

Live Your Story

indumati
palace
residences





Heritage That Lives

Welcome to India's first private residences built around a historical palace. A century ago, Princess Indumati Raje held this palace as a royal home that later became the centre of ceremony, celebration, and faith.

In 1885, it became the ceremonial Devasthan of Vadodara State. From philosopher Sri Aurobindo and freedom fighter Hansa Mehta to writer Kishansinh Chavda, many of India's brightest minds have been welcomed here.

From the Zenanas to the Mardanas, the architecture tells you who walked where. With sensitive restoration by world-class architects and discrete integration of modern comforts, this is an opportunity to make a palace a part of your home.







Many Stories, All Alive

Within one of the last remaining palace grounds in India, sits a residential space that is rare. A sanctuary built for those who don't just invest in homes, but in legacies.

Not just luxury. But a living heirloom of the Baroda royal family, amalgamated into luxurious residences and surrounded by world-class amenities.



Where Heritage Finds Its Heir



Vadodara, a city of centuries, where you can walk from a palace into a modern art gallery. Royal yet rooted, cultured yet contemporary, Gujarat's second largest city comes with world-class schools, global connectivity, and a thriving cultural scene while being home to India's biggest industrial players.



The Rarest Site In the City

Centrally located opposite the majestic Lakshmi Vilas Palace and adjacent to the sprawling Polo Ground, Indumati Palace Residences stands on the last great parcel of palatial land in the city.

Schools / Colleges

American School of Baroda
Sayajirao University (MSU)
Podar World School, Sama
Shreyas Vidyalaya Maharaja

Hospitals

SSG Sir Sayajirao General Hospital
HCG Cancer Centre
Sterling Hospitals
Aadicura Superspeciality Hospital
Swayam Eye Hospital
Icon Plus Multispeciality Hospital

Shopping Malls

Palace Plaza Upcoming)
Inorbit Mall Vadodara
Seven Seas Mall
Eva the Mall Vadodara
Centre Square Mall

Temples

Iskcon Temple
Manjalpur Chintamani
Parshvnath JainDerasar
Kirti Mandir
ShreeKashi VishwanathMahadevTemple
Shree Govardhan Nathji Haveli

Transport

Bullet Train Station (Upcoming)
6 Lane Delhi Mumbai Industrial Corridor
4 Lane Jawaharlal Nehru Road
2.5 kms from Vadodara Junction
(BRC) Railway Station
6 kms from Vadodara International Airport

Hotels

Courtyard by Marriott Vadodara
Vivanta Vadodara (by Taj)
Welcome Hotel by ITC Hotels, Vadodara
Sayaji Hotel Vadodara
Grand Mercure Vadodara Surya Palace

Libraries / Gardens

Sayaji Baug Kamati Baug)
Central Library Vadodara

Sports Clubs / Gyms

The Gaekwad Baroda Golf Club
Maharaja Pratapsinh Coronation
Gymkhana - Polo Club
Baroda Sports Club (Cricket)

Event Spaces / Grounds

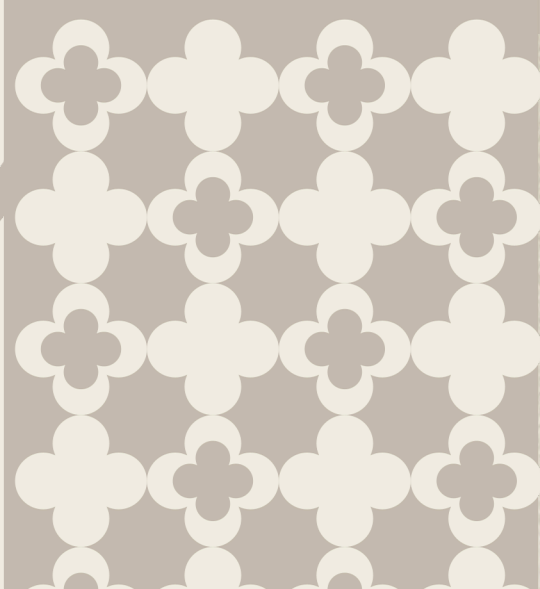
Garba
Navlakhi Exhibition Ground

Popular Landmarks

Laxmi Vilas Palace
Baroda Museum and Picture Gallery
Sur Sagar Lake
Champaner-Pavagadh Archaeological Park
Vishwamitri Ghats
Mandvi Gate
Maharaja Fatehsingh Museum



- Laxmi Vilas Palace - 0km
- Palace Plaza - Upcoming - 0km
- The Gaekwad Baroda Golf Club - 0km
- Maharaja Pratapsinh Coronation - 0km
- Navlakhi Ground - 1km
- Maharaja Fatehsingh Museum - 1km
- Sur Sagar Lake - 1.7km
- Kirti Mandir - 2km
- Sayaji Hotel Vadodara - 2km
- SSG - Sir Sayajirao General Hospital - 2.4km
- Manjalpur Chintamani - 2.6km
- Baroda Museum and Picture Gallery - 2.9km
- BRC Railway Station - 3km
- Bullet Train Station - Upcoming - 3km
- Sayaji Baug - 3km
- Maharaja Sayajirao University - 3 km
- Vivanta Vadodara by Taj - 3.4km
- Baroda Sports Club - 4km
- Vadodra International Airport - 6km
- ISKCON Temple - 6km
- Inorbit Mall - 6km





This Is Where Stories Speak

Where the day folds over lush lawns.
Where you live not just in the palace, but with it.



Vadodara's Most Exclusive Location

Strategically situated in the heart of the city for unmatched connectivity.

Expansive Open Spaces

Palatial gardens and lush greenery at your doorstep

A Historical Landmark Restored

The Indumati Mahal thoughtfully restored as an exclusive clubhouse.

World-Class Architecture

Master-planning done by acclaimed architectural firm, TPA.

Expert Project Management

The project encompasses cost and construction management led by Surbana Jurong, a global consultant in urban, infrastructure, and development management, with oversight from Johnson Real Estate Private Limited.

Signature Landscape Design

Crafted by One Landscape, Hong Kong, known for innovative urban green spaces.

Sophisticated Interiors

Designed by renowned interior design studio, Crossboundaries.



Lifestyle Luxuries

A Clubhouse that is a Palace

Indumati Mahal as the clubhouse: An exclusive social hub offering leisure and recreation.

An Entrance that Befits a Royal

Featuring an inviting, interactive fountain and landscaped surrounds.

Swimming Pool Ensemble

Includes a lap pool, kids' pool, and modern poolside pavilion.

State-of-the-Art Gymnasium

Fully equipped for comprehensive fitness and training.

Banquet Hall with Expansive Lawns

Ideal for celebrations, gatherings, and events.

Open-Air Fitness Zone

Dedicated yoga lawns and outdoor exercise spaces.

Jogging Track

Jog every day with Nature.

Dedicated Pickleball Court

A space crafted specifically for racket sports enthusiasts.

Snooker Lounge

Enjoy a variety of games and activities that cater to all age groups.

Open-Air Amphitheatre

A vibrant setting for performances, screenings, and community events.





Residential Privileges

Dedicated Drop-Off Zones for Each Tower

Ensuring convenient and organized access for residents and guests.

Grand Double-Height Entrance Lobbies

Thoughtfully designed with a spacious waiting area for a warm welcome.

Elegant Semi-Open Seating Spaces

Overlooking the central garden and an engaging activity zone.

Well-Planned Lift Lobbies on Every Floor

Spacious and efficiently laid out for comfort and convenience.

Vastu-Compliant Residences

Designed in harmony with traditional principles for balanced living.

Abundant Natural Light and Cross Ventilation

Ensuring a bright and breezy home environment throughout the day.

Garden-Facing Living Rooms and Master Bedrooms

Every flat features a balcony in the living area and serene views from the master suite



Specifications

Blend of heritage & contemporary design

Structure

- Earthquake resistance R.C.C. frame structure with
- AAC block masonry partition walls.

Flooring

- Premium quality double charged vitrified tiles in
- Living room, family sitting, kitchen, dining and passage with skirting.
- Anti-skid flooring in balcony area.

External & Internal Wall finishes

- Interior: Smooth finish plaster with 2-coat putty and primer.
- Exterior: Double coat plaster with weather resistant paint.

Terrace

- Elegant China mosaic finish with water proofing treatment.

Electrification

- 3phase concealed copper wiring as per ISI Standard of Anchor / Finolex / RR Kabel / Apar or equivalent.
- Modular switches (Schneider Electric or equivalent).
- Adequate Electric points in each room.
- TV point in living room and bedrooms.

Plumbing Work

- CPVC UPVC water supply pipes & ultra silent PVC pipes for soil, waste & drainage systems.
- Hot water centralised heat pump provision in wash area.

Sum of parts approach that adds to life

Air-Conditioning

- Copper and drain piping done from indoor unit to outdoor unit for each AC point.
- AC point in living room/dining and in all bedrooms.

Kitchen

- Premium quality granite / full body porcelain slab with sandwich platform.
- S.S. sink: Franke / Nirali or equivalent with swivel tap
- Dado premium quality ceramic tile on wall above platform.
- Kota stone shelves in the store room.

Bathrooms

- Designer bathrooms with premium quality bath fittings and sanitary wares (Jaguar/Kohler/Cera or equivalent).
- Premium quality ceramic tiles dado up to lintel level.
- Granite / full body porcelain slab basin counter.
- Separate wet and dry area in bathrooms and wash area.
- Exhaust fan & geyser points provision in bathrooms.

Main Door

- High quality decorative door with veneer finish on both sides and wooden frame. Equipped with video door phone security system & smart lock.

Internal Doors

- Laminated flush door with granite/wooden frame. All others with premium quality hardware & lock fittings of Godrej / Dorset Kaba or equivalent fittings.
- CPVC / UPVC water supply pipes & ultra silent PVC pipes for soil, waste & drainage systems.
- Hot water centralised heat pump provision in wash area.



Specifications

Getting the smaller details right

Windows

- Premium quality aluminium / UPVC windows with mosquito net.
- Granite frame for window.

Wash Area

- Anti-skid flooring with dado of ceramic / glazed tiles upto sill level
- Granite / full body porcelain slab with sandwich platform service counter with SS sink & tap.
- Provision for washing machine with electric and plumbing points .

Enhanced for complete living

- Two automatic high-speed elevators in each residential tower. (Omega / Schindler / Otis or equivalent).
- Trimix concrete internal road with streetlight.
- Underground cabling for wire-free campus.
- Level controllers in water tanks to avoid wastage.
- Ample allotted parking.
- Single entry campus with CCTV surveillance in common area.
- Power backup for common illuminations and elevators.
- 24 hours water supply.
- Elegant entry foyer in each residential tower with smart security lock.
- Fire-fighting system.
- Anti-termite treatment.
- Provision for R.O. water units.
- Ample visitor parking.
- Solar provision for common amenities .
- Rain water harvesting.
- Water softener plant .

Practicality meets sustainable living

- Well landscaped garden with well – designed sit out areas.
- Main gate with security cabin & automated boom barrier system.
- Bore well for 24 hours water supply with softener plant.
- Grey water recycling.
- Allotted car parking in stilt & basement levels.
- Guest / visitor car parking in ground floor level.
- Intercom facility with video door phone.
- CCTV camera surveillance for all common areas.
- 24 x 7 power backup for lift, water supply and common area lightings.
- Solar provision for common area lightings.
- Provision for common EV charging station on ground floor.
- Rain water harvesting.
- Well designed double height tower lobby.
- Attractive name plate in tower lobby. Dedicated individual letter / parcel cabinet.
- 2 material-cum-stature:
branded auto door high speed elevators in each tower of Schindler/ Otis/ Omega or equivalent.
- Fire safety equipment in common areas.





Baroda Crown Holdings

Founded By Mr. Pratapsinh Sangramsinh Gaekwad, an Indian entrepreneur and a scion of the royal family of Baroda, Baroda Crown Holdings is a dynamic and forward-looking organization committed to delivering value-driven solutions across its business verticals. Since its inception, the company has steadily built a reputation for excellence, innovation, and integrity in all its endeavours.

Driven by a customer-centric philosophy and guided by strong ethical practices, Baroda Crown Holdings operates across diverse sectors including real estate, veterinary services, preservation, and maintenance of heritage which offers comprehensive services that meet the evolving needs of its clients and stakeholders.

The company's success is built on a foundation of robust leadership, a dedicated team of professionals, and a clear vision for sustainable growth. With a focus on operational excellence, strategic partnerships, and continuous innovation, Baroda Crown Holdings is well positioned to capture emerging opportunities and create long-term value for its clients, partners, and shareholders.

Our Partners



www.talibpatel.com



www.surbanajurong.com



www.one-landscape.com



www.tcb.design



www.saranginfrastructure.com



Curated by Johnson Real Estate Private Limited

Johnson Real Estate Private Limited is a premier development management and real estate firm, renowned for its ability to deliver bespoke, end-to-end solutions across the entire real estate value chain. With a deep understanding of market dynamics and client expectations, JREPL offers unparalleled expertise in navigating complex projects with agility, precision, and foresight.

Mr. Mehul Johnson, Managing Director of Johnson Real Estate has a legacy of developing 16M+ sq. ft. of residential, commercial, and hotel projects from Mumbai to the Mandarin Oriental Hotel along with 79 branded apartments at Mayfair London. He has facilitated and developed SEZs over 2,700 acres and 2,700 MW thermal power projects across 2,400 acres in Amravati and Sinnar, Nashik.

Backed by a distinguished portfolio, the firm's capabilities span strategic advisory, project conceptualization, brand creation, and executional excellence. JREPL is driven by visionary thinking, design-led development, and a commitment to delivering transformative outcomes that shape environments, elevate experiences, and create lasting value.

Project Site Address

Indumati Palace Residences,
Jawaharlal Nehru Marg,
Bhudas Mohalla, Shiyabaug,
Kevdabaug, Vadodara,
Gujarat 390001
www.indumatipalace.com



Website



Location



RERA



E-brochure

Disclaimer

The amenities, specifications, facilities, surrounding infrastructure, stock images and features shown and/or mentioned and the image renders used herein are purely indicative and for representational purposes and may differ from the actuals. Photographs of interiors, surroundings or location are digitally enhanced unless otherwise mentioned. Not all photos may have been shot at site. Products, features, light fittings, pictures, images, etc. shown as illustrations are for reference only. The colours, shades of walls, tiles etc. shown in the images are for the purpose of representation only and may vary upon actual construction. All images, the interiors and furniture items displayed therein are to give a perspective to the customer and are not part of the flat to be sold to the customer. This is only an invitation to offer and does not constitute an offer. The purpose of this brochure /booklet /prospectus /advertisement /website is, to indicate to the customers the extent of the amenities and facility that may come up in the project as per the present approved layout. Any prospective sale shall strictly be governed by the terms and conditions of the agreement for sale to be entered into between the parties.