



BUILDING SPECIFICATIONS

Entrance Foyer

- Well designed entrance foyer and elegantly designed lobby at all the floor

Facade Treatment

- Double coat sand faced plaster on external wall
- Acrylic texture on external wall
- Weather shield max / Apex altima paint on external wall

Parking

- 2 Car allotted parking for each flat at building's basement 1 & 2
- Ample Visitor Parking Space

Terrace

- Double coat water proofing
- China mosaic flooring for heat reduction

Elevators

- Two fully automatic passenger elevators of kone/ Schindler / equivalent make provided to each building

Water Supply

- Adequate capacity of underground and over head water tanks for SMC & bore water with separate tanks for fire safety.

Fire System

- fire fighting system provided as per SMC Fire norms

Electric & Power Backup

- Silent generator of adequate capacity for lift, water pump and common facilities
- Designer light fitting for common passage and campus
- Solar power system for common and campus lighting, provided at terrace of each building.

Security

- 24 x 7 Gated Security with Boom Barrier
- CCTV Camera coverage in reception, campus and basement parking area
- Video door phone and intercom facility with connectivity from entrance foyer to each flat, lift and security cabin

Technical Specification

- Earthquake resistance structure design as per IS code
- Construction with R.O. water
- Project Follows Green Building



CLUB (FACILITIES)



- Banquet hall



- Indoor games



- Gym with modern equipments



- Jacuzzi



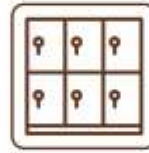
- Steam bath



- Wash room for guests



- Changing room



- Locker



- Shower area



LANDSCAPE AMENITIES



- Campus Entrance With Waterbody



- Security Cabin



- Garden



- Senior Citizen Sitting



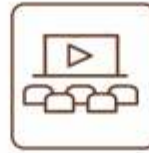
- Gazebo Sitting



- Jogging Track



- Outdoor Gym



- Projector Wall in Garden



- Yoga Zone



- Box Cricket



- Multi Purpose Play Area



- Landscaping Entrance for Each Building



APARTMENT SPECIFICATIONS

Floor Finish

- 32" x 64" Italian marble finish tiles in living, dining, kitchen area and in all bedrooms

Deck & Flower Bed

- Deck with designer rustic tiles floor
- Flower bed with water proofing and kota finish
- S.S / M.S. / Glass railing

Kitchen

- Vitrified/granite/quartz kitchen platform with sink of frank/equivalent
- High quality vitrified tiles up to lintel level
- Gas Connection on platform and provision for water purification

Wash & Utility

- Granite/kota in flooring and vitrified tiles on dedo with adequate electrical and plumbing points
- Centralized plumbing for hot water with gas connection in individual flat

Store

- Adequate kota stone/granite shelves with glazed tiles dado

Wall Surface

- all plastered wall with putty finished

Toilets

- Decorative high quality vitrified tiles up to lintel level
- Jequar/grohe or equivalent shower panel in two master bed rooms and all other wall mixtures/diverter in other bed room.
- Simpolo / Jequar or equivalent sanitary fittings

Doors & Windows

- Designer main door with wooden frame provided with premium lock & fittings
- Internal door frames are provided with granite benefit of interior design requirement without doors for easy modification
- All windows opening provided with granite frame and good quality aluminium anodised sliding window with reflective glass for heat reduction
- Well designed S.S./M.S./glass safety grill or railing for each windows

Electricals

- Sufficient points in concealed copper wiring of R.R. / Polycab / Anchor or equivalent
- Modular switches of Anchor / Legrand equivalent
- 3 Phase meter to each flat
- 2 Amp. power backup in each flat

Air Conditioners

- Copper piping for living and all the bed rooms in all buildings

Television, Internet & Telephone

- Convenient provision of Internet. telephone and television point in each flat

DISCLAIMER

- In the interest of continual developments in design & quality of constructions, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchasers shall abide by such changes.
- Changes / alteration of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept and outlook of the scheme are strictly not permitted during and after the completion of the scheme.
- Any RCC (beam, column & slab) must not be damaged during your interior works.
- All external laying and drawing of low-voltage cables such as telephone, TV, internet cables shall be strictly laid as per consultants service drawings with prior consent of developer / builder office. No wire/ cables / conduits shall be laid or installed such that they form hanging formation on the building exterior faces.
- Irregular payments may cause cancellation of booking.
- Incase of cancellation of unit 10% of payment will be deducted as management service charges and the balance will be returned only after release of the unit.
- Full & final payment with all legal and extra charges must paid before registered sale deed / possession.
- Unit can be resale only after completion of 100% payment
- Any changes in rules and regulation & by laws (during or after completion of construction work) of government , Semi government , SMC, authorities, implementation or RERA, is bound to all purchaser / member / allottee).
- This brochure is intended only for easy display & information of the scheme and does not form part of the legal documents.
- Subject to Surat jurisdiction.



BUILDING FEATURES

Designated use

- Commercial high rise building

No. of floors

- 2 basement + Ground + 9 floors

No. of units

- 30 Showrooms & 42 Offices

Floor Height

- 14' ft. Floor Height at Ground, First & Second floor
- 11' ft. Floor Height at other floors

Elevation

- Reflective toughen glass / granite / texture / neolith on elevation

Entrance Foyer

- Elegant double height entrance foyer with good ambience

Parking

- Ample parking space for Owners & visitors at double basement floors with design parking layout

Staircase & Passages

- Standard quality granite stone for Stairs & Passage with glass / S. S. railing.

Elevators

Three fully automatic lifts with optimum capacity of Kone / Schindler or equivalent make.

Water Supply

Adequate capacity of underground & overhead tank for SMC & bore water with separate tank for fire safety

Fire System

Fire fighting system provided as per SMC fire norms



TECHNICAL SPECIFICATION

- Earthquake resistance structure design as per IS code

- Construction with sweet / R.O water

- Project follows green building concept



SHOW ROOMS & OFFICES FINISHES

Flooring

- 32" x 32" vitrified tiles flooring.

Wall Finish

- Plastered wall with putty finish

Electric

- Sufficient points in concealed copper wiring of RR / Anchor or equivalent make

- Modular switches of Anchor / equivalent make

- 3 phase meter to each units

- Sufficient generator backup in each units

- Convenient provision of internet & cable to each units

Toilets

- Attached toilets in all showrooms & offices

Window

- Anodize aluminum sliding windows

Shutter

- Smooth operating galvanized motorized rolling shutter in showrooms & glass door with standard lock in offices.

Air Condition

- Provisional route for copper piping & Place for AC outdoor to each units



ELECTRIC & POWER BACKUP

- Adequate capacity of transformer to fulfill electric requirement of all showrooms & offices.

- Elegant light fitting at ground level, elevation & common passages.

- Solar power system for common facilities on terrace

- Silent generator with adequate capacity for common facilities.



SECURITY

- 24x7 gated security with boom barrier

- CCTV camera at foyer, lift, basement, staircase, passage with connection at Security cabin/ foyer



TERRACE

- Double coat water proofing.

- China mosaic tile for heat reduction



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