



SHUKAN LIFESTYLE
THE GATEWAY OF PROSPERITY

3 & 4 BHK LUXURIOUS FLATS

Sense the togetherness



ABOUT US:

Established in 1993, **Shilalekh Group** is a renowned creator of opulent spaces, Backed by a strong legacy that spans over a decade. Shilalekh Group is managed by Modern Generations Entrepreneurs who have carved a niche for themselves in the world of Real Estate.

SHUKAN LIFESTYLE is elegantly landscaped to give you a lively feel of warmth of the gleaming afternoon sun and the cool breeze of the evening along with a comfortable pavement for morning and evening strolls.

Explore more and more reasons to appreciate life.



SHUKAN LIFESTYLE
THE GATEWAY OF PROSPERITY

A life of
indulgence
and cease,
refinement
and appeal

SHUKAN LIFESTYLE offers what ordinary residential enclaves cannot : enduring value and a truly unique living experience that puts lifestyle first. Truly, a life of indulgence and ease, refinement and appeal for you and your entire family.





Superior Signature of Nature

Amidst lush green legacies of nature and
where you hear your mind think lies
SHUKAN LIFESTYLE. Nothing short of picturesque
beauty and dreams capes



Details & Building Features

Project Name	: Shukan Lifestyle
T.P./F.P.:	: T.P.S. No- 14 (Pal), F.P. No.-24, Surat
Designated Use	: Residential
No. of Floors	: Double basement + Typical 1st to 10th floor
Slab to Slab Height	: 10 Feet (3.048 Mt)
Block (No of Building)	: Three Building in Campus
Building Structure as per	: Framed RCC building as per IS codes. Building has been designed as per
Type of Foundation	: IS codes 456 (Concrete) IS 875 (design) and IS 1893 (seismic) : Isolated Foundation



We are green

IGBC Project Registration No.- IGBCGH200003

Shukan Lifestyle (Venture of Shilalekh Group)
is Project Registration under IGBC Green Homes.

What is Green Building?

A "Green Building" uses less energy, water and natural resources, creates less waste and is healthier for the people living inside when compared to a standard building.
- Indian Green Building Council (IGBC)

Benefits

A Green home can have tremendous benefits, both tangible and intangible. The immediate and most tangible benefit is in the reduction in water and operating energy costs right from day one, during the entire life cycle of the building.

Tangible Benefits

- ~ Energy Savings: 20-30 %
- ~ Water Savings: 30-50%

Intangible Benefits

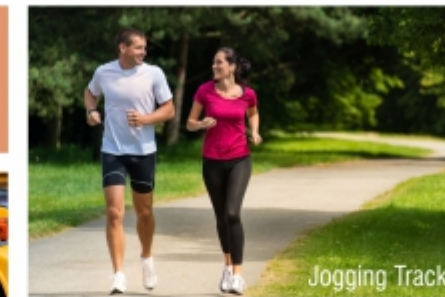
- ~ Enhanced air quality
- ~ Excellent day lighting
- ~ Health & well being of the occupants
- ~ Conservation marketability for the project



Amenities



Pickup Stand



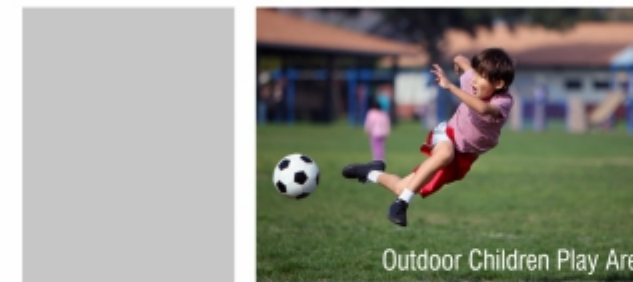
Jogging Track



Gym



Community Hall



Outdoor Children Play Area



Skating Rink



Toddler Games



C.C.T.V. Security



Yoga Pavilion



Indoor Games



Gazebo



Multi Game Court



Amphie Theater



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Cherish the tranquil nature

Wide open spaces, tree-dotted plains and flower-filled meadows help you ease away your stressful day. Which is why, we have taken care of your each little need and endeavored to bring you a relaxed living. Experience the charisma of greens at Greenfield Elegance.



3 BHK

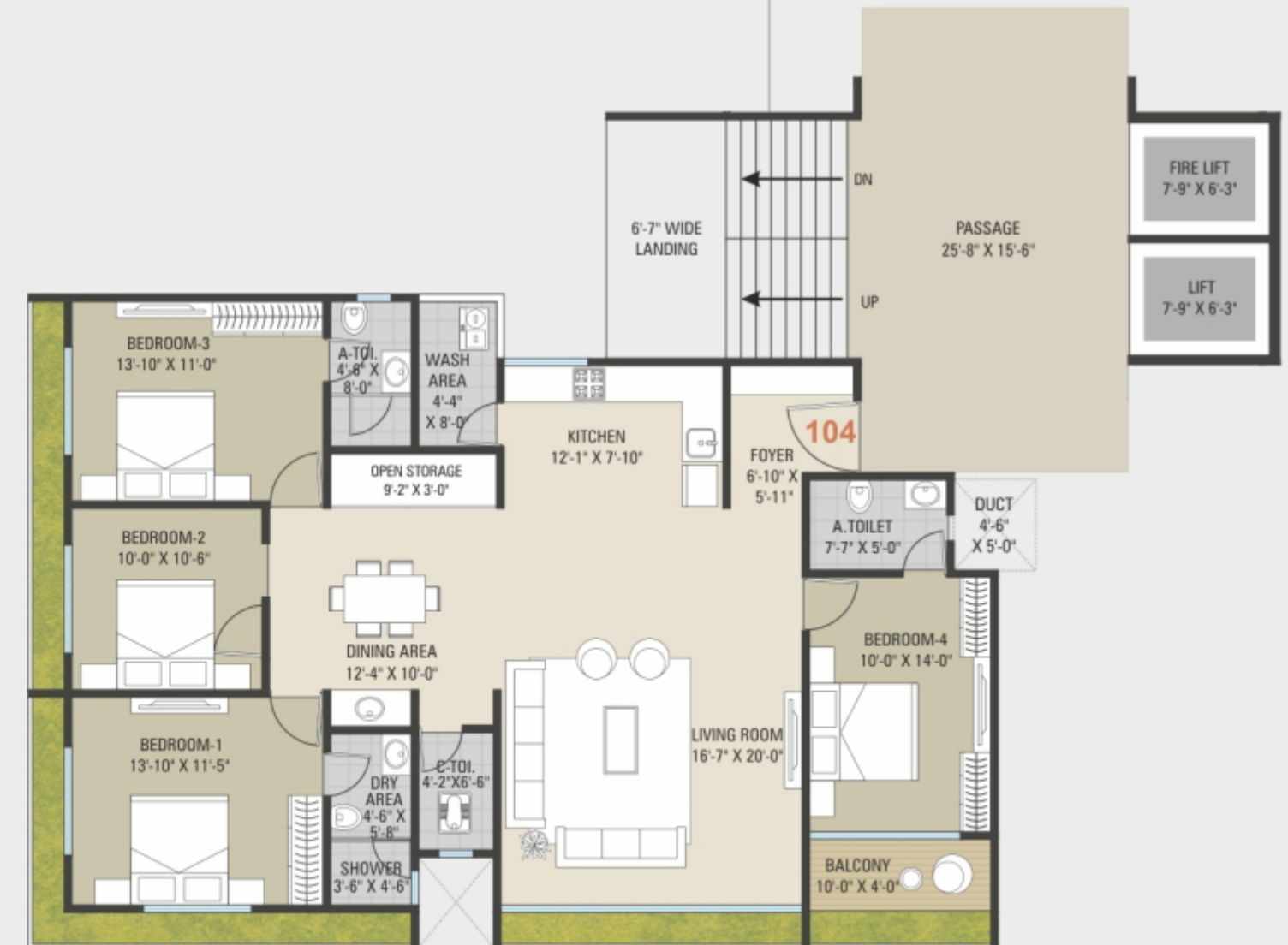
A & C - BUILDING Typical Floor Plan





4 BHK

B - BUILDING Typical Floor Plan



Standard Specifications



FLOORING

- Italian Marble Finish 8 x 4 Tiles Flooring In Living Dining & Kitchen Area
- Premium Quality 32 X 32 Vitrified Tiles In All Bedrooms



KITCHEN

- Granite / Quartz kitchen platform with Good Quality Sink
- High Quality Vitrified Tile upto Lintel level



STORE

- Adequate Kota Stone Shelves with Glazed Tile Dedo.



WASH

- Polished Kota Stone Flooring & Dedo with Sufficient Electrical & Plumbing Points.



TOILETS

- All Toilets Designed with high Quality tiles
- Standard Quality Sanitary ware of Simpolo / Cera / Duravit / Equivalent make
- CP Fitting of Jaguar / Kohler / Equivalent make



DOOR & WINDOW :-

- Designer Main Door with Wooden Frame Provided with Lock & Fittings
- Bedroom Door with Wooden Frame in Good Quality Flush Door
- Toilet & Wash door frame of Granite - All Window Openings provided with Granite Stone Frame
- Good Quality Anodized Aluminum Sliding Section With Standard Quality of Glass



RAILINGS :-

- Well Designed S.S & Glass Railing In Balcony Area



ELECTRIFICATION :-

- Sufficient Points In Concealed Copper Wiring of POLYCAB / RR / Equivalent Make
- AC Points & Pipings In Living & All Bedrooms
- Modular Switches of GM / Anchor / Roma / Equivalent Make
- Sufficient TV & Internet Points in All Flats
- Intercom facility in Living Room each Flats
- Adequate Power backup 5 Points in 3 BHK & 8 Points in 4 BHK



GAS :-

- 2 Gas Connection in Each Flat
- 1> for Kitchen
- 1> for gas Geyser in Washroom



PLUMBING /DRAINAGE :-

- Standard Quality CPVC /PVC pipe Plumbing
- Centralized Hot Water line for all Bathroom
- Standard Quality RCC / PVC Pipes For Underground Network of Drainage



WALL SURFACES :-

- Double coat Plaster on Exterior Wall with Good Quality Weather Shield Paint
- Internal Wall with Putty Finish



ELEVATORS :-

- Two Fully Automatic Passengers Elevators of Kone / Otis / Johnson Equivalent Make per Building



Architect	Structure	MEP Consultant	Interior Design	Green Building Consultant
 VISION ARCHITECT & ENGINEER Er. Suresh N. Patel T. (+91) 90251 13009 vision.enr@gmail.com	 Er. Jalil A. Sheikh	 Malwawala Engineering Services Private Limited	 REFLECCT	 Raivat, Surat. www.raivatgreen.com

DISCLAIMER

• Purchaser shall bear all charges of stamp duty & registration, advocate fees of legal document, society formation charges, GEB charges, SMC tax, GST or any other applicable Govt. & local authority taxes. • If gas connection is required, the purchaser will have to do the necessary process incl. charges. • Structural changes will not be allowed, only internal changes shall be allowed with prior permission. No external changes shall be permitted. • Permission of sign boards as per developer rights & rules. • The developer reserves all rights to make any amendments in construction as necessary. • Plans of various floors indicated are graphic representations only, kindly do not scale. • Placing of A/C outdoor unit strictly as per developer rules. • Irregular payment may lead to cancellation of booking. • The Brochure is intended only to convey the essential design and technical features of the scheme and does not form part of any legal document. • The developer reserves the right to construct any additional structure due to increase F.S.I. in future. • The right to alter the plans fully or partly or specifications or amenities mentioned are reserved with developers. • Full and final Payment with legal and other charges must be paid before sale deed registration & possession. • Subject to Surat Jurisdiction.

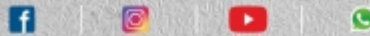
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Project by
Shilalekh Enterprise

Site Address
SHUKAN LIFE STYLE, Opp. Stuti Residency,
Nr. Pratham Circle, Pal, Surat, Gujarat - 395 510

🌐 www.shilalekhgroup.com
✉ info@shilalekhgroup.com
☎ +91 96877 80800



Member of



RERA No. : PR/GJ/SURAT/SURAT CITY/SUDA/RAA06727/010220 **Website :** gujrera.gujarat.gov.in