



**Developers :**



**SHELADIA INFRASTRUCTURE**  
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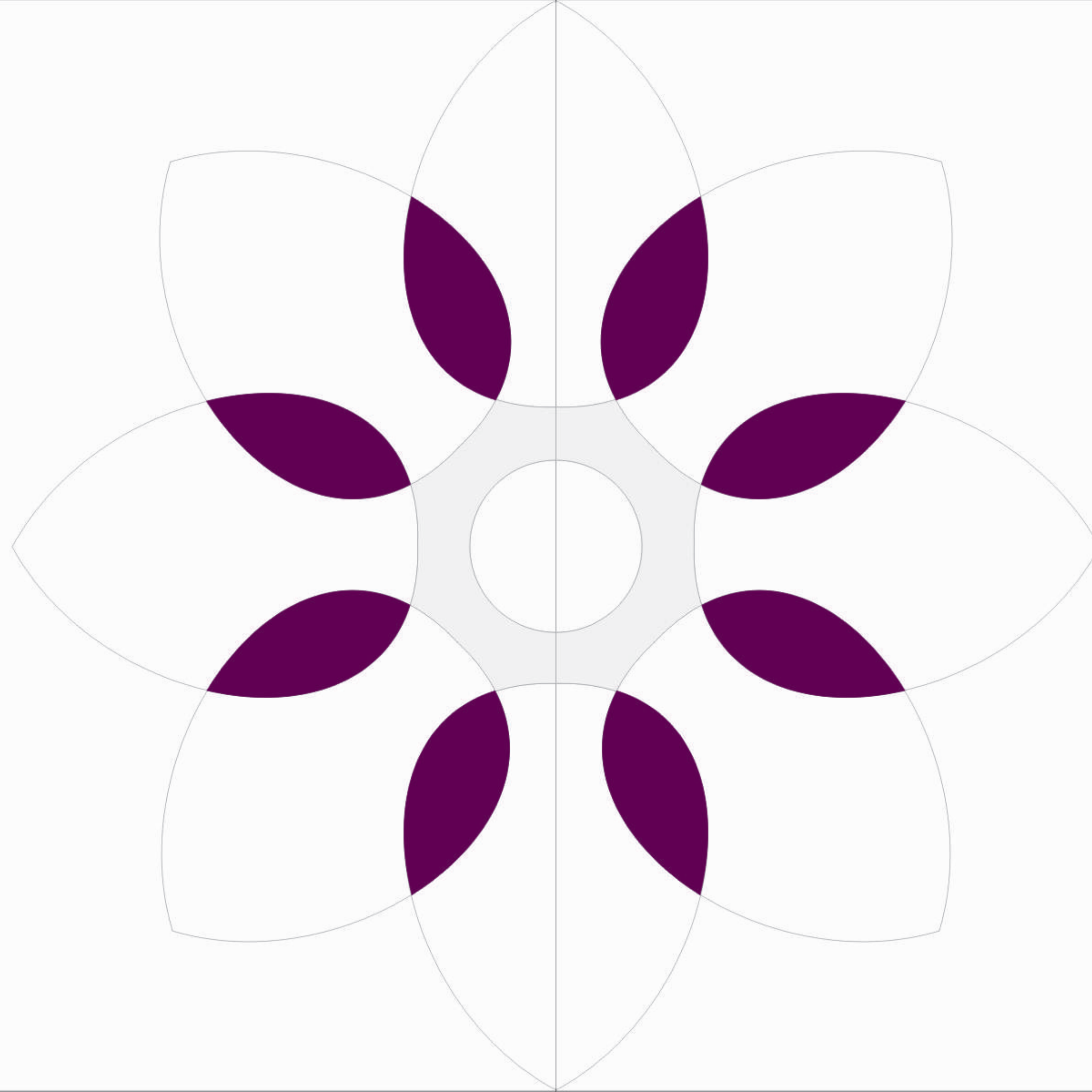
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**Structure Consultants :**

Pankaj M. Patel  
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**Site :**

Poornam Residency  
OPP. SWAMINARAYAN DHAM, B/H. SWAGAT RAIN FOREST,  
NR. SAHJANAND CITY, B/S. SHUKAN SILVER,  
KUDASAN-POR ROAD, KUDASAN, GANDHINAGAR.







**Sheladia Groups** is a construction firm dealing in construction projects along with the construction business process. Our principal practice area covers projects of residential and commercial buildings. Since 1980, the company has been acknowledged for quality, commitments, integrity & timely execution, innovative technology up gradation and value addition in all projects.

Within a short span of time, the company has successfully carved its niche in the market with a number of highly organised Residential buildings, commercial buildings, complexes to its credit. Our projects reveals a perfect blend of aesthetic design and quality construction.

The company has always reached hard to keep its commitments and thus enjoys an extremely resounding reputation in the construction industry.

## Prestigious Projects

Every success in life brings more excellence in us.

And every excellence brings more masterpieces for you !!!

- **Pushpraj Tower @ Bodakdev**
- **Pushkar Tower @ Bodakdev**
- **Prestige Tower @ Bodakdev**
- **Prayag Residency @ Bodakdev**
- **Panchratna Apartment @ Bodakdev**
- **Panchjanya Apartment @ Ambawadi**
- **Akshardham Apartment @ Ranip**
- **Pratishtha Apartment @ Bodakdev**
- **Pushpvan Apartment @ Bodakdev**
- **Panchamrut Apartment @ Bodakdev**
- **Pancham Apartment @ Vastrapur**
- **Platinum Plaza @ Bodakdev**
- **Panchgini Apartment @ Satellite**
- **Primate @ Bodakdev**
- **Pushpak Bunglows @ Bodakdev**
- **Parijat Bunglows @ Bodakdev**









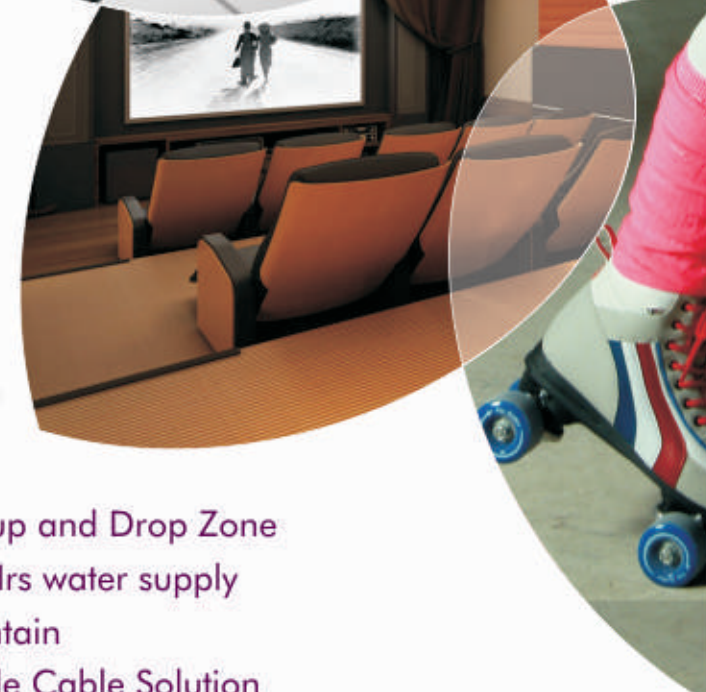


High on beauty, functionality and

Quality of life



dream homes to match your lifestyle and attitude...



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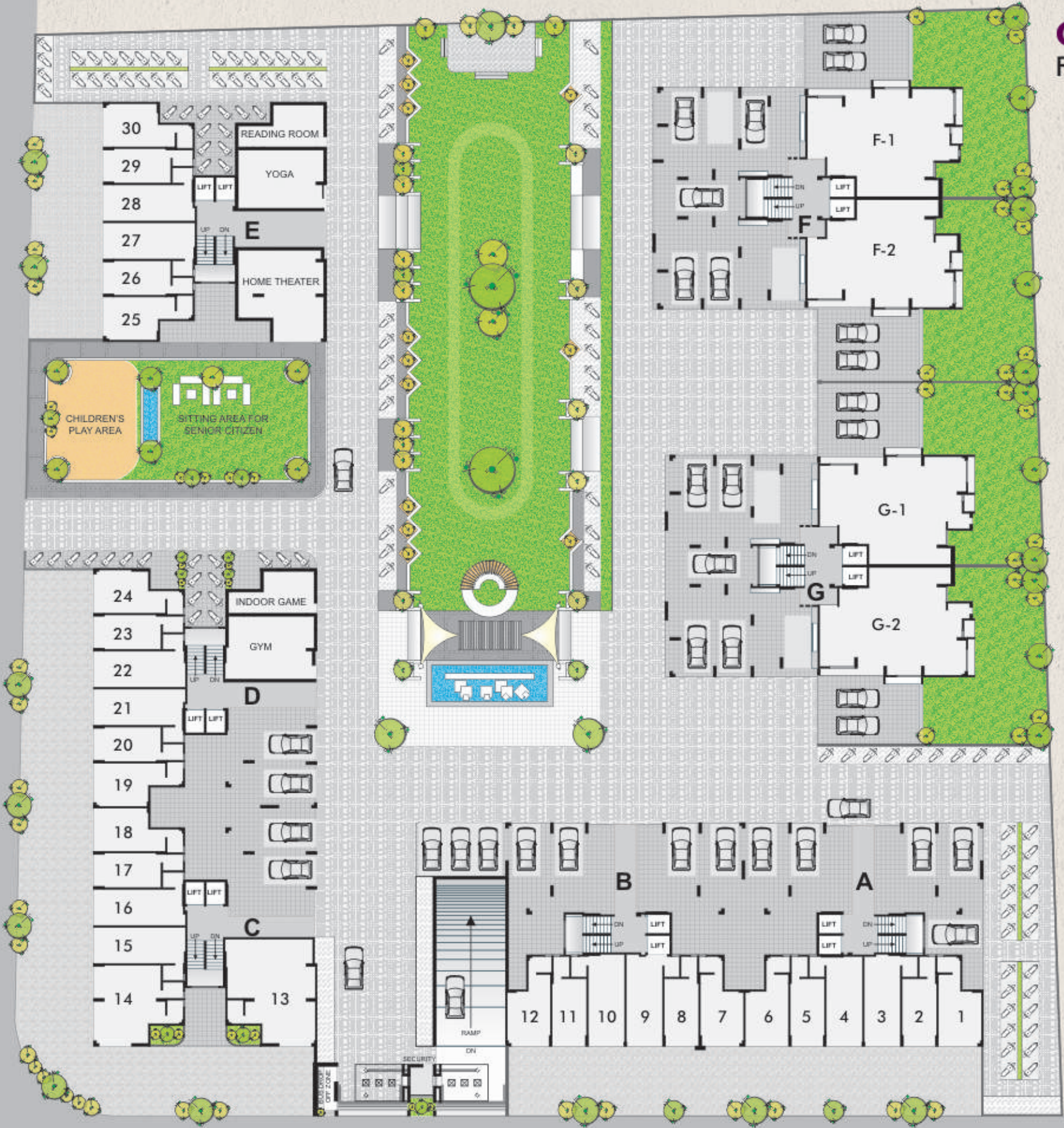
## Amenities

- Large Landscape Garden
- Health club
- Senior Citizen park
- Yoga/Meditation/Aerobic Room
- Automatic Main Gate
- Indoor Games  
Chess, Caroms, Table Tennis
- Reading Room
- Home Theater
- Phone for all Flats
- Skating Ring
- CCTV Camera Security
- Separate Play Area for Children
- Automatic Elevators
- Pickup and Drop Zone
- 24 Hrs water supply
- Fountain
- Single Cable Solution
- Concrete road with designer paving
- Jogging track



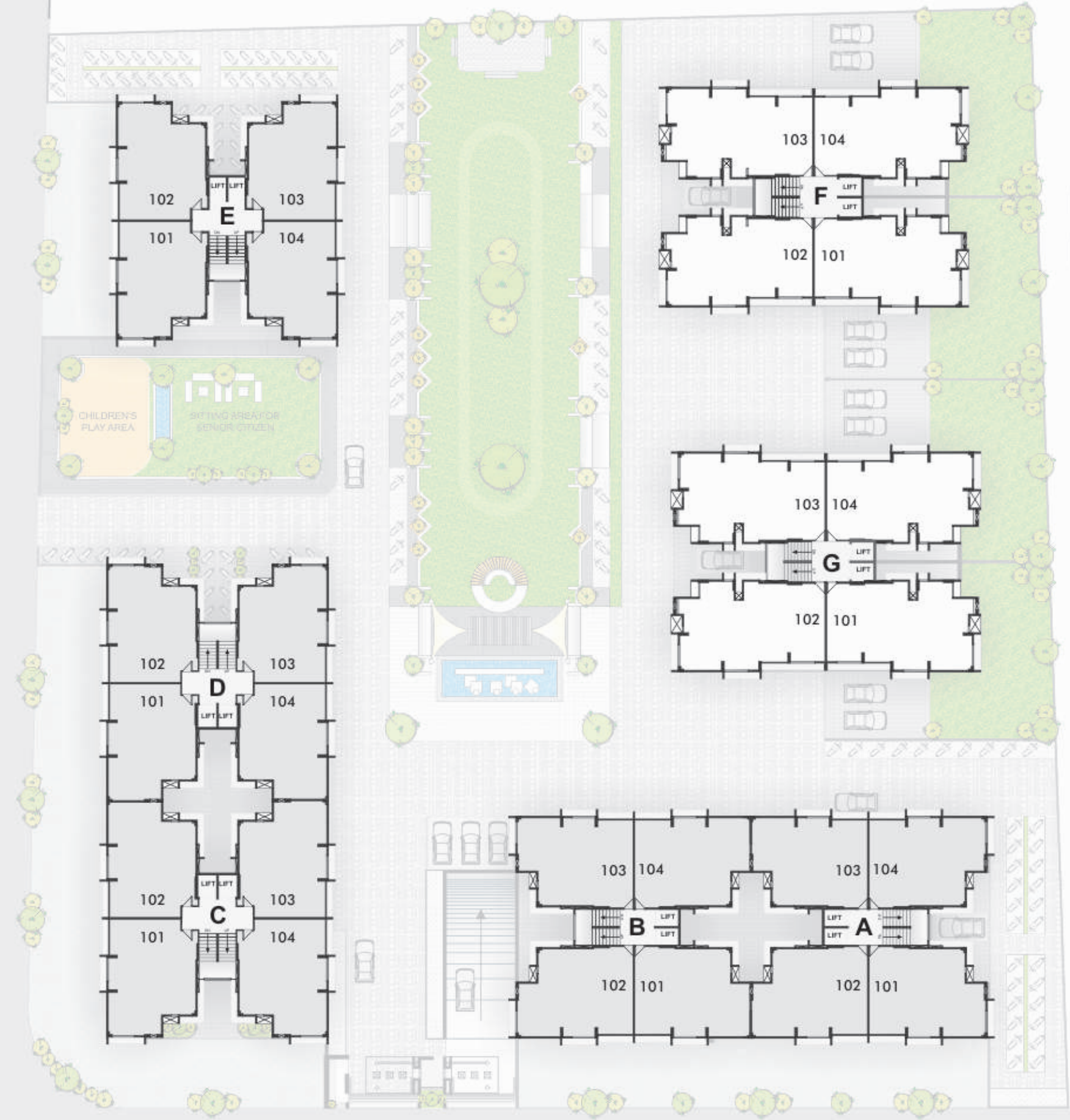
18 MT.ROAD

### GROUND Floor Plan



30 MT.ROAD

### TYPICAL Floor Plan



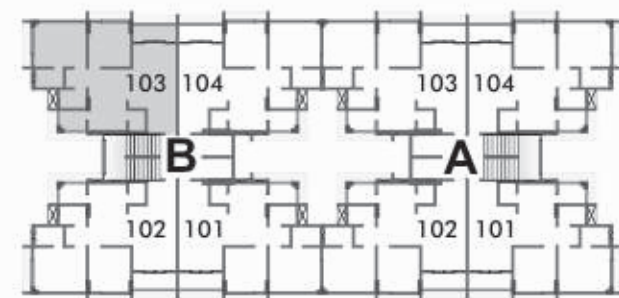
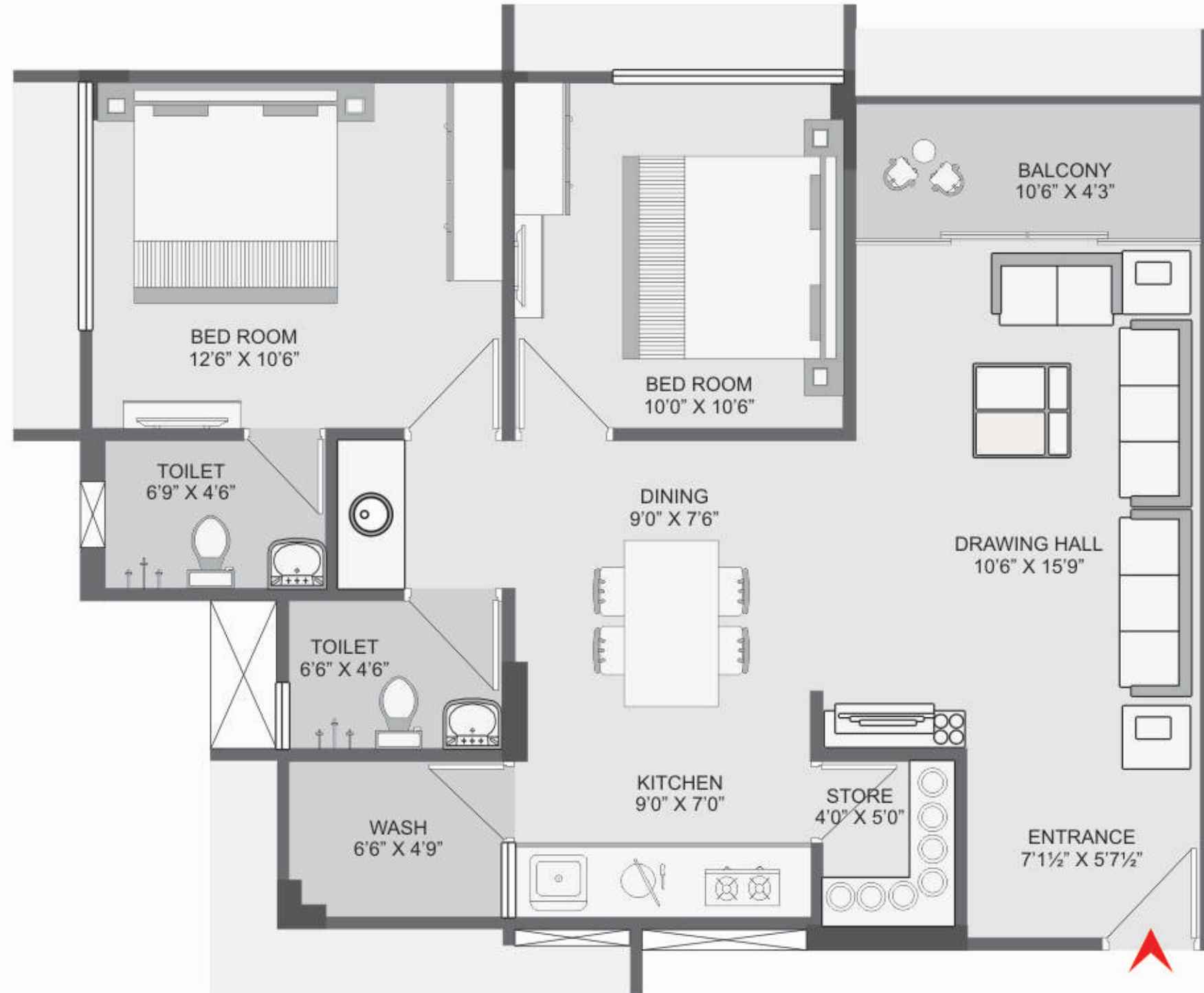
- 2 BHK
- 3 BHK





## 2 BHK

Block A, B Unit Floor Plan



## 2 BHK

Block A, B Section Plan



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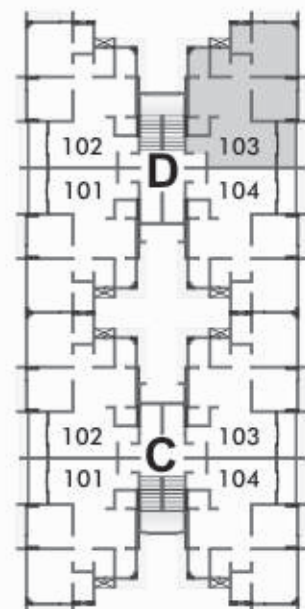
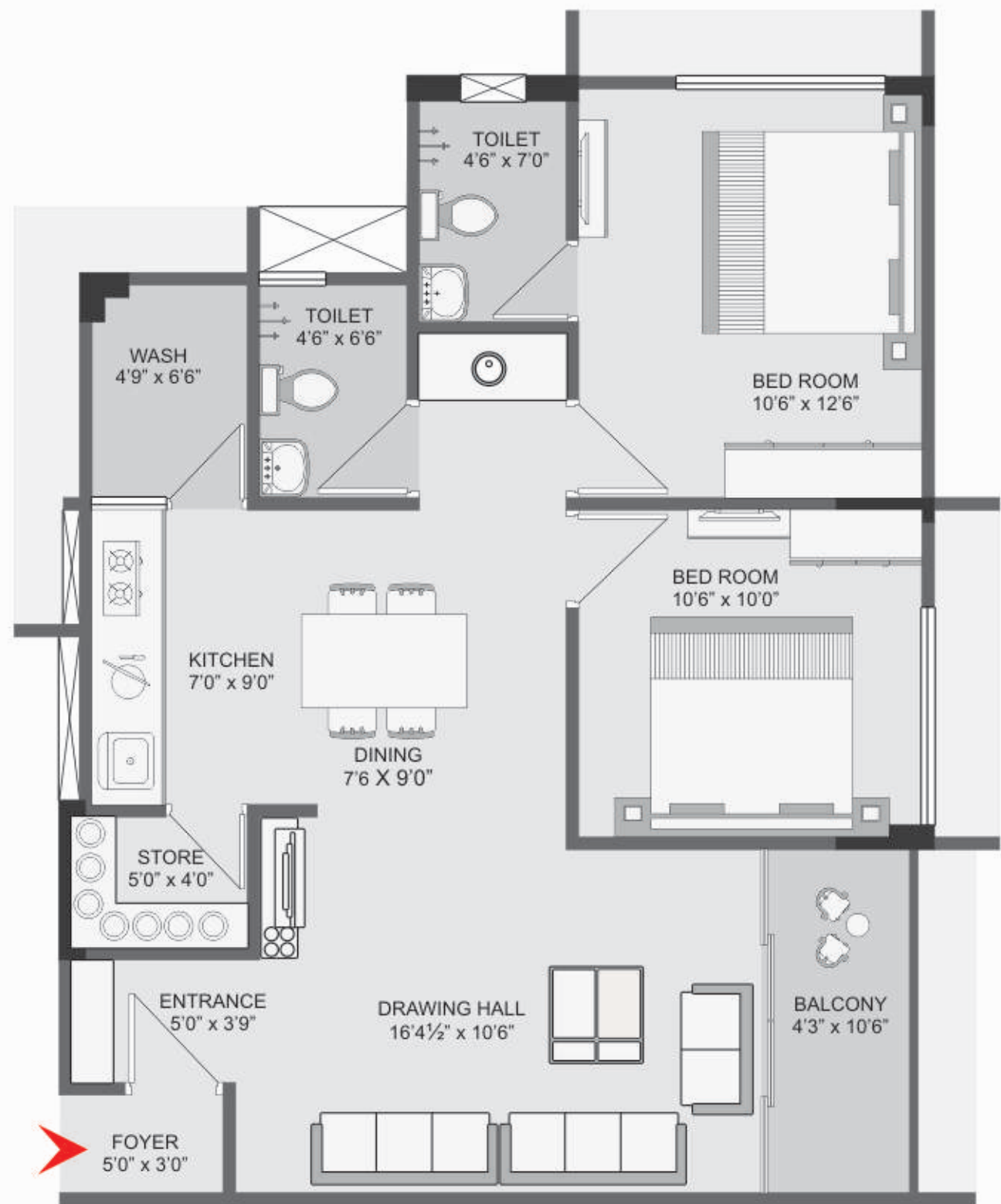
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# 2 BHK

Block C, D, E Unit Floor Plan



# 2 BHK

Block C, D, E Section Plan



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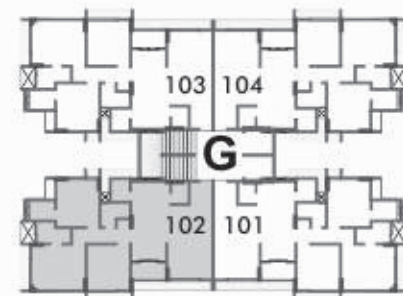
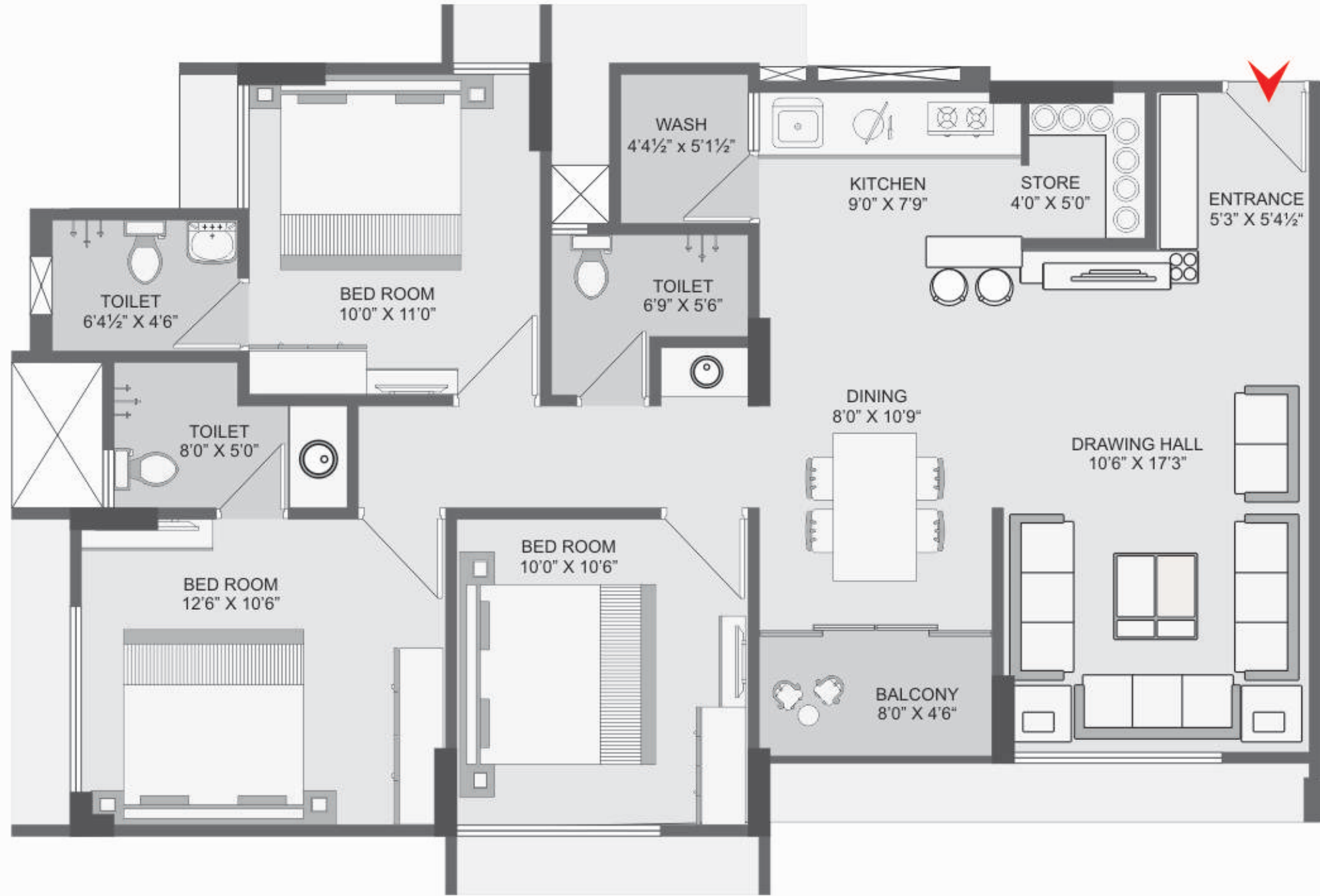
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# 3 BHK

Block F, G Unit Floor Plan



# 3 BHK

Block F, G Section Plan



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home

the place where your heart dwells. The place that gives you and your family a truly good quality of life

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**openness and nature**

the environment which gives you the best  
positive atmosphere and the exposure to nature  
that gives you peace

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### Specifications :

#### Structure :

- Earthquake resistant RCC framed structure.

#### Wall Finish :

- Internal mala plaster with putty finish.
- External double coat sand face plaster with acrylic paint.

#### Doors & Windows :

- Decorative wooden main door & all other flush doors with SS/Brass fitting.
- Anodized aluminium glass/UPVC sliding windows with stone sill.

#### Kitchen :

- Polished granite platform.
- Stainless steel sink.
- Glazed tiles dado upto lintel level.
- Store room with Marble or Kota shelf.

#### Flooring :

- Vitrified tiles flooring for all rooms.
- Kota stone flooring wash area.

#### Bathroom & Toilets :

- Glazed tiles for flooring and full height dado.
- Branded plumbing fixtures and Accessories.

#### Electrification :

- ISI standard copper wiring.
- ISI standard modular electric accessories.
- Sufficient points for power & lighting.
- Provision for TV, Telephone, AC point in all the rooms.
- Protective M.C.B. for sockets.



### Disclaimer :

- Commencement and timely execution of the project is subject to all necessary approvals from relevant government authorities, happening of natural calamities or any other external factors beyond developer's control.
- The dimensions shown in brochure are approximate.
- Internal changes shall be done only with Prior Permission and shall be charged extra in advance.
- Changes/alternation of any nature including the elevation, Exterior color scheme of the project or any other changes affecting the overall design concept & outlook of the project are strictly NOT PERMITTED to the member/purchaser during or after the completion of the project.
- Government/local authorities levies like GUDA charges, FSI charges, Stamp Duty, Registration Charges, Legal charges, Service Tax, VAT, Ele. Co. charges and any other additional charge to be borne by the member/purchaser.
- The developer reserves the right to change, revise or make any modification, addition, omission or alteration in the scheme as a whole or part thereof at their sole discretion.
- The brochure is only for illustration & private circulation purpose and is not a legal document or a binding one.
- Terrace rights would rest with developers.
- While every reasonable care has been taken in providing this information, its owners cannot be held responsible for any inaccuracy.
- This project falls in the village limit of Kudasan, Gandhinagar, Gujarat, India.