



SANGINI PRIVILON

PREMIUM RETAIL & OFFICE SPACES

DISCOVER YOUR
PRIVILEGE



RETAIL | WORKSPACE | OPPORTUNITY



PRIVILEGE IS ALL ABOUT THE RIGHT

Surat, the contemporary hub of ambitious entrepreneurs awaits Sangini Privilon –
The most elite and prestigious business center. It is a reflection of your corporate aspiration.
It is a next generation business landmark.

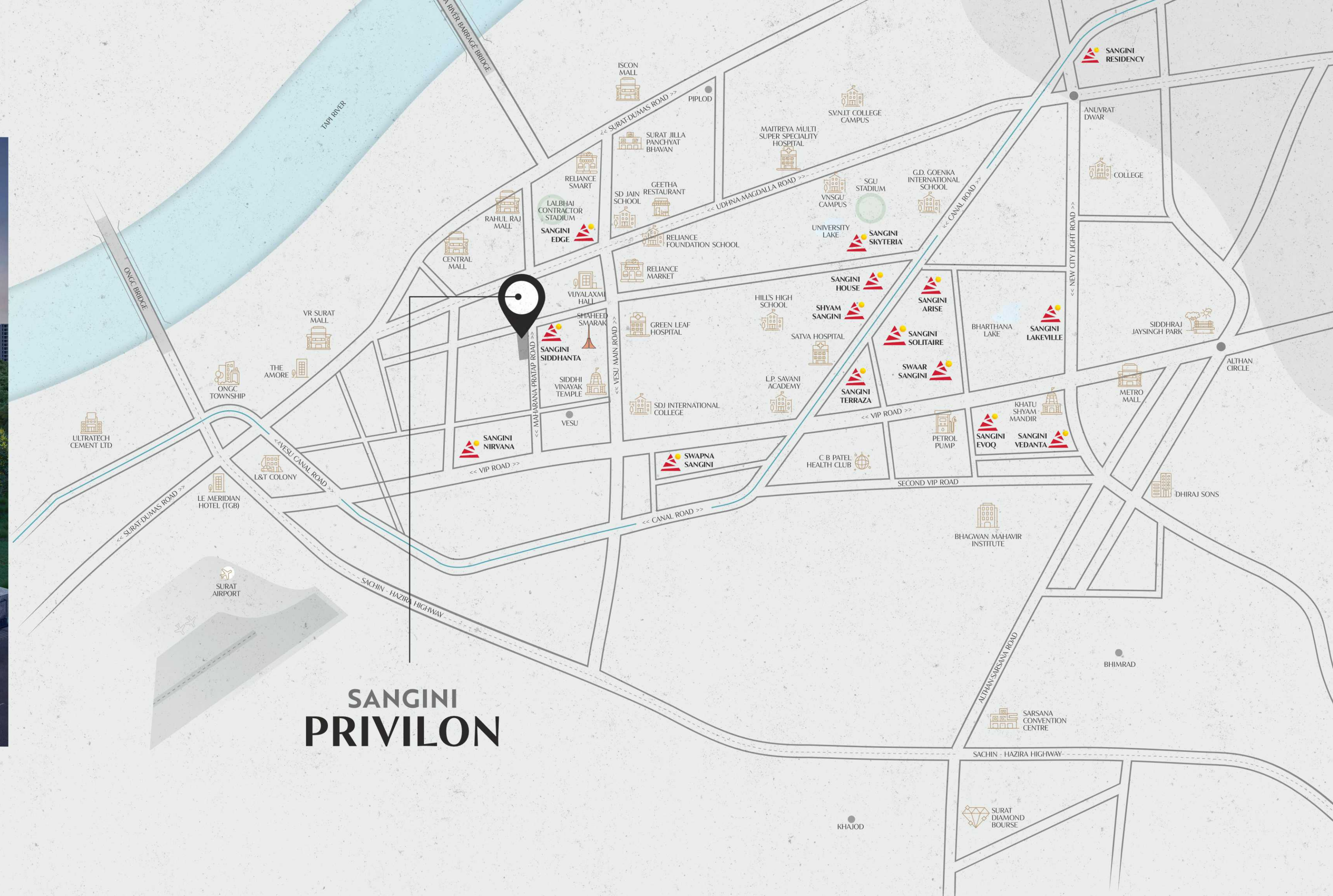
LOCATION | DESIGN | SIZE

36 RETAIL SPACES

343 OFFICE SPACES

THE RIGHT LOCATION

Where being seen can mean being discovered.
Privilon places your business within the city's natural flow of people and opportunity - giving it the address to be noticed.



**SANGINI
PRIVILON**



THE RIGHT DESIGN

Built around your business.

From efficient planning to everyday convenience,
every detail is considered to make the workday productive.



DOUBLE HEIGHT
ATRIUM



EXCLUSIVE ELEVATORS
FOR OWNERS'



WORLD CLASS
ELEVATION



DINING AREA



SOCIETY OFFICE



DOUBLE HEIGHT FOYER

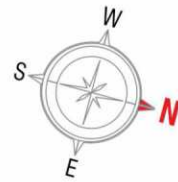


THE RIGHT SIZE

In a world of conventional commercial developments, Sangini Privilon has been shaped by a different philosophy one that places experience, proportion, and craftsmanship at the heart of every decision.

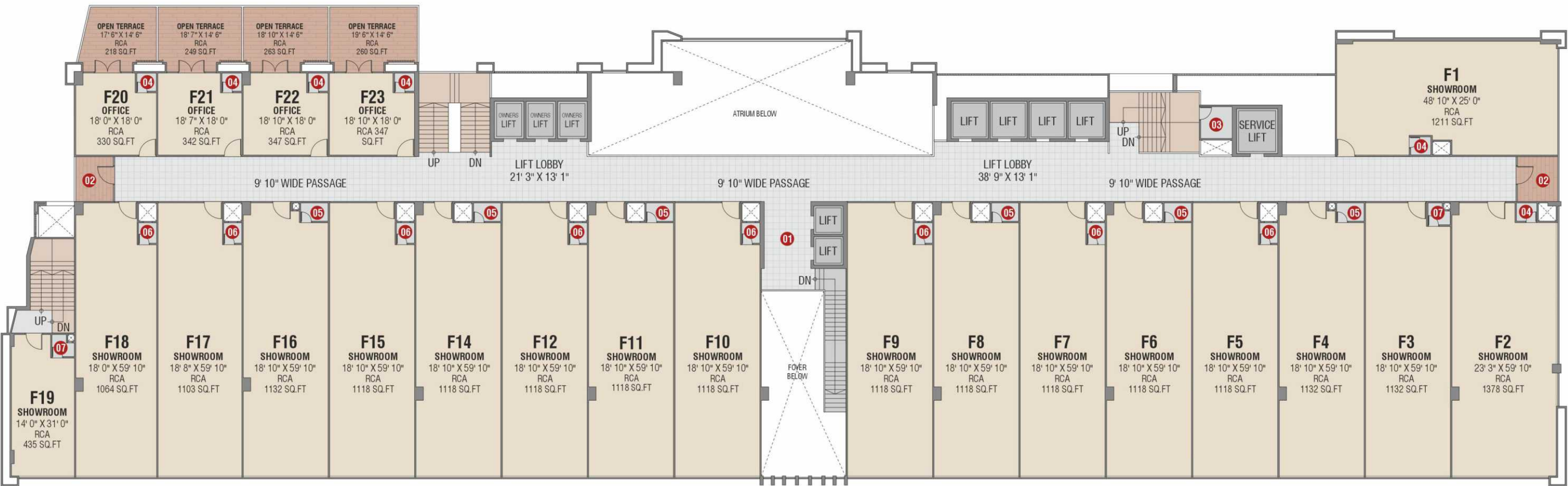
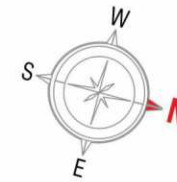


*GROUND FLOOR PLAN



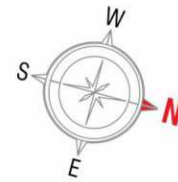
01 ENTRANCE GATE	09 VISITORS PARKING
02 EXIT GATE	10 COMMON TOILET
03 SECURITY CABIN	11 HANDICAP TOILET
04 SCULPTURE	12 TOILET
05 WATER BODY	13 TOILET
06 DOUBLE HEIGHT ATRIUM	14 TOILET
07 LIFT LOBBY	15 TOILET
08 DOUBLE HEIGHT FOYER	16 TOILET
76' 0" X 25' 4"	7' 0" X 7' 0"
10' 4" X 14' 9"	9' 10" X 4' 10' "
18' 10" X 45' 10' "	5' 0" X 4' 9"
	4' 0" X 4' 6"
	6' 1" X 4' 0"
	4' 6" X 4' 0"
	4' 0" X 7' 4"

*1ST FLOOR PLAN

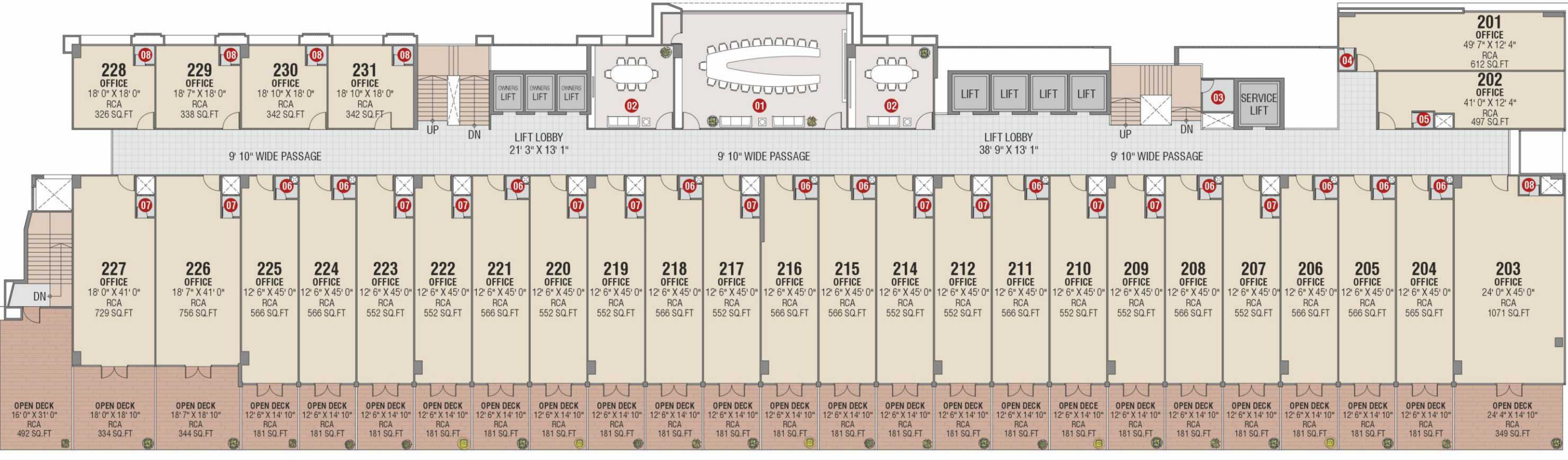


01 LIFT LOBBY	10' 4" X 19' 7"	05 TOILET	6' 1" X 4' 0"
02 OPEN TERRACE	8' 4" X 9' 10"	06 TOILET	4' 0" X 4' 6"
03 COMMON TOILET	7' 0" X 7' 0"	07 TOILET	5' 0" X 4' 9"
04 TOILET	4' 6" X 4' 0"		

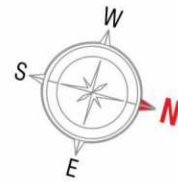
*2ND FLOOR PLAN



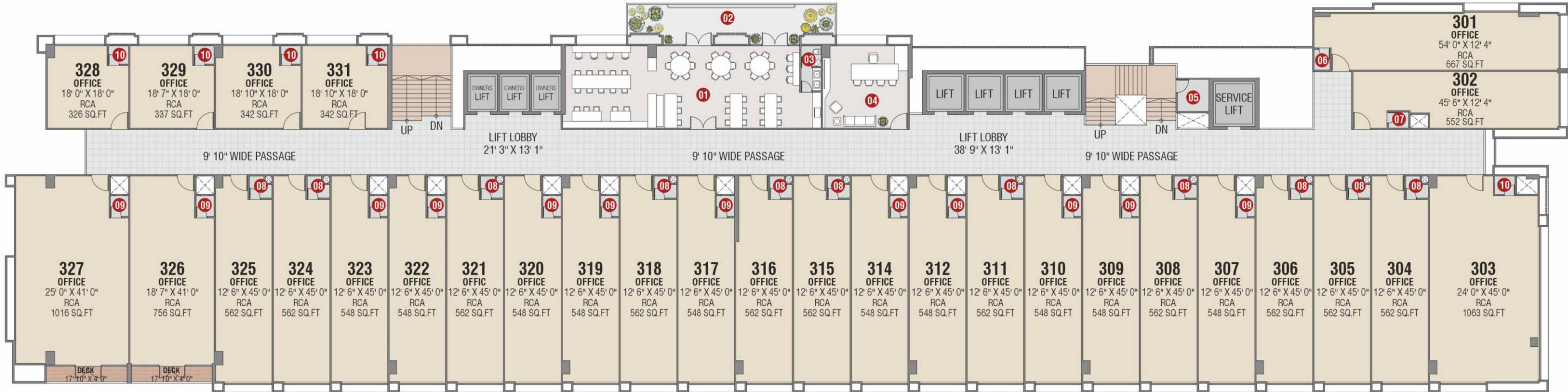
01 CONFERENCE / TRAINING HALL	38' 1" X 25' 0"	05 TOILET	4' 6" X 3' 6"
02 MEETING ROOM	18' 10" X 18' 0"	06 TOILET	5' 0" X 4' 9"
03 COMMON TOILET	7' 0" X 7' 0"	07 TOILET	4' 0" X 4' 6"
04 TOILET	3' 6" X 4' 6"	08 TOILET	4' 6" X 4' 0"



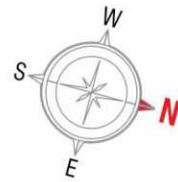
*3RD FLOOR PLAN



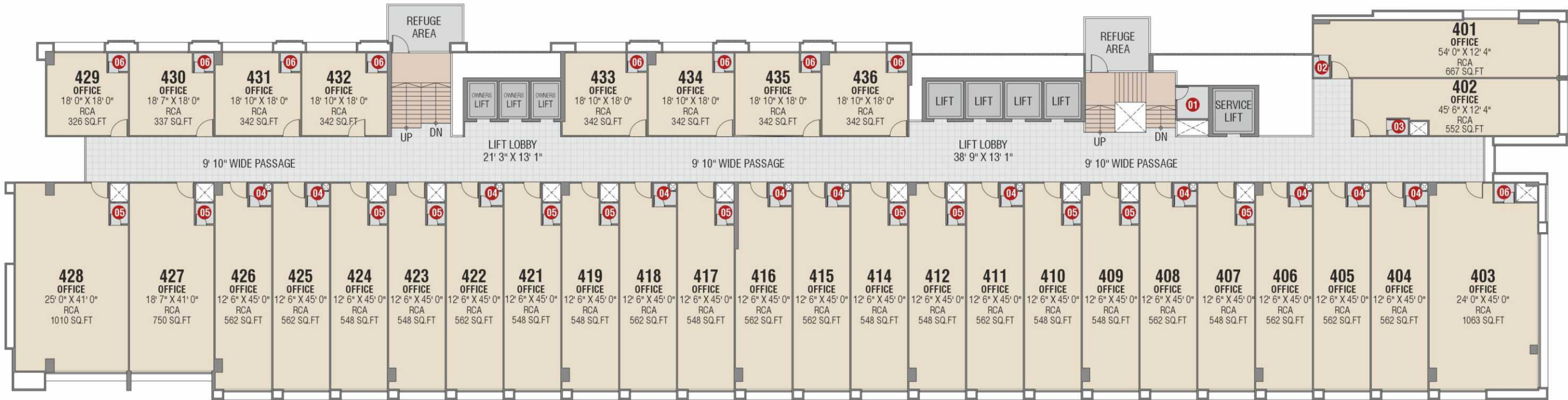
01 DINING AREA	57' 4" X 18' 0"	06 TOILET	3' 6" X 4' 6"
02 OPEN DECK	46' 1" X 8' 9"	07 TOILET	4' 6" X 3' 6"
03 TOILET	4' 6" X 4' 6"	08 TOILET	5' 0" X 4' 9"
04 SOCIETY OFFICE	18' 10" X 18' 0"	09 TOILET	4' 0" X 4' 6"
05 COMMON TOILET	7' 0" X 7' 0"	10 TOILET	4' 6" X 4' 0"



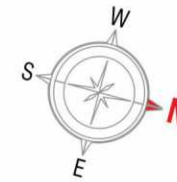
*4TH FLOOR PLAN



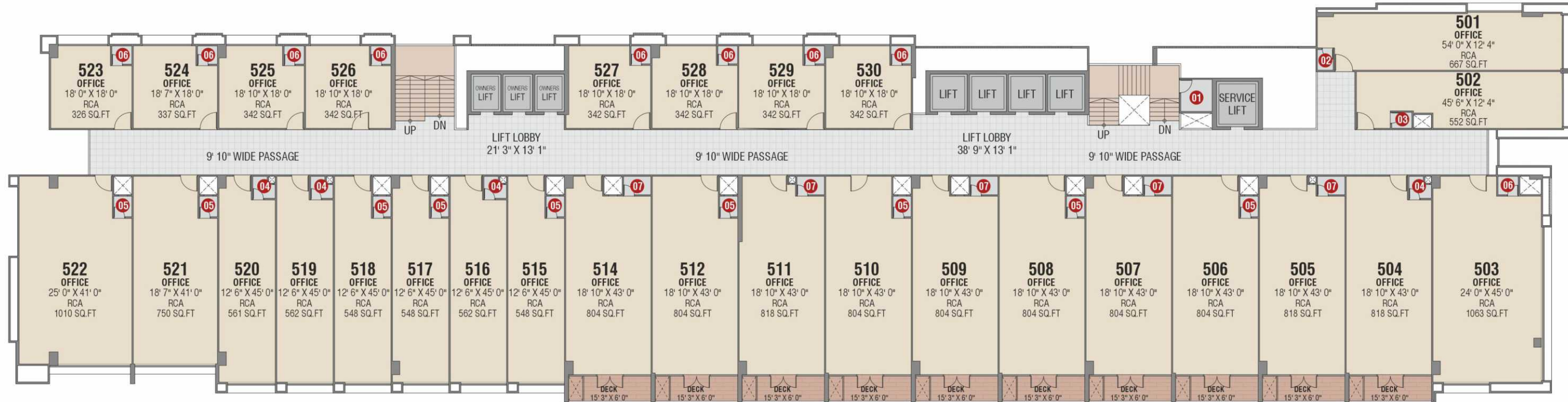
01 COMMON TOILET	7' 0" X 7' 0"	04 TOILET	5' 0" X 4' 9"
02 TOILET	3' 6" X 4' 6"	05 TOILET	4' 0" X 4' 6"
03 TOILET	4' 6" X 3' 6"	06 TOILET	4' 6" X 4' 0"



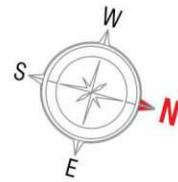
*5TH FLOOR PLAN



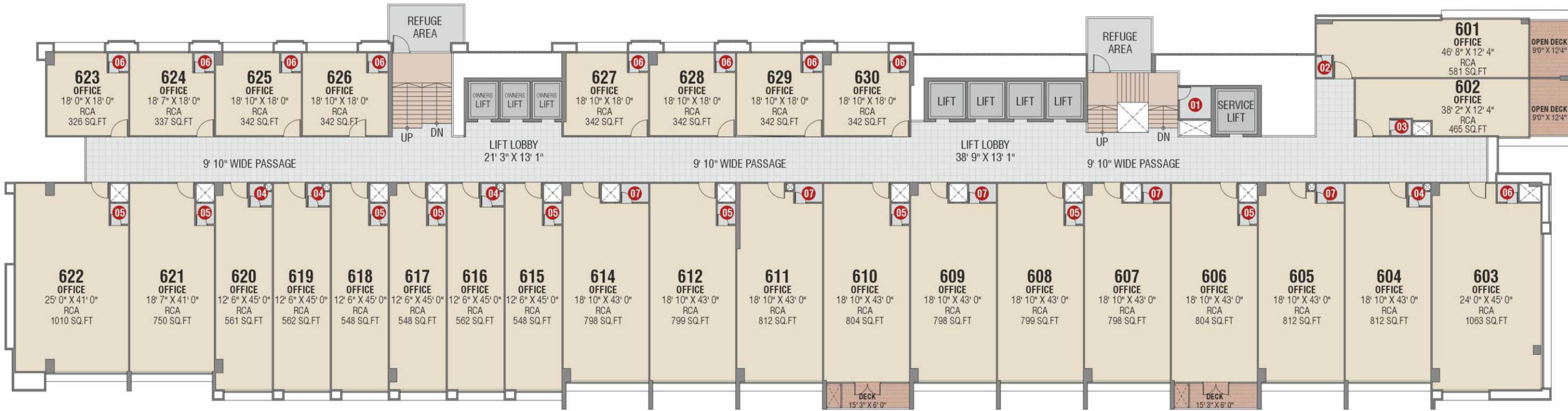
01 COMMON TOILET	7' 0" X 7' 0"	05 TOILET	4' 0" X 4' 6"
02 TOILET	3' 6" X 4' 6"	06 TOILET	4' 6" X 4' 0"
03 TOILET	4' 6" X 3' 6"	07 TOILET	6' 1" X 4' 0"
04 TOILET	5' 0" X 4' 9"		



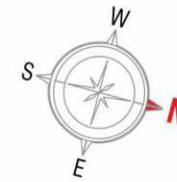
*6TH FLOOR PLAN



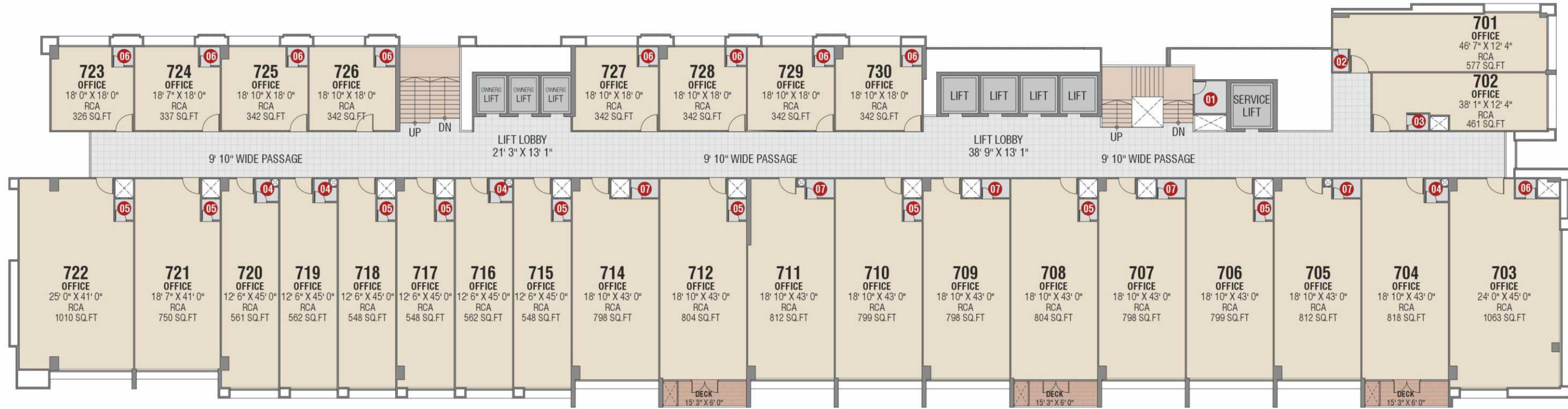
01 COMMON TOILET	7' 0" X 7' 0"	05 TOILET	4' 0" X 4' 6"
02 TOILET	3' 6" X 4' 6"	06 TOILET	4' 6" X 4' 0"
03 TOILET	4' 6" X 3' 6"	07 TOILET	6' 1" X 4' 0"
04 TOILET	5' 0" X 4' 9"		



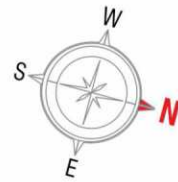
*7TH FLOOR PLAN



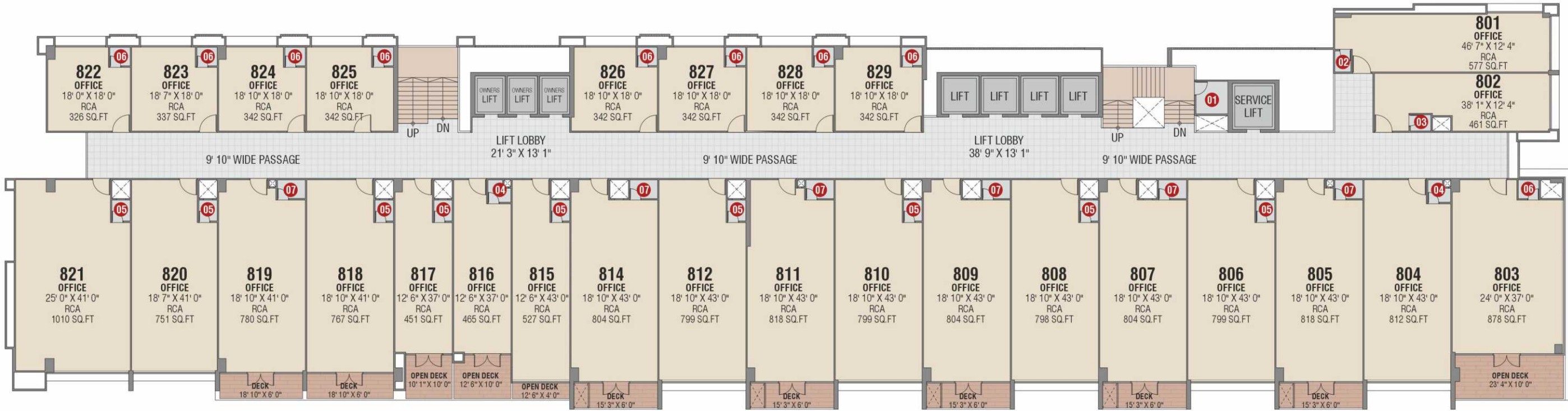
01 COMMON TOILET	7' 0" X 7' 0"	05 TOILET	4' 0" X 4' 6"
02 TOILET	3' 6" X 4' 6"	06 TOILET	4' 6" X 4' 0"
03 TOILET	4' 6" X 3' 6"	07 TOILET	6' 1" X 4' 0"
04 TOILET	5' 0" X 4' 9"		



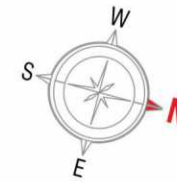
*8TH FLOOR PLAN



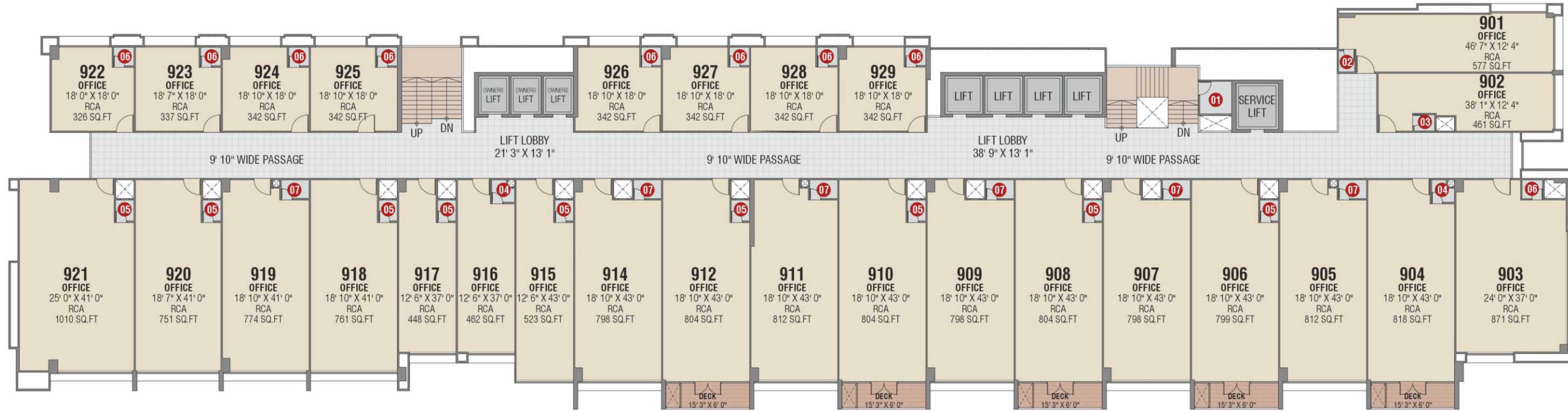
01 COMMON TOILET	7' 0" X 7' 0"	05 TOILET	4' 0" X 4' 6"
02 TOILET	3' 6" X 4' 6"	06 TOILET	4' 6" X 4' 0"
03 TOILET	4' 6" X 3' 6"	07 TOILET	6' 1" X 4' 0"
04 TOILET	5' 0" X 4' 9"		



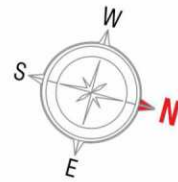
*9TH FLOOR PLAN



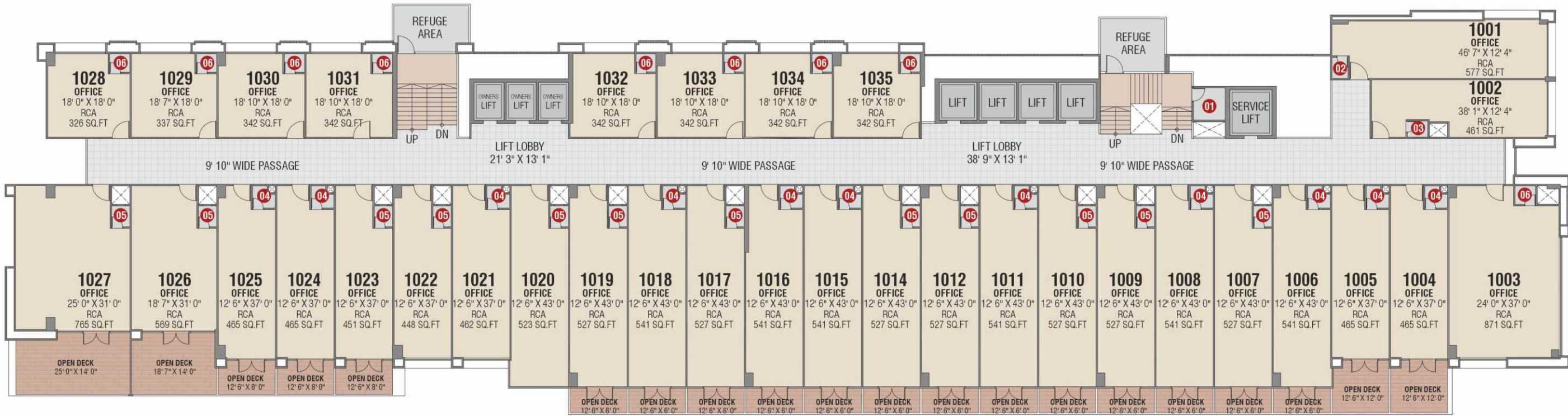
01 COMMON TOILET	7' 0" X 7' 0"	05 TOILET	4' 0" X 4' 6"
02 TOILET	3' 6" X 4' 6"	06 TOILET	4' 6" X 4' 0"
03 TOILET	4' 6" X 3' 6"	07 TOILET	6' 1" X 4' 0"
04 TOILET	5' 0" X 4' 9"		



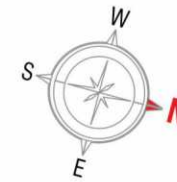
*10TH FLOOR PLAN



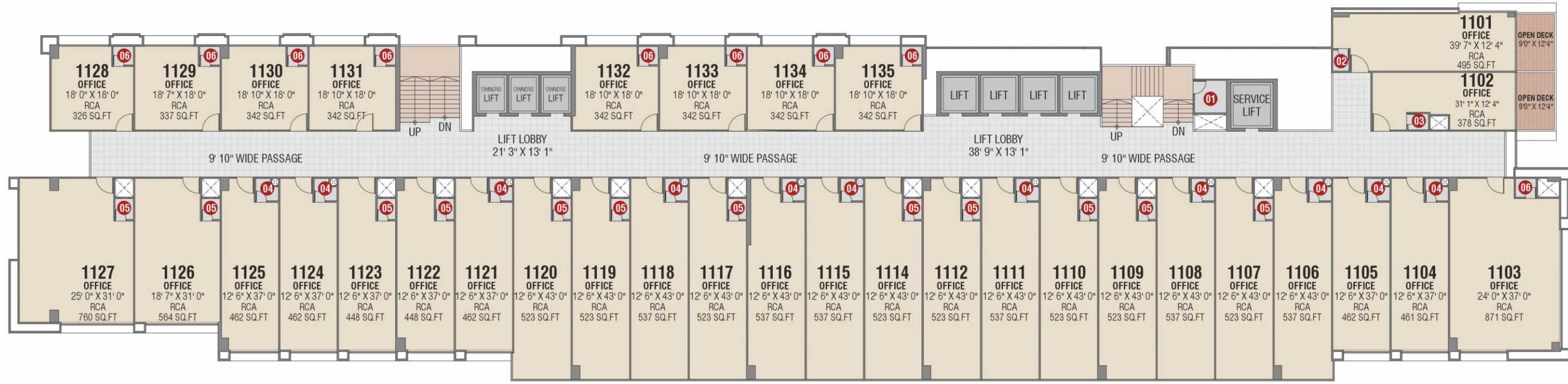
01 COMMON TOILET	7' 0" X 7' 0"	04 TOILET	5' 0" X 4' 9"
02 TOILET	3' 6" X 4' 6"	05 TOILET	4' 0" X 4' 6"
03 TOILET	4' 6" X 3' 6"	06 TOILET	4' 6" X 4' 0"



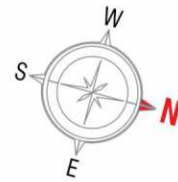
*11TH FLOOR PLAN



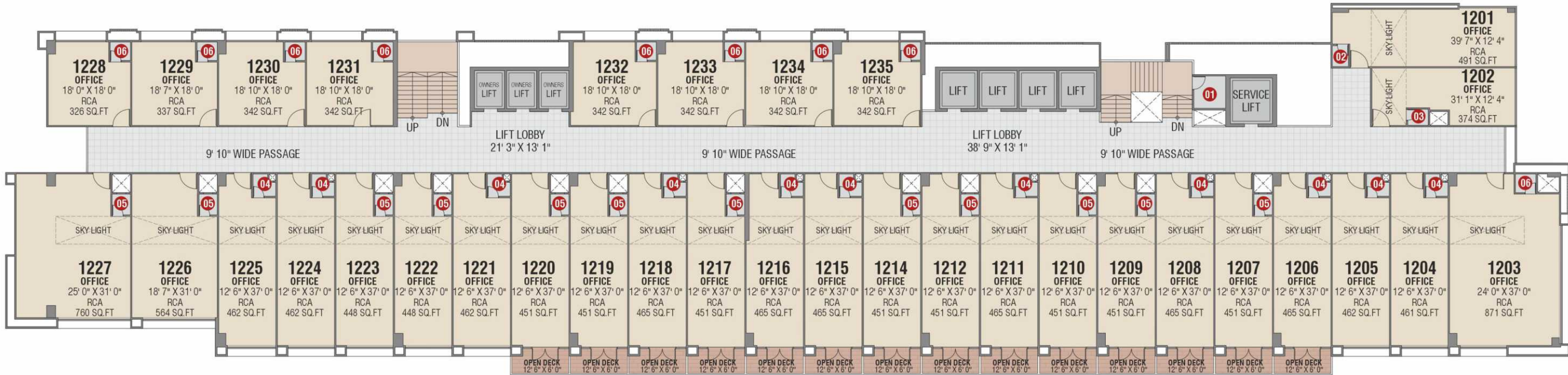
01 COMMON TOILET	7' 0" X 7' 0"	04 TOILET	5' 0" X 4' 9"
02 TOILET	3' 6" X 4' 6"	05 TOILET	4' 0" X 4' 6"
03 TOILET	4' 6" X 3' 6"	06 TOILET	4' 6" X 4' 0"



*12TH FLOOR PLAN



01 COMMON TOILET	7' 0" X 7' 0"	04 TOILET	5' 0" X 4' 9"
02 TOILET	3' 6" X 4' 6"	05 TOILET	4' 0" X 4' 6"
03 TOILET	4' 6" X 3' 6"	06 TOILET	4' 6" X 4' 0"



SPECIFICATIONS

UNIT SPECIFICATIONS:



- Floor finish**
- Good quality vitrified tiles in flooring



- Deck/ Open Terrace**
- Anti-skid tiles on floor
 - SS/MS/aluminum glass safety railing



- Toilets**
- Good quality vitrified tiles with standard quality sanitary ware and CP fitting of JAQUAR / CERA or equivalent make



- Wall Surface**
- Putty on all plastered wall



- Doors and Windows**
- Glass doors for ground and first floor units
 - Flush door for office units
 - DGU sliding windows/DGU Push windows in aluminum section for office units



- Air Conditioning**
- Only copper piping for VRV air conditioning in all units



- Electrical**
- 3 Phase meter with individual DB for each unit
 - 100% Power backup for each unit

TECHINCAL SPECIFICATIONS:



- Floor Height**
- Ground and first floor height-14' (slab top to slab top)
 - Second to twelfth floor height-10'3" (slab top to slab top)



Building designed as per IS Codes

BUILDING SPECIFICATIONS:



- Reception Atrium & Lobby**
- Double heighted air-conditioned atrium
 - Well designed and spacious lift lobby at all floor levels



- Elevator**
- Three fully automatic high-speed elevators with access control systems for owners of SCHINDLER/KONE or equivalent make
 - Four fully automatic high-speed elevators for visitors/employee of SCHINDLER/KONE or equivalent make
 - One service elevator of EXPRESS or equivalent make
 - Additional two fully automatic elevators for ground & first floor



- Power Backup**
- Generator of adequate capacity for lifts, water pumps and common facilities



- Parking**
- 3 Level basement car parking
 - Sufficient car and two wheelers parking for visitors



- Safety and security**
- Entry and exit with access control system
 - CCTV in campus, lifts, lift lobby, passages, reception & basement
 - Automatic fire alarm & safety system



- Toilets**
- Male & female common toilets



- Solar Energy**
- Installation of Solar Panel System on terrace for common areas electricity consumption to maximum possible extent



- Water Supply**
- Two SMC water tanks, one exclusively for ground and first floor and another one for offices



- Facade Treatments**
- DGU glazing (except ground and first floor) with stone/ granite cladding and texture
 - Designer facade lighting



ABOUT SANGINI

For over 4 decades, Sangini has shaped Surat's skyline with developments that stand for quality. Integrity, and thoughtful design. Carrying the same values forward, Sangini has expanded its footprint beyond Surat with developments across multiple cities.

With more than 71+ completed projects and over 10 mil. sq. ft. delivered, we've built lasting relationships and enduring value for over 6200+ happy families and 2700+ businesses.

At Sangini, we prioritize the quality of life, designing residences that nurture harmony and well-being, and commercial spaces that empower growth and balance. Guided by our mission to 'Develop a Happy Society' we go beyond construction to create environments where people and communities can truly thrive.

OUR FOOTPRINTS

SURAT | GIFT CITY, GANDHINAGAR | BHUBANESHWAR | BANGALORE

41+
YEARS

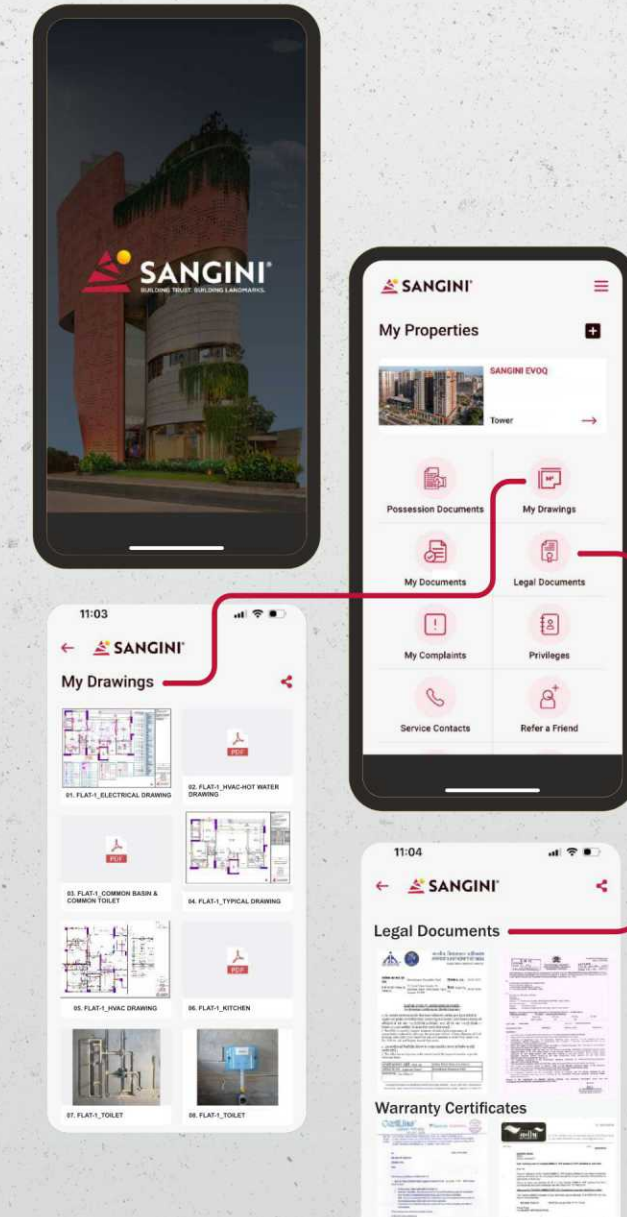
10M^{Sq.Ft}
CONSTRUCTED SPACES

71+
PROJECTS

2700+
COMMERCIAL UNITS

6200+
HAPPY FAMILIES

RESIDENTIAL | COMMERCIAL | MIXED USE | PLOTTED DEVELOPMENTS | TEXTILE MARKETS | WAREHOUSES



WHY
SANGINI
APP?

CUSTOMER CARE

From legal documents to as-built drawings, everything is shared with clarity and care.

The Sangini app ensures a transparent, step-by-step experience from possession checklist to vendor support and space to raise queries.

So, every homeowner feels guided, heard and confident in every step of the way.

LEGAL DISCLAIMER:

All dimensions are approximate, average and unfinished. *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, equipment & colour 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: • Materials installed in the builder's finished unit are subject to change as per availability.

• 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 a part of any legal contract.

TERMS & CONDITIONS:

Stamp duty, registration charges, advocate fees, legal charges, insurance expenses, GEB expenses, SMC expenses, society formation & registration expenses, 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 project like SMC tax, I.C. etc. will be borne by the purchaser. • In the interest of continual developments in design & quality of construction, developer reserves all the rights to make any changes in the project including technical specifications, designs, planning, layout & all purchasers shall abide by such changes. • Changes / alteration of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept & outlook of the project are strictly NOT PERMITTED during or after the completion of the project. • Any RCC member (beam, column & slab) must not be damaged during the interior work. • Low-voltage cables such as telephone, TV and internet cables shall be laid as per consultant's service drawings with prior consent of the developer. 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. • Amenities provided are for the added benefits of the society. Any change / alteration in the amenities during or after the completion of the project due to change in government / local authorities (corporation, fire department, environment department, other statutory authorities) policies / rules & regulations will have to be accepted by all the members of the society. • Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed documentation / possession. • SMC tax, electricity bill, society maintenance charges & society security deposit is to be borne by the purchaser after BUC / possession / document registry whichever is earlier. • Document registry is compulsory before possession. • If any change in rules & regulations of government policies / RERA / GST / stamp duty / registration fees etc. will be charged to the purchaser. • Purchaser or his/her tenant shall not use or let out his/her unit for purposes like pan parlour, grocery/kirana store, dairy, hospital/clinic/dispensary, spa, non-branded salon, workshop, non-branded juice centre/ice-cream parlour, non-branded fast food outlets, and tuition classes.



Site Address:

Sangini Privilon, Opp. Sangini Siddhanta,
Maharana Pratap Road, Vesu, Surat City,
Surat, Gujarat - 395007

Architect:

Structure:

Vastu Consultant:

Lighting Consultant:



Project Developed By: VEE AAR LIFESPACE LLP
Sangini House, Nr. L.P. Savani Academy, Canal Road, Vesu, Surat-395007

  **+91 99099 26355** sales@sanginigroup.com | www.sanginigroup.com

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