



THE FOURFRONT

R E S I D E N C Y

A PROJECT BY



THE FOURFRONT RESIDENCY

LUXURIOUS RESIDENTIAL 4 BHK AT SHILAJ

APARTMENT SIZE: TYPE A. 4745 SQ.FT | TYPE B. 4625 SQ.FT

SINGLE TOWER WITH TOTAL 44 APARTMENT

2 UNITS PER FLOOR

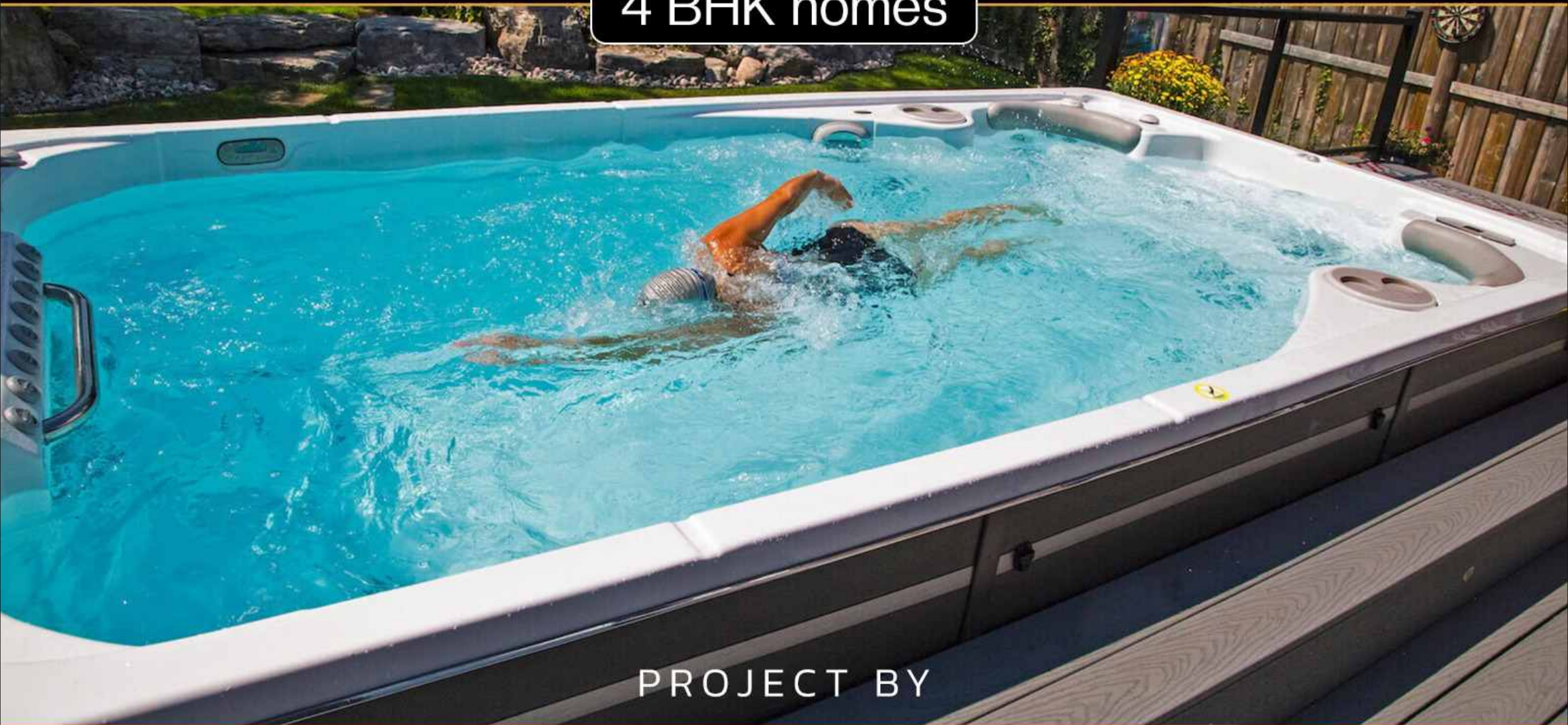
FIRST TIME IN SEGMENT – **EVERY APARTMENT PERSONAL "SWIM-SPA"**

PERSONAL AIR-CONDITIONAL LIFT FOR EVERY UNIT

ALL FOUR SIDE INDIVIDUAL PREMISES

Experience
End less Lap Pool
Private @Shilaj

4 BHK homes



PROJECT BY

TRIVENI
INFRA BUILD



KROMME
— realty for good fortune —



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LOCATION ADVANTAGES

1 MIN	SP RING ROAD	4 MIN	HDFC BANK, SHILAJ BRANCH	9 MIN	COURTYARD, AHMEDABAD
1 MIN	SHILAJ CIRCLE	4 MIN	SBI BANK, SHILAJ BRANCH	10 MIN	SG HIGHWAY
1 MIN	JAIN DERASAR	5 MIN	TAJ SKYLINE	15 MIN	KD HOSPITAL
1 MIN	ANAND NIKETAN SCHOOL	6 MIN	DPS SCHOOL		
1 MIN	BAJRANG SUPER MARKET	7 MIN	CIMS HOSPITAL		
3 MIN	OSIA HYPERMARKET	9 MIN	ZYDUS HOSPITAL		



GROUND FLOOR LAYOUT PLAN

NO.	SPACES	DIMENSIONS
01.	VEHICLE ENTRY	-
02.	SECURITY CABIN	5'3" X 6'6"
03.	DROP-OFF ZONE	-
04.	SEATING	-
05.	SCULPTURE	-
06.	GAZEBO	-
07.	CONTOUR GARDEN	-
08.	SCULPTURE	-
09.	TOILET	5'3" X 5'0"
10.	WATER BODY	-
11.	GARDEN	-
12.	HARDSCAPE PLINTH	-
13.	WAY TO BASEMENT	-
14.	MAIN ENTRANCE	-
15.	DOUBLE HEIGHT ENTRANCE FOYER	-
16.	LIFT	8'3" X 8'3"
17.	LIFT	6'6" X 6'6"
18.	FOYER	14'6" X 49'6"
19.	SERVICE LIFT	8'0" X 5'6"
20.	FOYER	8'0" X 21'6"
21.	BADMINTON COURT	-
22.	UTILITY DUCT	3'3" X 3'3"
23.	FIRE PANEL ROOM	10'3" X 10'0"
24.	POWDER	5'0" X 6'3"
25.	KITCHEN	10'3" X 9'6"
26.	FOYER	-
27.	INDOOR GAME	23'3" X 22'6"
28.	LOUNGE AREA	23'0" X 35'9"
29.	GARDEN WITH AMPHITHEATRE	-
30.	CHILDREN PLAY AREA	-
31.	SERVICE ENTRANCE	-



18.00 MT WIDE ROAD

1ST FLOOR LAYOUT PLAN

NO.	SPACES	DIMENSIONS
01.	GENTS TOILET	13'0" X 12'3"
02.	LADIES TOILET	13'0" X 10'0"
03.	GYM/YOGA/ZUMBA	33'3" X 33'0"
04.	LIFT	8'3" X 8'3"
05.	FOYER	6'6" X 12'0"
06.	INDOOR TODDLERS AREA	15'6" X 18'3"
07.	LIFT	6'6" X 6'6"
08.	WELLNESS ROOM	14'9" X 18'0"
09.	SERVICE LIFT	8'0" X 5'6"
10.	FOYER	8'0" X 28'6"
11.	LIBRARY/CO-WORKING SPACE	15'6" X 14'3"
12.	FOYER	15'6" X 7'6"
13.	SERVER RACK	7'0" X 5'0"
14.	SERVER ROOM	8'3" X 5'0"
15.	HOME THEATRE	23'0" X 30'0"
16.	INDOOR GAMING AREA	23'3" X 31'8"
17.	STEAM	-
18.	CHANGING ROOM	-
19.	JACUZZI/SAUNA BATH AREA	14'9" X 22'3"



18.00 MT WIDE ROAD

2ND TO 22ND FLOOR LAYOUT PLAN

NO.	SPACES	DIMENSIONS
01.	PRIVATE FOYER	6'6" X 8'0"
02.	POWDER	4'6" X 4'0"
03.	VESTIBULE	9'6" X 10'6"
04.	BEDROOM	12'0" X 18'0"
4A.	DRESS/TOILET	12'0" X 6'6"
05.	BEDROOM	12'0" X 18'0"
5A.	DRESS/TOILET	12'0" X 6'6"
06.	DRAWING/LIVING	21'0" X 21'0"
07.	BALCONY	21'0" X 10'0"
08.	SWIM SPA	—
09.	BALCONY	10'0" X 7'0"
10.	BEDROOM	13'0" X 15'0"
10A.	TOILET	7'6" X 7'0"
11.	BEDROOM	13'0" X 11'0"
11A.	TOILET	5'0" X 7'0"
12.	DINING	11'0" X 11'0"
13.	KITCHEN	13'3" X 11'0"
14.	STORE	6'3" X 4'6"
15.	MAHARAJ KITCHEN	8'0" X 7'3"
16.	WASHYARD	8'0" X 4'9"
17.	TOILET	4'6" X 4'6"
18.	SERVANT ROOM	6'3" X 5'0"

201	4625 SQ FT
202	4745 SQ FT



18.00 MT WIDE ROAD

23RD FLOOR LAYOUT PLAN

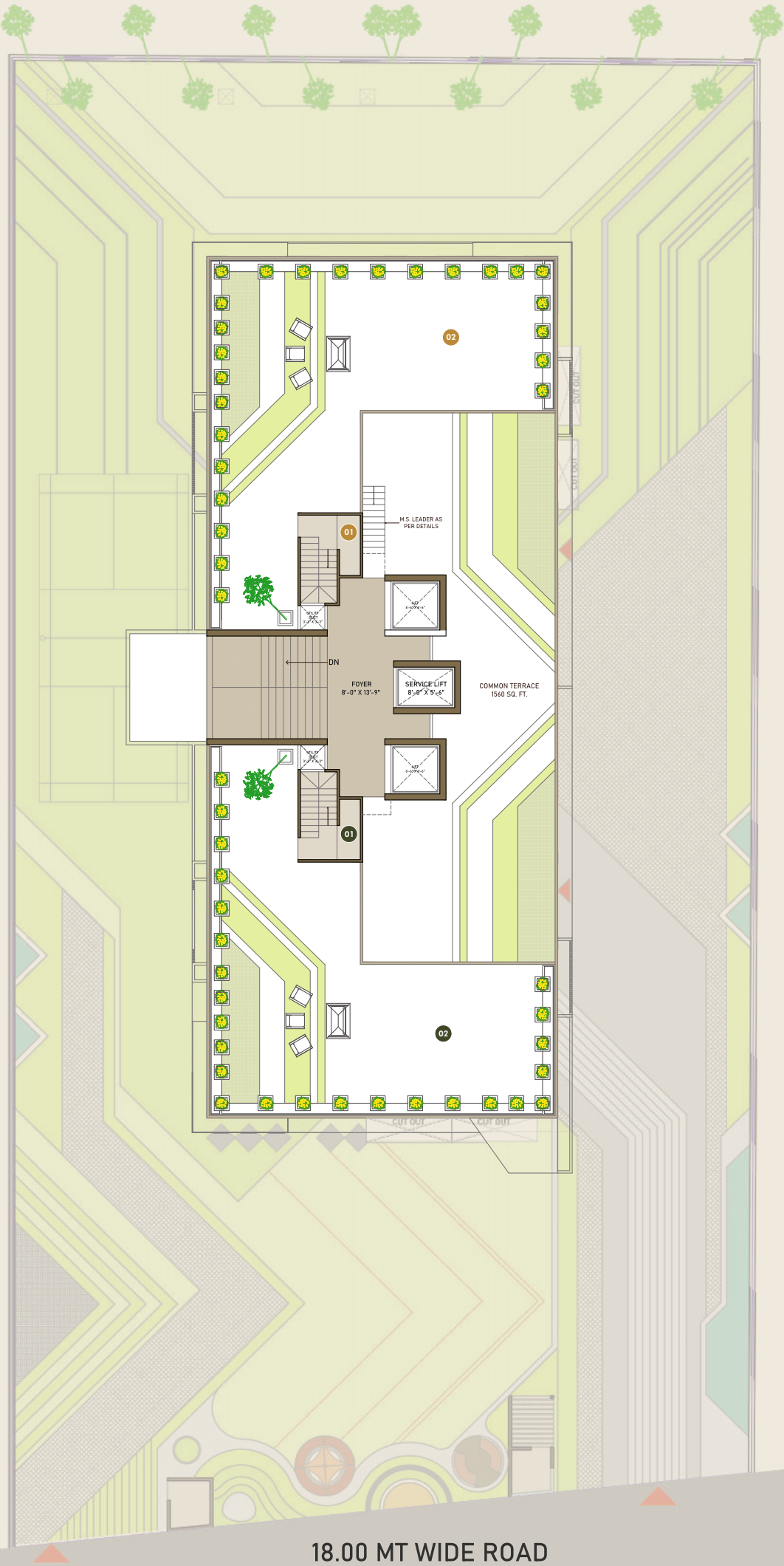
NO.	SPACES	DIMENSIONS
01.	PRIVATE FOYER	6'6" X 8'0"
02.	POWDER	4'6" X 4'0"
03.	VESTIBULE	9'6" X 10'6"
04.	BEDROOM	12'0" X 18'0"
4A.	DRESS/TOILET	12'0" X 6'6"
05.	BEDROOM	12'0" X 18'0"
5A.	DRESS/TOILET	12'0" X 6'6"
06.	DRAWING/LIVING	21'0" X 21'0"
07.	BALCONY	21'0" X 10'0"
08.	SWIM SPA	—
09.	BALCONY	10'0" X 7'0"
10.	BEDROOM	13'0" X 15'0"
10A.	TOILET	7'6" X 7'0"
11.	BEDROOM	13'0" X 11'0"
11A.	TOILET	5'0" X 7'0"
12.	DINING	11'0" X 11'0"
13.	KITCHEN	13'3" X 11'0"
14.	STORE	6'3" X 4'6"
15.	MAHARAJ KITCHEN	8'0" X 7'3"
16.	WASHYARD	8'0" X 4'9"
17.	TOILET	4'6" X 4'6"
18.	SERVANT ROOM	6'3" X 5'0"



18.00 MT WIDE ROAD

TERRACE FLOOR LAYOUT PLAN

NO.	SPACES	DIMENSIONS
01.	STORE	3'0" X 8'0"
02.	PRIVATE ALLOTTED TERRACE (CARPET)	1500 SQ. FT.



FREEDOM IN EVERY DIRECTION

4 BHK homes

PROJECT BY
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INFRA BUILD


KROMME
— realty for good fortune —

 **SHILAJ**

FACT SHEET

PROJECT BY.	TRIVENI & KROMME GROUP
PROJECT NAME	LUXURIOUS RESIDENTIAL 4 BHK AT SHILAJ
APARTMENT SIZE	TYPE A. 4745 SQ.FT
	TYPE B. 4625 SQ.FT
TOTAL NO. OF UNIT	SINGLE TOWER WITH TOTAL 44 APARTMENT
	2 UNITS PER FLOOR
	FIRST TIME IN SEGMENT – EVERY APARTMENT PERSONAL "SWIM-SPA"
	PERSONAL AIR-CONDITIONAL LIFT FOR EVERY UNIT
	ALL FOUR SIDE INDIVIDUAL PREMISES
AMC/AUDA CHARGES	₹ 750
MAINTENANCE DEPOSIT	₹ 100
RUNNING MAINTENANCE (2 YEARS)	₹ 3
LEGAL CHARGES	₹ 25,000
STAMP DUTY AND GST WILL BE APPLICABLE THAT MAY BE SUBJECT TO CHANGE AS PER GOVERNMENT NORMS WHILE EXECUTING AGREEMENT OF SALE	
NOTE:- THE DETAILS AND NUMBERS MENTIONED IN THIS TABLE ARE FOR ILLUSTRATION PURPOSE ONLY NOT FOR LEGAL USE	

LOCATION ADVANTAGE

ROAD CONNECTIVITY	
1 MIN	SP RING ROAD
1 MIN	SHILAJ CIRCLE
10 MIN	SG HIGHWAY
1 MIN	JAIN DERASAR
EDUCATIONAL INSTITUTES	
1 MIN	ANAND NIKETAN SCHOOL
6 MIN	DPS SCHOOL
5 MIN	ZEBRA SCHOOL
7 MIN	SATTVA VIKAS SCHOOL
HOSPITALS	
15 MIN	KD HOSPITAL
9 MIN	ZYDUS HOSPITAL
7 MIN	CIMS HOSPITAL
1 MIN	HEALTH1 SUPER SPECIALITY HOSPITAL

NEARBY ATTRACTIONS	
5 MIN	TAJ SKYLINE
9 MIN	COURTYARD, AHMEDABAD
8 MIN	SCIENCE CITY
6 MIN	FUN BLAST
4 MIN	SHILAJ LAKE PARK
1 MIN	JAIN DERASAR
NEARBY SUPERMARKET	
1 MIN	BAJRANG SUPER MARKET
3 MIN	OSIA HYPERMARKET
NEARBY BANKS	
4 MIN	HDFC BANK, SHILAJ BRANCH
4 MIN	SBI BANK, SHILAJ BRANCH

AMENITIES

GROUND FLOOR	
1	WATERFALL ENTRANCE
2	AUTOMATED SECURITY BARRIERS
3	VEHICLE FREE ZONE
4	DOUBLE HEIGHT FOYER
5	RECEPTION AREA AND WAITING LOUNGE
6	MULTIPURPOSE HALL WITH KITCHEN AND POWDER ROOM
7	INDOOR LOUNGE SIT-OUT AREA
8	INDOOR GAMES
9	AMPHITHEATRE
10	CHILDREN PLAY AREA
11	SANDPIT ZONE
12	MULTIPURPOSE COURT: BASKETBALL, PICKLEBALL/TENNIS
13	BOX CRICKET
14	GAZEBO SITTING
15	CABANA LOUNGE
16	BIRD FEEDER
17	LANDSCAPE SITE OUT

FIRST FLOOR	
18	GYM, YOGA, AND ZUMBA WITH CHANGING WASHROOMS
19	TODDLER KIDS ZONE
20	MASSAGE ROOM
21	BEAUTY SALON ROOM
22	STEAM AND SAUNA AREA
23	JACUZZI BATH
24	LIBRARY AND CO-WORKING SPACE
25	INDOOR MOVIE THEATRE
26	INDOOR AREA WITH POOL TABLE, TABLE TENNIS
OTHER AMENITIES	
27	BBQ AREA ON SKYDECK
28	SKYDECK VIEWING
29	CAR WASHING AREA
30	24/7 CCTV
PRIVATE AMENITIES	
31	ENDLESS SWIM SPA
32	BIOMETRICS AC ELEVATORS
33	DRIP IRRIGATION FOR PLANTERS

TRIVENI X KROMME
UNITS LIST

FLOOR	TYPE B	TYPE A	FLOOR RISE CHARGES
	4625 Sq.ft.	4745 Sq.ft.	
2	201	202	-
3	301	302	-
4	401	402	-
5	501	502	-
6	601	602	-
7	701	702	-
8	801	802	-
9	901	902	-
10	1001	1002	₹ 40
11	1101	1102	₹ 80
12	1201	1202	₹ 120
13	1301	1302	₹ 160
14	1401	1402	₹ 200
15	1501	1502	₹ 240
16	1601	1602	₹ 280
17	1701	1702	₹ 320
18	1801	1802	₹ 360
19	1901	1902	₹ 400
20	2001	2002	₹ 440
21	2101	2102	₹ 480
22	2201	2202	₹ 520
23 PENTHOUSE	2301	2302	₹ 560

A PROJECT BY

