



GANESH HOUSING CORPORATION LIMITED



FF/'Samudra', Nr. Klasic Gold Hotel, Off C. G. Road, Ellisbridge, Ahmedabad-380 006, Gujarat, INDIA
 Tel: +91-79-26560226, 26562345 | Fax: +91-79-26421085
 website : www.ganeshhousing.com/shangrila.html | email : ganesh@ganeshhousing.com

Architect
 INHOUSE DESIGN TEAM OF GANESH HOUSING CORPORATION LTD.

Structural Designer

DIMENSION CONSULTANT

Solar Passive Design Consultant

AVINASH BRAHMBHATT

www.ganesh.in

GANESH HOUSING CORPORATION LTD.
 AN ISO 9001: 2008 COMPANY



*discover
 your own
 paradise*

Shangri-La





*discover
your own
paradise*

Shangri-La





sukh | samruddhi | shangrila

HOMES DESIGNED FOR PEOPLE WITH ENDLESS ASPIRATIONS

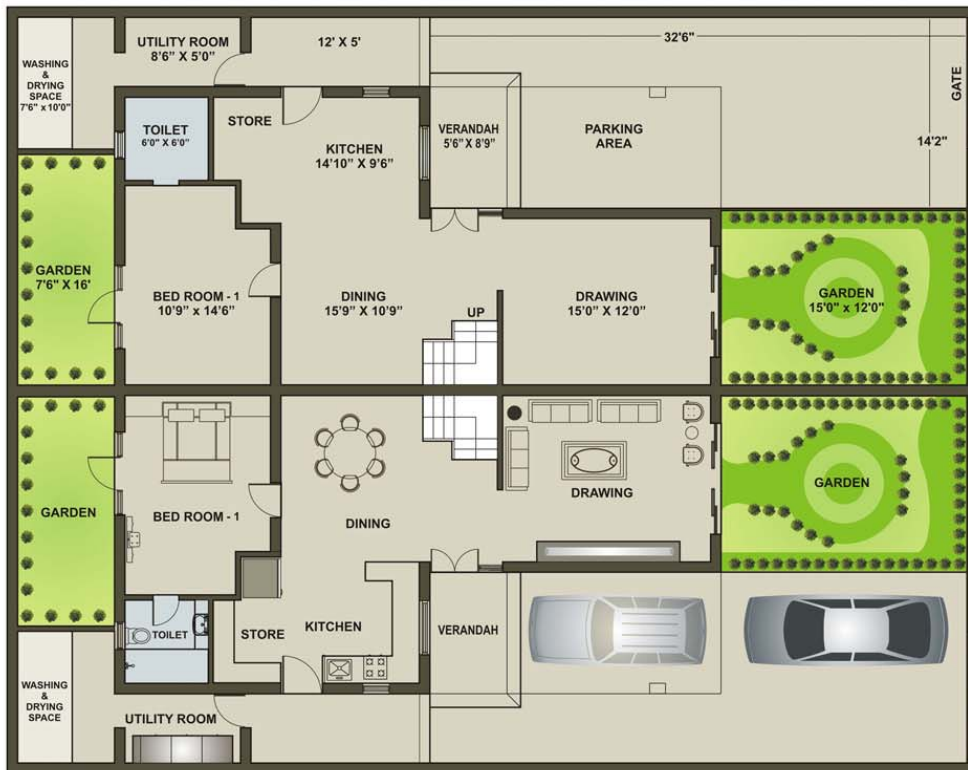
- DRAWING ROOM OPENING TO GARDEN LARGE DINING AREA
- SPACIOUS KITCHEN WITH STORAGE AREA
- THREE BEDROOM WITH ATTACHED BATHROOMS
- NEATLY DESIGNED DRESS
- FAMILY BALCONY & COVERED UTILITY AREA
- LAVISH FRONT & BACK GARDEN
- LARGE COVERED PARKING SPACE

a place where you find refuge from all worries,
where you discover comfort and peace,
where the true heavens smile upon you...

discover
your own
paradise.

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Ground Floor Plan



* STANDARD SIZE UNIT

First Floor Plan

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LAYOUT PLAN

100'-0" WIDE T.P.S. ROAD

ENTRY-1

100'-0" WIDE T.P.S. ROAD


















a true reflection of your class, a bountiful realisation of living..

Shangri-la is the unit of bungalows that has the grandeur of a grand villa and the elegance of a techno-savvy city residence. Shangri-la, an inception to attain Utopia through drama of designs, environment and ergonomics of spaces, is an effort to construct not only walls but spaces that would interact and talk with every member of the house

surrounded by lush green environs, these homes prove to be an ideal breather after a hectic day of work in the polluted and noisy city limits.

the shangri-la way of **life**

 HEALTH CLUB	 SWIMMING POOL	 ADVANCED SECURITY
 LIBRARY	 JOGGING TRACK	 SOLAR WATER HEATER
 CYBER CAFE	 CHILDREN'S PARK	 RO PLANT
 TELEPHONE WITH INTERCOM	 SMART CARD SECURITY	 EMERGENCY LIGHTS
 INTERNET CONNECTIVITY	 PRESSURE WATER SYSTEM & PERCOLATING WELL	 GUEST PARKING

LET THE POWER OF **VAASTU** & THE SCIENCE OF **SOLAR PASSIVE ARCHITECTURE** BE BESTOWED ON YOUR FAMILY, LEADING TO A PEACEFUL DWELLING & COMPLETE HAPPINESS FOR YOUR INTERNAL WELLBEING

Invoking a feeling of exuberance & togetherness in every individual, Shangri-la - I portrays a little bit of each member of a family.

SPECIFICATIONS

ELECTRICALS
KITCHEN
FLOORING
STRUCTURE

- Earthquake resistant composite structure
- Acrylic lapi finish wall with cement plaster
- Facade finishing with double coat sandface plaster/beautiful elevation cladding
- Vitrified tiles flooring for all rooms
- Marble in staircase
- Kota stone flooring in utility area
- Chequered floor in parking area
- China mosaic floor in terrace to resist heat & leakage
- Stone sill in all windows
- Concealed gas pipeline
- Polished granite in platform & service platform
- Designer glazed tiles cladding up to lintel height
- Enough light points for electrical appliances
- Exhaust fan provision
- Stainless steel sink
- Concealed 3-phase electrical wiring with:
- Ample electrical points in all areas
- ISI copper wire
- ISI modular electrical accessories with 10 years' guarantee from manufacturer
- Electric Main Double pan with EL and MCB to ensure 100% safety.

UTILITY AREA
PAINTS
BATHROOMS
DOORS & WINDOWS

- Decorative door for main entrance
- Other doors will be of wooden frames and water proof flush door with standard S.S. fittings.
- Granite sill for windows
- Granite frame for doors
- Stainless steel railings
- Full glazed aluminium sliding door
- Fully glazed powder coated 1.5 mm thick aluminum sliding window with grill
- S.S. Finished high quality brass hardware fittings
- Designer Granite upto 7 feet height in all toilets.
- Anti-skid & leak-proof flooring
- American standard bath fittings with 7 years guarantee from manufacturer.
- Bath tub in master bedroom toilet
- Hot & cold water supply
- Corrosion-free, leak-proof pipe & fittings
- SWR drainage system
- All inner walls immaculately finished with lapi
- All exterior walls with long-lasting acrylic paint of standard make
- P.O.P cornice patta in drawing/dining area
- Covered washing area with requisite electrical plumbing points
- Drying area
- Gas cylinder storage



COMMONAMENITIES
ADDITIONAL FEATURES

- Covered parking area in each unit
- Solar water heater
- Reverse osmosis water purification system
- Hi-Tech Security system
- Cable T.V. connection
- Inverter for emergency power supply
- Anti-termite treatment with 10 years guarantee
- Telephone connection with Internet access
- Emergency power supply for common lighting
- Tree lined wide road finished with designer concrete paver block & decorative street lights
- Underground ducting system



LEGAL NOTES

Stamp Duty, registration charges, Legal documentation charges, AUDA charges & ACE charges including cable & sub-station cost shall be borne by the purchaser.

Any additional charges, taxes, cess or duties levied by the Government / Local Authorities during or after the completion of the scheme will be borne by the purchaser.

In the interest of continual developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout and all the purchasers shall abide by such changes.

Changes / alteration of any nature including the elevations, exterior colour scheme of the bungalows or any other change affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.