

STATELAND

— WHERE LIFE MEETS LIVING —

HIGH RISE
luxurious style
HIGH LIFE

04 TOWERS

4 & 5 BHK SKYCONIC ABODES

12 PENTHOUSES



STATELAND

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4 & 5 BHK *skyconic* ABODES

Step into luxury with our meticulously crafted skyconic flats, offering expansive 4 & 5 BHK layouts. Enjoy breathtaking panoramic views, cutting-edge design, and top-tier amenities, tailored to provide a living experience that blends elegance with modern comfort. Ideal for those who desire an extraordinary, sky-high lifestyle.

PROJECT BY :



SHYPRAM GROUP

Mr. Trikambhai Patel, founder of SHYPRAM Group, embarked on his real estate career following his graduation from Gujarat University in 1963. Despite facing early challenges, such as supporting a large family and navigating restrictive government policies, Mr. Patel remained steadfast in his commitment to delivering high-quality homes. Beginning his career as a consulting engineer, he later transitioned into construction and formally founded SHYPRAM Group in 2017.

The group's core philosophy—delivering premium projects with modest profit margins—reflects Mr. Patel's deep commitment to social responsibility and customer satisfaction. The name "SHYPRAM," derived from the initials of four revered BAPS spiritual leaders, symbolizes the group's dedication to values, ethics, and community development.

Ankit Patel, an active partner, plays a pivotal role in the ongoing growth of the group, further advancing its mission of quality and excellence.

RATNADEEP GROUP

Founded in 1987 by visionary leader Mr. Jagdishbhai N. Patel, Ratnadeep Group has played a pivotal role in reshaping Ahmedabad's urban landscape through the development of premium residential and commercial projects. Mr. Jagdishbhai's unwavering commitment to innovation and excellence has earned the company a reputation for reliability and exceptional customer satisfaction.

Since 2001, Mr. Vishal Patel, Chairman and Managing Director (CMD), has spearheaded the company's growth, leveraging his civil engineering expertise. His leadership is defined by a focus on integrity, forward-thinking innovation, and a customer-centric ethos, driving the group's success in merging modern design with sustainable practices to build thriving communities.



A tall residential building with 32 floors offers ample space for various amenities and expansive views from higher floors, providing residents with a unique urban living experience.

DOUBLE THE VIEW, DOUBLE THE
Luxury

Experience seamless indoor-outdoor living with dual balconies in every 4 & 5 BHK

sky

HIGH LIVING. GROUNDED COMFORT

Enjoy living experiences that you will cherish for life.

28% CONSTRUCTION | 72% OPEN SPACE

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elevated CYCLING TRACK

This residency features wide elevated cycling track, offering a safe and scenic route for cycling enthusiasts to enjoy a refreshing ride.

200 MTR. LONG AND 8 FT. WIDE CYCLING TRACK









CRAFTING *elegance*
AND BUILDING
DREAMS

Where every detail resonates luxury. Our homes, your sanctuary.



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EXPANSIVE
25 FT.
FOYER

This residency provides ample opportunities to enhance your daily living experience.



GROUND FLOOR PLAN

(HOLLOW PLINTH - LOWER LEVEL)



- | | |
|--------------------------------------|--------------------------------------|
| 01] Entry / Exit Gate | 31] Deck Area |
| 02] Security Cabin | 32] Tree Court-seating Plaza |
| 03] Drop Off Zone | 33] Kids Play Area |
| 04] Walking / Jogging Track | 34] Mother's Hangout Area |
| 05] Ramp Separate Entry For In & Out | 35] Cycling Track Above Ground Level |
| 06] Squash Court | 36] Visitor's Parking |
| 07] BMS Room | 37] Electrical Sub Station & DG Set |
| 08] CCTV Room | 38] Seat Outs |
| 09] Double Height Foyer | 39] Pickle Ball |
| 10] Arrival Foyer | 40] Box Cricket |
| 11] Waiting Lounge | 41] Volley Ball |
| 12] Virtual Golf | 42] Badminton Court |
| 13] Meter Room | 43] Lilly Pond |
| 14] Grass Paved Walkway | 44] Trellis Seat Out |
| 15] Gazebo | 45] Lawn |
| 16] Paved Garden Entry Plaza | 46] Laundry |
| 17] Amphitheater | 47] Hyper Market |
| 18] Event Lawn Area | 48] Pharmacy |
| 19] Celebration Court | 49] Salon |
| 20] Pavilion | 50] Open Gym |
| 21] Cascading Waterfall | 51] CrossFit |
| 22] Swing Plaza | 52] Society Office |
| 23] Mounds | 53] Karaoke |
| 24] Board Games On Floor | 54] Indoor Games Arena |
| 25] Ball Room | 55] Mini Theater With Lounge |
| 26] Preparation Space For Event | 56] Toddler's Play Area |
| 27] Change Room | 57] Interactive Learning |
| 28] Locker Room | 58] Gym |
| 29] Kids Pool | |
| 30] Lap Pool | |

LEGENDS



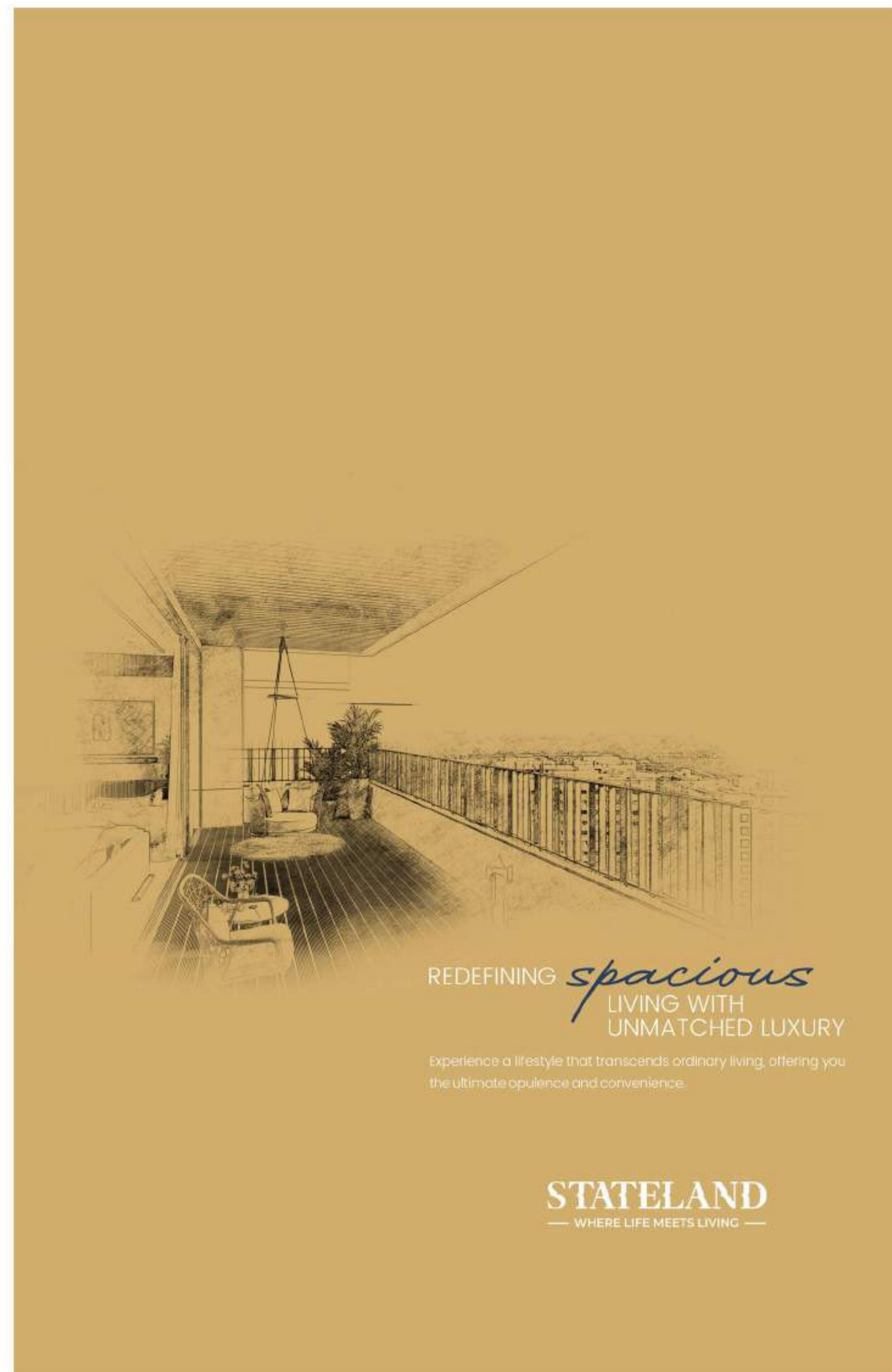
GROUND FLOOR PLAN
(HOLLOW PLINTH - UPPER LEVEL)



2ND FLOOR PLAN



3RD TO 30TH FLOOR PLAN



REDEFINING *spacious*
LIVING WITH
UNMATCHED LUXURY

Experience a lifestyle that transcends ordinary living, offering you
the ultimate opulence and convenience.

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12.5 FT. FINISH TO FINISH SLAB HEIGHT

EMBRACE PANORAMIC
VIEWS FROM YOUR

stunning
BALCONY

4 BHK UNIT PLAN

01) VESTIBULE	6'6" X 10'0"	10) TOILET	7'0" X 5'0"
02) DRAWING, LIVING & DINING	29'6" X 20'0"	11) PUJA	2'3" X 8'3"
03) SKY PATIO	25'3" X 7'0"	12) BEDROOM	16'0" X 12'0"
04) KITCHEN	12'0" X 12'3"	13) DRESS / TOILET	8'0" X 6'8"
05) STORE	6'0" X 5'0"	14) BEDROOM	17'0" X 12'0"
06) WASHYARD	10'0" X 7'0"	15) DRESS / TOILET	13'4" X 6'0"
07) SER. ROOM	9'3" X 6'0"	16) BEDROOM	17'2" X 13'0"
08) TOILET	6'0" X 4'9"	17) DRESS / TOILET	8'0" X 11'0"
09) BEDROOM	11'0" X 14'0"	18) BALCONY	8'3" X 6'9"

TYPE - A (BLOCK - A)



4 BHK UNIT PLAN

01) VESTIBULE	7'0" X 5'3"	10) TOILET	7'0" X 5'0"
02) DRAWING, LIVING & DINING	28'9" X 18'0"	11) PUJA	1'9" X 8'3"
03) SKY PATIO	15'0" X 6'0"	12) BEDROOM	15'0" X 12'0"
04) KITCHEN	11'0" X 12'3"	13) DRESS / TOILET	5'6" X 8'3"
05) STORE	6'0" X 5'0"	14) BEDROOM	15'6" X 12'0"
06) WASHYARD	9'0" X 7'0"	15) DRESS / TOILET	13'4" X 6'0"
07) SER ROOM	6'0" X 8'9"	16) BEDROOM	18'0" X 13'0"
08) TOILET	6'0" X 4'9"	17) DRESS / TOILET	6'0" X 10'9"
09) BEDROOM	11'0" X 13'0"	18) BALCONY	6'3" X 6'9"

TYPE - B (BLOCK - B)



5 BHK UNIT PLAN

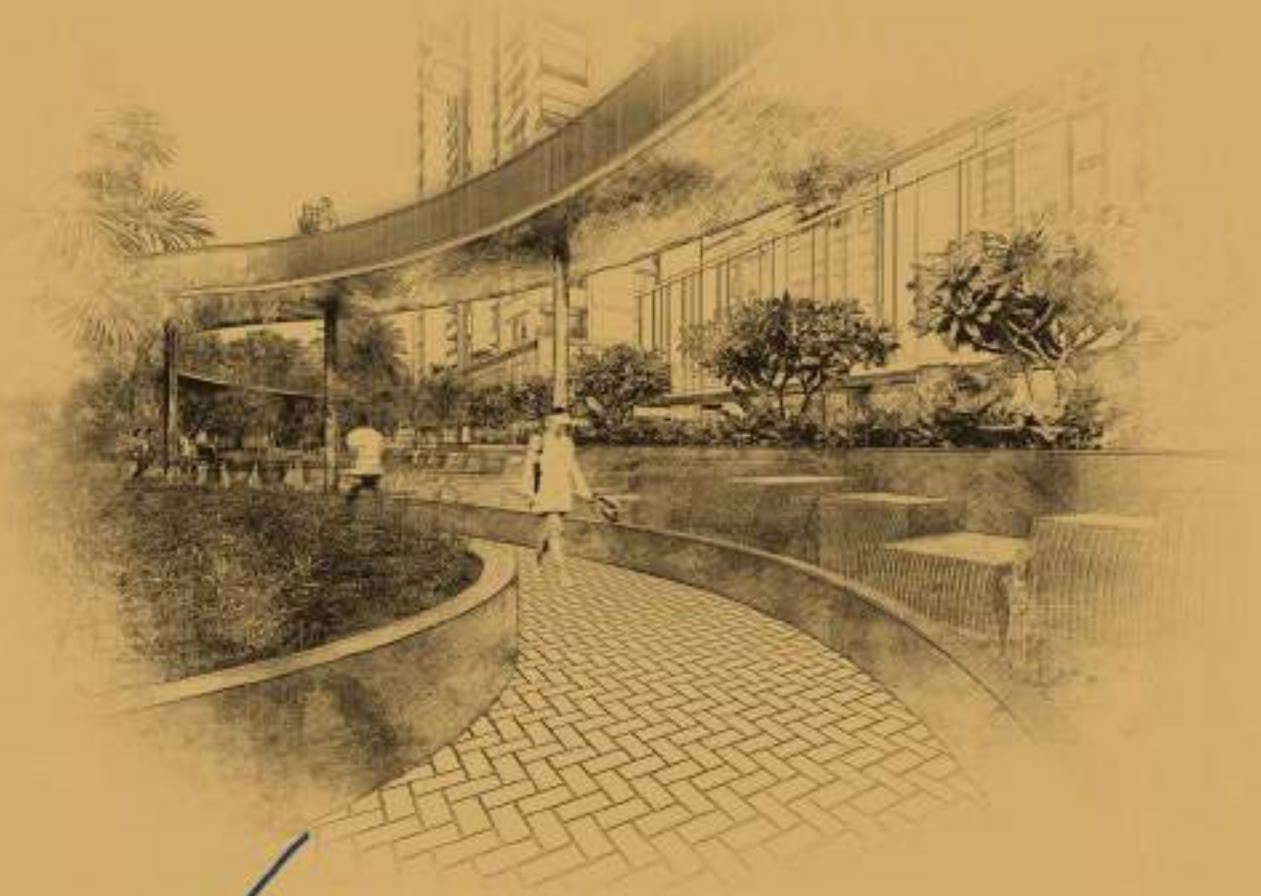


01) VESTIBULE	8'0" X 7'0"	11) PUJA	7'3" X 4'3"
02) DRAWING, LIVING & DINING	31'9" X 20'3"	12) BEDROOM	12'0" X 18'0"
03) SKY PATIO	27'0" X 8'0"	13) DRESS / TOILET	8'9" X 8'0"
04) KITCHEN	12'0" X 14'3"	14) BEDROOM	18'0" X 12'0"
05) STORE	7'9" X 6'0"	15) DRESS / TOILET	8'9" X 8'0"
06) WASHYARD	15'3" X 8'0"	16) BEDROOM	20'0" X 13'0"
07) SER. ROOM	7'9" X 7'9"	17) DRESS / TOILET	10'9" X 10'0"
08) TOILET	4'6" X 6'0"	18) BEDROOM	21'0" X 13'0"
09) BEDROOM	12'0" X 15'0"	19) DRESS / TOILET	11'0" X 10'0"
10) TOILET	8'6" X 6'0"	20) BALCONY	5'9" X 13'0"

TYPE - C & D (BLOCK - C & D)







where
EVERY DAY RADIATES POSITIVITY

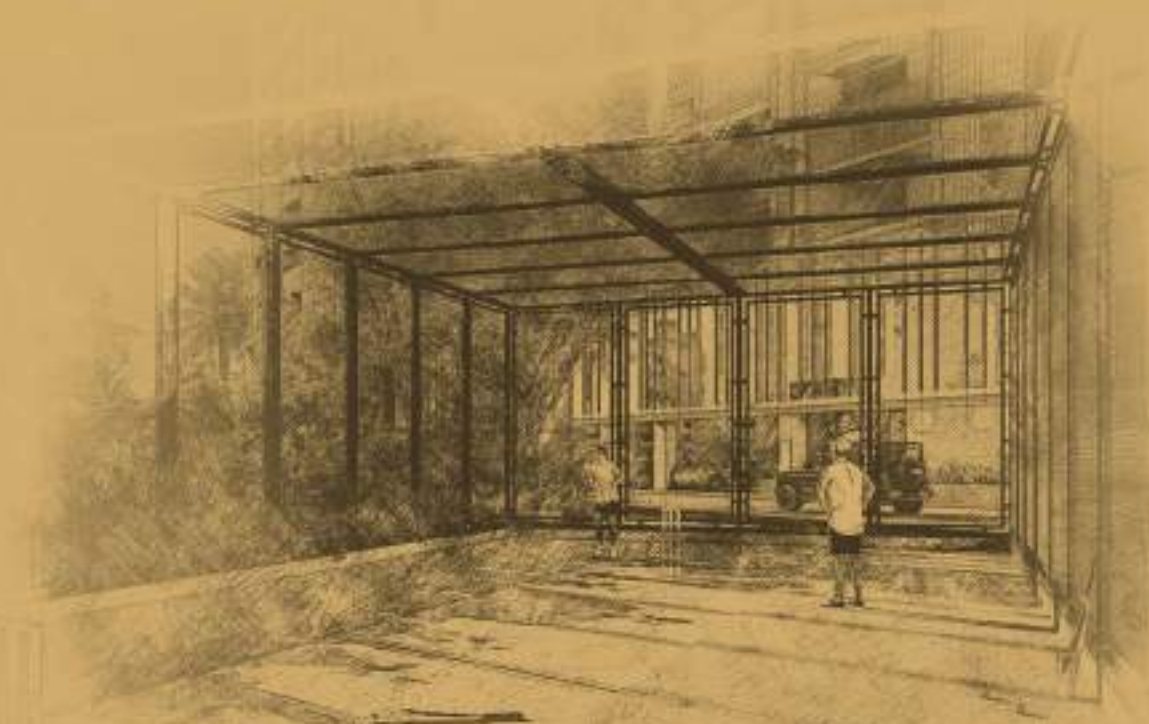
With every home, we give you ample open spaces that your heart and lungs adore. Along with dedicated areas for your parents, children, and activities like elevated cycling track, jogging track, box cricket, kids play area, garden, swimming pool, gym, meditation space, indoor game zone and much more!

500 MTR. LONG AND 2 MTR. WIDE JOGGING TRACK





WATER CASCADE



WHERE
every shot
BRINGS THE GAME TO LIFE,
Elevating your sports lifestyle with energy and excitement.



OUTDOOR

 Preparation Space For Event	 Volleyball Court
 Lawn	 Swimming Pool Deck
 Mounds	 Lily Pond
 Lap Pool	 Box Cricket
 Pavilion	 Cascading Waterfall
 Gazebo	 Open Gym
 Mother's Hangout Area	 Squash Court
 Jogging Track	 Celebration Court
 Semi Covered Sitting Area	 Salon
 Walkway	 Pickle Ball
 Kids Play Area	 Seat Outs
 Event Garden	 Amphitheater
 Tree Court-seating Plaza	
 Kids Pool	
 Cycling Track Above Ground Level	
 Badminton Court	

INDOOR

 Multipurpose Hall	 Entrance Plaza
 Virtual Golf	 Meter Room
 Gym Area	 Foyer
 Changing Area	 BMS Room
 Interactive Learning	 Paved Garden Entry Plaza
 CrossFit	 Double Height Foyer
 Toddler's Play Area	 Visitor's Parking
 Ball Room	 Electrical Sub Station & DG Set
 Karaoke	 24 X 7 Security
 Indoor Games	 Drop Off Zone
 Locker	 Society Office
 Laundry	 Security Cabin

CAMPUS

 Pharmacy	 CCTV Room
 Hyper Market	 Ramp Separate Entry For In & Out
 Lounge	 Deck Area

AMAZING **58** AMENITIES

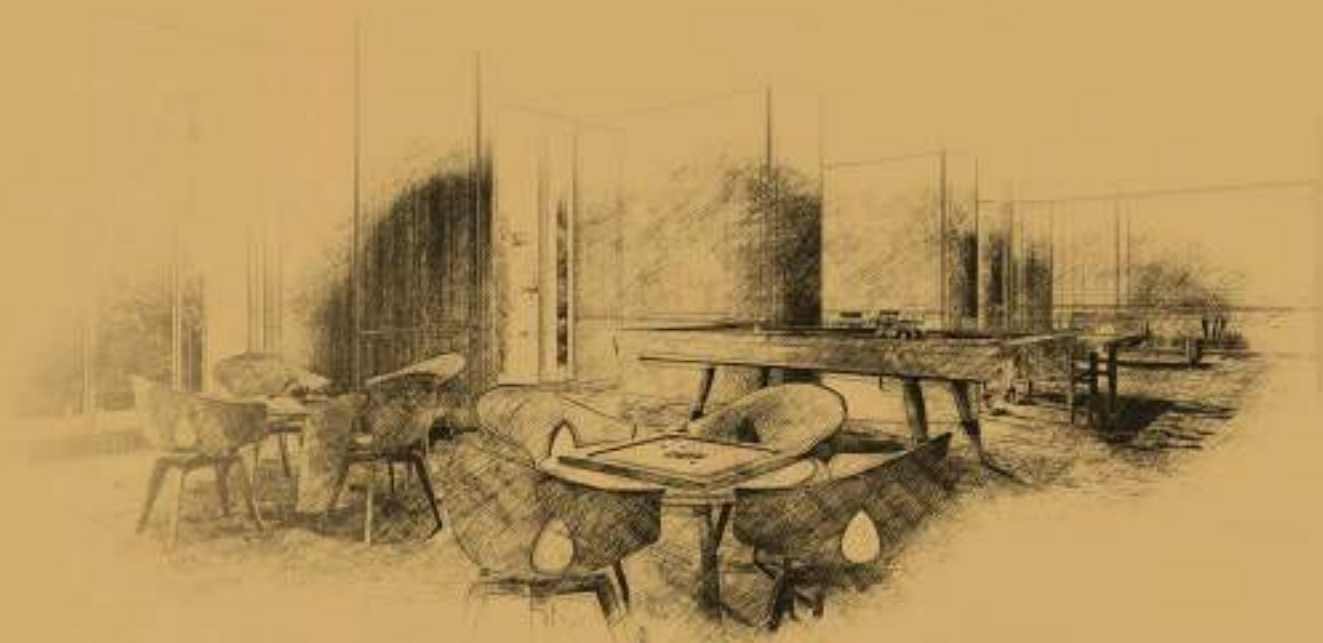
STATELAND
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CLUBHOUSE

whenever you
THINK OF A HOME DON'T
THINK OF JUST A HOME

Think of all the wonderful experiences that you would want to enjoy in that home. And know that staying here, you'll enjoy experiences that you will cherish for life.



where comfort.

Style and memories unite and where dreams take
shape and happiness finds its address.



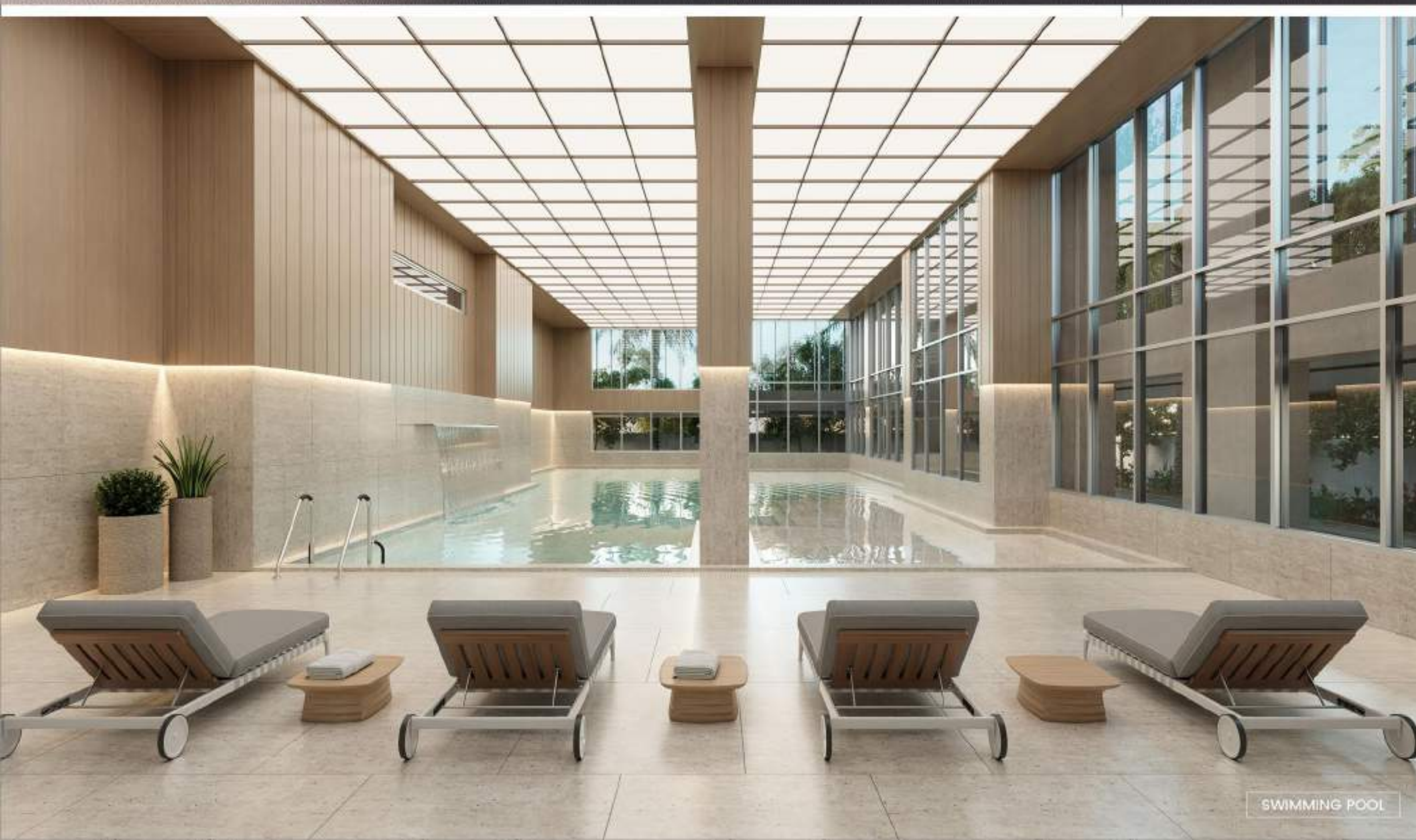
SQUASH



CROSSFIT



GYMNASIUM



SWIMMING POOL

the amenities
ARE DESIGNED TO UPGRADE
YOUR LIFESTYLE



INDOOR GAMES



KARAOKE





MINI THEATER

YOUR PRIVATE ESCAPE TO
cinematic brilliance.

Where entertainment meets luxury, enhancing your
lifestyle with unforgettable moments.

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3

SIDE OPEN ALL FLATS

This residential units designed with large windows from all sides, offering panoramic views and abundant natural light. This layout enhances ventilation and provides a spacious, open feel throughout the living space.



PREMIUM SPECIFICATIONS

STRUCTURE



- **Shell** : Earth quake resistant RCC Frame structure with Mivan shuttering technology.
- **Steel & Concrete** : Superior quality steel reinforcement with high quality ready mix Concrete from leading brands.
- **Internal Partition** : Non-Structural RCC internal wall partition finished with gypsum plaster.

FLOORING & DADO



- **Common Area** : Entrance foyer, Lift, Lobby wall & Floor as per the Architect's design using Premium quality Italian look like Vitrified slabs & Premium quality false ceiling in all lift lobbies.
- **Apartment Area** : Premium quality Italian Marble or Turkish Marble in Living, kitchen & Dinning. Premium quality Italian look like vitrified slabs in Bedrooms.
- **Toilets** : Premium quality vitrified tiles up-to lintel level on walls & floor with anti-slip tiles.
- **Kitchen** : Designer ceramic Tile dado above platform & Natural Premium Stone or Vitrified slab sandwiched platform with single bowl sink with drain board. Washing Machine, Dryer & Dishwasher Point : One cold water inlet and drainage outlet for a washing machine shall be provided in the utility. Provision for dryer and dishwasher in Work area.

BATHROOM



- Premium quality Branded CP Fittings & Sanitary.
- Flush tanks or Flush cock which conserve water.
- Connected Diverter for hot & cold water for Washbasin & shower.
- **Cockroach Traps** : A detachable Stainless steel cockroach trap bid will be provided in all bathrooms.
- Porcelain wash basins shall be provided in all bathroom with stone counter top for basin.

PLUMBING



- All water supply lines shall be ISI marked CPVC pipes. Drainage lines & Storm water drain pipes shall be in UPVC.
- Provision of hot water heat pump for individual apartment.

LANDSCAPE



- Designer landscaping, Paved driveways, Lighting, Etc.

ELECTRICAL



- Concealed Cooper wiring with Modular plate switches, Universal 5 AMP & 15 AMP power plugs.
- Adequate ELCB & MCB shall be provided in each apartment.

DOORS & WINDOWS



- **Main Door** : High quality wooden frame door with veneer paneling & flush door with both side decorative veneer.
- **Internal Doors** : Stone or Wooden door frame & Flush doors.
- **Lock** : Main door lock with handle & video door bell. All bedrooms with cylindrical locks.
- **Windows** : Premium quality Aluminum sliding windows.

ELEVATORS



- High speed 8 passenger lift with ARD & Automatic doors.

WALL FINISH



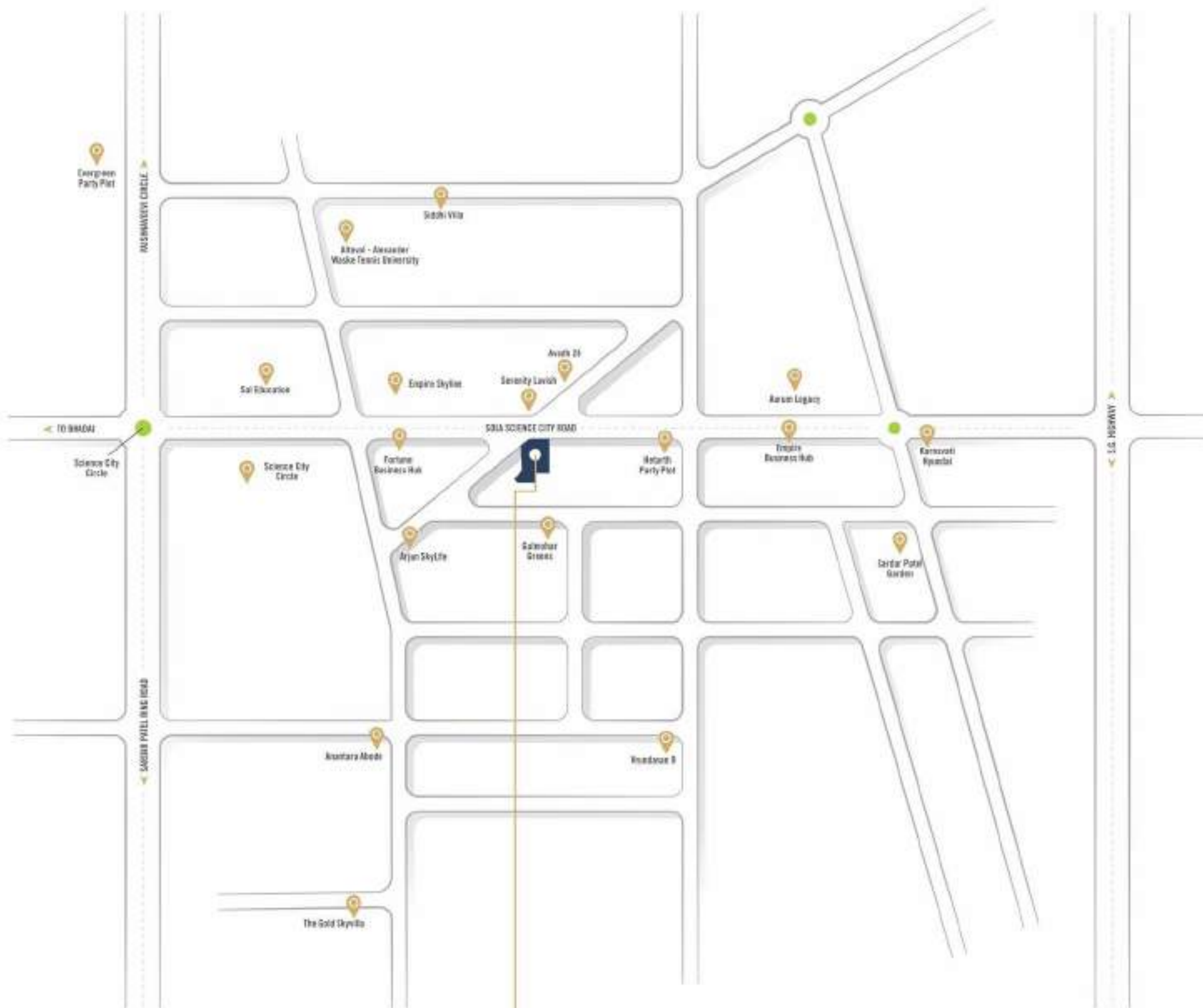
- **Wall Treatment** : Internal Partition walls - Finished with gypsum plaster
External walls - Weather shield exterior paint with texture finish.

OTHERS

- CCTV Surveillance in common areas.
- Fire fighting system with sprinklers on all floors.
- Generator power backup for common facilities.
- Entrance Foyer - Double height foyer with Air Conditioning facility.
- Automated gate.

NOTES :

- All Government legal charges, Stamp duty, AMC, common maintenance charges etc. shall be borne extra by the members.
- In case of irregular payments 15% (annual) interest will be charged.
- In case of cancellation of unit 10% of payment received will be deducted as a management services charges and balance amount will be returned only after the resale of the unit.
- No external changes shall be allowed. Only internal changes will be allowed with prior permission and shall be charged extra in advance.
- Dimensions and area mentioned in the brochure are approximate and indicative.
- This brochure is not a part of legal documents. It is only for information and private circulation.
- All rights are reserved by the developers to make any changes in the plan, elevation, specification and future additional development in surrounding area in the scheme and shall be binding to all the members.
- Subject to Ahmedabad jurisdiction.



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SITE ADDRESS :

STATELAND, Opp. Serenity Lavish, Near Capital 2,
Science City Road, Sola, Ahmedabad, - 380060.

CONTACT : +91 98250 73273 | 98798 07060

PROJECT BY



ARCHITECT



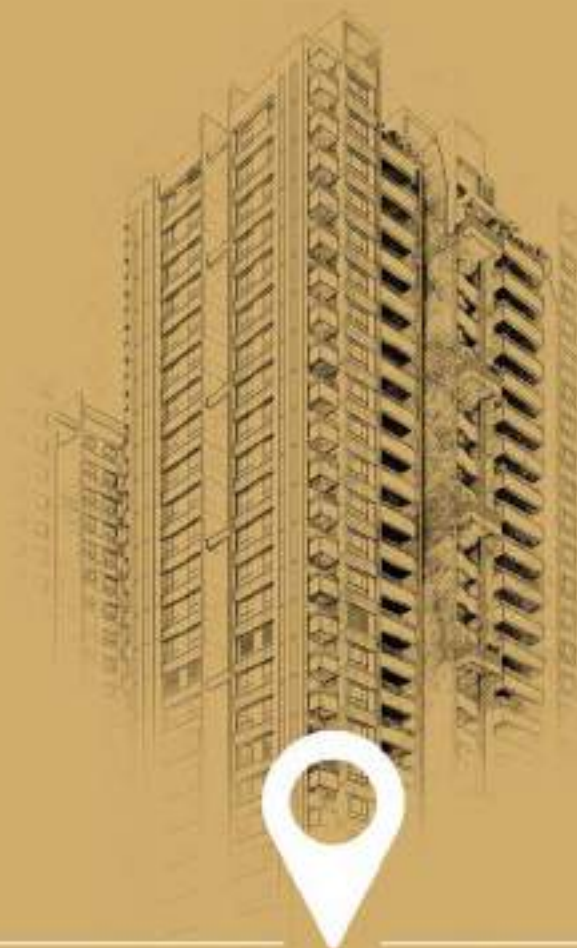
STRUCTURE CONS.



LANDSCAPE ARC.



MEP



NEARBY :

S G HIGHWAY	07 MIN.	ZYBUS HOSPITAL	07 MIN.
SCIENCE CITY	03 MIN.	GUJARAT HIGH COURT	10 MIN.
S P RING ROAD AMBLI	05 MIN.	PALLADIUM MALL	09 MIN.
CIMS	07 MIN.	AIRPORT	30 MIN.
VAISHNODEVI CIRCLE	15 MIN.	BAPS TEMPLE	10 MIN.

RERA NO. :

PR/GJ/AHMEDABAD/DASKROI/Ahmedabad Municipal Corporation/RAA14191/270924/310331
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