



With a more than 75 year old history and heritage committed to elegance, exclusivity and flawless craftsmanship in Jewellery business. Now Damodardas Group is diversifying to carry on the legacy into the real estate scenario, Developed for contemporary living, The Palace is a fast-growing township with all modern amenities. Give your standard of living an upgrade .

YOUR HOME DEFINES YOUR LIFESTYLE



3, 4 & 5 BHK PREMIUM BUNGALOWS

THE
PALACE

THE
PALACE

FEEL SAFE,
SECURE &
RESPECTED AT
THE PALACE

THE
PALACE

Welcome to The Palace and benefit from a thriving and rapidly-growing community that promises avenues for relaxation and enjoyment without compromising on safety. Nestled amongst the greens this calm neighborhood promises the indulgences of the modern lifestyle balanced with the serenity of the nature.



REJOICE,
REINVIGORATE
& RELAX AT
THE CLUB HOUSE



The modern club house at The Palace is designed to blend in great entertainment and relaxation facilities into the modern living. Spread over an area of approximately 36,000 sq. ft., the clubhouse gives residents a chance to discover their passions, relax or entertain themselves with its facilities. The clubhouse has a dedicated library, aerobics room, meditation center, children play area, video game room, spa, terrace garden, discotheque, mini theater, gym, swimming pool, etc. to help residents enjoy every day of their life.

INDULGE INTO THE
GRAND PALATIAL
AMBIENCE OF THE
DOUBLE HEIGHT
CLUB ENTRANCE



The Palace promises a healthy living environment with more than 30,000 sq. ft. of open green spaces, dedicated courts/facilities for tennis, basketball, cricket, etc. and a well-equipped gym. Everything is created to promise the gift of good health and fitness- a hard-to-achieve virtue in modern urban societies.





WITHDRAW
INTO YOUR
DREAM WORLD
IN REALITY & ENJOY
EVERY MOMENT



A DREAM PLACE
FOR HANGING OUT
& FAMILY
GET-TOGETHERS



An aerial view of a modern residential complex. The scene features a large, paved courtyard with a basketball court in the center, a swimming pool at the bottom, and a playground with yellow slides on the right. The buildings are multi-story, with a mix of white and beige facades and red brick accents. The area is landscaped with green lawns, palm trees, and other tropical plants. A few cars are parked in the courtyard. The overall atmosphere is bright and sunny, suggesting a high-quality living environment.

ENDOW
YOUR FAMILY
WITH THE GIFT OF
HEALTH & CLEAN
ENVIRONMENT





ROYALE

TYPE D

5 BHK PREMIUM BUNGALOWS

UNITS - 21





GRANDE

TYPE E

5 BHK PREMIUM BUNGALOWS

UNITS - 105



CLASSIC

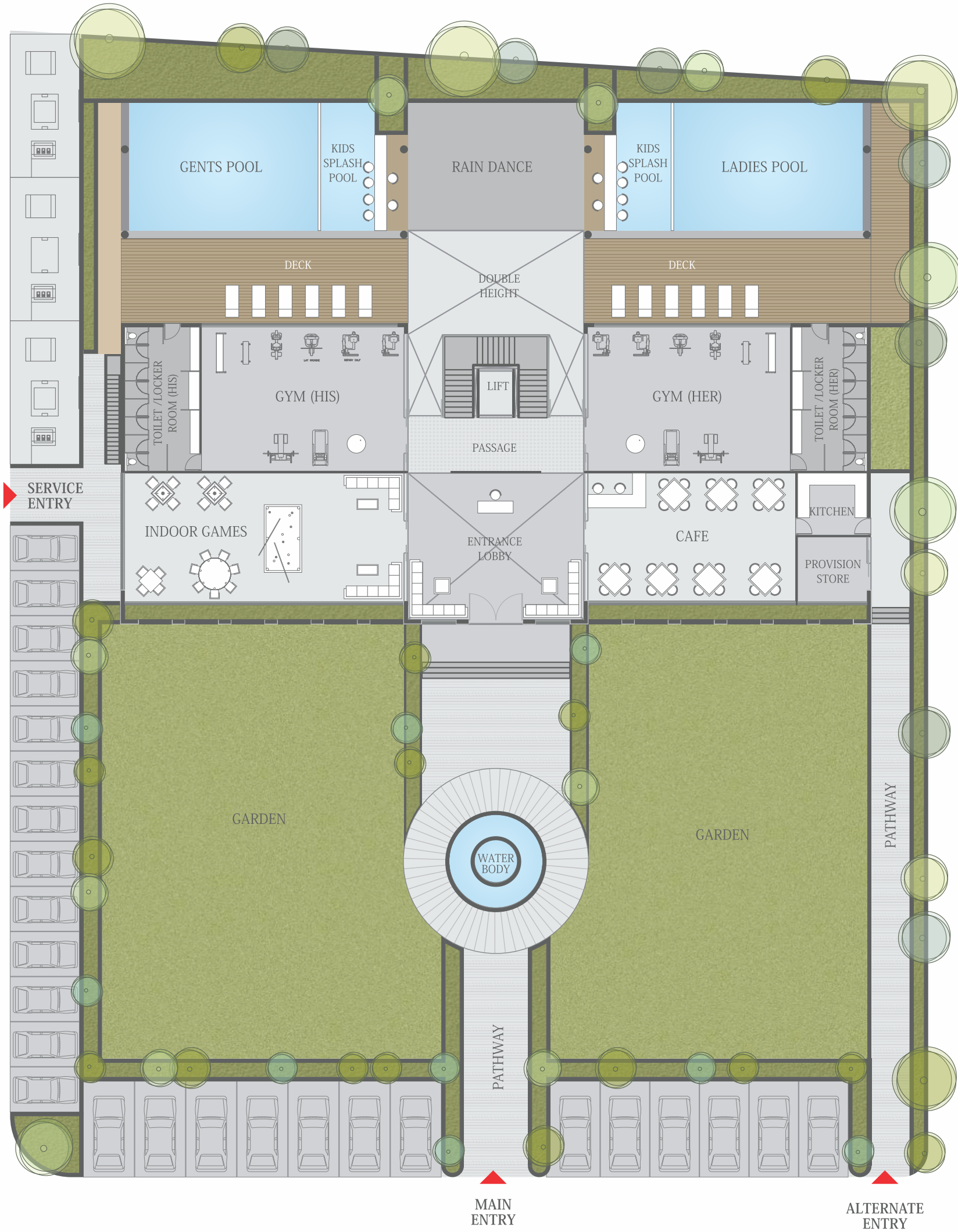
TYPE A & B

4 BHK PREMIUM BUNGALOWS

UNITS : TYPE A - 88 & TYPE B - 56







GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



KEY PLAN

FROM THE ARCHITECT'S DESK

As an Architect we (Shourya and Dexter) always take on a project with utmost responsibility to create an environment most apt for the user. A lot of research and study goes into understanding the requirement. Eastern Vadodara was yet to experience a bold change in development and so we derived a strong statement for this part of the city. Initially conceived as a simple rectangular facade, the design evolved through a series of manipulations and interventions to create the more sculptural facade of the building. We have attempted to convey the grand, palatial feel through our designs keeping in mind every functional aspect of the houses. Bold elements have been restructured by providing cut-outs to signify the entrance and openings. We hope this Uneven product too provides smiles of contentment to the dwellers.

www.uneven.in

Architect:
UNEVEN

Structural Consultant:
ASHOK SHAH & ASSOCIATES

3D Renderings:
PARAM INTERACTIVE

Electrical Consultant:
ORIENTAL

Plumbing Consultant:
KRUPALU



SPECIFICATIONS

SPECIFICATION	PALACE LUXURIA (TYPE A)	PALACE CLASSIC (TYPE B)	PALACE EXOTICA (TYPE C)	PALACE ROYALE (TYPE D)	PALACE GRANDE (TYPE E)
	UNITS - 88 (Unit No. 1 to 88)	UNITS - 56 (Unit No. 123 to 178)	UNITS - 10 (Unit No. 179 to 188)	UNITS - 21 (Unit No. 89 to 109)	UNITS - 105 (Unit No. 189 to 293)
Structure	Earthquake resistant composite structure	Earthquake resistant composite structure	Earthquake resistant composite structure	Earthquake resistant composite structure	Earthquake resistant composite structure
Flooring	Premium vitrified tiles flooring	Premium vitrified tiles flooring	Premium vitrified tiles flooring	Premium vitrified tiles flooring	Premium vitrified tiles flooring
Wall Finishes	Inside plaster, putty work, primer with paint Exterior double coat plaster with decorative paint and texture design	Inside plaster, putty work, primer with paint Exterior double coat plaster with decorative paint and texture design	Inside plaster, putty work, primer with paint Exterior double coat plaster with decorative paint and texture design	Inside plaster with putty work Exterior double coat plaster with decorative paint and texture design, exposed brick work	Inside plaster with putty work Exterior double coat plaster with decorative paint and texture design, exposed brick work
Windows	Aluminium powder coated with glass	Aluminium powder coated with glass	Aluminium powder coated with glass	Aluminium anodised finish window with mosquito shutter and glass	Aluminium anodised finish window with mosquito shutter and glass
Doors	Decorative laminated flush doors	Decorative laminated flush doors	Decorative laminated flush doors	Decorative texture finish laminated flush doors	Decorative texture finish laminated flush doors
Sanitary fittings	Premium designer bathrooms with branded bath fittings	Premium designer bathrooms with branded bath fittings	Premium designer bathrooms with branded bath fittings	Premium designer bathrooms with branded bath fittings	Premium designer bathrooms with branded bath fittings
Kitchen	Granite platform with sink, glazed tiles upto lintel level	Granite platform with sink, glazed tiles upto lintel level	Granite platform with sink, glazed tiles upto lintel level	Granite platform with sink, glazed tiles upto lintel level	Granite platform with sink, glazed tiles upto lintel level
Staircase	Furnished with natural stone/ vitrified tiles & decorative railing	Furnished with natural stone/ vitrified tiles & decorative railing	Furnished with natural stone/ vitrified tiles & decorative railing	Furnished with natural stone/ vitrified tiles & decorative railing	Furnished with natural stone/ vitrified tiles & decorative railing
Electrical installation	Concealed electrical wiring in conduits Premium modular switches Provision for air-conditioning in all bedrooms	Concealed electrical wiring in conduits Premium modular switches Provision for air-conditioning in all bedrooms	Concealed electrical wiring in conduits Premium modular switches Provision for air-conditioning in all bedrooms	Concealed electrical wiring in conduits Premium modular switches Provision for air-conditioning in all bedrooms	Concealed electrical wiring in conduits Premium modular switches Provision for air-conditioning in all bedrooms
Terrace	Open terrace finished with china mosaic flooring Splash pool and landscaped (optional)	Open terrace finished with china mosaic flooring Splash pool and landscaped (optional)	Open terrace finished with china mosaic flooring Splash pool and landscaped (optional)	Open terrace finished with china mosaic flooring Splash pool and Decorative deck (optional)	Open terrace finished with china mosaic flooring NA
Others	Trimix concrete & paver block internal road with ample street lights Compound wall as per architect's design with electric wire fencing Impressive society main entrance gate with security cabin CCTV (IP Surveillance): common amenities, club house, main entrance, strategic locations Wifi @ club house Standard lift for bungalow (optional) Car parking area for each bungalow Video door phone for each unit Under ground & over head water tank for each unit	Trimix concrete & paver block internal road with ample street lights Compound wall as per architect's design with electric wire fencing Impressive society main entrance gate with security cabin CCTV (IP Surveillance): common amenities, club house, main entrance, strategic locations Wifi @ club house Standard lift for bungalow (optional) Carparking area for each bungalow Video door phone for each unit Under ground & over head water tank for each unit	Trimix concrete & paver block internal road with ample street lights Compound wall as per architect's design with electric wire fencing Impressive society main entrance gate with security cabin CCTV (IP Surveillance): common amenities, club house, main entrance, strategic locations Wifi @ club house NA Carparking area for each bungalow Video door phone for each unit Under ground & over head water tank for each unit	Trimix concrete & paver block internal road with ample street lights Compound wall as per architect's design with electric wire fencing Impressive society main entrance gate with security cabin CCTV (IP Surveillance): common amenities, club house, main entrance, strategic locations Wifi @ club house Standard lift for bungalow (optional) Carparking area for each bungalow Video door phone for each unit Under ground & over head water tank for each unit	Trimix concrete & paver block internal road with ample street lights Compound wall as per architect's design with electric wire fencing Impressive society main entrance gate with security cabin CCTV (IP Surveillance): common amenities, club house, main entrance, strategic locations Wifi @ club house NA Carparking area for each bungalow Video door phone for each unit Under ground & over head water tank for each unit

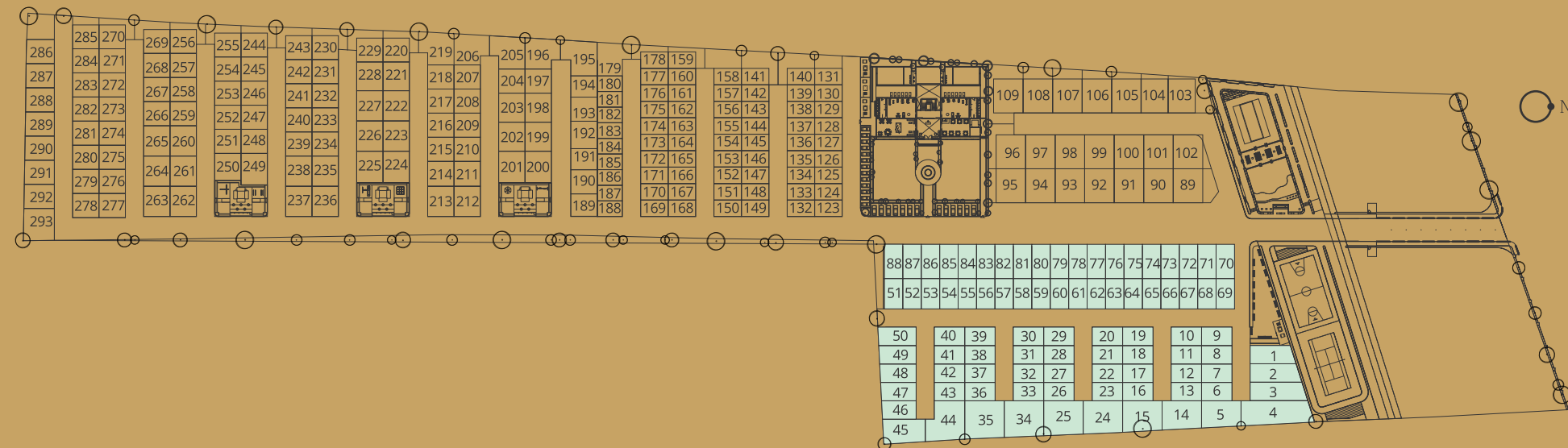
NOTE

- Additional civil work except given plan will not be provided by the Developer.
- The developer reserves the rights to change or revise or make any modifications, additions, omissions or alteration in the scheme as a whole or any part there of or any details therein, at their sole discretion without any prior notice. Such changes would be binding to all the members.
- This brochure is just for an easy presentation of the project and should not be treated as a legal document.
- All the dimensions given are approximate & unfinished.
- The language of all documents will be in English only and will not be provided in any other languages.
- Good environment is the main feature of society and every member has to maintain it strictly.
- Possession will be given after one month from the settlement of all accounts.
- Document charges, stamp duty, service tax, MGVCL & common maintenance charges will be extra.
- Any new central or state government taxes, if applicable shall have to be borne by the clients.
- Extra work shall be executed after making full payment.
- Developer will not be responsible in case of delay in water supply, lights, drainage work by authority.
- Refund in case of cancellation will be made within 60 days from the date of booking of same unit by a new client.
- Administrative expense of ₹1,25,000/- (taxes extra) and the amount of extra work (if any) will be deducted from refund amount.
- Continuous default payment will lead to cancellation.
- Subject to Vadodara Jurisdiction.



UNIT PLANS

TYPE A
 UNITS 01 to 88
 UNITS - 88



LUXURIA

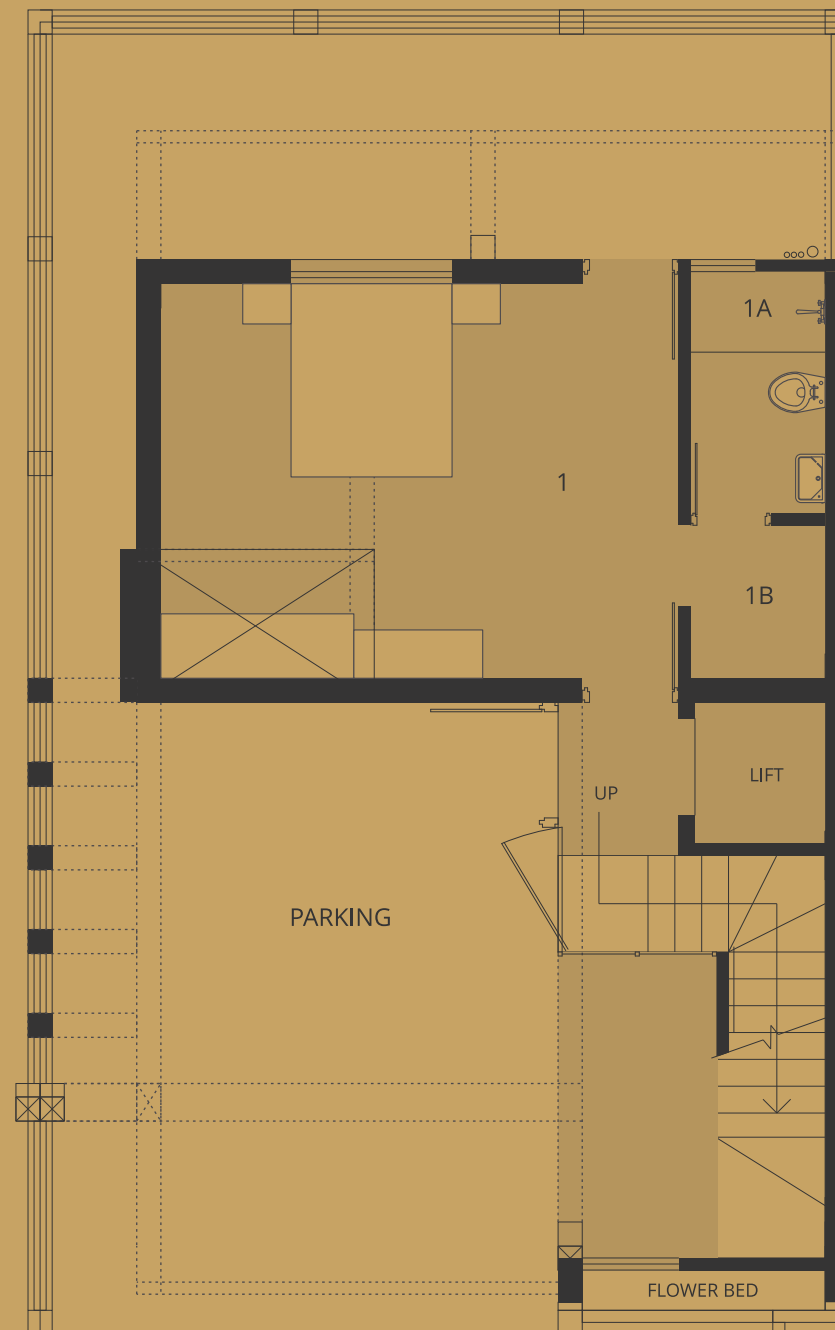
4 BHK

PLOT AREA: 1013 TO 2975 SQ.FT.
 CARPET AREA: 1683.29 SQ.FT.
 BALCONY AREA: 53.58 SQ.FT.
 VERANDAH/CAR PARKING AREA: 249.84 SQ.FT.
 TERRACE AREA: 573.07 SQ.FT.

TYPE A 

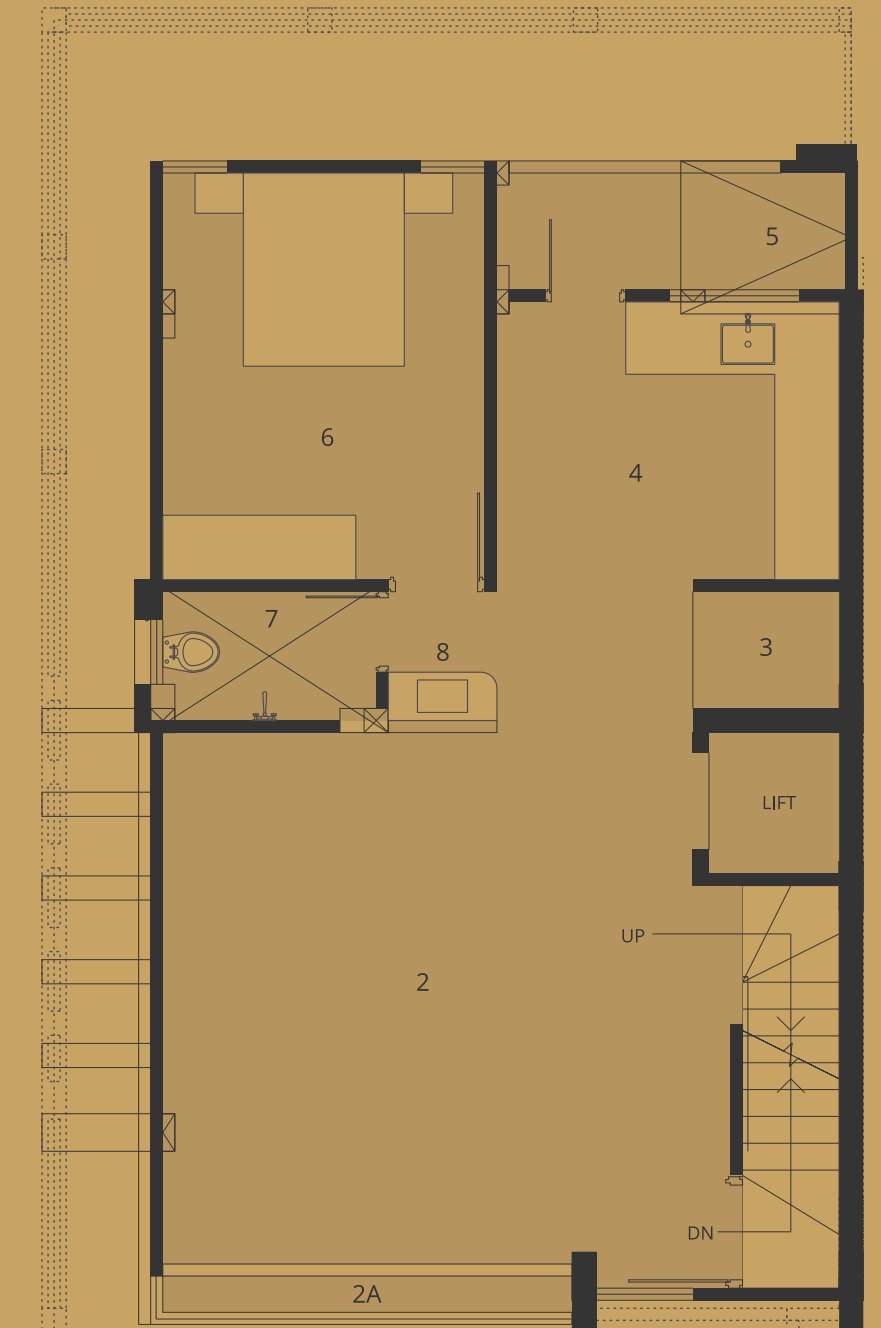
TYPICAL
GROUND FLOOR PLAN

1	BED ROOM -1	16'-1" X 12'-3"
1A	TOILET -1	4'-2" X 7'-6"
1B	DRESSING	4'-2" X 5'-0"



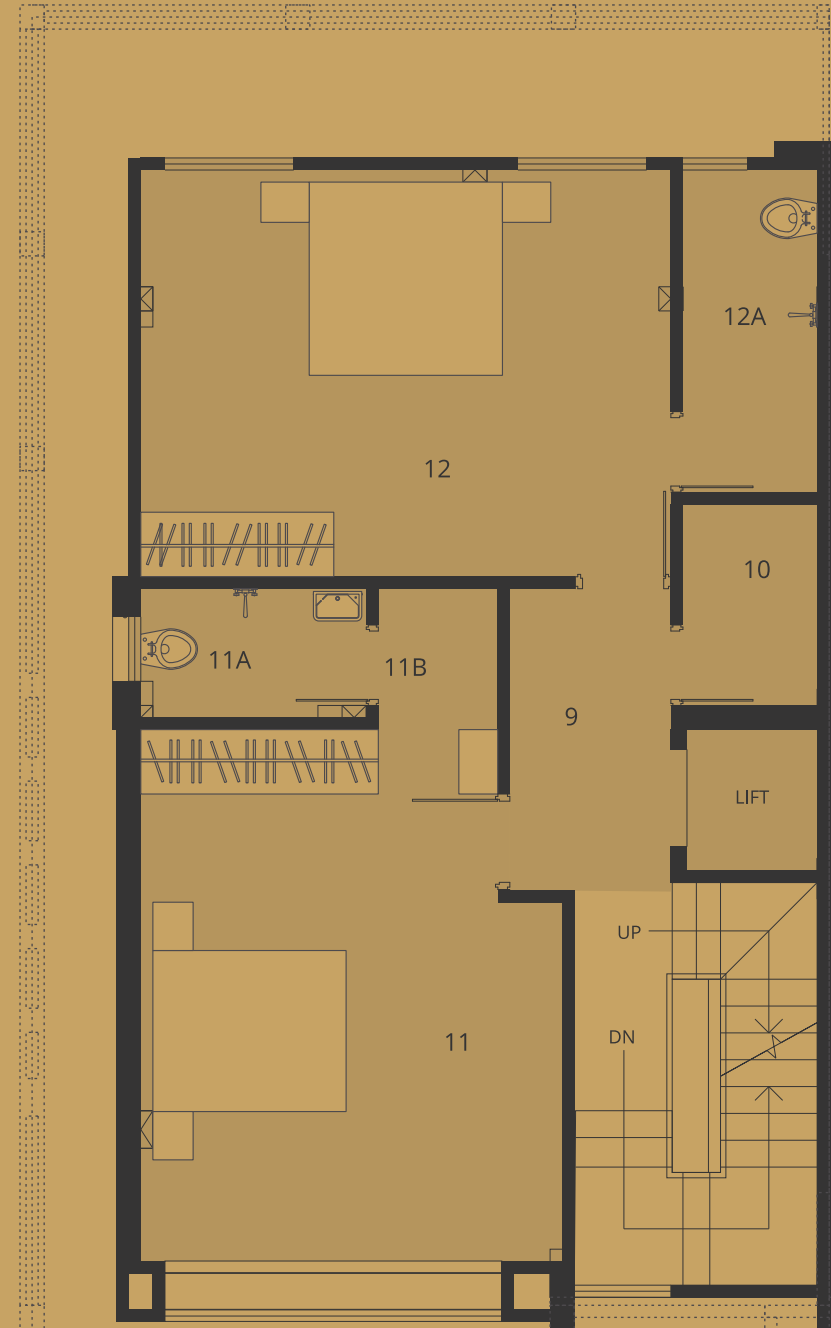
TYPICAL
FIRST FLOOR PLAN

2	LIVING ROOM	17'-6" X 16'-6"
2A	BALCONY	10'-0" X 1'-6"
3	POOJA	4'-6" X 3'-9"
4	KITCHEN	10'-7" X 8'-6"
5	WASHING	10'-7" X 4'-0"
6	BED ROOM -2	10'-0" X 12'-6"
7	TOILET -2	6'-7" X 4'-0"
8	LOW WALL	UP TO 3'-6"



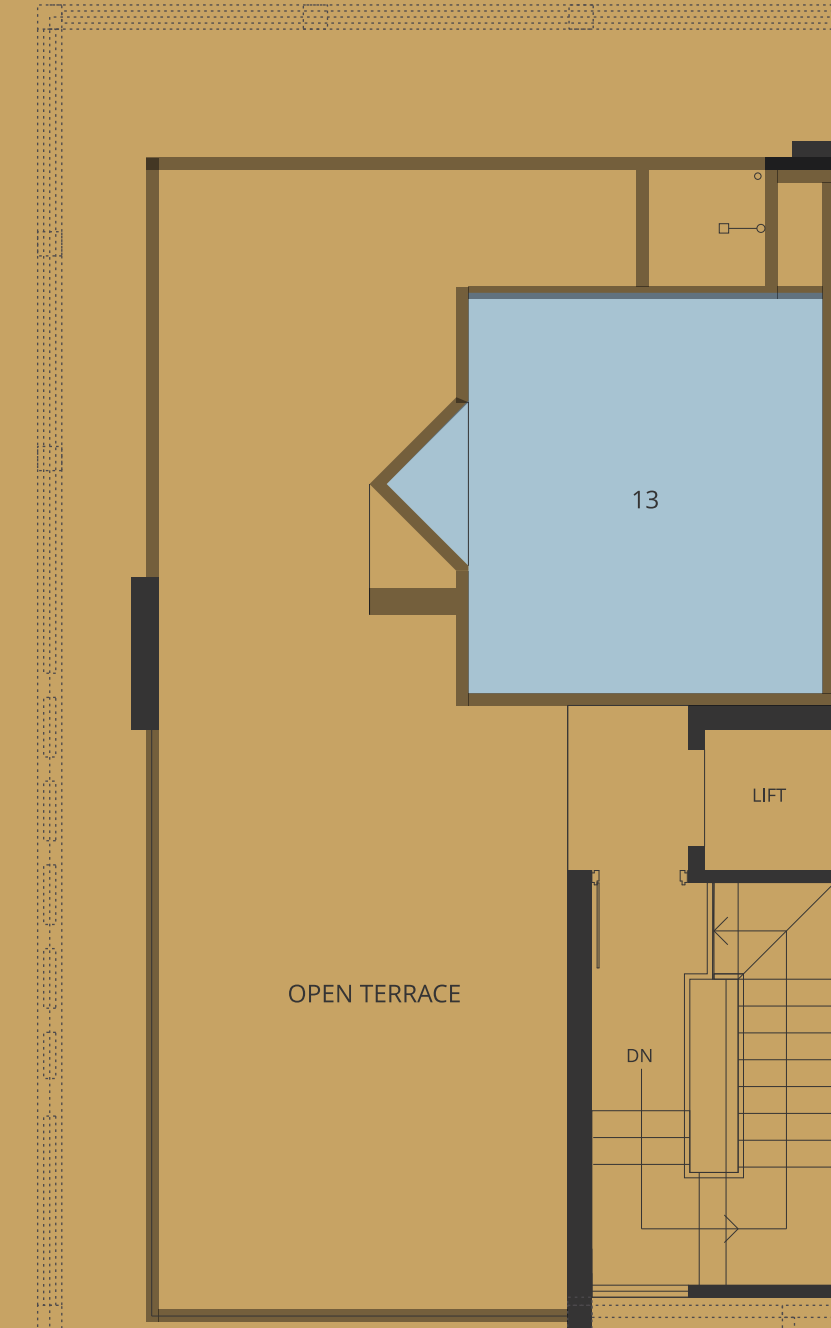
TYPICAL
SECOND FLOOR PLAN

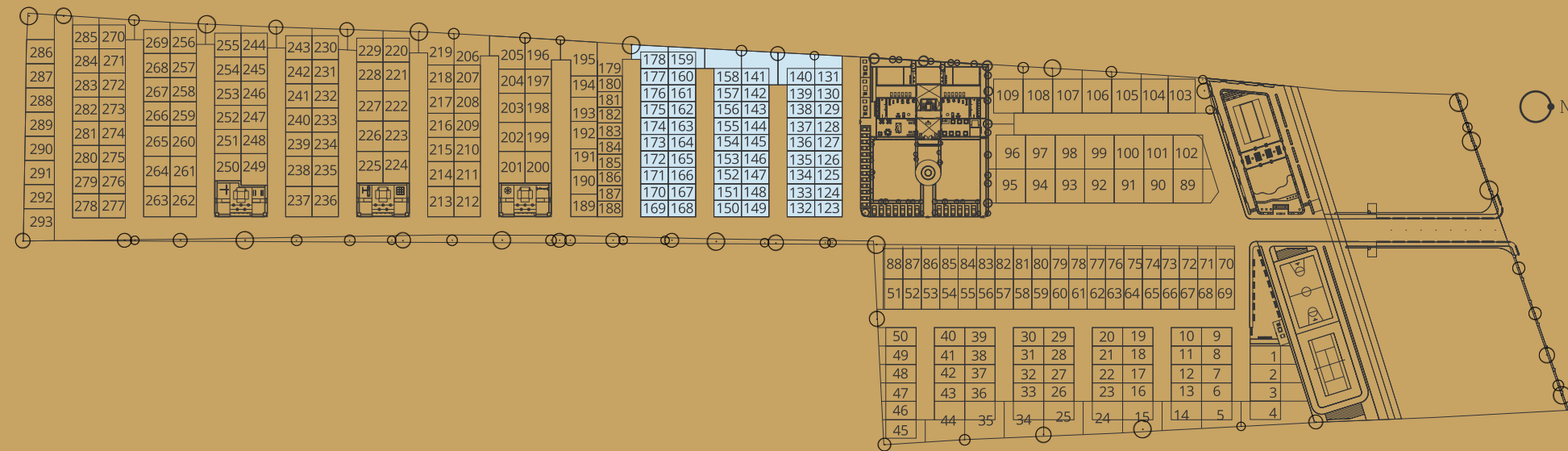
9	LOBBY	5'-0" X 8'-9"
10	STORE	4'-2" X 6'-3"
11	BED ROOM -3	13'-1" X 16'-6"
11A	TOILET -3	7'-0" X 4'-0"
11B	DRESSING	3'-9" X 4'-0"
12	BED ROOM -4	16'-6" X 12'-6"
12A	TOILET -4	4'-2" X 10'-0"



TYPICAL
TERRACE PLAN

13	SPLASH POOL	11'-0" X 12'-3"
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TYPE **B**
 UNITS 123 to 178
 UNITS - 56

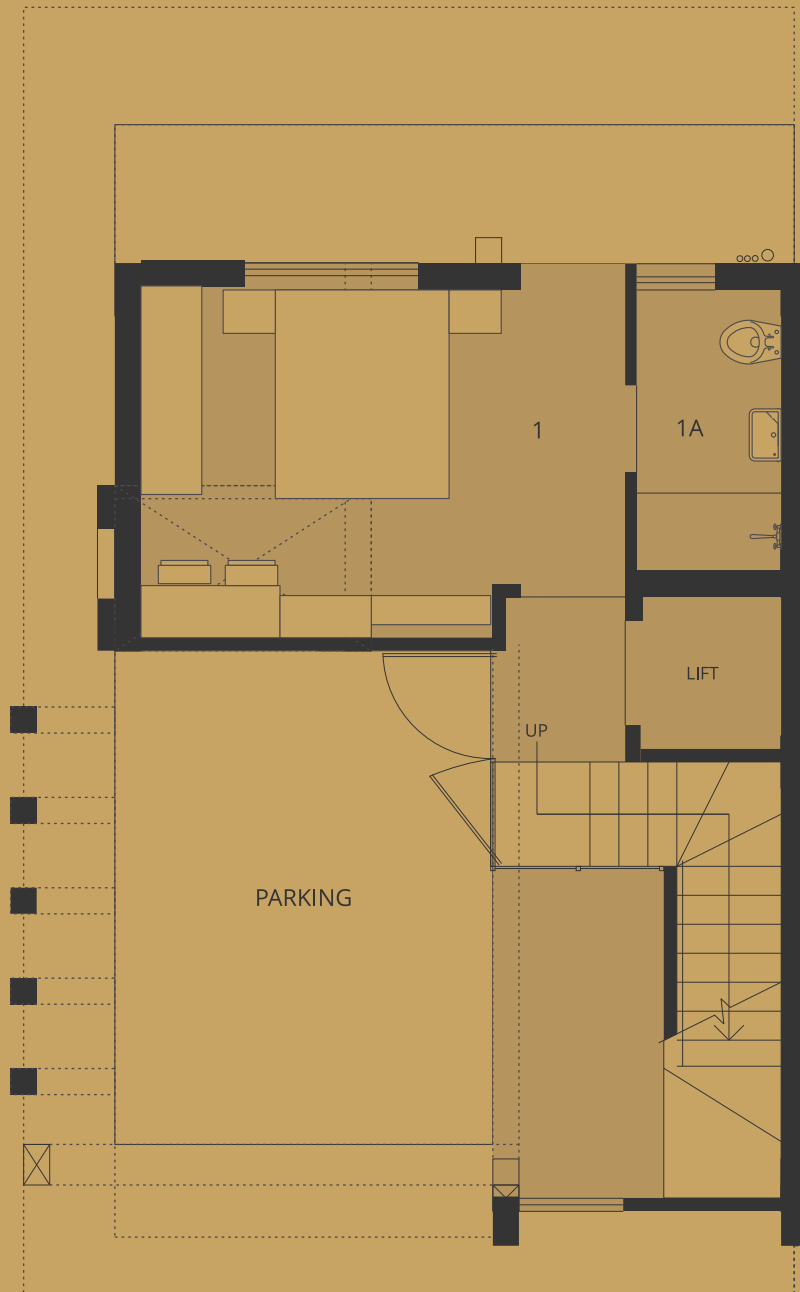
THE
PALACE
CLASSIC
 4 BHK

PLOT AREA: **821 TO 2215** SQ.FT.
 CARPET AREA: **1316.48** SQ.FT.
 BALCONY AREA: **42.93** SQ.FT.
 VERANDAH/CAR PARKING AREA: **198.95** SQ.FT.
 TERRACE AREA: **421.68** SQ.FT.

TYPE B 

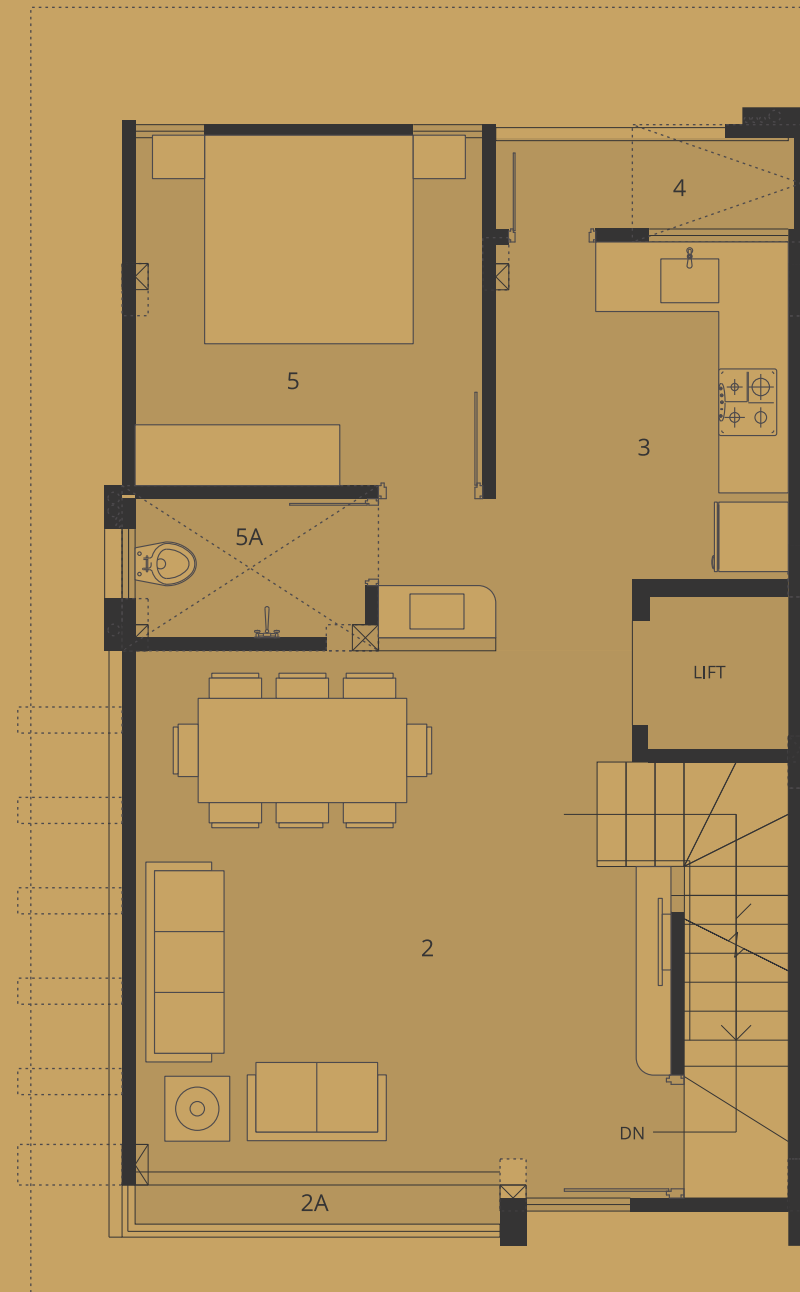
TYPICAL
GROUND FLOOR PLAN

1	BED ROOM -1	14'-0" X 10'-0"
1A	TOILET	4'-0" X 8'-1"



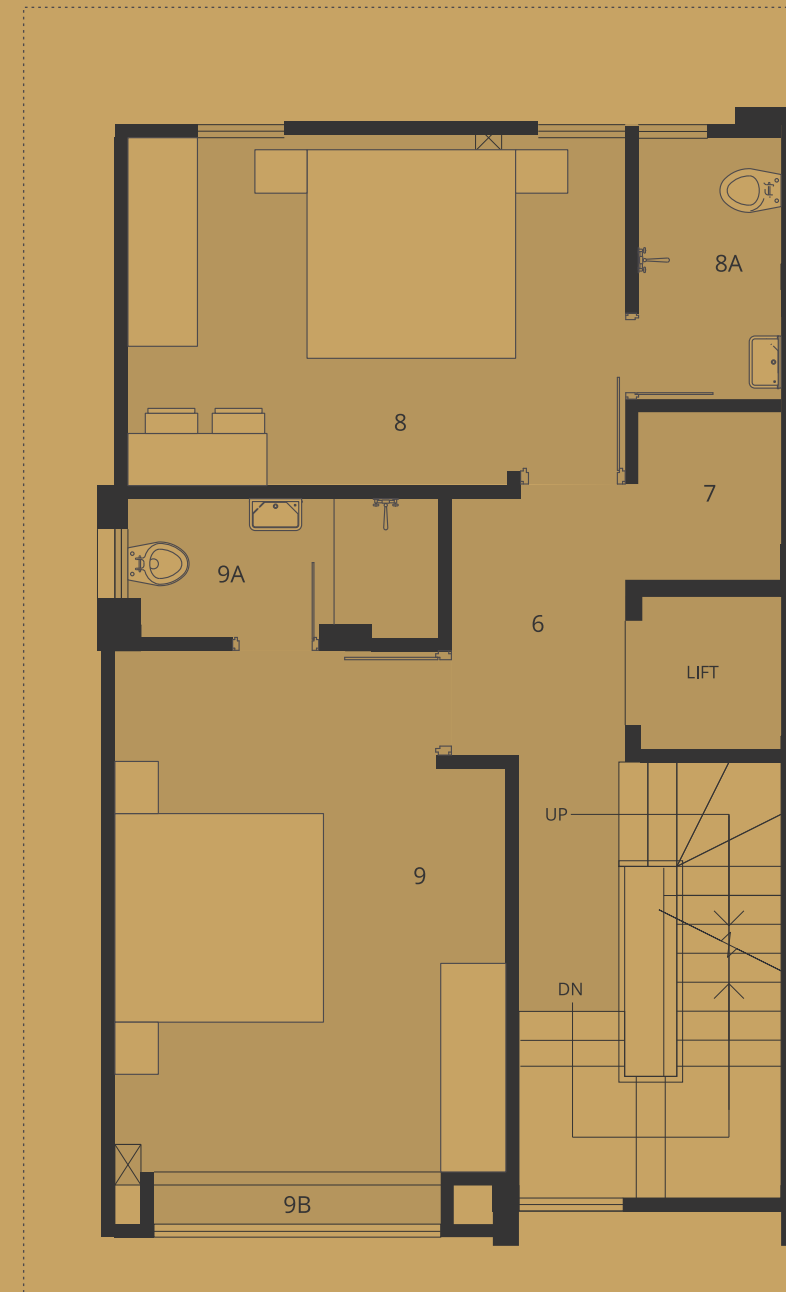
TYPICAL
FIRST FLOOR PLAN

2	LIVING ROOM	15'-5" X 15'-0"
2A	BALCONY	10'-6" X 1'-6"
3	KITCHEN	8'-5" X 9'-9"
4	WASHING	8'-5" X 3'-0"
5	BED ROOM -2	10'-0" X 10'-0"
5A	TOILET	6'-7" X 4'-0"



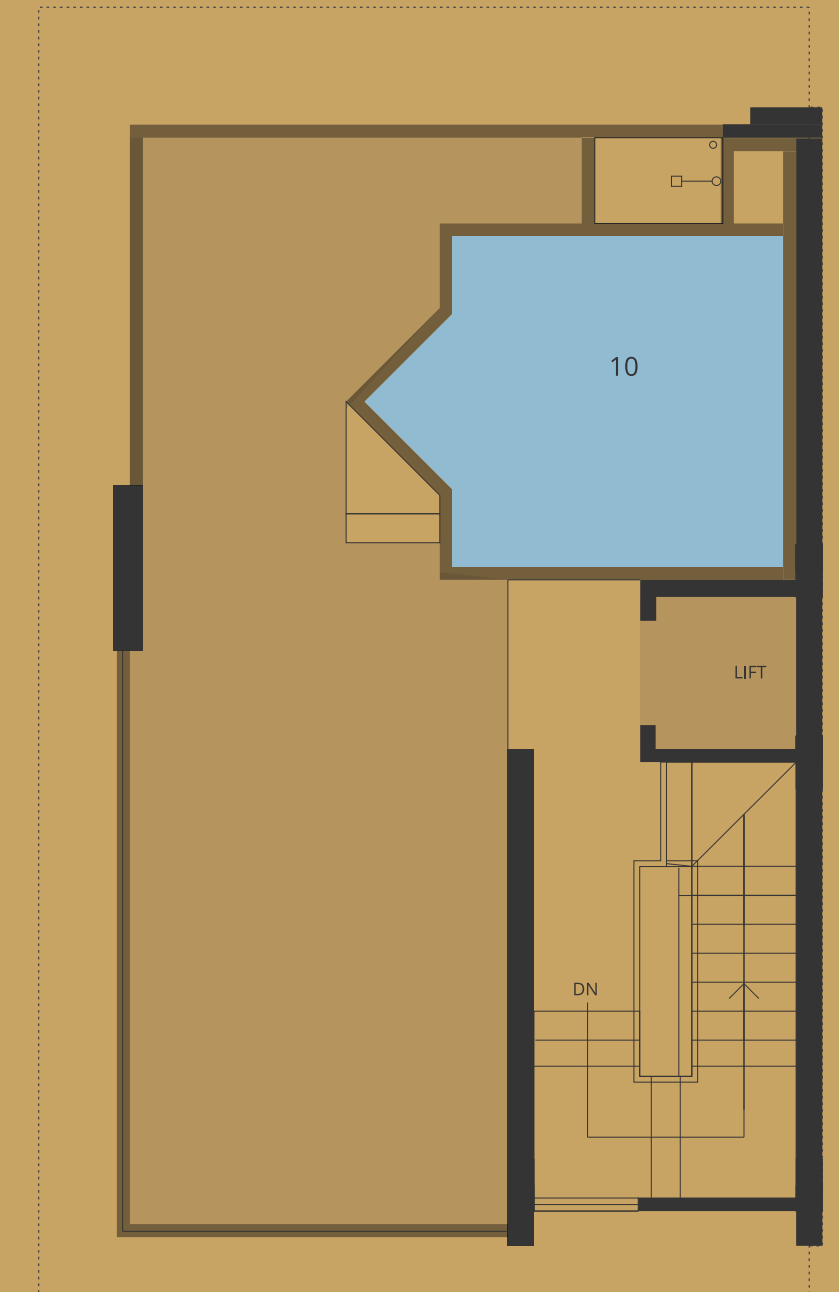
TYPICAL
SECOND FLOOR PLAN

6	LOBBY	5'-0" X 7'-4"
7	STORE	4'-0" X 4'-9"
8	BED ROOM -3	14'-3" X 10'-0"
8A	TOILET	4'-0" X 7'-6"
9	BED ROOM -4	11'-3" X 15'-0"
9A	TOILET	9'-0" X 4'-0"
9B	BALCONY	8'-3" X 1'-6"

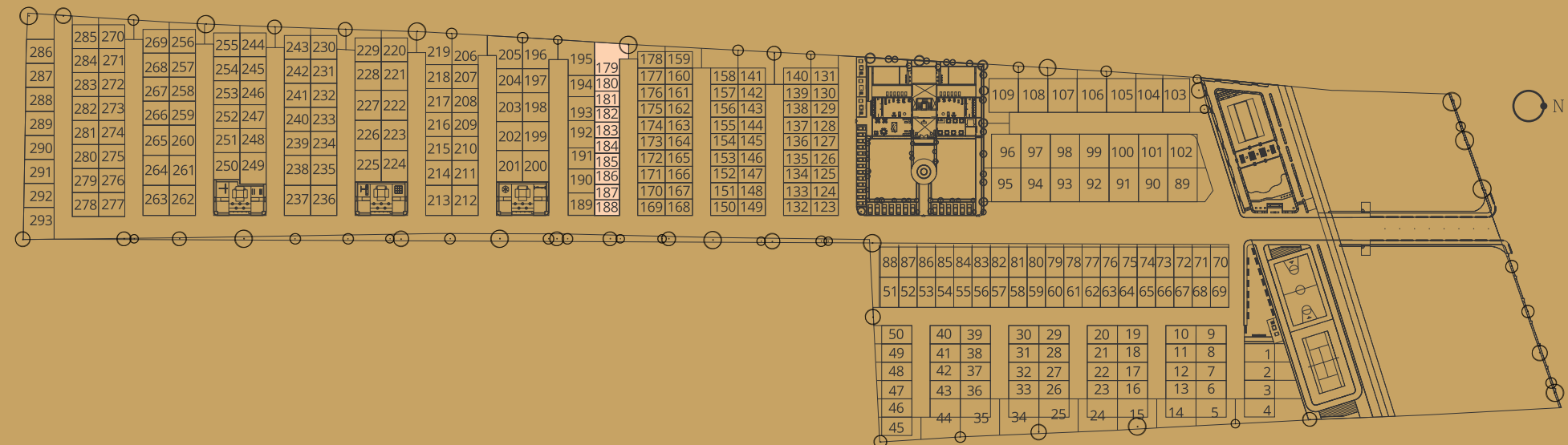


TYPICAL
TERRACE PLAN

10	SPLASH POOL	9'-6" X 9'-6"
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TYPE C
 UNITS 179 to 188
 UNITS - 10



EXOTICA

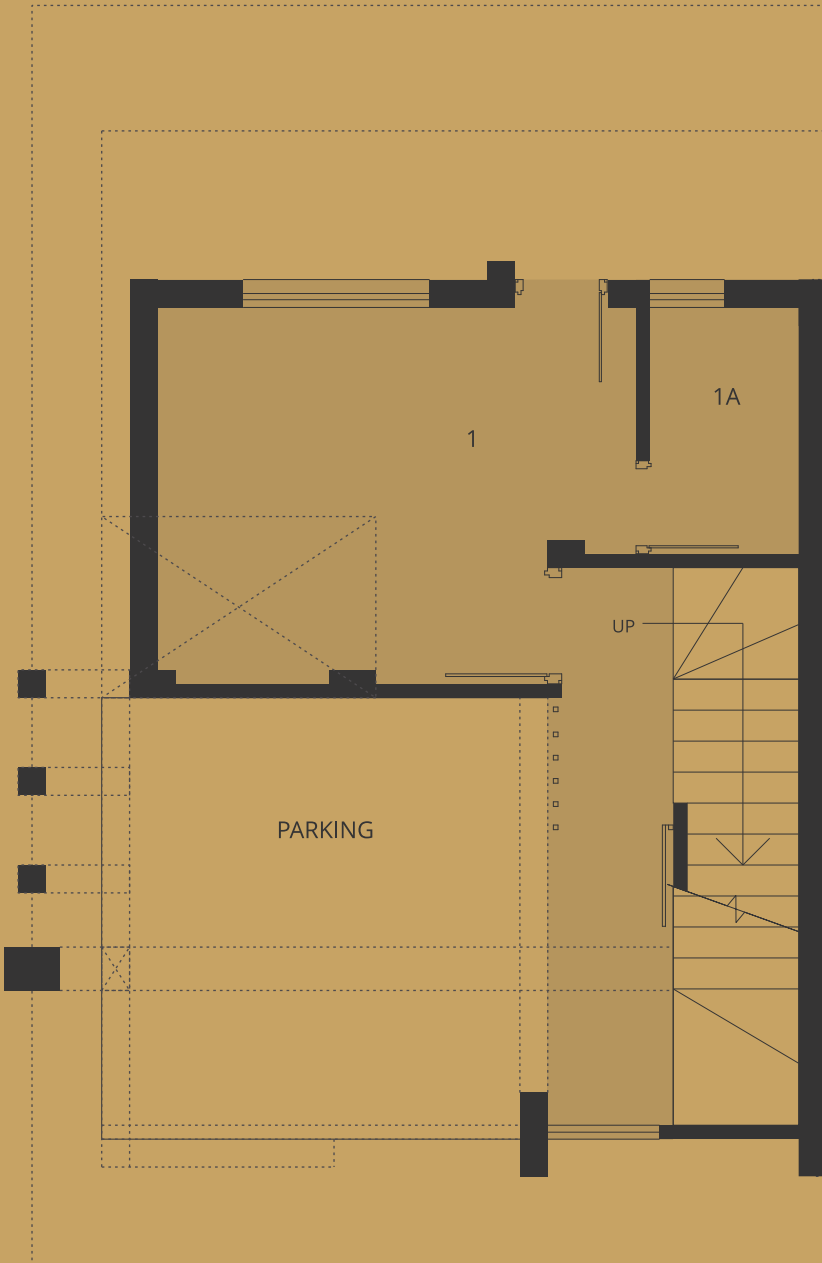
3 BHK

PLOT AREA: 716 TO 1753 SQ.FT.
 CARPET AREA: 995.08 SQ.FT.
 BALCONY AREA: 26.68 SQ.FT.
 VERANDAH/CAR PARKING AREA: 140 SQ.FT.
 TERRACE AREA: 160.65 SQ.FT.

TYPE C 

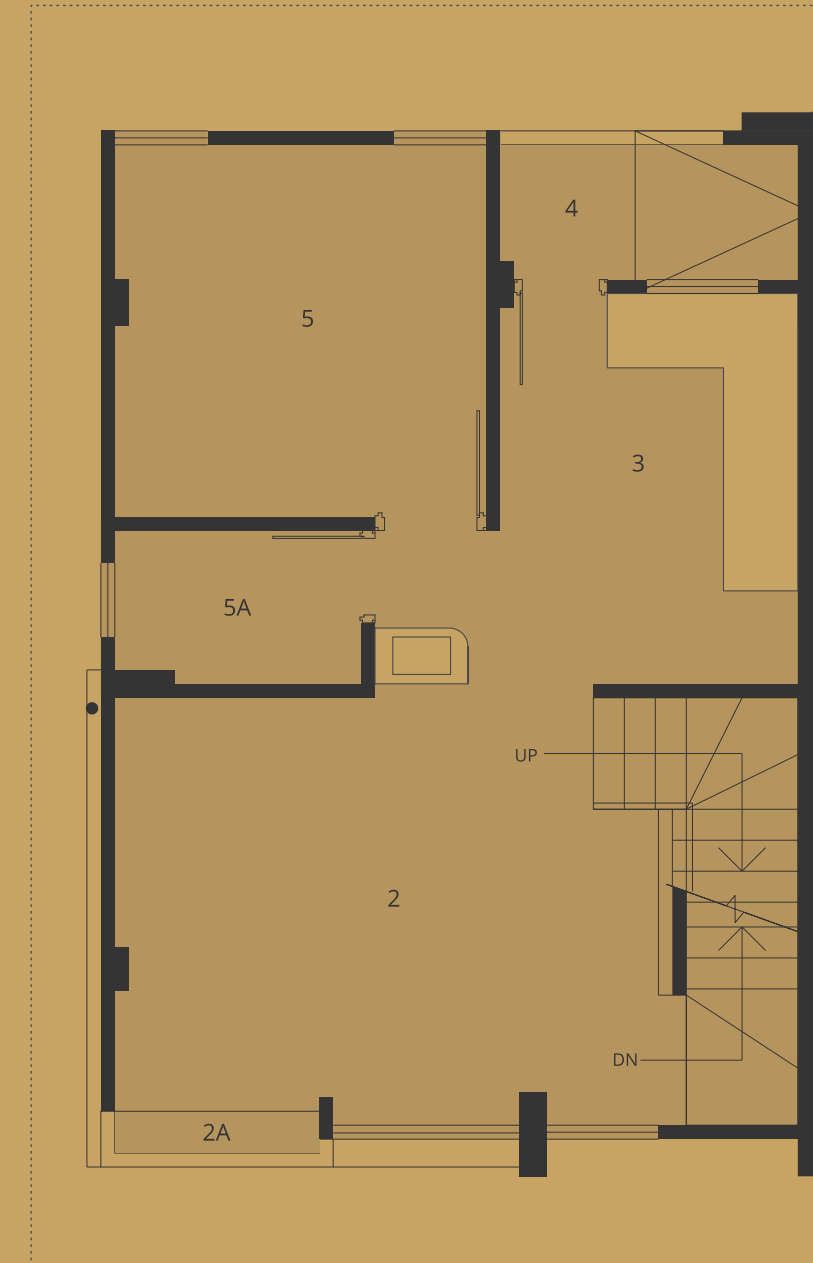
TYPICAL
GROUND FLOOR PLAN

1	BED ROOM -1	13'-0" X 10'-0"
1A	TOILET -1	4'-0" X 6'-7"



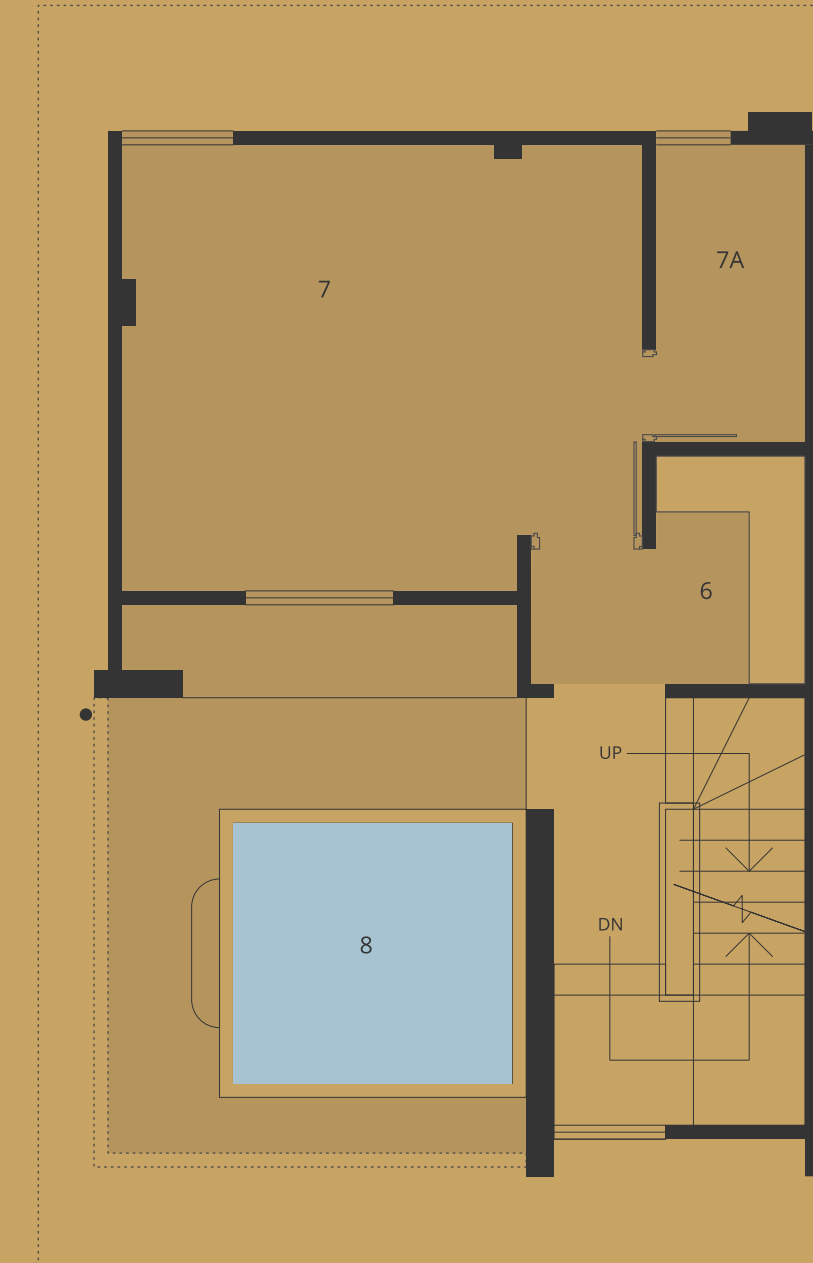
TYPICAL
FIRST FLOOR PLAN

2	LIVING ROOM	15'-0" X 11'-6"
2A	STANDING BALCONY	5'-6" X 1'-6"
3	KITCHEN	8'-0" X 10'-6"
4	WASHING	8'-0" X 4'-0"
5	BED ROOM -2	10'-0" X 10'-0"
5A	TOILET -2	6'-7" X 4'-0"

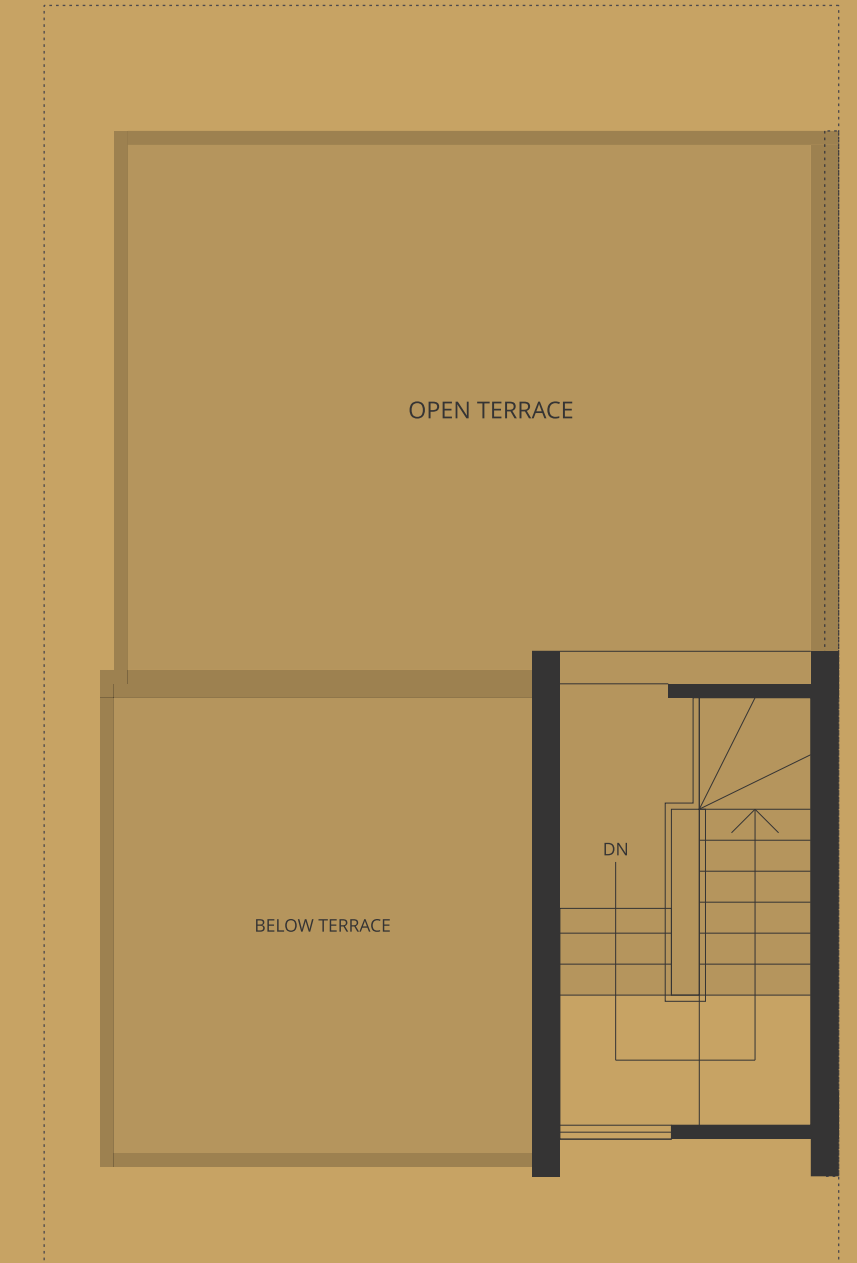


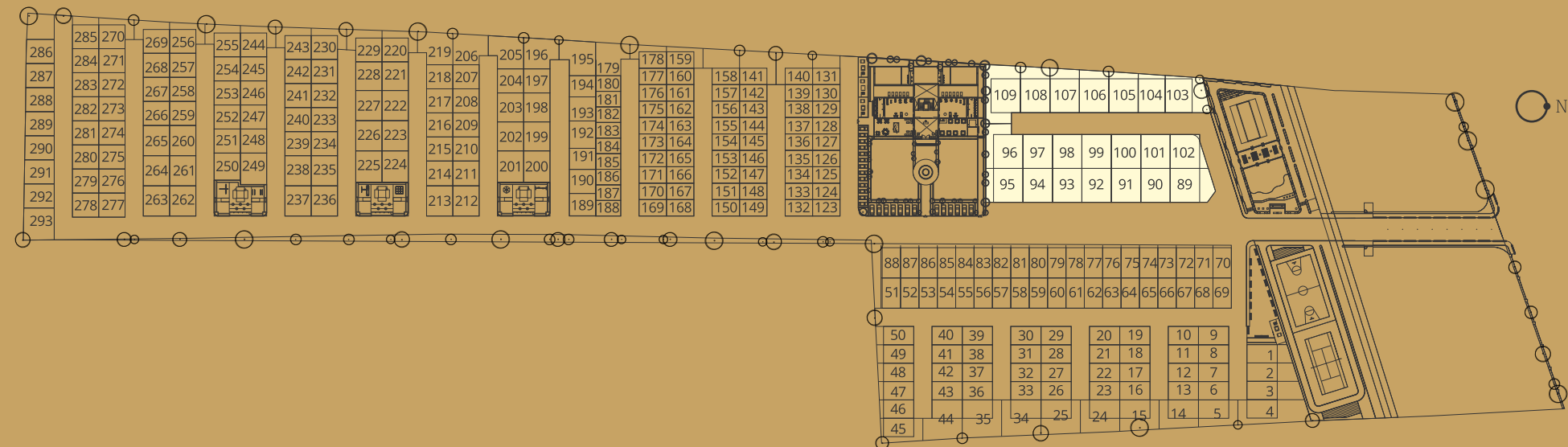
TYPICAL
SECOND FLOOR PLAN

6	STORE	4'-0" X 6'-0"
7	BED ROOM -3	14'-0" X 12'-0"
7A	TOILET -3	4'-0" X 8'-0"
8	SPLASH POOL	7'-6" X 7'-0"



TYPICAL
TERRACE PLAN





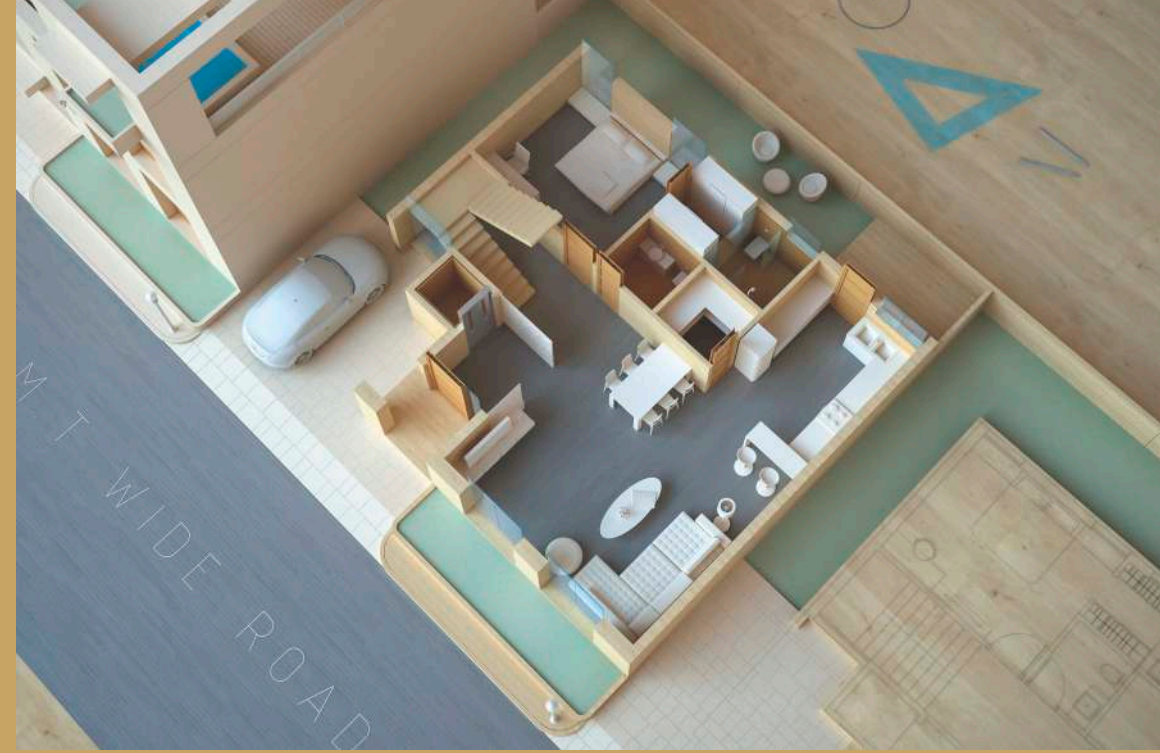
TYPE **D**
 UNITS **89 to 109**
 UNITS - **21**



ROYALE
 5 BHK

PLOT AREA: **1818 TO 3506** SQ.FT.
 CARPET AREA: **2715.61** SQ.FT.
 BALCONY AREA: **152.52** SQ.FT.
 VERANDAH/CAR PARKING AREA: **251.2** SQ.FT.
 TERRACE AREA: **982.06** SQ.FT.

TYPE D



TYPICAL GROUND FLOOR PLAN

1	PARKING	12'-9" X 17'-1.5"
2	VERANDAH	6'-3" X 4'-6"
3	FOYER	5'-10.5" X 7'-1.5"
4	LIVING / DINNING	19'-0" X 18'-6"
4A	GARDEN	19'-4.5" X 4'-9"
5	KITCHEN	10'-0" X 12'-0"
5A	STORE	4'-6" X 5'-1.5"
6	WASH	10'-0" X 7'-10.5"
7	GARDEN	28'-7.5" X 7'-10.5"
8	BED ROOM	13'-6" X 12'-0"
8A	DRESS / TOILET	11'-4.5" X 6'-6"
9	TOILET	6'-6" X 5'-1.5"
9A	LIFT PUMP ROOM	3'-3" X 6'-6"
10	PASSAGE	2'-7" X 18'-10"



TYPICAL FIRST FLOOR PLAN

11	BED ROOM	20'-4.5" X 15'-0"
11A	DRESS / TOILET	7'-0" X 15'-0"
12	BED ROOM	19'-0" X 18'-6"
12A	DRESS / TOILET	7'-6" X 15'-0"
13	TERRACE	10'-3" X 7'-4.5"
13A	DECK	6'-0" X 6'-6"
14	PASSAGE	5'-10" X 10'-6"



TYPE D



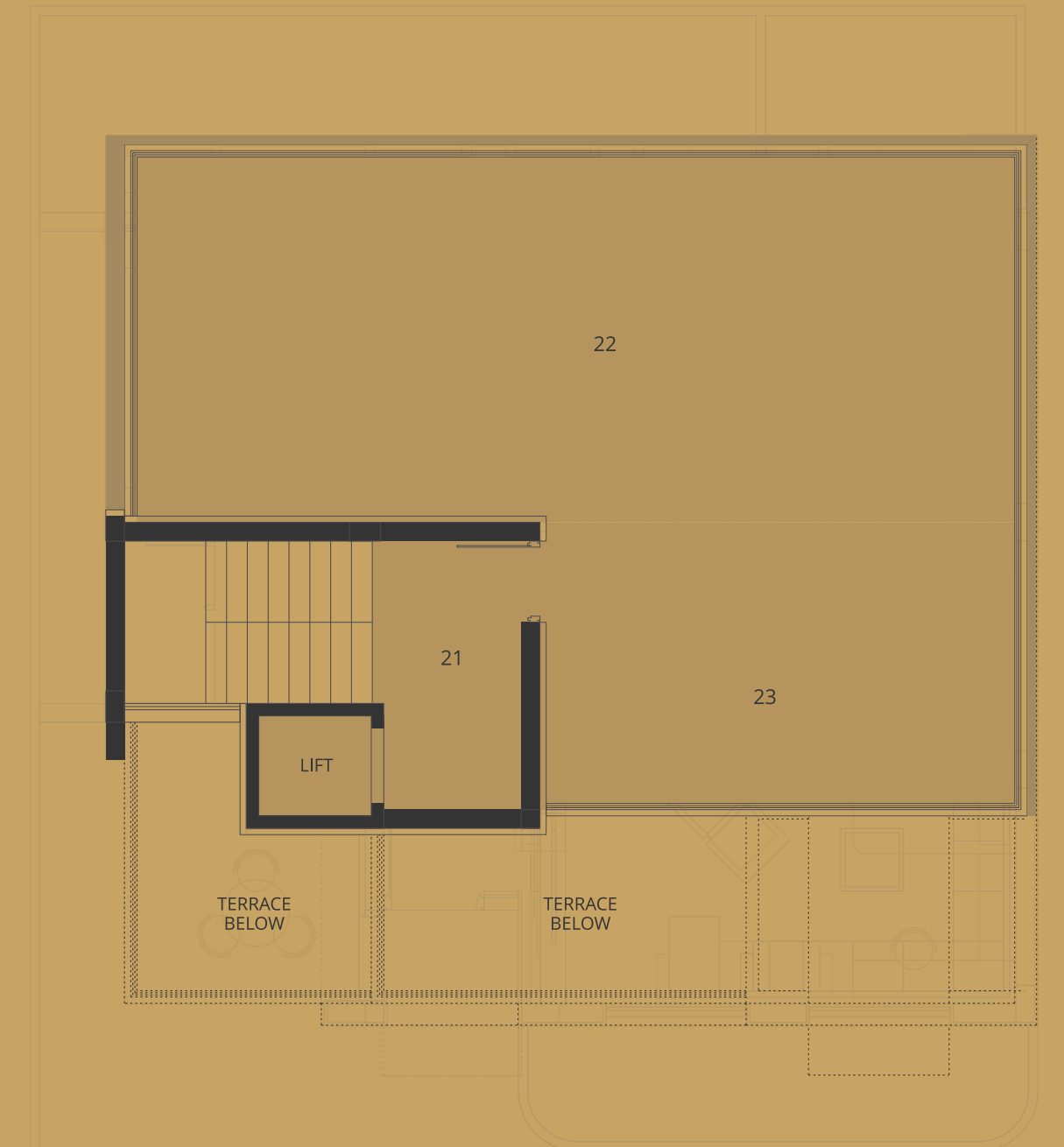
TYPICAL
SECOND FLOOR PLAN

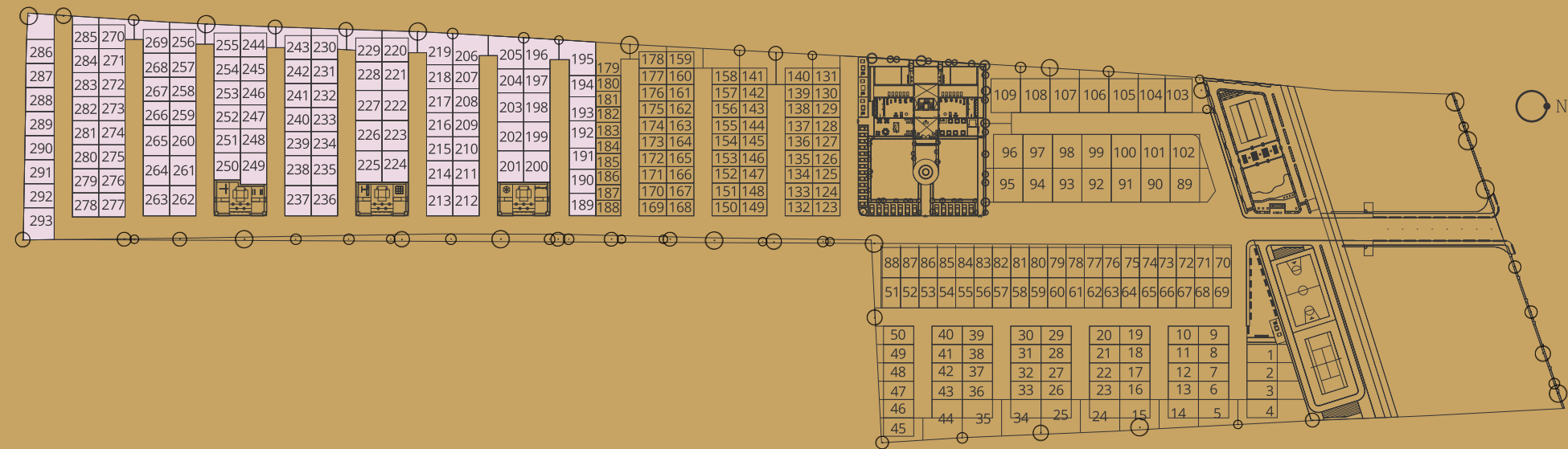
15	ENTERTAINMENT ROOM	13'-6" X 15'-0"
16	BED ROOM	14'-10.5" X 15'-0"
16A	DRESS / TOILET	6'-6" X 15'-0"
17	DECK	10'-10.5" X 10'-3"
18	SPLASH POOL	10'-0" X 6'-0"
19	TERRACE	14'-6" X 10'-9"
20	PASSAGE	14'-1" X 6'-6"
20A	PASSAGE	5'-6" X 4'-3"



TYPICAL
TERRACE FLOOR PLAN

21	PASSAGE	5'-11.5" X 10'-9"
22	TERRACE	35'-7.5" X 14'-7.5"
23	TERRACE	19'-0" X 11'-3"





TYPE **E**
 UNITS 189 to 293
 UNITS - 105

THE
PALACE
GRANDE
 5 BHK

PLOT AREA: 1154 TO 1916 SQ.FT.
 CARPET AREA: 1753.45 SQ.FT.
 BALCONY AREA: 103.64 SQ.FT.
 VERANDAH/CAR PARKING AREA: 171.46 SQ.FT.
 TERRACE AREA: 614.5 SQ.FT.

TYPE E



TYPICAL GROUND FLOOR PLAN

1	PARKING	10'-6" X 12'-4.5"
2	VERANDAH	4'-0" X 10'-6"
3	LIVING / DINNING	16'-6" X 13'-6"
4	KITCHEN	7'-9" X 10'-0"
4A	STORE	3'-6" X 4'-6"
5	OUT DOOR KITCHEN	7'-9" X 7'-10.5"
6	WASH	4'-6" X 4'-6"
7	GARDEN	18'-9" X 7'-10.5"
8	BEDROOM	10'-0" X 10'-0"
8A	TOILET	4'-0" X 6'-7.5"
9	TOILET	3'-6" X 5'-6"
10	PASSAGE	4'-7.5" X 13'-4.5"



TYPICAL FIRST FLOOR PLAN

11	PASSAGE	3'-11.5" X 6'-0"
12	BEDROOM	13'-7.5" X 13'-0"
12A	TOILET / DRESS	11'-0" X 6'-0"
13	BEDROOM	12'-4.5" X 15'-6"
13A	TOILET / DRESS	11'-0" X 6'-0"
14	TERRACE	9'-3" X 6'-6"
15	DECK	4'-6" WIDE



TYPE E



TYPICAL
SECOND FLOOR PLAN

16	PASSAGE	4'-0" X 6'-0"
17	ENTERTAINMENT ROOM	13'-7.5" X 13'-0"
17A	TOILET	6'-0" X 5'-0"
17B	PANTRY	6'-0" X 5'-7.5"
18	BEDROOM	12'-4.5" X 15'-6"
18A	DRESS / TOILET	11'-0" X 6'-0"
19	TERRACE	7'-9" X 6'-1.5"



TYPICAL
TERRACE FLOOR PLAN

20	PASSAGE	3'-11" X 6'-0"
21	TERRACE	26'-4.5" X 12'-4.5"
22	TERRACE	14'-1.5" X 12'-0"

