

SANGINI
RISE

OUR HISTORY IS WITNESSING OUR PRESENT

"Landmarks Built on Trust"

We have successfully completed 56 projects 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 are our forte.



57.5 LAKH
Sq. Ft. of Life Spaces



56
Landmarks



1150
Commercial Units



4300
Happy Families

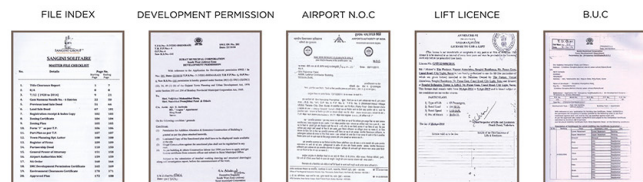
OUR APPROACH IS SIMPLE

"Best Materials, Best Techniques & Best Outcome"

"What's important for our customers is the foundation of everything we do. Their joy and positive emotional response, after experiencing our products and services are our greatest achievements."

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.



OUR ACCOLADES



SANGINI SOLITAIRE
Received 6-star ratings by CRISIL (After project completion)



SANGINI GROUP
Awarded as "Best luxury residential developer" in western region by ALREN



SANGINI GARDENIA
Awarded as "Outstanding concrete structure in Surat" under multi-dwelling residential unit category by ICEA Surat & Ultratech



SWAAR SANGINI
Awarded as "The best residential project under luxury segment" in Surat by CNBC Bazaar



SWAAR SANGINI
Awarded as "The best luxurious residential project of the year 2016" in Surat by Realty Plus



SANGINI GARDENIA
Awarded as "Affordable housing project of the year" by DNA & CMO Asia



SANGINI SOLITAIRE
Awarded as "Best luxury residential development" in western region by ALREN



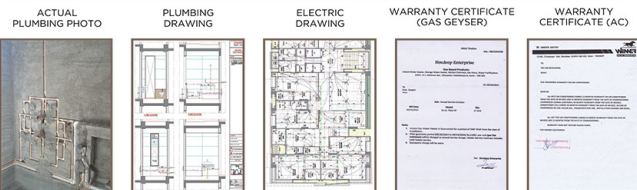
SANGINI GROUP
Awarded as "Most promising developer luxury residential in Gujarat" by Worldwide Achievers & IBN 7



SANGINI GROUP
Awarded as "Developer of the year - Luxury" by DNA & CMO Asia

TECHNICAL FILE

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





ARCHITECTURAL MARVEL

Just one look at this magnificent elevation is enough to take your breath away and leave you spellbound.



IMPERIAL PRIVILEGES

'Living life king size' is not just a phrase but a way of living here. Thanks to the fabulous Club Infinity spread across 27,000 sq. ft. area.



SPLENDID SPACE

Stylish. Ultra-spacious. Vastu compliant. Ample light and air ventilation. Maximum utilization of space. Every word defines the gorgeous interior of your abode.



REVIVING LANDSCAPE

Lush green landscape of 55,000 sq. ft. awaits you doorstep. Not just worldly luxuries but beauty and serenity of nature will also be an integral part of your lifestyle here.

ENVIUS LOCATION

An address that announces your class, status and success to the world. Unmatched connectivity to schools, hospitals, shopping & entertainment avenues put you at the heart of the city.







55000 Sq. Ft.

Greenscape Covering, Reflection Pool, Central Lawn, Sports Area, Sunken Seatings & Endless Greenery



* GROUND FLOOR PLAN



LEGENDS

- | | | | |
|----------------------|-----------------------------|--|---|
| 01) ENTRY | 09) SUNKEN SEATING AREA | 17) KIDS' PLAY AREA | 23) HALF BASKET BALL COURT / SKATING RINK |
| 02) EXIT | 10) LAWN WITH SEATING | 18) FUTSAL / BOX CRICKET / VOLLEY BALL / BADMINTON | 24) CRICKET PITCH |
| 03) WICKET GATE | 11) WAITING ZONE | 19) STEPPED SEATING | 25) DROP OFF-ZONE |
| 04) SECURITY CABIN | 12) ENTRANCE FOYER | 20) REFLECTION POOL WITH STONE SCULPTURE | 26) RAMP |
| 05) PEDESTRIAN ENTRY | 13) JOGGING TRACK / WALKWAY | 21) WOODEN DECK SEATING | 27) PARKING |
| 06) PALM COURT | 14) REFLECTION POOL | 22) SWING COURT | |
| 07) BANQUET ATRIUM | 15) CLUB ATRIUM | | |
| 08) LAWN | 16) SEAT-OUT | | |



CLUB INFINITY

27,000 sq. ft. of extravagant recreational facilities



* 1st BASEMENT FLOOR PLAN



LEGENDS

- | | | | |
|----------------------------------|--------------------------------------|------------------------------|-----------------------------------|
| 01) RECEPTION | 10) BANQUET WASH AREA | 19) SAUNA | 28) RAIN DANCE |
| 02) THEATER (28'6" X 37'6") | 11) BANQUET KITCHEN | 20) SPACE FOR LOCKER | 29) POOL SEAT-OUT & JACUZZI |
| 03) YOGA / MEDITATION / AEROBICS | 12) LADIES WASH ROOM | 21) SHOWER AREA | 30) SWIMMING POOL (51'6" X 27'0") |
| 04) ARCADE GAMES | 13) GENTS WASH ROOM | 22) SPA ROOMS | 31) KIDS' POOL |
| 05) INDOOR GAMES (44'3" X 46'9") | 14) JANITOR'S ROOM | 23) MANICURE & PEDICURE ROOM | 32) POOLSIDE DECK |
| 06) LIBRARY | 15) BANQUET DINING (30' 0" X 37' 6") | 24) FACIAL | 33) WATER BODY |
| 07) KIDS' ZONE | 16) BANQUET HALL (63' 3" X 37' 6") | 25) STORE | 34) RAMP |
| 08) SAND PIT | 17) CHANGING ROOMS | 26) OPEN DECK | 35) PARKING |
| 09) POOLSIDE SEAT-OUT | 18) STEAM | 27) GYM (36'3" X 50'9") | |



* TYPICAL FLOOR PLAN

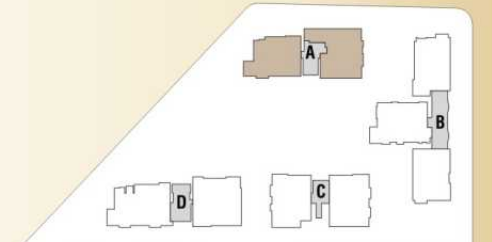


VAASTU VIABILITIES



* 4.5 BHK UNIT PLAN

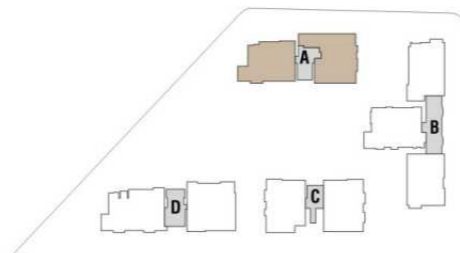
1st FLOOR TOWER - A





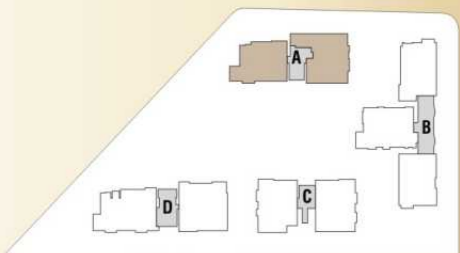
* 4.5 BHK
UNIT PLAN

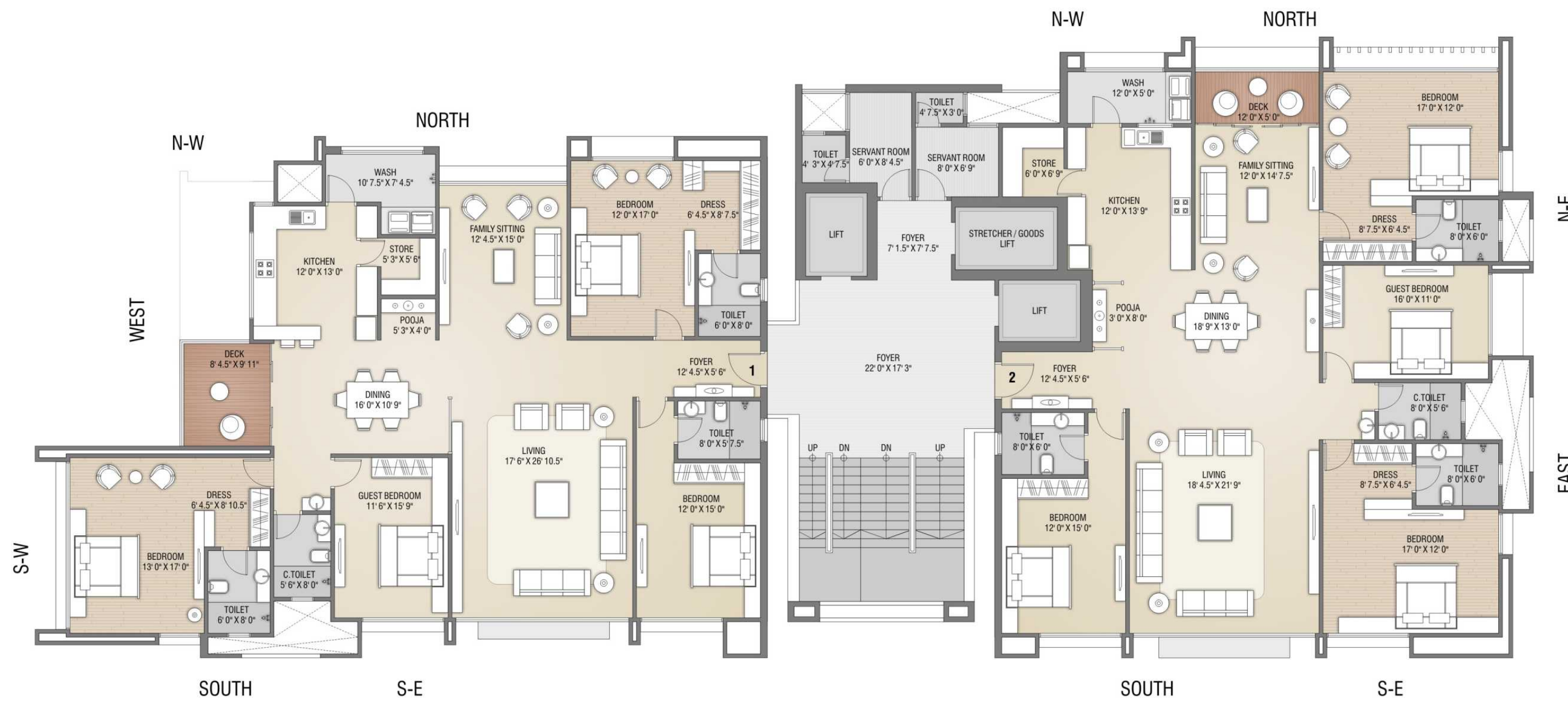
2,6 to 11,16 & 17th FLOOR
TOWER - A



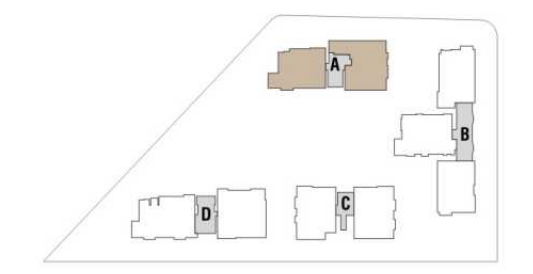
* 4.5 BHK
UNIT PLAN

3rd & 12th FLOOR
TOWER - A

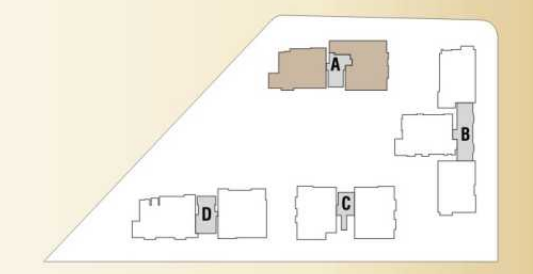


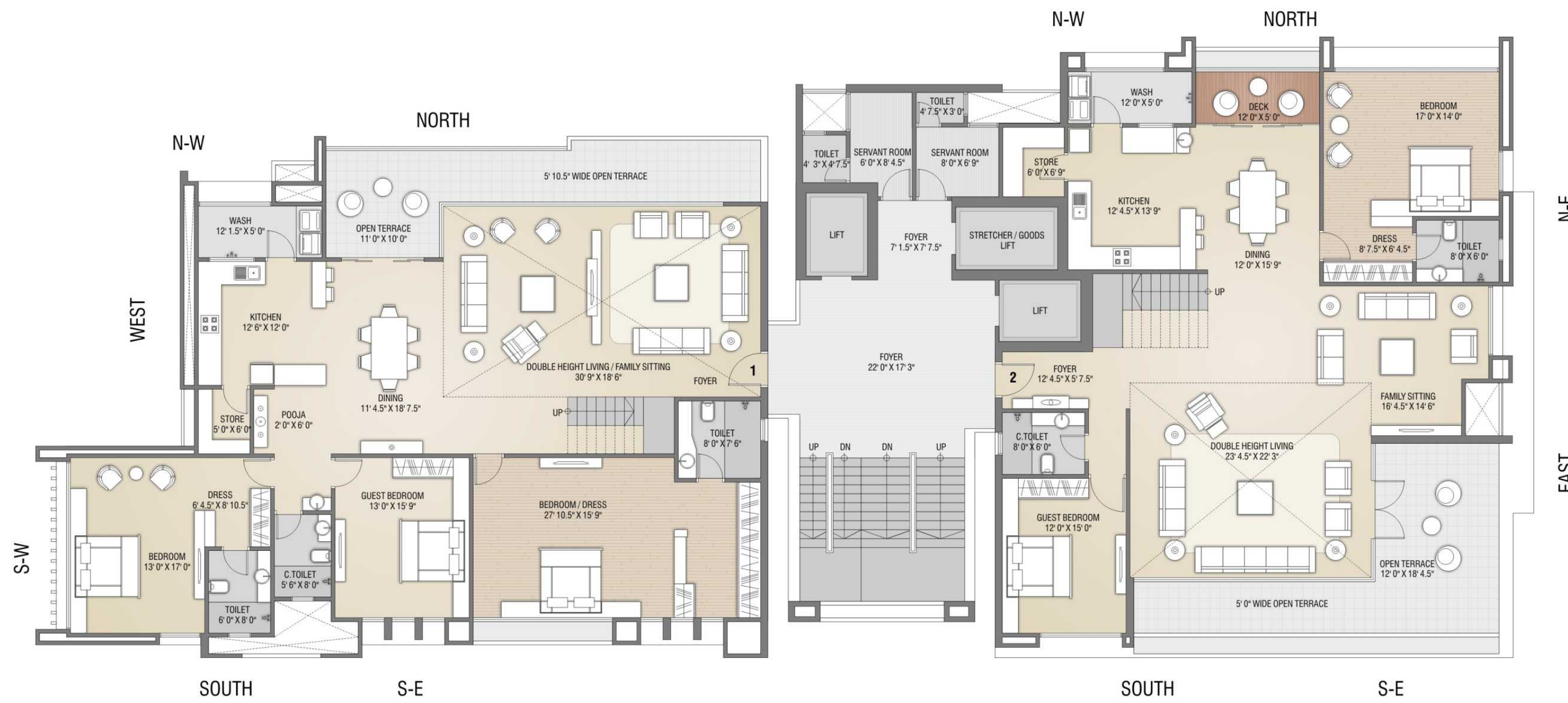


* 4.5 BHK UNIT PLAN
4,5,13 & 14th FLOOR TOWER - A

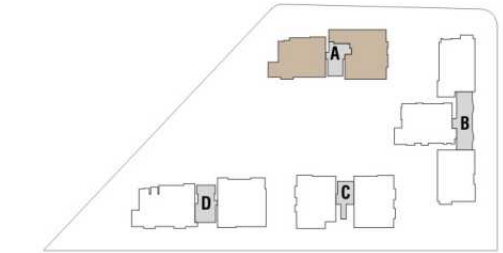


* 4.5 BHK UNIT PLAN
15th FLOOR TOWER - A

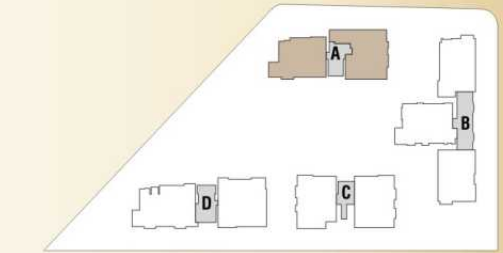




* PENTHOUSE LOWER LEVEL | 18th FLOOR TOWER - A



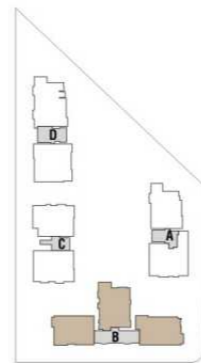
* PENTHOUSE UPPER LEVEL | 19th FLOOR TOWER - A





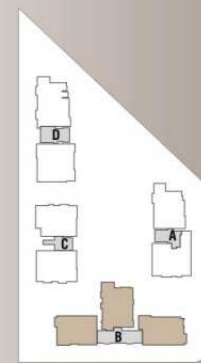
* 4 & 4.5 BHK
UNIT PLAN

2,3,6 to 11 & 15 to 17th FLOOR
TOWER - B



* 4 & 4.5 BHK
UNIT PLAN

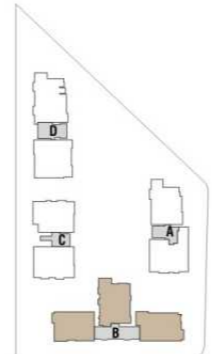
4th & 12th FLOOR
TOWER - B





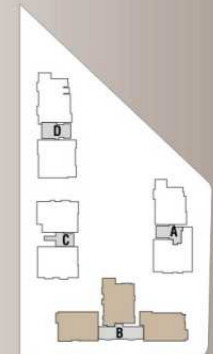
* 4 & 4.5 BHK
UNIT PLAN

5,13th & 14th FLOOR
TOWER - B



* 4 BHK & PENTHOUSE
LOWER LEVEL

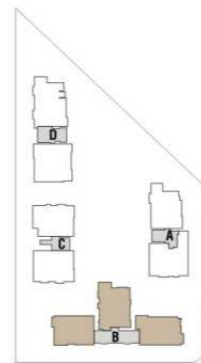
18th FLOOR
TOWER - B





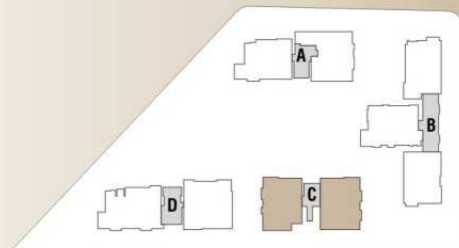
* 4 BHK & PENTHOUSE
UPPER LEVEL

19th FLOOR
TOWER - B



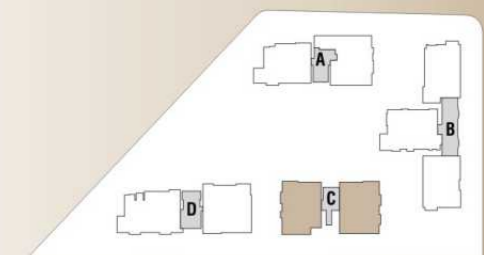
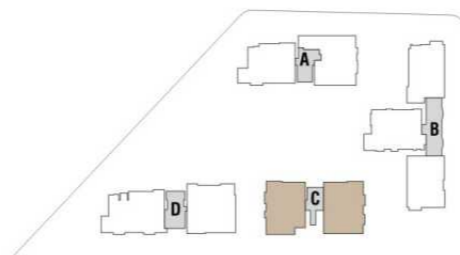
* 4.5 BHK
UNIT PLAN

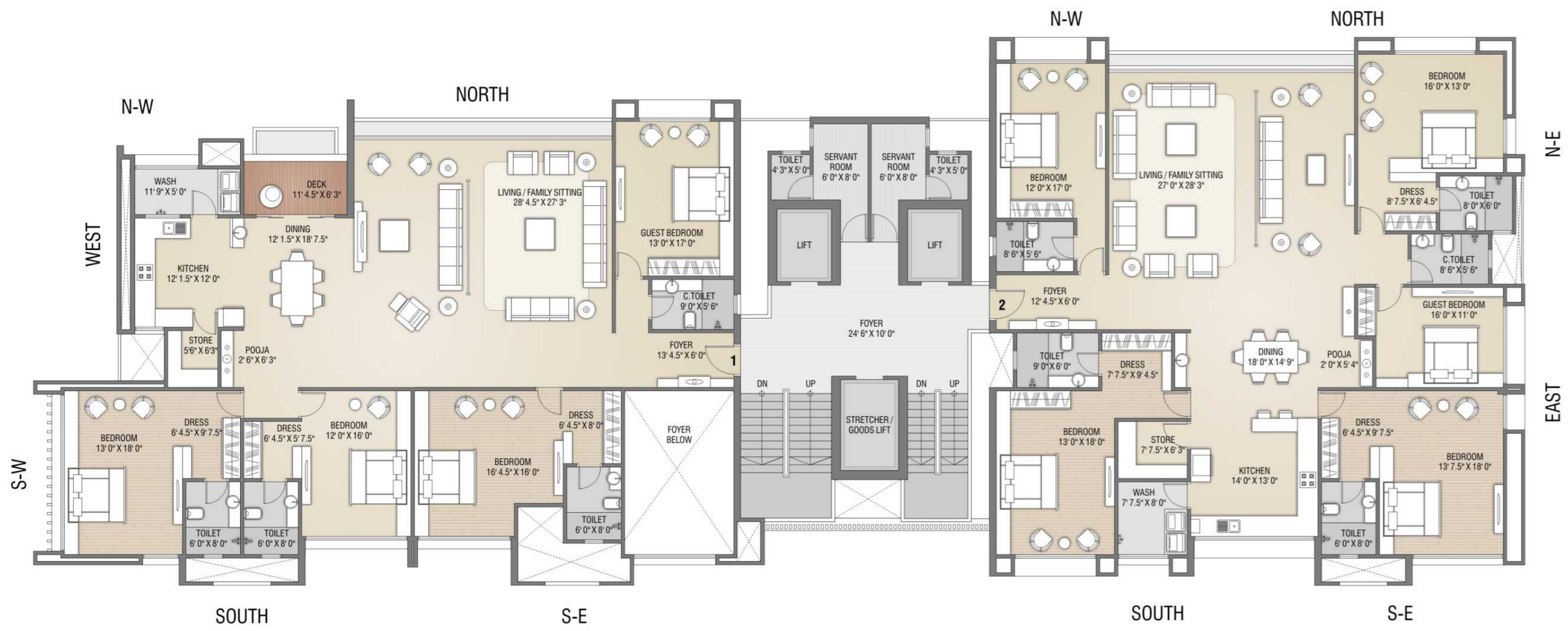
1st FLOOR
TOWER - C



C

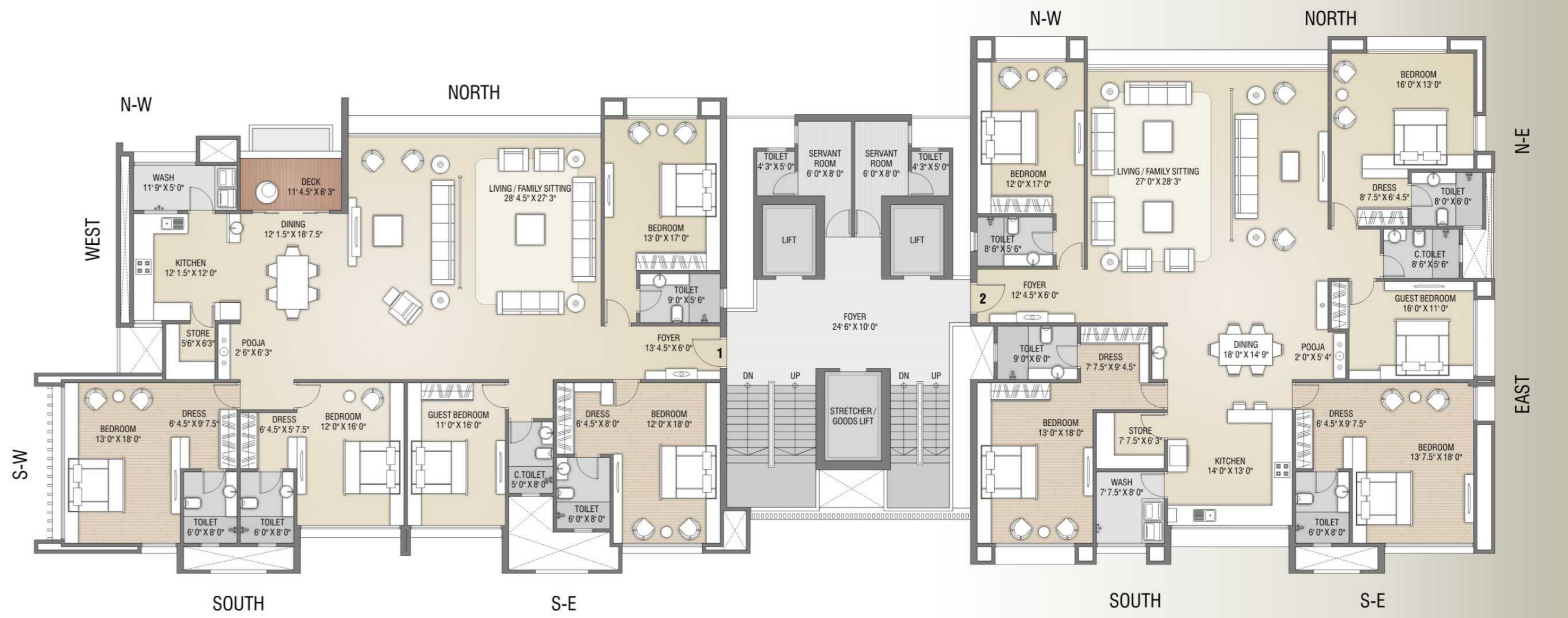
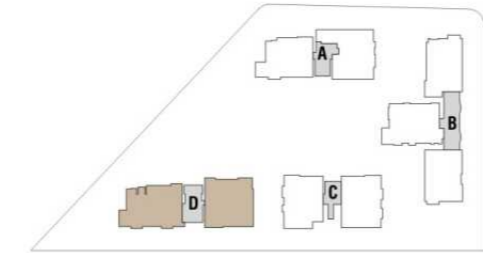
D





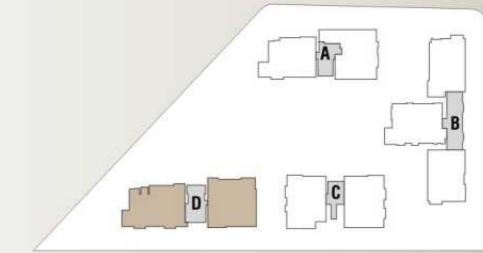
* 5 BHK
UNIT PLAN

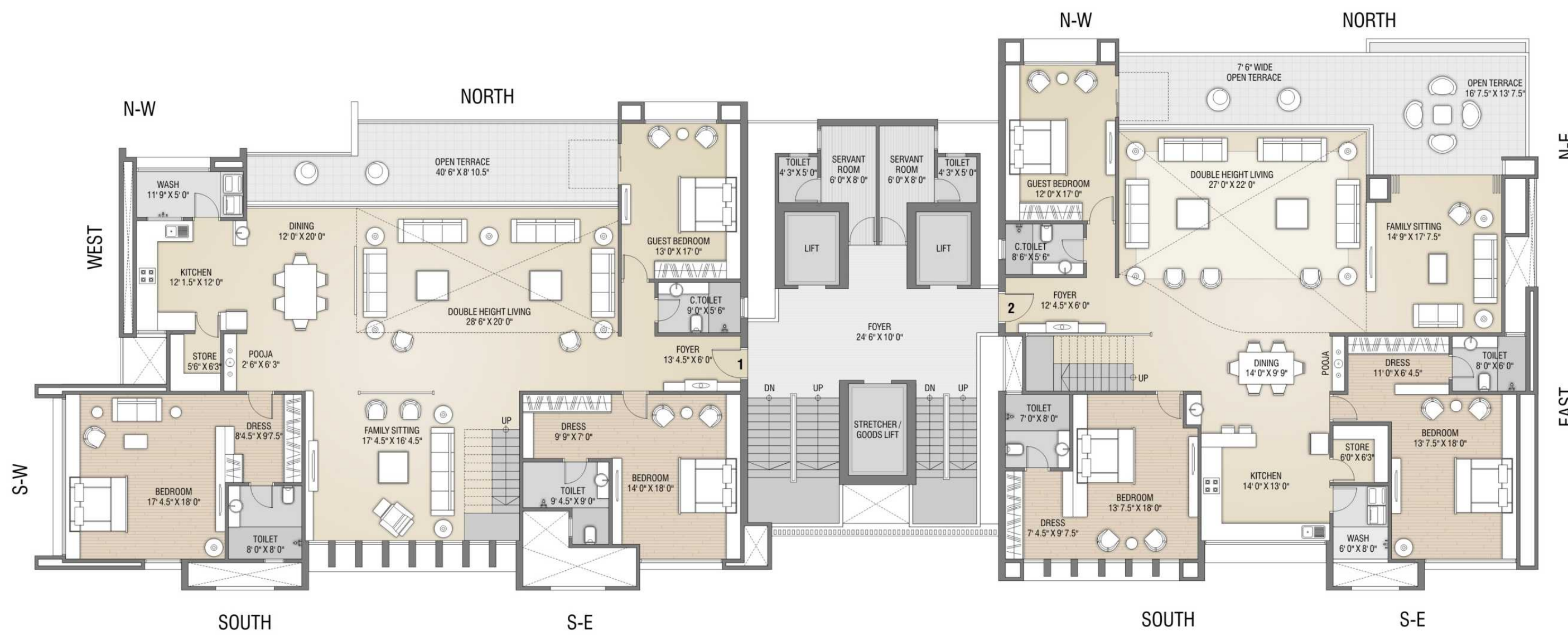
1st FLOOR
TOWER - D



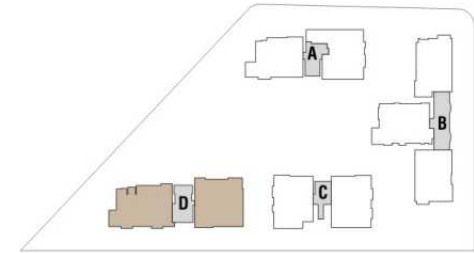
* 5 BHK
UNIT PLAN

2,7 to 11,16 & 17th Floor
TOWER - D

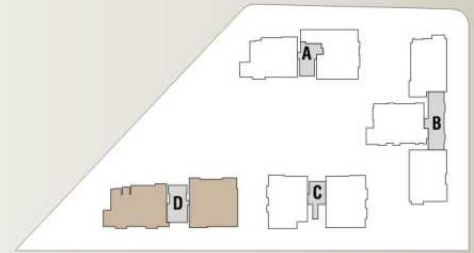




* PENTHOUSE LOWER LEVEL | 18th FLOOR TOWER - D



* PENTHOUSE UPPER LEVEL | 19th FLOOR TOWER - D





CLUB INFINITY (27 FACILITIES)

- Reception & Waiting Lounge
- Swimming Pool (51' 6" X 27')
- Kids' Pool
- Pool Side Jacuzzi
- Pool Side Deck
- Pool Side Seat-out
- Rain Dance
- Shower Area
- Locker Room
- Water Body
- Banquet Hall & Dining (3500 Sq. Ft.)
- Changing Rooms
- Banquet Kitchen and Wash Area
- Janitor's Room
- Washrooms for Guests
- Sand Pit
- Toddler Zone (1290 Sq. Ft.)
- Library (420 Sq. Ft.)
- Indoor Games (Pool Table, Table-Tennis, Foosball, Carrom, Chess & Board Games) (2100 Sq. Ft.)
- Arcade Games (600 Sq. Ft.)
- Movie Theater (1070 Sq. Ft.)
- Yoga / Meditation / Aerobics Room (850 Sq. Ft.)
- Gym with Modern Equipment (1880 Sq. Ft.)
- Steam
- Sauna
- Spa
- Manicure / Pedicure Room



LANDSCAPE AMENITIES (13 FACILITIES)

- Entrance Plaza
- Central Lawn
- Various Seating Courts
- Grass Mounds
- Half Basketball Court / Skating Rink
- Cricket Net Practice Pitch
- Multi-sport Court (Futsal, Box Cricket, Volleyball, Badminton)
- Jogging Track / Walk Way
- Reflection Pool
- Kids' Play Area
- Banquet Lawn
- Palm Court
- Water Features

OTHER AMENITIES (6 FACILITIES)

- Apartment Planning as Per Vaastu
- Floor Height 10' 11" (Slab Top to Slab Top)
- Entrance Foyers with Waiting Lounge
- Allotted Car Parking- 5 BHK - 4 Car Parking (Including Stacker Car Parking) 4 & 4.5 BHK - 3 Car Parking (Including Stacker Car Parking)
- 2 - Level Basement Parking
- Security System with CCTV Camera & Intercom

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 and development in design or specifications by architects and / or developer shall be binding to all the members • B.U.C. (Building Use Certificate) as per SMC rules, clear titles for loan purpose • 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 • VAT, Service Tax, 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, Society maintenance charges etc. shall 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's office. No wire/cables / conduits shall be laid or installed such that they form hanging formation on the building exterior faces • This brochure is intended only for easy display & information of the scheme and does not form part of the legal documents. • Common passages / landscaped areas are not allowed to be used for personal purpose

APARTMENT SPECIFICATIONS

FLOOR FINISH

- Wooden flooring in two bedrooms
- Italian marble/1-marble flooring in entrance foyer, living room, kitchen, dining space & other bedrooms

DECK

- Deck with designer rustic tiles in floor
- S.S./M.S. & Glass safety railing

KITCHEN

- Granite kitchen platform with sink of FRANKE / eq. make.
- High quality vitrified tile dado up to lintel level
- Gas connection on platform & provision for R.O. water purifier

WASH & UTILITY

- Leather finished granite in flooring and vitrified 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 / granite shelves with satin finish glazed tile dado

WALL SURFACE

- Waterproof putty on all plastered wall and ceiling

TOILETS

- Decorative high-quality vitrified tile up to lintel level with standard quality sanitaryware of KOHLER or eq. make and C.P. fittings of JAQUAR/ KOHLER or eq. make in all toilets

DOORS AND WINDOWS

- Designer main door with wooden frame provided with premium make lock and fittings
- Internal door openings provided to benefit future aesthetics of interior design requirement
- All window openings provided with granite stone frame with good quality aluminium anodized / UPVC section and glass
- Well-designed S.S. / M.S. / Glass safety grill or railing for each window

AIR-CONDITIONING

- Installation of adequate sets of V.R.V air conditioning system of Toshiba / DAIKIN/ eq. make

ELECTRICAL

- Sufficient points in concealed copper wiring of RR KABEL / eq. make
- Modular switches of LEGRAND/MK / eq. make
- 3- Phase meter
- Adequate power backup in each flat of 15amp 3-Phase (2AC, 10 Fans, 10 Lights, 1 Refrigerator & TV)

TELEVISION, INTERNET & TELEPHONE

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

BUILDING SPECIFICATIONS

ENTRANCE FOYER & LOBBY

- Well-designed entrance foyer, waiting area with air conditioning and elegantly designed 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 / stone paving
- 4 & 4.5 BHK- 3 Car parking (including stacker parking) 5 BHK- 4 Car parking (including stacker parking)

ELEVATORS

- Two fully-automatic passenger elevators of SCHINDLER / KONE / eq. make per building
- One large stretcher / goods/service elevator of standard make in each building

ELECTRICS AND POWER BACKUP

- Silent generator of adequate capacity for lifts, water pumps and common facilities
- Designer light fittings of standard make in common passages and campus

SECURITY

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

TECHNICAL SPECIFICATIONS

- Earthquake resistant structural design as per IS Codes for RCC frame structure with isolated footings and in fill masonry walls
- Apartment unit floor height- 10' 11"



RERA Reg. No. :
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Architect



MEP Consultant



Landscape Consultant



Structure



Vastu Consultant

R. GURUDUTT SHENOY

Lighting Consultant

