A PROJECT BY

Shāligrām

Promising Excellence

Shāligrām

Promising Excellence



SHALIGRAM

SKYDECK

4 BHK & SKY VILLAS



Elevate Your Lifestyle

Shaligram

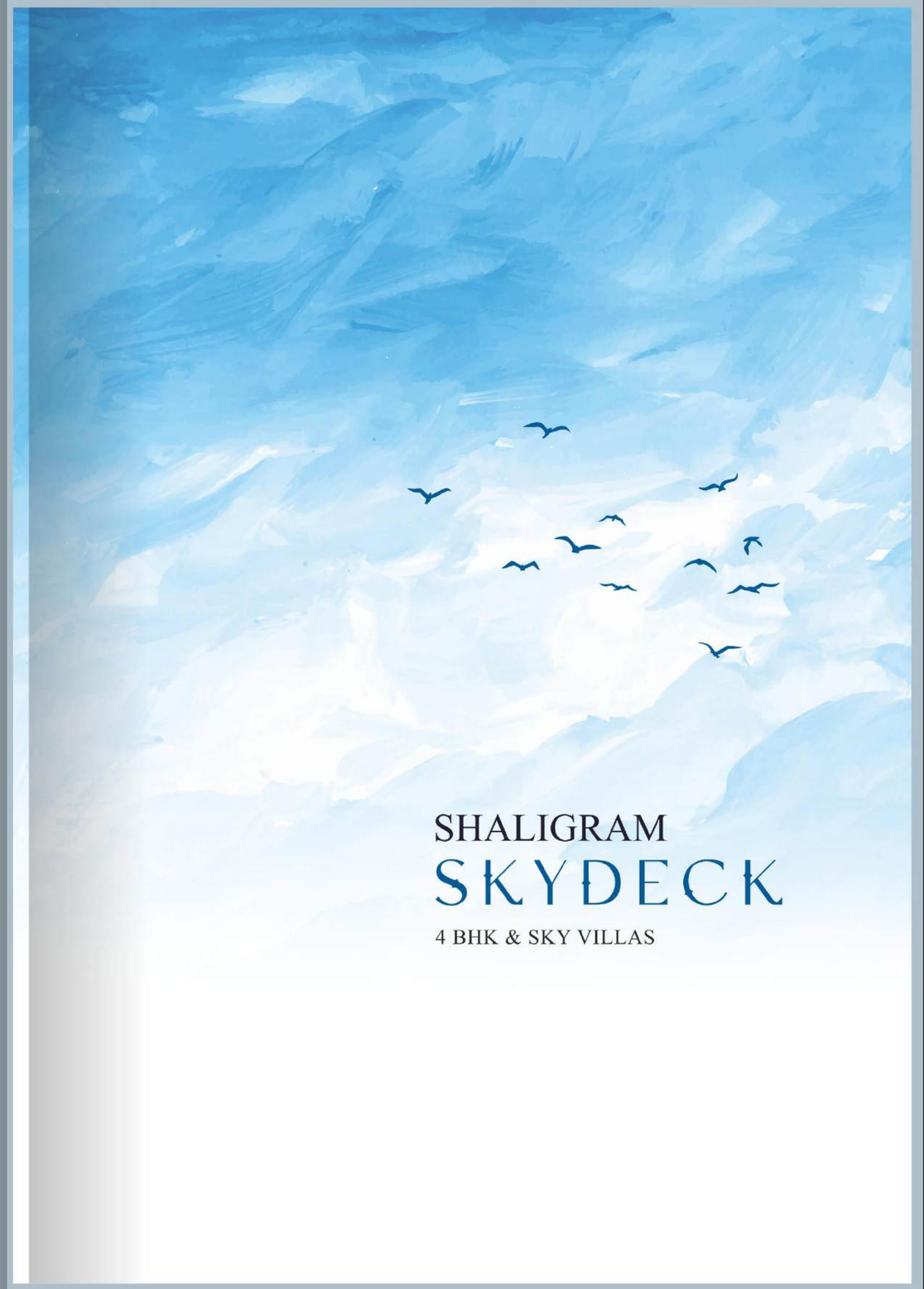
Promising Excellence

5000+

Happy Families

- 30+ Project Completed
- 45 Lakh+ Sq. Ft. Constructed
- 35+ Years of Experience

Making Difference in their lives,
not brick by brick,
but moment by moment



Shāligrām
Promising Excellence

ABOUT US

Buildings, when built with vision and passion, can bring new dimensions to life - we firmly believe in this dictum at Shaligrma Group.
As a result, we promise definitive excellence and we truly deliver it, in each of our projects. Backed with over **35 years** of rich experience in real estate development, we are one of the most trusted developers of Gujarat. With **30+ projects** and over **45 lakh+ sq.ft.** of total development to our credit, we have touched the hearts of more than **5,000 happy** families. And now with the same zeal and dedication, we invite you to embark on a fascination, dazzling journey with us; we have named it - Shaligram Skydeck

VISION

To become Customer's most preferred choice by promising excellence in quality, timely completion and constant innovation.

CORE COMPETENCE

Technical Knowledge I Management Skill / Excellent Planning I Risk Taking Ability
Decision Power I Effective Execution I Sales Effectiveness I Innovation

VALUES

Trust I Transparency I Honesty I Commitment I Mutual respect

REALTY PLUS AWARDS



Sundaram Status | **The Pursuit Of Happiness** | **Shaligram Felicity**

Sundaram Status @ Bhestan
Received best affordable housing project of Gujarat in the year of 2017 & 2018

The Pursuit of Happiness @ Pal
Received best "Mid-Segment project of Gujarat" in the year of 2019 & 2020

Shaligram Felicity @ Pal
Received most "Environmental friendly residential space of Gujarat" in the year of 2023

Also our projects like Shaligram Kinaro at Singanpor, Shaligram Safron & Signature at Pal, received praises from our existing real estate fraternity, customer segments & visitors.

SHALIGRAM

SKYDECK

4 BHK & SKY VILLAS

Transform your lifestyle
with spacious homes that
echo tranquillity and luxury.

PROJECT
USP

- **EV CAR CHARGING** POINT PER FLAT
- **3 SIDE OPEN** DECK BALCONY
- **14,000+ SQ.FT.** OF LANDSCAPING & AMENITIES AREA
- **SOLAR PANELS**
- **3 CAR PARKING** SPACE FOR TOWER A
- **PERSONAL PLANTER** FOR EACH FLAT







SHALIGRAM

SKYDECK

4 BHK & SKY VILLAS

Within the embrace of family, happiness takes on its purest and most genuine form, an irreplaceable treasure we cherish every day.


TERRACE
GAZEBO
SOLAR
PANEL
TERRACE
GARDEN
80'-0"
BUILDING
DISTANCE



SHALIGRAM

SKYDECK

4 BHK & SKY VILLAS

PARKING SPACE

LANDSCAPE GARDEN

CHILDREN PLAY AREA

TODDLER PLAY AREA

FIRE SAFETY SYSTEM

GENERATOR BACK UP

CCTV CAMERA

SCHOOL BUS PICK UP & DROP

GYM

INDOOR GAMES

AMENITIES

AMENITIES FOR ELDERLY PEOPLE
- Senior Citizen Seating Area
- Swing Court

AMENITIES FOR HEALTHY LIVING
- Jogging Track
- Clubhouse for Indoor Gym
- Meditation Lawn

AMENITIES FOR CHILDREN
- Pickup & Drop Stand
- Kids Play Area with Sandpit / EPDM Flooring
- Indoor Games Area
- Toddler Play Area

AMENITIES FOR GATHERING PURPOSE
- 7000 sq.ft. of Ground Floor Landscape
- Open Air Theatre Screen
- 5000 sq.ft. of Well Designed Landscape in Common Terrace
- Informal Seating
- Festival Ground

AMENITIES FOR AESTHETIC PURPOSE
- Lounge Seating with Waterbody
- Sculpture
- Attractive Water Feature

ECO-FRIENDLY AMENITIES
- Solar Panel (8kw in Each Building for Common Use)
- Rainwater Harvesting
- Reflective Glass in Window
- Personal Planter for Each Deck

ADD-ON AMENITIES
- Video Door Phone with Intercom Facility
- Generator Backup Facility for Common Area and 2.5amp for All Flats
- CCTV Camera Facility in Common Areas and Each Floor in The Building
- 3 Car Parking Space Per Flat for Tower A and All Sky Villas
  (2 Independent Big Car and 1 Back To Back Small Car Parking Space)
- 2 Independent Car Parking Space Per Flat for Tower B
- One 10amp Plug Point for EV Charging Facility Per Flat
- Gujarat Gas Connection*
- Fire Safety System





SHALIGRAM
SKYDECK

4 BHK & SKY VILLAS

Experience a life of comfort and convenience
with the essential amenities provided
at **Shaligram SKYDECK**



LEGENDS

01 ENTRY / EXIT GATE

02 SECURITY CABIN

03 BUS PICK UP / DROP STAND

04 DRIVEWAY WITH PLANTATION

05 BASEMENT RAMP

06 ELECTRIC METER ROOM

07 ENTRANCE FOYER

08 CAR PARKING SPACE

09 SCULPTURE

10 TODDLER PLAY AREA

11 OUTDOOR INFORMAL SEATING

12 JOGGING TRACK

13 MEDITATION LAWN

14 WATER FEATURE

15 LOUNGE SEATING WITH WATERBODY

16 ENTRY TO FIRST FLOOR GYM

17 OPEN AIR THEATRE SCREEN

18 SENIOR CITIZEN SEATING

19 SWING COURT

20 FESTIVAL GROUND

21 KIDS PLAY AREA

22 INDOOR GAMES AREA

23 TWO WHEELER PARKING SPACE

LAYOUT PLAN

N



TYPICAL PLAN

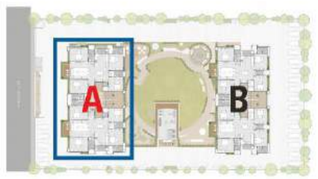
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A



TOWER A

FLOORS	RERA CARPET (SQ.FT.)	DECK (SQ.FT.)	WASH (SQ.FT.)
1ST TO 7TH FLOOR	1625	53	46
8TH TO 10TH FLOOR	1625	73	46



B



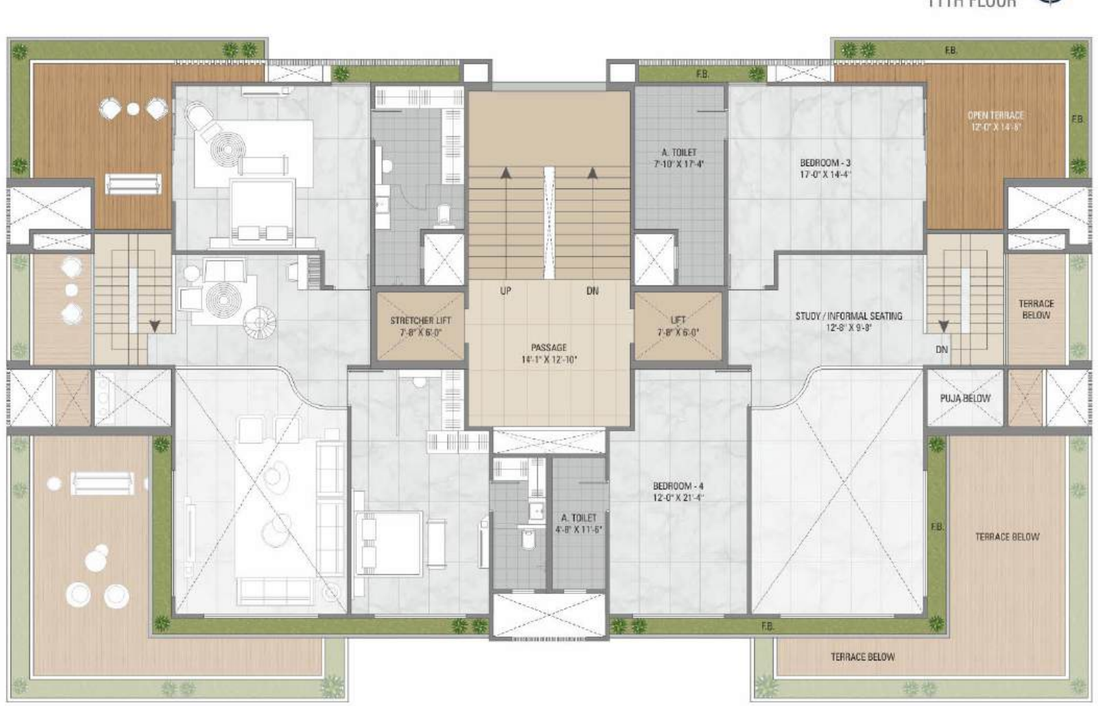
TOWER B

FLOORS	RERA CARPET (SQ.FT.)	DECK (SQ.FT.)	WASH (SQ.FT.)
1ST TO 8TH FLOOR	1481	45	46
9TH TO 11TH FLOOR	1481	65	46





BUILDING A
11TH FLOOR



TOWER A

FLOORS	RERA CARPET (SQ.FT.)	WASH (SQ.FT.)	TERRACE (SQ.FT.)
11TH & 11TH UPPER FLOOR	2253	42	557

BUILDING A
12TH FLOOR



BUILDING B
12TH FLOOR



TOWER B

FLOORS	RERA CARPET (SQ.FT.)	WASH (SQ.FT.)	TERRACE (SQ.FT.)
12TH & 12TH UPPER FLOOR	2248	42	768

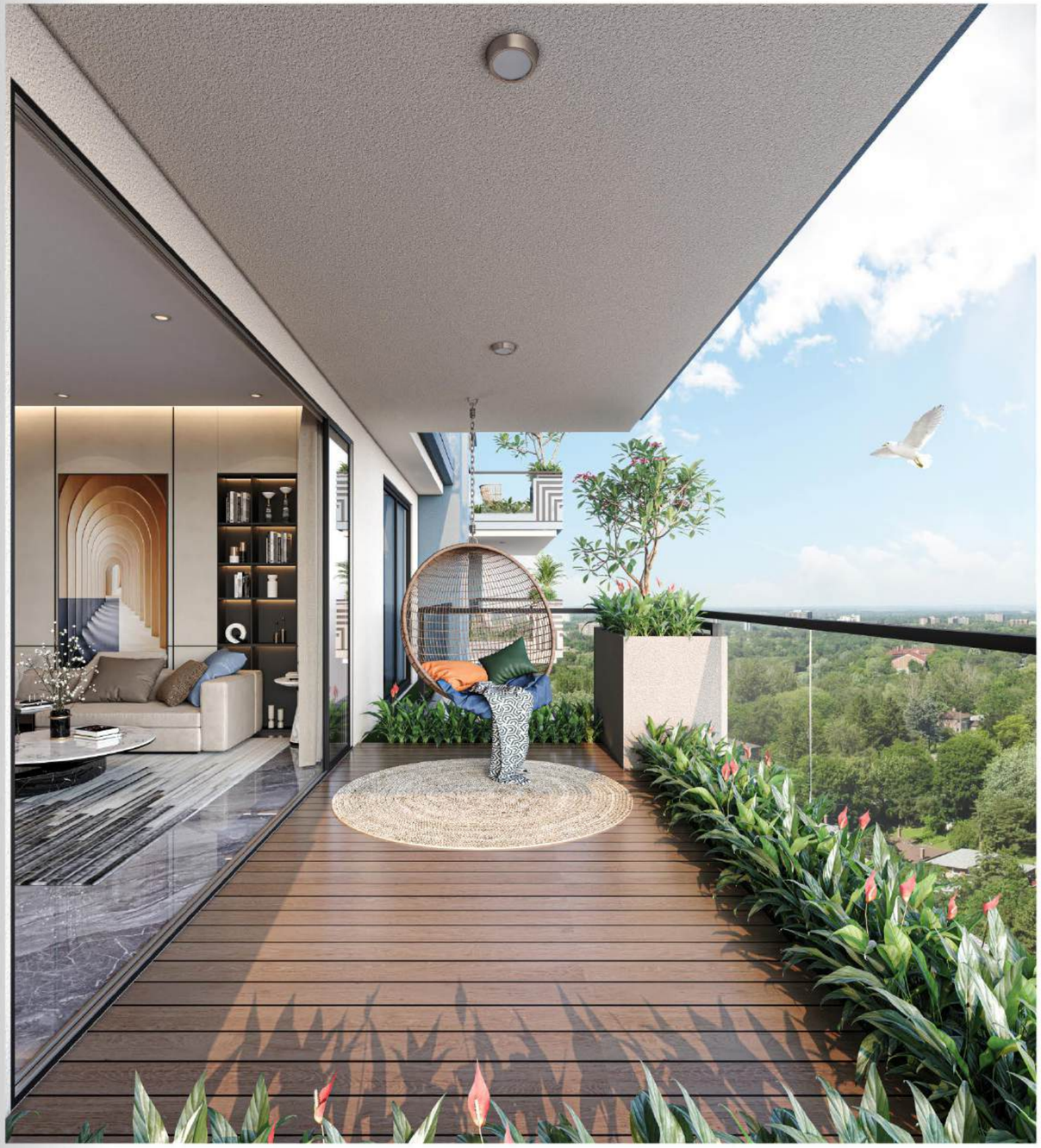
BUILDING B
13TH FLOOR

Your Gateway to Convenience

SHALIGRAM
SKYDECK
4 BHK & SKY VILLAS



Step into a world of beauty and tranquility with our **stunning deck balconies,** Enjoy the perfect blend of aesthetics and comfort as you soak in the breathtaking views and unwind in this delightful outdoor space.



SPECIFICATIONS

STRUCTURE

CORE AND SHELL
- Earthquake resistant RCC framed structure.

FLOOR HEIGHT
- Tower A 10'-6" and Tower B 10'-2" slab top to slab top.

MASONRY
- High quality autoclaved aerated concrete blocks.

INTERNAL WALLS
- Single coat mala plaster with putty finishes.

EXTERNAL WALL
- Double coat mala plaster with asian paint or equivalent acrylic exterior texture with acrylic paint.

FLOORS
- Single basement parking + Ground level + Tower A (12 floors) and Tower B (13 floors).

TERRACE
- Waterproofing with china mosaic.

FLOORING & DADO

- Vitrified flooring in living, dining, kitchen area & in all bedrooms.
- Full body granamite / granite finished platform with sink in kitchen.
- Vitrified dado tiles upto lintel level in kitchen.
- Vitrified / porcelain lintel level dado tiles and anti-skid flooring tiles in all bathrooms.
- Common wash basin with vitrified / porcelain dado tiles upto lintel level.
- Kota / granite rocks with glazed tiles upto lintel level in store room.
- Granamite flooring and glazed dado tiles upto lintel level with granite platform and sink in wash area.

SANITARY AND PLUMBING

SANITARY WARES & FITTINGS
- Wall hung WC in all bathrooms and wash basins of Kohler / Cera or equivalent.

CP FITTINGS
- Kohler / Delta / Jaquar or equivalent with concealed plumbing systems.

WASH AREA
- Provisions for R.O. point and centrally geyser point.

PLUMBING
- CPVC, UPVC and SWR pipes & fittings.

WATER SUPPLY
- Under ground and overhead tanks for SMC supplied water of sufficient storage capacity.

Luxurious Living at its Best

ELECTRICAL

ELECTRIC METER
- 3 phase power connection for all flats.

WIRING
- RR / Lapp or equivalent concealed cables in PVC conduit pipes with relevant I.S. standards.

SWITCHES AND SOCKETS
- Legrand / Schneider / Panasonic or equivalent switches.

ELECTRICAL POINTS
- All necessary domestic points for household appliances and all necessary light & fan points.
- TV point in living room and AC point in living room and all bedrooms.
- Provision for a Wi-fi point.

DOORS AND WINDOWS

MAIN DOOR
- Well designed teak wood framed main door with standard make hardware fittings.

SLIDING ALU. WINDOWS
- Anodized / powder coated windows and reflective glass fixed in granite / granamite frames.

FABRICATION
- Aluminum / M.S and glass combination railings for deck and windows with standing balcony.

STAIRCASE & LIFT

- Treads and landings with granite / granamite finish and riser with granamite finish with S.S. / M.S. railing.
- 2 nos auto door lifts (1 stretcher lift and 1 passenger lift) of Schindler / Kone or equivalent for each building.

NOTE
- All specifications above are subject to change.
- Decisions taken from time to time by the developers shall be final and binding for the good sake of project implementation.
- In the brands mentioned above, the developers may use equivalent brands at their discretion.



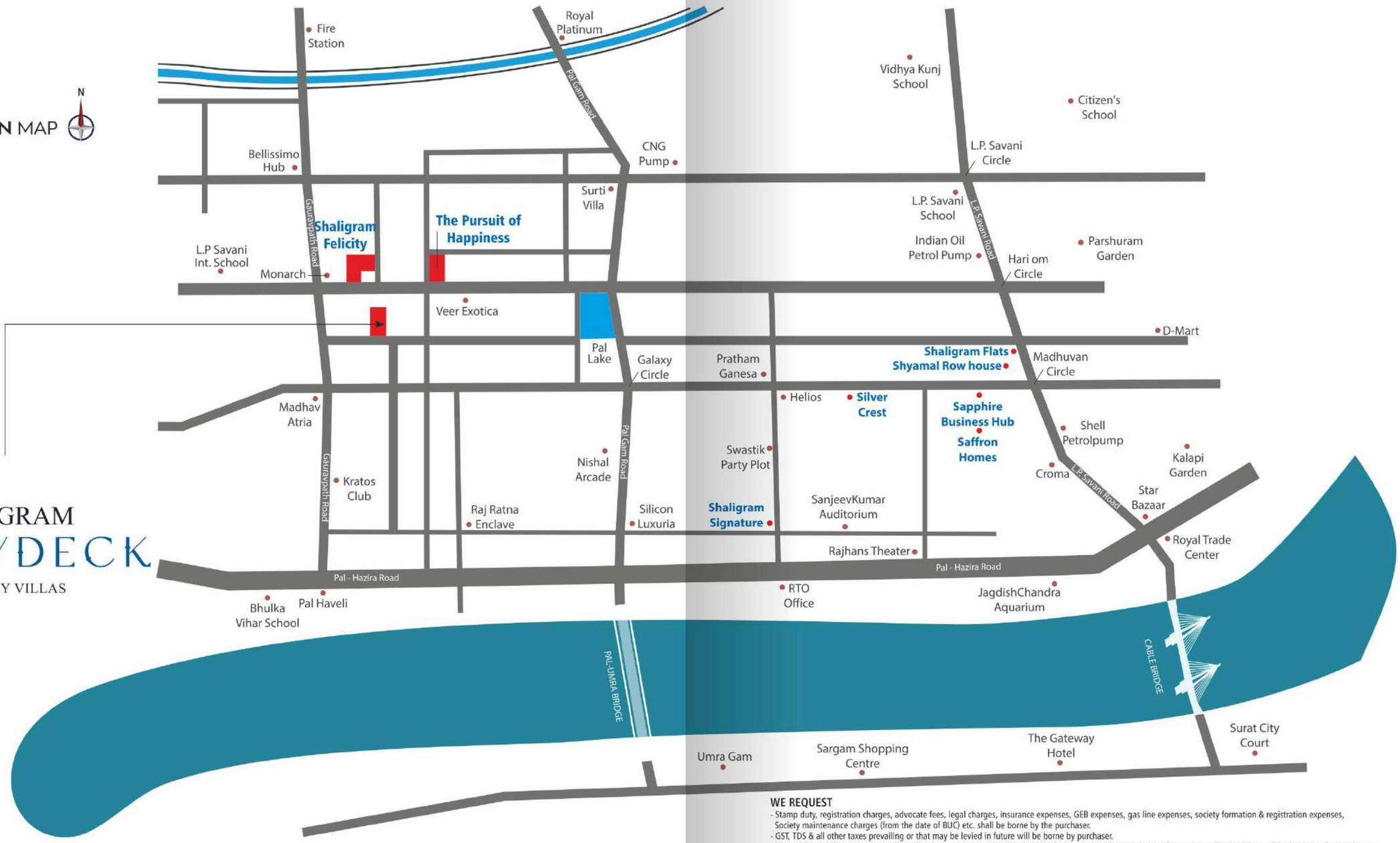
Heart of urban living

SHALIGRAM
SKYDECK
4 BHK & SKY VILLAS

Immerse yourself in the beauty of nature with our meticulously designed and beautifully landscaped gardens at **Shaligram SKYDECK**. Walk through lush greenery, colorful blooms, and peaceful pathways, providing a serene escape in the heart of urban living.



LOCATION MAP



SHALIGRAM
SKYDECK
4 BHK & SKY VILLAS

Shaligram
Promising Excellence

ARCHITECT
TACT STUDIO
architecture | interior | landscape

DEVELOPER
SHALIGRAM REALTY

STRUCTURE
TECHNOCRAT CONSULTANT
CIVIL & STRUCTURAL ENGINEERS
HEMANT SHUKLA

ADDRESS:
Shaligram Skydeck, F.P. - 74, Sub Plot - A, Preliminary T.P.S - 15(Pal),
Opp. Spice Petals Restaurant, Gaurav Path Road, Pal, Surat-395009

Contact: +91 98255 74312
website: www.shaligramgroup.in | **E-mail:** marketing@shaligramgroup.in

RERA Reg. No.: PR/GJ/SURAT/ SURAT CITY/SUDA/RAA12439/131023
website: www.gujrerar1.gujarat.gov.in

SCAN FOR LOCATION | SCAN FOR WEBSITE | SCAN FOR WHATS APP

WE REQUEST
- Stamp duty, registration charges, advocate fees, legal charges, insurance expenses, GEB expenses, gas line expenses, society formation & registration expenses, Society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- GST, TDS & all other taxes prevailing or that may be levied in future will be borne by purchaser.
- Any Additional charges or Duties levied by the government / local authorities during or after the completion of the scheme like SMC Tax, will be borne by the purchaser.
- Changes / Alteration of any Nature including elevation, exterior color scheme, balcony Grill or any other changes affecting the overall design concept & lookout of the scheme shall strictly not be permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab etc.) must not be damaged during the interior work or utilizing the unit.
- Low-voltage cables such as telephone, TV and Internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office.
- No wire / cables / conduits shall be laid or installed in a way such that they from hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- All landscaping is conceptual and shall be as per architect's design. Illustrations in this brochure are artist impressions and serve only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, the developer can not held responsible for any inaccuracy.

TERMS & CONDITION
- Amenities provided are for the added benefits of the society. Any change / alteration in the amenities during or after the completion of the project due to change in government / local authorities (corporation, fire department, environment department, other statutory authorities) policies / rules & regulations will be accepted by all members of the society.
- Society maintenance changes & society security deposit is to be paid by the purchaser in advance before sale deed documentation / possession.
- SMC tax, gas bill, electricity bill, society maintenance charges & society security deposit is to be borne by the purchaser after BUC / possession / document registry whichever is earlier.
- Document registry is compulsory before possession.
- If any change in rules & regulations of government policies / RERA / GST / stamp duty / registration fees etc. will be charged to the purchaser.

NOTES
- All rights for alteration / Modification in design or specifications suggested by architects and / or developer shall be binding to all the members.
- BUC (Building Use Certificate) as per SMC rules, clear title for loan purpose.
- *Gujarat gas connection is dependent upon Gujarat Gas Company's working methodology. If the property is ready for possession and Gujarat gas connection is not available at that time due to Gujarat Gas Company, then in that case the customer will have to take the compulsory possession by paying the total sale consideration.
- All dimensions are approximate, average and unfinished.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.

LEGAL DISCLAIMER
All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.

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