

YOUR CAUSE  
FOR A PAUSE

*Some stories are read; this one is wandered...*



# THE STORY



A place softly held in silence  
where time slows, footsteps ease, and thoughts  
grow quiet. Not just a retreat but a return to the self.

Much like its namesake,  
**The Paragraph** is a composition of thoughtful lines,  
each ending in its own pause —  
a shaded nook, a playful corner, a reflective garden.  
Together, they create a living narrative:  
calm, curated, and ever-unfolding.

Rooted in the serene western outskirts of Ahmedabad,  
an exclusive weekend villa sanctuary unfolds.





AR. ANIKET BHAGWAT

Master Planner & Landscape Architect

Ar. Aniket Bhagwat is a visionary Indian landscape architect and urban designer from Ahmedabad, Gujarat.

At the helm of M/s Prabhakar B. Bhagwat, he transforms everyday spaces into poetic, context-rich landscapes where art, ecology, and culture intertwine. A passionate educator and community champion, he brings life to public spaces through innovative park revivals and cultural initiatives.

“An uninterrupted main spine, 6 main nuclei...with a corridor of green providing a dramatic experience... and thoughtfulness to living.”

# THE MASTER LAYOUT



## AREA TABLE

PLOT NO.	SBU Area SQ. YARDS								
1	3,002	48	4,437	73	2,547	109	2,706	148	3,012
2	2,623	49	3,373	74	3,418	109A	2,240	149	3,175
3	2,543	50	2,791	75	1,821	109B	2,387	150	3,284
4	2,612	51	2,532	76	1,868	110	3,023	150A	3,285
5A	3,421	52	2,186	77	2,010	111	1,694	150B	3,001
5B	4,365	53	2,148	78	2,026	111A	1,572	151	4,354
6	2,464	53A	2,317	79	2,416	111B	1,544	152	4,493
7	1,750	53B	1,087	80	1,733	111C	1,324	153	3,431
8	1,689	53C	1,082	81	2,481	111D	1,474	154	3,785
9	1,561	53D	1,398	82	2,566	113	2,279	155	3,773
10	1,343	53E	1,615	83	2,911	114	2,616	156	4,904
11	1,478	53F	1,000	84	2,320	115	2,097	157	3,534
12	1,494	53G	1,320	85	1,978	116	2,042	158	2,665
12A	1,515	53H	1,975	86	2,315	117	2,357	159	3,810
14	2,577	53I	1,034	86A	2,262	119	4,191	160	3,885
15	2,000	53J	1,479	87	2,331	120	3,851	161	3,271
16	1,503	53K	1,233	88	2,871	121	4,434	162	3,451
17	1,519	53L	1,314	89	2,539	122	4,094	163	3,667
18	1,503	53M	940	90	3,341	124	1,583	164	2,924
19	1,542	53N	984	91	2,655	125	2,045	165	2,787
20	1,573	53O	1,341	92	2,649	126	2,180	166	2,497
21	1,506	53P	1,262	93	2,745	127	2,323	167	5,260
22	1,525	53Q	1,267	94	2,586	128	3,614	168	4,857
23	2,535	53R	1,202	95	2,926	129	2,398	169	4,403
25	2,670	53S	1,230	96	2,704	130	1,759	170	3,713
26	1,551	53T	1,155	97	2,647	131	1,829	171	3,407
27	1,563	53U	1,383	98	2,738	132	1,700	172	2,876
28	1,582	53V	1,495	99	3,059	133	1,270	173	2,123
29	1,631	54	1,670	101	1,736	134	1,442	174	2,678
30	1,611	55	1,246	102	2,231	135	1,436	175	2,319
31	2,369	56	1,318	103	2,273	135A	1,498	176	2,381
32	1,543	57	1,332	104	3,711	136	3,766	177	1,976
33	1,558	58	2,079	104A	1,803	137	2,571	178	2,403
34	1,555	59	2,487	104B	1,740	138	2,056	179	2,040
35	1,493	60	2,862	104C	1,708	139	1,541	180	1,974
36	1,504	61	2,188	104D	1,681	140	3,989	181	1,881
37	1,682	62	2,103	104E	1,615	141	1,758	182	2,085
38	1,407	63	2,064	105	1,602	142	1,700	183	1,902
39	1,780	64	1,845	105A	1,629	143	2,321	184	1,713
40	2,303	65	1,710	105B	1,600	144	2,850	185	1,867
41	1,958	66	1,935	105C	1,628	145	1,658	186	2,439
42	1,510	67	1,937	105D	1,685	145A	2,128	187	2,017
43	1,429	68	1,798	105E	1,674	145B	1,489	188	1,901
44	2,177	69	1,581	105F	1,706	145C	1,976	189	3,467
45	1,813	70	2,072	106	2,074	145D	1,522	190	3,984
46	3,002	71	1,910	107	2,189	146	3,654	191	4,222
47	3,707	72	1,817	108	1,872	147	2,813	192	5,060



## WELCOMED BY NATURE

A thoughtfully designed landscape unfolds around you — gentle walkways, shaded seating nooks, and quiet corners invite you to slow down. This serene prelude allows your mind to ease into stillness, setting the tone for what lies ahead.

Long before you reach the entrance, you've already begun to disconnect from the outside world and reconnect with yourself.





## GRAIN 1 - *The Pavilion*



*Cocooned within nature's whispers, the journey begins here, each visit unfolding as a serene chapter, setting the tone for the stories that await at The Paragraph.*

## STILLNESS & SOUND

As you enter, a graceful pavilion reveals itself, nestled in nature, embraced by gardens. A gentle passage leads you forward, where water greets you in two forms — one alive with rhythm, the other still and reflective. Together, they awaken the senses and set the tone for what lies ahead.





## GRAIN 2 - *The Waterfall*

150 mt. LONG WATERFALL & VIEWING DECK

*So much for a pause — where a waterfall tells its tale,  
and a quiet deck invites you to linger within the story.*

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## A SHIFT IN SCALE

Just as calm settles in, the landscape shifts and a majestic waterfall emerges, not gentle but powerful, its roar filling the air. In an instant, serenity gives way to raw energy, framed by intimate pockets of green — nature in its purest contrast.





GRAIN 4 | 5

*The Botanical Garden | The Lakehouse*

*A quiet fragment of the narrative — where echoes linger on every leaf, the lake mirrors the sky, and every corner whispers a fable of nature's utopia.*

IN BLOOM & LIGHT

Further along the trail lies a garden in bloom — where a graceful trellis invites you to pause and breathe in the fragrance of light and shade. Beyond it, a serene lake unfolds, its quiet island offering a moment of solitude and peace, a journey through stillness and the senses.



# THE CLUB

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AR. ANDY FISHER

Architect, The Club

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A highly reputed international architect, Ar. Andy Fisher, has over 30 years of experience working on international projects in Europe and Asia.

Andy Fisher Workshop is a creative and collaborative venue, undertaking a wide range of projects including hotels and resorts for international brands, with extensive experience in designing large-scale mixed-use, residential, commercial and retail developments.



## GRAIN 3 - *The Club*

*Rooted at the heart of the community, a sprawling ~50,000 sq. ft. with world-class amenities, nestled on an expansive ~40,000 sq. yard green terrain.*

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## AN ISLAND OF EXPERIENCES

The Club is more than a destination; it's an island of refined experiences cradled in green. Surrounded by tranquil gardens, sunlit lawns, and serene pools, it's a place for both celebration and calm, where mornings begin in quiet wellness and evenings come alive with laughter.





The Club



The Lawn



The Arena



The Pool



The Kid's Club





# SCRIPTED SPACES

## SHELTERED IN STILLNESS

VILLAS - COMPACT ONE, ONE, TWO, THREE & FOUR BHK



**THE PAUSE** by Ar. ARPAN SHAH (MODO DESIGNS) &  
**THE PARALLEL** by Ar. UMANG GOSWAMI (UA DESIGN)

A quiet ensemble of homes, gently cradled in nature's rhythm, each one a personal sanctuary balancing openness and retreat, tradition and modernity. Every home tells its own story — a place to pause, to gather, and to feel truly at home.



Established in 2002 by **Ar. Arpan Shah** in Ahmedabad, **Modo Designs** is an award-winning practice with work featured widely in national and international forums. A CEPT alumnus, Shah trained under B.V. Doshi before founding the firm.

The studio's work spans residences, corporate spaces, institutions, and real estate developments, driven by an approach that is participatory, responsive, and rooted in purpose, place, and people. Each project draws inspiration from context and culture, translated into bold and distinctive expressions. With a strong emphasis on design detail, construction process, and site supervision, Modo Designs ensures architecture that is both refined and enduring.

## THE PAUSE *by* Ar. ARPAN SHAH

The proposed villas by Modo Designs in The Paragraph are a contemporary interpretation of weekend houses as sleek minimal formations in landscapes, allowing outdoor usage of space in each type.

The layout emphasises spacious integration in internal and external spaces, evoking a sensorial experience in the midst of nature.

The villas use brick and natural finishes as their material palette, connecting with the local rural dwelling types and developing an earthy environment in contrast to the urban dwellings.



# THE PAUSE - COMPACT ONE

1 BHK VILLA - 121 sq. yd. + 13 sq. yd.



# THE PAUSE - COMPACT ONE

1 BHK VILLA - 121 sq. yd. + 13 sq. yd.



GROUND FLOOR PLAN

## LEGEND

1. FOYER	7'0" X 5'0"
2. LIVING & DINING	21'9" X 17'9"
3. BEDROOM 1	14'0" X 11'0"
4. WASHROOM	6'0" X 9'6"
5. POWDER ROOM	5'3" X 6'0"
6. KITCHEN	11'3" X 11'9"
7. SERVICE AREA (OTS)	5'6" X 4'6"
8. STAFF WASHROOM	6'0" X 4'0"
9. STAFF ROOM	6'0" X 7'3"
10. VERANDAH	12'0" X 7'0"
11. POOL	21'9" X 10'0"



FIRST FLOOR PLAN

## LEGEND

11. TERRACE	27'7" x 20'5"
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# THE PAUSE - ONE

1 BHK VILLA - 230 sq. yd. + 15 sq. yd. (staff area)

THE  
PARAGRAPH  
OWN YOUR PAUSE



# THE PAUSE - ONE

1 BHK VILLA - 230 sq. yd. + 15 sq. yd. (staff area)



GROUND FLOOR PLAN

**LEGEND**

1. FOYER	12'3" X 8'6"
2. VESTIBULE	10'0" X 12'0"
3. BEDROOM 1	12'0" X 15'0"
4. WASHROOM	7'9" X 10'6"
5. PASSAGE	5'0" WIDE
6. POOL	10'0" X 25'0"
7. POWDER ROOM	11'9" X 6'0"
8. LIVING & DINING	29'6" X 15'0"
9. VERANDAH	31'0" X 7'0"
10. KITCHEN	11'6" X 12'0"
11. SERVICE AREA (OTS)	7'0" X 12'0"
12. STAFF ROOM	7'0" X 7'0"
13. STAFF WASHROOM	7'0" X 4'0"



FIRST FLOOR PLAN

**LEGEND**

14. TERRACE	29'6" x 17'6" 23' x 20'6"
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# THE PAUSE - TWO

2 BHK VILLA - 306 sq. yd.

THE  
PARAGRAPH  
OWN YOUR PAUSE



# THE PAUSE - TWO

2 BHK VILLA - 306 sq. yd.



GROUND FLOOR PLAN

### LEGEND

1. FOYER	12'3" X 8'6"
2. VESTIBULE	10'0" X 12'0"
3. BEDROOM 1	12'0" X 15'0"
4. WASHROOM	7'9" X 10'6"
5. PASSAGE	5'0" WIDE
6. POOL	10'0" X 25'0"
7. POWDER ROOM	11'9" X 6'0"
8. LIVING & DINING	29'6" X 15'0"
9. VERANDAH	31'0" X 7'0"
10. KITCHEN	11'6" X 12'0"
11. SERVICE AREA (OTS)	7'0" X 12'0"
12. STAFF ROOM	7'0" X 7'0"
13. STAFF WASHROOM	7'0" X 4'0"



FIRST FLOOR PLAN

### LEGEND

14. BEDROOM 2	13'3" X 12'0"
15. WASHROOM	6'0" X 10'6"
16. PRIVATE TERRACE	12'0" X 14'6"
17. TERRACE	29'6" x 17'6" 20'6" x 19'11"

# THE PAUSE - THREE

3 BHK VILLA - 361 sq. yd.

THE  
PARAGRAPH  
OWN YOUR PAUSE



# THE PAUSE - THREE

3 BHK VILLA - 361 sq. yd.



GROUND FLOOR PLAN

## LEGEND

1. FOYER	12'3" X 8'6"
2. VESTIBULE	10'0" X 12'0"
3. BEDROOM 1	12'0" X 15'0"
4. WASHROOM	7'9" X 10'6"
5. PASSAGE	5'0" WIDE
6. POOL	10'0" X 25'0"
7. POWDER ROOM	11'9" X 6'0"
8. LIVING & DINING	29'6" X 15'0"
9. VERANDAH	31'0" X 7'0"
10. KITCHEN	11'6" X 12'0"
11. SERVICE AREA (OTS)	7'0" X 12'0"
12. STAFF ROOM	7'0" X 7'0"
13. STAFF WASHROOM	7'0" X 4'0"



FIRST FLOOR PLAN

## LEGEND

14. BEDROOM 2	13'3" X 12'0"
15. WASHROOM	6'0" X 10'6"
16. PRIVATE TERRACE	12'0" X 14'6"
17. PASSAGE	5'0" WIDE
18. BEDROOM 3	14'0" X 12'0"
19. WASHROOM	14'3" X 6'0"
20. TERRACE	17'8" X 29'3"

# THE PAUSE - FOUR

4 BHK VILLA - 414 sq. yd.

THE  
PARAGRAPH  
OWN YOUR PAUSE



# THE PAUSE - FOUR

4 BHK VILLA - 414 sq. yd.



GROUND FLOOR PLAN

## LEGEND

1. FOYER	12'3" X 8'6"
2. VESTIBULE	10'0" X 12'0"
3. BEDROOM 1	12'0" X 15'0"
4. WASHROOM	7'9" X 10'6"
5. PASSAGE	5'0" WIDE
6. POOL	10'0" X 25'0"
7. POWDER ROOM	11'9" X 6'0"
8. LIVING & DINING	29'6" X 15'0"
9. VERANDAH	31'0" X 7'0"
10. KITCHEN	11'6" X 12'0"
11. SERVICE AREA (OTS)	7'0" X 12'0"
12. STAFF ROOM	7'0" X 7'0"
13. STAFF WASHROOM	7'0" X 4'0"



FIRST FLOOR PLAN

## LEGEND

14. BEDROOM 2	15'9" X 12'0"
15. WASHROOM	6'0" X 13'6"
16. BEDROOM 4	12'0" X 17'0"
17. WASHROOM	7'9" X 7'9"
18. PASSAGE	5'0" WIDE
19. BEDROOM 3	14'0" X 12'0"
20. WASHROOM	14'3" X 6'0"
21. TERRACE	17'8" X 29'3"





**Ar. Umang Goswami** is an urbanist, architect and founder of **UA DESIGN**, a creative design practice that focuses on delivering innovative interventions in the urban built environment. Their completed projects are spread across India & Africa, while more are underway.

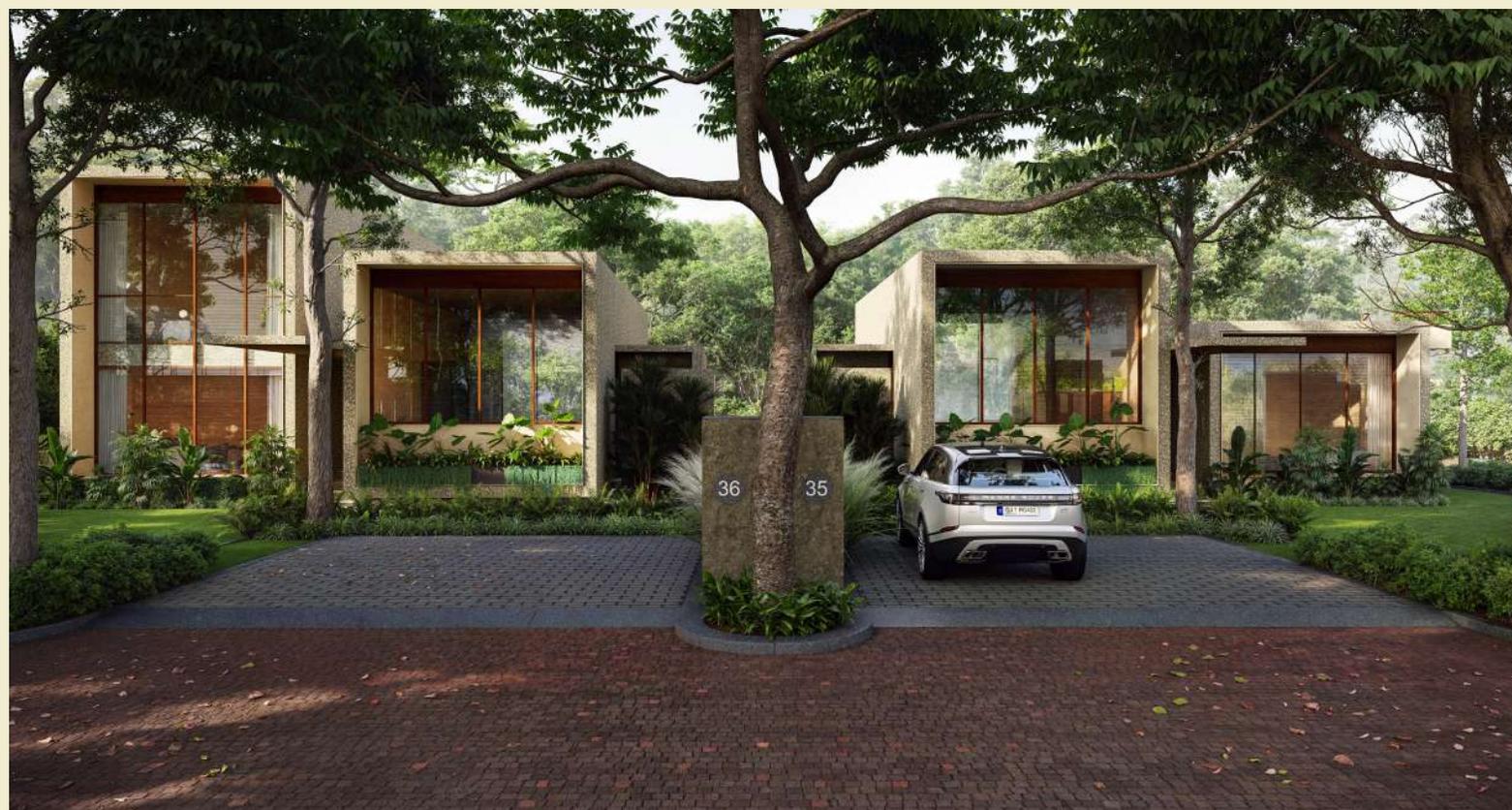
The practice specialises in curating unique and creative building programs that are the intangible backbone of any urban solution, keeping in mind the fast-altering scenarios of India's economy, real estate, social fabric and aspirations of the current and coming generations.

## THE PARALLEL *by* Ar. UMANG GOSWAMI

The villas by UA Design craft personal sanctuaries that harmoniously balance privacy with a sense of community, where the built environment flows seamlessly into the surrounding landscape.

Each villa unfolds in two distinct yet connected parts, fostering a natural dialogue between public and private spaces within a unified footprint.

A refined blend of comfort, design, and thoughtful planning, the layout is more like a way of life, defined by fluid transitions, and moments of quiet pause.



# THE PARALLEL - COMPACT ONE

1 BHK VILLA - 140 sq. yd. + 13 sq. yd. (staff area)

THE  
PARAGRAPH  
OWN YOUR PAUSE



# THE PARALLEL - COMPACT ONE

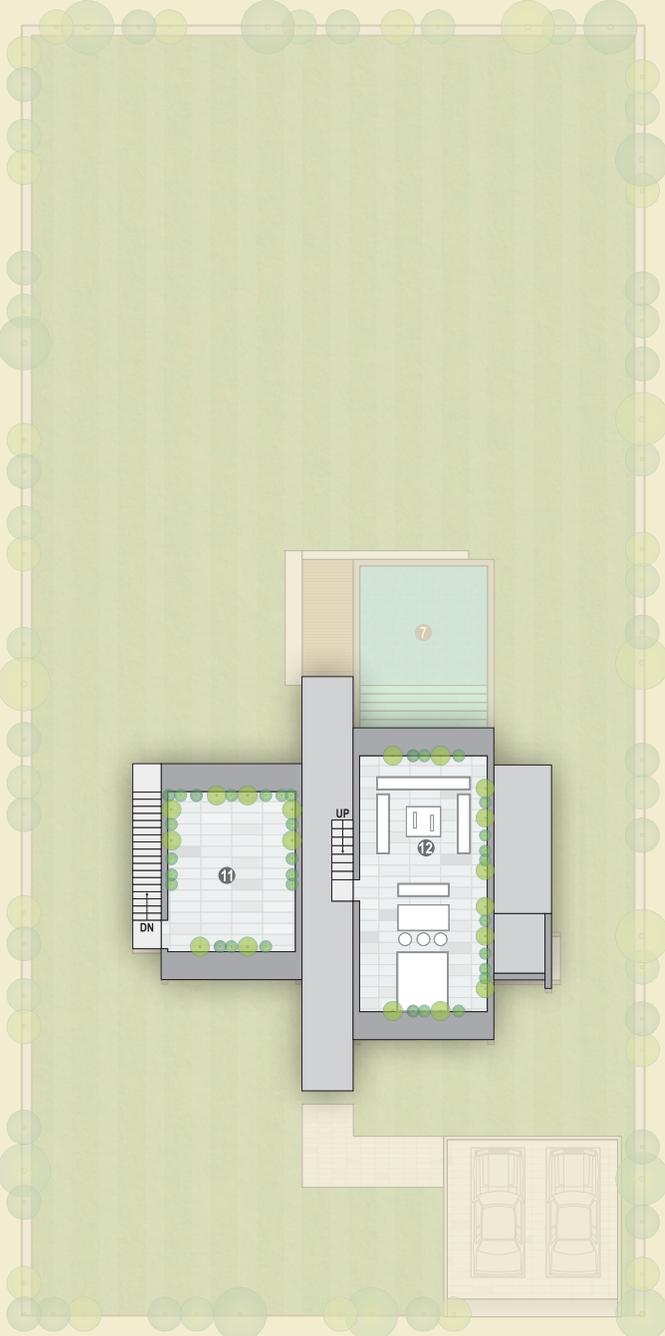
1 BHK VILLA - 140 sq. yd. + 13 sq. yd. (staff area)



GROUND FLOOR PLAN

**LEGEND**

1. FOYER	6'0" X 13'0"
2. BEDROOM 1	15'0" X 12'0"
3. WASHROOM	9'6" X 6'0"
4. POWDER ROOM	5'0" X 6'0"
5. LIVING, DINING & KITCHEN	15'0" X 30'0"
6. DECK	4'0" X 15'0"
7. POOL	15'0" X 18'0"
8. SERVICE AREA (OTS)	6'0" X 9'0"
9. STAFF ROOM	6'0" X 8'0"
10. STAFF WASHROOM	6'0" X 4'0"



FIRST FLOOR PLAN

**LEGEND**

11. TERRACE	15'0" X 18'6"
12. PARTY TERRACE	15'0" X 30'0"

# THE PARALLEL - ONE

1 BHK VILLA - 166 sq. yd. + 13 sq. yd. (staff area)

THE  
PARAGRAPH  
OWN YOUR PAUSE



# THE PARALLEL - ONE

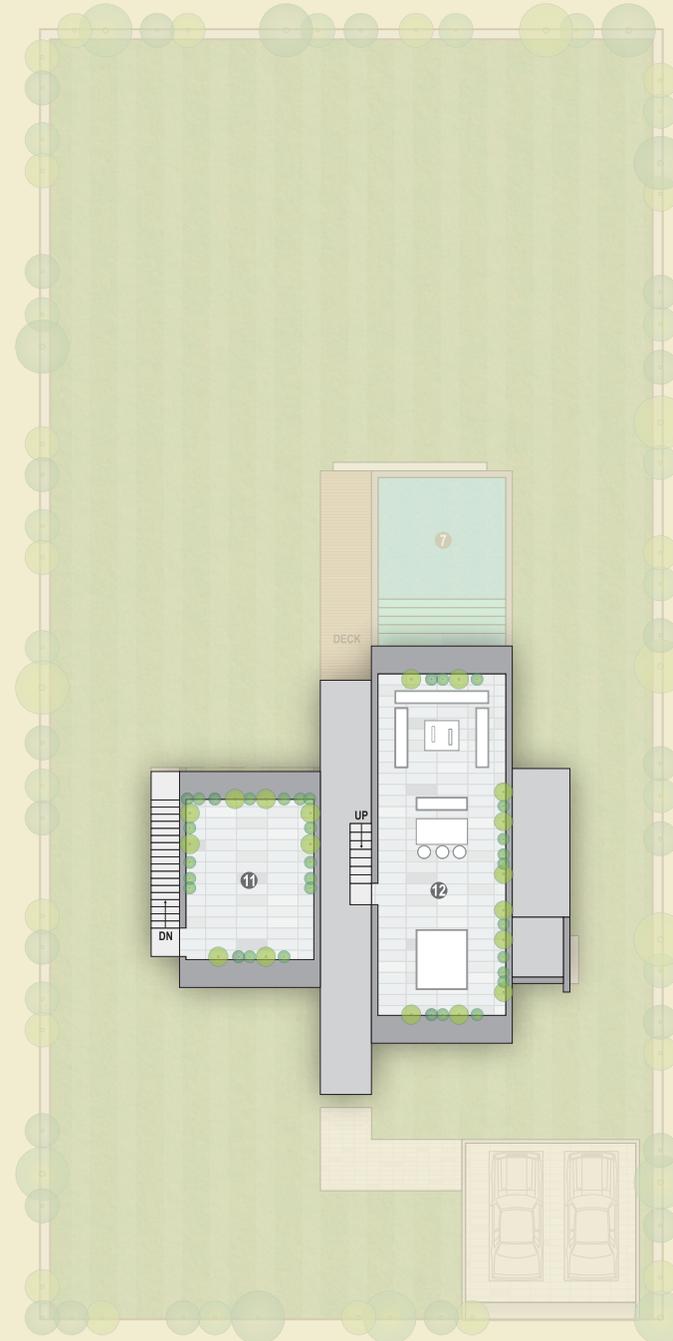
1 BHK VILLA - 166 sq. yd. + 13 sq. yd. (staff area)



GROUND FLOOR PLAN

### LEGEND

1. FOYER	6'0" X 13'0"
2. BEDROOM 1	15'0" X 12'0"
3. WASHROOM	9'6" X 6'0"
4. POWDER ROOM	5'0" X 6'0"
5. LIVING, DINING & KITCHEN	15'0" X 40'0"
6. DECK	4'0" X 15'0"
7. POOL	15'0" X 18'0"
8. SERVICE AREA (OTS)	6'0" X 9'0"
9. STAFF ROOM	6'0" X 8'0"
10. STAFF WASHROOM	6'0" X 4'0"



FIRST FLOOR PLAN

### LEGEND

11. TERRACE	15'0" X 18'6"
12. PARTY TERRACE	15'0" X 40'0"

# THE PARALLEL - TWO

2 BHK VILLA - 223 sq. yd.

THE  
PARAGRAPH  
OWN YOUR PAUSE



# THE PARALLEL - TWO

2 BHK VILLA - 223 sq. yd.



GROUND FLOOR PLAN

**LEGEND**

1. VESTIBULE	25'0" X 6'0"
2. LIVING, DINING & KITCHEN	15'0" X 40'0"
3. BEDROOM 1	15'0" X 12'0"
4. WASHROOM	10'9" X 6'0"
5. POWDER ROOM	8'6" X 5'0"
6. BEDROOM 2	15'0" X 12'0"
7. WASHROOM	10'9" X 6'0"
8. DECK	15'0" X 4'0"
9. POOL	15'0" X 18'0"
10. SERVICE AREA (OTS)	6'0" X 9'0"
11. STAFF ROOM	6'0" X 8'0"
12. STAFF WASHROOM	6'0" X 4'0"



FIRST FLOOR PLAN

**LEGEND**

13. TERRACE	15'0" X 43'6"
14. PARTY TERRACE	15'0" X 40'0"

# THE PARALLEL - THREE

3 BHK VILLA - 312 sq. yd.

THE  
PARAGRAPH  
OWN YOUR PAUSE



# THE PARALLEL - THREE

3 BHK VILLA - 312 sq. yd.



GROUND FLOOR PLAN

## LEGEND

1. VESTIBULE	25'0" X 6'0"
2. LIVING, DINING & KITCHEN	15'0" X 40'0"
3. BEDROOM 1	15'0" X 12'0"
4. WASHROOM	10'9" X 6'0"
5. POWDER ROOM	8'6" X 5'0"
6. BEDROOM 2	15'0" X 12'0"
7. WASHROOM	10'9" X 6'0"
8. DECK	15'0" X 4'0"
9. POOL	15'0" X 18'0"
10. SERVICE AREA (OTS)	6'0" X 9'0"
11. STAFF ROOM	6'0" X 8'0"
12. STAFF WASHROOM	6'0" X 4'0"



FIRST FLOOR PLAN

## LEGEND

13. TERRACE	15'0" X 22'6"
14. STORAGE	8'6" X 5'0"
15. BEDROOM 3	15'0" X 12'0"
16. WASHROOM	10'9" X 6'0"
17. PARTY TERRACE	15'0" X 40'0"

# THE PARALLEL - FOUR

4 BHK VILLA - 355 sq. yd.

THE  
PARAGRAPH  
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# THE PARALLEL - FOUR

4 BHK VILLA - 355 sq. yd.



GROUND FLOOR PLAN

**LEGEND**

1. VESTIBULE	25'0" X 6'0"
2. LIVING, DINING & KITCHEN	15'0" X 40'0"
3. BEDROOM 1	15'0" X 12'0"
4. WASHROOM	10'9" X 6'0"
5. POWDER ROOM	8'6" X 5'0"
6. BEDROOM 2	15'0" X 12'0"
7. WASHROOM	10'9" X 6'0"
8. DECK	15'0" X 4'0"
9. POOL	15'0" X 18'0"
10. SERVICE AREA (OTS)	6'0" X 9'0"
11. STAFF ROOM	6'0" X 8'0"
12. STAFF WASHROOM	6'0" X 4'0"



FIRST FLOOR PLAN

**LEGEND**

13. BEDROOM 4	15'0" X 16'0"
14. WASHROOM	10'9" X 6'0"
15. STORAGE	8'6" X 5'0"
16. BEDROOM 3	15'0" X 12'0"
17. WASHROOM	10'9" X 6'0"
18. PARTY TERRACE	15'0" X 40'0"



# TALE-TELLING TRAITS

## *Key Elements of The Narrative*

### AN OASIS OF TRANQUILITY

- Exclusive entry point ensuring privacy & shielding from urban clamour.
- 24 mtrs. to 12 mtrs. wide spine road with verdant foliage.
- Small clusters of plots strategically planned for groups of friends and family.
- Green functional spaces every 300 mtrs. To create curated experiential pauses that invite residents to build their own stories.
- No plot entries from the main spine road to create an uninterrupted dense foliage and a seamless drive experience.

AUTHORED BY



HO: 3, Sigma Corporates, Behind HOF Living, Sindhubhavan Rd, Bodakdev, Ahmedabad, Gujarat 380054

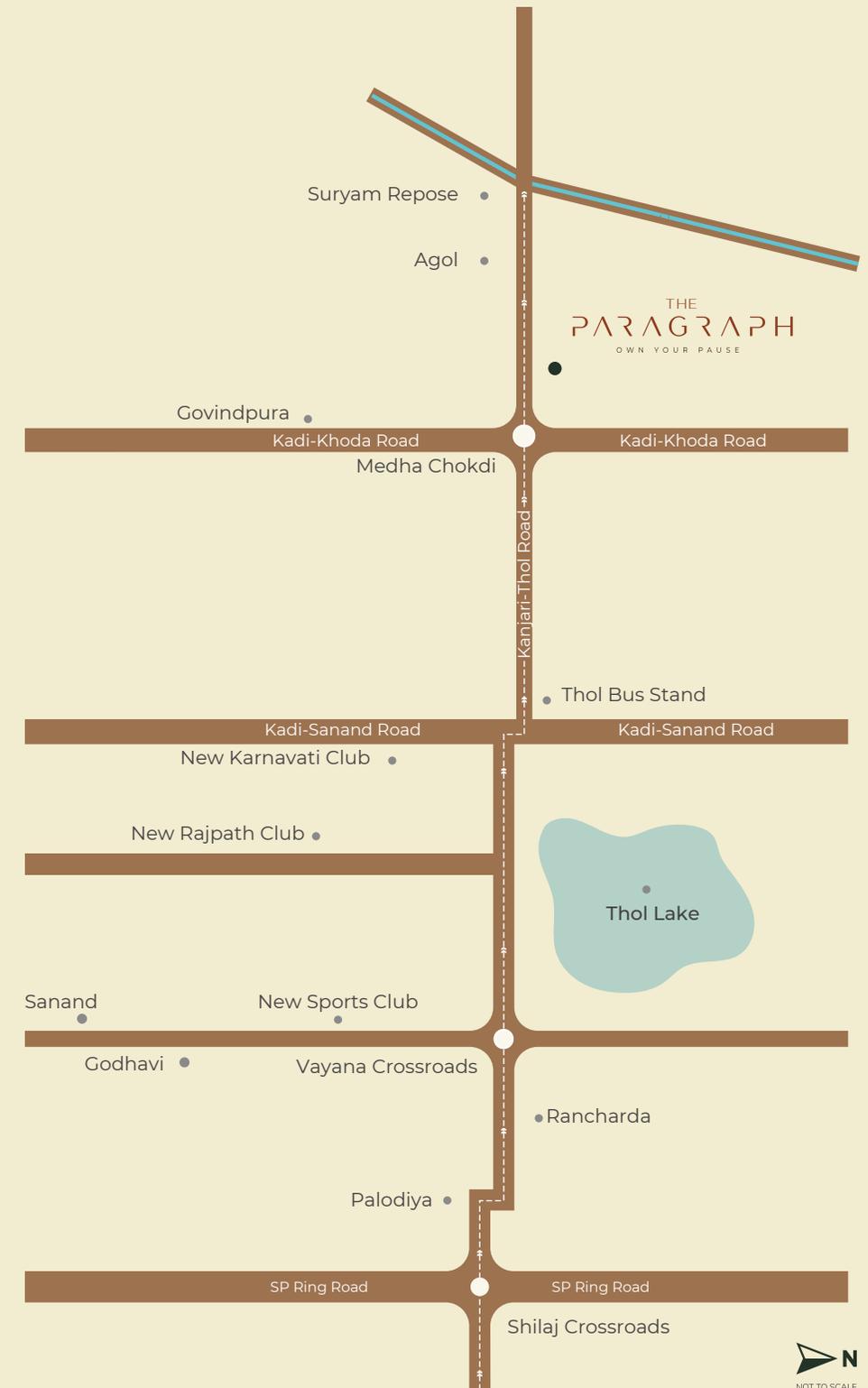
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# TRAIL TO THE TALE

## LOCATION MAP

From MEDHA CHOKDI	1 min.
From THOL BUS STAND	8 min.
From NEW KARNAVATI CLUB	10 min.
From NEW RAJPATH CLUB	15 min.
From SHILAJ CIRCLE	30 min.

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