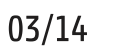
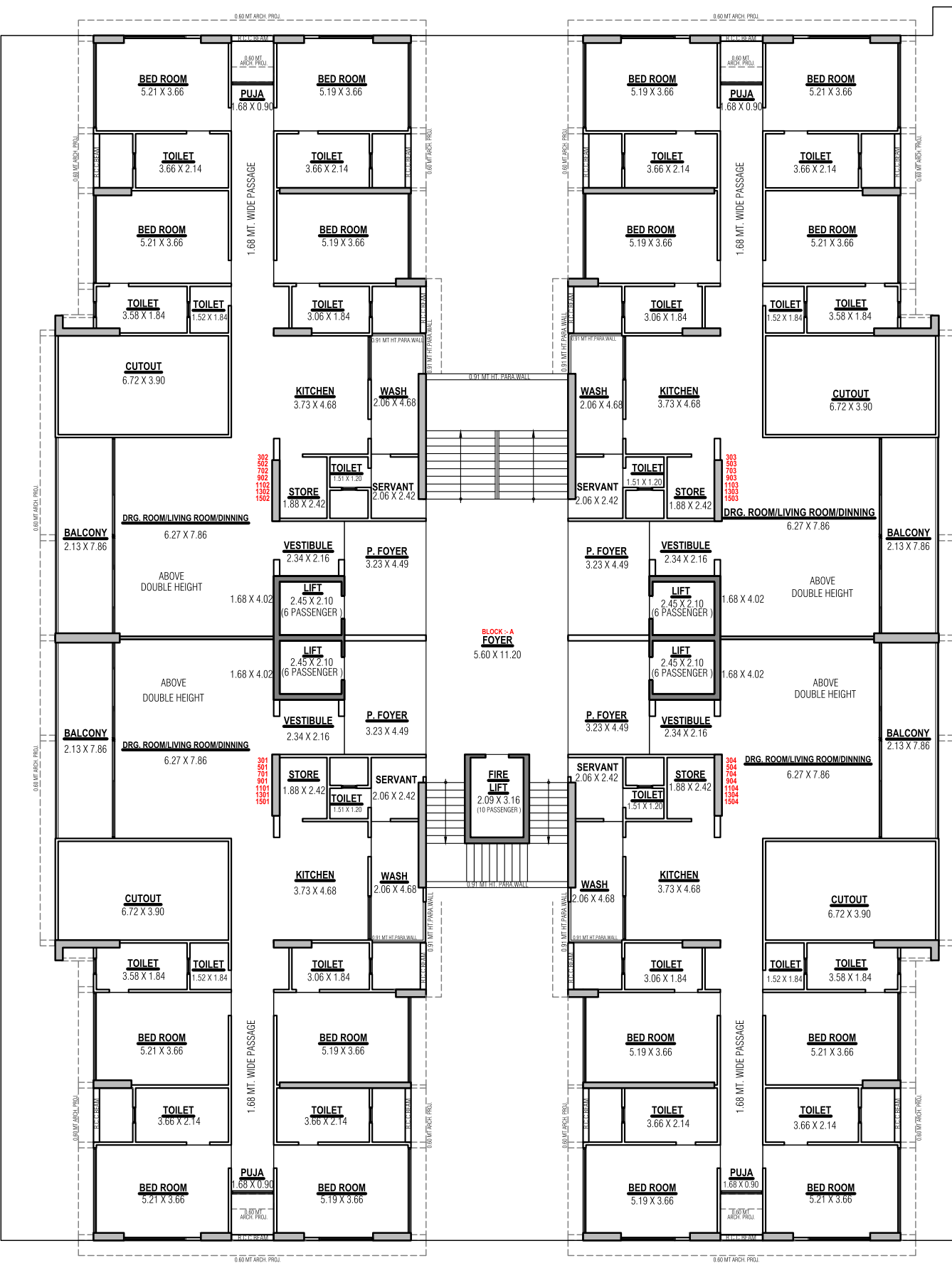




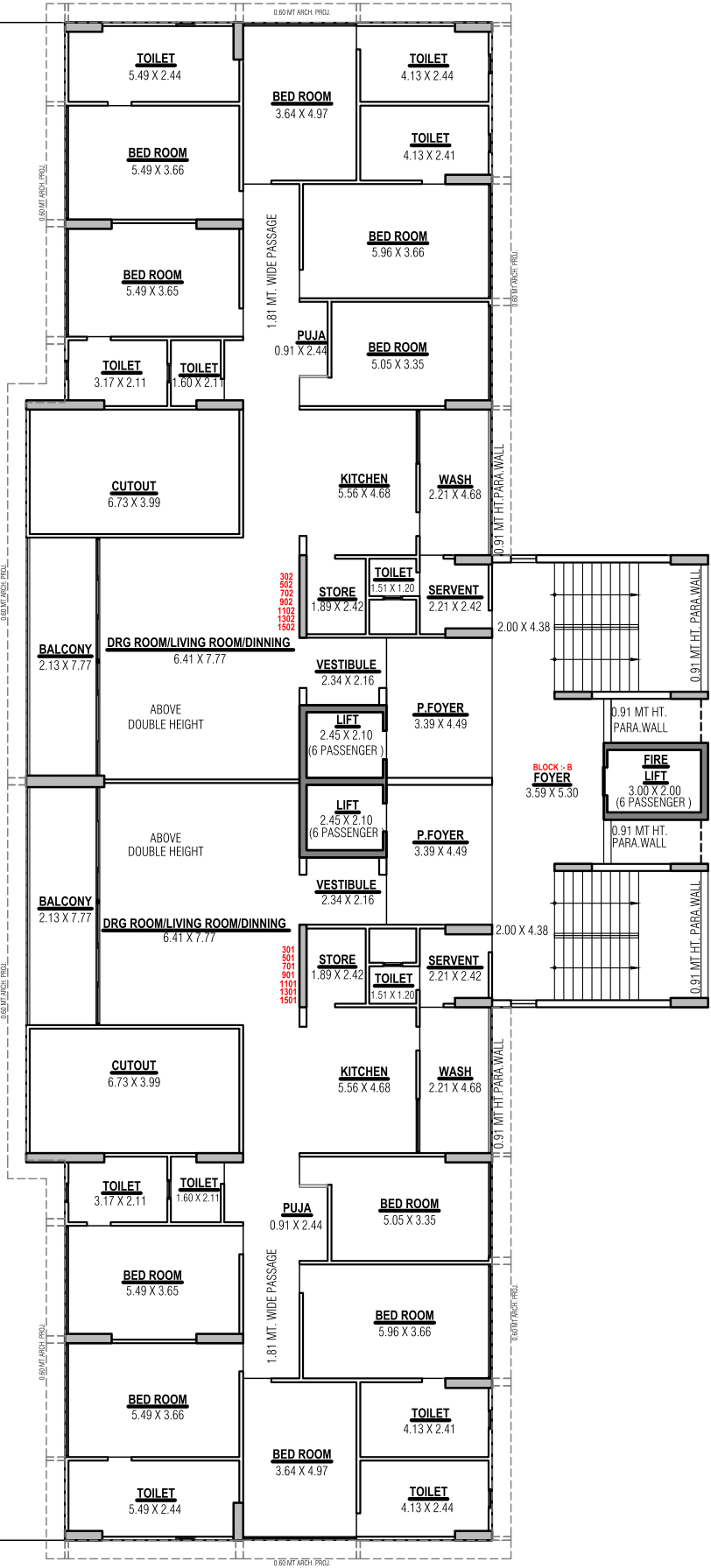


THE
PALACE



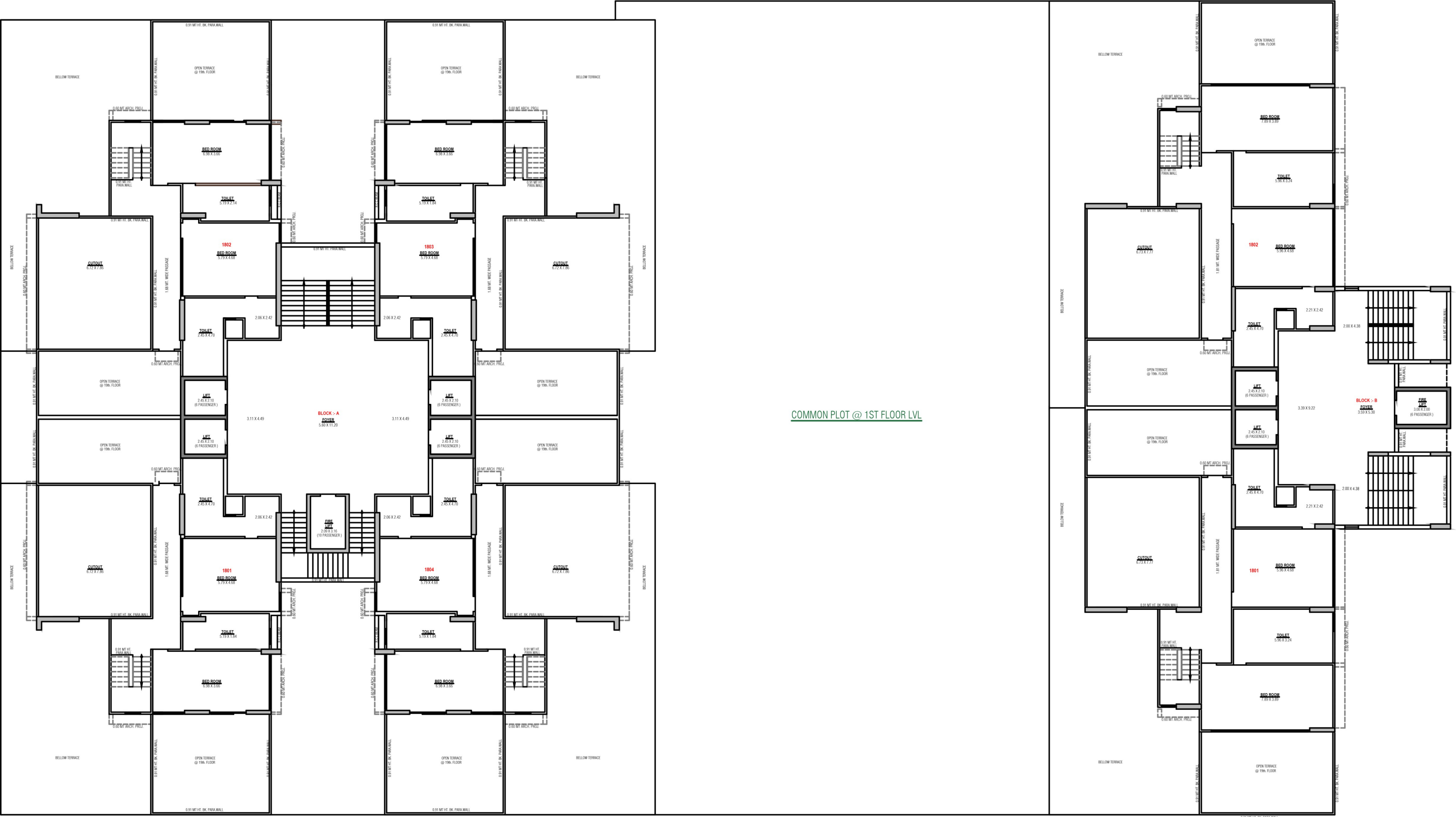


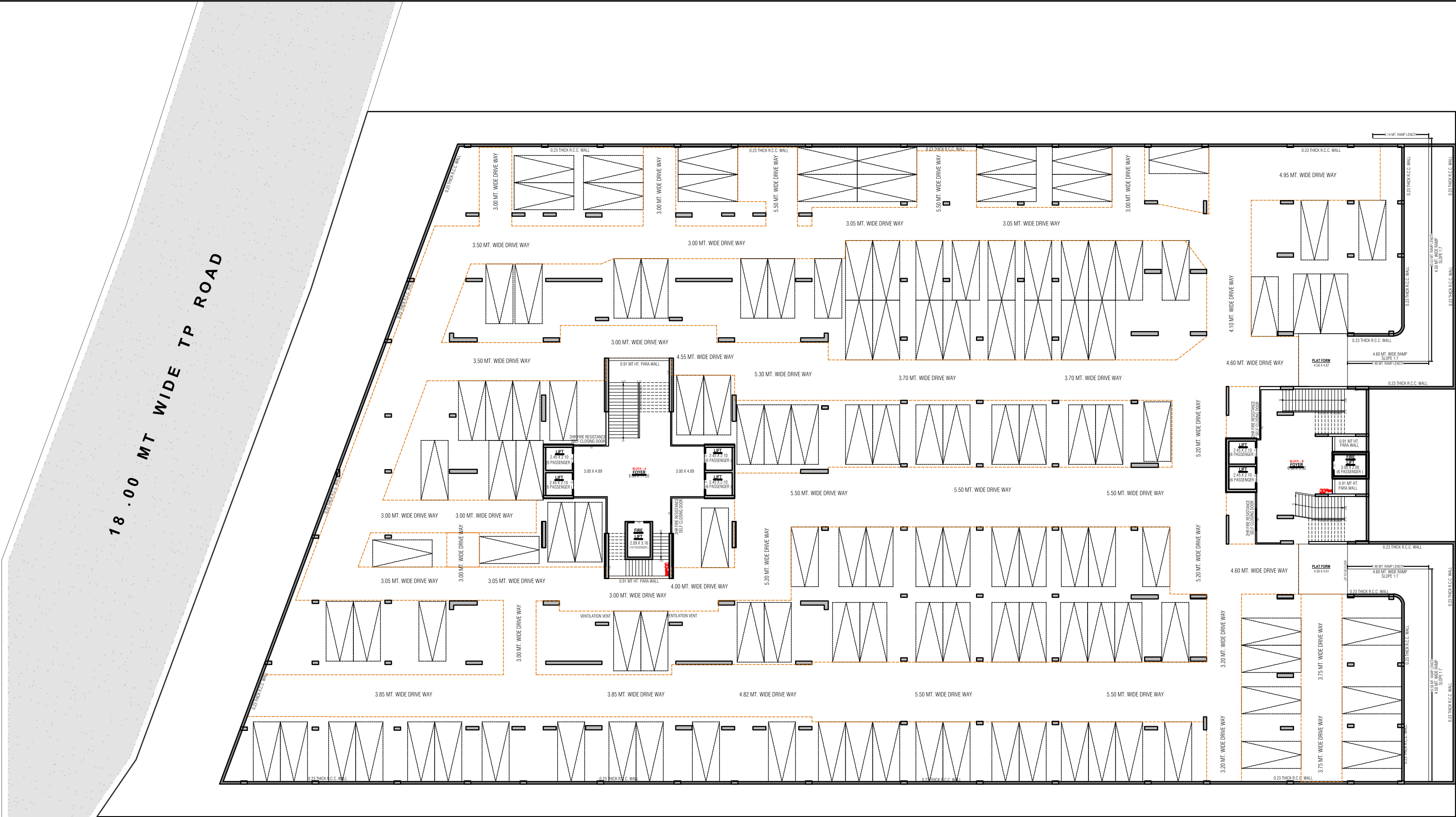
COMMON PLOT @ 1ST FLOOR LVL

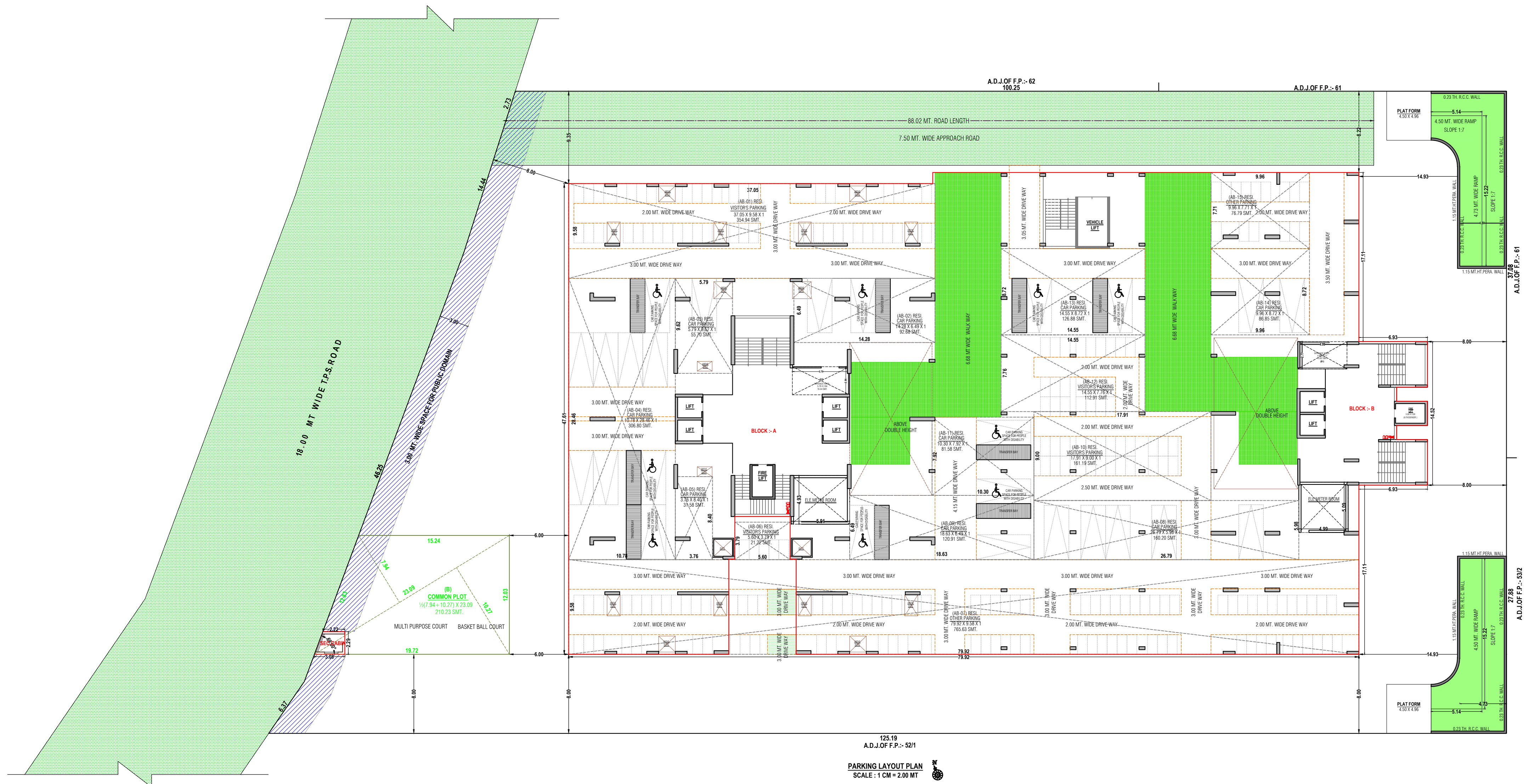


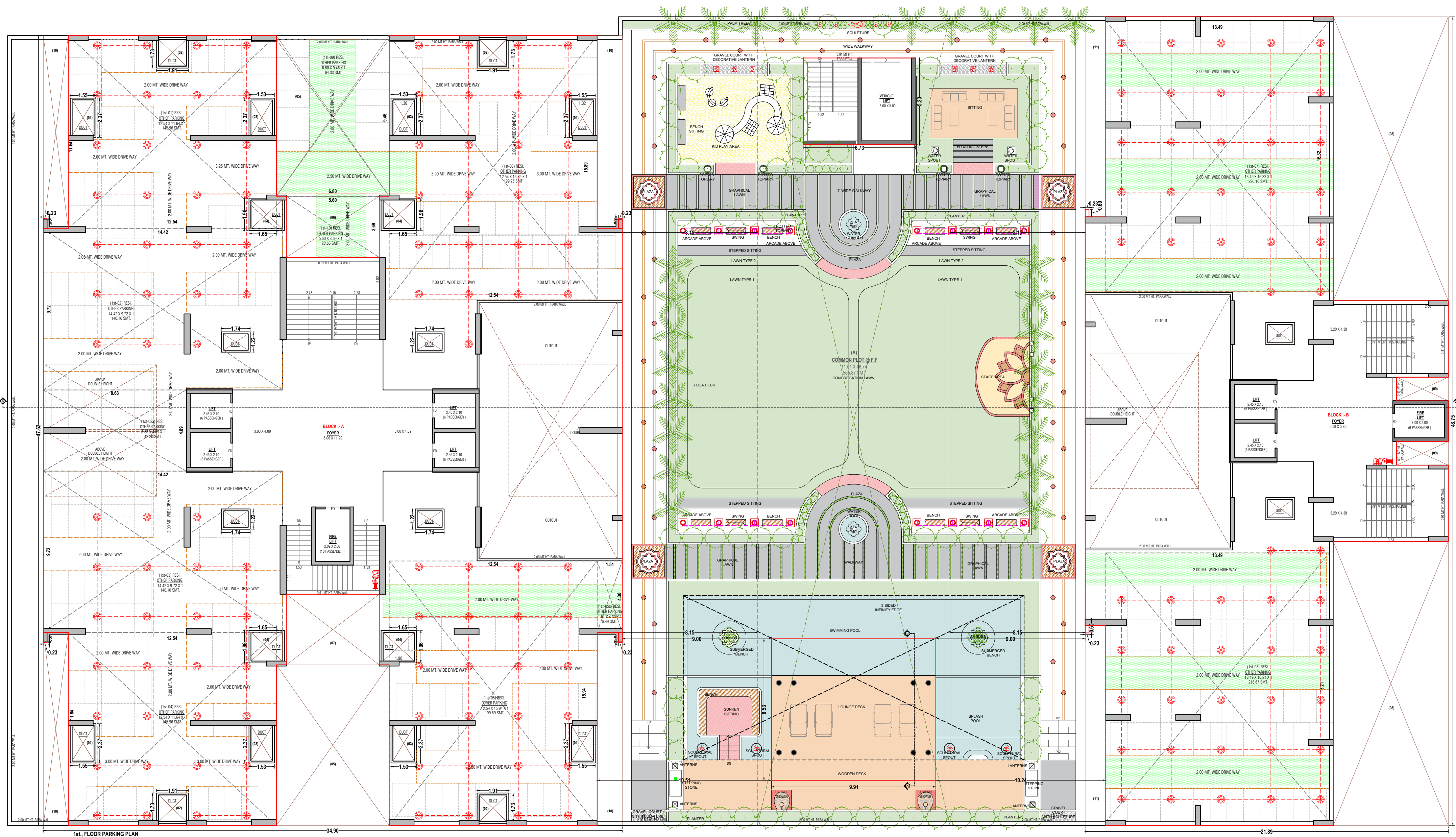












1 GRAND ENTRANCE GATE WITH BOOM BARRIERS

2 SECURITY CABIN

3 PICKUP/DROPOFF ZONE FOR CHILDREN

4 BASKETBALL COURT

5 DECORATIVE WATER BODIES

6 MULTI PURPOSE COURT

7 GAZEBO SEATINGS

8 PODIUM GARDEN

9 GAZEBO SEATING WITH WATER BODY STRUCTURE

10 JOGGING TRACK / WALKING TRACK

11 YOGA DECK

12 STAGE AREA WITH LAWNS

13 INFINITY SWIMMING POOL

14 COVERED POOL DECK AREA

15 SUNKEN SEATING AT SWIMMINGPOOL

16 OUTDOOR SHOWER AREA

17 SPLASH POOL FOR CHILDREN

18 SUBMERGED BENCH IN SWIMMINGPOOL

19 BENCH ARCADE

20 SWING ARCADE

21 WATER FOUNTAIN AT PODIUM LEVEL

22 PERIPHERAL DENSE TREE PLANTATION

23 CCTV SURVEILLANCE

24 FIRE SAFETY SYSTEM

25 LANDSCAPE SEATING AREAS

26 SIT OUT SPACE WITH METAL CANOPY

27 AMPLE CAR PARKING FACILITY WITH BASEMENT & GROUND FLOOR

28 SEPARATE ENTER & EXIT IN BASEMENT

- 1). CLASSICAL ROMAN ARCHITECTURE

2). LANDSCAPE & AMENITIES AT PODIUM LEVEL

3). 20 STOREY 2 TOWERS

4). 70% OPEN AREA

5). 3 AMPLE CAR PARKING FOR FLATS &
4 AMPLE CAR PARKING FOR SKY VILLA

6). 2 UNITS IN EACH FLOOR (5BHK TOWER)

7). 4 UNITS IN EACH FLOOR (4BHK TOWER)

8). 33FT GRAND ENTRANCE FOYER
- 9). 22FT DOUBLE HEIGHT BALCONY

10). 22FT DOUBLE HEIGHT LIVING ROOM (DRAWING + DINING ROOM)

11). 11FT FLOOR TO FLOOR HEIGHT

12). EXCLUSIVE 102 UNITS INCLUDING 6 ROYAL SKY VILLA

13). INDIVIDUAL ELEVATOR FOR EACH UNIT

14). SERVANT ROOM WITH SEPARATE ENTRY

15). 1 SERVICE ELEVATOR IN EACH TOWER

16). PERSONAL FOYER FOR EACH UNIT

STRUCTURE

EARTHQUAKE-RESISTANT RCC FRAME STRUCTURE WITH SAND FACE LIGHT-WEIGHTED BLOCK WALL

WALL FINISH

INTERNAL: WALLS HAVING POP PUNNING WITH PRIMER COAT/SINGLE COAT MALA PLASTER. EXTERNAL: DOUBLE COAT SAND-FACED PLASTER OR TEXTURE FINISH CLADDING AS PER ELEVATION. CEILINGS EXPOSE RCC WITH RENDERING.

FLOORING

VITRIFIED TILES FLOORING IN ALL ROOMS.
CERAMIC TILES FLOORING IN ALL TOILETS & GLAZED TILES DADO UP TO LINTEL LEVEL.

KITCHEN

MIRROR POLISHED NATURAL GRANITE KITCHEN PLATFORM WITH S.S SINK & GLAZED TILES DADO ABLOVE THE PLATFORM UP TO LINTEL LEVEL

DOORS

MAIN DOOR OF DESIGN VENEER CLAD FLUSH DOOR WITH WOODEN FRAME. INTERNAL DOORS OF LAMINATED FLUSH DOORS OR COLOURED FLUSH DOOR WITH WOODEN FRAME

WINDOWS

SPECIALLY DESIGNED ALUMINIUM GLASS SHUTTERS AND PANELS.

PLUMBING

CONCEALED PLUMBING OF GOOD QUALITY UPVC, CPVC PIPES, C.P. FITTINGS & SANITARY WARE OF REPUTED BRANDS. TOP-OF-THE-LINE CP FITTINGS AND SANITARY WARES. SEPARATE HOT AND COLD-WATER LINES FOR ALL WET AREAS. CENTRALISED GEYSER SYSTEM WITH PROVISION OF INDIVIDUAL HEAT PUMP.

ELECTRIFICATION

THREE-PHASE CONCEALED COPPER WIRING WITH GOOD QUALITY ACCESSORIES AND SUFFICIENT ELECTRIC POINTS INVERTER OUTLET PROVISION FOR NECESSARY ELECTRIC POINTS.

PAINT

EXTERIOR PAINTING OF FULLY ACRYLIC PAINT. INTERNAL WALLS DOUBLE COAT PUTTY FINISH.

LIFTS

FINE QUALITY FULLY AUTOMATIC LIFTS.

WATER

24-HOUR WATER SUPPLY BY COMMON BORE WELL TO OVERHEAD WATER TANK BY PRESSURE PUMP

DRAINAGE

MAIN DRAINAGE LINE PROVIDED BY GMC



- THE BROCHURE IS FOR THE EASY PRESENTATION OF THE PROJECT. IT SHOULD NOT BE CONSIDERED AS A PART OF THE LEGAL DOCUMENTS. FOR FURTHER INFORMATION REGARDING THE PROJECT THE MEMBER/CUSTOMER IS REQUESTED TO CHECK THE DETAILS ON RERA WEBSITE OR AT THE DEVELOPER'S OFFICE BEFORE GOING AHEAD WITH THE BOOKING.
- THE FURNITURE AND FIXTURES, ELECTRICAL APPLIANCES AND OTHER LOOSE ITEMS SHOWN IN THE BROCHURE ARE ONLY FOR ILLUSTRATIVE PURPOSES AND DO NOT FORM A PART OF THE STANDARD PRODUCT ON SALE.
- THE FURNITURE LAYOUT SHOWN IN THE BROCHURE IS ONLY SUGGESTIVE AND SUBJECT TO CHANGE AS PER SITE CONCITIONS AND AS PER THE INSTRUCTIONS OF THE PROJECT ARCHITECT.
- THE PROMOTER/DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES IN THE PROJECT, ITS AMENITIES AND SPECIFICATIONS AS MAY BE SUGGESTED BY THE PROJECT ARCHITECT OR THE STRUCTURE CONSULTANT AND ANY SUCH CHANGES MADE SHALL BE BINDING ON THE CUSTOMERS/MEMBERS OF THE PROJECT.
- THE MEMBER/CUSTOMER IS REQUESTED TO VISIT THE PROJECT SITE AND CHECK THE PHYSICAL LOCATION OF THE PROJECT AND ITS SURROUNDINGS BEFORE GOING AHEAD WITH THE BOOKING.
- STAMP DUTY, REGISTRATION FEES & GST, GEB, LEGAL DOCUMENTATION, MAINTENANCE DEPOSIT & EXPENSE AS WELL AS ALL OTHER CHARGES, SHALL BE BORNE BY THE MEMBER'S GST SEPARATELY
- THE PROMOTER/DEVELOPER RESERVES THE RIGHT TO MAKE MINOR ON-SITE CHANGES DURING THE COURSE OF CONSTRUCTION AND SUCH CHANGES SHALL BE BINDING ON ALL THE MEMBERS/CUSTOMERS OF THE PROJECT.
- THE DIMENSIONS SHOWN IN THE BROCHURE ARE APPROXIMATE AND CALCULATED FROM UNFINISHED SURFACES AND ARE ROUNDED OFF TO NEAREST WHOLE NUMBER. THE CARPET AREA MENTIONED IS CALCULATED AS PER THE PROVISION OF THE RERA
- THE IMAGES (INTERIOR AND EXTERIOR VIEWS) IN THE BROCHURE ARE COMPUTER STIMULATED GRAPHICS FOR REPRESENTATIONAL PURPOSE AND ARE SUBJECT TO ERRORS AND OMISSIONS. THE IMAGES USED MAY BE STOCK IMAGES OR IMAGES BASED ON THE ARCHITECTURAL PLANS OF THE PROJECT. THEY SHALL NOT BE CONSTRUED AS ACTUAL DEPICTIONS OF THE PROJECT.
- THE NORTH DIRECTION SHOWN IN THE BROCHURE IS APPROXIMATE AND CAN BE ERRONEOUS. THE MEMBER CUSTOMER IS EXPECTED TO VERIFY THE SAME PERSONALLY BEFORE GOING AHEAD WITH THE BOOKING.
- THE KEY PLAN IN THE BROCHURE IS NOT TO SCALE AND DOES NOT DEPICT THE EXACT LOCATION OF THE PROJECT OR THE CONNECTING ROAD NETWORK OR OTHER ABUTTING STRUCTURES OF LANDMARKS. IT IS ONLY FOR REPRESENTATION PURPOSE AND GIVES A ROUGH IDEA ABOUT THE APPROXIMATE LOCATION OF THE PROJECT.
- ANY ADDITIONAL CHARGES OR DUTIES LEVIED, BY THE GOVERNMENT/LOCAL AUTHORITIES DURING OR AFTER THE COMPLETION OF THE SCHEME WILL BE BORNE BY MEMBER.



THE PALACE

4 & 5 BHK Royal Sky Living

PROJECT BY



POLARIS SUNWOODS DEVELOPERS LLP

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ARCHITECT

SHAPERS360°

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CONSULTANCY**

SHREEJI
STRUCTURE

MEP CONSULTANT



Land Scape



RERA REGISTER NO.PR/GJ/GANDHINAGAR/GANDHINAGAR

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