

A Project By



V GAJJAR  
DEVELOPERS



**SNEHAL**  
**EX**  **TICA**

@SATTADHAR CROSS RD.



PRESENTING

# SNEHAL EXOTICA

This 14-storey marvel redefines urban sophistication, merging architectural brilliance with serene natural elements. Here, each residence is designed to embrace the beauty of open skies and lush surroundings, offering panoramic views and a seamless flow of natural light. With a perfect balance of elegance and functionality, every corner reflects a commitment to luxurious comfort.

Here, life is not just lived; it's celebrated every single day.

Exclusive Residential

Exclusive 3BHK

40+ Amenities

4 Blocks | 14 Floors | 190 Units



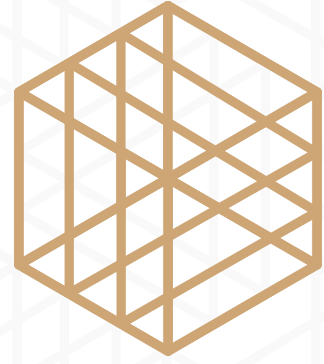


# 70%

OPEN SPACE

A LIMITED EDITION  
SPACE WHERE CALMNESS  
SURROUNDS YOU

Comfort embraces you, & every corner echoes serenity;  
you rediscover the beauty of slowing down.  
After all, life deserves more than just existence;  
it deserves to be lived in peace.



THE  
ARRIVAL

Step into an entrance that speaks volumes before you even say a word. An exquisite entrance, artistic detailing, and a sense of arrival that sets the tone for the life within. Every element of Snehal Exotica welcomes you to an extraordinary experience, right from the first step.





AMENITIES

- |                            |                              |
|----------------------------|------------------------------|
| 1. Main Entrance           | 13. 2 Wheeler Parking        |
| 2. Security                | 14. Main Foyer               |
| 3. Substation              | 15. Secondary Foyer          |
| 4. Service Entry           | 16. Yoga and Aerobic Room    |
| 5. DG Set                  | 17. Store Room               |
| 6. Stage                   | 18. Children Play Area       |
| 7. Multipurpose Ground     | 19. Zen Garden               |
| 8. Temple                  | 20. Gazebo                   |
| 9. Fountain                | 21. Joola Room               |
| 10. Senior Citizen Sit Out | 22. Guest Waiting Lounge     |
| 11. Service Area           | 23. Guest Cum Isolation Room |
| 12. Banquet Hall           |                              |

Foyer

- |                        |                        |
|------------------------|------------------------|
| 1. Tower A 13'7"x17'0" | 3. Tower C 19'2"x11'8" |
| 2. Tower B 13'7"x17'0" | 4. Tower D 19'2"x11'8" |

Ground Floor Plan



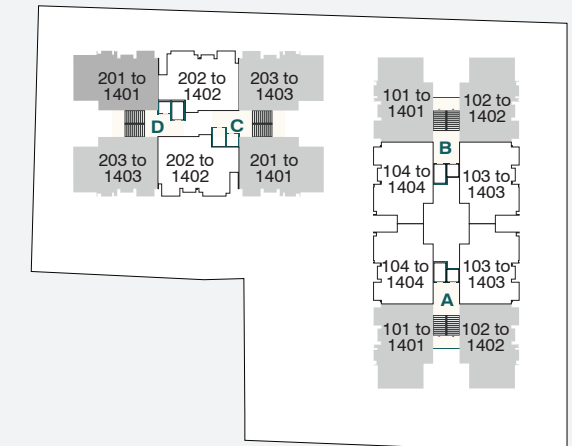
AMENITIES

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| 1. Cafe Sit Out Area 30'10"x25'9" | 6. Conference 10'10"x13'3"      |
| 2. Gymnasium 30'10"x25'9"         | 7. Society Office 19'9"x20'10"  |
| 3. Kitchen 12'6"x11'0"            | 8. Library 19'9"x20'10"         |
| 4. Day Care 40'9"x27'9"           | 9. Indoor Game Area 41'0"x27'7" |
| 5. Work Space 32'0"x25'9"         | 10. Sky Deck 123'0"x10'0"       |

Foyer

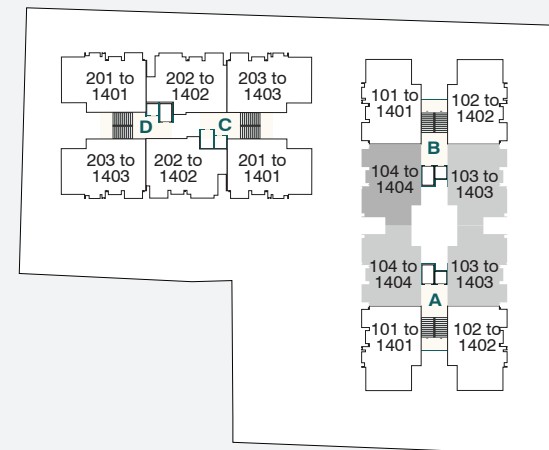
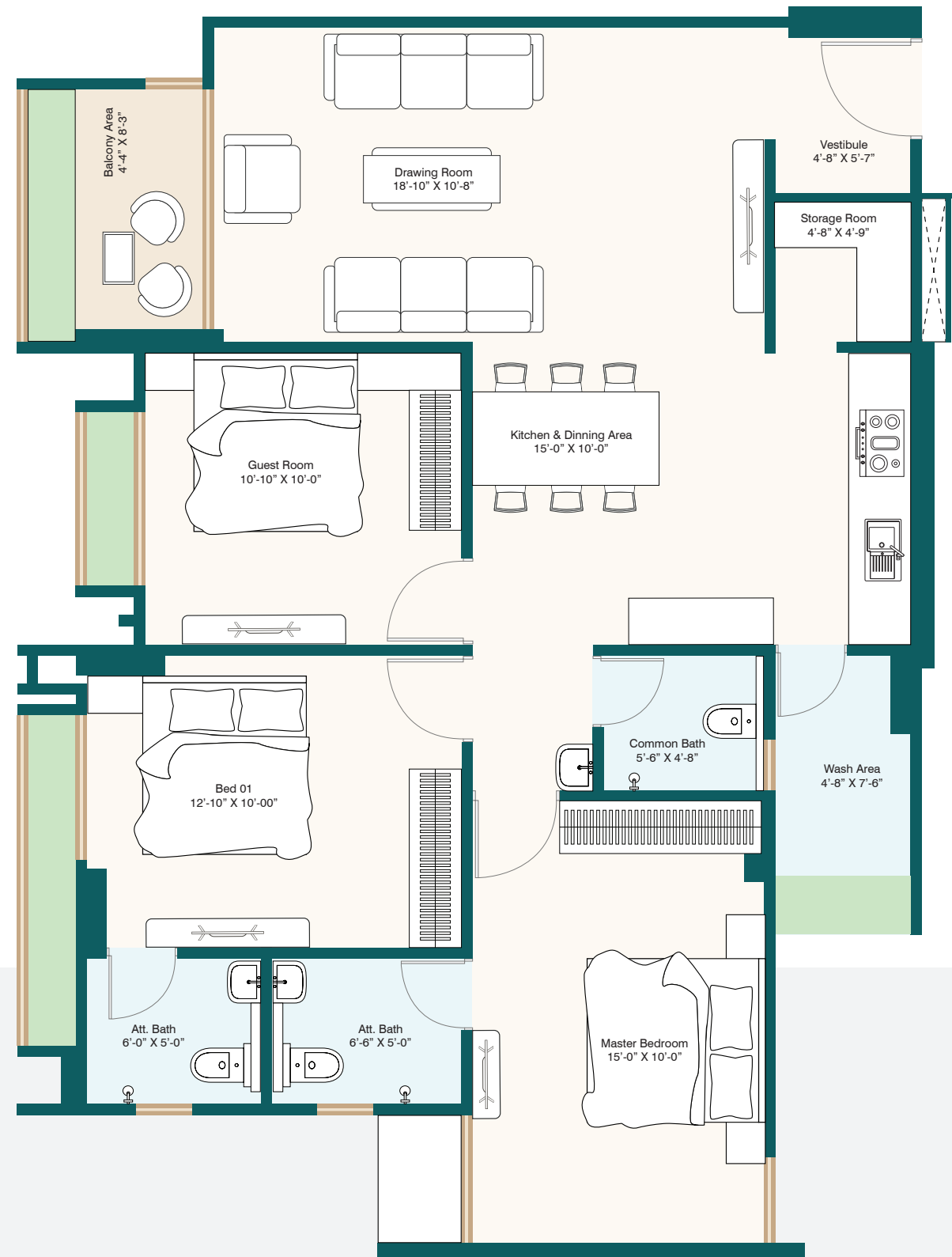
- |                        |                        |
|------------------------|------------------------|
| 1. Tower A 13'7"x17'0" | 3. Tower C 19'2"x11'8" |
| 2. Tower B 13'7"x17'0" | 4. Tower D 19'2"x11'8" |

First Floor Plan

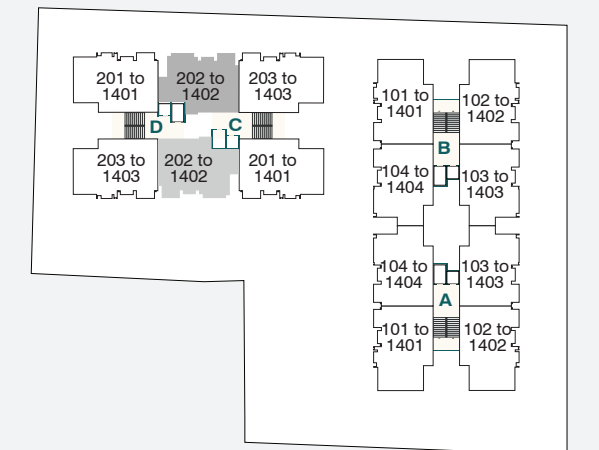


Typical Floor Plan

3 BHK UNIT PLAN TYPE A



3 BHK UNIT PLAN TYPE B



3 BHK UNIT PLAN TYPE C



THE  
MASTERPIECE

SKY DECK

DAY CARE FACILITY

CAFE AREA

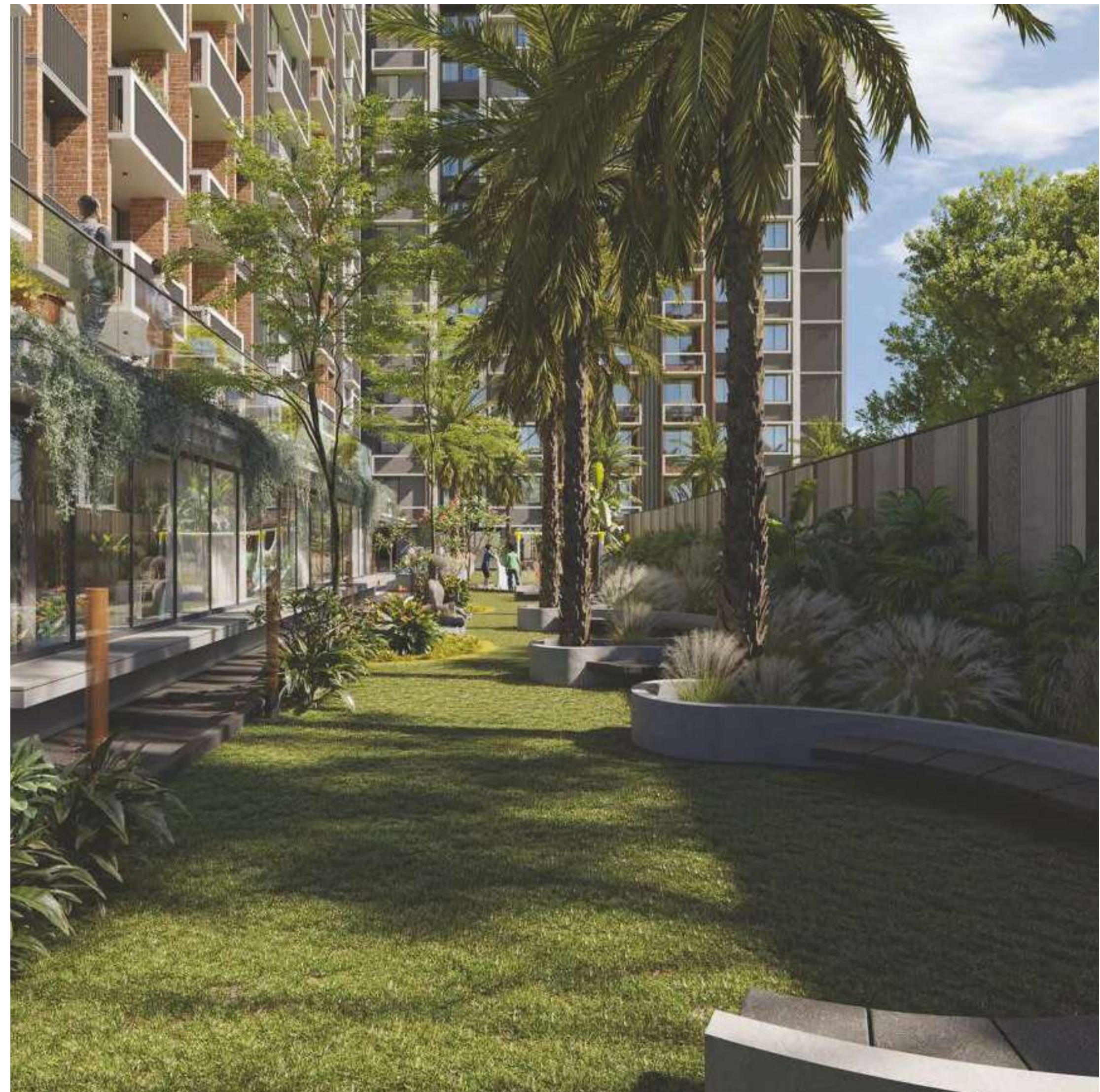
GUEST BEDROOM

3 LUSH GREEN GARDENS

---

---

---

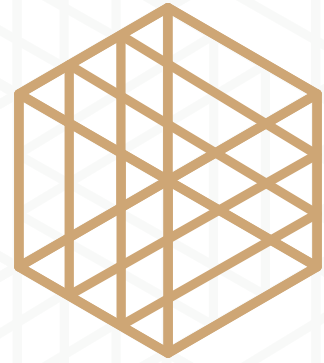




THE  
LIFESTYLE

Wake up to breathtaking sunrises, unwind in a world of leisure, and immerse yourself in an atmosphere of pure indulgence. With curated spaces for relaxation, entertainment, and recreation, Snehal Exotica is not just a place to live—it's a way of life.





THE  
EDIFICE

A masterpiece of contemporary living. Its striking architectural design, cutting-edge construction, and eco-conscious features ensure a home that is both timeless and future-ready. Nestled amidst charming surroundings it boasts excellent cross-ventilation, ensuring fresh air and natural light flow seamlessly into every home.









# SPECIFICATION



## STRUCTURE

- Quality Controlled And Earthquake
- Resistant Rcc Framework Structure
- Professionally Water-proofed Terrace

## PLUMBING & SANITARYWARE

- Plumbing & Sanitary 24x7 Water Supply
- Centralized Pressure Pump
- Premium Quality Sanitaryware & Cp Fitting In All Bathrooms
- Premium Brand C-pvc/u-pvc Pipes And Fittings
- Master Stop Cock

## ELECTRICAL

- Premium Quality Modular Switches
- Provision For DTH - TV Connectivity
- Provision For Hi-speed Internet Connectivity
- Provision For Water Heater Points In Each Bath
- Provision For Water Purifier In Kitchen & Washing Machine Point In Wash Area
- 3 Phase Concealed Electrical Copper Cabling (Isi, Fire Retardant) With Ample Electrical Points, Mcb And Elcb Protection

## EXTERNAL & INTERNAL FINISHES

- Exterior Grade Texture Paint
- Smooth Finished Plastered Internal Walls With White Cement-based Putty

## SECURITY

- Cctv Surveillance In Common Areas Video Door Camera In Each Block

## KITCHEN

- Premium Quality Granite Platform With SS Sink

## DOOR & WINDOWS

- Decorative Veneer Finished Main Door With Premium Hardware
- Premium Quality Flush Door In All Bedrooms
- Good Quality Wooden Jamb Frame For All Doors
- Premium Quality Aluminum Section Windows

## FLOORING & TILING

- Bigger Size Vitrified Tiles In Drawing, Dining, Kitchen, Passage & All Bed Rooms
- Up To Lintel In All Bathrooms And Kitchen



Site Address.: Sarvodaya Nagar, Ghatlodiya, Ahmedabad, Gujarat 380061

**SNEHAL**  
**EXOTICA**

Architect



Structure Eng.



MEPF



## DISCLAIMER

Premium quality materials or equivalent branded products shall be used for all construction work. UGVCL power charges, gas charges, legal charges, and other govt. Charges shall be paid separately. The maintenance deposit shall be paid separately. Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. External changes are strictly not allowed. Stamp Duty, registration fees, and service tax charges on the allotment and possession of the property shall be borne by the purchaser, applicable as per prevailing law—any additional liabilities due to changes in the by-laws, stamp duty govt. Laws shall be borne by the members. A new rate will be applicable in case of a delay in payment terms. Terms & Conditions will be a separate agreement. This brochure is meant only for information, presentation & guidance purposes, It is not an authorized document or an agreement. This does not form the basis of any contract. Variations may occur per local regulations and the developer's policy of improvement.

Rera No.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/Ahmedabad Municipal Corporation/RAA14540/191224/251129  
Rera Website.: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)