

3
BHK

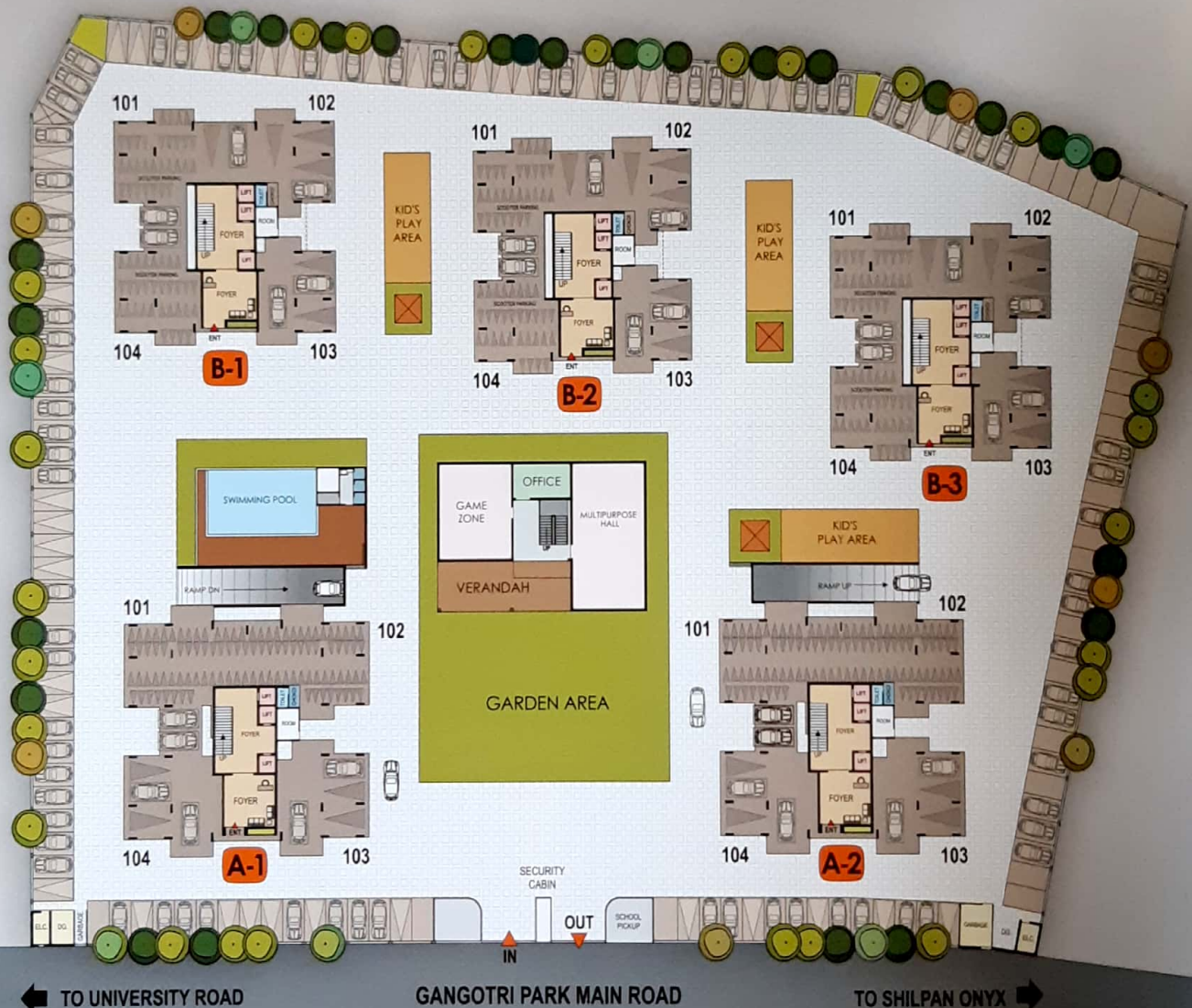
Shyamal[®] & *Shilpan*[®]
Group



Shilpan NOVA
For incredibly iconic families

@ Gangotri park main road, University road, Rajkot

UNIVERSITY CAMPUS



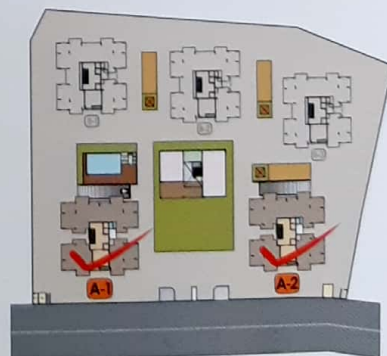
GROUND FLOOR PLAN



A1 - A2

TYPICAL FLOOR PLAN 1st TO 14th

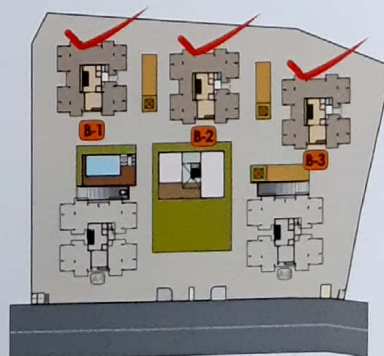
CARPET 1260





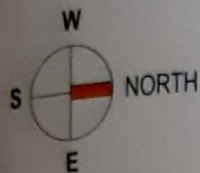
B1 - B2 - B3
TYPICAL FLOOR PLAN 1st TO 14th

CARPET 1100



Shilpan NOVA

Gangotri park main road, University road, Rajkot



LOCATION PLAN



SPECIFICATION

- Vitrified tiles in all floor
- Anti-skid flooring in wash yard
- Granite platform with S.S. or Quartz sink and designer tiles
- Provision for chimney and RO filter in kitchen
- Supreme branded quality sanitary ware & bath fittings
- Solar water supply in all bathrooms & provision for gas geyser in wash yard
- Fire retardant copper wiring with modular switches & safety gear
- Aluminum powder coated window with child safety grill & provision for mosquito net
- Decorative main door and other plain flush doors with lock fittings
- White wall putty finish in internal walls
- Sand faced plaster with acrylic paint for external walls
- Intercom facility for each flat

COMMON AMENITIES

- 1 allotted car parking for each flat
- CCTV surveillance in ground area
- Grand entrance gate with security cabin
- The club house with all amenities surrounded by green landscaped area
- Elegant entrance foyer and spacious lift lobby
- Auto door elevators
- Generator back-up for all common facilities
- Indoor lounge for senior citizens
- Kid's play area with sitting space
- Pick-up point for school children
- Rain water harvesting, LED lightings for green building concept





Developers

SHILPAN BUILDERS PVT. LTD.

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Architect

Pratik Dadhania

Consultant Er.

Satish Mehta

Structural Er.

Ashwin Lodhiya

Legal Advisor

Lalit Kalawadia

DISCLAIMER

Stamp Duty & Registration charges would be charged extra ■ GST, Service Tax, VAT or any such additional taxes would be charged extra ■ Maintenance deposit would be charged extra ■ Internal and external changes would not be permitted ■ Terrace rights would rest with Developers ■ Any additional FSI at present or in future would be availed by the developer and no member would claim any right for the same. ■ Gas, G.E.B. & Water connection charges would be extra.

Note : This brochure is for information purpose only. It does not form a part of the agreement or any legal document