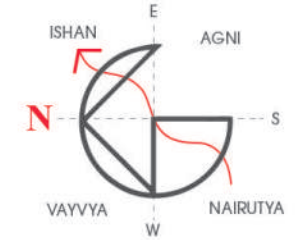


Raghuvir  
**Spelito**

**MAKE  
SMART  
CHOICES  
IN YOUR  
LIFE  
WITH  
#RAGHUVIR**



# Ground Layout Floor Plan



Entry

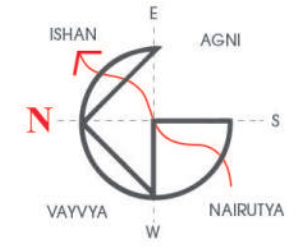
Exit

≈ 60' WIDE ROAD

≈ 40' WIDE ROAD



# TYPICAL Layout Floor Plan



Entry 

Exit 

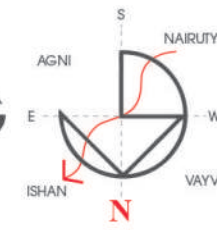
≈ 60' WIDE ROAD

≈ 40' WIDE ROAD

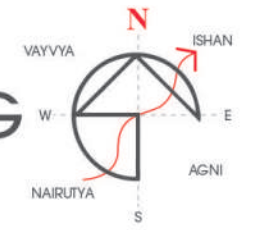


# 4 BHK Typical Floor Plan

## A - BUILDING

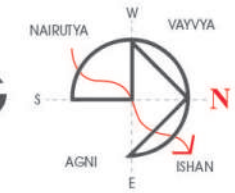


## D - BUILDING

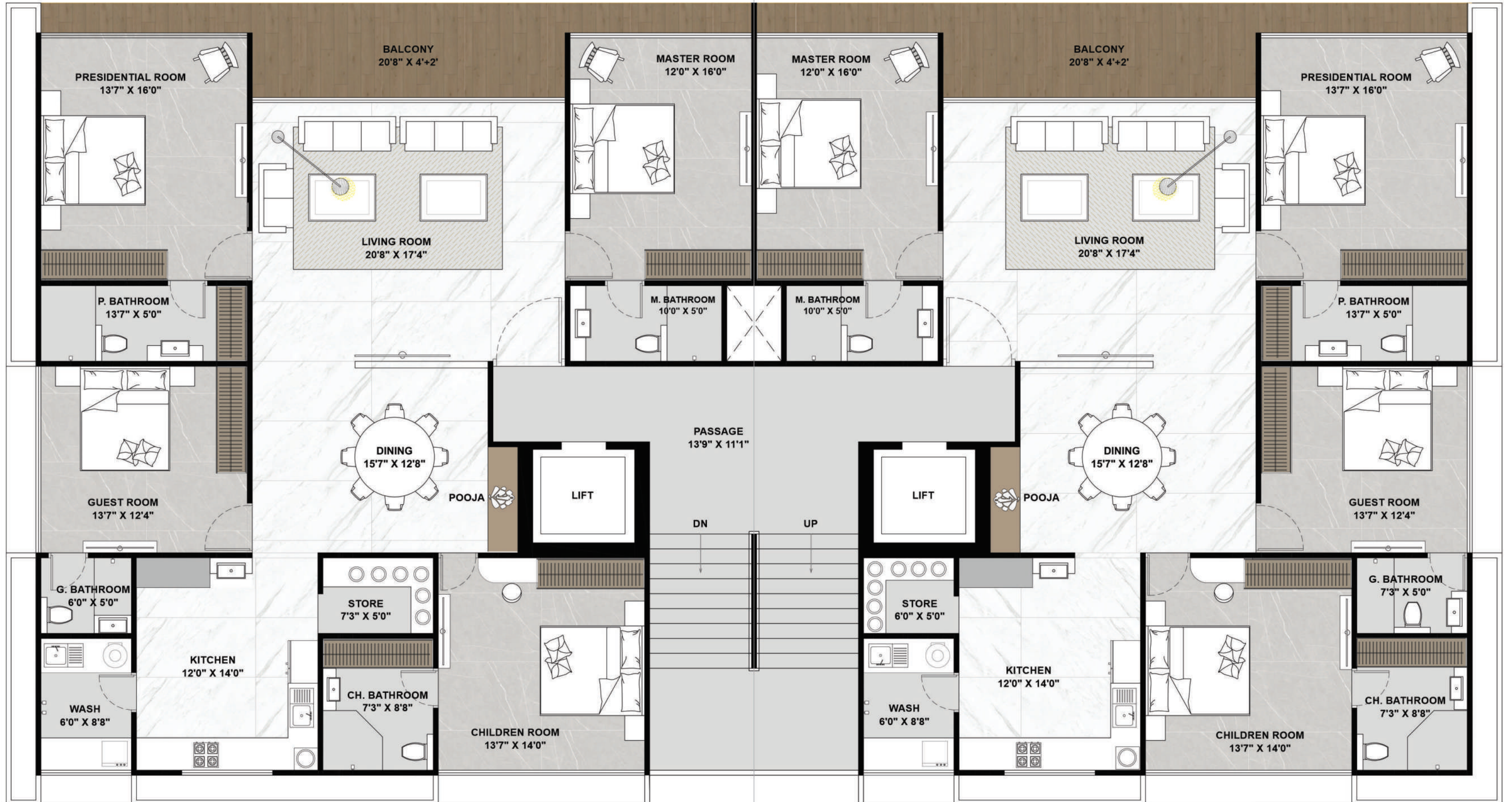
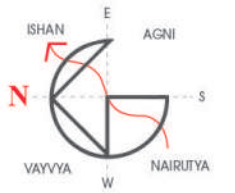


# 4 BHK Typical Floor Plan

## B, C - BUILDING

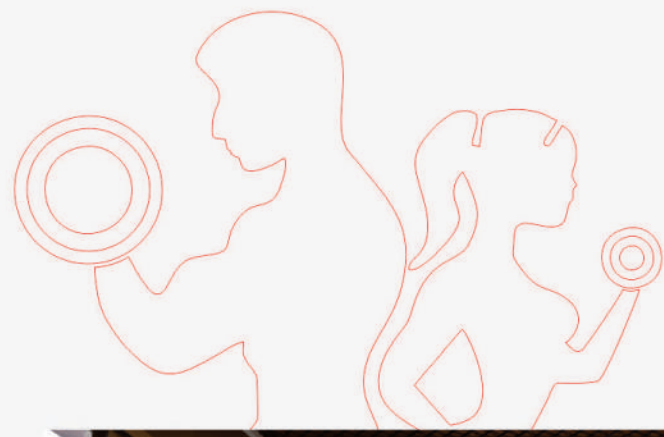


## E, F - BUILDING

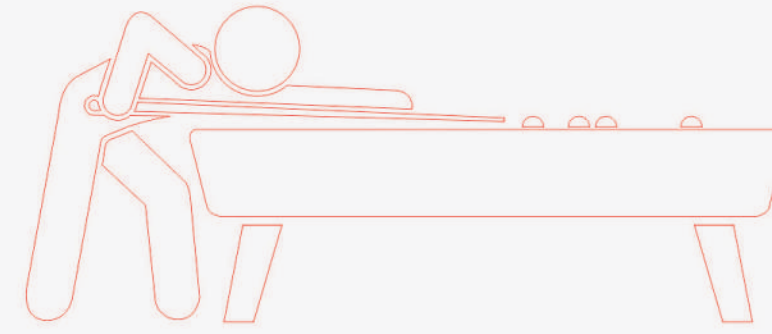


RAGHUVIR  
SPELITO





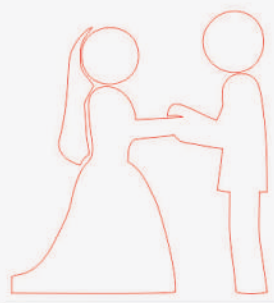
FOR FITNESS FREAKS



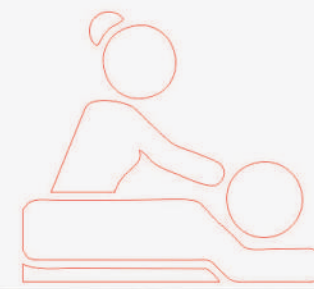
FOR GAME LOVERS







FOR CELEBRATION



FOR WELLNESS



FOR TODDLERS

## PROJECT GUIDELINE

- No Of Buildings : 6
- No. Of Floors Per Building : 13
- Flats Per Each Floors : 2
- No Of Flats In Each Building : 26
- No. Of Flats In Project : 156
- Location On  $\cong$  60ft. wide main Road. & 40ft. wide road ( backside )

## COMMON FEATURE

### PANORAMIC LANDSCAPE ZONE

- Gazebo for senior citizen
- Glorious fountain
- Walkway around the landscape
- Exotic Flowers and creepers zone
- Women sitting
- Toddler's play area
- Skating rink
- Outdoor gym
- Swing gazebo
- Net Cricket

### GAME ZONE

- Table Top Games Zone
- Carom
- Chess
- Billiards
- Uno
- Indoor Kids Zone

### FITNESS ZONE

- Unisex gym
- Toddler Splash Pool

### CELEBRATION ZONE

- Multipurpose Hall with Kitchen
- Dining area
- Washrooms
- Outdoor party lawn

## CAMPUS FEATURES

### ALLOTTED PARKING

- Assured two car parking for each flat (in basement)
- Provision of common electric point for EV cars.

### ENTRANCE GATE

- Separate entrance gate for entry on 60 feet and exit on 40 feet wide T.P. road
- Security Cabin
- Well designed project name plate

### 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

### ROAD

- Well finished Paver block/R.C.C road

### WATER RECHARGE

- Percolating bore-well for rain water harvesting

## BUILDING 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

### VERTICAL CONNECTIVITY

- Two automatic elevators of multinational company or equivalent
- Intercom in lift cabin to ground floor
- Lift with S.S. cabin
- Vitrified tiles for lift cladding (passage side).
- Staircase finished with tile or granite.

### GENERATOR FACILITY

- Branded generator with 8 normal points in each flat & in common area for lift, water pumps, common passages & parking lights.

## 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
- Common wash basin with tiles over dedo
- 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
- Provision for hot water in shower and basin.

### 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

### WINDOWS

- Anodized/Powder coated aluminium section with reflective glass for heat protection
- Polished granite/tiles sills
- Full height window in hall

### DOOR

- Pinewood main door frame
- Main door with laminate (front) along with handle and safety lock

### PLUMBING

- I.S.I. brand CPVC & UPVC plumbing & drainage piping
- Provision of central plumbing system for hot water (flat wise)

### ENAMEL

- Finished putty on internal walls of a flat
- Texture on external wall (as per elevation requirement) of the building with acrylic water based paint

## 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

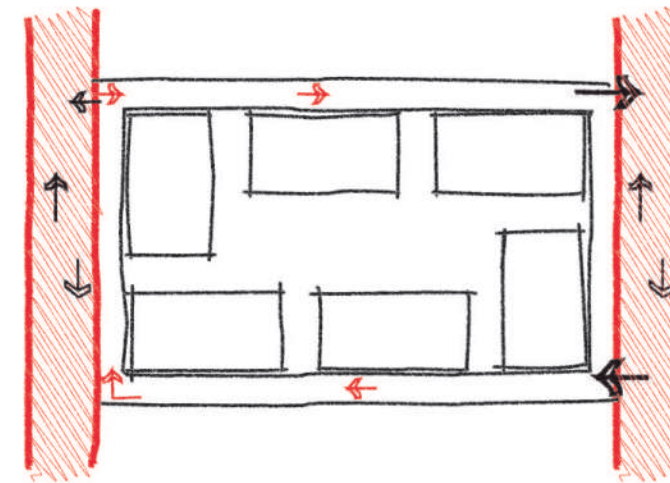
### STRUCTURAL DESIGN

- Considering last earth quake

### FIRE SAFETY

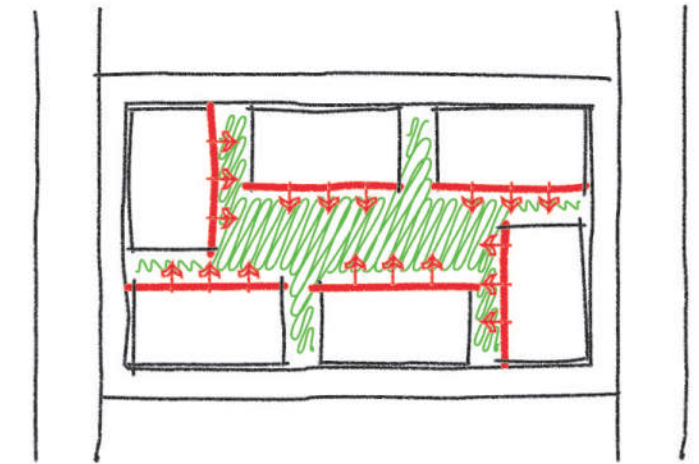
- Fire safety provision as per N.O.C.

# Raghuvir Spelito USP



## ROAD CONNECTIVITY:

Raghuvir Spelito Is Aligned With Road On Both Sides Which Makes It Easy For Inhabitants To Go From Both Direction. We've Also Built A Peripheral Road Inside The Site To Make It Easy For Cars To Move Around.



## FLAT OVERLOOKING THE LANDSCAPE:

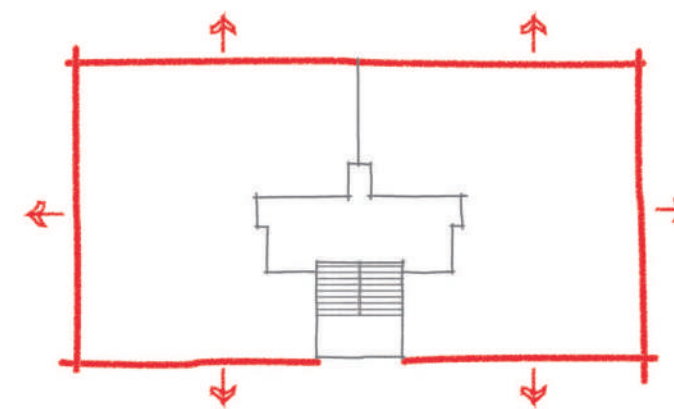
The Living Room And Various Bedrooms Are Oriented Such That They Overlook The Garden, Which Makes Them Pleasant To Look At.



## Raghuvir Spelito

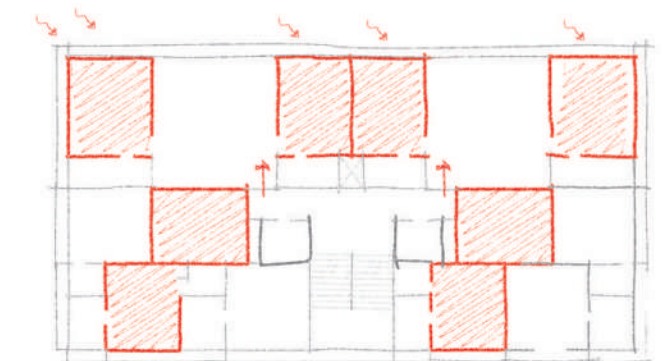
### NEARBY LOCATIONS:

Raghuvir Spelito is close to key facilities like a Mall, a school, an airport, a gaming area, and restaurants.



## ONLY TWO FLATS ON FLOOR:

Each Floor In All Buildings Have Only Two Flats, So There Is Easy Air Flow Throughout The Day.



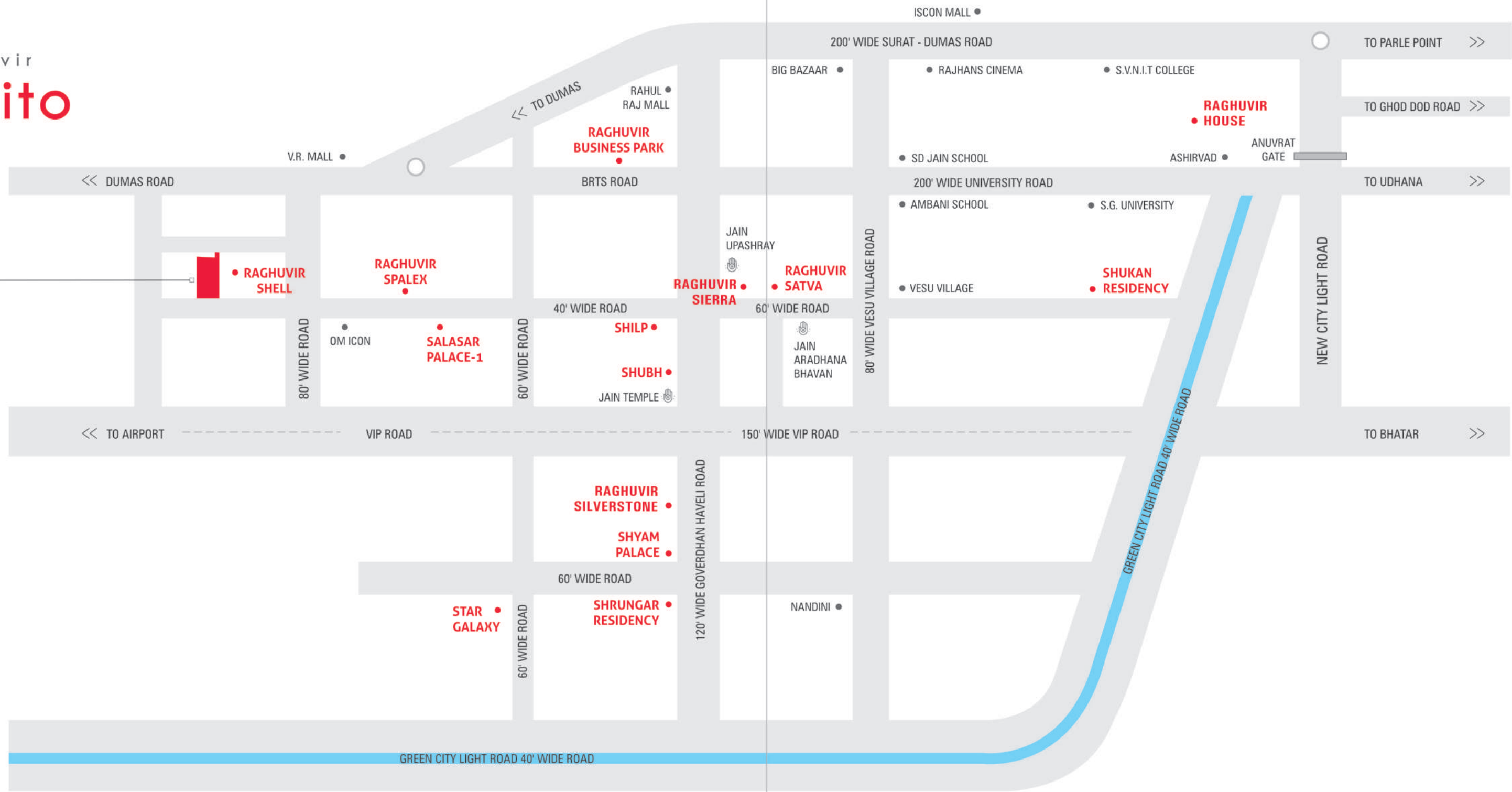
## DESIGN ACCORDING TO VASTU SHASTRA:

Each Flat Is Designed As Per Vastu Consultant. The Main Entrance Facing In East Or West, Master Bedroom In Nairutya, Children Bedroom In Ishan, Opened Brahmasthan And Kitchen In Agni.



Home is where  
your heart is...

# Raghuvir Spelito



**Corporate Office :**  
Raghuvir House, Nariman Shopping, City Light, Surat.

**Call: 70 4441 4441 | 96 3862 9131**  
www.raghuvirdevelopers.com | sales@rdb.net.in

**Follow us on :**



**Site Address :**

Raghuvir Spelito, Beside Raghuvir Shell,  
Opposite V. R. Mall, Dumas Road, Surat.

## 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 March-2023