

# HTC-3

THE BUSINESS PARK

A SMARTER ADDRESS FOR MODERN BUSINESS



COMING SOON

Plots & House plans perfected for your **Business** and **Industrial** needs.



HTC-3

The perfect address for innovation, expansion, and enterprise success.





# KEY FEATURES



- **Approved Plans for Houses and Plots**

- Option 1 : Ground floor - 11ft. height; 1st, 2nd and 3rd floor - 18ft. height.
- Option 2 : Ground floor - 11ft. height; 1st and 2nd floor - 21ft. height; 3rd floor - 12ft. height.

- **Best-in-Class Power Facility**

- TORRENT Power : Proven zero downtime power connection for your business.
- Independent solar power option for each house and plot.

- **Best-in-Class Labour Availability**

- Located near the newly developed societies for 8,000 + LIG families.

- **Best-in-Class City Location**

- Direct main road access by the metro station & BRTS. Only 10 to 15 minutes from Bhatar Road, City Light and Vesu.

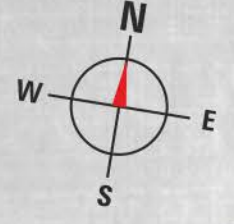
- **Best in Class House Construction, Always Open Business Park**

- ZERO maintenance for the first year.
- The business park will always be open and functional 24 hours a day, 7 days a week.
- Commercial lift in every House.
- Pillar-less halls, elevation with ornate lighting, full size windows on all possible sides for natural light and ventilation.

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THE BUSINESS PARK

Layout Plan



BRTS BUS STATION

METRO STATION

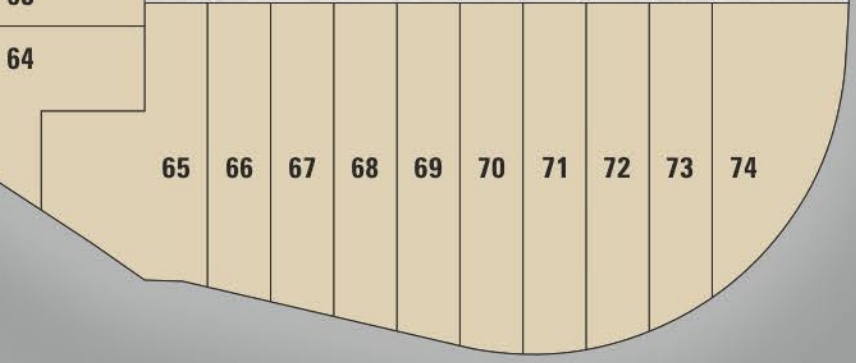
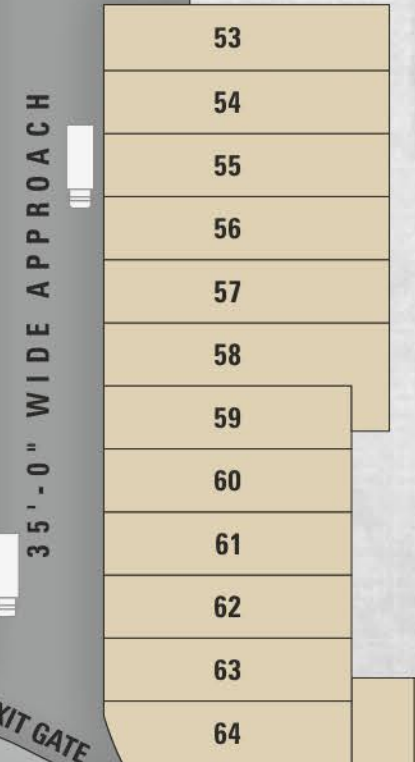
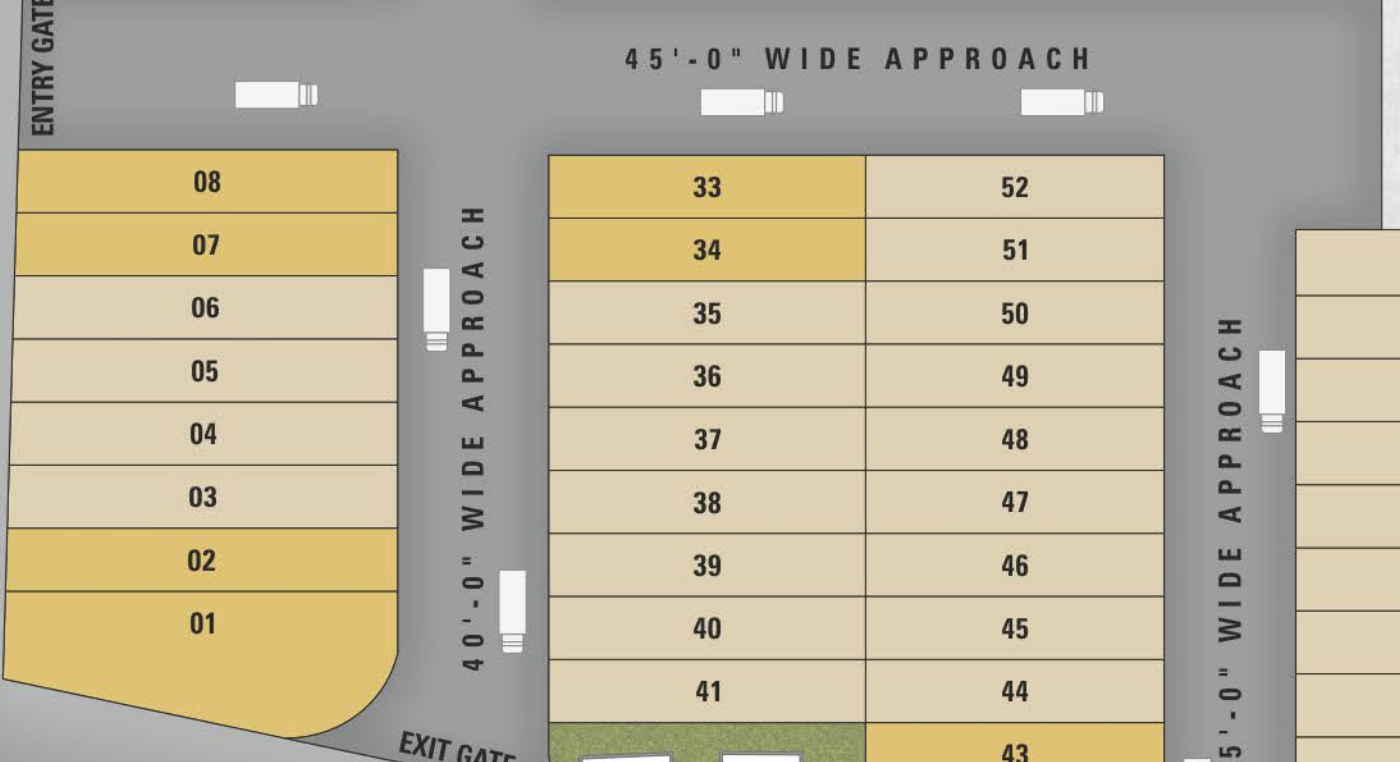
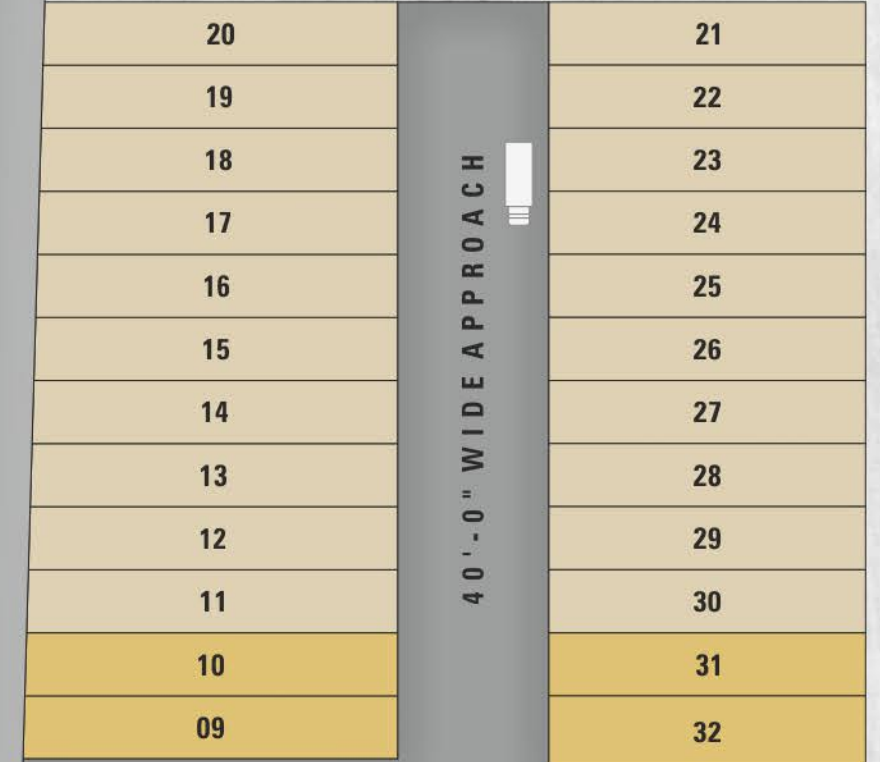
150'-0" WIDE CANAL ROAD

WATER DIST. CENTRE

OVERHEAD WATER TANK

80'-0" WIDE ROAD

80'-0" WIDE ROAD



40'-0" WIDE CANAL ROAD

PLOT NO.	SIZE	AREA (SQ.YDS.)
01	98'-0" X 31'-9"	345.63
02 TO 20	98'-0" X 16'-5"	179.38
21	77'-5" X 16'-5"	141.25
22	77'-8" X 16'-5"	142.12
23	78'-2" X 16'-5"	142.99
24	78'-7" X 16'-5"	143.85
25	79'-1" X 16'-5"	144.72
26	79'-6" X 16'-5"	145.60
27	80'-0" X 16'-5"	146.46
28	80'-5" X 16'-5"	147.33
29	80'-11" X 16'-5"	148.20
30	81'-5" X 16'-5"	149.06
31	81'-11" X 16'-5"	149.94
32	82'-5" X 18'-10"	172.71
33	84'-2" X 16'-5"	154.08
34	84'-8" X 16'-5"	154.94
35	85'-2" X 16'-5"	155.81
36	85'-7" X 16'-5"	156.68
37	86'-1" X 16'-5"	157.54
38	86'-7" X 16'-5"	158.42
39	87'-1" X 16'-5"	159.28
40	87'-6" X 16'-5"	160.15
41	88'-0" X 16'-5"	161.02
42	77'-11" X 26'-10"	228.59
43	77'-11" X 16'-5"	138.50
44 TO 52	77'-11" X 16'-5"	142.69
53	74'-5" X 17'-2"	142.30
54 TO 57	74'-5" X 16'-5"	136.34
58	74'-5" X 18'-1"	149.39
59 TO 63	64'-7" X 16'-5"	118.25

PLOT NO.	SIZE	AREA (SQ.YDS.)
64	64'-7" X 28'-2"	202.05
65	74'-3" X 28'-11"	238.59
66	76'-2" X 16'-5"	139.44
67	79'-11" X 16'-5"	146.41
68	83'-9" X 16'-5"	153.39
69	83'-9" X 16'-5"	160.37
70	90'-11" X 16'-5"	166.48
71	91'-5" X 16'-5"	167.44
72	88'-7" X 16'-5"	162.18
73	81'-11" X 16'-5"	149.99
74	35'-7" X 56'-4"	223.04

## HOUSE SPECIFICATION

- **Floor Finish**
  - Standard quality kota flooring in houses.
- **Electrical**
  - Modular switches, wiring, MCB and sufficient electric points.
  - Sufficient concealed wiring with standard accessories.
- **Shutter**
  - GI rolling shutter with easily operated.
  - Power coated aluminium window with safety grill.
- **Wall Finish**
  - Internal standard colour on all plastered wall and ceiling.
- **Plaster**
  - External double coat plaster & texture finish.
  - Internal single coat plaster.
- **Elevation**
  - High quality GRC block for elegant external facade.
- **Lift Cladding**
  - Granite cladding in each floor near lift entrance.
- **Entrance Foyer**
  - Foyer with well designed granite flooring.

## BUILDING SPECIFICATION

- **No of Floors**
  - Ground floor + 1st to 3rd floor.
- **Passage & Staircase**
  - Granite in floor.
- **Toilet**
  - Individual toilet on each floor.
  - Decorative dado tile upto 7'-0" height.
  - Sanitary ware and CP Fitting of Cera, Hindware or equivalent make.
- **Goods Lift**
  - Sufficient capacity individual lift.
- **Fire Safety**
  - All passage installed with fire extinguisher and fire hydrant.
- **Security**
  - CCTV camera coverage in campus and all common areas.

## TECHNICAL SPECIFICATION

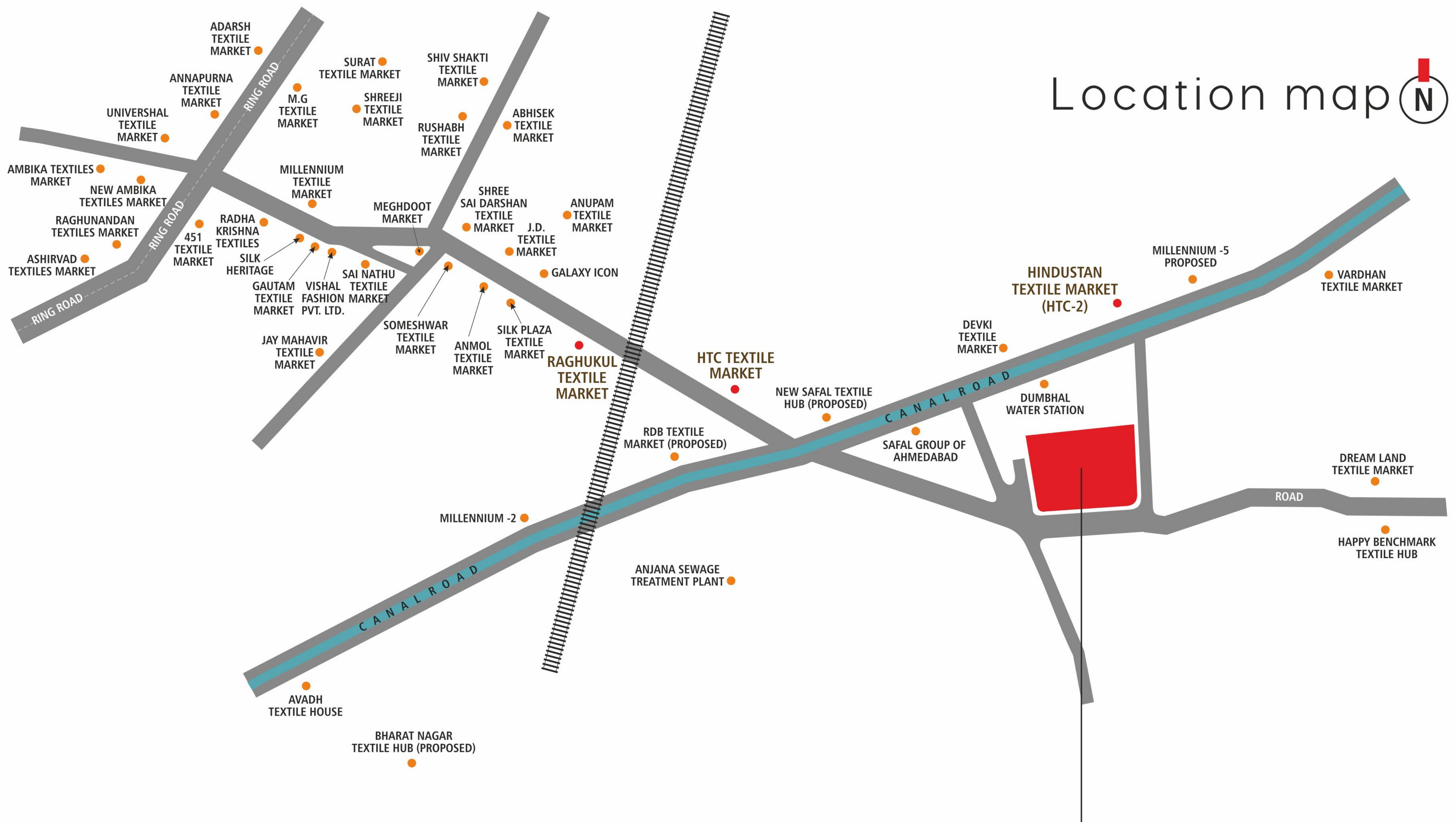
- **Building structure**
  - Earthquake resistant design as per IS codes for RCC frame structures.

### NOTE

- All rights for alteration / modification and development in design or specifications by architects and / or developer shall be binding to all the members.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.
- Stamp duty, Registration fee, Power charges, GST & any other government taxes will be borne by the purchaser.

\* All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will be form a part of final deliverable products.

# All the elements, objects, treatments, materials, equipments & colour scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specifications of our final products.



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THE BUSINESS PARK

MEMBER OF  
**CREDAI**

**Address:** HTC-3, Opp. HTC - 2 Market, Nr. Metro Station, Behind Overhead Water Tank, Dumbhal, Surat - 395010

**Contact:** +91 98251 25127 | +91 99798 55895

## CONNECTIVITY

Domestic Airport	: 15.0 k.m.
Railway Station	: 03.0 k.m.
Proposed Metro Station	: 00.2 k.m.
Police Station	: 00.1 k.m.
Petrol Pump	: 01.5 k.m.
Hotel	: 02.0 k.m.
School / Collage	: 00.2 k.m.
Highway Connection	: 03.0 k.m.

Raghukul Textile Market **800 mtr.** only  
HTC Textile Market **400 mtr.** only

