

SUYASH
HARMONICA

Harmony with Nature



3 BHK LUXURIOUS LIVING
at Kudasán, Gandhinagar

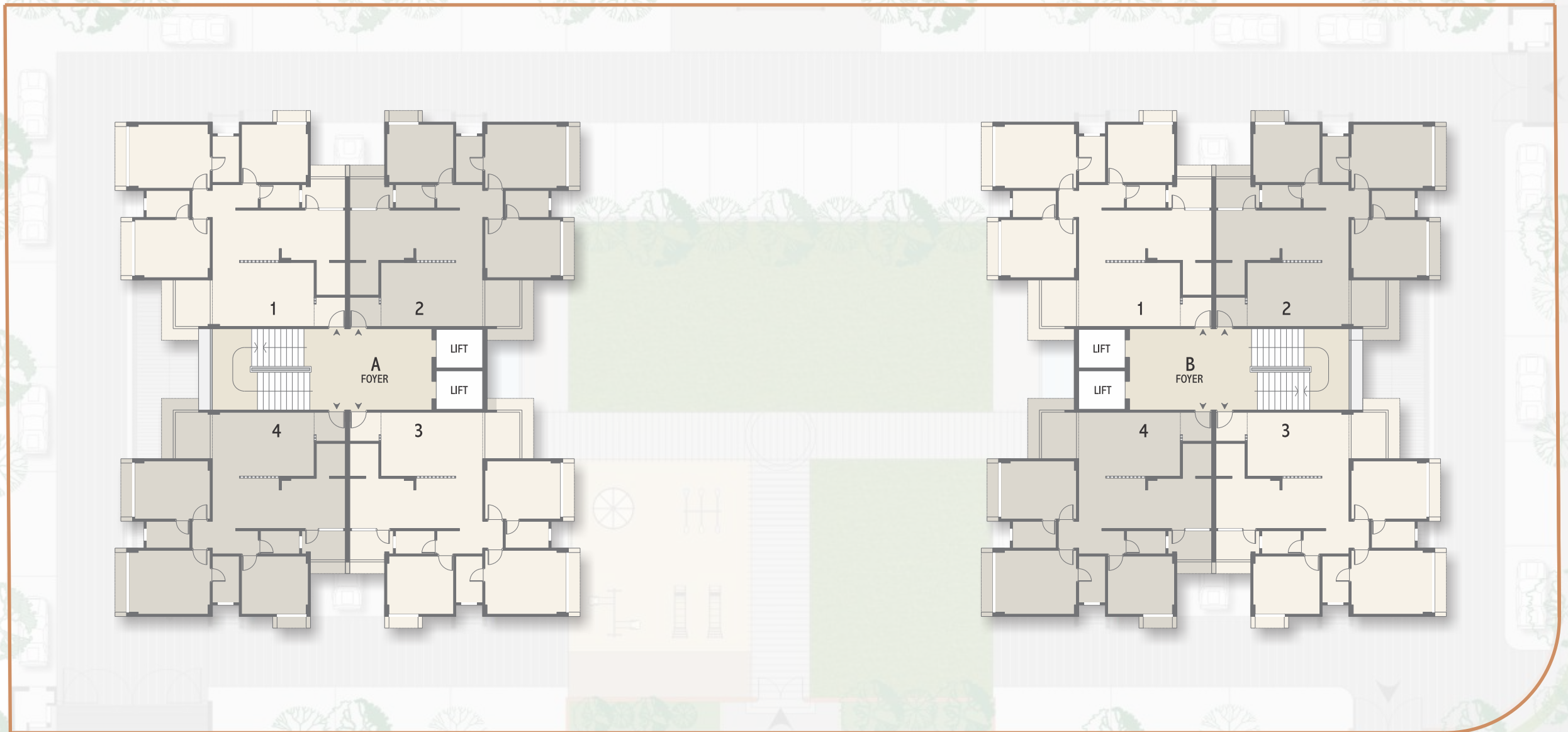


GROUND FLOOR





TYPICAL FLOOR



40 FT. ROAD

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Car parking
at no additional cost



Intercom from each
apartment to security
& other apartments



Security & parking
assistance



CCTV surveillance
in common areas



Good quality elevators
with music & intercom



Gymnasium



Indoor games



Library



Grand entrance foyer



Professionally landscaped
gardens with sit-out



Water Body



Children play area with
hi-quality play equipment
and rubberised sports floor



Open air theater



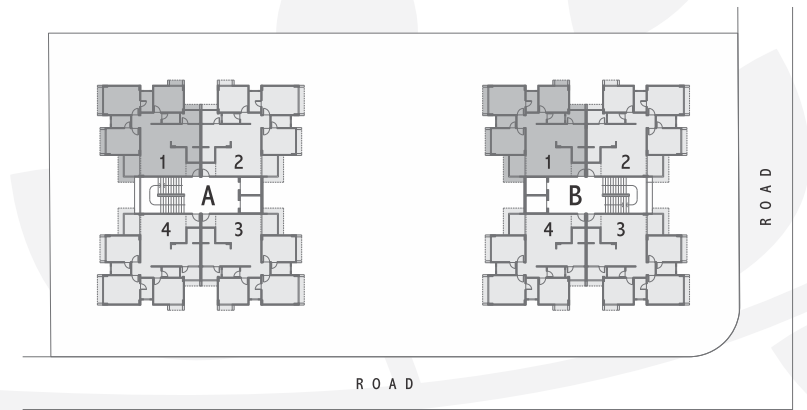
School bus pick-up
sit-out



Fire safety system



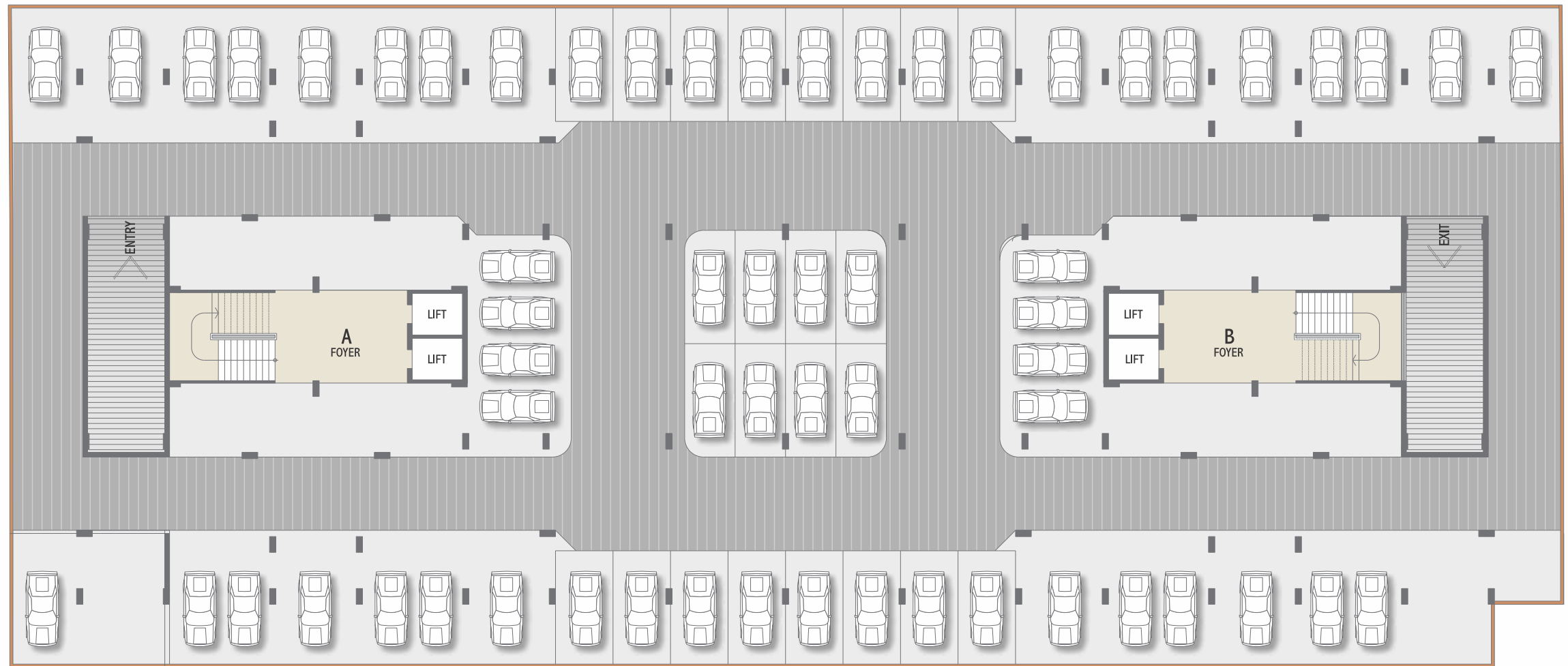
UNIT PLAN



1	VESTIBULE	5'4.5" X 5'0"
2	DRAWING ROOM	17'6" X 11'0"
3	BALCONY	6'0" X 8'0"
4	DINING	11'6" X 9'0"
5	KITCHEN	11'0" X 8'7.5"
6	STORE	5'0" X 5'7.5"
7	WASH	7'6" X 5'0"
8	COMMON TOILET	7'0" X 4'0"
9	CHILDREN BED ROOM	11'6" X 10'0"
10	MASTER BED ROOM	14'0" X 11'0"
11	ATTACHED TOILET	4'7.5" X 8'0"
12	PARENTS BED ROOM	13'0" X 10'0"
13	ATTACHED TOILET	7'6" X 4'7.5"
14	PASSAGE	11'7.5" X 4'7.5"



BASEMENT PLAN



Specifications

STRUCTURE

- RCC frame structure over stilts and basement.

PLASTERWORK

- Polymer textured external walls with acrylic paint.
- Cement plastered internal walls with white cement based putty.

FLOORING AND TILING

- Designer vitrified tiles flooring in Drawing, Dining, Kitchen, Passage & Balconies.
- Digital/vitrified tiles in all other bed rooms.
- Tiles dado in all toilets up to lintel level.

DOORS & WINDOWS

- Decorative polished main entrance door with locking arrangement.
- Wooden painted flush internal doors with wooden frames & SS/Brass hardware.
- Powder coated aluminum frame sliding windows with clear glass.
- Granite jambs for all windows.

ELECTRICAL

- 3-Phase concealed electrical copper wiring (ISI) with ample electrical points and MCB & ELCB protection.
- Premium quality modular switches.
- Provision for landline phone connectivity.
- Provision for DTH TV connectivity in drawing room.
- Provision for internet connectivity.
- Electric points for Geyser in all toilets.

KITCHEN

- Premium quality granite top kitchen platform.
- Premium SS sink with drain board.
- Designer glazed tiles dado up to lintel level.
- Glazed tiles dado upto sill level in wash balcony & below kitchen platform.
- Provision for convenient water purifier installation.
- Provision for convenient washing machine installation.
- Store room with pre-designed polished Kotah stone shelves.

PLUMBING & SANITAION

- Good quality concealed CPVC internal plumbing lines in all toilets and kitchen.
- Suspended drainage lines in all toilets with false ceiling for easy maintenance.
- Premium quality sanitary ware & fittings in all toilets.

COMMON INFRASTRUCTURE

- 2 Premium lifts for each block.
- Finished staircase with SS railing.
- Elegant entrance foyer at ground floor level with granite/marble flooring.
- Compound Pavement with designer tiles/natural stone or blocks.
- Attractive entry gate with provision of Security cabins.
- Professionally designed landscape garden and ample parking facility & decorative lighting.
- Borewell for water supply with U.G. tank and O.H. tank.

Please Note

- Stamp Duty, registration charges, legal charges, GST & electricity company charges (including sub- station & cable) and any additional charges or duties levied by the Government/Local authorities, during or after the completion of the project shall be payable extra by the purchaser/member/unit holder/allottee as applicable.
- Society maintenance Deposit & Maintenance charges will be payable extra by the purchaser/member/unit holder/allottee as applicable.
- In the interest of continual development in design & quality of construction, the Developers/Promoters reserve all rights to make any Changes in the project including technical specifications, designs, planning, layout and these changes shall be binding to all purchaser/ member/ unit holder / allottee.
- Changes/alteration of any nature, by purchaser/member/unit holder/allottee including the elevations, exterior colour scheme of the project or any other change affecting the overall design concept & outlook of the project as well as any structural changes inside & outside are strictly NOT PERMITTED during or after the completion of project.
- Furniture & fixtures shown in the images of the brochure are just for presentation and are not offered with the project.
- This brochure is intended only for easy display and information of the project and does not form part of legal document.
- The Developers/Promoters reserve all the rights to design, construct & sell any additional area, units, apartments and/or floors in case of any increase in permissible FSI or Built- up area by the Competent Authority, at any times during or after completion of the project and the same shall be binding to all unit holders/members/purchasers/allottee and the project as a whole.
- Rights to the terrace will remain vested with the Developers/Promoters at all times during or after completion of the project.





DEVELOPERS



SUYASH INFRACON

ARCHITECT

BIMAL MISTRY
Architect & Associates

STRUCTURAL ENGINEER

Umang Patel

