

4 BHK TRANQUIL VILLE



A QUIET  
WORLD  
WITHIN THE WORLD



“सन्निध्ये शान्तिरुत्पन्ना सन्निध्ये सुखसम्पदः।”

In presence peace arises, and in presence happiness grows.



@ K - Raheja Road, Koba, Gandhinagar



**SANIDHYA MEANS THE QUIET STRENGTH OF BEING TRULY PRESENT.**

A gentle nearness that brings peace to the heart and warmth to the home.  
In a world where life often pulls us apart, this is a place that brings us back to one another.

A place where families slow down, breathe deeper,  
and rediscover comfort in each other's presence. This is the essence of Sanidhya.

A life shaped not only by space, but by the beauty of togetherness.

Welcome to the place where every moment becomes a moment you can feel again

A HOME  
THAT BRINGS YOUR PRESENCE  
INTO EVERY CORNER

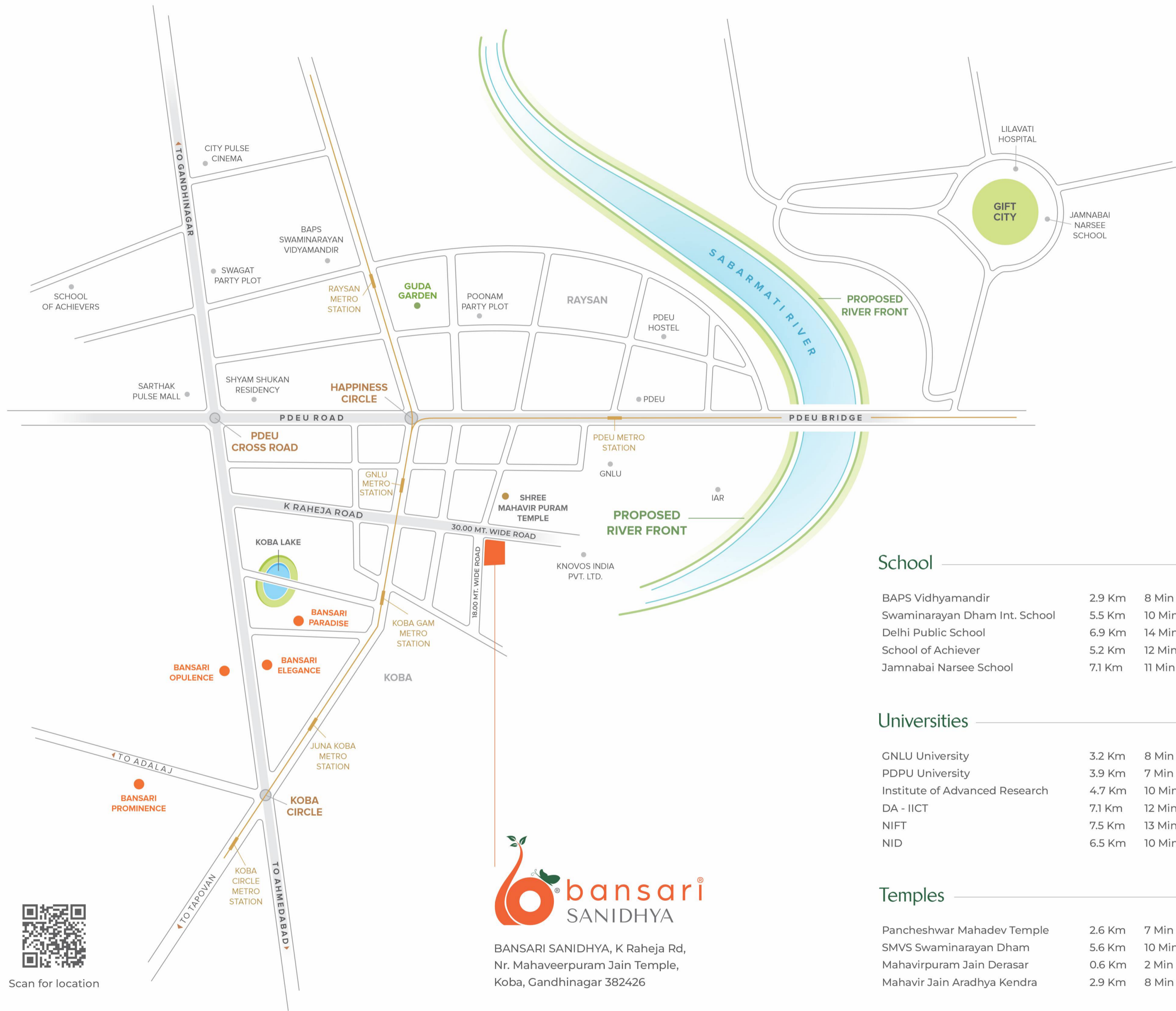
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4 BHK TRANQUIL VILLE



SANIDHYA  
BEGINS THE MOMENT  
WORRY STEPS AWAY  
AND COMFORT STEPS IN

The entrance is designed to make your day soften  
Thoughtful security presence gentle movement organised spaces  
and easy drop off zones create an immediate feeling of care  
Here peace welcomes you first  
And presence follows you everywhere





PRESENCE BECOMES NATURAL  
 WHEN THE WORLD  
 AROUND YOU  
 SUPPORTS YOUR LIFE

Set at the two road corner of K Raheja Road the location keeps daily commitments close yet preserves the calm your family needs

You reach faster you return earlier you stay connected without feeling rushed

Life feels easier, Presence feels effortless

School

BAPS Vidhyamandir	2.9 Km	8 Min
Swaminarayan Dham Int. School	5.5 Km	10 Min
Delhi Public School	6.9 Km	14 Min
School of Achiever	5.2 Km	12 Min
Jamnabai Narsee School	7.1 Km	11 Min

Hospitals

SMVS Swaminarayan Hospital	6.2 Km	11 Min
Radhe Multi-Speciality Hospital	2.1 Km	5 Min
Ashka Multi-Speciality Hospital	7.6 Km	12 Min
Lilavati Hospital (Proposed)	7.4 Km	12 Min
Apollo Hospital	9.1 Km	17 Min

Universities

GNLU University	3.2 Km	8 Min
PDP University	3.9 Km	7 Min
Institute of Advanced Research	4.7 Km	10 Min
DA - IICT	7.1 Km	12 Min
NIFT	7.5 Km	13 Min
NID	6.5 Km	10 Min

Transportation

GSRTC Bus Station	8.9 Km	14 Min
Metro Station	1.2 Km	3 Min
GIFT CITY	5.6 Km	9 Min
SP Ring Road	7.9 Km	13 Min
Indroda Park	7.4 Km	11 Min
Mahatma Mandir	12.6 Km	20 Min
Int. Airport	13.1 Km	20 Min
Railway Station	13.2 Km	22 Min
Adalaj Stepwell	13 Km	21 Min
Narendra Modi Stadium	12.8 Km	21 Min
Shree Balaji Agora Mall	8.8 Km	14 Min
City Pulse Cinema	4.8 Km	8 Min
D-Mart, Sargasan	9.3 Km	16 Min
Swagat Holiday Mall	10.7 Km	18 Min

Temples

Pancheshwar Mahadev Temple	2.6 Km	7 Min
SMVS Swaminarayan Dham	5.6 Km	10 Min
Mahavirpuram Jain Derasar	0.6 Km	2 Min
Mahavir Jain Aradhya Kendra	2.9 Km	8 Min



Scan for location



BANSARI SANIDHYA, K Raheja Rd,  
 Nr. Mahaveerpuram Jain Temple,  
 Koba, Gandhinagar 382426



DESIGNED TO KEEP  
FAMILIES CLOSE IN WAYS  
MODERN LIFE OFTEN FORGETS

THE KIND OF STREET  
WHERE PEOPLE RECOGNISE  
EACH OTHER BY PRESENCE  
NOT BY NAMEPLATE





ONLY FORTY ONE  
FAMILIES WILL EXPERIENCE

## A LIFE WHERE PRESENCE BECOMES NATURAL AGAIN

A limited villa community shaped to make togetherness effortless

Openness that invites conversation

Calmness that invites reflection

Thoughtful planning that supports real connection

This is Sanidhya in its truest form

A home where you are finally present

### EXCLUSIVE

Forty one villas only.  
Nothing more.

41

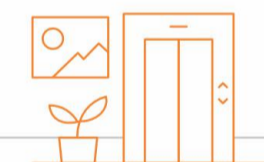
### PRIVATE

Garden space  
that belongs only to you.



### ACCESSIBLE

A personal lift  
with full wheelchair comfort.



### EFFORTLESS

Parking designed  
for smooth everyday living.



4 BHK TRANQUIL VILLE

PRESENCE GROWS  
BEAUTIFULLY IN PLACES  
WHERE GREEN BEGINS  
THE CONVERSATION



## THAT WELCOME EVERYONE



Celebrations become fuller  
Conversations become longer  
Play becomes joyful  
Presence becomes effortless



EVENINGS BECOME EXPERIENCES  
WHEN PRESENCE  
BECOMES A HABIT



Children explore freely  
Parents unwind comfortably  
Elders walk peacefully  
Nature glows gently



SANIDHYA  
IS NOT ONLY A PLACE  
IT IS THE RETURN OF  
YOUR PRESENCE  
TO YOUR OWN LIFE

30.00 MT. WIDE ROAD  
K - RAHEJA - GANDHINAGAR ROAD



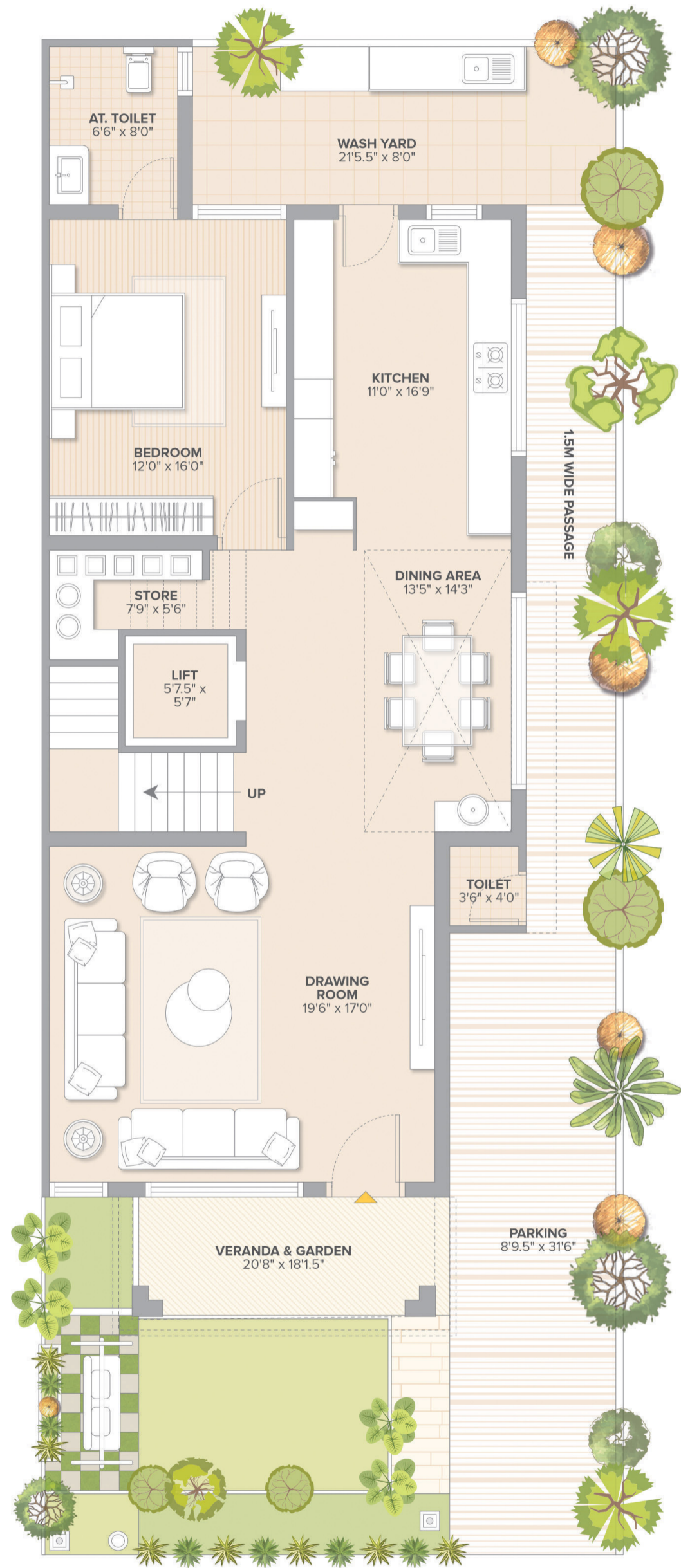
QUIET SPACES CREATE  
THE MOMENTS  
WE REMEMBER



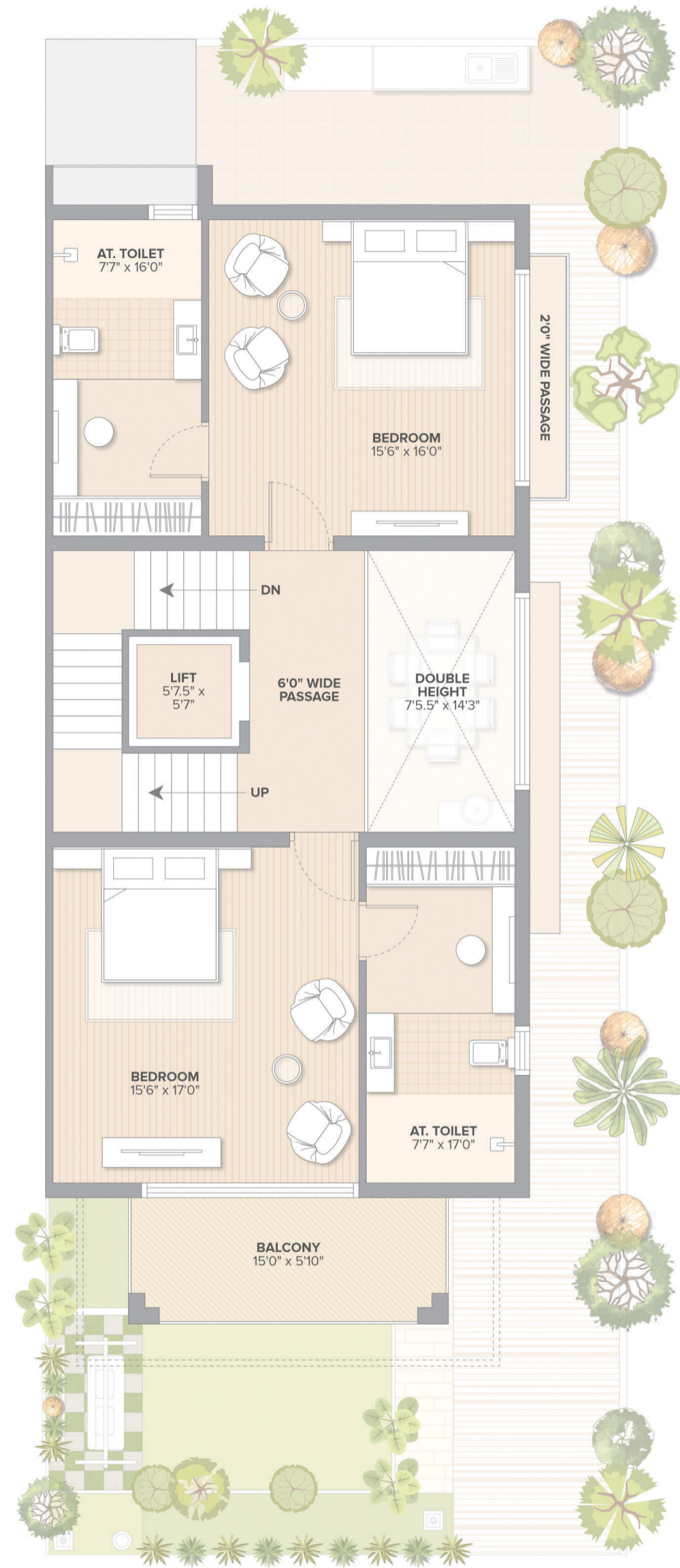
**4 BHK**  
TRANQUIL VILLE

TYPE 01

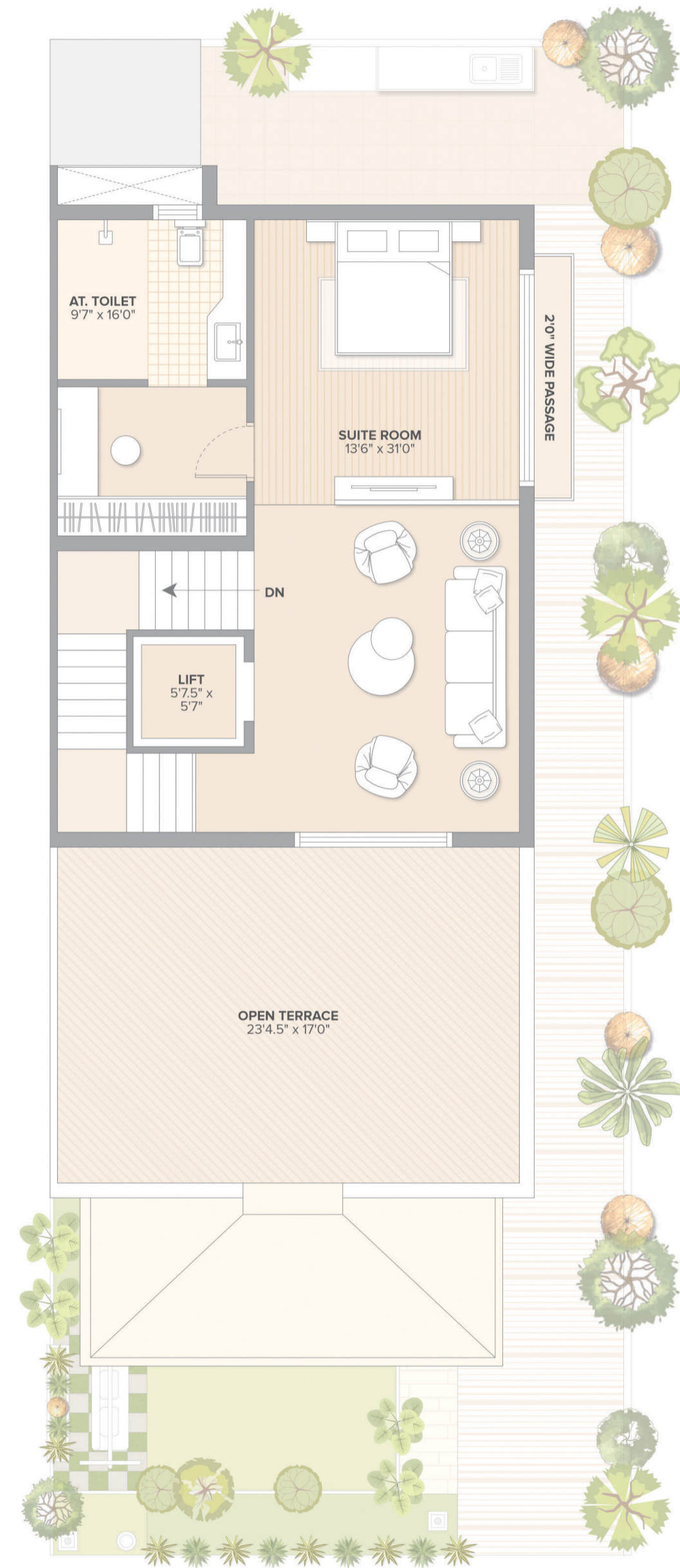
UNIT NO.  
**01 to 12**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



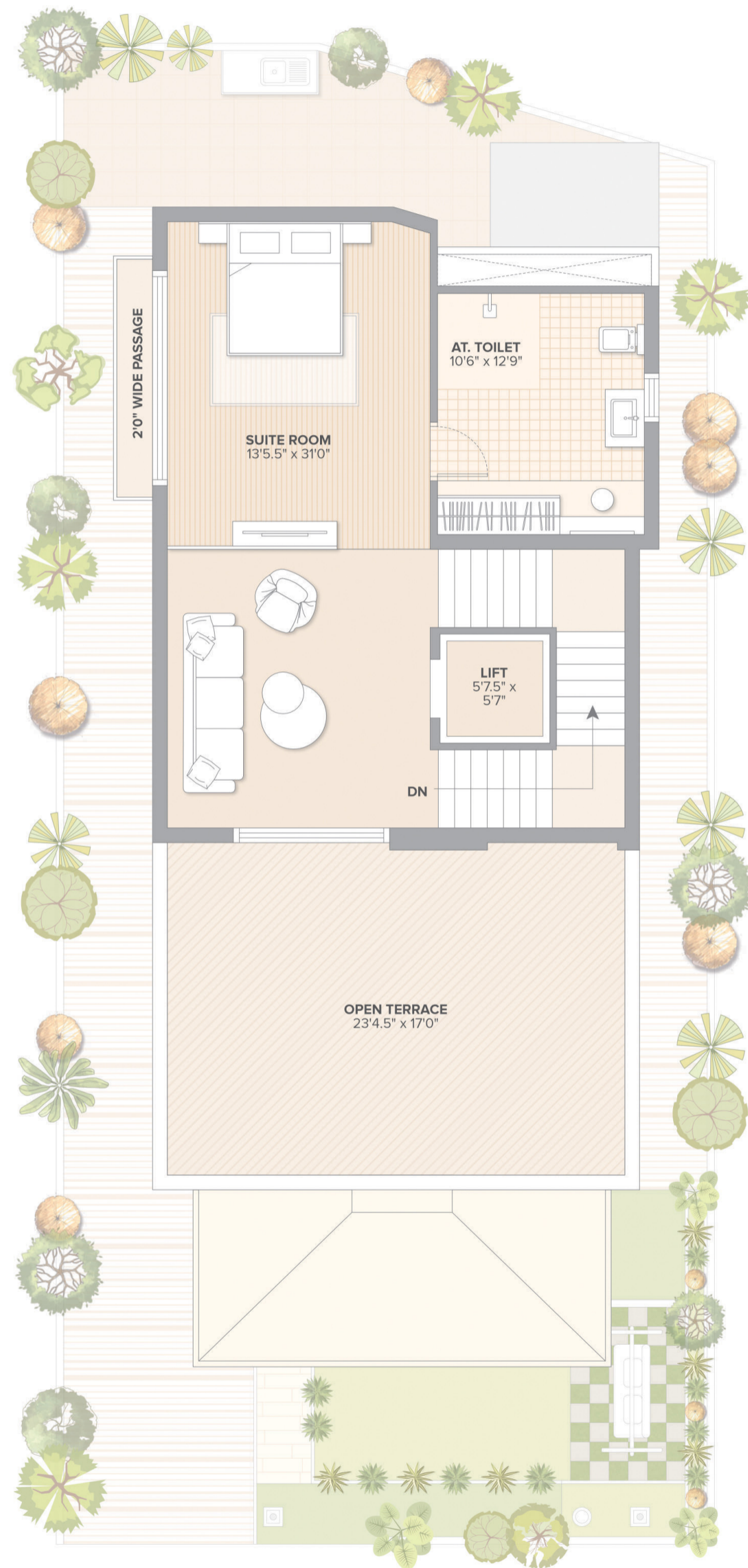
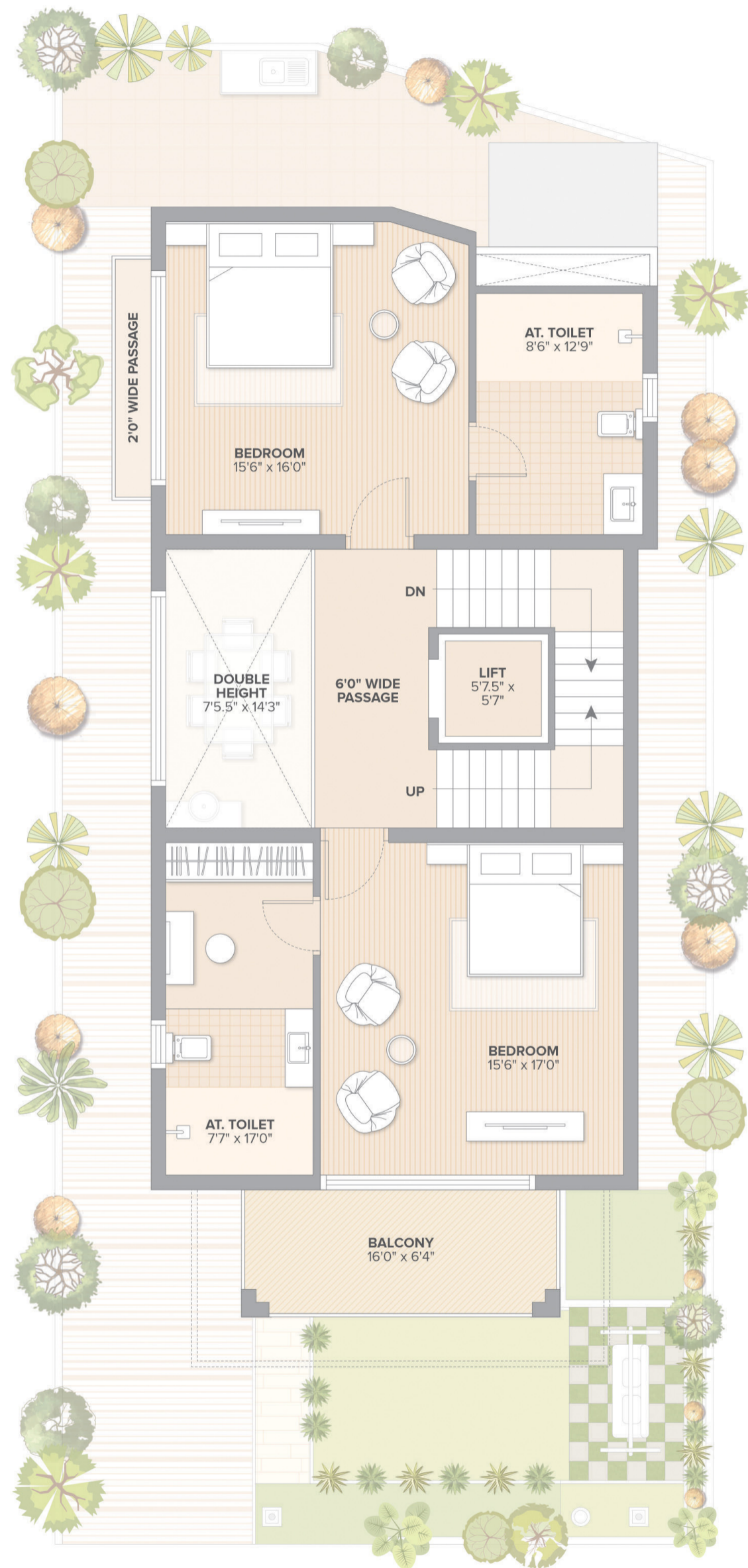
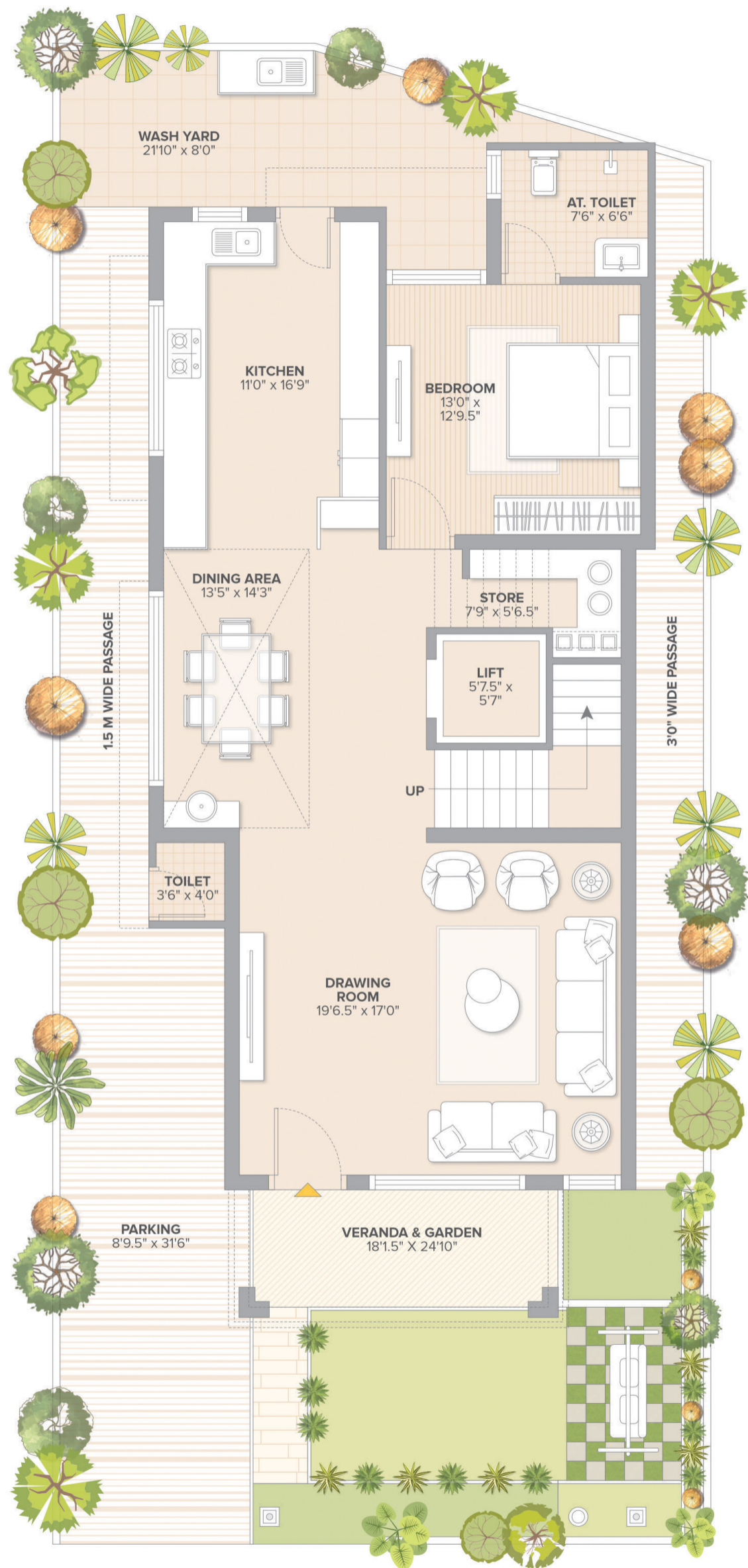
SECOND FLOOR PLAN

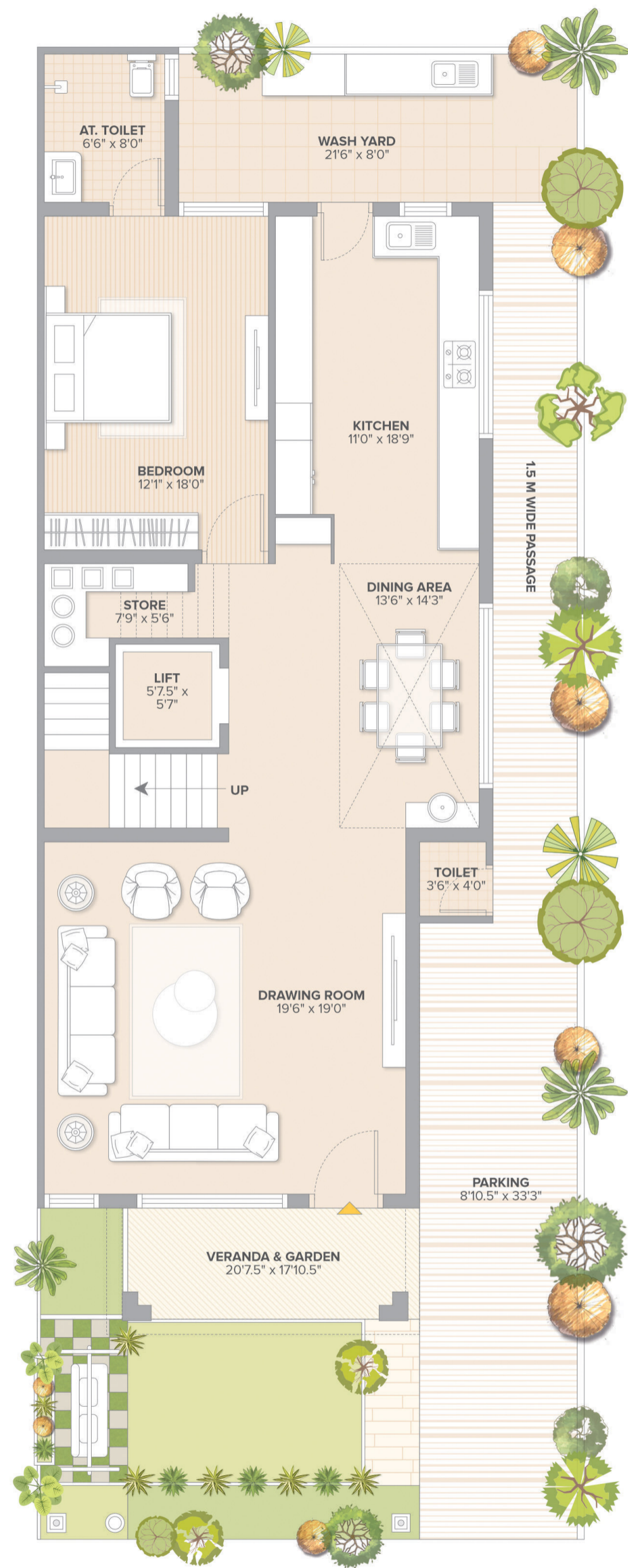
**4 BHK**  
TRANQUIL VILLE

TYPE 02

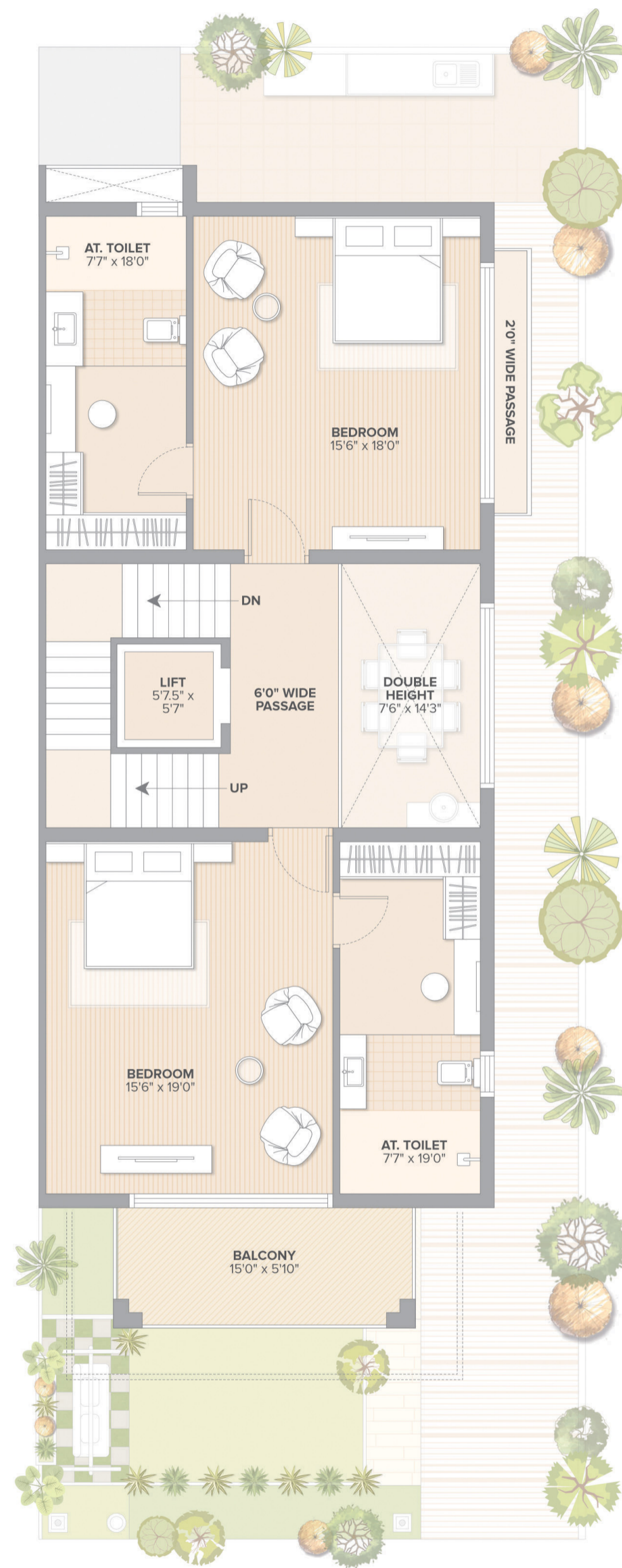
UNIT NO.

**12A**

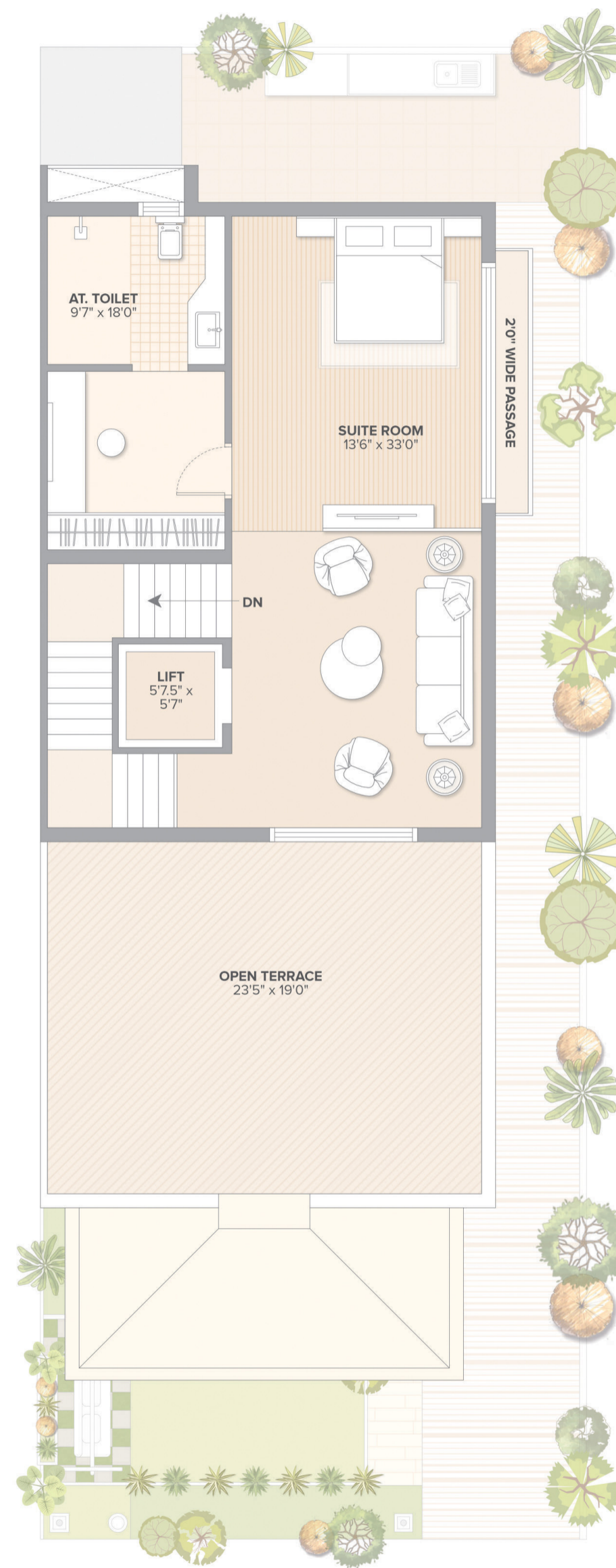




GROUND FLOOR PLAN



FIRST FLOOR PLAN



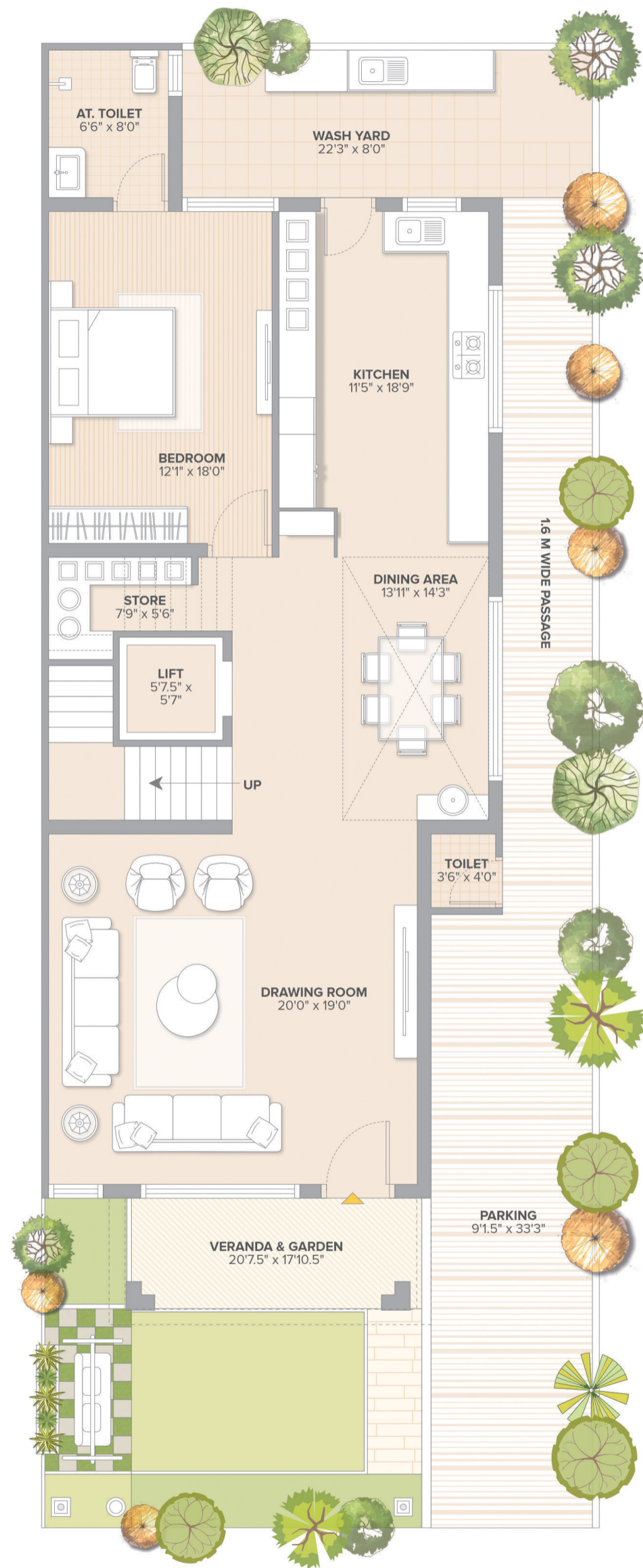
SECOND FLOOR PLAN

**4 BHK**  
TRANQUIL VILLE

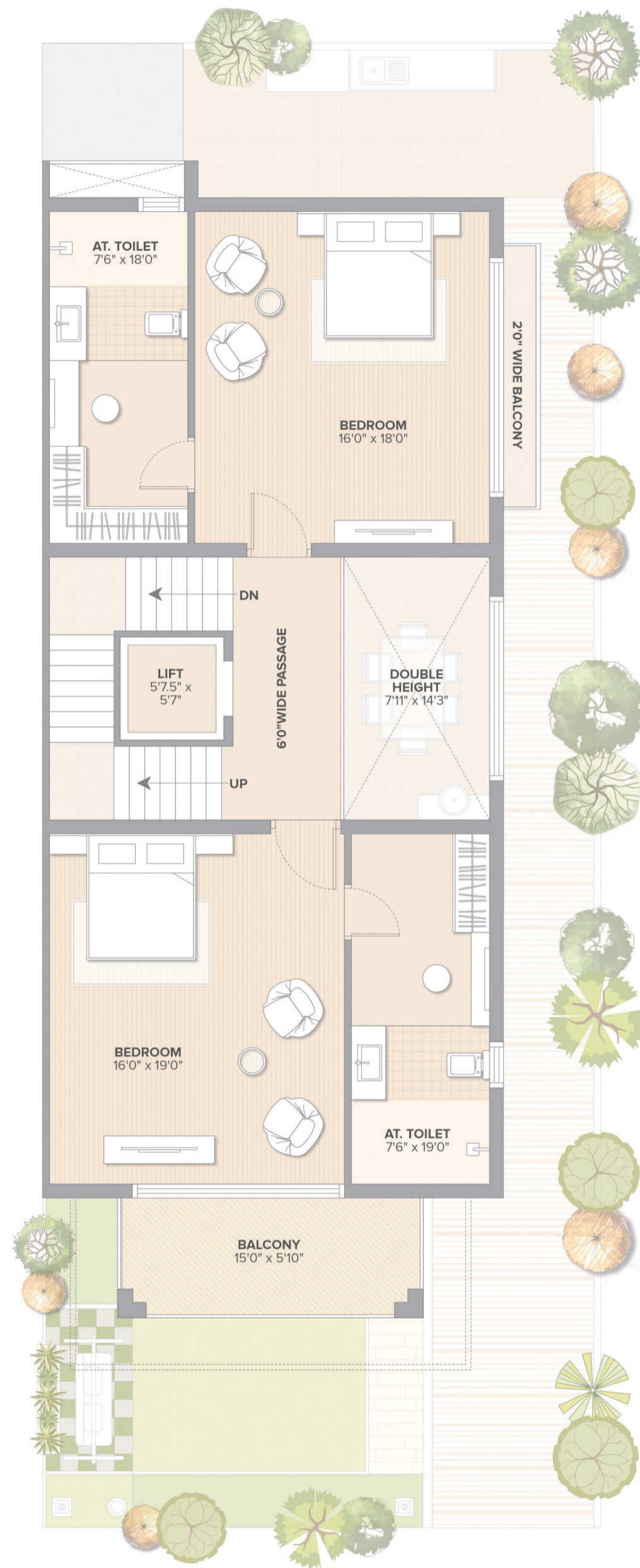
TYPE 03

UNIT NO.  
**14 to 26**





GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

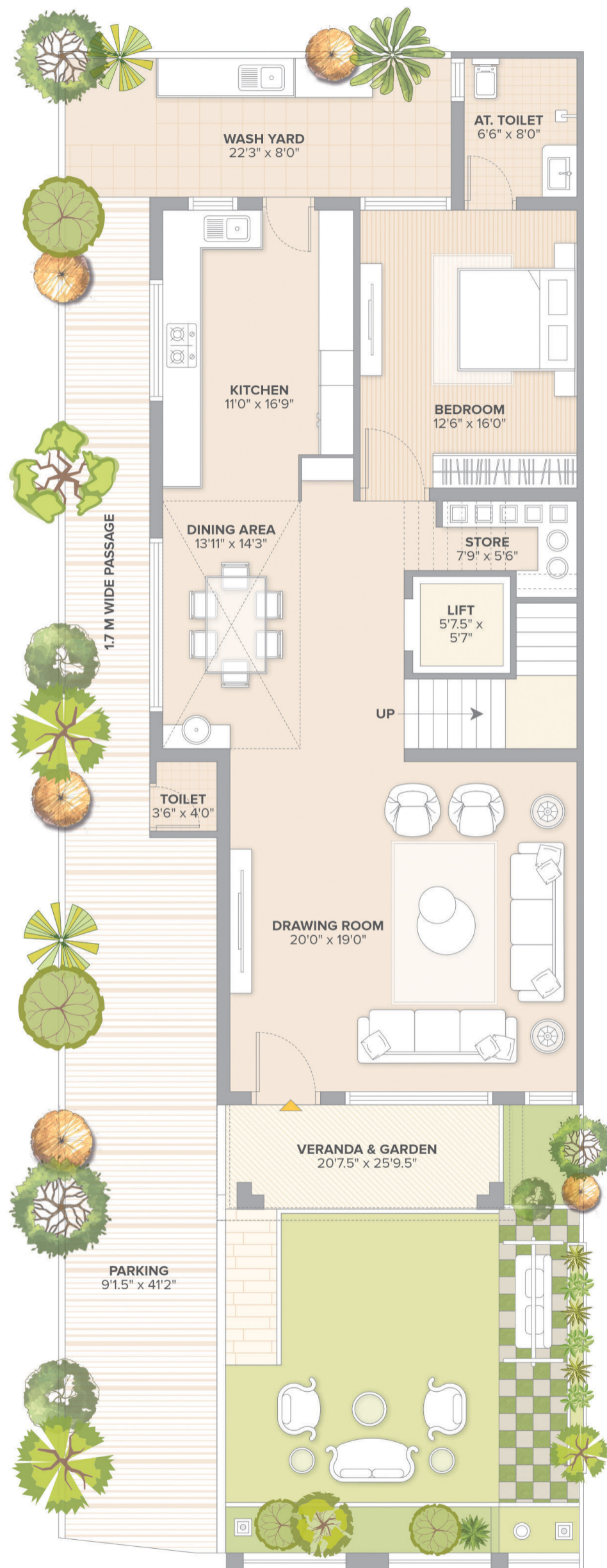
**4 BHK**  
TRANQUIL VILLE

TYPE 04

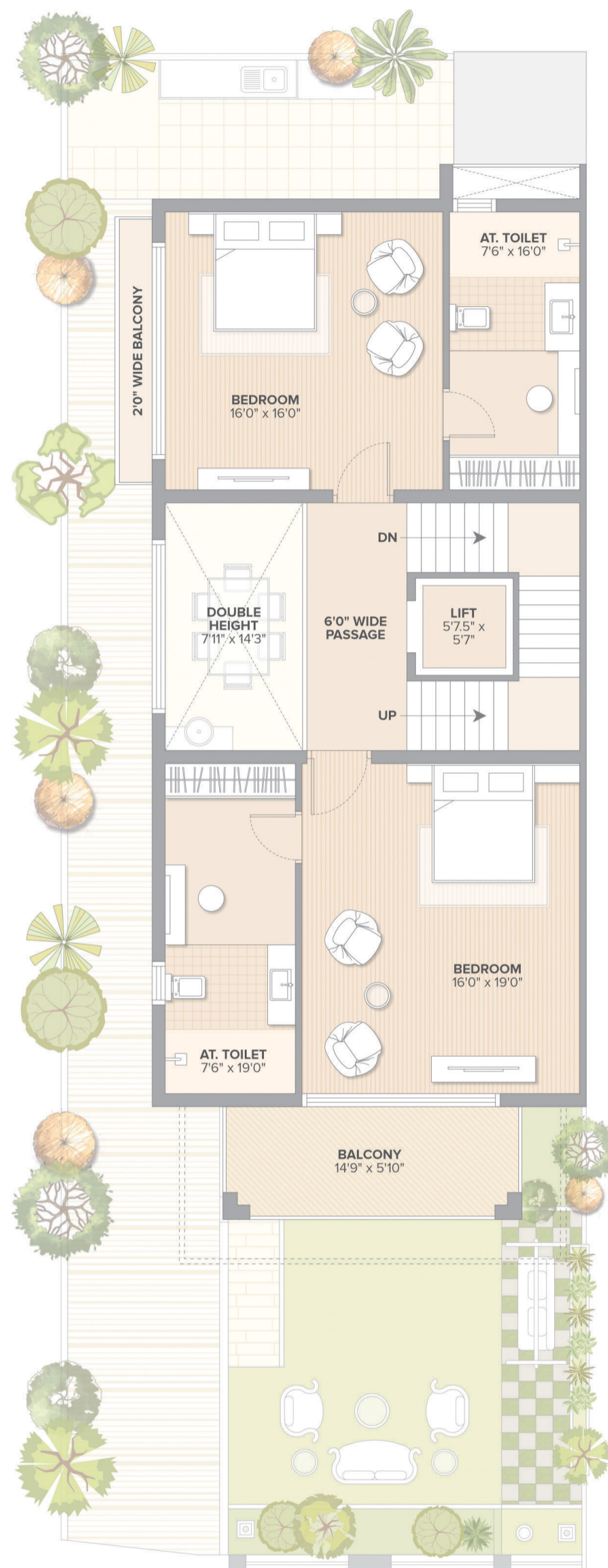
UNIT NO.

**27**

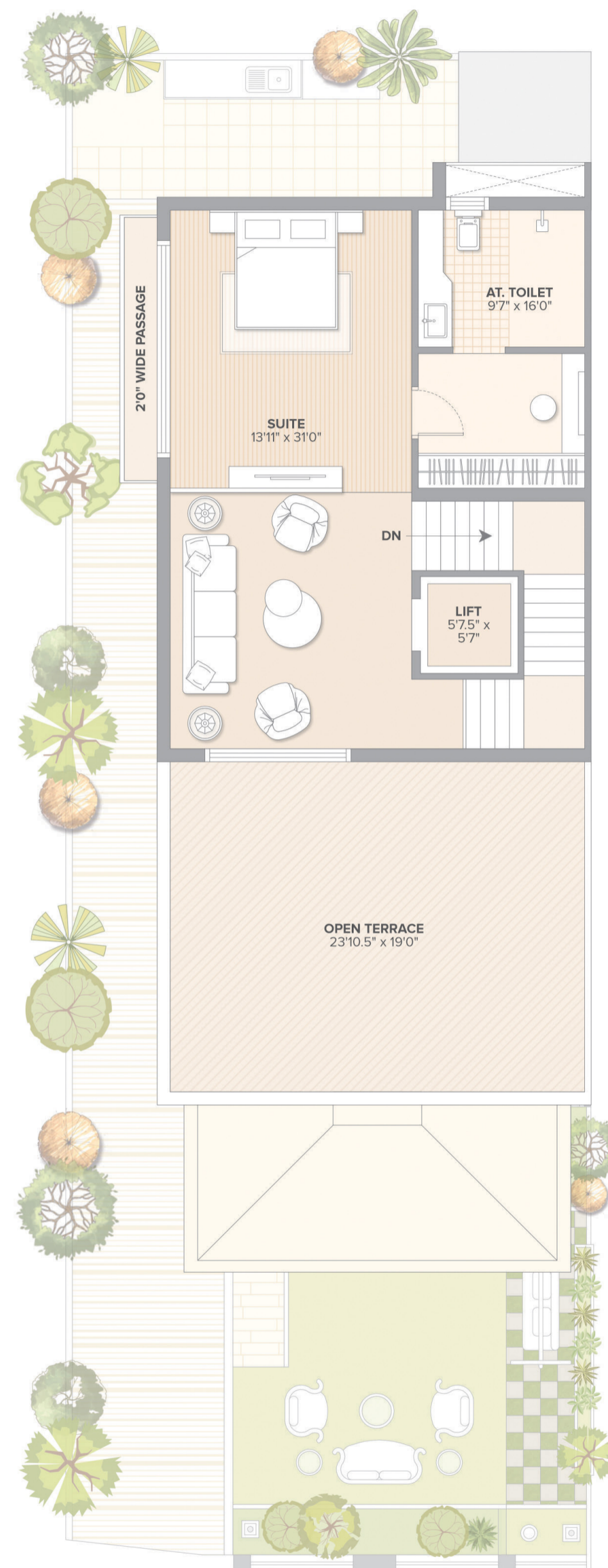




GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

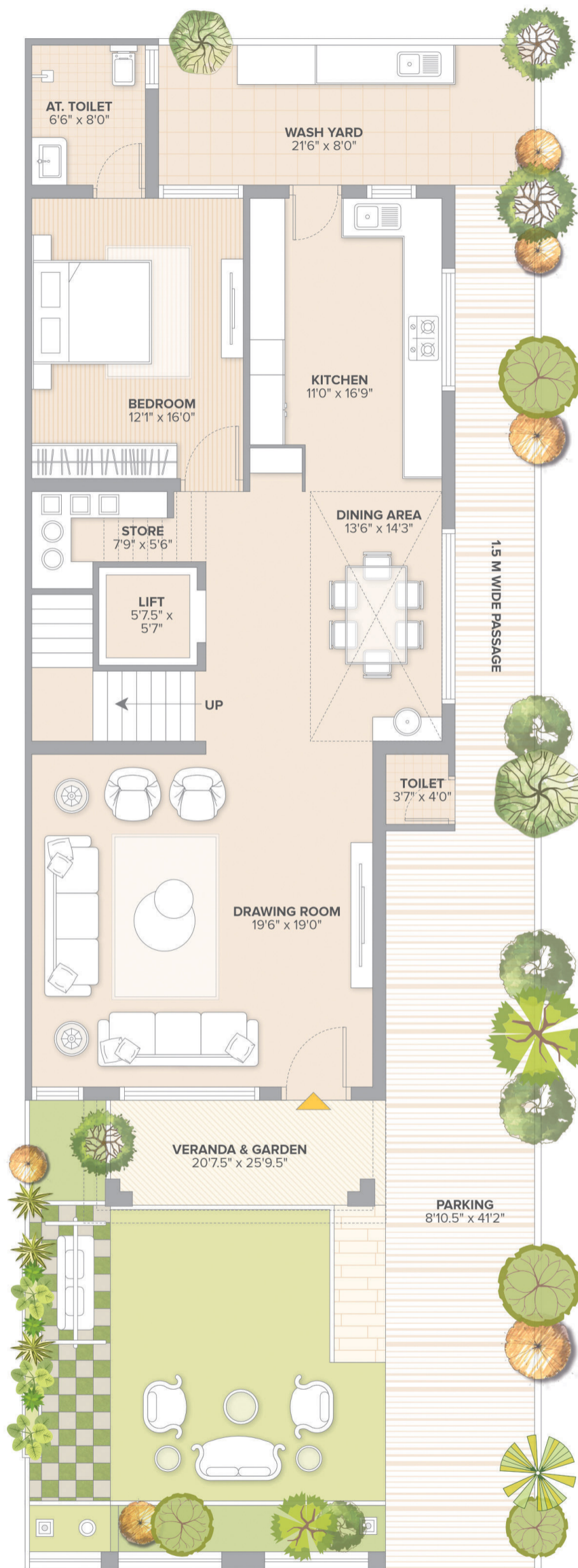
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TRANQUIL VILLE

TYPE 05

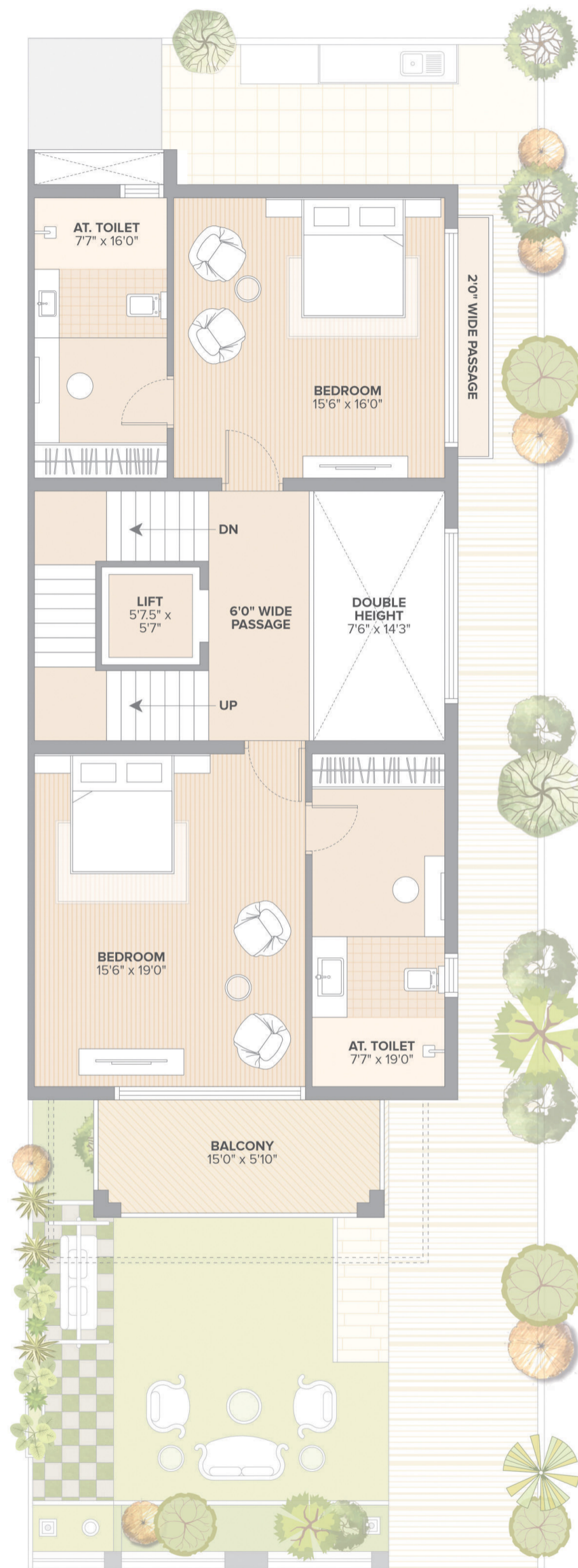
UNIT NO.

**28**





GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

**4 BHK**  
TRANQUIL VILLE

TYPE 06

UNIT NO.  
**29 to 41**



# SPECIFICATIONS

## EVERY SPACE IS CREATED TO BRING PEOPLE CLOSER IN THEIR OWN WAY



**KIDS PLAY AREA**  
Presence becomes laughter



**GYMNASIUM**  
Where self presence grows stronger



**INDOOR PLAY ZONE**  
Moments become memories



**MULTI SPORT COURT**  
Where joy moves freely



**WALKING WAY**  
A calm path made for unhurried walks



**YOGA SPACE**  
A quiet stretch for balance



**GAZEBO**  
A smooth avenue for easy movement



**SECURITY AND LIGHTING**  
Presence without fear



**LANDSCAPED GARDEN**  
Nature slows your thoughts



**PARKING SPACE**  
Ease that supports everyday living



**SENIOR CITIZEN SIT OUT**  
A warm corner that values presence



**LILY POND**  
Presence turns into calm reflection



**STRUCTURE**  
Earthquake-resistant RCC frame structure (as per Indian Standard Code)



**MASONRY**  
Premium quality red bricks  
**Internal wall finish:** Internal mala plaster with double-coat putty finish (J.K. Lakshmi, Birla, or equivalent)  
**External wall finish:** Double-coat plaster



**DOORS & WINDOWS**  
**Main door:** Flush door with veneer finish  
**Internal doors:** Flush doors  
Aluminium/Powder-coated sliding windows (Jindal, National, or equivalent)



**FLOORING**  
Living, dining, kitchen, and bedroom: Premium quality vitrified tiles  
**Balcony:** Premium quality vitrified tiles  
**Bathroom:** Anti-skid flooring of premium quality  
**Wash area:** Kota stone or similar



**PLUMBING**  
**Plumbing material:** Astral, Ashirvad, Geberit, or equivalent  
**Rainwater harvesting:** Percolation wells as per CGWB guidelines  
**Sanitary and CP fittings:** Roca, Kohler, or equivalent



**EXTERNAL PAINT**  
Acrylic paint (Asian or equivalent)



**ELECTRIFICATION**  
3-phase connection for each apartment  
**Copper wiring:** Apar, Finolex, Polycab, Havells, or equivalent  
**Modular switches:** Schneider, Legrand, or equivalent

DEVELOPER

**NIR REALITY LLP**

SITE: BANSARI SANIDHYA, K Raheja Rd,  
Nr. Mahaveerpuram Jain Temple, Koba, Gandhinagar 382426

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Municipal Corporation/RAA16515/250226/311228 Website : [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)



ARCHITECT

**nirman ASSOCIATES**  
RAJEN MISTRY

LANDSCAPE

**VPA ARCHITECTS**  
Jinal Patel

STRUCTURE

**S&S SHAH & SANGHVI ASSOCIATES**

NOTES • Stamp Duty, Registration Charges, Legal Documentation Charges, Advance Maintenance, Fix Maintenance Charges, GUDA Charges And Electrical Co. Charges including cable and sub-station cost shall be borne by the purchaser. • GST or any additional charges, taxes, cess or duties levied by the government/ local authorities prior, during or after the completion of the scheme to be borne by the purchaser. • Changes/Alteration of any nature, including the elevations, exterior colour scheme of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme. • All elements, objects, treatments, materials, equipments and colour scheme shown are artist's impressions. Actual may be different as per architect's designs. • All dimensions shown here are unfinished wall. • The brochure is intended only to convey the essential design and technical features of the scheme.



PROJECT BY

शिवानंद  
G·R·O·U·P

BANSARI SANIDHYA, K Raheja Rd,  
Nr. Mahaveerpuram Jain Temple, Koba, Gandhinagar 382426

For Booking : **+91 98248 98585**

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