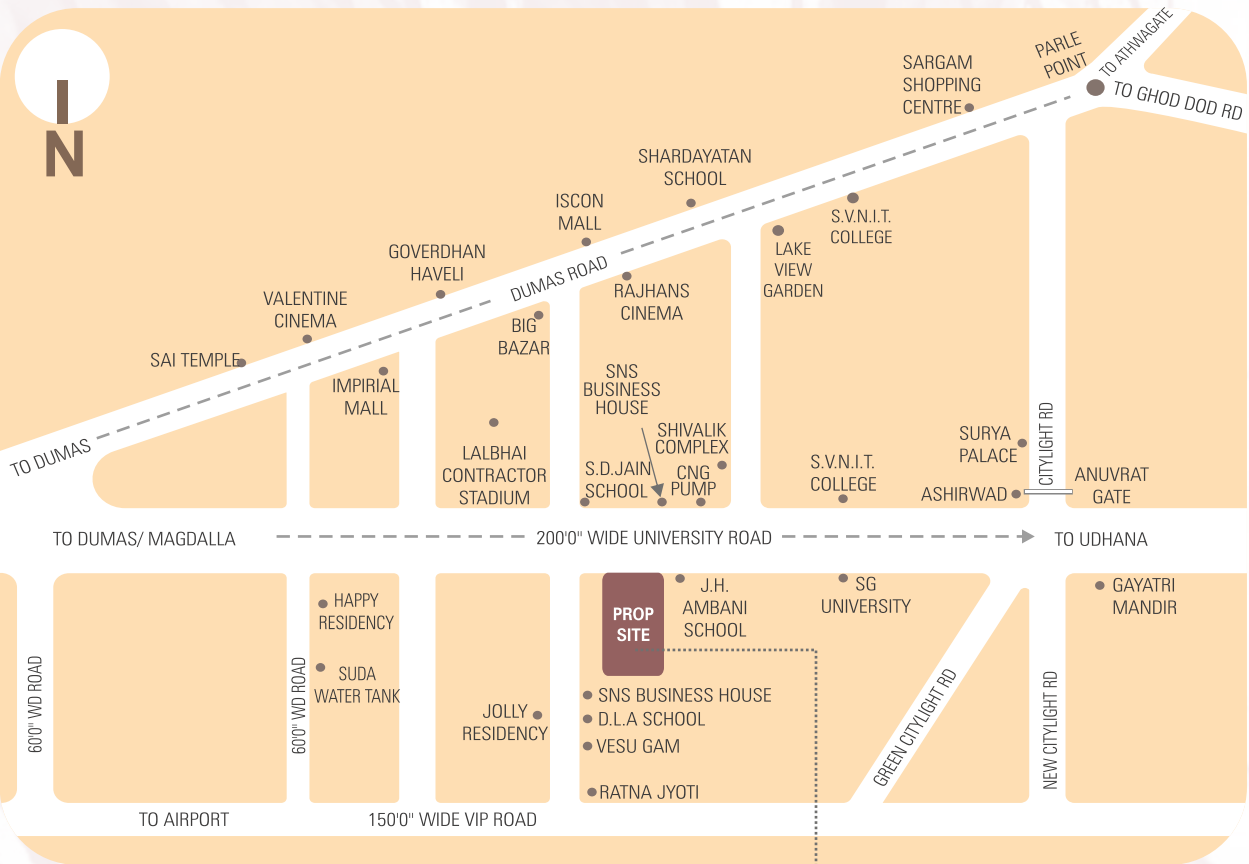


key plan

residency



- NOTES:**
- (1) All rights are reserved by the developer.
 - (2) Legal charges, stamp duties, registration charges, G.E.B., S.M.C., Suda & Gas connection charges etc. to be born by the members.
 - (3) All rights reserved by developer to make any changes in Specification, Plan, Elevation etc.
 - (4) Changes in internal or external elevation will not be allowed.
 - (5) This information book is the property of developer. Can not be used as a legal document or reproduce without their permission.
 - (6) Subject to surat jurisdiction.
 - (7) Any new taxes announced by the government / S.M.C / Authority will be boon by the member / bayer during the project.

Architect

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The Group

The real estate arm of the WESTERN Group was born in 1994, with the dream of providing a home to all. Starting from developing homes for the middle & lower income groups, the company is today into developing large townships, retail and office spaces. The WESTERN Group also has a strong foothold in all the rapidly growing areas of Surat city.



Car parking ground floor & first floor.



Club House.

The Project

Your home - an image of your family living in the best of luxury, safety and convenience. To make this happen we have come up with Apartments which are designed keeping your needs in mind, state-of-the-art and reliable construction. All this happens with definite time lines for possession and within an affordable budget.

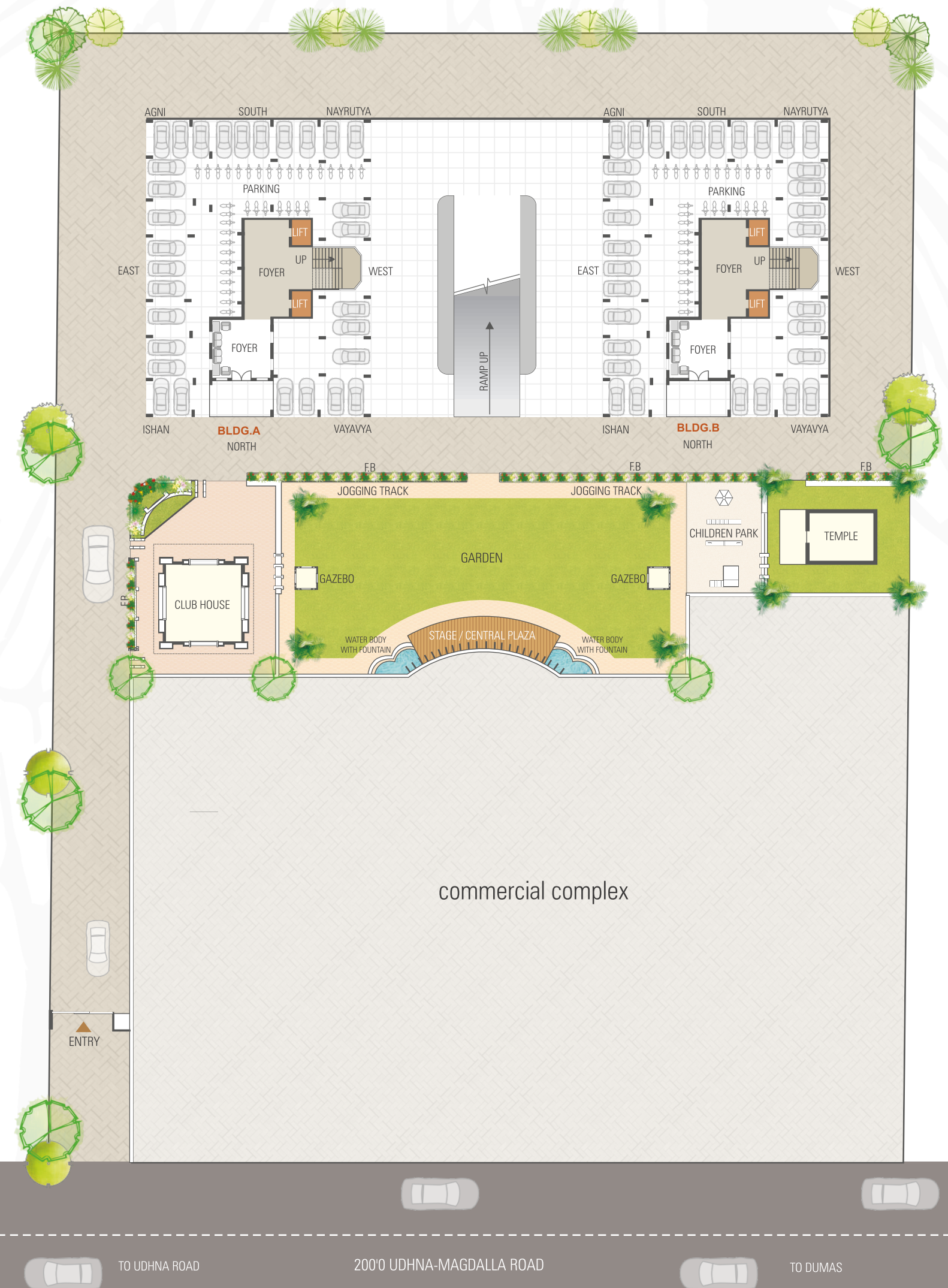
Western Residency gets its next generation apartments from Western Group : Quick to recognize the need & the pulse of the market, Western Group now brings to you apartments which are excitingly young & pulsating.

Our assurance is that you will have the best...from the best. Western Residency is thoughtfully designed to provide you total convenience in all its surroundings.

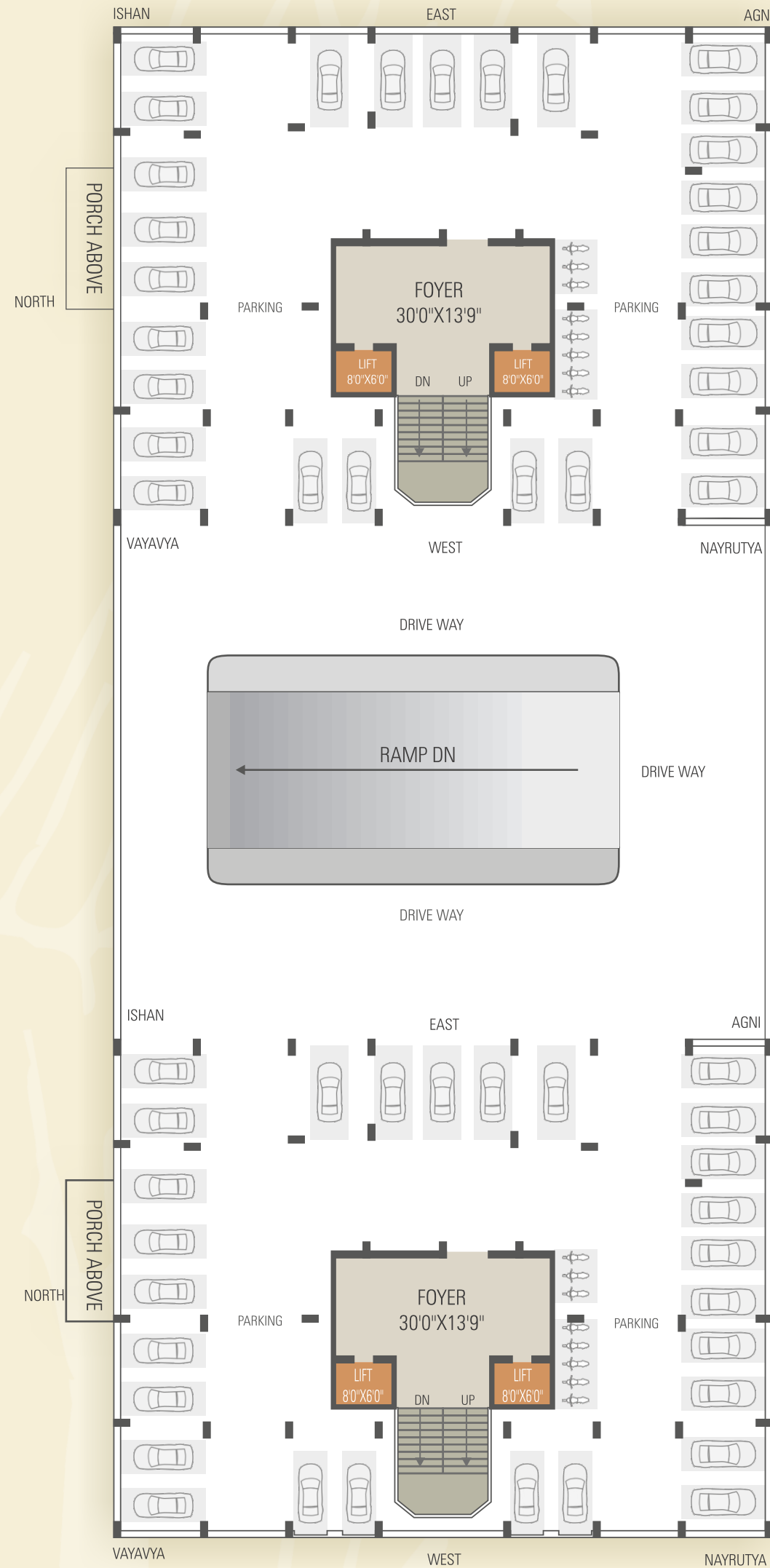
Your hard earned money is in safe hands...



Ground floor plan



First floor plan

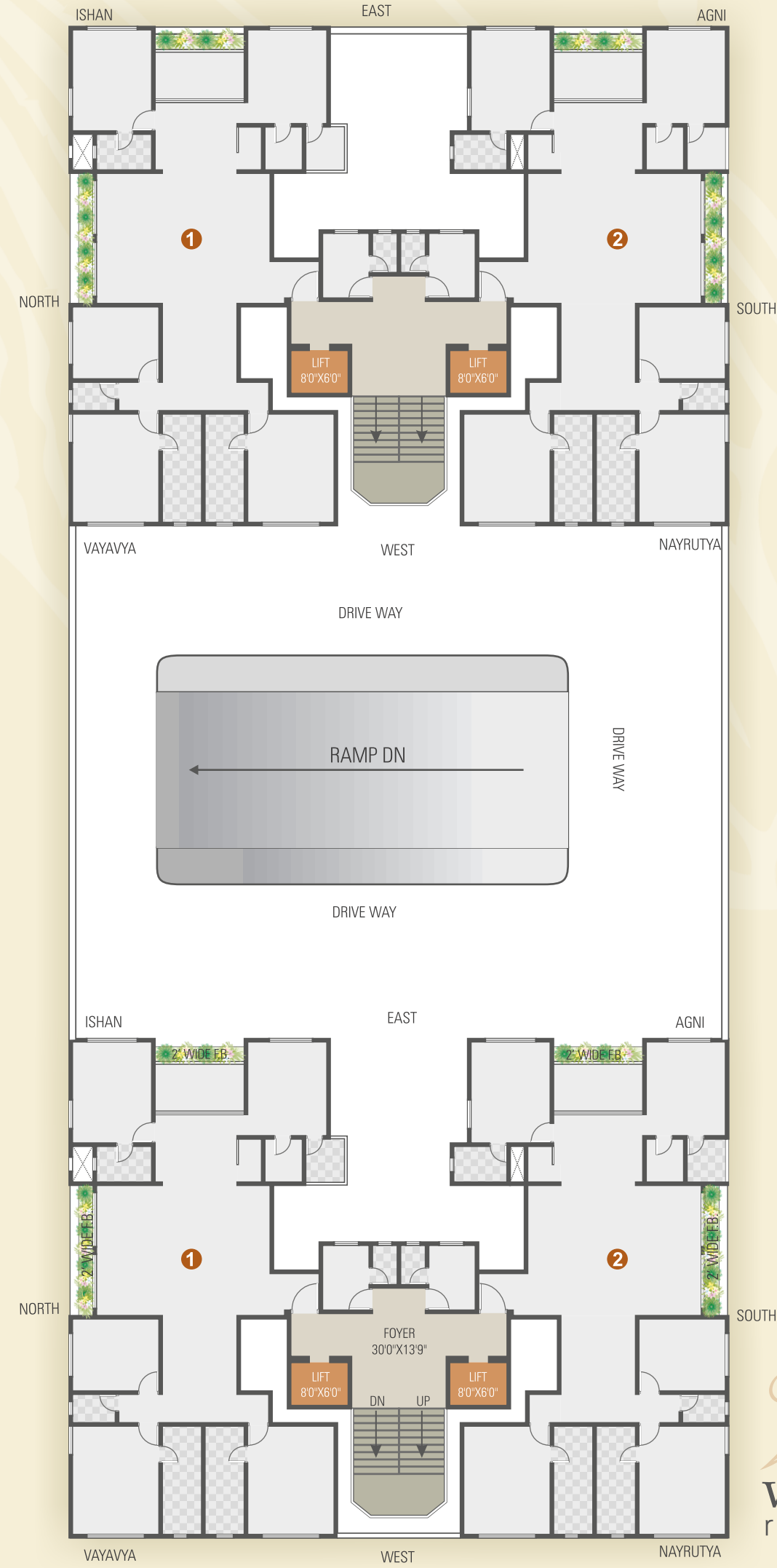


BLDG-A

BLDG-B



Typical layout plan



BLDG-A

BLDG-B





Typical floor plan



11th floor plan



12th floor plan





Internal Amenities:

- Sufficient generator Power for all rooms tube light and fan.
- 2 High speed Automatic elevators of standard brand.
- Two car allotted parking. (ground floor & first floor.)
- Three phase electricity.
- Floor height 10 feet.
- Video door phone with intercom Connection.
- Elegant and specious foyer.
- AIC - Gas geyser.
- Ro - Marline.



External Amenities:

- Lush green extra large garden.
- Gazebo seating for senior citizen.
- China mosaic finished with two coats of water proofing on terrace.
- Under ground water tank 1,00,000 liters and Over head 50,000 liters capacity.
- Main entrance gate with security cabin.
- Fire safety as per local rules.
- Internal R.C.C road with pavers block.



Specification

~Flooring:

- Italian marble in hall, kitchen and dining.
- One master bed in wooden flooring.
- Rest all spaces with 2' x 2' Granamite tiles.

~Bath rooms:

- Fixtures Cera or equivalent.
- Fitting Jaquar or equivalent.
- Dedo up to lintel level in 2'x 2' and 1'x 2' Granamite Tiles.

~Kitchen:

- Granite top with S.S. Sink and Granamite Dedo up to lintel.

~Store:

- Kotah racks with Dedo in glazed tiles.

~Wash:

- With Kotah flooring and Dedo in Glazed tiles.

~Gas supply:

- Gas point for kitchen and central gas geezer located in wash area.

~Window frames:

- Granite

~Door frame:

- Granite

~Windows:

- Anodized aluminum section with clear glass.

~Doors:

- S.S. Hardware fitting.

~Balcony railing:

- Stainless Steel.

~Electrification:

- Concealed wiring of ISI standard wire and modular switches.

~Outer finish:

- Texture/Plaster with two coat colour.

~Plumbing:

- Supreme /Astral or equivalent ISI standard.