

WELCOME TO A HOME
TAILORED TO YOUR NEEDS!



TG
TURQUOISE
GREENZ
3 BHK XXL RETREAT!

WHY THIS NEEDS TO BE YOUR DREAM HOME?



Currently, Shela is the most prominent area of Ahmedabad where most of IT, Pharma & corporates are residing.

2

road corner
project

200

feet distance - Project
location from the two
45 meter roads

80x
180

feet open
space

24x30
12x70

Foyer size

Balcony

adequate sized balcony
in all units

15'x11'

Master Bedroom size

Stretcher

size elevator

Vastu
compliant

Vastu compliant planning with
ample light and cross ventilation



AMENITIES TO INDULGE YOU EVERYDAY!



CLUB HOUSE
MULTI PURPOSE
HALL



CONTOURED
LANDSCAPE
AREA



TEMPLE &
PRAYER
AREA



DEVELOPED
TERRACE GARDEN



LAWN



SIT-OUTS WITH
PLANTERS



YOGA
DECK



MULTIPURPOSE
SYNTHETIC TURF



CHILDREN'S
PLAY AREA



DROP OFF
ZONE



ART
WALL



JOGGING
TRACK



A LOCATION THAT IS CLOSE TO EVERYTHING!

This upcoming project is situated on a corner plot of the peaceful and fast-developing area of Shela which has a unique locational advantage of being close to everything you need. It is well connected with multiple large roads to the happening areas like South Bopal, SP Ring Road & SG Highway.



LANDMARKS NEAR THE PROJECT



ENTERTAINMENT ZONE

- 1) 0.3 km | 2 min to Club o7 (Gujarat biggest Club)
- 2) 6 km | 10 Min to Karnavati Club
- 3) 8 km | 15 Min to Rajpath Club
- 5) 6 Km | 15 Min City Gold Theatre
- 6) Upcoming 70000 sq.yard Auda Garden with the lake



PRAYER PLACE & COMMUNITY HALL

- 1) 1 km | 5 min to Biggest Jain Derasar of Bopal SOBO & Shela
- 2) 1 km | 5 min Raja Agrasen Community Hall
- 3) 400 m | 3 min Government Shela Auditorium



SCHOOLS & COLLEGES

- 1) 1 km | 10 min Shanti Business School
- 2) 3 km | 10 min Mother Teresa Memorial School
- 3) 3 km | 10 min MICA Ahmedabad
- 4) 5 km | 15 min LJ Institute of Engineering and Technology
- 5) 1 km | 5 min Apollo International School



HOSPITALS

- 1) 4 km | 15 min Krishna-Shalby Hospital



DEVELOPED AREAS NEAR SHELA

- 1) 3 km | 15 min South Bopal | 2) 3 km | 15 min Ghuma
- 3) 3 km | 15 min Shantipura | 4) 8 km | 20 min Sanand



SUPER MARKET & GROCERY STORES

- 1) 5 km | 12 min Star Bazaar & Reliance Mart
- 2) 6 km | 15 min D Mart
- 3) 5 km | 12 min Metro whole sale hub

A BRAND THAT YOU CAN TRUST!

The project is conceptualized and created by a brand that is dedicated to making city life simpler, accessible and meaningful to live through its real estate developments. With a vast experience of over two decades and several projects successfully completed, this brand is synonymous to quality, commitment and trust.



GROUND FLOOR PLAN



AMENITIES

- | | |
|--------------------------------------|-----------------------------------|
| 1. ENTRY/EXIT GATE | 13. SIT-OUTS WITH PLANTERS |
| 2. SECURITY CABIN | 14. LAWN |
| 3. PICK-UP ZONE | 15. BIRD FEEDER |
| 4. RESIDENTIAL BASEMENT RAMP-IN/OUT | 16. YOGA DECK |
| 5. SOCIETY ESTATE OFFICE CUM LIBRARY | 17. CLUB HOUSE/MULTI PURPOSE HALL |
| 6. BUILDING ENTRANCE/FOYER | 18. UTILITY AREA |
| 7. ART WALL | 19. AREA FOR SUBSTATION |
| 8. ENTRANCE WATER CASCADE | 20. RETAIL PARKING |
| 9. DRINKING WATER POINT | 21. RETAIL ENTRY |
| 10. TEMPLE & PRAYER AREA | 22. RETAIL PROMENADE |
| 11. JOGGING TRACK | 23. PROJECTOR SCREENING WALL |
| 12. CHILDREN'S PLAY AREA | 24. CONTOURED LANDSCAPE AREA |

FIRST
FLOOR PLAN



18.00 MT. WIDE ROAD



18.00 MT. WIDE ROAD

TYPICAL
FLOOR PLAN



18.00 MT. WIDE ROAD

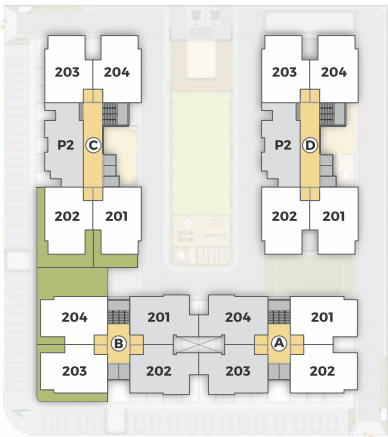
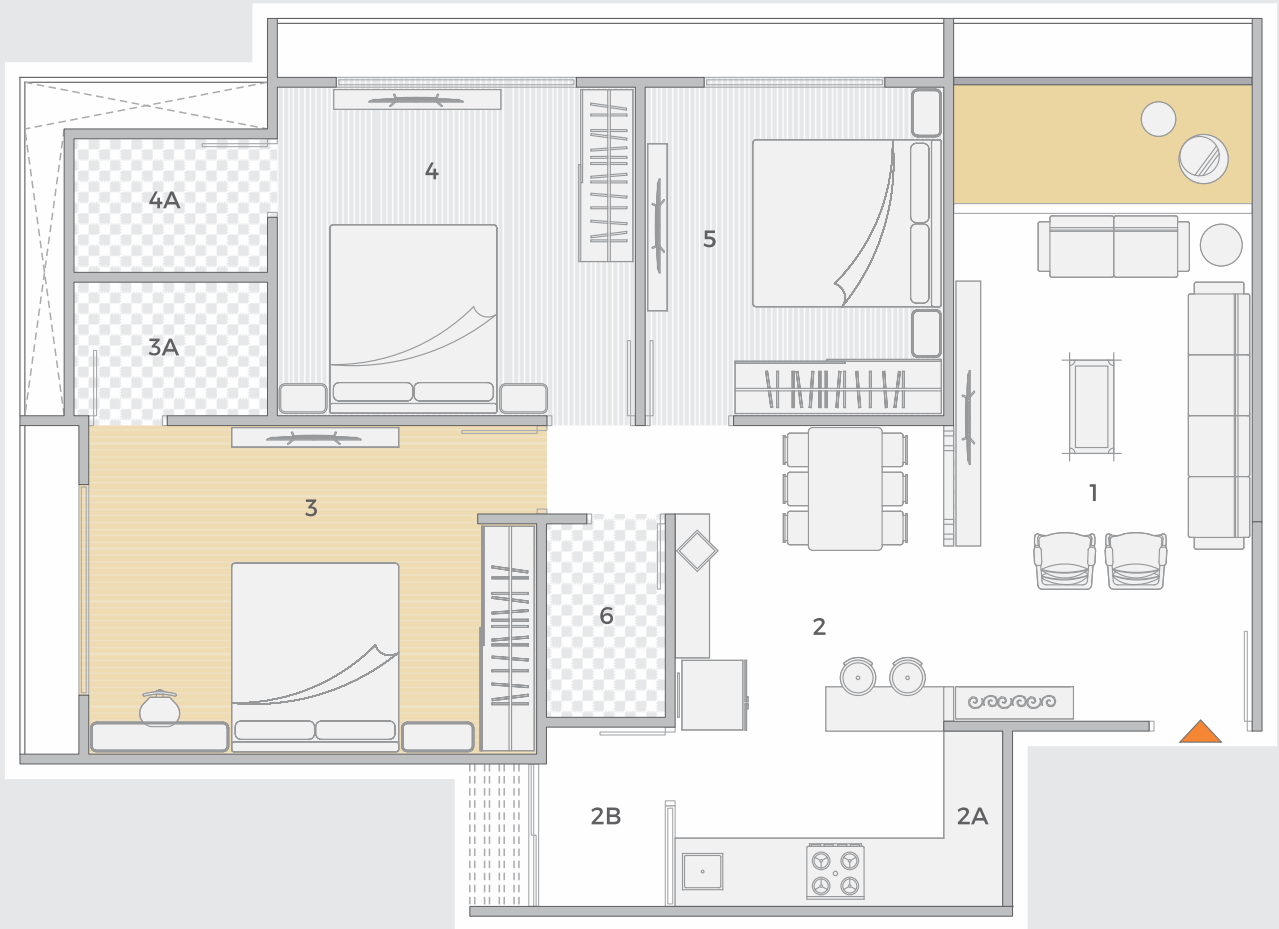


18.00 MT. WIDE ROAD

TYPE A

TYPICAL UNIT

BLOCK : A-201 & 202
BLOCK : B-203 & 204
BLOCK : C-201 TO 204
BLOCK : D-201 TO 204

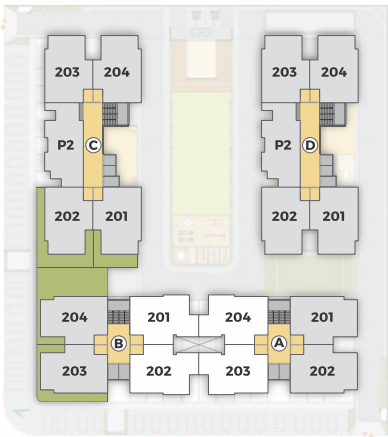
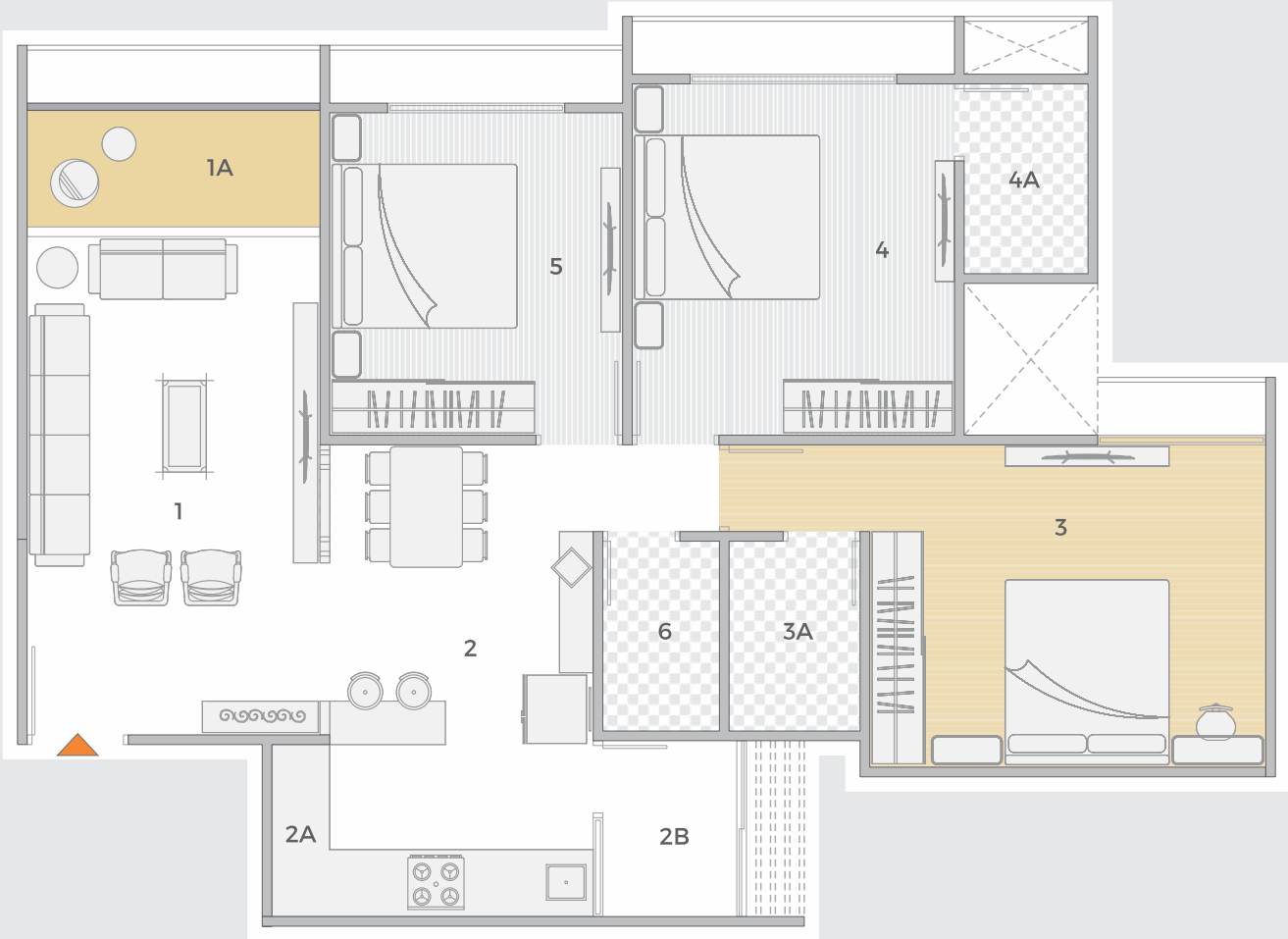


NO	SPACES	AREA			
1	DRAWING ROOM	10'0" x 17'0"	4	BEDROOM	12'0" x 11'0"
1A	BALCONY	10'0" x 4'0"	4A	TOILET	6'6" x 4'6"
2	KITCHEN / DINING	9'0" x 16'1"	5	BEDROOM	10'0" x 11'0"
2A	STORE	5'10" x 2'0"	6	G. TOILET	4'0" x 6'6"
2B	WASH AREA	4'3" x 6'0"			
3	MASTER BEDROOM	15'0" x 11'0"			
3A	TOILET	6'6" x 4'6"			

TYPE B

TYPICAL UNIT

BLOCK : A-203 & 204
BLOCK : B-201 & 202

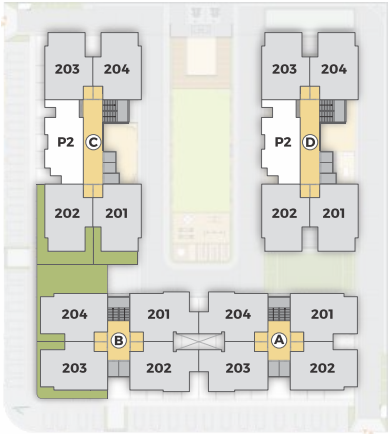
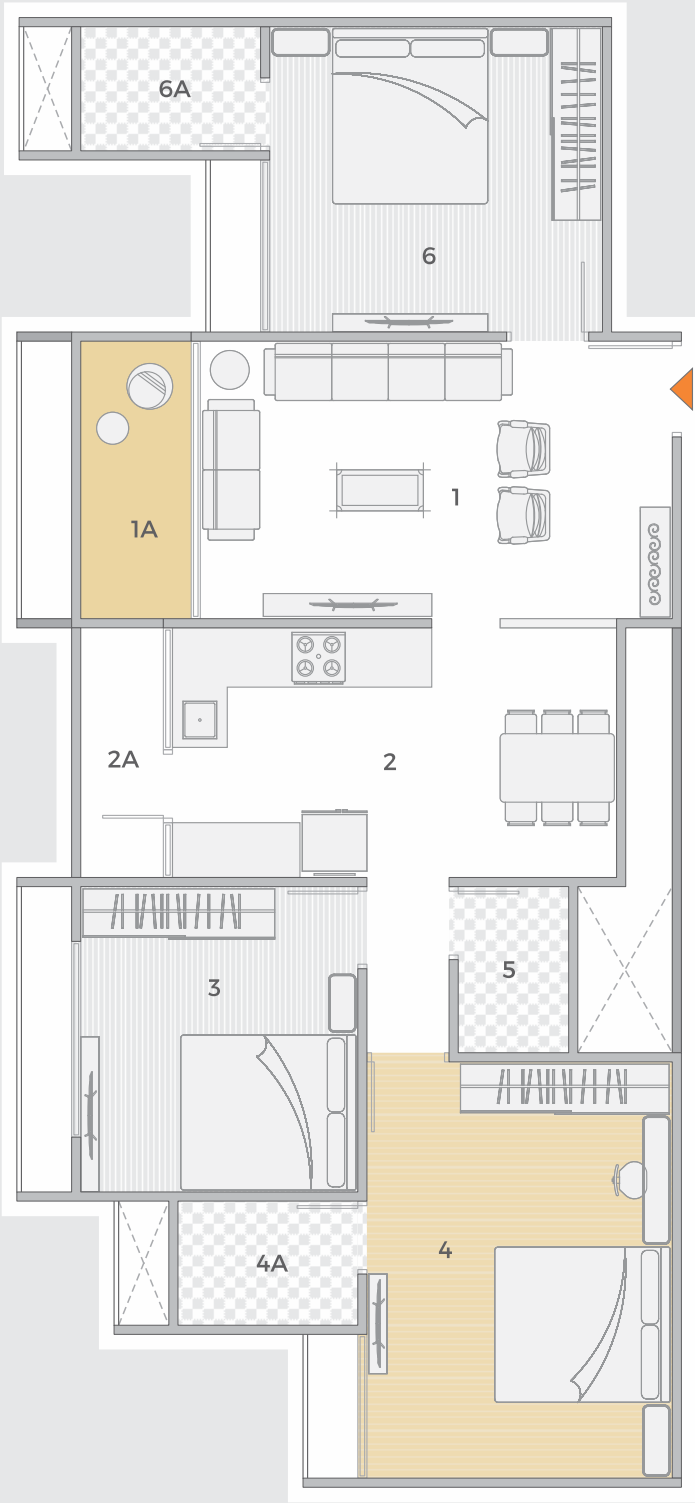


NO	SPACES	AREA
1	DRAWING ROOM	10'0" x 17'0"
1A	BALCONY	10'0" x 4'0"
2	KITCHEN / DINING	9'0" x 16'1"
2A	STORE	5'10" x 2'0"
2B	WASH AREA	4'7" x 6'0"
3	MASTER BEDROOM	13'0" x 11'0"
3A	TOILET	4'6" x 6'6"

4	BEDROOM	11'0" x 12'0"
4A	TOILET	4'3" x 6'6"
5	BEDROOM	10'0" x 11'0"
6	G. TOILET	4'0" x 6'6"

TYPE C
TYPICAL UNIT

BLOCK : C-P2
BLOCK : D-P2

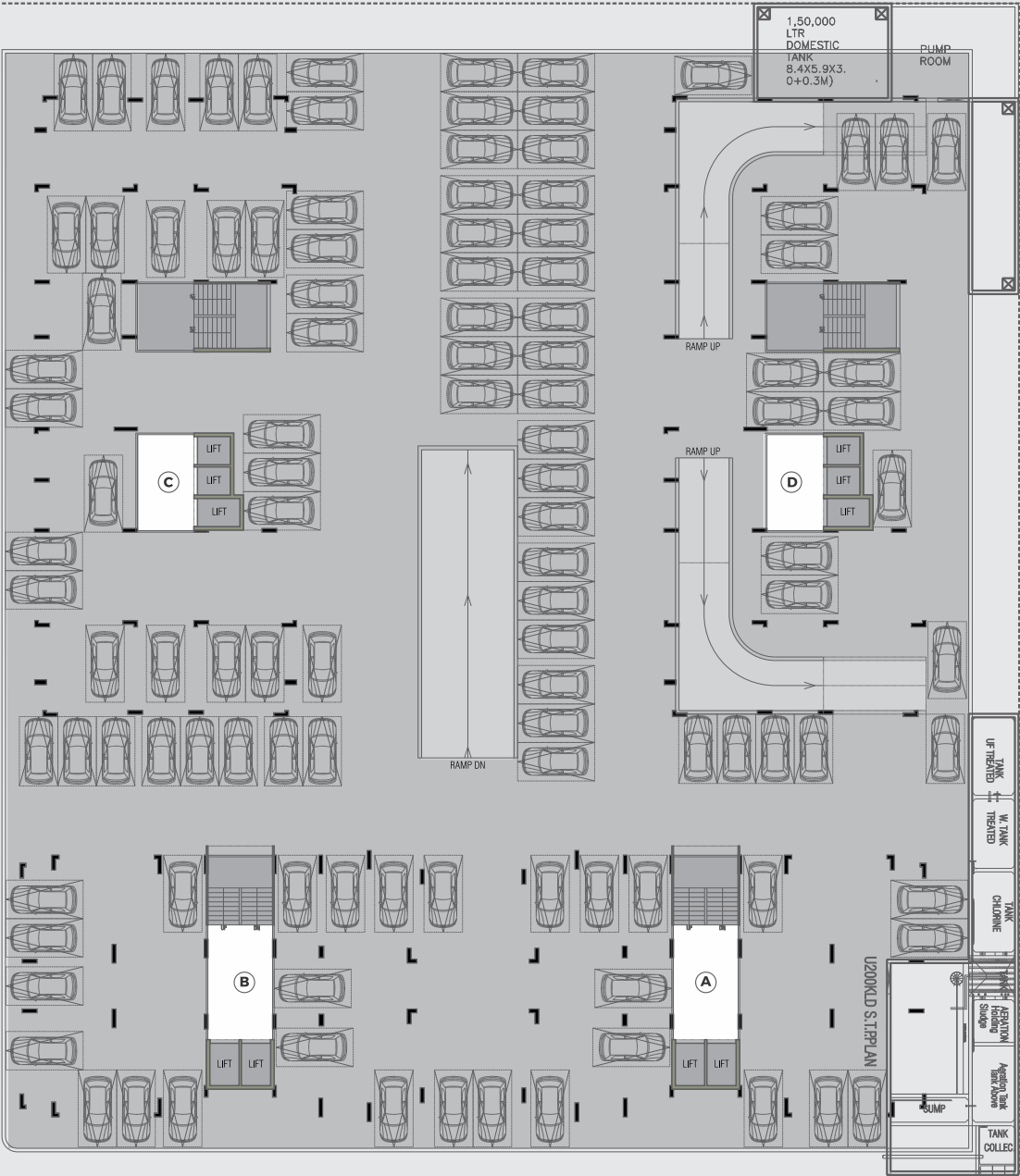


NO	SPACES	AREA
1	DRAWING ROOM	10'0" x 17'0"
1A	BALCONY	10'0" x 4'0"
2	KITCHEN / DINING	9'0" x 16'0"
2A	WASH AREA	9'3" x 3'0"
3	BEDROOM	11'0" x 10'0"
4	MASTER BEDROOM	15'0" x 11'0"
4A	TOILET	4'6" x 6'6"

5	G. TOILET	6'0" x 4'0"
6	BEDROOM	11'0" x 12'0"
6A	TOILET	4'6" x 6'6"

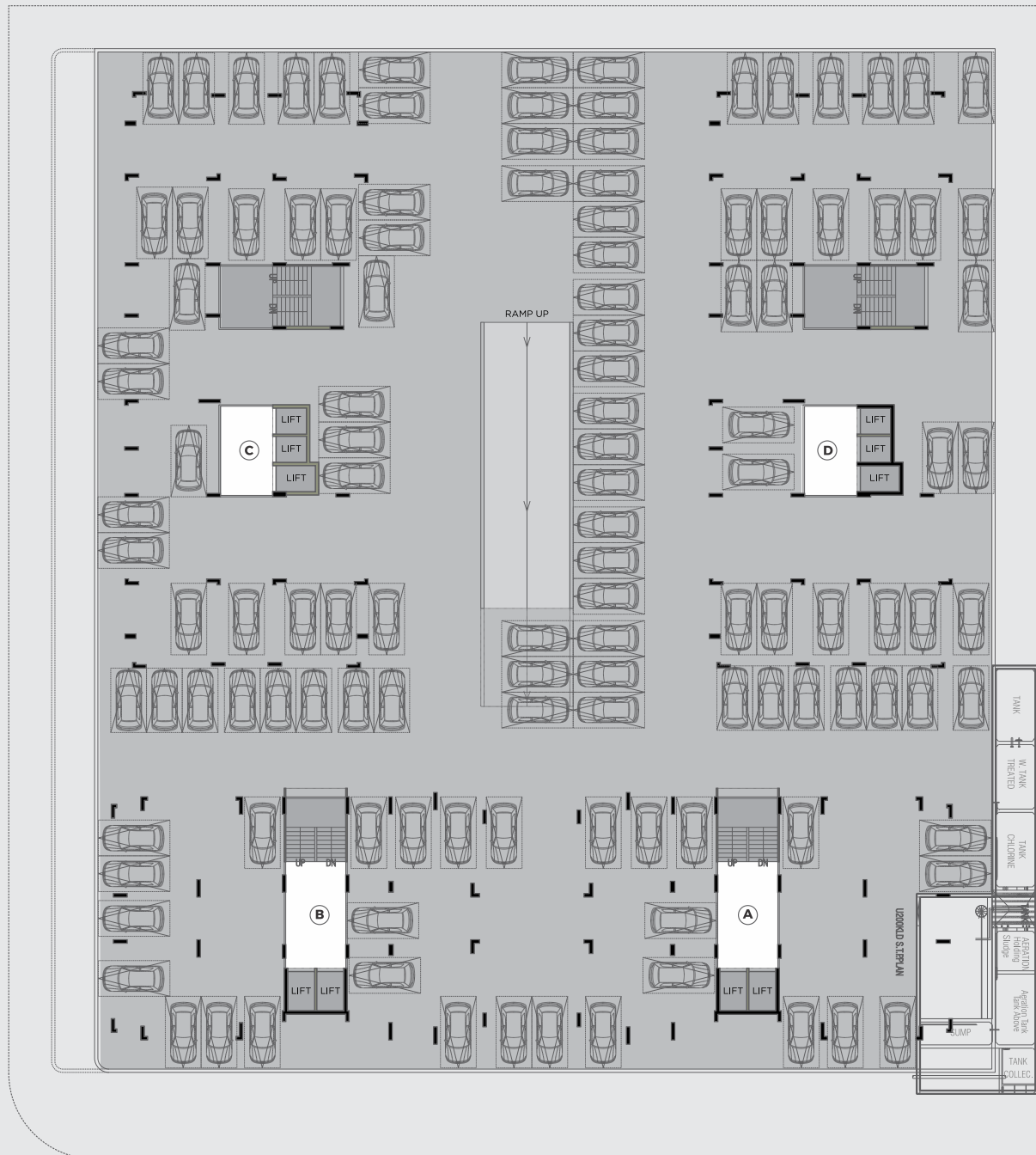
UPPER
BASEMENT
FLOOR PLAN

18.00 MT. WIDE ROAD



18.00 MT. WIDE ROAD

LOWER BASEMENT FLOOR PLAN



18.00 MT. WIDE ROAD

SPECIFICATIONS

RCC

- Structure designed with Earthquake resistant frame
- Block masonry & weather resistant structure.

FLOORING

- Vitrified flooring in apartment.
- Designer tiles in Bathrooms, Verandah and Utility area.
- Lobby with Vitrified tiles and Granite.
- Lift wall cladding in granite/tile.

ELECTRIFICATION

- Concealed 3 phase electrical copper wiring.
- Modular switches.
- ISI wires, MCB and ELCB.

KITCHEN

- Adani Gas Piping in Kitchen
- Stainless steel sink
- Dado tiles
- Granite Platform

TOILETS / BATHROOMS

- Concealed Plumbing
- Health Faucet
- Bathroom wall cladding with designer series tiles.
- Wooden frames for Bathrooms.
- Branded sanitary wares and CP fittings.

FIRE PREVENTIVE MEASURES

- Entire design comprises of the Internal Building Code (IBC).
- Automatic fire sprinklers installed in the Hollow Plinth.
- Manual panic alarm provided on each floor for fire safety.

- Terms & Conditions:
- All the architectural and interior images in the brochure are merely simulated interpretations using computer graphics to enhance the customer understanding and are not factual images.
- The colour and general appearance of the flooring and wall tiles, sanitary ware & fitting walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphics images are taken from the object libraries for the purpose of presentation and the prospective buyers of the concerned property are advised to refer to the constructor specifications.
- Additional amenities and or utilities not mentioned or shown in the brochure but may be required as per the law should be deemed to be forming part of the project by the purchaser.
- All Furniture including wardrobes, other sofa furnishings inter-alia curtains, mattresses, bed, linen, upholstery etc. lights and other electrical fixtures and appliances like air conditioners, refrigerators, TVs, telephones, laptops etc.. any of the equipment household accessories inter-alia crockery and cutlery, rugs, carpets, decorative pieces and wall hangings, wall papers, utensils etc. apparels and all other consumable and movable items shown in the simulated images do not form part of the sale of any property by the developer.
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- GST, Stamp duty, registration charges, or any other charges and taxes as & when levied by government or any of its body shall be borne by purchaser/buyer/legal possession holder.
- This brochure is not to be treated as part of the legal document and is for an easy display of the project
- Subject to Ahmedabad Jurisdiction only.
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DEVELOPER
RATNABHUMI DEVELOPERS LTD

Office Address
207 ,Turquoise Opp Centre Point Panchwati,
C G Road Ahmedabad -380006
Tel.: 8000932012
Email:sales@ratnagroup.co.in

www.ratnagroup.co.in

Site Address
Turquoise Greenz,
Turquoise Blu Lane,
Opp Club O7 Road,
Shela, Ahmedabad.

RERA Registration No
<https://gujrera.gujarat.gov.in/>

Architect
HM Architects

Engineer
Paresh Shah