



SHOPS | OFFICES | SHOWROOMS



A Project By:
Sangam Corporation

Add.: F.P. NO. 21, T.P. NO. 44,
DANDI ROAD, NERA CNG GAS PUMP,
CANAL CROSS ROAD, JAHANGIRABAD,
SURAT 395009

GujRERA Registration Number: **Applied**

GujRERA Website Address : **www.gujrera.gujarat.gov.in**



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SPECIFICATION & AMENITIES



DETAILS & BUILDING FEATURES

Project Name	TIMES GALAXY
Designated Use	Commercial Low rise Building having Showrooms, Shops & Offices.
Location	T.P. 44, FP - 21 Paik - 1.
No. of Floors	Basement Floor (parking) + Ground Floor (Showrooms / Shops) + Upper Floor + 1st Floor + 2nd + 3rd & (Showrooms, Shops & Offices)
Building Structure	Framed RCC building.

WATER SUPPLY

Supply of Water Source	Municipal water / Bore well
Sewage System	External P.V.C. pipe of good quality or eq. make in underground & internal with C.P.V.C.

CAMPUS

Plaza Flooring	External paved area will be finished with vitrified granamite and paver blocks front margin area.
Parking at Ground	Both roadside margin will be finished with granamite and both sides finished with paver blocks
Parking at Basement	Parking with pre lighters and sefty sand in basement.

BUILDING FEATURE

Floor Height	11'6" - height at Basement & Ground, 10'0" height at 1st & 2nd floor, 11'0" height at 3rd & 4th floor.
Passage	Granamite flooring with combination Granamite cladding.
Staircase	Granite trade & riser with Granamite flooring.
Elevation	Energy efficient elevation with faced design which saves electricity without compromising natural light.
Common Toilet	Well ventilated and well designed common toilets.
Lift	Auto door high speed elevators.
Parking	Sufficient parking at basement levels & ground floor for Provision for Stake Parking.

EXTERNAL BUILDING FINISHES

Plaster	Outside double coat mala finish plaster.
Colour	ICI - weather shield max color & similar.
Terrace	Water proofing on terrace.
Generator Back-up	Available Diesel generator for building Common utilities.
Fire Safety	Fire hydrant with fire extinguisher provided as per NBC norms.
MEP Consultant	Specified consultants for the proper functioning of Mechanical (HVAC), Electric and Plumbing line for healthy life of building.
Electrification	Finolex / RR Cable wiring & modular switches with I.S.I. standard fitting of good quality.

CCTV	CCTV Cameras in common areas.
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INTERIOR UNIT FINISHES

Wall finishes	Internal wall finished with Gypsum plaster / putti
Flooring	Vitrified Granamite 24" x 24" in showrooms & office
Shutter	Galvanizes rolling shutter.

WE REQUEST

(1) Stamp duty, registration charges, legal charges, GEB/SMC charges, society maintenance charges, Grill, Electric Meter, Drainage line other charges & expenses etc. shall be borne by the purchaser. (2) Gst, Vat, Service tax, as if applicable will be borne by the purchaser. (3) Any additional charges or duties levied by the government / local authorities during or after the scheme like SMC tax will be borne by the purchaser. (4) In the interest of continual developments in design & quality of construction, the developers reserve all rights to make any changes in the scheme including Technical specification, design, planning, layout & all purchasers shall abide by such changes. (5) Changes/alteration of any nature including the elevations, exterior color scheme, balcony grill or any other changes affecting the overall design Concept & outlook of the scheme are strictly not permitted during or after the completion of the scheme. (6) This brochure is intended only for easy display & information of the scheme & does not form any part of the legal documents. (7) Any new taxes announced by the government / SMC / authority will be the member / buyer during the project. (8) Subject to Surat Jurisdiction.



TIMES GALAXY

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A PROJECT BY

**SANGAM
CORPORATION**

ARCHITECT

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LEGAL

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