

Site Address:  
Milestone Regalia, Nr. C. B. Patel Health Club, 2nd VIP Rd., Vesu, Surat.

A PROJECT BY  
**Milestone CORP.**

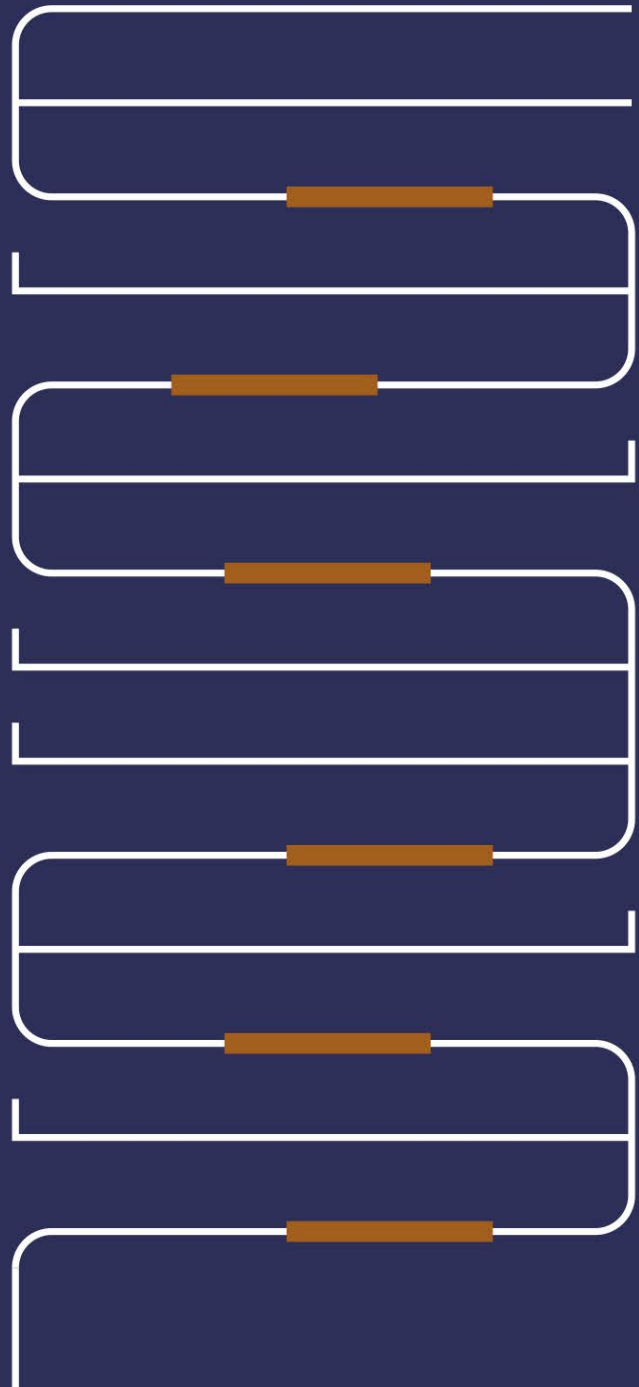
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STRUCTURE ENGINEER  
**S&V ENGINEERS**  
Darshit Vejani

#### Notes

- Legal / Document / Stamp Duty charges extra as applicable to be borne by members.
- Applicable government taxes including GST to be borne by members.
- Deposits for all services to be borne by members.
- Society maintenance charges to be borne by members.
- External and internal charges strictly not allowed.
- The brochure does not form part of an offer contract or agreement.
- All plans / drawings / features / specifications are subject to approval of respective authorities and may be changed if necessary. The discretion remains with developers. All rendering / floor plans / pictures and maps are artists' conception and not actual depiction of building.
- Dimensions mentioned in plan are wall - to - wall dimensions and does not include finishes like plaster, putty / POP and dado tiles.

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# Milestone Regalia

3 & 4 BHK LUXURIOUS LIVING



milestone  
**HEAVEN**  
3 BHK LUXURIOUS LIVING @ VESU

VESU



milestone  
**Aquaticca**

*relax, rejuvenate, restart*

DUMAS

A PROJECT BY  
**Milestone | CORP.**



Milestone  
**UTSAV**  
3 BHK LUXURIOUS LIVING

ALTHAN-SARSANA ROAD

PROMINENT  
PROJECTS

Established in 1968, Milestone Corp. is a name to reckon with in the field of realty development in the dazzling city of Surat. At Milestone Corp., we believe that buildings should stand the test of time in terms of quality. We ensure this by using building materials of the highest quality, and hiring excellent craftsmen to build them. Our design philosophy is driven by simplicity of form, and functionality for its users; resulting in projects designed not for the bottom line, but as spaces for families to grow, and businesses to flourish.

We believe that customers must have a stress-free experience during and after the sales process. With this belief, we have conducted our business in a fair and transparent manner for more than 50 years, which is a testament in itself.



Milestone  
**FIESTA**  
BUSINESS SPACES

L.P. SAVANI ROAD, ADAJAN



Milestone  
**SPITI**  
3 & 4 BHK LUXURIOUS LIVING

VESU



milestone  
**SUMERU**  
RESIDENCY

VESU

1 Send your children to the best schools and colleges near your home like G D Goenka, S D Jain, Agarwal Vidya Vihar, L P Savani, South Gujarat University, DRB commerce college, Bhagwan Mahavir college.

2 Shop for the best brands and watch the latest movies at nearby malls like VR, Rahul Raj etc.

3 Stay close to Surat's best clubs and enjoy the club lifestyle at C B Patel, Avadh Utopia, Lalbhai Club and Surat City Gymkhana.

4 Take your family for 5 star dining at over 50 nearby restaurants and cafes like Pavilion, Kaffyn, Meraki.

5 Travel easily across Surat using large roads and public transport like BRTS, VIP road and Canal road.

6 Shop for day-to-day needs at affordable prices at Metro Wholesale, Dhiraj Sons and Reliance Mart.

# VESU

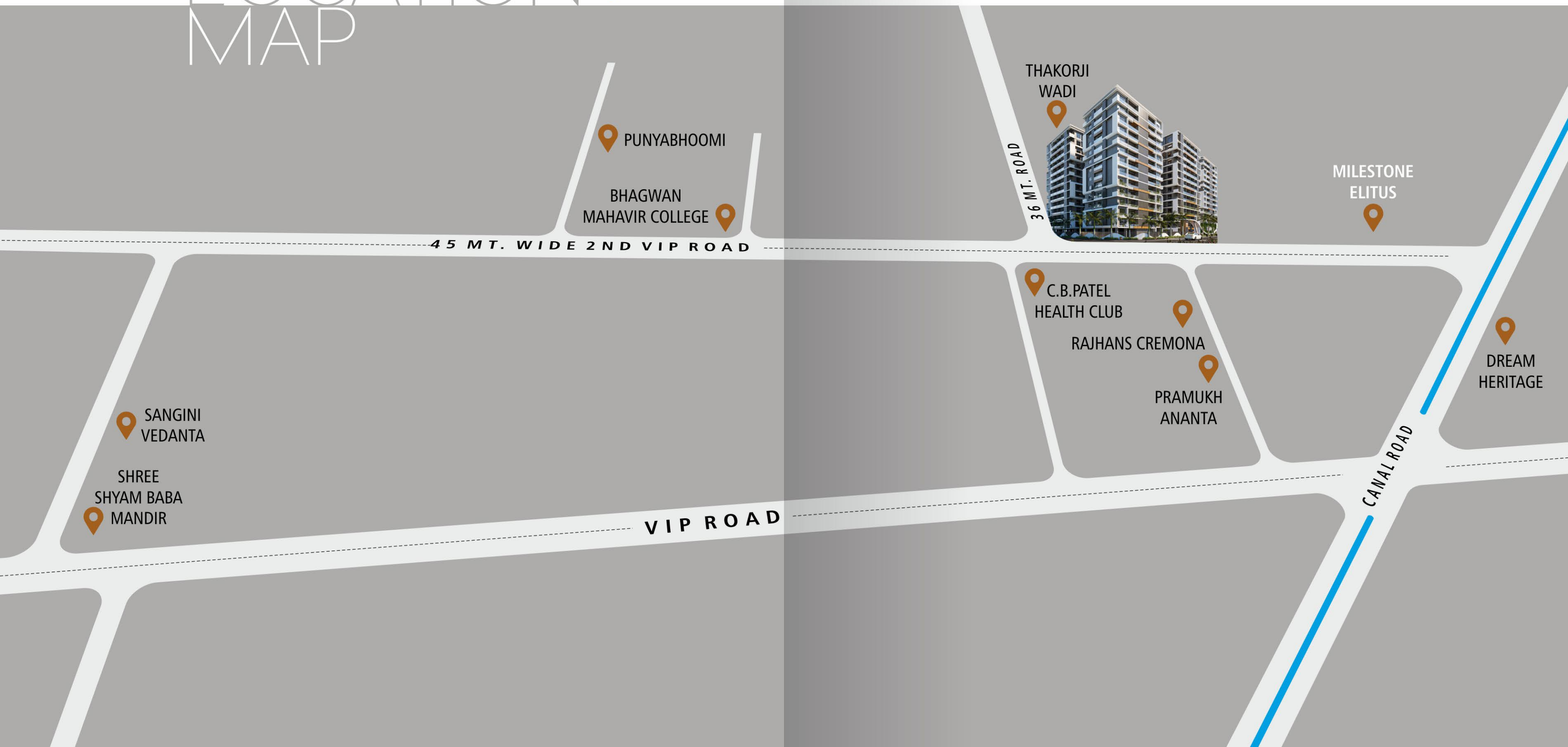
SURAT'S MOST  
WELL PLANNED AREA



Located at the intersection of 45.0 & 36.0 mt. road, and agriculture land;  
Regalia offers uninterrupted views for years to come.

# LOCATION MAP

Milestone  
**Regalia**  
3 & 4 BHK LUXURIOUS LIVING





- Banquet hall ●
- Gymnasium ●
- Swimming pool for adults and children ●
- Multipurpose court for volleyball, badminton, and football ●
- Yoga/meditation room ●
- Game zone ●
- Social club ●
- Children's play area ●
- Kid's club ●
- Library / study area ●



AMENITIES

**Milestone Regalia**  
3 & 4 BHK LUXURIOUS LIVING

- Aromatic landscaped sit outs amidst waterbodies
- Large central garden with stage
- Large fountain / sculpture
- Water bodies with floating deck seating
- Gazebo seating
- Senior citizens corner
- Walking path around garden
- School bus pickup/drop-off area near watchman cabin for safety of kids
- Attractive entrance gate with waterbody
- 5 star reception lobby
- 2 fully automatic lift of Kone / equivalent in each building
- 24 x 7 CCTV surveillance for enhanced security
- Generator backup for common areas and adequate lights and fans in each flat

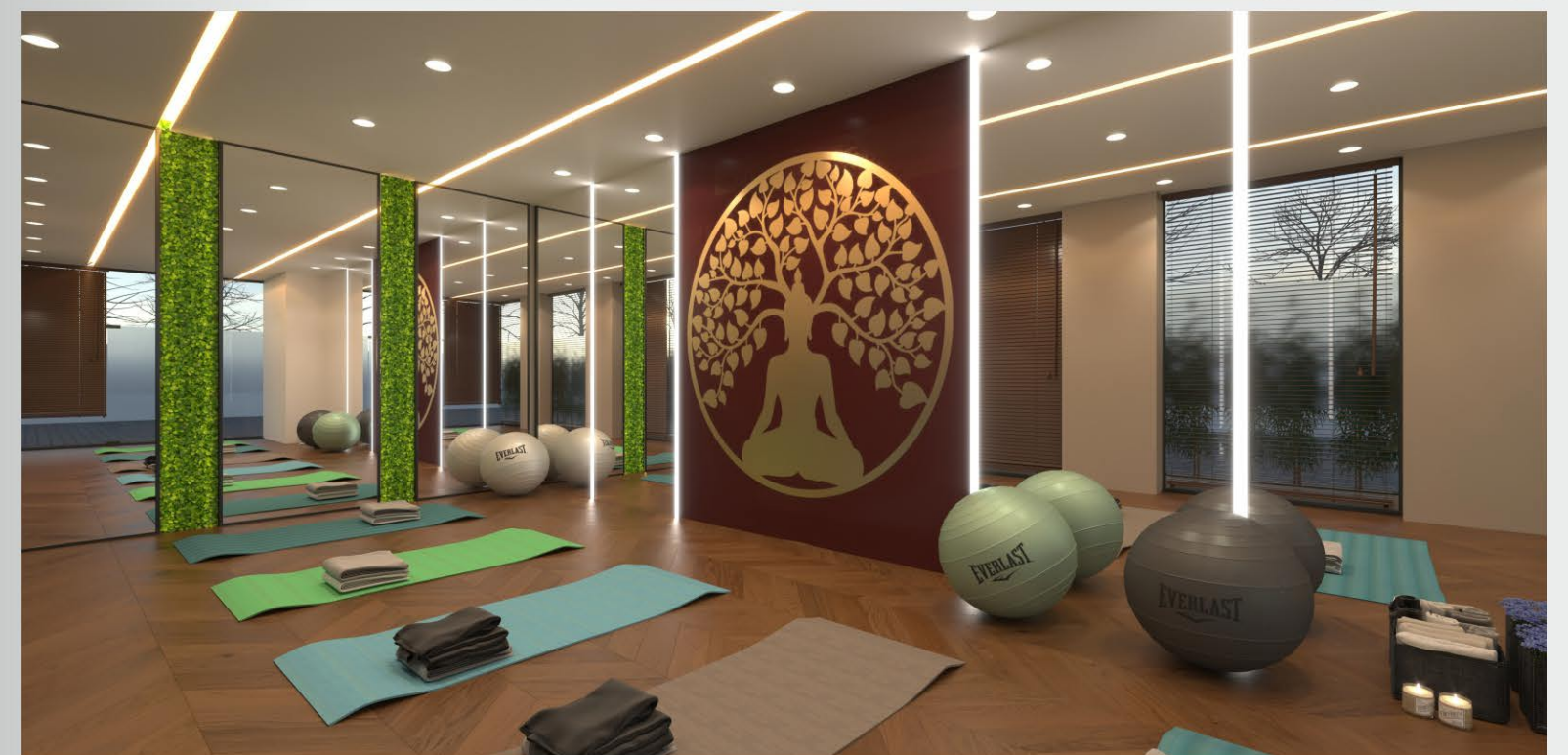




Milestone  
**Regalia**  
3 & 4 BHK LUXURIOUS LIVING

## NATURAL LIVING

Experience a tropical forest like setting with lush green plantations and the soothing sound of water.



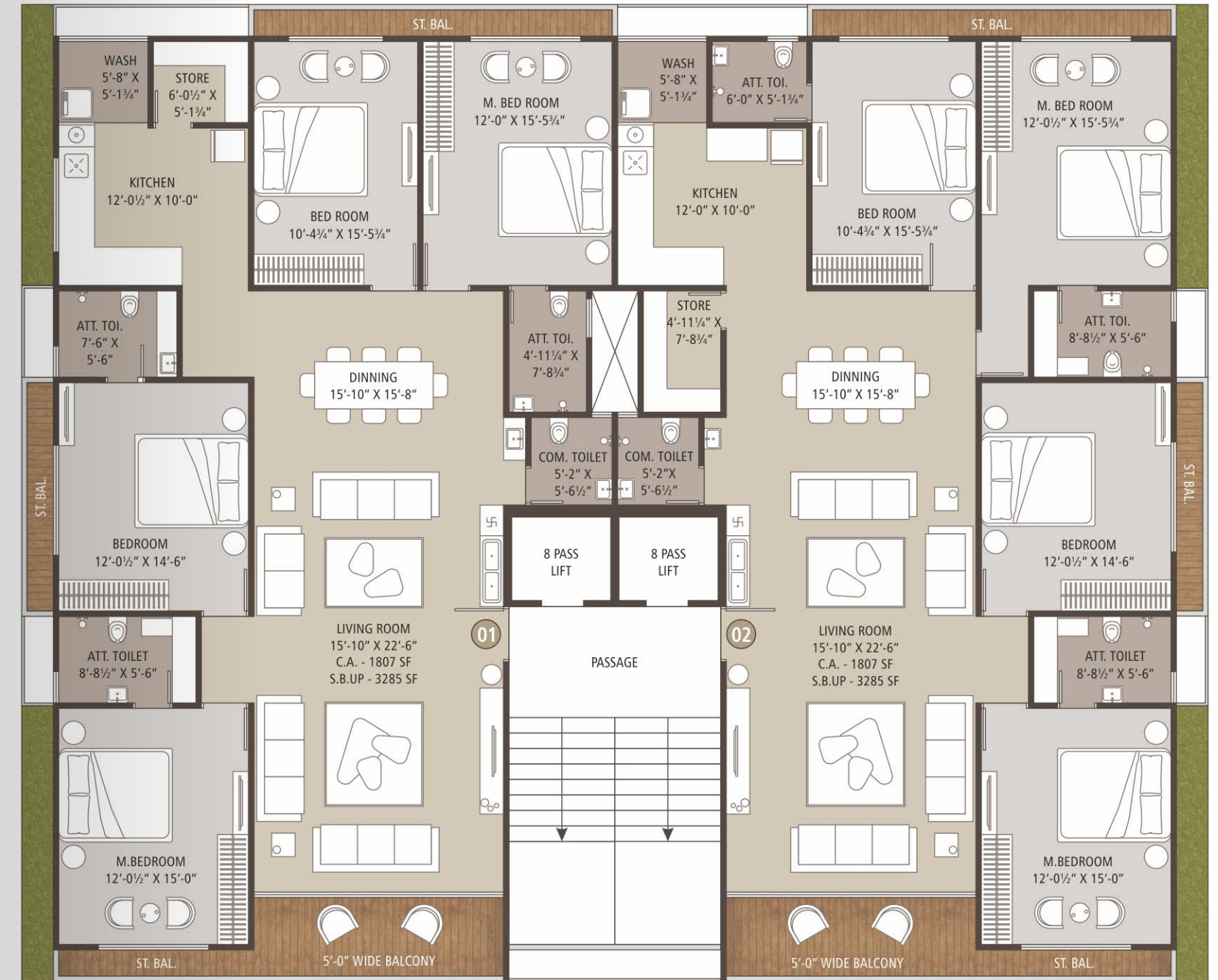
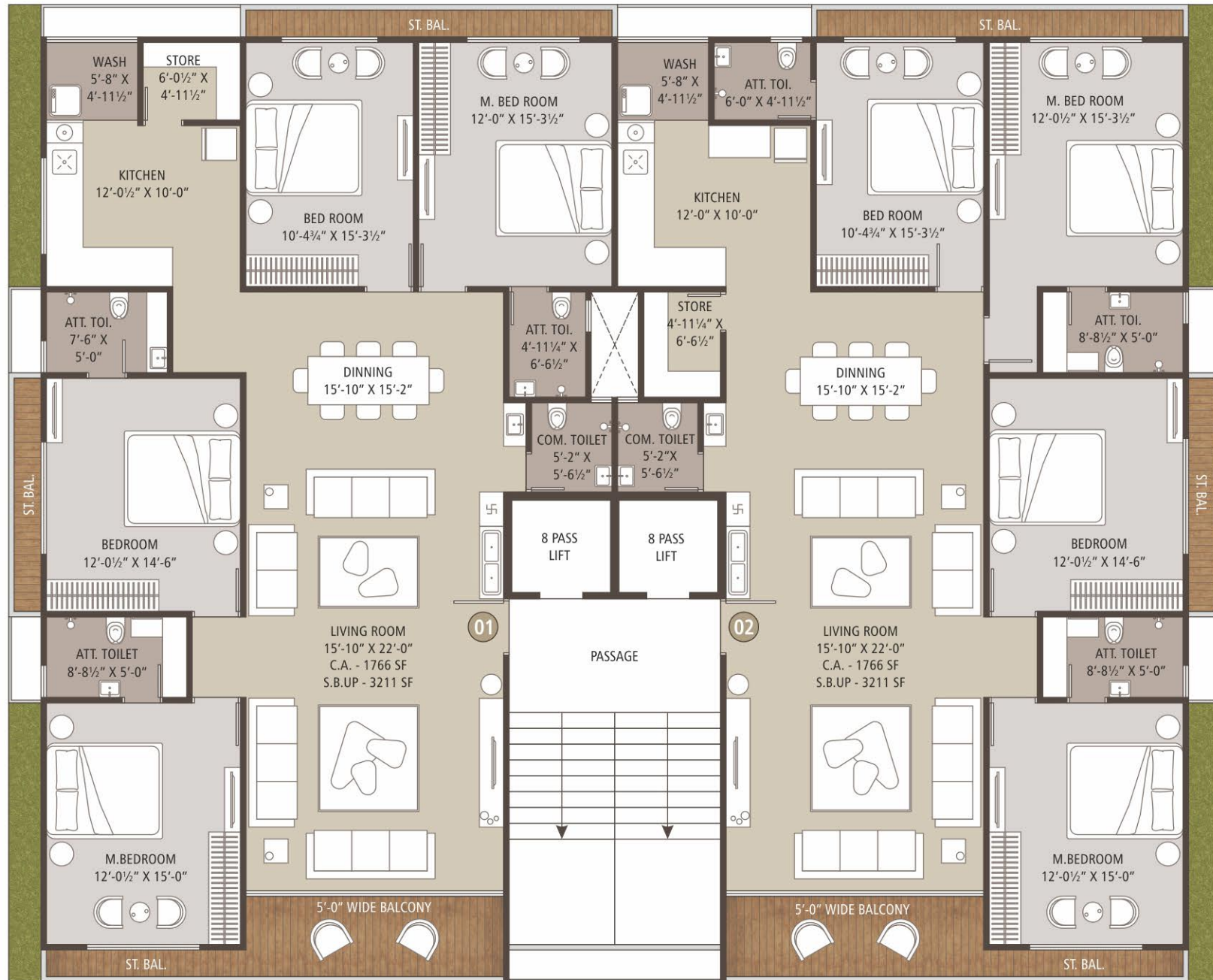
Milestone  
**Regalia**  
3 & 4 BHK LUXURIOUS LIVING

TYPICAL LAYOUT PLAN 





Milestone  
**Regalia**  
3 & 4 BHK LUXURIOUS LIVING



**BUILDING A**   
\*S.B.UP (Indicative super built up area)  
**4 BHK**



**BUILDING C**   
\*S.B.UP (Indicative super built up area)  
**4 BHK**



**BUILDING B**   
\*S.B.UP (Indicative super built up area)  
**3 BHK**



**BUILDING D | E**   
\*S.B.UP (Indicative super built up area)  
**3 BHK**



DRAWING ROOM



DRAWING ROOM

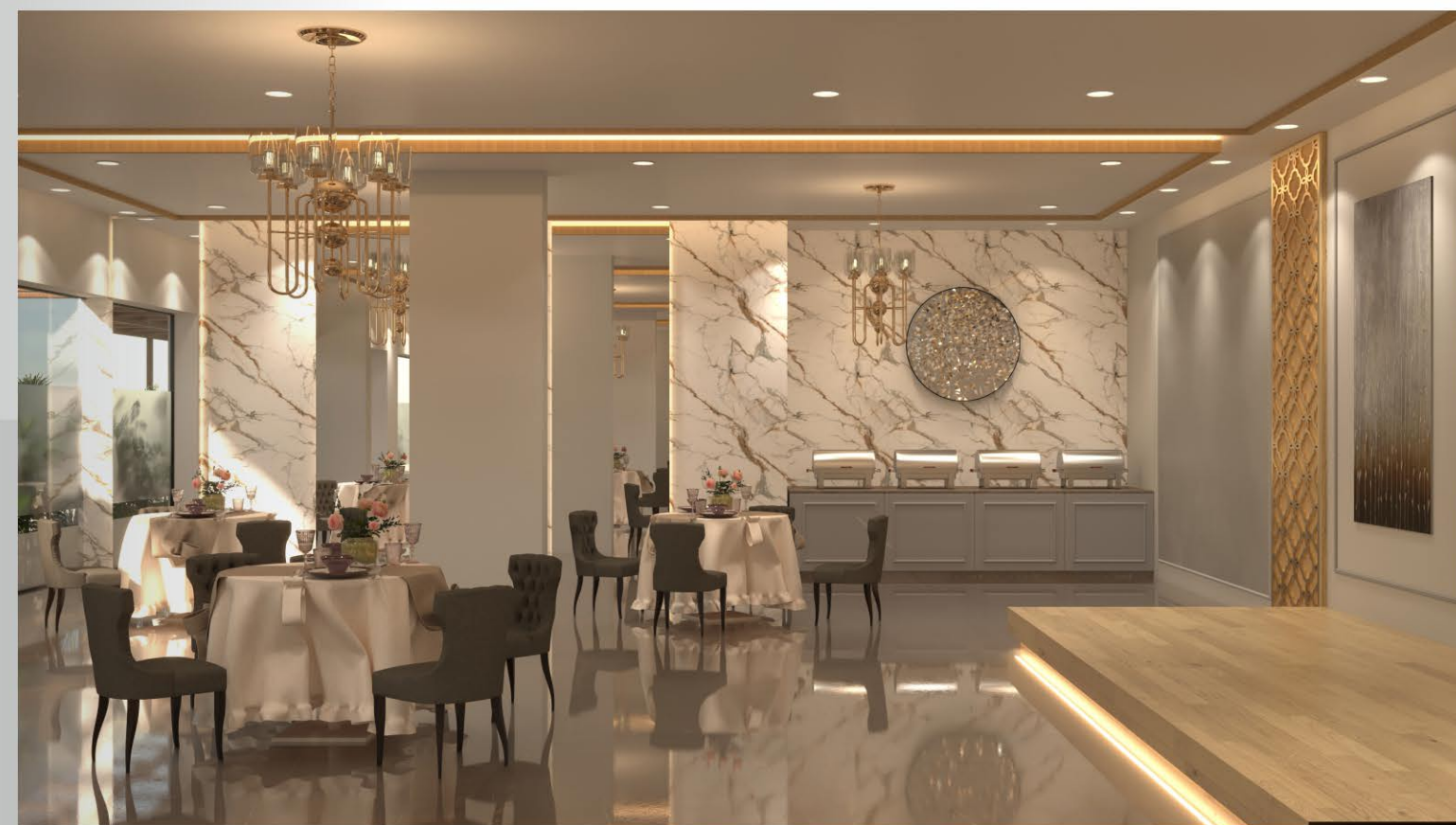
# MODERN LIVING

Luxuriously crafted spaces that reflect lavishness and modernity.

MASTER BEDROOM



BANQUET HALL



## Flat Specifications

### Flooring

- Italian finish super glossy tiles in living room, dining, kitchen and all bedrooms.

### Kitchen

- Granite stone platform with stainless steel sink.
- Designer glazed tiles dado above platform up to lintel level.
- Piped gas connection in kitchen.

### Wash

- Vitrified full body tiles in flooring and glazed tiles up to lintel level.

### Bathrooms

- Designer glazed tiles on floor and up to lintel level on walls.
- Cera / equivalent sanitary ware. Wall hung WC with soft close seat cover and wall hung designer basin.
- Jaquar / equivalent bath fittings with single lever diverter for comfort bathing experience.
- Provision for hot water supply in all bathrooms.

### Doors

- Wooden frame and laminated flush door at entrance.
- Granite frame and painted flush doors in all other rooms for flexibility in interior designing.

### Windows

- Anodized aluminum windows with granite frames.
- Louvered aluminum windows with granite frame in bathrooms.

### Electrification

- Concealed electrification with modular switches of standard ISI mark.

### Internal Finish

- Putty finish on walls and ceilings.

### Parking

- Allotted car parking for each flat 4BHK – 3 car, 3 BHK – 2 car

## Superior Construction

- Use of **sweet water for construction** to prevent problems related to salty water and increase life of building.
- **Brick walls** for added strength and sound insulation.
- Elastomeric **Exterior Waterproof Coating** on exterior walls for excellent flexibility, breathing properties, crack bridging ability and long lasting durability.
- **Chemical treatment before flooring** to avoid rising dampness (luno).
- Regular **cube tests** of concrete and laboratory **test of steel** to verify strength and other critical properties.

## Green Building

Milestone Regalia is to be developed as a Green Building as per Indian Green Building Council (IGBC) norms.

### What is Green Building?

A 'Green Building' uses less energy, water and natural resources, creates less waste and is healthier for the people living inside when compared to a standard building.

### Benefits

A Green home can have tremendous benefits, both tangible and intangible. The immediate and most tangible benefit is the reduction in water and operating energy costs right from day one and during the entire life cycle of the building.

#### Intangible Benefits

- Enhanced air quality
- Excellent day lighting
- Health & wellbeing of the occupants

#### Tangible Benefits

- Energy Savings: 20-30%
- Water Savings: 30-50%

## Building Safety

- Fire resistant electric main line vertical wires.
- Fire safety system as per S.M.C. norms.
- Earthquake resistant R.C.C. frame design.
- Common area power supplied through **stabilizer for protection** of expensive electrical equipment.
- Electric meter boxes located away from buildings to protect main structure from any fire in electric meters.

