

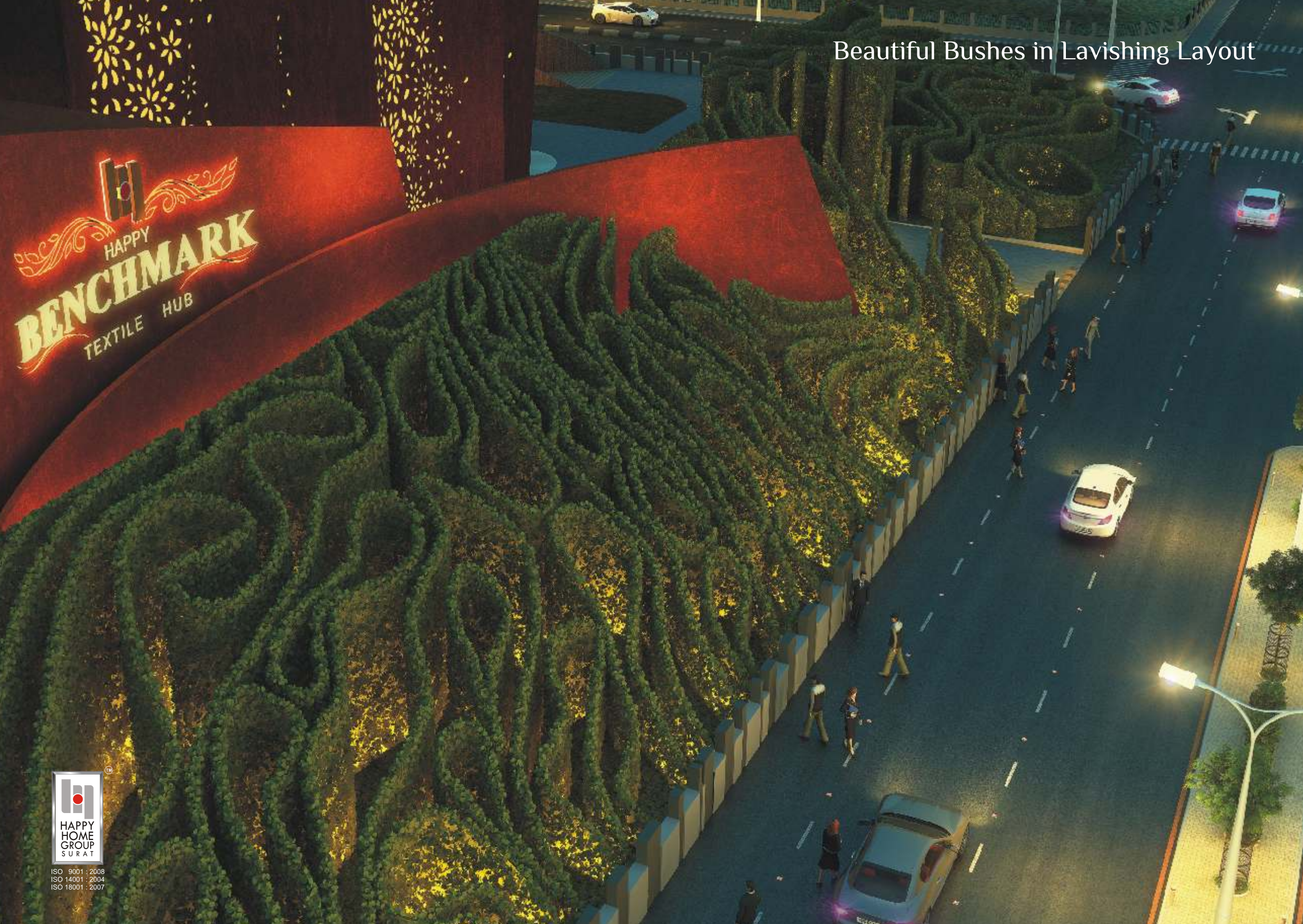
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Wings of Change

Shops & Blocks Near Textile Market

Beautiful Bushes in Lavishing Layout



Oh! How Giant and Gorgeous

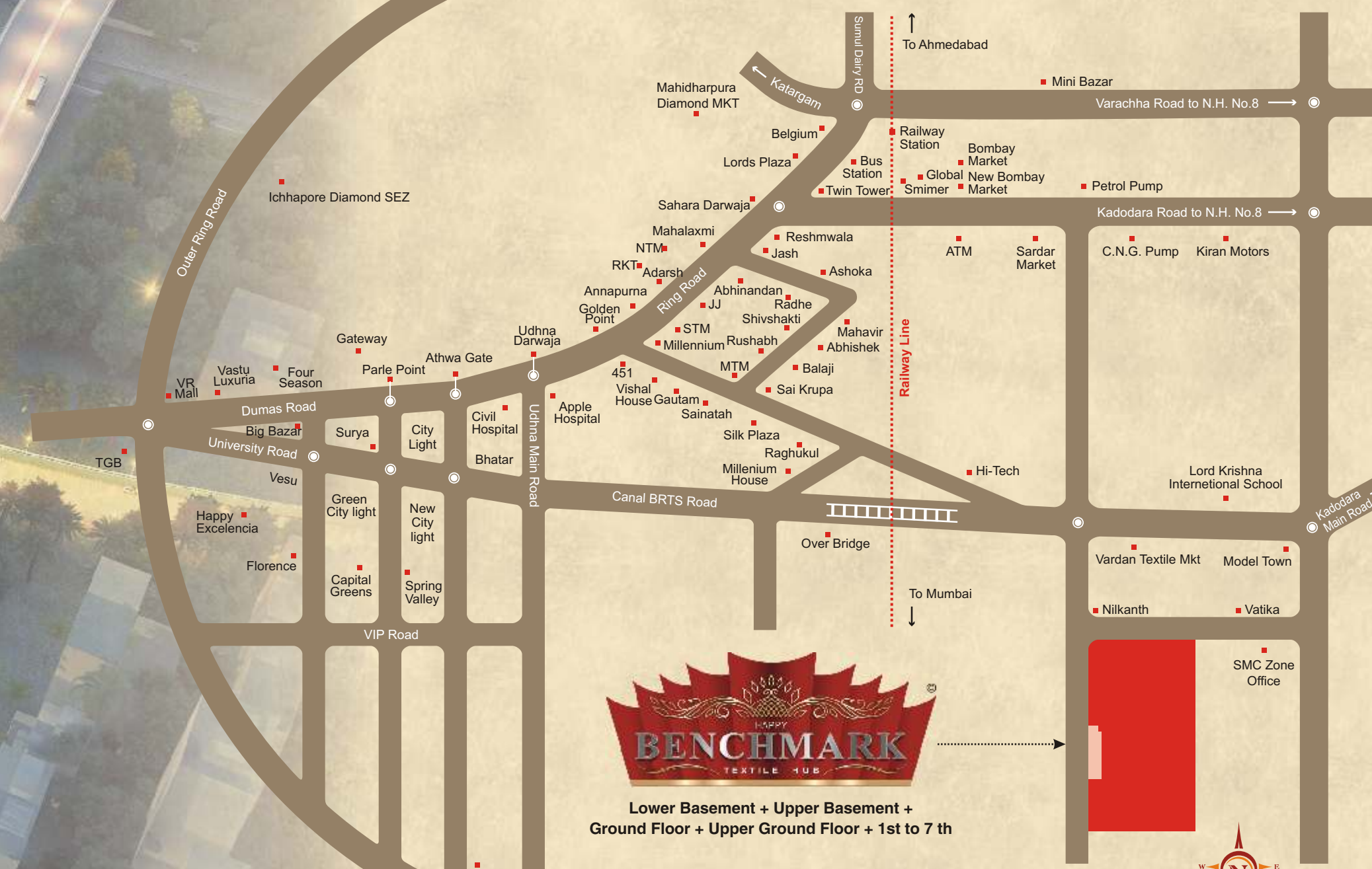


Ahaa!!! Incredulous Over View



NEAR BY

- Close to Railway Station 4 km (04 min. drive)
- Textile SEZ Sachin 15 km (20 min. drive)
- Close to Airport 16 km (20 min. drive)
- Close to Petrol Pump 1 km (1 min. drive)
- Close to Bus Station 3 km (5 min. drive)
- Close to CNG Pump 1 km (01 min. drive)
- Close to National Highway No. 8 - 12 km (Kadodara 18 min. drive)
- Walking Distance from Main Textile Area Raghukul Mkt., Millenium House
- Close to BRTS Bus Stand (Stone throw Distance 0.2 Km)

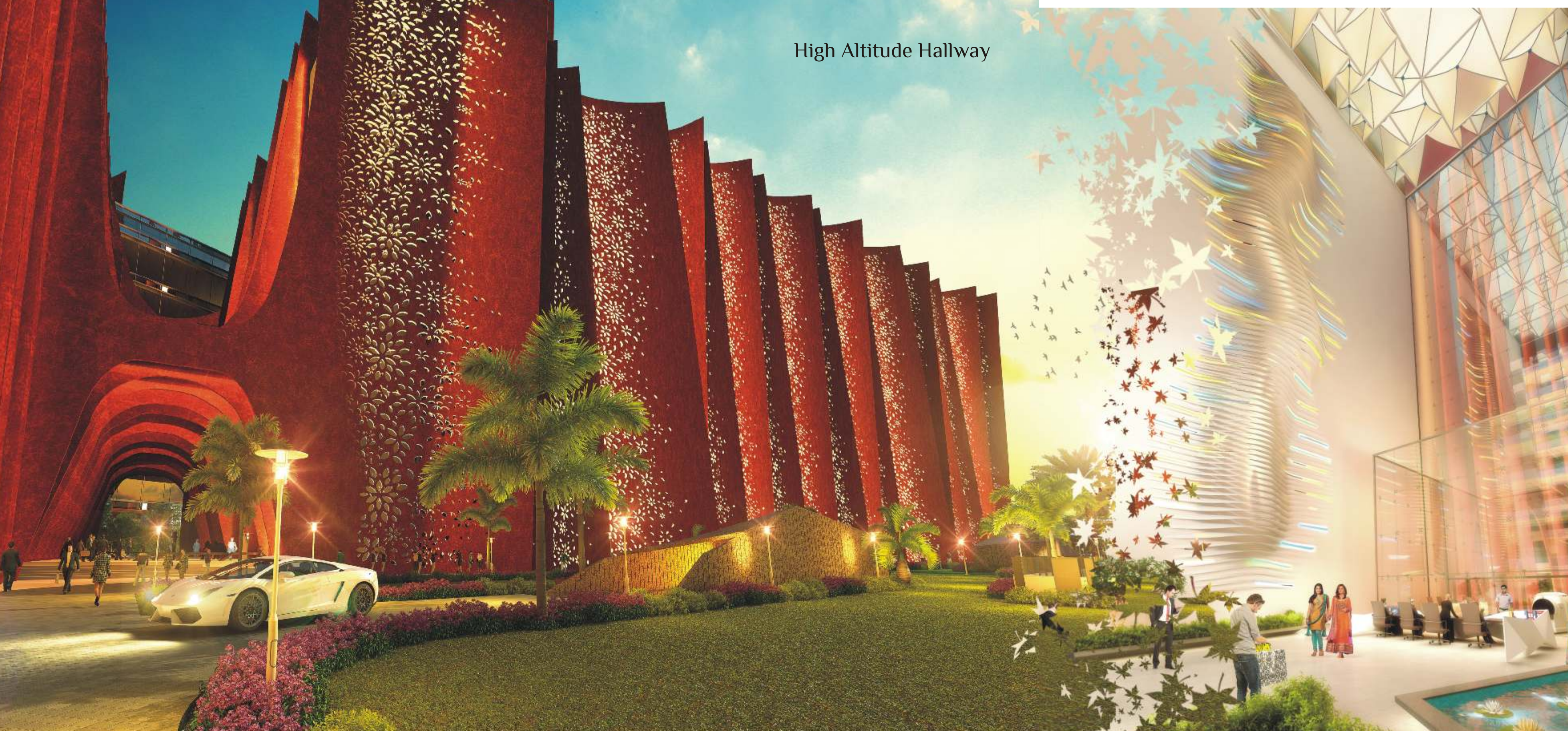


Lower Basement + Upper Basement +
Ground Floor + Upper Ground Floor + 1st to 7 th

SITE:
TP. No. 33 (Dumbhal) FP. No. 13, Next to Millenium House, Near Textile Mkt. Area,
BRTS Canal Road, Surat - 395010.



High Altitude Hallway



Fantabulous Fashion Ramp



Elegantly Designed Elevator Passage

Stair Case

- Multiple Staircase Across The Complex For Better Accessibility
- Granite Tread and Vitrified Premium Quality Riser
- RCC Pardi
- S.S. Railing

Huge Reception Lounge

- Sky Light Spaces for Natural Light
- Star Quality Entrance Lobby
- Huge Extra Wide Central Grand Lounge (57,500 sq.ft.)
- Grand Entrance Lobby with Lighting Concept with Seatout
- Plantation as per Landscape Architect Design Concept
- Fashion Show - Ramp & Seating at Atrium Level
- Fountain, Water Fall, Landscape as per Architect Design

Elevation

- Designed by International Award Winning Consultant
- Exterior Lighting Concept Designed by Electrical Consultant
- External Elevation by Combo of Electrical Lighting & Curved Elevation

Shutter

- Remote Switch Operated Galvanized Shutter
- Galvanized Double Locking

Passage

- Decorative False Ceiling
- Vitrified and Granite Flooring as per Architectural Concept

Lighting

- Facade Lighting, Site Lighting & Wall Design Internal Lighting Designed By Lighting Architect & Electrical
- Effect Lighting In Atrium
- Terrace Lighting
- Terrace Lighting Board of Project

Flooring

- Flame Finish Granite on External Demarcated Area & Remaining with Vitrified Flooring also combo with Kota Pattern plus RCC trimix in Campus
- Parking : Polish Kota Flooring with RCC Base
- 1M x 1M Vitrified Flooring in Unit

Structure

- RCC Framed Structure
- Structure Design as per IS Code Considering Last Scale

Hygiene

- Sanitized Wash Rooms for Gents & Ladies with Round the Clock Cleaning & Maintenance
- Store Room for Cleaning Equivalent

Plumbing

- Under Ceiling Concealed Plumbing Designed by Specialized Plumbing Architect
- ISI Brand CPVC & UPVC Plumbing & Drainage Pipe Fittings
- All Wall Hung Closet

Inner Wall Finish

- Architect Concept Block Masonry
- Single Coat Wall Plaster
- Birla White Putti Finish

Outer Wall Finish

- Two Coat Plaster Filled with High Bond Chemical & Texture with Two Coat Colour Finish
- Cement Blocks for All Walls
- Decorative Elevation Sheet

Security

- CCTV
- Wi -Fi in Atrium
- Intercom
- Boom Barrier Auto Sensor
- Security Cabin at All Entries
- Guard Room with Toilet in each Building

Fire Safety

- Efficient Fire Fighting System as per GDCR
- Fire Water Tank
- Fire Water Sprinkle Line in each & every Passage & also in Shops, Blocks, Canteen & Basement Parking
- Fire Lift
- Fire Alarm
- Smoke Detector
- Sprinkler Fire System
- Fire NOC

Electrification

- Copper Wiring of ISI Brands
- Premium Quality Modular Switches & Accessories
- Provision for Piping & Electric Point for Split A.C
- Cable Connection Provision for Tata Sky & Internet
- DB with MCB & ELCB
- 3 Phase Meter (Chargeable as per Load)
- ISI Std. Brands Modular Switches

Extra Cost

- All Electrical Co. Expenses (Cable Plus Transformer, Meter & Sub Station, Structure) Quotation, Contractor, & Other's, SMC Taxes., Grill (for A.C. Plateform)

Extra Legal Expenses

- SMC I.C. Charges, Service Tax / GST, Vat, Legal File Charges
- Stamp Duty, Registration Fees, Advocate Fees, Society Formation
- Society Advance Maintenance for 5 Year

Legal Information

- Airport NOC
- Lift License
- Lift Use Certificate
- Building Use Certificate
- Registered Sale Deed For Individual Unit
- Environment Clearance Certificate
- Commercial use for N.A. Order
- SMC Development Permission
- Loanable Title Clear
- Structure Stability Certificate

Associate Brands

| | | | | | |
|--|---|---|--|--|--|
| ELEVATOR  www.kone.in  www.johnsonlifts.com | COCK  www.roca.in  www.jaquar.com | CERAMIC  www.cera-india.com  www.roca.in | WINDOWS  www.geetaaluminium.com  www.jsw.in | HARDWARE  www.kichindia.com  www.archiware.com | FIRE SAFETY  jayrambhaipatel@gmail.com  salonienterprise101@gmail.com |
| GLASS  www.saint-gobain.co.in  www.aisglass.com | CCTV  www.dahuasecurity.in  www.panasonic.com | RELLING  www.steel-line.it  www.kichindia.com | GENERATOR  www.kirloskar-electric.com  www.sudhirgensets.com | HAND DRYER  www.euronics.co.in  www.avroindia.com | SWITCHES  www.anchor-world.com  www.havells.com |
| WI-FI  www.ubnt.com.com  www.cisco.com | INTERCOM  www.matrixtelesol.com  www.beetel.in | COLOUR  www.birlawhite.com  www.asianpaints.com | WIRE  www.havells.com  www.rrkabel.com | Notes <ul style="list-style-type: none"> • Right of Ownership of Terrace or any Additional FSI is of the Developers. • External & Internal Changes shall not be allowed. • If any Changes in Rules Regulation of Government I SMC or Real Estate Bill During & After the Completion of Project, It's Bound by all the Members. • All Type of Extra Cost Depending Upon the Government Policy Its will be charged to the customers. • Safety Grill are not Allowed in Elevation of Building. • Out Station Cheques shall not be Accepted. • Subject to Surat Jurisdiction. • Super Built Up Area 50% | |

Commercial Hub For



- Textile Shops
- Textile Showrooms
- Textile Houses
- Textile Blocks
- Textile Godowns
- Bank, ATM
- Angadia
- Transporter & Packing Service
- Restaurants
- Cafeteria
- Fast Foods
- Snacks Parlour



- Juice & Ice Cream & Soda Parlour
- Photo Studio, Photography, Model Shoots
- Parcel Booking (Air / Railway)
- Stationery
- Professionals
- Advertisement Agency & Brochure Agency
- Tea / Coffee Canteen
- Office
- Consultant

Modern Benchmark Facility

- Grand Entrance at each floor with designed lift cladding
- Ample Nos. of Internationals Std. Wash Room & Toilets on each Floor
- Restaurant with Bite & Chat Space also offering small get together Parties
- Water : 24 x 7 as per SMC Norms.
- Electricity : 24 x 7 For Common Utility
- R.O. Plant Connected with D.G Set for Regular Drinking Water Supply for each Shops & Blocks
- Each Unit having Provision of Mini Pantry & Water Supply from R.O. Plant
- Granite Pantry in each Unit with S.S. Sink
- Tempo Lift
- Waiting Lounge : Every Floor Seat out for Site Visitor
- Building Maintenance Office & Controller (24x7)
- Power Back up Provision for Common Usages
- Multiple access to the Project from city surrounding
- Abundant Landscaping in Ramp of Entrance Designed by Landscape Architect
- Perfect Destination of World Class Textile Brands Destination

Ground Floor Plan

Wing -A & B

- Anchor Shops & Blocks
- Corner Shops & Blocks
- Shops & Blocks

ROAD

ROAD

ROAD



WING B BLOCKS

WING A SHOPS

Wah!!! So vast and wide spread





Typical Floor Plan

Wing -A & B (Upper Ground & First to Seventh Floor)

Anchor Shops & Blocks

Corner Shops & Blocks

Shops & Blocks

WING A SHOPS



WING B BLOCKS



Highlights

- Thoroughly Planned Commercial Space of Various dimensions available
- One Stop Destination for high end Textile Customers with Space Ranging From 380 Sqft to 11584 Sqft
- Rain Water Harvesting
- Map Guideline Board for easy in Addressing
- Street Lighting inside the Complex
- Well Designed Compound Wall for Security Purpose
- Multi Layer Basement Parking is Provided with exclusive height of 13'

Project Guideline

- Two Building : A & B (Both connected for easy approach)
- Lower Basement + Upper Basement + Ground Floor + Upper Ground Floor + 1st to 7th Floor
- A : 380 sqft to 1096 sqft Shops & 2784 sqft to 2806 sqft Anchor Shops
- B : 1112 sqft to 4362 sqft Blocks & 11584 sqft Anchor Blocks
- Shops & Blocks both connected for easy approach



Picturesque Panorama of Passage



Fantastic Front Entrance



Wonderful Wide Angle of Ravishing Reception

General Amenities

Floor Height

- All Floor Height : 16'4"
- Lower Basement : 14'
- Upper Basement : 14'

Parking

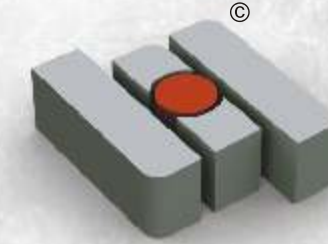
- Common Parking at Lower Basement, Upper Basement & Ground Level
- Seating Space For Driver
- Separate Toilet For Driver at Parking Level
- Provision of Cooler in Parking and Ground Level For Driver & General Staffs
- 3 Level Parking

Elevator

- Ample No. of Elevator For Fast & Easy Access
- Separate Lift For Fire
- Separate Lift For Owners - Buyers
- Separate Lift For Staff & Goods
- Auto Collective & Electronic Digital System
- Auto Belt Conveyer System in each Floor to Ground Floor for easy Shifting of the Parcel From Shops / Blocks to the Parking Floor
- Kone | Johnson | ISI Equivalent Standard

| | Wing - A | Wing - B | | |
|-------------------------------------|----------|-----------------|---------|--|
| Owner/Pass.Lift | 10 Nos. | Owner/Pass.Lift | 17 Nos. | |
| Goods Lift | 8 Nos. | Goods Lift | 4 Nos. | |
| Conveyer Belt | 4 Nos. | Conveyer Belt | 5 Nos. | |
| Fire Lift | 8 Nos. | Fire Lift | 4 Nos. | |
| | | Tempo Lift | 5 Nos. | |
| Total No. 65 Lifts in Campus | | | | |

Wah! Wide Visual



There are many who build houses.
Only a few build homes.



ISO 9001 : 2008
ISO 14001 : 2004
ISO 18001 : 2007

HAPPY HOME

Shantiniketan, 1st Floor, Near S.D. Jain School, Vesu Cross Road, Surat - 7

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