

VISHWANATH™

greencraft

RESIDENCES

A Project by

Weather Craft[®]
LANDMARK LIMITED



VISHWANATH[®]
BUILDERS
THE LEGACY OF TRUST

A rare combination of

12

exclusive, contemporary residences
crafted with detail and delivered
with utmost refinement,
soaring tall at Ahmedabad's
most coveted location.

A masterpiece crafted with immense skill using nothing but the finest.



6 floors

12 ultraluxe apartments - 2 per floor

11.5 feet floor to floor height in each apartment.

4B2HK - Four bedrooms and separate drawing and living areas.

4142 and 4324 square feet apartments (indicative SBU area).

Flat slab “beamless” apartments for a seamless, open layout.

Tallest structure in the vicinity surrounded by luxury low-rise bungalows and a quiet picturesque garden.

3 Jain derasars and 3 Hindu temples within walking distance.

More than 15 feet wide lavish balcony with unobstructed views.

Attached servant room and servant bathroom with each apartment.

Running hot water supply through heat pump.

A grand entrance foyer.

A 12-seater home theatre with a high-end surround sound system.

A fully-equipped, state-of-the-art gymnasium.

An indoor gaming room.

Beautiful landscaped common garden terrace with a walking track and wooden decks with seating spaces.

Two ultra-modern high speed elevators from the basement to the terrace.

3 reserved car parks per apartment.

1 electric car charging point per apartment.

Sensitively designed, completely wheelchair accessible premises.

Garbage chute directly from the apartments to the collection bin on the ground floor.

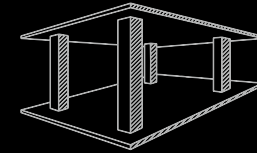
Elegant facade.

Luxury building materials and finishes.

Customization of apartments available during construction for early birds.



Your home at Greencraft Residences is the result of well-thought features. A number of architectural and engineering features make it a home that will be admired by generations.



Post-tensioned flat slab structure

Flat Slab is a R.C.C. slab supported directly by columns without the use of beams. Post-tensioned slabs use high-strength tensioned steel strands to compress the slabs, keeping the majority of the concrete in compression. There are numerous advantages of having such a “beamless” structure:

- It allows a higher degree of customization and changes to the size of the room layout.
- The basic purpose of a false ceiling is to hide the beams in the room. Flat slab allows the choice of omitting the false ceiling or creating a minimal depth false ceiling.
- It provides an ease of installation of mechanical, air-conditioning and electrical pipes through different rooms.

Designed with sensitivity

- Wheelchair accessible

The entire premises of Greencraft Residences is wheelchair accessible, including the basement and the elevators. Both the elevators run from the basement to the terrace area.

- Eco initiatives

As the world moves towards greener alternatives and recycling, we've designed your home at Greencraft Residences to be future-ready. There are three reserved car parks with one electric vehicle (EV) charging point per apartment. The common garbage chute runs from each apartment to the collection bin on the ground floor providing a better and simplistic method for waste collection and recycling.



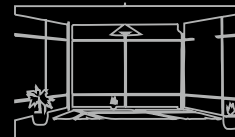
Coveted location

Greencraft Residences is centrally located in the city of Ahmedabad and enjoys convenient connectivity. It is the only high-rise in the immediate vicinity and hence it enjoys an unobstructed view of the surroundings, which are mostly luxurious bungalows and a garden. A number of Jain and Hindu temples are within walking distance from Greencraft Residences.



State-of-the-art windows

The apartments at Greencraft Residences enjoy a stunning view of the outside through its large and expansive windows. These climate control windows are designed to let ample sunlight through while restricting the heat. They also have acoustic control properties to prevent the city hustle to penetrate your humble abode. They also provide an additional degree of safety with the usage of toughened glass.





Within the city. Connected. Yet peaceful.

Located in a quiet, charming, residential neighbourhood near Shivranjani, the heart of Ahmedabad, Greencraft Residences combine the perks of independent living and the safety and convenience of an exclusive urban community living. Surrounded by a quiet park and low-rise luxury bungalows.



Elegant façade and grand interiors make it a
marvel of design that you will be proud to call

“home”



An interplay of floating volumes and expansive areas is deftly handled with a wide range of finishes and materials.



A large grand balcony

with unobstructed views is what you
need to complete your thoughts and
your home.



Floor to floor height of 11.5 feet with large, noise and climate control windows to let in the sunlight, and give a better acoustic control.



The dining room

brings the entire home together,
connecting it and giving it a
commanding view of the outside
through the balcony and the
windows.



The large bedrooms at Greencraft Residences are designed to provide a sanctuary for your soul, to relax and unwind at the end of the day.

A grand, warm and welcoming foyer.



A workout for all your senses – with a 12 seater home theatre, a fully equipped gymnasium and an indoor gaming room.



An amalgamation of nature and manmade structure is this beautiful

landscaped terrace



Our lives have been reformatted post the pandemic. Greencraft Residences optimises the terrace for an active outdoor and leisure routine.

Weathercraft x Vishwanath

A collaboration that brings together the passion and expertise of creating landmarks in the city.

A large, stylized graphic of the letters 'W' and 'V' in a bold, sans-serif font. The 'W' is rendered in a vibrant red color, while the 'V' is in a light grey. The letters are set against a solid black background. The 'W' and 'V' are connected at their base, creating a continuous shape.

Vishwanath Builders is a reputable name in the real estate space of Ahmedabad. They are the creators of landmark projects such as Sharnam, Ishaan, Samam, Sarathya, Northview, to name a few. Weathercraft is a brand catering to Gujarat's elite since the last 30 years. Our collaboration brings together the commitment to build spaces which add value and comfort to the lives of those who occupy it.



GROUND FLOOR PLAN

LEGEND

| | |
|-----------------------|------------------|
| 1) WAITING LOUNGE | 12'-0" x 13'-10" |
| 2) GRAND FOYER | 11'-6" x 13'-0" |
| 3) INDOOR GAMING ROOM | 15'-7" x 21'-0" |
| 4) GYMNASIUM | 15'-8" x 14'-6" |
| 5) HOME THEATRE | 21'-0" x 28'-6" |
| 6) PANTRY | 4'-6" x 5'-6" |
| 7) TOILET | 4'-6" x 6'-0" |
| 8) SOCIETY OFFICE | 11'-0" x 7'-8" |

| 101-601 | | 102-602 | |
|-------------|-----------------|-------------|-----------------|
| Pera carpet | 2164.83 sq.ft.. | Pera carpet | 2256.11 sq.ft.. |
| Balcony | 103.54 sq.ft. | Balcony | 115.92 sq.ft.. |
| Wash area | 56.29 sq.ft. | Wash area | 56.29 sq.ft.. |
| Total area | 2324.66 sq.ft.. | Total area | 2428.33 sq.ft.. |



TYPICAL FLOOR PLAN

LEGEND - UNIT 2

| | |
|--------------------|------------------|
| 1) VESTIBULE | 9'-4" x 5'-5" |
| 2) BEDROOM 1 | 11'-0" x 12'-0" |
| 3) TOILET | 5'-0" x 7'-8" |
| 4) DRAWING ROOM | 21'-0" x 12'-0" |
| 5) LIVING ROOM | 14'-0" x 17'-10" |
| 6) BALCONY | 7'-0" x 17'-6" |
| 7) DINING ROOM | 10'-3" x 13'-5" |
| 8) KITCHEN | 13'-2" x 12'-0" |
| 9) STORE | 4'-3" x 5'-5" |
| 10) WASH | 8'-10" x 7'-3" |
| 11) BEDROOM 2 | 17'-0" x 13'-0" |
| 12) DRESS/TOILET | 14'-0" x 7'-0" |
| 13) PUJA | 3'-0" x 7'-0" |
| 14) BEDROOM 3 | 16'-0" x 12'-0" |
| 15) TOILET | 5'-0" x 9'-10" |
| 16) MASTER BEDROOM | 13'-2" x 19'-0" |
| 17) DRESS/TOILET | 8'-10" x 11'-6" |
| 18) SERVANT ROOM | 5'-6" x 7'-0" |
| 19) SERVANT TOILET | 5'-6" x 3'-6" |

LEGEND - UNIT 1

| | |
|--------------------|-----------------|
| 1) VESTIBULE | 9'-4" x 5'-5" |
| 2) BEDROOM 1 | 11'-0" x 12'-0" |
| 3) TOILET | 5'-0" x 7'-8" |
| 4) DRAWING ROOM | 21'-0" x 12'-0" |
| 5) LIVING ROOM | 14'-0" x 16'-0" |
| 6) BALCONY | 7'-0" x 15'-6" |
| 7) DINING ROOM | 10'-3" x 13'-5" |
| 8) KITCHEN | 13'-2" x 12'-0" |
| 9) STORE | 4'-3" x 5'-5" |
| 10) WASH | 8'-10" x 7'-3" |
| 11) BEDROOM 2 | 17'-0" x 12'-0" |
| 12) DRESS/TOILET | 14'-0" x 5'-10" |
| 13) PUJA | 3'-0" x 5'-10" |
| 14) BEDROOM 3 | 16'-0" x 11'-0" |
| 15) TOILET | 5'-0" x 9'-2" |
| 16) MASTER BEDROOM | 13'-2" x 19'-0" |
| 17) DRESS/TOILET | 8'-10" x 11'-6" |
| 18) SERVANT ROOM | 5'-6" x 7'-0" |
| 19) SERVANT TOILET | 5'-6" x 3'-6" |



AMC GARDEN

16'0" WIDE DRIVEWAY

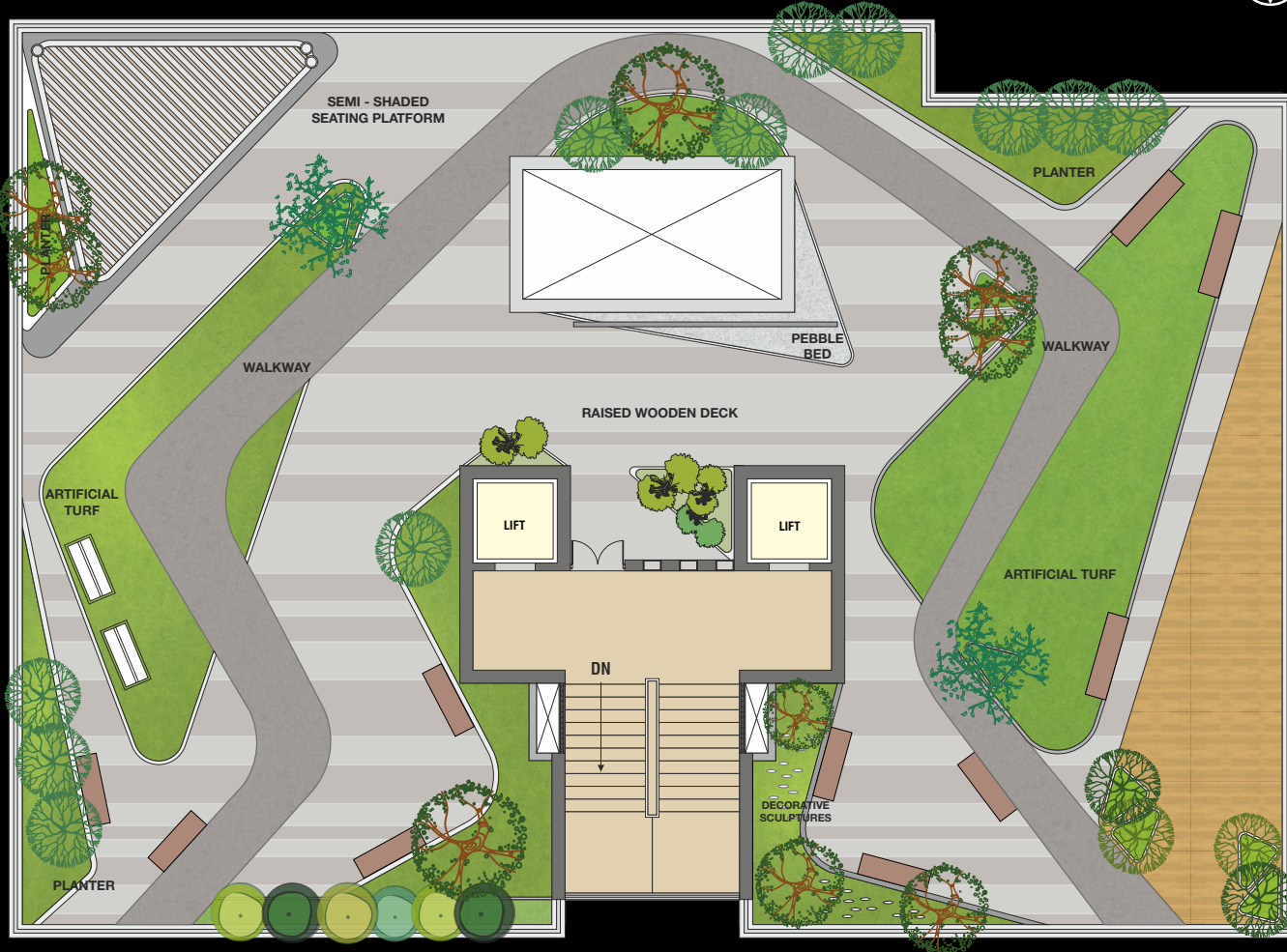
13'4" WIDE DRIVEWAY

12' RES. WIDE ROAD

15'9" WIDE DRIVEWAY

DN

TERRACE PLAN





Features of a well-designed apartment for those who have an unfettered aspiration.

| | |
|-------------------------|---|
| Structure | Earthquake resistant RCC frame structure |
| Electrification | Concealed fire resistant copper wiring (finolex or equivalent) with modular switches |
| Flooring | Italian marble flooring in drawing, living, dining and common passages of each apartment. Wooden flooring in master bedroom. Anti-skid tiles in balcony |
| Kitchen | Granite platform with SS sink |
| Doors | Flush doors with veneer finish |
| Windows | Specially designed heavy aluminum/UPVC windows with DGU/toughened glass for • Safety • Noise cancellation • Climate control |
| Sanitary ware | High quality CP fittings (Grohe/Toto or equivalent) |
| External walls | Textured exterior paint as per façade design |
| Internal walls | POP punning with a primer coat |
| Air conditioning | VRV outdoor system (Mitsubishi/Daikin/Toshiba or equivalent) |
| Water Supply | Heat pump for continuous hot water supply. 24x7 ground as well as Narmada water connection |
| Security & Connectivity | CCTV surveillance and Wi-Fi enabled premises |

3 KM
FROM S.G. HIGHWAY
8 MIN

3 KM
FROM C.G. ROAD
5 MIN

1 KM
FROM MANEKBAUG
2 MIN

3 KM
FROM PRAHLADNAGAR
5 MIN



30 KM
FROM S. P. AIRPORT
30 MIN

8 KM
FROM RAILWAY STATION
30 MIN

1 KM
FROM NEHRUNAGAR
3 MIN

1 KM
FROM SHIVRANJANI
2 MIN



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- The colour and general appearance of the flooring & wall tiles, sanitary ware & fittings, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphic images are taken from object libraries for the purpose of presentation and the prospective buyers of the concerned property are advised to refer to the construction specifications mentioned in the brochure.
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- The accuracy of this brochure is subject to the realization of an additional FSI from an adjoining land parcel of 66 sq. mtrs., for which an agreement for sale has already been executed by the Promoters of Greencraft Residences.
- GST, stamp duty, registration charges and other legal expenses, service tax, VAT, AMC charges, substation and Torrent Power cost etc. shall be borne by the purchaser/buyer/legal possession holder.
- All rights to make any changes in the scheme in part or full are reserved with developers and all members are liable to abide by the same.
- All the dimensions given are approximate and from unfinished surfaces.

Bringing together the expertise of:

Architect



Structural Consultant



Legal Advisor



Landscape Architect



Electrical consultant



A Project by



Site Address

“Greencraft Residences” Opp Aalap bungalows, Besides Ashwamegh VI bungalows,
Nr. Shivranjani cross roads, Ahmedabad - 380015

Phone - **99 25 25 5678**