



“ Beyond the Sun kissed horizon ”
Rising higher than your aspirations
South Gujarat's loftiest living space

The **1st** TALLEST
ICONIC ELEVATION
IN **SOUTH GUJARAT**



MESSAGE FROM THE DESK OF CHAIRMAN

Creating firsts in everything we do is a way of life at Aakash Group. Our innovations set benchmarks for the industry to emulate. We have pioneered the assured returns and giving the ultimate facilities and quality by constructing a total of more than 35 lakhs sq. ft till date since last two decades. Our projects which create value for our customers and business partners and the unmatched quality assurance that we offer and our projects range from 1 to 5 bhk as our strategy is "Mission home for all" touching every soul of the civilization. This results in cost-effective and holistic solutions to contemporary standards for residential complexes and business centres. We are going to create Land mark in Surat by building the roof top helipad and the tallest apartment with sky garage and lots of more new surprising facilities in Surat is another first initiative from us. Recently, Aakash has also been chosen as sustainable developers and we are an ISO 9001 and 14001 company with 5 star CRISIL rating. Using our intellectual and managerial prowess and harnessing the benefits of state-of-the-art technology, Aakash Group is all set to venture into the next level of real estate development and construction in the South Gujarat.

Manish.k.Patel
Chairman - Aakash Group



CRISIL
REAL ESTATE
STAR RATINGS

1st Time in Surat / South Gujarat



CONVERSATIONS WITH THE CLOUDS

EXPERIENCE EXPRESSIONS...

7 STAR AMENITIES NOW FIRST TIME IN GUJARAT

1ST TALLEST TOWER (80 mtr. height)

Provisional Roof-Top HELIPAD.

SKY GARAGE with SMOKE DIFFUSER.

Personal SMART POOL.

Sensored AUTOMATED VEHICLE ENTRY.

All are supplements of personal freedom.

SMART I- HOME

CAR WASH CLINIC.

ENERGY GENERATION.

AUTOMATIC BUILDING MANAGEMENT systems.

12' HEIGHT Floor to Floor (Approx)

UNINTERRUPTED POWER SUPPLY (Express Feeder)

SKY WALK Terrace

SKY GARAGE



80 mt. 21/04/2014 HISTORIC EVENT

WE HAVE CHANGED SKYLINE OF SURAT



EXPRESSIONS
SPEAKS ITSELF

40 mt. PRESENT SURAT (2013)

LIFE OF EXPRESSIONS

FOR CLASS OF PEOPLE, FOR WHOM RED
CARPET IS ROLLED OUT, WHERE THE BEST
SEATS ARE RESERVED AND ACCESS
GRANTED WHERE OTHERS ARE DENIED
WHICH GIVES TONIC TO THERE POWER,
THEY ARE THE PEOPLE WHO LIVE LIFE
WITHOUT BOUNDARIES, LIMITS &
COMPROMISE.

EXPERIENCE HORIZON



A SHOULDER WHICH ALLOWS TO SEE RIGHT HORIZON

TASTE OF PARADISE



EXPRESSIONS

EMBRACE NATURE
&
EXPERIENCE ALMIGHTY



ARCHITECTURAL
MARVEL



CEMENTED DREAMS



CROWNING GLORY

PERFECT VISUALIZATION

SKYDECK

@ 80 MTR. HEIGHT



YOUR PERSONAL HELIPAD,
YOUR SOARING WINGS,
HAVE FOUND A PERCH
TOP REST AND SURVEY &
ALL THAT YOU HAVE ACHIEVED.

EXPRESSIONS
SPEAKS ITSELF

STUNNING VIEW OF SURAT



1ST ENLIGHTENED EXPERIENCE



SKY AMPHI
THEATER

CHILDREN
PLAY AREA

SKYWALK
BRIDGE

ORGANIC
GARDEN

GARDEN

HELIPAD

SITTING
AREA

RELAX AND REFRESH,
IN SPARKLING POOLS, EXUBERANT GAME ZONES
ENERGETIC EXERCISE ENCLAVES.

1ST SKY WALK BREEZE EXPERIENCE



EMBRACE ON LIFE'S ADVENTURE
WITH A WALK IN THE SKY @ 80 MTR. HEIGHT



EMOTIONS

FEELINGS

- 1. ENTRY
 - 2. SECURITY CABIN
 - 3. ENTRANCE PORCH (BUILDING-A)
 - 4. TEMPLE
 - 5. DRIVE WAY
 - 6. RAMP DOWN TO BASEMENT
 - 7. SWIMMING POOL
 - 8. PLANTING
 - 9. YOGA SPACE
 - 10. LILY POND
 - 11. WOODEN DECK
 - 12. WALKWAY
 - 13. LAWN
 - 14. WOODEN PLAZA
 - 15. RAMP UP FROM BASEMENT
 - 16. ENTRANCE PORCH (BUILDING-B)
 - 17. SAND PIT / CHILDREN PLAY AREA
 - 18. MOUND
 - 19. MACHAAN
 - 20. TUNNEL
 - 21. EXIT
- 1. PLANTING
 - 2. LAWN
 - 3. FLOWER GARDEN
 - 4. DECK
 - 5. WALKWAY
 - 6. PATHWAY
 - 7. ORGANIC GARDEN
 - 8. SAND PIT
 - 9. AMPHI THEATRE
 - 10. LILY POND
 - 11. VISUAL GAMING ROOM
 - 12. BRIDGE WITH DENSE PLANTATION
 - 13. SKY BRIDGE
 - 14. HELIPAD
 - 15. FOREST
 - 16. CHILDREN'S PLAY AREA

AREA CHART

- Temple	10' X 10' 100 Sqft.	- Swimming Pool	Inside Flat
- Land Area	95500 Sqft.	- Tower-A	15' X 8' - 3' Deep 120 Sqft.
- Ground Floor open Area	65709 Sqft.	- Tower-B	15' X 5' - 3' Deep 75 Sqft.
- Terrace Floor Area	27950 Sqft.	- Common Swimming Pool	4' - Deep 1800 Sqft.
- Sky Walkway	450 Rft.		

EXPRESSIONS

SPEAKS ITSELF



Expressions security

System ensures a life of complete peace and privileged, the security system includes CCTV monitoring, RFID identification of vehicles, swipe card access, video door phone, bio metric sensors, panic button, fire fighting system as per NBC norms, separate entrance and elevators for servants and service staff.



EVERY SPACE INTIMATE



TO BASK IN GLORY OF YOUR SUCCESS EXTRAVAGANT



Every aspects of your home has been carefully thought through. your home is private heaven in the sky- fully air-conditioned and detached from neighboring residence with three sides open and no wall shared where every rooms has its own speciality. You reside with the world's best brands-the finest fitments and finishes greet you at every turn with jacuzzi bath tub, steam cubicle, senso wash W.C. and waterless urinal, italian marble caresses your feet, very precisely engineered modular italian kitchen, floor-to-ceiling panoramic view glass frames ensures that you enjoy uninterrupted view of surat's horizon. sky garage parks your honey at your own floor, you have an exclusive personal smart pool located high above the ground, for your pleasure.



SAMPLE FLAT
PHOTOS

S P E C I F I C A T I O N

INTERNAL CONDOMINIUM SPECIFICATION

ITEM NAMES	LIVING ROOM	KITCHEN	DINNING	BED - 1	TOILET - 1	BED - 2	TOILET - 2	BED - 3	TOILET - 3	BED - 4	TOILET - 4	BED - 5	TOILET - 5	DECK	ENDLESS POOL
Door	Premium European Brand			Premium European Brand	Premium European Brand	Premium European Brand	Premium European Brand	Premium European Brand	Premium European Brand	Premium European Brand	Premium European Brand	Premium European Brand	Premium European Brand		
Windows	Double Layer Reflective Glass Premium European Brand	Double Layer Reflective Glass Premium European Brand	Double Layer Reflective Glass Premium European Brand	Double Layer Reflective Glass Premium European Brand		Double Layer Reflective Glass Premium European Brand		Double Layer Reflective Glass Premium European Brand		Double Layer Reflective Glass Premium European Brand		Double Layer Reflective Glass Premium European Brand			A Composite Fibre Endless Swimming Pool with in-built filters.
Windows Frame	Concealed frame	Italian Marble	Italian Marble	Italian Marble	Italian Marble	Italian Marble	Italian Marble	Italian Marble	Italian Marble	Italian Marble	Italian Marble	Italian Marble	Italian Marble		
Ventilation					Anodize Alu. Sec. Italian Marble		Anodize Alu. Sec. Italian Marble		Anodize Alu. Sec. Italian Marble		Anodize Alu. Sec. Italian Marble		Anodize Alu. Sec. Italian Marble		
Ventilation Frame					Gypsum Plaster ICI Valvet Paint	Gypsum Plaster ICI Valvet Paint	Gypsum Plaster ICI Valvet Paint	Gypsum Plaster ICI Valvet Paint	Gypsum Plaster ICI Valvet Paint	Gypsum Plaster ICI Valvet Paint	Gypsum Plaster ICI Valvet Paint	Gypsum Plaster ICI Valvet Paint	Gypsum Plaster ICI Valvet Paint		
Wall Finish - 1 st Coat	Gypsum Plaster	Gypsum Plaster	Gypsum Plaster	Gypsum Plaster	Gypsum Plaster	Gypsum Plaster	Gypsum Plaster	Gypsum Plaster	Gypsum Plaster	Gypsum Plaster	Gypsum Plaster	Gypsum Plaster	Gypsum Plaster		Feelings - 8 x 15 x 3 and Emotions
Wall Finish - 2 nd Coat	ICI Valvet Paint	ICI Valvet Paint	ICI Valvet Paint	ICI Valvet Paint	ICI Valvet Paint	ICI Valvet Paint	ICI Valvet Paint	ICI Valvet Paint	ICI Valvet Paint	ICI Valvet Paint	ICI Valvet Paint	ICI Valvet Paint	ICI Valvet Paint		
Floor Finish	Italian Marble	Quartz	Italian Marble	Italian Marble	Composit	Italian Marble	Composit	Italian Marble	Composit	Italian Marble	Composit	Italian Marble	Composit	Natural Wood	- 5 x 15 x 3
DADO Skirting / Materil Upto LVL	Italian Marble	Quartz	Italian Marble	Italian Marble	Composit	Italian Marble	Composit	Italian Marble	Composit	Italian Marble	Composit	Italian Marble	Composit	Natural Wood	
	3 "	8 - 0 " (Composit)	3 "	3 "	8 - 0 "	3 "	8 - 0 "	3 "	8 - 0 "	3 "	8 - 0 "	3 "	8 - 0 "		
Air Conditioner	0 General Make 24 Ton Capacity for Feelings and 12 Ton Capacity for Emotions.														
Gas Geyzer					Standard		Standard		Standard		Standard		Standard		
Gas Line	According to GGCL Norms														
Railing	S.S. & Glass	S.S. & Glass		S.S. & Glass		S.S. & Glass		S.S. & Glass		S.S. & Glass		S.S. & Glass			

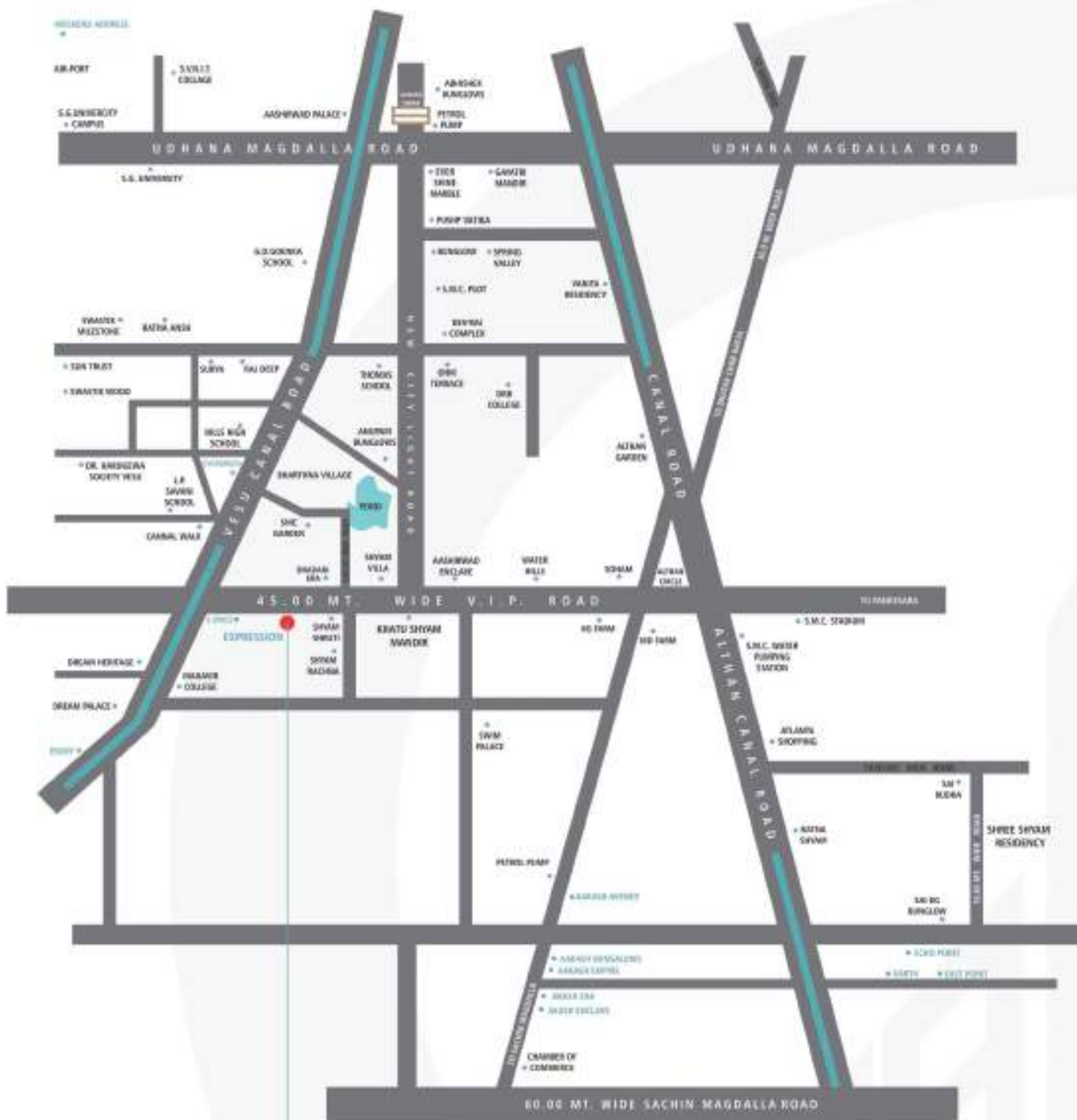
EXTERNAL CONDOMINIUM SPECIFICATION

ITEM NAMES	GENERATOR ROOM	WATCHMAN CABIN	GYM / HEALTH CLUB	OFFICE	DRIVER LOUNGE	ENTRANCE FOYER	BANQUET HALL	CONFERENCE ROOM	GAME ZONE	SAUNA / STEAM MESSAGE CENTRE	TERRACE	LIBRARY / READING	PASSAGE	BASEMENT	SOCIETY OFFICE
DOOR	Designer Flush Door Kota	Designer Flush Door Granite	Glass Door Composit	Glass Door Composit	Glass Door Kota	Glass Door Italian Marble	Designer Flush Door Composit	Designer Flush Door Italian Marble	Designer Flush Door Composit	Designer Flush Door Kota	Designer Flush Door Kota	Designer Flush Door Granite	Designer Flush Door Granite	Designer Flush Door Granite	Granite
DOOR FRAME		Reflective Glass	Reflective Glass	Reflective Glass	Reflective Glass	Reflective Glass	Reflective Glass	Reflective Glass	Reflective Glass			Reflective Glass	Reflective Glass		
WINDOWS		Anodize Alu. Sec. Granite	Anodize Alu. Sec. Composit	Anodize Alu. Sec. Composit	Anodize Alu. Sec. Kota	Anodize Alu. Sec. Italian Marble	Anodize Alu. Sec. Composit	Anodize Alu. Sec.	Anodize Alu. Sec. Composit			Anodize Alu. Sec. Granite	Anodize Alu. Sec. Granite		
WINDOWS FRAME										Anodize Alu. Sec. Kota					
VENTILATION	Anodize Alu. Sec. Kota				Anodize Alu. Sec. Kota										
VENTILATION FRAME															
WALL FINISH - 1 ST COAT	Plain Mala Plaster	Rough Mala Plaster	Gypsum Plaster	Gypsum Plaster	Plain Mala Plaster	Gypsum Plaster	Gypsum Plaster	Wall Papers. Cladding	Gypsum Plaster	Rough Mala Plaster	Gypsum Plaster	Wall Papers. Cladding	Rough Mala Plaster	Plain Mala Plaster	Gypsum Plaster
WALL FINISH - 2 ND COAT	Luster Paint	Stone Cladding	Wall papes & Mirrors	ICI Velvet paint	Luster Paint	Wall Papers. Cladding	Wall Papers. Cladding	Wall Papers. Cladding	Wall Papers. Cladding	Vitrified Tiles Cladding	Vitrified Tiles Cladding	Wall Papers. Cladding	Stone Cladding	Destemper	Luster Paint
FLOOR FINISH	Plain Kota	Mirror Finish Kota	Rubber Flooring	Vitrified Tiles	Mirror Finish Kota	Italian Marble	32" x 32" Granamite	Italian Marble	Rubber Flooring	Vitrified Tiles	Refelctive Mosaic Tiles	Natural Wood	Granite	Trimix	Vitrified Tiles
DADO SKIRTING / MATERIAL UPTO LVL	Plain Kota	Mirror Finish Kota	Mirror Flooring	3 "	Mirror Finish Kota	Italian Marble	32" x 32" Granamite	Italian Marble	Mirror Finish Kota	Vitrified Tiles	Refelctive Mosaic Tiles	Natural Wood	Granite	Trimix	Vitrified Tiles
	3 "	3 "	3 "	3 "	3 "	3 "	3 "	3 "	3 "	Full Height	3 "	3 "	3 "		
CELLING FINISH	Plain Mala Plaster	Plain Mala Plaster	Gypsum Plaster	Gypsum Plaster	Plain Mala Plaster	Gypsum Plaster	Gypsum Plaster	Gypsum Plaster	Gypsum Plaster	Vitrified Tiles Cladding		Gypsum Plaster	Gypsum Plaster	Plain Mala Plaster	Gypsum Plaster
RAILING												S.S. & Glass	S.S. & Glass		

COMMON AMENITIES

AREA NAME	MATERIAL / PRODUCT SPECIFICATION
External Wall of the Building	Aerated Concrete Block Wall Double Coat sand face Plaster Primer based & ICI based Cement Paint
Compound Wall	Double coat sand face palster Stone Cladding ICI based paint
Parking - 1 Hardscape / Paving	Paver Block Vitrified Matt finished Tiles, Granite River wash Kota & Paver Blocks
Shading of open / Parking	Poly Carbonate Sheet / Fabrics
Fire Hydrent System	As per NBC Norms
Generator System	As per NBC Norms
Street Light / Ambience Light	Building Management System
A.c. System (Common Area)	V.R.V / V.R.F. System
Softner Plant	As per Required
Gas / Solar Geyzer	Standard

AREA NAME	MATERIAL / PRODUCT SPECIFICATION
Canopy	Steel and Aluminium Composite Panel
O.H.W.T.	As per Required
U.G.W.T.	As per Required
Stair Case	Granite / Kota Stone
Stair Case Railing	S.S. % Glass Finish
Garbage Shaft	P.V.C. Based
CCTV	According to need in campus
Intercom	According to need in campus
Car Wash	As per Requirement
Transformer	As per Requirement
Passanger & Service Life	MRL 8 passenger lift (Top Brand)
Car Lift	Branded Elevator
Lift Machine Room	Machine Room Less
Gas Line	According to GGCL Norms
Solar Plant for Energy Generation	Common Areas



LOCATION MAP

CONNECTIVITY

Domestic Airport	5.00 Km.
Railway Station	10.00 Km.
Commercial Hub	0.2 Km.
Nearby Petrol pump	0.5 Km.
Office blocks	0.0 Km.
Daimond Burse (Proposed)	2.0 Km.

EXPRESSIONS
SPEAKS ITSELF

Site Address: Expressions, Near Khatu Shyam Temple, V.I.P. Road, Bharthana-Vesu, Surat-395017.

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AN ISO 9001:2008 & 14001:2004 Certified Organization



MORE SURPRISES - YET TO COME



Structural Consultant
Jalil Sheikh
President plaza,
Ring road, Surat



Landscape Design
Aniket Bhagwat



PROJECT OVERSEE COMMITTEE

- Municipal commissioner, SMC
- Chief Executive Authority, SUDA
- Chief Fire Officer, SMC
- Respectable Structure Engineer as decided by the Municipal Commissioner, SMC
- S.V.N.I.T Surat.
- Deputy Municipal Commissioner or any other person decided by the Municipal Commissioner, SMC.

360° Sample Flat



DISCLAIMER

- THE SOLE OBJECTIVE OF THIS BROCHURE IS FOR GOOD DISPLAY OF THE PROJECT AS CONCEIVED BY THE ARCHITECT. THE INFORMATION AND VISUALS CONTAINED IS SUBJECT TO CHANGE AND IS DEPENDENT ON THE CONCERNED AUTHORITIES APPROVAL. PARTICULAR PLANS AND MEASUREMENTS WITHIN THE FLOOR AREA AND DIMENSIONS MENTIONED ARE APPROXIMATE AND SHALL VARY AS PER THE APPROVAL AND THE STANDARD SITE ARRANGEMENT.
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- PURCHASER WILL HAVE TO PAY ADVANCE MENTORANCE CHARGES AS PER THE PLANNED STRUCTURE.
- ANY DISPUTE SHALL BE SUBJECT TO JURISDICTION OF HONORABLE SURAT COURT.

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