

Structure:
JALIL A. SHEIKH

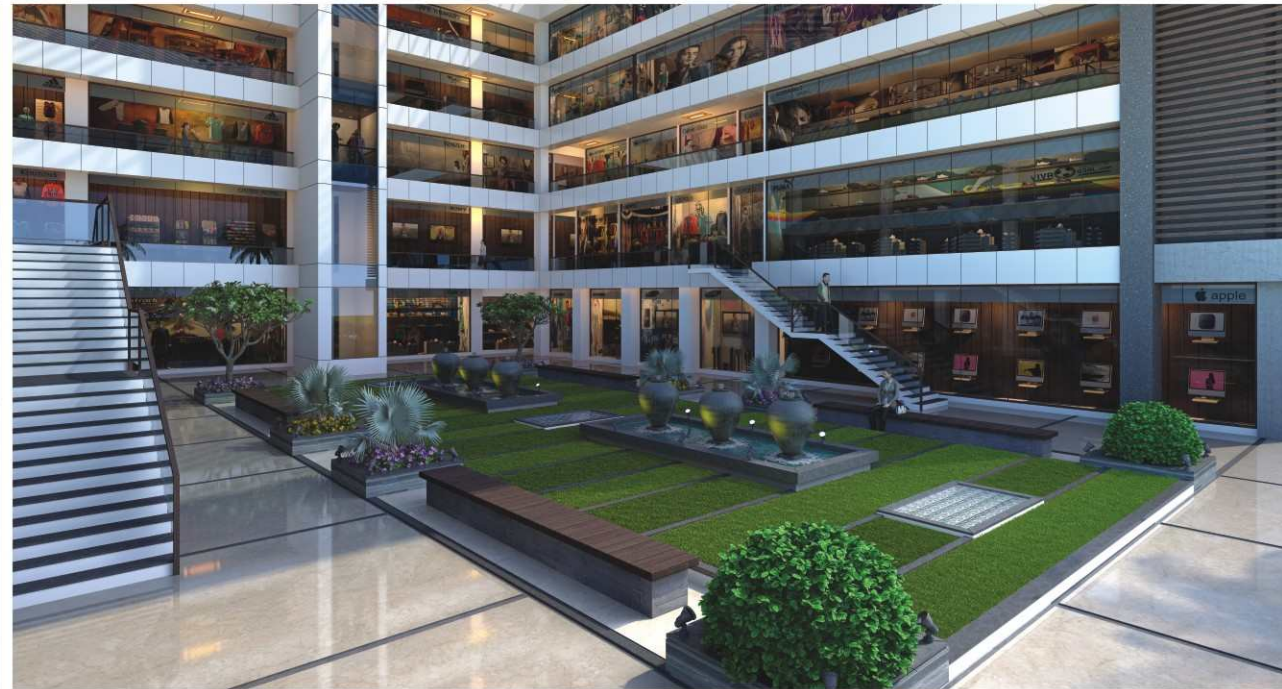
Legal Advisor:
ARVIND L. PATEL



THE CHARM OF DESIGN WILL BE REFLECTED BY ITS VAST FACADE

The bold architecture of this place has an inbuilt attraction from just a glimpse over it. This ensures its precised designing and planning.





GROUND FLOOR PLAN

SHOP NO.	CARPET AREA	SALEABLE AREA
1	748 SQ.FT	1411 SQ.FT
2	357 SQ.FT	674 SQ.FT
3	357 SQ.FT	674 SQ.FT
4	357 SQ.FT	674 SQ.FT
5	357 SQ.FT	674 SQ.FT
6	357 SQ.FT	674 SQ.FT
7	357 SQ.FT	674 SQ.FT
8	699 SQ.FT	1319 SQ.FT
9	678 SQ.FT	1279 SQ.FT
10	678 SQ.FT	1279 SQ.FT
11	699 SQ.FT	1319 SQ.FT
12	357 SQ.FT	674 SQ.FT
13	357 SQ.FT	674 SQ.FT
14	357 SQ.FT	674 SQ.FT
15	357 SQ.FT	674 SQ.FT
16	407 SQ.FT	768 SQ.FT
17	407 SQ.FT	768 SQ.FT
18	407 SQ.FT	768 SQ.FT
19	407 SQ.FT	768 SQ.FT
20	407 SQ.FT	768 SQ.FT
21	407 SQ.FT	768 SQ.FT
22	407 SQ.FT	768 SQ.FT
23	407 SQ.FT	768 SQ.FT
24	357 SQ.FT	674 SQ.FT
25	357 SQ.FT	674 SQ.FT
26	357 SQ.FT	674 SQ.FT
27	357 SQ.FT	674 SQ.FT
28	699 SQ.FT	1319 SQ.FT
29	684 SQ.FT	1291 SQ.FT



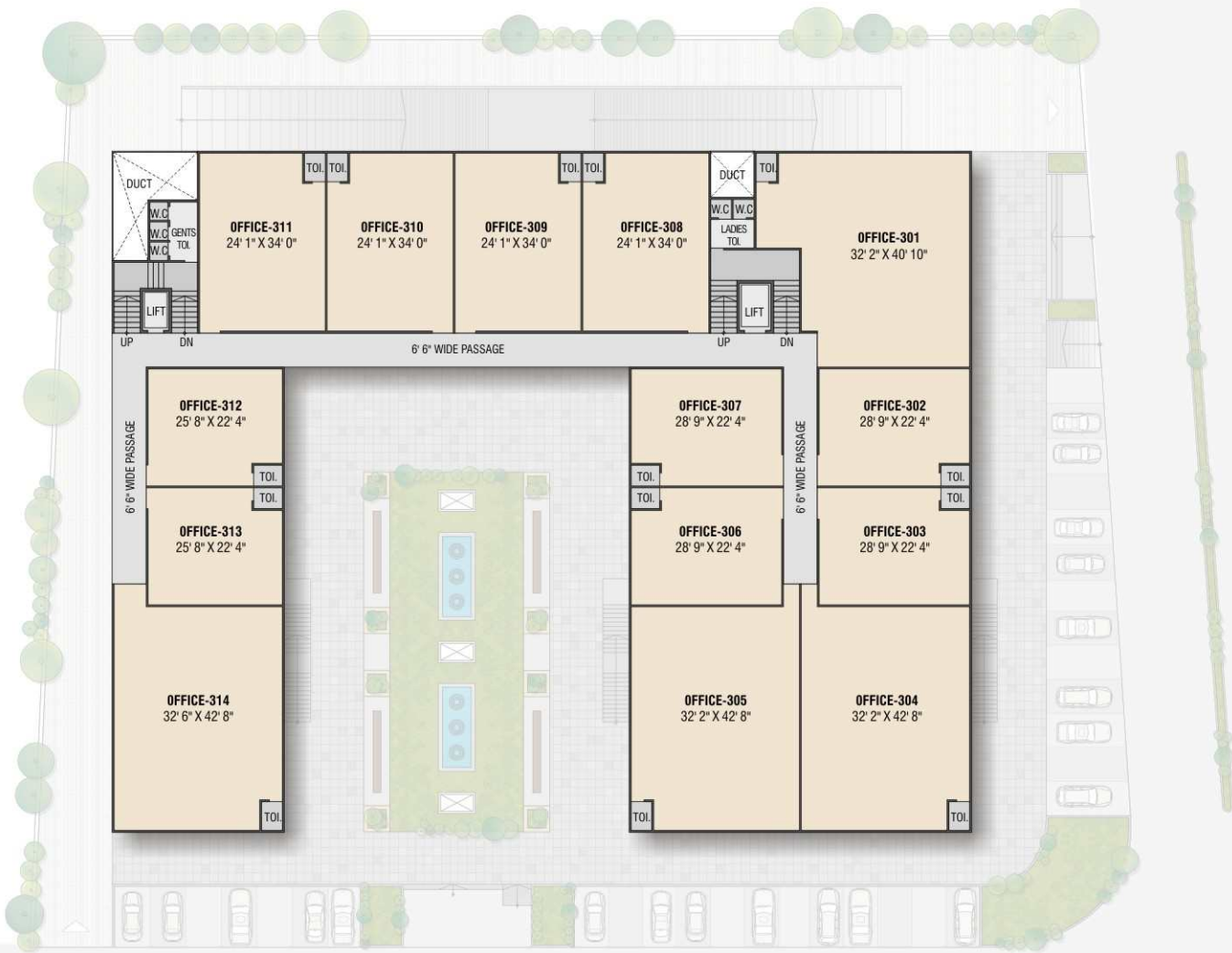
FIRST & SECOND FLOOR PLAN

SHOP NO.	CARPET AREA	SALEABLE AREA
101	1262 SQ.FT	2381 SQ.FT
102	286 SQ.FT	540 SQ.FT
103	286 SQ.FT	540 SQ.FT
104	286 SQ.FT	540 SQ.FT
105	286 SQ.FT	540 SQ.FT
106	1400 SQ.FT	2642 SQ.FT
107	1400 SQ.FT	2642 SQ.FT
108	286 SQ.FT	540 SQ.FT
109	286 SQ.FT	540 SQ.FT
110	286 SQ.FT	540 SQ.FT
111	286 SQ.FT	540 SQ.FT
112	407 SQ.FT	768 SQ.FT
113	407 SQ.FT	768 SQ.FT
114	407 SQ.FT	768 SQ.FT
115	407 SQ.FT	768 SQ.FT
116	407 SQ.FT	768 SQ.FT
117	407 SQ.FT	768 SQ.FT
118	407 SQ.FT	768 SQ.FT
119	407 SQ.FT	768 SQ.FT
120	286 SQ.FT	540 SQ.FT
121	286 SQ.FT	540 SQ.FT
122	286 SQ.FT	540 SQ.FT
123	286 SQ.FT	540 SQ.FT
124	1400 SQ.FT	2642 SQ.FT



THIRD & FORTH FLOOR PLAN

SHOP NO.	CARPET AREA	SALEABLE AREA
301	1450 SQ.FT	2736 SQ.FT
302	644 SQ.FT	1215 SQ.FT
303	644 SQ.FT	1215 SQ.FT
304	1411 SQ.FT	2662 SQ.FT
305	1411 SQ.FT	2662 SQ.FT
306	644 SQ.FT	1215 SQ.FT
307	644 SQ.FT	1215 SQ.FT
308	819 SQ.FT	1545 SQ.FT
309	819 SQ.FT	1545 SQ.FT
310	819 SQ.FT	1545 SQ.FT
311	819 SQ.FT	1545 SQ.FT
312	575 SQ.FT	1085 SQ.FT
313	575 SQ.FT	1085 SQ.FT
314	1424 SQ.FT	2687 SQ.FT



SPECIFICATION

STRUCTURE: Earthquake resistant R.C.C. frame structure.

WATER CONNECTION: S.M.C. water supply for whole premises.

ELECTRIFICATION: Exclusive modular switches in all offices. Provision of equivalent cable, telephone, internet and A.C. points at individual offices as per consultant specification.

TERMITE TREATMENT: Anti termite treatment by specialized agency

FIRE SAFETY: Fire extinguisher, fire hydrant & wet riser as per NBC norms.

EXTERNAL BUILDING FINISHES

EXTERNAL FACADE : Elegant appearance of the building.

PLASTER : External double coat Mala finish plaster.

INTERNAL UNIT FINISHES

SHUTTER: G.I. rolling shutters of good quality.

FLOORING: Granamite tiles of 2'x2' in all offices and shops

WALL FINISH: White putty on all internal walls.

DISCLAIMER

• All rights are reserved by the developer. • Legal charges stamp duties, registration charges G.E.B., S.M.C., Service Tax, Suda & Gas connection charges etc. to be borne by the members. • Rights reserved by the developers to make any changes in plan, elevations and other details which will be binding to all the members. • In order to maintain the aesthetics of the building at very high level, Installation of A.C. units will be permitted at the designated pots and nowhere else, changes which affect the elevation and structure system shall not be permitted for all times to come. • Encroachment, in any form, outside the defined units shall not be allowed. • Merchandise, articles, etc. cannot be stored/kept in common areas as defined by the project managers. • Internal R.C.C. structure shall not be allowed to damage by members and also external changes shall not be allowed. • All dimensions shown in plans are approximate, average, unfinished and subject to variations. • Subject to surat jurisdiction. • Any new taxes announced by the government/S.M.C/Authority will be borne by the member/buyer during the project. • This information book is the property of developer. Cannot be used as legal document or reproduce without their permission. • Changes in services of individual units will not be permissible. • Any external signages for offices shall not be permitted for all time to come. • This brochure is only for private circulation for general information to the members and shall not form a part of any agreement. It can be changed without prior notice.

SIGN AGE: Predefined Space for Sign ages To Individual Shops

LIFT: 2 High speed lifts which includes 1 stretcher lift

POWER BACK UP FACILITY: 100% power backup for passage area, Lift and surrounding of building.

PARKING: Well planned ample parking at both road sides on ground floor and basement area.

LANDSCAPE: Beautifully designed landscape area at ground floor with water body and seating area.

COLOR: ICI-weather shield max color with texture finish.

TERRACE: China mosaic finished with two coats of water proofing with chemical treatment

INTERNAL COMMON AREA FINISHES

STAIRCASE: Stair steps and landing in granite stone flooring.

C.TOILETS: Granamite tiles and dado of 2'x2' Concealed P.V.C fittings and all sanitary ware of branded quality.

PASSAGES: Granamite tiles of 2'x2' and granite on all floors





LAYOUT PLAN



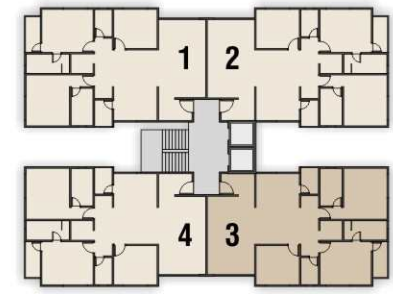
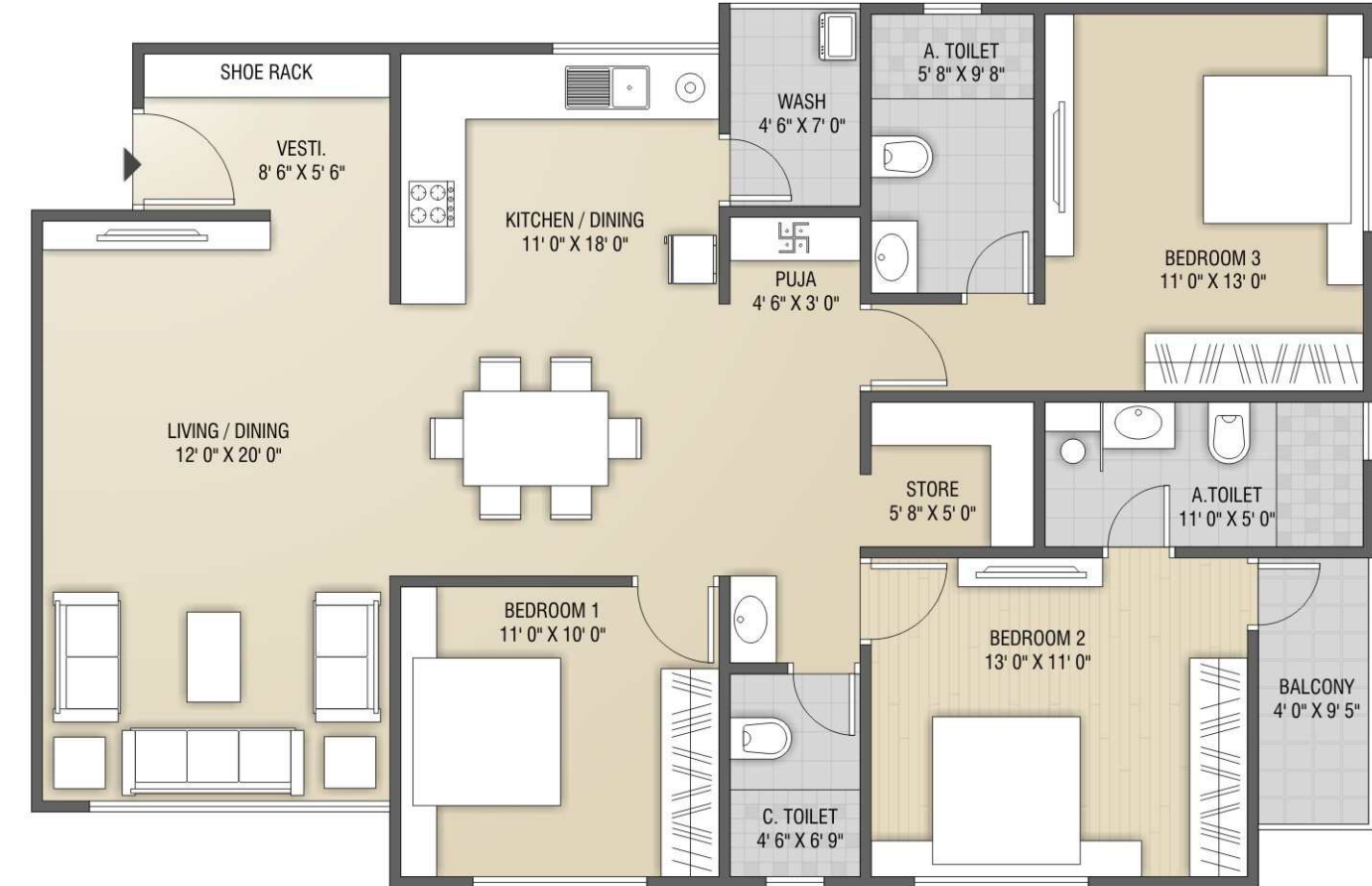
TYPICAL LAYOUT PLAN



18' 00" MT. WIDE ROAD

3 BHK UNIT PLAN

1243 Sq.Ft Carpet Area



AMENITIES

OUTDOOR ACTIVITY ZONE

- Children’s Play Area
- Badminton Court
- Gazebo
- Pleasant Seat-outs

BASICS

- Elegant Entrance Gate with Water Cascade
- Well Designed Entrance Foyer and Reception Area
- Shading for Open Parking with Poly Carbonate Sheet/Fabric/G.I. Pipe Coated
- Floor Height- 10’ Ht. for Residential Units

EXTERNAL SPECIFICATION

STRUCTURE : • R.C.C. Frame Structure • Structure Design as Per Code Considering Earthquake Resistance

EXTERNAL WALL OF BUILDING: • Brick Masonry Wall With Double Coat Sand Face/roller Finished Plaster • Primer Based & ICI Based Cement Paint

COMPOUND WALL: • Double Coat Sand Face/roller Finished Plaster • ICI Based Paint

PARKING: • Allotted 2 Car Parking for Each Flat with V.D.S. as Per Requirement At Basement Level.

GROUND HARD SCAPE/PAVING: • Vitrified Matte Finished Tiles, Granite River Wash Kota & Paver Blocks.

SHADING OF OPEN PARKING: • Poly Carbonate Sheet / fabric/ G.I. Pipe Coated

FIRE-HYDRANT SYSTEM: • As Per NBC Norms

- Senior Citizen Park
- Lotus Pond / Lily Pond
- Water Cascade and Fountains

- Allotted Basement Parking and Ground Floor Parking for Cars and Two Wheelers for each flat
- Each flat Entrance has East / West Direction
- Power Backup available from Better Quality Silent Generator

GENERATOR SYSTEM: • As Per NBC Norms

STREET LIGHT: • Pole Lighting

ELECTRIFICATION: • Concealed Electrification Of RR Cables, Polycab or Eq. Brand With Modular Switches

PLUMBING: • Concealed P.V.C Fittings

STAIR-CASE: • Granite/kota Stone

ELEVATORS: • Good Quality Auto Collective Two Elevators Per Building with 8 Passenger Capacity

GAS LINE: • 1 Point for Gas Geyser & 1 for Kitchen

TERRACE: • China Mosaic Finished with Two Coats of Water Proofing with Chemical Treatment

ANTI-TERMITE CAMPUS: • Anti-termite Treatment

INTERNAL COMMON AREA FINISHES

ENTRANCE FOYER

- Elegant Entrance Foyer Finished with Italian/Granite Cladding and Granamite Flooring

- Granite Flooring in Stair, Lift Lobby and Lift Facia Walls.

INTERNAL SPECIFICATION

LIVING ROOM & DINING

- Main Door: Saal Wood Frame
- Flooring: 32” X 32” Granamite Flooring
- Wall Finish: Birla Putty Finish.
- Windows: Aluminum Anodized Section of Standard Brand with Well Designed Safety Grill and Granite Sill.

KITCHEN

- Flooring: 32” X 32” Granamite Flooring
- Platform: Granite
- Sink: Stainless Steel of Reputed Brand
- Store: Kota Rack with Granamite Flooring
- Wash: Kota Stone
- Dado Glazed Tiles Till Lintel Level

OTHER BEDROOMS

- Door: Water Proof Flush Doors with Wood
- Flooring: : 24” X 24” Granamite Flooring
- Wall Finish: Birla Putty Finish.
- Windows: Aluminum Anodized Section of Standard Brand with Well Designed Safety Grill and Granite Sill.

DISCLAIMER

• All rights are reserved by the developer. • Legal charges stamp duties, registration charges, G.E.B., S.M.C., Service Tax Suda & Gas connection charges etc. to be borne by the members. • Rights reserved by the developers to make any changes in plan, elevations and other details which will be binding to all the members. • Internal R.C.C structure shall not be allowed to damage by members and also external changes shall not be allowed • Subject to surat jurisdiction. • Any new taxes announced by the government/S.M.C/Authority will be borne by the member/buyer during the project. • This information book is the property of developer. Cannot be used as legal document or reproduce without their permission. • This brochure is only for private circulation for general information to the members and shall not form a part of any agreement. It can be changed without prior notice.

UPPER FLOORING

- Granite in Stair Steps, Granamite Flooring in Lift Lobbies at All Floors and Lift Facia Walls.

MASTER BEDROOM

- Door: Water Proof Flush Doors with Wood
- Flooring: Wooden Flooring.
- Wall Finish: Birla Putty Finish.
- Attached Toilet: Designer Granamite Tiles on Dado and Floor with Good Quality Sanitary Fittings.
- Windows: Aluminum Anodized Section of Standard Brand with Well Designed Safety Grill and Granite Sill.
- Attached Balcony: 2’-0” X 2’-0” Granamite Flooring

ELECTRIFICATION

- Good Quality Concealed Wiring
- T.V., Internet and Telephone Plug Points in All Bedrooms and Living Room with Modular Type Switches

PLUMBING

- Standard Quality Concealed Plumbing Fittings of Jaguar or Plumber and Sanitary Ware of Cera or Eq. Brand
- Centralized Gas Geyser Connection in Each Flat

AIR CONDITIONING

- Provision for Couple of Branded Split Air Conditioners; One for Master Bedroom & 2nd air conditioners for other Bedroom