-: DEVELOPERS :-







BRING SPACE INTO YOUR LIFESTYLE!









"HOME"

A Place your feet may leave, but your heart will always be there.







OPULENCE IN EVERY ASPECT

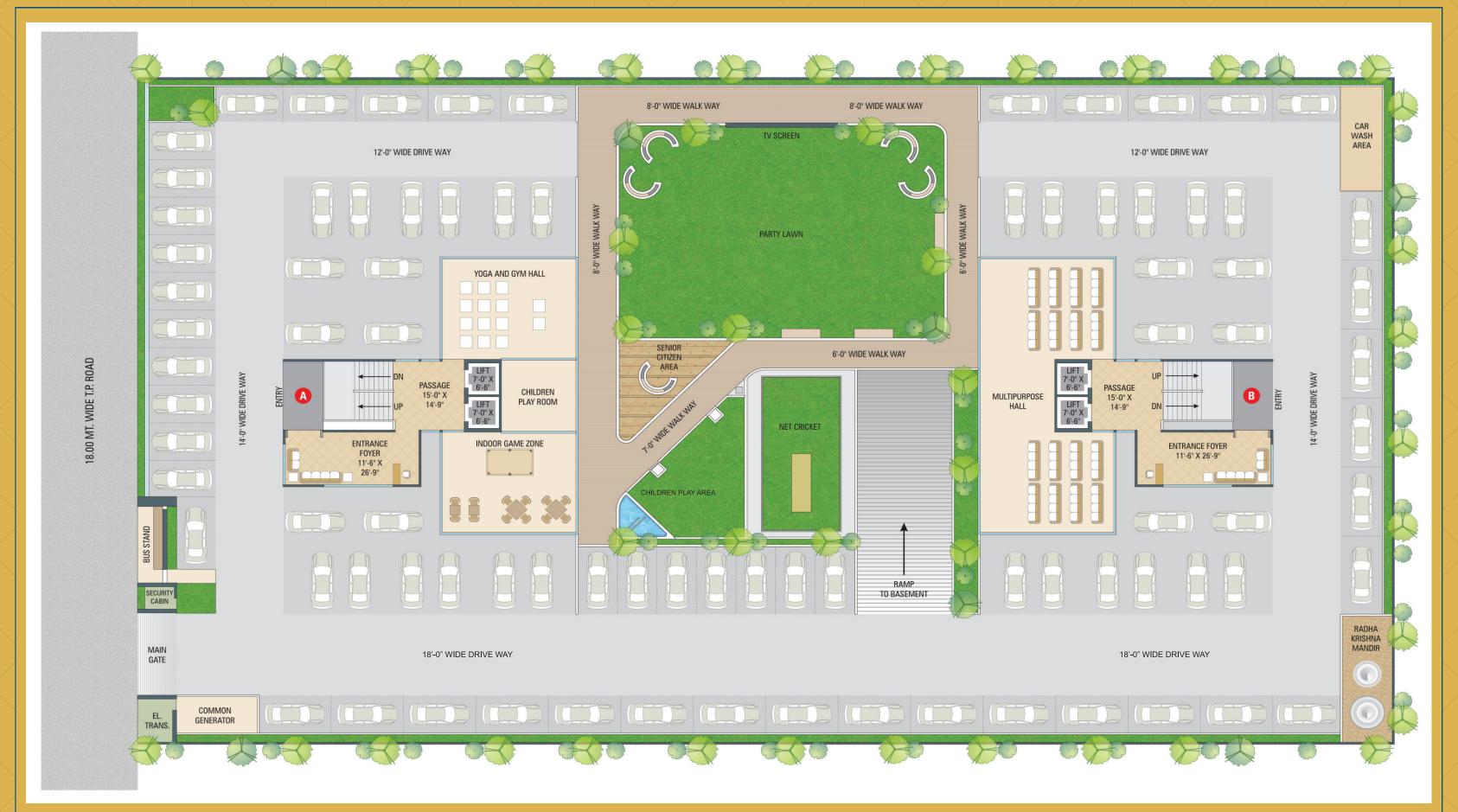






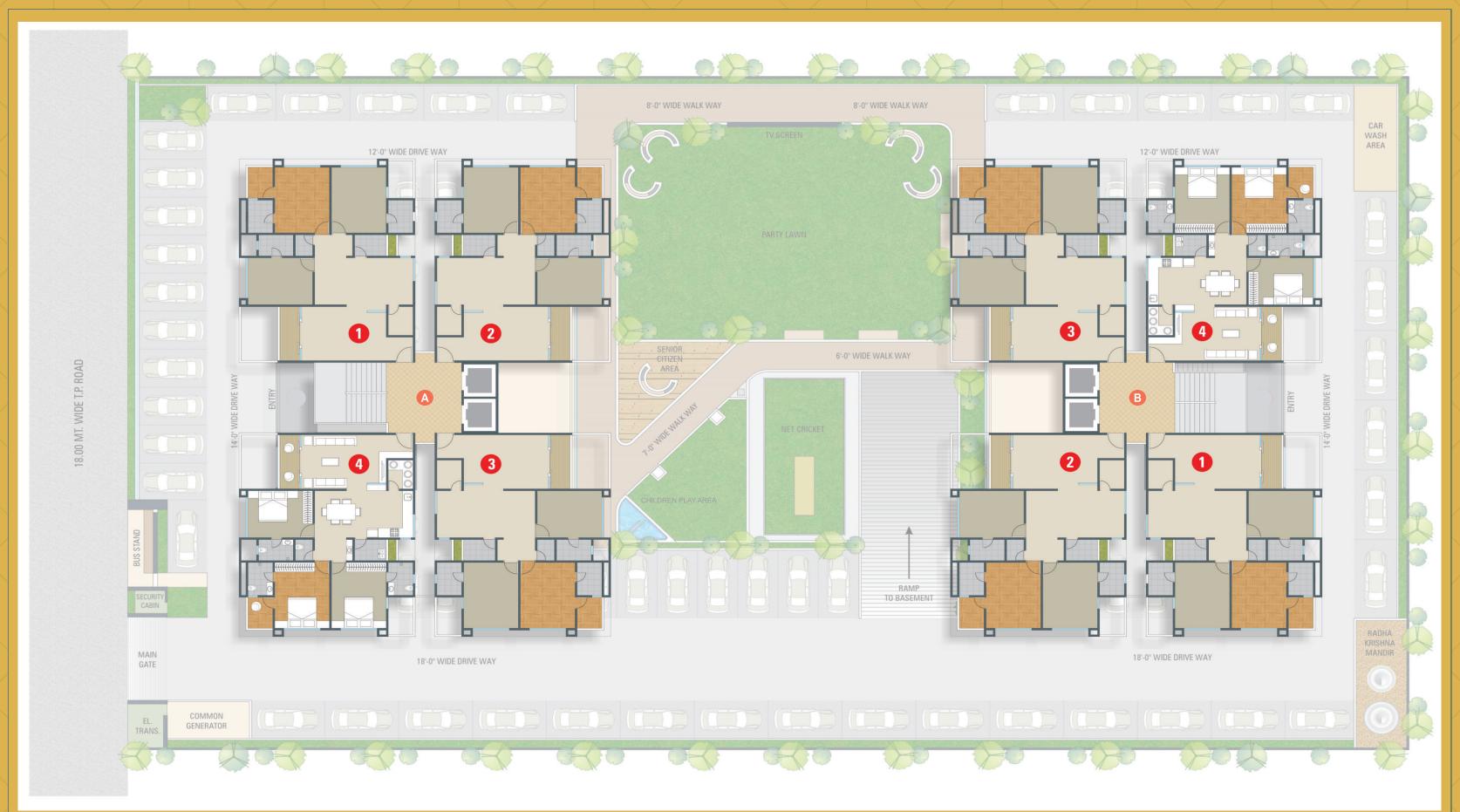


















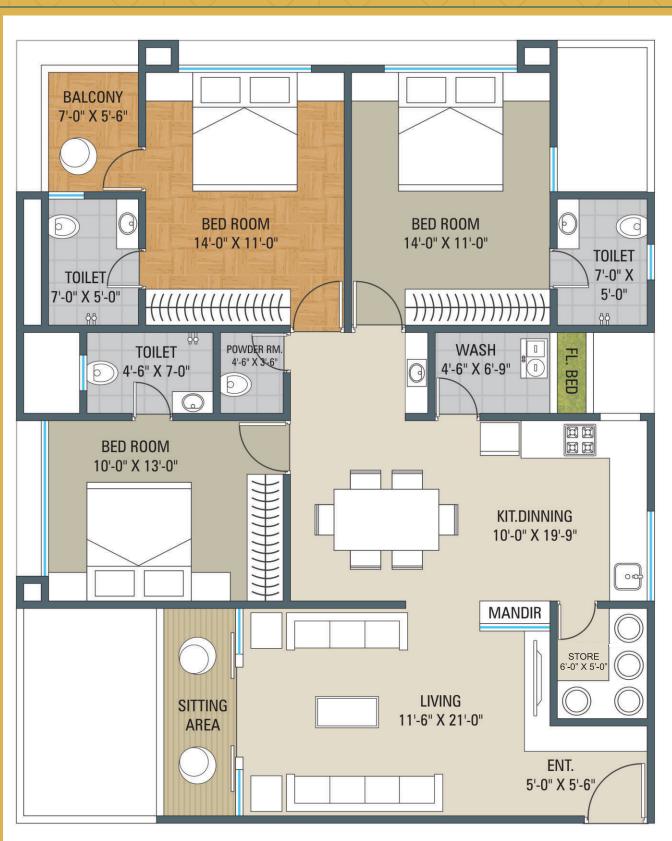
















SPECIFICATION

FLOOR

FLOOR HEIGHT

• 10' floor height slab to slab.

FLOORING:

- Premium Quality 48" x 32" Granamite Flooring in Living Dining & Kitchen area.
- 24" x 24" Granamite Flooring in Bed Rooms.
- One Master Bed Room & Balcony with Wooden Flooring tile.

KITCHEN, STORE AND WASH AREA

KITCHEN:

- Granite Kitchen Platform with a S.S Sink of Franke with glazed tile dado.
- Standard make Gas Chimmney & Water Filter.

TOILETS & OTHER SERVICE AREA:

TOILETS:

- All Bedrooms with attached Toilet & Common Toilet (Powder Room).
- Designer tiles on Floor and Dado.
- Centralized Gas Geyser Piping in all Bathrooms.
- Sanitary fittings of Cera or equivalent brand.
- Aesthetic C.P. fittings of Jaquar or equivalent brand.
- Branded company Plumbing & Drainage Pipes.

RAILINGS:

• Well-designed S.S and Glass Railings in Living room, Bedroom & Balcony.

SERVICES:

WATER SUPPLY:

• Underground and overhead water tanks with adequate capacity. Separate tanks for municipal water and bore water for each building, finished with fully glazed tiles.

EASY ACCESS



Proposed Metro Station



Bourse

FOYER. STAIR & LOBBY:

- Aesthetic Air Conditioned Entrance Fover with Guest Waiting Lounge.
- Elegant designed Lobby at all Floor Levels.
- Granite/Vitrified tile Flooring on Stairs.

STORE:

• High Quality 24" x 24" Granamite tile with glazed tile dado.

WASH & UTILITY:

• 24" x 24" Granamite tile flooring with adequate Electrical, Plumbing and Drainage points.

DOOR-WINDOW:

- All window openings provided with granite stone frame with Anodized Aluminum window Sections, Glass of standard quality, well-designed Stainless Steel Safety Grills.
- Toilet door frame of Granite.
- Other than toilets, all doors with Wooden Frame & Standard quality Waterproof Flush Door.

WALL SURFACES:

• Internal Wall with putty finish.

ELECTRICAL:

- Sufficient points in concealed copper wire.
- Modular switches of Standard make.
- Common Earth Leakage Protector to be provided with Single phase meter.
- Adequate power back-up 8 points in each flat.
- Service points for washing machine/dryer/dishwasher in wash area.





SPECIFICATION

PLUMBING:

PARKING:

ELEVATORS:

AIR CONDITIONER:

- One Air Conditioner in Master Bedroom.
- A.C. Electrical & Drainage point in Livingroom & all Bedrooms.

GAS:

Gas connection in each flat.

DRAINAGE:

• Standard quality P.V.C pipes for underground as well as downtake pipes.

TELEVISION & TELEPHONE:

- T.V. and Internet Points in all flats.
- Intercom facility in Livingroom. *as per company terms & conditions.

WATERPROOFING:

PLASTER:

BUILDING FINISHES:

• All Toilet and Terraces will be well water proofed.

PAINT:

• Weather resistant paint of standard make.

• Standard quality C.P.V.C/P.V.C. pipe.

• Flooring of Natural Stone / Trimix.

• Sufficient two-wheeler parking.

• Allotted Two car parking slot for each flat.

• Sufficient Visitors Parking in Campus.

• Generator of sufficient capacity, for each building with adequate

power back up for elevators, water pumps and common area.

• Site Development: Interlocking paver blocks of rubber mould

• Two fully Automatic passenger Elevators in each Tower.

ELECTRICAL & POWER BACK-UP

and stone paving.

CAMPUS AMENITIES:

Radha Krishna Mandir.

• Roller finished plaster.

- Exclusive Designed Landscape with 70% Large Open Area.
- Multi-Purpose Hall.
- Double Basement Parking cum Party Hall.
- Terrace Designed as Party Lounge with Kitchen & Toilet.
- Skating Jogging & Walking Track.
- Senior Citizen Sitting Area.
- Wooden Sitting Area.
- Beautiful Gazebo with Water Body.
- Indoor Game Zone.

SECURITY & SAFETY:

Road

- CCTV Coverage of entire common area.
- Intercom & high-tech security system.

- Gym, Aerobics & Yoga room.
- Children Play Area.
- TV Screen Lounge.
- Net Cricket.
- Driver Waiting Lounge.
- Bus Pick-up & Drop stand.
- Car Wash Area..
- No Commercial, Purely Residential Campus.
- Loanable Clear Title.
- Fire Safety Provisions.
- Structure Design considering Last Earth-quake.









Petrol Pump Palsana - Hazira

DEVELOPERS



ARCHITECT / STRUCTURE

Computech Engineers
Shyam Bhandari

MEMBER OF ICEA



SITE ADDRESS



Althan-Bhimrad Canal Road, Near Bella Casa, Bhimrad, Surat - 395017.

VASTU CONSULTANT



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MEMBER OF CREDAI



RERA REG. NO.



PR/GJ/SURAT/SURAT CITY/ SUDA/RAA06034/130919 www.gujrera.gujarat.gov.in

INTERIOR DESIGNER



Uday Surti

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TERMS & CONDITION:

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