

the art of
GREAT LIVING



Shukan  Sky



THE MARK OF GRANDEUR IN MODHERA ROAD

Now is a chance to write your story for a Ultra Luxurious & Comfortable living.

Presenting Shukan Sky - The new address in Modhera Road offering
2, 3 & 4 inspired living Apartments where you can enjoy the lifestyle of your dreams.

Shukan^{sky}



192 FLATS & 17 SHOPS
IN CAMPUS



TERRACE GARDEN WITH
MODERN FACILITY



WELL VENTILATED
CAMPUS PLANNING

2, 3 & 4 BHK

INSPIRED LIVING



GRAND ENTRANCE GATE



TOWERING STATEMENT OF
OPULENCE



G + 8 STOREY TOWERS

Built on the foundation of excellence, this 8 storey structure boasts of superior design, materials, craftsmanship and features.



SPACIOUS FLATS

Intelligently planned homes where every corner is utilized to give you ultra-spacious rooms and balcony leaving no space for compromise.



EXCLUSIVE AMENITIES

Embrace the excitement of indulging in the most spectacular lifestyle amenities ever, that too at an elevated level.



4 FLATS PER FLOOR

Every floor has 4 Flats that come attached to a huge foyer area, designed in such a way that exclusivity and privacy of the inhabitants stays intact.



EXCELLENT LOCATION

An ideal address for your home. An address that boasts of utmost connectivity and serenity, offering you the best of both worlds.



Home that
promise

PEACE OF MIND



The grand entrance exuding a welcoming elegance greets you as you way into the realm of sheer affluence and bliss.



Home that
come with lavish
BALCONY



Enjoy the perks of open outdoor space equated to a villa living in a apartment thanks to the spacious balcony.



Home that
exude

TRANQUILITY



Lush green landscapes, blissful sitting area & serene swing area are crafted to revitalize and rejuvenate you every day, for a lifetime.

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Home that give you

PRIVILEGES



Everything one needs to live a joyous, healthy, comfortable life is present here. A gamut of modern-day lifestyle amenities await you.

AMENITIES



ENTRANCE PLAZA



SECURITY CABIN



CCTV CAMERA



SCHOOL BUS PICK-UP
& DROP POINT



2 AUTO HIGH
SPEED LIFT



LOUNGE SEATING
IN LIFT AREA



LAVISH ENTRANCE
FOYER



SENIOR CITIZEN
SEATING AREA



SITTING AREA
WITH GAZEBO



PARTY
LAWN AREA



LANDSCAPE
GARDEN



TERRACE GARDEN



ALLOTTED CAR
PARKING



VISITOR
CAR PARKING



NO VEHICLE ZONE



BOX CRICKET
PITCH



HOME THEATRE



JOGGING TRACK



TODDLER
PLAY AREA



SKATING RING



SOCIETY OFFICE



CLUB HOUSE



INDOOR GAMES



BANQUET HALL



FIRE SAFETY



CHILDREN'S
PLAY AREA



WOODEN DECK



LIBRARY /
WORKING SPACE



GYMNASIUM



OPEN
YOGA SPACE



SWING AREA



PRESSURE PUMP



ELECTRIC
METER ROOM



24 HRS
WATER SUPPLY



GENERATOR FOR
POWER BACKUP



SWAMINARAYAN TEMPLE

MODHERA ROAD

MEHSANA AIRPORT

MEHSANA GIDC

SHUKAN SKY

Home that
you will feel

PROUD TO OWN



Coming home to Shukan Sky is like realizing every dream
you've had for years. It's a home that matches your status, impresses your
guests and instills a sense of pride in you.

- 01 ENTRANCE PLAZA
- 02 DROP OFF ZONE
- 03 SOCIETY OFFICE
- 04 SENIOR CITIZEN SEATING
- 05 NO VEHICLE ZONE
- 06 WALKWAY
- 07 LIBRARY / WORKING SPACE
- 08 WOODEN DECK
- 09 BANQUET HALL
- 10 MINI THEATER
- 11 SKATING RINK
- 12 BOX CRICKET PITCH
- 13 CHILDREN PLAY AREA
- 14 SEATING AREA
- 15 SEATING AREA WITH PERGOLA
- 16 PARTY LAWN AREA
- 17 COMMUNITY SWING AREA
- 18 FITNESS CENTER
- 19 INDOOR GAMES
- 20 TODDLER PLAY AREA
- 21 RAMP IN / OUT
- 22 EMERGENCY EXIT GATE
- 23 PARKING AREA

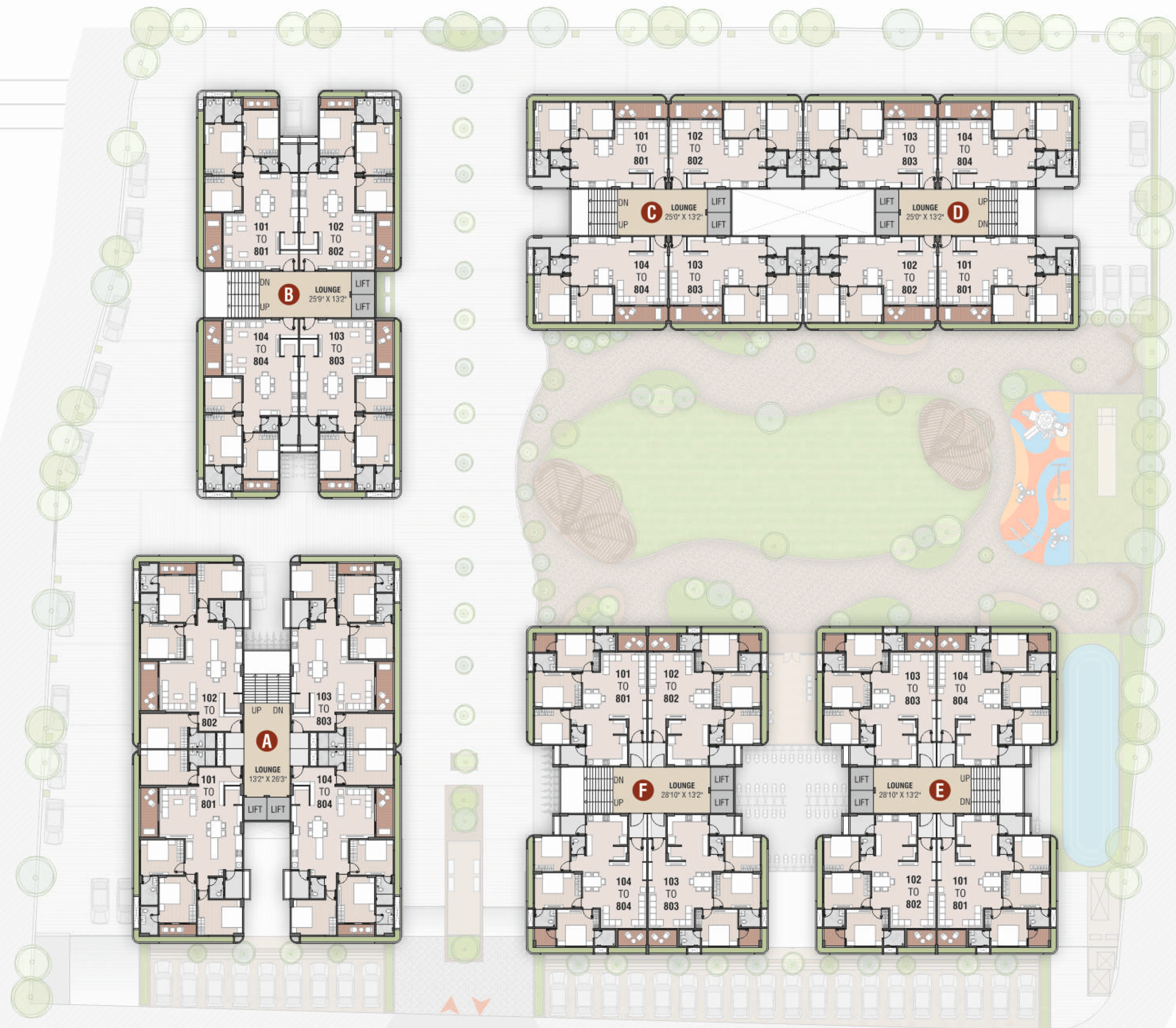


TYPICAL FLOOR PLAN

(1st to 8th)

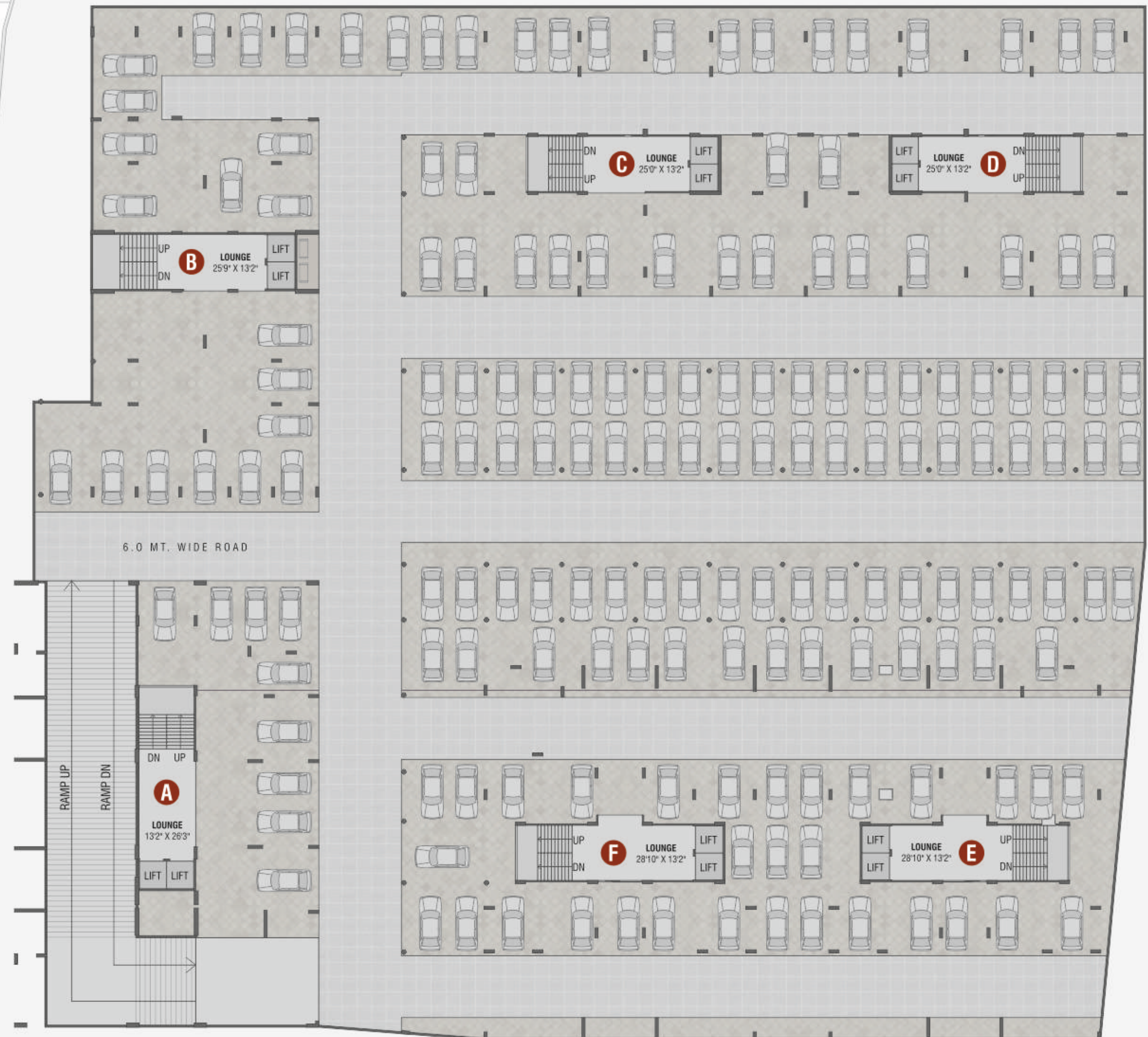


ShukanSky
2, 3 & 4 BHK INSPIRED LIVING...



MAIN ROAD

BASEMENT PLAN





Drawing Room

Endless Luxury
with an Impressive Interior



Kitchen Area



Large Bedroom

4 BHK - A BLOCK

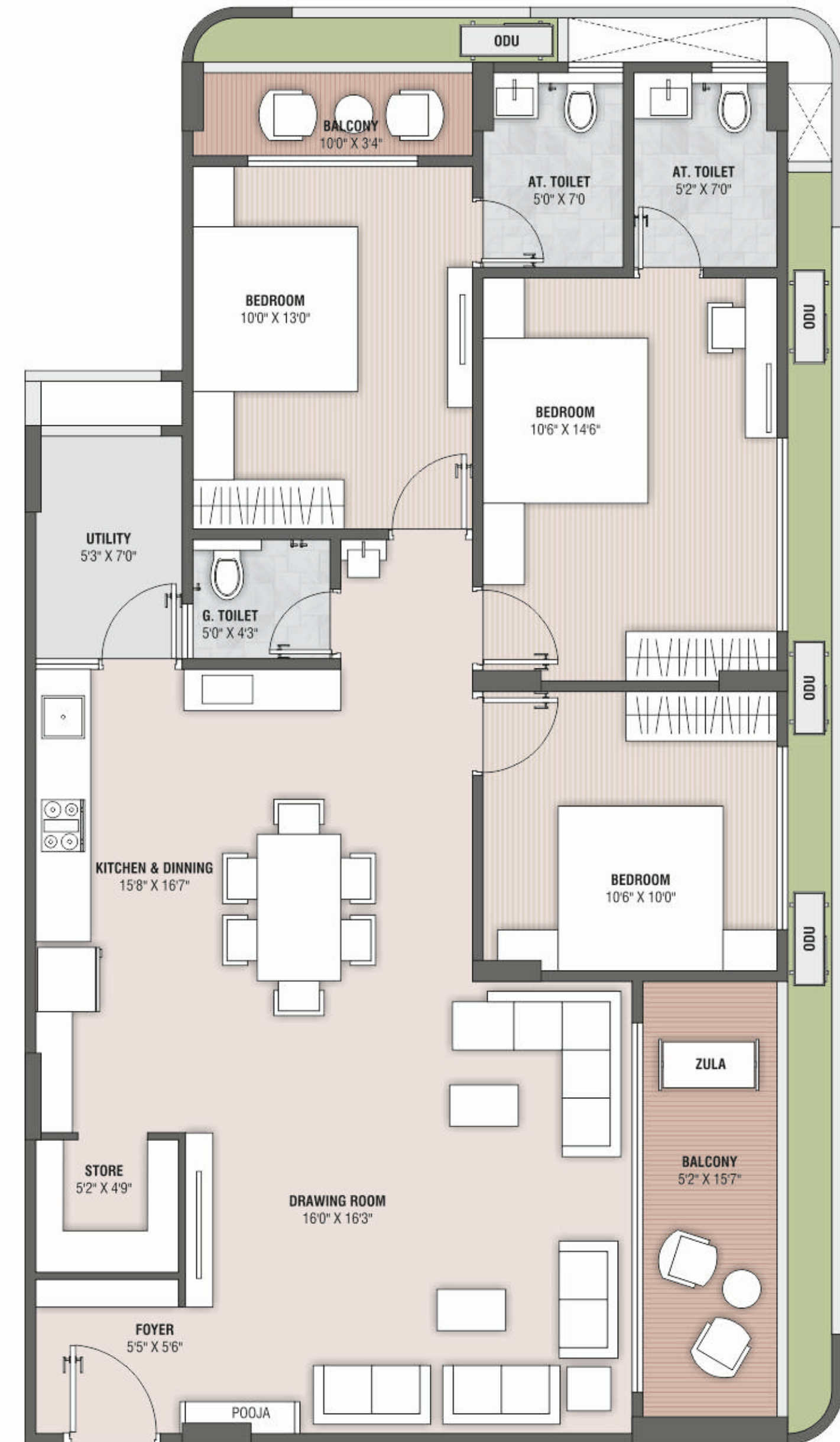
4 BHK

UNIT PLAN | A BLOCK



3 BHK

UNIT PLAN | B BLOCK





Drawing Room



Kitchen Area



Large Bedroom

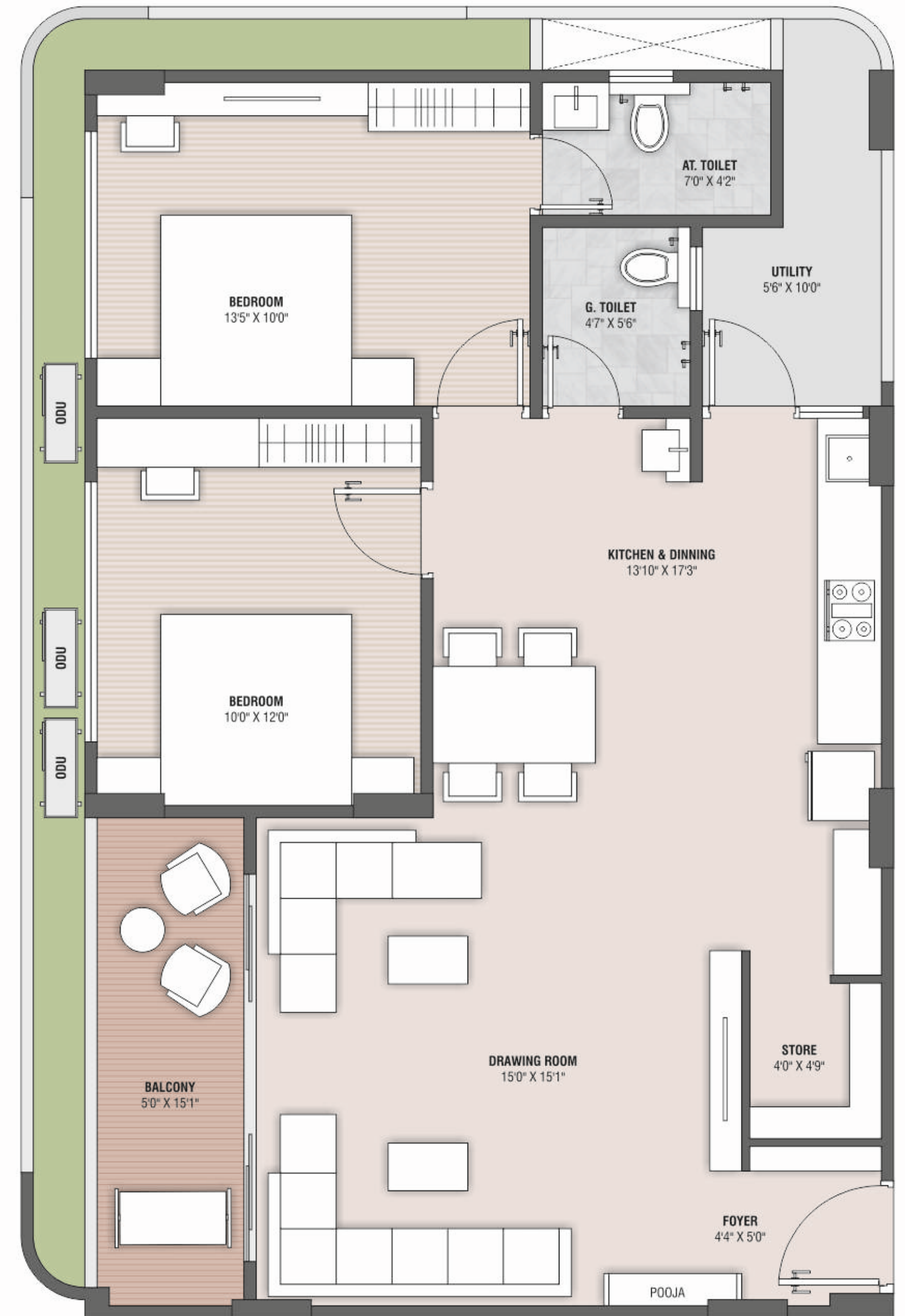
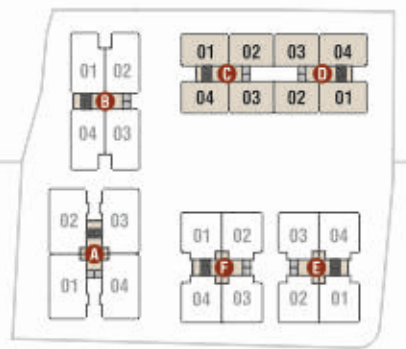
3 BHK

UNIT PLAN | E & F BLOCK



2 BHK

UNIT PLAN | C & D BLOCK





Drawing Room



Kitchen Area



Large Bedroom



THE LIFE STYLE HORIZON
IN YOUR HOME !





Gymnasium



Mini Theater



Indoor Games



Library

Home that give you

PRIVILEGES



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Terrace Garden



Terrace Seating Area

SPECIFICATION

STRUCTURE



- RCC : Earthquake resistant exposed RCC frame structure
- Masonry : Brick Masonry (115 mm thk)
- Plaster : Internal - Single coat mala plaster / exposed RCC finish
External - Double coat texture plaster

FLOORING



- Living / Kitchen & Bedrooms : Italian tiles (1600 x 800)
- Kitchen Wall - Italian tiles (1200 x 600)
- Balcony : Wooden finish (1200 x 200)
- Utility : Half body tiles
- Foyers & Stairs : Granite and tiles flooring
- Bathroom : Floors - Vitrified matt finish (600 x 600)
Wall - Italian tiles (1200 x 600)

DOORS & WINDOWS



- Main Door : 30 mm Thick flush door with veneer on both faces
Digital lock in main door
- Other Doors : 30 mm Thick flush door with wooden ply frames
- Windows : Powder coated aluminium window with stone jambing

TOILET



- CP Fittings : Hindware or equivalent
- Sanitary Ware : Hindware or equivalent
- Plumbing Piping : ISI Branded

ELECTRIFICATION



- Concealed wiring : Polycab / Havells / Finolex / R R Kabel or equivalent
- Modular switches : L&T or equivalent
- MCB distribution panel : Schneider / Havells or equivalent
- Electrical connection : Single phase

COLOUR



- Internal : Putty finish (Birla white or equivalent)
- External : Different architectural textured finishes with acrylic paints

WATER PROOFING

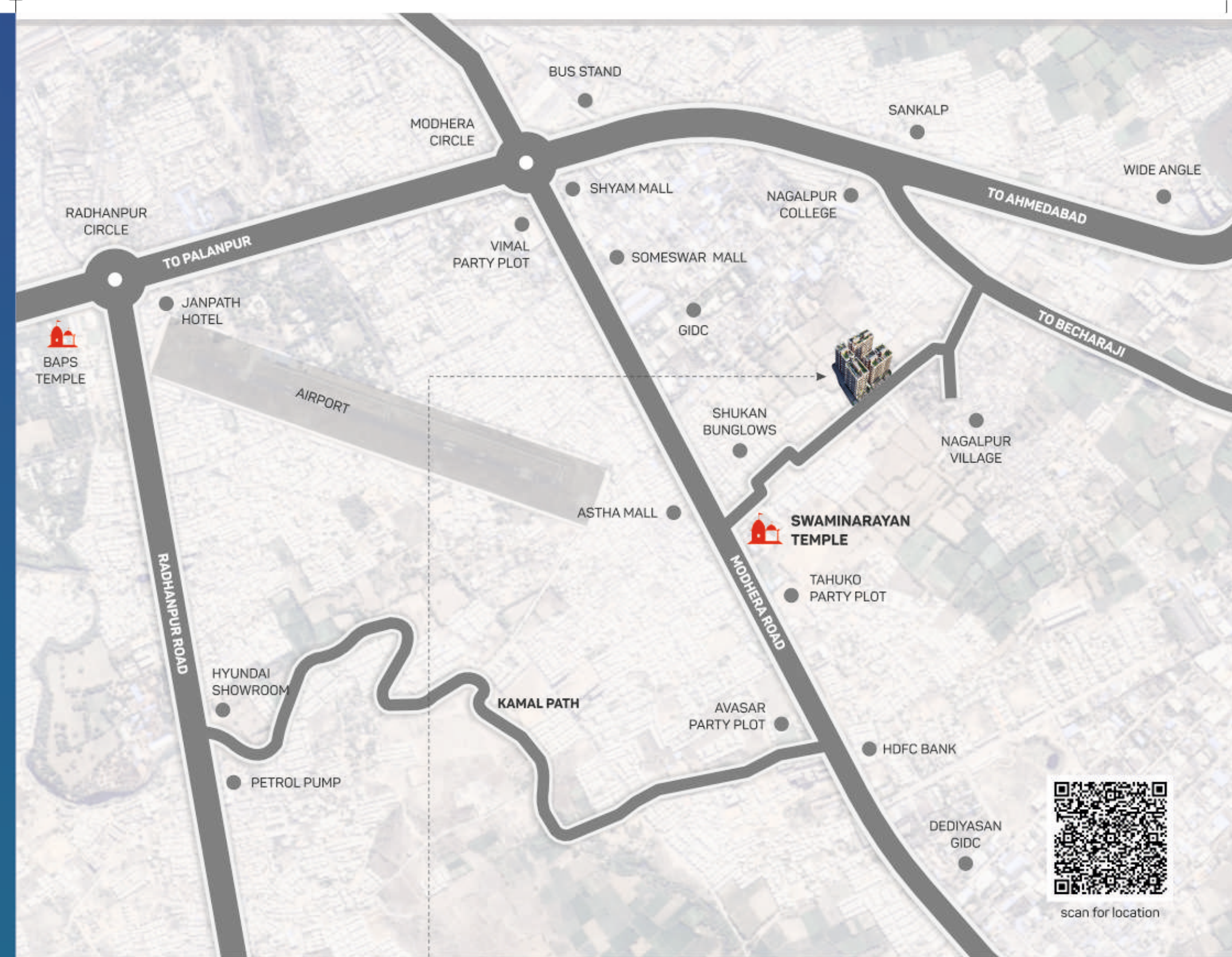


- Water proofing in all sunk slab
- Water proofing on terrace

GENERAL

- Lift : Machine less automatic lift (MRL)
- Internal Roads : Trimix R.C.C Road
- Parking : Hollow Plinth with Block finish

NOTES : - Developer reserve all the rights for any changes in plan, elevation, specification, amenities and other details were in to comply with statutory regulations and shall be binding to all the members. - Any Gov. Duty like GST and any other tax applicable from time to shall be charged extra at actual. - In the event of cancellation of unit for any reason by client, 10 % of the basic amount of the unit shall be deducted and balance amount shall be refunded after booking of the same unit. - This brochure is only for advertisement and it shall not be treated as part of legal document. - Changes / Alteration of any nature by member in external elevation and which are affecting the design of the structure shall not be permitted during and after completion of the scheme. - In case of any dispute Mehsana court shall prevail.



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PROJECT BY :



SITE ADDRESS :

SHUKAN SKY

B/h. Swaminarayan Temple, Modhera Road, Mehsana.

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RERA REG. NO. : PR/GJ/MEHSANA/MEHSANA/Mahesana Municipality/MAA13105/070324/311229 | WWW.GUJRERA.GUJARAT.GOV.IN

: ARCHITECT :



Ar. Pinkal Patel

: STRUCTURE DESIGNER :



: MEP CONSULTANT :



: LANDSCAPE DESIGNER :



