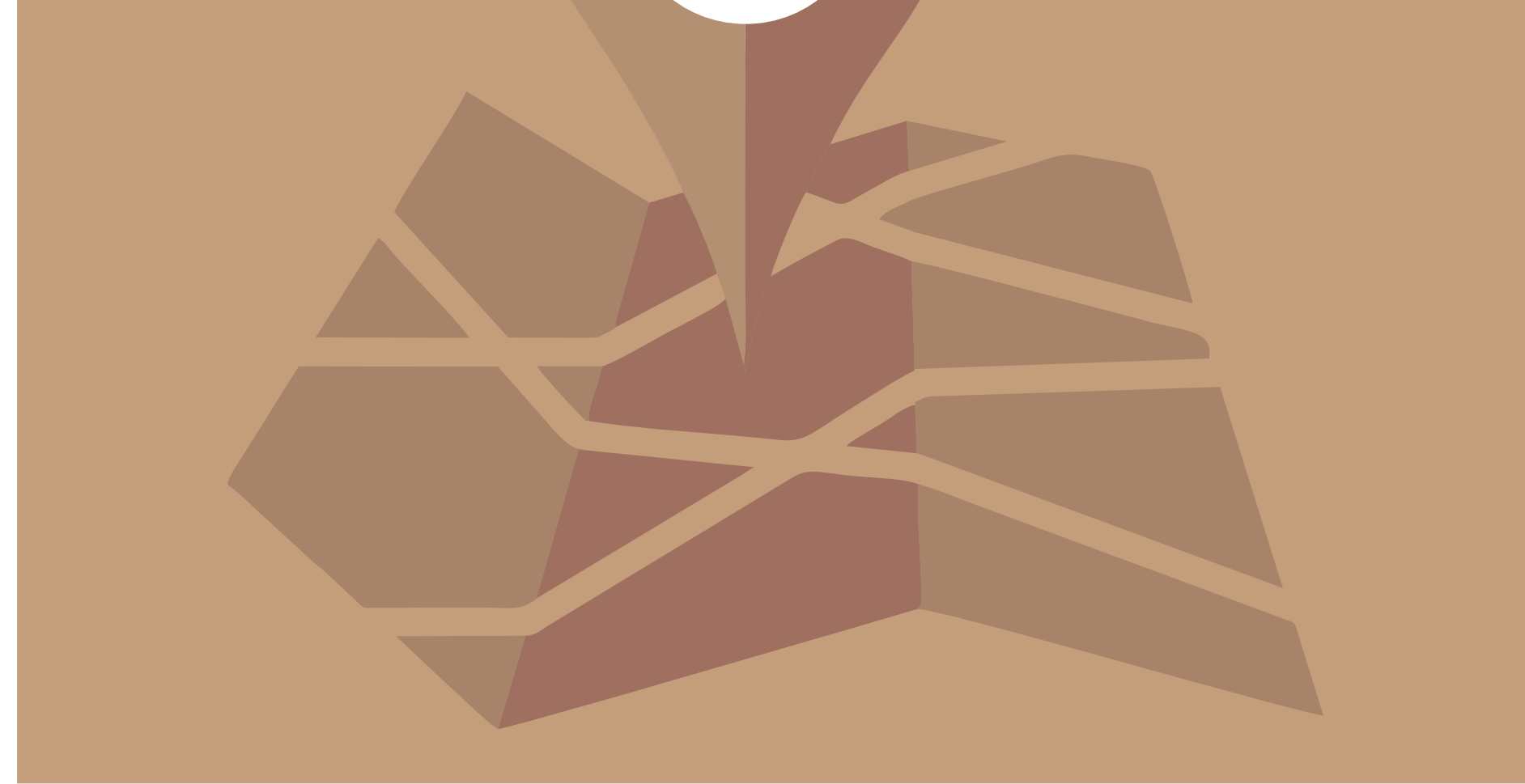
“ 3 BHK LUXURIOUS APRTMENTS
EVERYTHING YOU NEED, RIGHT HERE. ”



REACHING HOME

IN

JUST A FEW MINUTES



MY HOME IS IN CENTER OF THE CITY
LIVING VERY WELL CONNECTED @ AHMEDABAD

A MAGNIFICENT ENTRANCE FOR FABULOUS FIRST IMPRESSION





BEAUTIFULLY DESIGNED RESIDENCES, ADORNED BY STUNNING VIEWS.

Shyam Heights is a glorious architectural creation that is striking to behold and truly delightful to inhabit. These wonderful abodes indeed inspire a fine living.





Landscape Garden with Lush Green Area

Indoor Games

High Speed 2 Lift per Block

Double Height 2 Level Basement Parking

Well Equipped Gym Area

Intercom Facility

Well Equipped Fire Hydrant System in all Block

Kids Play Area

24 X 7 Security & CCTV Surveillance System

Attractive Entrance Foyer

Senior Citizen Sitting Area

24 X 7 Water Supply







MAYH2
ETHIOPIA

- Bore Well
- Adani Gas Connection
- Well Design Entrance Foyer
- Solar panel for common lights
- Multipurpose court (Badminton, Volleyball, Basketball)
- Common Car Wash Area
- Society Meeting Room
- Handicap friendly ramp
- Allotted Car Parking
- Decorative Main Gate with Security Cabin
- Common Toilet
- School Bus Pickup Drop Zone

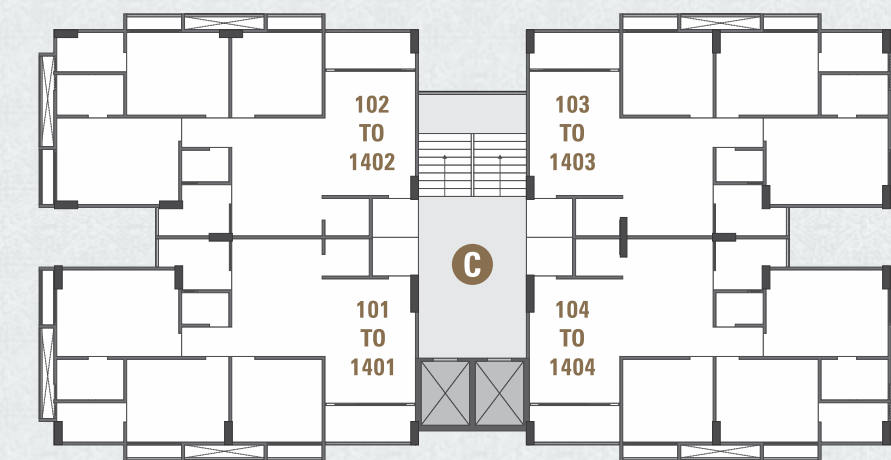
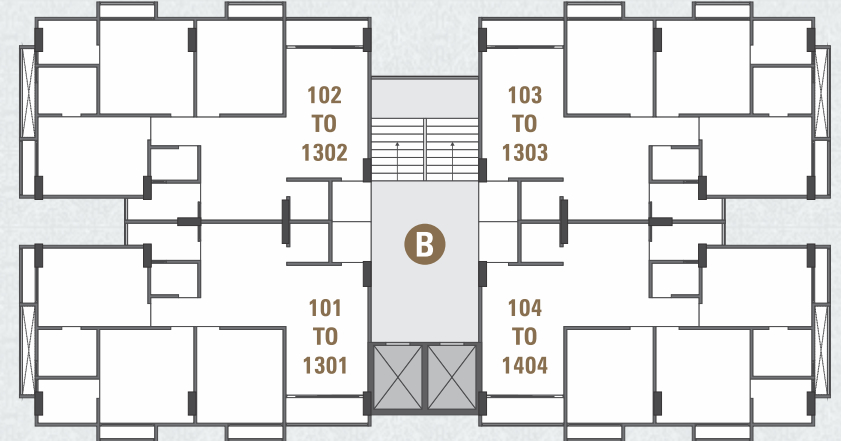
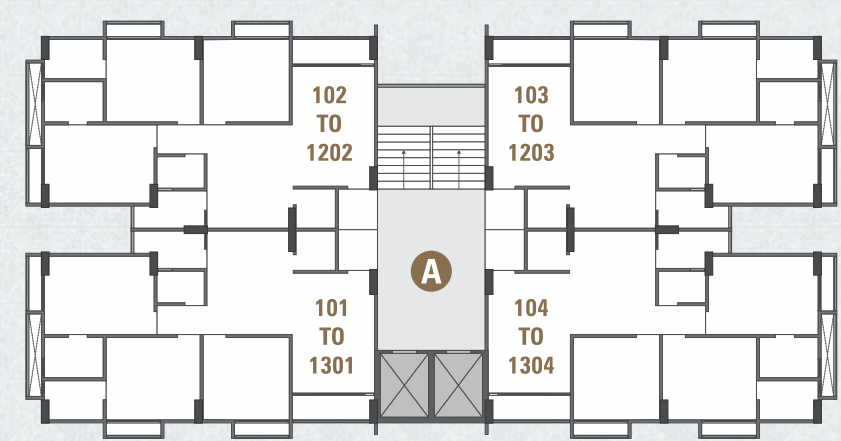


TYPICAL LAYOUT PLAN

24.40 MT. WIDE T.P.S. ROAD

ENTRY

25'0" WIDE APPROACH ROAD



TRANSFORMER

MULTI PURPOSE HALL

CAR WASH AREA

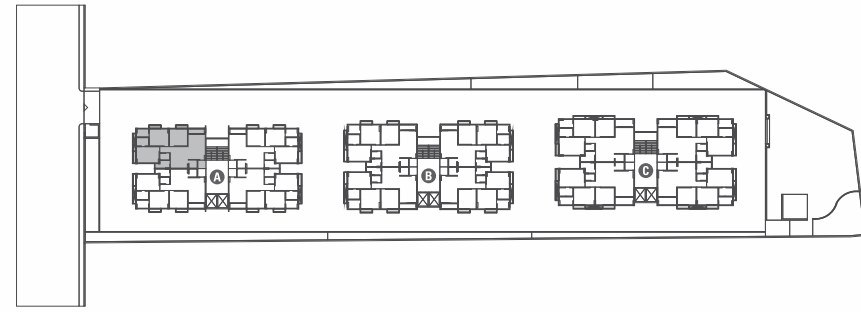
CHILDREN PLAY AREA

GARDEN





UNIT PLAN • BLOCK A



SUPER BUILT-UP AREA	204 SQ. YD.
BUILT-UP AREA	113 SQ. YD.
CARPET AREA (AS PER RERA)	96.69 SQ. YD.
BALCONY / VERNDAH / WASH	7.73 SQ. YD.

1.	ENTRANCE	5'0" X 5'3"
2.	LIVING ROOM	10'6" X 15'3"
3.	BALCONY	10'6" X 3'6"
4.	KITCHEN/DIN.	11'0" X 13'3"
5.	STORE	5'0" X 5'0"
6.	WASHYARD	6'0" X 4'9"
7.	COM. TOILET	6'0" X 4'0"
8.	PASSAGE	6'4.5" X 3'9"
9.	BEDROOM-02	11'0" X 10'6"
10.	BEDROOM-01	12'0" X 10'6"
10A.	ATT. TOILET	7'6" X 5'0"
11.	M. BEDROOM	14'0" X 10'0"
11A.	ATT. TOILET	7'6" X 5'3"

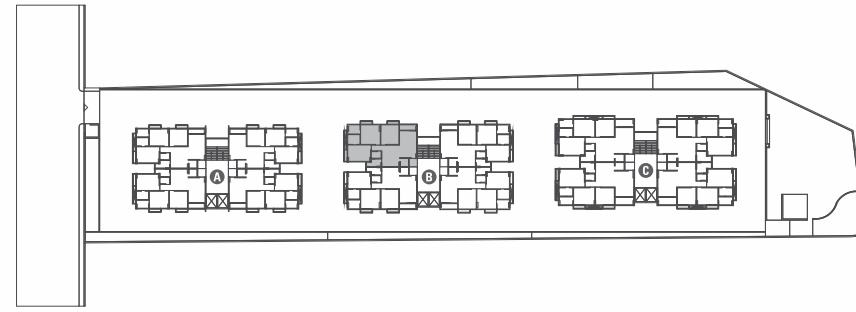


SECTION VIEW





UNIT PLAN • BLOCK B

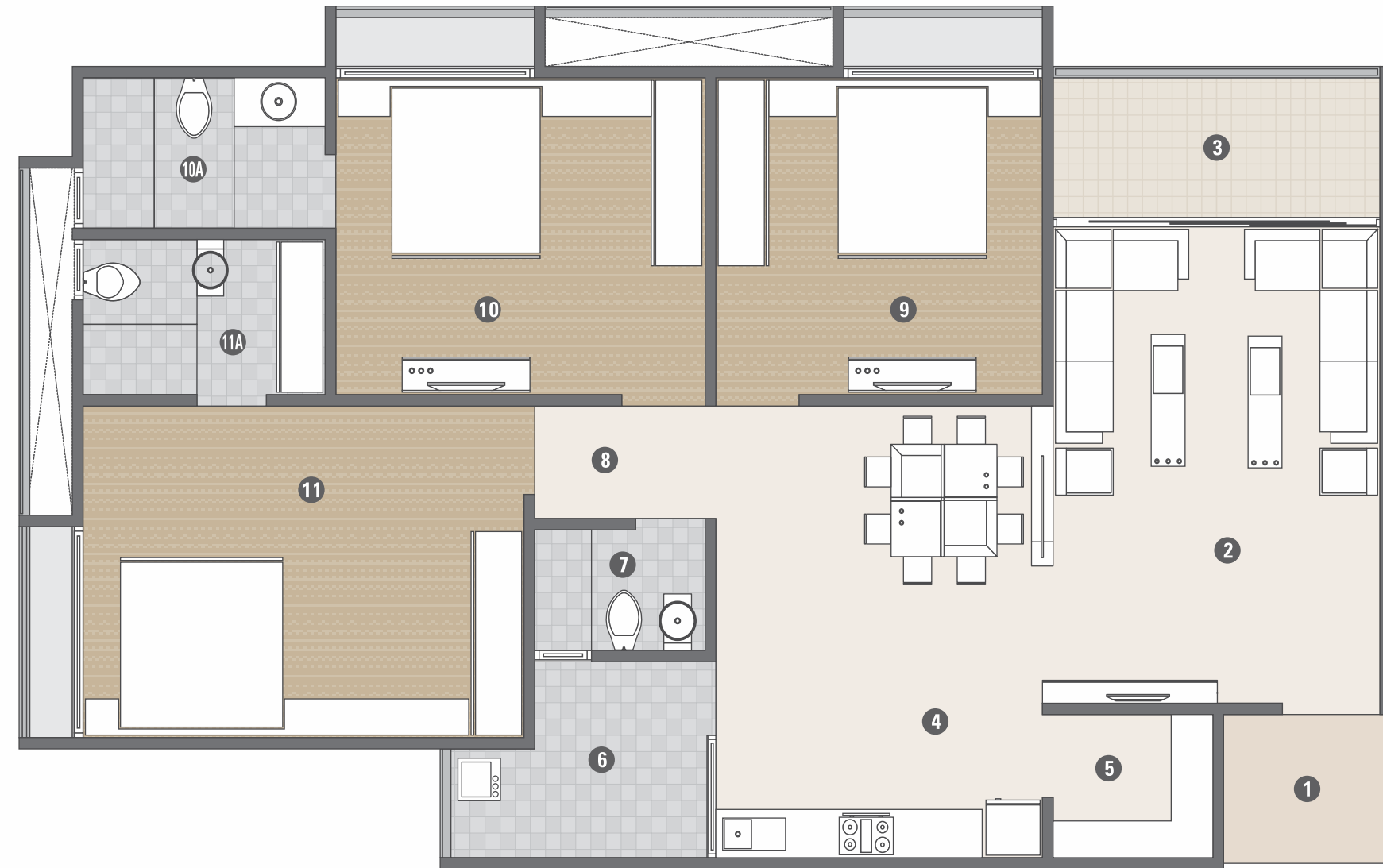
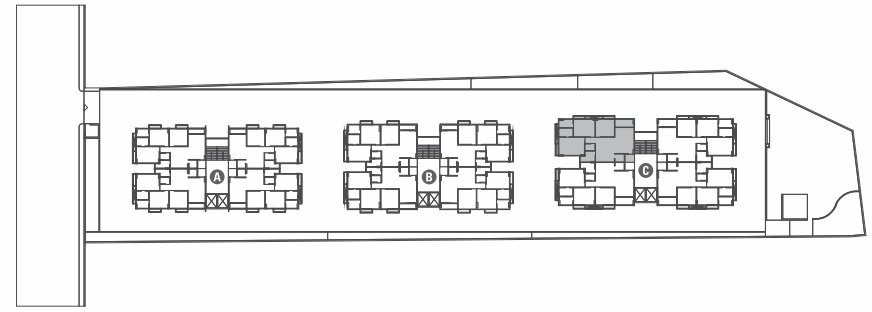


SUPER BUILT-UP AREA	216 SQ. YD.
BUILT-UP AREA	120 SQ. YD.
CARPET AREA (AS PER RERA)	120.35 SQ. YD.
BALCONY / VERNDAH / WASH	8.48 SQ. YD.

1.	ENTRANCE	5'0" X 5'3"
2.	LIVING ROOM	10'6" X 16'7"
3.	BALCONY	10'6" X 3'6"
4.	KITCHEN/DIN.	11'0" X 13'3"
5.	STORE	5'0" X 5'0"
6.	WASHYARD	6'0" X 4'9"
7.	COM. TOILET	6'0" X 4'0"
8.	PASSAGE	6'4.5" X 3'9"
9.	BEDROOM-02	11'0" X 12'0"
10.	BEDROOM-01	12'0" X 12'0"
10A.	ATT. TOILET	7'6" X 5'7.5"
11.	M. BEDROOM	14'0" X 10'0"
11A.	ATT. TOILET	7'6" X 6'0"

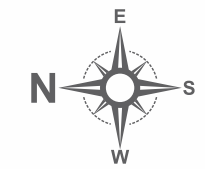
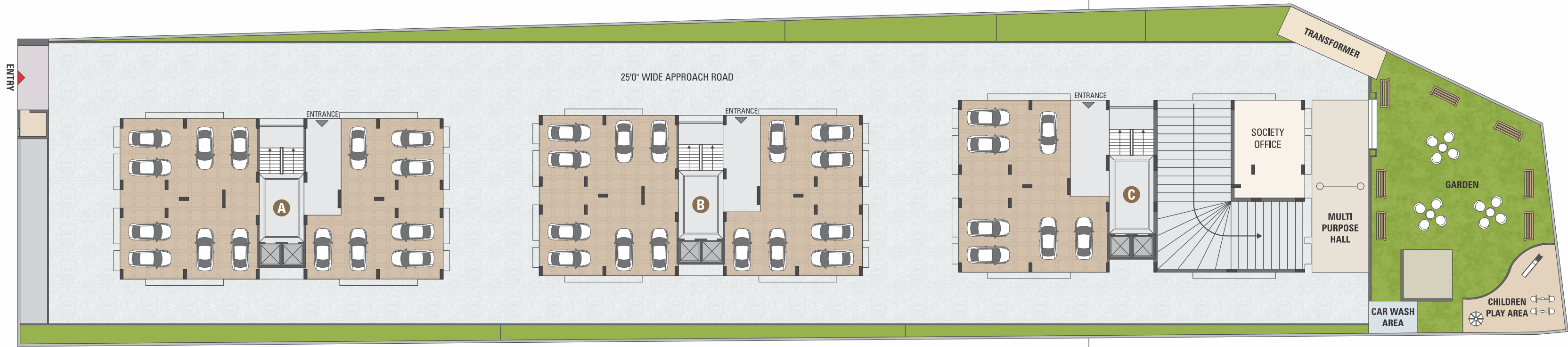


UNIT PLAN • BLOCK C



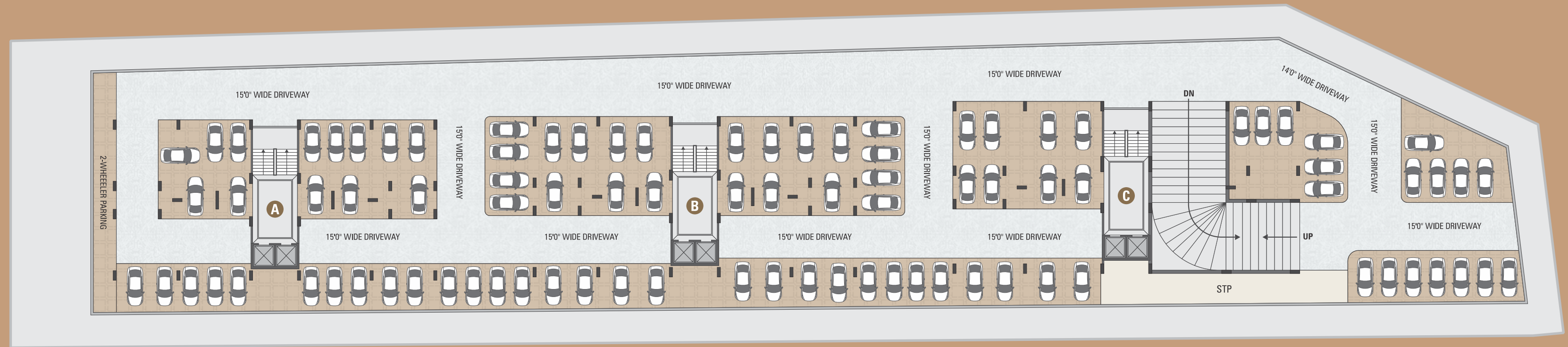
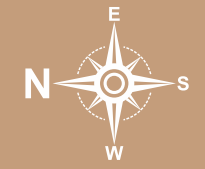
SUPER BUILT-UP AREA	234 SQ. YD.
BUILT-UP AREA	130 SQ. YD.
CARPET AREA (AS PER RERA)	111.23 SQ. YD.
BALCONY / VERNDAH / WASH	9.66 SQ. YD.

1.	ENTRANCE	6'4.5" X 5'0"
2.	LIVING ROOM	12'0" X 15'9"
3.	BALCONY	12'0" X 5'0"
4.	KITCHEN/DIN.	11'6" X 15'0"
5.	STORE	5'7.5" X 4'9"
6.	WASHYARD	6'0" X 6'6"
7.	COM. TOILET	6'0" X 4'0"
8.	PASSAGE	6'4.5" X 3'9"
9.	BEDROOM-02	11'6" X 10'6"
10.	BEDROOM-01	13'0" X 10'6"
10A.	ATT. TOILET	8'6" X 5'0"
11.	M. BEDROOM	15'6" X 11'0"
11A.	ATT. TOILET	8'6" X 5'3"



GROUND FLOOR PLAN

BASEMENT FLOOR PLAN







LOCATION...
COMMUNITY...
QUALITY LIVING...


IT STARTS HERE!





SPECIFICATION


- 
STRUCTURE
 Earthquake resistant design and construction.


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INTERNAL & EXTERNAL FINISH
Inside : Single coat mala plaster with putty finish
Outside : Double coat mala plaster with texture finished in acrylic paint


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FLOORING
 Vitrified tiles in living, dining, kitchen and bed rooms
 Anti-skid ceramic tiles for Wash/ balcony/ verandah

- 
KITCHEN
 Platform – Mirror polished granite with SS sink as per design
 Tile Dado up to lintel level.
 Kota stone shelves in Store

- 
DOORS & WINDOWS
 Veneer finished main wooden Door with wooden Frame
 All other doors will be flush door with laminates and granite frame
 Aluminum Anodized / powder coated sliding windows with glass

- 
BATHROOMS
 Anti-skid vitrified tiles
 Glaze/ ceramic tiles up to lintel level
 Superior quality plumbing and sanitary ware

- 
ELECTRIFICATION
 3 phase concealed ISI copper wiring with modular switches
 Distribution board with MCB / ELCB
 Provision for TV / Telephone / AC points

- 
PAINT
 Internal putty finish
 External 100 % acrylic paint

LOCATION ADVANTAGE

- D-MART = 1.4 KM.
- NATIONAL HANDLOOM = 1.0 KM.
- BRTS STAND = 0.26 KM.
- GSRTS BUS STAND = 1.4 KM.
- METRO ROUTE = 1.4 KM.
- AKHBAR CIRCLE = 1.4 KM.
- SCHOOLS = 3.0 KM.
- HOSPITALS = 1.0 KM.
- JUNA VADAJ BUS DEPO. = 0.5 KM.
- TEMPLE = 0.0 KM.
- SHOPPING MALL = 1.4 KM.
- SABARMATI RIVER FRONT = 2.0 KM.

NOTE :

- All Rights are reserved by the developers to make any changes I plan, elevation and other details which will be binding to all members.
- In order to maintain the aesthetics of the apartments at a very high level, installation of AC units will be permitted at the designated spot and nowhere else, changes which effect the elevation & structure system shall not be permitted for all times to come.
- Encroachment, in any form outside the defined units shall not be allowed.
- All dimensions shown in the plans are approximate, average unfurnished and subject to variation.
- All taxes like GST/ Govt. Charges/ Maintenance charges/ Legal charges or any other charges will be extra and borne by purchaser.
- The above information is indicative of proposed development and is issued in good faith for guidance only and not to be considered as part of any legal document.
- All payments should be in favor of "Shyam Vijay Infrastructure LLP".
- Subject to Ahmedabad Jurisdiction only.

