

A PROJECT BY



**Shaligram**  
Promising Excellence

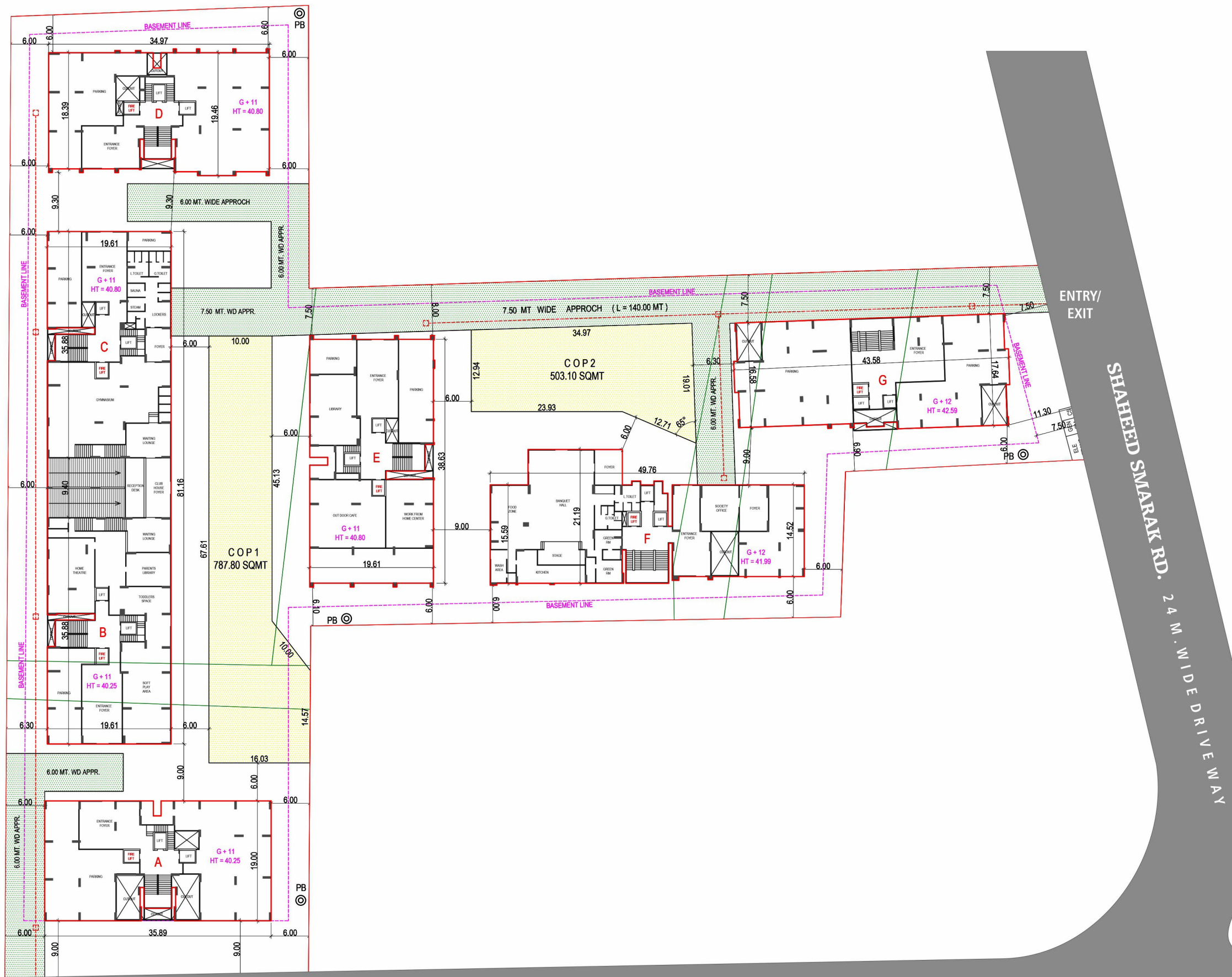
**THE** SPARKLING LIFE

**EMERALD**

5 BHK ABODE CRAFTED BY SHALIGRAM







ENTRY/  
EXIT

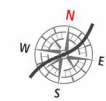
TOWARDS AIRPORT

45 M. WIDE DRIVEWAY

VIP ROAD

ENTRY/  
EXIT

SHAHEED SMARAK RD. 2.4 M. WIDE DRIVEWAY



GROUND FLOOR PLAN

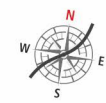
\*# Draft under review



SHAHEED SMARAK RD. 2.4 M. WIDE DRIVEWAY

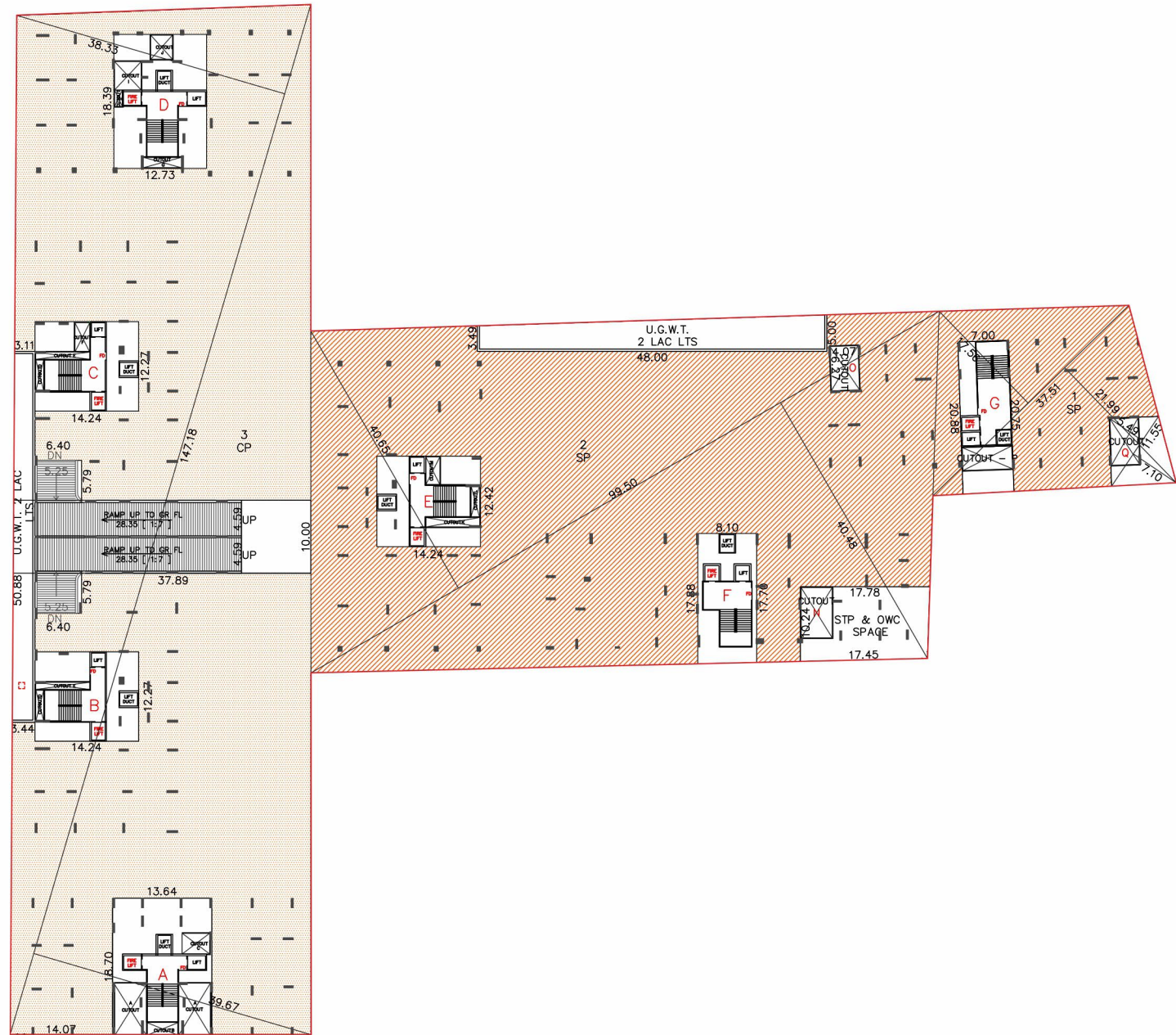
TOWARDS AIRPORT 45 M. WIDE DRIVEWAY

VIP ROAD

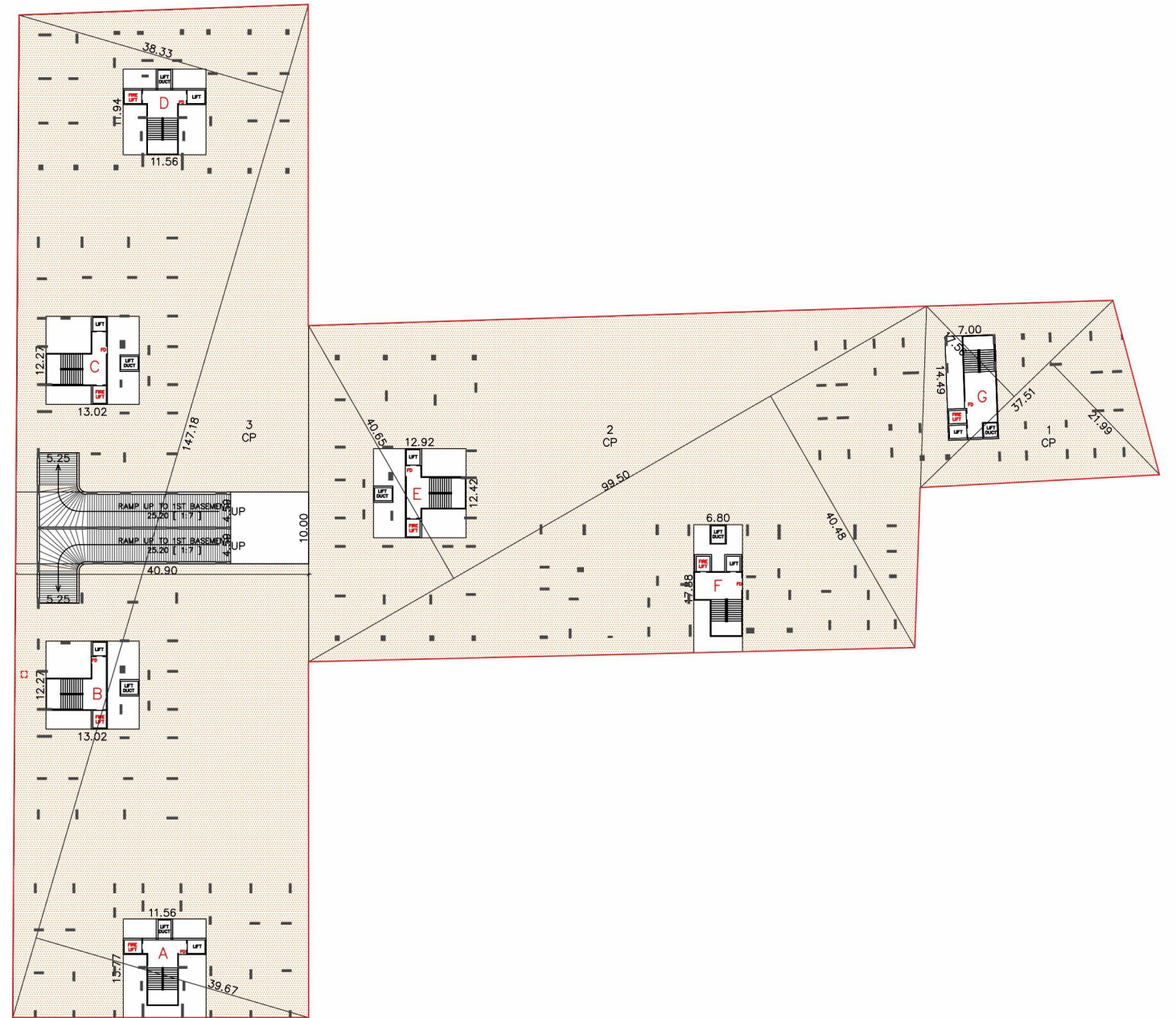


**BUILDING LAYOUT PLAN**

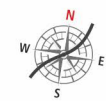




UPPER BASEMENT

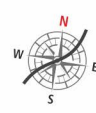
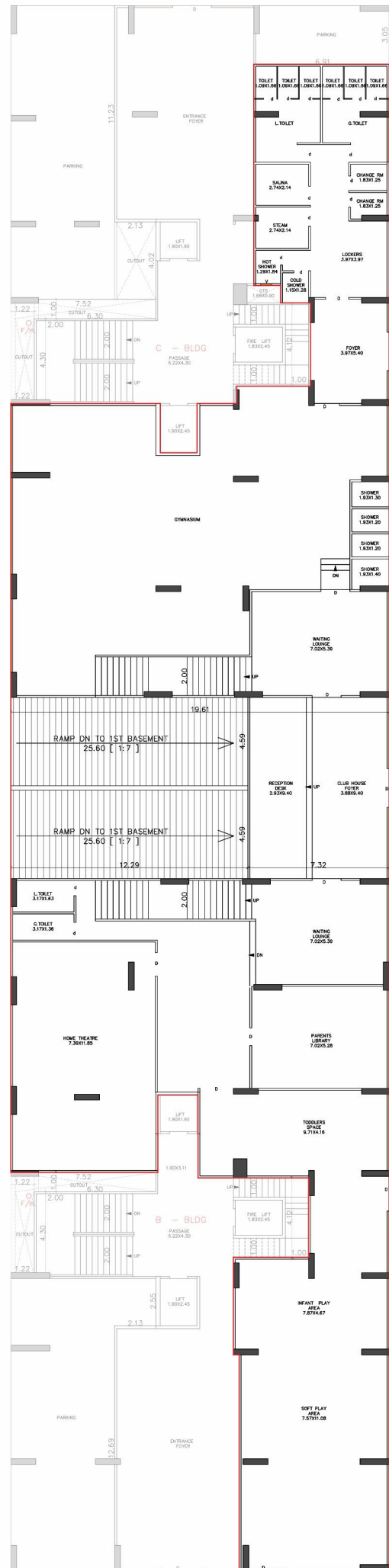


LOWER BASEMENT

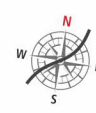
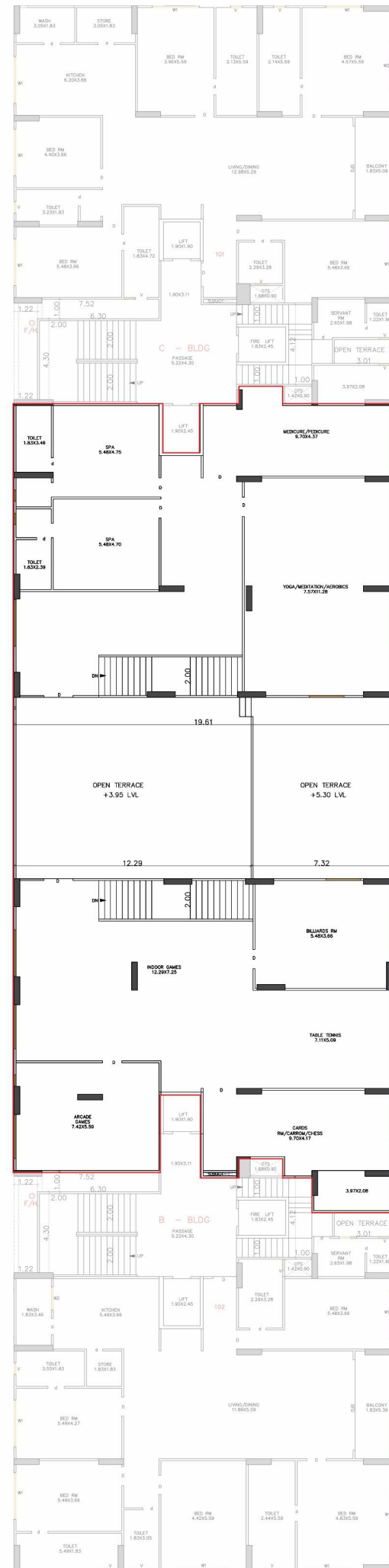


**BASEMENT PLAN**

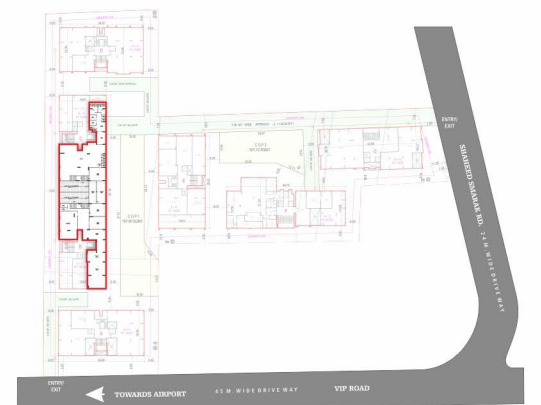




GROUND FLOOR PLAN

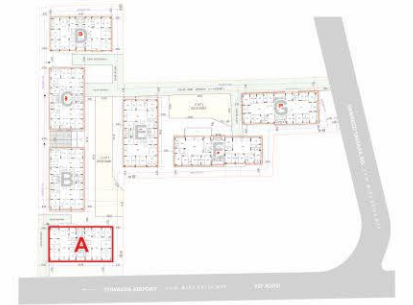


FIRST FLOOR PLAN



# CLUB AMENITIES

\*# Draft under review

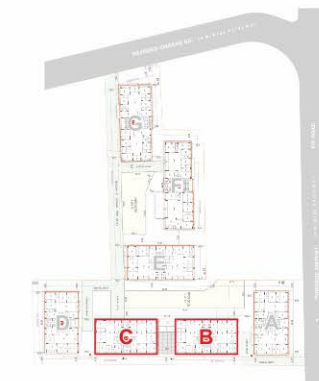
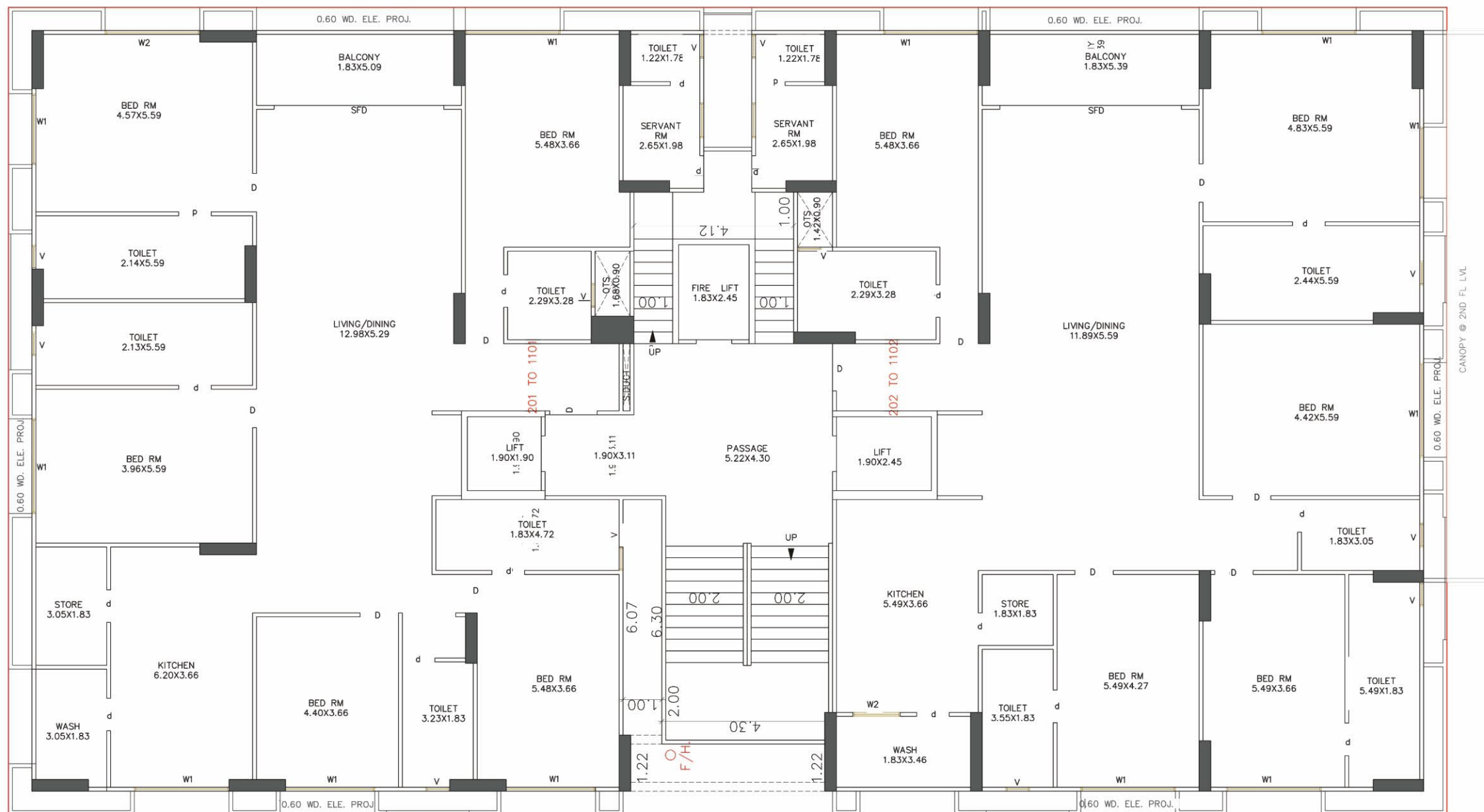


1st to 11th FLOORS



TYPICAL FLOOR PLAN  
**BUILDING A**

\*# Draft under review

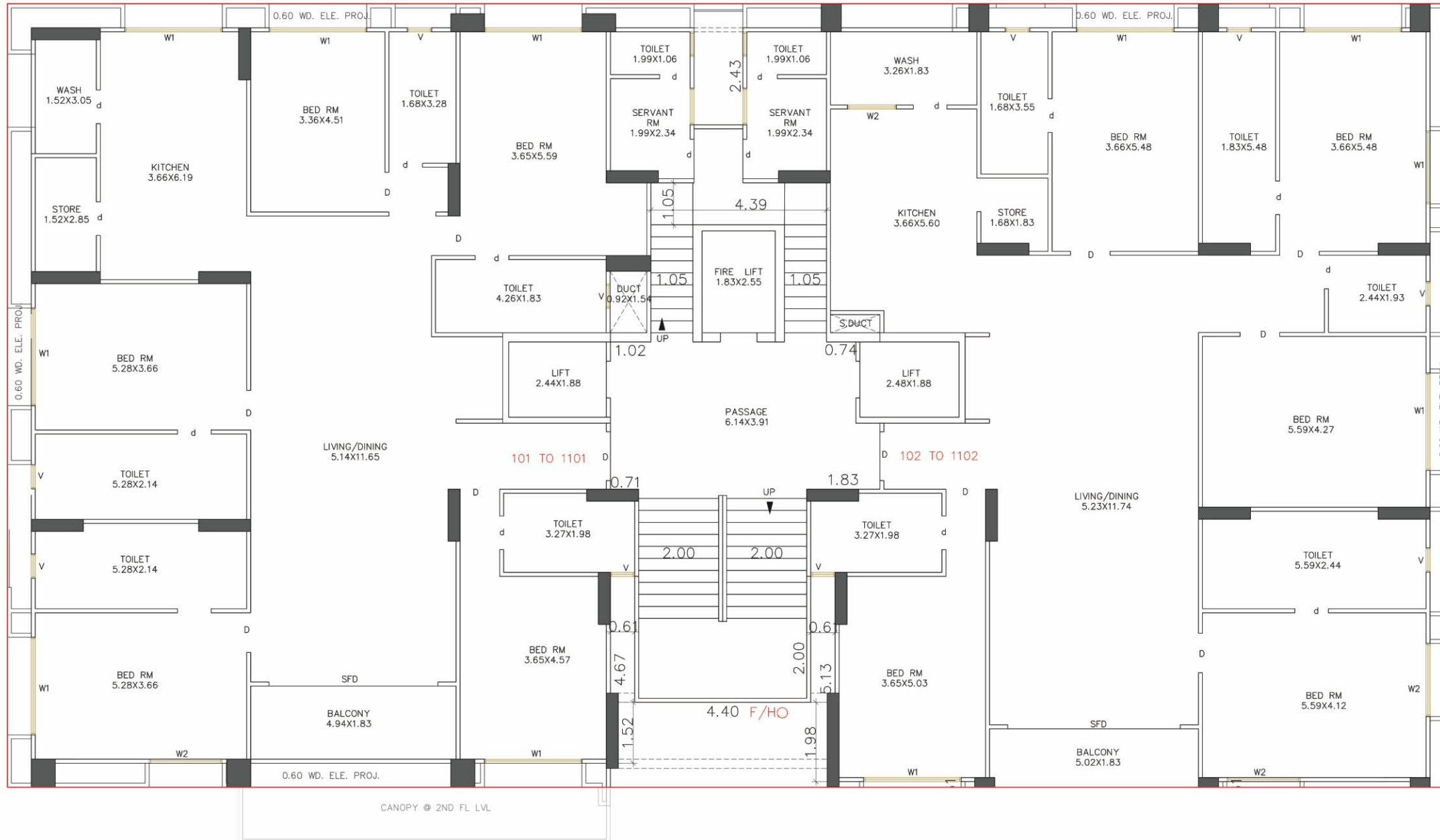


1st to 11th FLOORS

TYPICAL FLOOR PLAN

BUILDING B & C

\*\* Draft under review



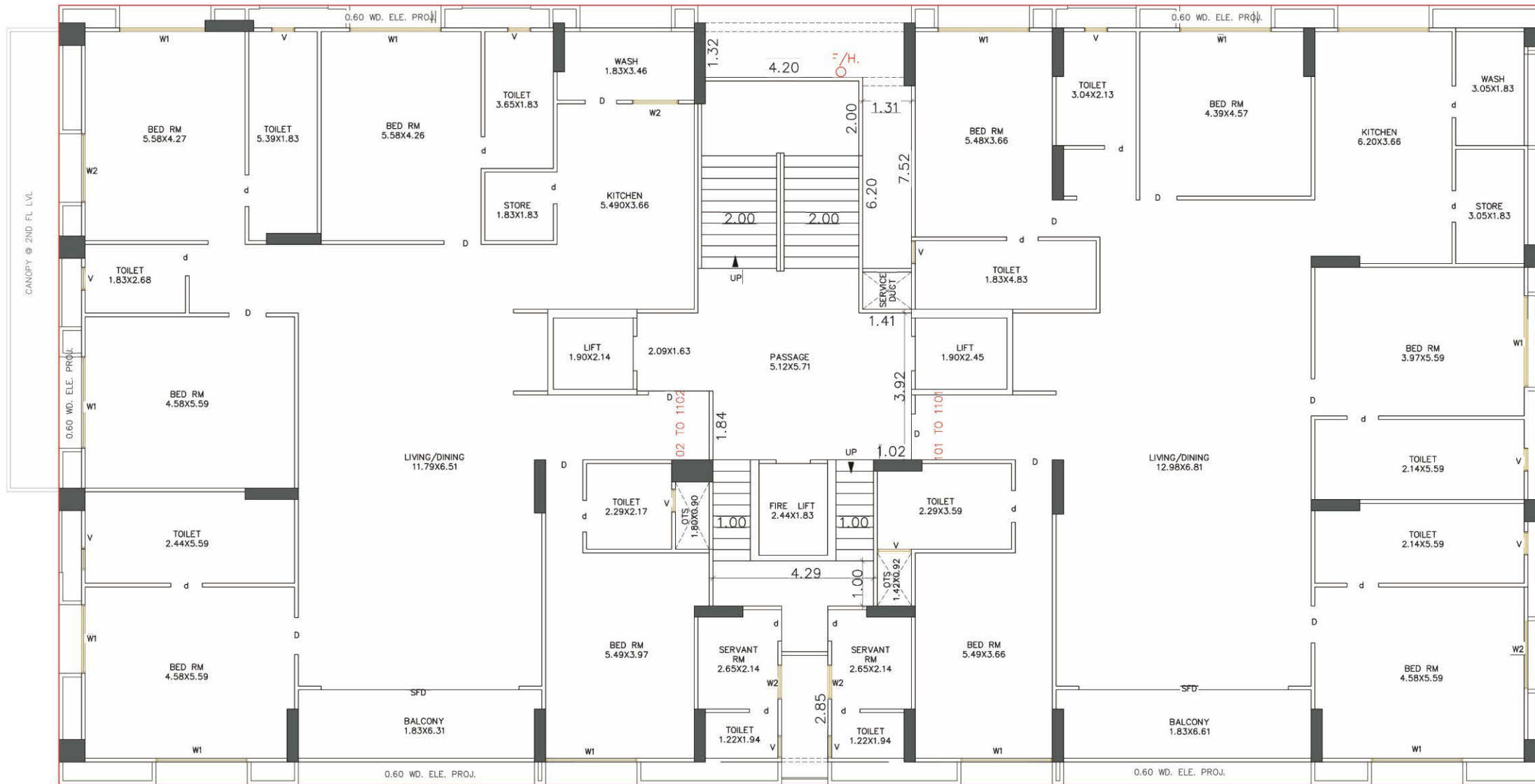
1st to 11th FLOORS



TYPICAL FLOOR PLAN  
**BUILDING D**

\*\*Draft under review





1st to 11th FLOORS

TYPICAL FLOOR PLAN

**BUILDING E**

\*# Draft under review



1st to 12th FLOORS



TYPICAL FLOOR PLAN  
**BUILDING F**

\*# Draft under review





1st to 12th FLOORS



TYPICAL FLOOR PLAN

**BUILDING G**

\*\* Draft under review

# SPECIFICATION

## APARTMENT SPECIFICATIONS



### FLOOR FINISH

- Imported marble flooring in the living room, kitchen & dining space.
- Composite vitrified tile in all bedrooms.



### BALCONY

- Balcony with designer rustic tiles on the floor.
- S.S. / M.S. & Glass railing.



### KITCHEN

- Kitchen platform with composite marble / granite.
- Vitrified tile dado up to lintel level.



### WASH & UTILITY

- Rustic tiles flooring & vitrified tile on dado with adequate electrical & plumbing points.



### TOILETS

- Vitrified tile up to lintel level with standard quality sanitary-ware & C.P. fittings in all toilets.



### DOORS & WINDOWS

- Main door with wooden frame & all other doors only with frame.
- All window openings are provided with good quality anodized aluminum / UPVC section & glass.



### ELECTRICAL

- Sufficient points in concealed copper wiring with switches.



### BLOCK MASONARY

- Wall construction with standard AAC block masonry.



### PLASTER

- Internal wall plaster with gypsum finish.

## BUILDING SPECIFICATIONS



### ELEVATORS

- Three elevators per building.



### ELECTRIC & POWER BACK-UP

- Silent generator of adequate capacity for lifts, water pumps & common facilities.



### FIRE FIGHTING

- Fire fighting system provided as per specification / norms.



### UGWT & OHWT

- UGWT & OHWT facility for sufficient water supply.



### CCTV

- CCTV camera coverage in campus & building areas.



### PARKING

- Basement parking facility.

### WE REQUEST

- Stamp duty, registration charges, legal charges, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- GST, TDS & all other taxes prevailing or that may be levied in future will be borne by 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.
- In the interest of continual developments & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & 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 shall strictly not be permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab etc.) must not be damaged during the interior work or utilizing the unit.
- Low-voltage cables such as telephone, TV and Internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office.
- No wire / cables / conduits shall be laid or installed in a way such that they from hanging formation on the building exterior face.
- 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.

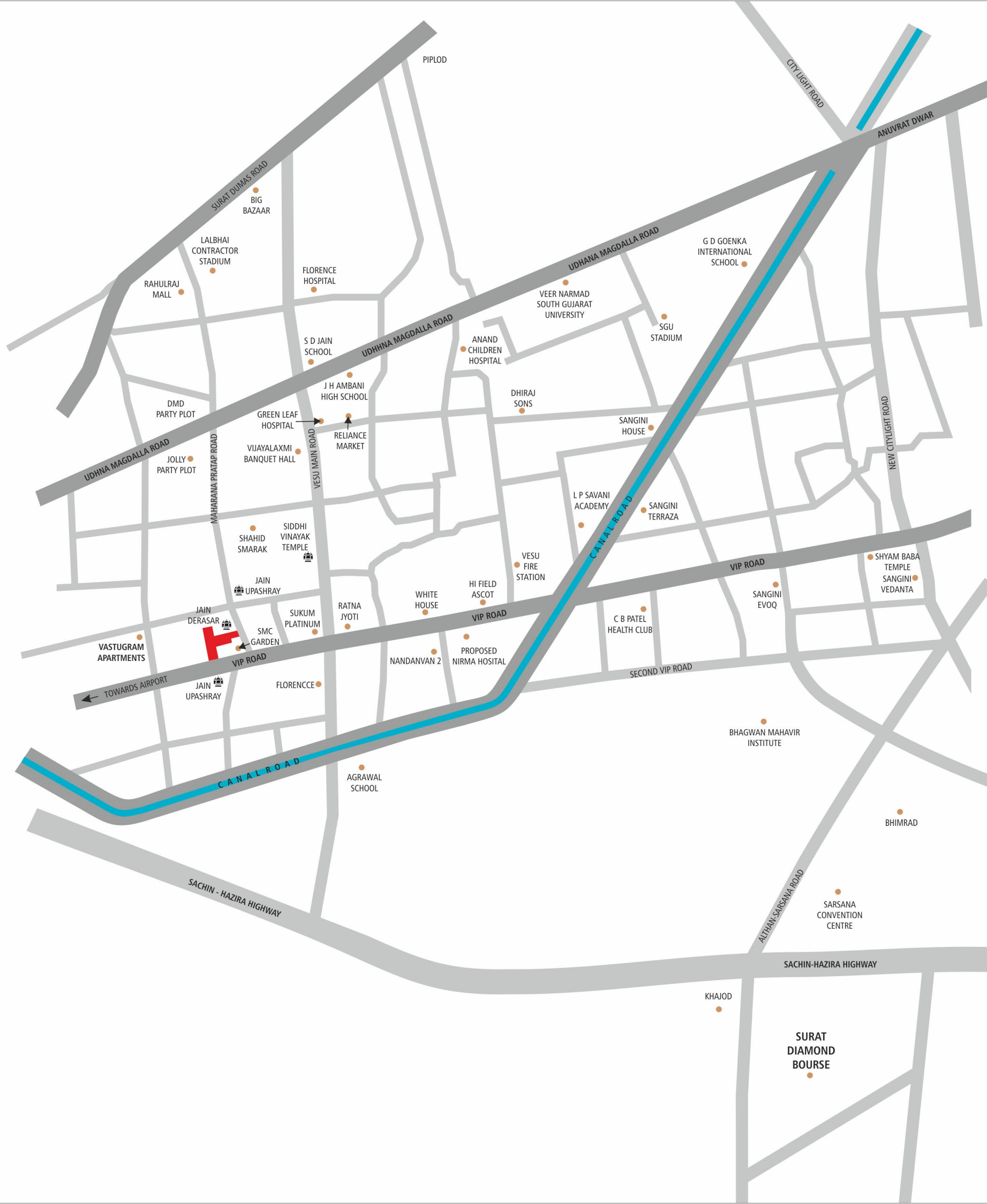
### NOTES

- All rights for Alteration / Modification in design or specifications suggested by architects and / or developer shall be binding to all the members.
- BUC (Building Use Certificate) as per SMC rules, clear title for loan purpose.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.

### LEGAL DISCLAIMER

- \*All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.
- #All the elements, objects, treatments, materials, equipment & color scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification of our final products.





# LOCATION MAP

## DEVELOPER

PRASHANTI CORPORATION

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