

SANGINI
vedantā
3 BHK VASTU HOMES



OUR HISTORY IS WITNESSING OUR PRESENT

“Landmarks Built on Trust”

We have successfully completed **56** projects since 1984 with total constructed space of **57.5 lakh sq. ft.** These projects comprise of **4300** residential units & **1150** commercial units.

Technical excellence, innovative designs, transparent and ethical business practice and on-time delivery is our forte.



57.5 LAKH
Sq. Ft. of
Life Spaces



56
Landmarks



1150
Commercial
Units



4300
Happy
Families

OUR ACCOLADES



SANGINI GROUP

Awarded as “The Best of the Industry” by News18-Gujarati in SHRESHTHIO NU SANMAN function by Honble C.M. Shri Vijaybhai Rupani



SANGINI GROUP

Awarded as “Most Promising Developer Luxury Residential in Gujarat” by Worldwide Achievers & IBN 7

SANGINI GROUP

Awarded as “Developer of the Year - Luxury” by DNA & CMO Asia



SWAAR SANGINI

Awarded as “The Best Residential Project Under Luxury Segment” in Surat by CNBC Bazaar



SANGINI GROUP

Awarded as “Best Construction Group Overall” by Honble C.M. Shri Vijaybhai Rupani in Real Icon event by Divya Bhaskar



SANGINI SOLITAIRE

Received 6-Star Ratings by CRISIL (After Project Completion)

SANGINI GROUP

Awarded with “Building Gujarat - 2018” by My FM 94.3



SANGINI GARDENIA

Awarded as “Outstanding Concrete Structure in Surat” Under Multi Dwelling Residential Unit Category by ICEA (Surat) & Ultratech



SANGINI vedantā

3 BHK VASTU HOMES

Sangini Vedanta has been truly inspired by the elements of nature and is brilliantly designed incorporating all the elements of :
SPACE, AIR, FIRE, WATER AND EARTH

THE PANCHA TATVA

SPACE



The six majestic towers are intelligently planned for the utmost space optimization in a way that all the amenities are at the center of the project for everyone to enjoy.

All the apartments are very spacious and designed in a way to maximize air ventilation. Fresh breeze will be an integral part of your every day.



AIR

FIRE



Embrace the extensive range of sports amenities that let you live the life with fervour and great enthusiasm. It's all about living well.

The project features amazing water elements that prevails a sense of calmness and rejuvenation all around.



WATER

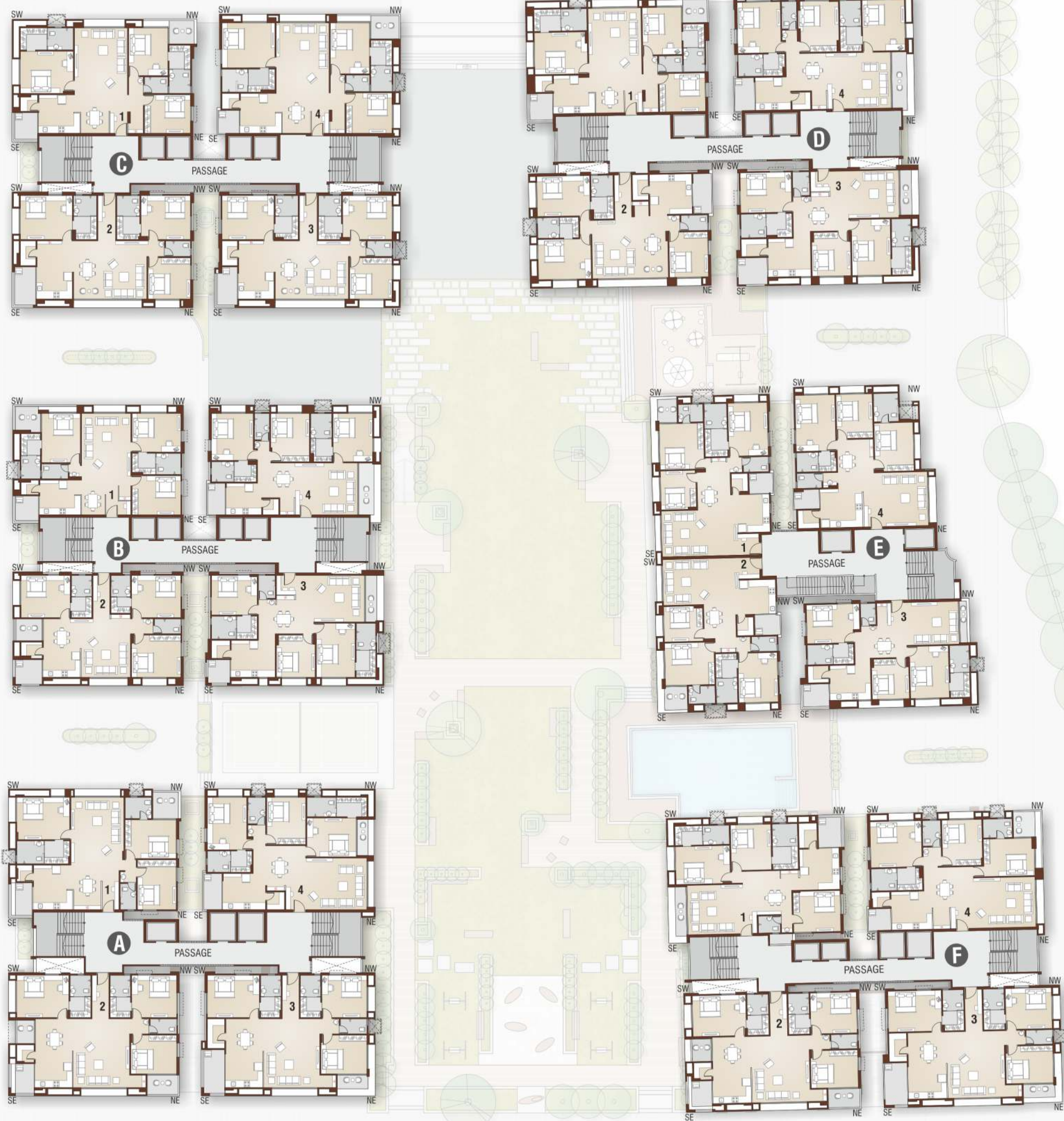
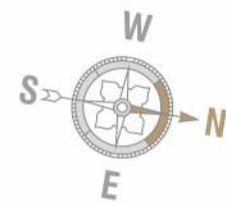
EARTH



There's an expansive lush green landscape at the center of the project that connects you with nature on a root level. It makes living here an inspiring experience.

★ **TYPICAL**
FLOOR PLAN

6 TOWERS
13 FLOORS



80 FT. WIDE ROAD

80 FT. WIDE ROAD

AN ABODE THAT YOU WISHED FOR

At Sangini Vedanta, a unique blend of tasteful environs and magnificently crafted 3 BHK abodes create an unparalleled way of life



AN ELITE ADDRESS

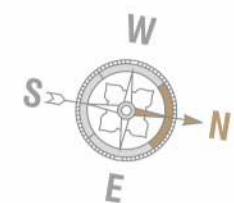
In today's hectic life when time is the most precious element of our lives, the prime location of **Sangini Vedanta** offers you unmatched connectivity and convenience, saving you a lot of moments to spend with your family.



★ **GROUND**
FLOOR PLAN

LEGEND

- 01 ENTRY & EXIT
- 02 SECURITY CABIN
- 03 ENTRANCE FOYER
- 04 TODDLER ZONE (1500 SQ. FT.)
- 05 YOGA / MEDITATION / AEROBICS (1400 SQ. FT.)
- 06 INDOOR GAMES (4300 SQ. FT.)
- 07 MULTIPURPOSE BANQUET HALL (2650 SQ. FT.)
- 08 BANQUET KITCHEN
- 09 BANQUET WASH
- 10 SOCIETY OFFICE
- 11 MULTI ACTIVITY ROOM (950 SQ. FT.)
- 12 OUTDOOR CHILDREN PLAY AREA
- 13 GYMNASIUM (2250 SQ. FT.)
- 14 STORE
- 15 SHOWER
- 16 LOCKERS
- 17 SAUNA
- 18 STEAM
- 19 CHANGING ROOM
- 20 FEMALE TOILET
- 21 MALE TOILET
- 22 POOL DECK
- 23 BABY POOL (16' X 19')
- 24 RAIN DANCE
- 25 SWIMMING POOL (45' X 23')
- 26 JACUZZI
- 27 CENTRAL LAWN
- 28 JOGGING TRACK
- 29 LAWN AREA WITH SEAT-OUTS
- 30 SEATING AREA
- 31 SWING COURT
- 32 BADMINTON COURT
- 33 RAMP
- 34 PARKING



80 FT. WIDE ROAD

80 FT. WIDE ROAD

AN AURA OF PEACEFUL RETREAT

Spread across 18500 sq. ft. is this magnificent landscape that lets you unwind and rejuvenate. The cheerful serenity here offers a life-enriching harmony that makes living here a pleasure like no other.



LANDSCAPED
GARDEN



SWING
COURT



BOUND TO BE YOUR FAVOURITE SPOT

The lush surroundings planned with finesse let you discover a uniquely calm and secluded environment making it a perfect spot for you to sit and relax and for your little ones to play and rejoice.



CENTRAL
LAWN



JOGGING
TRACK





SWIMMING POOL
WITH POOL DECK



RAIN
DANCE



BABY
POOL



JACUZZI

FOR SOOTHING AQUA THERAPY

The journey towards pristine life begins with refreshing and tranquil Swimming Pool. After a tiring day, this is the calming retreat you want to be in. Let the elixir of aqua revive you to the core.



#



ARENA FOR AN EXCITING GAME

Premium lifestyle amenities spread across 21000 sq. ft. for you to indulge in. It's the perfect ground that makes you ready for the big championships of the life.



BADMINTON
COURT



OUTDOOR
CHILDREN PLAY AREA



CONNECT WITH
MIND, BODY AND SOUL



GYMNASIUM



YOGA | MEDITATION |
AEROBICS



SAUNA |
STEAM

A healthy life is a happy life. In today's chaotic world it's essential to connect with one's inner self. Let go of all the negativities and feel the utmost calm. Stay fit. Thanks to the world-class gym that is fully prepared to deliver an exhilarating experience every time.

THE GAMES YOU LIKE TO PLAY



So many amazing choices for indoor games that you would just want to stay inside and have super fun with your friends and family.

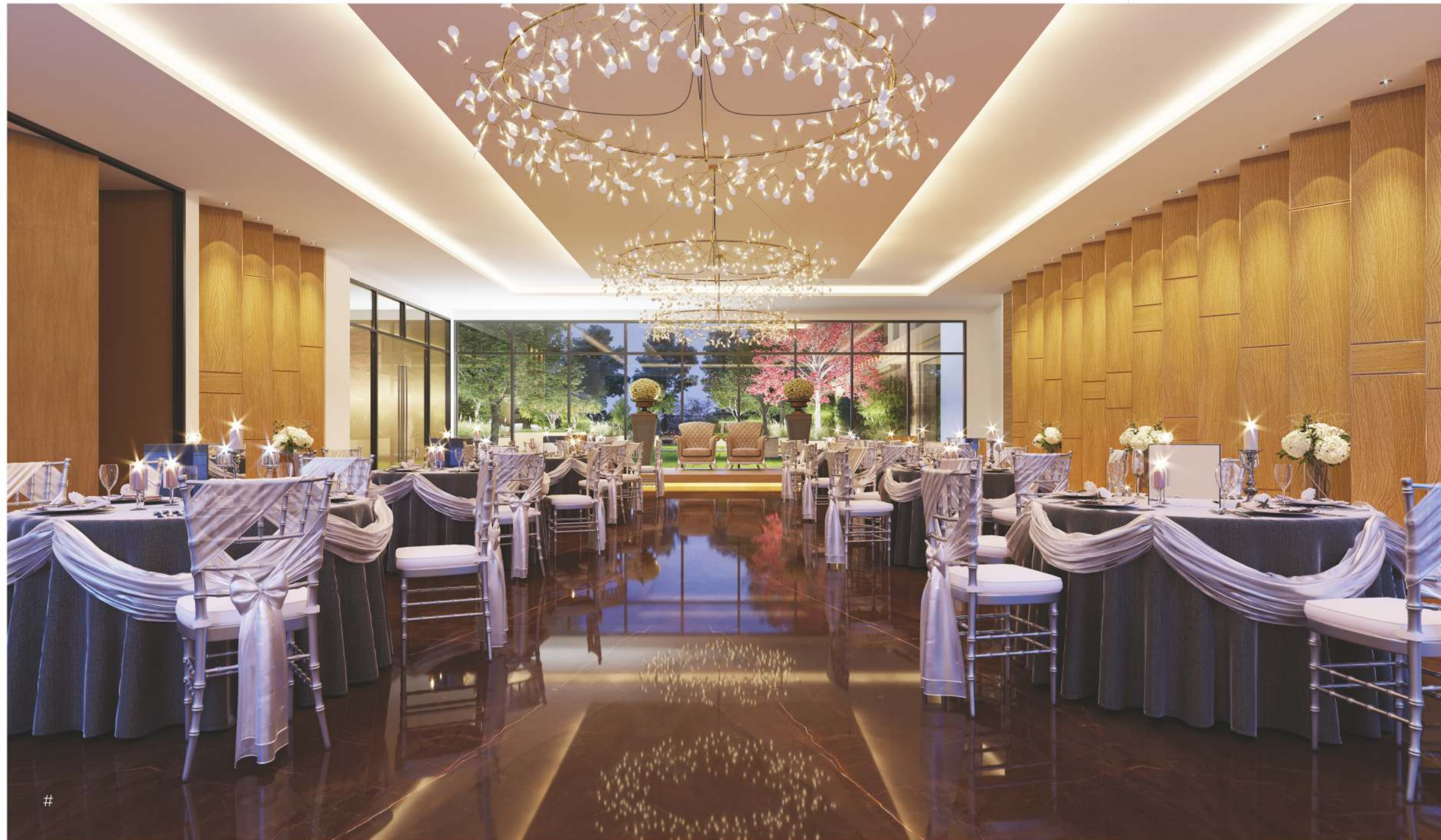


TODDLER
ZONE



INDOOR
GAMES

SPLENDID LAVISHNESS ALL AROUND



MULTI-PURPOSE
BANQUET HALL



BANQUET KITCHEN
& WASH



ENTRANCE
FOYER

The Banquet Hall is an extravagant place to host any of your gala events. While the magnificent reception hints you about the opulence that is to follow.

DELIGHTFUL AMENITIES
ALL AROUND

Open up your life to the serene beauty spread over 18500 sq. ft. of landscape garden and another 21000 sq. ft amenities area to rejoice each moment. So, let's live it up...



Multi-Purpose
Banquet Hall



Banquet Kitchen &
Wash



Toddler Zone



Yoga / Meditation /
Aerobics



Indoor Games



Entrance Foyer



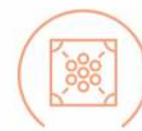
Children Play Area



Badminton Court



Jogging Track



Multi Activity Room



Baby Pool



Rain Dance



Gymnasium



Lockers



Shower



Sauna



Steam



Jacuzzi



Swimming Pool



Pool Deck



Changing Room



Lawn Area
With Seat Outs

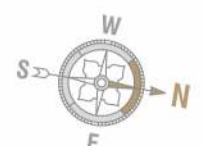
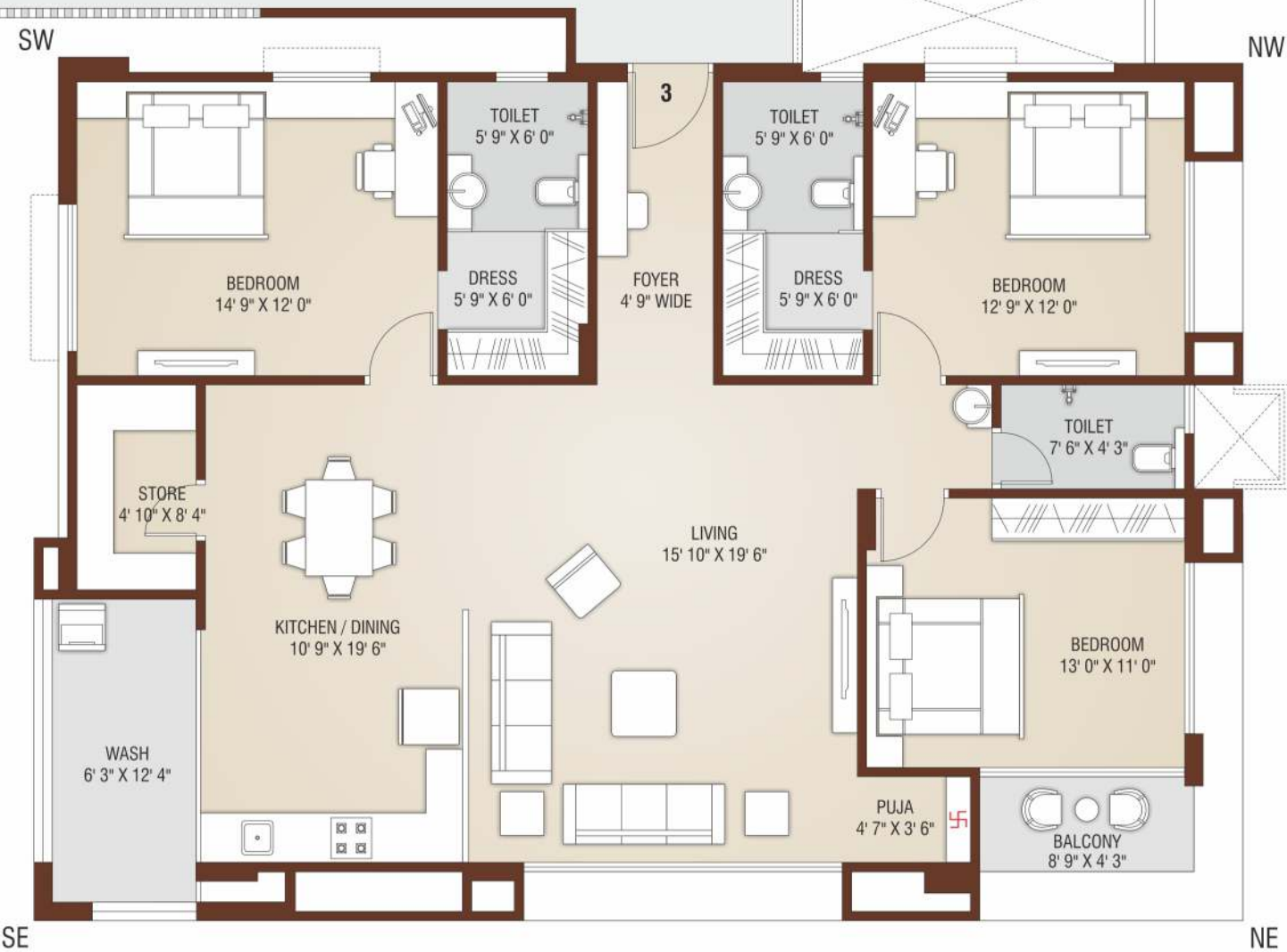
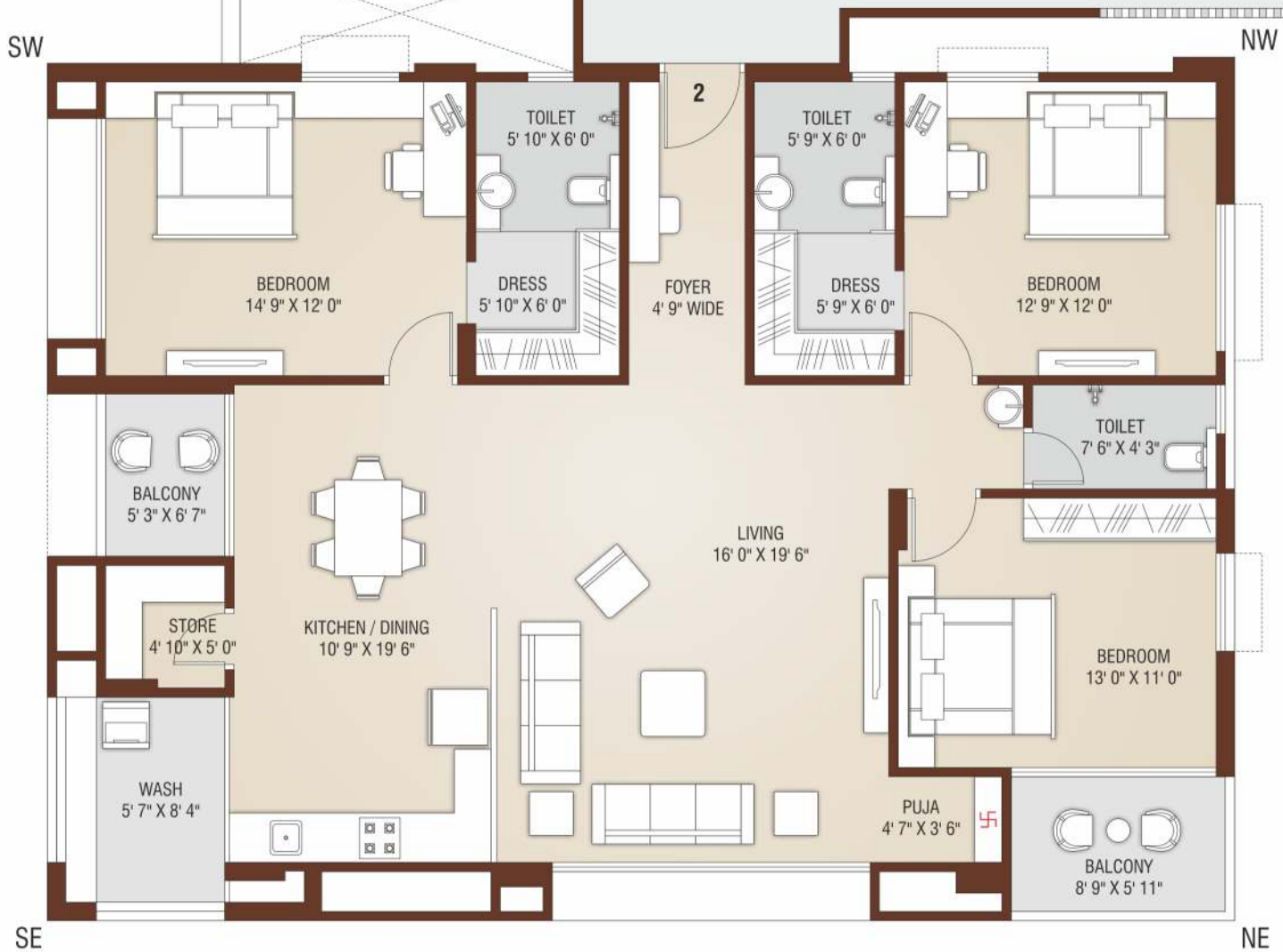


Swing Court

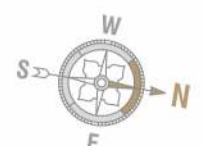


Society Office

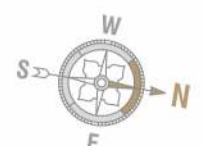
* 3 BHK
UNIT PLAN
TOWER - A



* 3 BHK
UNIT PLAN
TOWER - B

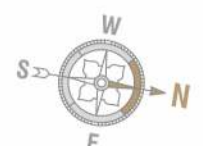
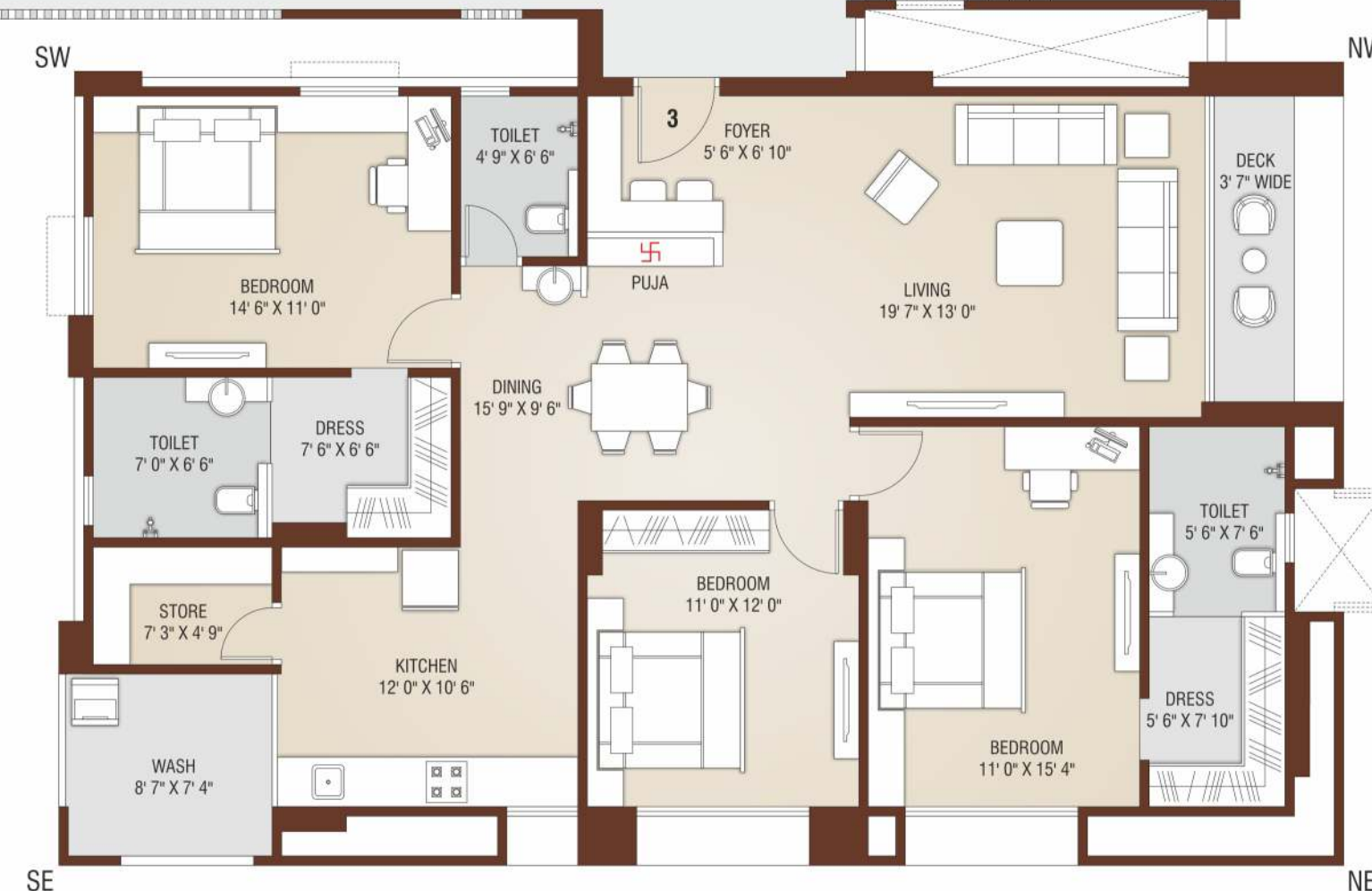


* 3 BHK
UNIT PLAN
TOWER - C



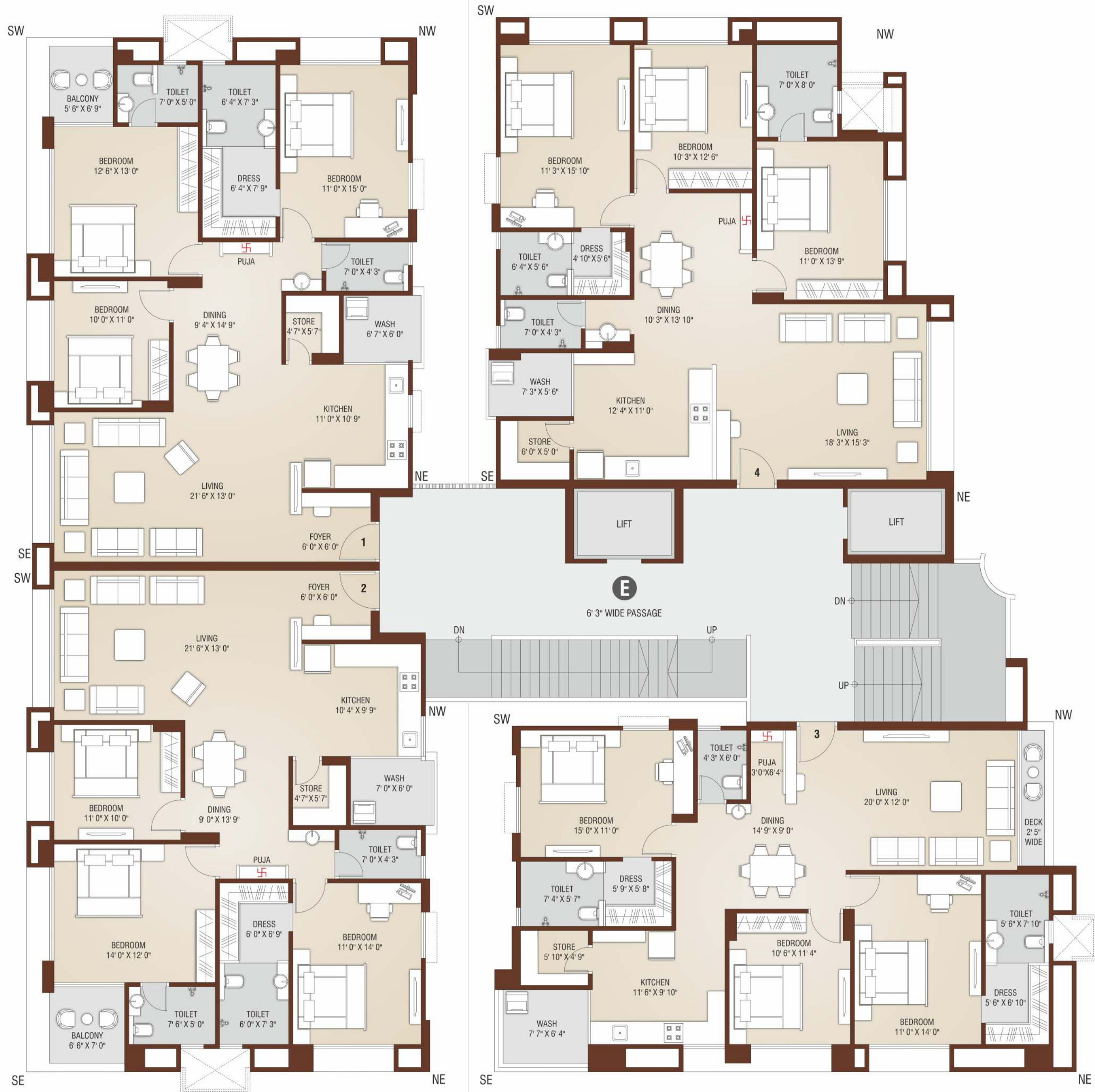
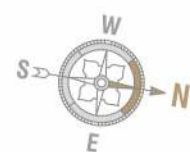
* 3 BHK
UNIT PLAN

TOWER - D

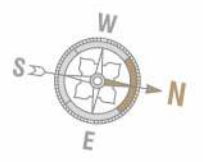
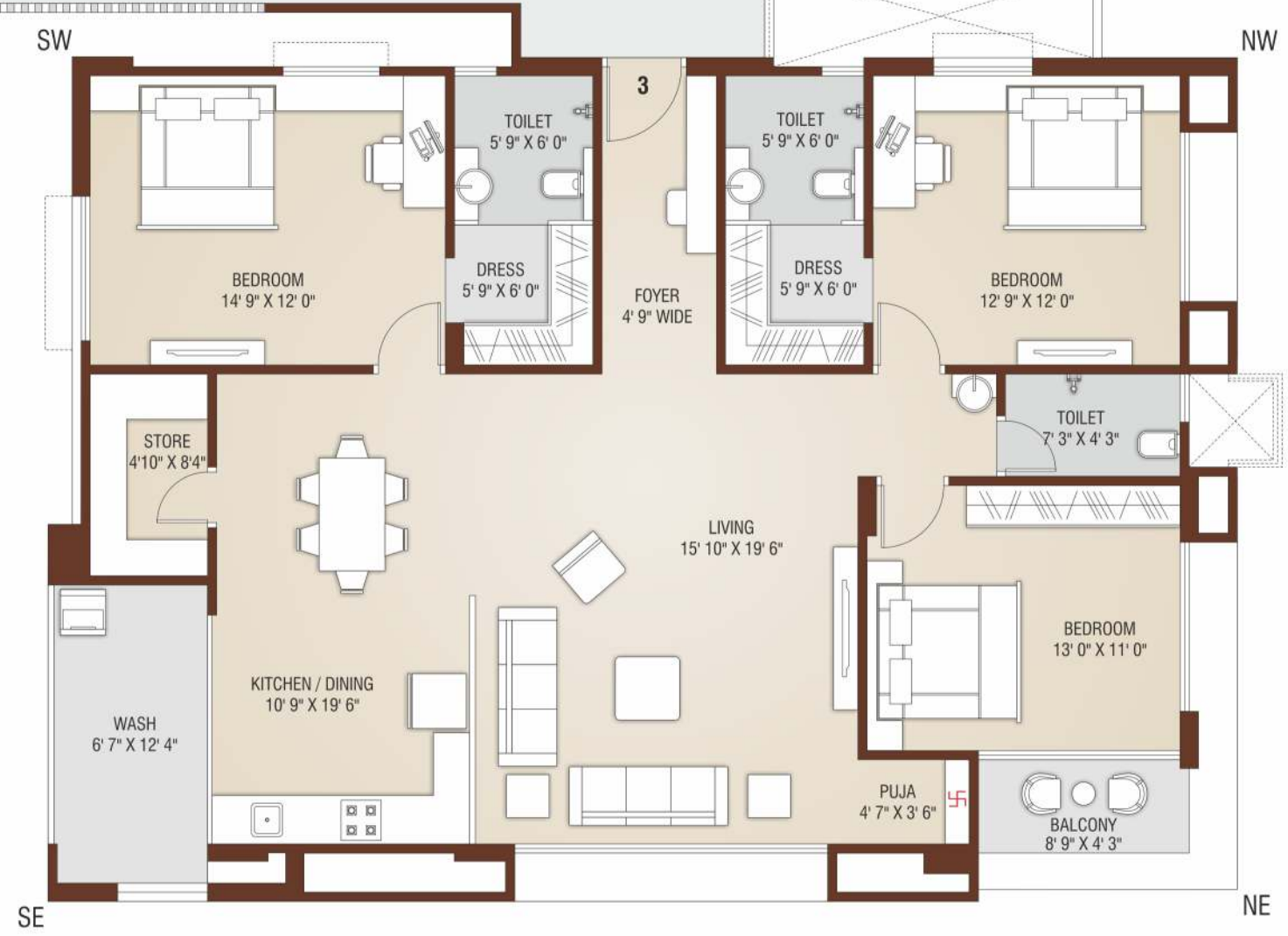
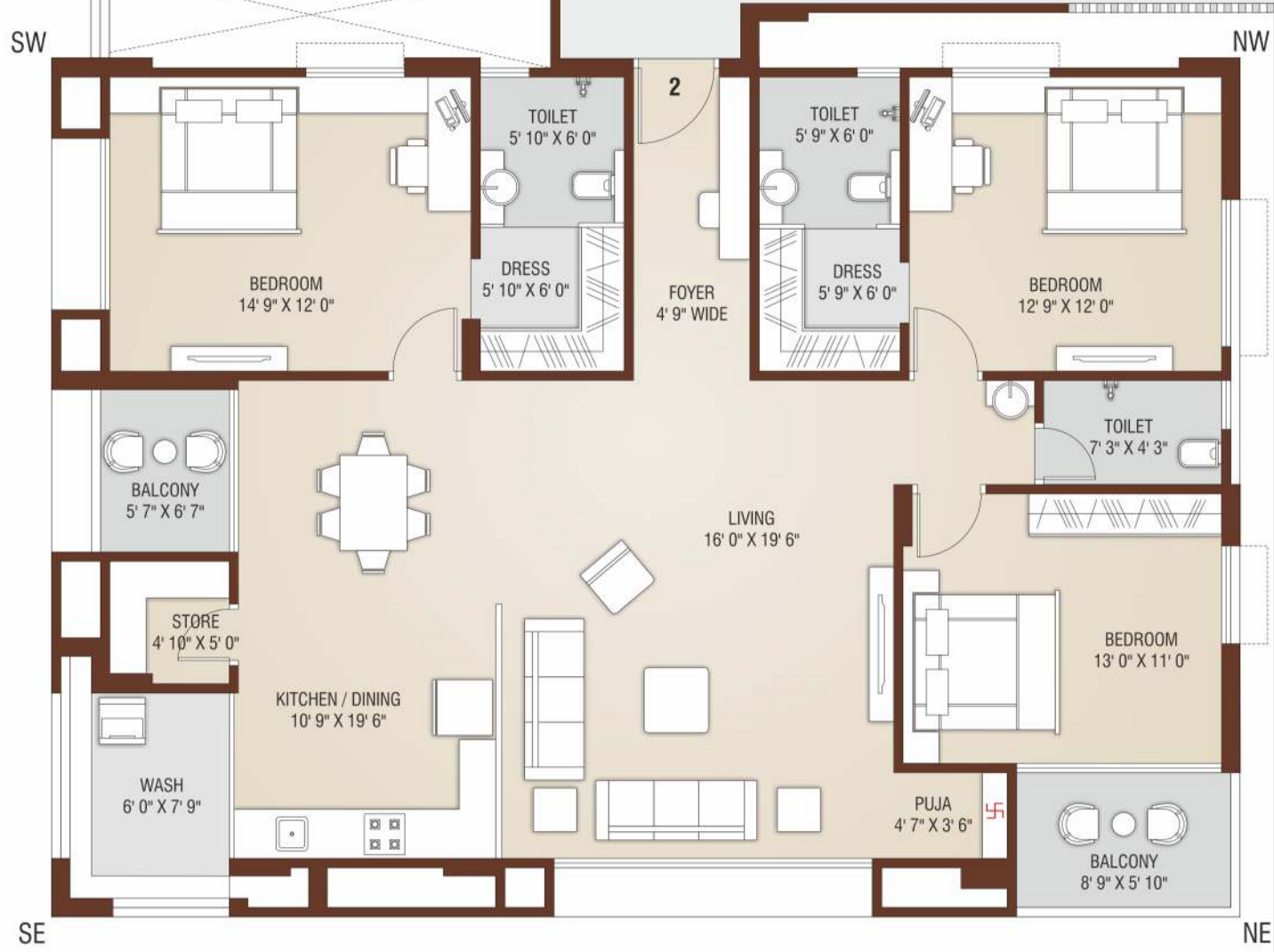


* 3 BHK
UNIT PLAN

TOWER - E



* 3 BHK
UNIT PLAN
TOWER - F



APARTMENT SPECIFICATION

Floor Finish

- Good quality vitrified tile in entrance foyer, living room, kitchen, dining & all bedrooms

Deck

- Good quality tile in floor
- M.S safety railing

Kitchen

- Granite kitchen platform with sink of standard make
- Good quality tile dado upto lintel level
- Gas connection on platform

Wash & Utility

- Granite/ Kota in flooring and good quality tile on dado with adequate electrical and plumbing points

Hot Water System

- Dedicated instant gas geyser of sufficient capacity with centralized plumbing system and gas connection in each apartment

Store

- Adequate Kota stone shelves with glazed tile dado

Wall Surface

- Putty on all plastered wall

Toilets

- Good quality tile upto lintel level with standard quality sanitary ware of JAQUAR / CERA or eq. make and C.P. fittings of JAQUAR or eq. make in all toilets

Doors and Windows

- Attractive main door with wooden frame & internal doors decorated with laminated sheet
- All window openings provided with granite stone frame with good quality aluminium section and glass
- M.S. safety grill

Air-Conditioning

- Installation of 3-sets of split air conditioning system of standard make for bedrooms

Electrical

- Sufficient points in concealed copper wiring of RR KABEL / eq. make
- ISI approved modular switches of standard make
- Adequate power back-up of 10 amp in each apartment (1 AC, 1 Refrigerator, 1 TV, 5 Fans, 5 Lights)

Television, Internet & Telephone

- Convenient provision of internet, telephone & television points in each apartment

BUILDING SPECIFICATION

Entrance Foyer & Lobby

- Well designed entrance foyer, waiting area and lobby at all floor levels

Facade Treatments

- Plaster: Roller finished double coat plaster on exterior wall
- Paint: Weather shield paint of ICI / standard make

Parking

- Site Development: Interlocking paver blocks / trimix
- 2 car parking for each apartment

Elevators

- Automatic passenger elevators of standard make

Electrics and Power Backup

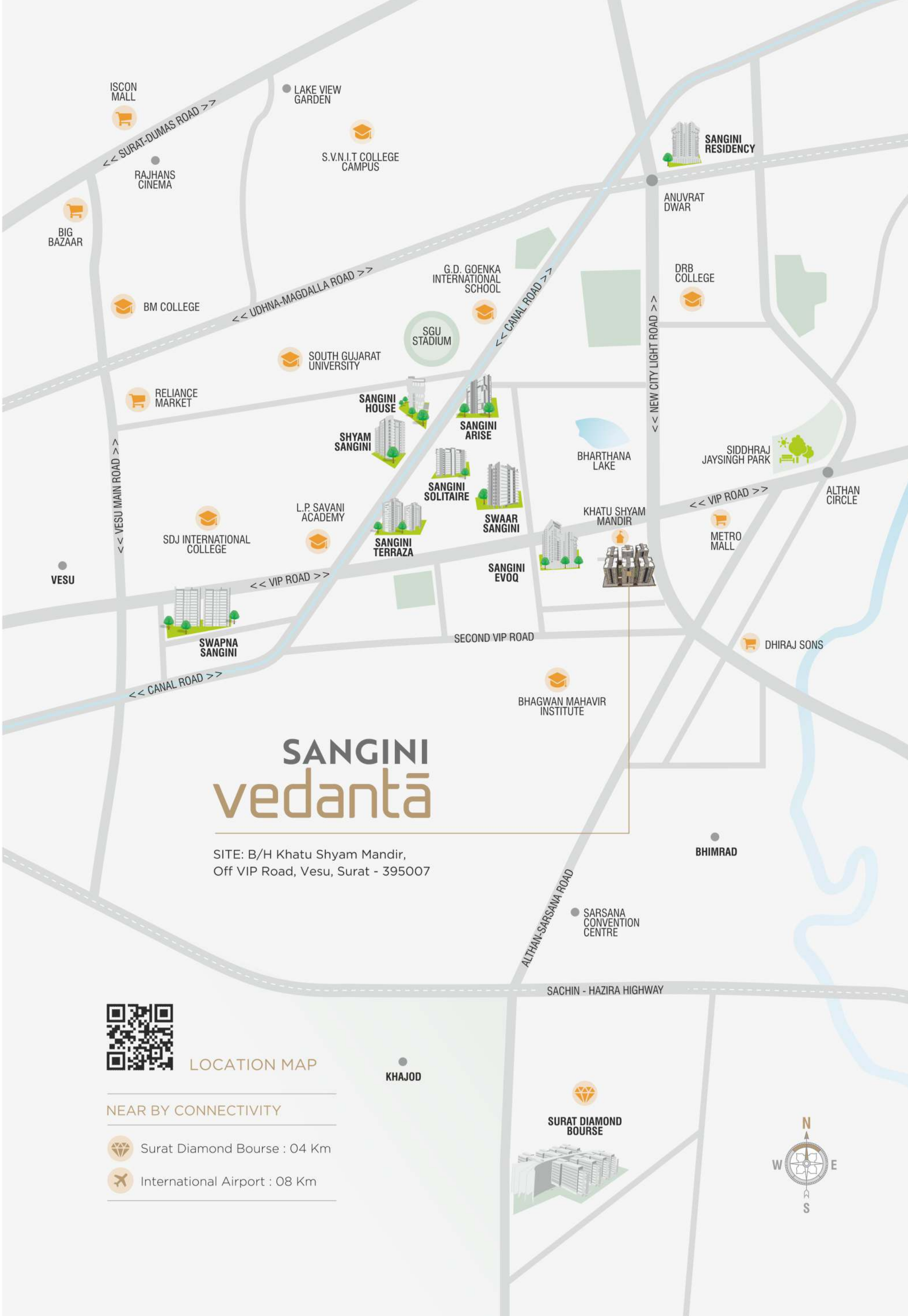
- Generator of adequate capacity for lifts, water pumps and common facilities
- Light fittings of standard make in common passages and campus

Security

- Intercom facilities with connectivity from entrance foyer to each flat, lifts & security cabin
- CCTV camera coverage in campus, reception and basement area

TECHNICAL SPECIFICATION

- Earthquake resistant structural design as per IS codes for RCC frame structure and in-fill masonry walls
- Floor height – 10' 6" (slab top to slab top)



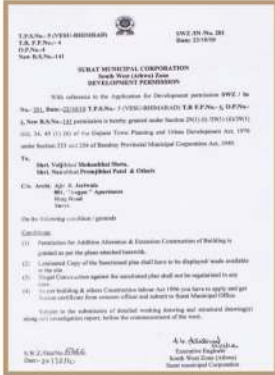
LEGAL FILE

We at Sangini strongly believe that trust can only be developed through transparent & convenient legal process. Thus we provide clear documents and certificates in our legal file; e.g. B.U.C certificates, Airport N.O.C, Lift licence and Deeds.

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DEVELOPMENT PERMISSION



AIRPORT N.O.C



LIFT LICENCE



B.U.C



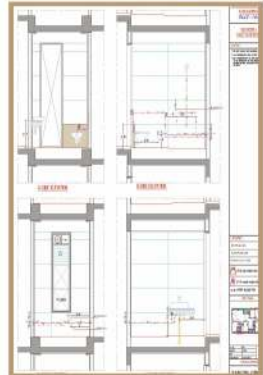
TECHNICAL FILE

For convenience of flat holder we provide all set of technical plans, actual photos and warranty certificates; e.g. plumbing photos, electrical drawing layout and products warranty certificates.

ACTUAL PLUMBING PHOTO



PLUMBING DRAWING



ELECTRIC DRAWING



WARRANTY CERTIFICATE (GAS GEYSER)



WARRANTY CERTIFICATE (AC)



LEGAL DISCLAIMER:

*All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable products.
All the elements, objects, treatments, materials, equipments & color scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specifications of our final products.

NOTE: • All rights for alteration/modification & development in design or specifications by architects and/or developer shall be binding to all the members. • This brochure is for private circulation only. By no means, it will form part of any legal contract.

WE REQUEST: • Stamp duty, Registration charges, Legal charges, GEB / SMC charges, Society maintenance charges (From the date of BUC) etc. shall be borne by the purchaser. • TDS, GST & other taxes levied in future, will be borne by the purchaser. • Any additional charges or duties levied by the Government/ Local authorities during or after the completion of the scheme like SMC tax etc. will be borne by the purchaser. • In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specifications, designs, planning, layout & all purchasers shall abide by such changes. • Changes /alteration of any nature including elevation, 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. • Any RCC member (Beam, Column & Slab) must not be damaged during your interior work. • Low-voltage cables such as telephone, TV and internet cables shall be strictly laid as per consultant's 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. • Common passages / landscaped areas are not allowed to be used for personal purpose.

ARCHIVES



Sangini Solitaire @ Vesu



Svaar Sangini @ Vesu



Swapna Sangini @ Vesu



Sangini Residency @ Citylight



Shyam Sangini @ Vesu



Sangini Gardenia @ Jahangirabad



Sangini Textile Hub-A @ Kumbharia



Shyam Sangini Textile Market @ Kumbharia



Sangini Textile Hub-A @ Kumbharia



Subh Sangini @ Pal



Sangini Maguns @ Adajan Patiya



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www.gujrera.gujarat.gov.in

Site Address : SANGINI VEDANTA, B/H Khatu Shyam Mandir, Off VIP Road, Vesu, Surat - 395007

Project Developed By : **SANGINI INFRA LLP**
Sangini House, Nr. L.P. Savani Academy, Canal Road, Vesu, Surat - 395007

Architect
Ajit Jariwala



Structure
Engineer



Landscape
Consultant



