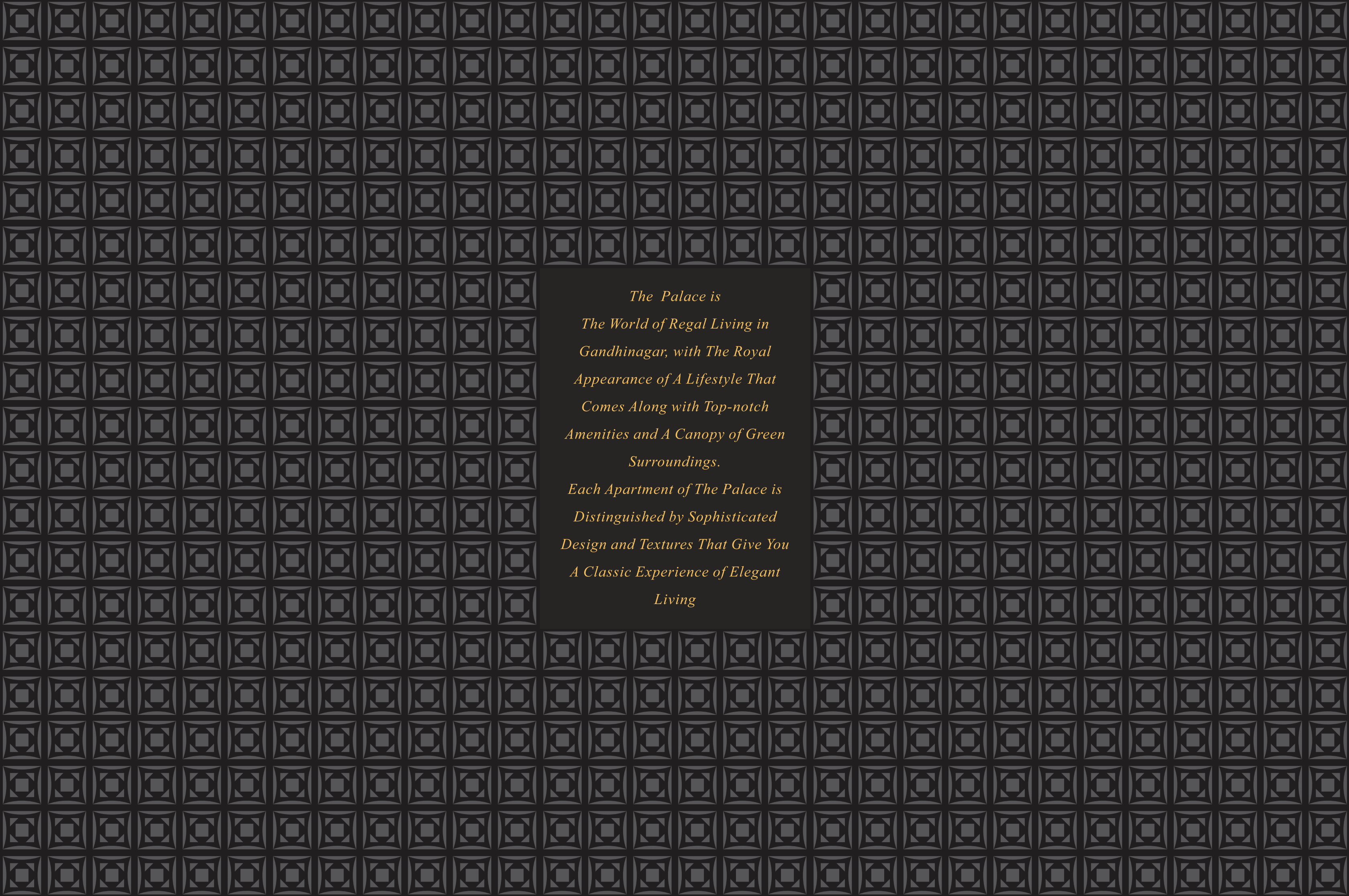




THE PALACE
OF IMPERIAL LEGACY





*The Palace is
The World of Regal Living in
Gandhinagar, with The Royal
Appearance of A Lifestyle That
Comes Along with Top-notch
Amenities and A Canopy of Green
Surroundings.
Each Apartment of The Palace is
Distinguished by Sophisticated
Design and Textures That Give You
A Classic Experience of Elegant
Living*



4 | 5 BHK
ROYAL DOUBLE HEIGHT SKY LIVING





THE GLORY OF THE FINEST DOME



*Portrait an array of traditions
by crafting a dome at the top of
your regal living, so that your
journey with us witnesses the
actual touch of royalty.*



THE
PALACE™

4 | 5 BHK
ROYAL DOUBLE HEIGHT SKY LIVING

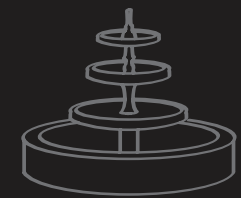
THE CARVES OF PILLARS



*The Royalty of The
Palace is Incomplete
without The Presence of
The Finely Crafted
Pillars That Include The
Miniature Design Over
The Walls of The Pillars
And on The Marble Seat
For Sitting Where You
Can Enjoy Your Favorite
Novel in The Evening and
Yoga in The Morning.*



THE VIBRANCY OF ROYALTY



Walk in The Grace of The Grandeur of Living, Which is Designed on The Concept of The European Palace of The 17th Century. The Indulging Grandeur is Crafted in A Luxurious Way with A Spacious Layout, A Highly Decorative Exterior, Royal Colors, and A Beautifully Designed Dome on Top. This Mesmerizing Place Combines The Royal Legacy With Contemporary Features And Amenities.





DIVE INTO
THE SCENERY OF
BEAUTY



THE ARENA OF LEISURE



*A Seemingly Significant
Addition of Traditionally
Crafted Small Lamps
Over The Stairs of The
Aesthetic Sitting Area
with The Blend of
Cherry Blossom Magical
Freshness.*





AN ODE TO THE TRANQUIL HARMONY



GRAND ENTRANCE
GATE



INFINITY SWIMMING
POOL



LANDSCAPE SEATING
AREAS



YOGA DECK



SECURITY CABIN



GAZEBO SEATING
WITH WATER BODY STRUCTURE



COVERED POOL
DECK AREA



TODDLER PLAY
AREA



PODIUM GARDEN



PICKUP/
DROPOFF ZONE



DECORATIVE
WATER BODIES



MULTI PURPOSE
COURT



OUTDOOR SHOWER
AREA



SPLASH POOL FOR
CHILDREN



SWING ARCADE



BOOM BARRIER



STAGE AREA WITH
LAWN



BENCH ARCADE



SUNKEN SEATING AT
SWIMMING POOL



SUBMERGED BENCH IN
SWIMMING POOL



SIT OUT SPACE WITH
METAL CANOPY



WATER FOUNTAIN AT
PODIUM LEVEL



PERIPHERAL DENSE TREE
PLANTATION



AMPLE CAR PARKING FACILITY IN
BASEMENT & GROUND FLOOR



SEPARATE ENTRY & EXIT
IN BASEMENT



SOCIETY OFFICE



BASKETBALL COURT



JOGGING TRACK/WALKING
TRACK



CCTV SURVEILLANCE



FIRE SAFETY SYSTEM

THE SHADOW OF ROYAL PLEASURE

- CLASSICAL ROMAN ARCHITECTURE
- LANDSCAPE & AMENITIES AT PODIUM LEVEL
- 20 STOREY 2 TOWERS
- 70% OPEN AREA
- 3 CAR PARKING FOR FLATS
- 4 CAR PARKING FOR SKY VILLA
- 2 UNITS IN EACH FLOOR (5 BHK TOWER)
- 4 UNITS IN EACH FLOOR (4 BHK TOWER)
- 33FT GRAND ENTRANCE FOYER
- 22FT DOUBLE HEIGHT BALCONY
- 22FT DOUBLE HEIGHT LIVING ROOM OR DRAWING + DINING ROOM
- 11FT FLOOR TO FLOOR HEIGHT
- EXCLUSIVE 102 UNITS INCLUDING 6 ROYAL SKY VILLA
- INDIVIDUAL ELEVATOR FOR EACH UNIT
- SERVANT ROOM WITH SEPARATE ENTRY
- 1 SERVICE ELEVATOR IN EACH TOWER
- PERSONAL FOYER FOR EACH UNIT
- VASTU COMPLIANCE PROJECT

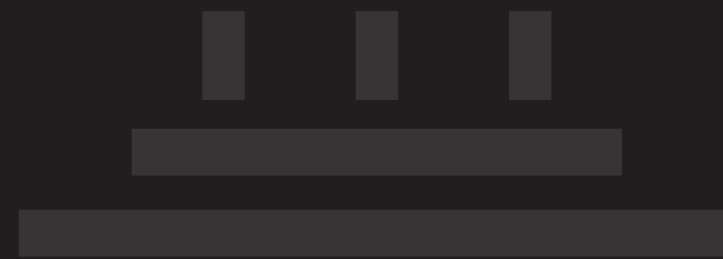




THE SHINE
OF MAGNIFICENT
PEACE



*Every Place in The Palace
Makes Your Lifestyle A Royal
One with Grandeur and Finely
Crafted Pieces That Continue
to Enhance Your Class. Not
Only This, We Placed The
Beautiful Tall White Marble in
The Waiting Area with Highly
Glorious Interiors*





THE
GRACIOUS
REGAL OF
FINENESS



*Your Magnificent Spot Had
Enhanced Comfort and
Luxurious Space with A
Gracious Blend of Grandeur
and Elegance That Included
The Regal Fineness of The
Double Height to Add
Uniqueness to The Designs of
Your Dining and Living Areas.*



THE
PINNACLE OF
ARTISTIC
DESTINATION



*An Epitome of
Complementing Classic
Designs Over The Pillars of
The Penthouse with The
Open Garden Area to Keep
Yourself More Active By
Doing Yoga and Other
Activities, More Than This,
The Acoustic Sound of Water
Beside Your Sitting Area
Makes Your Morning and
Evening More Memorable
and Gives Your Lifestyle A
Touch of Prestigious Look.*





MAJESTIC
ESSENCE OF
BLOOMING
SERENITY



*Indulge Your Body
and Soul in The
Scenic View From
Your Balcony, Where
The Cold Breeze and
Gentle Rays of The
Sunrise Help You To
Meet with Yourself.*





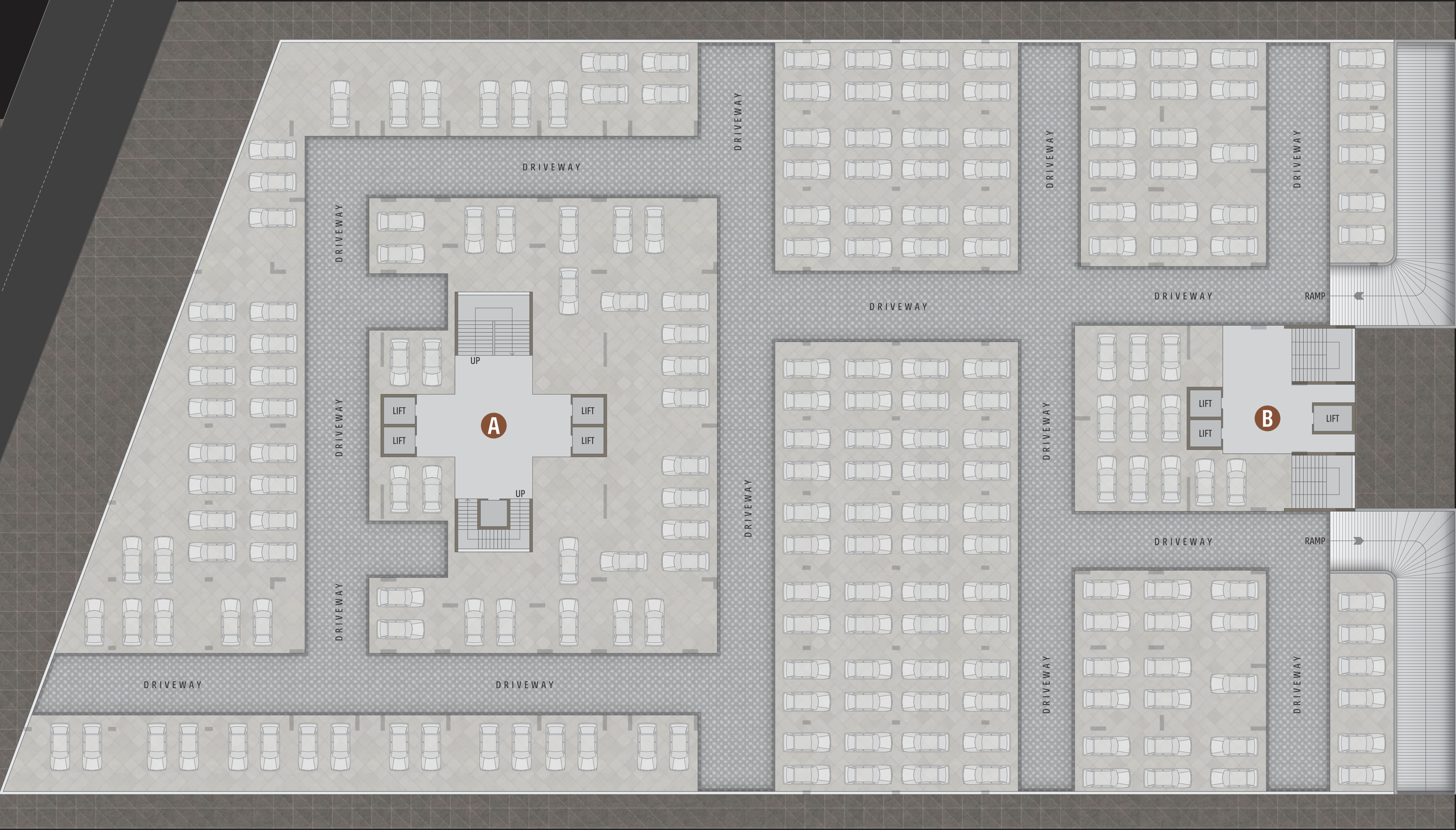
THE
PALACE

BASEMENT
LEVEL PLAN





18.00 MT WIDE TP ROAD





THE
PALACE
III

PODIUM
LEVEL PLAN



18.00 MT WIDE TP ROAD

ENTRY

EXIT





**THE
PALACE**

FLOOR PLAN
2, 4, 6, 8, 10,
12, 14 & 16





18.00 MT WIDE TP ROAD

ENTRY

EXIT





THE
PALACE
III

FLOOR PLAN
3, 5, 7, 9, 11,
13, 15 & 17

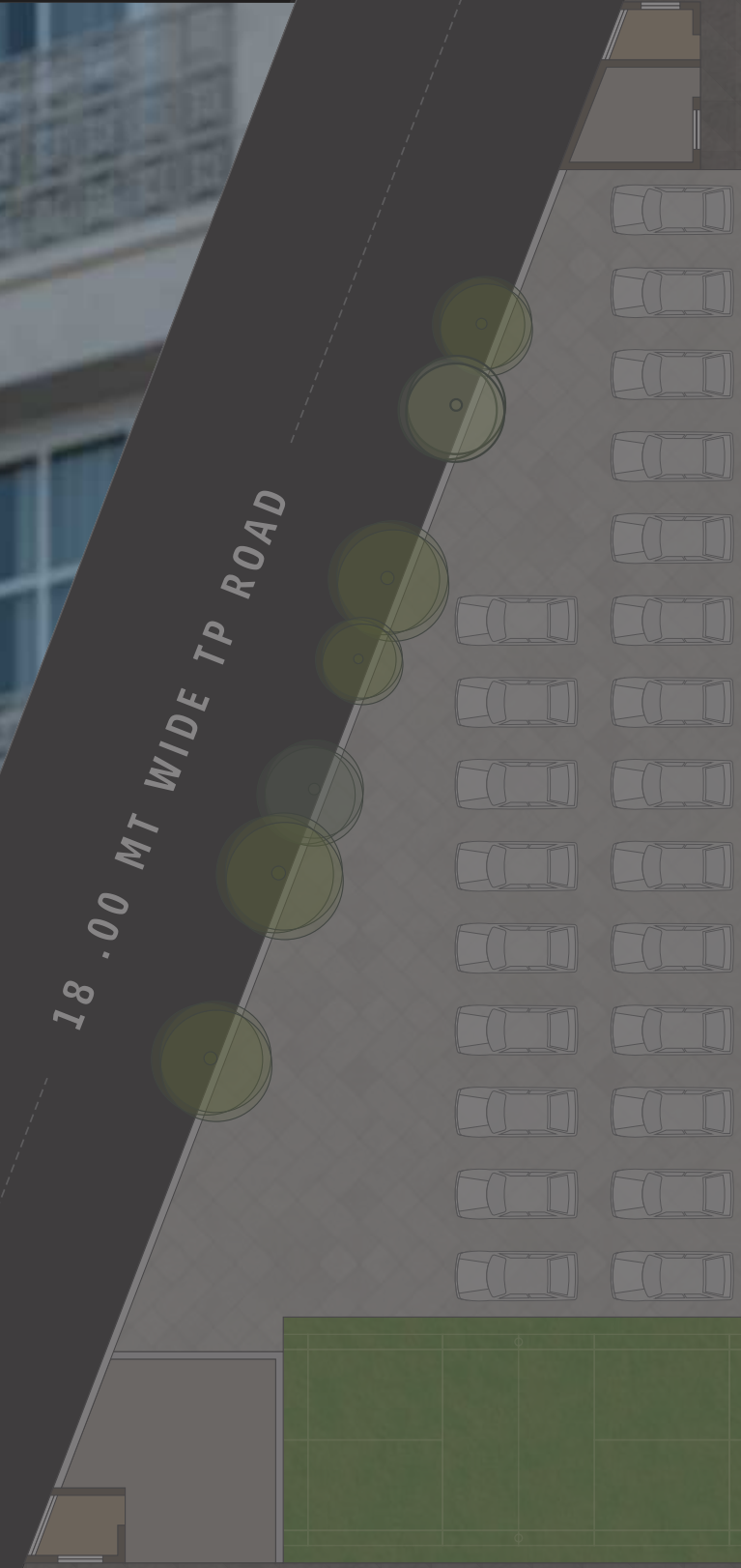




18.00 MT WIDE TP ROAD

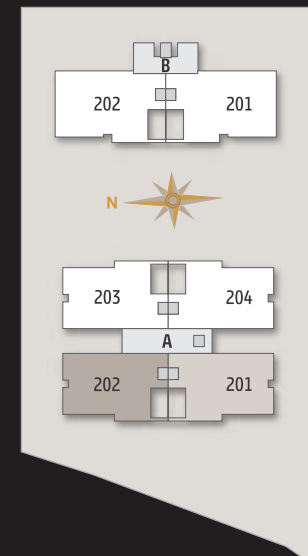
EXIT

ENTRY





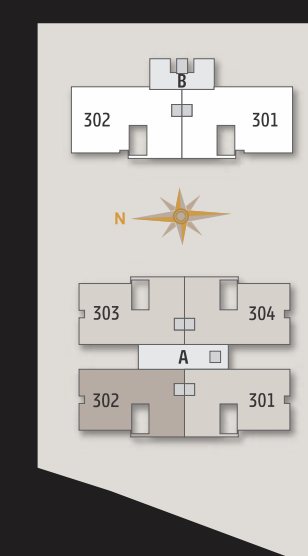
4 BHK
UNIT PLAN EVEN



FLOOR
2, 4, 6, 8, 10,
12, 14 & 16



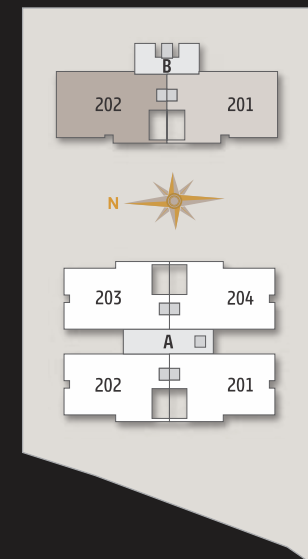
4 BHK
UNIT PLAN ODD



FLOOR
3, 5, 7, 9, 11,
13, 15 & 17



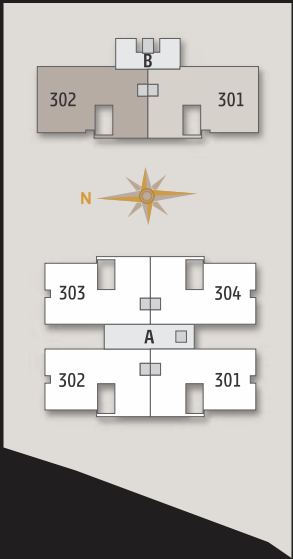
5 BHK
UNIT PLAN EVEN



FLOOR
2, 4, 6, 8, 10,
12, 14 & 16



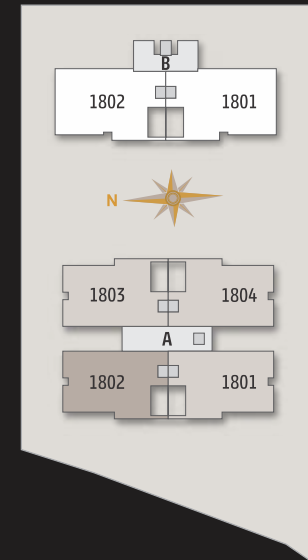
5 BHK
UNIT PLAN ODD



FLOOR
3, 5, 7, 9, 11,
13, 15 & 17



4 BHK
SKYVILLA

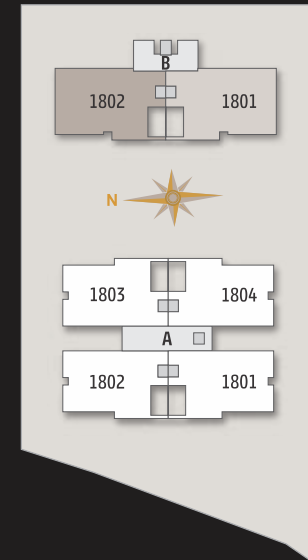


FLOOR
18 & 19





5 BHK
SKYVILLA



FLOOR
18 & 19

LOWER FLOOR PLAN



UPPER FLOOR PLAN



BRANDS WE USE (OR EQUIVALENT)

PAINT



WALL PUTTY



CP FITTINGS / SANITARY WARE



ELEVATORS



PLUMBING



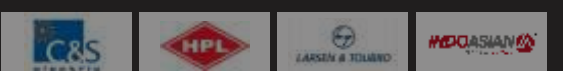
GLASS



LOCKS



MCBS



SWITCHES & WIRING



STRUCTURE EARTHQUAKE RESISTANT RAFT FOUNDATION STRUCTURE RCC FRAME STRUCTURE WITH SAND BASE LIGHT-WEIGHTED BLOCK WALL.
WALL FINISH INTERNAL: WALLS HAVING POP PUNNING WITH PRIMER COAT/SINGLE COAT MALA PLASTER. EXTERNAL: DOUBLE COAT SAND BASED PLASTER OR TEXTURE FINISH CLADDING AS PER ELEVATION. • CEILINGS: EXPOSE RCC WITH RENDERING.
FLOORING DESIGNER VITRIFIED TILES FLOORING FOR DRAWING, LIVING, DINING, KITCHEN, ALL BEDROOMS AND PASSAGE ANTI-SKID RUSTIC TILE FLOORING FOR DECK. VITRIFIED TILES FLOORING IN ALL BATHROOMS & VITRIFIED TILES DADO UP TO LINTEL LEVEL.
KITCHEN • MIRROR POLISHED NATURAL GRANITE KITCHEN PLATFORM WITH SS SINK. • HIGH QUALITY VITRIFIED TILES DADO UP TO LINTEL LEVEL ON THE WALLS ABOVE PLATFORM.
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 (DGU).
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. • CENTRALIZED GEYSER SYSTEM WITH PROVISION OF INDIVIDUAL HEAT PUMP OR GAS GEYSER.
ELECTRIFICATION • THREE PHASE CONCEALED COPPER WIRING WITH GOOD QUALITY ACCESSORIES AND SUFFICIENT ELECTRIC POINTS. INVERTER OUTLET PROVISION FOR NECESSARY ELECTRIC POINTS.
WASH AREA • ANTI-SKID FLOORING WITH DADO OF VITRIFIED TILES UP TO SILL LEVEL. • PROVISION OF ELECTRIC AND PLUMBING POINT FOR WASHING MACHINE.
PAINT • EXTERIOR PAINTING OF FULLY ACRYLIC PAINT. • INTERNAL WALLS DOUBLE COAT PUTTY FINISH.
ELEVATOR GOOD QUALITY FULLY AUTOMATIC ELEVATORS.
WATER 24-HOUR WATER SUPPLY BY COMMON BOREWELL TO OVERHEAD WATER TANK BY PRESSURE PUMP.
DRAINAGE MAIN DRAINAGE LINE PROVIDED BY GMC.

EDUCATION		
SWAMINARAYAN DHAM INTERNATIONAL SCHOOL	4 KM	5 MIN
JAMNABAI NARSEE SCHOOL	4KM	5 MIN
SCHOOL OF ACHIEVER	4 KM	5 MIN.
BAPS VIDYA MANDIR	3 KM	5 MIN
DELHI PUBLIC SCHOOL	5KM	10MIN.
GNLU UNIVERSITY	0.5KM	1 MIN
PDPU UNIVERSITY	1 KM	2MIN
INSTITUTE OF ADVANCED RESEARCH	2 KM	2 MIN
IIT GANDHINAGAR	10 KM	15 MIN
VISHWAKARMA GOVT. ENG. COLLEGE	10 KM	15 MIN
INSTITUTE OF HOTEL MANAGEMENT	1 KM	2 MIN

NEAR BY		
GIFT CITY	3 KM	5 MIN
TATA CONSULTANCY SERVICES (TCS)	5 KM	10 MIN
INFO CITY GLOBAL IT PARK	5KM	10 MIN
INDRODA PARK	8KM	10 MIN
SARITA UDHYAN	8 KM	10 MIN
NARENDRA MODI STADIUM	10 KM	15 MIN.
MAHATMA MANDIR	10KM	15 MIN

HOSPITALS		
SMVS SWAMINARAYAN HOSPITAL	4 KM	5 MIN
AASHKA MULTI SPECIALITY HOSPITAL	7 KM	10 MIN
APOLLO HOSPITAL	8 KM	2 MIN
SMS MULTI SPECIALITY HOSPITAL	8 KM	10 MIN
STERLING HOSPITAL	8 KM	10 MIN

CONNECTIVITY		
METRO STATION	0KM	1 MIN
GSRTC BUS STATION	8 KM	10 MIN
AIRPORT	10 KM	15 MIN
RAILWAY STATION	15 KM	20 MIN
S.P. RING ROAD	8 KM	10 MIN





OUR PROJECTS



ONGOING PROJECTS



COMPLETED PROJECTS



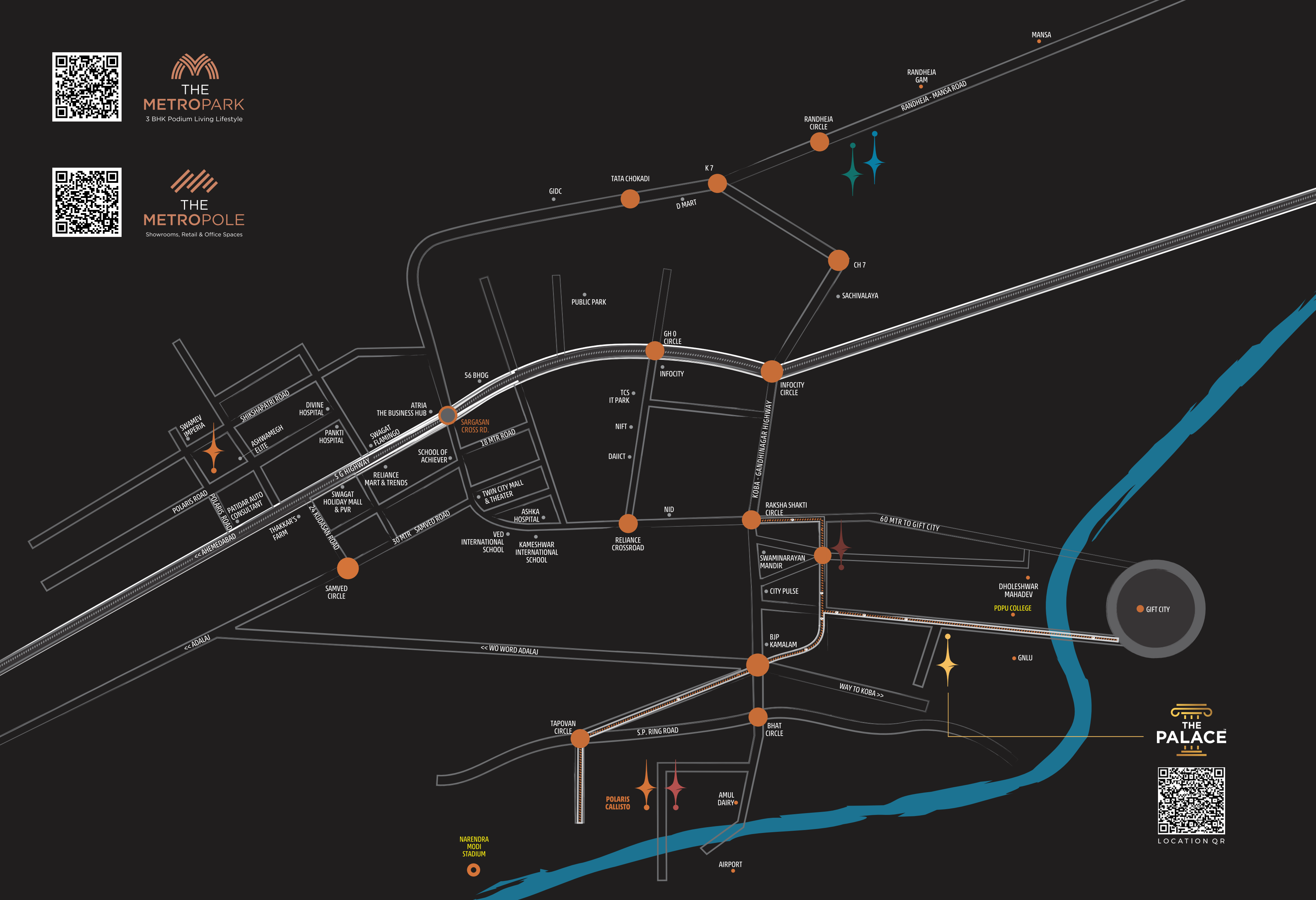
COMPLETED PROJECTS WITH G M PATEL





RULES & REGULATIONS - 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 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 conditions 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 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 provisions of the RERA Act with the help of Auto CAD software. - 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 or landmarks. It is only for representation purpose and gives a rough idea about the approximate location 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 our Other Charges, Shall be borne by the members Separately.

* 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

LOCATION QR

A PROJECT BY



DEVELOPERS:

POLARIS SUNWOODS DEVELOPERS LLP

THE PALACE , ROYAL STREET, NR GIFT CITY, PDPU ROAD, KOB, GANDHINAGAR - 382421

☎ 63596 31000 / 63596 32000 / 63596 33000

✉ info@thepalaceluxury.in

🌐 www.thepalaceluxury.in

ARCHITECT

SHAPERS360°

STRUCTURE
CONSULTANCY

SHREEJI
STRUCTURE

MEP CONSULTANT



LANDSCAPE



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