



GRUHAM HEAVEN





Bring the missing element of elegance in your lifestyle back.
Gruham Heaven where you find a true sense of luxury,
as the name itself is Heaven; here you can experience peaceful living
in a prominent location. Inculcate the richness and lavishness
into your living with the impeccable residence.



EMBRACE THE MODERN ARCHITECTURE

Contemporary living is all about comfort and privacy.
At Sahaj Panoramic, not just security but your peace
of mind is our utmost priority.



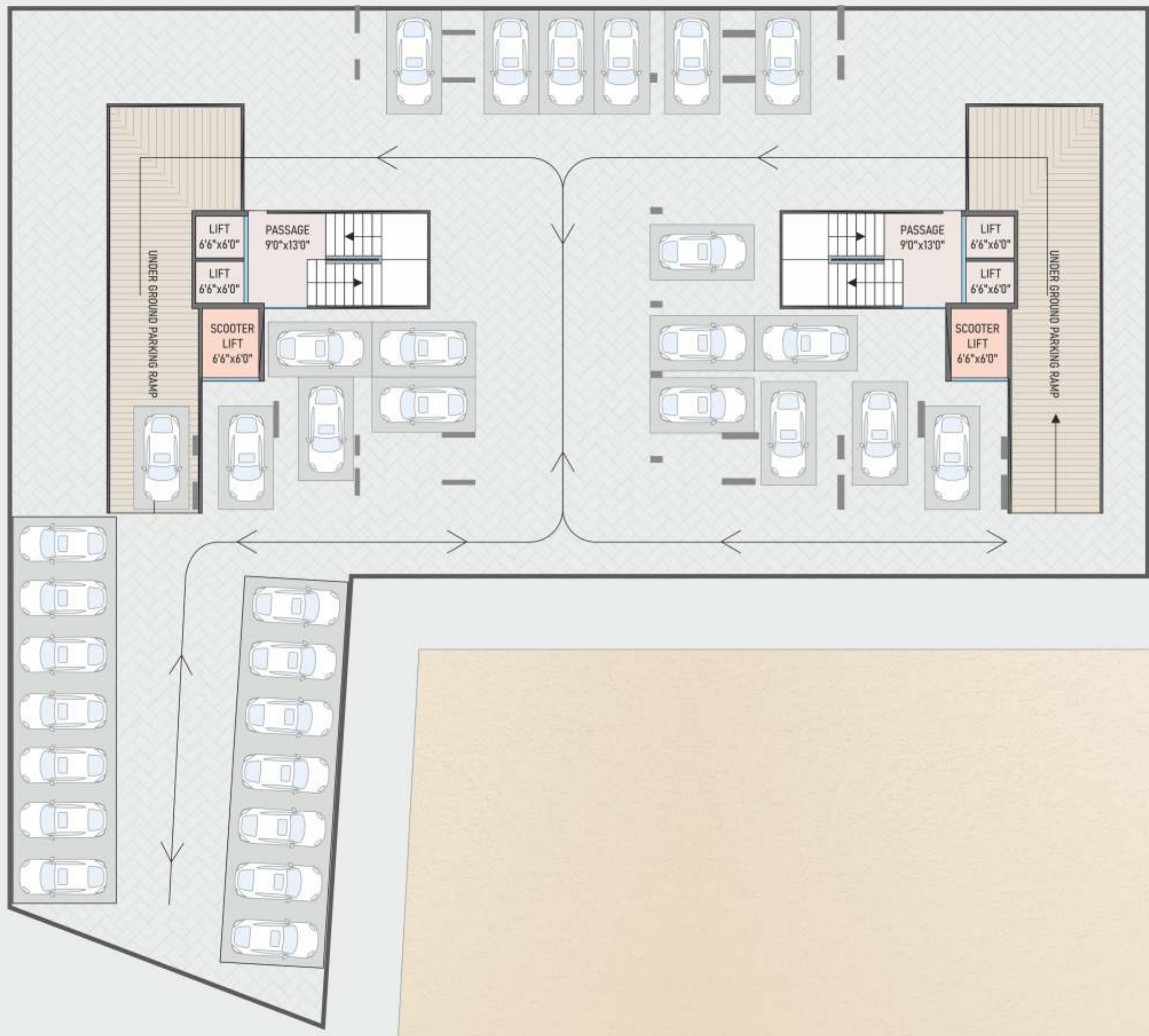
SAVOR THE ESSENCE OF SPLENDID LIFESTYLE

An architectural marvel that stands as a testament to timeless beauty and unparalleled design. The stunning facade, with its classic and modern elements, seamlessly blends into the natural surroundings.





18 METER WIDE T.P. ROAD



BASMENT FLOOR

18 METER WIDE ROAD

18 METER WIDE ROAD



15'0" WIDE APPROACH ROAD



12'0" WIDE APPROACH ROAD



GARDEN

GAZEBO

CHILDREN PLAY AREA

ENTRY

18 METER WIDE ROAD

18 METER WIDE ROAD

18 METER WIDE T.P. ROAD



GROUND FLOOR

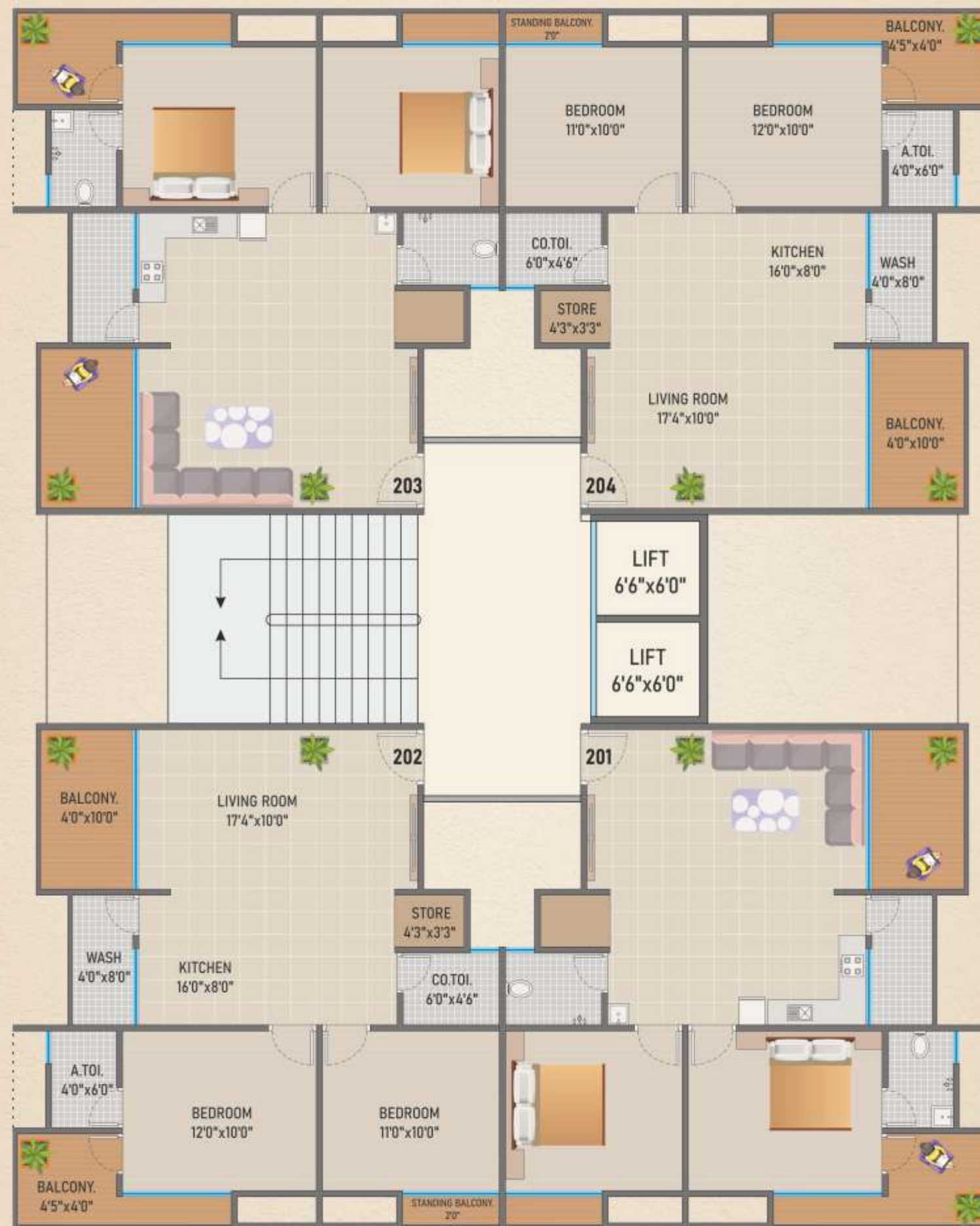
Wing-A

2nd to 13th Floor Plan



Wing-B

2nd to 14th Floor Plan



Wing-A

14th Floor Plan





LUXURY REDEFINED: A GRANDEUR OF AMENITIES

Discover an array of amenities designed for ultimate relaxation and entertainment. Here, every whim and desire are catered to within the confines of luxury.

Come, and experience a life that's simply extraordinary. It's where elegance, luxury, and inspiration converge to create a living experience like no other.



AMENITIES



Entrance gate



Security system CCTV camera in common areas



Security cabin



Children play area with equipments



School pick up stand



Senior citizen sitting



Gazebo with sitting arrangements



Entrance foyer



Jogging track



Rock Climbing Wall in Children Play Area



Well designed landscape garden



EXTERNAL SPECIFICATION

- FACADE TREATMENT**
 - Double coat sand faced plaster on external wall.
 - Acrylic texture on external wall.
 - Weather shield max / apex ultima paint on external wall.
- ENTRANCE FOYER**
 - Well designed entrance foyer with landscape features and elegantly designed lobby at all the floors.
- PARKING**
 - Car parking for each flat at ground & Basement.
- TERRACE**
 - 3 Layer water proofing on terrace.
 - China mosaic flooring for heat reduction.
- FIRE FIGHTING**
 - Fire fighting systems provided as per the fire norms.
- WATER SUPPLY**
 - Adequate capacity of underground and overhead water tanks for SMC & bore water and separate tanks for fire safety.
- ELEVATORS**
 - Two fully automatic passenger elevators of Standard Company.
 - Vehicle Elevator.
- ELECTRIC POWER BACKUP**
 - Silent generator of adequate capacity for elevators, water pumps and common facilities.
 - 1MP Socket for each flats.
 - Designer light fitting for common passage and campus.
- SECURITY**
 - 24 x 7 Gated security.
 - CCTV camera coverage in reception, campus, elevators and basement area.
- TECHNICAL SPECIFICATIONS**
 - Earthquake resistance structure design as per IS code.
 - Construction with R.O. water.

EXTERNAL SPECIFICATION

- Well Designed Landscape Garden.
- Power Backup Generator.
- Rain Water Harvesting System.
- Handicap Ramp
- West Disposable Space
- Automatic ON/OFF System for Common Lighting.
- Full equipped latest fire system
- Water supply with bore well & SMC water
- Internally RCC finished road with block paving

INTERNAL SPECIFICATION

- FLOOR FINISH**
 - 32" X 32" or 32" X 64 vitrified tiles in all area living, dining, kitchen and bed rooms.
- DECK & FLOWER BED**
 - Deck with vitrified tiles flooring.
 - Flower bed with water proofing.
- KITCHEN**
 - Granite kitchen platform with good quality sink.
 - Decorative glazed tiles dado upto lintel level in kitchen.
 - Water purifier point in kitchen.
- STORE & WASH**
 - Marble stone rack in storeroom.
 - Good quality flooring & glazed tiles with granite sill top in wash area.
- WALL SURFACE**
 - All plastered walls with putty finish.
- TOILETS**
 - Decorative tiles dado up to lintel level in all toilet block.
 - Sanitary ware and C.P. fitting of standard company.
- DOORS**
 - Attractive main door with laminated sheet and wooden frame.
 - Internal door Laminate Finish and granite frame.
 - Good quality hardware fixtures and fittings in all doors.
- WINDOWS**
 - All Windows of aluminium sections surrounded with marble or granite frame.
- ELECTRICALS**
 - Modular Switches.
 - Sufficient points for household appliances.
 - AC point in living & all bedroom.
 - TV point in living.
 - **Electric Meter:**
 - Single phase electric meter.
- TELEVISION, INTERNET & TELEPHONE**
 - Convenient provision of internet & telephone point in each flats without cable.

TERMS & CONDITIONS

- All rights reserved by the developer to make any changes in plan, elevation and details which will be binding to all members
- Stamp duty, GST, Registration charges, G.E.B & S.M.C charges, Legal charges, Maintenance deposit or any other charges and taxes as when levied by government or any of its body shall be borne by purchaser/buyer/legal possession holder.
- Irregular payment shall lead to cancellation of booking.
- In case of cancellation of booking 10% of total amount will be levied as service charge, The balance will be settled only after the next available booking.
- Installation of A.C units will be permitted at the designated spots and nowhere else.
- Changes which affects the elevation and structure would not be permitted.
- Any internal changes would not be permitted without permission of developer
- Variation in colour, design, size of material used in this project may occur and can be changed without prior notice.
- **This brochure is just for easy presentation of project and should not be treated as legal documents.**

