# THE MARINA BAY

SHOPS | APARTMENTS | ROW HOUSES | BUNGALOWS




## ELEVATE YOUR LIFESTYLE

Marina Bay a majestic residential paradise nestled next to Par River with the views of the Arabian Sea, offers a comfortable and peaceful living experience for you. It unlocks your door to the purest joys, thoughtful experiences and positive vibes. This stunning address combines finest architecture with new age amenities to make your life truly blissful. Its strategic location on the Coastal Highway provides easy access to your daily needs and surrounding key destinations.

*This image for representation purpose only*

THE MARINA BAY

# BUILDING - A

# BUILDING - B




## STOP AND SHOP

Our project offers a diverse range of commercial shops designed to cater to the needs of both residents and commuters alike. Nestled alongside the bustling main road, our shops provide unparalleled visibility and accessibility. Whether you're a local resident looking for everyday essentials or a passerby seeking a quick stop, our strategically positioned shops ensure ease of access and convenience.

*This image for representation purpose only*




*This images for representation purpose only*

# SPACIOUS LIVING STYLE.



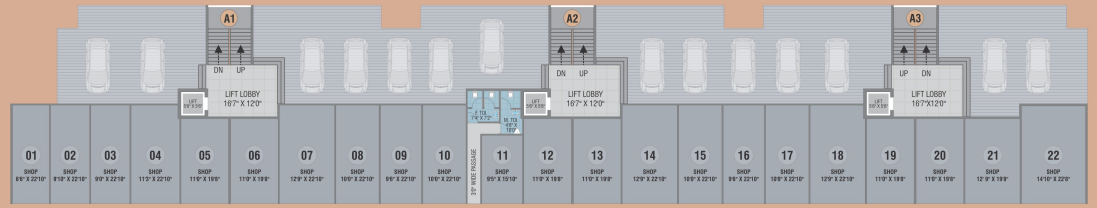




THE MARINA BAY

BUILDING - A

THE MARINA BAY



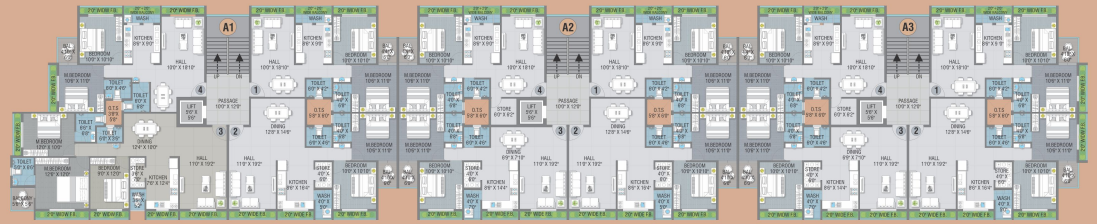

Ground Floor Plan

**BUILDING - A**




5th Typical Floor Plan

**BUILDING - A I 3 BHK PENTHOUSE**




1st To 4th Typical Floor Plan

**BUILDING - A I 2 & 3 BHK**




Terrace Floor Plan

**BUILDING - A**




*This images for representation purpose only*



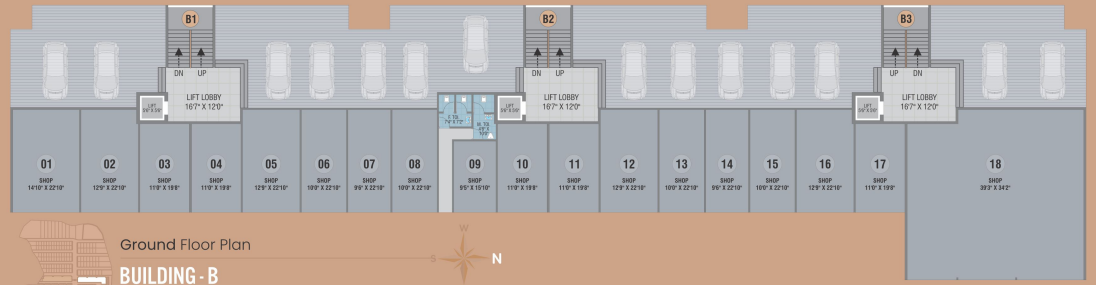
# WELL-MANAGED SPACES ENLIVEN YOUR LIFE.



THE MARINA BAY

BUILDING - B

THE MARINA BAY




Ground Floor Plan

**BUILDING - B**




5th Typical Floor Plan

**BUILDING - B | 3 BHK PENTHOUSE**




1st To 4th Typical Floor Plan

**BUILDING - B | 2 & 3 BHK**




Terrace Floor Plan

**BUILDING - B**




## EVERY DAY FEELS LIKE A RIVERSIDE VACATION.

Nestled along the serene riverside, our community offers a perfect blend of nature and luxury. Imagine waking up to the soothing sounds of the river, with breathtaking views right from your window. Our exclusive amenities are designed to elevate your lifestyle and make every day feel like a vacation.

*This image for representation purpose only*


THE MARINA BAY
This image for representation purpose only
3 BHK Row Houses Front Side Elevation View




## SEASIDE SERENITY – INDULGE IN OUR PREMIUM SEA FACING VILLAS

Experience the ultimate in coastal luxury with our premium villas boasting spectacular views of the Arabian Sea. Enjoy breathtaking sunsets and unwind amidst the soothing sounds of the ocean from your expansive terrace or private pool. Our meticulously crafted residences feature exquisite architectural design and opulent interiors, providing a haven of comfort and sophistication.

*This image for representation purpose only*

Site

# LAYOUT PLAN



THE MARINA BAY

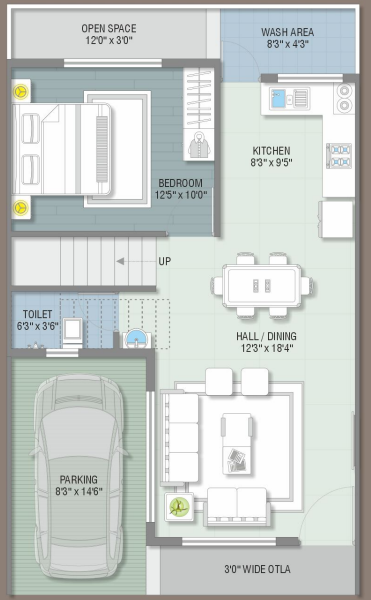


3 BHK Row Houses Front Side Street View

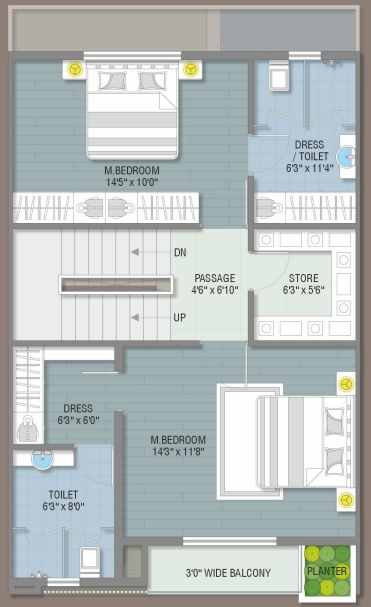
*This image for representation purpose only*

# 3 BHK - ROW HOUSES

## Ground Floor Plan




## 1st Floor Plan





*This image for representation purpose only*

4 BHK Bungalows Front Side Elevation View

THE MARINA BAY

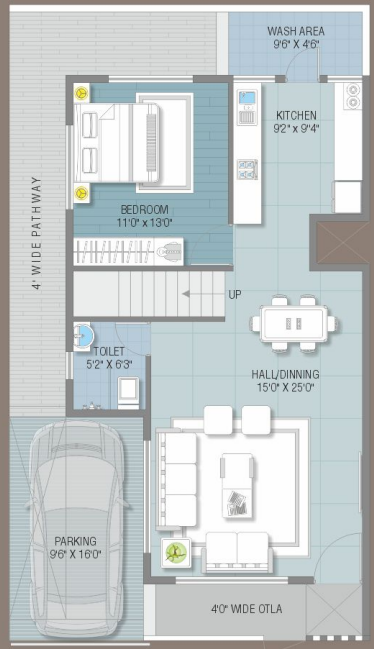


4 BHK Bungalows Front Side Street View

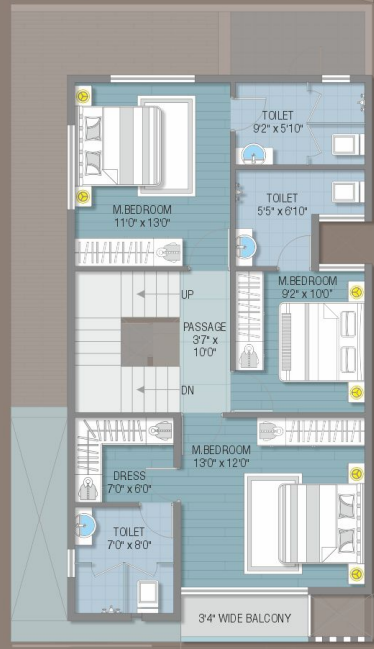
*This image for representation purpose only*

# 4 BHK - BUNGALOWS

## Ground Floor Plan




## 1st Floor Plan



THE MARINA BAY

## THE ULTIMATE RETREAT
## WELCOME TO OUR CLUB HOUSE.

Dive into our sparkling pools, challenge friends on our sports courts, or simply unwind in the serene ambiance of our meticulously landscaped gardens. With exceptional service and an array of exclusive amenities, our club house sets the standard for refined living.



*This image for representation purpose only*




# CLUBHOUSE
## Ground Floor Plan






# CLUBHOUSE
## 1st Floor Plan

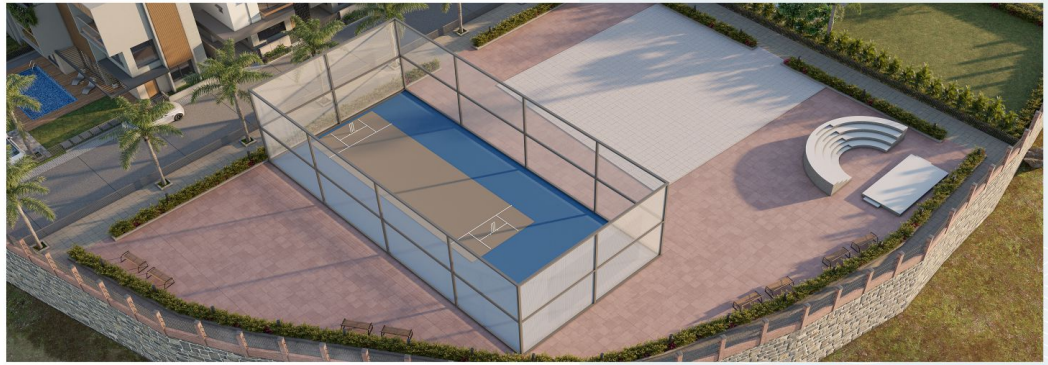
THE MARINA BAY

## CLUB HOUSE LOBBY



## BANQUET HALL





## BOX CRICKET & WALING TRACK

*This images for representation purpose only*

# SHOPS & APARTMENTS

## SPECIFICATION

### LIVING SPACES / FLOORING
- * 24"X24" high quality vitrified tiles in all area of standard brand.

### KITCHEN
- Black Granite Stone Kitchen platform with SS Sink.
- Ceramic tiles above Kitchen Platform Dedo (up to 4' ht.)

### WASH AND UTILITY
- Kota stone flooring with adequate electrical, plumbing and drainage points in wash area.

### TOILET / BATH
- Bedroom toilets/bath designed with high quality ceramic tiles.
- Rain shower, Mixer cock, all necessary plumbing item of standard brand.
- Sanitary ware of standard brand.
- Plumbing fittings of standard brand.

### BALCONY
- All the rooms/hall/open wash area will have separate standing balcony.
- Balcony with well designed galvenized iron railings as per elevation/specifications.

### DOORS AND WINDOWS
- All window openings provided with Granite stone frame on four sides, with Feniesta/equivalent brand aluminium/UPVC window section.
- All outer doors with teak wood frame & inside with Granite frame.
- 100% water proof shutter.

### LIFT / TOWER HOIST
- 1 No. of Lift (Ground + 6 Floors) in each wing for five person of Mark/Firozgar/ equivalent make.

### RAILING
- Well designed galvenized iron railings in balcony & common Stair case as per specification.

### WALL SURFACES
- Cement mortar tari finish plaster on internal wall & celling surfaces.

### ELECTRICAL
- Sufficient electrical points and concealed cooper wiring of ISI make standard brand.
- Modular switches of standard make.
- Air Conditioning wiring & and operational switch in Bedrooms.
- Service points for washing machine in wash area.

### WATER SUPPLY
- Common Overhead tank for water storage with adequate running water from common centralised water supply line of scheme/society.

### PLUMBING
- Standard quality CPVC/PVC pipe of standard make.

### DRAINAGE
- Standard quality PVC pippes for underground as well as down take pipes.

### TELEVISION, TELEPHONE & INTERNET
- DTH wiring in Bedrooms & Drawing Hall for Dish TV.
- Internet/Wi-Fi point in Drawing Hall for internet connection.

### WATERPROOFING
- All toilets and other sunk slabs will be water proofed.
- Common Terraces will be water proofed by using brick bats & cement mortar with adequate slope for water outlets.

## EXTERIOR FINISHES

### FAÇADE TREATMENT
- Roller finish & Sand Face finish plaster on exterior surface and Tari finish plaster in balcony.
- Weather proof paint on exterior wall of standard brand.
- Pavor block fitting of well known brand at Ground Floor of building.
- Common parking for apartment members as per specifications.
- 1 no. of Power point for EV charging of 16 amp in all wing for common use.

### TECHNICAL SPECIFICATIONS
- Earthquake resistant structural design for RCC frame structure with isolated flooring and infill masonary walls of Brick/ACC blocks.
- Ground Floor height 12' & other all Floor height 10'0"

## COMMON AMENITIES

### TERRACE FLOOR ACTIVITIES (ONLY FOR FLAT BUYER/PURCHASER)
- Multipurpose Gymnasium/Yoga with necessary equipments.
- Indoor Game area
- Premium (Ground + 6 floors) Lift for four person of Mark/Firozgar/equialant
- Walking Track.
- Senior citizen sitting benches all around terrace.
- Artificial open garden area.
- Green flowering all around terrace.

### SALIENT FEATURE OF CLUBHOUSE
- Terrace Floor Aminities accessible only for Flat member.
- All members will be able to access all Terrace floor activities only through personal RFID CARD.

### SOCIETY ENTRANCE GATE, INTERNAL ROAD, DRAINAGE, WATER SUPPLY.
- Decorative entry gate.
- Separate entrance/exit with automatic boom barrier.
- Watch man cabin.
- All necessary Sewage, Drainage, Water supply line as per MEPF Consultant specifications.
- Separate under ground water tank with pump hose for commercial shops & apartments
- Necessary STP/ETP plant design as per MEPF Consultant.
- 24/7, 365 days CCTV surveillance camera in society with security.
- All necessary LED light fixing on road as well as ground floor parking area.

### COMMERCIAL/SHOPS
- Separate common toilet for A & B wing.
- Slab height 12' height.
- Ample parking area with internal road infront of all shops.

## TERMS & CONDITION
- Stampduty, Registration charge, Legal charge, DGVCL charges, Society maintenance charges expenses etc. shall be done by purchaser.
- GST/any government taxes as & when applicable will be born by purchaser.
- Any additional charges or duties levied by Government authorities during or after the completion of the scheme will be born by the purchaser.
- Changes/alteration of any nature including elevation, exterior color scheme, balcony grill design which given by developer or any other changes affecting the overall design concept & outlook of the project are strictly NOT PERMITTED during or after completion of the scheme by Buyer/purchaser.

NOTE :

• Developer shall reserve all rights to make changes in Lay out, Floor plans, Specification in the scheme, rules & regulation. • Possession will be given for Temporary ceremony until 100% payment is settled as per sale agreement without possession. • If payment is not received/completed within agreement of sale without possession, then the booking will be cancelled without prior information and 10% cancellation charge will be applied from the buyer/purchaser deposited amount & no interest will be paid. • Once developer has booked the unit in the scheme on name of the buyer, the buyer/purchaser cant resale that unit without taking prior permission from the developer. • The information contained in this Hard brochure/E-broucher/Any paper ad./Any hoarding is only indicative the kind of development which is proposed & subject to the approval of the authority or otherwise the Developer reserve the rights to make changes or alterations at their sole desecration. This Hard boucher/E-broucher/Any paper ad./Any hoarding is only for information & idea, can not be considered as legal documents for any lawful support.

# ROW HOUSES & BUNGALOWS

## SPECIFICATION

### LIVING SPACES / FLOORING
• 32"X32" high quality vitrified tiles in all area of standard brand.

### KITCHEN
• Black Granite Stone Kitchen platform with SS Sink of Carysil/equivalent.
• High quality tiles above Kitchen Platform Dedo (up to 4' ht.)

### WASH AND UTILITY
• Kota stone flooring with adequate electrical, plumbing and drainage points.

### TOILET / BATH
• Master bedroom toilets/bath designed with high quality vitrified tiles fitting of Qurex/equivalent brand.
• Rain shower, Mixer cock, all necessary pumbing item of Jakcwel/equivalent brand
• Common toilets/bath with high quality ceramic tiles fitting of Qurex/equivalent brand in 12"x18" size.
• Sanitary ware of Qurex / equivalent brand.
• Plumbing fittings of Jakwel / equivalent.

### BALCONY & FLOWERBEDS
• Designed floor scape with attractive elevation include ACP sheet, and sand wash cement plaster with colour scheme.
• Flowerbeds with adequate water supply & drainage system as per buyers/purchaser instruction on extra cost.

### DOORS AND WINDOWS
• All window openings provided with Granite stone frame on four sides, with Feniesta/equivalent brand aluminium/UPVC window section.
• All outer doors with teak wood frame & inside with Granite frame.
• 100% water proof shutter.

### RAILING
• Well designed S.S. and glass railings in balcony & Stair as per elevation

### WALL SURFACES
• Gypsum base plaster on internal wall & ceiling surfaces.

### ELECTRICAL
• Sufficient electrical points and concealed cooper wiring of R.R./equivalent make.
• Modular switchies of Roma/equivalent make.
• Air Conditioning wiring & and operational switch in Bedrooms & Drawing Hall.
• Service points for washing machine/dryer in wash area.

### WATER SUPPLY
• Overhead tanks for water storage with adequate capacity from common/ centralised water supply line of scheme/society.

### PLUMBING
• Standard quality CPVC/PVC pipe of standard make.

### DRAINAGE
• Standard quality PVC pippes for underground as well as down take pipes.

### TELEVISION, TELEPHONE & INTERNET
• DTH wiring in Bedrooms & Drawing Hall for Dish TV.
• Internet/Wi-Fi point in Drawing Hall for internet connection.

### WATERPROOFING
• All toilets and other sunk slabs by using waterproofing chemical, for flowerbeds extra cost will apply.
• Terraces will be water proofed by using brick bats & cement mortar and adequate slopes for water outlets.

## EXTERIOR FINISHES

### FAÇADE TRATMENT
• Roller finished plaster with texture/clading with natural stone or ceramic and ACP sheet for elevation.
• Weather proofing paint of Asian/equivalent brand.

### PARKING
• Paver block fitting of well known brand.
• 1 nos. of parking slot per unit.
• Power point for EV charging of 16 amp.

### TECHNICAL SPECIFICATIONS
• Earthquake resistant structural design for RCC frame structure with isolated flooring and infill masonary walls of Brick/ACC blocks.
• All Floor height 11'0"

## COMMON AMENITIES

### CLUB HOUSE (GROUND FLOOR)
• Multi purpose banquet hall with separate foyer entrance including two nos. of attached changing room.
• Multi purpose Garden/Party lawn.
• Open Kitchen area including necessary power point, water supply, dish wash area,
• Dedicated banquet washrooms for his & her.
• Common Swimming pool with chlorination plant.
• Changing room with shower & toilet for his & her.
• Party deck around swimming pool for small gathering with open serving kitchen area.
• Interlock power block fittings around club house.

### SOCIETY ENTRANCE GATE, INTERNAL ROAD, DRAINAGE, WATER SUPPLY.
• Decorative entry gate.
• Separate entrance/exit with automatic boom barrier.
• Watch man cabin.
• 50' wide main road with 24' wide internal diversion road.
• All necessary Sewage, Drainage, Water supply line as per MEPF Consultant specifications.
• Separate under ground water tank with pump hose for Bungalows & Row Houses.
• Necessary STP/ETP plant design as per MEPF Consultant.
• 24/7, 365 days CCTV surveillance camera in society with security.
• All necessary LED light fixing on road as well as common area.

### CLUB HOUSE (RECEPTION AREA)
• Lounge Area.
• Admin office and store room.
• Attached toilet.
* Premium (Ground + 1 floors) Lift for four person of Mark/Firozgar/equialant brand.

### CLUB HOUSE (FIRST FLOOR)
• Lounge Area with toilet.
• Gymnasium with latest equipments & changing room/toilets.
• Indoor Game area
• Multi purpose hall with projector screen.
• Store room.

### SALIENT FEATURE OF CLUBHOUSE
• Club House accessible only for society member who own either Villas, Bungalows or Row Houses.
• All members will be able to access all club house activities only through personal RFID CARD.
* A society member can use the banquet hall & party lawn for any kind of function or celebration, only TWICE in a year. Permission for which has to be taken from club house management.

### OUT DOOR ACTIVITIES/COP
• Sea facing & River facing sitting area.
• Green cover play area with turf for Indoor cricket, Volleyball, Basket Ball etc.
• Walking track.
• Amphitheatre.

## TERMS & CONDITION
• Stampduty, Registration charge, Legal charge, DGVCL charges, Society maintenance charges expenses etc. shall be done by purchaser.
• GST/any government taxes as & when applicable will be born by purchaser.
• Any additional charges or duties levied by Government authorities during or after the completion of the scheme will be born by the purchaser.
• Changes/alteration of any nature including elevation, exterior color scheme, balcony grill design which given by developer or any other changes affecting the overall design concept & outlook of the project are strictly NOT PERMITTED during or after completion of the scheme by Buyer/purchaser.

NOTE :

• Developer shall reserve all rights to make changes in Lay out, Floor plans, Specification in the scheme, rules & regulation. • Possession will be given for Temporary ceremony until 100% payment is settled as per sale agreement without possession. • If payment is not received/completed within agreement of sale without possession, then the booking will be cancelled without prior information and 10% cancellation charge will be applied from the buyer/purchaser deposited amount & no interest will be paid. • Once developer has booked the unit in the scheme on name of the buyer, the buyer/purchaser cant resale that unit without taking prior permission from the developer. • The information contained in this Hard brochure/E-broucher/Any paper ad./Any hoarding is only indicative the kind of development which is proposed & subject to the approval of the authority or otherwise the Developer reserve the rights to make changes or alterations at their sole desecration. This Hard boucher/E-broucher/Any paper ad./Any hoarding is only for information & idea, can not be considered as legal documents for any lawful support.




# LOCATION ADVANTAGE

## Well Known Places Near by Marina Bay

| | |
|---|---|
| 02 Hrs. | Surat |
| 19 Min. | Tithal Road |
| 15 Min. | Valsad |
| 10 Min. | Veedant Multipurpose School |
| 13 Min. | Atul |
| 13 Min. | Nationl Highway No. 48 |
| 05 Min. | Pardi Railway Station |
| | THE MARINA BAY |
| 11 Min. | Pardi |
| 14 Min. | Udvada |
| 10 Min. | Daman Check Post |
| 15 Min. | Mirasol Resort |
| 25 Min. | Devka Beach |
| 33 Min. | Daman Beach |
| 03 Hrs. | Mumbai |


**ARCHITECT & STRUCTURAL**

SHILPAM
Manish Shah
97378 76750
shilpam2003@yahoo.com

**M.E.P CONSULTANT**

Essens
Indravadhan Vala
97129 46469

**LEGAL ADVISOR**

Adv. Zaki Shaikh (Surat)
+91 98259 47775
Adv. Neel Lakhani (Ahmedabad)
+91 70167 15865
Adv. Dharmin Shah (Valsad)
+91 98251 25513

**VASTU CONSULTANT**

Acharya Vinod Kumar
+91 98714 25920
Pushkar Patil
+91 98202 09096
Gurudatt Shenoy
98251 85088

**ELEVATION & DESIGN**

Vishal Parekh (B.ARCH., CEPT)
98793 17886, 96248 21190
ar.vishalparekh@gmail.com

**BROCHURE DESIGN & PRINT**

designOZZ
TOTAL MEDIA SOLUTION
+91 9825033127
designozztms@gmail.com


**FOR BOOKING CONTACT**

+91 95371 11 11 9,
+91 95372 83 20 8,
+91 99099 23 21 0

**SITE ADDRESS**

The Marina Bay,
Next to Par River Bridge,
Umarsadi Machiwad Chowkdi,
Coastal Hwy. Umarsadi, Taluka Pardi,
Dist. Valsad, Gujarat.

SCAN QR FOR LOCATION

THE MARINA BAY
SHOPS APARTMENTS ROW HOUSES BUNGALOWS

A PROJECT BY

THE MARINA GROUP