



#KhushiyanKaPata

# Shantigram - One of India's Favourite Integrated Townships

Owing to its good infrastructure, strong connectivity and ongoing developments, Shantigram is emerging to be one of Ahmedabad's favourite locations that boasts of a lifestyle that is truly incomparable. #KhushiyonKaPata is an opportunity for families to upgrade to a vibrant & integrated township that enables great peace, great returns, great value for money and above all, an abode which has room for your family and its ever growing desires.

## **THE PERFECT ADDRESS**

- Community of 3500+ Families
- Good Life Studio for Co-curricular Activities  
Exclusive for Shantigram Residents
- Games Facility
- Intra-township Cycling
- Internal Bus Service
- Approx. 600 Acres Township

## **A NATURE-INSPIRED HOME**

- Enables Better Health due to Clean & Fresh Air
- Lakeside Promenade

## **GIVE YOUR LOVED ONES MORE HAPPINESS**

- Exclusive Good Life App for Shantigram Residents
- Convenience of Shoppers' Plaza
- Pre-school Facility within Shantigram
- Multiple Educational Institutes in Close Proximity

## **A NEIGHBOURHOOD FOR EVERYONE**

- Comfortable Sit-outs
- Jain Temple in the Township



Actual Site Image

# What Makes this Location the #KhushiyonKaPata?

Shantigram is strategically located on the Sarkhej-Gandhinagar Highway, as a connecting point for the twin cities. This location is one of the most promising and rapidly developing locations of Ahmedabad owing to its superior connectivity to the twin cities, airport and the ring road. The highway broadening and upcoming metro connectivity adds more value to the residents in more than one way.

## EDUCATIONAL INSTITUTIONS

- Genius Gems - 0.7 kms
- Adani Institute of Infrastructure Management - 1.2 kms
- GEMS Genesis International School (GGIS) - 4.1 kms
- Nirma University - 4.3 kms
- Shree Swaminarayan Gurukul Vishwavidya Pratishtanam - 4.7 kms

## SHOPPING DESTINATIONS

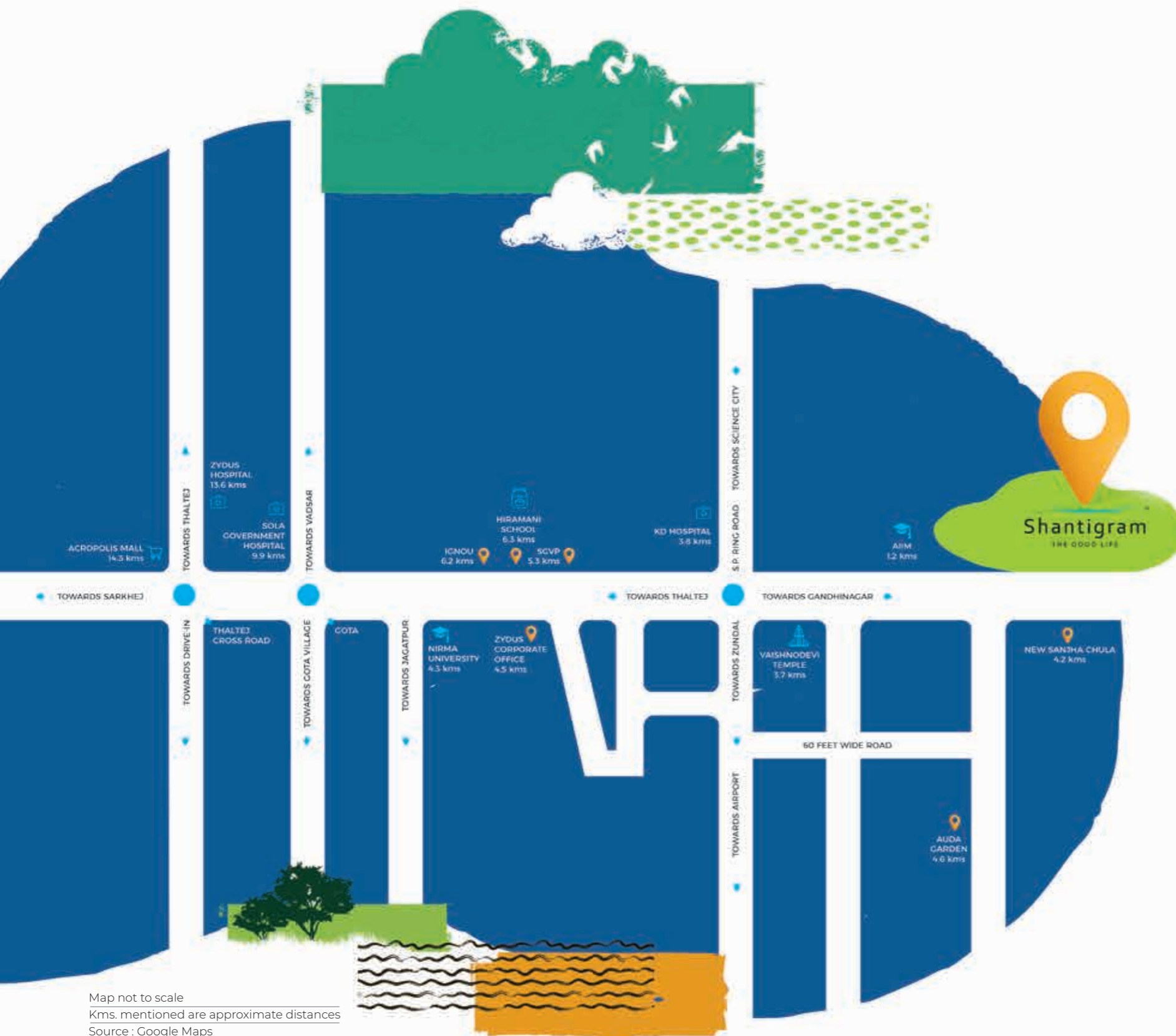
- Shoppers' Plaza - 0 kms
- PVR Acropolis - 14.3 kms
- Ahmedabad One - 15.8 kms

## HEALTHCARE

- KD Hospital - 3.8 kms
- SGVP Holistic Hospital - 5.3 kms
- Zydus Hospital - 13.6 kms
- SAL Hospital - 14 kms

## IMPORTANT INFRASTRUCTURE

- International Airport - 18.9 kms
- Kalupur Railway Station - 20.7 kms
- Central Bus Depot - 22.1 kms



Map not to scale  
Kms. mentioned are approximate distances  
Source : Google Maps

# #KhushiyonKaPata

When your address itself is the symbol of happiness, your life turns into a happy tale in which you keep adding newer pages, moments and memories every day. #KhushiyonKaPata offers well-planned 3BHKs with an array of lifestyle amenities and a great deal of comfort & convenience.

With these 3BHK apartments available at a never before preview price, this is surely Ahmedabad's chance to discover true happiness by owning their #KhushiyonKaPata.

Centrally Located in Shantigram  
Excellent Designed Layout





# Where Outdoors Become Indoors

#KhushiyonKaPata brings to you a home that gives you great ventilation and sunlight thanks to the adequate spacing between towers that allows great air flow and sunlight to pass across homes.

Maximum Sunlight  
Viewing Deck  
Ample Spacing Between Towers  
Planned for Better Cross Ventilation



# Where Butterflies Become Your Best Friends

Thoughtfully-planned all-season thematic landscaping with different species of trees that attract butterflies adds more value to your leisure time. Even during the night time, the landscaping really comes alive thanks to the thoughtful lighting, delighting you with well-lit sit-out spaces, in turn adding beauty to the entire landscaping area.

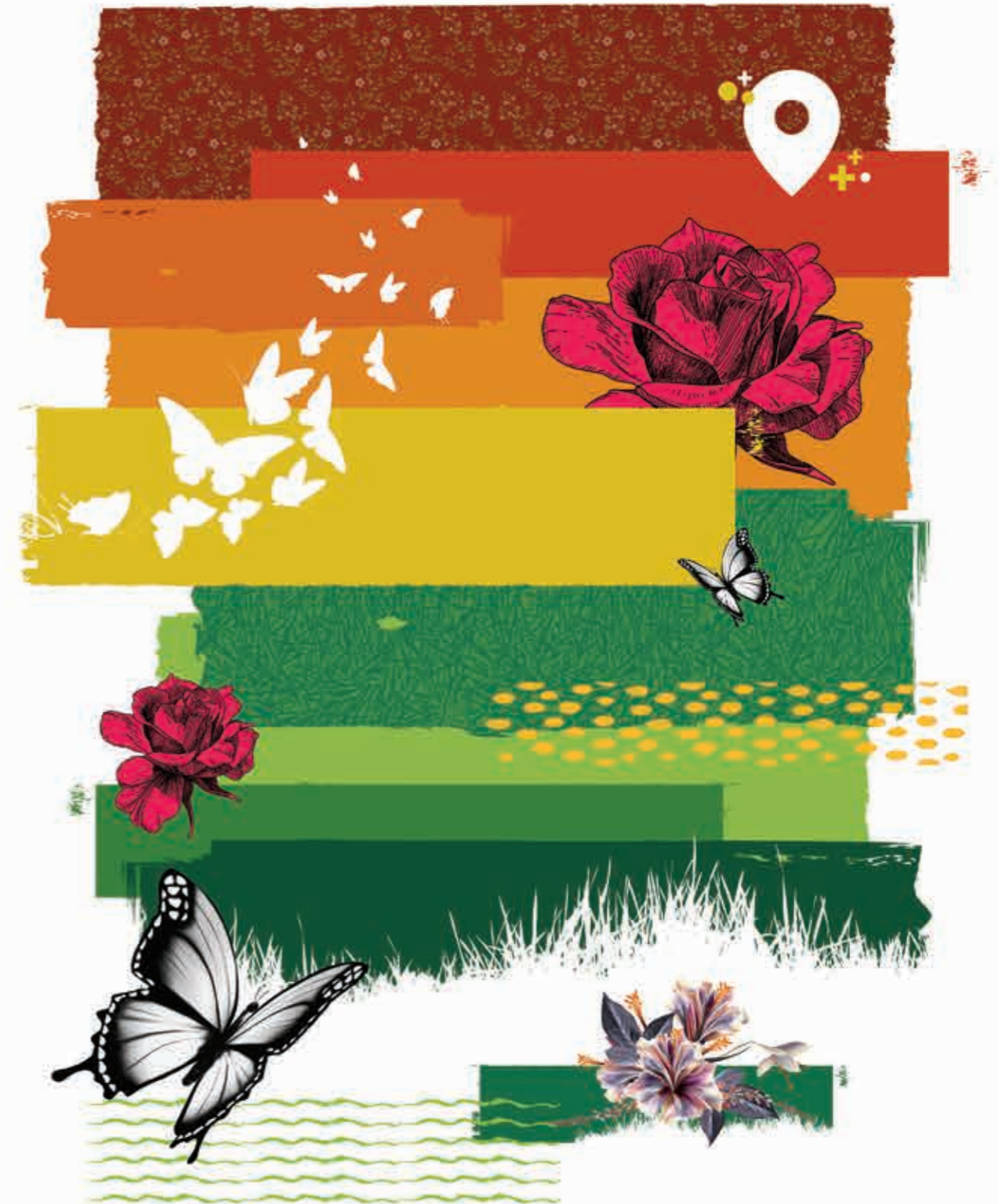
Various Species of Trees

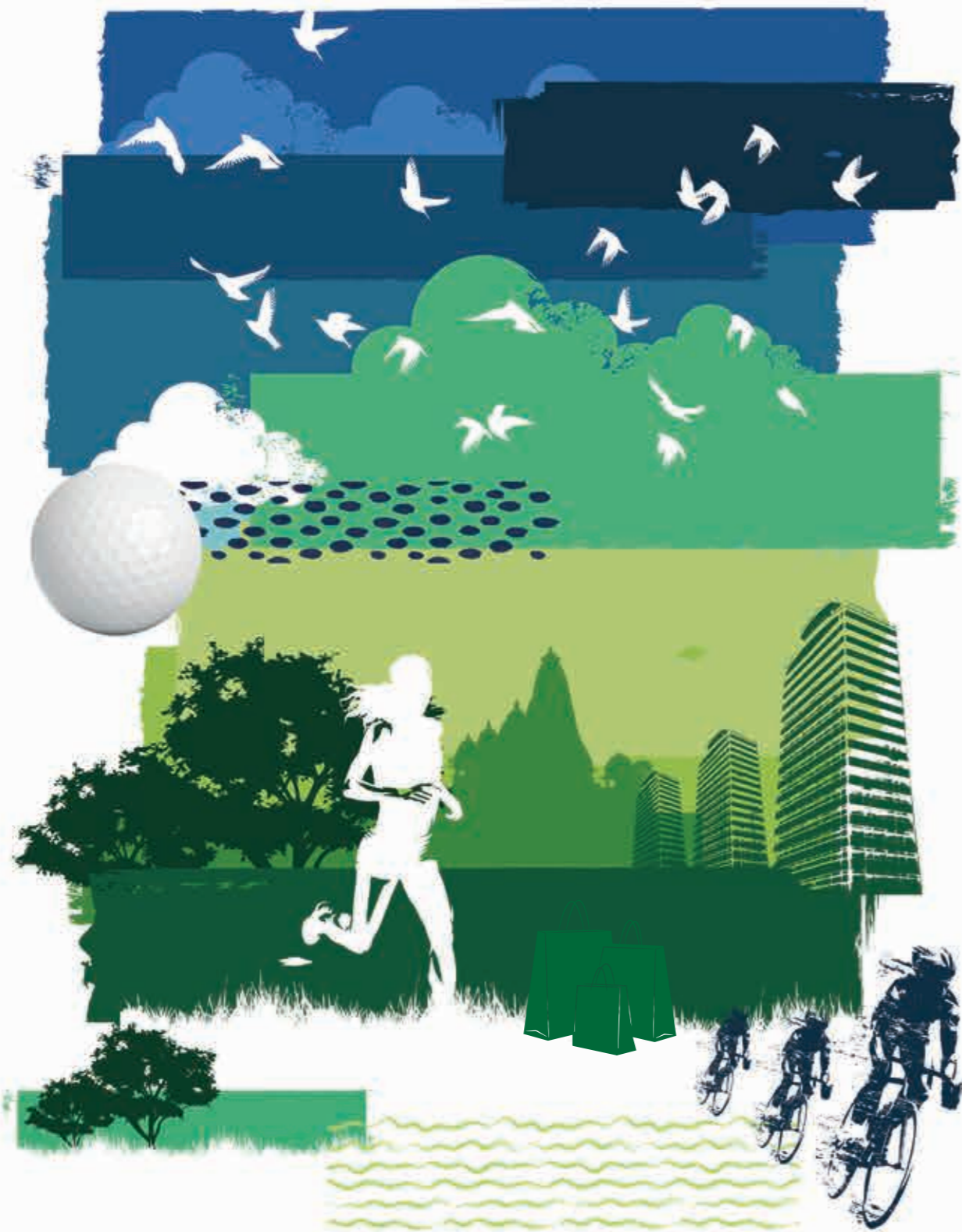
Butterfly-friendly Plantation

Ambient Night Lighting

Sr. Citizen Sit-outs

All-season Thematic Landscaping





# Where Openness Becomes a Close-knit Community

Apart from offering you with ample open spaces within the cluster, these homes enable a most sought-after low density living opportunity with only limited number of homes planned in the area.

## Ample Open Spaces

### Indoor and Outdoor Games Facility

Shoppers' Plaza (1 Min Cycling)

Lake Promenade (5 Mins Cycling)

BGCC Club & Golf Course (10 Mins Cycling)

Umiya Mata Temple (15 Mins Cycling)

Jain Derasar (15 Mins Cycling)

Source: Google Maps

# Where Fun Becomes a Way of Life

The club here is conventionally designed and thoughtfully laid-out, having all modern amenities right from shaded swimming pool, a multi-purpose hall, indoor games to a conference room and gymnasium. The layout has been planned such that the club is at the center with children's play area on one side and lush green lawns on the other.

Club  
Indoor Games  
Shaded Swimming Pool  
Multi-purpose Hall  
Conference Room  
Gymnasium







## Where Balconies Become Viewing Decks

At #KhushiyonKaPata, you get more than just a splendid view of the lake\* on one side and that of the shoppers' plaza\* on the other. You get a spacious balcony that provides you with ample opportunities to sit back & enjoy the good life.

**2 Side Open Corner Apartments\***  
**Spacious Balcony with Every Apartment**

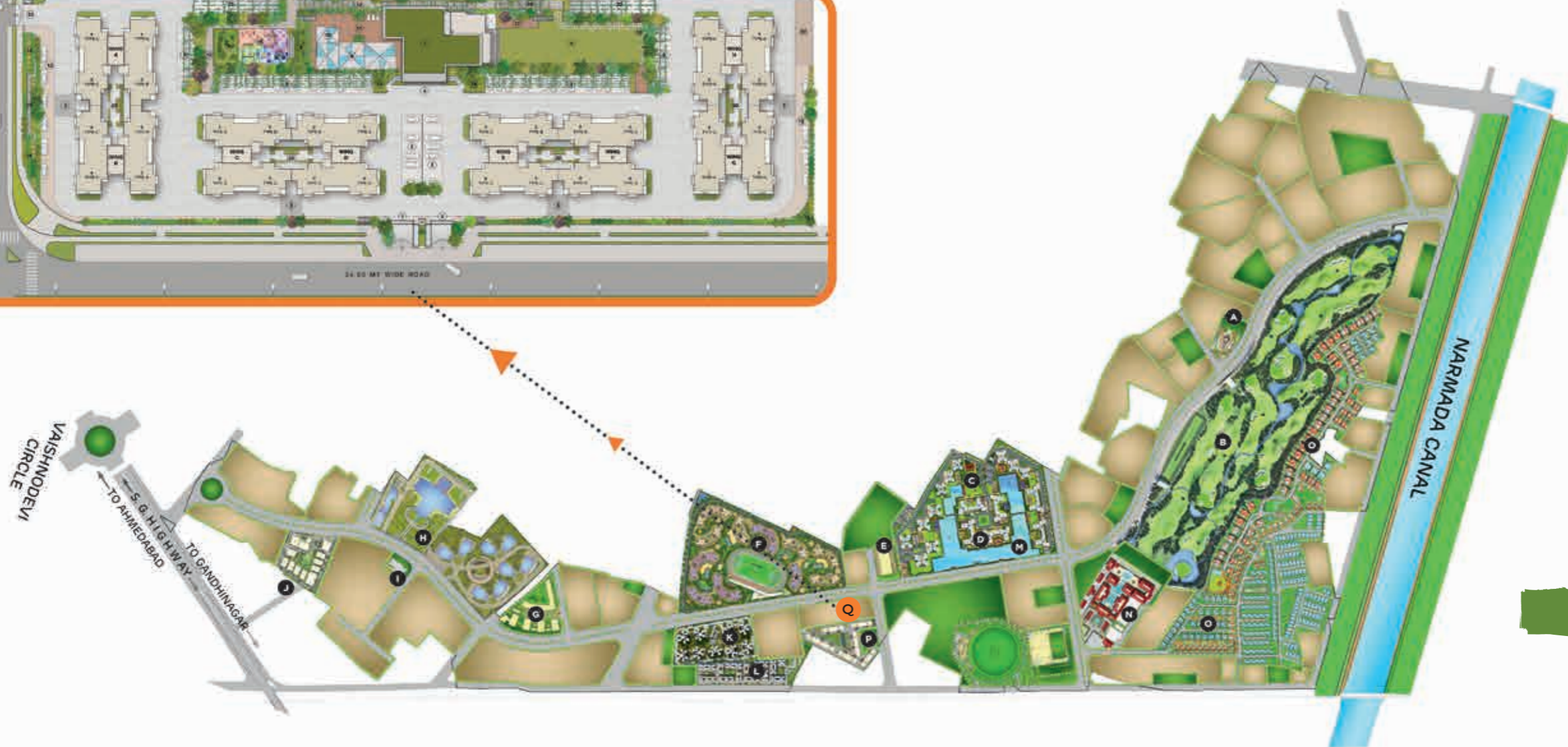
\* Select apartments only

# Where Lifestyle Becomes a Way of Life



## APPROX. 600 ACRE TOWNSHIP

- A** JAIN TEMPLE
- B** GOLF COURSE
- C** WATER LILY
- D** LA MARINA
- E** SHOPPERS' PLAZA
- F** THE MEADOWS
- G** ADANI INSTITUTE OF INFRASTRUCTURE & MANAGEMENT
- H** ADANI CORPORATE HOUSE
- I** ADANI REALTY OFFICE
- J** INSPIRE BUSINESS PARK
- K** ELYSIUM
- L** AANGAN
- M** MUSICAL AQUA SHOW
- N** THE BELVEDERE GOLF & COUNTRY CLUB
- O** THE NORTH PARK
- P** ASTER
- Q** #KHUSHIYONKAPATA



Map not to scale

Disclaimer: All data and information provided herein (including but not limited to the layout, design etc.) is provided on indicative basis and the same may be subject to change or withdrawal without notice. All data and information provided herein are solely intended to provide general information and any information of special interest should be obtained through independent verification.

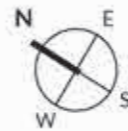


# Project Layout

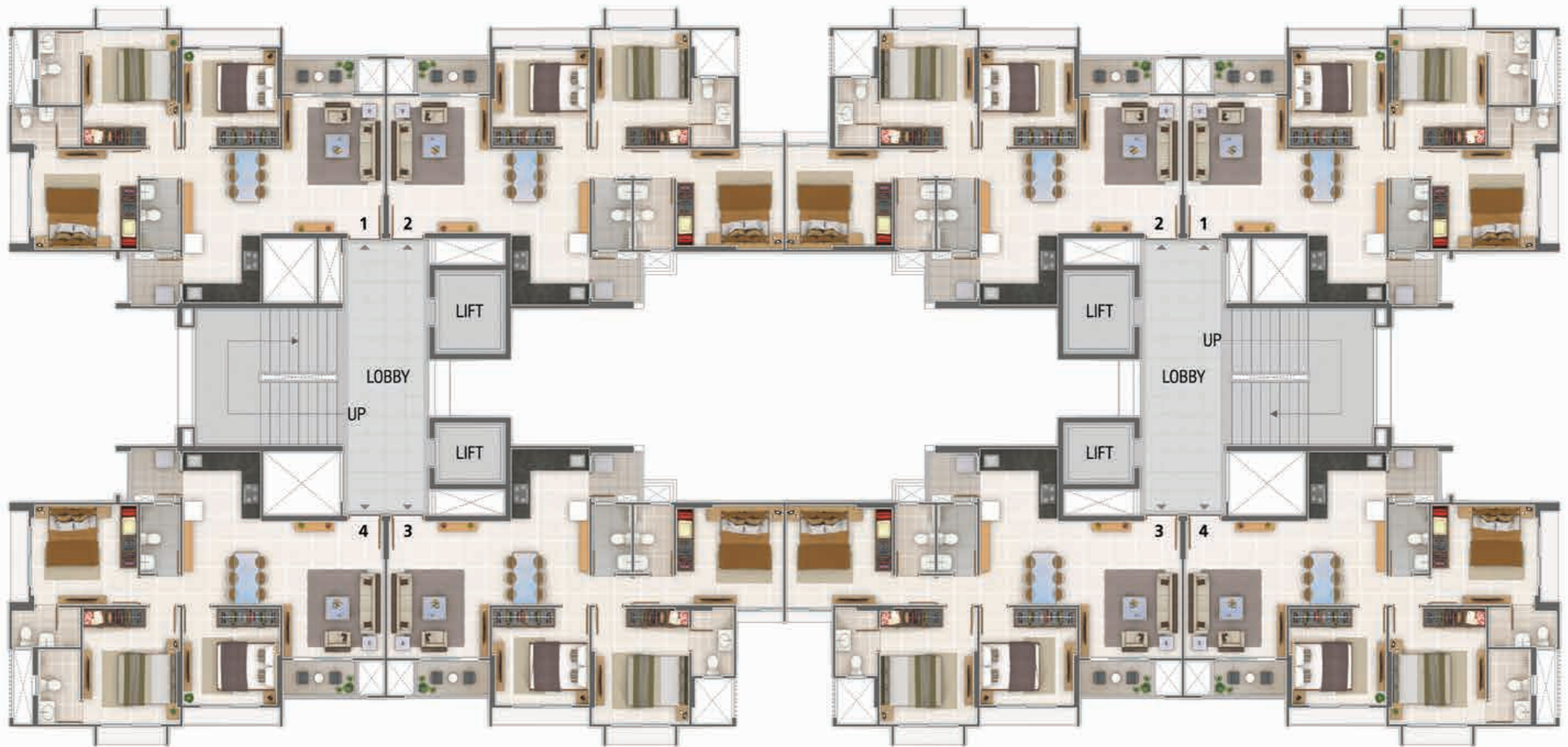
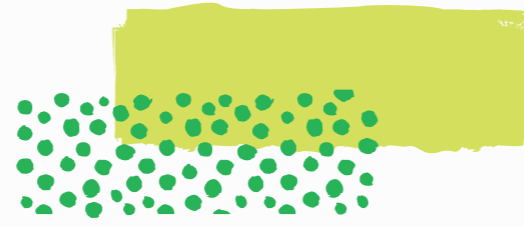


## LEGENDS

- 1 MAIN ENTRY
- 2 MAIN EXIT
- 3 PARKING
- 4 CLUBHOUSE DROP-OFF
- 5 BUILDING DROP-OFF
- 6 MULTI-PURPOSE LAWN
- 7 CLUB
- 8 SWIMMING POOL
- 9 LAWN MOUND
- 10 KIDS' POOL
- 11 SWIMMING POOL DECK
- 12 CONNECTING PATHWAY
- 13 WALKWAY
- 14 LANDSCAPE
- 15 MEANDERING PATHWAY
- 16 CHILDREN'S PLAY AREA
- 17 ACTIVITY DECK
- 18 STEPPING STONE PATHWAY
- 19 SENIOR CITIZEN SIT-OUT
- 20 COURTYARD
- 21 SERVICE ENTRY/EXIT
- 22 SERVICES
- 23 RAMP



# Typical Floor Plan

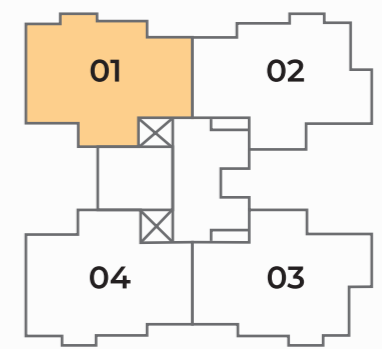


# Typical Unit Plan



## 3 BHK Unit Plan

### Type A

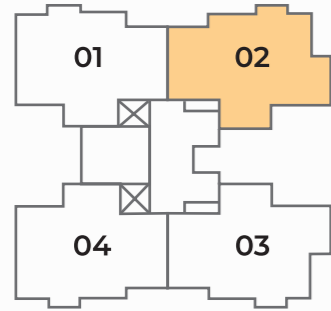


NO	AREA	METER	FEET
1	Living Room	3200 x 4280	10'6" x 14'1"
2	Balcony	2280 x 1075	7'6" x 3'6"
3	Dining	3150 x 2610	10'4" x 8'7"
4	Kitchen	2450 x 2200	8'0" x 7'3"
5	Utility	1525 x 1680	5'0" x 5'6"
6	Common Toilet	1230 x 2130	4'0" x 7'0"
7	Passage	1330 x 900	4'4" x 2'11"
8	Master Bedroom	3050 x 3650	10'0" x 12'0"
9	Master Toilet	1300 x 2330	4'3" x 7'8"
10	Bedroom-2	3250 x 3150	11'0" x 10'3"
11	Toilet-2	2130 x 1220	7'0" x 4'0"
12	Bedroom-3	3050 x 3050	10'0" x 10'0"

AREA AS PER RERA	CARPET AREA	BALCONY AREA	WASH AREA
<b>SQ. MT</b>	70.76	2.45	2.26
<b>SQ. FT</b>	761.65	26.37	24.33

## 3 BHK Unit Plan

### Type B



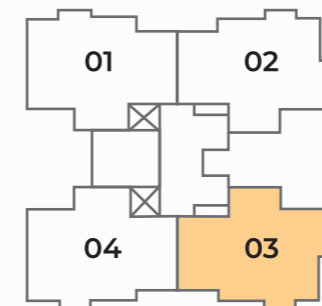
NO	AREA	METER	FEET
1	Living Room	3200 x 4280	10'6" x 14'1"
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4	Kitchen	2450 x 2300	8'0" x 7'7"
5	Utility	1525 x 1530	5'0" x 5'0"
6	Common Toilet	1230 x 2130	4'0" x 7'0"
7	Passage	1330 x 900	4'4" x 2'11"
8	Master Bedroom	3050 x 3650	10'0" x 12'0"
9	Master Toilet	1300 x 2130	4'3" x 7'0"
10	Bedroom-2	3350 x 3150	11'0" x 10'3"
11	Passage	1330 x 900	4'4" x 2'11"
12	Toilet-2	1230 x 2130	4'0" x 7'0"
13	Bedroom-3	3050 x 3050	10'0" x 10'0"

AREA AS PER RERA	CARPET AREA	BALCONY AREA	WASH AREA
SQ. MT	72.13	2.45	2.17
SQ. FT	776.40	26.37	23.36



## 3 BHK Unit Plan

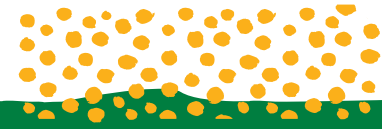
### Type C



NO	AREA	METER	FEET
1	Living Room	3200 x 4280	10'6" x 14'1"
2	Balcony	2280 x 1075	7'6" x 3'6"
3	Dining	3150 x 2610	10'4" x 8'7"
4	Kitchen	2450 x 2300	8'0" x 7'7"
5	Utility	1525 x 1530	5'0" x 5'0"
6	Common Toilet	1230 x 2130	4'0" x 7'0"
7	Passage	1330 x 900	4'4" x 2'11"
8	Master Bedroom	3050 x 3650	10'0" x 12'0"
9	Master Toilet	1300 x 2130	4'3" x 7'0"
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13	Bedroom-3	3050 x 3050	10'0" x 10'0"

AREA AS PER RERA	CARPET AREA	BALCONY AREA	WASH AREA
SQ. MT	72.13	2.45	2.17
SQ. FT	776.40	26.37	23.36





Only a Select Few  
will Possess

#KhushiyonKaPata



adani  
Realty

PROJECT DEVELOPED BY ADANI ESTATE MANAGEMENT PVT. LTD.

Site Address: Shantigram, Nr. Vaishnodevi Circle, S. G. Highway, Ahmedabad - 382 421, Gujarat, India.

PROJECT LISTED ON [WWW.GUJRERA.GUJARAT.GOV.IN](http://WWW.GUJRERA.GUJARAT.GOV.IN)  
RERA NO.: PR/GJ/AHMEDABAD/DASKROI/AUDA/RAA08011/050221

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