

Project by



An ISO 9001 : 2008 Certified Company

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Site Address :

**RAGHUVIR SPECTRUM**

B/H. Agrawal School,  
Near Second VIP Road, Vesu, Surat.



*Dream homes to match your  
Lifestyle and Attitude*

# WELCOME A CHANGE IN THE SURAT SKYLINE... EXCLUSIVE GREEN LIVING

Raghuvir Developers & Builders offers a charming blend of "Elite Living" with the best of contemporary amenities that ensures a warm and luxurious lifestyle in the finest address. The unique combination of vibrant surroundings, quality construction...



SILVER ELISUIM YOU  
HAVE BEEN WAITING FOR...





## YOU DREAM, WE VISUALIZE

Your home should give you a feeling of space. The doors and windows should create a path for the wind to travel and for the sun and moon to light up your home. The walls and security measures should give you a feeling of safety and comfort, Your home should be in harmony with the elements. When you know that you are living in a home that gives you all this, Like the one you have at Raghuvir Spectrum.



**RAGHUVIR  
SPECTRUM**

1. ENTRY
2. OPEN LAWN
3. FOUNTAIN
4. DECK SITTING
5. GAZEBO
6. CHILDREN PLAY AREA
7. SENIOR CITIZEN SITTING
8. WOMEN SITTING AREA
9. AMPHITHEATER
10. JOGGING TRACK
11. GYM
12. LADIES JACUZZI
13. LADIES STEAM
14. LADIES CHANGING ROOM / TOILET
15. GENTS JACUZZI
16. GENTS STEAM
17. GENTS CHANGING ROOM / TOILET
18. EXIT

**LAYOUT PLAN**



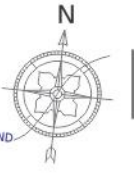
# A-B-C-D-E-F TOWER [3 BHK]

# FLOOR PLAN

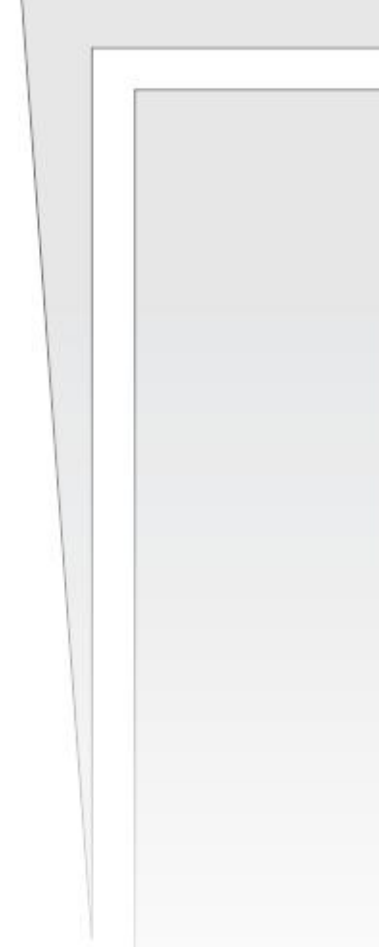


# G TOWER [4 BHK]

# FLOOR PLAN



SPECTRUM's blessed habitat and  
serene setting ,  
complete many lives holistically!!!





Listen to the chirping of birds.  
Expect greenery in every shade.



Senses with  
fantabulous fun



## BECAUSE KIDS LOVE TO PLAY

While as adults we all socialize, so do our kids, Spectrum has wonderfully equipped and fun play areas for your kids, so they can enjoy with people their own age.



## LUXURIOUS AMENITIES

### LUSH GREEN LANDSCAPE GARDEN

Landscape has party lawn for enjoying various celebrations, which includes :-

- Gazebo
- Glorious fountains
- Walk way in landscape
- Floral area in garden
- Amphitheatre
- Woman sitting
- Beautiful children play area
- Senior citizen sitting
- Deck sitting

### CLUB HOUSE

Which includes :-

- Provision for unisex gymnasium
- Changing room
- Steam
- Jacuzzi

### WELCOMING AREA

- Decent interior reception
- Guest waiting lounge with sofa and attachery
- Decent name plate of flat holders
- C.C.T.V. camera with 24 hours recording system for residents safety

### ALLOTTED PARKING

- Assured one car parking for each flat [ on ground or in basement ]



## UNIT SPECIFICATION

### FLOORING

- Italian type tile flooring in living, dining & kitchen
- Tile flooring in all other rooms

### KITCHEN

- "L" shaped stone platform with S.S. sink
- Tiles up to lintel level
- Wash basin in common area with tiles over dedo

### REFLECTIVE GLASS

- Prerequisite of reflective glass in windows for protection from heat

### BATHROOM

- Bath fittings with single lever diverter by standard brand
- Tiles up to lintel level over dedo & floor
- Wall hung water closet with seat cover
- Wall hung wash basin

### WINDOWS

- Anodized / power coated aluminium section with reflective glass for heat protection
- Polished granite sills
- Full height window in hall

### DOOR

- Pinewood main door frame
- Main door with laminate along with handle and safety lock
- Water resistant flush doors with stone frame and hardware fittings in all other doors

### ENAMEL

- Finished putty on internal walls of a flat
- Texture on external walls [ As per elevation requirement ] of the building with acrylic water based paint

### ELECTRIFICATION

- Modular switches
- Concealed wiring
- M.C.B. in individual flat for safety
- Two way light [1] & fan [1] points in living room and all other rooms
- 5/15 ampere electric points for electronic gadgets
- Electric points for A.C. in all bedrooms
- Electric point for T.V. in hall

### PLUMBING

- I.S.I. brand CPVC & UPVC plumbing & drainage piping
- Provision of central plumbing system for serving hot water [ flat wise ]

## CAMPUS FEATURES

### ENTRANCE GATE

- Elegant entrance gate on  $\cong$  60 feet wide T.P. road
- Security cabin
- Well designed project name plate

### LIFT

- Two automatic elevators of either kone / trio or equivalent
- Intercom in lift cabin
- Lift with M.S. / S.S. cabin

### ROAD

- Well finished paver block / R.C.C. road

### GENERATOR FACILITY

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

## COMPOUND WALL

- Compound wall around the campus with provision of light points

## WATER TANK

- Underground & overhead water tank in each building

## WATER RECHARGE

- Percolating bore-well for rain water harvesting

## SAFE HOMES

### TITLE

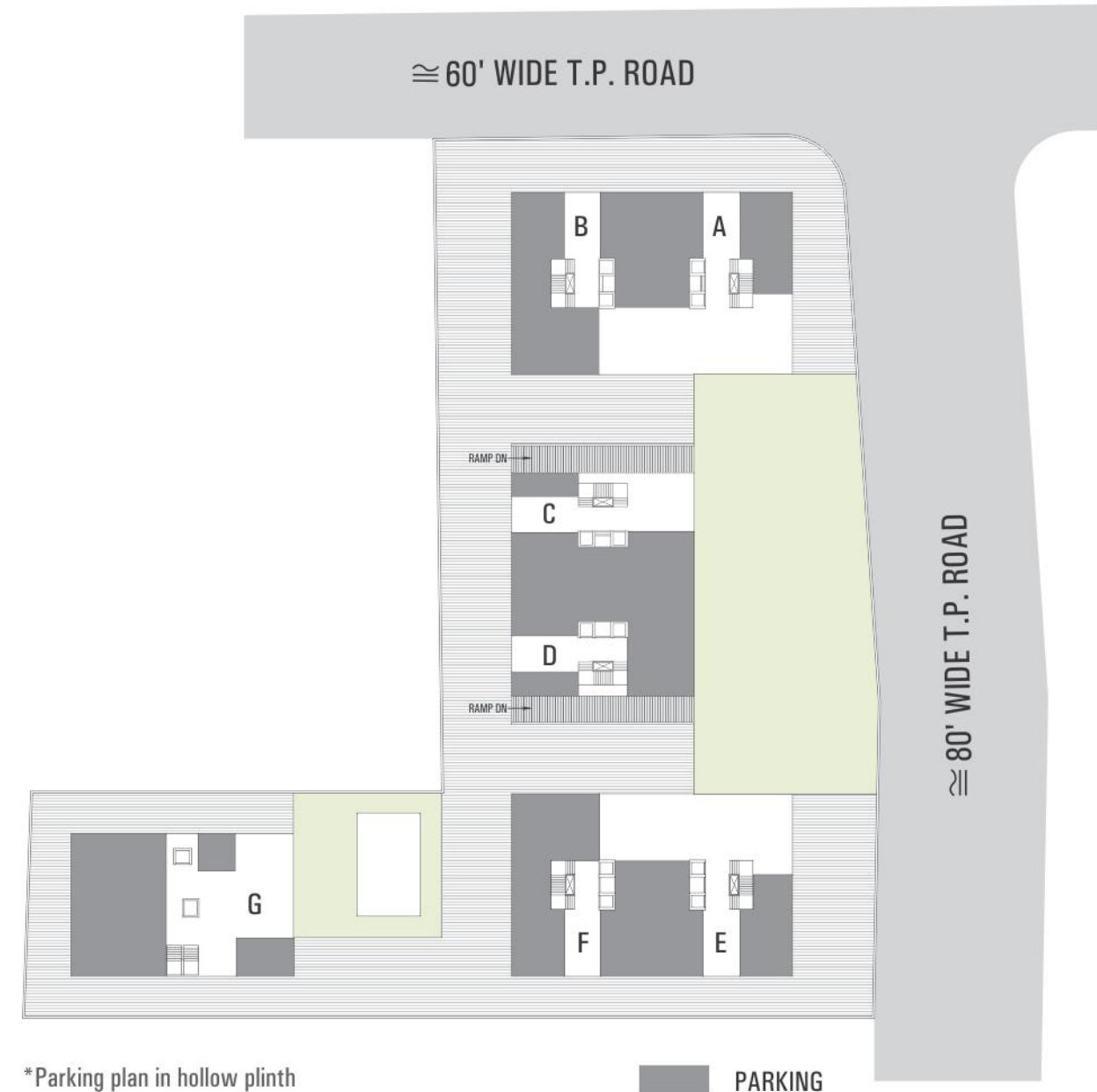
- Loanable clear title
- Registered sale deed for individual members
- Building use certificate [BUC]
- Airport N.O.C.
- Lift licence
- Fire N.O.C.

### STRUCTURAL DESIGN

- Considering last earth quake

### FIRE SAFETY

- Fire safety provision as per N.O.C.



Structural Design  
**KEYSTONE**  
Vikas Patel  
M.E. (Structure)



## Additional Value Added Amenities

- 1 - RECEPTION
- 2 - BANQUET HALL
- 3 - AEROBICS ROOM
- 4 - DISCO THEQUE
- 5 - KIDS ZONE
- 6 - INDOOR GAMES
- 7 - MUSIC LIBRARY
- 8 - CONFERENCE HALL
- 9 - LIBRARY

**Note:-** All amenities shown here in, are not part of standard specification of this project but it shall be provided by Raghuvir Developers & Builders on free of cost basis for further value addition to the project. These amenities may get changed or cancelled only if more than 70% member of the society demand such changes (if possible). In case of cancellation of said value added amenities, Raghuvir Developers & Builders is not bounded to pay any type of compensation as it is being provided free of cost.





AEROBICS ROOM



GYM



BANQUET HALL



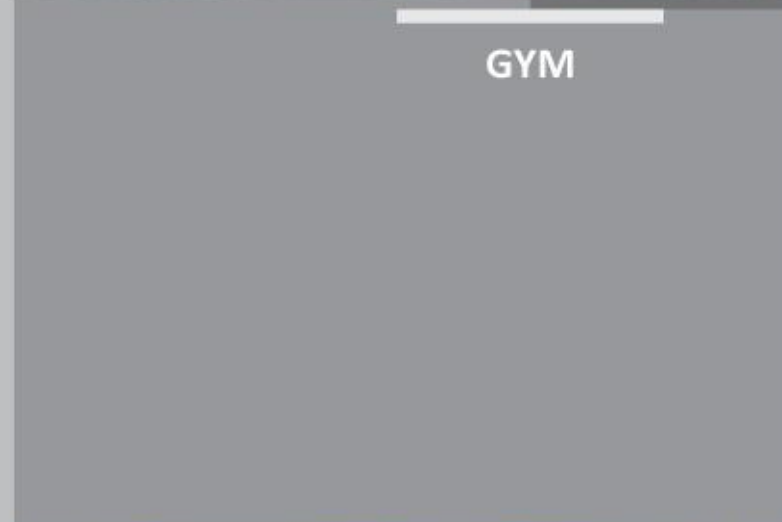
CONFERENCE HALL



JACUZZI



ADDITIONAL VALUE ADDED AMENITIES



KIDS ZONE



ADDITIONAL VALUE ADDED AMENITIES



DISCO THEQUE



STEAM



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MUSIC LIBRARY

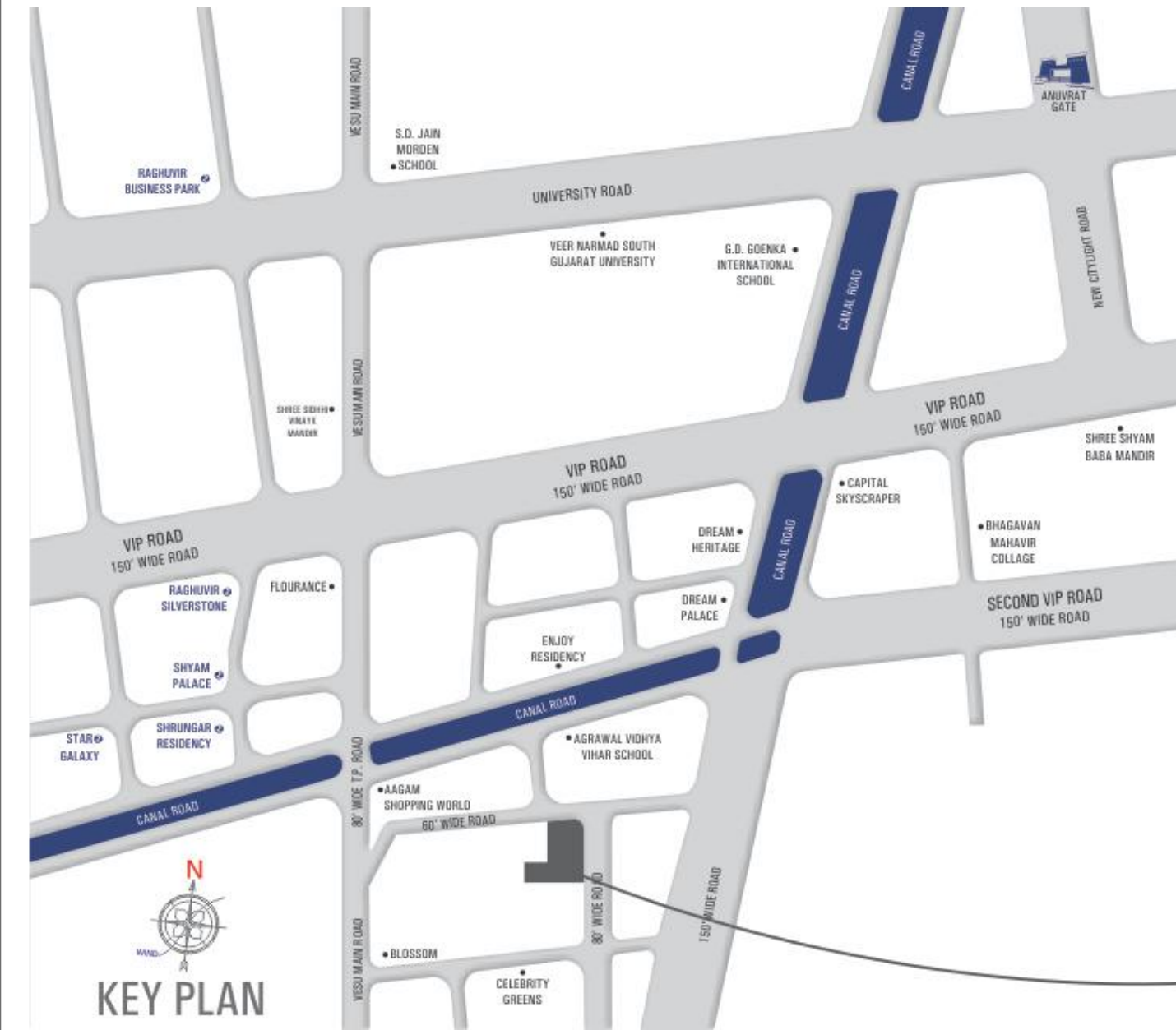


LIBRARY

INDOOR GAME



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