



Site: "Shyamal County" near Gayatri Temple,
75 Mtr Waghodiyai Main Road, Vadodara.
email : shyamalCounty@gmail.com

Contact : 75750 89173 / 74 / 75 / 76

Developers :

SHREE GANESH INFRA

Architect : Ruchir Sheth

Structural Engg: A. A. Desai

Mode Of Payment : 30% on Booking - 10% on Plinth Level - 15% on Brick work - 20% on Slab Level - 20% on Plaster Level - 05% on Finishing

Special Notes :

1) Possession will be given after one month of settlement of all accounts. 2) Extra work will be executed after receipt of full advance payment. 3) Document charges, stamp duty, service tax & common maintenance charges will be extra. 4) Any new central or state government tax/fee applicable shall have to be borne by the clients. 5) Extra work shall be executed after making full payment. 6) Continuous default payments leads to cancellation. 7) Architect / Developers shall have the right to change or raise or any details here in and any changes or question will be binding to all. 8) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. 9) Refund in case of cancellation will be made within 30 Days from the date of booking of new client only. 10) Administrative expense of 20,000/- & the amount of extra work (if any) will be deducted from amount. 11) Maintenance charges will be 50/- per sq. ft. Extra. 12) This brochure is a conceptual, not a legal offering. This Promoter reserves the right to change, alter, add or delete any of the specifications mentioned herein without prior permission or notice. The plan shows only for the purpose of illustrating a possible layout and does not form a part of the offering. "Conditions apply."



Key Plan



Tenaments, Duplexes & Open Plots



shyamal
COUNTY



*A world full of comfort and luxury
crafted for your happiness !*



Shyamal County Symbolizes your need for a home complete in all respects ...a world created for you with all that you always desired.

Understanding your need for a bungalow for your family, the planning epitomises the concept of "Affordable Luxury". A home that allows you the independence of living in a bungalow , yet at an amazingly great value

Truely the best of both worlds Truely the best value for your investment !



*Your Heaven , Your Home
A relaxation of your dreams !*

Plush, Spacious, Elegantly & Stylish ... Shyamal County is the answer to your evolving lifestyle needs. A stellar example of a contemporary villa style, one that remains fresh, even as the years go by.

The 1 & 3 BHK Duplexes , Tenaments & open Plots offers residence ample space to live life to the fullest and enjoy the best moment of your life. The community spaces offer vistas for socializing and recreation.

Truly inspirational, life at Shyamal County is surely not going to be mundane & staid. Ready yourself for an exciting, classy lifestyle !



Shyamal County offers a wide variety of residencial amenities, one that can be enjoyed by all members of the family. Take a refreshing dip in the swimming pool, host a party in party lawn or see your children enjoying in the landscape garden & outdoor games...

Amenities

- Club House
- Open Party Plot
- Landscape Garden
- Swimming Pool
- Indoore Games
- Gym Room
- Tennis Court
- Basket Ball Court
- Volleyball Court
- Skeeting Rink
- Children's Play Area
- Gazebo
- Designer Gate with security cabin
- Jogging track for daily routine
- 24 Hrs. water supply
- Letterbox to maintain uniformity
- Anti Termite to all Duplexes & Tenaments





Specification

Structure : All RCC and brick masonry work as per architect design.

Finishing : Internal smooth plaster with White Cement Putty Finish and External double coat plaster with 100% acrylic paint.

Flooring : Vitrified tiles flooring in all rooms.

Doors : Elegant entrance door & Internal flush door with stone frame.

Windows : Color Aluminum windows and natural stone sills with safety grills.

Kitchen : Granite platform with SS Sink & premium branded wall tiles upto lintel level.

Bathroom : Designer tiles upto lintel level with standard quality C.P.Fittings.

Electrification : Concealed ISI mark copper wiring, AC Point in master bedroom, Good quality modular switches.

Plumbing : Standard concealed U-PVC Plumbing.

Water Supply : Under Ground and Overhead tanks.





*Take a plunge
into the refreshing water
of the
delightful swimming pool....*

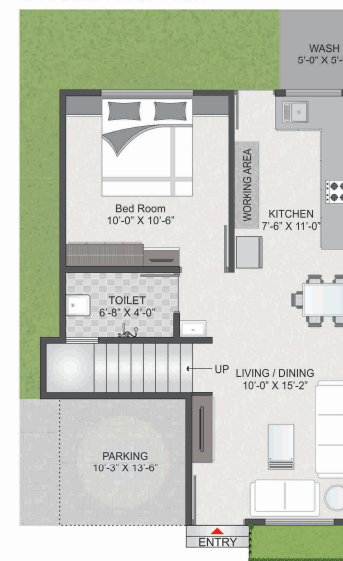


*A Place where you spend moments full of fun
A Place to de-stress*



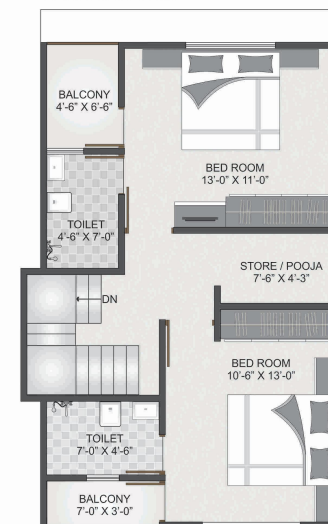


Ground Floor Plan



Type - A

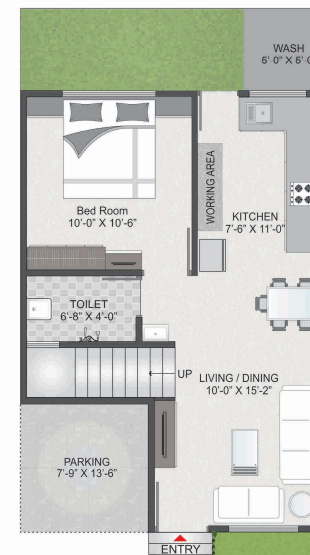
First Floor Plan



Minimum Plot Area - 666 Sq. Ft.
B-Up Area - 1185 Sq. Ft.

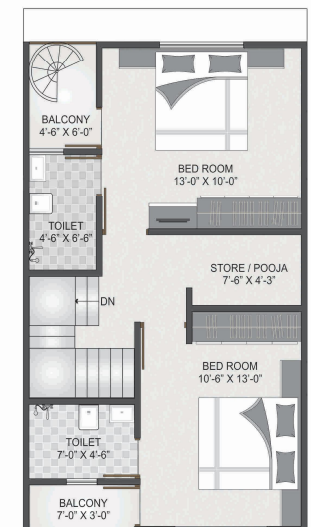


Ground Floor Plan



Type - B

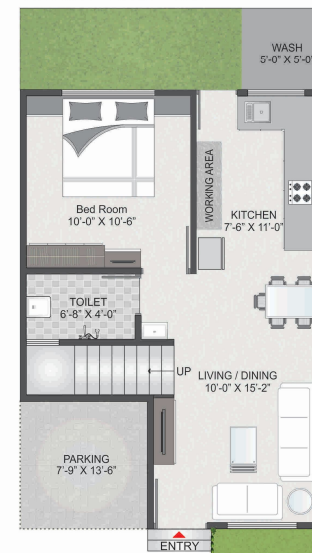
First Floor Plan



Minimum Plot Area - 588 Sq. Ft.
B-Up Area - 1085 Sq. Ft.

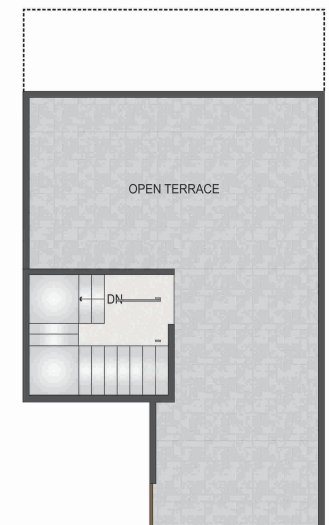


Ground Floor Plan



Type - C

Terrace Plan



Minimum Plot Area - 588 Sq. Ft.
B-Up Area - 525 Sq. Ft.

Layout Plan



PLOT No.	TYPE	AREA
1	OP	2131
2-3	OP	836
4	OP	1275
5	OP	1490
6-12	OP	836
13	OP	1433
14	OP	2483
15-23	OP	836
24	OP	2156
25	OP	2369
26-38	OP	836
39	OP	2042
40	OP	2257
41-57	OP	836
58	OP	1942
59	OP	2168
60-80	OP	836
81	OP	1854
82	OP	1633
83-103	OP	836
104	OP	1915
105	OP	1295
106-111	OP	946

■ A - Type
■ B - Type
■ C - Type
■ Open Plots

PLOT No.	TYPE	AREA	EXTRA LAND	S-UP AREA	PLOT No.	TYPE	AREA	EXTRA LAND	S-UP AREA
112	A	904	238	1185	671	A	1746	1080	1185
113-133	A	666	0	1185	672	A	1625	959	1185
134	A	735	69	1185	673-692	B	588	0	1085
135	A	1262	816	1185	693	A	1567	931	1185
136	A	1350	684	1185	694	A	1553	887	1185
137-155	B	666	0	1185	695-717	B	588	0	1085
156	A	772	106	1185	718	A	1471	805	1185
167	A	1026	360	1185	719	A	1476	810	1185
168	A	1207	541	1185	720-743	B	588	0	1085
169-205	A	666	0	1185	744	A	1064	398	1185
206	A	1036	340	1185	745	A	905	239	1185
207	A	1339	673	1185	746-769	C	588	0	525
208	B	588	0	1085	770	A	990	324	1185
209-252	C	588	0	525	771	A	771	0	1185
253-254	B	588	0	1085	772-797	C	588	0	525
255	A	1014	348	1185	798	A	1657	991	1185
256	A	1414	748	1185	799	A	1185	0	1185
257-261	B	588	0	1085	800-827	C	588	0	525
262-305	C	588	0	525	828	A	1147	481	1185
306-310	B	588	0	1085	829	A	1074	408	1185
311	A	905	239	1185	830-855	A	666	0	1185
312	A	820	154	1185	856	A	1215	549	1185
313-322	B	588	0	1085	857	A	1068	402	1185
323-366	C	588	0	525	858-885	A	588	0	1185
367-376	B	588	0	1085	886	A	1119	453	1185
377-378	A	905	239	1185	887	A	1523	857	1185
379-392	B	588	0	1085	888-920	A	666	0	1185
393-436	C	588	0	525	921-923	A	772	106	1185
437-450	B	588	0	1085	924	A	1046	380	1185
451	A	905	239	1185	925	A	856	190	1185
452	A	1296	630	1185	926-953	A	630	0	1185
453-470	B	588	0	1085	954	A	1360	730	1185
471-514	C	588	0	525	955	A	1202	572	1185
515-522	B	588	0	1085	956-982	A	630	0	1185
523	A	1114	448	1185	983	A	1063	433	1185
534	A	1264	598	1185	984	A	1355	725	1185
535	B	767	179	1085	985	A	969	66	1185
536-545	B	772	184	1085	986	A	700	70	1185
546	B	672	84	1085	987	A	704	74	1185
547-552	B	588	0	1085	988	A	709	79	1185
553-596	C	588	0	525	989	A	714	84	1185
597-601	A	588	0	1085	990	A	718	88	1185
602	A	904	238	1185	991	A	720	90	1185
603	A	904	238	1185	992	A	722	92	1185
604-608	B	772	184	1085	993	A	729	99	1185
609-610	B	828	0	1085	994	A	737	107	1185
611	B	883	95	1085	995	A	742	112	1185
612	A	1750	1084	1185	996	A	746	116	1185

PLOT No.	TYPE	AREA	EXTRA LAND	S-UP AREA	PLOT No.	TYPE	AREA	EXTRA LAND	S-UP AREA
613	A	1403	737	1185	997	A	750	120	1185
614-622	B	588	0	1085	998	A	756	126	1185
623-624	A	1043	377	1185	999	A	763	133	1185
625-634	B	588	0	1085	1000	A	771	141	1185
635	A	751	85	1185	1001	A	778	148	1185
636	A	752	86	1185	1002	A	786	156	1185
637-648	B	588	0	1085	1003	A	793	163	1185
649	A	1043	377	1185	1004	A	801	171	1185
648	A	1345	679	1185	1005	A	808	178	1185
649-657	B	588	0	1085	1006	A	815	185	1185
658-659	A	905	239	1185	1007	A	823	193	1185
660-663	B	588	0	1085	1008	A	830	200	1185
664	A	1110	444	1185	1009	A	838	208	1185
665	A	1256	600	1185	1010	A	845	215	1185
666-670	B	684	96	1085	1011	A	853	223	1185
					1012	A	1637	1007	1185



shyamal
COUNTY

75 Mtr Main Road