



SAMARPAN heights

Step into a life surrounded by lavishness.



HAPPINESS
LOVE
SMILES
LUXURY
NATURE
QUALITY



2 & 3 BHK
LUXURIOUS ABODE



SAMARPAN heights

Samarpan Heights are lavishly designed to create a relaxing environment to seat with family and friends. Amenities are carefully designed taking care of different age groups especially, elderly and kids to ensure an active day full with fun and enjoyment. We also designed modern club house to create a happy and healthy life style for everyone.

SAMARPAN
heights





SAMARPAN heights

These spectacular abodes, overlooking the lush green panoramic views are anything but ordinary. Built exclusively for those, who are looking for the best in life.



The pinnacle of luxury, **Samarpan Heights** is prudently built with the best of everything. Homes where grandeur and happiness are instilled in every wall. Homes, where life is luxurious, comfortable and peaceful. Homes, where nature love and laughter flow in abundance through every corridor. Homes, where every moment is lived much more.

Thoughtfully presented by ABC Buildcon, these premium only 2 & 3 BHK residences are coming up in the happening, yet peaceful neighborhood of Modhera Road. Abundance of space, superior construction & premium fittings and fixtures makes these sprawling spaces synonyms with lavishness.



SAMARPAN
heights



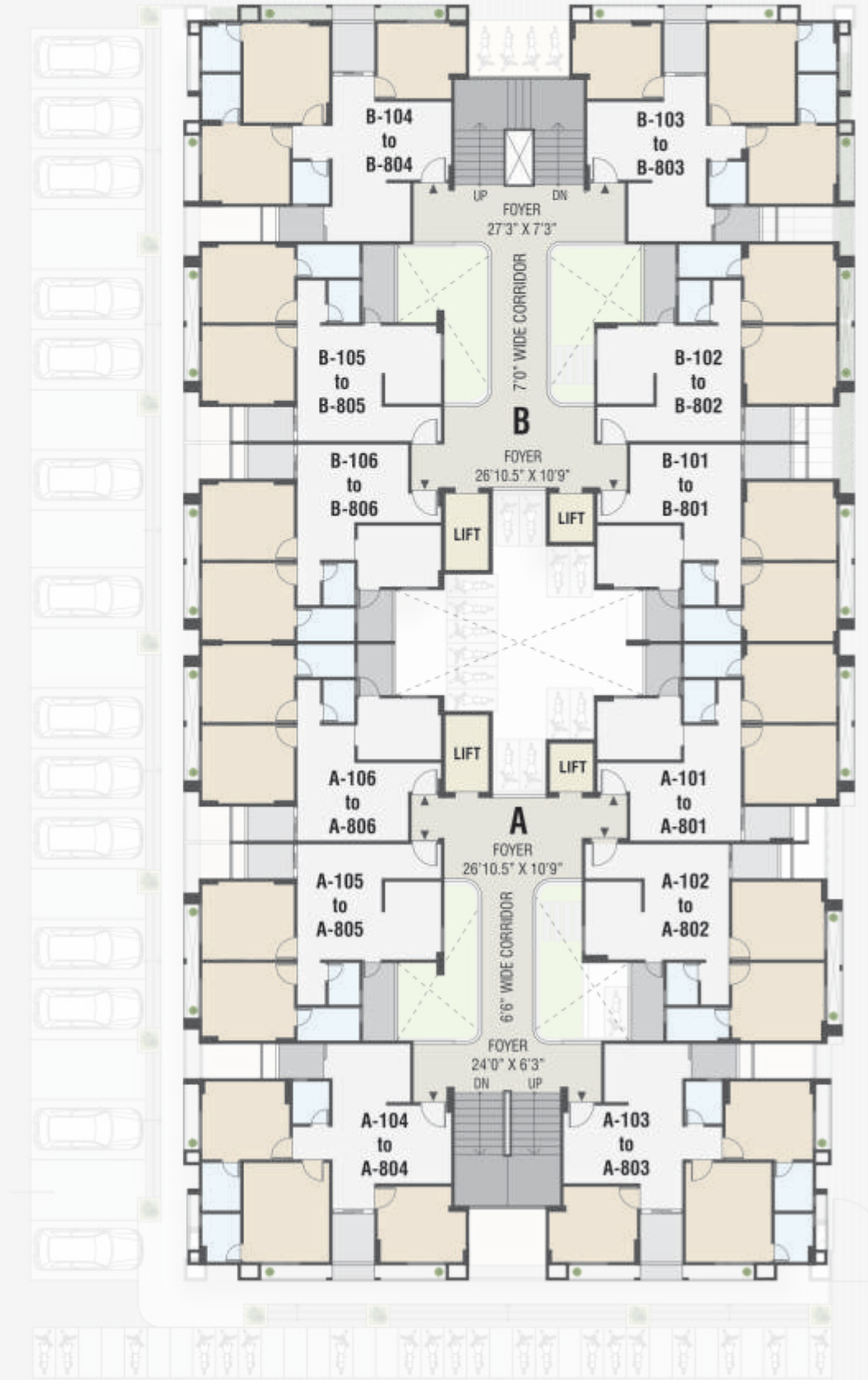
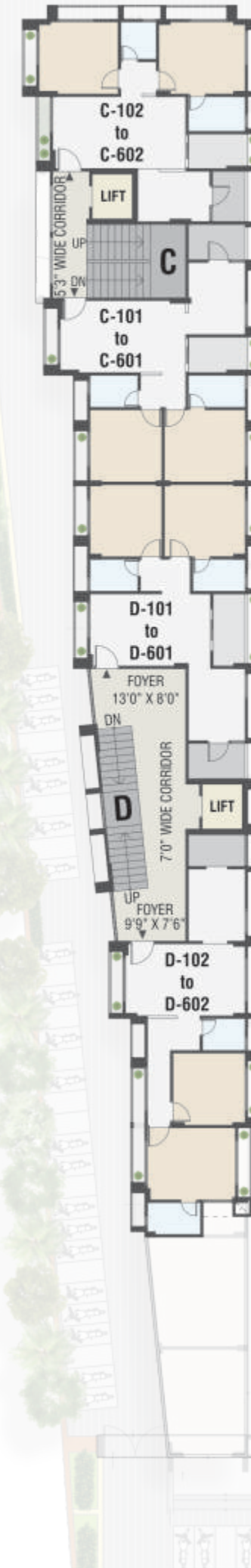
BLOCK A, B, C, D

Ground Floor Plan



BLOCK A, B, C, D

Typical Floor Plan





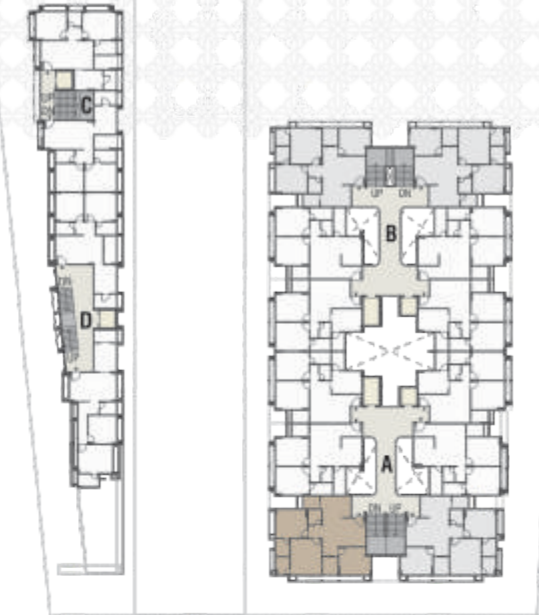
BLOCK A, B

9th Floor Plan
Penthouse & Clubhouse



BLOCK A, B - 3 BHK

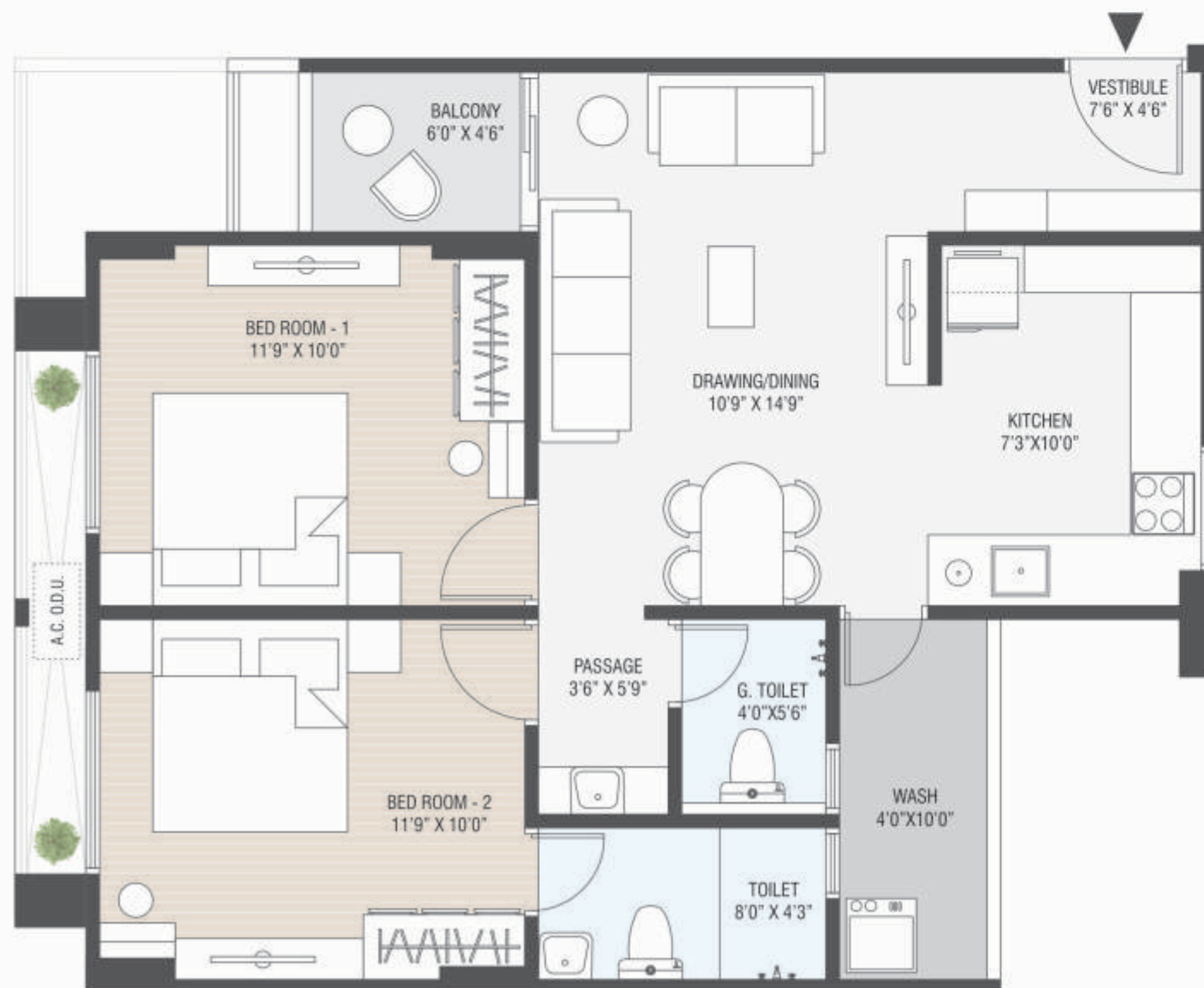
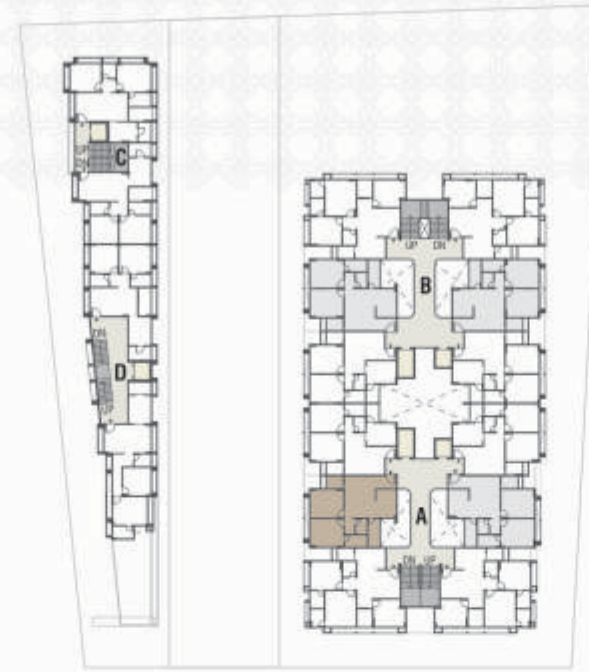
Unit Plan - A-103 to A-903, **A-104 to A-904**
B-103 to B-903, B-104 to B-904





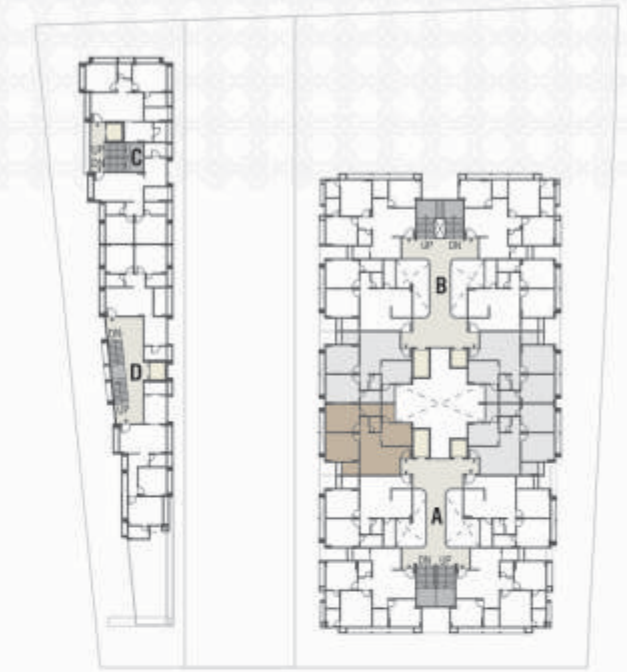
BLOCK A, B - 2 BHK

Unit Plan - A-102 to A-802, **A-105 to A-805**
B-102 to B-802, B-105 to B-805



BLOCK A, B - 2 BHK

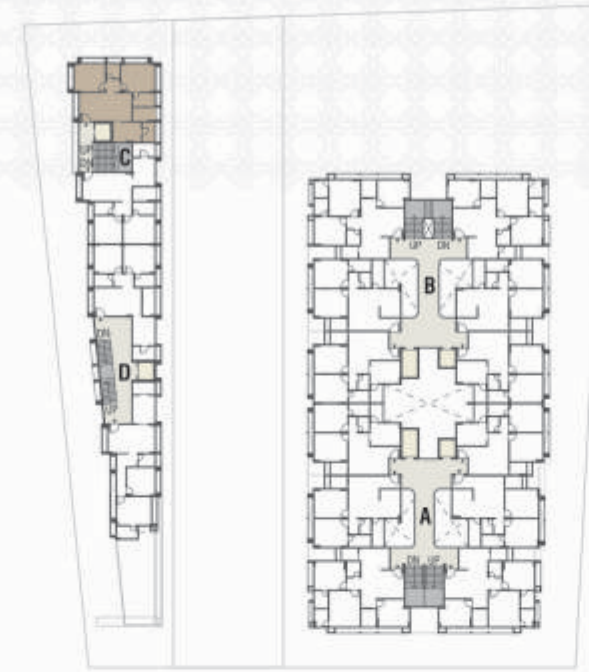
Unit Plan - A-101 to A-801, **A-106 to A-806**
B-101 to B-801, B-106 to B-806





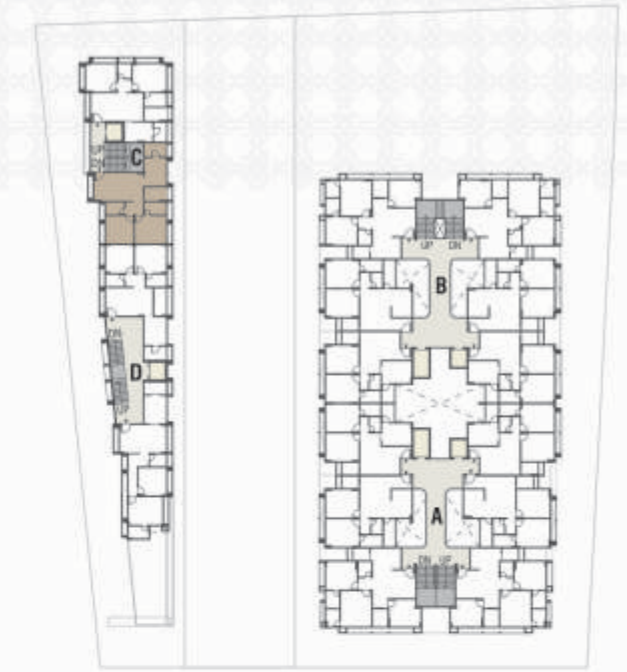
BLOCK C - 2 BHK

Unit Plan - C-102 to C-602



BLOCK C - 2 BHK

Unit Plan - C-101 to C-601





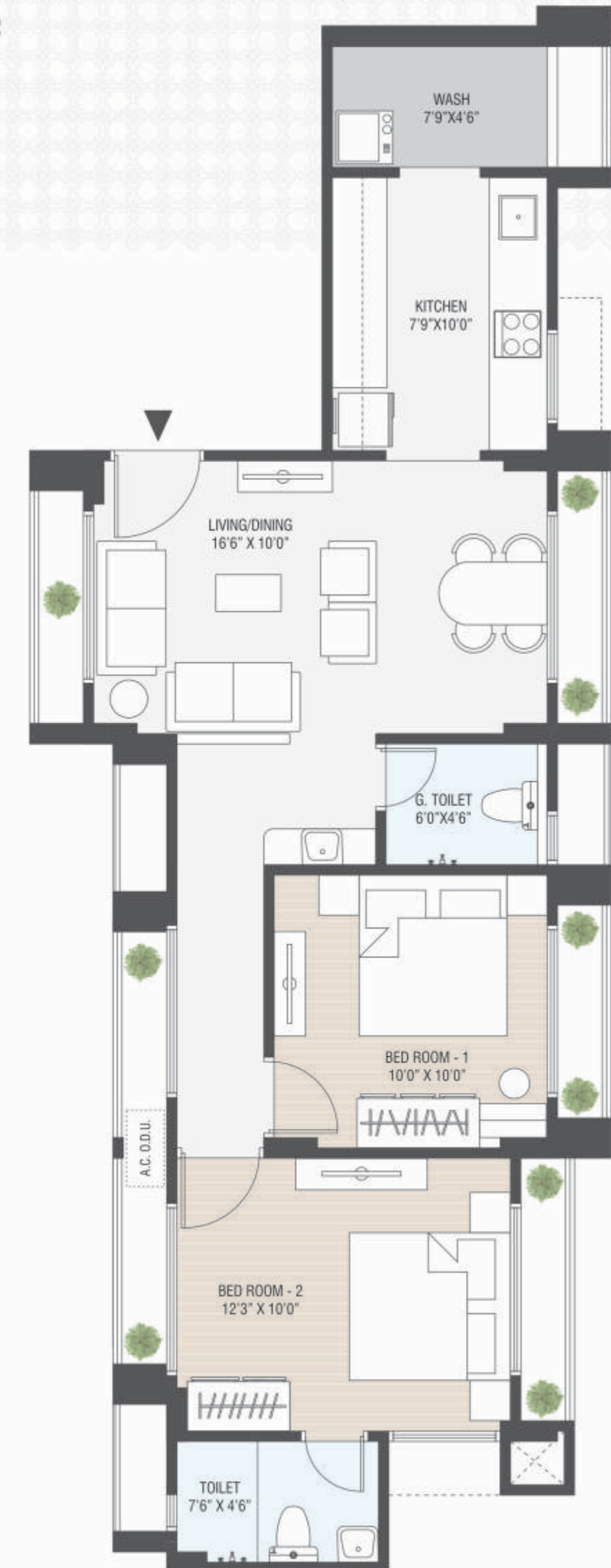
BLOCK D - 2 BHK

Unit Plan - D-101 to D-601



BLOCK D - 2 BHK

Unit Plan - D-202 to D-602





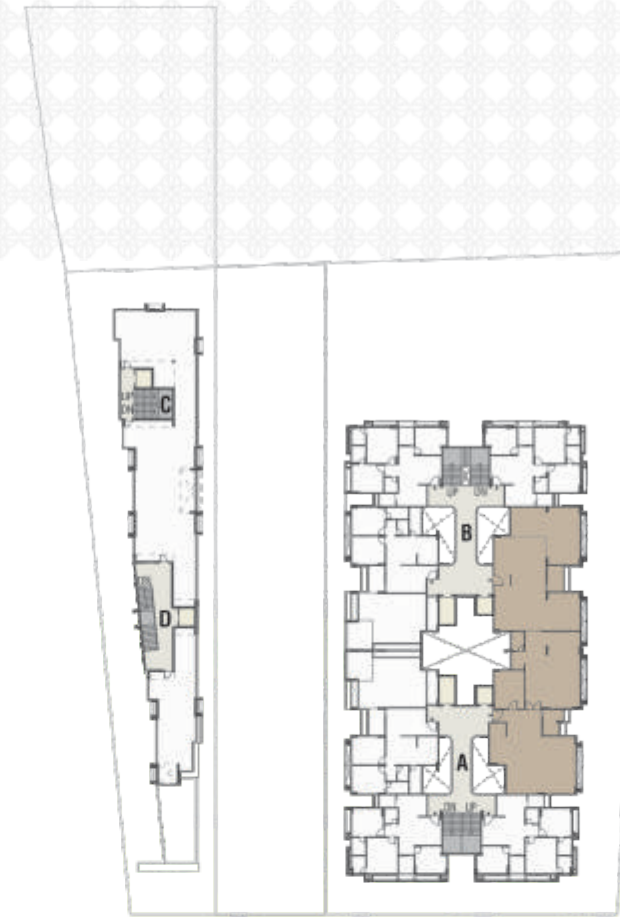
BLOCK A, B - 2 BHK

Penthouse Plan - A-905 & B-905



BLOCK A, B - CLUB HOUSE

9th Floor Plan





KEY FEATURES

- Indoor Sports Area
- Gas connection
- Basement parking
- Elegant entrance foyer for each block
- Provision for drainage system
- Services : Ample space provide for AC outdoor units and plumbing pipes
- Roof top community space



BASEMENT
PARKING



CCTV CAMERA



24 HRS.
WATER SUPPLY



SECURITY
CABIN



AUTO DOOR LIFT IN
EACH BLOCK



GAS LINE



FIRE SAFETY
SYSTEM



INTERNAL UNIT **FINISHES** & GENERAL AREAS



STRUCTURE

- Earthquake resistant R.C.C frame structure building with brick masonry wall as per structural consultant's design.



FLOORING

- Premium quality vitrified flooring in drawing, dining and all other rooms.



KITCHEN

- Granite platform with S.S. sink.
- Decorative glazed tiles up to lintel level.



PLUMBING

- Premium brand CPVC/ UPVC pipes and fittings.
- Pressurized water supply for all the flats with energy efficient supply system.



INTERIOR & EXTERIOR

- Smooth plaster with putty & primer finish on internal walls.
- Mala plaster with textured finish with branded exterior acrylic paint on external walls.



TOILETS

- CP Fittings : Plumber / Jaguar / Hindware / similar brand
- Sanitary Fittings : Cera / Hindware / similar brand
- Glazed Tiles upto lintel level
- Concealed PVC plumbing pipes of Supreme / Ashirwad / similar brand
- Basin in common area



ELECTRIFICATION

- Jainson / Polycab / Anchor / similar brand wiring
- Anchor / Roma / Penta / similar brand switches
- All Master Bedrooms with AC points
- Master Bedroom and Living room with TV points
- Necessary Points for RO, Mixture Grinder, Fridge & Microwave in kitchen
- Washing machine point in wash area
- Geyser point in bathroom



DOORS & WINDOWS

- Decorative main door with standard safety lock and fittings
- Internal Doors : Flush door with branded hardware
- Powder Coated Aluminum section sliding Windows

GENERAL AREAS

vitrified flooring in each foyer and kota stone in the staircase.
Proper MS railings in all balconies.

ELEVATORS

High speed mechanical lift for each tower with auto door.

SHOPS

Rolling shutters of good quality material and space for signage with light point.

FLOORING

Water proofing and china mosaic on entire terrace.
Paver blocks in parking & RCC internal roads.

EXCLUSIVE FEATURES

Central CCTV camera system, street lights, road facing commercial space, overhead tank, private bore well for the society.
Fire safety system as per government norms.

*Developers have rights to use similar brand in case of unavailability of shown brand.



SAMARPAN heights

DEVELOPER

ABC BUILDCON

CONTACT

Savan : + 91 98985 08690

Rohit : + 91 94262 79715

SITE ADDRESS

Samarpan Heights
Behind Swaminarayan Temple,
Near Shukan Bungalows,
Modhera Road, Mehsana - 384002.

ARCHITECT



associated architects (i) pvt. ltd.
www.aapl-architects.org

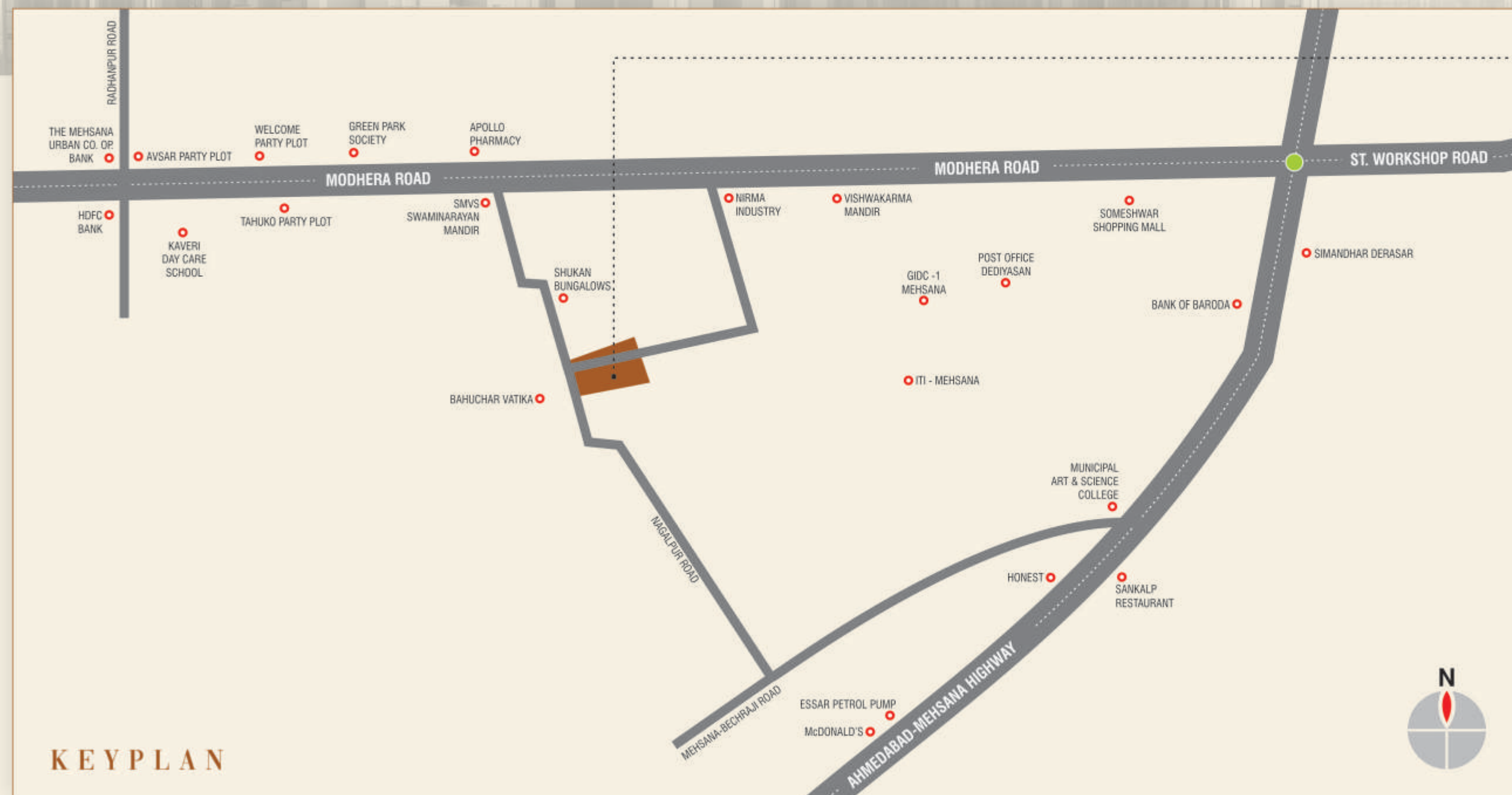
STRUCTURE



MARUTI CONSULTANTS
AHMEDABAD

MEP CONSULTANTS

ENJINIA CONSULTANTS
AHMEDABAD



KEYPLAN

NOTES :

* All Government legal charges, Stamp duty, Common maintenance charges, GEB charges, Gas connection, GST etc taxes shall be borne extra by the members. * In case of cancellation of unit 10% of payment received will be deducted as a management services charges and balance amount will be returned only after the resale of the unit. * No external changes shall be allowed. Only internal changes will be allowed with prior permission and shall be charged extra in advance. * Dimensions and area mentioned in the brochure are approximate and indicative. * This brochure is not a part of legal documents. It is only for information and private circulation. * All rights are reserved by the developers to make any changes in the plan, elevation, specification and future additional development in surrounding area in the scheme and shall be binding to all the members. * Subject to Mehsana jurisdiction.

RERA REG. NO.:

www.gujrera.gujarat.gov.in

