

# શ્રી વિષ્ણુધારા CROSS ROAD

2 & 3 BHK LUXURIOUS  
APARTMENTS AND SHOPS



We believe however, that we are really in the business of development. Seeking to meet the needs of the present generation, without compromising the future of the generations to come.

With operations spanning every aspect of the real estate business, from residential, commercial and Plotting projects to land development. Our residential projects range from Affordable housing to luxurious flat and towers as well as luxurious bungalows. Our commercial projects comprise premium office spaces as well as showrooms and shops.

To be an icon in infrastructure and real estate development, by defining quality, marksmanship and customer satisfaction.

We create living spaces, working spaces and infrastructure for mass and premium customers and institutions but each customer gets individual attention.

## Our Achievements

Green Meadow Bungalows @ Science City  
Palash @ Bhadaj  
Universal Arcade @ Sola Bhagwat  
JBR Residency @ Science City  
JBR Arcade @ Science City  
Ayodhya Apprtments I & II @ Vatva

## Our Target

To create residential, commercial and plotted development areas that exceeds customer's aspirations. To command a position of sustainable leadership in the area of real estate development in the process.



A Project by:



Corporate Office: Art Nirman Pvt. Ltd., SF-14, JBR Arcade, Science City Road, Sola, Ahmedabad-60.  
Site Office: B/h. Vodafone Tower, Near to Shayona Green, S.G. Highway, Gota, Ahmedabad-81.

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**Type A**  
2 BHK 130 Sq. Yard.



Typical Floor Plan  
Block B & C

**Type B**  
2 BHK 135 Sq. Yard.



Typical Floor Plan  
Block A,B & C

**Type C**  
2 BHK 140 Sq. Yard.



Typical Floor Plan  
Block B



## Type D

3 BHK 165 Sq. Yard.



Typical Floor Plan  
Block D & E

## Type E

3 BHK 170 Sq. Yard.



Typical Floor Plan  
Block D & E

## Specification

- ▶ **Decorative entrance foyer** to every block
- ▶ **Flooring:** Verified tiles in entire area terrace finished with china mosaic.
- ▶ **Kitchen:** Granite platform (Sand with Kitchen), Ceramic dado up to 7'ht., S.S Sink, Wash area paved in kota stone, Marble stone shelves in store.
- ▶ **Window:** Aluminum windows with Anodize coated with standard accessories & stone frame.
- ▶ **Doors:** Decorative main Door, all internal doors be flush doors with stone frames.
- ▶ **Electrification:** Ample electrical points with modular switches, ISI approved concealed cabling with DB & ELCB.
- ▶ **Railings:** Designer railings in M.S.
- ▶ **Toilet:** Tiles dado up to 7'ht., Standard vessels & CP fittings, provision for geysers, CPVC line for all water supplies
- ▶ **Plaster:** Exterior double coat Tipani plaster with Apex color / equivalent, Interiors walls finished in single coat mala plaster with white putty.

### General Notes:

- ▶ The contents of this brochure are purely conceptual and have no legal binding on us.
- ▶ The dimensions shown in brochure are approximate.
- ▶ The developers reserve the rights to change or revise or make any modifications, additions, missions, alterations in the scheme as a whole or any details therein, at their sole discretion.
- ▶ Maintenance charge, A.M.C. charges, utilities charges, stamp duty, G.E.B. and legal expenses shall be charged extra to the prospective acquirers.
- ▶ Additional charges extra for extra parking.
- ▶ Irregular payment will cause cancellation of booking.
- ▶ All matters are subject to Ahmedabad jurisdiction only.

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## Amenities

24 X 7 Gated Security | Attractive Entrance  
Landscape Garden | Walking Track  
Gazebo | Club House | Children Play Area  
Senior Citizen Area

## Nearest Places

S.G Highway | Vaishnodevi Temple  
Nirma University | Hiramani School  
Tirupati Balaji Temple | Airport  
Railway Station | Gujarat High Court