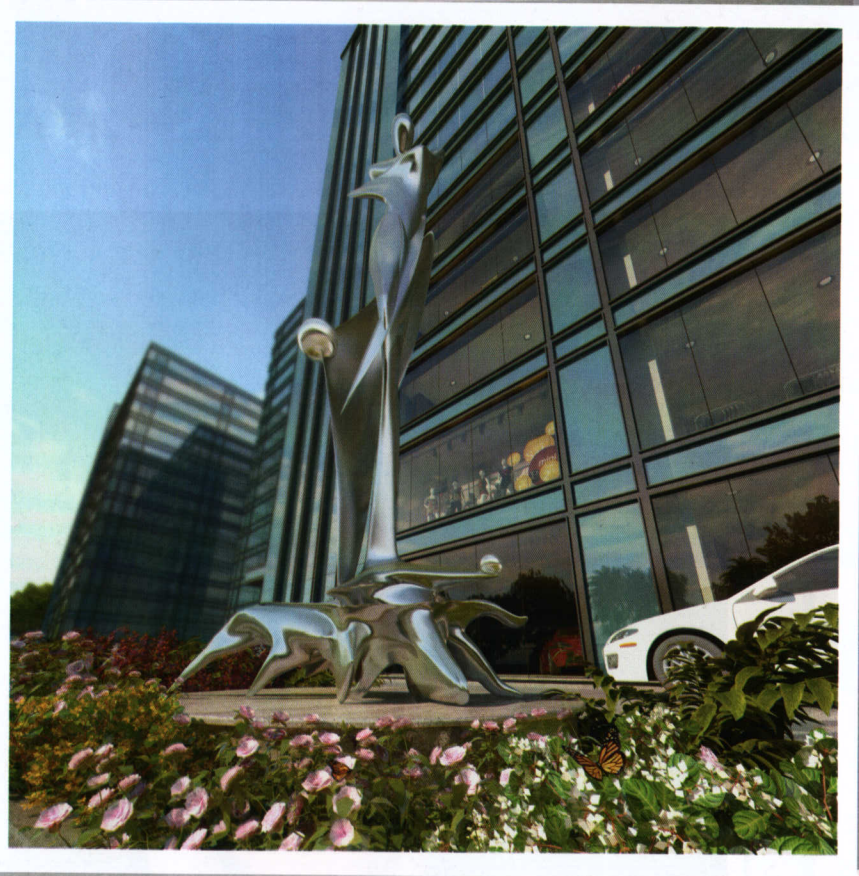


SWASTIK[®]
UNIVERSAL

The Business Hub



BRILLIANT IN DESIGN
EXCEPTIONAL IN FUNCTION

Where finance meets people,
Where Sales meets targets,
Where technology meets growth,
Where planning meets Optimum,

For the indomitable & spirited businessman



The Business Hub

A PROJECT BY



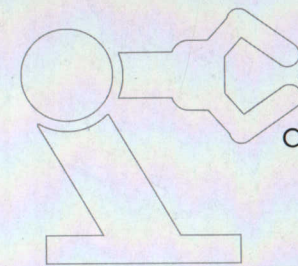


SWASTIK UNIVERSAL

A self contained Corporate House is ready to cater opportunities for more interaction, wide and varied exposure and most importantly, minimized travel ergo, more time for self and family. Setting new benchmarks for excellence in design, quality, facilities and operational management, the Swastik Universal will be a hub for all that has come to symbolize power and prestige in the world of business and retail with world-class offices, providing more open spaces, more modern amenities and facilities and generally a better environment and sharing.



Showroom on main road



automation :
a way of life at

SWASTIK UNIVERSAL

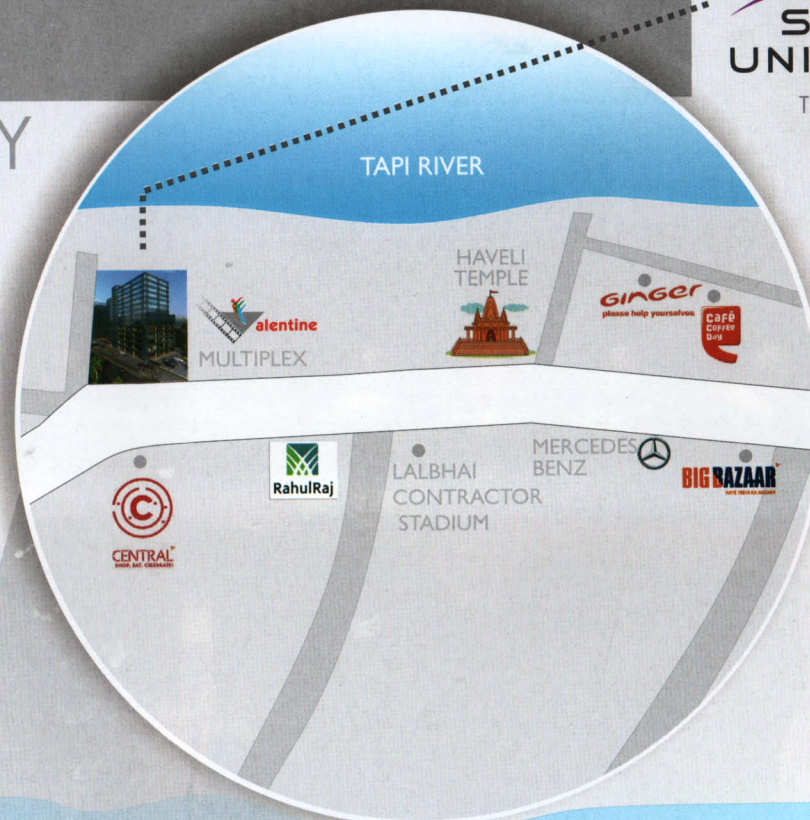
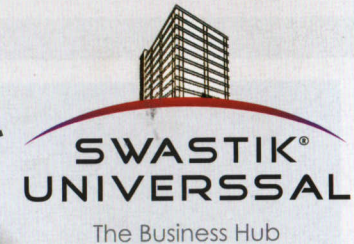
Auto floor detection using thumb impression
& smart card

Smart card based access control in offices

Automatic Sensor based sliding doors

Office power management & CCTV using
mobile connectivity from any where in the
world

OUTSTANDING LOCATION SMART CONNECTIVITY



Distances from SWASTIK UNIVERSAL					
The GateWay Hotel	4.2 Km.	Essar, Hajira	24.4 Km.	Alhwa Gate	6.2 Km.
The Ginger Hotel	1 Km.	Shell Gas, Hazira	21 Km.	Ghod Dod Road	5.7 km.
The Grand Bhagwati Hotel	3 Km.	Reliance Industries Limited	16.3 Km.	Vesu, Surat	3.6 Km.
The Lords Plaza Hotel	10 Km.	L&T	18.4 Km.	Surat Railway Station	11.5 Km.
		Ongc, Hazira	5.8 Km.	Surat Airport	6 Km.
				Surat Textile Market	9.3 Km.

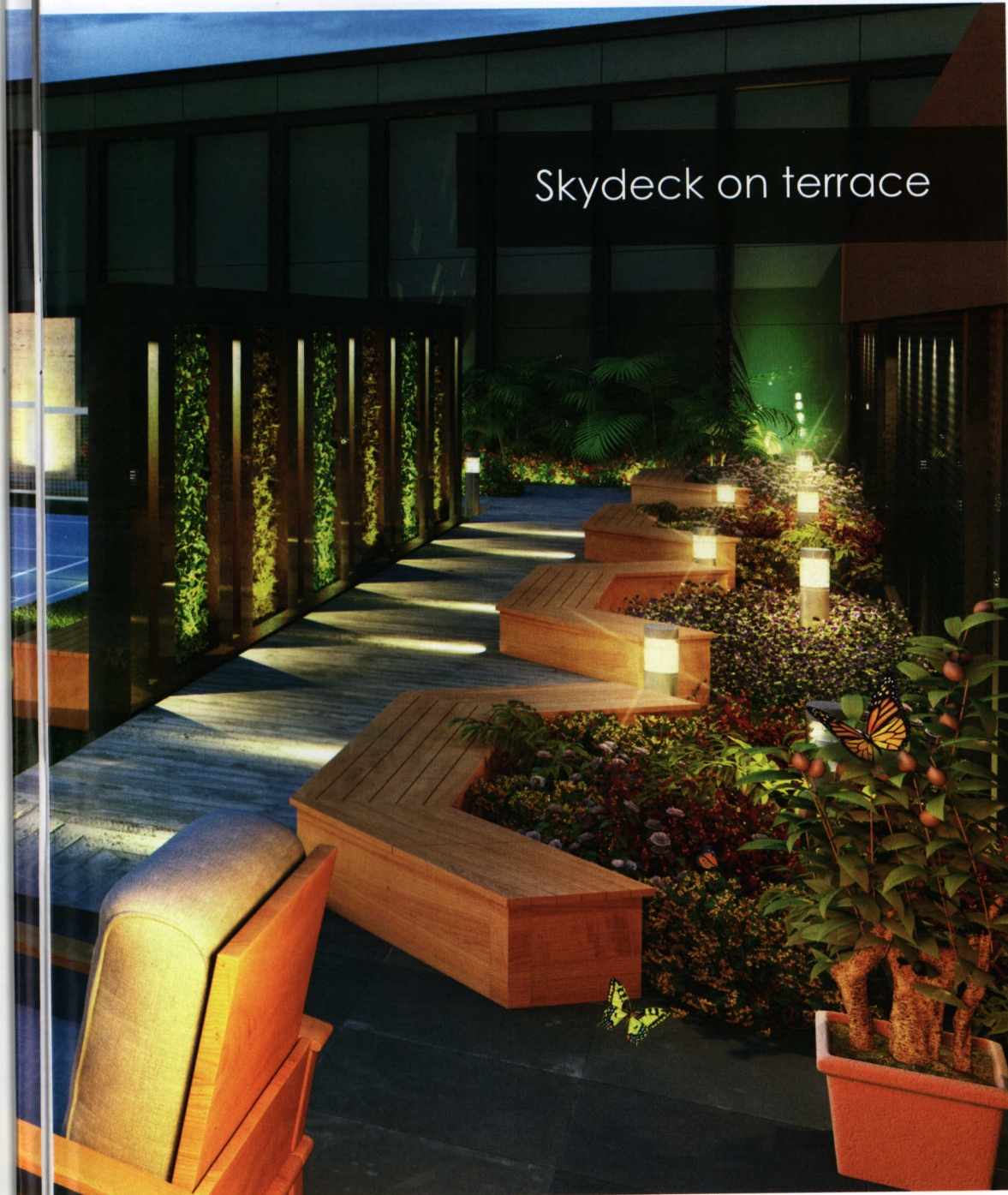


inspire.achieve

Ghod Dod Road
Surat Textile Market
Surat Railway Station
The Lords Plaza Hotel



spectacular. elegant. luxurious



Skydeck on terrace

Lifestyle : a way of life at
SWASTIK UNIVERSAL

Cafeteria and meeting lounge

World class conference area

Gym with Shower, Sauna, Steam
& all modern equipments.

Centrally Air-conditioned building with
power backup


100% power back up for the entire
building premises

100% percent power back up for
individual offices.





meet. network. grow



Elegance Personified



Convenience : a way of life at

SWASTIK UNIVERSAL

Wi-fi based Public Internet facility

Broadband & data management system

Telephone & intercom system

12 high speed elevators-6 in each tower

Separate lift for owners

CCTV recording in all the elevators

Smart card access

Auto floor detection facility

Smart card based parking system for every car

Night boom barrier with bright multi color illumination

Parking vacancy & allotment display system for every new car entering the premise

Registration plate screening & recording

Entry time & image of vehicle storing

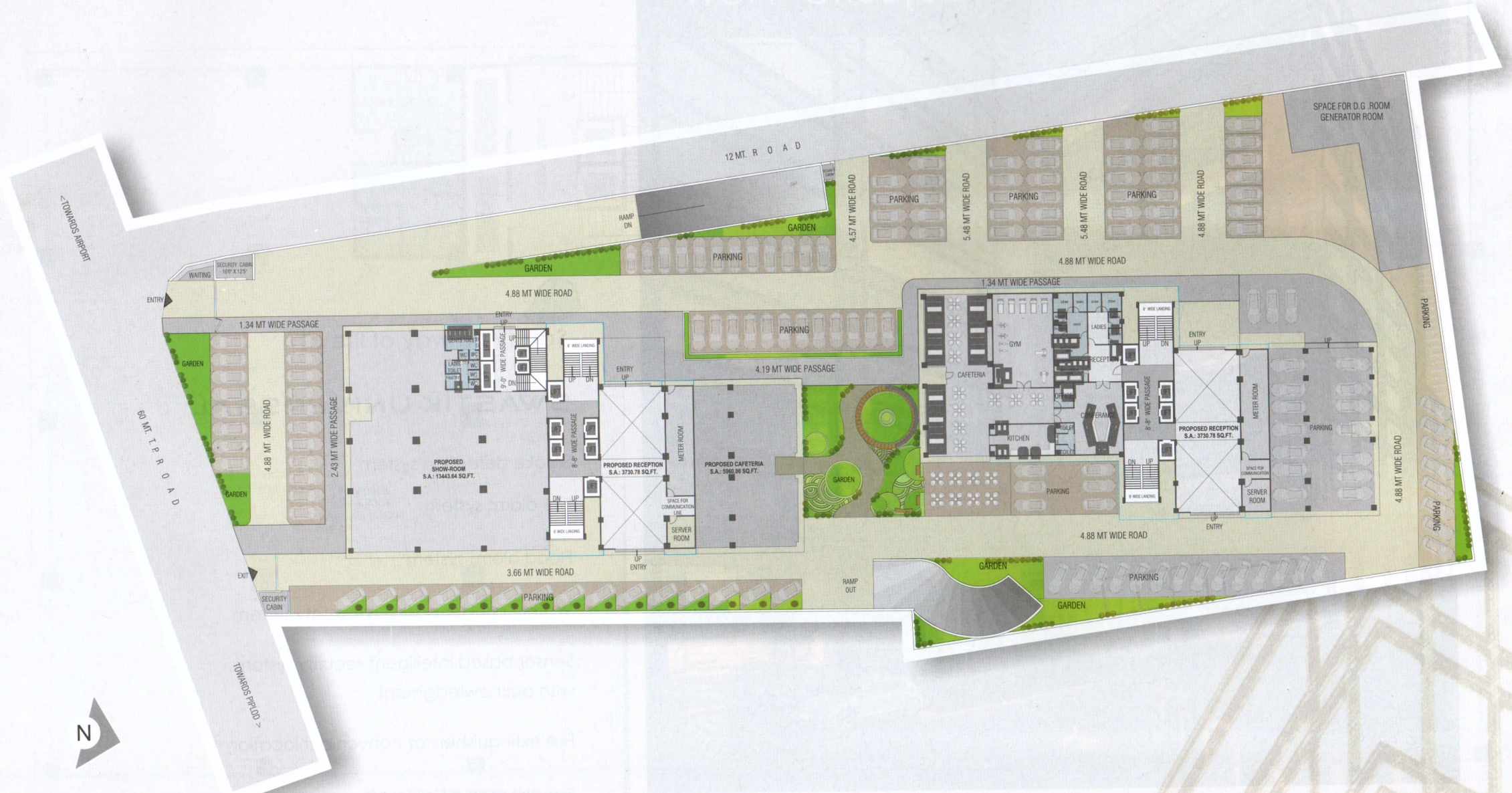
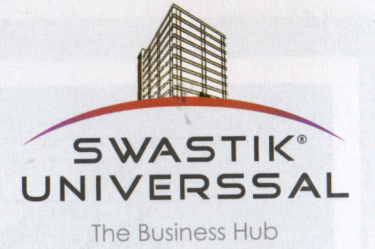
Automatic under vehicle inspection

600 Cars Parking

Futuristic design for a
modern businessman



SITE LAYOUT PLAN





Majestic View



Safety : a way of life at

SWASTIK UNIVERSAL

Smoke detection system

Fire alarm system

Flood alarm system

Water Sprinkler based fire safety system

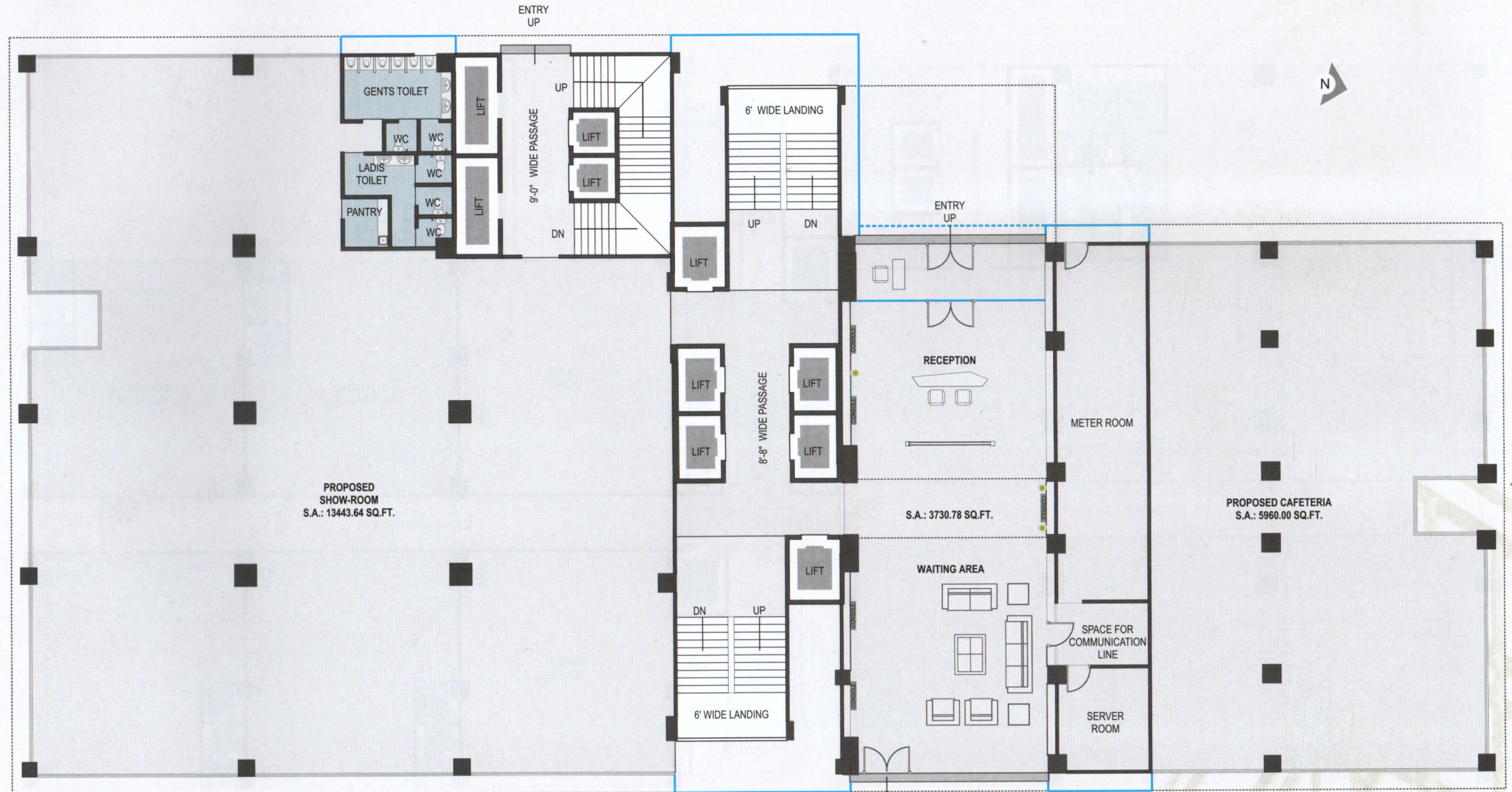
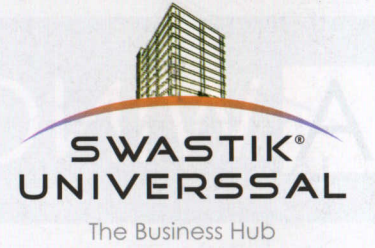
Sensor based intelligent security system
with acknowledgment

Fire extinguishers at convenient location

Fire exit map at all levels

A WING

GROUND FLOOR PLAN



A WING

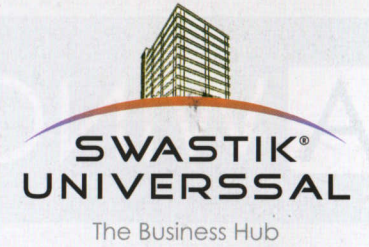
1st FLOOR PLAN

Majestic View



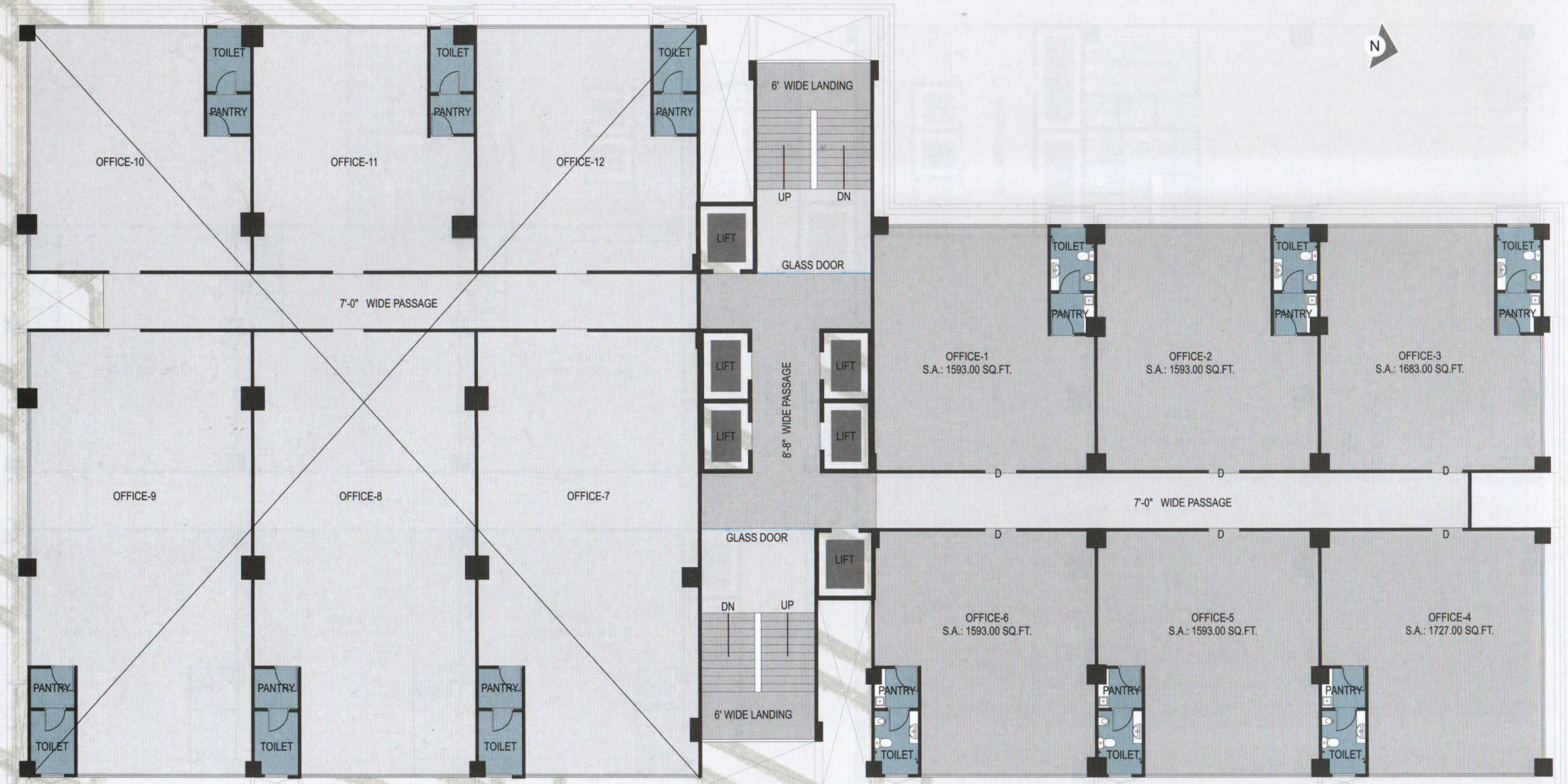
A WING

2nd to 4th FLOOR PLAN



A WING

5th FLOOR PLAN



A WING

6th & 7th FLOOR PLAN



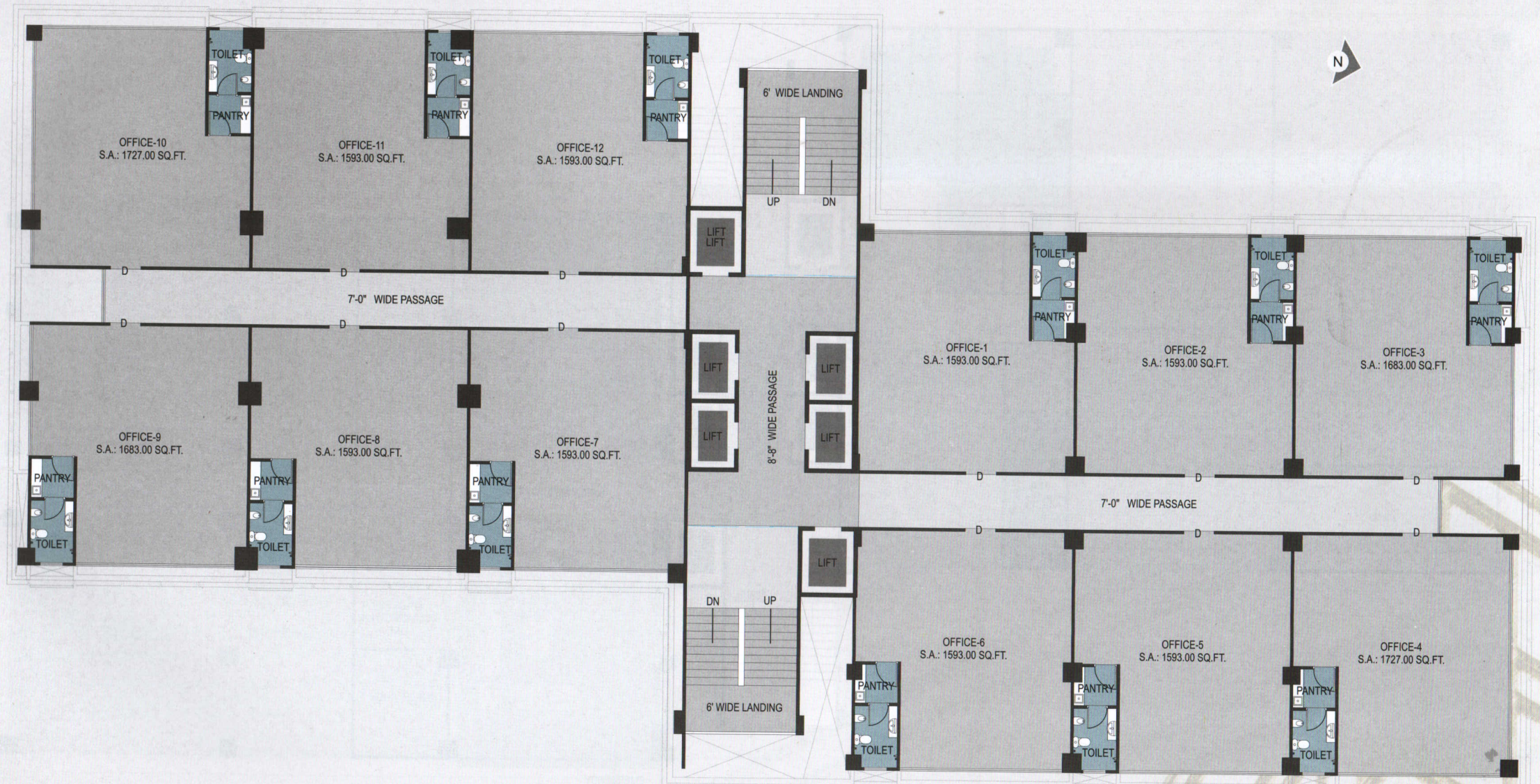
A WING

8th FLOOR PLAN



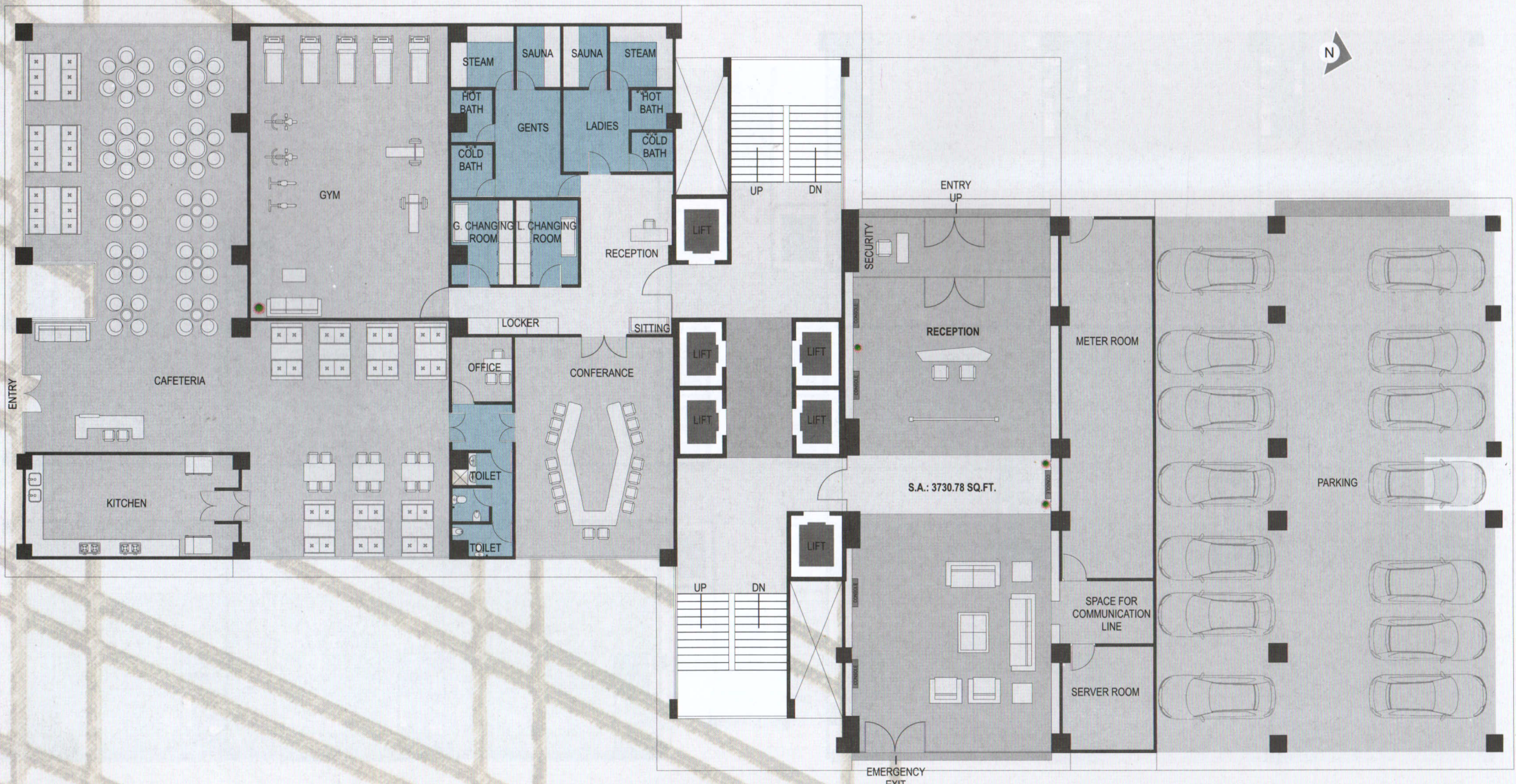
A WING

9th to 13th FLOOR PLAN



B WING

GROUND FLOOR PLAN



B WING

1st FLOOR PLAN



B WING

2nd to 13th FLOOR PLAN



SALIENT FEATURES



GENERAL OFFICE SPECIFICATIONS:

1st layer would be a covering layer which would enhance wiring and other requirements for a customized affine.

2nd layer would be of vitrified tiles with preference for customization along with enough choices for designs.

(Note - This layer would be started once complete laying of electrical, telephone, Internet, etc wiring is complete as per the customized requirement of individual offices.)

- All doors and windows with granite frame
- Designer tiles in bathroom up to ceiling.
- C.P. fitting of Jaguar or equivalent company.
- Sanitary ware of Parryware/Kohler or equivalent company.
- Bathroom and kitchen designed as per vastushastra.
- Electric switch of ABB/Crabtree or equivalent company.
- Electric wire of Finolex/Havells/Palycab/RR or Equivalent Company.
- Bathroom and Pantry with full wiring and remaining office area with basic wiring including complete Air conditioner load.
- Provision for customized corporate networking like electricity, telephone, broad bond connectivity, television, security, fire fighting system etc.
- Provision for customized fire fighting system as per individual office requirements on chargeable basis.
- Video door phone with switch operated unlocking system for main door.
- Attractive designer finished main door with S.S finished fittings.
- Earthquake resistant R.C.C structure as per seismic zone defined for Surat and it's near about places.
- Construction work: would be done using the best quality material with excellent finishing.
- One openable louver for natural ventilation in all offices.
- Fire extinguisher unit will be provided in office (CO2 based extinguisher).
- Double glass glazing on external surface to reduce ultra violet & infrared rays to save electricity.
- Gas leak detector, fire alarm and smoke detector would be provided in the office along with provision in pantry area of the office.
- Centralized packaged air conditioning units in individual offices without ducting.
- 100 percent power back up for the entire building premises including 100 percent power back up for individual offices.

Notes:

- Legal documents, stamp duty, SMC IC charges, GEB, education cesse, service tax and other government charges will be charged extra as applicable.
- Society maintenance charges will be borne by members as per the prevalent charges to maintain a business centre.
- Any kind of external changes will be strictly not allowed.
- All details shown in this booklet are for information purpose only. And it cannot form as part of any agreement.
- Changes in rules and regulation at SMC or any other Government authority shall be abided by all members.
- A deposit of Rs. 100/-sq.ft. has to be given during the final documentation or handover whichever is earlier for the building, this cheque has to be given in favour of the maintenance society formed to maintain the building, the principal amount would be put into a fixed deposit in any nationalized bank and the interest would serve as a fund for any future maintenance or repairs of the building. In case of resale this deposit would be directly transferred to the new owner.

GENERAL SPECIFICATIONS OF THE BUILDING:

Fully Computerized security system with hi-tech facilities stated below

- Fully equipped latest bomb checking apparatus at the main gate of the building.
- Boom barrier at the main gate and entrances of both the basements for access control of cars as special security feature.
- Sensor based intelligent security system with acknowledgement.
- Special Provision for specialized 150 visitor car parking at chargeable basis
- Portable luggage scanner at the reception.
- Metal detectors at the reception.
- Complete high resolution video camera with infrared (night vision) facility and 24 hours recording with month backup facility. Cameras would be positioned in all the common areas of the entire complex including basements, common passages, lifts, main gate, reception, other parking areas etc.
- Separate lift for owners
- Separate lift for important staff members.
- Special high speed lift with smart card for access control along with auto floor detecting device.
- Special security control office with server room for back up of all database.
- Emergency alarms.
- 100 percent power back up to support this system
- Flood alarm along with special drain out system in the basement.
- Fire exit maps at all levels and offices.
- Schindler/Mitsubishi/Thysen/Kone/Otis equivalent brand with all level stoppages including basements and camera recording facility.
- 6 lift per tower [4 lifts for common visitors, 1 lift for owner and 1 lift for staff.]
- Owner and staff lifts would be provided with super high speed specifications
- Power saving devices would be used for proper and enough power saving.
- G.S.M and Broadband based power and security management system, which empowers the owners to operate power and security cameras from anywhere in the world (I.P. Camera provision for access to limited cameras at chargeable basis)

EXCELLENT LOCATION SMART CONNECTIVITY



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Vibhuti Organisers Pvt. Ltd.

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Parikshit Talati - Jigar Talati

Structural Designer
Jalil A. Sheikh

Project Manager
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