



Hi-Tech Homes for Smart Living!

HI-TECH
AVENUE



An
**Ultra-Modern
Lifestyle** that
Meets your
Needs!

With an ideal ultra-modern lifestyle, luxury and
leisure come in equal measure!

HI-TECH AVENUE

Technology and Class Stand Side By Side!

Hi-Tech Avenue brings technology to the fore with 88 magnificent condominiums in a 7700 sq. yard plot area. More than 70% of the area is open and Vastu-compliant, and boasts of immense luxury, splendid ambience and unflinching royalty. What's more, the site includes two allotted car parking slots for each of its residents with 88 car-parking spaces on ground floor.

Situated near the upcoming SMC Garden, Hi-Tech Avenue provides easily accessibility to strategically important places in the city.





Highly Imposing to the City Skyline!

Hi-Tech Avenue is blessed with a regal structure, which is bound to define the architectural horizon of Surat for many decades to come...

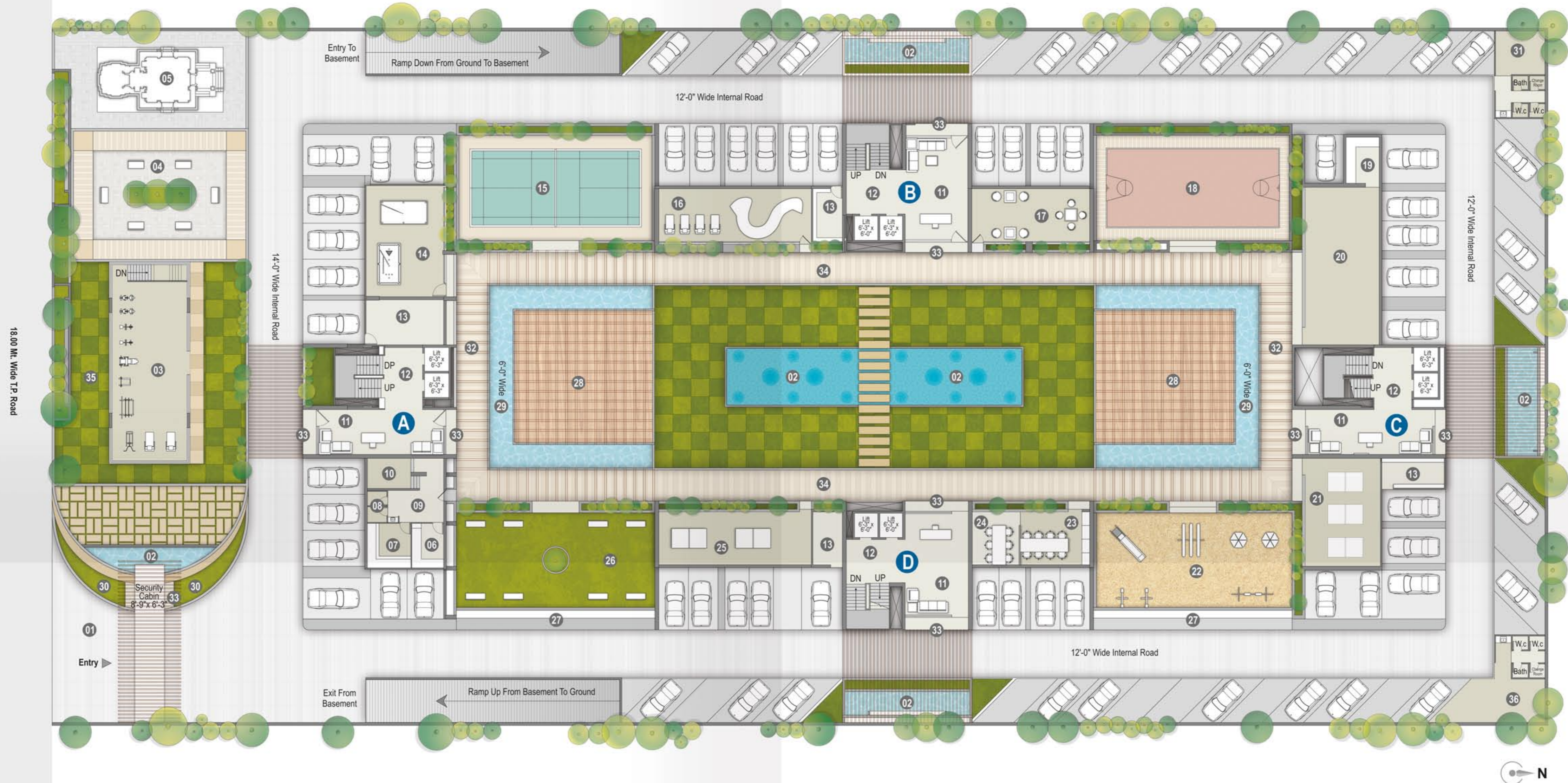




Marvelous Surroundings for **Improved Lifestyle!**

Your life is enriched with green cover all around, with the pure quality of air to breathe and a natural ambience to thrive upon...





SITE LAYOUT PLAN

LEGEND

- | | | | | | |
|------------------|----------------------------|---|--------------------------------|--------------------------|----------------------|
| 01 Entry / Exit | 08 Change Room | 14 Pool / Snooker | 19 Banquet Kitchen | 25 Table Tennis | 31 Kitchen Wash Area |
| 02 Water Feature | 09 Wellness Room | 15 Badminton Court | 20 Banquet Hall | 26 Senior Citizen Garden | 32 Pergola |
| 03 Gymnasium | 10 Jacuzzi | 16 Soft Toy Cave & Virtual Games for Kids | 21 Air Hockey | 27 Sitting | 33 Otta |
| 04 Sitting Kiosk | 11 Entrance Foyer | 17 Card Room & Chess Table | 22 Children Play Area Sand Pit | 28 Gazebo | 34 Jogging Track |
| 05 Temple | 12 Passage | 18 Basketball | 23 Library | 29 Water Body | 35 Lawn Area |
| 06 Steam | 13 Electricity Meter Space | | 24 Conference Room | 30 Drop-off Point | 36 Car Wash Area |
| 07 Sauna | | | | | |



Home Automation that Refines Life!

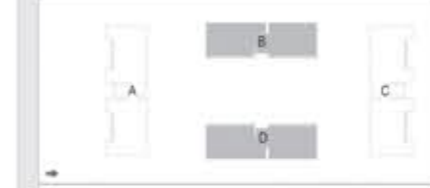
Defining luxurious living at its finest, Hi-Tech Avenue provides proprietary scalable home automation system for a worthy life!

With a click of your smartphone or a light touch, you will be able to draw your window curtains, switch on and control your TV channels, turn on or off lights and even manage security controls of your entrance. What's more, your home would also be able to respond & notify during healthcare emergencies through sensors and even set optimum temperature control within the house.

Pretty much magical, isn't it?

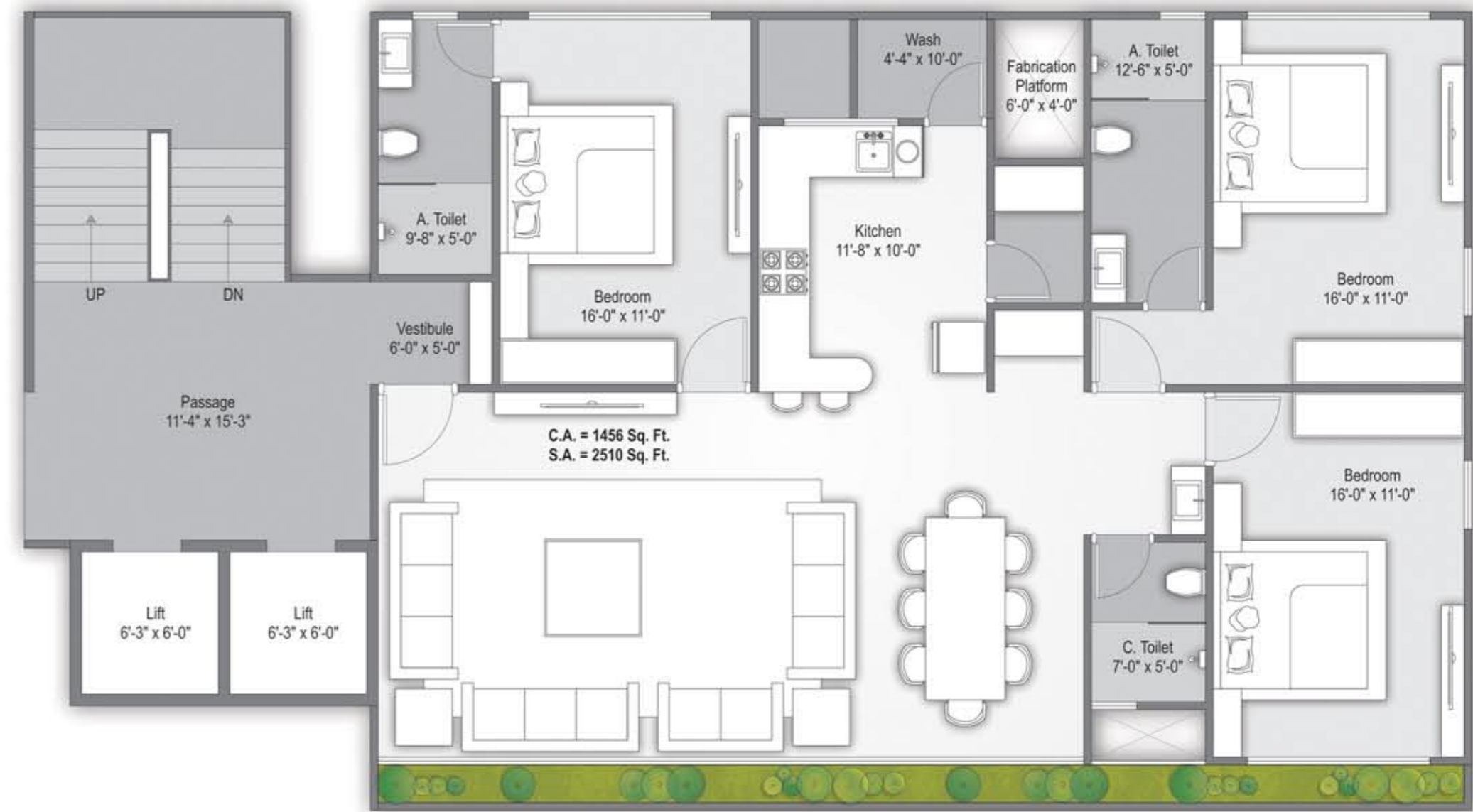
A State-of-the-art Automation Framework
to Scale up your Comfort!

-  Systematic Security Setup
-  Turn On or Off Lights
-  Flexible Temperature Control System
-  Portable Mobility Measures
-  Switch On & Control Your TV Channels



3 BHK APARTMENT

TOWER **B & D** 1ST TO 10TH FLOOR
S.A. 2510 SQ. FT.





Rejuvenate your Senses & Recharge your **Vigour!**

Replenish your stamina to get your energy bursting with various outdoor sports; idle away at the club house; and direct your senses to win a challenge!

Train your Physique and Boost your Instincts!

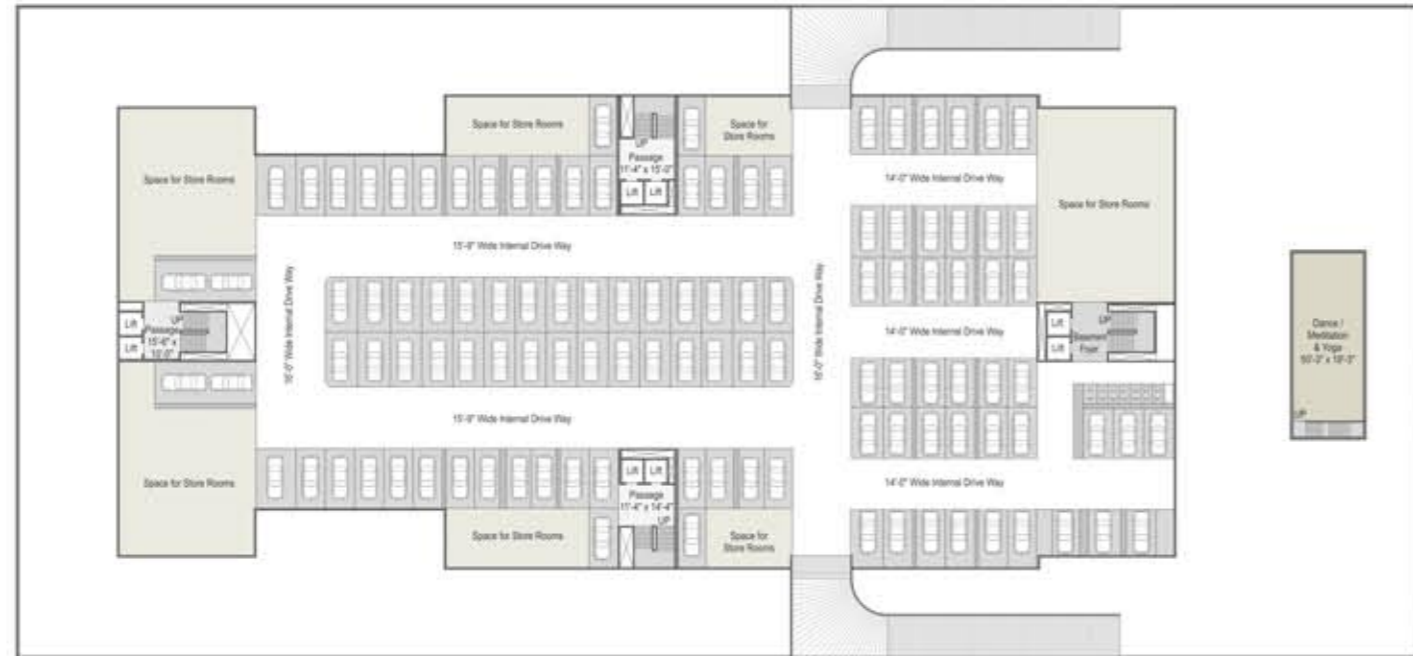
-  Basketball
-  Tennis
-  Badminton
-  Table Tennis
-  Air Hockey



Resplendent Royalty for **Mirthful Moments!**

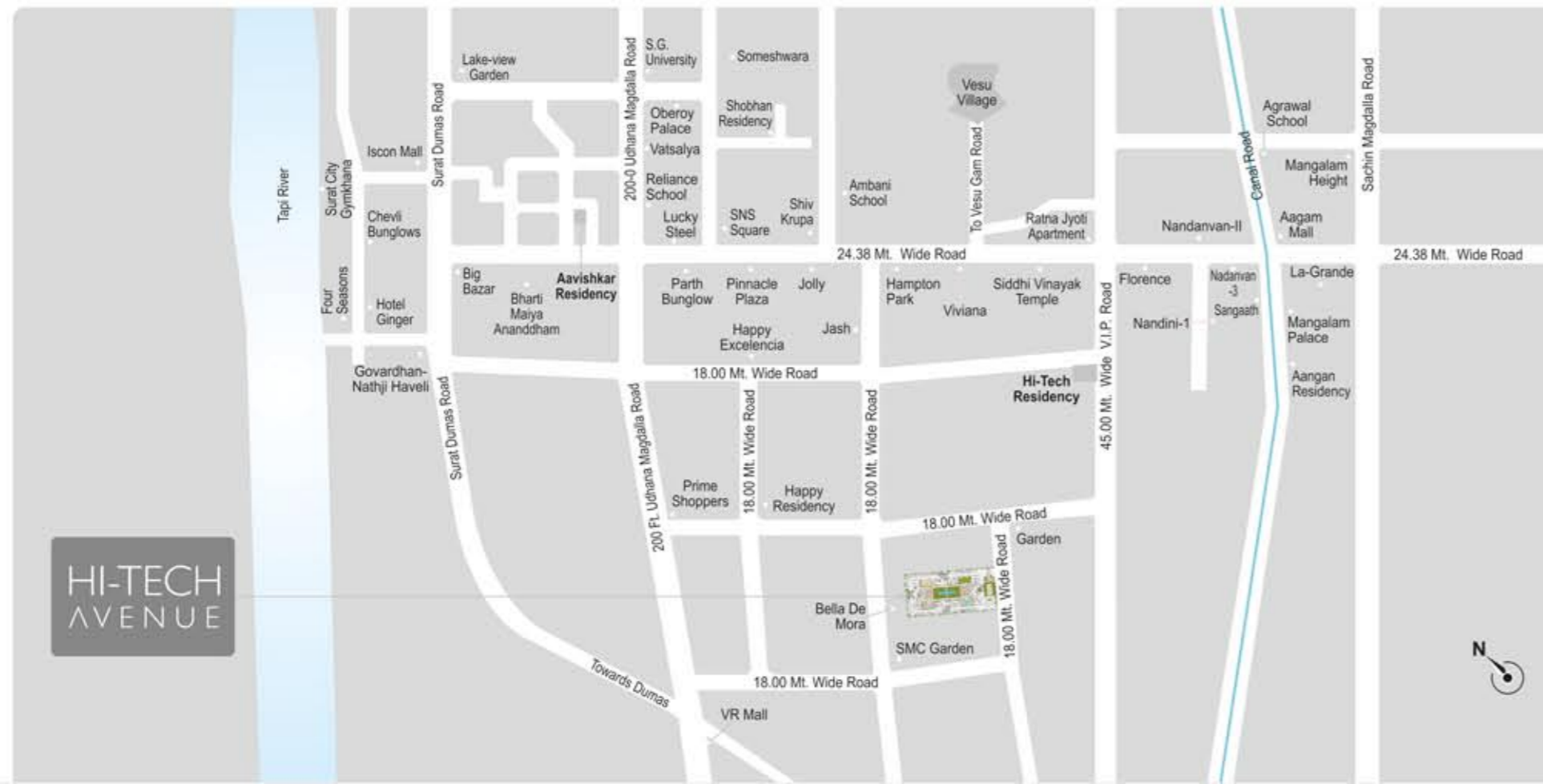
With entertainment and fun amenities galore, Hi-Tech Avenue brings the best of indoor activities amidst fun and frolic!

BASEMENT PLAN



LOCATION

(NOT TO SCALE)



SPECIFICATIONS

STRUCTURE

- RCC Frame Structure
- Structure Design as per IS Code considering the last earthquake

FLOOR GUIDES

- No. of Towers: 4 Towers
- No. of Floors: 12 Floors in A & C Towers and 11 Floors in B & D Towers
- Apartments on each Floor: 2 Apartments
- Total No. of Units in Campus: 84 Apartments including 8 Pent House
- Total No. of Units in each Tower: 22 Apartments in A & C Towers and 20 Apartments in B & D Towers

INTERNAL UNIT FINISHES

- Flooring:** Italian marble flooring in complete apartment except two bedrooms with good quality laminated wooden flooring
- Kitchen:** Black Galaxy Granite Kitchen platform with S. S. Sink & Granamite tile in dedo
- Store Room:** Kota stone rack in store with fully glazed tiles on wall
- Toilets:** Designer toilets with full height designer / granamite tiles in dedo and floor
- Plumbing:** Concealed plumbing in toilets with Designer C. P. fittings of Jaguar / Kohler / Grohe or equivalent make & designer sanitaryware
- Electrification:** Complete Home Automation system with Concealed electrification and sufficient lighting points
- Air Conditioning:** Branded Split A. C. in all rooms, along with living & dining area
- Geyser:** Individual Central Gas Geyser
- Water Purification:** Hi-Tech R. O. Water purification system
- Door Frames:** Main door with Wooden frame & all Internal doors with Composite marble photo frame style
- Doors:** Laminated French Doors with good quality of hardware
- Window Frames:** Window Frames made of Composite marble Photo frame style with granite in window sill area

- Windows:** Domal styled French Windows - Anodized coated aluminum section window with tinted glass
- Wall Finish:** All walls made of POP plaster finish and Birla Putty

INTERNAL PLUMBING SYSTEM

- Standard C. P fittings of Delta brand
- Centrally located Gas Geyser for each flat
- Concealed Pipe fitting with water proofing in bathroom areas

INTERNAL ELECTRICAL SYSTEM

- Provision of Home Automation System (Expandable)
- ISI Standard Switches (Havells / Anchor / Equivalent company)
- ISI Standard Electric Wiring
- A.C., TV, Telephone points in all Bedrooms & Hall
- Oven, Purifier, Mixture point in Kitchen
- Flour Mill point at Store
- Washing Machine point at Wash area
- Exhaust fan point in Bathrooms
- Motorized curtain point for all windows

INTERNAL COMMON AREA FINISHED

- Foyer:** Exclusive entrance foyer made of Italian marble along with stainless steel frame, granite and wood exterior with parts of BPG Glass
- Lift Cladding:** Italian Marble and Granite Wall Cladding near Lift Entrance on each floor
- Staircase:** Granite stone flooring on staircase & landing and handrail of S. S. finish

ELEVATOR

- 2 Nos. of Fully Automatic High Speed Elevators in each Tower of Schindler Brand
- Capacity of 10 Pax MRL & speed of 1.5 metre per second
- Auto Collective / Duplex Elevators
- Electronic Touch Panel
- S. S. Cabin with Doors & sensors

EXTERNAL OPEN GROUND AREA FINISHED

- Compound Wall:** Complete wall with stone and texture finish
- Flooring:** Natural Stone and concrete block
- Children Play Area:** Green space built with sand pit for Children play equipments & sitting area for parents
- Parking:** 3 Nos. Four Wheeler parking facility for penthouse flat owners & 2 Nos. Four Wheeler parking facility for other flat holders at Lower & Upper ground level parking finished with Paver Blocks or Cobalt of 4" x 4"
- Garden:** Landscaped Garden with Water body, Gazebo, jogging track & Sit-outs

EXTERNAL INFRASTRUCTURE FEATURE & WATER SUPPLY

- Power Load:** Three Phase Meter
- Power Supply:** Load in (KW) is given by electrical consultant (calculated per flat)
- Supply of Water Source:** Municipal supply + One Boring per building
- U.G.W.T.:** 50,000 to 75,000 litres per building
- O.H.W.T.:** 20,000 to 25,000 litres per building
- Sewage System:** External R.C.C. Hume pipe drainage connected with Municipal drainage line
- Road Network:** Good quality paver blocks in all internal roads
- Gas-Pipe Line:** Gas Connection
- Fire Safety:** Fire-Fighting facility near each flat in individual towers & Water Sprinkling system in Basement Parking

EXTERNAL BUILDING FINISHES

- Plaster:** Double coat plaster with synthetic texture
- Paint:** ICI Weather shield or equivalent make
- Terrace:** Water proofing in Terrace with chemical by special agencies
- Common Terrace** (at each tower) developed with artificial Lawn, Gazebo, Sitting Area, Fountain, Music System & Outdoor Gym equipment

POWER BACK-UP PROVISION

- Silent Gas / Diesel Generator (12 points in each Flat)
- Parking Light, Lift, Water Pump, Common Passage and all Common Amenities

SECURITY & COMMUNICATION

- Security Cameras (CCTV) at strategic locations in the entire campus
- Intercom Communication from Flat to Flat & Guard to Flat
- 24x7 Day-Night Security
- Wi-Fi facility in common areas of the entire campus

MAIN ENTRANCE GATE

- Conceptually designed, Elegant Main entrance gate
- Security cabin provided for round the clock security
- Campus surrounded with well designed compound wall and covered with lush green plantations
- Drop off plaza for children

GENERAL

- Fire Safety as per GDCR Norms
- Airport NOC for height permission
- Occupancy certificate from SMC
- N.A. Land with resident Zone in SMC - T.P. Scheme
- Individual registered sale deed

Disclaimer: The Developer reserves the right to change or revise or make any modifications, additions, omissions or alterations in the plan, layout, and elevation of the scheme as a whole or any part thereof or any details therein, at their sole discretion without any prior notice. Such changes would be binding to all the members.

• Legal charges, Registration fee, Stamp duty, Service Tax, VAT, GEB connection charges, Gas connection charges, Grill and other govt. charges shall be borne by Members. • External changes which affect the elevation / aesthetics of building shall not be permitted. Even installation of A.C. units will be permitted in its designated space.

• This information book is the property of developer and is only for easy display of the project. It cannot be used as legal or reproduced without permission. • Subject to Surat Jurisdiction

Note: This project is approved for funding by Bank of Baroda, ICICI Bank, HDFC Bank, AXIS Bank, SBI and others.



Developer

Hi-Tech Group
&
Sonigara

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