



Shaligram Corporation

Garden Residency, Behind Shyam Villa Bungalows, Gala Gymkhana Road,
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A Legacy in the making



Living by Nature

Why South Bopal ?

South Bopal is close to central core of western Ahmedabad and 10 minutes drive from ISKCON circle.

AUDA is fast implementing needful infrastructure for Bopal making the place an upmarket residential center.

This means wider and more developed roads, proper drainage and sewerage system, lots of parks, greenery and uninterrupted supply of drinking water.

South Bopal incidentally is the place to settle down for life because of many more reasons than one.

- South Bopal is easily accessible from SP ring road.
- Close to all important landmarks and amenities like Krishna Heart Institute, Gala Gymkhana, D.P.S. School, Science city etc.
- A perfect real-estate investment offering the strongest value appreciation in near future.

Garden Residency offers upscale lifestyle homes that are affordable and easy on pocket. Garden Residency when ready will have about 260 lifestyle homes in its first phase & 410 lifestyles homes in phase II both offering 2&3 BHK options. (Phase III to follow)



AMENITIES

- Splash Pool
- Gymnasium with Meditation room
- Pool Table
- Table Tennis
- Children Crèche
- Badminton Court/ Volleyball Court
- Basketball Court
- Skating Rink
- Club Lounge with Library
- Senior Citizen sitting
- Card room / carom / chess
- Jogging track
- Children Play area

Project features & other value added services

- CAR FREE CENTRAL ZONE" dedicated only to landscaping & amenities.
- All the Blocks are Stand alone and Separate – Therefore sufficient Light and Air Ventilation in all the Flats.
- Earthquake Resistant Structural Design.
- Hydro-Pneumatic Pressure system – For Over head tanks.
- Power Back-up – Generators – For All Common Areas, Foyers & Lifts.
- Rain Water Harvesting.
- Attractive Main Entrance Gate with well manned security cabin & intercom connection.

- Decorative & State of the Art Entrance Foyers in all the blocks.
- Passenger Lifts in all the blocks from Basement to the 5th Floor.
- Common Terrace in all the Blocks.
- Common Bore well for un-interrupted water supply.
- Underground and Overhead Water Reservoirs.
- Round-the-Clock Security service.
- Elegant and subtle Building Elevation with Decorative Compound Walls.



Cluster Plan



Campus overview



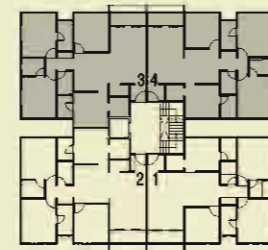
3 BHK Unit

Block A to F



AREA:-181 SQ. YDS

AREA:-172 SQ. YDS



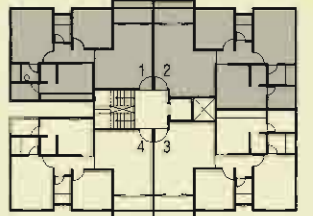
2 BHK Unit

Block G to L



AREA:-130 SQ. YDS.

AREA:-141 SQ. YDS.



181 SQ.YARD

- A - WAITING - 4'8" X 4'6"
- B - DRAWING - 16'6" X 10'7"
- C - BALCONY - 6'0" X 10'7"
- D - BEDROOM - 11'3" X 10'0"
- E - M.TOILET - 8'9" X 4'6"
- F - M.BEDROOM - 12'9" X 10'0"
- G - TOILET - 5'0" X 6'8"
- H - BEDROOM - 12'0" X 10'0"
- I - WASH - 6'11" X 4'6"
- J - C.TOILET - 6'8" X 4'6"
- K - KITCHEN - 10'2" X 9'11"
- L - DINING - 11'0" X 10'5"
- M - STORE - 5'8" X 5'9"
- N - PUJA - 3'3" X 5'9"

172 SQ.YARD

- a. WAITING - 4'8" X 5'0"
- b. DRAWING - 16'6" X 10'7"
- c. BALCONY - 6'0" X 10'7"
- d. BEDROOM - 10'3" X 10'0"
- e. TOILET - 8'6" X 4'6"
- f. BEDROOM - 12'9" X 10'0"
- g. TOILET - 5'0" X 6'8"
- h. BEDROOM - 12'0" X 10'0"
- i. WASH - 6'11" X 4'6"
- j. C.TOILET - 6'8" X 4'6"
- k. KITCHEN - 9'6" X 10'0"
- l. DINING - 9'11" X 10'5"
- m. STORE - 4'8" X 5'2"

130 SQ.YARD

- a. DRAWING - 10'0" X 16'3"
- b. BALCONY - 10'0" X 6'0"
- c. BEDROOM - 10'0" X 10'0"
- d. C.TOILET - 4'3" X 7'0"
- e. BEDROOM - 10'8" X 13'8"
- f. TOILET - 7'0" X 4'6"
- g. WASH - 7'5" X 4'8"
- h. STORE - 4'2" X 4'6"
- i. KITCHEN - 9'0" X 9'2"
- j. DINING - 4'9" X 9'11"

141 SQ.YARD

- A - DRAWING - 10'0" X 18'3"
- B - BALCONY - 10'0" X 6'0"
- C - BEDROOM - 10'0" X 10'3"
- D - C.TOILET - 4'3" X 6'6"
- E - BEDROOM - 10'6" X 14'0"
- F - TOILET - 7'0" X 5'0"
- G - WASH - 7'5" X 5'8"
- H - STORE - 4'0" X 5'0"
- I - KITCHEN - 8'3" X 11'0"
- J - DINING - 5'6" X 11'8"

Specifications

Structure	: RCC frame structure with brick masonry wall.
Plaster	: External Double Coat Plaster with acrylic paint and internal smooth plaster with putty finish.
Flooring	: Vitrified flooring in drawing, dining and Kitchen. Rustic tiles in balcony and porcelain tiles in all bed rooms.
Doors and Windows	: Decorative main door. Other doors - flush door with s.s. / brass fittings. Fully anodized aluminium sliding windows with marble revile.
Kitchen	: Granite Platform with SS sink; glazed tiles up to lintel level.
Electrification	: 3 phased concealed copper wiring with decorative modular switches.
Toilets	: Coloured tiles in all toilets up to lintel level. Jaquar or equivalent bath fittings. Standard quality of sanitary-ware.
Terrace	: China Mosaic in terrace area for waterproofing & heat resistance.

2 & 3 - Bedroom Luxurious Apartments

Salient Features

- | Located at prime, peaceful and non-polluted Residential posh area.
- | Ground Floor – “CAR FREE ZONE” – Total Car Parking in the Basement. Ground Floor is dedicated only to Landscaping and Amenities.
- | All the Blocks are Stand alone and Separate – Therefore sufficient Light and Air Ventilation in all the Flats.
- | Earthquake resistance structure.
- | Passenger Lifts in all the blocks from Basement to the Top Floor.
- | Power Back-up – Generators – For All Common Areas, Foyers & Lifts.
- | A state-of-the-art gymnasium, equipped with best quality exercise equipments.
- | Well designed club house. Landscape gardens with children play area.
- | One car parking space allotted to every flat.
- | Rain water harvesting through percolating well.
- | Decorative Main Gate with Security Cabin.
- | Decorative & State of the Art Entrance Foyers in all the blocks.
- | Internal Paved Roads with Street Light.
- | 24 Hours Water Supply through personal Bore Well.
- | Common Terrace on all the Blocks.