

Project by :
SHREEDHAR
GROUP



RERA No. : RAA14636 | www.gujrera.gujarat.gov.in

Site Address :
Shreedhar Royal, Nr. Metro Mall, Bapasitaram Chowk, Opp. Ved Shree,
Vastral, S.P. Ring Road, Ahmedabad 382418.

M.: 98795 03547 | 99789 55534

design & print by: schhajanandam
98790 00957 the print shop

SHREEDHAR ROYAL

3 & 4 BHK SPACIOUS LIVING

Bringing you the **HOMES**, You desired for...



It's your time to shine

With



The torch bearer of modern development of Vastral.
We make houses not just made of cement and bricks but of immeasurable warmth.

Be a part of our journey and witness your dreams come true.
Let us be the reason behind your priceless smiles and your success story

SINCE INCEPTION IN 1992

45+
PROJECTS

5000+
RESIDENTIAL FLAT

1000+
COMMERCIAL SPACES

500+
BUNGALOWS



SHREEDHAR
ROYAL

3 & 4 BHK SPACIOUS LIVING



Befriend the riches of an
OPULENT *Lifestyle*

Being Inspired by the finesse of architecture, Shreedhar Royal shall mark its glory in Vastral in a signature style that's classic & yet trending. As quality defines the ethos of our existence, Shreedhar Royal is the treasure worthy trendsetter at Vastral as they have been decking up the cityscapes with projects since long! The residence will seamlessly bring the best of both the worlds i.e sound foundation and attention to detail. whether it is about quality construction or timely possession, Shreedhar Royal will offer you it all.

3&4 BHK **SPECIOUS** Living

30+ **BLISSFUL** Amenities

3 **ICONIC** Towers

CORE Location



A Lifestyle that's
WORTH

Celebrating

SHREEDHAR ROYAL offers you a right blend of luxurious living for families of all sizes, coupled with vital amenities, making it a great residence option, and yielding you optimum residential satisfaction.



A Lifestyle full of
EXCITING *privileges*

SHREEDHAR ROYAL Offers all its residents the liberty of choosing their view. Each apartment has the option of garden or road overlooking balconies, so you can choose your view as per your mood.



Welcome to ENGROSSING BEAUTY

Secure and solace of safety. Giving a classic look to residency.
You are entering to rarest moments of your life.



3 & 4 BHK SPACIOUS LIVING



A HOME
Full of charm, Elegance and Comfort.

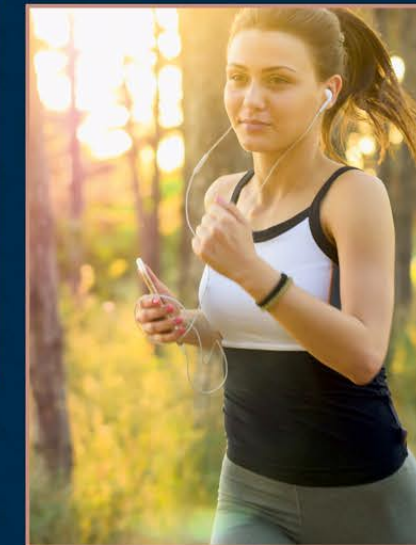
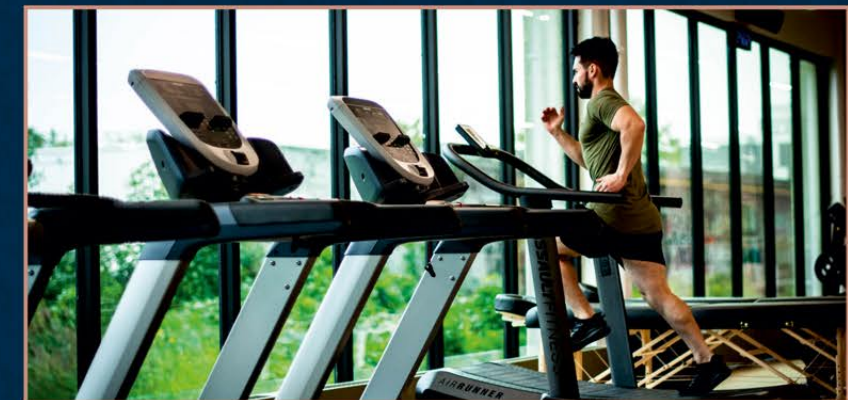
A home built to provide you serenity after a busy day, a getaway for the weekends, a space for all your close get-togethers, place to celebrate joyful occasions, and so much more.



3 & 4 BHK SPACIOUS LIVING

Lighten up your life with
more LIFESTYLE *Amenities*

- GYM
- INDOOR GAMES
- OPEN AIR CELEBRATION SPACE
- JOGGING TRACK
- MEDITATION/YOGA DECK
- CHILDREN PLAY AREA
- CLUB HOUSE
- CHILDREN DROP OFF ZONE
- KITCHEN & STORAGE FOR SOCIETY USE
- SENIOR CITIZEN SIT - OUTS
- 24 X 7 SECURITY
- CCTV CAMERA
- ENTRANCE FOYER & WAITING LOUNGE
- 2 LIFTS EACH BLOCK
- 24 HRS WATER SUPPLY
- LANDSCAPER GARDEN







Beautiful GARDEN VIEW

Breathe easy amidst nature in our garden. The pleasant aroma of flowers and fresh air will accompany you on your morning walk. Isolated from the hustle and bustle of the city, Peace of mind isn't hard to find when you're living at SHREEDHAR ROYAL.



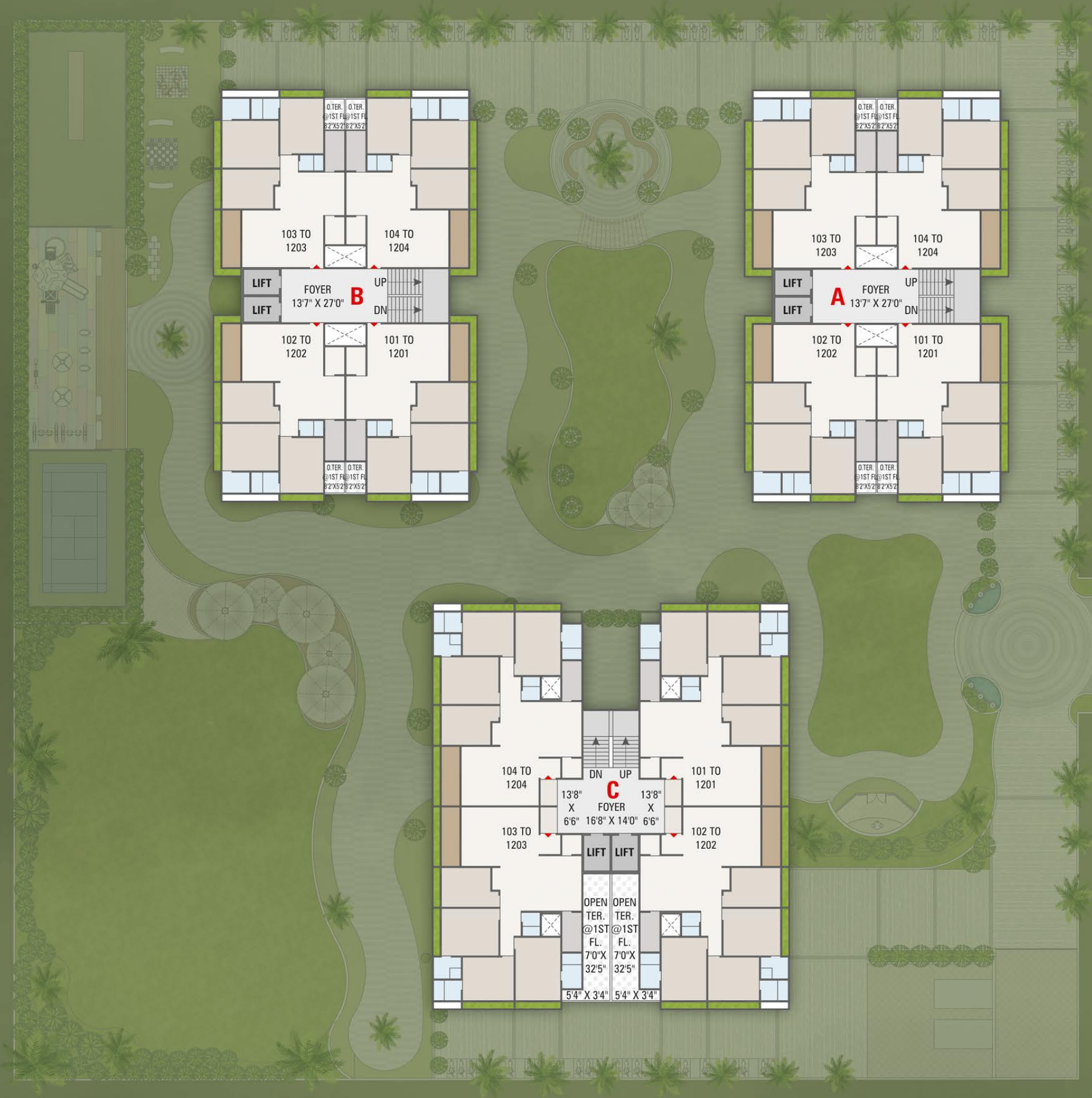
3 & 4 BHK SPACIOUS LIVING



24.00 MT. WIDE T.P. ROAD

- 01 MULTIPURPOSE HALL
- 02 LIBRARY
- 03 SOCIETY OFFICE
- 04 SATSANG AREA
- 05 SEMI OPEN SEATING AREA
- 06 METER ROOM
- 07 ENTRANCE FOYER
- 08 JANITOR ROOM
- 09 DOMESTIC HELP ROOM
- 10 KITCHEN
- 11 STORE ROOM
- 12 BANQUET HALL
- 13 INDOOR PLAY AREA
- 14 TODDLERS PLAY AREA
- 15 GYM AREA
- 16 CHILDREN PLAY AREA
- 17 BOX CRICKET
- 18 VOLLEYBALL COURT
- 19 LAWN AREA
- 20 ARTIFICIAL LAWN
- 21 TRANSFORMER AREA
- 22 CAR WASHING
- 23 SUNKEN SEATING
- 24 WALK WAY WITH PERGOLA
- 25 GRANITE PAVED WALKWAY
- 26 SEATING AREA WITH FABRICATION ROOF
- 27 ENTRANCE PLAZA
- 28 NO VEHICLE ZONE
- 29 FLOOR GAMES
- 30 TEMPLE
- 31 BUBBLER FOUNTAIN
- 32 SECURITY CABIN

Ground Floor Layout Plan

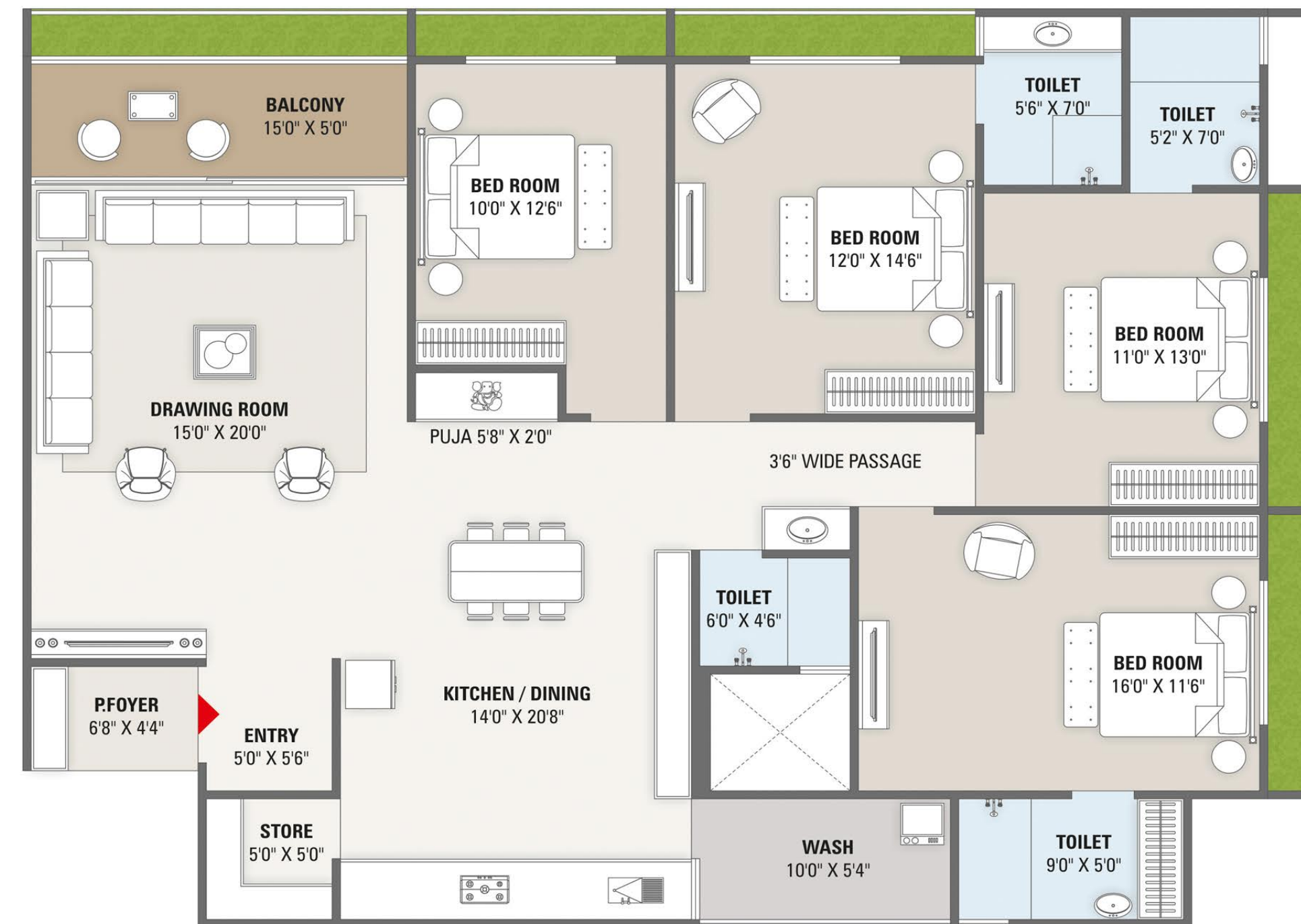


Typical
Floor Layout Plan

Unit Plan - **3BHK** | Block **A&B** | Type **01**



Unit Plan - **4BHK** | Block **C** | Type **01**





SPECIFICATION

STRUCTURE

Earthquake resistant R.C.C. frame structure as per new by laws.

FLOORING

Vitrified tiles for entire flooring in all apartments.

WALL FINISH / ELEVATION

Internal mala plaster with white finish putty.
Attractive external elevation with double coat sand face plaster.

DOORS & WINDOWS

Main door & other flush doors with frame.
All windows in aluminum section.

KITCHEN

Polished granite platform with S.S. sink,
glazed tiles up to lintel level.

ELECTRIFICATION

Branded ISI modular switches with concealed copper
wiring and adequate number of points.
MCB distribution panel.

PLUMBING

ISI CPVC and UPVC pipes for water supply,
PVC & SWR pipes for solid waste and
drainage systems.

TOILET

Designer tiles on floor and walls up to lintel level.
Branded sanitary & bath fittings.

TERRACE

Brick-bat concrete with china mosaic for
heat reflection and thermal insulation.

FIRE SAFETY

Fire Safety System Facilities.

NOTES :

- This brochure is not as legal part of document but only for easy understanding to customer
- Irregular payment cause for cancellation of the booking
- All rights are reserved by developers to make any changes in plan, scheme elevation, dimension and other details there in to comply with statutory regulation shall be binding to all the members
- Subject to Ahmedabad Jurisdiction.

Developers :



Architect :





Map showing the location of the project (Ratanpura Lake & Graden) in Ahmedabad, Gujarat, India. The project is situated near the intersection of S.P. Ring Road and Metro Route. Key landmarks and roads shown include:

- Landmarks:** Avadh Hospital, Chitrakut Bungalows, Vrundavan Vatika, Eklavya School, Madhav Homes, Galaxy Coral, Crystal Inter. School, Hilltown Heaven, Omkar Resi., Ved Shree, Shivnandan Bung., Gajanan Arcade, Metro Mall, Alok Paradise 2, City Gold, Health 1 Hospital, Dell Exclusive Store, Arpan Vidhya Sankul, Urban Health Center, Kansas Devasya, Kankubag Mall, Nirant Circle, Rajhansh Cinema, Vastral Lake.
- Roads:** Maladevi Rd., Abjibapa Lake Rd., New RTO RD., S.P. Ring Road, Metro Route.

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