

B|SAFAL

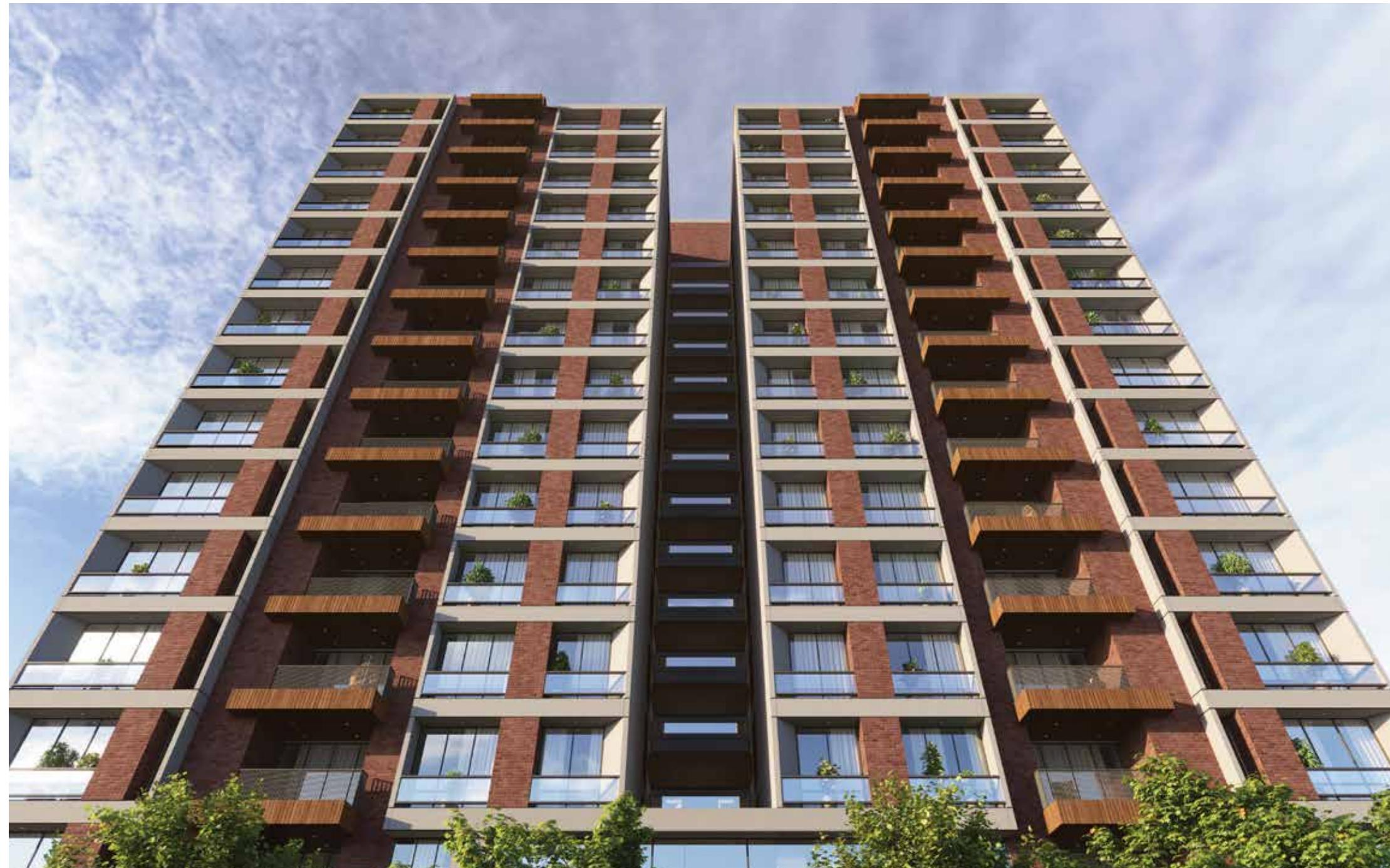
Shantigram®
THE GOOD LIFE

BSA Buildcon LLP

'bSafal' House, b/h. Mirch Masala Restaurant,
Off S.G. Highway, Ahmedabad - 380059, India
+91 079 61900900 | bsafal.com

Website:www.gujrera1.gujarat.gov.in | RERA NO: PR/GJ/GANDHINAGAR/GANDHINAGAR/AUDA/RAA10759/121022





T H E ' A N D ' H O M E

When everything is as it should be and you don't have to compromise on a thing; when you come home to perfectly paved roads 20 minutes away from the office, uninterrupted views on either side, cool clear air, your own private foyer that leads to a 4BHK residence that adapts to your every whim and fancy, you know you've come home to Paarijat at Shantigram: your 'and' home.



PAARIJAT

@ SHANTIGRAM



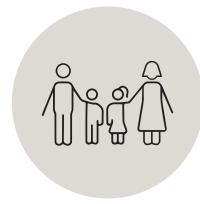
L E A V E L A T E & S T I L L
A R R I V E E A R L Y

Imagine being able to finish all of your work and still being able to be home on time for a quiet family dinner.

Paarijat is strategically located at Shantigram. It balances great connectivity with the superior infrastructure and green surroundings of a township. Paarijat @ Shantigram overlooks a vast cricket ground and beautiful fountain and has been craftily designed to imbibe the best features of its location and surroundings.



TOWNSHIP FEATURES



A Community of 3500+ families



Clean, fresh air



Shoppers' plaza



Lakeside promenade



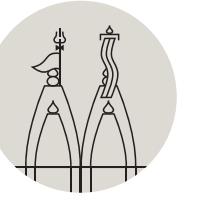
Cricket ground



The Belvedere golf & country club



Landscaped surroundings



Lord Shiva & Jain temples
in the township

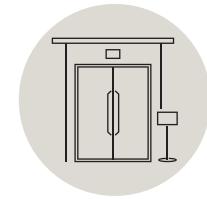


A L L O F T H E P R I V A C Y
& N O N E O F
T H E I S O L A T I O N

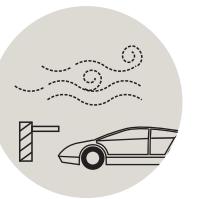
At Paarijat, you get to enjoy the privacy of a countryside home and the community life of the city. As you drive away from the city and into Shantigram, the air begins to clear, the noise begins to subside, You are greeted by the silence and peace of a private elevator and foyer. Separate service elevators ensure that your privacy remains undisturbed at all times. Inside, all the balconies and windows are designed to preserve this seclusion whilst giving you endless views of the landscape below. But even though there is complete privacy, you shall seldom feel isolated. Paarijat is a part of a 3500 strong community spread across a sprawling township.



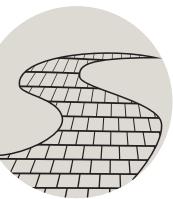
BUILDING FEATURES



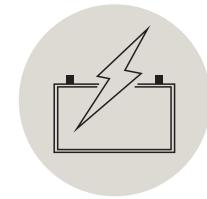
Semi-private elevator and double height entrance foyer



Airy, well-ventilated parking



Paved roads



Power Backup



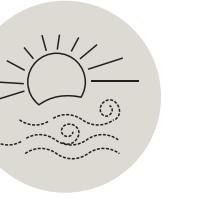
Lush vehicle-free driveway



Highly Efficient Motors & High Pressure Pumps



Lighting Fixture with Minimum Energy Consumption

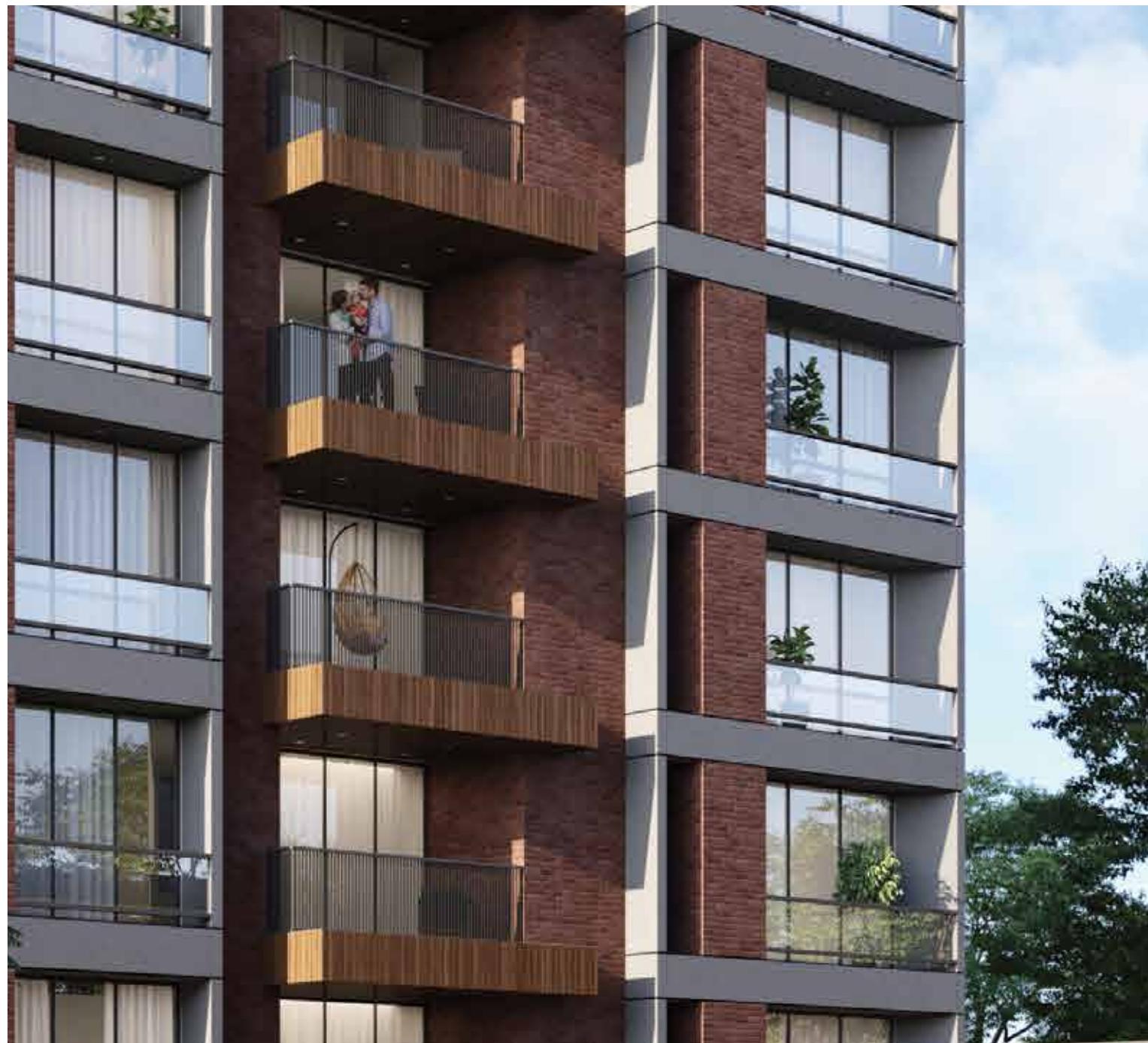


Plenty of Daylight & Enhanced Fresh Air Ventilation Provision to All Spaces

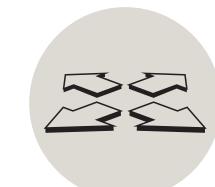


S P A C E F O R Y O U &
E V E R Y T H I N G Y O U O W N

The cabinets, the curtains, the furniture, the flooring; doing up your own place is a very special experience. At Paarijat @ Shantigram we've made room for all your ideas. Each residence has a responsive, unobtrusive layout that adapts to your way of life. Rooms have been optimized to make your home airy and spacious. Separate service and storage areas keep the clutter away.



A P A R T M E N T F E A T U R E S



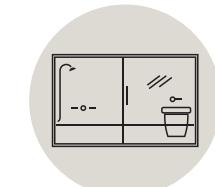
Great flexibility in design



Big balcony in the living area



Linen storage in
the master bedroom



Wider bathrooms with
better space distribution



Floor to ceiling windows
in the bedrooms



Use of natural materials for
a calming living experience



A L L Y O U N E E D &
N O T H I N G Y O U D O N ' T

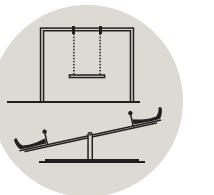
Paarijat @ Shantigram in conjunction with its surrounding township and infrastructure offers residents the perfect balance of scenic spaces and built amenities. Great care has been taken to ensure that the landscape in and around Paarijat remains unhindered by its amenities, yet there are experiences you and your family would love to come home to each evening.



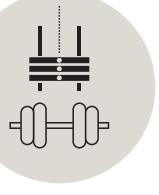
A M E N I T I E S



Landscaped garden



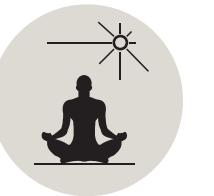
Kids play area



Gym



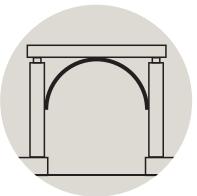
Indoor games



Outdoor yoga and gym



Event garden

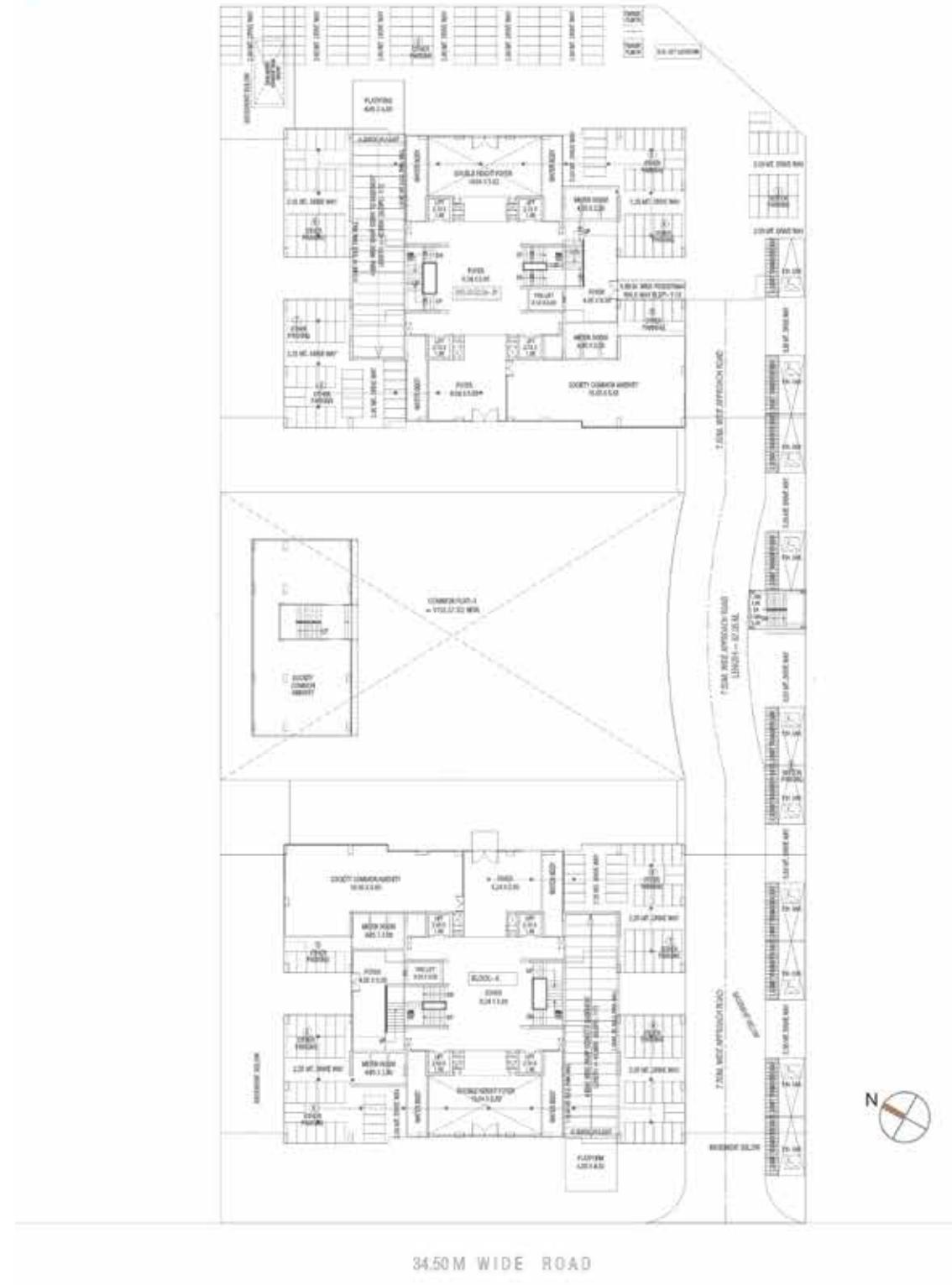


Double height entrance foyers



Senior citizen sit-out

AYOUT PLAN



FIRST FLOOR PLAN

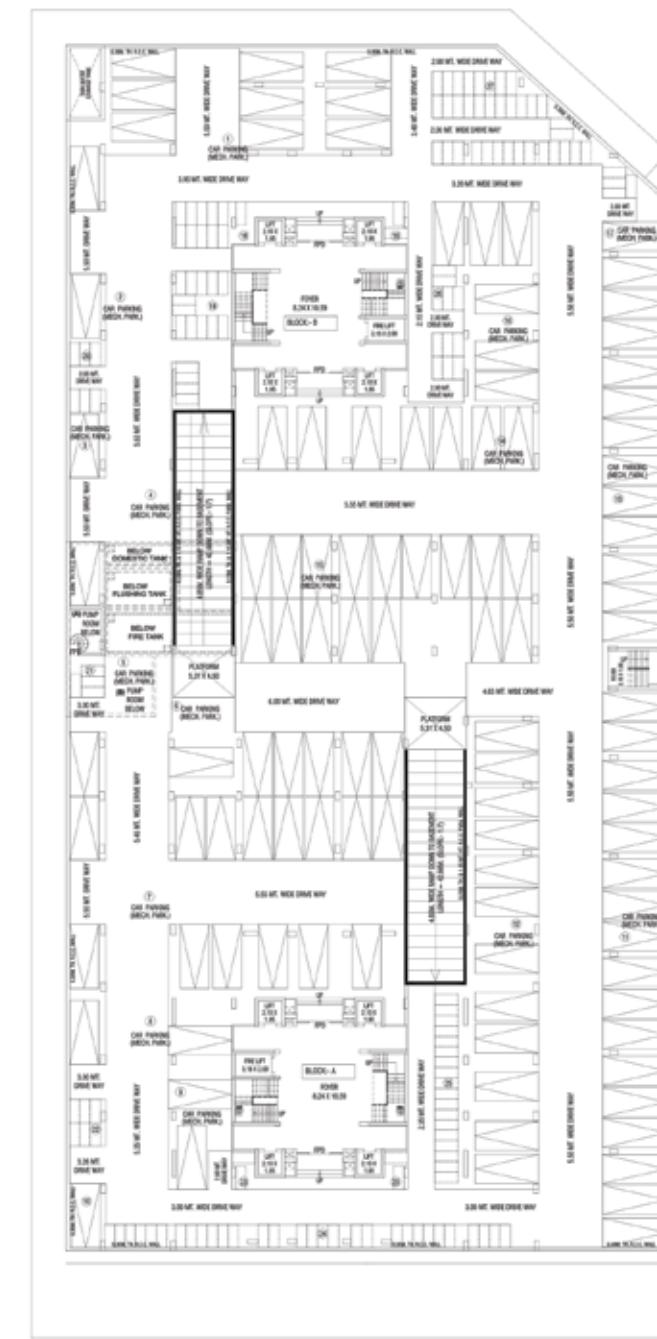


TYPICAL FLOOR PLAN (2nd to 14th)



N

BASEMENT PLAN

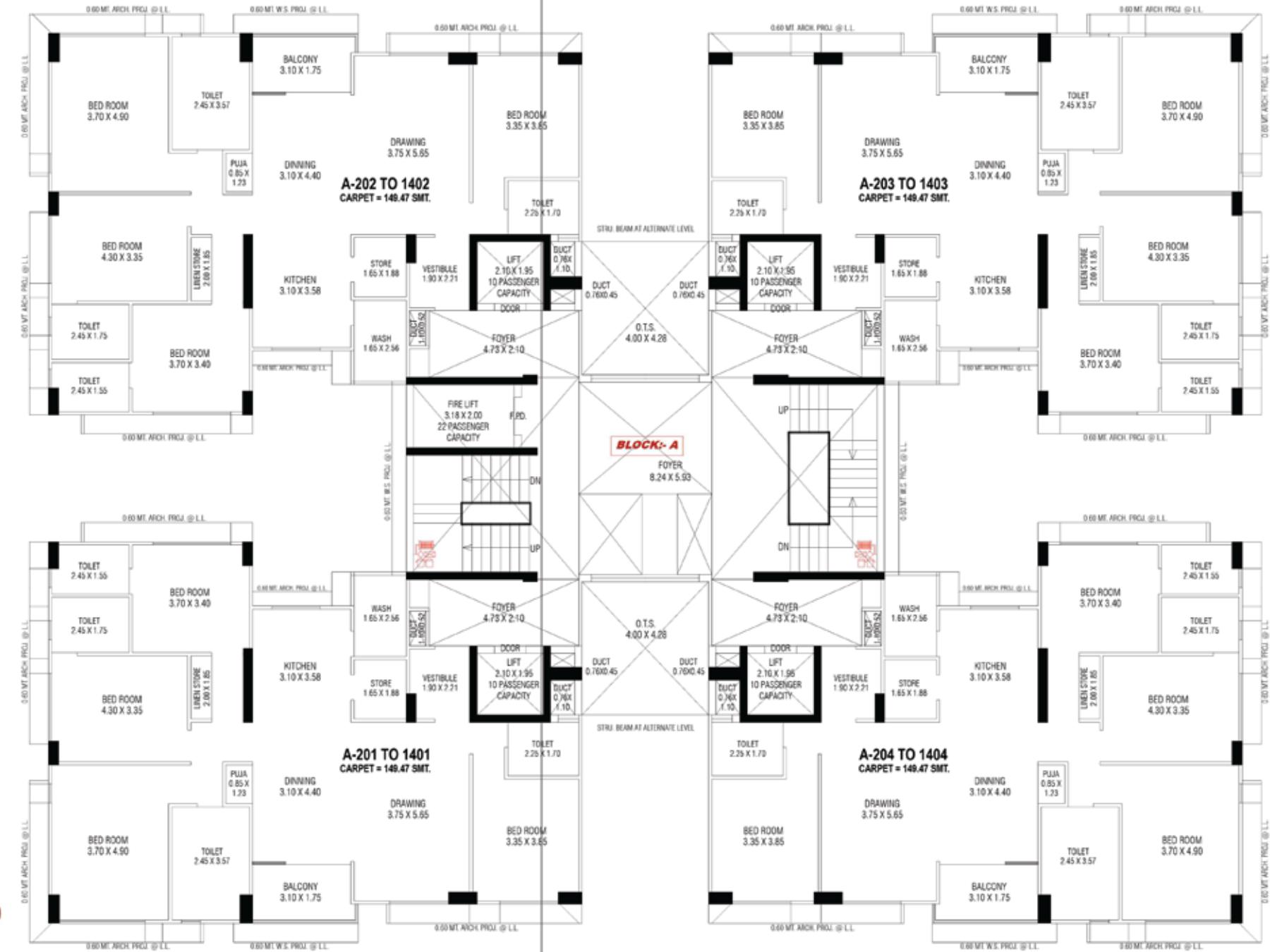


N



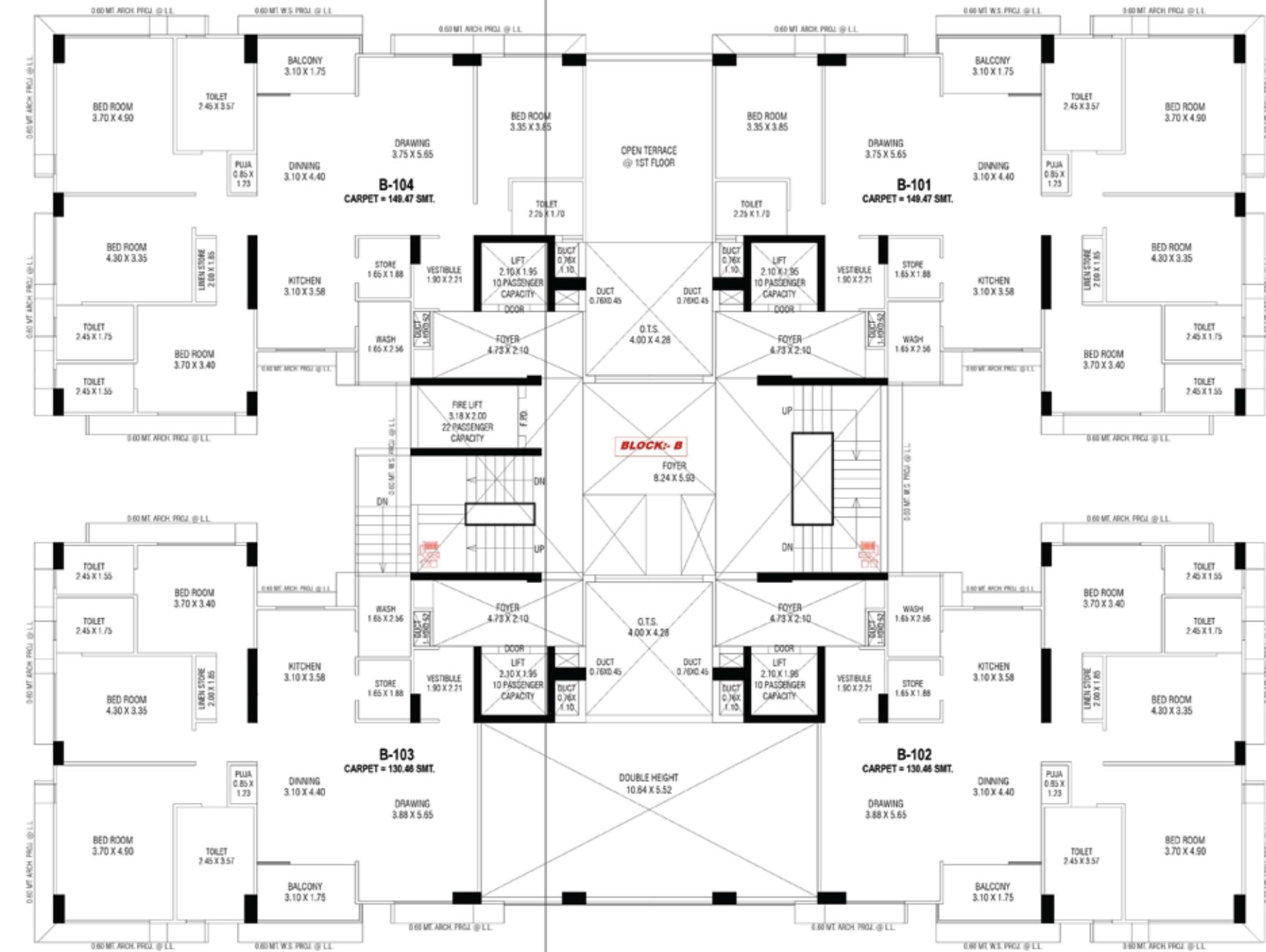
**4 BHK
UNIT PLAN
BLOCK-A (1st floor)**





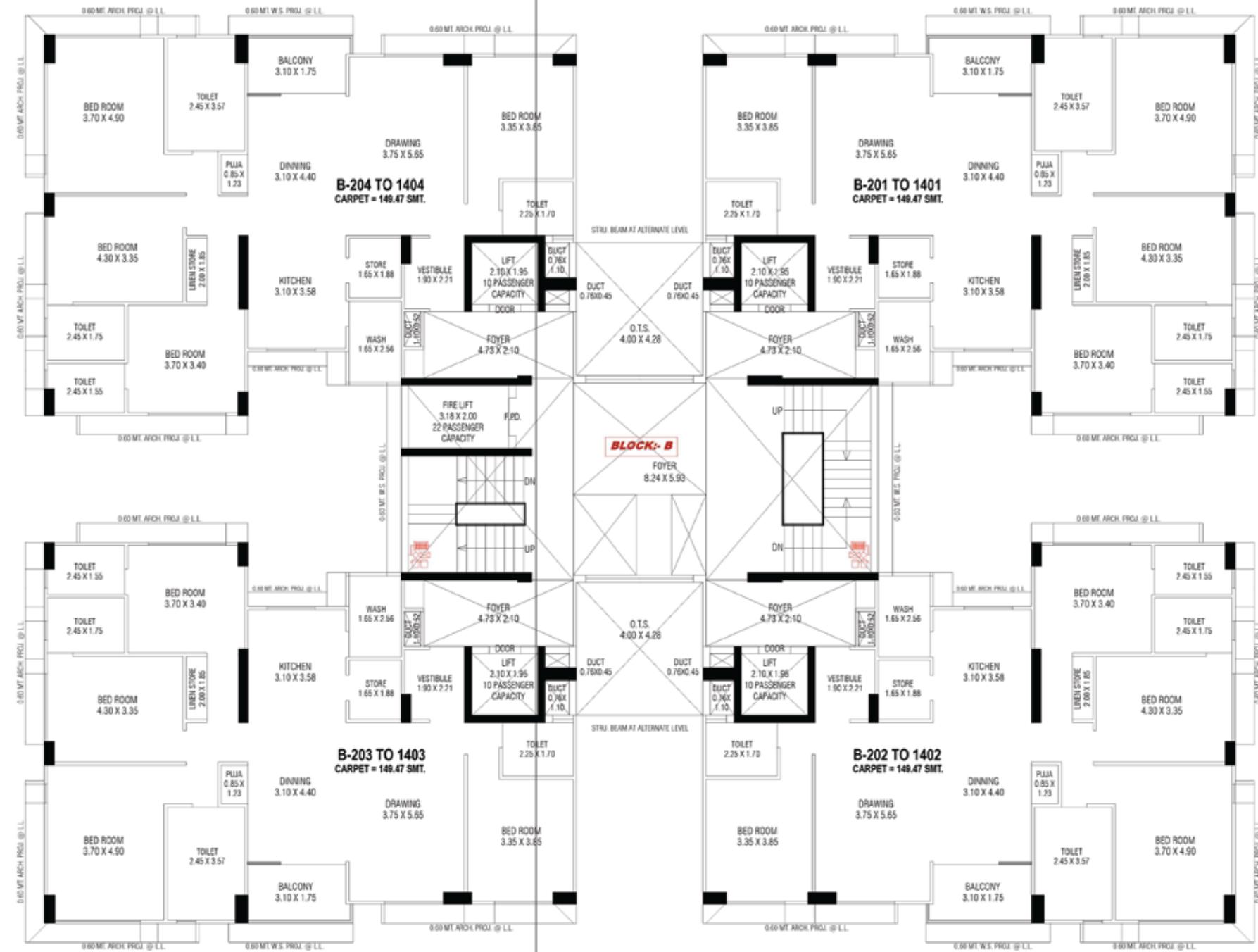


4 BHK
UNIT PLAN
BLOCK-B (1st floor)





4 BHK
UNIT PLAN
BLOCK-B (typical floor)



S P E C I F I C A T I O N S

EXTERNAL & INTERNAL WALL FINISHES

All internal walls will be finished with mala plaster. | All external walls will be finished with double coat sand-faced plaster/paint/texture or cladding.

STRUCTURE

Earthquake resistance R.C.C. Frame structure (with block / brick masonry)

FLOORING

Italian / Quartz Composite marble flooring in drawing and dining area | Natural stone flooring in powder room | Wooden flooring in master bedroom | Premium Quality Vitrified tiles in all other bedrooms and kitchen | Kotah stone / anti-skid tile flooring in wash area Rustic / Wooden finish tile in balcony | Granite / Vitrified tile / Ceramic tile with anti-skid treatment in staircase | Granite / Natural Stone / Composite stone in ground floor foyer area Pavers

TOILETS

Anti-skid ceramic tiles for flooring | Designer superior quality ceramic tiles wall dado up to lintel. | Top of the line sanitary ware and C. P. Fitting of Jaguar / Kohler / Grohe or equivalent company | Geyser points in all toilets.

KITCHEN

Granite counter top with stainless steel sink | Designer vitrified / Ceramic tiles in kitchen dado up to lintel level above granite counter.

DOOR & WINDOWS

Decorative main door finished with veneer / laminate | All doors are flush doors with wooden frame with Premium quality hardware. | Premium quality aluminum windows | Sill & Jambs in natural stone in windows.

ELECTRIFICATION

3 phase concealed copper wiring with adequate number of points in all rooms with modular switches | All switches are of Legrand / Schneider-electric or equivalent | Power back up for common areas.

LIFTS

Private lift lobby for all units | Five lifts per block (4 + 1 service lift) | Automatic lifts of Omega / Schindler / Kone or equivalent | Dedicated service / material lift in both towers.

SECURITY SYSTEM

Gated community with round-the-clock security | Intercom system in all units

WATER

Uninterrupted 24 hour water supply



PAARIJAT
@ SHANTIGRAM