



ROSEVILLE

EMBRACE THE SCENTS OF LIFE



# Escape The Chaos, Cherish The Serenity!

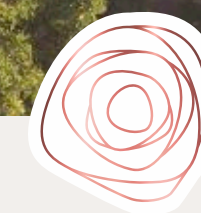
YOUR RETREAT TO REDISCOVER LIFE'S WONDERS

Reconnect with the scents, sights, and sounds of life's wonders,  
all amidst the tranquil beauty of nature at Roseville  
@Kunwar, Sanand



# ROSEVILLE



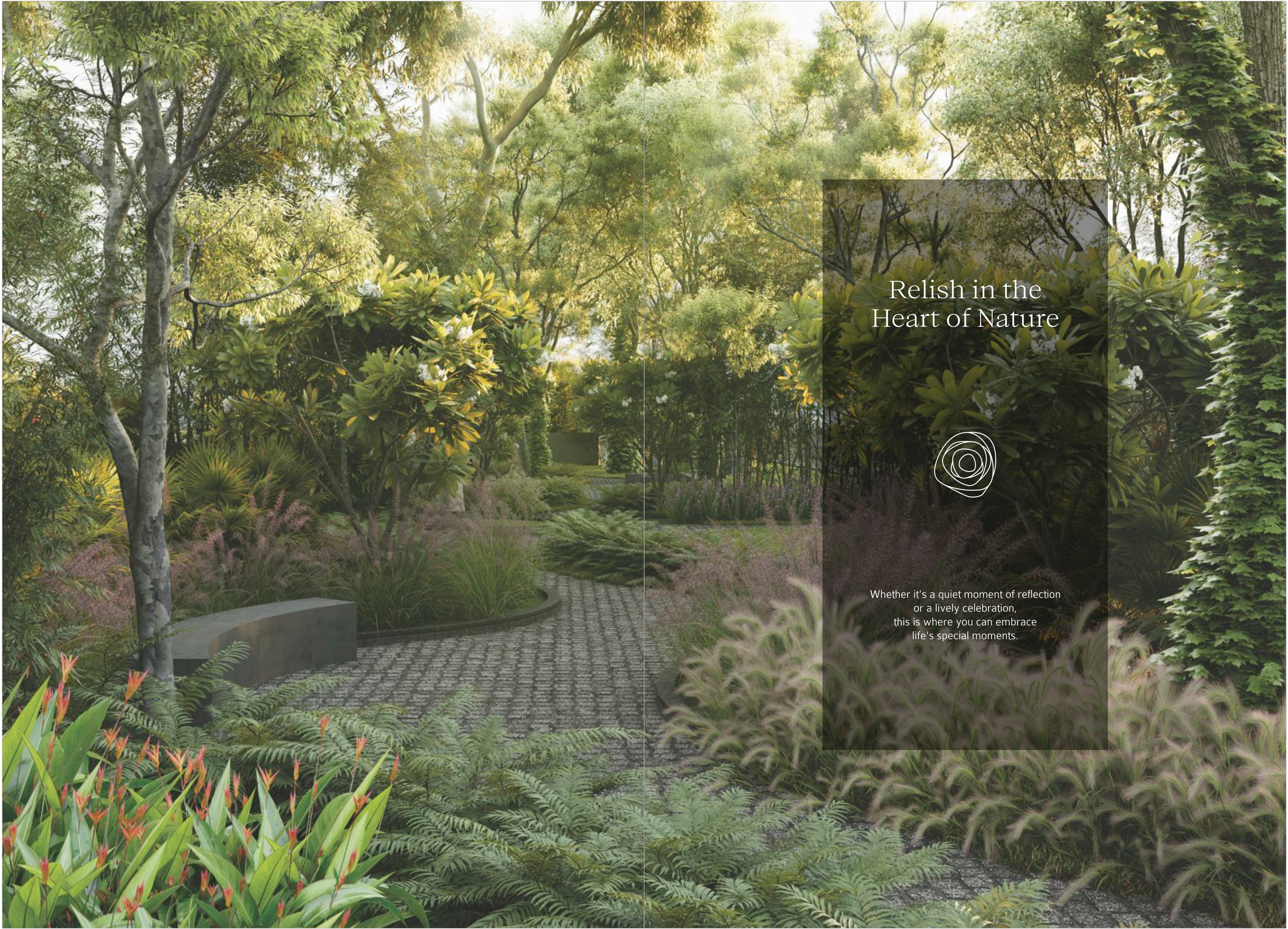


Celebrate Life's Marvels, Amidst Nature!

It's the perfect destination to rejuvenate your spirit and rejoice in the simple,  
yet extraordinary pleasures that life has to offer.

ROSEVILLE



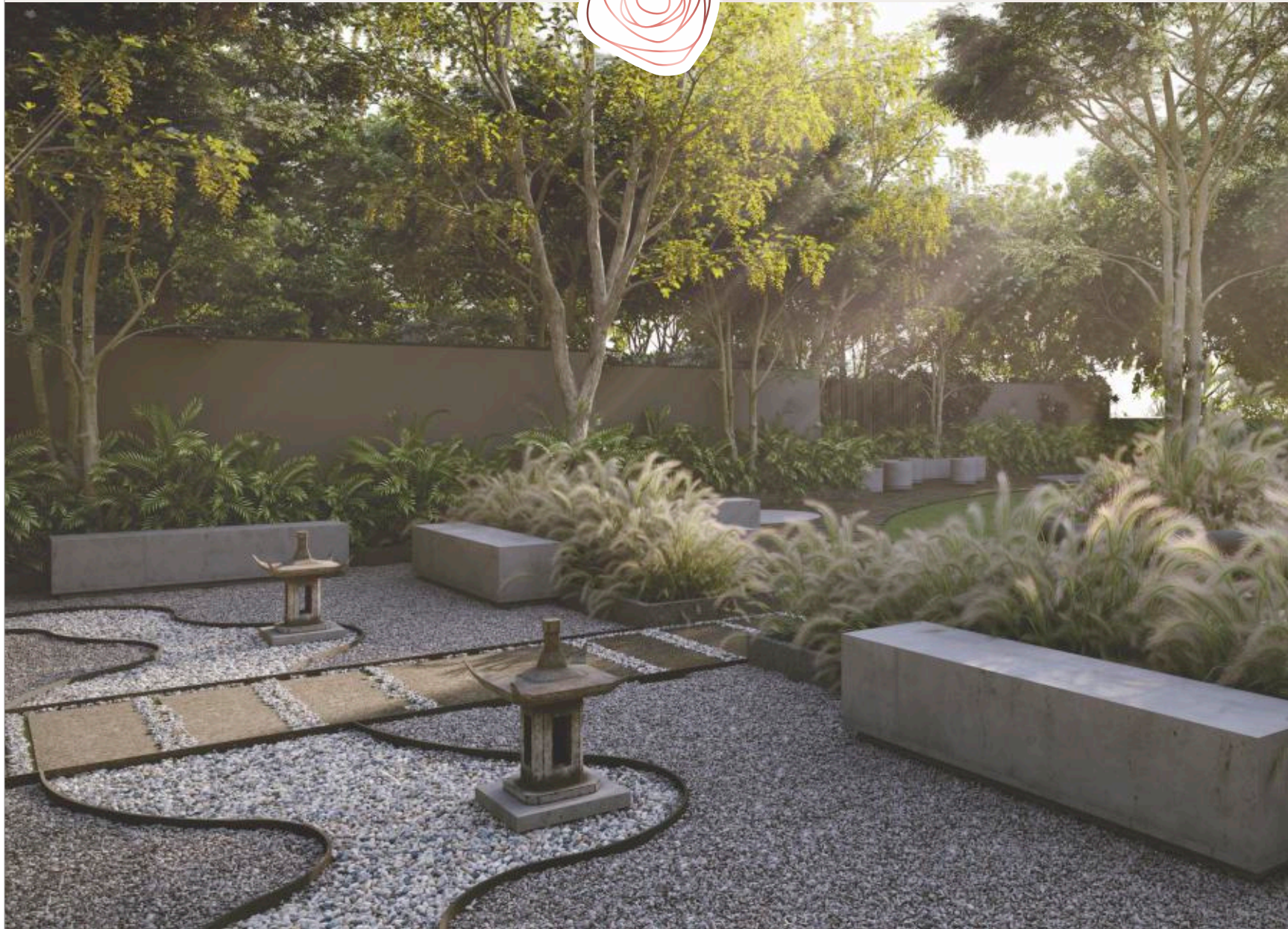


Relish in the  
Heart of Nature



Whether it's a quiet moment of reflection  
or a lively celebration,  
this is where you can embrace  
life's special moments.

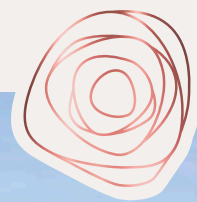






# Your Moments of Bliss by the Lake

Nestled by the tranquil waters of a glistening lake,  
Roseville offers the perfect escape from the hustle and bustle of daily life.







## Wonders Await at the Outdoor Play Area

A place of laughter and joy, where each moment is a new chapter  
in the story of family fun and togetherness.

ROSEVILLE





# Site Layout



Plot No.	Plot Area	Plot No.	Plot Area	Plot No.	Plot Area	Plot No.	Plot Area
1	1931	59	2397	119	1250	175	1250
2	1308	60	2397	120	1250	176	1250
3	1272	61	1440	121	1518	177	1250
4	1232	62	1440	122	1404	178	1250
5	1227	63	1440	122A	1222	179	1250
6	1157	64	1440	122B	1250	180	1573
7	1100	65	2826	123	1250	181	1273
8	1043	66	2497	124	1025	182	1250
9	953	67	1250	124A	1471	183	1250
10	1224	68	1250	125	2032	184	1250
11	2560	69	1250	126	1250	185	1250
12	3070	70	1250	127	1250	186	1250
12A	2497	71	2080	128	1250	187	1250
14	1250	72	2080	129	1250	188	1250
15	1721	73	1250	130	1250	189	1250
16	1646	74	1250	131	2448	190	2497
17	1107	75	1250	132	-	191	2497
18	2211	76	1250	133	1259	192	1250
19	2497	77	1250	134	1250	193	1250
20	1250	78	1250	135	1250	194	1250
21	1250	79	1250	136	1250	195	1250
22	1250	80	1705	137	1250	196	1250
23	1733	81	-	138	1104	197	1250
24	1153	82	-	138A	1104	198	1250
25	870	83	2350	139	2080	199	1250
25A	870	84	1250	140	2083	200	1250
26	856	85	1250	141	2135	201	2452
27	891	86	1250	142	2215	202	2462
28	836	87	1250	143	1738	203	2428
29	1119	88	1250	144	1968	204	2335
30	1136	89	1250	145	1476	205	1674
31	1335	90	1250	146	1806	206	1657
32	1236	91	1250	147	1696	207	1607
33	1250	92	2466	148	1010	208	1553
34	2080	93	1679	149	1010	209	1483
35	2080	94	1250	150	2016	210	1386
36	1250	95	1250	151	2497	211	2269
37	1250	96	1250	152	1250	212	1787
38	1250	97	1250	153	1250	213	1150
39	1250	98	2497	154	1250	214	1162
40	2497	99	2497	155	-	215	1174
41	2445	100	1250	156	-	216	1189
42	1250	101	1250	157	2432	217	1198
43	1250	102	1250	158	2161	218	1201
44	1250	103	2356	159	1851	219	1205
45	1250	104	3031	160	1505	220	1210
46	2080	105	1250	161	1888	221	1211
47	2080	106	1250	162	1250	222	1808
48	1250	107	1250	163	1250	223	2497
49	1250	108	1250	164	1250	224	1250
50	2742	109	1250	165	1250	225	1250
51	2678	110	1250	166	1250	226	2113
51A	2634	111	1250	167	1250	227	1944
51B	2465	112	1854	168	1250	228	1250
52	2396	113	2068	169	1250	229	1250
53	1440	114	1250	170	2497	230	2497
54	1440	115	1250	171	2497	231	2497
55	1440	116	1250	172	1250	232	1250
56	1440	117	1250	173	1250	233	1250
57	1440	118	1250	174	1250	234	1896
58	1440						

SCAN FOR  
VIRTUAL TOUR

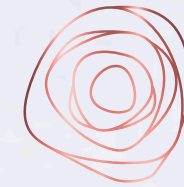


PLOT AREA | SUPER BUILT UP IN SQ. YDS.



# Cherish Memories at a Marvelous Clubhouse

Here life's precious moments are celebrated and  
memories are etched into your heart forever.





# Dive Into The Delight

Immerse yourself in a world of relaxation and joyful moments.  
A place where you can revel in nature and a unique atmosphere that celebrates the goodness of life.



SWIMMING  
POOL



OUTDOOR  
FITNESS ZONE



BOX  
CRICKET PITCH



MULTIPURPOSE  
COURTS



CHILDREN  
PLAY AREA







## Bask in the Beauty of Nature

Take leisurely strolls through our scenic gardens, where each step unveils a new, captivating facet of nature's charm.



WALKING TRAIL  
GARDEN



JOGGING  
TRACK



PET  
PARK



YOGA &  
AEROBICS ROOM





LANDSCAPE  
GARDEN  
WITH SIT OUTS



INDOOR  
MULTIPURPOSE  
HALL



WELL EQUIPPED  
GYMNASIUM



WAITING  
LOUNGE



INDOOR  
GAMES



SECURITY  
SYSTEM



GUEST ROOMS



CAFETERIA



# Escape The Mundane, Find Your Haven

Leave the everyday behind and step into a  
world of elegance, style, and unmatched luxury.





## Savor Life's Special Moments



A space designed to elevate all your experiences,  
where every visit transforms  
ordinary moments into beautiful memories.



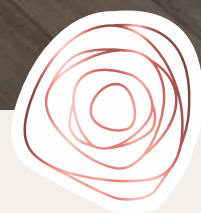
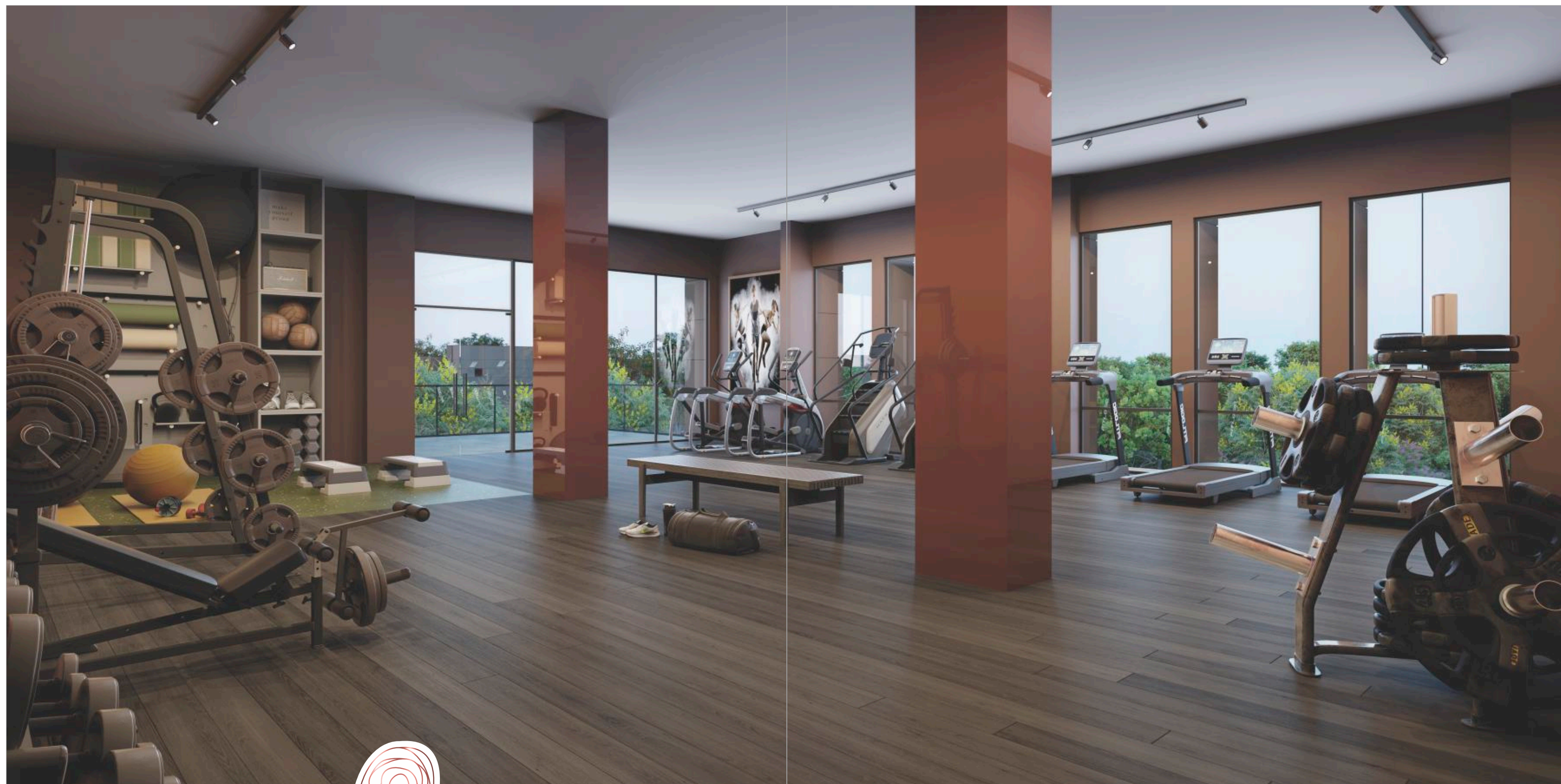


Turn Your  
Special Moments  
Into  
Beautiful  
Memories



Create a memory you'll treasure for a lifetime,  
where your special moments come to  
life in all their splendor.





ROSEVILLE

## Retreat and Rejuvenate

A gym that is more than just a fitness space; it's a holistic retreat for your body and mind.



ROSEVILLE



## A Paradise for the Child in You

A vibrant play area designed to forge friendships, create memories,  
and feel the scents of childhood delight.





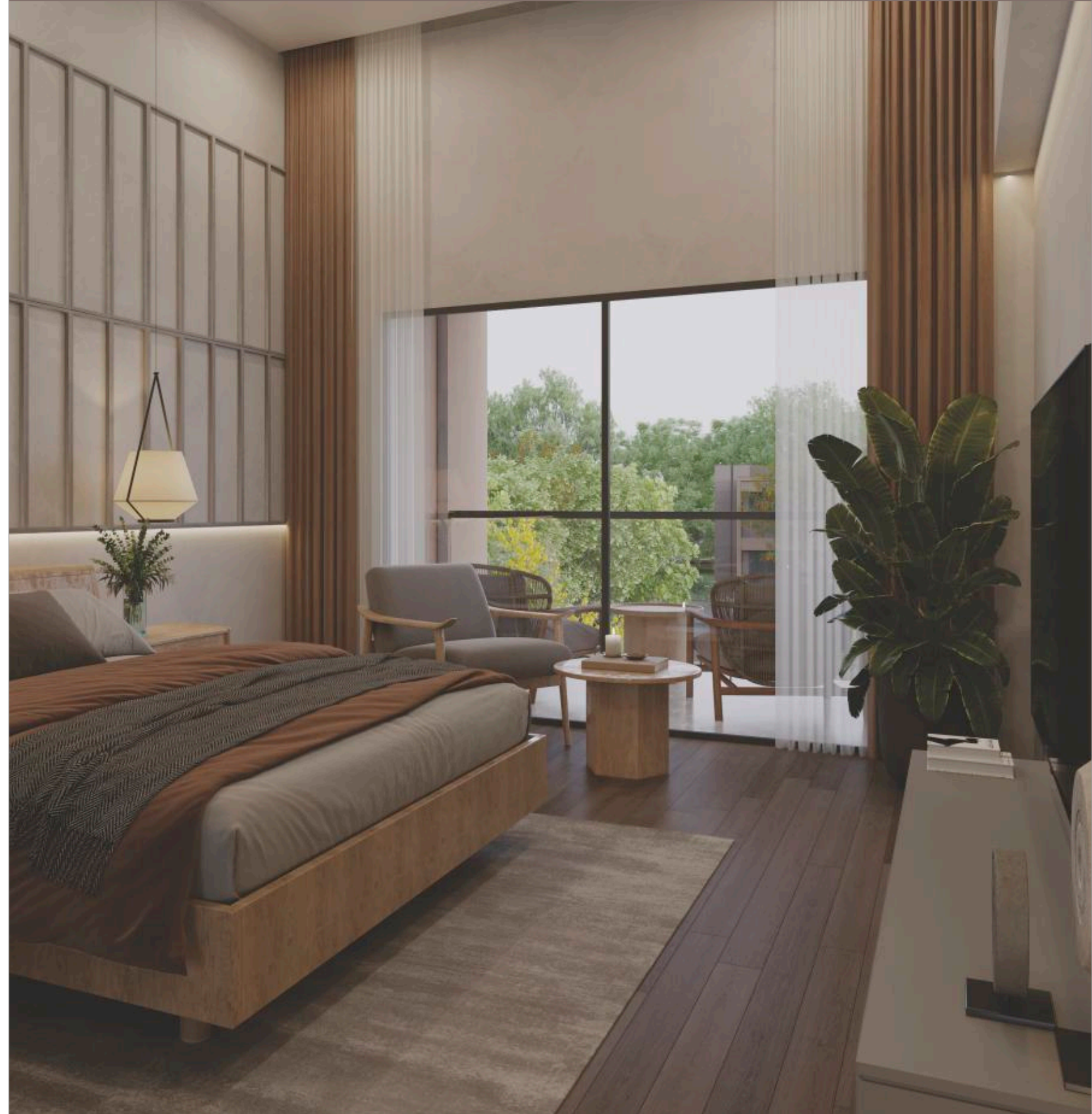
Reawaken  
Your Senses and  
Rejoice The  
Marvels Of Life



A weekend villa that will transform  
your daily routines  
into moments of rejuvenation.







# Unit Plans

## Type A STANDARD

185 SQ.YDS. (S.B.A.)



1	COVERED VERANDAH	6'0" X 5'3"
2	LIVING	18'0" X 16'3"
2A	COVERED VERANDAH	10'0" X 9'0"
3	DINING	10'0" X 11'9"
3A	VERANDAH	7'10½" X 4'10½"
4	KITCHEN	8'0" X 11'9"
4A	KITCHEN-YARD	7'7½" X 4'6"
5	BEDROOM 01	11'0" X 15'3"
5A	TOILET	5'0" X 8'0"
6	BEDROOM 02	11'0" X 15'3"
6A	TOILET	5'0" X 8'0"
7	COMMON TOILET	7'0" X 4'6"





Type B  
LUXURIOUS

255 SQ.YDS. (S.B.A.)

Ground  
Floor Plan

1	COVERED VERANDAH	6'0" X 5'9"
2	LIVING	18'0" X 16'3"
2A	COVERED VERANDAH	12'3" X 10'0"
3	DINING	10'0" X 11'9"
3A	VERANDAH	7'10½" X 5'3"
4	KITCHEN	8'0" X 11'9"
4A	KITCHEN-YARD	7'7½" X 4'10½"
5	BEDROOM 01	11'0" X 15'3"
5A	TOILET	5'0" X 8'0"
6	BEDROOM 02	11'0" X 15'3"
6A	TOILET	5'0" X 8'0"
7	COMMON TOILET	5'0" X 7'0"



30'0" WIDE ROAD



8	BEDROOM 03	11'0" X 15'3"
8A	TOILET	5'0" X 8'0"

First  
Floor Plan





Type C  
LUXURIOUS+DELUXE

315 SQ.YDS. (S.B.A.)





Type C  
LUXURIOUS+DELUXE

315 SQ.YDS. (S.B.A.)

Ground  
Floor Plan

1	COVERED VERANDAH	6'0" X 6'6"
2	LIVING	18'0" X 16'3"
2A	COVERED VERANDAH	12'3" X 10'0"
3	DINING	10'0" X 11'9"
3A	VERANDAH	7'10½" X 5'3"
4	KITCHEN	8'0" X 11'9"
4A	KITCHEN-YARD	7'7½" X 4'10½"
5	BEDROOM 01	11'0" X 15'3"
5A	TOILET	5'0" X 8'0"
6	BEDROOM 02	11'0" X 15'3"
6A	TOILET	5'0" X 8'0"
7	COMMON TOILET	5'0" X 7'0"



30'0" WIDE ROAD



8	LOUNGE	18'0" X 17'9"
8A	JUICE BAR	7'7½" X 5'7½"
8B	TV ROOM	11'9" X 15'3"
8C	TOILET	5'0" X 8'0"

First  
Floor Plan





Type D  
SUPER LUXURIOUS

375 SQ.YDS. (S.B.A.)





Type D  
SUPER LUXURIOUS

375 SQ.YDS. (S.B.A.)

Ground  
Floor Plan

1	COVERED VERANDAH	7'9" X 7'0"
2	LIVING	18'0" X 19'3"
2A	COVERED VERANDAH	19'6" X 10'0"
3	DINING	10'0" X 12'9"
3A	COVERED VERANDAH	9'7½" X 5'3"
4	KITCHEN	8'0" X 12'9"
4A	KITCHEN-YARD	7'7½" X 4'10½"
5	BEDROOM 01	11'0" X 15'3"
5A	TOILET 01	5'0" X 8'0"
6	BEDROOM 02	11'0" X 15'3"
6A	TOILET 02	5'0" X 8'0"
7	COMMON TOILET	5'0" X 7'0"

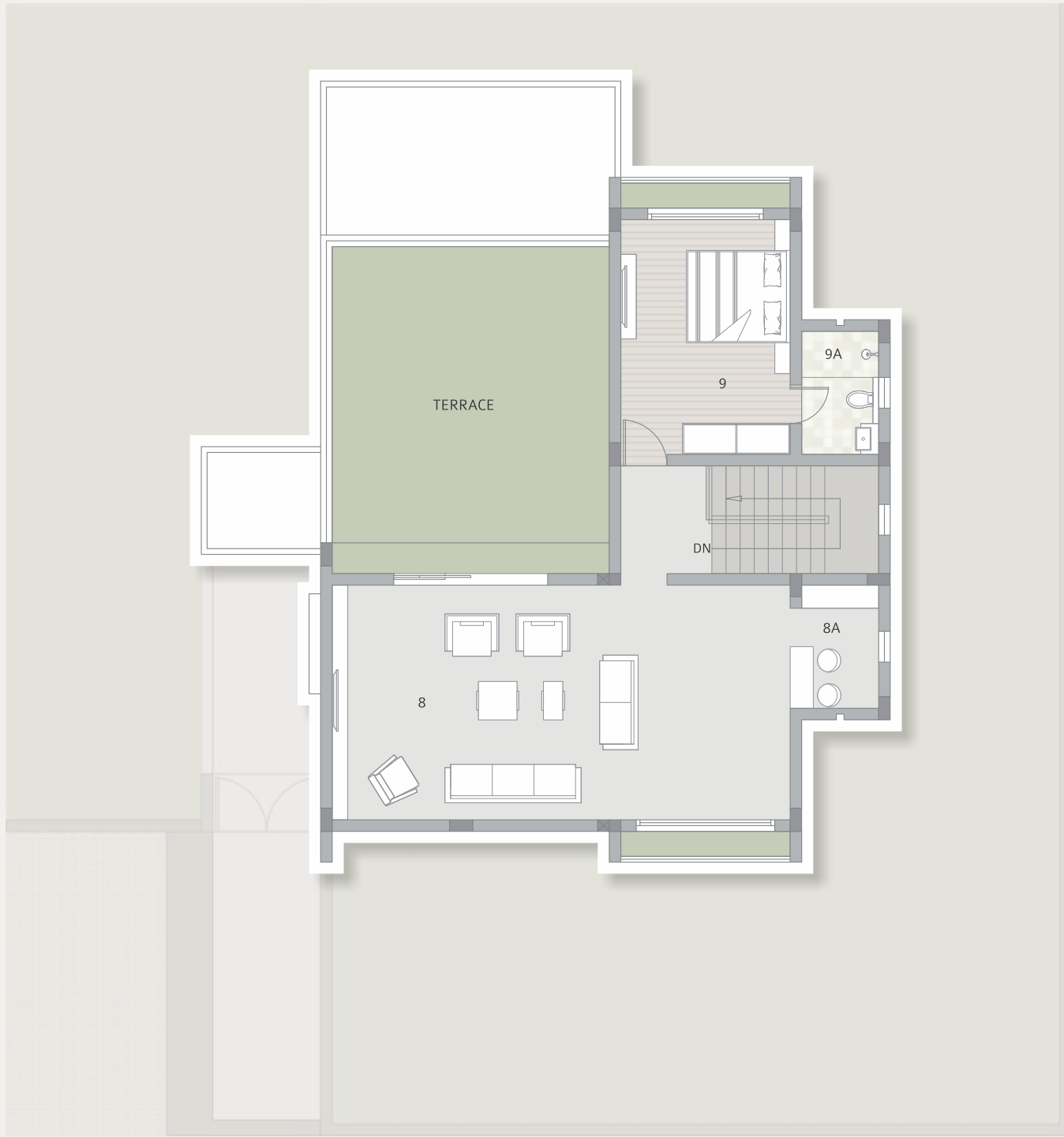


30'0" WIDE ROAD



8	LOUNGE	29'9" X 15'3"
8A	JUICE BAR	5'9" X 8'0"
9	BEDROOM	11'0" X 15'3"
9A	TOILET	5'0" X 8'0"

First  
Floor Plan





Specifications

FLOORING	<div><div></div>GLAZED VITRIFIED TILES IN ALL BEDROOMS</div> <div><div></div>GLAZED VITRIFIED TILES IN LIVING AND DINING ROOM</div> <div><div></div>GRANITE IN STAIRS &amp; VERANDAH</div> <div><div></div>GRANITE IN ENTRY AREA</div> <div><div></div>PAVERS/STONE/KOTA IN PARKING AREA</div>
WINDOW	<div><div></div>SLIDING ALUMINIUM SECTION WINDOW</div>
DOOR	<div><div></div>MAIN DOOR - WOODEN FLUSH DOOR WITH ONE SIDE POLISHED LAMINATED AND WOODEN FRAME</div> <div><div></div>INTERNAL DOORS - FLUSH DOOR/PANELED DOOR WITH OIL PAINT</div>
KITCHEN	<div><div></div>GRANITE PLATFORM WITH DADO OF GLAZED VITRIFIED TILES</div> <div><div></div>STAINLESS STEEL SINK</div> <div><div></div>GLAZED VITRIFIED TILES IN FLOOR</div> <div><div></div>GLAZED VITRIFIED TILES IN WASH YARD</div>
INTERIOR PLASTER	<div><div></div>SINGLE COAT MALA</div>
FINISH INSIDE	<div><div></div>PUTTY FINISH</div>
FINISH OUTSIDE	<div><div></div>ACRYLIC PAINT / TEXTURE</div>
SANITARY WARE	<div><div></div>WALL HUNG WATER CLOSET</div> <div><div></div>WALL HUNG BASIN</div>
TOILET FITTINGS	<div><div></div>CHROME PLATED FITTINGS</div>
TOILET - FLOORING / DEDO	<div><div></div>GLAZED VITRIFIED TILES UPTO LINTEL LEVEL</div> <div><div></div>GLAZED VITRIFIED TILES IN FLOORING</div>
ELECTRIC SWITCHES	<div><div></div>ISI MODULAR SWITCHES</div>
ELECTRIC WIRES	<div><div></div>ISI WIRES</div>
MCB / ELCB	<div><div></div>ISI MAKE</div>



DISCLAIMER :

The brochure is for the easy presentation of the project. It should not be considered as a part of the legal documents. For further information regarding the Project the member / customer is requested to check the details at the Developer's office before going ahead with the booking.

The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and not form a part of the standard product on sale. The furniture layout plan shown in the brochure is only suggestive and subject to change as per site conditions and as per the instructions of the Project Architect.

The Developer reserves the right to make changes in the Project, its amenities and specifications as may be suggested by the Project Architect or the Structure Consultant and any such changes made shall be binding on the members / customers of the project.

The Developer reserves the right to make minor on-site changes during the course of construction and such changes shall be binding on all the members / customers of the project.

The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number.

The images (interior and exterior views) in the brochure are computer stimulated graphics for representational purpose and are subject to errors and omissions. The images used may be stock images or image based on the architectural plans of the Project. They shall not be construed as actual depictions of the Project.

The north direction shown in the brochure is approximate and can be erroneous. The member / customer is expected to verify the same personally before going ahead with the booking.

The key plan in the brochure is not to scale and does not depict the exact location of the Project or the connecting road network or other abutting structures or landmarks. It is only for representation purpose and gives a rough idea about the approximate location of the Project. The member / customer is requested to visit the project site and check the physical location of the project and its surrounding before going ahead with the booking.

The Developer



1971-80 Vision

Building The Foundation

The inception of a vision led by passion and determination, set in stone by the Late Mr Rampurshottam Goyal

Leaping Beyond Conventions

A courageous leap to explore beyond norms and create pillars which transform skylines

1991-2000 Consistency

Cementing A Legacy

With consistency and determination, we created long-lasting bonds on the foundation of trust, quality and commitment

1981-90 Innovation

Standing The Test Of Time

Forging the spirit of unwithered passion led us to unearth the strength for exponential growth. Launched Goyal & Co. In Bangalore and Mumbai

2001-10 Strength

2011-20 Evolution

Embracing Evolution

With changing times, we are blending the essence of luxury and comfort with modern day community living and leaping beyond the known realm of real estate

The Passage Of Growth

Celebrating 50 years of creating landmarks. Adapting and evolving, we are embracing a new design sensibility and building the future of modern infrastructure

2021-∞ Amplification

Testament of Legacy

250+

Projects Delivered

85+

Properties On Lease

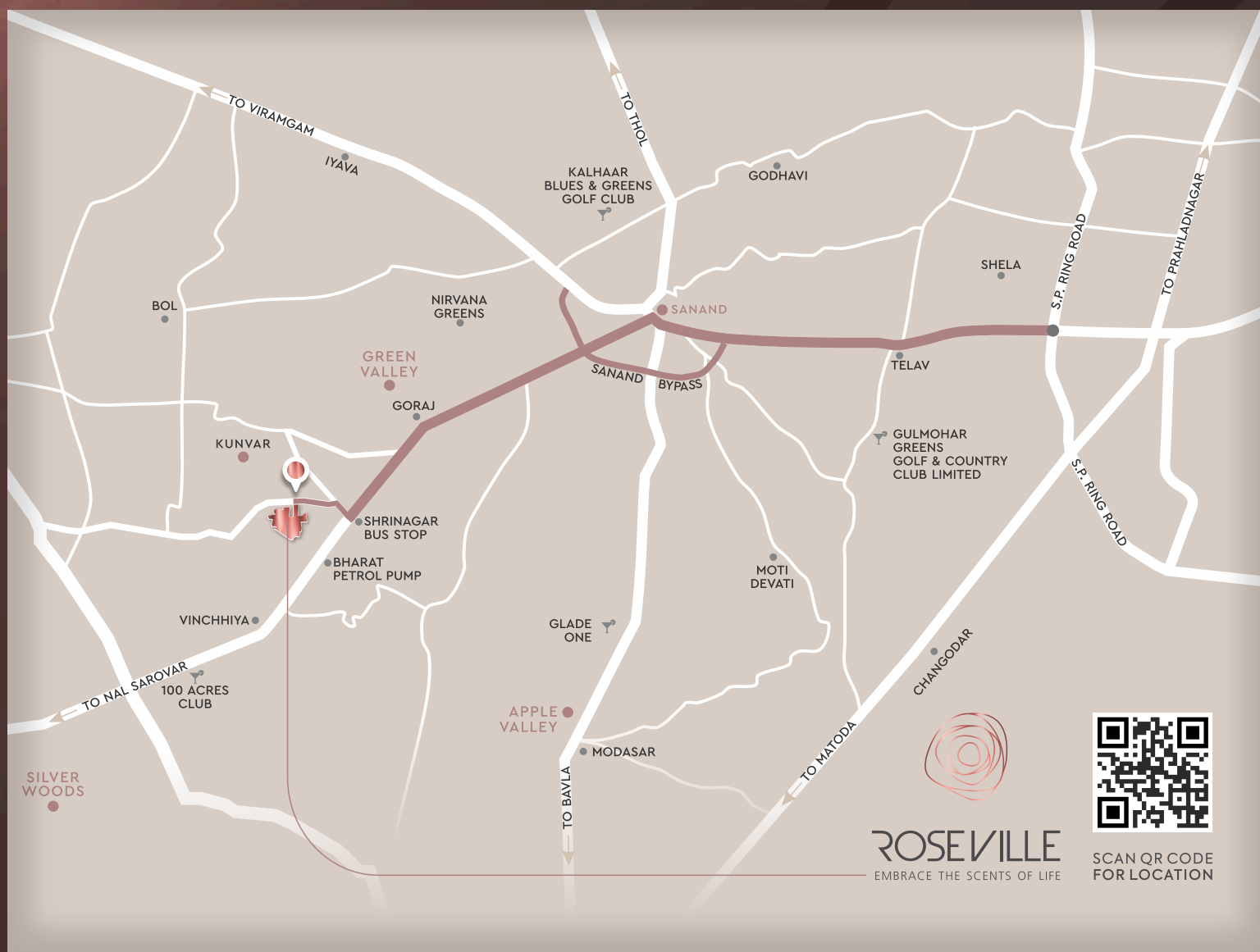
2.5 Million+

Sq. Ft. Commercial Spaces On Lease

20 Million+

Sq. Ft. Under Development





**Goyal & Co.** creating landmarks since 1971

AHMEDABAD . BANGALORE . MUMBAI

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ADS Architects

STRUCTURE CONSULTANT:  
P Cube

LANDSCAPE ARCHITECT:  
Studio Two Plus Two