



DEVELOPER

**MARUTI DEVELOPERS**

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ARCHITECT



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96876 56300

ENGINEERING CONSULTANTS



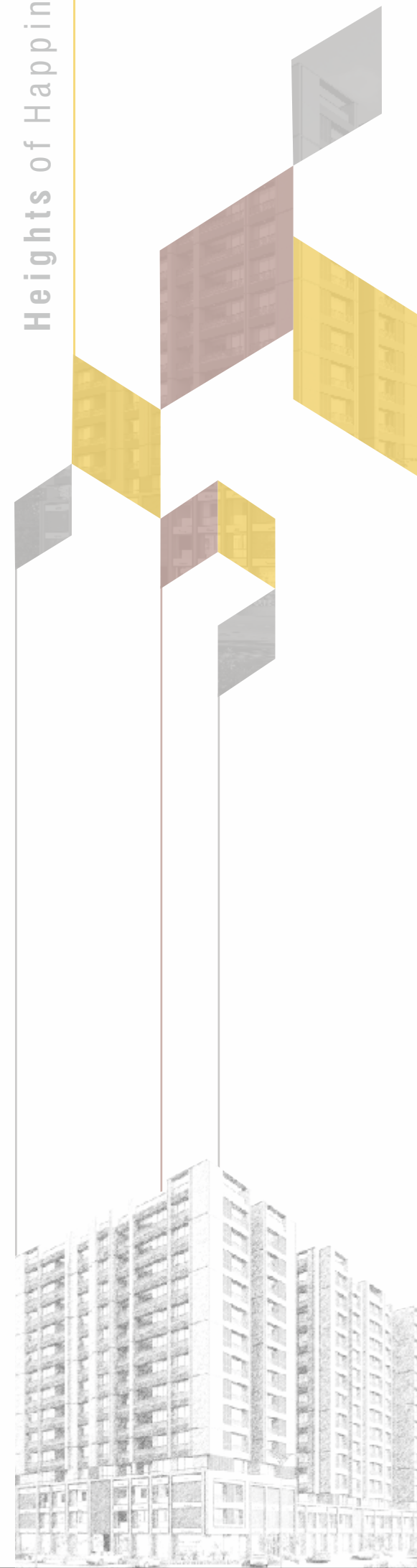
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STRUCTURE

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CONSULTING ENGINEERS  
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RERA NO : PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/MAA08069/170221 • web : [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

Heights of Happiness...



**PRATISHTHA**  
HEIGHTS

APARTMENTS & SHOWROOMS | SHOPS



PRATISHTHA  
HEIGHTS

2 & 3 BHK PREMIUM APARTMENTS

a **lifestyle**, that makes  
you feel **proud...**

Exuberant living, achieved easily

Life is all about living fully and joyfully. Pratishtha Heights is designed to help you achieve this goal, easily and elegantly. Backed with premium location, Optimum luxury and global amenities, this is the project that is poised to add some cheerful hues and tones to your life



Where **happiness**...  
Where **peace** of mind...  
Where **fun** with living...  
a **green** revolution inspired by nature...



grand living has  
**new address** at  
**Gandhinagar...**





Architectural rendering of a modern multi-story residential building with a ground-floor retail strip. The building features a grid-like facade with large windows and balconies. The ground floor is lined with various retail stores, including:

Medunam	Fasad	Fasad	Dinpy	Anmol	Shavari	Shavari	Mangal	Vahva	Ganesh	Ganesh	Fasion	Puzai	Miang	Alang
Avastha	Sagar	Litou	Shyam	Mensahm	Rocky	Manu	Vivah	Star	Crip	La Carlo	Chhavi	Sweet	Leather	Litou

RIGHTS



all that you **wished for & more**

A residential apartment scheme is an artful blend of natural beauty with modern amenities.

Pratishta Heights is situated in the city's lush green and posh area of Gandhinagar, which offers peace and tranquillity to the benefits of living an urban life in midst of nature.

**PRATISHTHA**  
HEIGHTS





## salient features



ENTRANCE  
GATE



24 HRS.  
CCTV



LANDSCAPED  
GARDEN



CLUB  
HOUSE



ATTRACTIVE  
ENTRANCE  
FOYER



CHILDREN  
PLAY AREA



SENIOR  
CITIZEN  
ZONE



PICK-UP  
ZONE



CAR  
PARKING



POWER  
BACKUP



HIGH SPEED  
ELEVATOR



PRATISHTHA  
HEIGHTS

club house **amenities**



INDOOR GAMES  
FOR YOUTH



YOGA &  
MEDITATION DECK



MINI HALL



GYMNASIUM

club house **amenities**





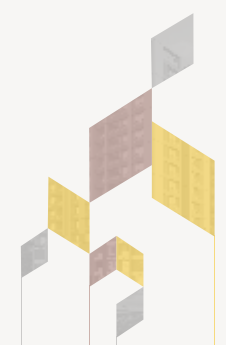
**a joyful life**

Smiling faces, innocent grin, naughty jumps...  
this is what the future, our children should be enriched with

a balance between **life & living**



**PRATISHTHA**  
HEIGHTS



# GROUND FLOOR PLAN



# 1<sup>ST</sup> FLOOR PLAN



2<sup>nd</sup> FLOOR PLAN



3<sup>rd</sup> TO 13<sup>th</sup> FLOOR PLAN

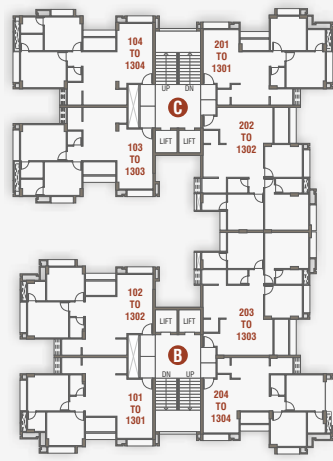


  
BASEMENT 1 PLAN



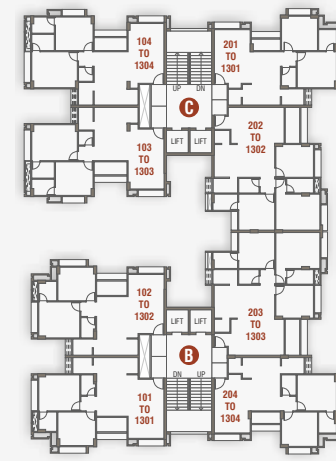
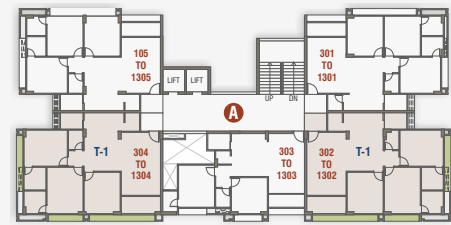
  
BASEMENT 2 PLAN





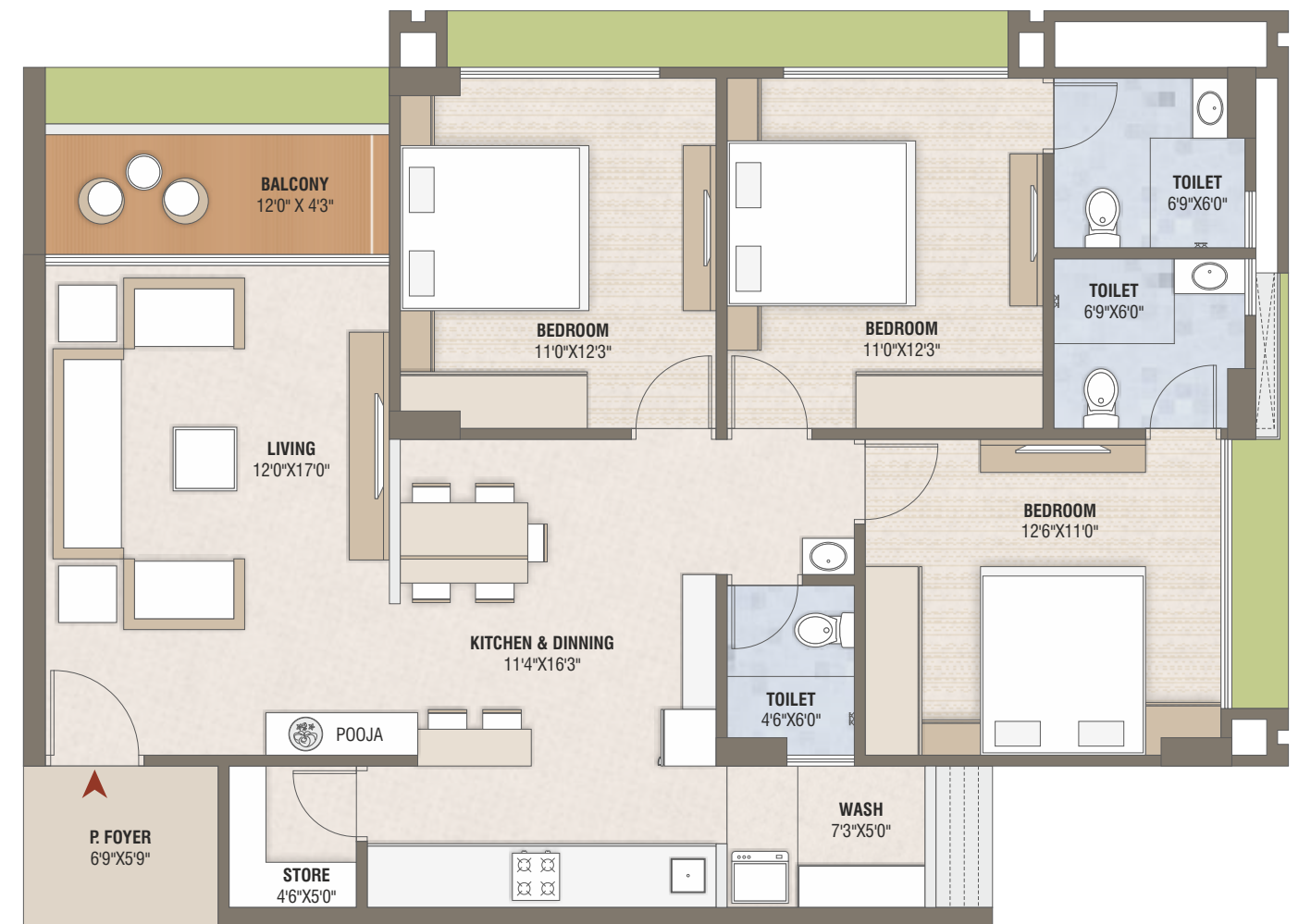
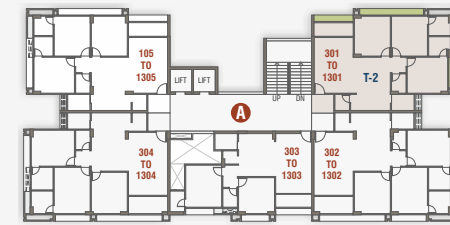
302 TO 1302  
304 TO 1304

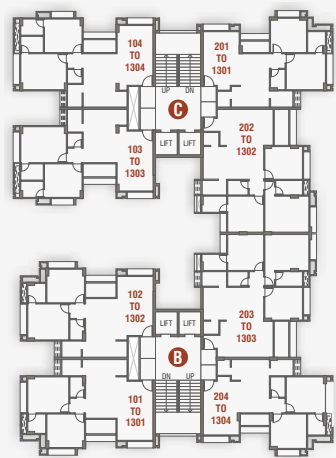
**3 BHK**  
**BLOCK-A**  
UNIT PLAN  
**TYPE - 1**



301 TO 1301

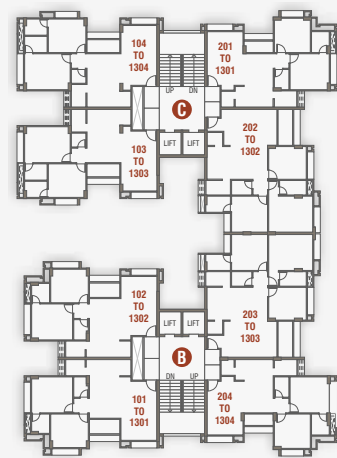
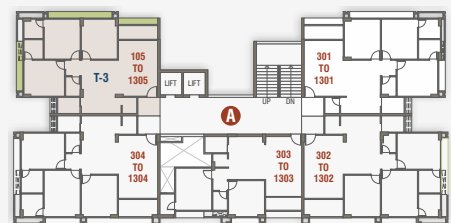
**3 BHK**  
**BLOCK-A**  
UNIT PLAN  
**TYPE - 2**





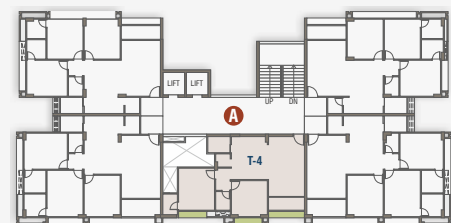
105 TO 1305

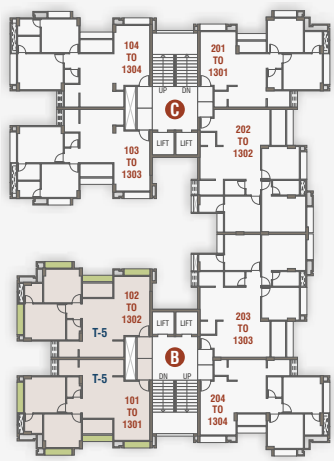
**3 BHK**  
BLOCK-A  
UNIT PLAN  
TYPE - 3



303 TO 1303

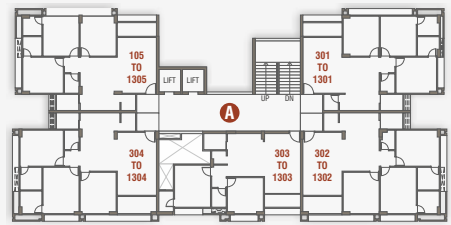
**2 BHK**  
BLOCK-A  
UNIT PLAN  
TYPE - 4





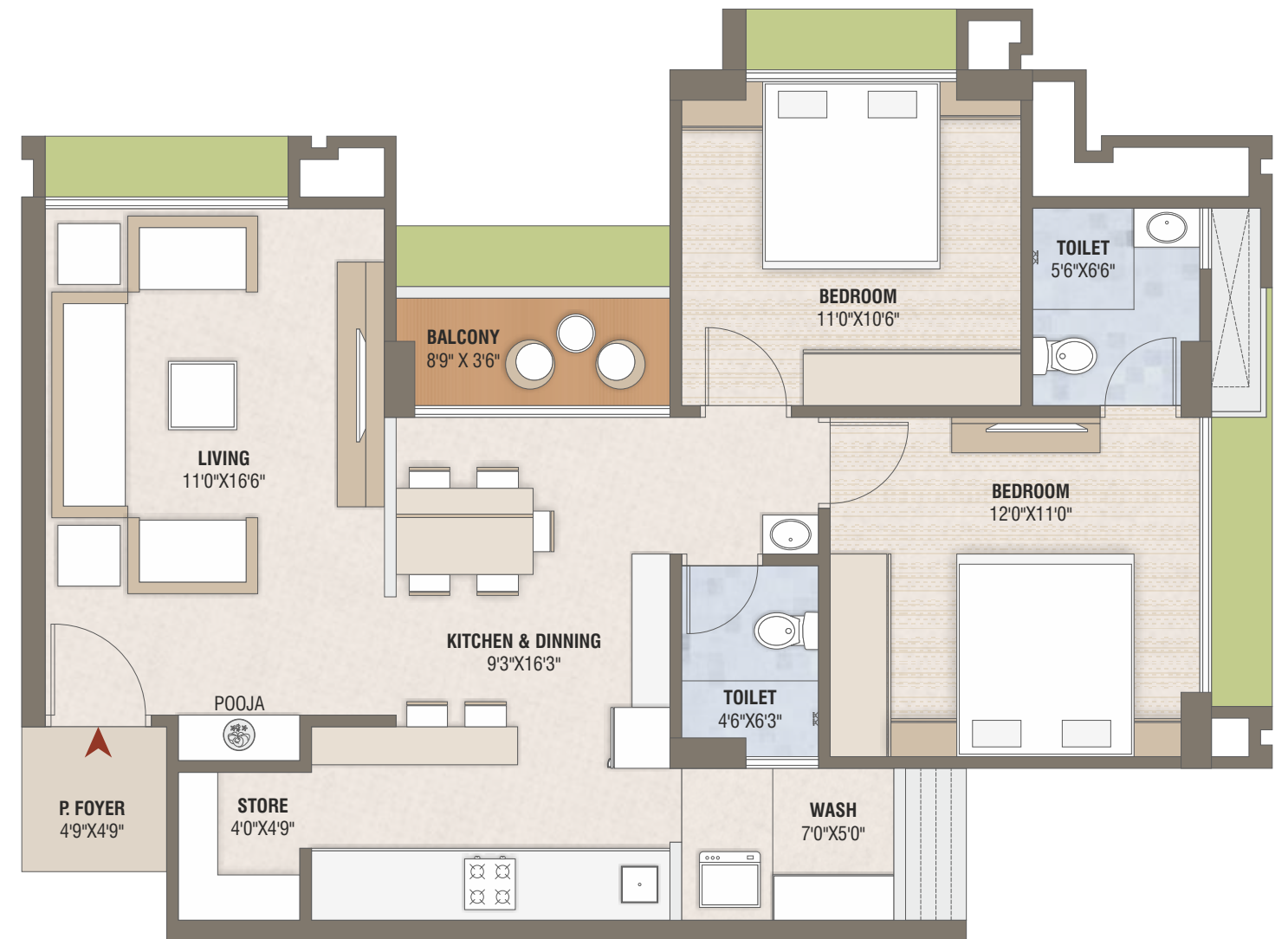
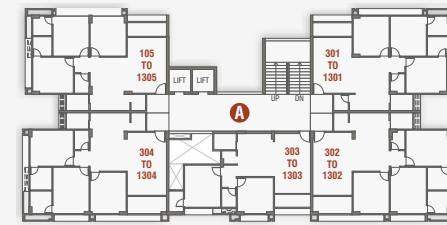
101 TO 1301  
102 TO 1302

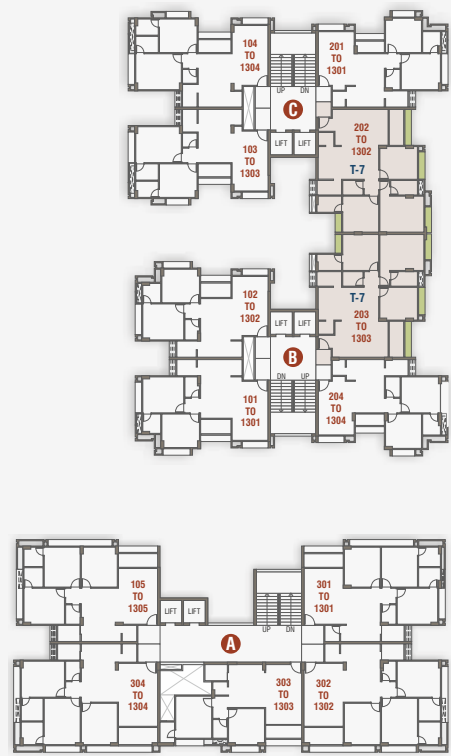
**2 BHK**  
**BLOCK-B**  
UNIT PLAN  
**TYPE - 5**



201 TO 1301  
204 TO 1304

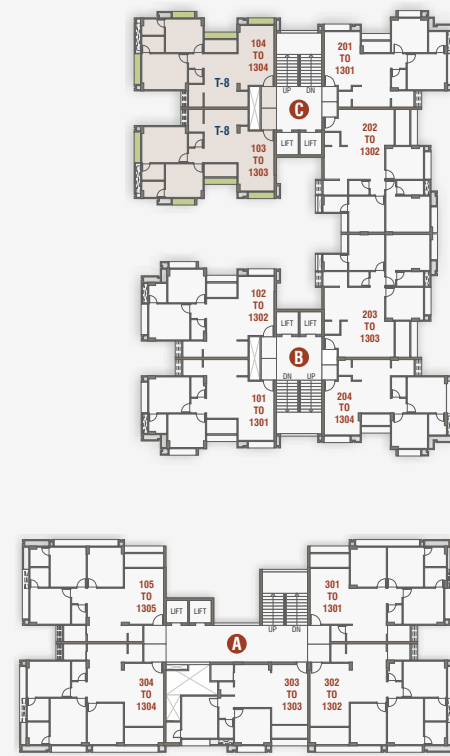
**2 BHK**  
**BLOCK-B & C**  
UNIT PLAN  
**TYPE - 6**





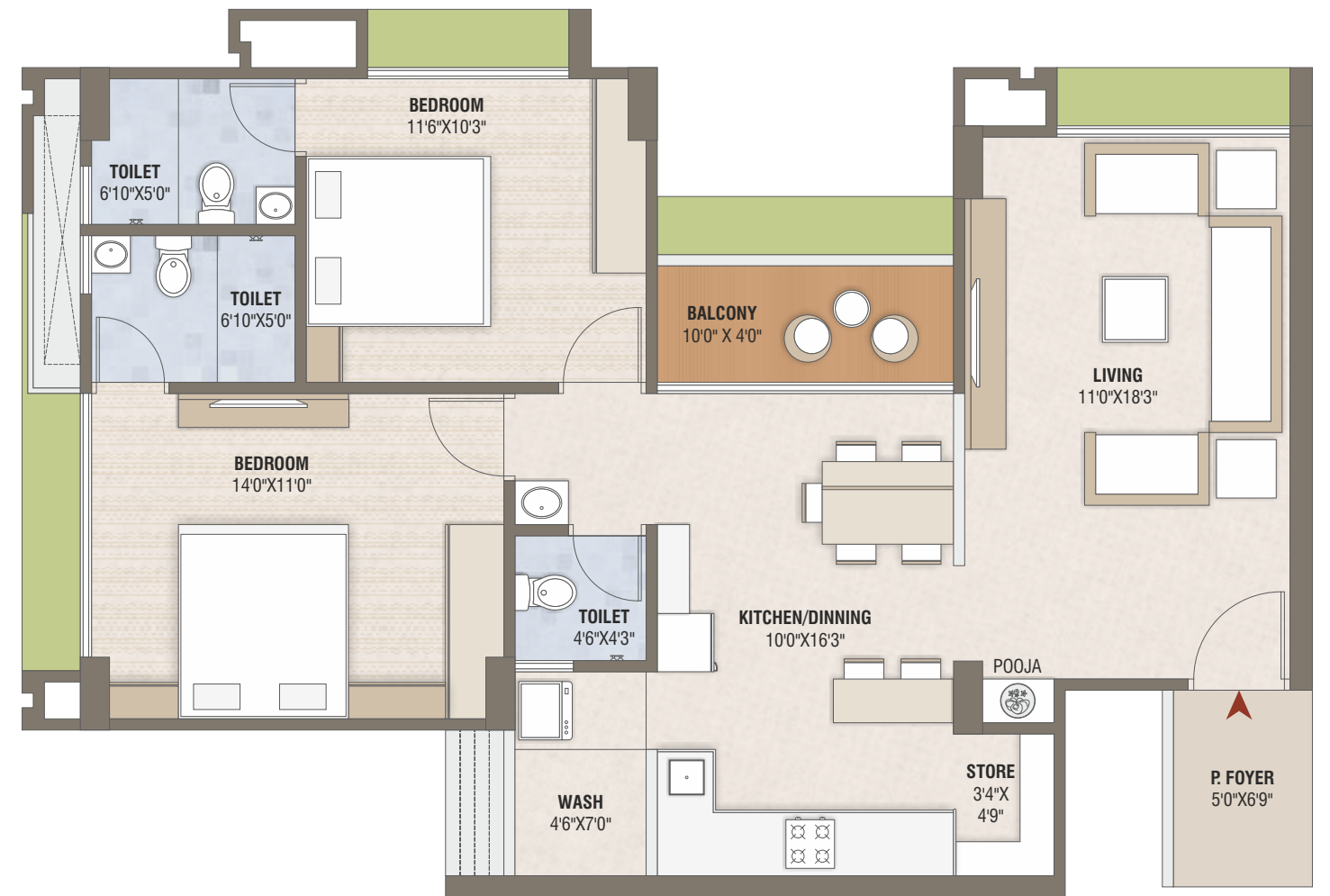
**3 BHK**  
BLOCK-B & C  
UNIT PLAN  
TYPE - 7

202 TO 1302  
203 TO 1303



103 TO 1303  
104 TO 1304

**2 BHK**  
BLOCK-C  
UNIT PLAN  
TYPE - 8







PRATISHTHA  
HEIGHTS

An elegant space  
away from the maddening crowds,  
nestled in cozy comfort.

A compact apartment giving you the  
freedom to create your own unique spaces.



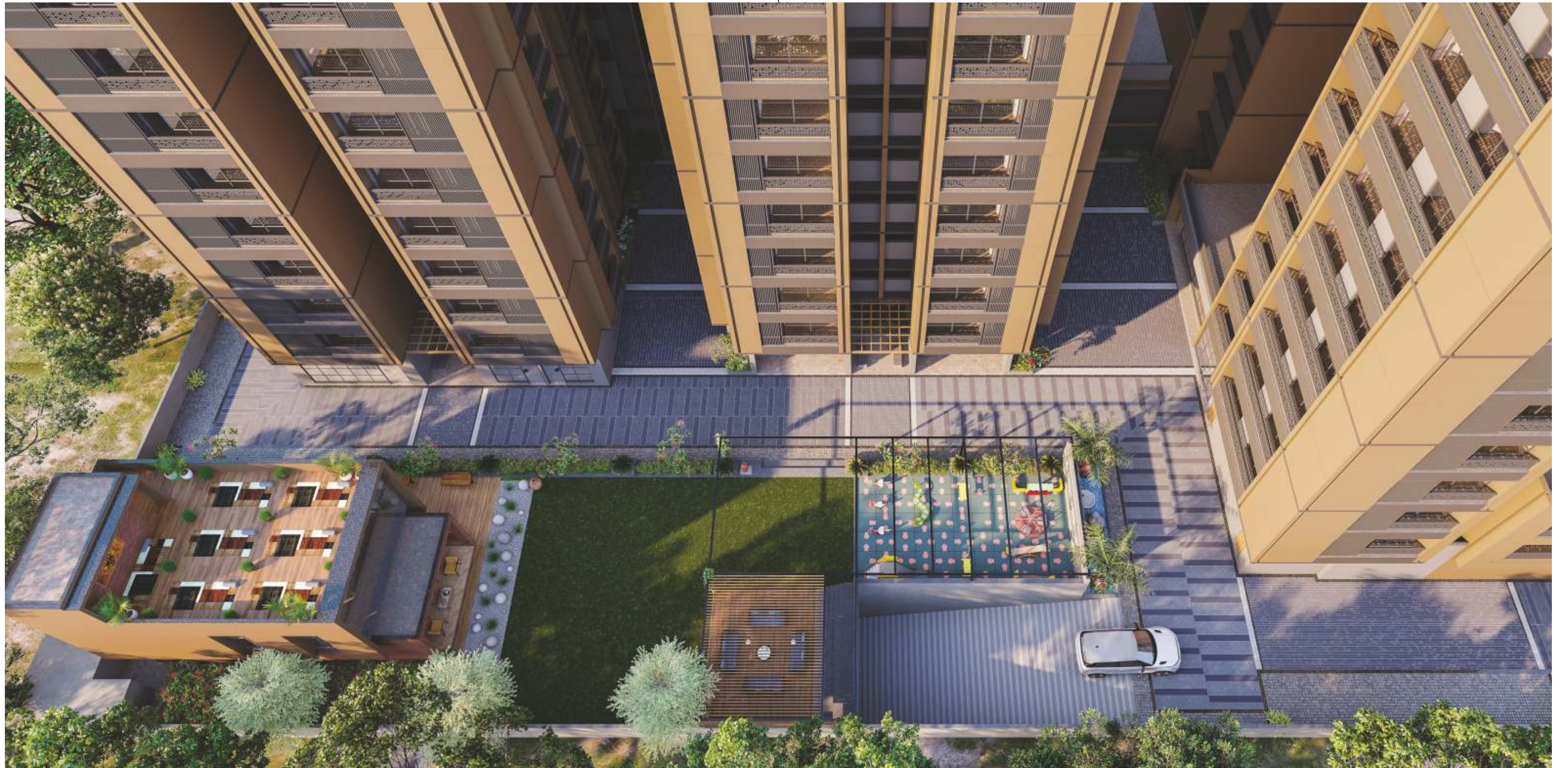


reflection of most **comforting lifestyle**

Space of Comforts.  
Life Full of Grace.

Space gives you and yours close ones freedom to enjoy life to the fullest. Enough room for your little ones to express their childhood. Enough space for the grand entrance foyer.





# SPECIFICATION



## STRUCTURE

R.C.C. Frame Structure.  
Structure design as per IS code considering earthquake resistance.



## WALL FINISH

All internal walls will be finished with putty over mala plaster.  
All external wall will be finished with double coat mala plaster with texture finish.



## PLUMBING

Concealed plumbing with premium quality pipes and fittings.  
For continuous water supply, a common borewell.



## KITCHEN

Ready to use granite finished platform with SS sink, Designer glazed tiles with dado up to beam level and also below the platform. Electrical point for microwave and mixer.  
Plumbing and electrical provisions for water purifier & washing Machine, self in store room.



## FLOOR FINISH

Premium Quality vitrified tiles in drawing, dining, kitchen & all bedrooms.



## DOORS & WINDOWS

Flush door with natural veneer finish main door. All other doors are flush doors.  
Fully / Galzed aluminum windows with stone revile.



## ELECTRIFICATION

Concealed ISI wiring with adequate number of electrical point & branded modular switchers.  
TV & AC Points In Drawing room all Bedrooms. Centralized distribution board with MCBs & ELCB for safety protection



## TOILETS

Elegantly designed toilets with designer tiles & standard sanitary ware like hindware / cera or equivalent.



## TERRACE

Open terrace finished with suitable water proofing



## FIRE

Government approved fire safety system.

**Legal Notes :** • Stamp Duty, Registration Charges, legal Documentation Charges. Advance Maintenance, Fix Maintenance, GUDA Charges and Electrical Co Charges including cable and sub - station cost shall be borne by the purchaser. • GST or any additional charges. tunes, cess or duties levied by the government / local authorities prior, during or after the completion of the scheme will 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 shows here are unfinished to un finished wall. • The brochure is intended only to convey the essential design and technical features the scheme.



SITE ADDRESS :

## PRATISHTHA HEIGHTS

Block No. 216/1, T.P. No. 4, F.P. No. 37/1, Sub Plot No.1, B/h. Balmukund Heights, Swaminarayan Dham Road, Nr. Raxa Shakti Circle, Kudasn, Gandhinagar-382421.

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