



3 & 4 BHK LUXURIOUS LIVING



DRAFT

18.00 MT. ROAD



TYPICAL LAYOUT PLAN 



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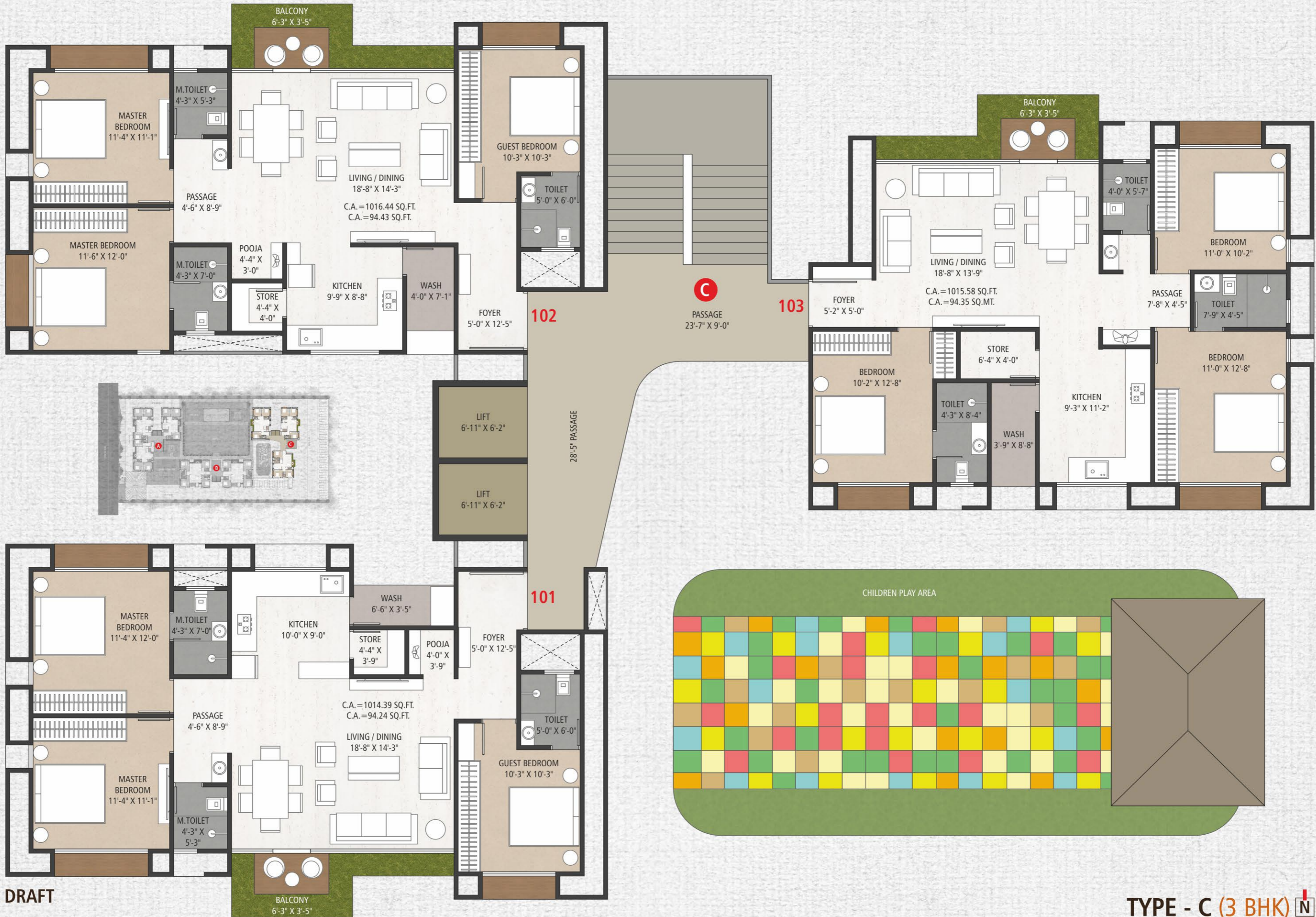
TYPE - A (3 BHK)



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TYPE - B (4 BHK) 



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TYPE - C (3 BHK) 

Building Unit Specifications

- **48" X 32" / 32" X 32"** granamite tiles in living room, kitchen & dining area.
- **24" X 24"** granamite tiles in bedroom.
- Adequate **kota stone shelves** with glazed tiles dado in store.
- Decorative tiles on floor & walls with **standard sanitarries** in bathrooms.
- Standard company make **C.P.** bathroom fitting.
- Branded company **plumbing** and **drainage pipes**.
- **Wooden / granite** frame with best quality **flush doors** with primer.
- Internal wall with **putty finish**.
- All windows provided with **granite stone frame** with good quality anodized **aluminium section and glass**.
- Granite kitchen platform with **S.S. sink**.
- **Centralized gas geyser piping** in all bathrooms & kitchen.
- **R.O. / water filter**.
- **Air conditioner** in master bedroom. **1 nos.** in each flat.
- Standard quality electric cable & wiring with modular switches.
- **Limited** generator power backup for **each flat**.
- **Allotted car** parking.
- Automatic branded **2 elevators** in each buildings (**8 passengers lift**)
- Sufficient **under ground & over head** water tank.
- **Intercom** facility in flats & reception.
- **M.S. safety railing** in balcony & staircase.
- **10' floor** heights apx. slab to slab.
- **R.C.C.** structure design considering as last earth quake.

Luxurious Campus Features



Exclusive designed landscape with large open area



Yoga deck



Children play area



Jogging and walking track



Beautiful gazebo and garden area



Senior citizen sitting area



Marvellous entry gate with security cabin



Decorative A.C. entrance foyer with sitting area and reception counter & T.V. screen, C.C.T.V. camera & intercom facility



Silent generator facility for lifts, water pumps, fire, common passage and parking area.



No commercial purely residential project



Well designed compound wall



Common lights for beautiful ambience



Basement parking



School bus pickup and drop area



Fire safety provision



Standard quality and sufficient capacity water pump for each building



Rain water recharge well



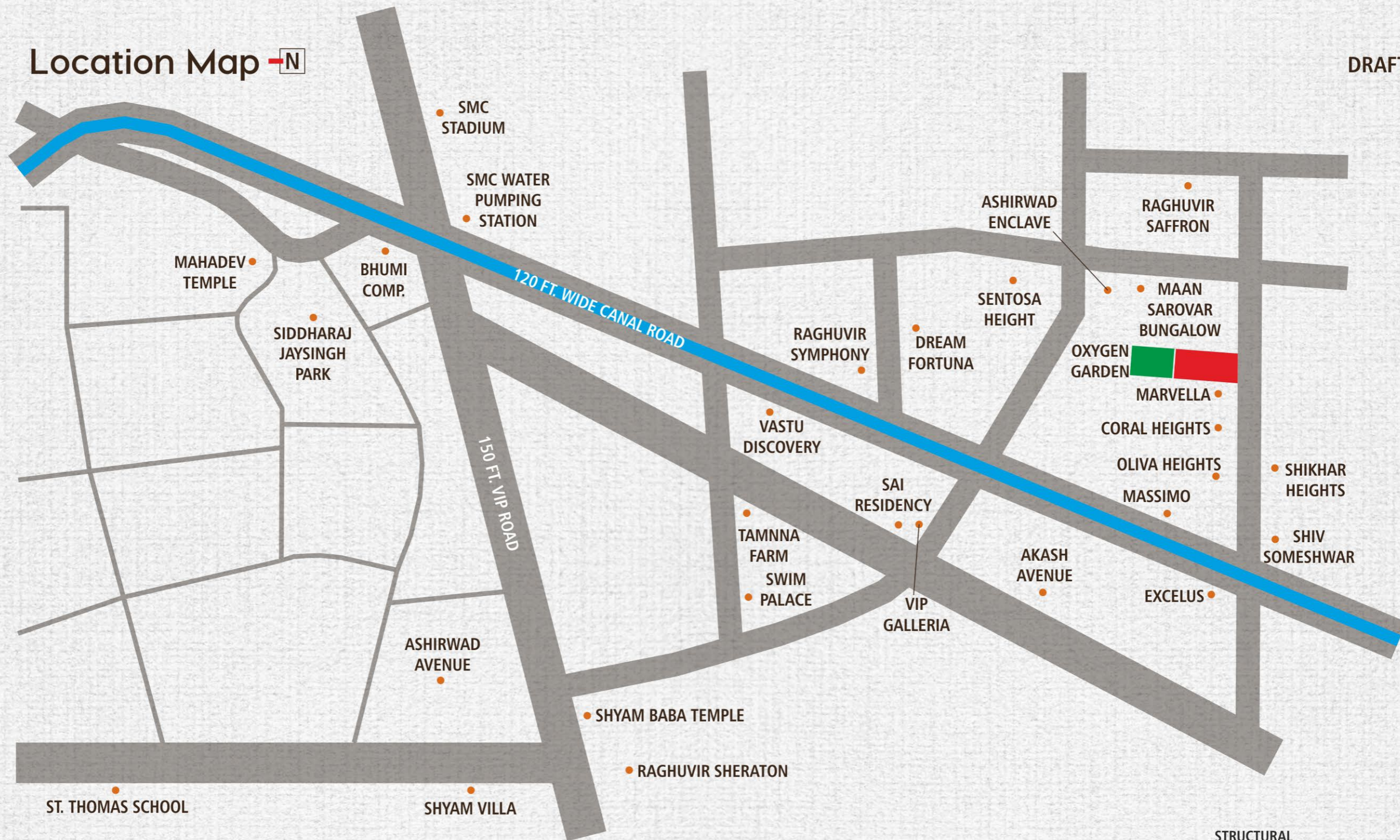
14 storey apartments (4 BHK 2 flats in each floor & 3 BHK 3 flats in each floor)



Tree plantation

Location Map

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Distance From (Approx)

- Walking distance to proposed Metro Train
- Walking Distance to Jain Temple
- Beautiful oxygen park with large garden behind the project, developed by S.M.C.
- Diamond Bourse : 3.0 km.
- Airport : 9.0 km.
- Ring Road market : 6.0 km.
- Proposed Court Building : 5.0 km.
- Palsana-Hazira Highway : 2.0 km.

Site Address:-
Martand Hills, F.P-16/B, T.P-43,
Althan-Bhimrad Canal road, Surat.

Inquiry at: +91 99982 02222

A PROJECT BY
**Martand
Infrastructure**

ARCHITECT
DWG
DESIGN WORK GROUP
9825055775

STRUCTURAL
ENGINEER

**HI-TECH DESIGN
CONSULTANCY**
0261 2472368, 2475333

WE REQUEST

- Stamp duty, registration charges, legal charges, GEB / SMC charges, society maintenance charges shall be borne by the purchaser.
- GST, TDS & all other Gov. Taxes levied in future will be borne by the purchaser.
- Any Additional charges or Duties levied by the government / local authorities during or after the completion of the scheme like SMC Tax, will be borne by the purchaser.
- Developer reserves all rights to make any changes in the scheme all purchaser 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 & lookout of the scheme are strictly not permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab) must not be damaged during your interior work.
- Common passage / landscaped area not allowed to be used for personal purpose.
- This brochure is intended only for easy display & information of the scheme and does not form part of legal documents.