

THE NEW ERA OF LUXURY

SHANTI PRIYAM

3 BHK LIVING, BEST-IN-CLASS





In the realm of construction, where passion and foresight intertwine, Shanti Group stands as a testament to the belief that buildings can breathe new life into existence. Our commitment to unwavering excellence is not just a promise but a reality reflected in every project we undertake. Boasting a legacy of over four decades in real estate development, we have earned the trust of Gujarat's community as one of its most reliable developers. With a portfolio that includes **35+ projects** and an impressive **40 lakh+ sq.ft.** of cumulative development, our impact has resonated with more than **3700+ delighted families**.

Now, fueled by the same enthusiasm and unwavering dedication, we extend an invitation for you to join us on an enchanting journey we've named - **Shanti Priyam**.

OUR PAST PROJECTS

Shetrunjay (Navyug College)	Universe (Pal)
Sentpark (Gujarat Gas Circle)	Bramhand (Pal)
Shanti Sagar (Pal)	Lakeview (Pal)
Shanti Deep (Pal)	Radhe Shyam (Pal)
Shanti Homes (Jahangirpura)	Gyan Sagar (Pal)
Shanti Niketan (Anand Mahal Road)	Someshwara Township (Pal)
Shanti Palace (Navyug College)	Panchamrut (Pal)
Shanti Bhavan (Navyug College)	Swarg Residency (Katargam)
Shanti Villa (Anand Mahal Road)	Bramhlok (Dabholi)
Shanti Nagar (Anand Mahal Road)	Pushpvatika (Singanpore)
Shanti Complex (Navyug College)	HDC (Mahidharpura)
Shanti Van (Anand Mahal Road)	WDC (Mahidharpura)
Shanti Vihar (Anand Mahal Road)	Parle Square (Katargam)
Shantinath Complex (Navyug College)	Parle Point (Katargam)
Shanti Sadan (Anand Mahal Road)	
Shanti Park (Palanpur)	
Shanti Kunj (Palanpur)	
Greenpark Apartment / Maya (Tadwadi)	
Shital Apartment (Morabhagal)	
Parasmani (Ved Road)	

PROJECT BEST USP



Deck balcony in all flat



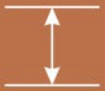
Solar Panels



Flat Slab in Living,
Dining & Kitchen



71% Open space & Construction in 29%



Floor height 10'-3"

11,000+ sq.ft. pf Landscaped & amenities area



Minimum space wastage
in planning

30+ Best amenities



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Connectivity at Its Crossroads : Your Gateway to Prime Living

Imagine a life where every direction you choose leads to a new adventure or a familiar favorite. Whether you're heading downtown, exploring local boutiques, or enjoying a leisurely stroll in the nearby park, our location at the crossroads of these four dynamic streets puts you at the center of it all.



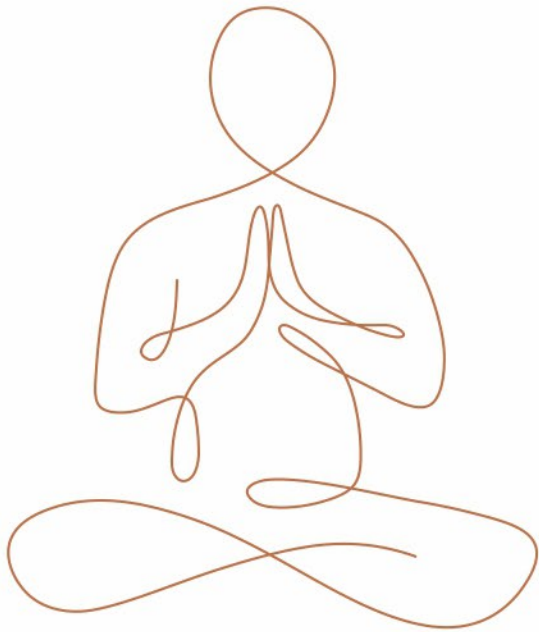
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Nature's Playground : Where Every Corner Beckons Adventure

Step into the outdoor oasis at **Shanti Priyam**, where our thoughtfully designed amenities invite you to embrace the beauty of nature while indulging in leisure and recreation. From a versatile multi-purpose court to a vibrant kids' play area and serene gazebo seating, our outdoor spaces are crafted to enhance your lifestyle with a perfect blend of fun, relaxation, and connection.

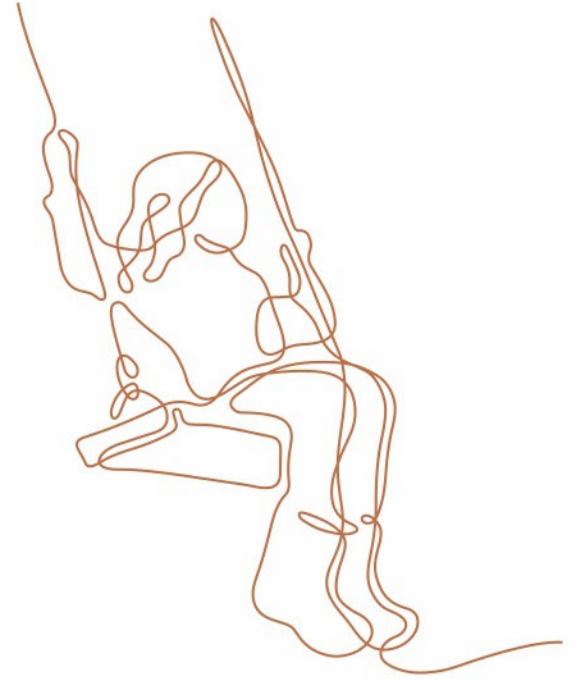




Living Artistry : Where Nature and Architecture Coalesce

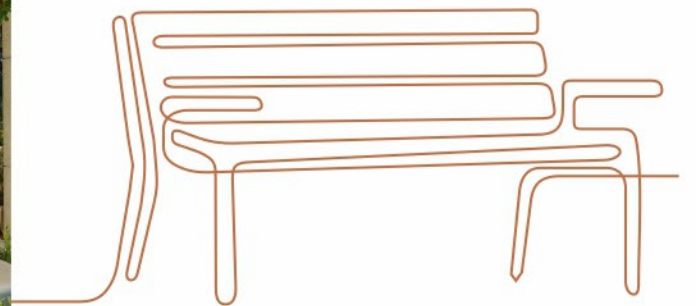
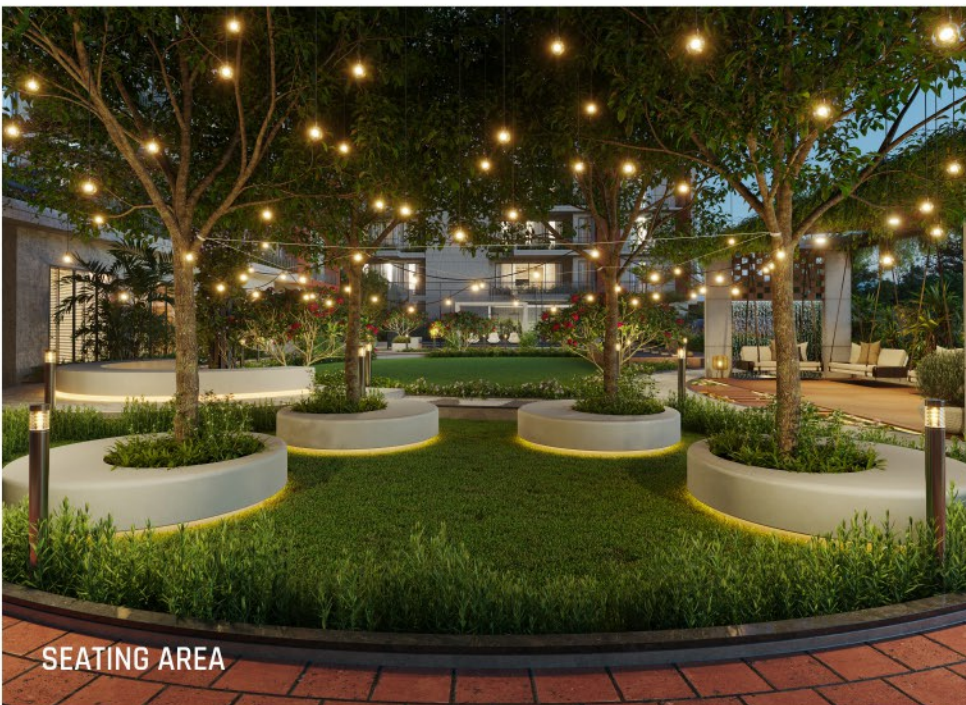
Embark on a journey through the lush tapestry of greenery at **Shanti Priyam**, where landscaping is not just an embellishment but a living, breathing work of art. Our commitment to verdant elegance is woven into every corner of our community, creating an immersive experience where nature and architecture harmoniously coalesce.





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PRIYAM
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AMENITIES





Elevate Play, Embrace Welcome, Ignite Fitness : Your All-in-One Haven

Welcome to our extraordinary haven, where the spirit of play is elevated, warmth is embraced, and fitness is ignited to its fullest potential.





TODDLERS' PLAY AREA



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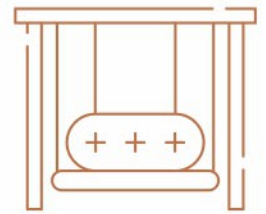


RECEPTION AREA



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Suspended Serenity : Swing Into Tranquil Bliss at Shanti Priyam

The Swing Plaza is a unique destination where the gentle sway of meticulously crafted swings beckons you to unwind and embrace the moment. Surrounded by lush greenery and thoughtfully designed landscaping, this outdoor oasis is a retreat for residents seeking relaxation, connection, and a touch of whimsy.



AMENITIES

AMENITIES FOR ELDERLY PEOPLE

- Senior Citizen Seating Area
- Swing Court
- Simple Pathway
- Cozy Seating

AMENITIES FOR HEALTHY LIVING

- Jogging Track
- Meditation Lawn
- Yoga Deck
- Acupressure Pathway
- Open Air Gym and Indoor Gym

AMENITIES FOR CHILDREN

- Pickup & Drop Stand
- Kids Play Area With Sandpit / Epdm Flooring
- Indoor Games Area
- Toddler Play Area
- Cricket Pitch
- Multi Activity Court
- Skating Rink
- Black Top Activity

AMENITIES FOR GATHERING PURPOSE

- Festival Ground Floor Landscape
- Informal Seating with Gazebo
- Swing Gazebo
- Multipurpose Room
- Zen Garden
- Fragrance Park

AMENITIES FOR AESTHETIC PURPOSE

- Lounge Swing Seating with Water body
- Sculpture
- Attractive Water Feature with Lily Pond

ECO-FRIENDLY AMENITIES

- Solar Panel (Each Building for Common Use)
- Reflective Glass in window
- Personal Planter for Each Deck

ADD-ON AMENITIES

- Video Door Phone & Digital Door Lock
- Generator Backup Facility for Common Area and 1.5 AMP for All Flats
- CCTV Camera Facility in Common Areas in The Building
- Car Parking Space Per Flat
- Fire Safety System



12 MT. WIDE ROAD

13'-0" WIDE ROAD

15'-0" WIDE ROAD

16'-0" WIDE ROAD

15'-0" WIDE ROAD

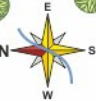
15'-0" WIDE ROAD

15'-0" WIDE ROAD

18 MT. WIDE ROAD



LAYOUT PLAN



12 MT. WIDE ROAD

13'-0" WIDE ROAD

15'-0" WIDE ROAD

16'-0" WIDE ROAD

47'-0" OPEN SPACE

19'-0" OPEN SPACE

47'-0" OPEN SPACE

30'-0" OPEN SPACE

30'-0" OPEN SPACE

19'-0" OPEN SPACE

26'-0" OPEN SPACE

154'-0" X 60'-0"

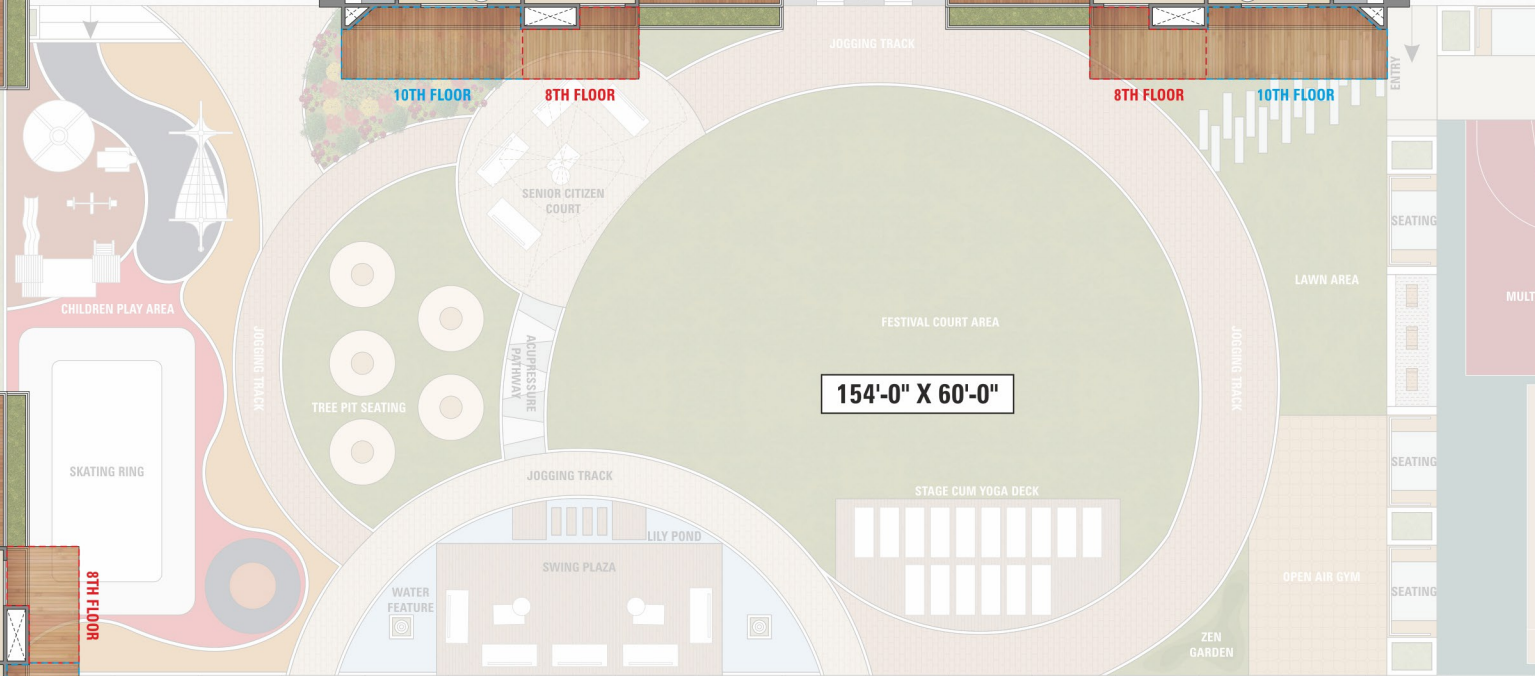
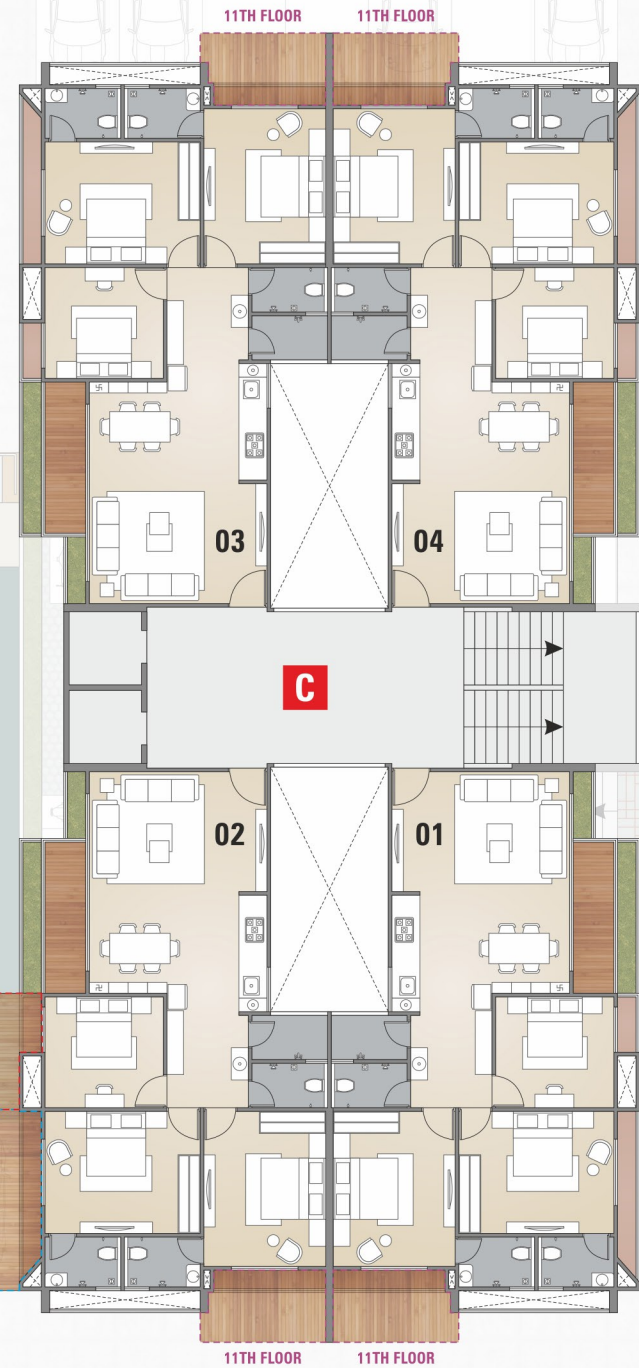
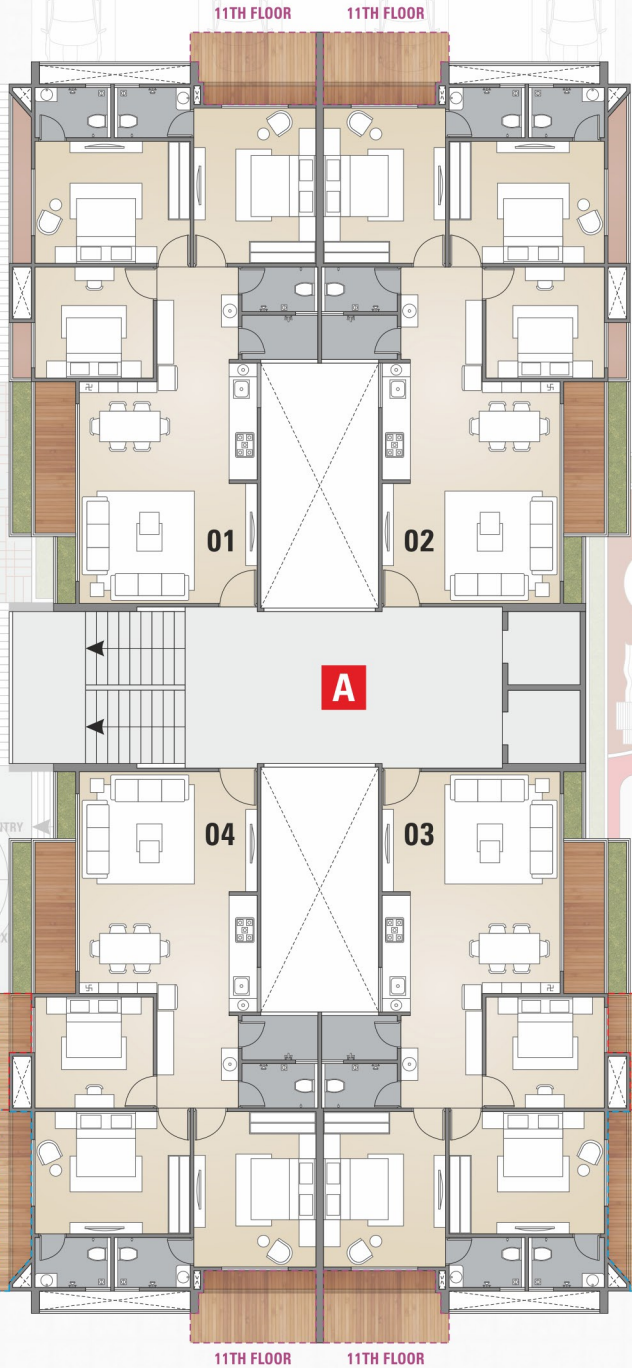
29'-0" OPEN SPACE

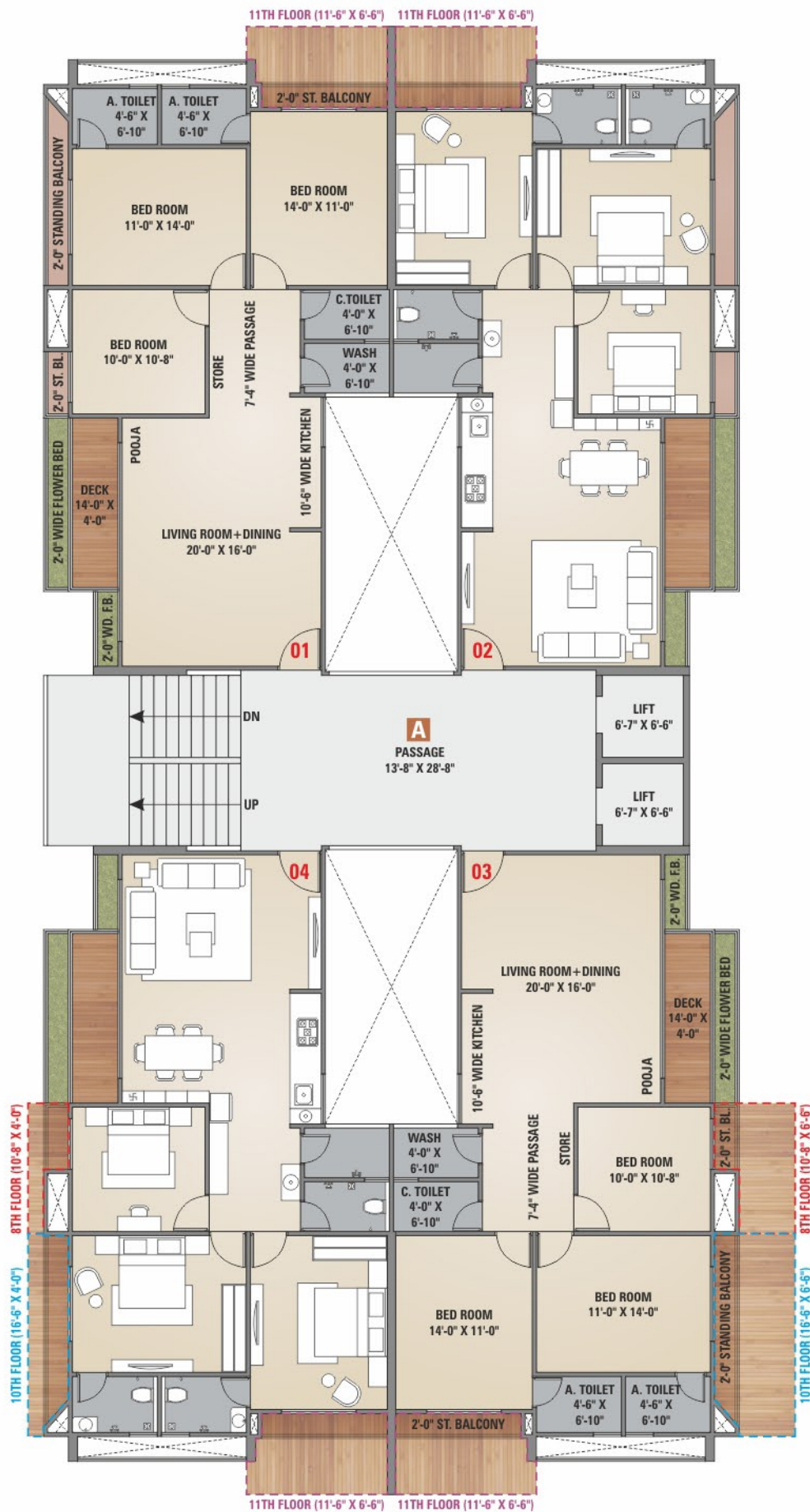
45'-0" OPEN SPACE

29'-0" OPEN SPACE

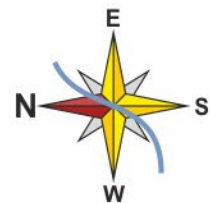
12'-0" WIDE ROAD

18 MT. WIDE ROAD





A



1ST TO 10TH FLOOR

RERA CARPET : 938.50 SQ.FT.
DECK & WASH : 77.39 SQ.FT.

8TH FLOOR (FLAT NO. - 3)

RERA CARPET : 938.50 SQ.FT.
DECK & WASH : 77.39 SQ.FT.
OPEN TERRACE : 65.12 SQ.FT.

8TH FLOOR (FLAT NO. - 4)

RERA CARPET : 938.50 SQ.FT.
DECK & WASH : 77.39 SQ.FT.
OPEN TERRACE : 28.78 SQ.FT.

10TH FLOOR (FLAT NO. - 3)

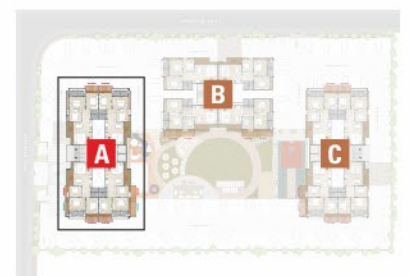
RERA CARPET : 938.50 SQ.FT.
DECK & WASH : 77.39 SQ.FT.
OPEN TERRACE : 98.81 SQ.FT.

10TH FLOOR (FLAT NO. - 4)

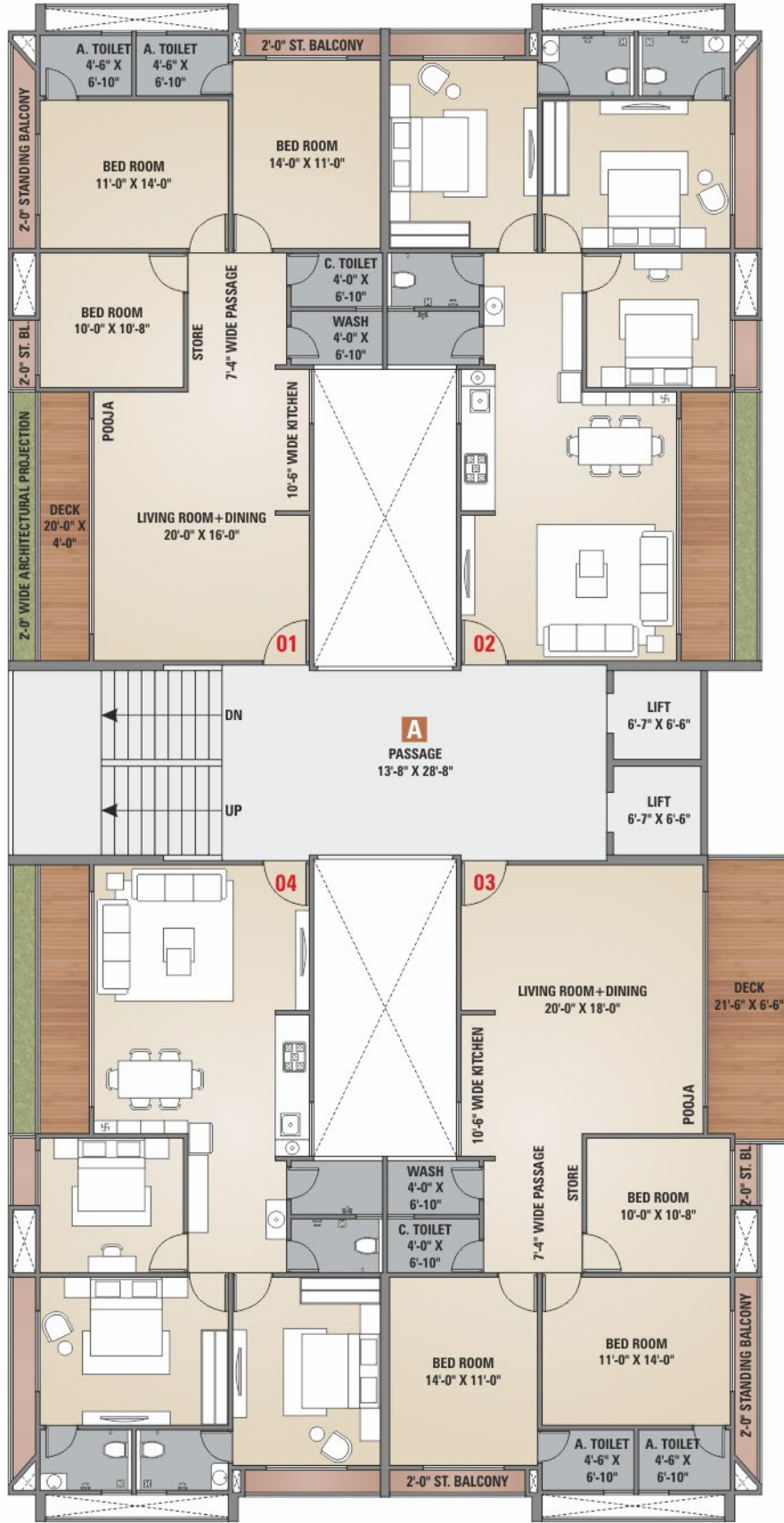
RERA CARPET : 938.50 SQ.FT.
DECK & WASH : 77.39 SQ.FT.
OPEN TERRACE : 46.39 SQ.FT.

11TH FLOOR

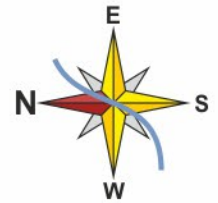
RERA CARPET : 938.50 SQ.FT.
DECK & WASH : 77.39 SQ.FT.
OPEN TERRACE : 70.50 SQ.FT.



BUILDING A
TYPICAL FLOOR (1ST TO 11TH FLOOR)

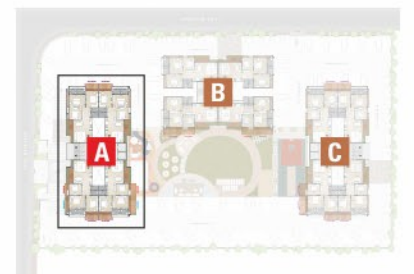


A



12TH FLOOR (FLAT NO. - 1,2 & 4)
 RERA CARPET : 940.76 SQ.FT.
 DECK & WASH : 140.68 SQ.FT.

12TH FLOOR (FLAT NO. - 3)
 RERA CARPET : 959.06 SQ.FT.
 DECK & WASH : 156.39 SQ.FT.



BUILDING A
 (12TH FLOOR)



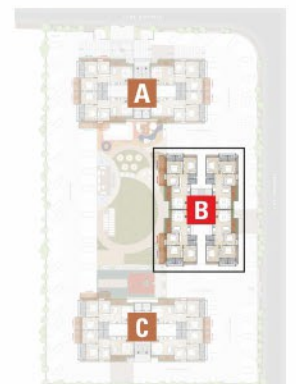
B



1ST TO 11TH FLOOR
 RERA CARPET : 937.54 SQ.FT.
 DECK & WASH : 73.09 SQ.FT.

8TH FLOOR (FLAT NO. - 3 & 4)
 RERA CARPET : 937.54 SQ.FT.
 DECK & WASH : 73.09 SQ.FT.
 OPEN TERRACE : 65.01 SQ.FT.

10TH FLOOR (FLAT NO. - 3 & 4)
 RERA CARPET : 937.54 SQ.FT.
 DECK & WASH : 73.09 SQ.FT.
 OPEN TERRACE : 98.81 SQ.FT.



BUILDING B
 TYPICAL FLOOR (1ST TO 11TH FLOOR)

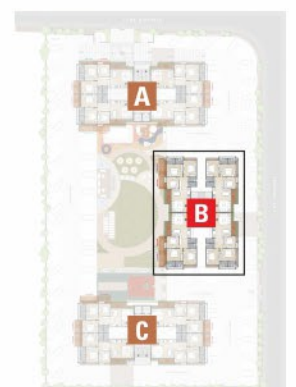
B



12TH FLOOR (FLAT NO. - 1 & 2)
 RERA CARPET : 939.90 SQ.FT.
 DECK & WASH : 99.99 SQ.FT.

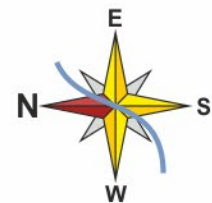
12TH FLOOR (FLAT NO. - 3 & 4)
 RERA CARPET : 958.42 SQ.FT.
 DECK & WASH : 151.23 SQ.FT.

BUILDING B
 (12TH FLOOR)





C



1ST TO 10TH FLOOR

RERA CARPET : 938.50 SQ.FT.
DECK & WASH : 77.39 SQ.FT.

10TH FLOOR (FLAT NO. - 2)

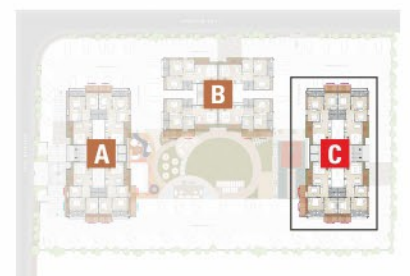
RERA CARPET : 938.50 SQ.FT.
DECK & WASH : 77.39 SQ.FT.
OPEN TERRACE : 98.81 SQ.FT.

8TH FLOOR (FLAT NO. - 2)

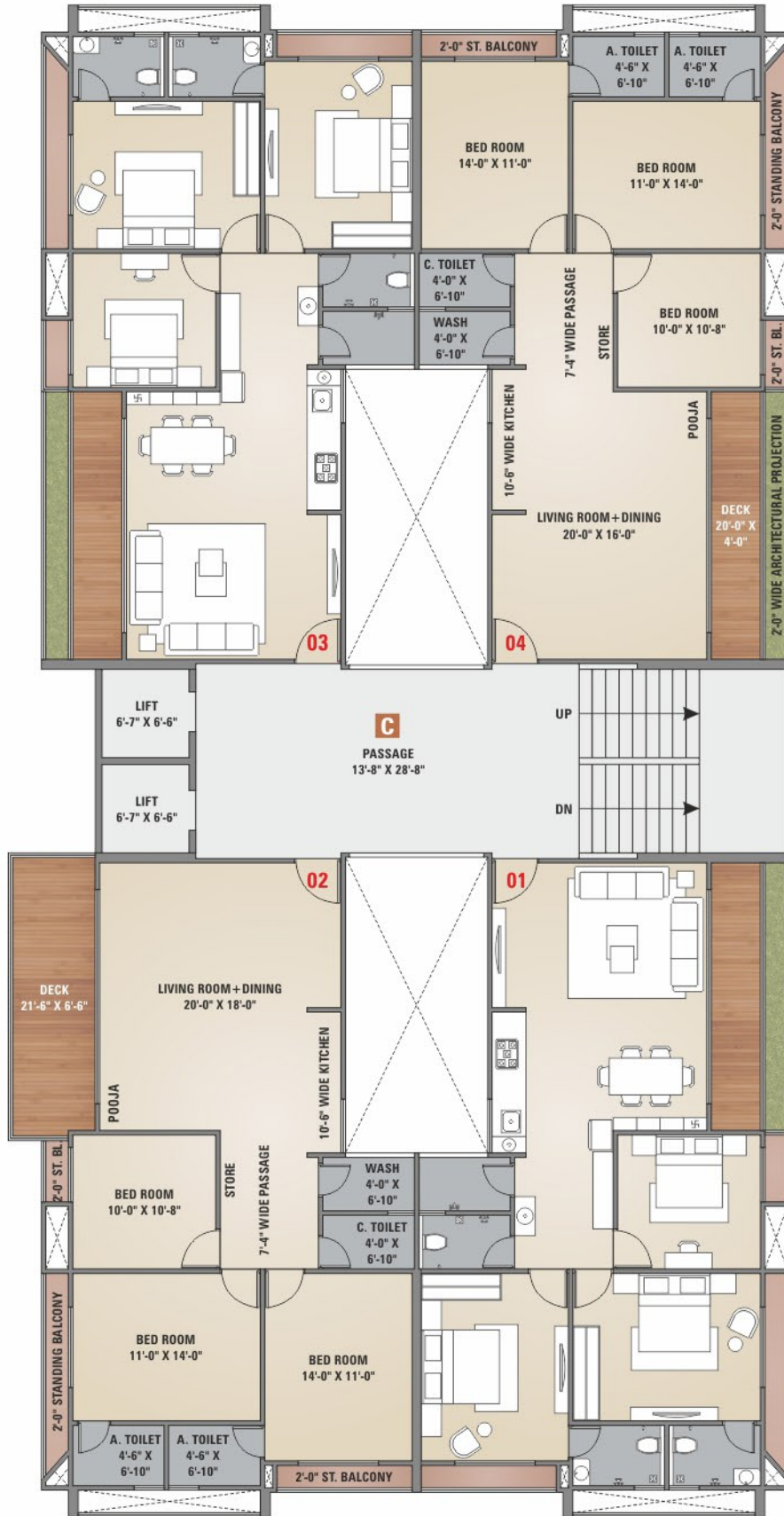
RERA CARPET : 938.50 SQ.FT.
DECK & WASH : 77.39 SQ.FT.
OPEN TERRACE : 65.12 SQ.FT.

11TH FLOOR

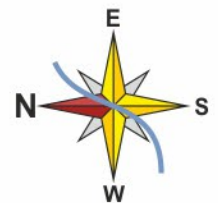
RERA CARPET : 938.50 SQ.FT.
DECK & WASH : 77.39 SQ.FT.
OPEN TERRACE : 70.50 SQ.FT.



BUILDING C
TYPICAL FLOOR (1ST TO 11TH FLOOR)

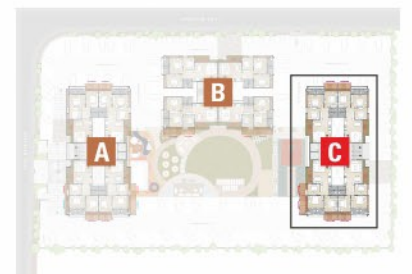


C



12TH FLOOR (FLAT NO. - 1,3 & 4)
 RERA CARPET : 940.76 SQ.FT.
 DECK & WASH : 140.68 SQ.FT.

12TH FLOOR (FLAT NO. - 2)
 RERA CARPET : 959.06 SQ.FT.
 DECK & WASH : 156.39 SQ.FT.



BUILDING C
 (12TH FLOOR)



SPECIFICATIONS

PROJECT DETAILS

Project Name: Shanti Priyam	No. of Floors: 1 basement + ground + 12 floors
Designated Use: Residential high-rise building	Floor Height: Basement 12'-3" ground floor 12'-3" 1st to 12th floor 10'-3"
No. of Wings: 3 wings	

UNIT SPECIFICATIONS

Flooring

- Living room / dining, kitchen & all bedrooms vitrified granamite tiles finish flooring.

Kitchen

- Kitchen platform will be made of granite stone with SS sink.
- SMC drinking water connection in kitchen & boring point connection in wash area.

Toilet

- Decorative tiles in all toilets, sanitary ware and C.P. fitting of standard company.

Plumbing

- CPVC / UPVC pipes of ASTRAL or equivalent brand for water supply & hot water supply in all bathrooms.
- Sanitary & C.P. fittings CERA / Hindware / Jaquare or equivalent.

Door

- Main door with wooden frame & digital door lock.

Window

- Anodized aluminium section in all windows with granite framing.

Railing

- M.S. railing in balcony area.

Electrification

- Concealed wiring of standard (ISI mark) company with modular switches and MCB with ELCB.
- 24 hour auto-generator backup for all common areas.
- 24 hour auto-generator of 1.5 amp backup for flats.
- AC & TV point for each flat.

Electric Meter

- Single phase power connection in all flats.

External Wall

- Double coat mala plaster with acrylic texture with acrylic paint.

Internal Wall Finish

- Single coat mala plaster with putty finish.

Parking

- Basement & ground floor parking space.

Gas Supply

- Gas point will be awarded to each flat 2 points.

Water Supply

- Overhead water tank & underground water tank of suitable capacity.
- Borewell as an auxiliary supply.

Terrace

- Waterproofing treatment with china mosaic finish.

Lift

- 2 nos. high speed automatic lift of standard made.





Beyond Boundaries : Unveiling Excellence at Every Entrance

Welcome to **Shanti Priyam**, where our entrance gate is not just a portal but a proclamation of unparalleled excellence. We redefine the standard with a commitment to being the best in class, setting the stage for a living experience that transcends expectations.





SHANTI PRIYAM
3 BHK LIVING, BEST-IN-CLASS

Site Address: **Shanti Priyam**, Opp. Shiv Digja, Near Time Square, T.P. - 10, Gauravpath Road, Pal, Surat 395009

Contact: +91 98 792 792 98 | E-mail: shantishineinfra@gmail.com

CONNECTIVITY

Super Market	: 0.4 km
Hospital	: 0.5 km
Bank	: 0.5 km
School	: 0.5 km
Restaurant	: 0.5 km
Petrol Pump	: 0.7 km
SMC Garden	: 0.2 km
Metro Station	: 2.5 km

A PROJECT BY



ARCHITECT



STRUCTURE



MEMBER OF
CREDAI



SCAN FOR
LOCATION



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WE REQUEST

- Stamp duty, registration charges, legal charges, GEB / SMC charges, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- GST, TDS & all other Taxes levied in future will be borne by the purchaser.
- Any Additional charges or Duties levied by the government / local authorities during or after the completion of the scheme like SMC Tax, will be borne by the purchaser.
- In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchaser shall abide by such changes.
- Changes / Alteration of any Nature including elevation, exterior color scheme, balcony Grill or any other changes affecting the overall design concept & lookout of the scheme are strictly not permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab) must not be damaged during your interior work.
- Low-voltage cables such as telephone, TV and Internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office.
- No wire / cables / conduits shall be laid or installed such that they form hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- This brochure is intended only for easy display & information of the scheme and does not form part of legal documents.

NOTES

- All rights for Alteration / Modification and development in design or specifications by architects and / or development shall be binding to all the members.
- BUC (Building Use Certificate) as per SMC rules, clear title for loan purpose.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.

LEGAL DISCLAIMER

- * All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.
- # All the elements, objects, treatments, materials, equipment & color scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification of our final products.

A PROJECT BY



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GROUP