







Live your life, make it big - at Swarnim Signature!  
Signature Of Lifestyle Amenities, Peace Of Mind And Happiness.  
Live In The Signature Of Luxury At Swarnim Signature





ELEVATE YOUR LIFESTYLE





A Composition of Colour, texture and form well articulated spaces and elements which are of exclusive modern concept





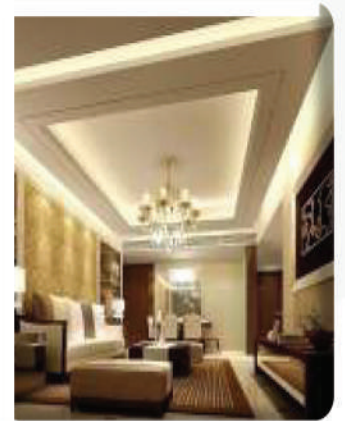
# SALIENT features



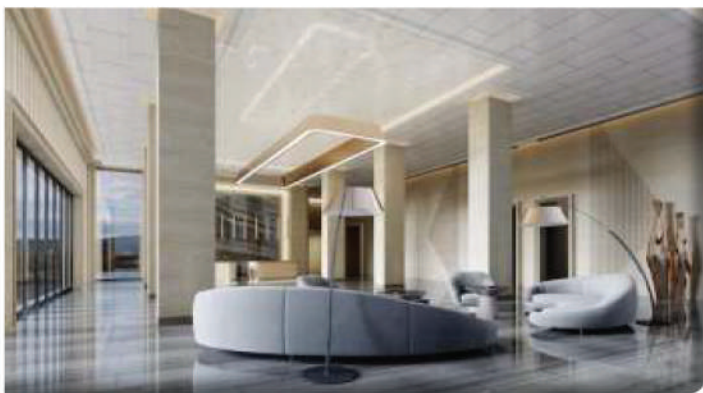
High End Passenger Lift ( Schindler Elevator, Kone, ThyssenKrupp Elevator )



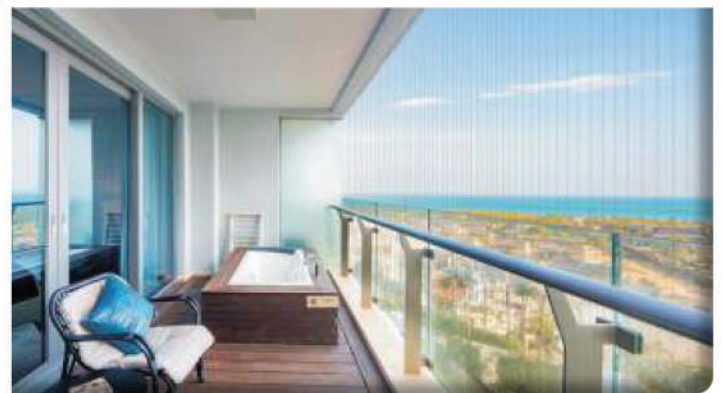
Meditation Room



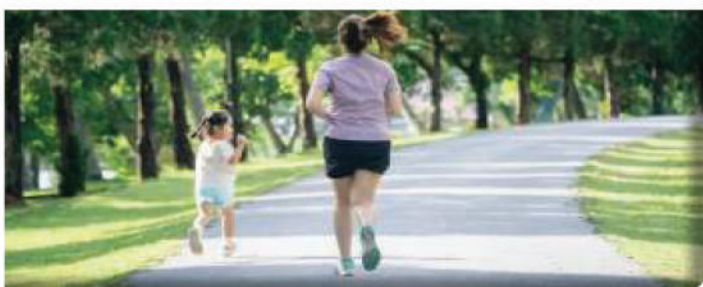
Pop Design in Living Room



Entrance Foyer with Air Conditioned Waiting Lounge



Invisible Grill in All Balconies and Windows



Jogging Track



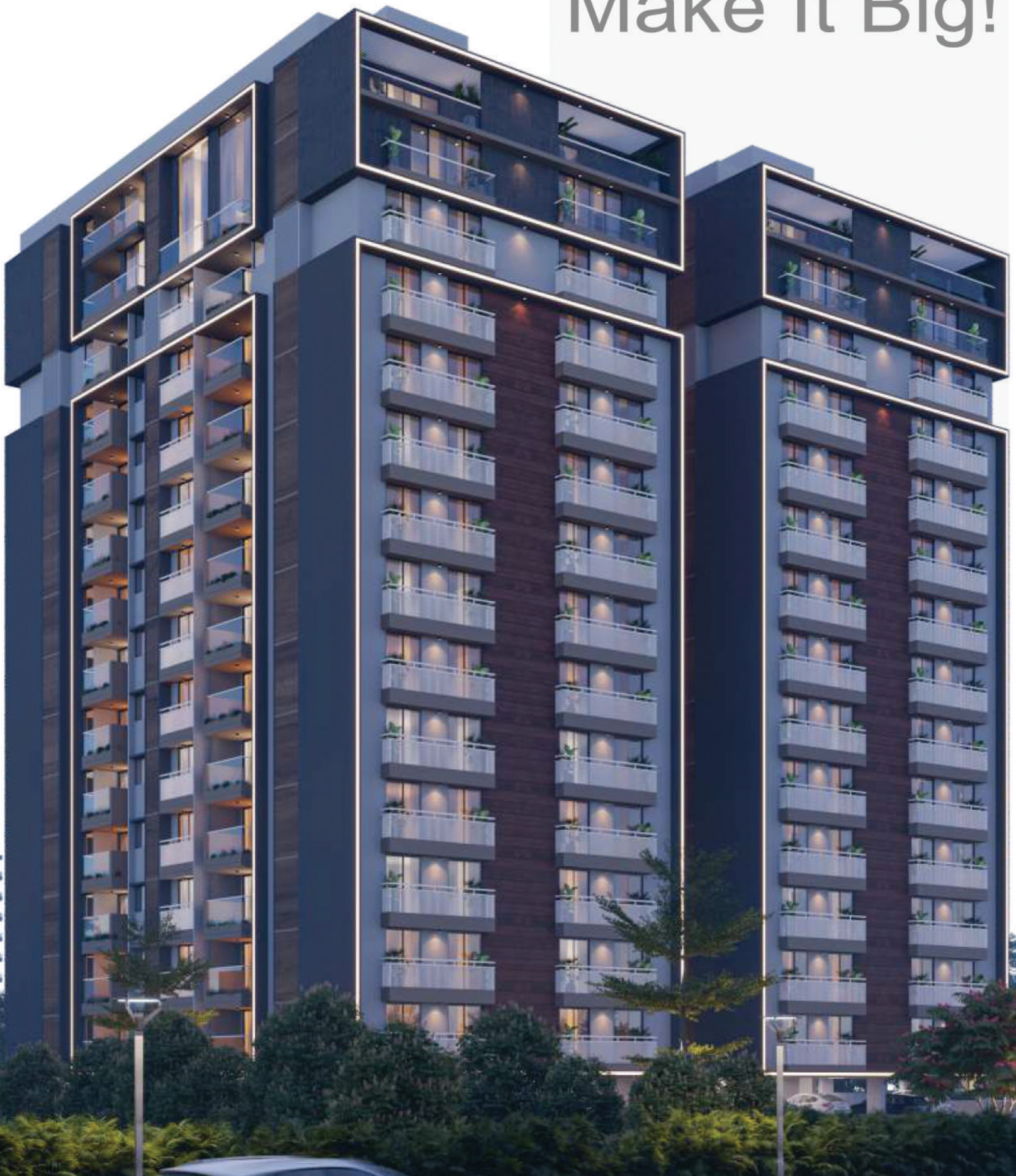
Modular Kitchen



A/C Point in all Rooms



Live Your Life  
**Make It Big!**

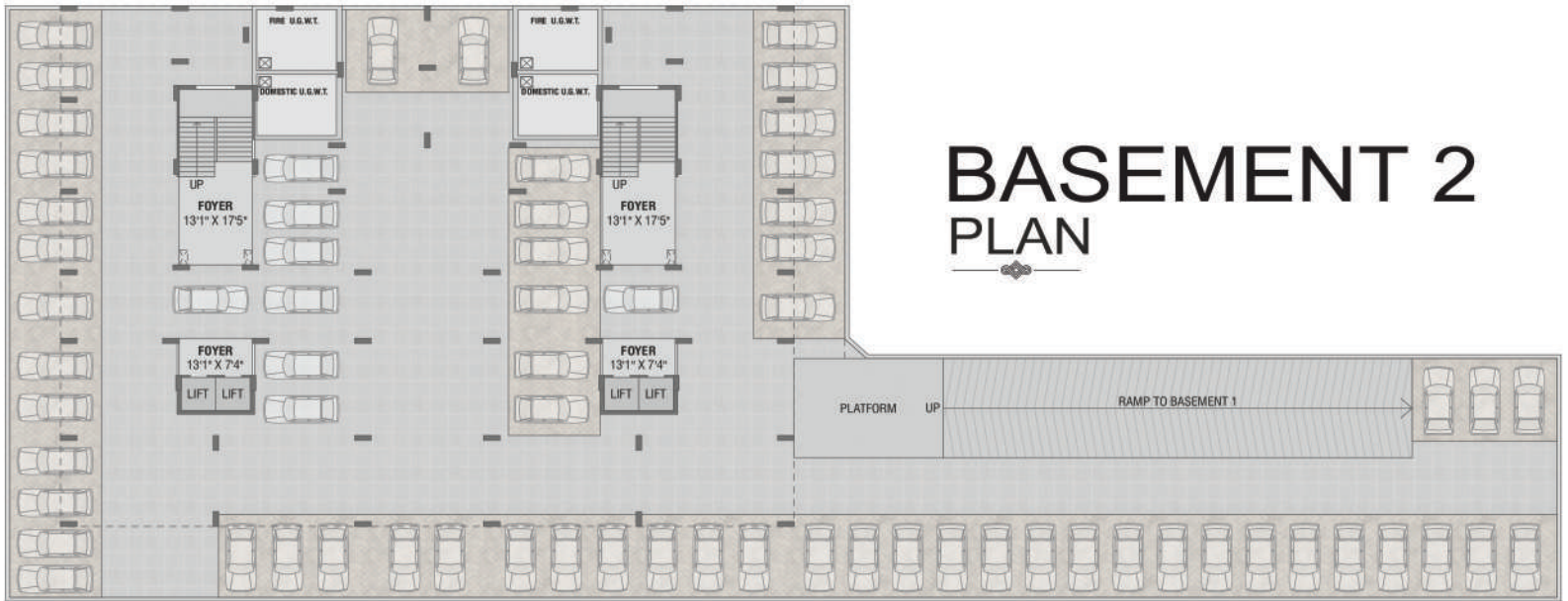


The Most Iconic Luxurious Apartments That Brings The Modern Architectural Style And Exquisite Design. A Glamorous Building, A Location That Is Crown Of Gandhinagar City.

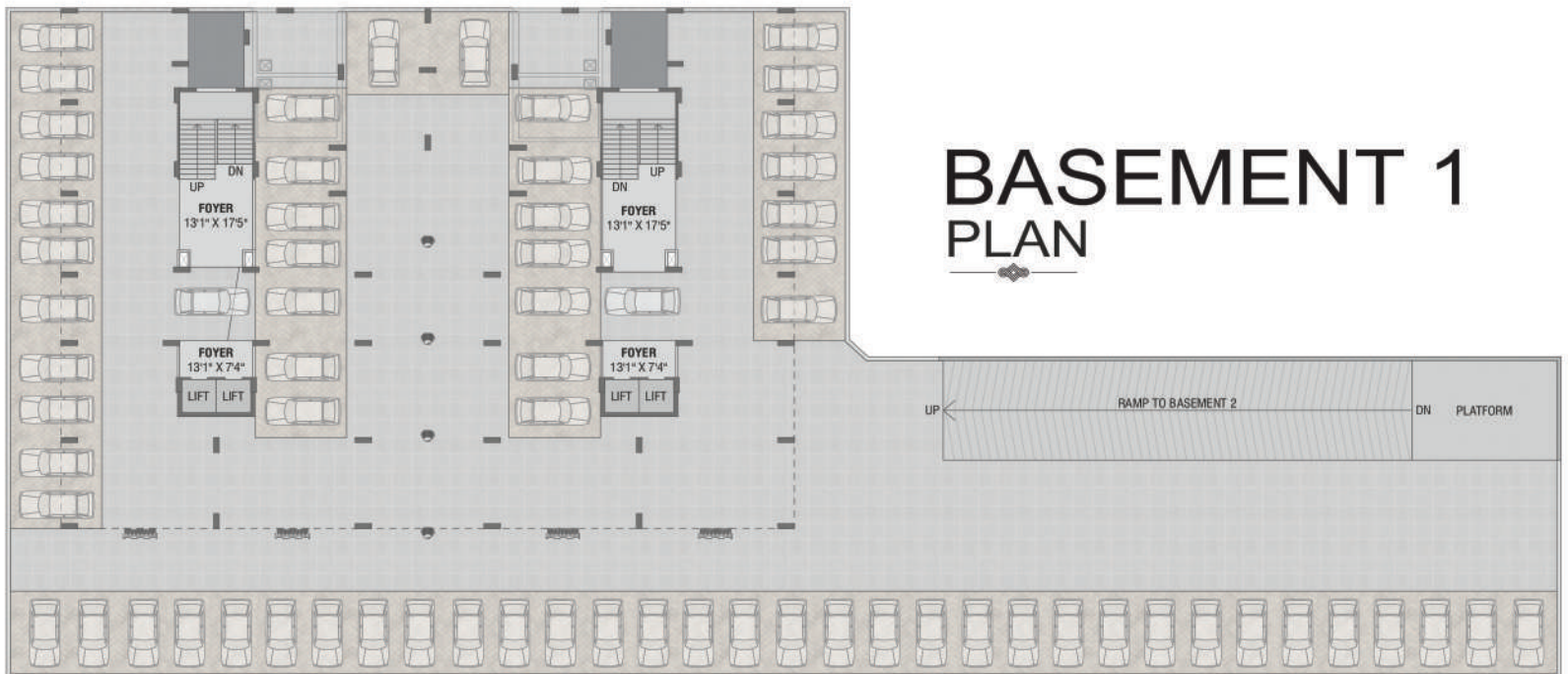




Living Spaces Of High Excellence With Ample Parking Space  
“buckle Up And Enjoy The Journey”....



## BASEMENT 2 PLAN



## BASEMENT 1 PLAN

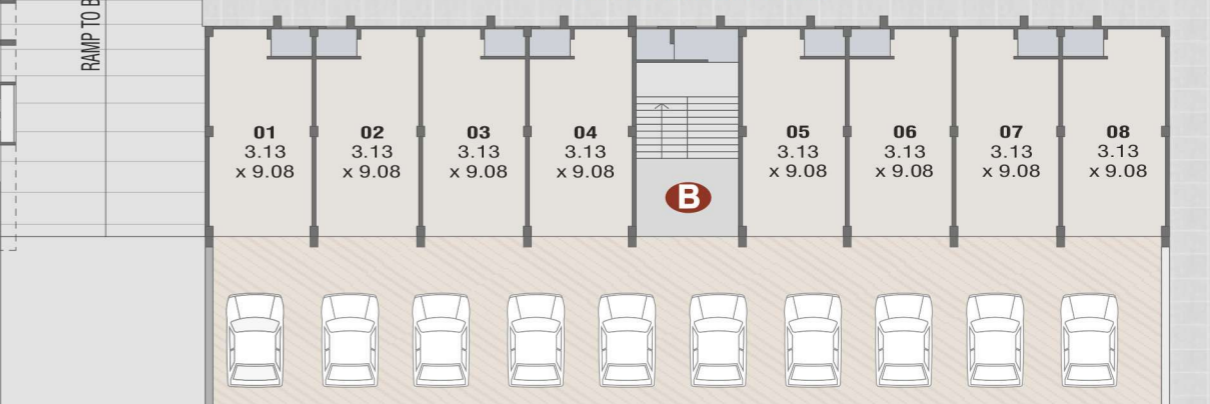
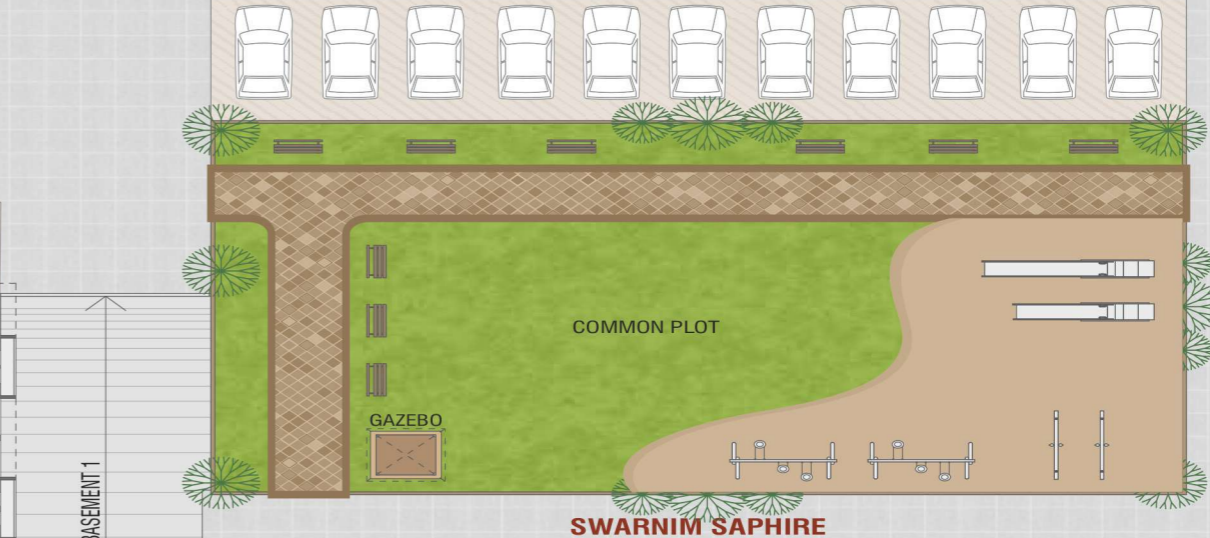
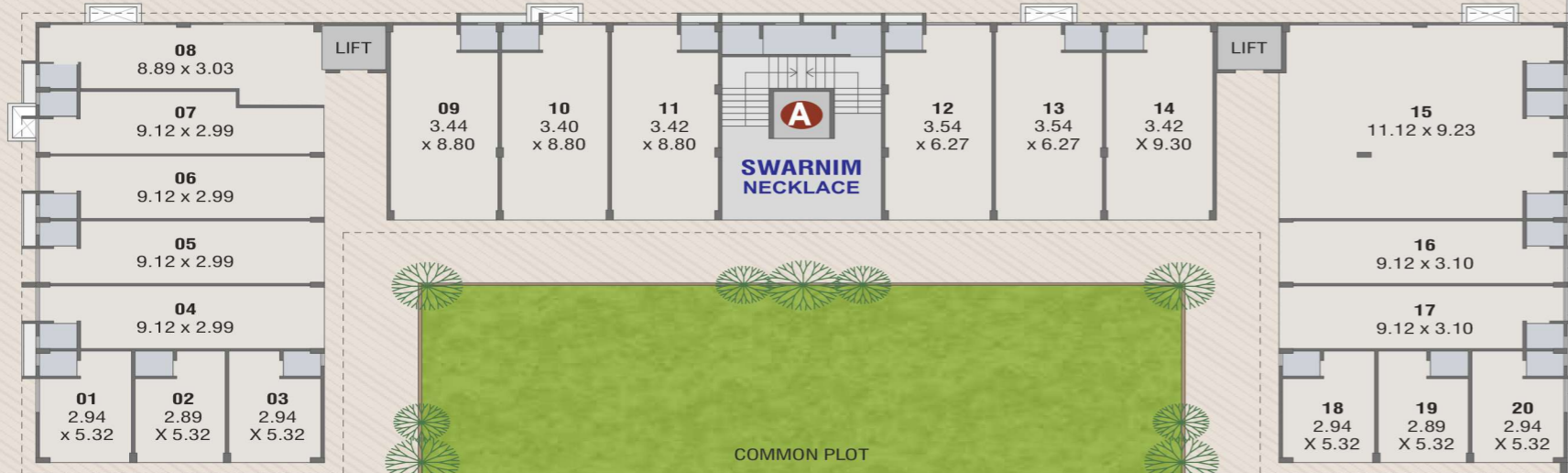
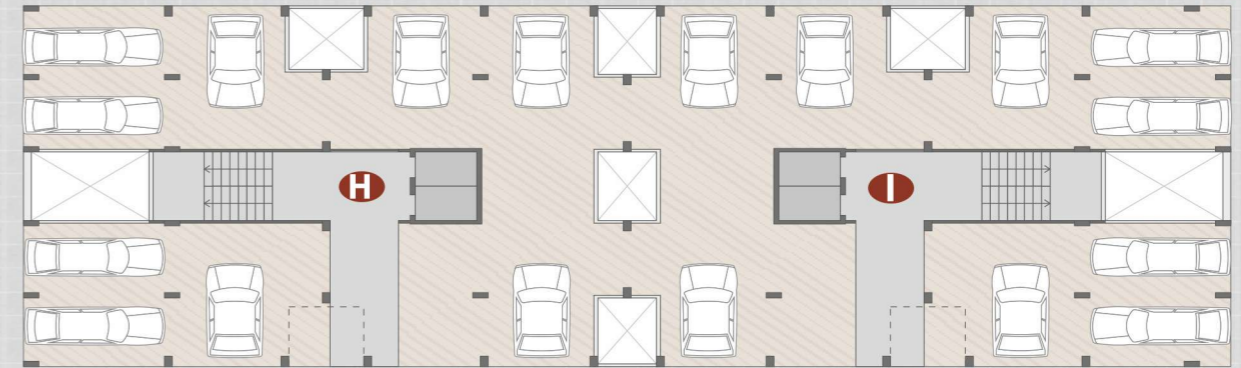
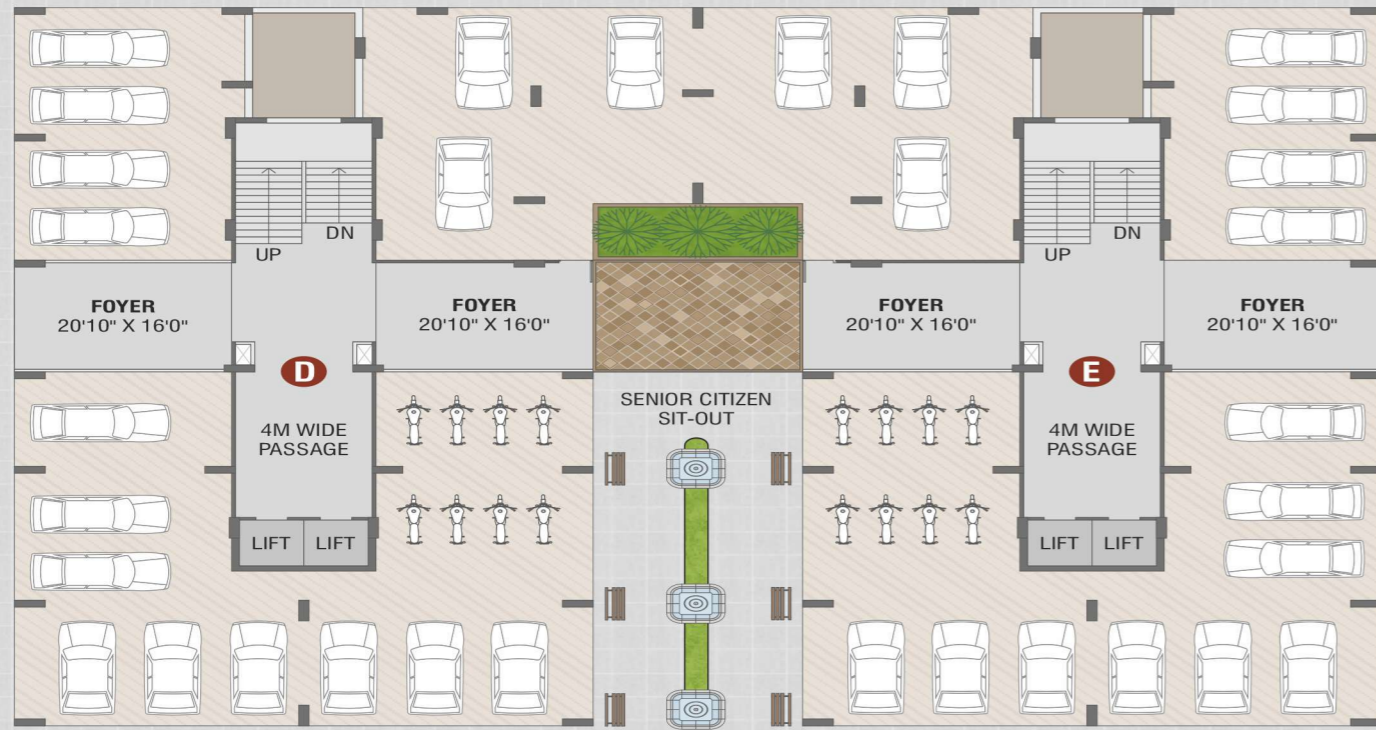




# GROUND FLOOR PLAN



“Gather, entertain and unwind in our expansive community space”



7.50 MT. WIDE ROAD

18 MT. ROAD









**UNIT  
PLAN**

**TYPE - 1 | 2 BHK**

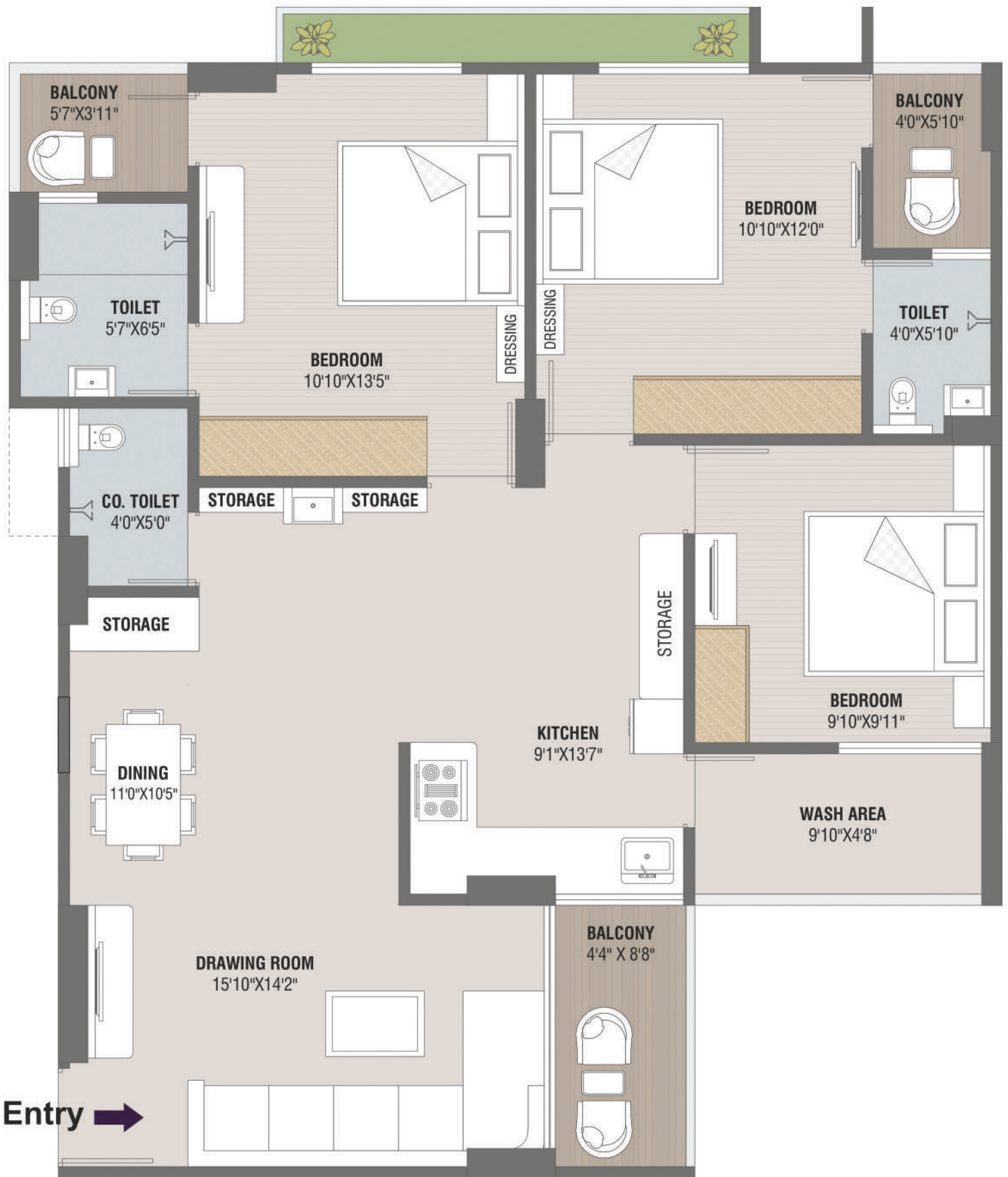




# UNIT PLAN

TYPE - 2 | 2 BHK





# UNIT PLAN

TYPE - 3 | 3 BHK





**UNIT**  
**PLAN**

**TYPE - 4 | 2 BHK**



# SPECIFICATION



## STRUCTURE

1. Rcc Framed Structure Designed For Wind & Seismic Forces.
2. Masonry Of Red Clay Bricks. 4 1/2" Thk Internal Walls.



## FLOORING

1. Ground Floor Parking - Granite Or Vitrified Tiles.
2. Staircases- Granite Or Vitrified Tiles Slabs For Tread, Riser, And Skirting.
3. Lift Wall Fascia: Granite Cladding.
4. 800 X 800 Tiles with Epoxy Grout in all Rooms.



## PAINTING

1. External: Combination Of Textured And Non-textured Surfaces.  
With Two Coats Of Exterior Weather-proof Acrylic Emulsion Paint Of Asian/ICI Or Equivalent Make.



## WALL & CEILING FINISHES

1. Internal Plastering: Smooth Plaster For All Walls
2. External Plastering: Rough/Smooth Plaster For All External Walls, As Per Facade Design.



## MAIN DOOR

1. Main Door Of Teak Wood/Granite Frame & Paneled Shutter. Ironmongery Of Reputed Make.



## ELECTRICAL

1. Conduits For Lighting, Cable Tv, And Internet Connectivity For All Spaces Of Reputed Make.



## PLUMBING & SANITARY

1. External Plumbing And Drainage Of Reputed Make. (Aashirvad Or Astral).
2. Bathroom Fitting (Jaquar/Cera/Essco).



## GRILLS & RAILING

1. Invisible Safety Grill in All Balconies & Windows.
2. Mild Steel Railing For Staircase With Enamel Paint.
3. Glass Railing For Front Balcony.



## LIFTS

1. Automatic Lifts Of Reputed Make For Passengers With V3f Technology & Power Backup (Schindler, Kone, Otis, ThyssenKrupp Or Equivalent).

**PLEASE NOTE:** ■ Developer reserves the rights for alteration of specification and design. ■ External & internal changes are not allowed. ■ All dimensions are approximate, average & subject to variations. ■ Membership of member will be cancelled automatically without any prior notice, if any member will be unable to make payment in time & deposited amount will be refunded after new booking with 10% deduction of total amount as administration charge. ■ GEB, GUDA, Legal expenses, Service Tax, GST & Other GOVT. Charges if any, stamp duty, Registration fees & Maintenance deposit shall be born by the members. ■ This brochure is not to be treated as part of the legal document. It is only for easy display of the project idea.





# AMENITIES..



ATTRACTIVE FOYER



PNG GAS LINE



FIRE SAFETY



CHILDREN PLAY AREA



LANDSCAPED GARDEN



CCTV CAMERAS



SENIOR CITIZEN SIT-OUT



GAZEBO



2 ELEVATORS IN EACH BLOCKS



POWER BACK UP (FOR COMMON AREA & LIFTS)



BASEMENT PARKING



SECURITY CABIN



24 HRS. WATER



DEVELOPERS



# Omkar Infratech

Innovation, Quality, Elegance

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SITE/OFFICE

**SWARNIM PARADISE**

**SWARNIM NECKLACE**, Ground Floor

Opp. Hotel Leela Gandhinagar

B/H, H.P. PETROL PUMP, "K" ROAD

NEW VAVOL, GANDHINAGAR - 382016

ARCHITECT



**HIMANSHU RAVAL  
ARCHITECTS**

STRUCTURE



LOCATION



BROCHURE

RERA



PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/MAA12285/010923

