



# Shubh ICON

2-3BHK LUXURIOUS FLATS | SHOPS  
A GRANDEUR LIFE



Developer

**SHUBH ENTERPRISE**

Address

Shubh Icon, Bh. Makarpura  
Air Force Station, Nr Radhey Residency,  
Makarpura, vadodara - 390014

M : **+91 8160853083 / 7405188056 / 8490088809**

E : shubhicon2022@gmail.com | W : www.shivreality.in

Architect



Structure



**PAYMENT MODE**

**SHOPS**

- 25% Booking
- 20% Plinth Level
- 20% Ground Floor Slab
- 20% Plaster Work
- 10% Finishing Level
- 05% Before 1 Month of Possession

**FLATS**

- 10% Booking
- 20% basement Floor Slab
- 05% Ground Floor Slab
- 05% First Floor Slab
- 05% Second Floor Slab
- 05% Third Floor Slab
- 05% Fourth Slab
- 05% Fifth Floor Slab
- 05% Sixth Floor Slab
- 05% Seventh Floor slab
- 10% Masonry Work
- 10% Plaster Work
- 05% Flooring Work
- 05% Finishing Level

Notes: **1.** No changes, Modification or additions allowed of a nature which may affect the exterior elevation of buildings **2.** Internal changes will be allowed after necessary approval of structure consultant and architects approval and charged extra at actuals. these will be executed only after receiving full advance payment. **3.** Possession shall be given after one month of settlement of all accounts. **4.** The payment terms shall be as agreed mutually and specified in allotment letter. **5.** Documentation charges, legal Fee, Stamp Duty, Registration Fee, GST as applicable will be extra. **6.** Any changes in government Levies, New taxes if any, shall be in the scope of buyer. **7.** Electricity connection expenses and deposits shall be extra as per load applied for. **8.** One time maintenance Deposit as defined by developer shall be paid by each buyer before possession **9.** Additional Yearly maintenance will be defined once the common services are functional and after reviewing the expenses and planned to be collected yearly advance for the smooth functioning of common services. **10.** Continuous defaults in payment terms as agreed may lead to cancellation of unit. **11.** after completing necessary formalities and applications, developers will not be responsible for any delays in electricity and water supplies from respective authorities. **12.** Architects/developers have the right to change/revise/improve any details in the project permissible as per building rules. **13.** This brochure is only for information and presentation purpose and does not form a part of any agreement/contact or legal document.

Rera Reg no.: PR/GJ/VADODARA/VADODARA/Others/MAA11003/031222 | W.: www.gujrera.gujarat.gov.in



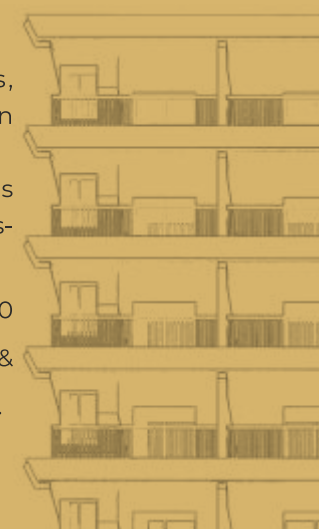
THE MOST  
ICONIC  
PROJECT OF  
**MAKARPURA**



THE  
RESIDENCE  
AT A  
GLANCE

A range of residences, because there's more than one way to live big. Each apartment offers excellent views and cross-ventilation.

A community of 140 families, which means big & grand festival celebrations.



**EXPENSIVE  
FEATURES,  
INEXPENSIVELY  
PRICED**

Seated on an address that celebrates the arrival of Vadodara, Shubh Icon is truly an icon of luxury blended with comfort of budget.

Classic Minimal  
**Architecture**

Building Envelope  
For All **Weather  
Space**

Covered Prime  
**Location**

Smart High End  
**Apartments**

**Panoramic View**  
For Every Residence

Posh Community  
with Excellent  
**Connectivity**



# BASEMENT PLAN



18.00 MT WIDE D.P. ROAD



# GROUND FLOOR



18.00 MT WIDE D.P. ROAD



NO.	SIZE	CARPET AREA (SQ.FT.)
01	8'-0"x22'-10"	182.00
02	8'-0"x22'-10"	182.00
03	9'-0"x26'-2"	236.00
04	10'-0"x26'-2"	262.00
05	10'-0"x26'-2"	262.00
06	10'-0"x27'-8"	273.00
07	11'-0"x27'-8"	304.00
08	8'-9"x27'-8"	242.00
09	11'-0"x27'-8"	304.00
10	10'-0"x26'-2"	262.00
11	10'-0"x26'-2"	262.00
12	10'-0"x26'-2"	262.00
13	10'-0"x26'-2"	262.00
14	10'-6"x21'-8"	227.00
15	10'-0"x21'-8"	217.00
16	13'-4"x23'-6"	276.00
17	8'-0"x26'-0"	195.00
18	8'-0"x26'-2"	210.00
19	10'-6"x26'-2"	269.00
20	15'-10"x26'-2"	261.00
21	9'-0"x26'-2"	236.00
22	9'-0"x26'-2"	236.00
23	9'-0"x26'-2"	236.00
24	11'-0"x26'-2"	288.00
25	10'-0"x26'-2"	262.00
26	10'-0"x26'-2"	263.00
27	10'-4"x26'-2"	270.00
28	10'-0"x26'-2"	262.00
29	10'-8"x27'-8"	294.00
30	9'-8"x27'-8"	266.00
31	9'-8"x27'-8"	266.00
32	8'-6"x27'-8"	235.00
33	10'-8"x27'-8"	262.00
34	8'-6"x21'-4"	181.00
35	10'-8"x28'-8"	257.00
36	14'-3"x20'-9"	198.00
37	8'-1"x32'-5"	230.00
38	8'-1"x24'-4"	165.00

# FIRST FLOOR LAYOUT



18.00 MT WIDE D.P. ROAD



# TYPICAL FLOOR LAYOUT



18.00 MT WIDE D.P. ROAD



# CLUB HOUSE



Ground Floor



First Floor



Club house



Senior citizen sitting area

## AMENITIES



Internal P.C.C. trimix road & parking area with both side paved block & street light



Sufficient parking space at ground floor & basement level



Underground and overhead tanks for 24 hour water supply with sensors



Standard quality passengers elevator with power backup



Attractive name plate & letter box.



Electric Solar Facility for Common Area



Indoor Game



Outdoor Children's Play Area



Banquet Hall



Gymnasium



attractive main gate with society boundary wall & security cabin

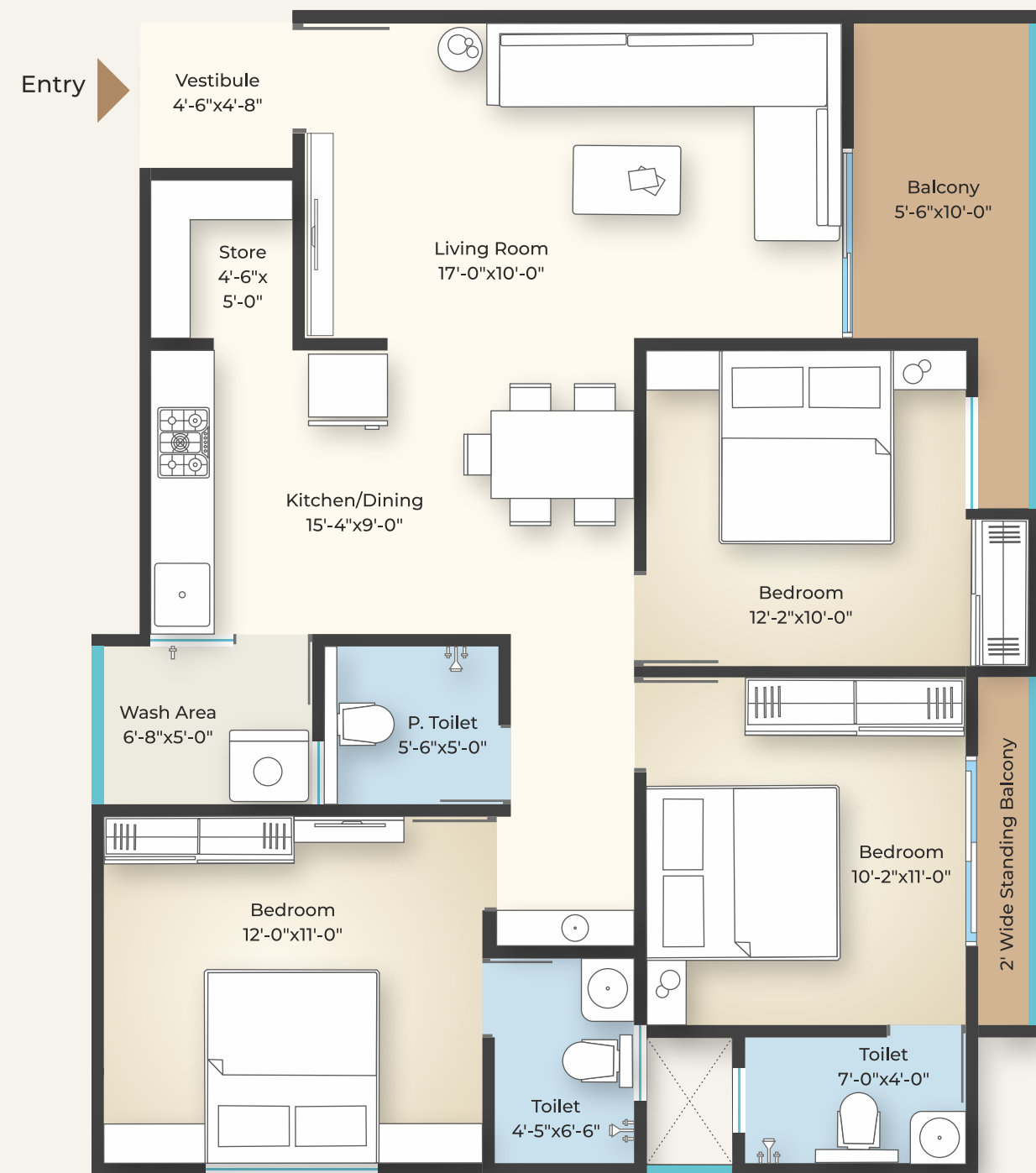


CCTV Surveillance

# 3BHK

## TOWER A | B | D

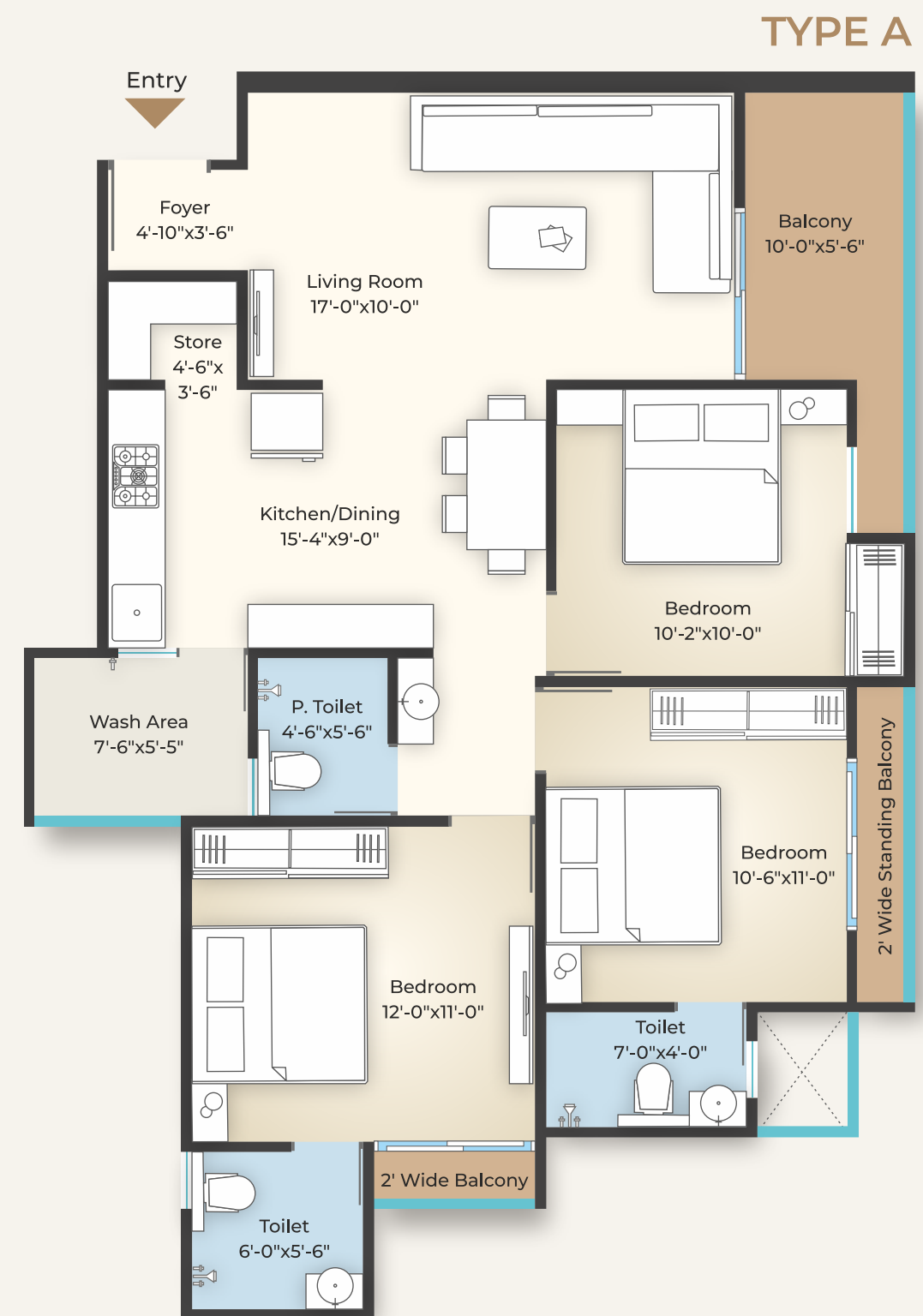
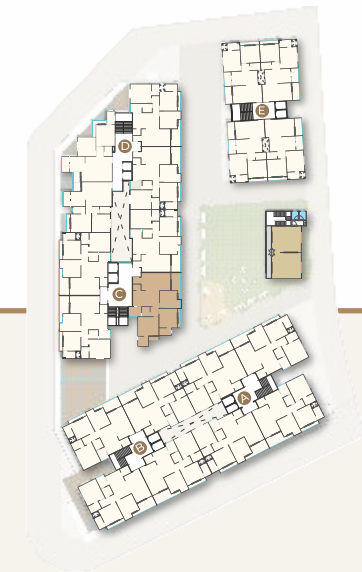
Actual B-UP	1033.00 Sq. Ft.
Carpet Area	940.00 Sq. Ft.



# 3BHK

## TOWER C

Actual B-UP	1058.00 Sq. Ft.
Carpet Area	963.00 Sq. Ft.



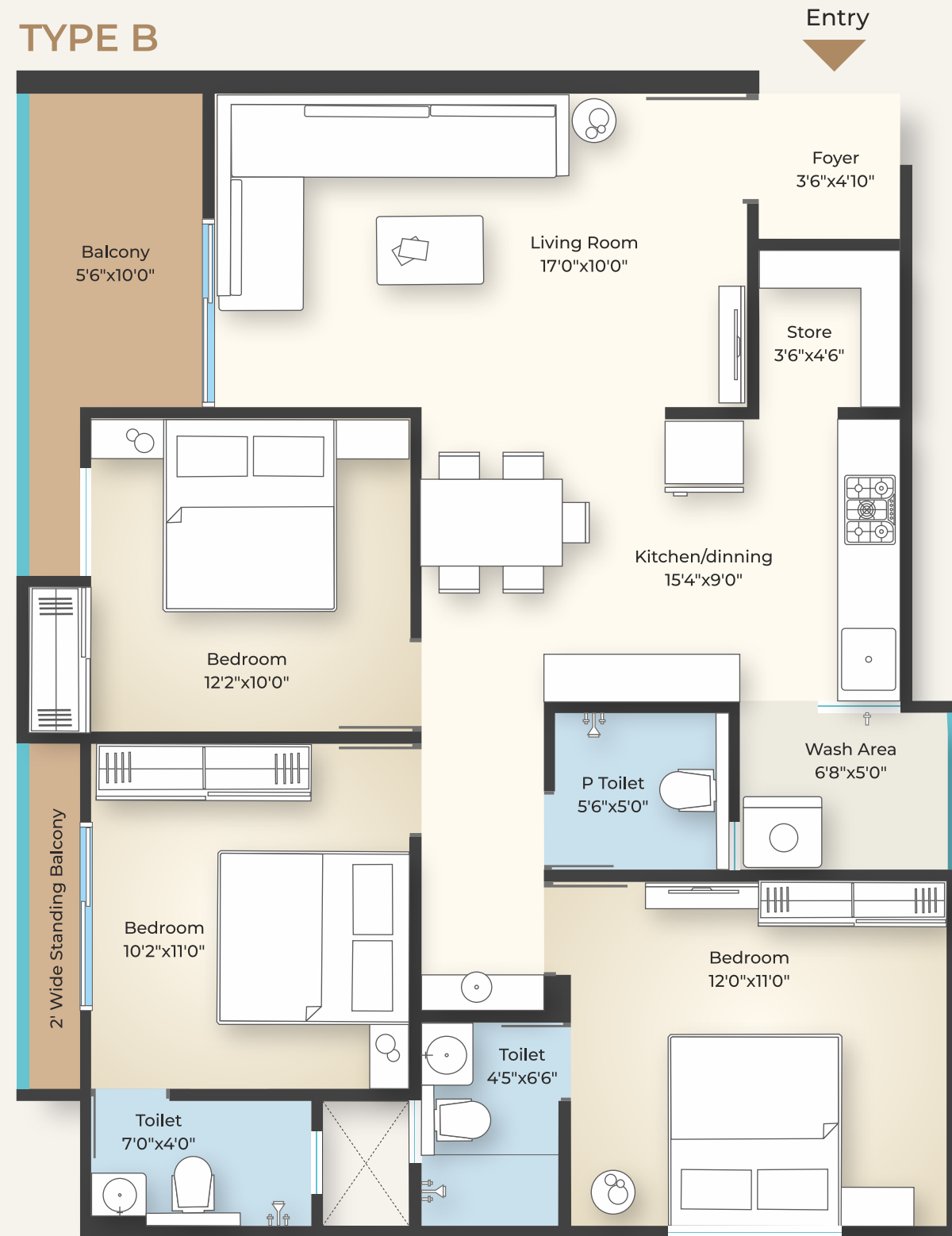
# 3BHK

## TOWER C

Actual B-UP **1033.00 Sq. Ft.**  
 Carpet Area **921.00 Sq. Ft.**



### TYPE B



# 2BHK

## TOWER D

Actual B-UP **771.00 Sq. Ft.**  
 Carpet Area **701.00 Sq. Ft.**



### TYPE A

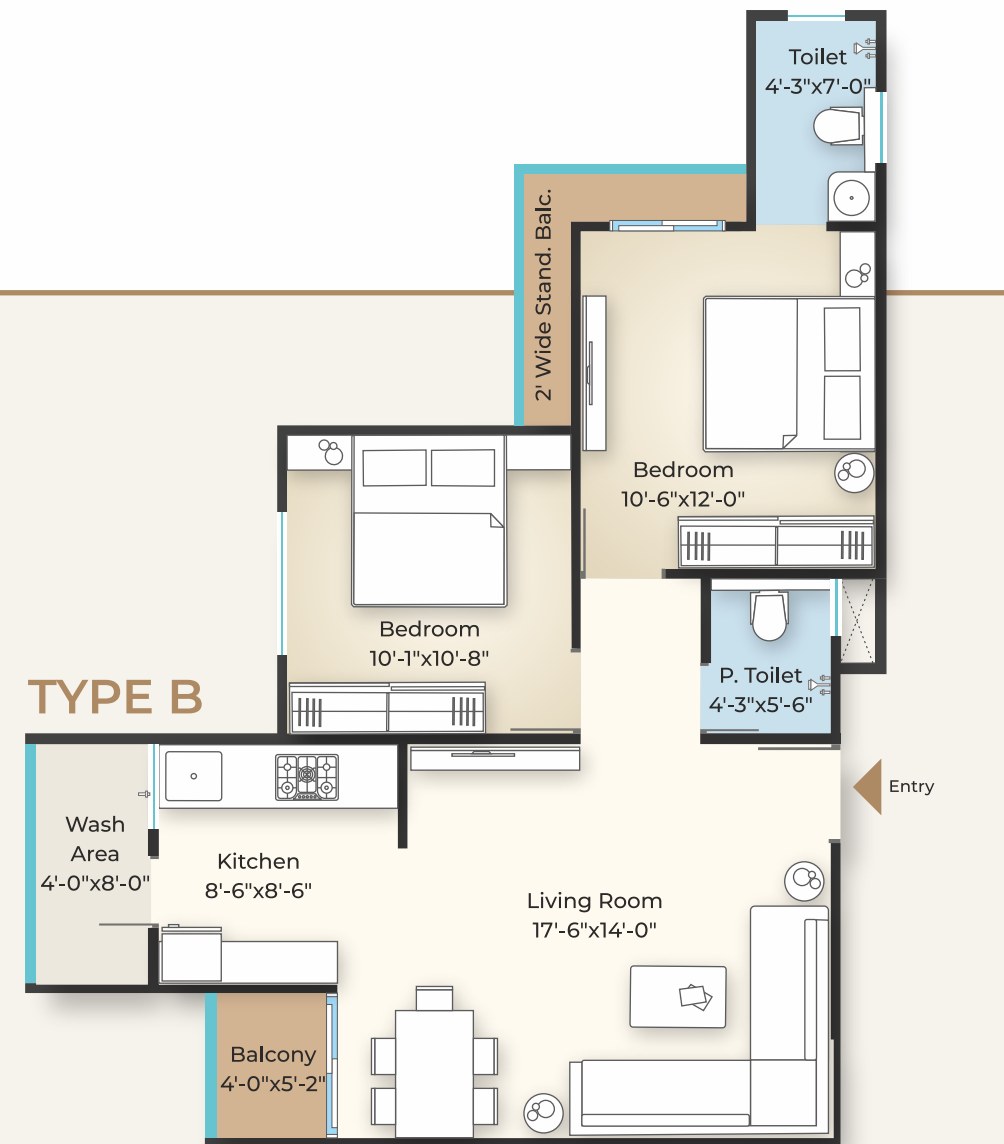
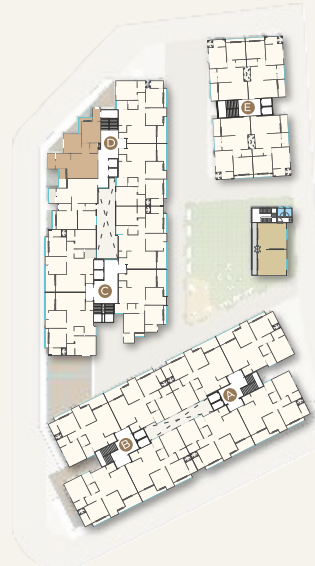




## 2BHK

### TOWER D

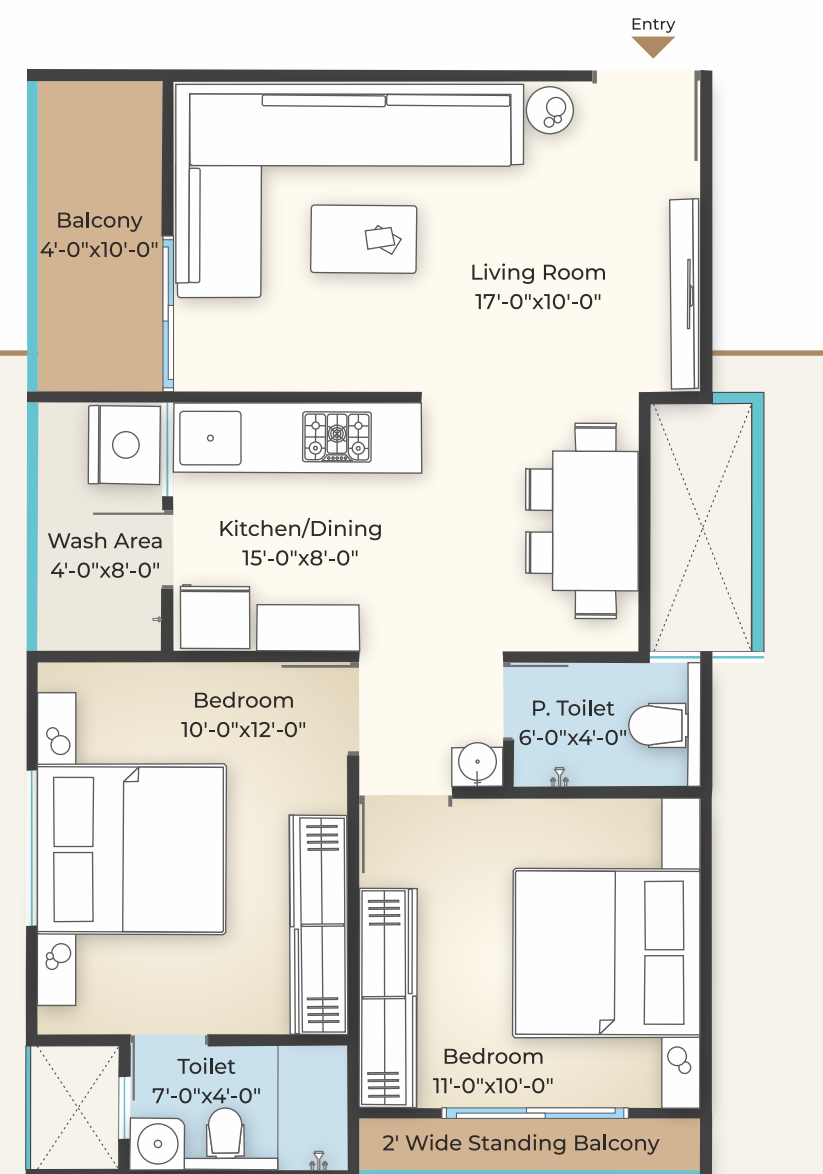
Actual B-UP **772.00 Sq. Ft.**  
Carpet Area **698.00 Sq. Ft.**



## 2BHK

### TOWER E

Actual B-UP **765.00 Sq. Ft.**  
Carpet Area **695.00 Sq. Ft.**



## SPECIFICATIONS

### Electrification

Concealed & ISI copper wiring with standard modular fittings along with A.C. Point in master bedroom & geyser point in bathroom.

### Door

Elegant entrance door and internal flushed door with both side laminated.

### Windows

Good quality powder coated aluminum windows.

### Wall

Internal walls with putty and primer finished, exterior walls weather resistant paint.

### Kitchen

Granite platform with SS sink & Designer tiles dado upto lintel level.

### Upper Terrace

Good quality waterproofing with china mosaic finish.

### Structure

Well designed RCC Frame Structure with good quality material as per structural engineer's design specifications.

### Flooring

Vitrified tiles flooring with skirting in entire apartment.

### Bathrooms

Glazed tiles dado upto lintel level.

### Plumbing

Concealed plumbing of UPVC & CPVC with branded fitting.

**WHY STEP OUT  
FOR ANYTHING,  
WHEN YOU HAVE  
EVERYTHING WITHIN.**

A range of amenities are at your service, at any time you need. To begin with, there are 38 retail shops for you to enjoy your time, from dining out to shopping.

