



# GIRIRAJ~SK

A Gateway to Richer Life.



# CURRENT PROJECTS



**SK HEIGHTS**



**SK HEIGHTS II**



**SK HEIGHTS III**



**OMAAR HEIGHTS**



Genesis of Giriraj Builder was in the year 1984. Our Inception and our focus has been on quality at a economical cost to the customer. Over the years we have done many residential as well as commercial projects in the fast budding towns of palghar and boisar. From development of acres of barren land into value assets to contracts for hospitals and industrial sheds we have established ourselves in the core construction business delivering well on our promises. We have created a strong goodwill for ourselves in the area over these years and now our marketing takes place by word of mouth. We have created a reputation for ourselves that we are synonymous with quality ,trust and extravagant architectural designs and elevation.

Evolving over the years from building basic buildings to building better townships with amenities we have come a long way and continue to grow at a similar pace with times. With strong and firm ethics at our heart combined with the far sightedness of the founders we have been able to spot societal trends and adapt to the changing community needs.





# Palghar The Hub Of Infrastructural Growth.



**Mumbai  
Ahemdabad High  
Speed rail corridor  
to go through  
Palghar.**

**Delhi Mumbai  
Expressway  
to pass through  
Palghar .**



# Industrial Development at the heart of Palghar.



Home to the  
largest MIDC with  
1300 Industrial  
units, Including  
TATA Steel &  
JSW Steel

Versova - Virar  
Sealink likely  
to be extended  
till Palghar.



A Future to be  
Participated in.



## The Telegraph *online*

**Union cabinet** approves development of  
**Rs 76,200 crore all-weather greenfield  
deep draft major port at Vadhavan**

# Huge Steps Forward in the Medical Field.



**Government  
Medical College &  
Hospital with  
100 Students  
& 430 Beds  
Capacity  
in Palghar.**

**50 Bedded  
Ayush  
Ayurvedic  
Hospital  
in Palghar.**







# LOVED BY YOUR LOVED ONES

Introducing our ideally located apartment, nestled within walking distance from the railway station, schools, hospitals, supermarkets, and more. Enjoy the convenience of effortless commuting, easy access to education and healthcare, and the comfort of having essential amenities at your doorstep. Embrace a lifestyle of convenience and connectivity, where every day is filled with ease and opportunity. Welcome to a home designed for modern living."

Where cherished moments with family and friends come to life. May these walls be filled with laughter, love, and unforgettable memories. Here's to creating a haven where every visit feels like coming home." Step into our living spaces, where every corner is imbued with warmth and the joy of togetherness. Whether it's a cozy gathering with family or lively conversations with friends, may this space be a sanctuary of comfort and connection.

With versatile spaces that adapt to your evolving needs, from open-plan layouts for lively gatherings to tranquil retreats for moments of solitude, discover a home that enhances every aspect of your lifestyle. Embrace the potential for greater living in every corner of this thoughtfully crafted space."

Discover the pinnacle of urban living in our exquisite luxury apartments at Giriraj~SK, Situated in the heart of Palghar, these opulent residences redefine modern comfort and style, offering a lavish lifestyle for those with discerning tastes. Step inside these meticulously designed living spaces, where every detail has been carefully curated to create an atmosphere of timeless elegance. From the moment you enter, you'll be greeted by spacious, light-filled rooms adorned with the finest materials and finishes.







# Ground Floor Plan





# First Floor Plan





# Typical Floor Plan





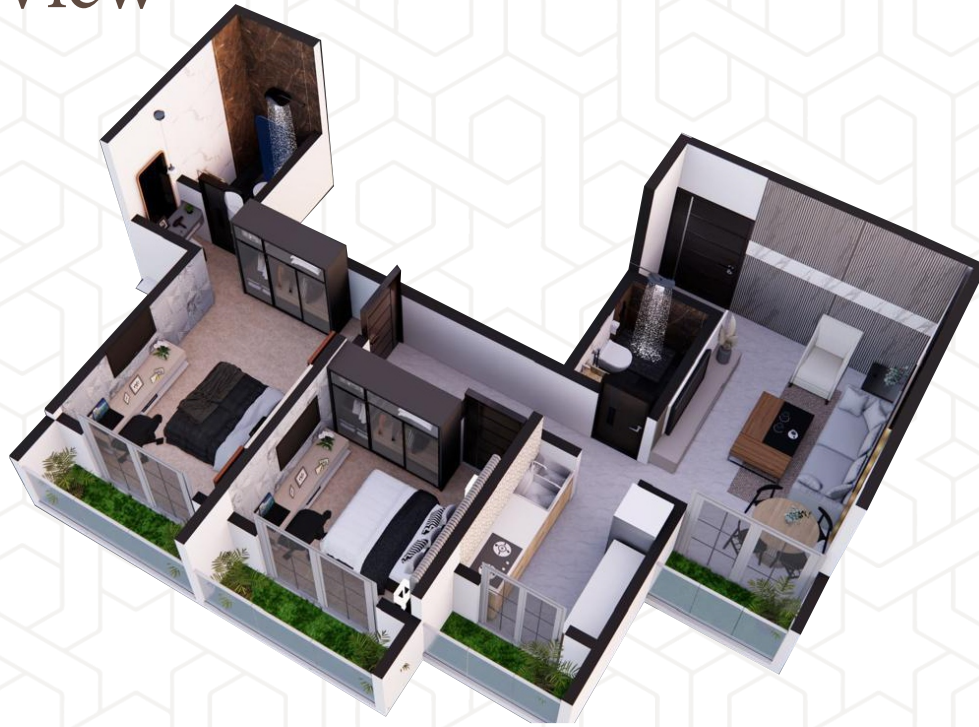
# Eight Floor Plan



# 1 BHK 3D View



# 2 BHK 3D View



# 2.5 BHK/Jodi Flat 3D View





# Layout Amenities

## Compound Wall & Entrance Gate

- Attractive compound wall as per architectural design.
- Attractive entrance gate.

## Landscape at Ground level

- Recreational garden space.
- Children play area with sand pit & play equipments.
- Elderly social space.

## Entrance foyer

- Elegant & Spacious entrance foyer.

## Elevators

- Dedicated high quality elevators with stretcher & fire lift.
- Designer elevator cabin interior.

## Security system

- 24x7 security within the premises with security cabin.
- CCTV cameras in parking areas as well as at all common facilities.

## Irrigation system

- Irrigation system for entire landscaped areas.
- Provision for appropriate sized water tanks and pumps.

## Common amenities

- Power backup system for elevators.
- Society office.
- Provision of meter rooms & servant toilets at ground level.



# Apartment Amenities



## Structure

- Earthquake resistant RCC Framed structure.
- Well designed elegant exterior elevation.

## Toilets

- Designer vitrified tiles on walls up to door height.
- Anti-skid ceramic floor tiles in all toilets.
- Branded sanitary ware & CP fittings.
- Hot & cold water mixer shower in Master-Bedroom & Common toilet.
- Provision of half loft area.

## Wall & Ceiling

- Internal walls with putty finish.
- Acrylic Distemper finish.
- External paint.
- Laminated finish doors.

## Kitchen

- Granite platform with stainless steel sink.
- Additional granite service platform.
- Vitrified tiles on walls up to door height.
- Modular Kitchen.

## Doors

- Wooden door frames.
- Hot-pressed solid core flush doors with laminate finish.
- SS hardware fittings.

## Windows

- Anodized aluminum windows with full height sliding window & reflective glass.
- Granite/Marble window sill.
- MS designer railing for windows.

## Electrical Fittings

- Sufficient electric points.
- Concealed copper wiring.
- Provision for all possible outlets like AC, TV and Geyser point.
- Inverter connection point.
- Earth leakage circuit breaker.

## Flooring

- 2 x 2 Vitrified Tiles.



SHOE SHOP

BAKE

KIDS PLAY TIME

M-FASHION

HOME P...

VIR BEGS



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**ANJALI ASSOCIATES**

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**DARSH CONSULT**

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Note: All plans, drawings, amenities, facilities, etc. are subject to the approval of the respective authorities and would be changed, if necessary. The discretion remains with the developer. All rendering floor plans, pictures and maps are the artist's conceptions and not actual description of the building. The Developer reserve the right to amend plans / specifications / designs / layout as may be required without prior notice. This brochure does not form part of any legal document.