

ELEVATED
LIFESTYLE

Shyamal[®]
श्यामल

4 BHK⁺ FLATS

LOCATION MAP



KNOW US

Shyamal[®]
GROUP

"To elevate the lifestyle" that has always been our acute aim. Keeping an eye on the same, we have transformed 66 lac sq. ft. area with the utmost dedication and innovation. Apart from Shyamal Zion, Shyamal Satva, Shyamal Vatika, Shyamal Upvan, Shyamal Infinity, Shyamal Industrial Park, Shyamal Sanskruti, Shyamal Kunj, and Shyamal Skylife we are on our toes to elevate our aim and working day & night to transform 14 lac sq. ft. area. We aspire that this hunger gets going, thanks to the immense support we have been getting and which keeps our optimistic approach alive.





ABOUT



In life, we all seek happiness, prosperity, and grandiosity. But we all need eternal peace of mind at the end, and that's what the word 'Shashwat' defines. Yes, it's **4BHK** but the moment you enter, you will understand that it exceeds your expectations. And above all, you get the most anticipated location and elevated amenities here.

OUR TEAM

ARCHITECT
PRATIK DADHANIA

DEVELOPER
SHYAMAL SHASHWAT LLP

STRUCTURAL DESIGNER
ASHWIN LODHIA

RECENT PROJECTS



ELEGANCE IN ENTRANCE

A lush shielded approach would seem top-notch, and this arrival would not directly open to the main road. So this aspect would certainly help to avoid casualties.





ASPIRING CONNECTIVITY

As long as connectivity is concerned, New 150 Feet Ring Road is evolving like anything as it emits the most versatile connectivity, whether it's Rajkot's leading industries, the maestro of all main roads such as Kalawad Road, Gondal Road connectivity, and the rapidly growing Jamnagar Road.





CONSTANT BLISS

When it comes to the breeze and light, balcony is a bliss, and here you get multiple balconies. Sitting in there, one can en route to self-time and switch on the leisure mode.



SEE THE SCENIC

The balcony opening towards the courtyard would help you rejuvenate as the view would offer the most soothing vibes within, the perfect vibe to cherish family time.







LUSH LAVISHNESS

At this point, we as humans have started realizing the value of nature. Here, there would be a class apart courtyard crafted with lush landscapes where near by one can have their walking or jogging session.



KIDDO FRIENDLY SPACE

Only parents can understand how it is difficult to make a child comfortable, and this space would be like a saviour where kids can play flawlessly and their parents can be carefree.



CLUBHOUSE AMENITIES



CENTRE GARDEN



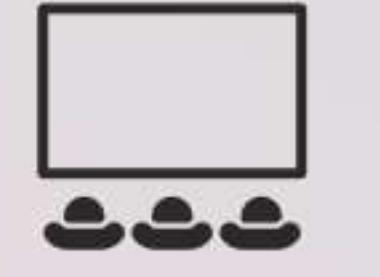
OUTDOOR KIDS PLAY AREA



SWIMMING POOL



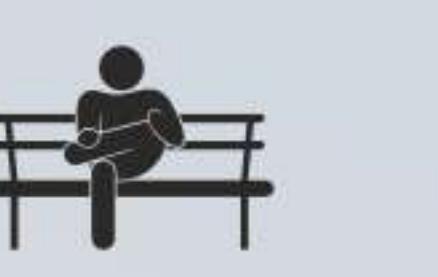
POOL DECK



INDOOR THEATRE



MULTIPURPOSE HALL



SR. CITIZEN'S SEAT OUT



SOCIETY OFFICE



MULTIPURPOSE HALL



THEATRE





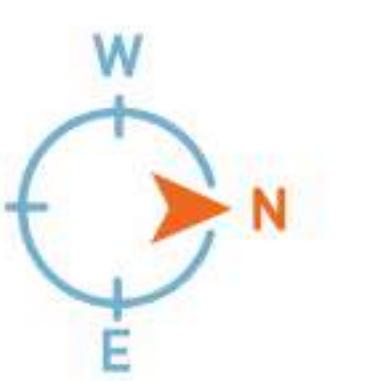
RECEPTION AREA

DIVIDED
BY SPACE
UNITED BY
GREEN GRACE

Delivering something that is equally fair is next to impossible, but this plan makes it happen. Yes, the residents of every wing would get to see the green view of the mammoth central courtyard.



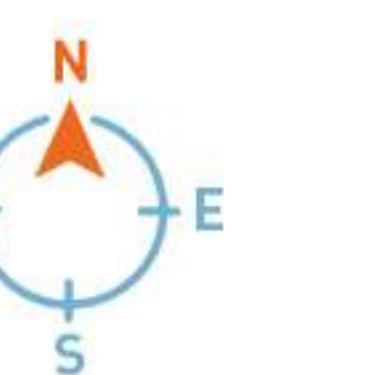
GROUND FLOOR PLAN





TOWER - A

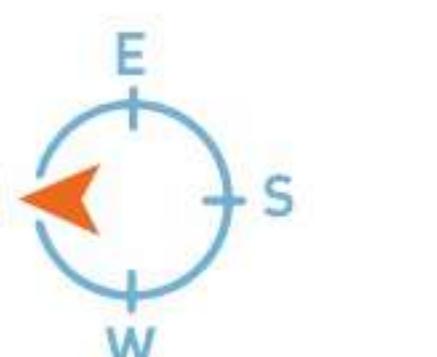
1ST TO 18TH FLOOR PLAN





Stairs, lifts, lift lobby directions will be as per ground floor plan.

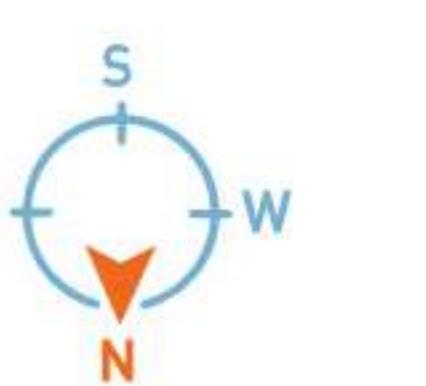
TOWER - B & C
1ST TO 18TH FLOOR PLAN





TOWER - D

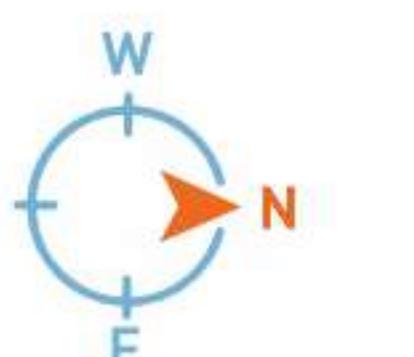
1ST TO 18TH FLOOR PLAN





TOWER - E & F

1ST TO 18TH FLOOR PLAN



Stairs, lifts, lift lobby directions will be as per ground floor plan



TOWER A, B, C, E, & F
TERRACE FLOOR



TOWER D
TERRACE FLOOR



TOWER AMENITIES



INDOOR GAME ZONE



GYMNASIUM



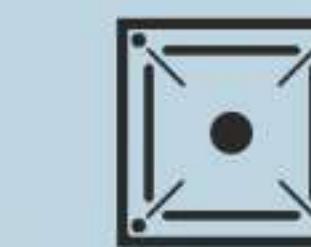
YOGA & MEDITATION



POOL TABLE



TABLE TENNIS



CARRON

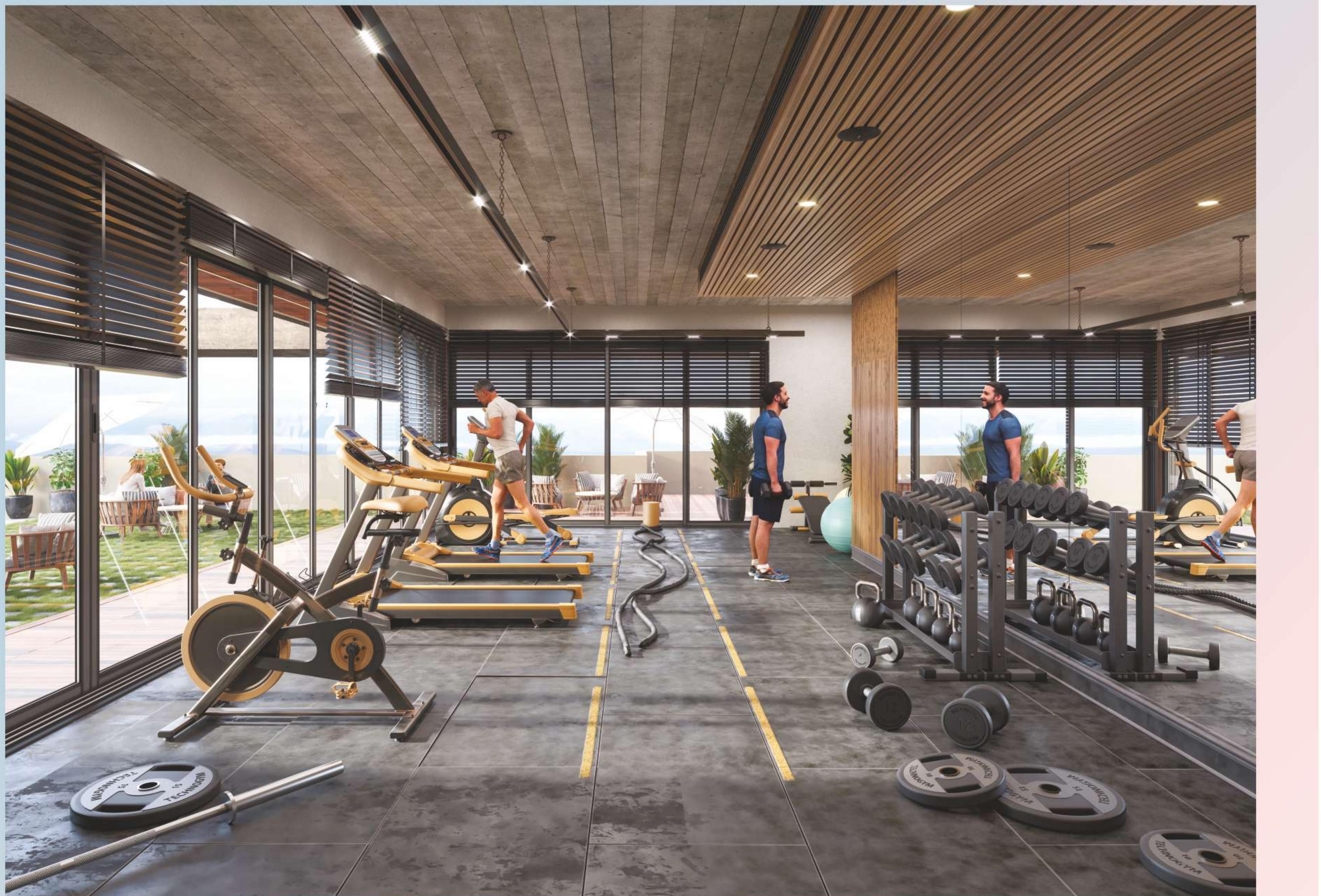


GAZEBO



SOME SEPARATIONS ARE SATISFYING

The only barrier that comes between while enjoying the clubhouse amenities is the overcrowding situation, and this crisis would not last longer as each wing has been allocated separate amenities like a gym, indoor game zone, yoga hall & gazebo.



GENERAL AMENITIES



GRAND ENTRANCE



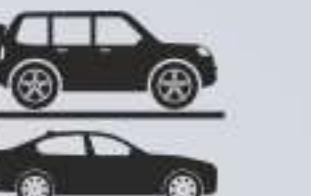
ENTRANCE FOYER



LOUNGE



DECORATIVE LIGHTING



ALLOTTED CAR PARKING
(BASEMENT + GROUND FLOOR)



OWNER'S LIFT



SERVICE LIFT



VIDEO DOOR PHONE SYSTEM



CCTV SURVEILLANCE



24 X 7 SECURITY



WIDE PATHWAY



WALKING / JOGGING PATH



FIRE SAFETY SYSTEM



COMMON BORE



RAIN WATER HARVESTING



AC DRAINAGE SYSTEM



GAS CONNECTION



LOANABLE TITLE CLEAR



SCHOOL PICK UP / DROP OFF

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Website : www.gujrera1.gujarat.gov.in

LEGAL DISCLAIMER: All Furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of deliverable product. All the elements, objects, treatments, equipments & color scheme are artisan's impression & purely for presentation purpose. By no means it will form a part of the amenities, features or specifications of our product.

NOTE : All rights for alteration / modification & development in design or specifications by architects & developer shall be binding to all the members. • Here useable carpet is as per working engineering drawing, where balcony is measured till outside, walls are omitted but structural offsets are not considered and also the measurement will be reduced up to thickness of plaster and tiles. • B.U.C. (Building Use Certificate) as per Govt. rules. Clear title for loan purpose. This brochure is for private circulation only. By no means it will form part of any legal contract. Stamp duty, Registration charges, Legal charges, PGVCL / RUDA / GSPC charges, society maintenance deposit, etc. shall be borne by the purchaser. • TDS, GST & / any other taxes levied in future will be borne by the purchaser as applicable. • Any additional charges or duties levied by the Government / Local Authorities during or after completion of the scheme shall be borne by the purchaser. • In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including and not limited to technical specifications, design, planning, layout & all purchasers shall abide by such changes. • Changes / alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes acting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. • Any RCC member (Beam, Column, Slab) must not be damaged during your interior work. • Low - voltage cables such as telephone, TV and internet cable shall be strictly laid as per consultant's service drawing with prior consent of Developer / Builder's code. No wires / cables / conduits units shall be laid or installed such that they form hanging formation on the building exterior faces. • Common passages / landscape areas are not allowed to be used for personal purpose. • Purchasers are compulsory member of AOP. • Builders have rights of changes as per FSI rule. • Any arising disputes will be subject to Rajkot Jurisdiction.

SPECIFICATIONS



FLOORING

- Elegant flooring in reception foyer.
- Premium GVT tiles in living room, dining & kitchen. Premium vitrified tiles in rooms & other areas.



DOORS

- Main door without lamination with Biometric lock and high quality hardware fittings.



WINDOWS

- Standard sliding aluminium windows with anodized or power coating finish.
- Premium ceramic window sills.



WASH AREA

- Floor : Kota stone or equivalent flooring.
- Dado : Premium ceramic or vitrified tiles.
- Provision for RO plant, washing machine and gas geyser.



SECURITY

- Video door phones system for each flat.
- Entire campus covered with CCTV surveillance.
- 24 x 7 security at Entrance Gate.



KITCHEN

- Platform : Premium full body ceramic material.
- Dado : Premium vitrified tiles.



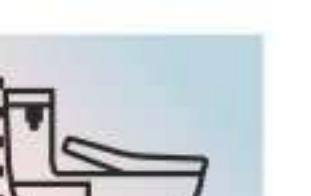
ELECTRIFICATION

- 3 phase power connection.
- Concealed ISI copper wiring with modular switches.
- Appropriate earthing in electric supply.
- Distribution board with MCB or ELCB for maximum safety.



POWER

- DG backup for elevators, water pumps & common area lighting.



TOILET

- Branded sanitary wares and CP fittings.
- All bathrooms finished with superior quality ceramic tiles.



PAINT

- Internal walls with putty finish.
- Acrylic emulsion paint / texture for exterior.
- All common areas paint finish for interior.



PLUMBING

- Premium branded bath fittings with body jet & rainshower in 2 master beds, thermostat in 3 beds & other bathrooms with Shower & single liver system.



CLICK HERE



CLICK HERE

BOOKING CONTACT
88 89 199 191

Shyamal®
શાંખત

@ NEW 150 FT. RING ROAD,
NR. FORTUNE EXOTICA, 2ND 150 FT. RING ROAD, MOTA MAUVA, RAJKOT.