



2 & 3 BHK Contemporary Living....

Project by



An ISO 9001 : 2008 Certified Company

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SKETCH THE  
**ENTITY. EPITOME.  
LANDMARK**

The beautiful Saffron flower is known for its fragrance, Colour and preciousness. We inspired by and our project resemble its unique facets. Our project "Saffron" also has unmatched features like attractive elevations, Dashing designs & equipped with limitless luxury. The perfect blend make Saffron "spectacular architectural wonder of Surat".





SKETCH THE  
**HAPPINESS**

Where you walk, your steps will echo but its happy meaning will reverberate at the entrance of the home.



RAGHUVIR  
SAFFRON



SKETCH THE  
**JOYFUL LIFE**

Have a walk around your world renewed! Ownership is not just about use. It is about sheltering our loved ones with memories. Saffron is an address that celebrate your success.



 RAGHUVIR  
SAFFRON





SKETCH THE  
**PEACEFULNESS**

A man travels the world over in search of what he needs and returns home to find it.

SKETCH THE  
**HEALTHY LIVING**

Status, Health and protection will support you for life.  
It's the nature that will sustain you for lifetime.



# LAYOUT PLAN



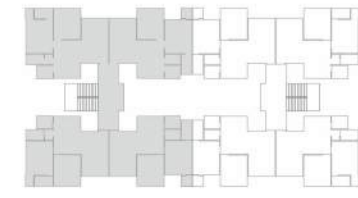
- 1 ENTRY
- 2 WATCHMAN CABIN
- 3 FOUNTAIN
- 4 SITTING
- 5 GAZEBO
- 6 JOGGING TRACK
- 7 CENTRAL PARTY LAWN
- 8 STAGE
- 9 SPLASH POOL
- 10 CLUB HOUSE/  
MULTIPURPOSE HALL
- 11 STEAM, JACUZZI
- 12 OPEN KITCHEN
- 13 WOMEN'S SITTING
- 14 FLOWER BED
- 15 SKATING RINK
- 16 CHILDREN PLAY AREA
- 17 PARKING
- 18 EXIT





## 2 BHK

UNIT FLOOR PLAN

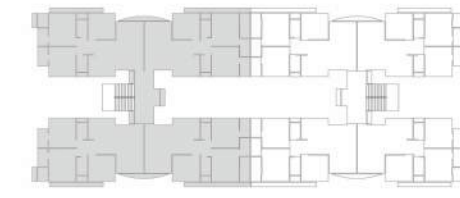


C - D - E - F TYPE PLAN



## 3 BHK

UNIT FLOOR PLAN



A - B TYPE PLAN



## Unit Specifications

### Flooring

- Vitrified granamite tiles of 32"X 32" in living room and 24" X 24" fully granamite tiles in all other rooms including Kitchen & Dinning of standard company.

### Kitchen

- "L" shaped granite platform with S.S. Sink.
- Designer tiles up to lintel level.
- Wash basin in common area with designer tiles over dedo.

### Bath-room

- Deluxe Bath fittings with single lever divertor by Aquel or Jaguar or equivalent brand.
- Designer tiles over dedo & floor.
- Wall hung closet with seat cover.
- Wall hung wash basin.

### Windows

- Anodized aluminium section with glass
- Well polished granite sill.

### Reflective Glass

- Prerequisite of reflective glass in all windows for protection from heat.

### Door

- Decorative pinewood main door with designer laminate along with handle and safety lock.
- Waterproof pinewood flush doors with Sal wood Frame in-house & hardware fittings.

### Enamel

- Well finished putty on internal walls.
- Texture on external wall of the building with acrylic water paint.
- Acrylic colour in common areas.

### Electrification

- Modular switches.
- Concealed circuit wiring.
- M.C.B in individual flat for safety.
- Two way light & fan points in living room.
- High ampere special electric points for electronic gadgets.
- A.C. points in master & children bedrooms.
- Special points for T.V.

### Plumbing

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

## Safe Heaven Homes

### Title

- Loanable clear title.
- Registered sale deed for individual members.
- Building Use Certificate.
- Airport N.O.C.
- Lift Licence.
- Fire N.O.C.
- Environmental clearance

### Structural Design

- Considering last earth quake.

### Construction Quality

- Construction work maintaining high standards in quality and preciseness in building construction through qualified and dedicated team.

### Fire Safety

- Fire safety provision as per authority norms.

## Green Building Concept

- Tree plantation in campus.
- Tree plantation & landscaping outside the compound wall
- Percolating borewell for recharge of rain water.
- Building design which gives maximum cross ventilation & air circulation to reduce electric consumption.

## Luxurious Excellent Amenities

### Huge Lush Green Landscaped Garden

- The campus garden has party lawn with multi functional stage for party celebration. which includes:
  - Gazebo
  - Glorious fountain.
  - Jogging track.
  - Children play area.
  - Unisex gymnasium hall.
  - Splash Pool
  - Skating Ring
  - Club House
  - Women Sitting

### Welcoming Area

- High interior reception.
- Waiting lounge with unique coloured sofa and attachery.
- Decent name plate.
- C.C.T.V. camera with 24 hours recording system for residents safety.

## Campus Features

### Entrance Gate

- Elegant entrance gate on 60' FT wide T.P. road.
- Security cabin.
- Well designed & lighted project name shield.

### Lift

- Two high speed automatic elevators of johnson or trio (otis) or equivalent company.
- Lift with S.S. cabin.
- Intercom in lift cabin.

### Allotted Parking

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

### Anti Termite Treatment

- Entire campus will be treated by pest control treatment.

### Road

- Well designed pavers block/RCC road.

### Water Tank

- Underground & overhead water tank in each building.

### Terrace

- Special thickness & high grade concrete for terrace slab with water proofing.

### Generator Facility

- Branded silent generator with 6 normal points in each flat & in common area for lift, water pumps, common passages & parking lights.

### Compound Wall

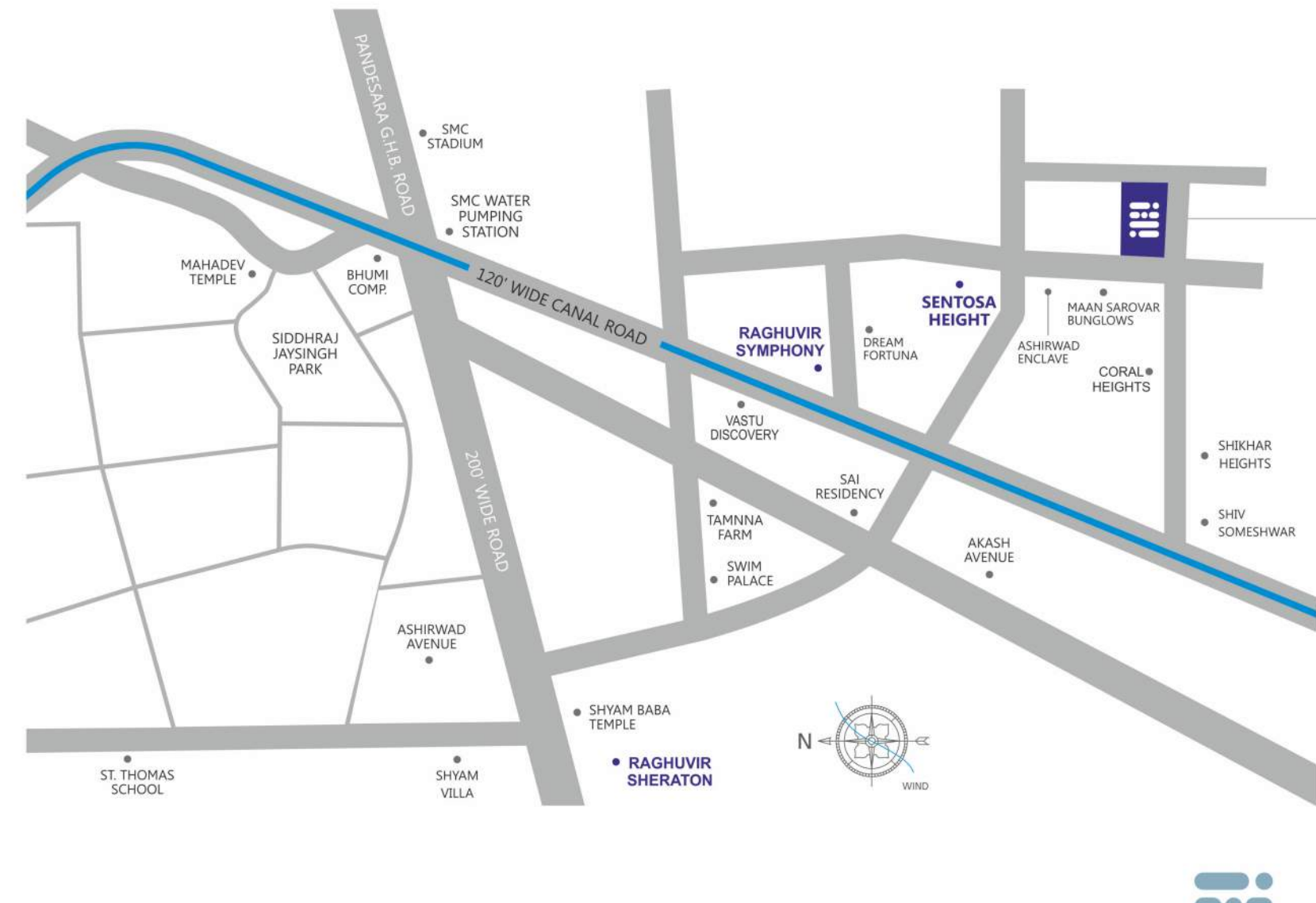
- Well designed compound wall around the campus with decorative lights.



SAFFRON



## KEY PLAN



Site : Near Ashirwad Enclave, Opp. Maan Sarovar Bunglows, Althan, Surat.



**Disclaimer:**

• Any amendments in rules & regulation by any authority will be bound to all members. • All expenses of legal document, G.E.B charges, extra stamp duty (if any), service tax, VAT (if applicable), society maintenance, SMC tax and any other expenditure like safety grill, aluminum louvers, gas connection will be borne by members. • External & internal changes shall not be allowed in any case. • Before possession, execution of sale deed is compulsory. • Members are bound to pay instalments regularly & irregularity in payment may cause cancellation of booking. • Parking allotment done by builder will be bound to all members. • Developers Reserves all rights to make any changes in the project including Technical Specifications, designs, Planning, Amenities, layout and all members shall abide by such changes and this brochure is intended only for easy display and information of the project and Shall does not form any part of the legal document. • Subject to Surat Jurisdiction.