



# VEERBHADRA

## HEIGHTS

THE SERENE LIFESTYLE

Veerbhadra Heights is a combination of four elements that define happiness for every individual - strategic location, natural environment, spectacular homes, and innovative amenities. With each colour of life fulfilled by each element within the project, one can live a satisfying life for years to come.

Presenting each of the four elements that define a blissful lifestyle...



STRATEGIC



NATURAL

TRENDY



ESSENTIAL







## VEERBHADRA HEIGHTS

### 3 & 4 BHK Gateway to Luxurious Living

Veerbhadra Heights is a prime residential initiative by the veteran Western Group. Located at Piplod area, in the vicinity of supermarkets, multiplexes, restaurants and schools, Veerbhadra Heights defines luxury in each of its apartments in a unique manner.

The project is geared to offer its residents a brilliant and yet balanced amalgamation of sophisticated features and natural ambience.



Established in 1998, the Western Group is one of Surat's premier real estate developers, known for its residential and commercial complexes. With years of experience under its hat, the company presents innovation and uniqueness in all its structural concepts.

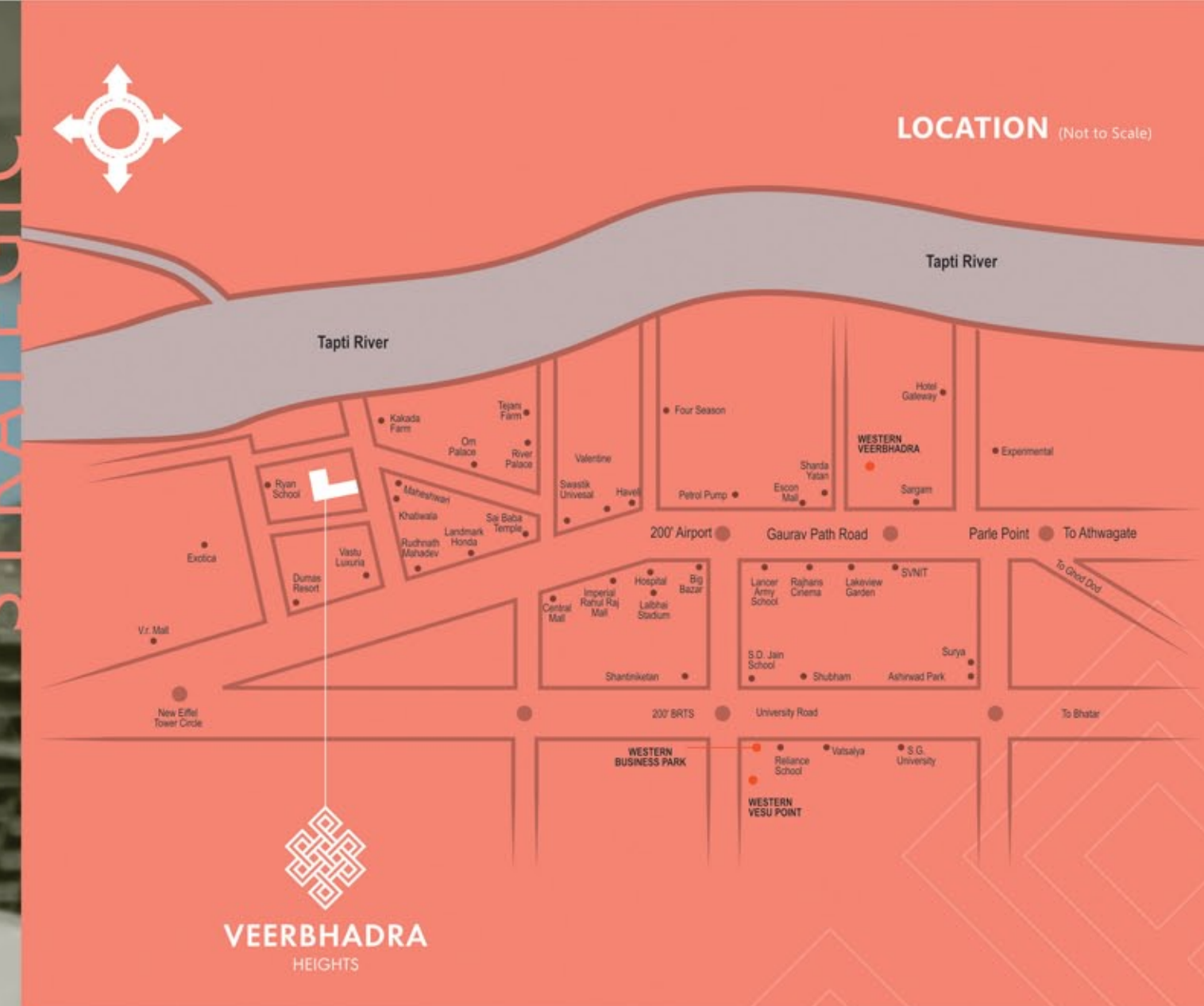
The group always manages to bring high standards in quality construction, timely delivery and customer satisfaction in its offerings, thus enjoying a sound reputation in the industry.







STRATEGIC



## PLEASURE AND PANORAMA

Veerbhadra Heights is situated near the flourishing Tapi riverside, and in close proximity of Piplod area. What's more, you have a bustling vicinity with several organized supermarkets, multiplexes, restaurants, schools, and the like.

Additionally, with adequate town planning measures, the project is beset by broad roads and openness with minimal pollution in the neighborhood.



# SITE LAYOUT PLAN



18 M. Wide Road

# TYPICAL FLOOR PLAN



18 M. Wide Road





## CHEER AND CELEBRATIONS

With an expansive party lawn and a rich banquet hall in its premises, Veerbhadra Heights promises the grandest celebrations ever...







## PEACE AND PIOUSNESS

A peaceful vibe resides near the temple in the premises, radiating divinity every where.



NATURAL

## LIFE AND LEISURE

With stunning structures surrounded by a pleasant atmosphere, one can relax and revel in leisure, amidst the tranquil environment of greens.



## FUN AND FROLIC

With a splashing fountain and an exciting play area for toddlers, you can experience fun moments all the time!



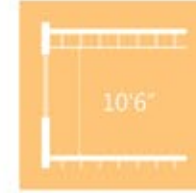




## VIEW AND VIBRANCE!

A spacious and outstanding abode welcomes you to the land of luxury and class in each nook and corner...

Experience life from Veerbhadra Heights is like watching it unfold from the horizon, from its vibrant terrace, embracing positive energy, looking at the nearby river flow incessantly

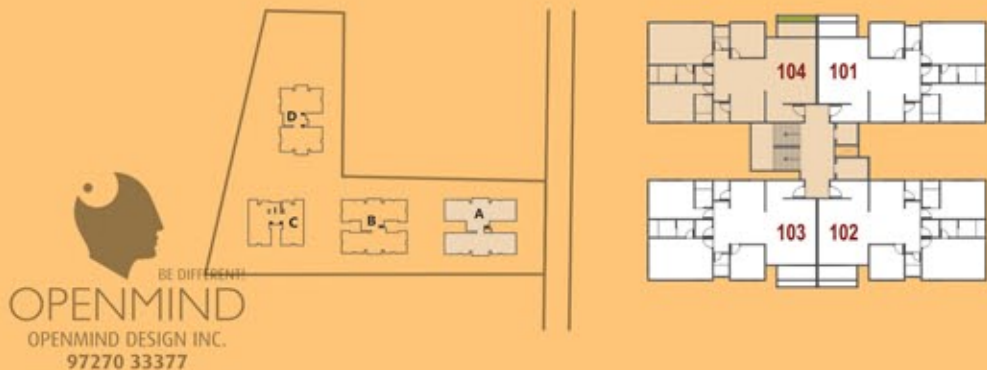






### 3 BHK UNIT PLAN

BLOCK - A  
0000 S.Q. F.T.



### 3 BHK UNIT PLAN

BLOCK - B  
0000 S.Q. F.T.







## 4 BHK UNIT PLAN

BLOCK - C  
0000 S.Q. F.T.

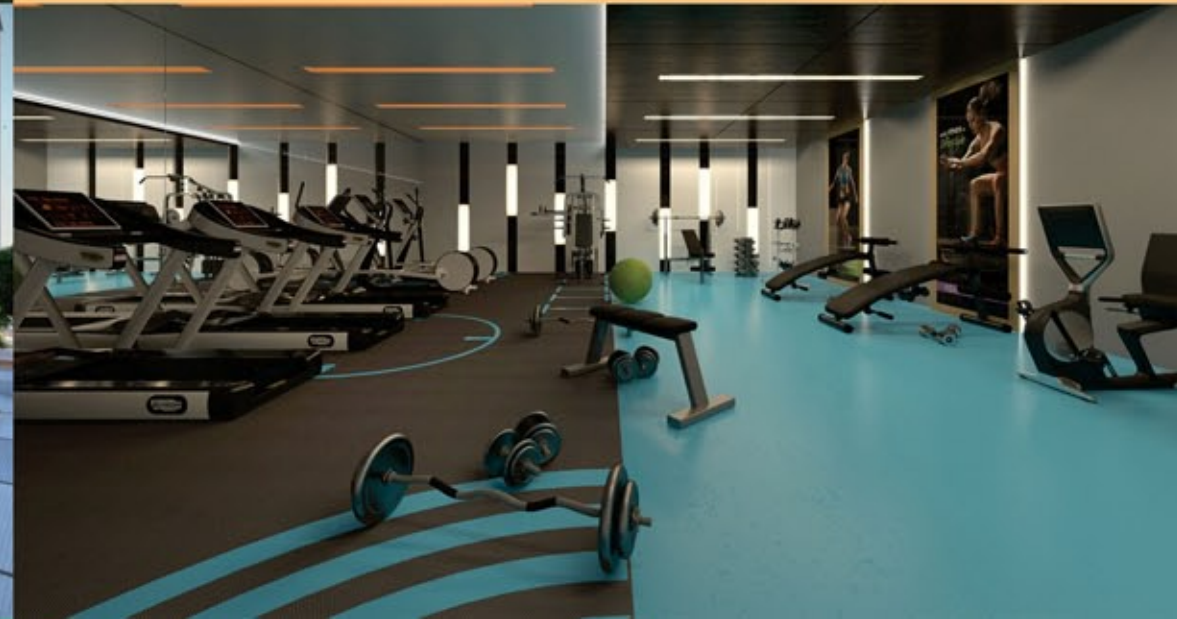


## 4 BHK UNIT PLAN

BLOCK - D  
0000 S.Q. F.T.







## CHILDREN PLAY AREA

## BANQUET HALL

## INDOOR GAMES

- Table Tennis
- Carrom
- Billiard
- Foosball & Air Hockey

## OUTDOOR GAME

- Volleyball / Basketball Court
- Mini Football Court
- Badminton Court
- Skating Rink

## TEMPLE

- Beautifully Designed Jain Temple in Campus

## OTHER FEATURES

- Jogging Track
- Senior Citizen Park
- Gazebo with Gardens
- Floor Fountain
- Amphitheatre
- Water Cascades





## SPECIFICATIONS

### INTERNAL UNIT FINISHES

#### FLOOR FINISH

- Italian flooring in living room, dining area and kitchen: wooden flooring in master bedroom & 32"x32" vitrified (granamite) tile in other bedrooms

#### KITCHEN

- Quartz/Granite kitchen platform with tile up to lintel level. & sink of Franke / Nirali / eq. make
- Provision for R.O. water Purifier
- Gas line connection

#### WASH & UTILITY

- Leather finished granite/ kota in flooring and vitrified tiles on dado with adequate electrical & plumbing points

#### STORE ROOM

- Granite / Kota shelves with satin finish glazed tile dado up to Lintel level

#### PLUMBING

- Decorative High Quality Vitrified tiles
- Concealed Plumbing in toilets with Designer C.P Fittings of Kohler / Grohe / Jaquar or eq. brand & Sanitary ware of jaquar / Cera / Hindware or eq. American brand in all bathrooms
- Central Gas Geyser in wash area for supply of Hot water in each toilet

#### ELECTRIFICATION

- Sufficient point in concealed copper wiring of polycab / R.R / Havells or Eq. make
- ISI modular switches of Anchor / Legrand / Eq. make
- Adequate power backup facility for each flat

#### AIR CONDITION

- Provision of 4 split A.Cs in 4bhk and 3 split A.Cs in 3bhk Toshiba/Daikin/eq. make

#### DOORS

- Designer main door with teak wooden frame provided with premium make lock & fittings

- Internal doors with water proof flush doors with S.S Hardware, Screw, Fixtures & lock

#### WINDOWS

- All window openings provided with granite stone frame with good quality aluminum anodized sections & glass

#### WALL FINISH

- All wall finished with Birla putty in all flats

#### BALCONY

- S. S. and Glass Railing

#### TELEVISION, INTERNET & TELEPHONE

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

### EXTERNAL SPECIFICATION

#### STRUCTURE

- R.C.C. Frame structure
- Structure design as per code considering earthquake resistance

#### EXTERNAL WALL OF BUILDING

- Double coat sand face / roller finished plaster
- Primer based & ICI based Weather shield paint

#### COMPOUND WALL

- Decorative Compound wall Surrounding the Campus.
- Double coat sand face/roller finished plaster ICI Based paint

#### PARKING

- Allotted 2 car parking for 4bhk and 3bhk
- Well Design Parking Shade for Cars
- Dedicated Car Wash Area
- Air Pump for Cars and 2 wheelers in Basement

#### GROUND HARD SCAPE / PAVING

- Vitrified matte finished tiles/river wash kota & paver blocks

#### OVERHEAD & UNDER GROUND WATER TANK

- Finished with fully Glazed tiles
- Capacity as per M.E.P consultant's Calculations

### COMMON AREA FINISHES

#### ENTRANCE FOYER

- Well Designed entrance foyer, waiting area finished with Italian/Imported marble Cladding & Granite Stone flooring

#### ELEVATORS

- Kone / Schindler/ Equi. Std. elevators with Auto Door
- Granamite & Granite stone wall Cladding in each floor near lift entrance

#### STAIRCASE

- Granite stone flooring on staircase & landing

#### WE REQUEST

- Stamp Duty, Registration Charges, Legal Charges, GEB / SMC Charges, Gas connection changes, & Society Maintenance Charges etc. Shall Be Borne By The Purchaser.
- VAT, Service Tax, TDS & Other Taxes Levied In Future, Will Be Borne By The Purchaser.
- Any Additional Charges Or Duties By The Government / Local Authorities During Or After The Completion Of The Scheme Like SMC Tax Will 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 Specification, 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 PRERMITTED During Or After The Completion On The Scheme.
- Any RCC Member ( Beam, Column, & Slab) Must Not Be Damaged During Your Interior Work.
- All External Laying And Drawing Of Low – Voltage Cables Such As Telephone, TV, internet Cables Shall Be Strictly Laid as Per Consultant's Service Drawings with Prior Consent of Developer / Builder 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 Dose Not Form Part Of The Legal Documents.

#### NOTE

- All Rights for Alteration / Modification and Development in Design or Specifications by Architects And / Or Developer Shall Be Binding To all The Member.
- B.U.C (Building Use Certificate) As Per SMC Rules, Clear Titles For Loan Purpose
- This Brochure Is Private Circulation Only. By No Means, It Will Form Part Of Any Legal Contract.

### SPECIAL FEATURES

- Space Specification At Ground Floor – Hollow plinth for parking (basement & ground floor)
- Slab To Slab Floor Height - 10'6" ht. for 4bhk and 3bhk
- Power Load - Three Phase Meter for Flats.
- Generator Back-up (Power Back-up) – Power backup available from good quality silent generator
- 10 electric points for 4bhk and 8 electric points for 3bhk will be connected to it.
- Power Supply Calculated Per Flat - Load in KW is given by Electrical Consultant
- Elevators Configuration - Good quality auto collective 2 elevators per building with schindler/kone or eq. brand.
- Road Network - R.C.C Tri-mix (V.D.S) /Paver Good quality make having finish of sandblast granite chips
- Security System - Entire campus under C.C.T.V. surveillance along with security camera in entrance Foyer + Intercom Facilities.
- Entrance Plaza - Around 50 ft. Wide grand entrance gate – security cabins with security staff on duty for 24 hours a day.
- Gate is accompanied by Pickup Stand for Children and School Buses, designed Compound wall and Architectural Features viz. water cascades and landscape which together highlight the ambiance of the Project.
- Kent / Zero b / Equi. Std. Water Purifier
- Gorgeous Reception Area
- Gym with Instruments



#### Developer



Site Address:  
Western Veerbhadra Heights  
B/h. Audi Showroom, Rundh, Surat.

Call:  
**+91 00000 000000**  
**+91 00000 000000**

Email:

#### Architect



#### Structure



#### Plumbing & MEP Consultant



#### Electrical Consultant

**Apurva Pathak**  
Excellent Energy Consultant

#### Legal Advisor

**Alkesh Thakkar**





Developer

