



Project By :-



Site : “Kamaxi Kunj” Old Sayaji Iron Campus,  
Besides D’Mart, Shastri Bridge,  
Station-Chhani Road, Vadodara-390 002

Contact :

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Developer :

STARLET  
DEVELOPERS

Architect :



Structure :

ASHUTOSH  
DESAI

Rera Reg. No. : PR/GJ/VADODARA/VADODARA/Others/  
Website:- [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

Notes : (1) The Following will be charged extra advance / as per government norms (a) Stamp duty & registration charges, (b) GST or any such additional government taxes if applicable in future, (c) Maintenance deposit (d) Electrical infrastructure charge and deposit for new electric connection. (2) If any new tax applicable by central or state government in future, it will be born by the buyers/members. (3) Possession will be given only after one month of settlement of all accounts. (4) Continuous default in payments lead to cancellation. The developers reserve all the rights to changes the plan, elevation, specification or any details will be binding to all. (5) In case of delay in water supply, light connection, drainage work by the concerned authority, developers will not be responsible. (6) Charges in any structural design & charges in any external facade will not be permitted under any circumstances. (7) Internal changes will only be permitted with prior permission. (8) Outdoor AC units will be fitted as per provision provided in the designed place by the architect. (9) Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same. (10) This brochure is for information purpose only. It does not form a part of the agreement or any legal document. The developer retains the right to after the specifications without any consent of the member.

A New Business Junction  
Near the Station



Project By :-



Suitable for



OFFICES



BANKS



HOTELS



SHOPS



TRAVEL  
AGENTS



BOUTIQUES



COACHING  
CLASSES



GYM

Star Attraction ★  
Near the Station



Smooth Operations  
for your Organization



Ample Basement  
Parking Space



Natural Lighting &  
Ventilation



Branded Automatic  
Elevators



Wide Corridors



High Floor to  
Ceiling Ratio



Fire Safety  
Equipments



Generator  
Power Backup

Perfect space for your organization  
Near the Station



## SPECIFICATIONS

### STRUCTURE & WALL CONSTRUCTION

- RCC Framed structure design with earthquake resistance.
- Minimum column & beams for maximum flexibility in interior planning
- Internal / external masonry work with clay brick autoclaved aerated concrete block.
- Internal walls with laphi & primer and external wall with weather proof paint over double coat plaster.

### ELECTRIFICATION & AIR-CONDITIONING

- Sufficient points with concealed copper wiring along with modular switches.
- Fire resistance electric cable of anchor, polycab or equivalent standard as per our electric consultant's requirement.
- Provision for three phase meter.

### FLOORING & WALL CLADDING

- Vitrified flooring with skirting in all units
- Natural stone / vitrified flooring in common area
- Granite / Decorative tiles cladding of lift sidewalls.

### EXTERIOR GLAZING

- Hi-tech glazing system with low heat transmission glass.
- Eco-friendly technology ensures a high degree of user comfort & efficient energy utilization.

### DOORS & WINDOWS

- Powder coated aluminum sliding windows



BASEMENT PLAN



GROUND FLOOR PLAN



| SHOP | SIZE         | C.A.(sq.mt.) | SHOP | SIZE          | C.A.(sq.mt.) |
|------|--------------|--------------|------|---------------|--------------|
| 101  | 5.77 X 14.22 | 80.52        | 118  | 9.04 X 3.20   | 28.92        |
| 102  | 5.70 X 11.79 | 61.46        | 119  | 9.04 X 3.20   | 27.26        |
| 103  | 9.04 X 3.20  | 28.94        | 120  | 7.76 X 3.20   | 24.83        |
| 104  | 9.04 X 3.20  | 28.94        | 121  | 7.76 X 2.88   | 22.35        |
| 105  | 9.04 X 3.20  | 28.94        | 122  | 7.76 X 2.85   | 22.11        |
| 106  | 9.04 X 3.20  | 28.94        | 123  | 10.34 X 15.85 | 151.3        |
| 107  | 9.04 X 3.20  | 28.94        | 124  | 10.34 X 15.85 | 151.3        |
| 108  | 9.04 X 3.20  | 28.94        | 125  | 7.76 X 2.85   | 22.11        |
| 109  | 9.04 X 3.20  | 28.94        | 126  | 7.76 X 2.88   | 22.35        |
| 110  | 9.04 X 3.20  | 28.94        | 127  | 2.99 X 3.13   | 9.36         |
| 111  | 3.20 X 8.59  | 27.52        | 128  | 4.10 X 8.66   | 35.52        |
| 112  | 3.20 X 8.59  | 27.52        | 129  | 4.10 X 8.66   | 35.52        |
| 113  | 3.20 X 8.59  | 27.52        | 130  | 6.74 X 3.20   | 21.56        |
| 114  | 3.20 X 8.59  | 27.52        | 131  | 9.73 X 3.14   | 29.1         |
| 115  | 3.81 X 8.59  | 32.76        | 132  | 6.00 X 13.08  | 72.8         |
| 116  | 9.04 X 4.48  | 40.44        | 133  | 4.95 X 13.08  | 64.8         |
| 117  | 9.04 X 3.20  | 28.92        | 134  | 6.00 X 16.80  | 98.98        |



| SHOP | SIZE         | C.A.(sq.mt.) | SHOP | SIZE          | C.A.(sq.mt.) |
|------|--------------|--------------|------|---------------|--------------|
| 201  | 5.77 X 14.23 | 80.54        | 218  | 9.04 X 3.20   | 28.94        |
| 202  | 5.73 X 11.79 | 67.55        | 219  | 9.04 X 3.20   | 27.29        |
| 203  | 9.04 X 3.20  | 28.94        | 220  | 7.77 X 3.20   | 24.86        |
| 204  | 9.04 X 3.20  | 28.94        | 221  | 7.77 X 2.88   | 22.38        |
| 205  | 9.04 X 3.20  | 28.94        | 222  | 7.77 X 2.85   | 22.14        |
| 206  | 9.04 X 3.20  | 28.94        | 223  | 10.34 X 15.85 | 156.77       |
| 207  | 9.04 X 3.20  | 28.94        | 224  | 10.34 X 15.85 | 156.75       |
| 208  | 9.04 X 3.20  | 28.94        | 225  | 7.77 X 2.85   | 22.14        |
| 209  | 9.04 X 3.20  | 28.94        | 226  | 7.77 X 2.88   | 22.38        |
| 210  | 9.04 X 3.20  | 28.94        | 227  | 2.99 X 3.13   | 9.36         |
| 211  | 3.20 X 8.59  | 27.52        | 228  | 4.10 X 8.66   | 35.52        |
| 212  | 3.20 X 8.59  | 27.52        | 229  | 4.10 X 8.66   | 35.52        |
| 213  | 3.20 X 8.59  | 27.52        | 230  | 6.74 X 3.20   | 21.56        |
| 214  | 3.20 X 8.59  | 27.52        | 231  | 9.73 X 3.20   | 29.61        |
| 215  | 3.81 X 8.59  | 32.76        | 232  | 6.00 X 13.03  | 78.16        |
| 216  | 9.04 X 4.48  | 40.48        | 233  | 4.95 X 13.03  | 64.55        |
| 217  | 9.04 X 3.20  | 28.94        | 234  | 6.00 X 16.81  | 98.93        |



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

