

PROJECT BY:



Shaligram
Promising Excellence

website: www.shaligramgroup.in | E-mail: marketing@shaligramgroup.in

PROJECT BY:



Shaligram
Promising Excellence

SHALIGRAM
वनम्
Nature Inspired Living

3 - 3.5 BHK & SKY VILLAS





VISION

To become Customer's most preferred choice by promising excellence in quality, timely completion and constant innovation.

CORE COMPETENCE

Technical Knowledge | Management Skill | Excellent Planning | Risk Taking Ability
Decision Power | Effective Execution | Sales Effectiveness | Innovation

VALUES

Trust | Transparency | Honesty | Commitment | Mutual respect

30+

Landmarks

45 Lakh+

Sq. Ft. of Lifespace

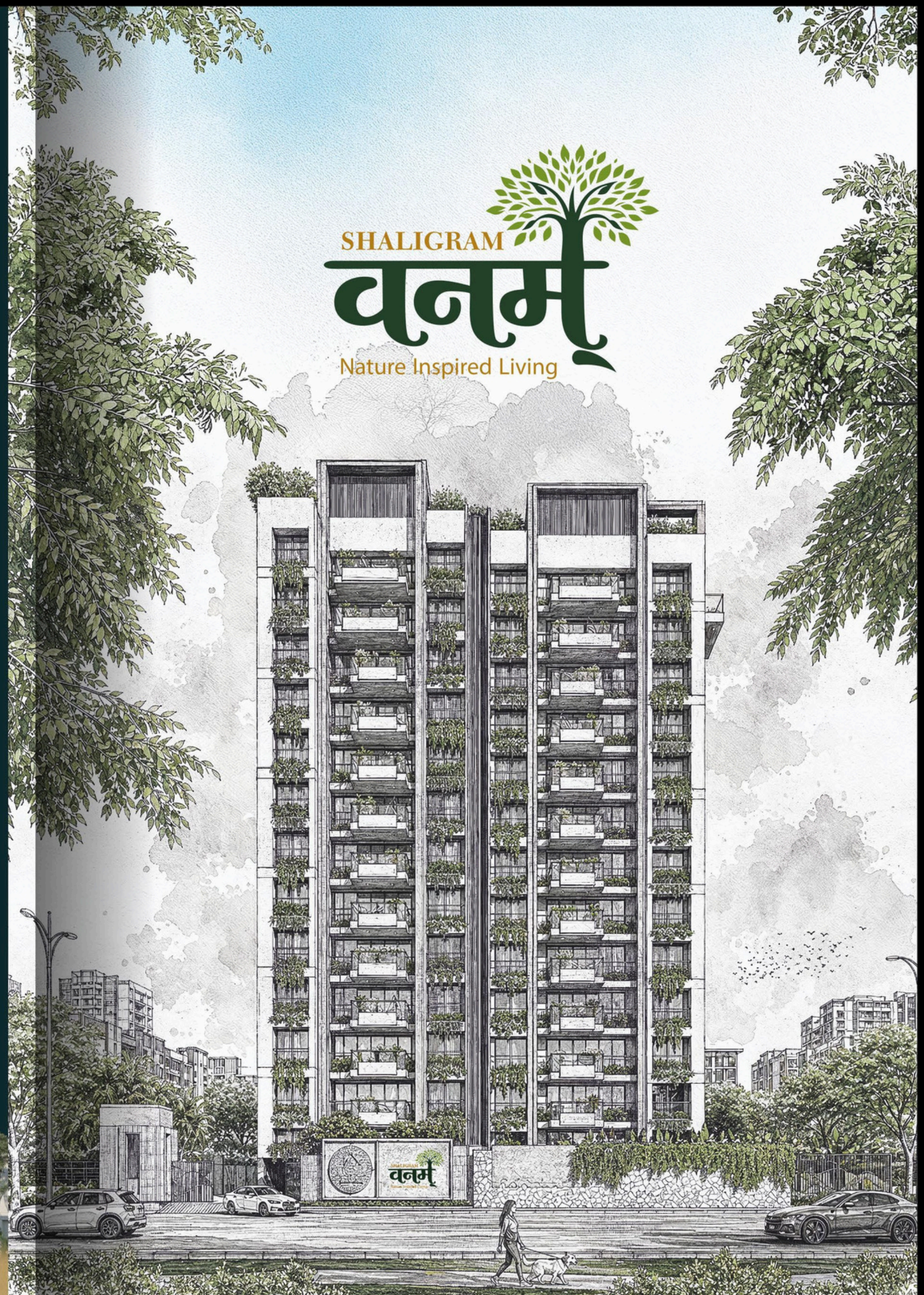
35+

Years of
Experience

5000+

Happy
Families

Making a difference in their lives, not brick by brick,
but moment by moment





OUR ACCOLADES



Sundaram Status

Best Affordable Housing Project of Gujarat 2017 & 2018



Shaligram Felicity

Most Environment Friendly Residential Space of Gujarat 2023



The Pursuit Of Happiness

Best Mid-Segment Project of Gujarat 2019 & 2020



The Pursuit Of Happiness

First in Surat to be Gold Certified Under IGBC - Green Homes V2

OUR PROJECTS

Over the years, **Shaligram** has delivered a diverse portfolio of residential and commercial developments across Surat. Each project reflects a consistent approach to planning, quality, and execution - built with attention to detail and a clear understanding of evolving urban living needs.



Classic Point @ Adajan
1996



Vastugram @ Vesu
2010



Shaligram Heights
@ Althan - 2011



Saffron Homes @ Pal
2012



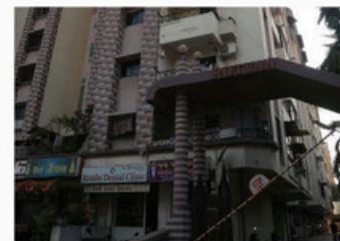
Sapphire Business Hub
@ Pal - 2013



Madhuvan @ Adajan
1998



Upvan Row House
@ Adajan - 2000



Rutvan @ Adajan - 2001



Archan Naman Apartment
@ Adajan - 2003



Shaligram Signature
@ Adajan - 2015



Sundaram Residency
@ Bhestan - 2017



Sundaram Status
@ Bhestan - 2019



The Pursuit Of Happiness
@ Pal - 2021



Rameshwaram Rowhouse
@ Adajan - 2004



Shyamal Row House
@ Pal - 2006



Shaligram Flats
@ Adajan - 2007



Silvercrest @ Pal - 2009



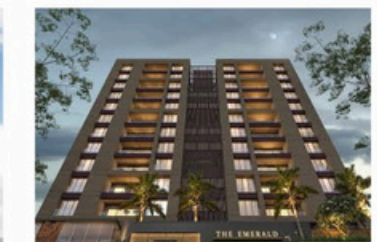
Kinaro @ Katargam
2022



Felicity @ Pal - 2024



Skydeck @ Pal - 2025



The Emerald @ Vesu
2026

Why वनम् ?



HOME THAT BREATHES

- Oxygen - enriching plants at windows for better air quality
- Green creeper wall separating garden & driveway
- Enhances privacy with natural greenery
- Promotes healthier, nature-connected living

Shaligram वनम् is designed to reduce dependency

- on external energy
- on external resources
- on unnecessary maintenance.

Every decision is made to make daily living more efficient.



HOME THAT RUNS ON SUNSHINE

- Rooftop solar powers all common area lighting
- Terrace pre-designed for individual flat solar - no ugly frames, no future hassle



HOME WITH TERRACE LIFE

- Common terrace with garden, jula seating, yoga space, pantry and toilet for leisure and get-togethers

HOME WHERE EVERY DROP IS PRECIOUS

- Rain water harvesting system across the campus
- Dual flush tanks in every flat
- Drip irrigation in garden area



HOME WHERE EVERY WATT MATTERS

- **EV charging point for every flat
- Motion - sensor lights in basement
- Window creepers that convert heat into cool, shaded breeze



HOME WHERE LIVING IS SECURE

- Thoughtfully secured environment with CCTV across common areas and on each floor
- Video door phones for every home, ensuring safety and peace of mind





Creating a living environment

Shaligram **वन्नम्** is a thoughtfully designed residential campus in **Pal, Surat**

62

A private green community
Exclusively for 62 families



This is not just about building homes.
This is about creating a living environment
that works better - for you, and for the future.



Every element at
Shaligram **वनम्**
serves a purpose.

Not to impress momentarily,
but to improve daily life consistently.
From planning to execution,
the focus remains on clarity, comfort,
and long-term value.





Spaces That Extend Everyday Living





What you don't see matters
just as much as what you do

At Shaligram **वनम्**, every material and
specification is selected to ensure strength,
durability, and everyday reliability

85'-0"

Distance Between
Both Buildings







OUR BIGGEST USP_s

MAINTENANCE FRIENDLY

- ROOFTOP SOLAR PANELS FOR COMMON PURPOSE (10KW IN TOWER - A AND 8KW IN TOWER - B)
- PROVISION FOR INDIVIDUAL ROOFTOP FLAT SOLAR PANEL INSTALLATION BY PROVIDING DEDICATED STRUCTURAL FRAMEWORK
- QR BASED 3D MODEL VIEWING TO VIEW HIDDEN PLUMBING LINES
- RAINWATER HARVESTING
- PERSONAL PLANTERS IN FLOWERBED AREA
- REFLECTIVE GLASS IN WINDOWS
- LED LIGHTS IN COMMON AREAS AND MOTION SENSORED LIGHTS IN BASEMENT
- 15 AMP PLUG POINT FOR E.V. CAR CHARGING PER FLAT
- GREEN WALLS AND VERTICAL GARDEN
- DUAL FLUSH TANKS IN ALL TOILETS
- DRIP IRRIGATION IN GARDEN AREA
- HIGH REFLECTIVE ROOFING IN THE FORM OF CHINA MOSAIC ON TERRACES
- ENVIRONMENTAL AWARENESS FEATURED WALLS

CUSTOMER FRIENDLY

- ZERO HIDDEN OR EXTRA CHARGES
- 100 % CLEAR TITLES
- THE PROJECT IS APPROVED BY ALL LEADING BANKS LIKE SBI, HDFC ETC..
- 35+ YEARS OF EXCELLENCE - ROOTED IN TRUST



AMENITIES

SAFETY, SECURITY AND INFRASTRUCTURE

- Back-to-back or Separate 2 car (1 Big and 1 Small) parking spaces for each flat
- Generator back-up facility for common areas and 2.5 amp power back-up for each flat
- CCTV cameras in common areas and each floor
- Video door phone with intercom facility
- 15 amp plug point for E.V. car charging per flat
- Gujarat gas connection*
- Fire safety system

AMENITIES FOR AESTHETIC PURPOSE

- Lounge seating
- Sculpture
- Attractive green wall
- Well designed landscape area
- Well designed entry gate

AMENITIES IN COMMON TERRACE

- Artificial lawn with planters
- Yoga / meditation lawn
- Jhula and Informal Seating with Pantry

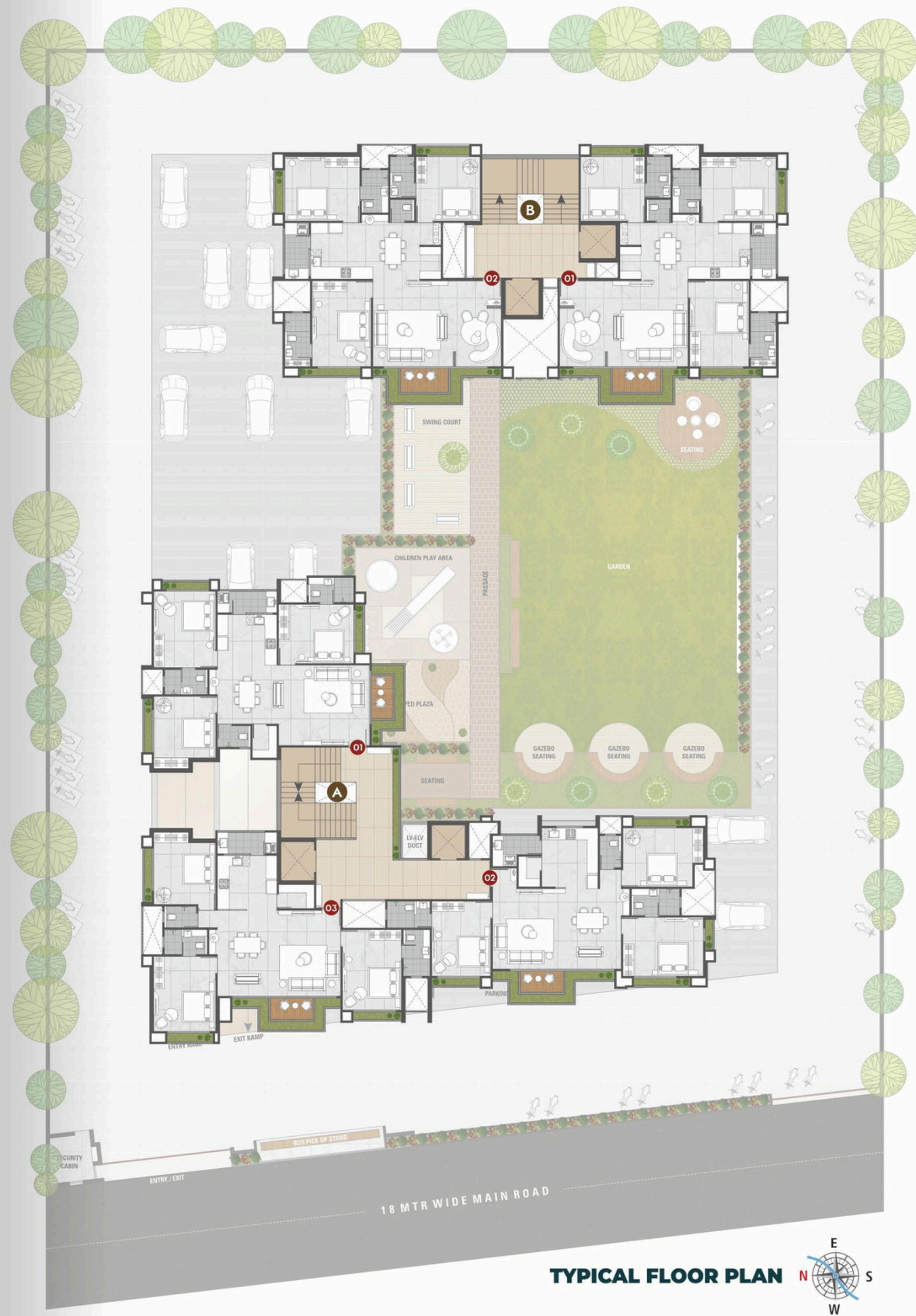
AMENITIES FOR ELDERLY PEOPLE

- Wheelchair accessible ramps in the campus
- Swing court
- Senior citizen seating area
- Gathering space for society meetings
- Paved walkway
- Space for Aerobics / Zumba

AMENITIES FOR CHILDREN

- Soft play area for toddlers aged between 2 and 5 years
- Play area for kids aged between 5 and 10 years
- Indoor games area for kids aged between 10 and 25 years
- School pick-up / drop off stand







FLAT NO.	RERA CARPET AREA	DECK	WASH
201 TO 901 & 1101	1128 SQ.FT.	33 SQ.FT.	45 SQ.FT.
202 TO 902 & 1102	1165 SQ.FT.	33 SQ.FT.	43 SQ.FT.
203 TO 903 & 1103	1147 SQ.FT.	33 SQ.FT.	45 SQ.FT.

BUILDING A
2ND TO 9TH & 11TH FLOOR



FLAT NO.	RERA CARPET AREA	DECK	DECK
102	1165 SQ.FT.	33 SQ.FT.	43 SQ.FT.
103	1147 SQ.FT.	33 SQ.FT.	45 SQ.FT.

1ST FLOOR



FLAT NO.	RERA CARPET AREA	DECK	WASH
1001	1128 SQ.FT.	83 SQ.FT.	45 SQ.FT.
1002	1165 SQ.FT.	33 SQ.FT.	43 SQ.FT.
1003	1147 SQ.FT.	33 SQ.FT.	45 SQ.FT.

10TH FLOOR



FLAT NO.	RERA CARPET AREA	DECK	WASH
1201	1128 SQ.FT.	33 SQ.FT.	45 SQ.FT.
1202	1166 SQ.FT.	49 SQ.FT.	43 SQ.FT.
1203	1149 SQ.FT.	49 SQ.FT.	45 SQ.FT.
1301	1128 SQ.FT.	145 SQ.FT.	45 SQ.FT.
1302	1166 SQ.FT.	191 SQ.FT.	43 SQ.FT.
1303	1149 SQ.FT.	49 SQ.FT.	45 SQ.FT.

12TH & 13TH FLOOR



FLAT NO.	RERA CARPET AREA	DECK	WASH
101 TO 1001	1321 SQ.FT.	41 SQ.FT.	48 SQ.FT.
102 TO 1002	1321 SQ.FT.	41 SQ.FT.	48 SQ.FT.

1ST TO 10TH FLOOR

11TH FLOOR



SCAN FOR
SKY VILLA PLAN



FLAT NO.	RERA CARPET AREA	DECK	WASH
1101	1321 SQ.FT.	40.5 SQ.FT.	48 SQ.FT.
1102	1321 SQ.FT.	91 SQ.FT.	48 SQ.FT.

BUILDING B



TERRACE GARDEN

Spaces that bring you closer
to nature

From terrace corners to open greens,
these spaces are designed to make outdoor
times part of your everyday rhythm.



GARDEN

SPECIFICATIONS

STRUCTURE

Core And Shell

- Earthquake resistant RCC framed structure.

Floor Height

- 10'-3" slab top to slab top.

Internal Wall

- Single coat mala plaster with putty finishes.

External Walls

- Double coat mala plaster with Asian paints or equivalent exterior texture with acrylic paint.

Floors

- Single basement parking + ground level + 13 floors.

Terrace

- Brick-bat waterproofing with china mosaic.

FLOORING AND DADO

- Vitrified flooring in all internal areas of flats.
- Granite finished platform with quartz / S.S. sink and dado tiles upto lintel level in kitchen.
- Anti-skid flooring tiles and dado tiles upto lintel level in all bathrooms.
- Common wash basin with dado tiles upto lintel level.
- Granite racks with fully glazed tiles upto lintel level in store room.
- Full body vitrified flooring and dado tiles upto lintel level in wash area.

SANITARY AND PLUMBING

Sanitary Wares

- Wall hung w/c in all bathrooms and wash basins of Cera / Simpolo or equivalent.

C.P. Fittings

- Jaquar / Kohler or equivalent make C.P. fittings with concealed plumbing systems.

Wash Area

- Granite platform with S.S. sink, washing machine point, and provision for central geyser.

Plumbing

- CPVC, UPVC and SWR pipes and fittings.

Water Supply

- Underground and overhead water tanks for SMC supplied water of sufficient storage capacity.

ELECTRICAL

Electric Meter

- Power connection of 1-Ø in tower - A and 3-Ø in tower - B

Wiring

- RR / Lapp or equivalent concealed cables in PVC conduit pipes with I.S. standards.

Switches And Sockets

- Legrand / Panasonic or equivalent make switches.

Electric Points

- All necessary domestic points for household appliances and all necessary fan and light points.
- TV point in living room, AC point in living room and all bedrooms and domestic points for refrigerator, washing machine and microwave.
- Provision of wi-fi point.

DOORS AND WINDOWS

Main Door

- Well - designed teak wood framed main door with hardware fittings.

Sliding Alu. Windows

- Anodized / powder coated windows with reflective glass fixed in granite frames.

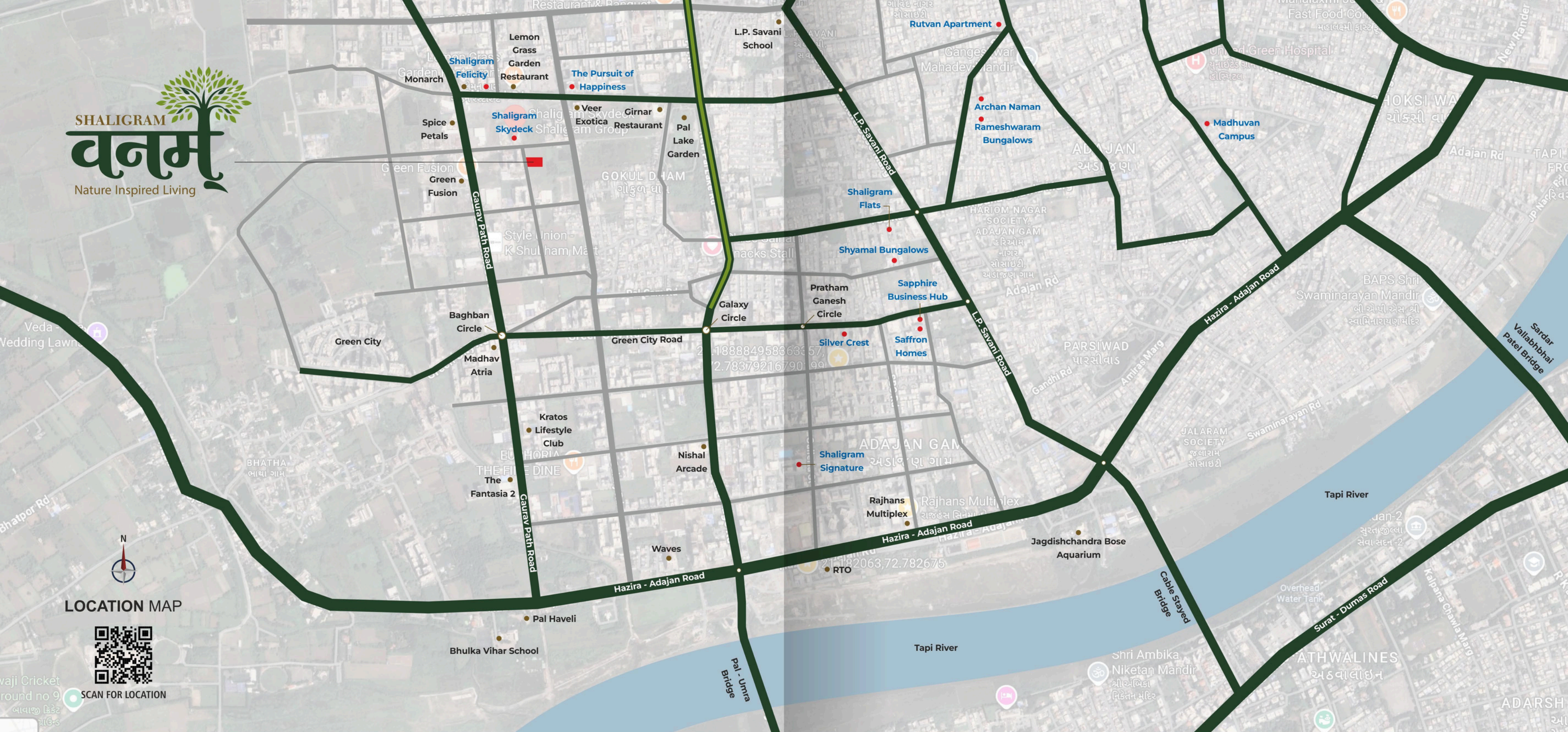
Fabrication

- Aluminium / G.I. & glass combination railings for deck and windows with standing balcony.

Note

- Decisions taken from time to time by the developers shall be final and binding for the good sake of project implementation.
- In the brands mentioned above, the developers may use equivalent brands at their discretion.





DEVELOPER	PROJECT BY	ARCHITECT	STRUCTURE
SHALIGRAM PROBUILD	 Shaligram Promising Excellence	TACT STUDIO architecture interior landscape	 TECHNOCRAT CONSULTANT CIVIL & STRUCTURAL ENGINEERS HEMANT SHUKLA

ADDRESS:
Shaligram Vanam, Block no: 56, Paiki-1, Preli. T.P: 15 (Pal), F.P: 65, Sub Plot: 1, Near Shaligram Skydeck, Gaurav Path Road, Pal, Surat - 394510

CONTACT FOR ENQUIRY

Raaj Realities

+91 98258 02947

WE REQUEST

- Stamp duty, registration charges, advocate fees, legal charges & society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- GST, TDS & all other taxes prevailing or that may be levied in future will be borne by purchaser.
- Any additional charges or duties levied by the government / local authorities during or after the completion of the scheme like SMC tax, will be borne by the purchaser.
- Changes / alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & lookout of the scheme shall strictly not be permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab etc.) must not be damaged during the interior work or utilizing the unit.
- Low-voltage cables such as telephone, TV and internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office.
- No wire / cables / conduits shall be laid or installed in a way such that they from hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- All landscaping is conceptual and shall be as per architect's design. Illustrations in this brochure are artist impressions and serve only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, the developer can not held responsible for any inaccuracy.

TERMS & CONDITION

- Amenities provided are for the added benefits of the society. Any change / alteration in the amenities during or after the completion of the project due to change in government / local authorities (corporation, fire department, environment department, other statutory authorities) policies / rules & regulations will be accepted by all members of the society.
- Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed documentation / possession.
- SMC tax, gas bill, electricity bill, society maintenance charges & society security deposit is to be borne by the purchaser after BUC / possession / document registry whichever is earlier.
- Document registry is compulsory before possession.
- If any change in rules & regulations of government policies / RERA / GST / stamp duty / registration fees etc. will be charged to the purchaser.

NOTES

- All rights for alteration / modification in design or specifications suggested by architects and / or developer shall be binding to all the members.
- BUC (Building Use Certificate) as per SMC rules, clear title for loan purpose.
- * Gujarat gas connection is dependent upon Gujarat gas company's working methodology. If the property is ready for possession and Gujarat gas connection is not available at that time due to Gujarat gas company, then in that case the customer will have to take the compulsory possession by paying the total sale consideration.
- **EV wiring provision is subject to approval by relevant authorities, including the Fire Department. In case of non-approval, the same shall not be provided.
- All dimensions are approximate, average and unfinished.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.

LEGAL DISCLAIMER
All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.