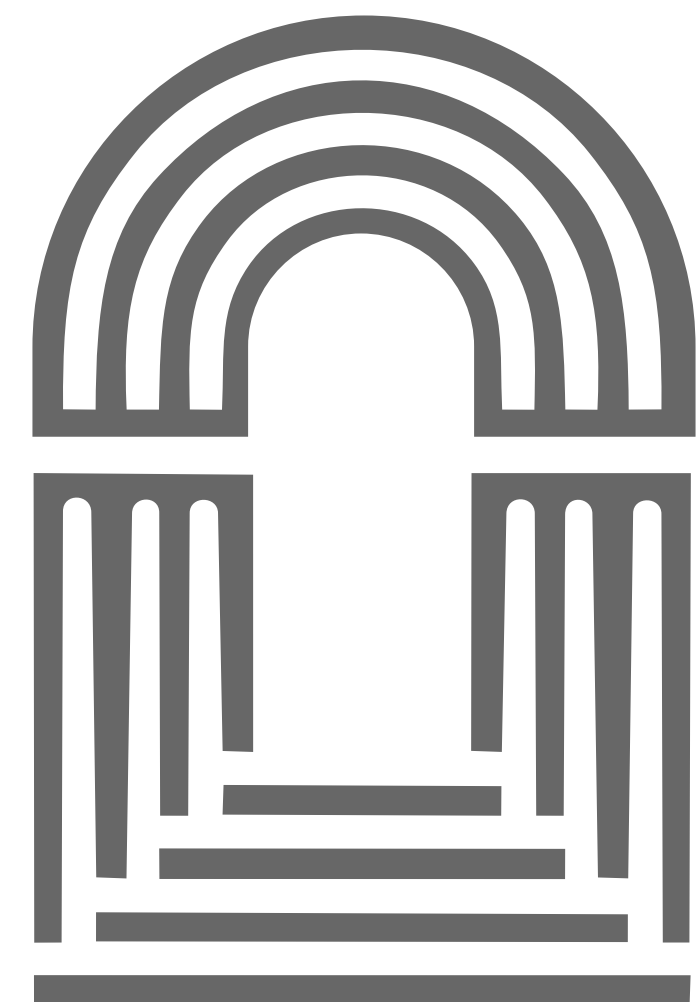




TIMELESS SERENITY WITH NATURE

DESIGN ELEMENTS



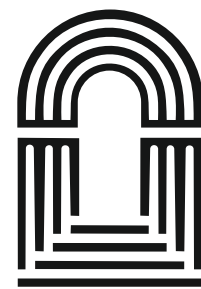
ARCHITECTURAL ARCH FORM



LAYERED LINEAR PATTERN



VERTICAL STRUCTURE



OPEN CENTRAL SPACE

ARCHITECTURAL ARCH FORM

The arch-shaped silhouette symbolizes a grand entrance into a world of luxury and prestige. It reflects timeless architecture and the iconic presence of the tallest residential tower.

LAYERED LINEAR PATTERN

The repeated parallel lines represent elevation, growth, and architectural precision. They also create a sense of depth, expressing premium living with thoughtful planning and modern elegance.

VERTICAL STRUCTURE

The strong upright composition signifies stability, strength, and towering stature. It visually connects with the project's high-rise identity and landmark appeal.

OPEN CENTRAL SPACE

The open inner form represents openness, spacious homes, and a free-flowing lifestyle. It creates a welcoming feeling of comfort, warmth, and refined residential living.

The balanced design language reflects harmony, perfection, and sophistication. It gives the logo a timeless and luxurious visual identity.



explore luxury IN WAY OF LIFE

— 2 & 3 BHK —
BHK PREMIUM LIVING

 **LALJI
LUXURIA**

Kalol

At Lalji Group, every project we undertake is a reflection of our dedication to excellence, innovation, and customer satisfaction. Over the years, we have successfully delivered a diverse range of real estate developments that cater to both residential and commercial needs. Each of our projects is thoughtfully designed and meticulously executed, combining modern architecture, strategic locations, and world-class amenities.

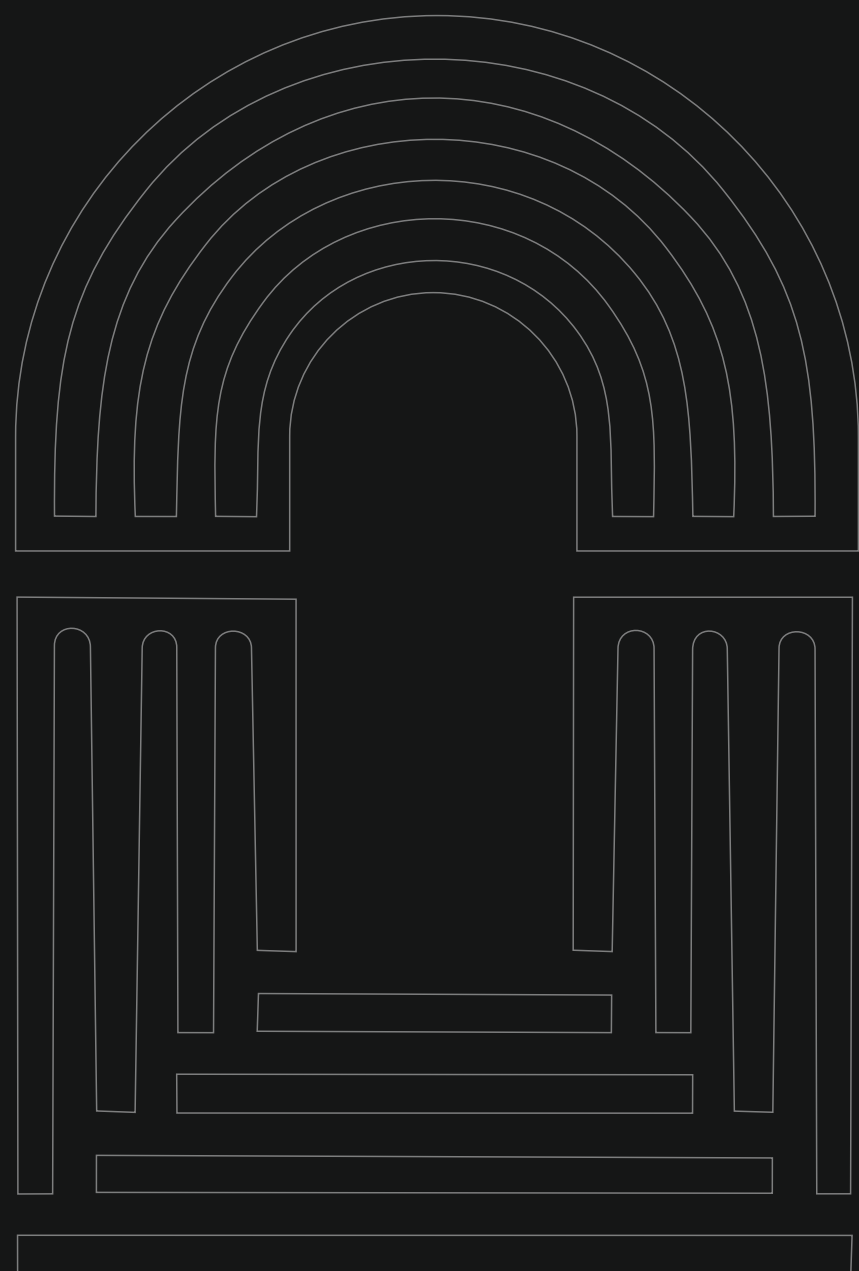


LALJI BUILDER

Lalji Group has earned its reputation as a trusted name in real estate development, proudly contributing to the growth and transformation of the vibrant city of Kalol, Gujarat. With a strong foundation built on over 15 years of experience and a portfolio of 4+ successfully delivered projects, we have consistently demonstrated our ability to turn visions into reality.

At Lalji Group, we specialize in creating exceptional residential and commercial spaces that reflect our unwavering commitment to quality, innovation, and sustainability.

Our journey has been marked by a passion for excellence and a customer-first approach. We believe in building more than just structures; we aim to create environments where people thrive, businesses flourish, and communities grow. By combining modern design principles, cutting-edge construction practices, and a keen eye for detail, we ensure that every development is thoughtfully planned and meticulously executed.



WELCOME TO LALJI LUXURIA,
ELEVATING YOUR LIFESTYLE



SALIENT FEATURES

NORTH GUJARAT'S TALLEST ADDRESS

Live above the skyline in a true **LANDMARK OF PRESTIGE.**

100% MIVAN CONSTRUCTION

Stronger structure, seamless finish,
ZERO LEAKAGE ASSURANCE.

PURELY RESIDENTIAL LIVING

100% RESIDENCE with complete privacy and peaceful surroundings.

VEHICLE-FREE GROUND LEVEL

Dust-free, safer spaces designed for **FAMILIES AND CHILDREN.**

GRAND 11'9" FLOOR HEIGHT

More light, better **VENTILATION, AND UNMATCHED SPACIOUSNESS.**

HEALTHY LOW-TDS WATER SUPPLY

Water softening system for healthier living and
LONGER-LASTING FITTINGS.

DEDICATED ALLOTTED PARKING

Organized parking convenience for **EVERY RESIDENCE.**

PREMIUM LIFESTYLE AMENITIES

Curated leisure spaces for **FITNESS, RELAXATION, AND RECREATION.**

PANORAMIC SKYLINE VIEWS

Wake up to breathtaking views from **EVERY ELEVATION.**

LUXURY CRAFTED FOR GENERATIONS

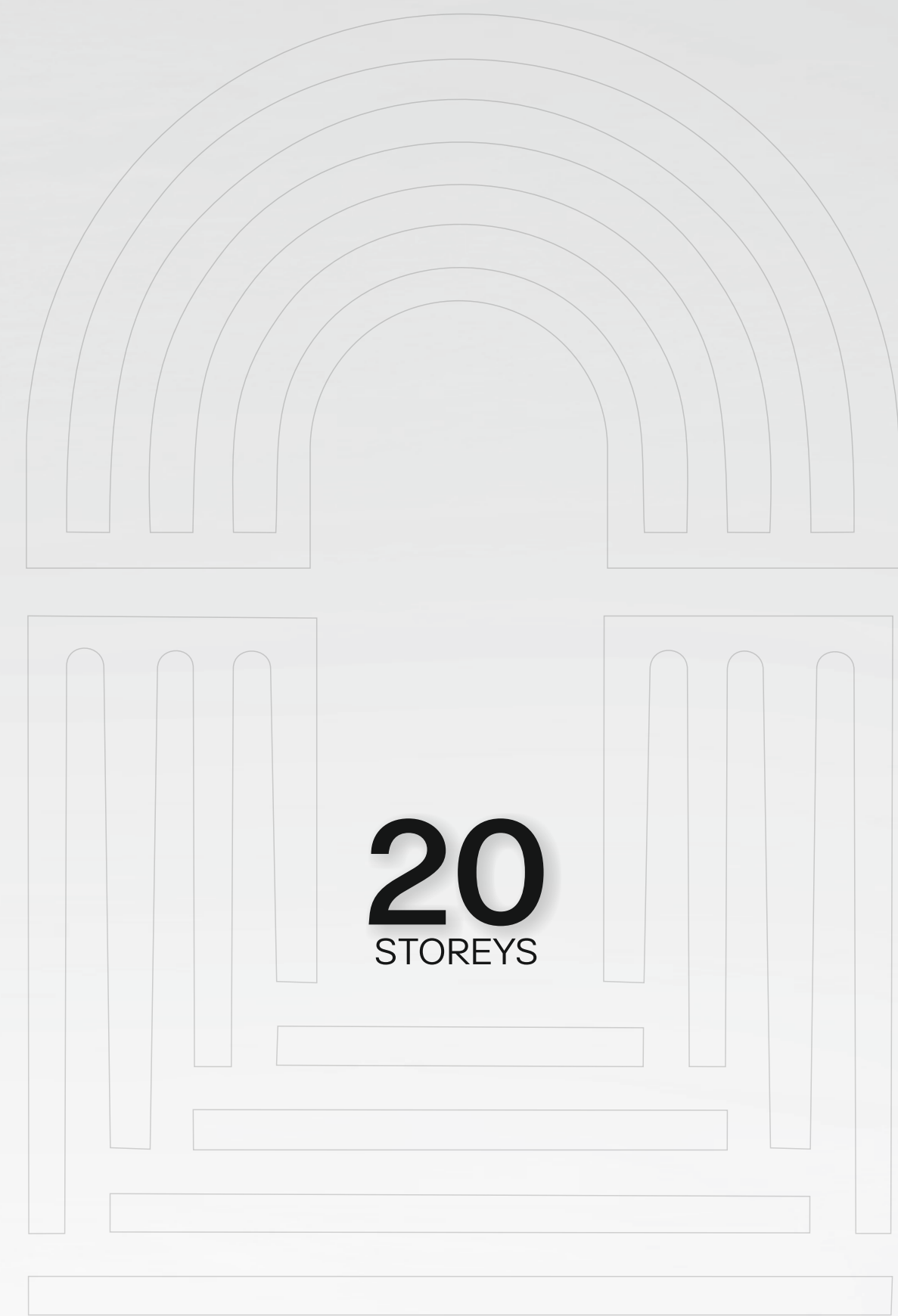
Timeless quality designed for enduring **COMFORT AND VALUE.**





LALJI
LUXURIA





20
STOREYS

ELEGANT LIVING WITH SPACIOUS DESIGN

00.00 M.T WIDE ROAD

18.00 M.T WIDE ROAD



- 01) Entrance Ramp With Sliding Gate
- 02) Water Wall With Signage
- 03) Walkway With Trellis Leading To Pickup/drop Off Zone Seating Area
- 04) Pickup Drop Off Zone With Seating With Floating Deck And Gabion Wall
- 05) Security Cabin
- 06) Pedestrian Walkway With Trellis And Vertical Green
- 07) Casual Sitout Zone
- 08) Water Court With Sculpture
- 09) Amphitheatre
- 10) Activity Area For Adults-out Door Gym/ Meditation/yoga
- 11) Covered Sitout Zone
- 12) Central Lawn

- 13) Plaza With Sculptural Trees And Loose Benches
- 14) Plaza With Gabion Wall And Loose Benches
- 15) Sitout Deck With Trellis
- 16) Cop Area With Granite Flooring
- 17) Badminton Court
- 18) Multipurpose Court
- 19) Sitout Deck
- 20) Cricket Pitch
- 21) Garbage Collection Area
- 22) Driveway With Trimix Flooring
- 23) Compound Wall With Dense Tree Plantation
- 24) Space For Substation
- 25) Block Entrance Marked In Kota Cobble Stones



LEGENDS



- 21) Ayurvedic Spa Room
- 22) Indoor Games
- 23) Guest Lounge
- 24) Guest Room
- 25) Fitness Center With Toilets,sauna & Steam
- 26) Cross-fit & Pilate
- 27) Conference Room
- 28) Library



H.P. UPPER FLOOR PLAN





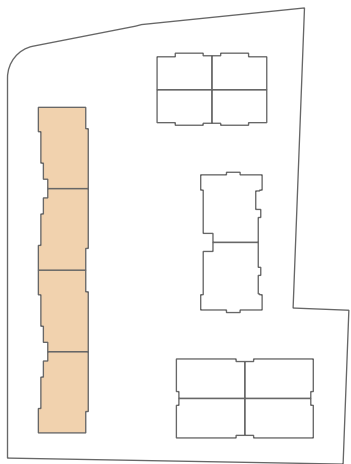
**19TH
FLOOR PLAN**



**20TH
FLOOR PLAN**



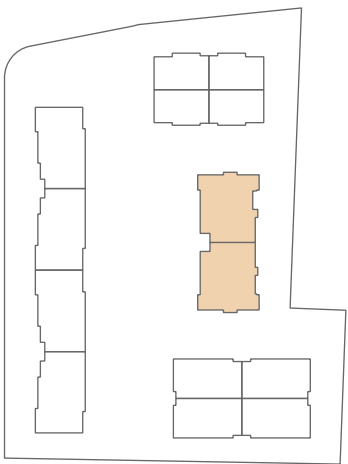
3 BHK
UNITPLAN



BLOCK - A1,A2



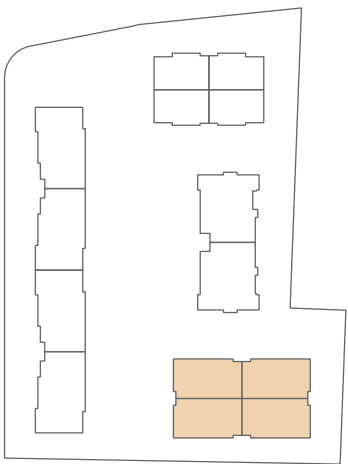
3 BHK
UNITPLAN



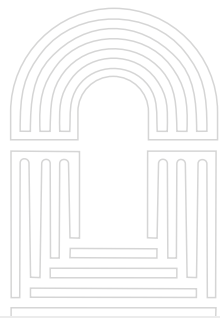
BLOCK - A3



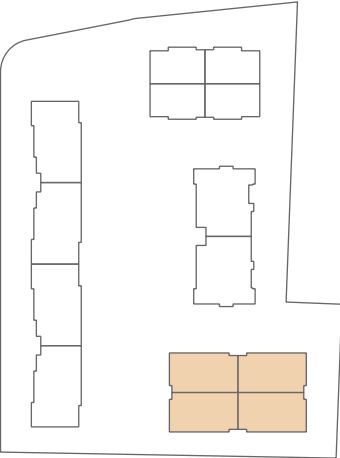
3 BHK
UNITPLAN



BLOCK - B



2 BHK
UNITPLAN



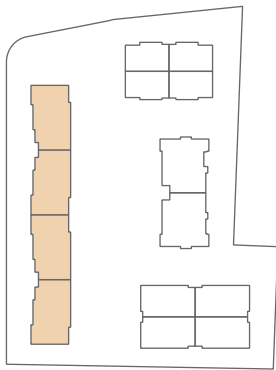
BLOCK - C





4 BHK

PENTHOUSE PLAN



BLOCK - A1,A2



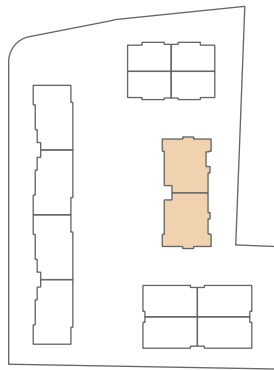
LOWER LEVEL



UPPER LEVEL

4 BHK

PENTHOUSE PLAN



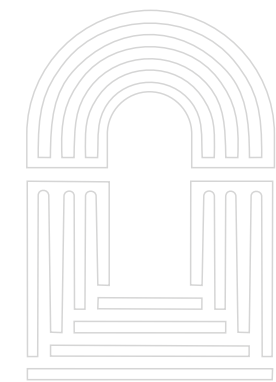
BLOCK - A3



LOWER LEVEL



UPPER LEVEL



GRANDLY PROPORTIONED
RESIDENCES

DESIGNED FOR FAMILIES

Who Value Space, Privacy And Refinement





PREMIUM 25+ AMENITIES



A luxurious clubhouse and serene water body, plus a suite of practical amenities for every resident.

LALJI
LUXURIA



AMPHITHEATER



SECURITY CABIN



OUTDOOR GYM / YOGA DECK



LIBRARY



WATER COURT
WITH SCULPTURES



INDOOR GAME ROOM



CASUAL SITOUT ZONE



PLAZA WITH
SCULPTURAL TREES



CENTRAL LAWN



GUEST LOUNGE & ROOM



CONFERENCE ROOM



PLAZA WITH GABION SEATING



WATER WALL WITH SIGNAGE



CRICKET PITCH



ENTRANCE RAMP WITH
SLIDING GATE



AYURVEDIC SPA ROOM



MULTIPURPOSE COURT



BADMINTON COURT



GARBAGE COLLECTION AREA



PEDESTRIAN WALKWAY
WITH VERTICAL GREENS



FITNESS CENTER WITH
SAUNA & STEAM



DROP-OFF ZONE
WITH DECK SEATING



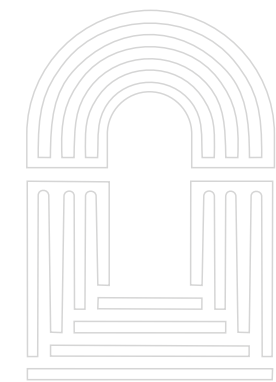
COVERED SIT-OUT ZONE



OUTDOOR GYM / YOGA DECK



CROSS-FIT & PILATES STUDIO



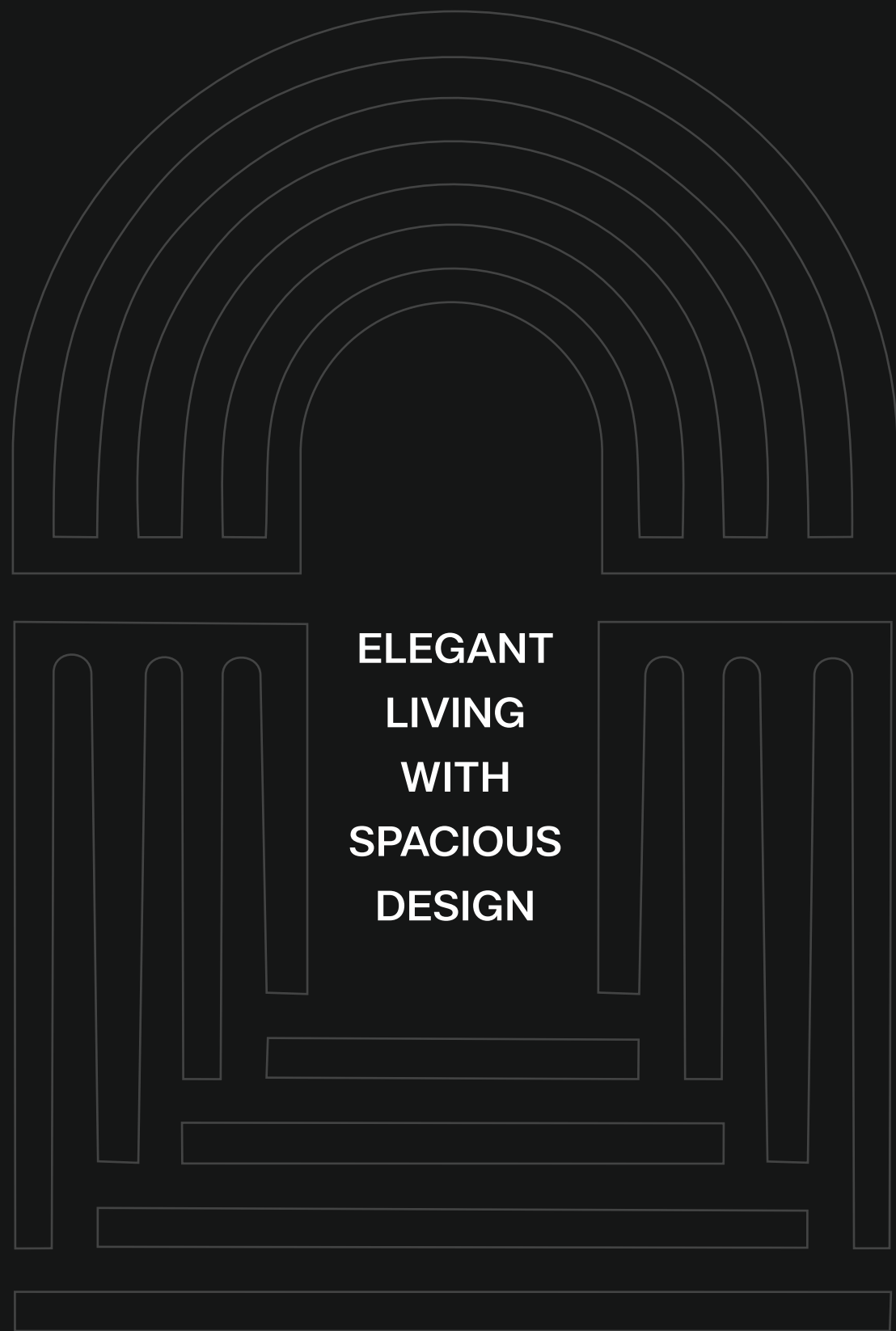
THOUGHTFULLY
CRAFTED

LUXURY HOMES OFFERING

Generous Space Beyond Conventional Square Footage







SPECIFICATION



STRUCTURE

- Earthquake-resistant RCC frame structure.



WALL FINISH

- **Internal Finish:** Without plaster, finished with two coats of cement-based putty.
- **External Finish:** Without plaster, texture finish with acrylic waterproof paint.



FLOORING

- Branded vitrified tiles in all rooms with matching skirting.
- Terrace: Terrace finished with mosaic tiles.
- Kitchen: Granite sandwich platform with designer tiles up to lintel level, S.S. sink, and electric points for water purifier & chimney.



WATER SUPPLY

- Common tube-well with underground water tank and overhead water tank ensuring 24x7 water supply.



CCTV

- Security & Other Specifications
- 24-hour CCTV surveillance in common areas.



TOILETS & PLUMBING

- CPVC/UPVC plumbing pipes and fittings, designer ceramic tiles dado up to lintel level, branded C.P. fittings, and sanitary ware.



ELECTRIFICATION

- Concealed ISI copper wiring with branded modular switches and adequate electrical points in all rooms. ELCB / MCB distribution board for maximum safety.



DOORS & WINDOWS

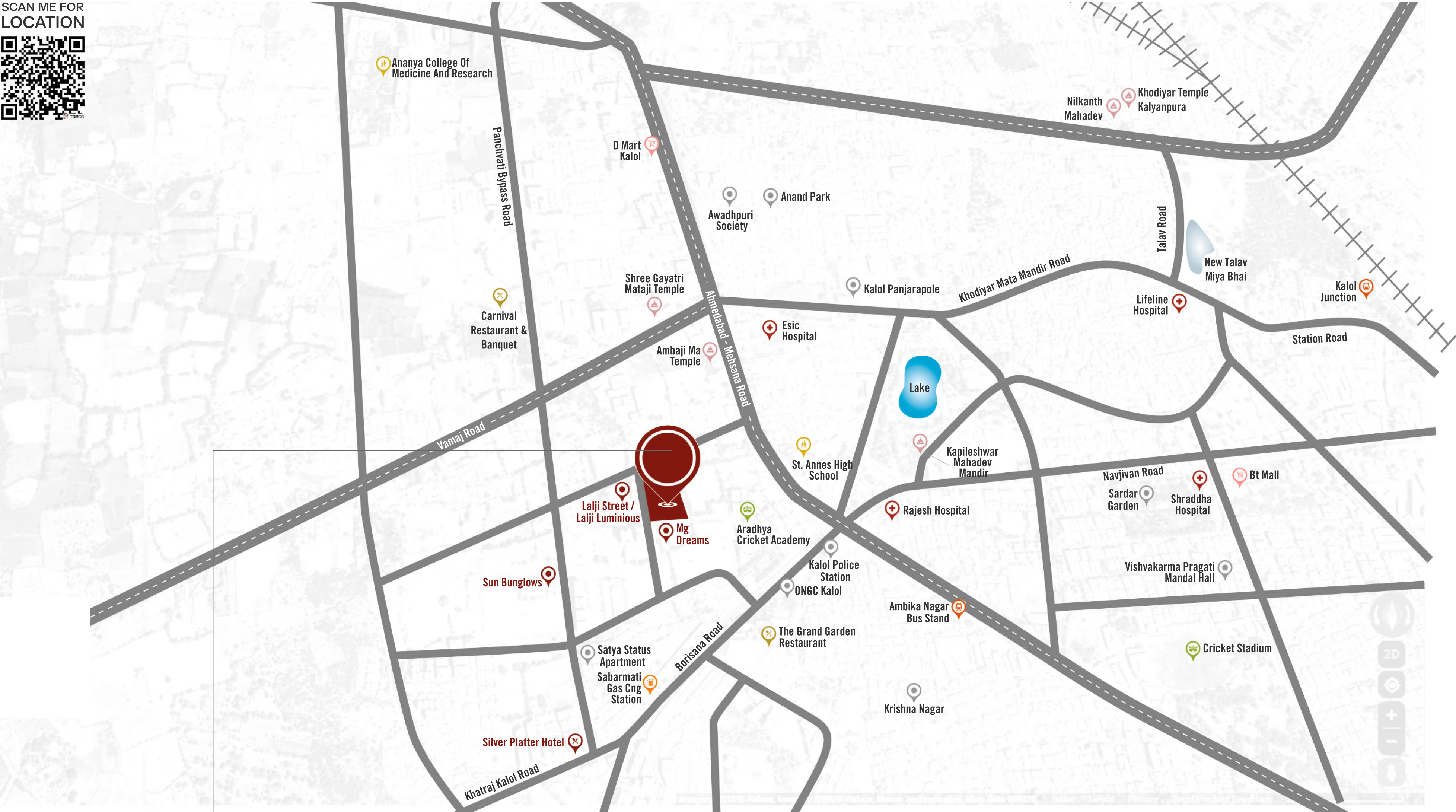
- Main door fitting only (without laminate or paint).
- Granite frame in all bathroom doors.
- Aluminum sliding windows.
- Internal flush doors and door frames will not be provided (No Door – No Frame).



GATE & COMPOUND WALL

- Decorative entrance gate with front compound wall.
- Compound wall on all four sides.

SCAN ME FOR
LOCATION



LALJI LUXURIA

SITE ADDRESS : LALJI LUXURIA, B/H. MD Masala,
Mehsana highway, Kalol, Gandhinagar, Gujarat,382721.

CONTACT : +91 98750 55456 | EMAIL : laljigroup2020@gmail.com

website : laljigroup.com

RERA NO. : _____
www.gujrera.gujarat.gov.in

PROJECT BY



DEVELOPER

**LALJI
BUILDER**

ARCHITECT

HM ARCHITECTS

STRUCTURE & MEP

**SETU
INFRASTRUCTURE**

DISCLAIMER:-
Premium quality materials or equivalent branded products shall be used for all construction work • Consider all walls as 4 inches thick. • Torrent power charges, gas charges, legal charges and other Govt. charges shall be paid separately. • 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 strictly not allowed. • Stamp duty, registration fees, and service tax charges on allotment and possession of the property shall be borne by the purchaser, applicable as per prevailing law. • Any additional liabilities due to change in the by-laws, stamp duty govt. laws shall be borne by the members. • New rate will be applicable in case of delay in payment terms. Terms & conditions will be as per 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 as per local regulations and developer's policy of improvement.