

AVANTIS ENTERPRISE LLP

S-7 VIP PLAZA, NR. KHATUSHYAM TEMPLE , VIP ROAD , SURAT 395007

DETAILS & BUILDING FEATURES:-

- PROJECT NAME :- HARD ROCK
- DESIGNATED USE :- COMMERCIAL HIGH RISE BUILDING HAVING SHOWROOMS, SHOP & STUDIO FLATS.
- LOCATION :- T.P.NO. 2 , F.P. NO. 121, VESU, AT SURAT.
- NO. OF FLOORS:- LOWER & UPPER BASEMENT FLOOR (PARKING) , GROUND FLOOR + FIRST FLOOR (SHOWROOMS) & SHOP , SECOND FLOOR (AMENITIES) TYPICAL 3RD TO 13TH FLOOR (STUDIO FLATS).
- BUILDING STRUCTURE:- FRAMED RCC BUILDING DESIGNED AS PER IS CODES. BUILDING HAS BEEN DESIGNED AS PER IS CODES 456 (CONCRETE), IS 875 (DESIGN) AND IS 1893 (SEISMIC).
- TYPE OF FOUNDATION:- ISOLATED/STRIP FOUNDATION.

CONNECTIVITY

Distances	Domestic Airport	3.00 Km.
	Railway Station	11.00 Km
	Commercial Hub	0.2 Km
	Nearby Petrol pump	1.5 Km
	Office blocks	0.0 Km

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❖ INTERIOR OF SHOP AND SHOWROOM FINISHES:-

ITEM NAMES		SHOW ROOM	SHOP
DOOR SHUTTER		g.i. automatic operated rolling shutter	g.i. automatic operated rolling shutter
DOOR FRAME		granite	granite
WALL FINISH	1 ST COAT	gypsum plaster	gypsum plaster
	2 ND COAT	ici velvet paint	ici velvet paint
FLOOR FINISH		36" x 36" granamite tiles	36" x 36" granamite tiles
DADO/ SKIRTING	MATERIAL	granamite tiles	granamite tiles
	UP TO LVL.	3"	3"

❖ INTERIOR OF STUDIO FLATS FINISHES:-

ITEM NAMES		LIVING	KITCHEN/ DINING	BED ROOM	A.TOILET	C.TOILET
DOOR SHUTTER		teak wood		teak wood	teak wood	teak wood
DOOR FRAME		Italian marble		Italian marble	Italian marble	Italian marble
WINDOW FRAME		Italian marble		Italian marble		
WINDOW SHUTTER		double layer reflective glass		double layer reflective glass		
VENTILATION FRAME					Italian marble	Italian marble
VENTILATION SHUTTER					anodize aluminum section	anodize aluminum section
WALL FINISH	1 ST COAT	gypsum plaster	gypsum plaster	gypsum plaster		
	2 ND COAT	ICI Velvet Paint	ICI Velvet Paint	ICI Velvet Paint		
FLOOR FINISH		Italian marble	quartz	natural wood	granite	vitrified tiles
DADO/ SKIRTING	MATERIAL	Italian marble	quartz	natural wood	granite	vitrified tiles
	UP TO LVL.	3"	8'-0"	3"	8'-0"	8'-0"
CEILING FINISH		gypsum ceiling	gypsum ceiling	gypsum ceiling	gypsum plaster	gypsum plaster
A.C SYSTEM		v.r.v system	v.r.v system	v.r.v system		
SANITARY WARE					KOHLER/TOTO	KOHLER/TOTO
BATH FITTING					KOHLER/GROHE	KOHLER/GROHE

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➤ EXTERNAL BUILDING FINISHES :-

- **EXTERNAL FINISH OF ELEVATION :-** Toughen Glass In Front Part. Open Able Glass In Studio Flat For Ventilation.
- **TERRACE** :- Water Proofing In Terrace With Chemical By Special Agencies And Above That China Mosaic Flooring.

➤ INTERIOR COMMON SERVICE AREA FINISHES :-

- **LIFT CLADDING :-** Granite / Italian Marble Wall Cladding On External Surface.
- **STAIRCASE :-** Granite Staircase From Lower Ground Floor To Typical Floor.
- **PASSAGES :-** Granite Flooring At All Floors.

➤ ELECTRIFICATION :-

- Concealed Electrification With Finolex Cables And Havelles Switches.
- Basic Light Points In All Showrooms , Shops And Studio Flats.Tv & Telephone Points Up To Distribution Board Of Individual Showrooms , Shops And Studio Flats.
- 100 % Power Load Provided In All Showrooms ,Shops And Studio Flats.
- **POWER SUPPLY :-** Individual 3 Phase Meter Power Supply From Main Lt Line.
- **GENERATOR BACK-UP :-** Available Diesel Generator For Building Common Utility + Sufficient Generator Back In Individual Unit.

➤ FIRE PROTECTION SYSTEM :-

- Automated Basement Sprinkler System To Protect Fire.
- Fire Extinguisher In Individual Showrooms , Office And Studio Flats.
- Fire Hydrant Provided Near Common Stair Case.

➤ AIR CONDITIONING:-

- Air Condition In Entrance Atrium Cum Foyer Area.
- Air Conditioning Units Will Be Provided In Individual Showrooms , Shops And Studio Flats.

➤ LIFT INSTALLATION:-

- Passengers Elevators Configuration (Common Use) :7 Nos- Auto Door & High Speed Mrl Lift For Studio Flats In Building.
- Capacity Of Lifts :- 7 Nos,10 Passengers Of Shaft Size 6'-3" x 6'-3" Of Kone /Equivalent.
- Passengers Elevators Configuration: Auto Door Elevators Of All Showrooms (Each In Every Showrooms) At Ground & Higher Ground Floor Of Shaft Size 6'-3" x 6'-3" Of Kone /Equivalent, Entry From Upper Basement To Higher Ground Floor.
- Escalator:- 2nos- Escalator In Plaza For Entry At Ground Floor Of Kone /Equivalent.

➤ WATER SUPPLY:-

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- SUPPLY OF WATER SOURCE :- Municipal water /Bore well
- U.G.W.T :- 1, 50,000 Lts (As per NBC Norms)
- O.H.W.T :- 50,000 Lts.
- **SEWAGE SYSTEM** :- External P.V.C pipe of supreme or Equivalent. make in underground & internal with C.P.V.C
- **TERMITE TREATMENT** :- Anti Termite treatment by Specialized Agency with 10 Years Warranty.

- **PARKING :-**
 - Sufficient Car Parking At Lower Basement Floor- 1 Car Per Shops & 3 Cars Per Showrooms.
- **CAMPUS :-**
 - **PLAZA FLOORING** :- External paved area will be finished with granite and pavit tiles front margin area.
 - **PARKING AT GROUND** :- Both roadside margin will be finished with river wash granite and both sides finished with paver blocks.
 - **PARKING AT BASEMENT** :- Kotah Stone Finished Basement Parking With Figher Fighter And Safety Sand In Basement.
 - **ROAD NETWORK** :- Cobbles And Granite Finishes For Road Network.
- **SECURITY SYSTEM:-**
 - Access card system for elevators and even for floor level access, elevators, offices & even for common facilities.
 - SPECIAL security Control office.
 - Auto car parking system for owners to prevent outsiders entry.
 - Intercom + C.C.T.V.
 - Internet: WI-FI system for net facilities.
 - Intercom : Intercom facility with for connectivity of showroom / offices.