

PROJECT BY:  SHIVALIK
Group

SITE ADDRESS :
SHIVALIK GLORIOUS,
Nr. Avsar Party Plot, Modhera Road,
Mehsana - 384002.

CONTACT :
8128986581 | 9879990029 | 9824176942


www.scarletlinedesign.com



SUPERIAL LIVING...



At Shivalik Group, we advocate for striking architectural craftsmanship, distinctive landscaping, and a plethora of exclusive benefits that infuse vitality into existence, epitomizing success and abundance in every Residential & Commercial Project we embark upon. Our commitment extends beyond mere construction; we craft lifestyles defined by opulence and distinction



44
SHOPS
Your address for unparalleled elegance

11
STOREY
Find your perfect balance of comfort and style



2 & 3 BHK Superial Living & Shops





ELEGANCE AND
SERENITY
SEAMLESSLY
INTERTWINED

 SHIVALIK
Glorious

Embrace city living in style at our premier address



GROUND FLOOR PLAN

SHOP AREA	
NO.	SQ. FT.
01	380
02	393
03	373
04	369
05	164
06	360
07	325
08	306
09	265
10	347
11	317
12	242
13	242
14	239
15	238
16	249
17	272
18	272
19	249
20	237
21	242
22	284
23	255
24	276
25	276
26	255
27	279
28	245
29	245
30	279
31	255
32	278
33	276
34	255
35	320

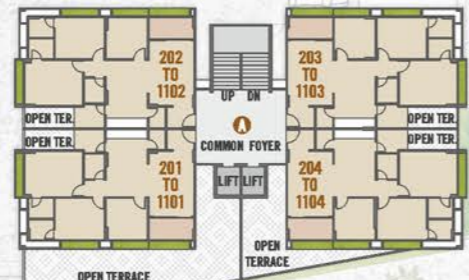
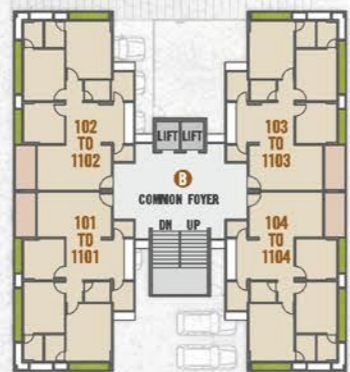
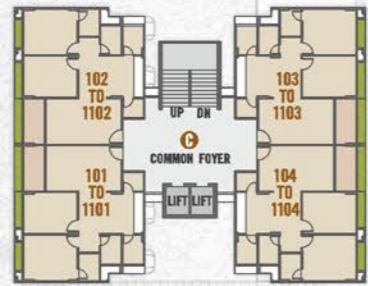
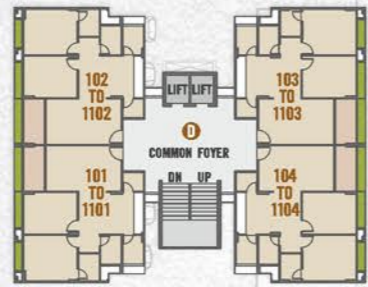


FIRST FLOOR PLAN

SHOP AREA	
NO.	SQ. FT.
01	701
02	671
03	650
04	736
05	156
06	663
07	546
08	528
09	535



TYPICAL
FLOOR PLAN



UNMATCHED
LIVING
EXPERIENCE



Here, every moment is embraced by stunning
vistas, enticing you to relish life's beauty





WHERE EVERY
CORNER IS
DESIGNED FOR
YOUR DELIGHT


SHIVALIK
Glorious

Here, every moment is embraced by stunning vistas,
enticing you to relish life's beauty

3 BHK
TYPICAL FLOOR PLAN

Block - A



3 BHK UNIT PLAN



3 BHK
TYPICAL FLOOR PLAN

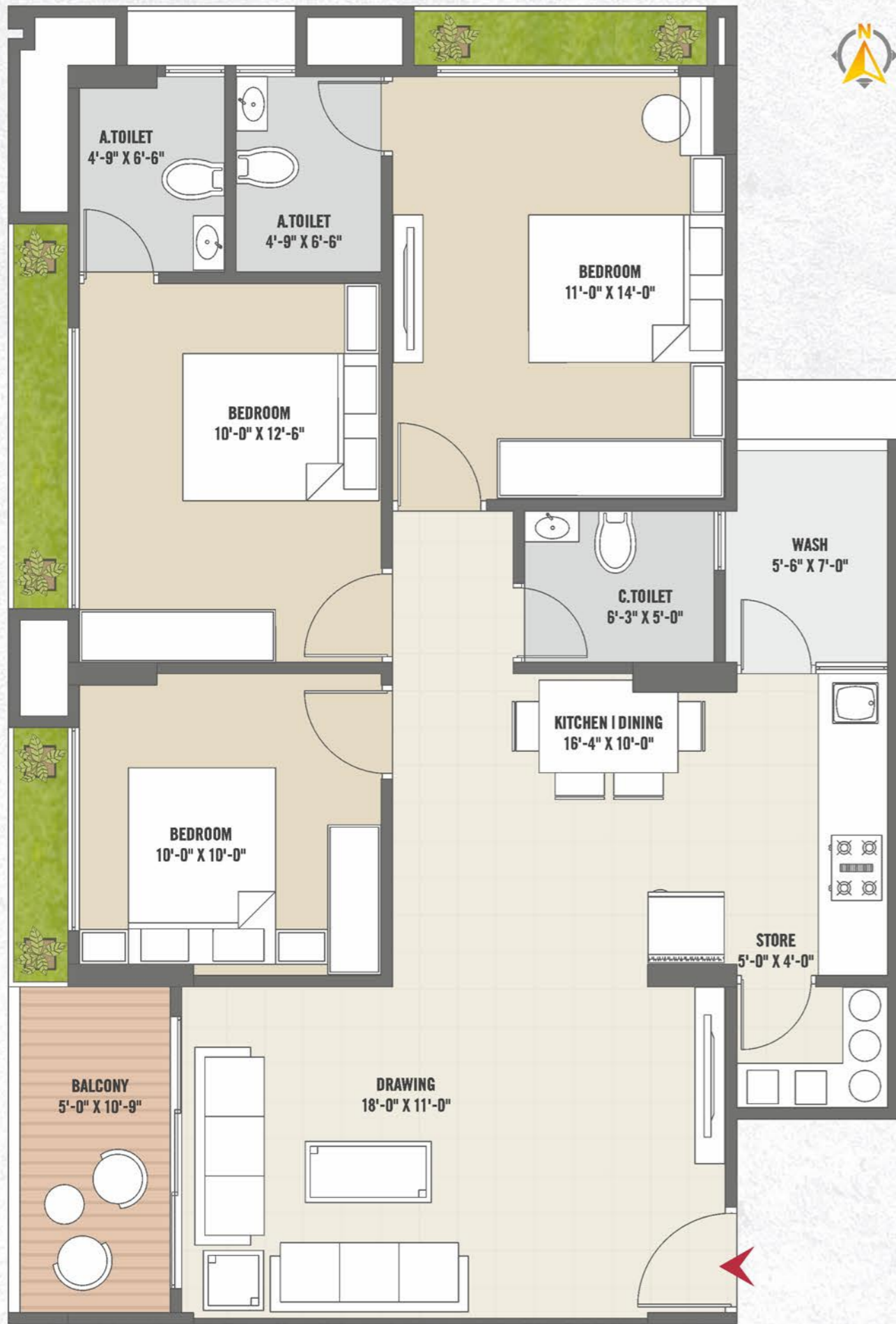
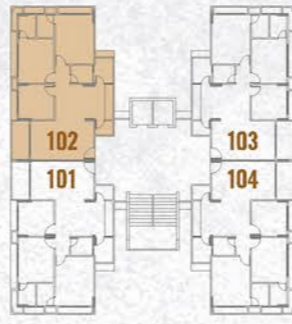


Block - B



3 BHK UNIT PLAN

Block - B



LIVE **ELEVATED**
WITH BREATHTAKING
VIEWS
FROM HERE



Here, every moment is embraced by stunning vistas, enticing you to relish life's beauty



2 BHK
TYPICAL FLOOR PLAN

Block - C & D



2 BHK UNIT PLAN



Block - D



Block - C



3 BHK
TYPICAL FLOOR PLAN

Block - E



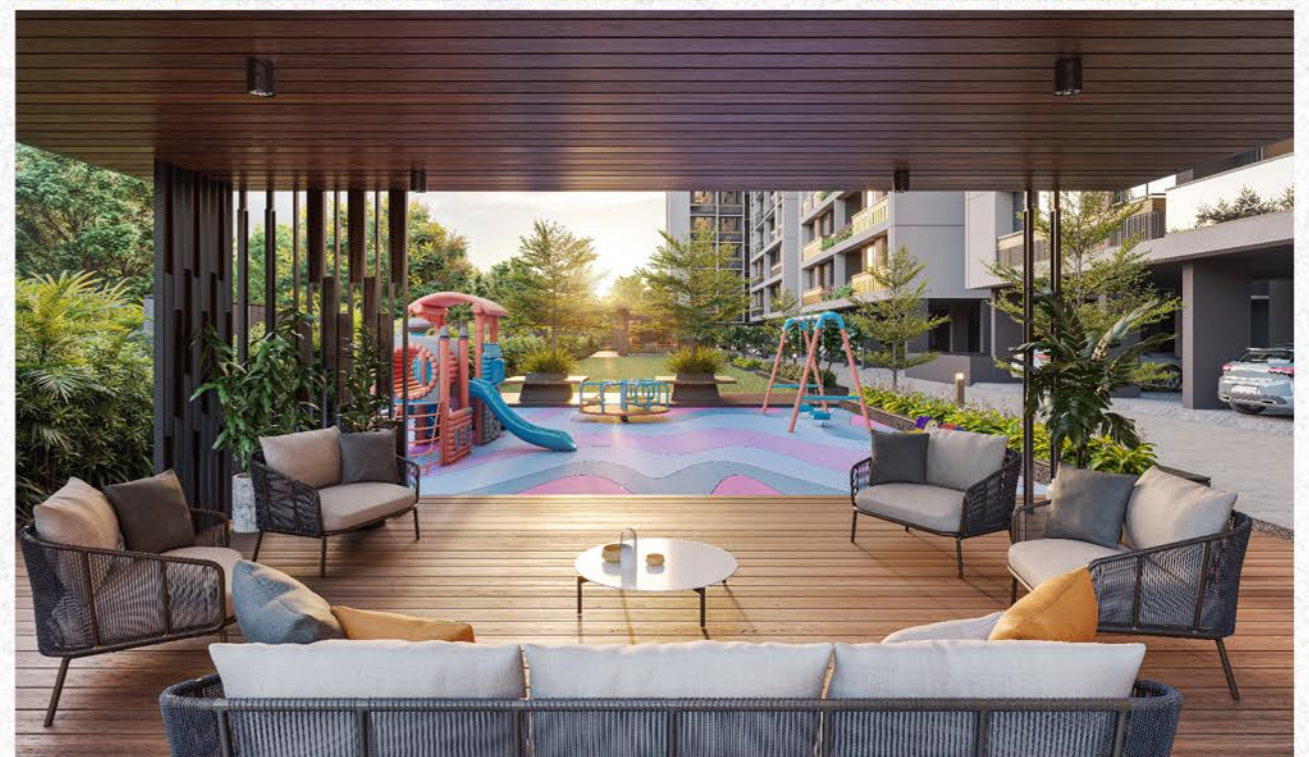
3 BHK UNIT PLAN



WELCOME HOME, WHERE LUXURY AWAITS AT EVERY ENTRY

SHIVALIK
Glorious

This abodes has an entirely different look to your harmonious life with external happiness



3 BHK UNIT PLAN

Block - E





EXPERIENCE
UNPARALLELED ELEGANCE





LANDSCAPE GARDEN



KIDS PICK-UP DROP ZONE



BASEMENT PARKING



CLUBHOUSE



2 LIFTS PER BLOCK



GAS LINE



GAZEBO



CCTV CAMERA



24 HRS WATER SUPPLY



GENERATOR



INDOOR GAMES



ATTRACTIVE GATE



CHILDREN PLAY AREA



SENIOR CITIZEN SEATING



GYM



SECURITY CABIN



MULTIPURPOSE HALL



PARTY LAWN



EXTRACTIVE FOYER



FIRE SAFETY PROVISION

20+

LEISURE AMENITIES...





SPECIFICATION



Structure

- Safe & sound quality controlled R.C.C. Frame structure with Best material component
- Earthquake resistant design



Wall finish

- **Internal** : Finished mala plaster with putty finish
- **External** : Double coat sand face plaster with Texture paint



Flooring & Wall tiling

- Premium Vitrified tiles in drawing, living, Dinning, Kitchen, Bedrooms
- Granite platform in kitchen with S.S. sink
- Designer tiles up-to lintel level above Kitchen platform & toilets
- China mosaic in all terrace



Electrical Work

- ISI marked standard modular switches
- Sufficient electrical points in all areas



Doors & Windows

- Main Door : Designer flush doors
- Other Doors : Flush doors
- Superior quality hardware fittings
- Aluminum / UPVC sliding window with Granite stones



Wall Paint

- Texture paint on external walls
- All internal walls with water resistant Smooth cement base putty finish



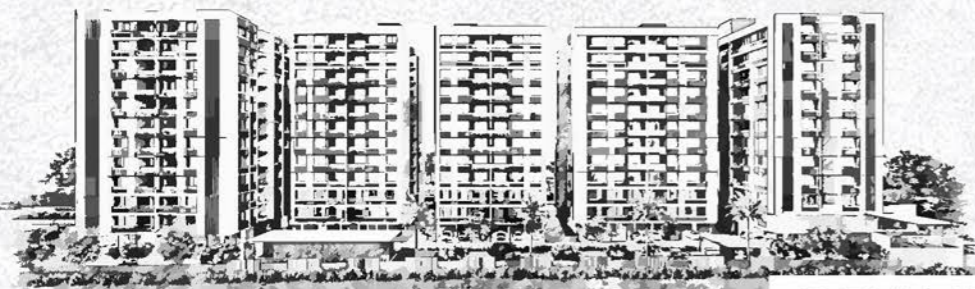
Plumbing & Sanitation

- Premium quality sanitary ware



Pipe & Fittings

- Premium quality PVC / CPVC / UPVC fittings



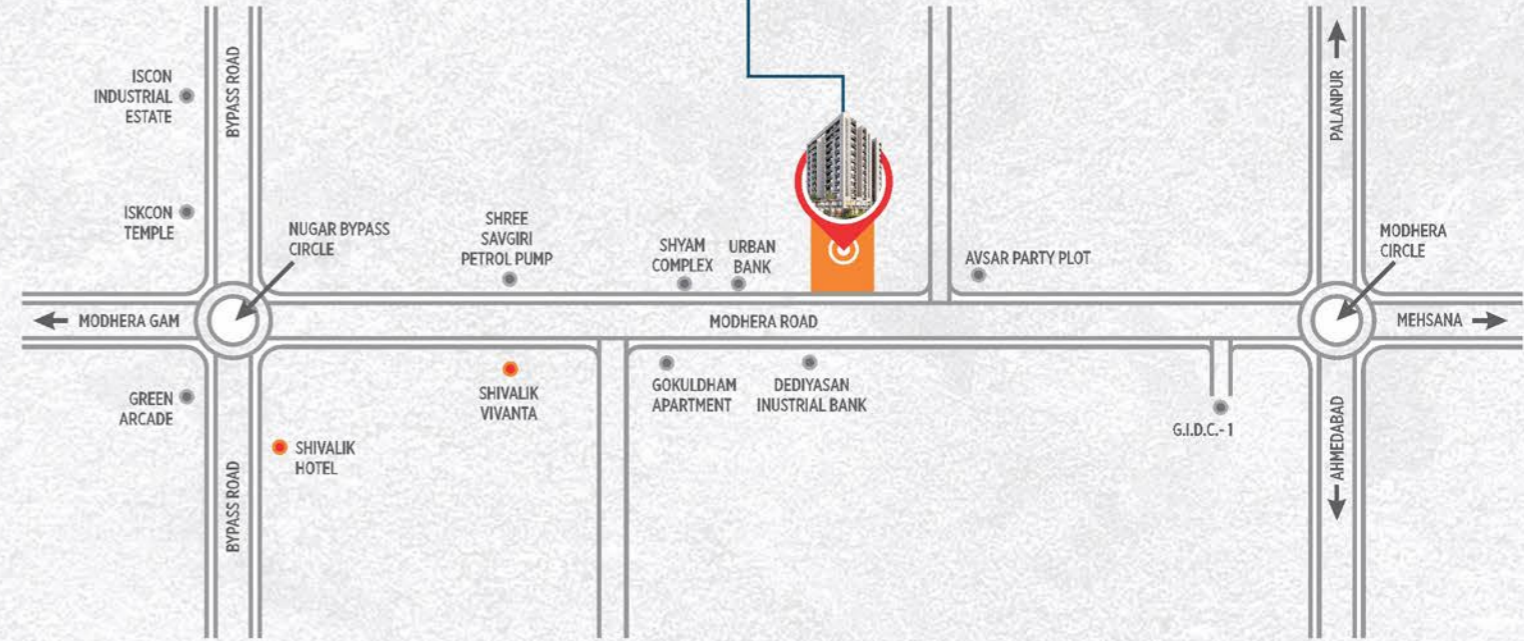
GRANDIOSE LIVING...

NOTE :

Stamp Duty, Registration Charges, GST, Gas Connection Charge & Maintenance Charge, Electric Co. charges Including Cable And Sub Station Cast And Other Government Charges Shall Be Born By The Purchaser. Any Additional Charges Of Duties Levied By The Government/Local Authorities During Or After The Completion Of The Project Will Be Born By The Purchaser. Extra Work Shall Be Executed After Receiving Full Payment. No Changes Will Be External Elevations. The Developers Reserve The Right To Make Any Changes In The Plans, Information And Specifications As May Be Required Without Any Prior Notice. such Changes Will Be Binding To All The Members. Possession Will Be Given After Seven Days Of Settlement Of All Accounts. Maintenance Deposit Shall Be Paid Separately By All Members In Advance. Purchaser Will Be Responsible If Any Fault In GSPL Pipeline Occurs Because all the work has been done according to GSPL Protocol. This Brochure Is Just For An Easy Presentation Of The Project And Should Not Be Treated As A Legal Document. Any Legal Conflict Arises In Future Shall Be Governed By Laws Of India. and Shall Subject To Jurisdiction Of Mehsana City Only. All Rights Reserved To Developers For Any Change.

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MARVELOUS CONCEPTION

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DEVELOPERS

SHIVALIK
LANDMARK

ARCHITECT



STR. ENGINEER



PMC



MEP



RERA NO. : PR/GJ/MEHSANA/MEHSANA/Mahesana Municipality/MAA13358/200424/311229
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