



STAR  
अयोध्या  
TEXTILE MARKET



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**SITE ADDRESS:**  
AYODHYA TEXTILE MARKET, T.P. - 19, BLOCK NO. 60, 61,  
OPP. BHARAT CANCER HOSPITAL, DMD LP MARKET ROAD, PARWAT PATIA, SURAT.

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**DISCLAIMER**

- Stamp duty, Registration charges, Legal charges, GEI charges, Society maintenance expenses, VAT and Service tax shall be borne by purchaser.
- Any additional charges levied by the government/local authority during or after the completion of the scheme like SMC tax, will be borne by the purchaser.
- In interest of continual development in design & quality of construction, the developer reserves all right to make any changes in the scheme including technical specification, designs, planning layout and purchaser shall abide by such changes.
- Change/alteration of any nature including elevation, exterior colour scheme 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.
- Provision for PVC pipe in internal conduiting of all voltage facility such as telephone, cable TV, internet cable shall be provided for each unit, all external laying and drawing of low voltage cable such as mentioned or other shall be strictly laid as per consultants services drawing with prior consultant or developer/Buyer's office.
- No wires/cables/conduits shall be laid or installed such that they form hanging formation on the building exterior faces.
- B.U.C. (Building Use Certificate) as per SMC/SUDA rules.
- Clear title for loan purpose.
- Dimensions are indicative and subject to change.
- Any information contained in the brochure is subject to change at the sole discretion of the developer and cannot form part of any agreement.



7 Star Company was established in the year 2000 and it is Gujarat's fastest growing company. Till 2011, the company was mainly dealing into textile, finance and import/export business. Thereafter, with the vision of expansion & diversification, company began its new endeavour by entering into real estate sector.

In a very short span of its existence, 7 Star Company has consistently delivered high quality product which has fulfilled all the expectation of its client. We deliver products & facilities which are beyond our client's imagination, which makes us the most trusted brand and the first choice of the clients in every segment.

- **Innovative Construction Quality**
- **Easy Financial Terms**
- **Competitive Pricing**

These three major points continues to be the driving force for the company, which seemingly intends to launch & deliver projects that enable its customers to fulfil their dreams. Thus, helping to raise the living standards of the existing society and generations to come.

Today, When Surat is soon to be the first Smart City of India. The need of World Class Infrastructre & Construction is the need of the hour. Therefore, In 2013, 7 Star Company introduced an unprecedented project, by the name "TWILIGHT STAR" which will be completed by the end of the year 2016. Truly A Magnificent project, equivalent to the wonders of the Architectural world, This Project is seeking services from the very best of the industry across the globe.

Companies from U.S.A., Malaysia, Thailand etc. are collaborating to execute this masterpiece product of 7 Star Company, which has five residential tower connected with glass bottom sky walk bridges and a floating swimming pool with glass bottom between the two main tower along with world class amenities. As this project is soon to be the pride of Surat city, the Company intends to register it in the "GUINNESS BOOK OF WORLD RECORDS".

As a result of company's core values and relentless efforts approximately 60 lac sq.ft. area is under construction in the form of high-rise/low rise residential projects, row house schemes, textile markets and many more.

# our recent projects



## CLUB HOUSES

In the History of Low-Rise Residential Project (800sq.ft. to 1200sq.ft.) 7 star Company, is the first to introduce a Stand alone Private Club house Building with world class amenities, which are not even in the High-Rise Project



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tallest  
textile market  
in india



67 METER HEIGHT (221 FEET)



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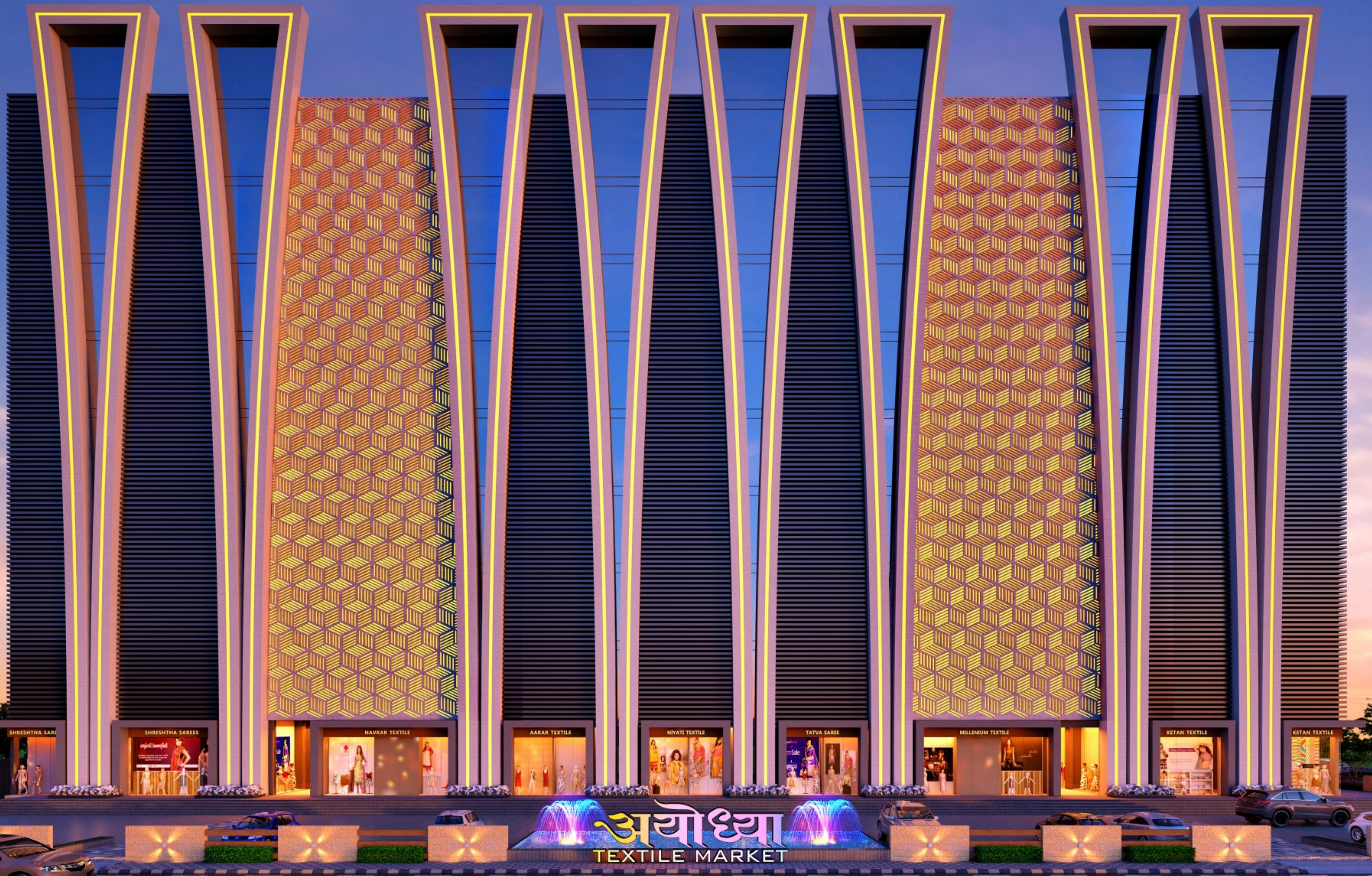
PAYAL TEXTILE

SONAL TEXTILE

POONAM FASHION

SALONI FASHION

The Land of Business Opportunities

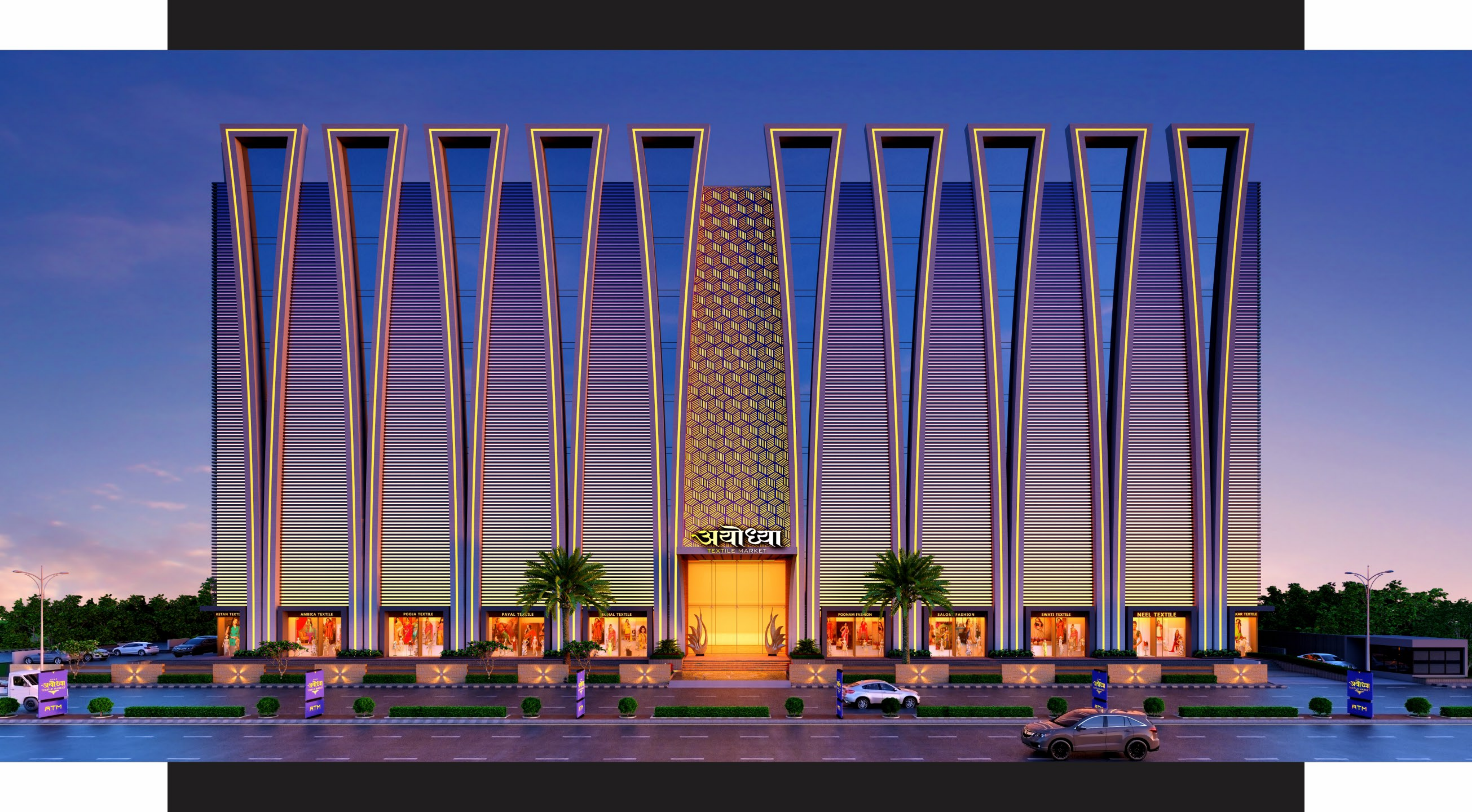


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1<sup>st</sup> time  
17 ft. floor height  
in textile market history



# अयोध्या

TEXTILE MARKET

KETAN TEXTILE

AMBICA TEXTILE

POOJA TEXTILE

PAYAL TEXTILE

SUJAL TEXTILE

POONAM FASHION

SALON FASHION

SWATI TEXTILE

NEEL TEXTILE

KAM TEXTILE

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ATM



## attractive entrance



The entrance at the kingdom of Ayodhya itself speaks about the success one will achieve inside.

- MAIN ENTRANCE ON 100 FT. ROAD
- A DOUBLE FLOOR HEIGHT GRAND ENTRANCE (34 FT.)
- SPACIOUS FOYER AREA





# modern alevation



The feeling of growth and abundance  
is purely visible at Ayodhya

- CONTEMPORARY FACADE LIGHTING DESIGN CONCEPT BY RENOWNED CONSULTANT OF THE COUNTRY
- ELEVATION DESIGNED AS PER INTERNATIONAL STANDARDS IN SUCH A WAY THAT IT INVITES NATURAL LIGHT & AIR IN EVERY SINGLE UNIT

# 1st time IBMSsystem



टेकटाइल मार्केट के इतिहासमें पहलीबार  
हाइटेक सीस्टम द्वारा संचालित अत्याधुनीक प्रोजेक्ट.

सुरतमें ऐसा पेहला प्रोजेक्ट जीसमें फायर, पानी और भुकंपसे निर्मित होती  
दुरघटेंनाओसे सुरक्षा के लीअे अत्याधुनीक ए ँ ज, सीस्टम का इस्तमाल

तो आइंअे जानते हे क्या हे,  
ये अत्याधुनीक IBMS सीस्टम

IBMS यानी इन्टीग्रेटेड बील्डिंग मेनेजमेन्ट सीस्टम जीसमें इलेकट्रीकल, मेकेनीकल,  
प्लम्बींग, लीफ्ट, लाइट्स,फायर, सी सी टीवी जैसी सुविधाओ को एक ही कंट्रोलरूमसे  
कोम्प्युटरे द्वारा एटम वीडियो द्वारा देखा और कंट्रोल कीया जा सकता है. एटम कंट्रोल रूम  
से ही कीसीभी प्रकार की सुविधा या सीस्टम को स्टार्ट ओर स्टोप कीया जा सकता है.  
ये सीस्टम के इस्तमाल से कोमन फेसेलीटीज में युज होती बीजलीमें 70% तक की  
कटोती हो सकती है और मेन्टेनन्स स्ट्राफमें भी कटोती कीजा सकती है.



मेइन्टेनन्स मेनेजमेन्ट  
बिल्डिंग लाइटिंग  
पार्किंग  
कोमन ओरिया / शोप्स टोइलेट  
लिफ्ट और इस्केलेटर



बिल्डिंग लाइटिंग कंट्रोल  
ओलिवेशन फ्लाट लाइट  
कोमन ओरिया / पेसेज लाइट



सी. सी. टीवी केमेरा  
इहाअि और इटोअेट  
कोमन ओरिया  
ओमीनीटीइ  
पार्किंग  
पेसेज



फायर अलार्म सिस्टम  
कंट्रोल पेनल  
अलार्म मोनिटरींग  
रिपकलर सिस्टम  
स्मोक डिटेक्टर सिस्टम



लिफ्ट और इस्केलेटर  
कोमन लिफ्ट / शोप्स लिफ्ट  
इस्केलेटर



पावर कंट्रोल  
इलेकट्रीकल मेइन् पेनल  
फायर पंप पेनल



प्लंबींग कंट्रोल  
कोमन ओरिया / शोप्स टोइलेट  
वोटर टेन्क  
ओमीनीटीइ



सिक्युरीटी ओबझरवेसन  
बिल्डिंग सिक्युरीटी  
पार्किंग सिक्युरीटी  
मटीरीयल सिक्युरीटी



इहाअि और इटोअे कंट्रोल  
इहाअि और इटोअे सिक्युरीटी वेकिंग



वेन्टीलेशन सिस्टम  
वेइगेन्ट / कोमन ओरिया वेन्टीलेशन सिस्टम



Ayodhya truly stands tall for you, reaching for the sky becomes much easier now.



For its facility it almost gives the feeling of a 7star hotel  
but it's the business empire for you by 7star





# attractive atrium

We bet if you can find a more Splendid, Fabulous and Gorgeous Atrium and Foyer...

You will be proud to be a part of Ayodhya and we welcome you with hands wide open....



- A LAVISH ATRIUM WITH HUGE SKYLIGHT CEILING TO PROVIDE MAXIMUM NATURAL LIGHTS
- ATRIUM AREA SPREAD ACROSS 15000 SQ. FT. ( 100 X 150 FT. WIDE)
- MAGNIFICENT LANDSCAPE AREA AT THE ATRIUM INCLUDES WATER FEATURE WALL, SEATING LOUNGE, SCULPTURE WITH WELL DEFINE LIGHTING CONCEPT



## GROUND FLOOR PLAN

SHOP NO.	SIZE	S.A.
G-01 TO G-09, G-12 TO G-20	15'-0" X 48'-8"	1460
G-21	48'-8" X 19'-7"	1906
G-22 TO G-29	48'-8" X 13'-8"	1330
G-30	48'-8" X 19'-7"	1906
G-31 TO G-38, G-42 TO G-50	15'-0" X 48'-8"	1460
G-51	48'-8" X 19'-7"	1906
G-52 TO G-59	48'-8" X 13'-8"	1330
G-60	48'-8" X 19'-7"	1906
G-61 TO G-76	48'-8" X 13'-8"	1330



## AMENITIES

### LANDSCAPE

- ATTRACTIVE LANDSCAPED GARDEN WITH SITTING AND FOUNTAINS FOR RELAXATION

### EXHIBITION HALL

- A HUGE AREA FOR ALL FASHION SHOWS & EXHIBITIONS

### GUEST ROOM

- PROVIDE FACILITIES TO YOUR OUTSTATION CLIENTS & GUESTS

### BANQUET HALL

- A LAVISHLY DESIGNED BANQUET HALL FOR BUSINESS LUNCHES & DINNERS

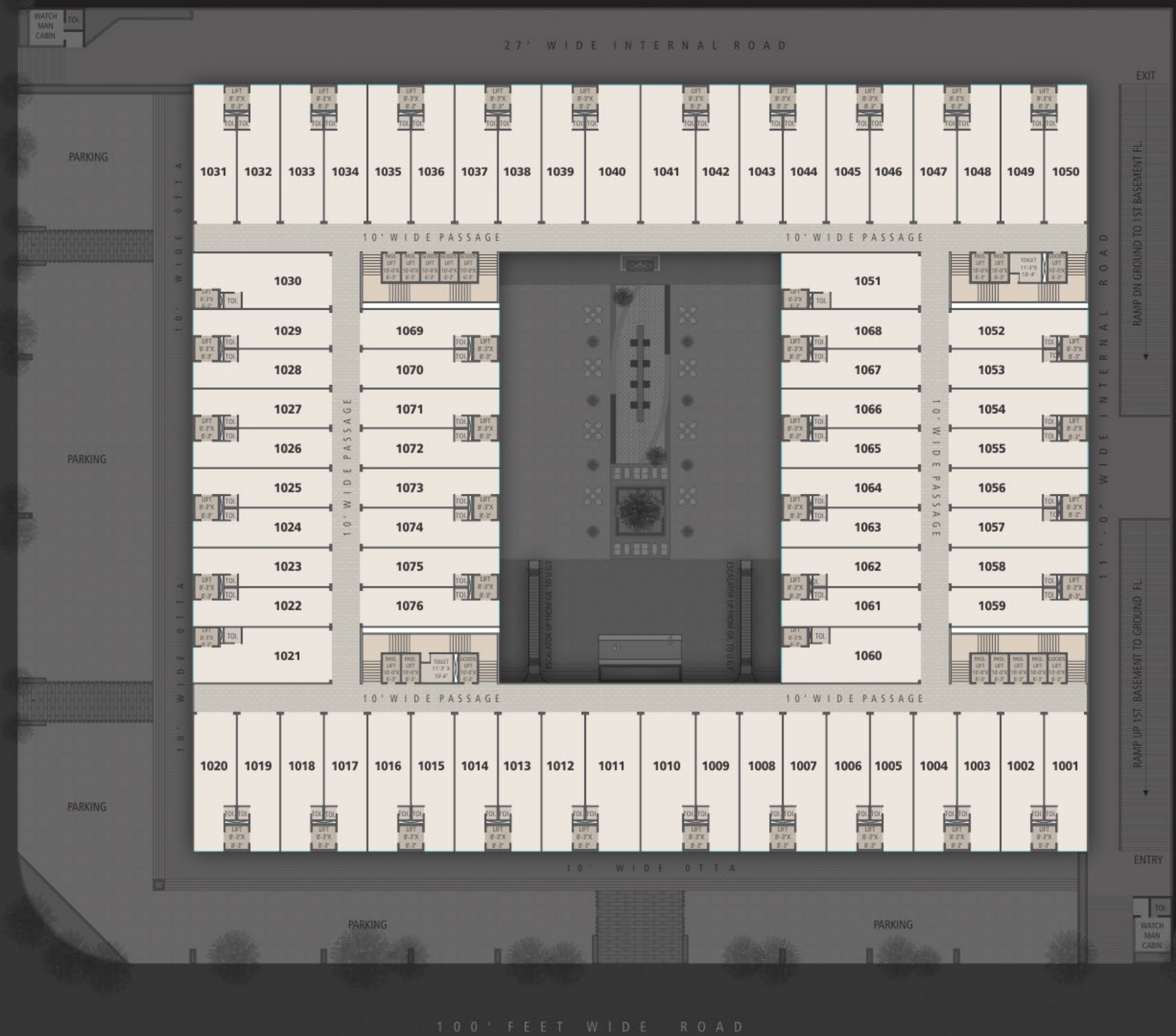
### CAFETERIA

- FOR COFFEE AND SNACKS WITH LOUNGE SITTING

### CONFERENCE ROOM

- LARGE ROOM EQUIPPED WITH VIDEO PROJECTOR, SOUND SYSTEM AND HUGE CONFERENCE TABLE WITH FULLY AIR CONDITIONING FACILITY.

60' FEET WIDE ROAD



## TYPICAL FLOOR PLAN

SHOP NO.	SIZE	S.A.
1001 TO 1009	15'-0" X 48'-8"	1460
1010 & 1011	19'-2" X 48'-8"	1865
1012 TO 1020	15'-0" X 48'-8"	1460
1021	48'-8" X 19'-7"	1906
1022 TO 1029	48'-8" X 13'-8"	1330
1030	48'-8" X 19'-7"	1906
1031 TO 1039	15'-0" X 48'-8"	1460
1040 & 1041	19'-2" X 48'-8"	1865
1042 TO 1050	15'-0" X 48'-8"	1460
1051	48'-8" X 19'-7"	1906
1052 TO 1059	48'-8" X 13'-8"	1330
1060	48'-8" X 19'-7"	1906
1061 TO 1076	48'-8" X 13'-8"	1330



## SECURITY

- SECURITY**
- HIGH DEFINITION C.C.T.V CAMERA AT ALL PASSAGE, PARKING AREA, BASEMENT, FOYER CAMPUS AREA & ALL AMENITIES
  - CCTV
  - WI-FI IN ATRIUM
  - INTERCOM
  - BOOM BARRIER AUTO SENSOR
  - SECURITY CABIN AT ALL ENTRIES

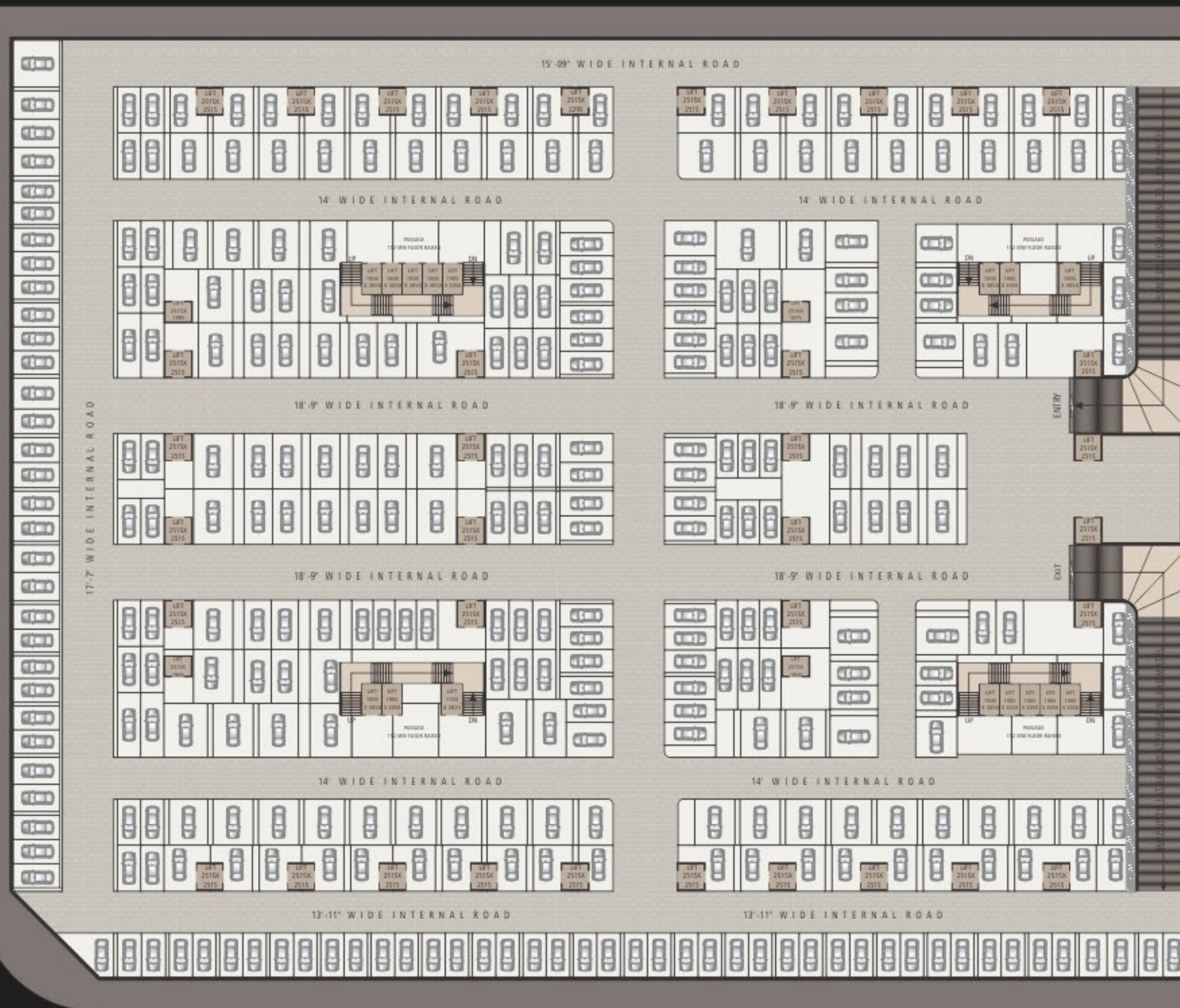
## FIRE SAFETY

- EFFICIENT FIRE FIGHTING SYSTEM AS PER GDCR
- FIRE WATER TANKS
- FIRE WATER SPRINKLE LINE IN EACH & EVERY PASSAGE AMENITIES, CANTEN & BASEMENT PARKING
- FIRE LIFT
- FIRE ALARM
- SMOKE DETECTOR
- SPRINKLER FIRE SYSTEM
- FIRE NOC

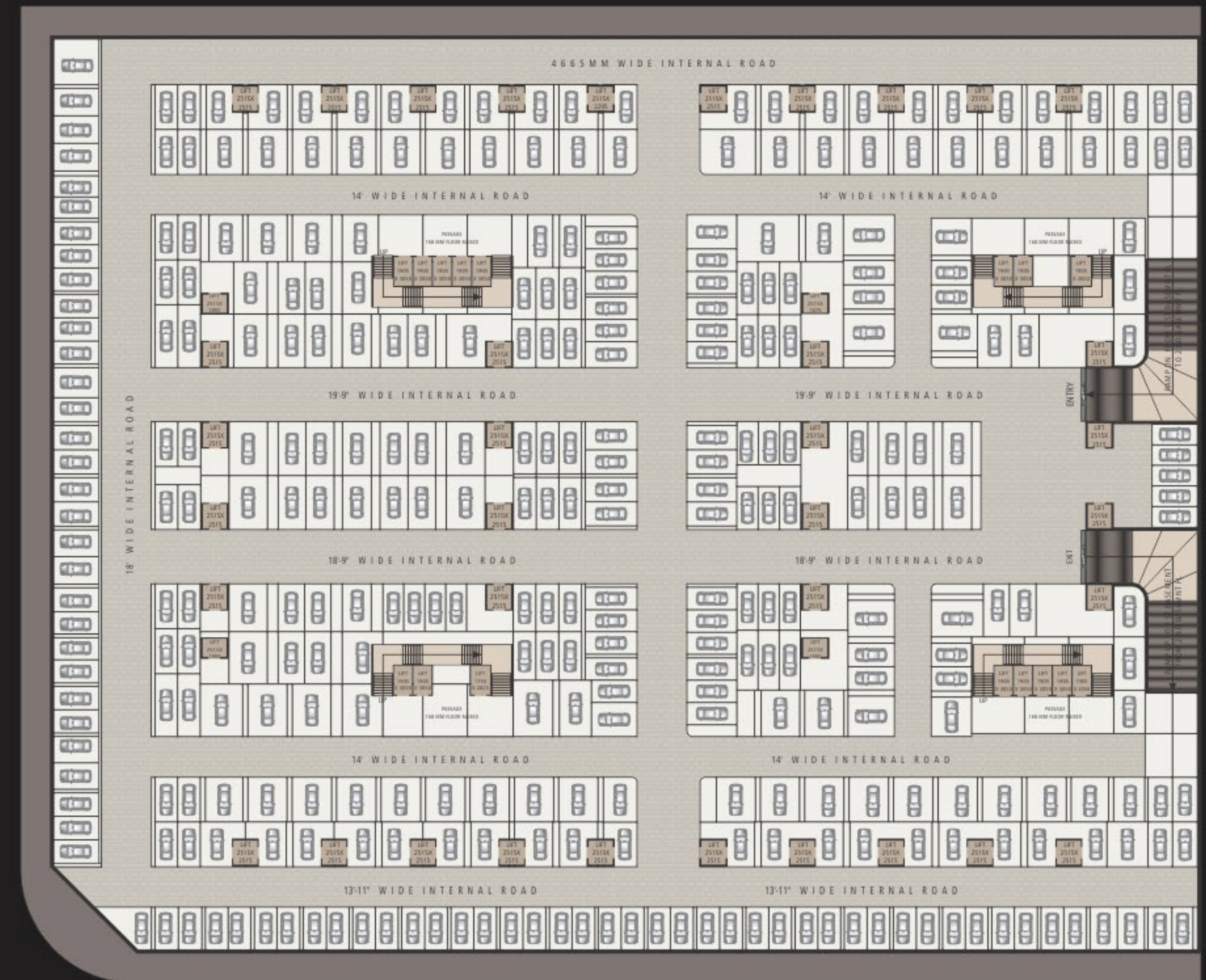
# basement plan

## 4 LAYER PARKING

- DOUBLE LEVEL BASEMENT PARKING FACILITIES 16 FT. HEIGHT
- 18 FT. WIDE BASEMENT RAMP
- MECHANICAL PARKING FACILITIES FOR BOTH BASEMENTS



1ST BASEMENT



2ND BASEMENT



# SALIENT FEATURE

## LOCATION

- PROJECT IS LOCATED IN NEW TEXTILE MARKET HUB OF SAROLI
- PROJECT IS SURROUNDED BY TWO ROADS OF 100 FT. & 60 FT. CREATING A DOUBLE ROAD CORNER
- PROJECT IS LOCATED AT SUCH POINT WHERE 4 DIFFERENT T.P. SCHEME & ROAD MERGES
- PROJECT IS NEAR TO SURAT KADODARA ROAD

## PROJECT DEATAIL

- FIRST OS ITS KIND BEING THE TALLEST TEXTILE MARKET IN INDIA
- TOTAL OF 11 FLOORS (GROUND+UPPER GROUND+9 FLOORS)
- 76 HOUSES ON EACH FLOOR
- TOTAL UP TO 750 HOUSES
- 13330 SQ.FT. TO 1910 SQ. FT. HOUSES
- SLAB TO SLAB HEIGHT 17 FT. AT ALL FLOORS
- FIRST TIME EVER SEPARATE, GOODS LIFT BETWEEN TWO HOUSES.

## ENTRIES & EXITS

- ENTRIES & EXITS LOCATED ALL FOUR CORNER OF PREMISES RESPECTIVELY

## STAIRCASE

- PREMIUM QUALITY S.S RAILING
- PREMIUM QUALITY GRANITE RISER
- STAIRCASE ON ALL 4 CORNERS OF BUILDING NEAR ENTRIES/EXITS FOR EASY ACCESS

## ELEVATOR

### GOOD ELEVATORS

- 40 GOOD ELEVATOR OF 1.5 TON CAPACITY TO CARRY GOODS DIRECTLY TO INDIVIDUAL HOUSES (1LIFT BETWEEN TWO HOUSES)
- 4 EXTRA GOOD LIFTS FOR EMERGENCY REQUIREMENT IN ATRIUM

### PASSENGER ELEVATORS

- 12 AUTOMATIC ELEVATORS WITH S.S. CABIN OF 12 PASSENGERS CAPACITY

## ESCALATOR

- ESCALATOR FOR BETTER ACCESSIBILITY FROM GROUND FLOOR TO UPPER GROUND FLOOR

## INNER WALL FINISH

- ARCHITECT CONCEPT BLOCK MASONRY
- SINGLE COAT WALL PLASTER
- BIRLA WHITE PUTTI FINISH

## GENERATOR FACILITY

- EMERGENCY POWER BACKUP FOR GOODS LIFT, PASSENGERS LIFT, PASSAGE LIGHT & SUFFICIENT LIGHT POINT GIVEN TO EACH HOUSE

## PEST CONTROL

- CAMPUS WILL BE TREATED WITH ANTI TERMITE TREATMENT AS AN ADDED MEASURE

## WATER SUPPLY

- UNDERGROUND AND OVERHEAD THANKS PROVIDED FOR CONSTANT WATER SUPPLY

## STRUCTURE

- RCC FRAMED STRUCTURE
- STRUCTURE DESIGN AS PER INDIAN STANDARD CODE
- DUCTILE DETAILING APPLIED STEEL, STRUCTURE TO WITHSTAND IMPACT OF HIGH SCALE EARTHQUAKES

# UNIT INTERNAL FEATURE

## LIGHTING

- EXPERT LIGHTING SOLUTION FOR BOTH EXTERIOR & INTERIOR OF THE BUILDING
- (ELEVATION, LANDSCAPE, MAIN ENTRANCE, FOYER, ATRIUM, PASSAGES)

## FLOORING

- EACH HOUSES WILL HAVE THE MOST DURABLE (32 X 32) GRANAMITE FLOORING

## WINDOW

- POWDER COATED/ANODIZED ALUMINUM SECTION WINDOWS
- WELL POLISHED GRANITES SILLS

## PLUMBING

- PLUMBING SOLUTION PROVIDED BY QUALIFIED M.E.P CONSULTANT FIRM
- ISI MARKED CPVC & UPVC PLUMBING & DRAINAGE PIPE FITTING

## GOODS LIFTS

- SEPARATE GOODS LIFT BETWEEN TWO INDIVIDUAL HOUSES.

## BATHROOMS

- SEPARATE BATHROOM IN EACH HOUSE
- WALL HUNG CLOSET
- SHOWER & BIP-TAP
- WALL TILES UP TO CEILING LEVEL

## HOUSE SHUTTER

- AUTOMATIC REMOTE OPERATED ROLLING SHUTTER

## ELECTRIFICATION

- COPPER WIRING OF ISI BRANDS
- PREMIUM QUALITY MODULAR SWITCHES & ACCESSORIES
- PROVISION FOR PIPING ELECTRIC PINT FOR SPLIT A.C.
- CABLE CONNECTION PROVISION FOR TATA SKY & INTERNET
- DB WITH MCB & ELCB
- 3 PHASE METER (CHARGEABLE AS PER LOAD)
- ISI STD.BRANDS MODULAR SWITCHES

# LEGAL

## TITLE

- AIRPORT NOC
- LIFT LICENCE
- BUILDING USE CERTIFICATE
- REGISTERED SALE DEED FOR INDIVIDUAL UNIT
- ENVIRONMENTAL CLEARANCE CERTIFICATE
- COMMERCIAL USE FOR N.A. ORDER
- SMC DEVELOPMENT PERMISSION
- LOANABLE TITLE CLEAR
- STRUCTURE STABILITY CERTIFICATE

## EXTRA COST

- ALL ELECTRICAL CO. EXPENSES (CABLE PLUS TRANSFORMER, METER & SUB STATION, STRUCTURE) QUOTATION, CONTRACTOR & OTHER'S, SMC TAXES, GRILL FOR A.C. PLATFORMS)

## EXTRA LEGAL EXPENSES

- SMC CHARGES, SERVICE TAX/GST, VAT LEGAL FILE CHARGE
- STAMP DUTY, REGISTRATION FEES, ADVOCATE FEES, SOCIETY FORMATION
- SOCIETY ADVANCE MAINTENANCE



BRTS



SHOPS



RING ROAD



MARKET

# STAR अयोध्या TEXTILE MARKET

"innovation & expansion is the law of the universe"

## CURRENT TEXTILE MARKET (RING ROAD)

Also Known as the Textile Hub or Silk City Of India, Surat has more than 1 lac textile units located in the Ring Road Area which is the main business hub. Due to evergrowing congestion, increasing pollution, lack of parking space, narrow roads and also being the major connecting road leading to Railway station, Adajan, Athwalines and many other major areas. This old Ring road has struggled to meet the need of the modern world. Moreover, high Rentals & Prices have affected the profit making ration of the textile industry.

## FUTURE TEXTILE HUB (SAROLI)

SAROLI area is therefore envisioned as the new Ring Road of Surat which has opened the gates of new possibilities and thriving future of the textile industry. Well Connected to the N.H.08 & Outer Ring Road Area, New T.p Schemes with wide roads makes this area as the most advanced and commercially profitable too. The Giants of the Real Estate industry, the leaders of the market have increasingly launched various projects in this very area of saroli region. Thus, further strengthening the possibilities of developing a new textile hub in the form of SAROLI NEAR BRTS.

Special Planning Structure, Easy new policy implementation, Double basement Parking, Double Height Floors, Modern & elegant Facades, Fire Safety provisions, World class Amenities, Advanced Elevators, etc promises a far more comfortable environment & the new business opportunities in the sector. Moreover, Saroli Area offers properties At a very low rates of 10 to 20% of the existing rates of ring road area, therefore traders can acquire an even larger space and expand their business like never before with the lowest of the investment.

As renowned developers have launched many projects, Saroli has become the best location for investment not limited to the city, nor the state but for the entire country.



ABOUT LOCATION

- | HIGHEST NUMBER OF TEXTILE MARKETS ARE LOCATED ON THIS ROAD OF SAROLI AREA.
- | MANY TEXTILE MARKETS SUCH AS DMD, RAGHUVIR SCARLET, KUBERJI PALACE, OTM, POLARIS, KINGTEX, AYODHYA (ATM) & VIKAS TEXTILE MARKET ARE LOCATED AT THIS ROAD.
- | WIDE ROADS & OPEN SPACES ARE ATTRACTING EVEN MORE PROJECT LAUNCHES ON THIS ROAD.
- | EASY APPROACH TO BRTS ROUTE