



# Shyam242

DEVELOPER  
**SADGURU BUILDCON**

Shyam 242, Lambha Mandir Road,  
Opp. Khajuriya Hanuman Mandir, New TP Road,  
Near Akshar Villa Bungalows, **Lambha - 382 405**

+91 9723 230 242  
Sadguru.buildcon10@gmail.com  
www.ShyamRealty.com

Architect                      Structure

scan for **Location**



scan for **Brochure**



#### Terms & Conditions :

1.The following will be charged extra in advance/ as per government norms: (a) Stamp Duty & Registration Charges, (b) GST (as actual) or any such additional government taxes if applicable in future, (c) Maintenance Deposit, (d) Development charges and Estimate for New Electric Meter & Connection. 2. If any new tax applicable by Central or State Government in future, it will be borne by the buyers/ members. 3.Possession will be given only after one month of settlement of all accounts. 4. Continuous default in payments leads to cancellation. 20 % Administrative charges will be deducted for any cancellation after one month of booking, and balance amount will be refunded back only after booking of the unit by new member. 5. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. 6. Changes in any structural design & changes in any external facade will NOT be permitted under any circumstances. 7.Internal changes will only be permitted with prior permission. 8. Outdoor AC units will be fitted as per provision provided in the designated place by the architect. 9. Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same. (10) Any plans, specification or information in this brochure can not from part of an offer, contract or agreement. (11) This Brochure does not contain any legal Part as per rera.

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W. www.gujrera.gujarat.gov.in

# 242

FAMILY FOREVER

1 & 2 BHK  
APARTMENTS  
& SHOPS



# Shyam242



242

UNITS  
TAGLINE IS  
HERE



it to make a type specimen book. It has survived not only five centuries, but also the leap into electronic typesetting, remaining essentially unchanged. Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum has been the industry's standard dummy text ever since the 1500s, when an unknown printer took a galley of type and scrambled it to make a type specimen book. It has survived not

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EVERY MINUTE  
EVERY HOUR  
EVERY DAY  
IS REFRESHING AT  
SHYAM 242



10  
Storey  
Residence



02  
Storey  
Commercial



02 Level  
Basement &  
Ground Parking




Ultra  
Modern  
Amenities





LOCATION


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NEAR BY


- 


School  
1.7km
- 


Hospital  
1.7km
- 

General Store  
0.25km
- 

Restaurant  
1.4km
- 

Petrol Pump  
1.0km
- 

Temple  
0.5km
- 

BRTS  
1.4km
- 

Vadodara Express  
1.4km







EVERY MINUTE  
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**SHYAM 242**



Classic  
Minimal  
Architecture



Prime  
Location



View For  
Every  
Residence



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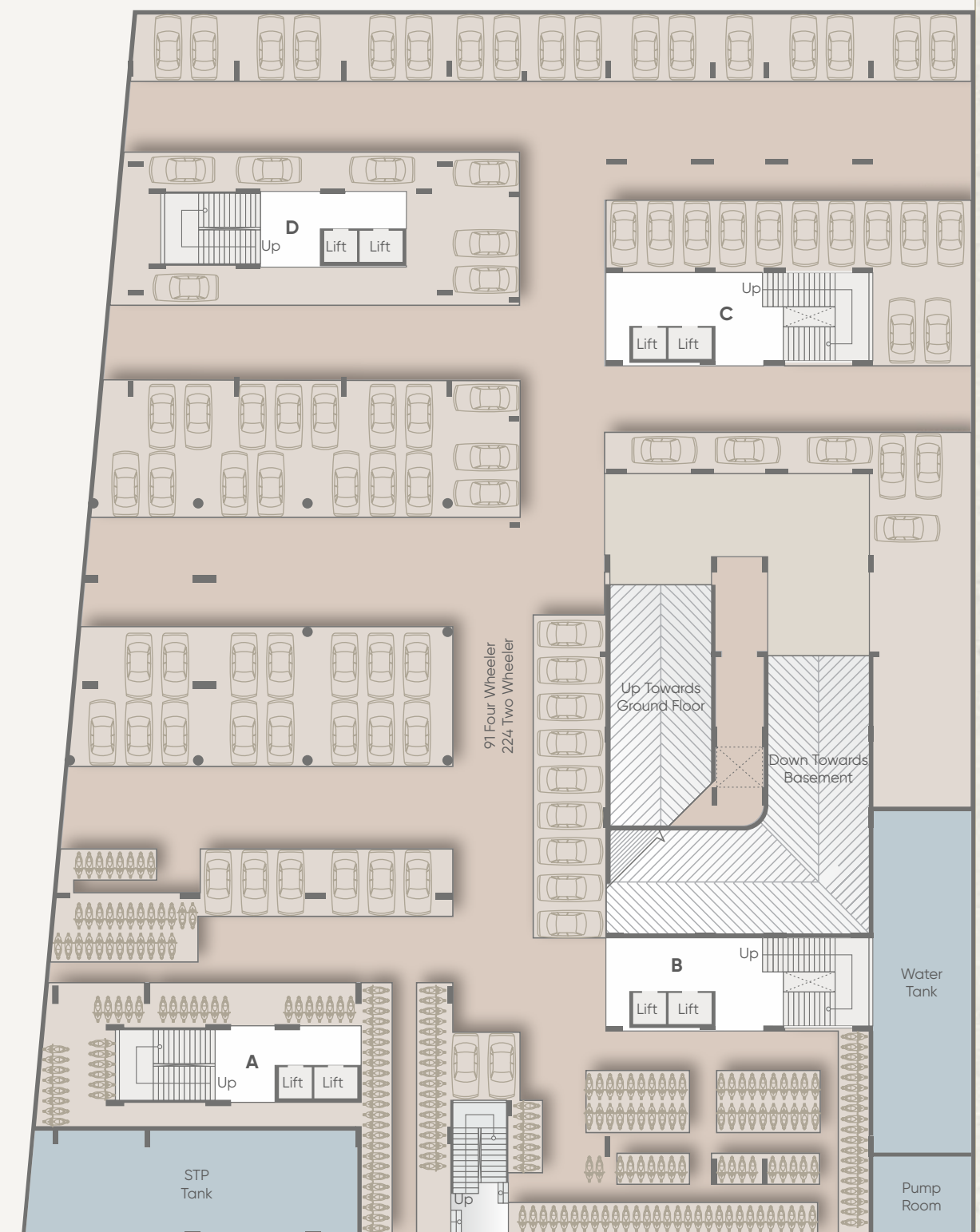


## Basement -2



18 MTR . MAIN ROAD

## Basement -1



18 MTR . MAIN ROAD



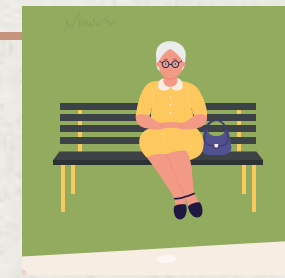
No.	Size	Carpent Area (in Sq.Ft.)	No.	Size	Carpent Area (in Sq.Ft.)	No.	Size	Carpent Area (in Sq.Ft.)	No.	Size	Carpent Area (in Sq.Ft.)
01	26'2"x17'4"	453.37	04	26'2"x10'4"	271.31	07	26'2"x18'11"	493.61	10	26'2"x9'9"	254.84
02	26'2"x9'10"	256.40	05	26'2"x10'0"	261.37	08	26'2"x10'0"	261.37	11	26'2"x20'0"	523.10
03	26'2"x9'10"	256.40	06	26'2"x17'4"	453.37	09	26'2"x10'0"	261.73			

## ■ GROUND FLOOR LAYOUT

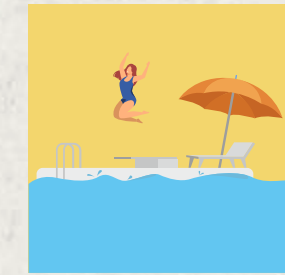


# 50+

AMENITIES



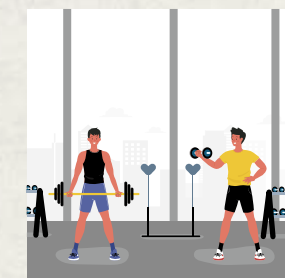
**SENIOR  
CITIZEN  
SEATING  
AREA**



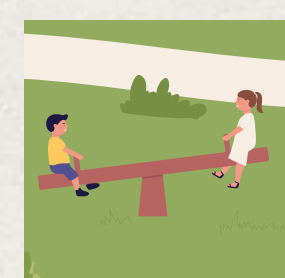
SWIM  
AREA  
WITH  
DECK  
AREA



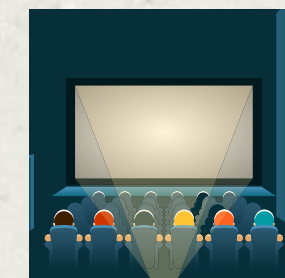
## SKATING RINK



GYM  
AREA



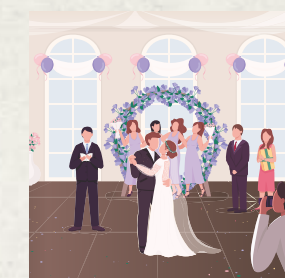
## CHILDREN PLAY AREA



**MOVIE  
AREA**



## CRICKET BOX



PARTY  
HALL  
FOR  
PARTY



**PRESERVATION  
FROM SENSITIVE  
WATER AND  
SUNLIGHT**

## Amenities

12	Security Cabin	-	18	Senior Citizen	-	22	Temple	-	28	Children's Play Area	-
13	School Bus Pick-Up	-		Seat - Out		23	Indoor Game	24'6"x31'3"	29	Deck	-
14	Swing Plaza	-	19	Comm. Hall	40'0"x 50'0"	24	M.Bath	-	30	Swimming Pool	18'3"x38'4"
15	GYM	20'0"x33'5"	20	Kitchen Space	13'8"x20'8"	25	F.Bath	-	31	Event Plaza	96'0"x68'9"
16	Skating Ring	40'x29'7"	21	Volleyball/		26	Pump. R	-	32	Stage For Event	-
17	Swiggy/Zomato/ Parcel Parking	-		Badminton Court	40'0"x20'0"	27	Cricket Box	-			

1 8 M T R . M A I N R O A D

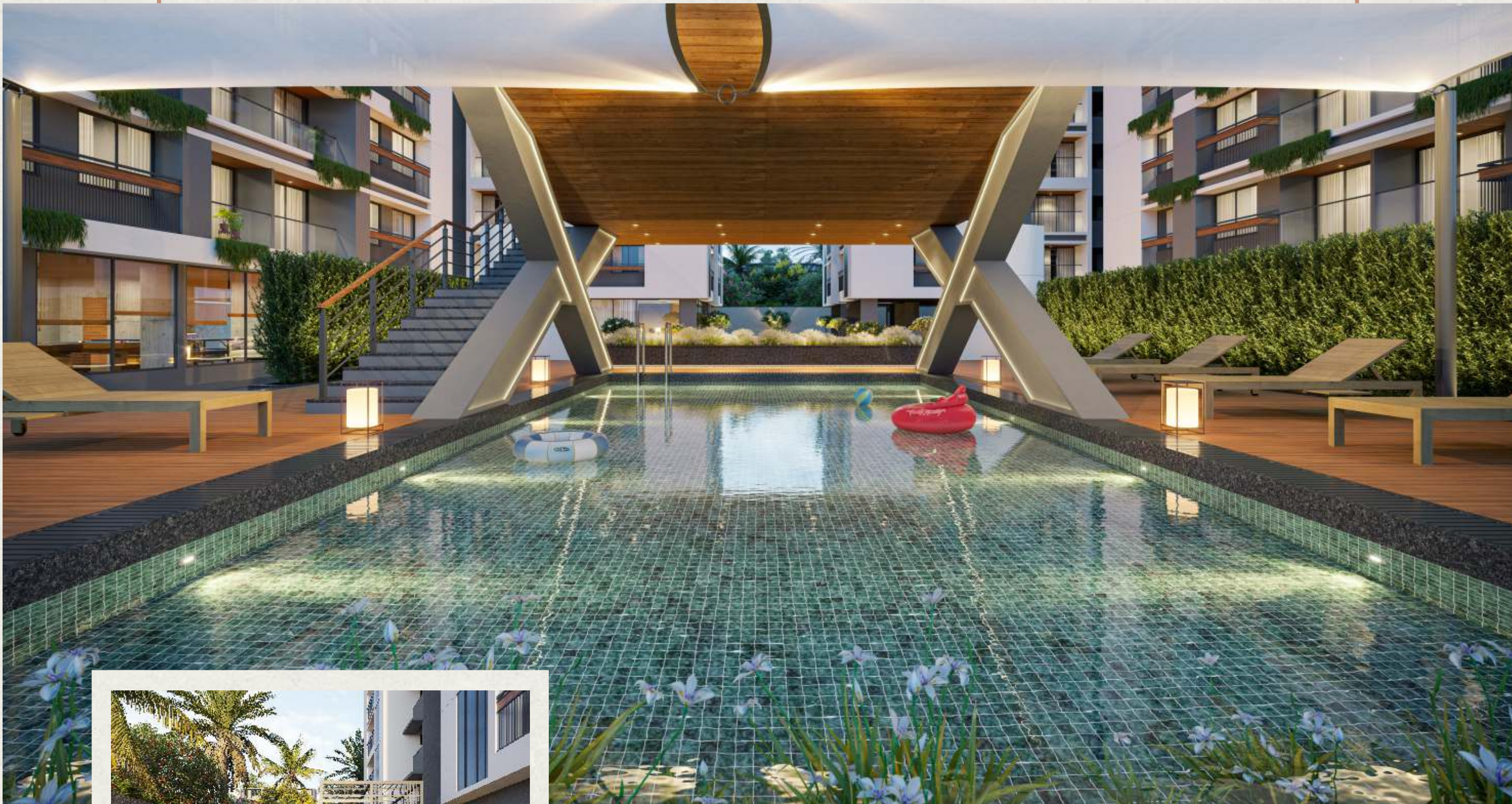


EVERY MINUTE  
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**IS REFRESHING AT  
SHYAM 242**

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## AMENITIES

- |  |                                       |
|--|---------------------------------------|
| 24 Hrs Water Supply<br>With Water Softener | RCC Road                              |
| Security 24x7                              | 2 Automatic Lift With<br>Power Backup |
| Fire Safety                                | DTH Connection                        |
| Ambiance Lighting                          | Automatic<br>Entrance Gates           |
| CCTV Camera                                | Solar System<br>For Common Area       |
| Power Backup For<br>Common Area            | Fiber Connection<br>For Net           |
| Goods/stretchr Lift                        | Well Designed<br>Entrance Foyer       |
| 2 Level<br>Basement Parking                | Rain Water<br>Harvesting System       |
| Guest Parking Area                         | Fire Resistance                       |
| Water Body<br>With Fountain                | Security Cabin                        |





No.	Size	Carpet Area (in Sq.Ft.)	No.	Size	Carpet Area (in Sq.Ft.)	No.	Size	Carpet Area (in Sq.Ft.)	No.	Size	Carpet Area (in Sq.Ft.)
12	25'9"x17'4"	446.82	15	17'2"x10'4"	178.40	18	17'2"x18'11"	324.58	21	31'7"x9'9"	307.88
13	17'2"x9'10"	168.60	16	17'2"x10'0"	171.87	19	31'7"x10'0"	315.68	22	40'1"x20'0"	803.65
14	17'2"x9'10"	168.60	17	17'2"x17'4"	298.12	20	31'7"x10'0"	316.21			

FIRST FLOOR LAYOUT



18 MTR. MAIN ROAD

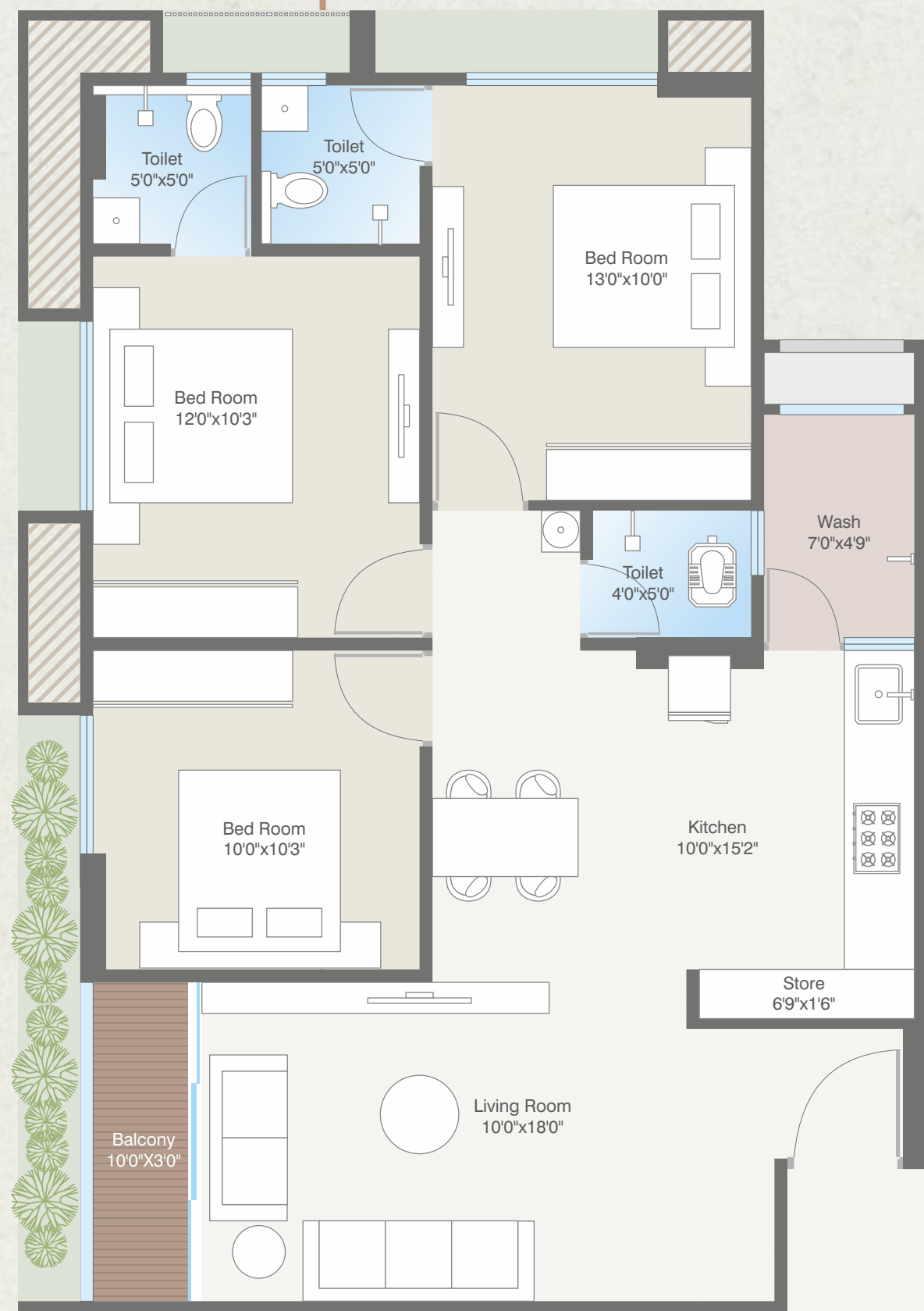
TYPICAL FLOOR LAYOUT



18 MTR. MAIN ROAD

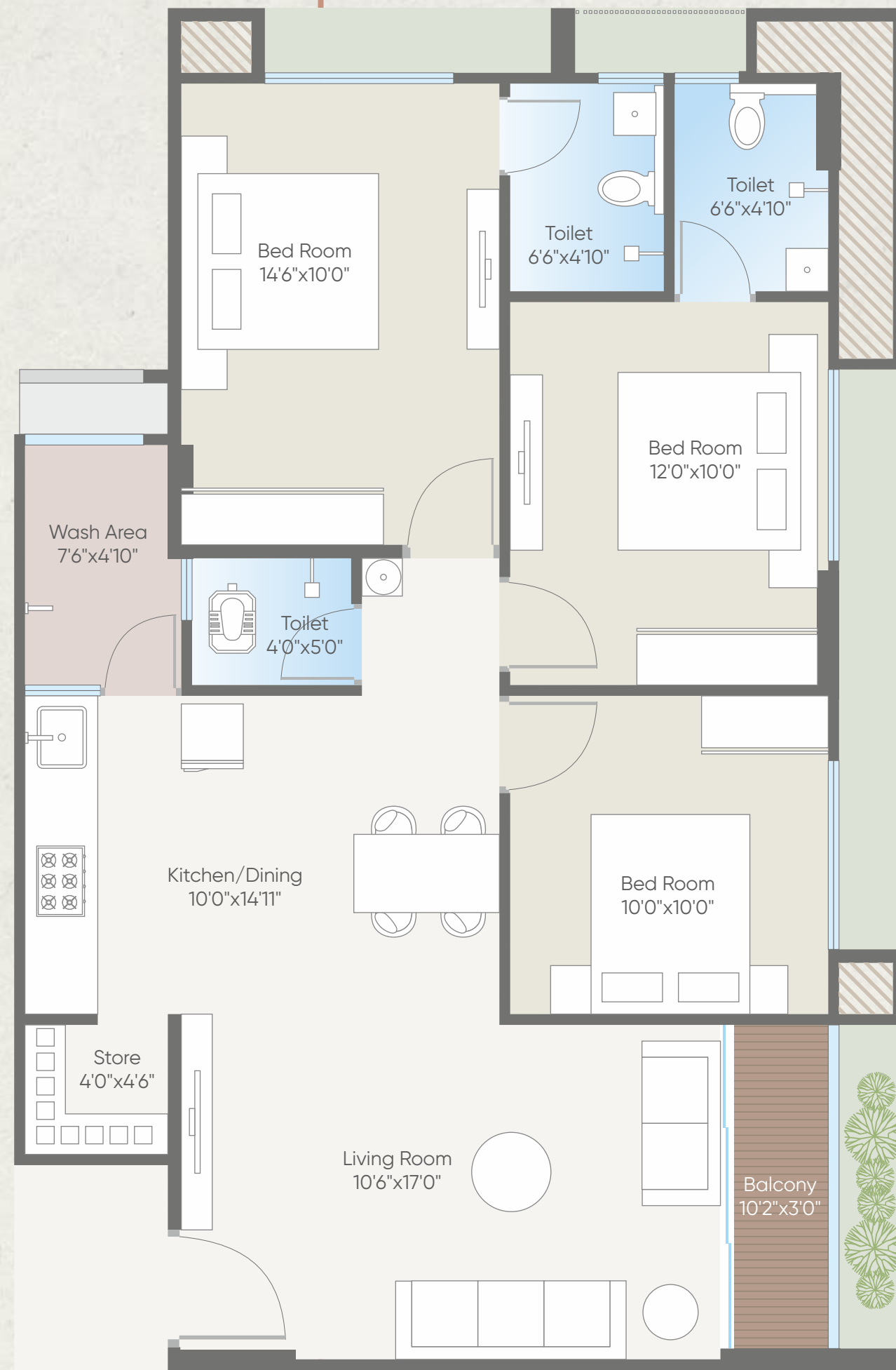


TOWER A



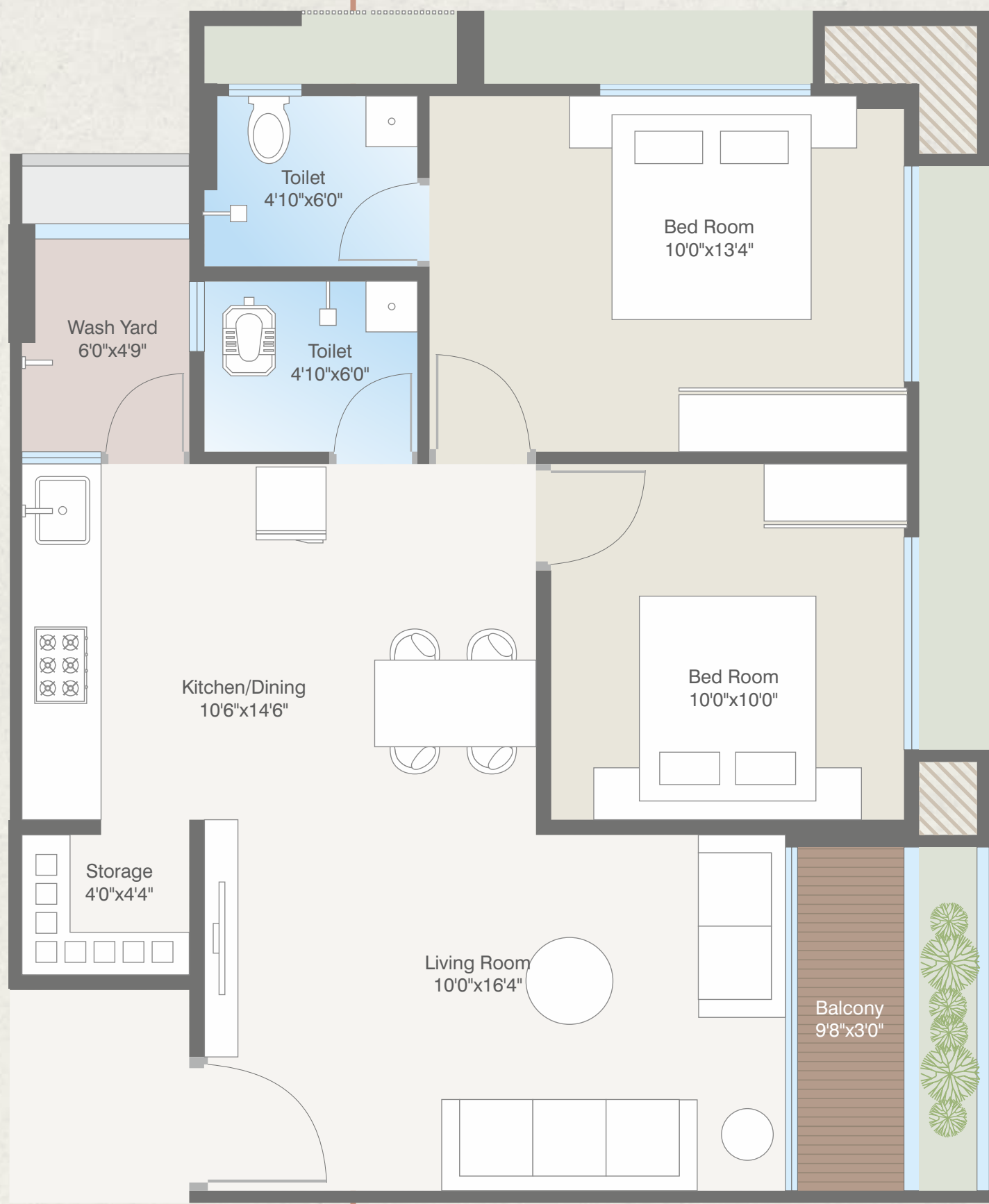


# TOWER B & C





TOWER D





EVERY MINUTE  
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optimism  
natural lights  
and ventilation



attractive  
plantation



smart high  
end apartments





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## SPECIFICATION

### Structure and Wall

#### Construction:

- Earthquake Resistant RCC Frame Structure Design.
- Internal Walls Finished with Putty and Primer.
- External walls Finished with Weather Proof Texture Paint over Double coat cured Plaster.

#### Electrification:

- Sufficient Electric Points with Concealed Premium Quality Wiring and Branded Modular Switches.

#### Water supply:

- 24 hour Ground Water supply through Overhead and Underground Storage Tanks.

#### Doors and windows:

- Flush Door with both side Laminate & Safety Locks.
- M.S Rolling Shutter with Colour for Shops / Showrooms.
- Powder Coated Aluminium Sliding / Glazing openable Window.

#### Flooring and Wall Cladding:

- Premium Vitrified Tiles Flooring with Skirting in all units.
- Passage Area & Staircase with Premium Quality Vitrified Tiles / Granite.
- Granite or decorative wall cladding on Lift wall.