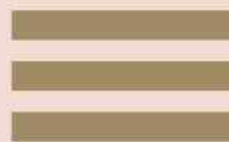




SHIVA

Premium Residential Apartments

LIVE BRIGHT • LIVE POSITIVE



THE POWER OF THREE

3 & 4 BHK, 71 flats with 66% open area



WHERE POSITIVE ENERGY PERFECTLY ALIGNS WITH YOUR ELEGANCE

Experience a home where positive energy and elegance come together in perfect harmony. At SHIVA, every detail is designed to enhance your lifestyle and reflect your refined taste. Embrace a living space where luxury and positivity align seamlessly, creating an environment that uplifts and inspires every day.



Image used for illustrative purpose only



GREET THE POSITIVE SIDE OF LIFE

Welcome to Bani Park's most positive side of life: SHIVA, standing tall in all its glory, overlooks the lush garden and offers the most pleasant views from the spacious balconies. SHIVA is an elite oasis situated in the most coveted area of Jaipur. It features exclusive 3 & 4 BHK residences where you can seamlessly balance work and personal life.

Strategically located, it opens up to Madho Singh Circle, a place brimming with verdant landscapes. This will be your daily view, providing a serene start and a peaceful end to your day. The meticulous attention to detail in each residence will be the highlight of your new home, leaving a lasting impression on you and your guests.

- FEATURED SCULPTURE
- OPEN LAWN WITH DECORATIVE WALL





AT THE HEART OF EVERYTHING

Bani Park is an address that offers easy access to the city and ensures a pleasant drive to renowned educational institutions, hospitals, recreational parks, public transport facilities, and much more.

TRANSPORTATION

Sindhi Camp Bus Stand	5 min
Metro Station	6 min
Japur Junction	4 min
Japur International Airport	30 min



Circle-facing location on **80** ft. road



LUXURIOUSLY & INTELLIGENTLY DETAILED

We invite you to envision your everyday life at the elegantly luxurious residences of SHIVA, a true testament to modern luxury, comfort, and meticulous detail. This architectural marvel features high-end finishes and is designed with three open sides for each flat, ensuring excellent ventilation and natural light. Here, you can live amidst a vibrant environment and abundant greenery, coming home to tranquility after a busy day.

SHIVA offers a perfect blend of modern luxury and verdant surroundings, allowing you to stay connected to nature without waiting for a vacation. It is your oasis of luxury and serenity, providing panoramic city views that rejuvenate and renew you.



IMPRESSIVELY DESIGNED FOR A LASTING FIRST IMPRESSION

Welcome to a space where every detail is crafted to make a lasting first impression. Our reception area is impressively designed to reflect the essence of luxury and positivity, setting the tone for the exceptional experience that awaits you.

- DESIGNER ENTRANCE LOBBY WITH HIGH CEILING
- ELEGANT INTERIORS WITH A WELCOMING AURA

Reception Lobby

KEY HIGHLIGHTS

TAILORED TO TAKE YOUR LEISURE TIME TO THE NEXT LEVEL

What is just an imaginable scenario for others is your everyday reality at SHIVA, which offers a plethora of indulgences that will lift up your spirits. We believe that one should live every day exceptionally, and hence, our well-thought-out amenities are curated as a blank canvas for you to paint with moments that will be etched in your hearts forever and elevate your life from monotonous to extraordinary.



Swimming Pool

Dive in for a refreshing feel and unwind under the azure sky.



Kids Pool

Let your kids perfect their swim or simply splash into the good times.



Jacuzzi

Indulge in luxurious relaxation, offering a serene retreat right at home.



GYM

Indulge in an energizing workout or begin your fitness journey.



Yoga & Aerobics

Start your mornings, feeling peaceful and at ease with your fellow residence.



Indoor Games

Come together for a playful match or simply have fun with your friends and family.



Kids Activity Room

Let your toddler learn their way into shapes, colors, and play with fellow kids.



Kids Play Area

Let your kids unleash joy and adventure amidst a vibrant and playful space.



Lush Green Garden Area

Experience walking in grass barefoot and feel a sense of serenity amidst lush greenery.



Community Hall

Celebrate, gather, and create lasting memories, designed for every occasion.



Elder's Corner

Experience serene living with thoughtfully designed spaces dedicated to the comfort and relaxation.



Grand Reception Area

Step into an exclusive entrance reserved for the privileged few.



Terrace Party Area

Under the azure sky, host a lively party and create memories amidst pleasant ambiance.



Chit chat Corner

Enjoy comfortable and stylish seating areas, ideal for conversations and relaxation.



Society Office

Effortlessly managing the community for seamless living and exceptional service.



BBQ

Savour the art of grilling, where luxury meets flavour in the heart of your home.



Guest Room

Indulge your guests in unparalleled luxury and comfort, making them feel right at home.



Ample Parking Area

Enjoy the convenience of ample parking space, ensuring effortless and secure access.



Steam Room

Indulge in ultimate relaxation designed to rejuvenate your body and mind.



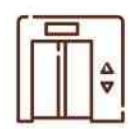
Temple

Begin your day in a positive spirit and seek blessings of God for a blessed day.



24/7 Security

Enjoy peace of mind with our three-tier security along with CCTV camera in common area.



High Speed Elevator

Experience seamless vertical luxury with 3 high-speed elevators with access control.



Intercom Connectivity

Stay effortlessly connected with seamless intercom communication across every corner.



EV Charging Point

Elegant living meets modern convenience with provision for EV charging point.

FEATURES

To offer you the home of your dreams, SHIVA has been meticulously planned with a keen eye for detail, creating a paradise right where you live. Its functionality is exceptionally appealing, featuring top-notch amenities and state-of-the-art design elements. Here, you'll find peace of mind and a lifestyle worth celebrating.

Grand Reception Area

71 Vastu Compliant Flats

Common Lighting through Solar Panel

Well Ventilated Corridor with Natural Light and Air

Rain Water Harvesting

Sewerage Treatment Plant (STP)

Secure Gated Community

No Common Walls Between Flats for Enhanced Privacy





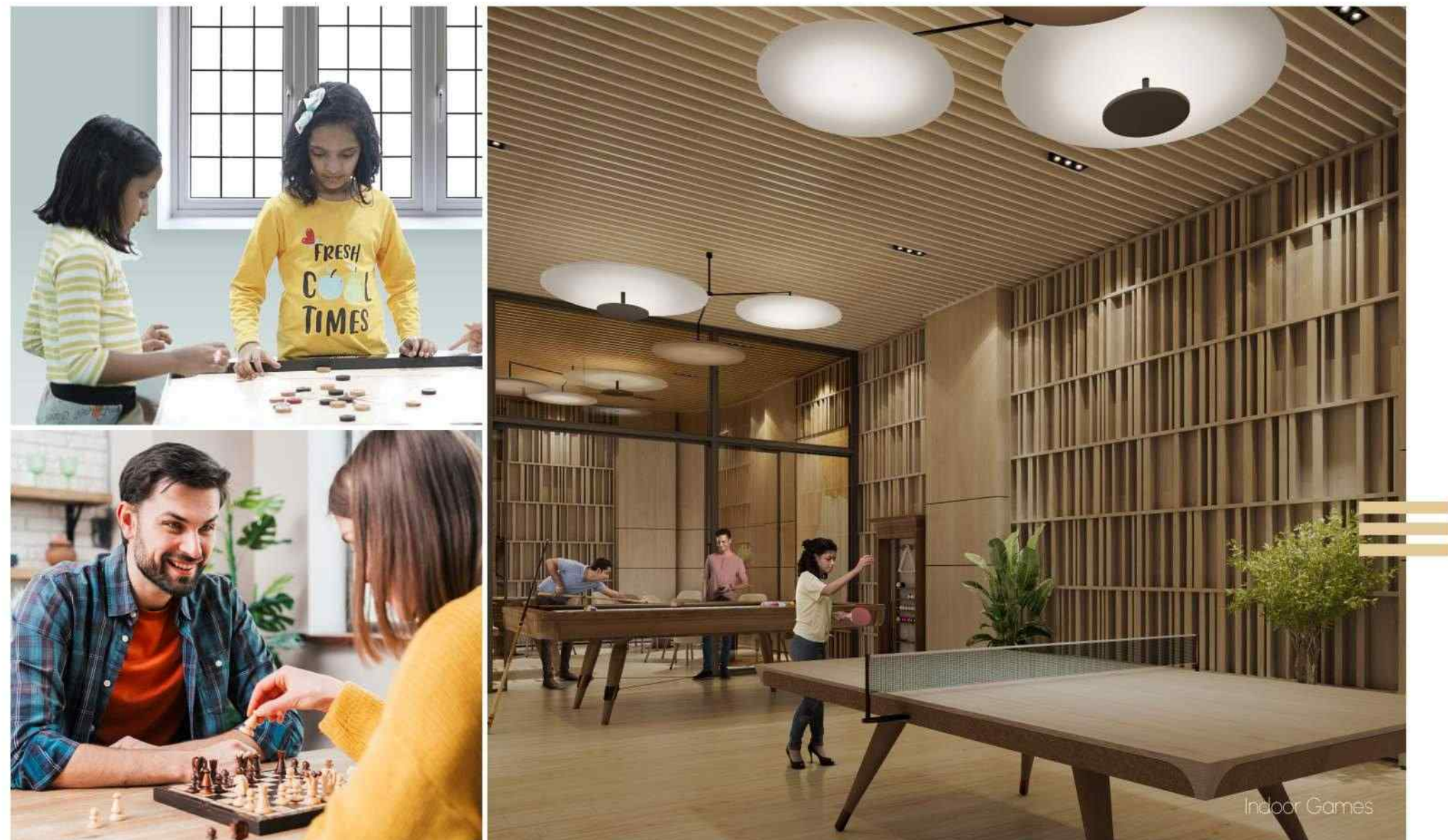
CLUB HOUSE

EVERYDAY WILL NOT BE
LIKE EVERY OTHER DAY

Dive into a world of exclusive indulgences designed to elevate your everyday life into the extraordinary. Unwind after a hectic schedule and escape into a realm of freshness and positivity. These amenities help you channel your inner energy and embrace a healthy lifestyle for a flourishing life. Every corner of the Club House pampers you with luxury and modern comforts, offering various facilities for you and your family to experience life in a whole new way.

- SWIMMING POOL @ TERRACE
- KIDS POOL
- JAQUZZI
- MODERN GYM
- INDOOR GAMES
- ROOF TOP PARTY AREA WITH BBQ

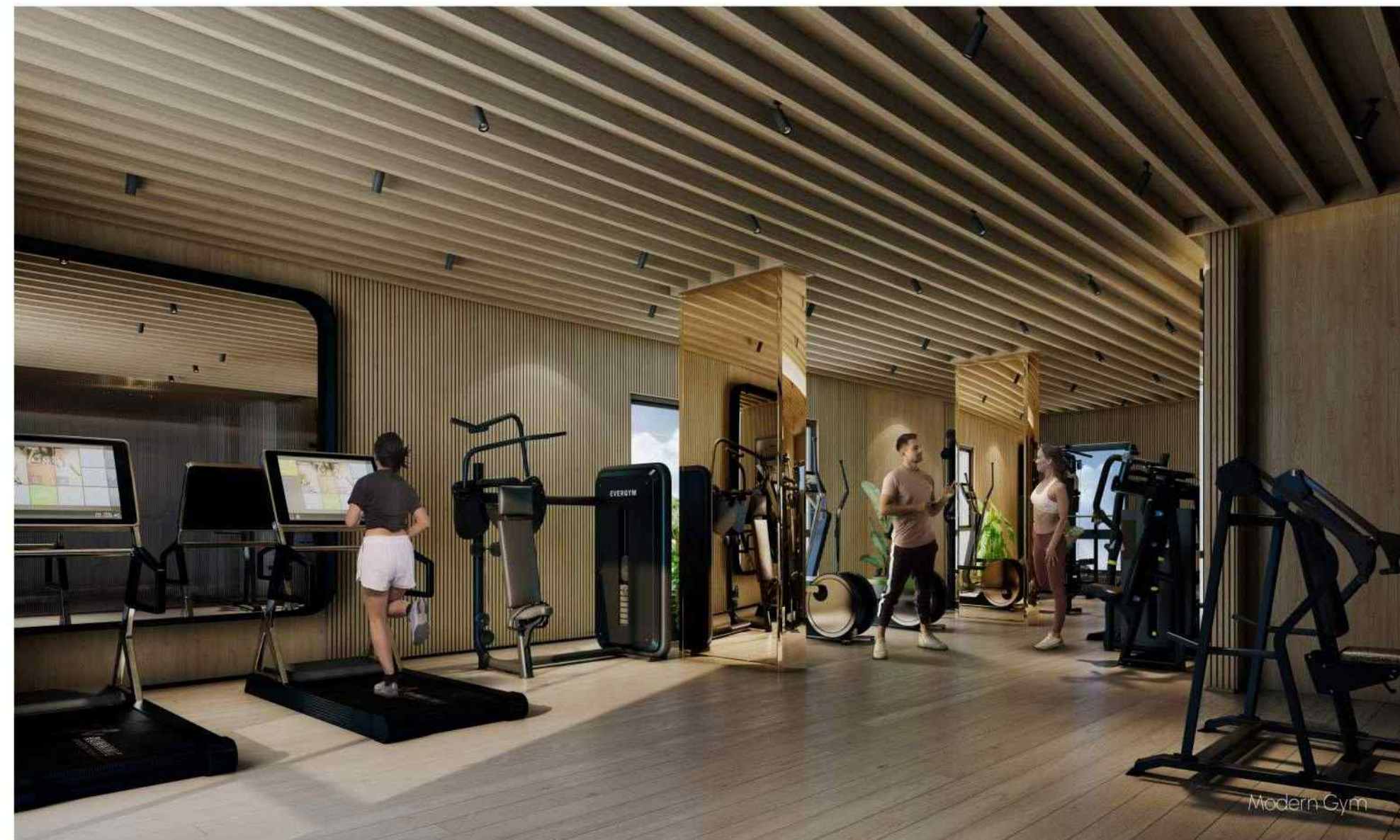
Swimming Pool



PLAYFUL TIMES AND EVERYDAY CONVERSATIONS



KEEP YOUR LITTLE ONES ENGAGED WITH FUN ACTIVITIES



SHAPE YOUR FITNESS JOURNEY WITH THE BEST



EMBRACE HARMONY WITHIN YOUR BODY, MIND, AND SPIRIT

SOCIAL LIFE

GOOD SPIRITS, GREAT FOOD,
AND MUCH LAUGHTER

Welcome to the Community Hall, the heart of social gatherings and celebrations within SHIVA. Designed with elegance and versatility, this space is perfect for hosting events, family gatherings, and community activities. Enjoy the comfort and convenience of a beautifully appointed venue where memories are made. The Community Hall offers a warm and inviting atmosphere, ensuring every event is a special occasion.

- TEMPLE
- LANDSCAPED GARDEN
- CHIT CHAT CORNER
- COMMUNITY HALL
- GUEST ROOMS



Guest Room



Community Hall

WHERE YOUR SOUL FINDS
SOLACE AND STRENGTH



WITH EVERY BREEZE FEEL
A SENSE OF TRANQUILITY

LEISURE TIME WILL NOW BE
SPENT AMIDST NATURE'S BEST



BREATHE FRESH AMIDST THE
SHADES OF SERENITY



LUXURY LIFESTYLE

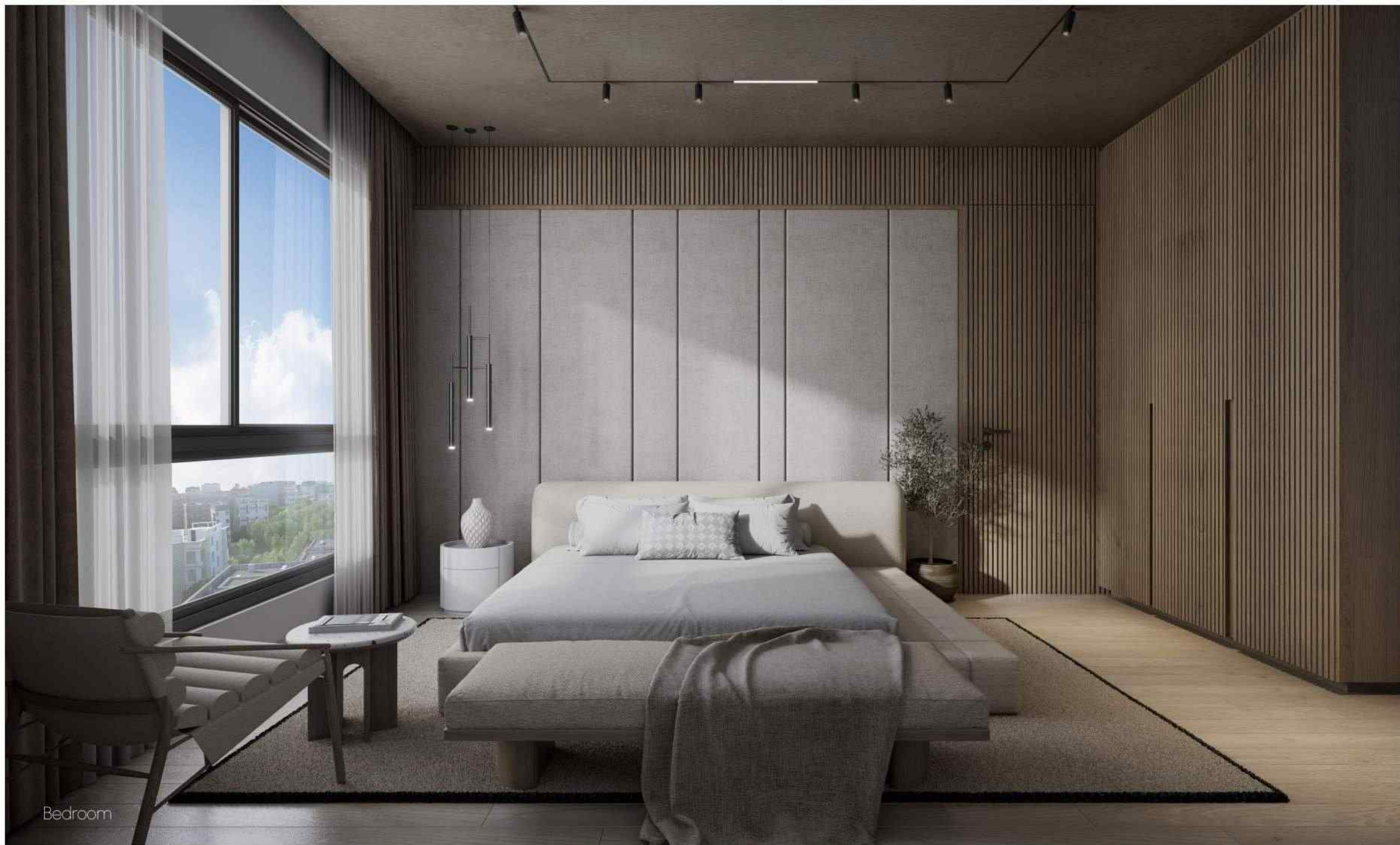
LIVE OPULENTLY,
IT'S YOUR EVERYDAY REALITY.

Discover the pinnacle of luxury with our meticulously designed residential spaces. The grand living and dining area greets you with sophisticated elegance, establishing a refined ambiance throughout the home. The spacious interiors, bathed in natural light, harmoniously combine comfort with style. Every detail is crafted to elevate your living experience, seamlessly integrating luxury with everyday practicality.

- ALL THREE LIFTS OPERATE FROM BASEMENT TO TERRACE
- SPACIOUS BALCONY
- OPEN FROM ALL THREE SIDES



Living & Dining Room



RESTFUL NIGHTS AND REFRESHING MORNINGS



SPACES THAT BRING YOU
UTMOST COMFORT AND EASE

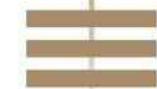
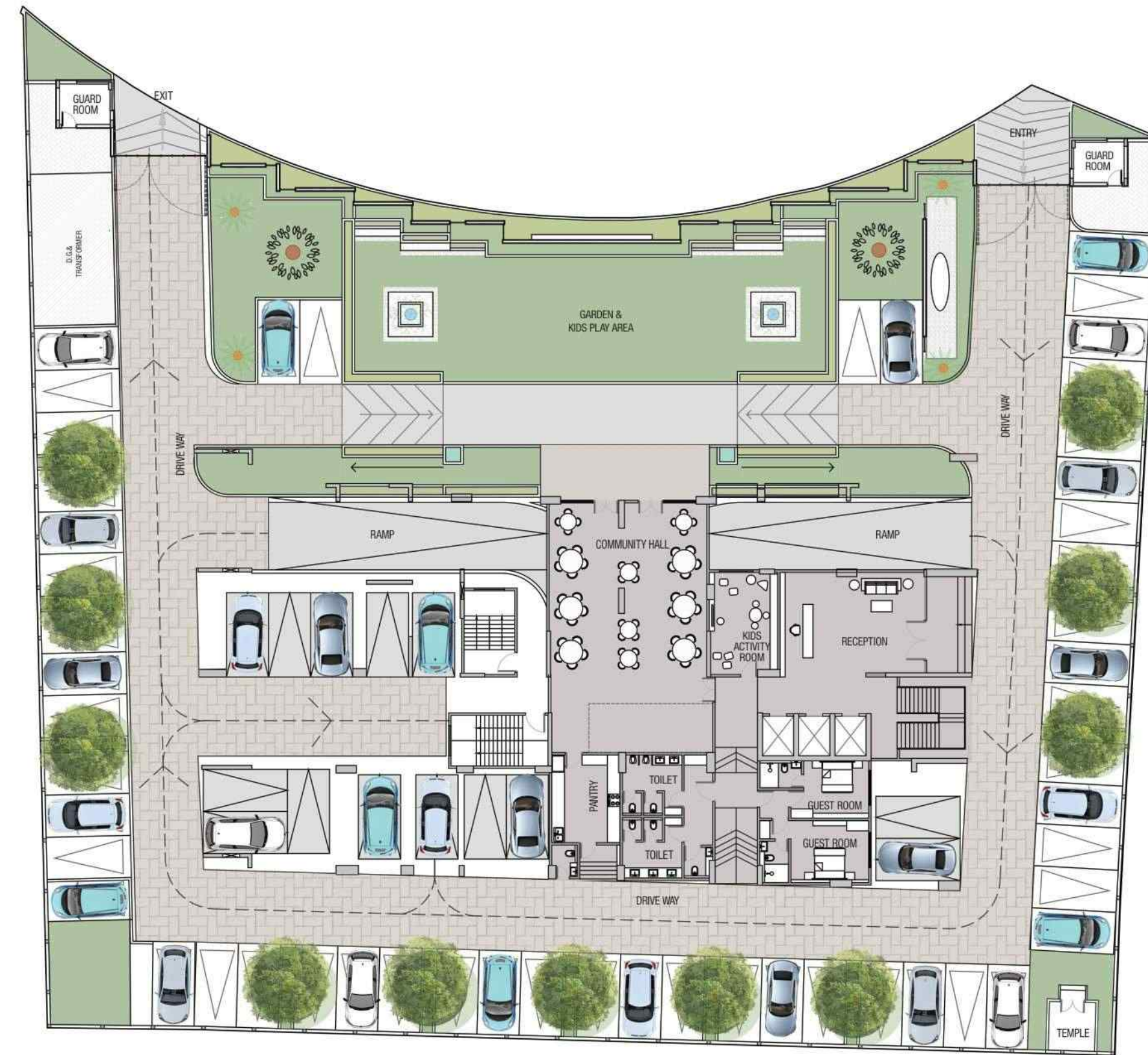


THE PLAN

PERFECTLY PLANNED SKILFULLY CURATED

Designed to maximise space and practicality, this layout provides easy access to luxury facilities while maintaining a spacious and airy atmosphere. Enjoy an improved living experience that mixes luxury and functionality, ensuring that every moment in your house is comfortable and elegant.

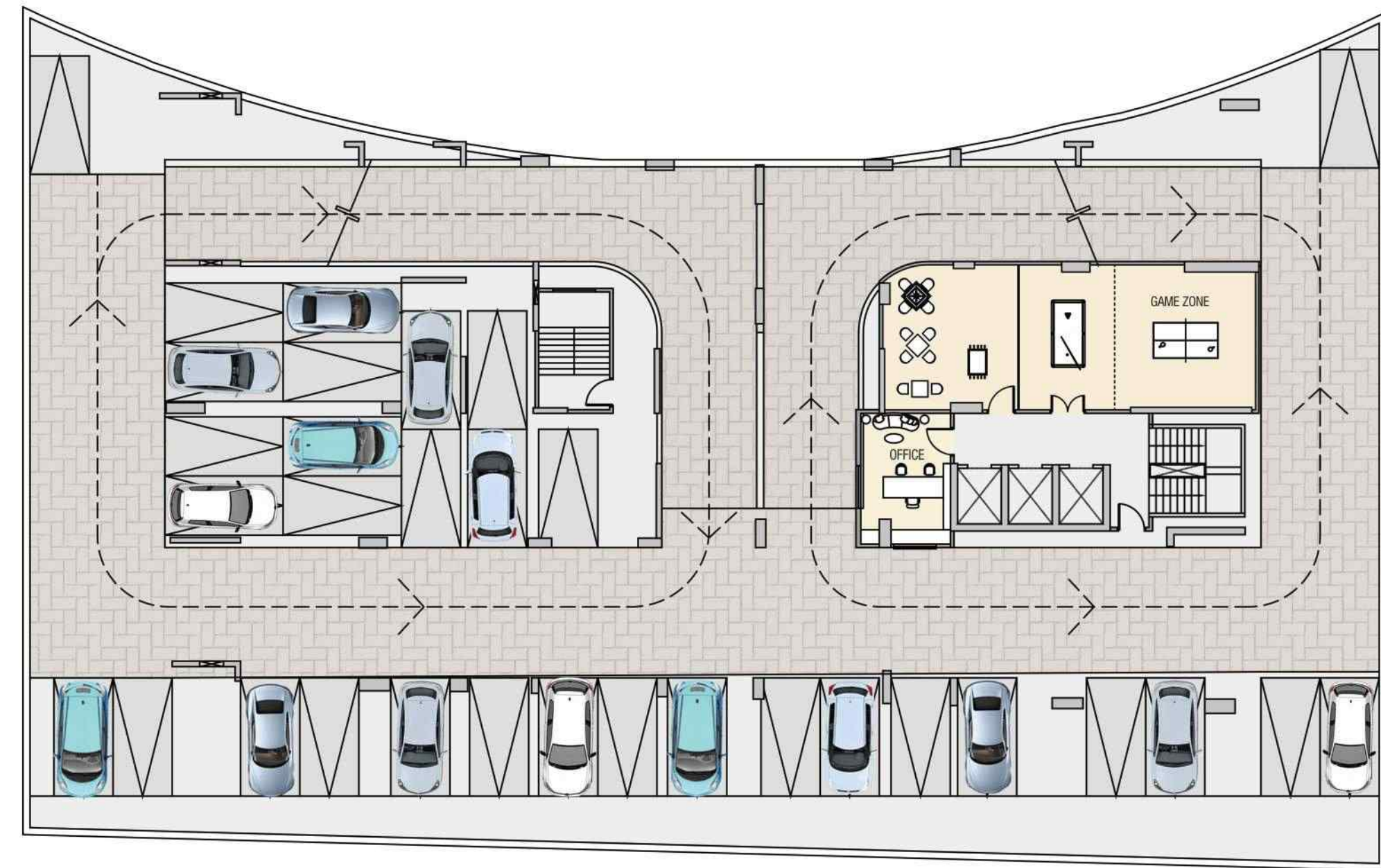
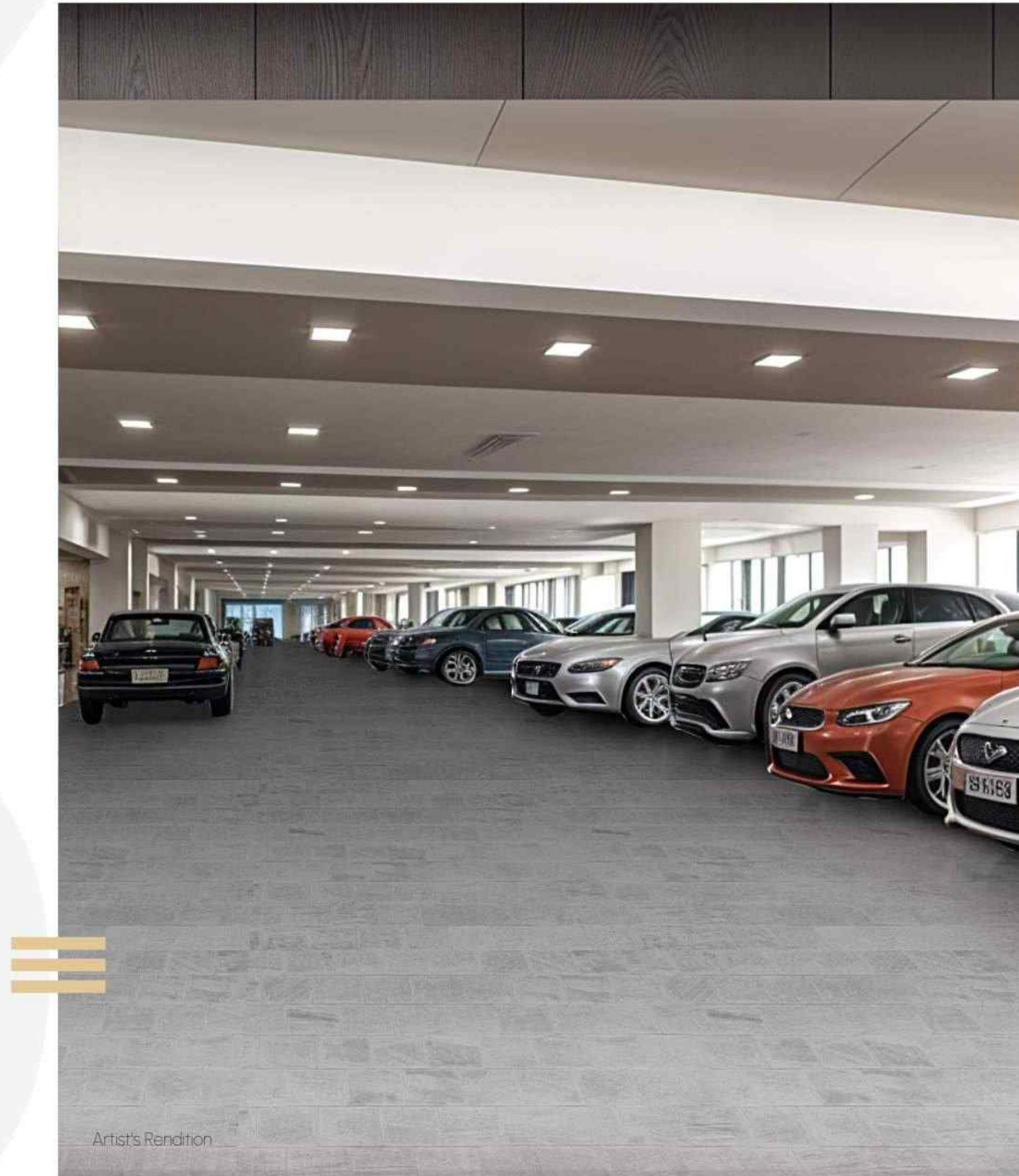
- LUSH GREENERY FOR SERENE MOMENTS
- VASTU COMPLIANT FLATS
- NO COMMON WALL BETWEEN FLATS



STILT FLOOR PLAN

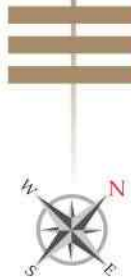
AMPLE PARKING IN 2 BASEMENTS

Experience unparalleled convenience with our ample parking spaces in two basements, stilt and open areas designed to provide easy access and security for your vehicles. Featuring two well-planned ramps, our parking area ensures smooth entry and exit, minimizing wait times and maximizing comfort.



BASEMENT -1 FLOOR PLAN

FIRST FLOOR PLAN



TYPICAL FLOOR PLAN
2nd to 11th FLOOR



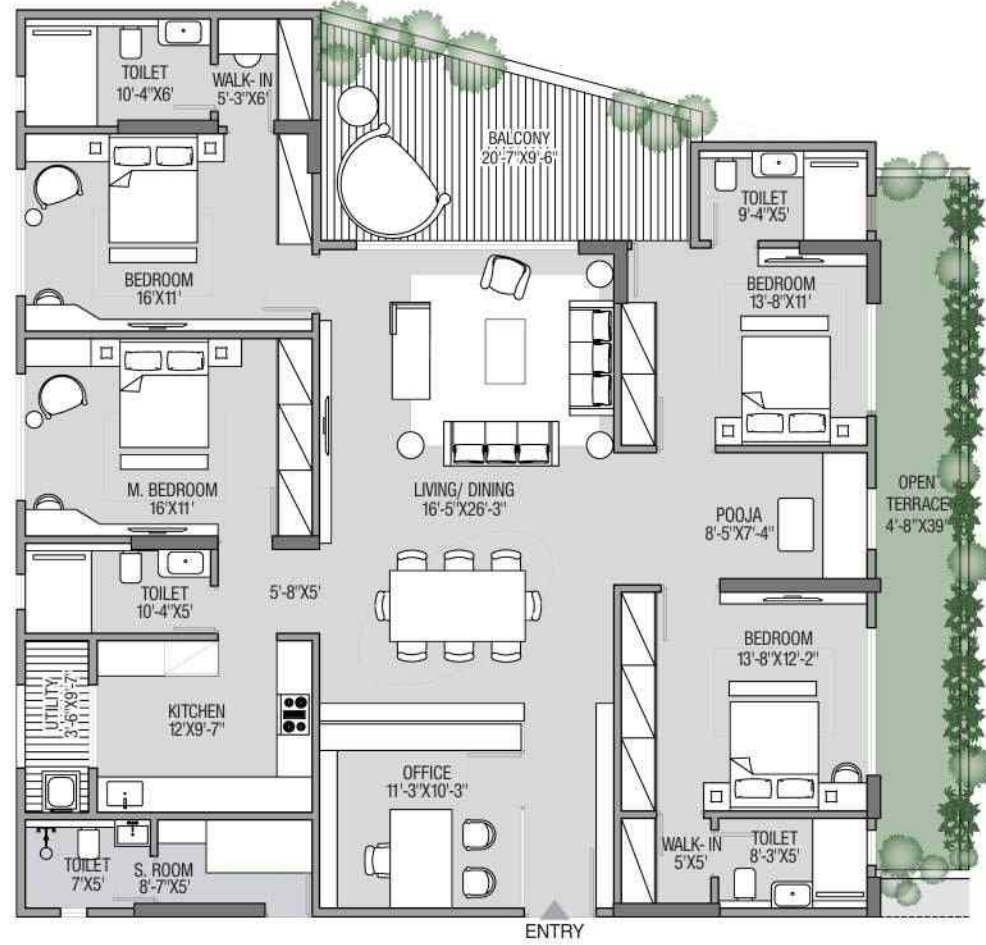
12th FLOOR PLAN



TERRACE FLOOR PLAN

UNIT TYPE 01 4 BHK

1ST FLOOR WITH TERRACE

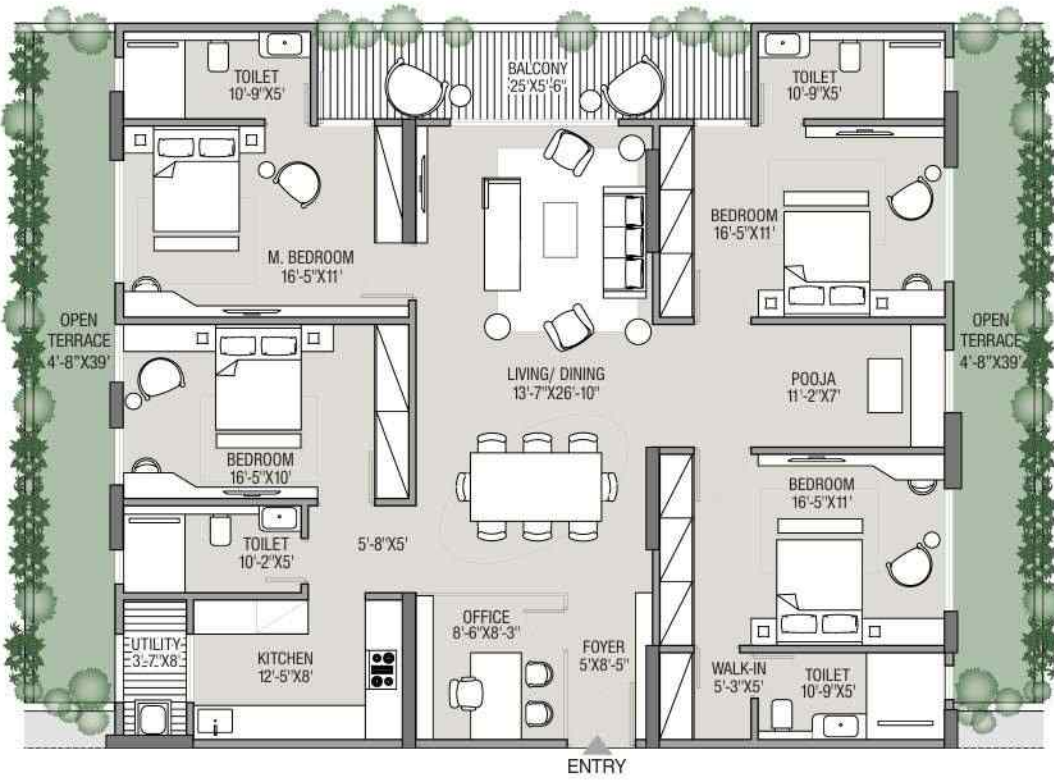


RERA Carpet Area	1959 Sq.ft.
Balcony Area	237 Sq.ft
Built Up Area	2290 Sq.ft
Terrace Area	190 Sq.ft
Saleable Area	3224 Sq.ft



UNIT TYPE 02 4 BHK

1ST FLOOR WITH TERRACE

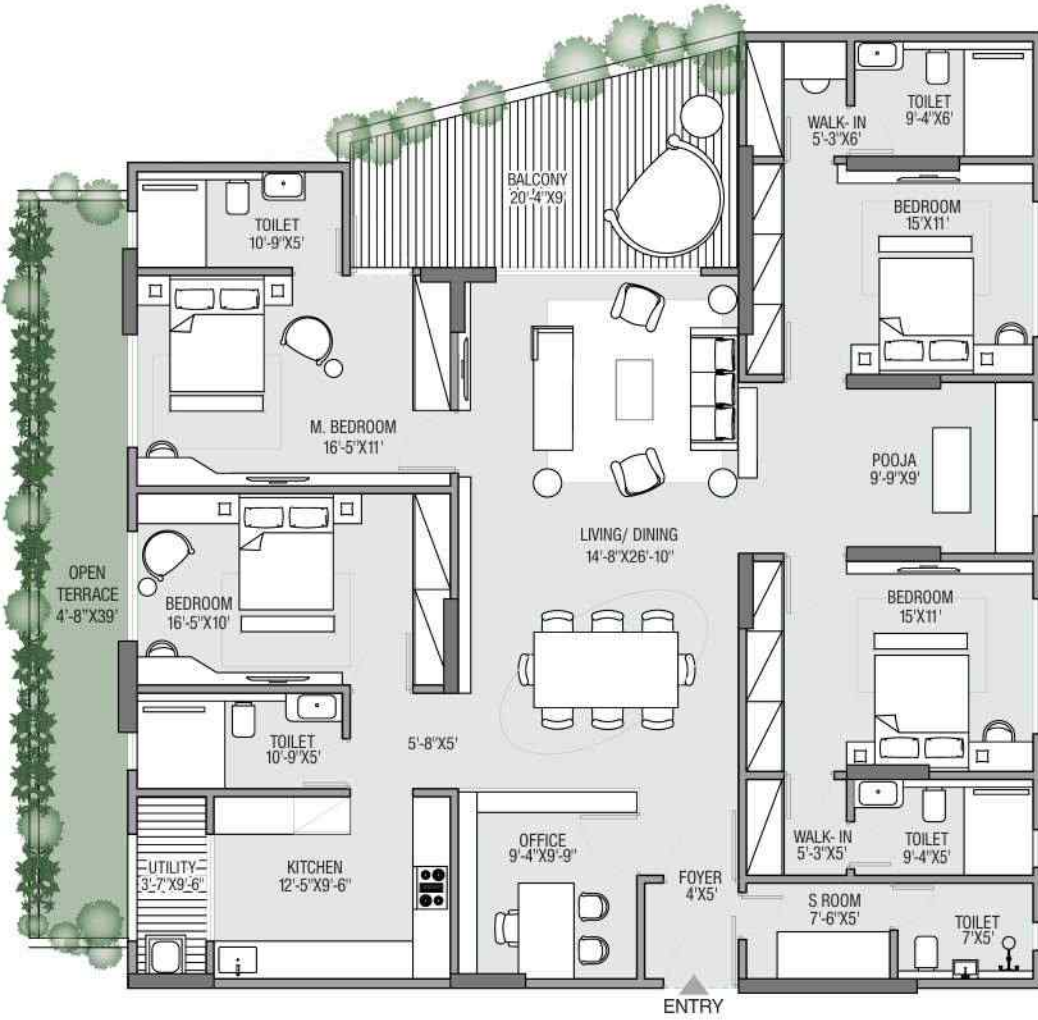


RERA Carpet Area	1770 Sq.ft.
Balcony Area	154 Sq.ft
Built Up Area	2010 Sq.ft
Terrace Area	379 Sq.ft
Saleable Area	2976 Sq.ft

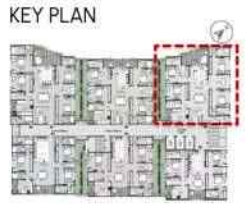


UNIT TYPE 03 4 BHK

1ST FLOOR WITH TERRACE

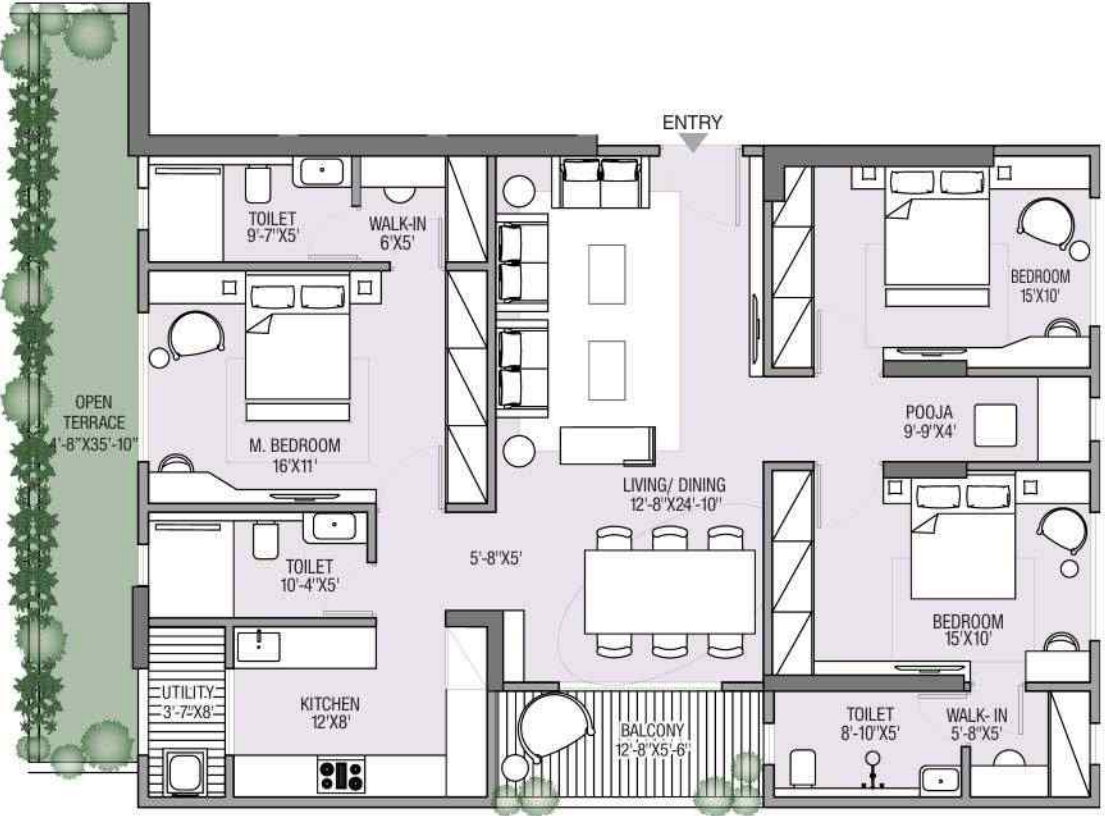


RERA Carpet Area	1949 Sq.ft.
Balcony Area	219 Sq.ft
Built Up Area	2262 Sq.ft
Terrace Area	189 Sq.ft
Saleable Area	3187 Sq.ft

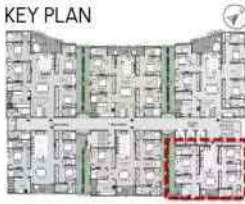


UNIT TYPE 04 3 BHK

1ST FLOOR WITH TERRACE

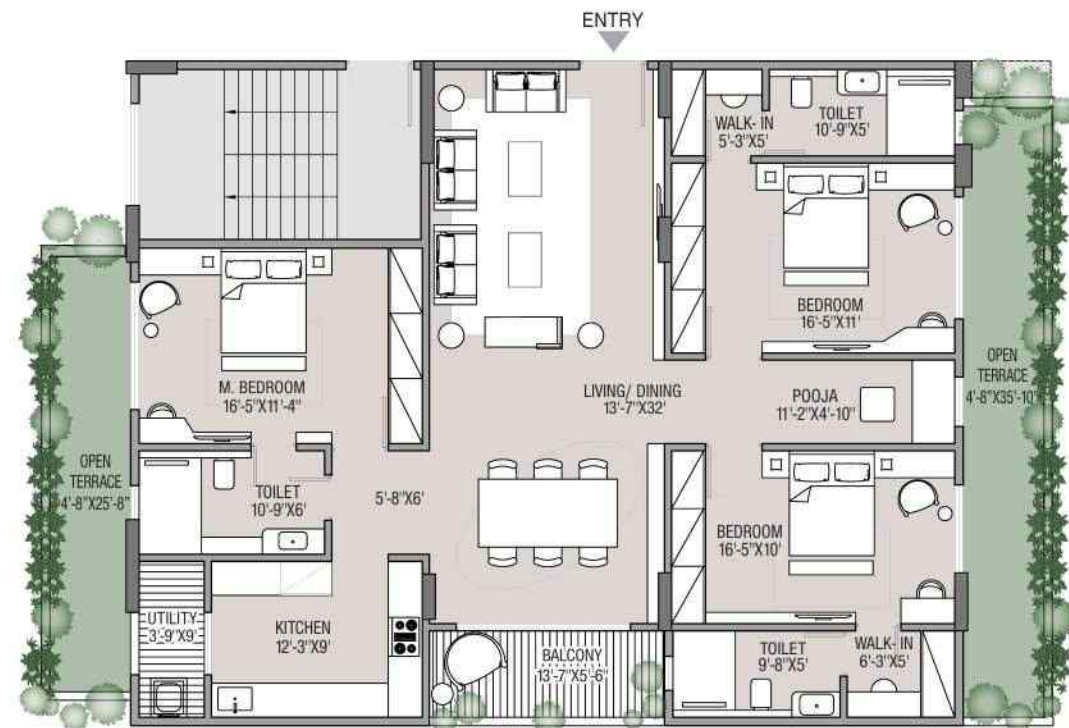


RERA Carpet Area	1249 Sq.ft.
Balcony Area	99 Sq.ft
Built Up Area	1421 Sq.ft
Terrace Area	171 Sq.ft
Saleable Area	2038 Sq.ft

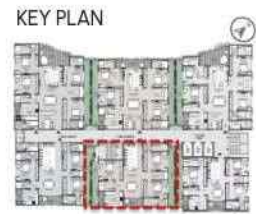


UNIT TYPE 05 3 BHK

1st FLOOR WITH TERRACE

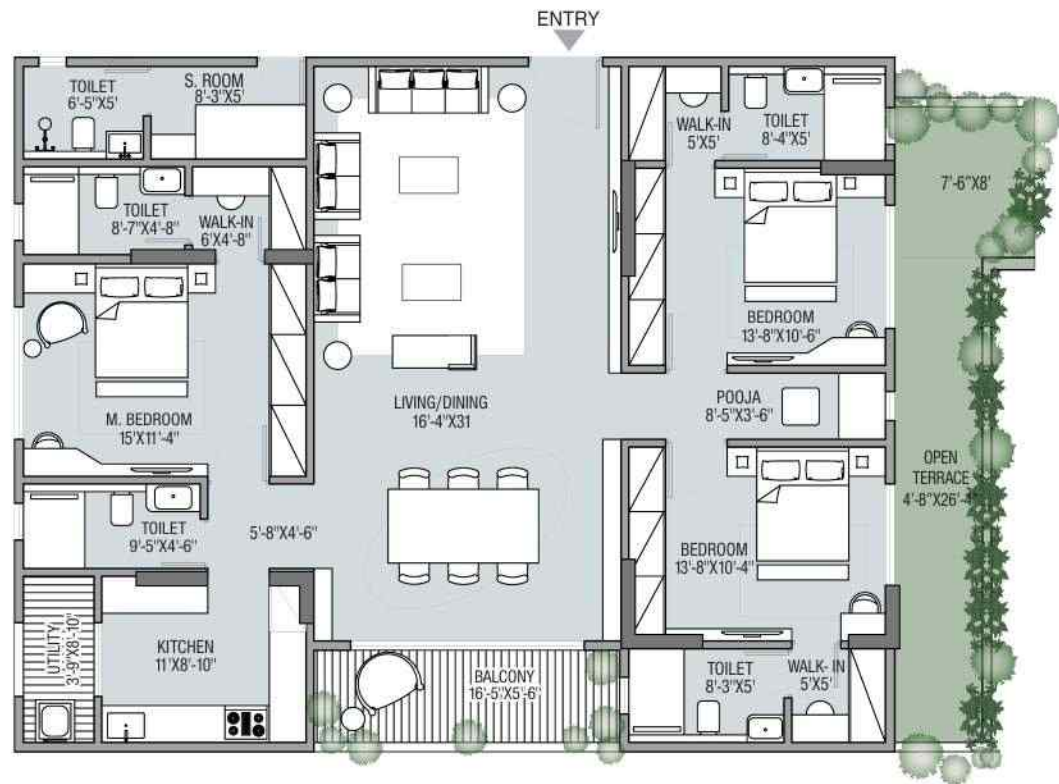


RERA Carpet Area	1497 Sq.ft.
Balcony Area	102 Sq.ft
Built Up Area	1681 Sq.ft
Terrace Area	299 Sq.ft
Saleable Area	2477 Sq.ft



UNIT TYPE 06 3 BHK

1st FLOOR WITH TERRACE



RERA Carpet Area	1547 Sq.ft.
Balcony Area	114 Sq.ft
Built Up Area	1739 Sq.ft
Terrace Area	188 Sq.ft
Saleable Area	2478 Sq.ft



UNIT TYPE 01 4 BHK

2nd TO 11th FLOOR

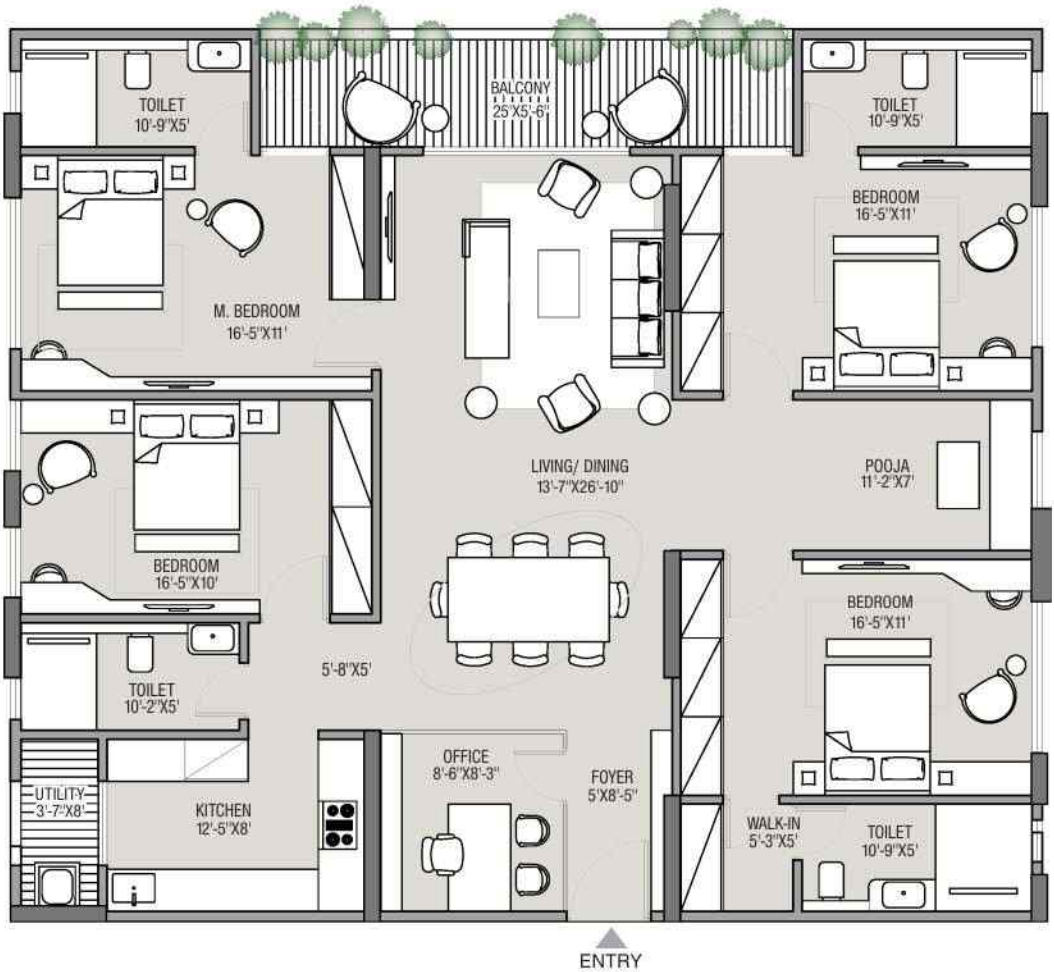


RERA Carpet Area	1959 Sq.ft.
Balcony Area	237 Sq.ft
Built Up Area	2290 Sq.ft
Saleable Area	3095 Sq.ft



UNIT TYPE 02 4 BHK

2nd TO 12th FLOOR

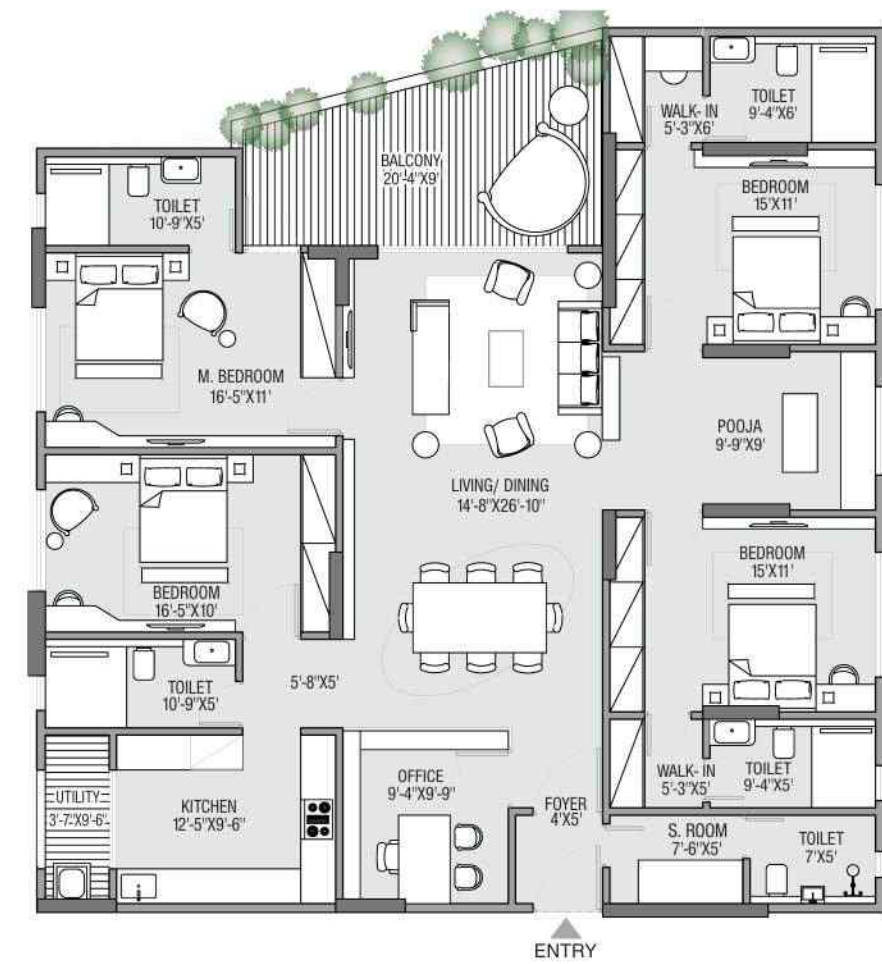


RERA Carpet Area	1770 Sq.ft.
Balcony Area	154 Sq.ft
Built Up Area	2010 Sq.ft
Saleable Area	2716 Sq.ft



UNIT TYPE 03 4 BHK

2nd TO 11th FLOOR

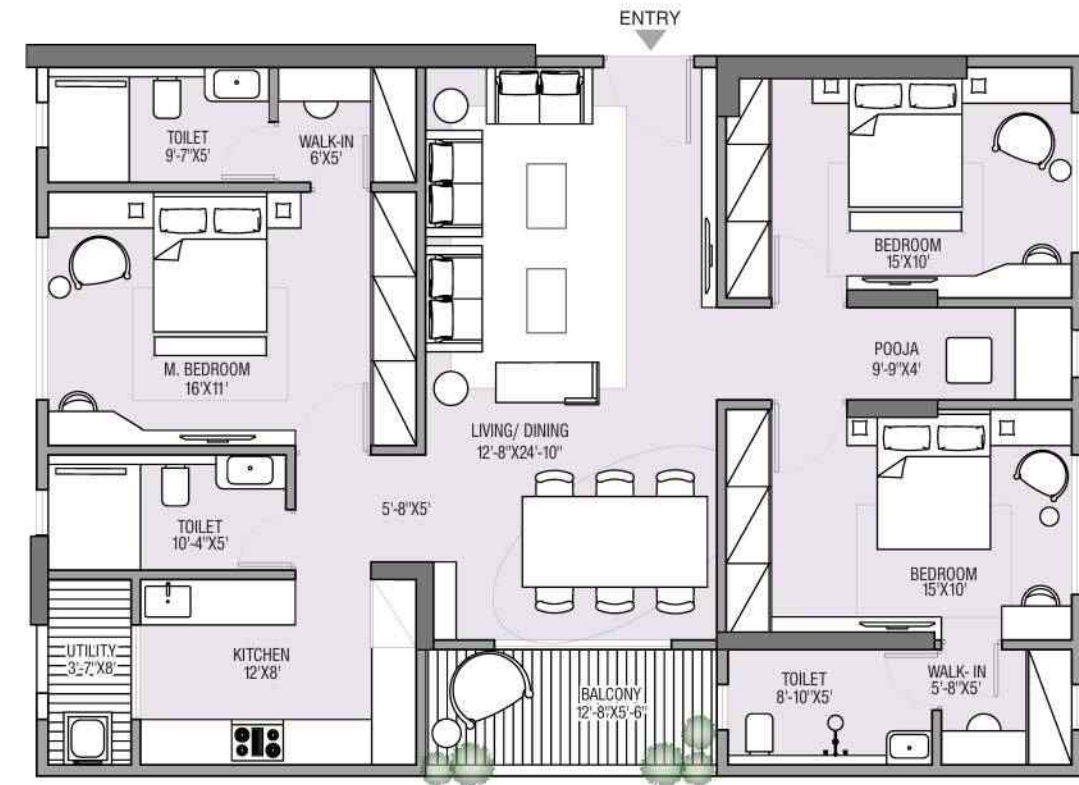


RERA Carpet Area	1949 Sq.ft.
Balcony Area	219 Sq.ft
Built Up Area	2262 Sq.ft
Saleable Area	3057 Sq.ft

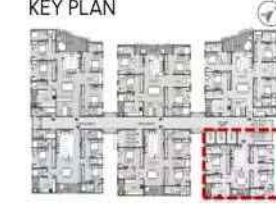


UNIT TYPE 04 3 BHK

2nd TO 11th FLOOR

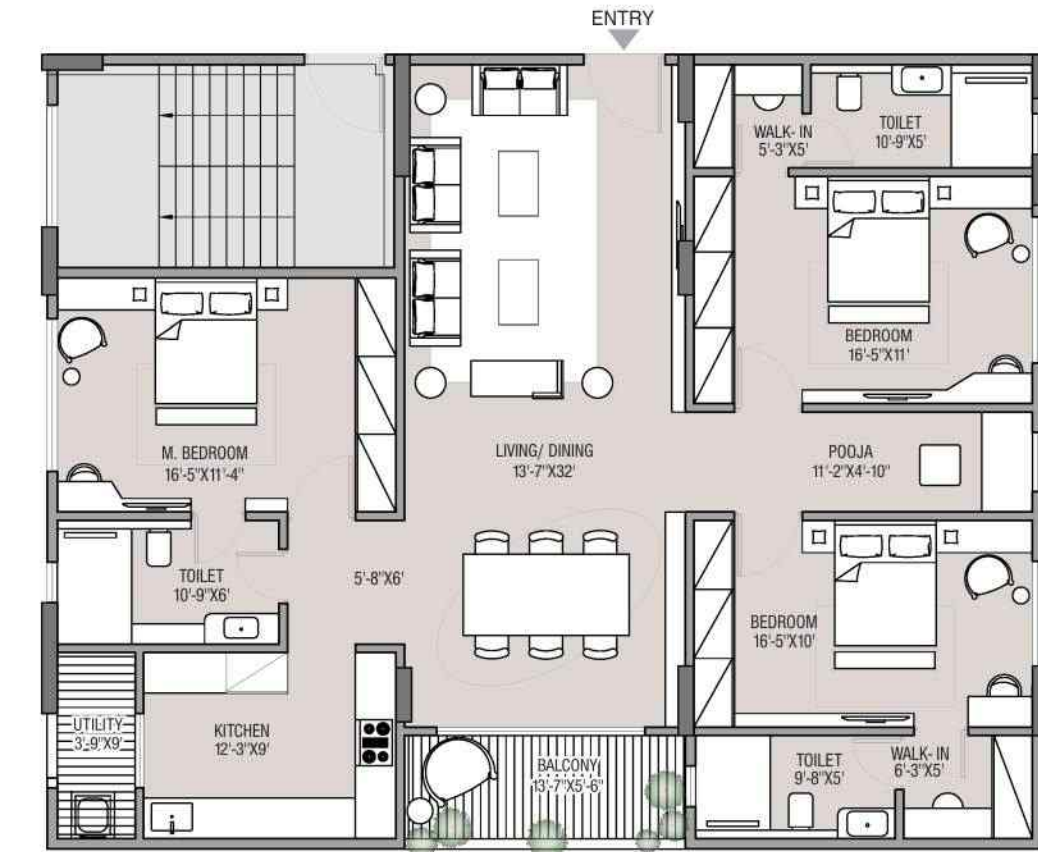


RERA Carpet Area	1249 Sq.ft.
Balcony Area	99 Sq.ft
Built Up Area	1421 Sq.ft
Saleable Area	1920 Sq.ft

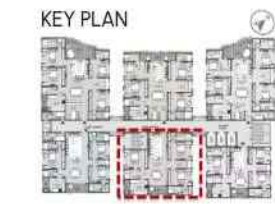


UNIT TYPE 05 3 BHK

2nd TO 11th FLOOR

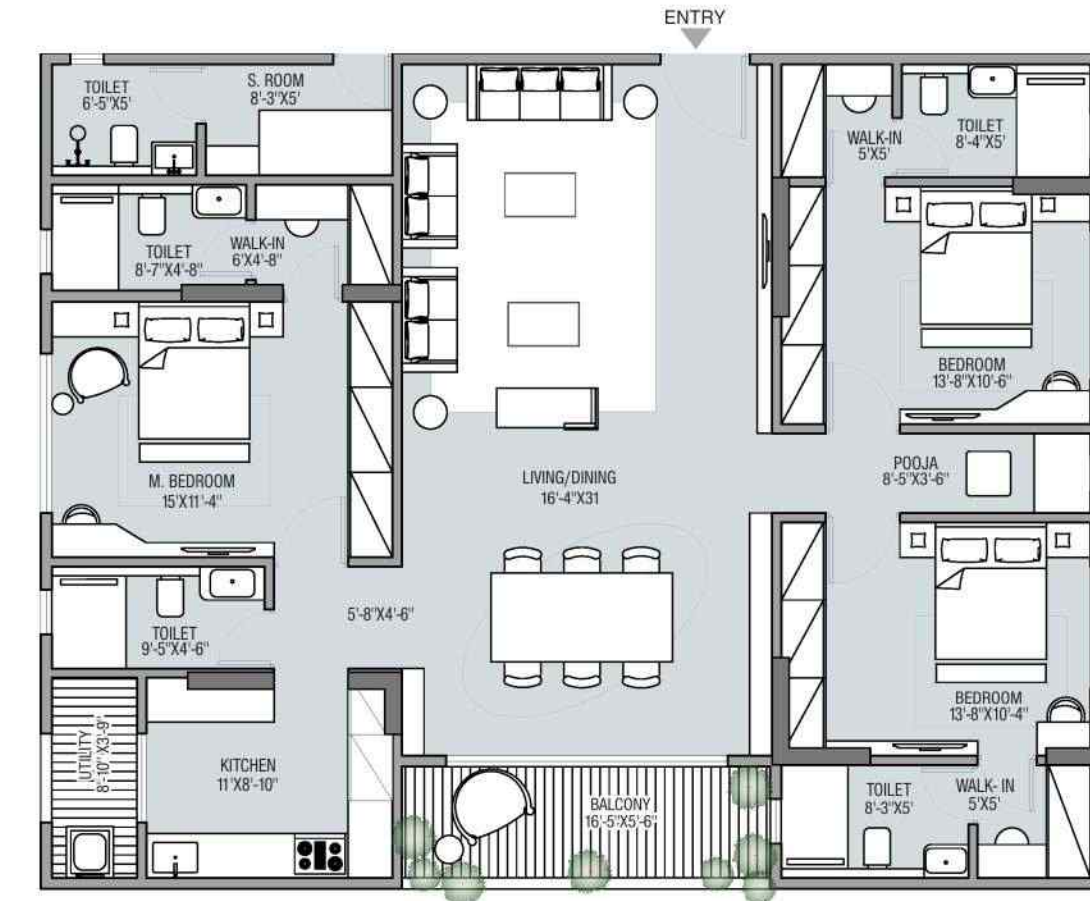


RERA Carpet Area	1497 Sq.ft.
Balcony Area	102 Sq.ft
Built Up Area	1681 Sq.ft
Saleable Area	2272 Sq.ft

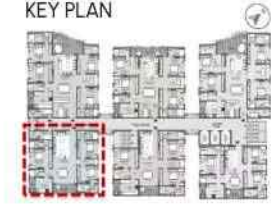


UNIT TYPE 06 3 BHK

2nd TO 11th FLOOR

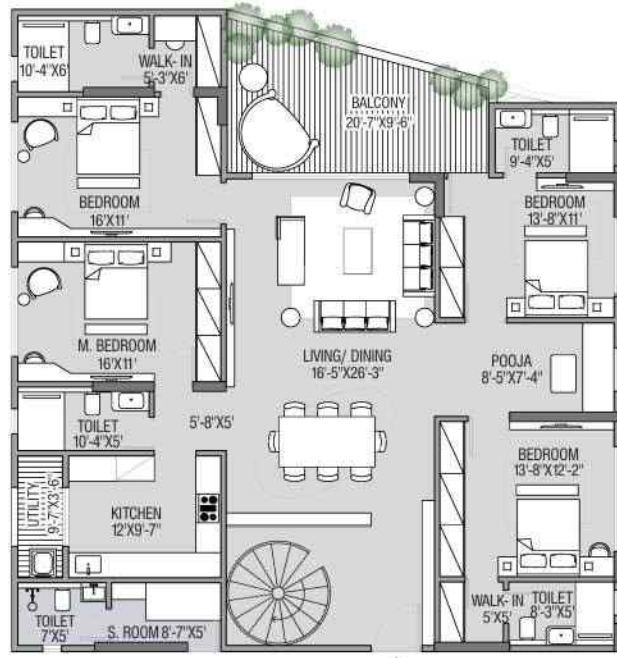


RERA Carpet Area	1547 Sq.ft.
Balcony Area	114 Sq.ft
Built Up Area	1739 Sq.ft
Saleable Area	2350 Sq.ft



UNIT TYPE 01 4 BHK

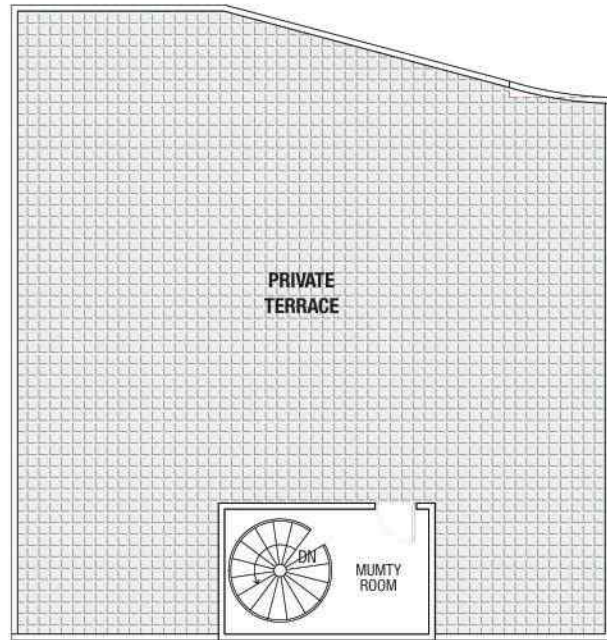
12th FLOOR WITH TERRACE



12th Floor Plan



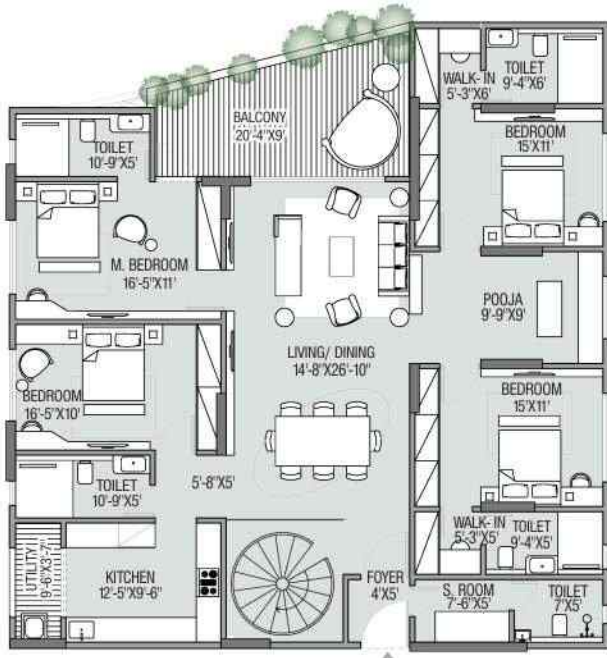
RERA Carpet Area	1959 Sq.ft.
Balcony Area	237 Sq.ft.
Built Up Area	2290 Sq.ft.
Terrace Area	2007 Sq.ft.
Saleable Area	4642 Sq.ft.



Terrace Floor Plan

UNIT TYPE 03 4 BHK

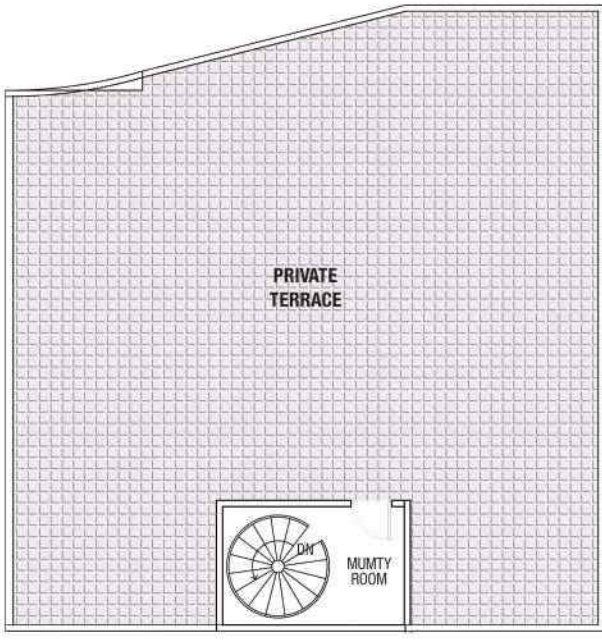
12th FLOOR WITH TERRACE



12th Floor Plan



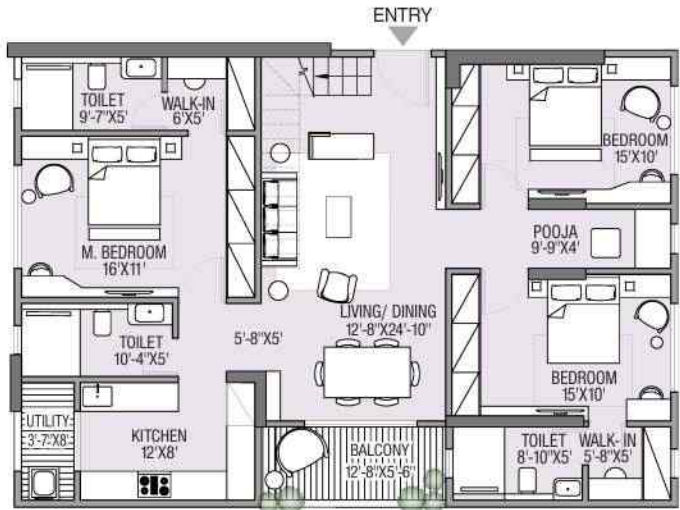
RERA Carpet Area	1949 Sq.ft.
Balcony Area	219 Sq.ft.
Built Up Area	2262 Sq.ft.
Terrace Area	2009 Sq.ft.
Saleable Area	4585 Sq.ft.



Terrace Floor Plan

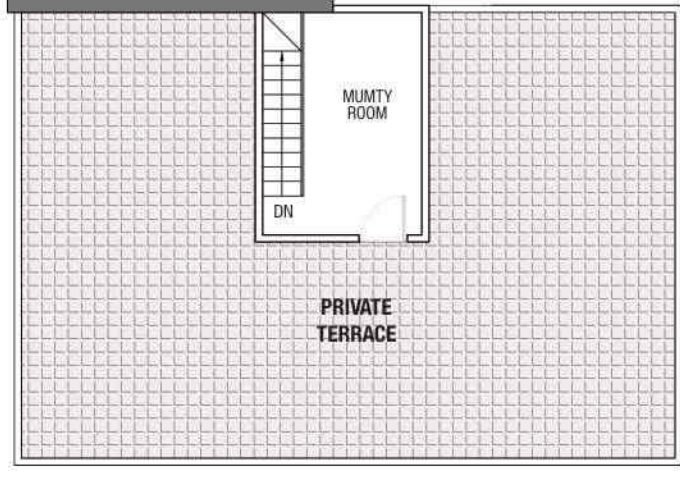
UNIT TYPE 04 3 BHK

12th FLOOR WITH TERRACE



12th Floor Plan

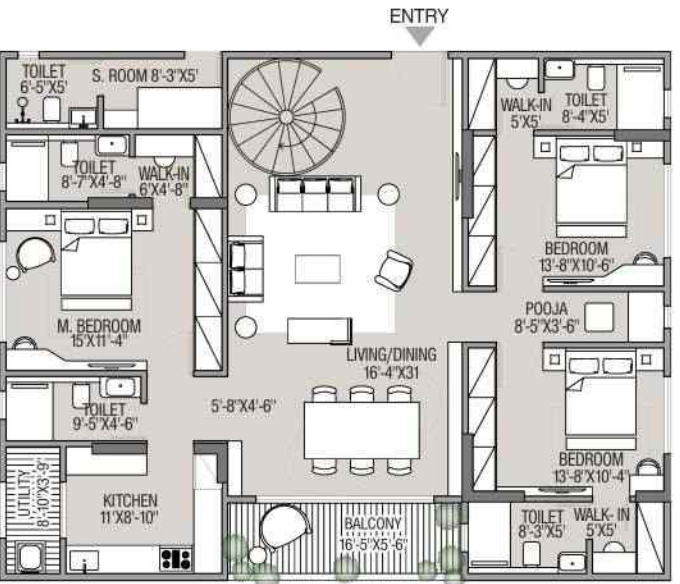
RERA Carpet Area	1249 Sq.ft.
Balcony Area	99 Sq.ft.
Built Up Area	1421 Sq.ft.
Terrace Area	1217 Sq.ft.
Saleable Area	2881 Sq.ft.



Terrace Floor Plan

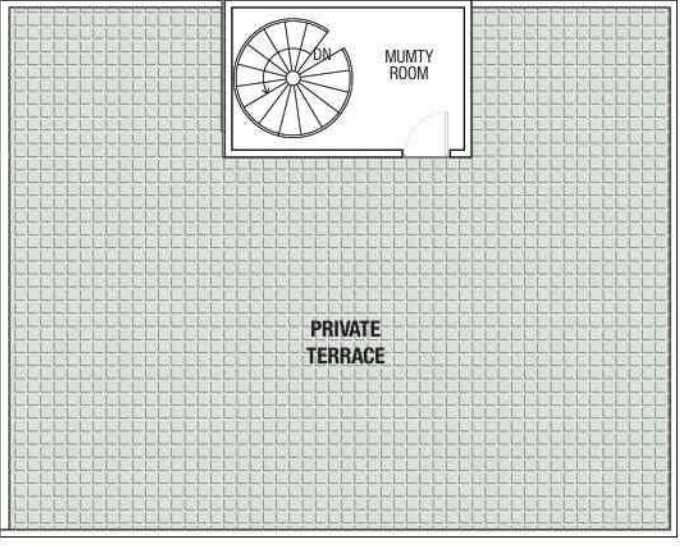
UNIT TYPE 06 3 BHK

12th FLOOR WITH TERRACE



12th Floor Plan

RERA Carpet Area	1547 Sq.ft.
Balcony Area	114 Sq.ft.
Built Up Area	1739 Sq.ft.
Terrace Area	1464 Sq.ft.
Saleable Area	3525 Sq.ft.



Terrace Floor Plan

SPECIFICATIONS...

FLOORING <ul style="list-style-type: none">⦿ All rooms will have Italian finish vitrified tiles and toilet floors will have anti-skid ceramic tiles.	LIFT <ul style="list-style-type: none">⦿ 3 nos 13 passenger capacity lift with access control of Kone/OTIS/Mitsubishi/ Johnson or equivalent make	OTHER AMENITIES <ul style="list-style-type: none">⦿ AC piping and wiring for VRF in drawing room and all bedrooms.⦿ Provision for E.V. Charging Point⦿ Washing Machine point in Kitchen Balcony.⦿ Designated space for AC outdoor unit⦿ Provision for Fiber Connection
TOILET FITTINGS & FIXTURES <ul style="list-style-type: none">⦿ Superior quality CP fittings⦿ Chinaware - Kohler / Grohe / Jaquar or equivalent⦿ Wall tiles upto false ceiling height.⦿ Separate shower area with glass partition in all bedroom toilet.		
INTERIOR WALLS <ul style="list-style-type: none">⦿ Inside wall finished with POP	BALCONY AND TERRACE <ul style="list-style-type: none">⦿ Balconies and Terraces as per elevation design/architect's choice finished with anti-skid floor tiles.	
EXTERIOR WALLS <ul style="list-style-type: none">⦿ Exterior emulsion paint to withstand all weather conditions.	DESIGNER DOORS <ul style="list-style-type: none">⦿ Main door will be designer flush door while all internal doors will be flush door with Laminare	
POWER BACK-UP <ul style="list-style-type: none">⦿ Power backup with generator for common area and facilities.Power backup upto :- (i) 1.5 KW for 3BHK (ii) 2 KW for 4BHK Per Flat.	WINDOWS <ul style="list-style-type: none">⦿ Fine quality UPVC/Aluminium windows with wire mesh.	
KITCHEN <ul style="list-style-type: none">⦿ Double Sink⦿ Counter to be finished in granite with dado ceramic tiles 2 ft above the counter⦿ Provision for Gas Pipeline	ELECTRICALS <ul style="list-style-type: none">⦿ Premium Modular Electrical switches .⦿ Fire resistant Electrical Cable.	
	SECURITY AND SAFETY <ul style="list-style-type: none">⦿ Earthquake resistant structure⦿ Fire Safety System⦿ Gated Community⦿ Intercom Connectivity⦿ CCTV Surveillance⦿ 24 hours security services with Guard Room	



PRECISION IN EVERY DETAIL.
CRAFTSMANSHIP IN EVERY CORNER





SHIVA
Premium Residential Apartments



THE GROUP

WHEN INTEGRITY IS A HABIT, TRUST IS NATURAL

SHIVA is founded by STAR DEVELOPERS. A series of landmarks in the past by the Partners are testimony of credibility. Quality, Value and Aesthetics are values that have elevated SHIVA - where every flat is a VILLA. The decision which you will cherish beyond time. SHIVA is all set to elevate new standards in residential addresses of the Pink City.

With over a decade of experience in Real Estate business, Partners of the group exhibits a greater degree of faith and credibility amongst its customers. It always maintains the quality and standards, which has been proven by the customer satisfaction and in the form of landmarks. The group is emerging as one of the key players in redefining the Real Estate Skyline.

Some of the recently completed projects of the promoters



Star Pratishtha, Jaipur



Star Heights, Jaipur



Krishna Residency, Jorhat



Shri Kamakhya Tower, Guwahati



Developers

Star Developers

F-126, First Floor, Unnati Tower, Central Spine, Opp Shekhawati Hospital, Vidhyadhar Nagar, Jaipur, Rajasthan 302039 Ph.: 0141-2946523

E-mail : stardevelopersjaipur@gmail.com | Website : www.stargroupjaipur.com



Customer Care No.: 072320 00092 / 91

RERA Registration No. : RAJ/2024/3159 | www.rera.rajasthan.gov.in

Senior Consulting Architect



808/809, CORPORATE ANNEXE, SONAWALA ROAD, GOREGAON (E), MUMBAI-400063

Local Architect



Structural Consultant
Vijaytech Consultants Pvt. Ltd.
Shyam Nagar, Jaipur

MEP Consultant



Vastu Consultant
Pt. Shri Navratnji Dadhich, Jaipur

Disclaimer:- All the elevations, Plans, drawing amenities are subject to approval of respective authorities. Furniture shown is not a part of offering. The content of the brochure are purely conceptual and has no legal binding on us. The specifications and details mentioned in this brochure are tentative and are subject to change at the sole discretion of the developers or the architects. All dimensions are approximate and subject to construction variances and approvals.

