



LIVE THE
IMPERIAL LIFE
the classy life



THE
74WAY
the
imperial
4 & 5 BHK APARTMENTS

LOCATION MAP



the
imperial

Site Address :

The Imperial

Nr. Shree Sharnam Shine,

Swagat Flamingo road,

Sargasan, Gandhinagar 382421

Contact :

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Artistic Impression

THE IMPRINTS OF PERFECTION

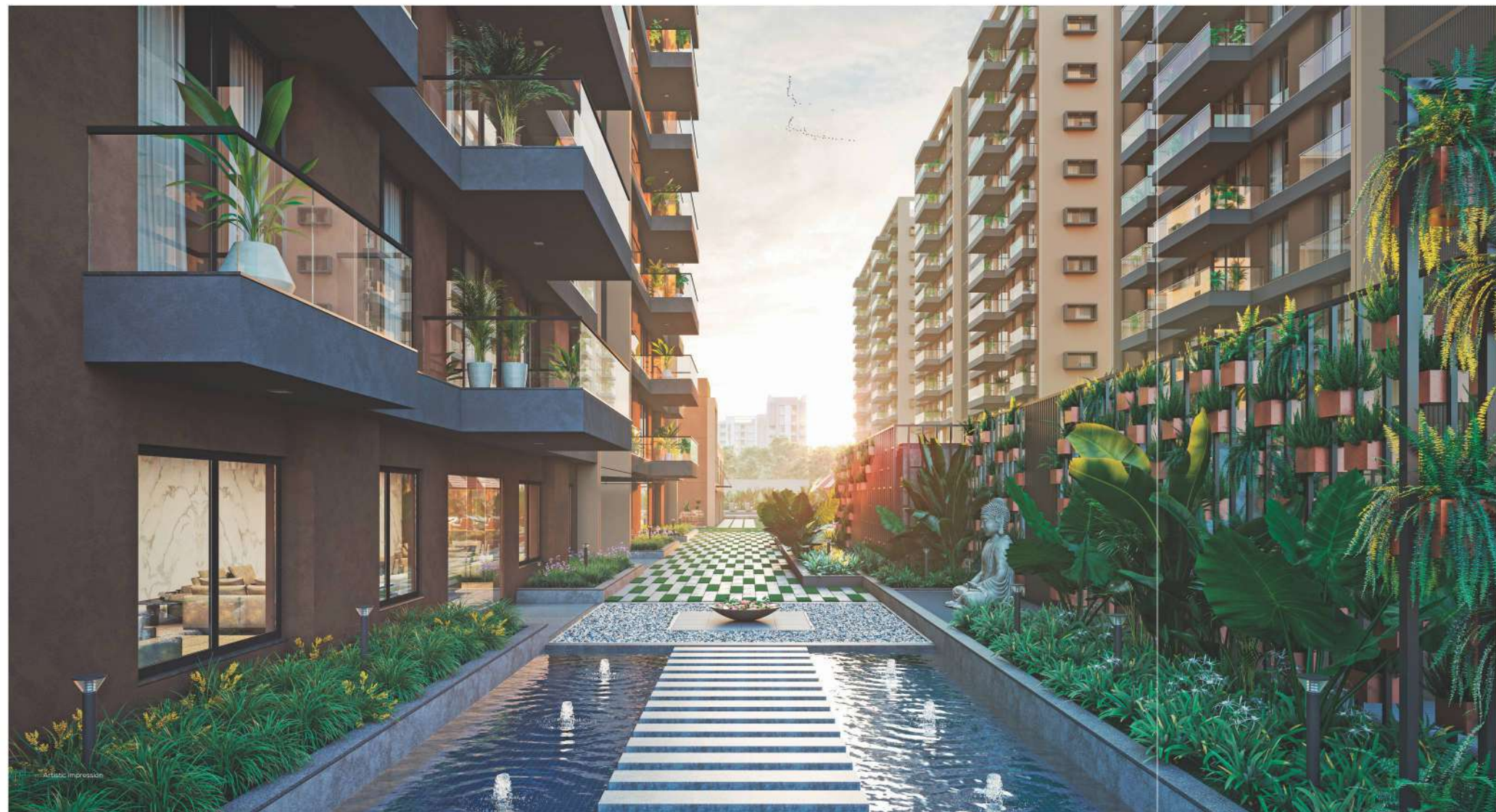


At The Imperial we strive to create a place of perfection and practicality. It has been our endeavor to create an equilibrium of amenities and aesthetic value hence. Carefully planned and meticulously executed, The Imperial is our vision come true. Delivering full facilities with impeccable quality standards.



excellence is in the details





YOUR DREAM LIFE



ELEGANT ENTRANCE GATE

SECURITY CABIN

RECEPTION AREA

LETTER BOX

SCHOOL DROP-ZONE

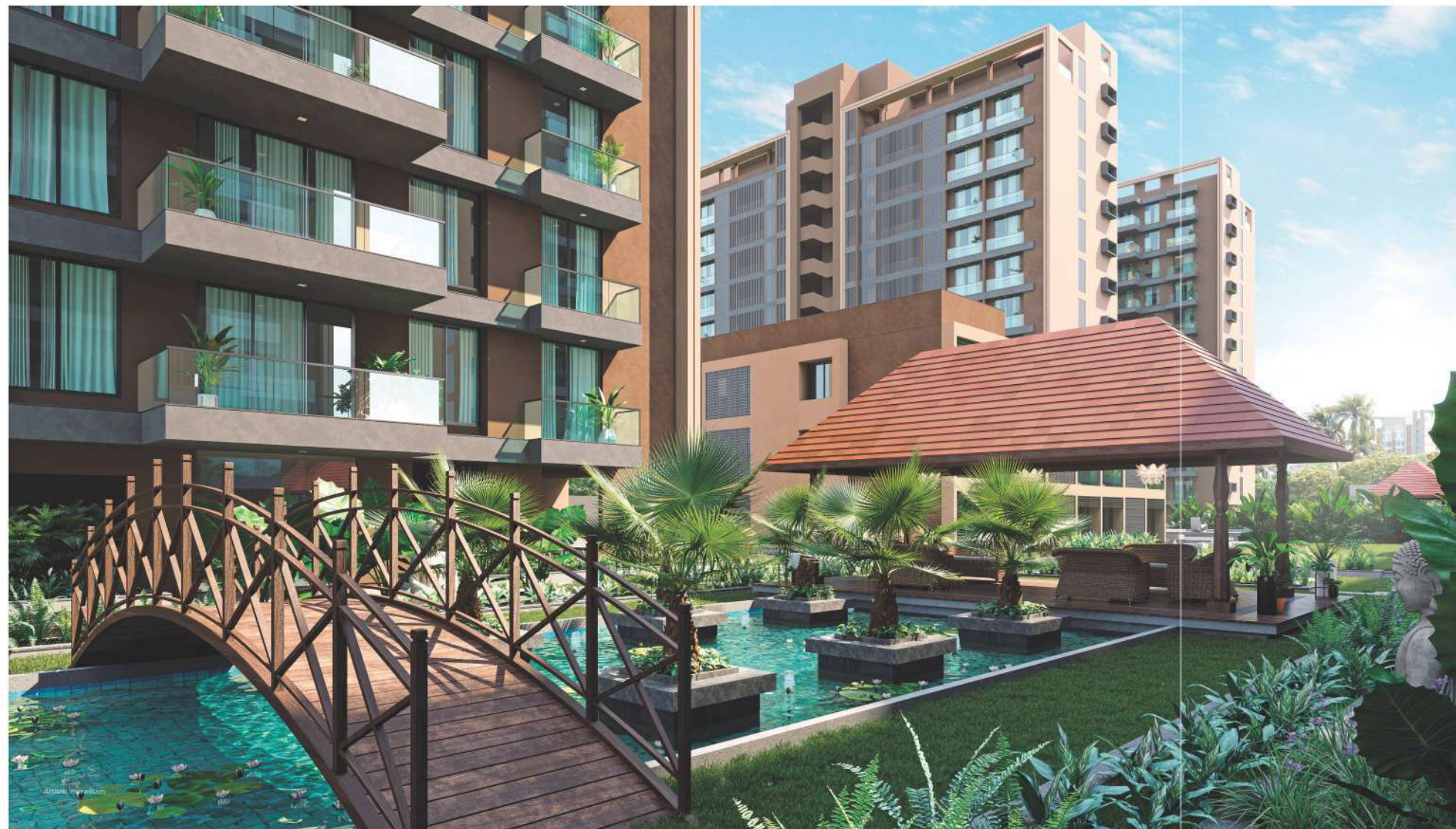
BASEMENT IN/OUT RAMP

CYCLE STANDS

ATTRACTIVE WATER BODY AT ENTRANCE



surrounded with true artistry



UNWIND WITH EASE AND GRACE



YOGA ROOM

READING ROOM

INDOOR GYM

LOCKER ROOM FOR GYM

CHANGING ROOMS

SHOWER ROOM

INDOOR GAMES

METER ROOMS



create sanguine memories



LIVE THE QUIET LIFE



LAWN

BRIDGE

LILY-POND

BABY POOL

FOUNTAIN

SWIMMING POOL

SITTING AREA FOR SWIMMING POOL

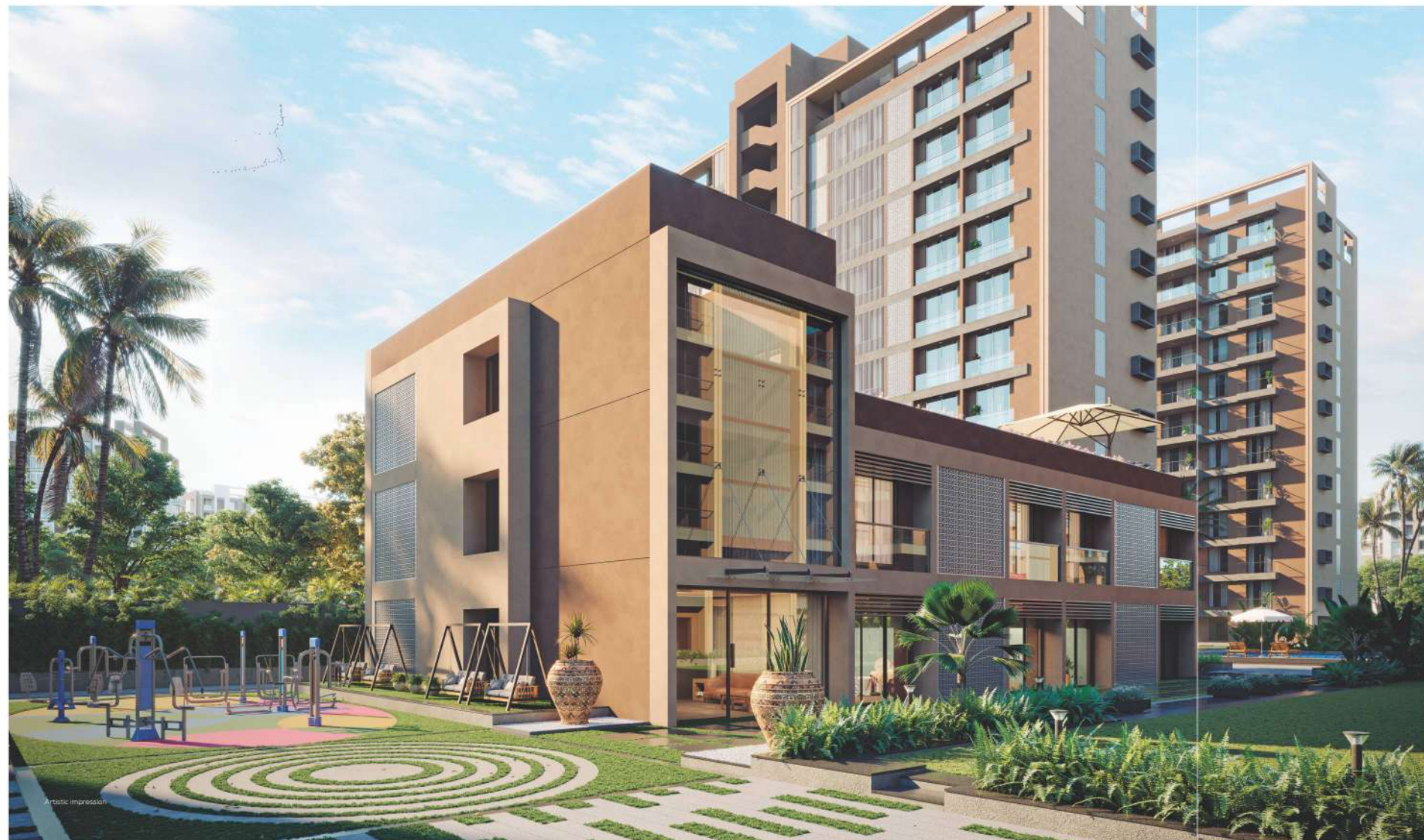
APEX LANDSCAPE DESIGN

INFORMAL SIT-OUTS

SENIOR CITIZEN SITTING AREA



the splendor of serenity



COSY AND EXPANSIVE



CLUB HOUSE

BANQUET HALL

MINI THEATRE

GUEST ROOMS

EVENT ROOM

RAISED DECK IN PARTY LAWN

SEPARATE AC TERRACE FOR VRV OUTDOOR



flaunt your lifestyle



SPLASH AWAY YOUR BLUES



PARTY LAWN FOR 1000 PEOPLE

TERRACE PARTY AREA OVER CLUB HOUSE

KITCHEN FOR BANQUET HALL

STORE ROOM FOR KITCHEN

KITCHEN AND BASIC FACILITIES FOR LAWN

CCTV SURVEILLANCE

INDIVIDUAL FOYER FOR EACH UNIT

POWER BACK-UP (DG) FOR COMMON AREAS

VIDEO-DOOR-PHONE WITH INTERCOM FACILITIES

PROVISION FOR ELECTRIC CAR CHARGING



refresh your life everyday



PLACES THAT ARE JOYOUS



BARBEQUE

JHULA COURTS

JACUZZI BATH

AMPHITHEATRE

OPEN DECK FOR AMPHITHEATRE

OPEN SHOWER AREA

STEAM AND SAUNA BATH

LADIES AND GENTS CHANGING ROOMS

SITTING AREA AVAILABLE AT PARTICULAR INTERVALS ON WALK WAYS



never live a dull moment

MULTI-LEVEL INDULGENCES TO ENTERTAIN YOU



LILY-POND



BRIDGE & GAZEBO



SEATING AREA FOR SWIMMING POOL



BARBEQUE AREA



SWIMMING POOL



PENTHOUSE TERRACE VIEW



BOX CRICKET



CHILDRENS' PLAY AREA



BASKETBALL AND SKATING RINK



TENNIS & VOLLEYBALL COURT



KIDS' ZONE



FOYER AREA



LIBRARY



ADMIN OFFICE



YOGA ROOM



MINI THEATRE

Be a graceful host to your friends in the ultra-chic clubhouse or pace down with your family in the lush green gardens. Listen to the birds while you jog or jam together for an evening chat with your family and neighbors.



SALIENT FEATURES

Elegant and spacious entrance foyer.

Entrance gate, security-cabin and compound wall fitted with attractive luminaries.

RCC earthquake resistant structure with excellent quality construction.

Special water-proofing and heat resistance on terrace with china mosaic tiles.

Over-head and underground water tank of sufficient capacity.

24 hour water supply in each apartment

Landscape common plot with childrens' play area and senior citizen area.



have a deeper look at life

GROUND FLOOR PLAN



24 MTS ROAD

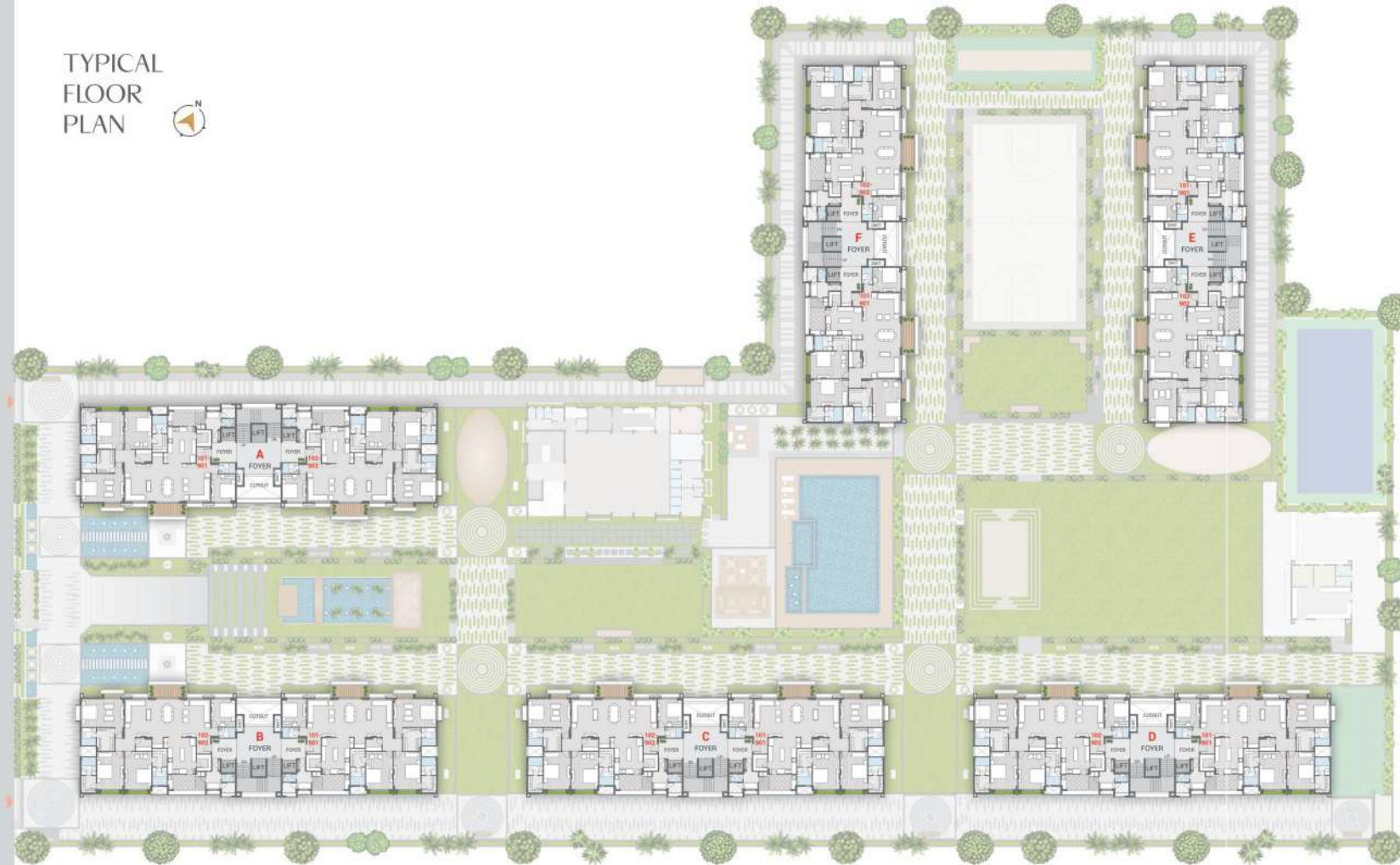


LEGENDS

- 01 Elegant entrance gate
- 02 Security cabin
- 03 School drop zone
- 04 Basement in/out ramp
- 05 Cycle stands
- 06 Reception area
- 07 Admin office
- 07-A Admin office Utilities
- 08 Common lounge
- 09 Waiting area
- 10 Store room
- 11 Drinking water facility
- 12 Common washrooms
- 13 Drivers' rest room
- 14 Drivers' lounge
- 15 Meter rooms
- 16 Letter box
- 17 Open gym
- 18 Amphitheatre
- 19 Open deck for amphitheatre
- 20 Bridge
- 21 Lily pond
- 22 Senior citizen seating
- 23 Indoor gym
- 24 Locker and changing room for gym
- 25 Banquet halls
- 26 Kitchen for banquet hall
- 27 Store room for kitchen
- 28 Lawn
- 29 Swimming pool
- 30 Open shower area
- 31 Baby pool
- 32 Fountain
- 33 Seating area for swimming pool
- 34 Steam and sauna bath
- 35 Jacuzzi bath
- 36 Ladies and gents changing room
- 37 Event room
- 38 Childrens' play area
- 39 Indoor games
- 40 Yoga room
- 41 Reading room
- 42 Party lawn
- 43 Raised deck in party lawn
- 44 Kitchen and Basic facilities for lawn
- 45 Badminton court
- 46 Volleyball and Tennis court
- 47 Basketball and Skating rink
- 48 Box cricket
- 49 Cycling track
- 50 Jogging track
- 51 Community store
- 52 Double height entrance foyer
- 53 Service entry



TYPICAL FLOOR PLAN



WELL PLANNED HOMES

Our architect and planners have laid out the project in such a manner that everyone has easy access to all the amenities and space that makes you feel freer and welcome. With facilities spread out between 6 towers, no one feels left behind.

ADMIN OFFICE

STORE ROOM FOR ADMIN OFFICE

DRINKING WATER FACILITIES

COMMON WASHROOMS

DRIVERS' LOUNGE

DRIVERS' REST ROOM

COMMUNITY STORE

COMMON LOUNGES

WAITING LOUNGE

CAR WASH AREA

DOUBLE HEIGHT ENTRANCE FOYER IN EVERY WING

SERVICE LIFT TO ACCOMMODATE STRETCHER

TYPICAL UNIT PLAN BLOCKS A, B, C, D

LEGEND

- 01 FOYER 6'7"x7'10"
- 02 BEDROOM 1 11'6"x13'3"
- 03 POWDER ROOM 7'10"x5'
- 04 HALL 41'2 1/2"x18'3"
- 05 HALL BALCONY 18'x5'9"
- 06 BEDROOM 2 20'5"x13'6"
- 07 B.ROOM 2 BALCONY 11'x1'7"
- 08 B.ROOM 2 DRESSING 8'5 1/2"x11'2"
- 09 B.ROOM 2 A. TOILET 7'x8'6"
- 10 BEDROOM 3 13'x18'
- 11 B.ROOM 3 DRESSING 7'x8'
- 12 B.ROOM 3 A. TOILET 7'x8'6"
- 13 FOYER NEAR BEDROOMS 9'6"x6"
- 14 STORE 7'7 1/2"x6'4 1/2"
- 15 BEDROOM 4 13'x18'
- 16 B.ROOM 4 DRESSING 7'x8'8"
- 17 B.ROOM 4 A. TOILET 7'x8'6"
- 18 PUJA 5'1"x5'3"
- 19 KITCHEN 13'6"x17'4"
- 20 KITCHEN STORE ROOM 6'11 1/2"x7'8"
- 21 WASH AREA 18'x7'
- 22 SERVANT ROOM 7'x8'6"
- 23 AC TERRACE 6'7"x4'8"
- 24 SERVANT ROOM TOILET 6'7"x3'9"
- 25 FOYER 11'10"x9'6"
- 26 LIFT -
- 27 ELECTRIC DUCT -



TYPICAL UNIT PLAN BLOCKS E, F

LEGEND

- 01 FOYER 6'7"x4'9"
- 02 BEDROOM 1 11'6"x13'3"
- 03 POWDER ROOM 7'10"x5'
- 04 HALL 41'2 1/2"x18'3"
- 05 HALL BALCONY 18'x5'9"
- 06 BEDROOM 2 20'5"x13'6"
- 07 B.ROOM 2 BALCONY 11'x1'7"
- 08 B.ROOM 2 DRESSING 8'5 1/2"x11'2"
- 09 B.ROOM 2 A. TOILET 7'x8'6"
- 10 BEDROOM 3 13'x18'
- 11 B.ROOM 3 DRESSING 7'x8'
- 12 B.ROOM 3 A. TOILET 7'x8'6"
- 13 FOYER NEAR B.ROOMS 9'6"x6"
- 14 STORE 7'7 1/2"x6'4 1/2"
- 15 BEDROOM 4 13'x18'
- 16 B.ROOM 4 DRESSING 7'x8'8"
- 17 B.ROOM 4 A. TOILET 7'x8'6"
- 18 PUJA 5'1"x5'3"
- 19 KITCHEN 13'6"x17'4"
- 20 KITCHEN STORE ROOM 6'11 1/2"x5'7"
- 21 WASH AREA 18'x7'
- 22 SERVANT ROOM 7'x8'6"
- 23 AC TERRACE 6'7"x4'8"
- 24 SERVANT ROOM TOILET 6'7"x3'9"
- 25 FOYER 11'10"x9'6"
- 26 EXTRA FOYER 7'4"x4'9"
- 27 LIFT -
- 28 ELECTRIC DUCT -



10TH FLOOR PLAN BLOCKS A, B, C, D

LEGEND

- 01 FOYER 67'x7'10"
- 02 BEDROOM 1 11'6"x13'3"
- 03 POWDER ROOM 7'10"x5'
- 04 HALL 37'6"x18'3"
- 05 HALL BALCONY 18'x5'9"
- 06 BEDROOM 2 24'x13'6"
- 07 B.ROOM 2 BALCONY 11'x17"
- 08 B.ROOM 2 DRESSING 8'5"x11'2"
- 09 B.ROOM 2 A. TOILET 7'x8'6"
- 10 BEDROOM 3 13'x18'
- 11 B.ROOM 3 DRESSING 7'x8'
- 12 B.ROOM 3 A. TOILET 7'x8'6"
- 13 LIVING ROOM 24'4"x13'
- 14 LIVING ROOM TOILET 7'x8'6"
- 15 STORE WITH EXHAUST 7'x7'9"
- 16 PUJA 5'1'x5'3"
- 17 KITCHEN 13'6"x17'4"
- 18 KITCHEN STORE ROOM 6'11"x7'8"
- 19 WASH AREA 18'x7'
- 20 SERVANT ROOM 7'x8'6"
- 21 AC TERRACE 67'x4'8"
- 22 SERVANT ROOM TOILET 67'x3'9"
- 23 FOYER 11'10"x9'6"
- 24 LIFT
- 25 ELECTRIC DUCT



11TH FLOOR PLAN BLOCKS A, B, C, D

LEGEND

- 01 FOYER 11'10"x9'6"
- 02 BEDROOM 4 16'x18'3"
- 03 B.ROOM 4 DRESSING 7'1"x9'1"
- 04 B.ROOM 4 A. TOILET 7'1"x8'9"
- 05 HALL 25'7"x18'3"
- 06 HALL BALCONY 18'x5'9"
- 07 BEDROOM 5 24'x13'6"
- 08 B.ROOM 5 BALCONY 11'x17"
- 09 B.ROOM 5 DRESSING 11'5"x8'6"
- 10 BEDROOM 5 A. TOILET 7'x8'6"
- 11 TERRACE 62'x24'4"
- 12 AC TERRACE 67'x4'8"
- 13 TOILET 67'x3'9"
- 14 LIFT
- 15 ELECTRIC DUCT



10TH FLOOR PLAN BLOCKS E, F

LEGEND

- 01 FOYER 6'7"x4'9"
- 02 BEDROOM 1 11'6"x13'3"
- 03 POWDER ROOM 7'10"x5'
- 04 HALL 37'6"x18'3"
- 05 HALL BALCONY 18'x5'9"
- 06 BEDROOM 2 24'x13'6"
- 07 B.ROOM 2 BALCONY 11'x1'7"
- 08 B.ROOM 2 DRESSING 8'5"x11'2"
- 09 B.ROOM 2 A. TOILET 7'x8'6"
- 10 BEDROOM 3 13'x18'
- 11 B.ROOM 3 DRESSING 7'x8'
- 12 B.ROOM 3 A. TOILET 7'x8'6"
- 13 LIVING ROOM 13'x24'4"
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- 15 STORE WITH EXHAUST 7'x7'9"
- 16 PUJA 5'1"x5'3"
- 17 KITCHEN 13'6"x17'4"
- 18 KITCHEN STORE ROOM 6'11"x5'7"
- 19 WASH AREA 18'x7'
- 20 SERVANT ROOM 7'x8'6"
- 21 AC TERRACE 6'7"x4'8"
- 22 SERVANT ROOM TOILET 6'7"x3'9"
- 23 FOYER 11'10"x9'6"
- 24 EXTRA FOYER 7'4"x4'9"
- 25 LIFT
- 26 ELECTRIC DUCT



11TH FLOOR PLAN BLOCKS E, F

LEGEND

- 01 FOYER 11'10"x9'6"
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- 10 BEDROOM 5 A. TOILET 7'x8'6"
- 11 TERRACE 62'x24'4"
- 12 AC TERRACE 6'11"x4'8"
- 13 TOILET 6'7"x3'9"
- 14 LIFT
- 15 ELECTRIC DUCT





LIVE THE ACTIVE LIFE



SKATING RINK

BOX CRICKET

CYCLING TRACK

JOGGING TRACK

BASKETBALL COURT

OPEN GYM

BADMINTON COURT

VOLLEYBALL COURT












TENNIS COURT

CHILDREN'S PLAY AREA



get going everyday

SPECIFICATIONS

	STRUCTURE	Earthquake resistant structure as per seismic design.
	FINISHES	Exterior : Double coat mala plaster with texture paint. Interior : Single coat mala plaster with white putty finish.
	FLOORING	Premium quality tiles flooring in drawing, living & bedrooms. Kota, Marble or Tiles flooring in wash area. Anti-skid flooring in bathrooms.
	DOORS AND WINDOWS	Decorative main door with wooden framing with laminate or veneer finish. Flush door in internal area with MS/wooden or marble framing. Powder coated/anodized aluminium section windows.
	ELECTRIFICATION	3 phase concealed ISI wiring with premium quality modular switches. Wi-fi provision in each flat. Provision of earth-leakage circuit breaker.
	KITCHEN	Kitchen platform with granite stone and sink. Tiling on kitchen platform up to lintel.
	PLUMBING AND SANITARY	Concealed plumbing with premium quality pipes and fittings for water supply and drainage. A common bore-well and distribution system will be installed for continuous water supply. All bath/toilet/sanitary fittings will be of premium brands. Arrangement for washing machine and dishwasher in wash yard.
	TERRACE	Open terrace finished with suitable water-proofing and china mosaic for heat reflection.
	APARTMENT FOYER	Decorative foyer with name plates and flat numbering. Branded automatic lifts with lift foyer.
	PARKING AND INTERNAL ROADS	Ample parking space for all residence and visitors. Distinctively designed internal roads. Decorative lobby with name plates, flat numbers and letter-box for each flat.
	SECURITY	Secured CCTV surveillance system in entire premises. Video-door-phone-system with intercom system. Entrance gate with security cabin.

Note :
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Developer

Atulyam
Infra

Architect
Pragna Machhar Architect

MEP Consultant
SP Engineering Consultants

Structural Engineer
Jhanavi Consulting Engineers

Rendered and Designed by
Tripoly Studio Pvt. Ltd.



RERA No. : PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/RAA08315/070421 | www.gujrera.gujarat.gov.in

Joint venture

Swastik

SHREEJI
GROUP

अतुल्यम

गंधीनगर
GROUP

RUDRA

Jagdish Group

