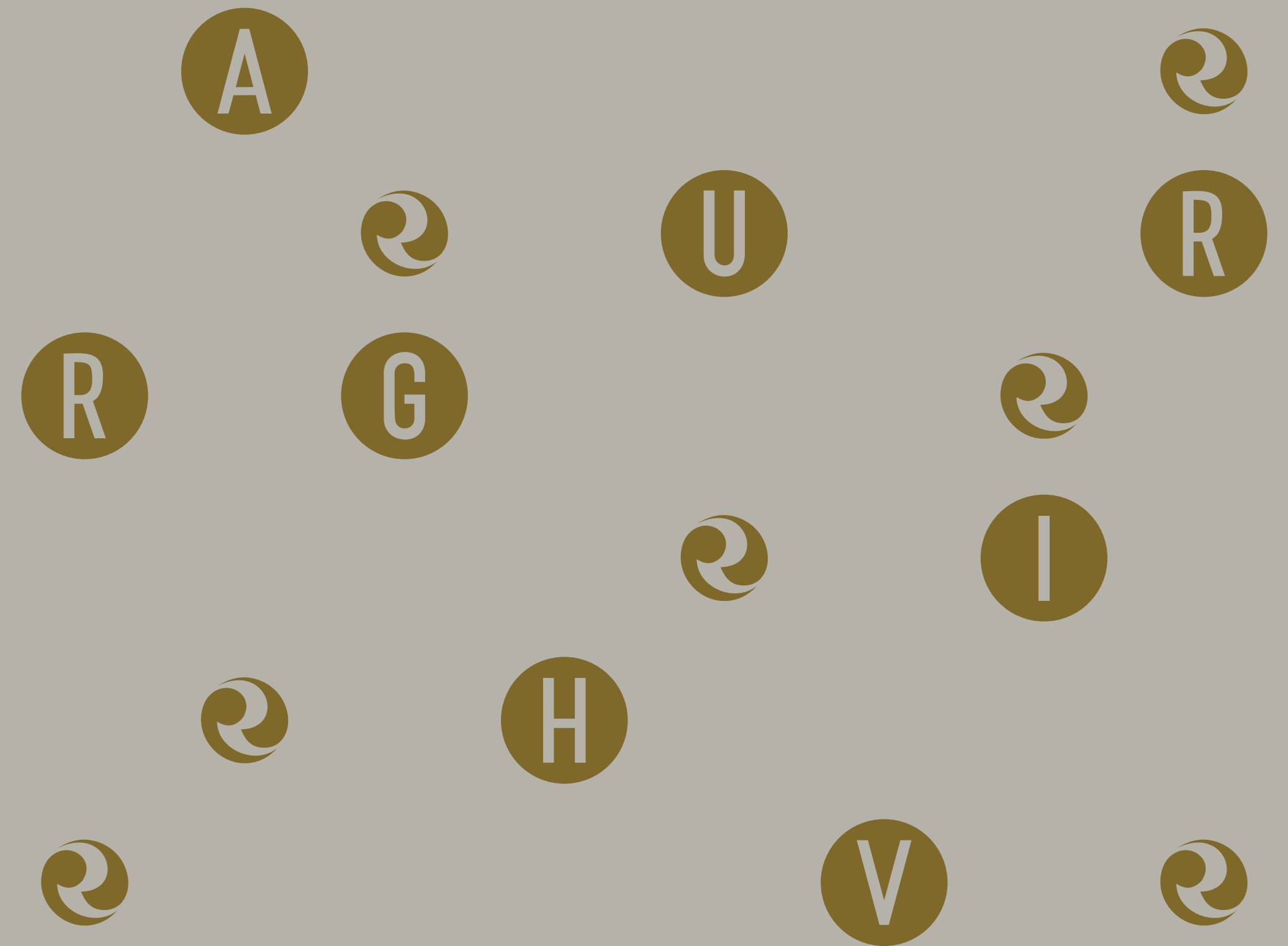


RAGHUVIR
SHERON



Quality

is our

business plan

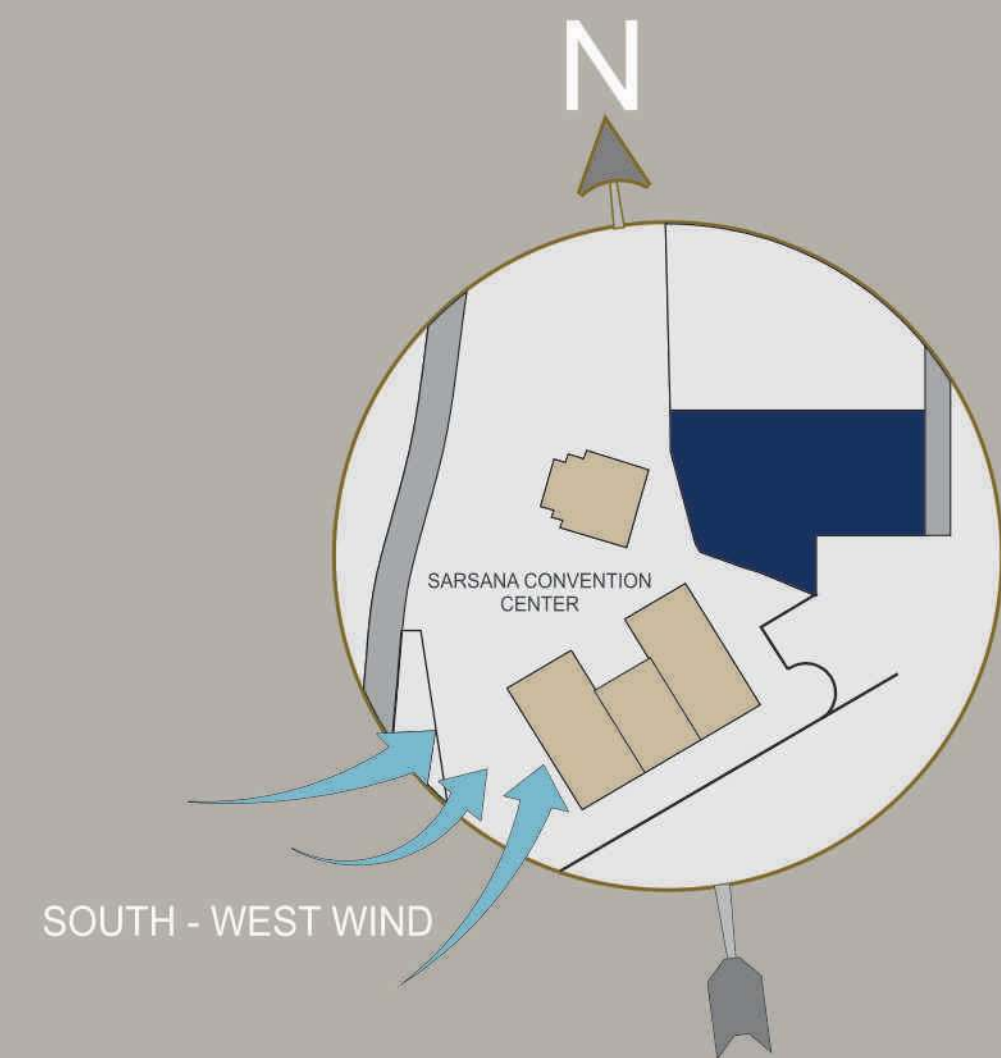


Enter the gateway to
Your Dreams



Project USP

- > 1 Minute To Surat Diamond Bourse
- > Only Two Flat Per Floor
- > Three Sides Opening Flat
- > Large Landscape
- > Easy Connectivity To Airport
- > Easy Connectivity To Highway



The Breeze Of Future Is Always Blowing..... We Have Set Your Home To Catch That Breeze Flowing For Ever.







quality isn't
expensive it's **Priceless.**

a different viewpoint
of better living...



CHILDREN PLAY AREA



BOX CRICKET



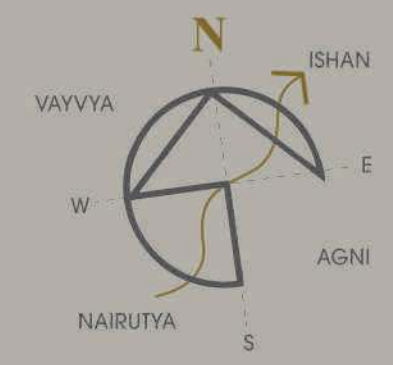
TODDLER PLAY AREA



18.00mt WIDE ROAD

LEGENDS

- | | | |
|-----------------------|------------------------|---------------------------|
| 1 ENTRY | 14 FEMALE WASHROOM | 27 SENIOR CITIZEN SITTING |
| 2 DRIVE WAY | 15 WAY TO PODIUM | 28 TODDLER PLAY AREA |
| 3 GARDEN | 16 RECREATIONAL ZONE | 29 CHILDREN PLAY AREA |
| 4 FLORAL GARDEN | 17 MULTIFUNCTION HALL | 30 MULTIPURPOSE COURT |
| 5 GAZEBO | 18 CAFETERIA | 31 SKATING RINK |
| 6 PRE FUNCTIONAL AREA | 19 PLANTATION | 32 WOMEN SITTING |
| 7 BANQUET HALL | 20 PARTY LAWN | 33 BOX CRICKET |
| 8 KITCHEN | 21 STAGE | 34 PATHWAY |
| 9 BANQUET STAGE | 22 DECK | 35 RECEPTION |
| 10 BRIDE ROOM | 23 MALE CHANGE ROOM | 36 EXIT |
| 11 GROOM ROOM | 24 FEMALE CHANGE ROOM | 37 COMPOUND WALL |
| 12 TOILETS | 25 SWIMMING POOL | 38 BASEMENT ENTRY |
| 13 MALE WASHROOM | 26 TODDLER SPLASH POOL | 39 BASEMENT EXIT |



GROUND
Layout Floor Plan



LEGENDS

- 40 FOUNTAIN
- 41 JHULA SITTING
- 42 SITTING
- 43 MEDITATION LAWN
- 44 OUTDOOR GYM
- 45 JOGGING SKY BRIDGE
- 46 AMPHITHEATER

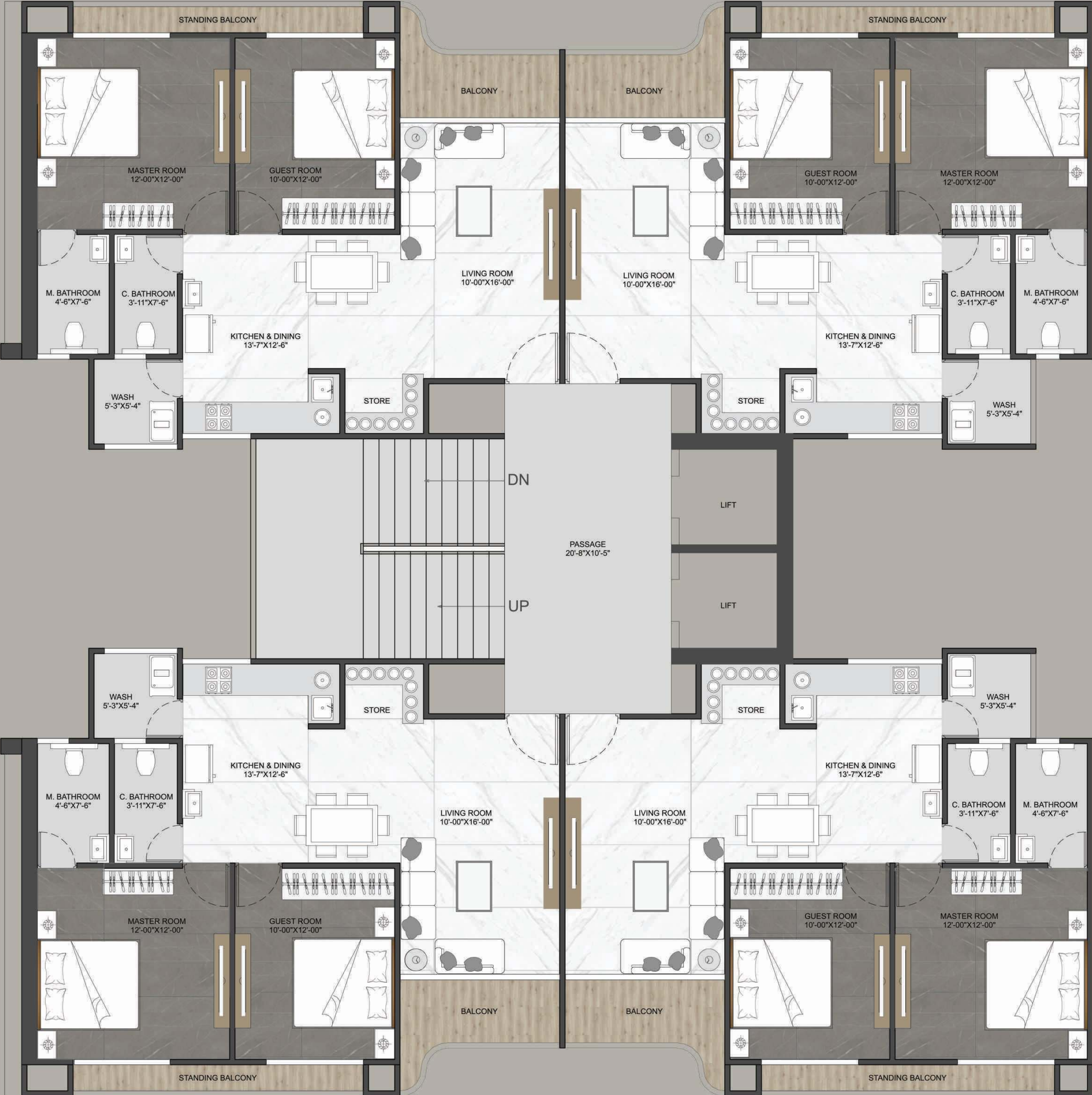
TYPICAL
Layout Floor Plan

2 BHK TYPICAL Floor Plan

A|M Tower



B|L Tower



3 BHK TYPICAL Floor Plan

D | E | Tower



F | G | H | Tower



I | Tower



J | Tower



4 BHK TYPICAL Floor Plan

C | K | Tower







any desire,
our amenities have got
You Covered."



- BANQUET •
- MULTI FUNCTIONAL HALL •
- SWIMMING POOL •
- UNISEX GYM •
- CHILDREN PLAY AREA •
- SKATING RINK •
- CRICKET PITCH •
- OUTDOOR GYM •
- JOGGING SKY BRIDGE •
- INDOOR GAMES •
- GUEST ACCOMMODATION •
- MULTIPURPOSE COURT •
- TODDLERS PLAY AREA •
- AMPHITHEATER SITTING •
- CAFETERIA •



SKATING RINK



SENIOR CITIZEN SITTING



MULTIPURPOSE COURT



CAFETERIA



a great designer
never follows **the trends.**

AMENITIES

COMMON FEATURE

IT'S ALL ABOUT GREENERY

- > Party lawn
- > Gazebo
- > Fountain
- > Sky bridge
- > Floral garden
- > Women sitting
- > Toddler's play area
- > Skating rink
- > Box cricket
- > Outdoor gym
- > Senior citizen sitting
- > Meditation area
- > Amphitheater

IT'S ALL ABOUT SWIMMERS

- > Swimming pool
- > Male change room
- > Female change room
- > Toddler splash pool
- > Deck

IT'S ALL ABOUT CELEBRATION

- > Pre-functional area
- > Banquet hall
- > Stage
- > Bride room
- > Groom room
- > Male washroom
- > Female washroom
- > Kitchen
- > Multi functional hall
- > Cafeteria
- > Accommodation

IT'S ALL ABOUT FUN LOVERS

- > Carrom
- > Chess
- > Billiards
- > Uno
- > Pool table
- > Table tennis

IT'S ALL ABOUT FITNESS

- > Weight lifting
- > Cardio
- > Outdoor gym
- > Meditation lawn

CAMPUS FEATURES

WELCOMING AREA

- > Decent interior reception.
- > Guest waiting lounge with sofa and attachery.
- > Decent name plate of flat holders.
- > C.C.T.V. camera with 24 hours recording system for resident's safety.
- > Notice board.
- > Intercom.

ALLOTTED PARKING

- > Assured one car parking for each flat. (on ground floor or in basement)

ENTRANCE GATE

- > Elegant entrance gate on \cong 60 ft wide road.
- > Security Cabin.
- > Well design project name plate.
- > Entry & exit main gate with ramp.

SECURE PREMISES

- > Compound wall around the campus with provision of light points.
- > Boom barrier at gate.
- > 24-hour recording system for camera in common area.
- > Intercom connectivity to all flats, reception & main gate.

RAINWATER HARVESTING

- > Percolating bore-well for rain water harvesting.

ROAD

- > Well finished paver block/ R.C.C road.

BUILDING FEATURES

- > Two automatic lift with S.S cabin.
- > Intercom in lift cabin.
- > Branded generator with six normal points in each flat & in common area for lift, water pumps & common passage.
- > Vitrified tile flooring in building passage.
- > Staircase finished with tile.
- > Flooring in hollow plinth at ground level.

UNIT SPECIFICATION

FLOORING

- > Italian type tile flooring in living, kitchen & dining.
- > Tiles flooring in all other rooms

KITCHEN

- > "L" shaped granite platform with S.S. Sink
- > Tiles up to lintel level
- > Stone racks for store
- > Provision of plumbing point for water purifier

WASH

- > Vitrified tile for dedo & flooring.
- > Electric points for geyser and washing machine in wash.

BATHROOM

- > Bath fittings with single lever diverter by standard brand
- > Tiles up to lintel level over dedo & floor
- > Wall hung water closet with seat cover
- > Wall hung wash basin

WINDOWS

- > Anodized/powder coated aluminium section.
- > Polished granite sills.
- > Full height window
- > Reflective glass in windows.

DOOR

- > Pinewood / stone main door frame.
- > Main door with laminate (front) along with handle and safety lock.
- > Water resistant flush doors with stone frame and hardware fittings in all other doors.

WALL FINISH

- > Single coat tari / mala plaster inside flat.
- > Finished putty on internal walls of a flat.
- > Two coat mala plaster on exterior wall.
- > Texture on external wall (as per elevation requirement)
- > Two coat paint with primer base on exterior face.

ELECTRIFICATION

- > ISI standard modular switches.
- > Copper/Aluminium concealed wiring.
- > M.C.B. in individual flat for safety.
- > Two way light (1) & fan (1) points in living and all bedrooms.
- > 5A/15A electric points for electronic gadgets.
- > Electric points for A.C. in living and all bedrooms.
- > Electric Points for T.V. in living.

PLUMBING

- > I.S.I. brand CPVC & UPVC plumbing & drainage piping.
- > Provision of central plumbing system for hot water.

PROJECT GUIDANCE

- > NO. OF BUILDINGS : 13
- > NO. OF FLOOR PER BUILDING : 13
- > FLATS PER EACH FLOOR : 2 & 4
- > NO OF FLAT IN EACH BUILDING : 26 & 52
- > LOCATION ON \cong 60 FT. WIDE MAIN ROAD

DOCUMENTATIONS

TITLE

- > Loanable clear title.
- > Registered sale deed for individual members.
- > Building Use Certificate. (B.U.C.)
- > Airport N.O.C.
- > Lift Licence.
- > Fire N.O.C.
- > EC Certificate.

STRUCTURAL DESIGN

- > Considering last earth quake.

FIRE SAFETY

- > Fire safety provision as per N.O.C.



DISCLAIMER

- Any amendments in rule & regulations by authorities will be bound to all members.
- All expenses of legal documents like stamp duty, registration fees, GST, advocate fees, SMC taxes and every other charges like society maintenance, safety grill, incidental charges (drainage, water supply, IC, etc.) gas connection, electrical connection charges (GEB charges, cabling etc.) including material & labour cost are to be borne by members.
- External & internal changes shall not be allowed.
- Before possession, execution of sale deed is compulsory.
- Members are bound to pay installments regularly & irregularity in payment may cause cancellation of booking.
- Developers reserves right of making any changes in the scheme & it shall be bound to all members.
- This booklet is only for private circulation and for general information to all the members & shall not form a part of any agreement. It can be changed without prior notice.
- The interior design/furniture work/lighting/plantation/ architectural presentation /taglines & literature/ measurements etc. shown in this brochure is just for the purpose of presentation/ explanation to the members. It is not part of the standard specification of the project, as unit is sold without furniture.
- Booklet Printed In April-2023
- RERA NO : PR/GJ/SURAT/SURAT CITY/Surat Municipal Corporation/RN198AA10098/ A1R/200323



Structural Design
KEYSTONE
 Vikas Patel
 M.E. (Structure)

Follow us on :



KEY PLAN

SCAN FOR LOCATION



Site Address

RAGHUVIR SHERON
 Behind Sarsana Convention Center,
 Sarsana, Surat - 395007

Corporate Office

Raghuvir House, Nariman Shopping,
 City Light, Surat.
 Cell : 70 4441 4441 | 96 3862 9131
 www.raghuvirdevelopers.com

SCAN FOR WEBSITE

