PROMOTER

**ASHTAVINAYAK DEVELOPER**



# THE SENSATION

A LIVING EXPERIENCE BEYOND IMAGINATION






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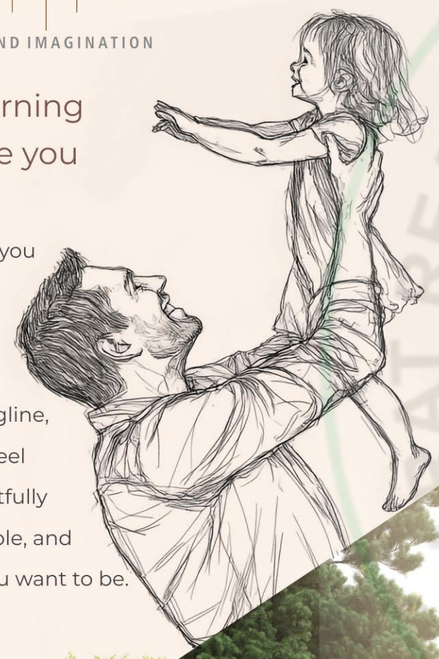
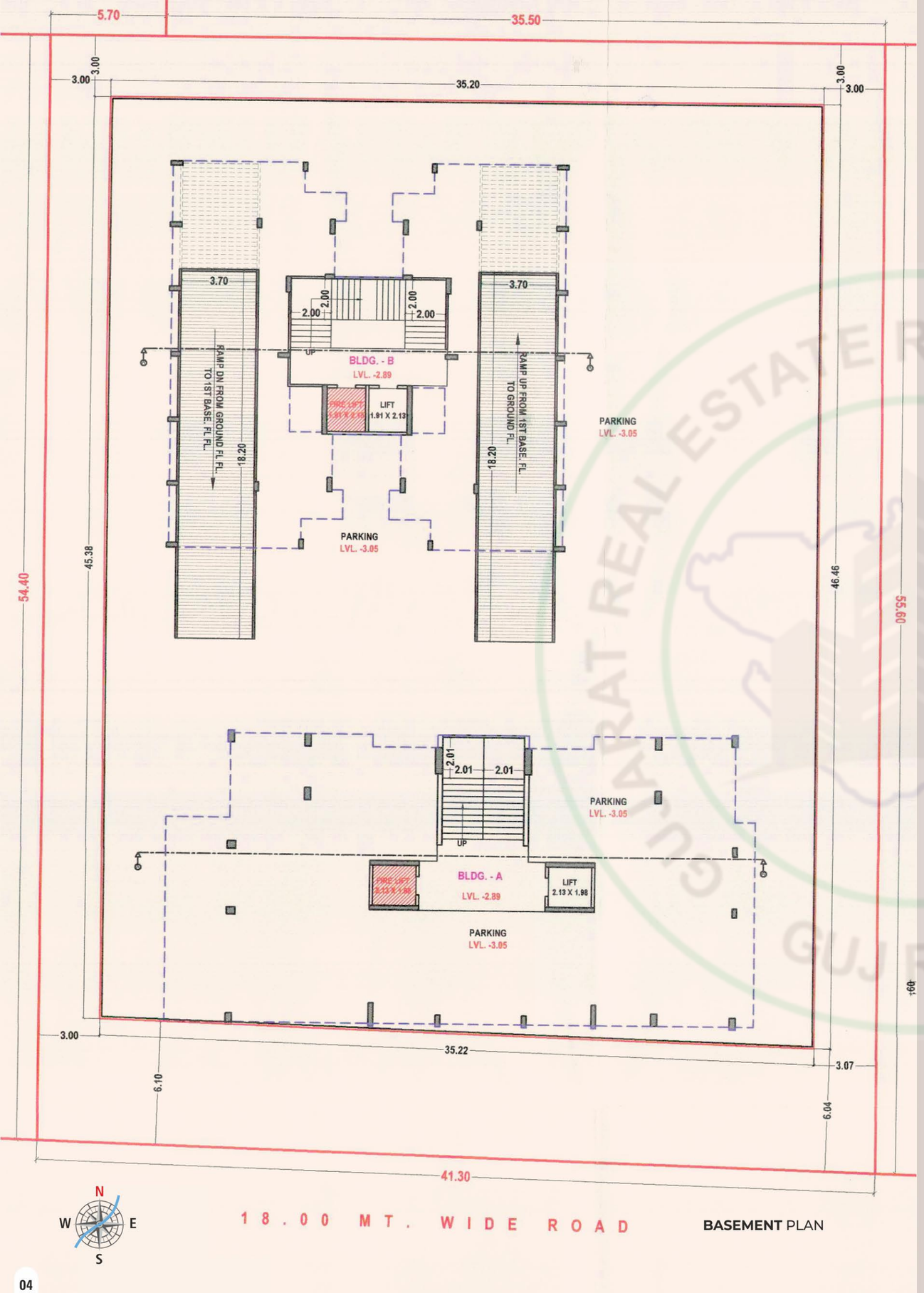
## Where every morning feels like a choice you made right.

There's a moment when you walk into a space and everything settles.

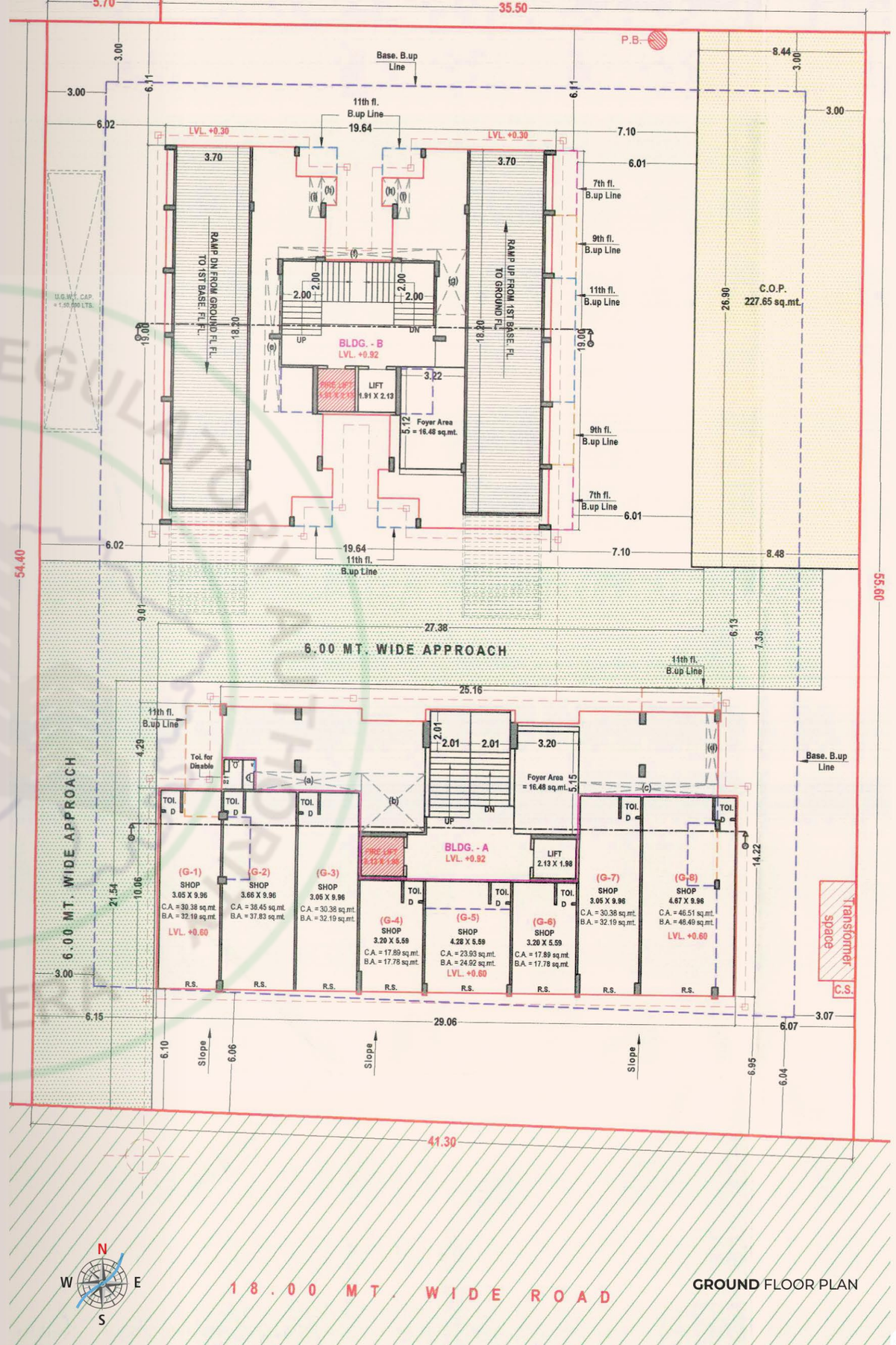
The Sensation is built for that moment not as a tagline, but as something you'll feel every single day. Thoughtfully designed, genuinely livable, and located exactly where you want to be.



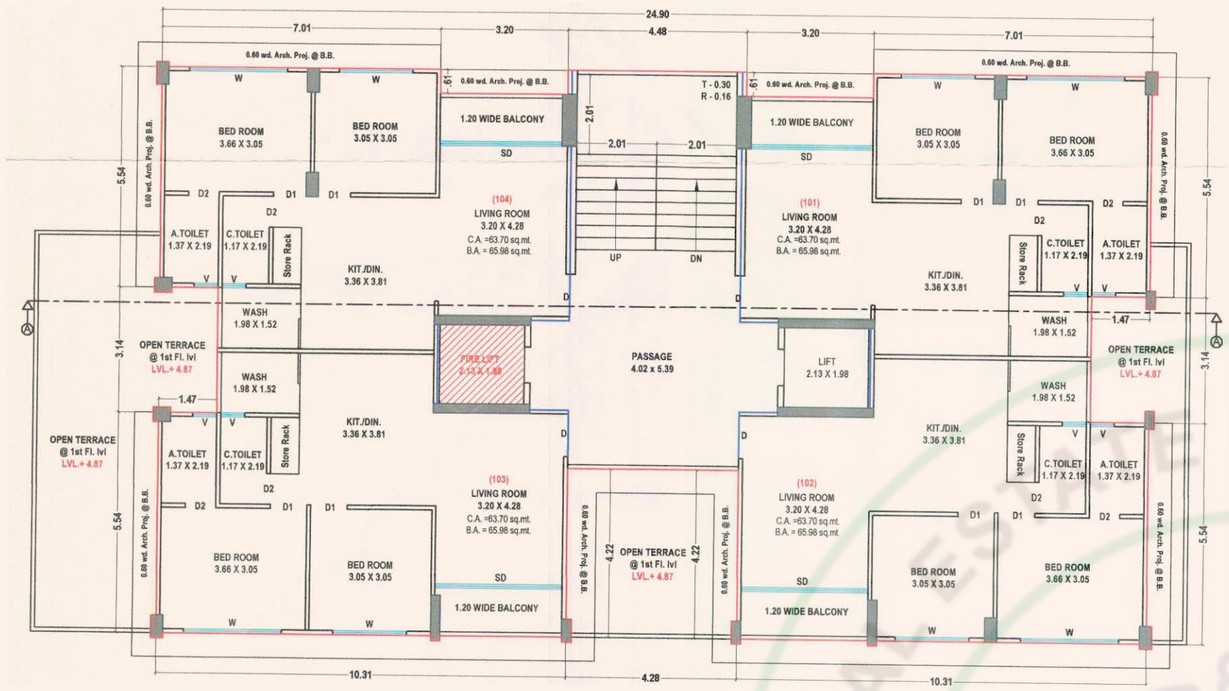
Two towers. One address.
A life that quietly exceeds everything you expected.



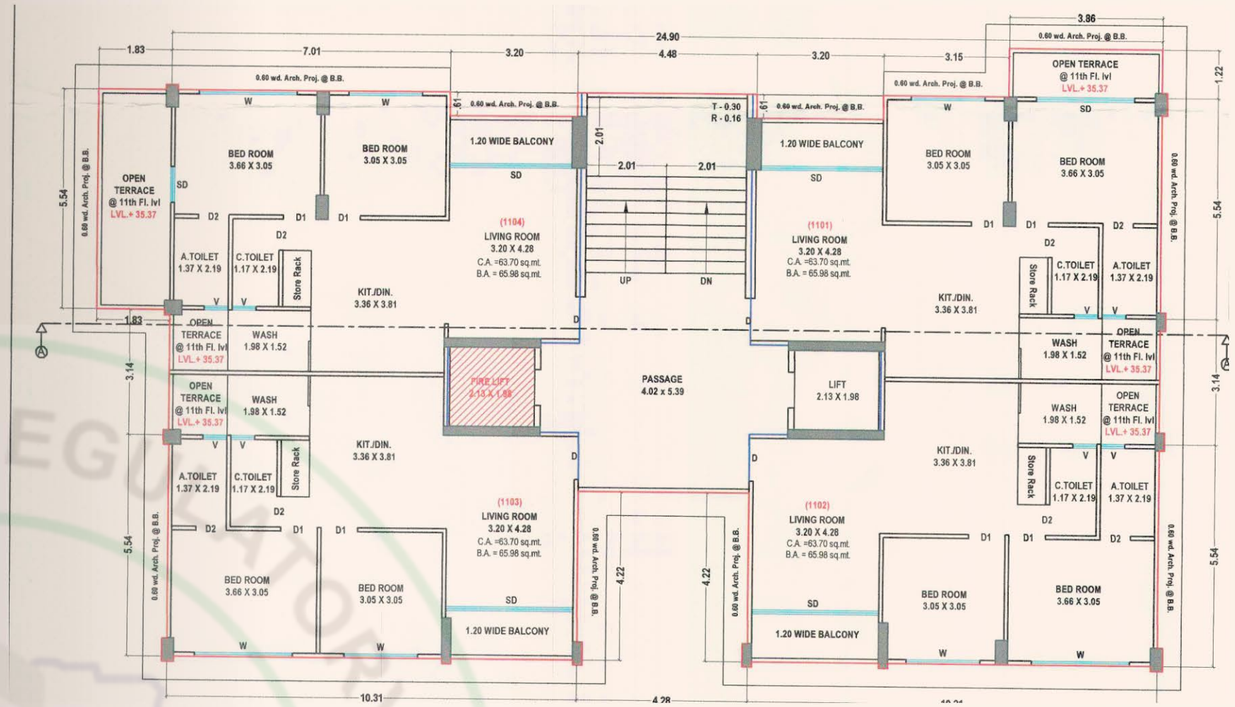

**BASEMENT** PLAN



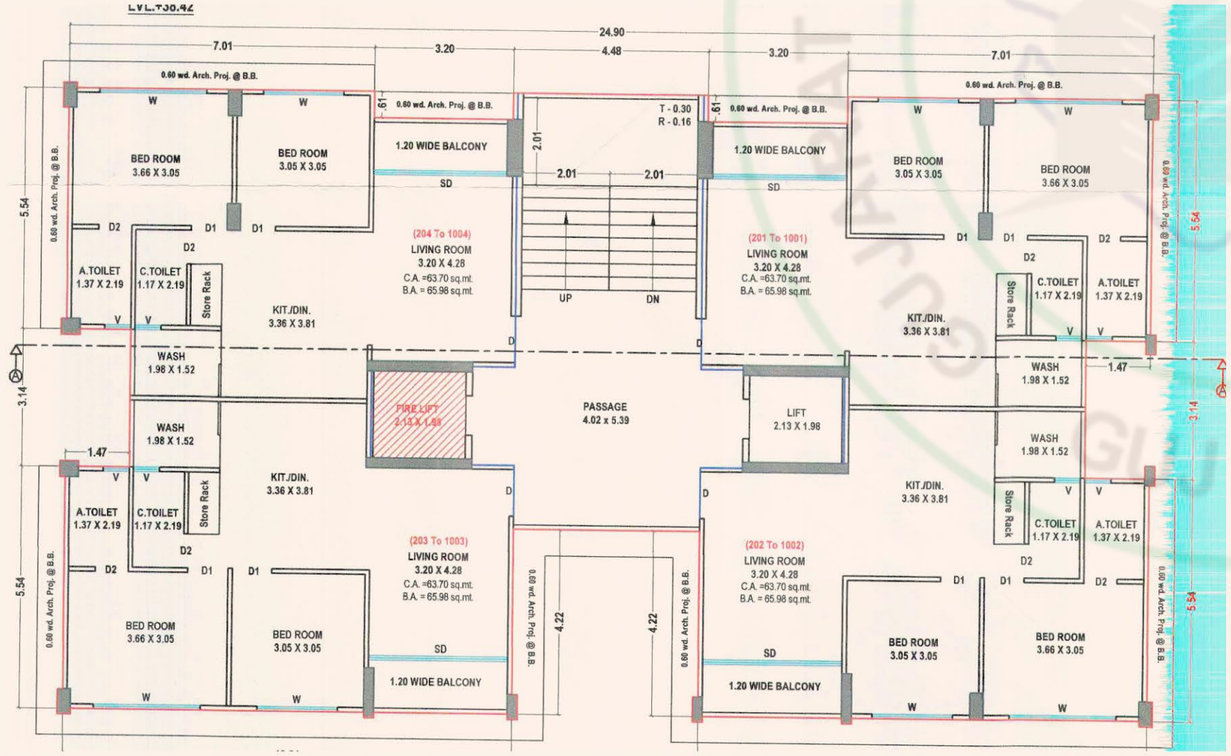

**GROUND** FLOOR PLAN



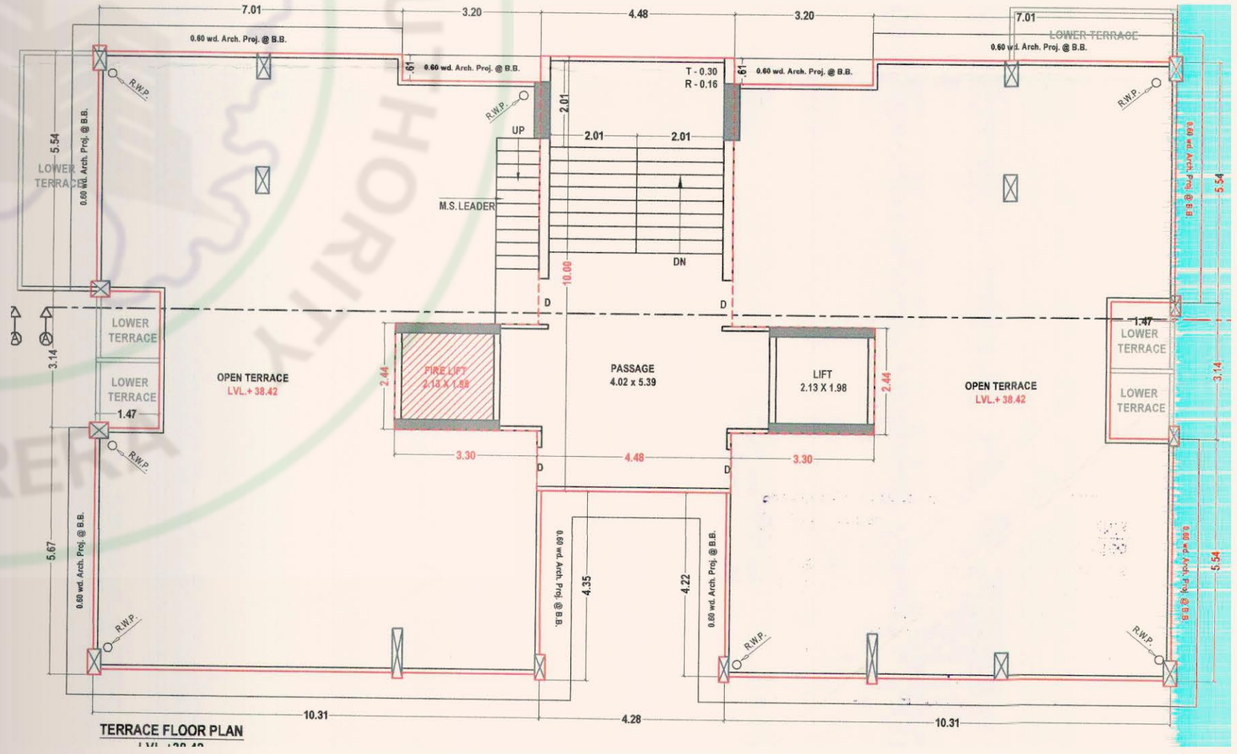

# BUILDING A
**1ST** FLOOR



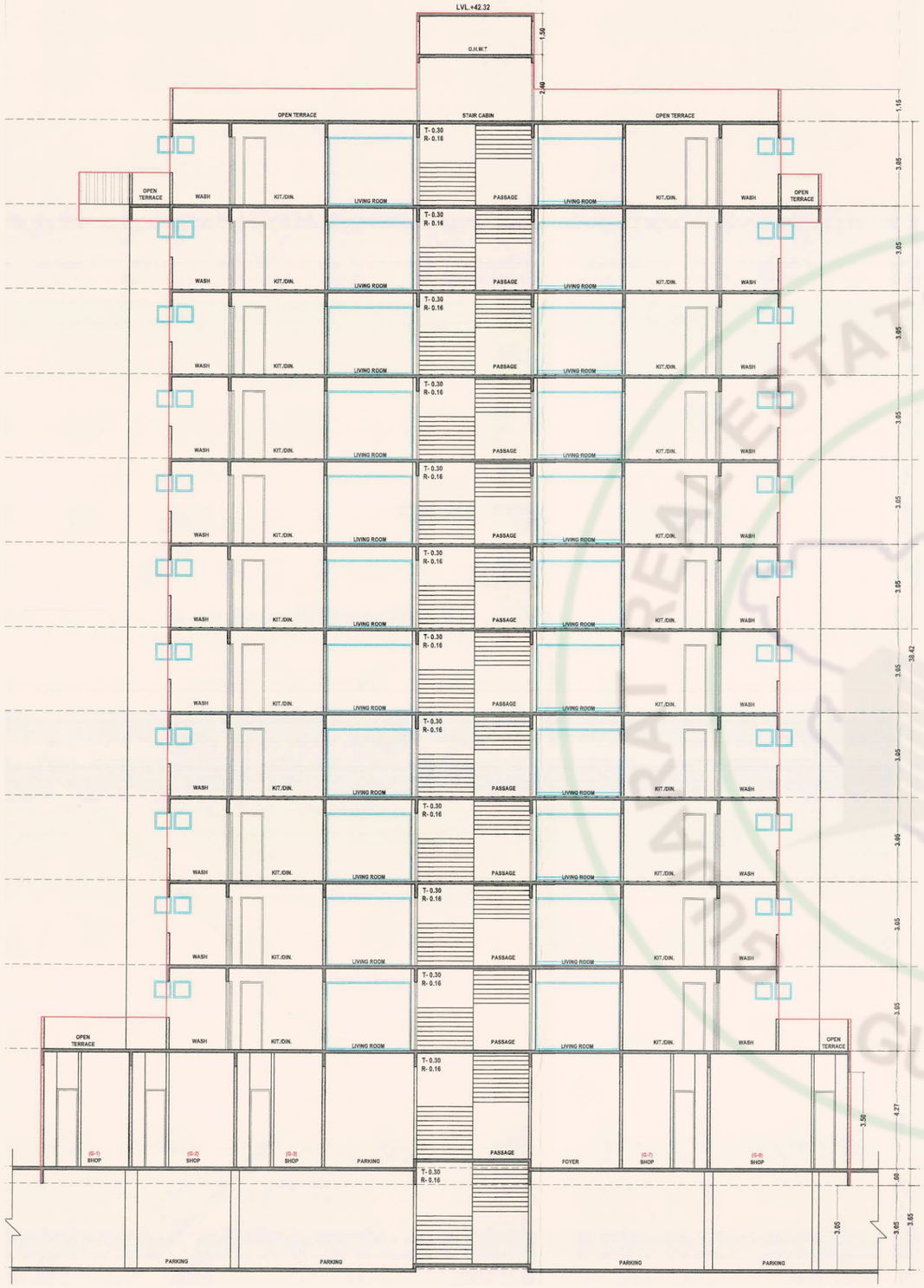

# BUILDING A
**11TH** FLOOR

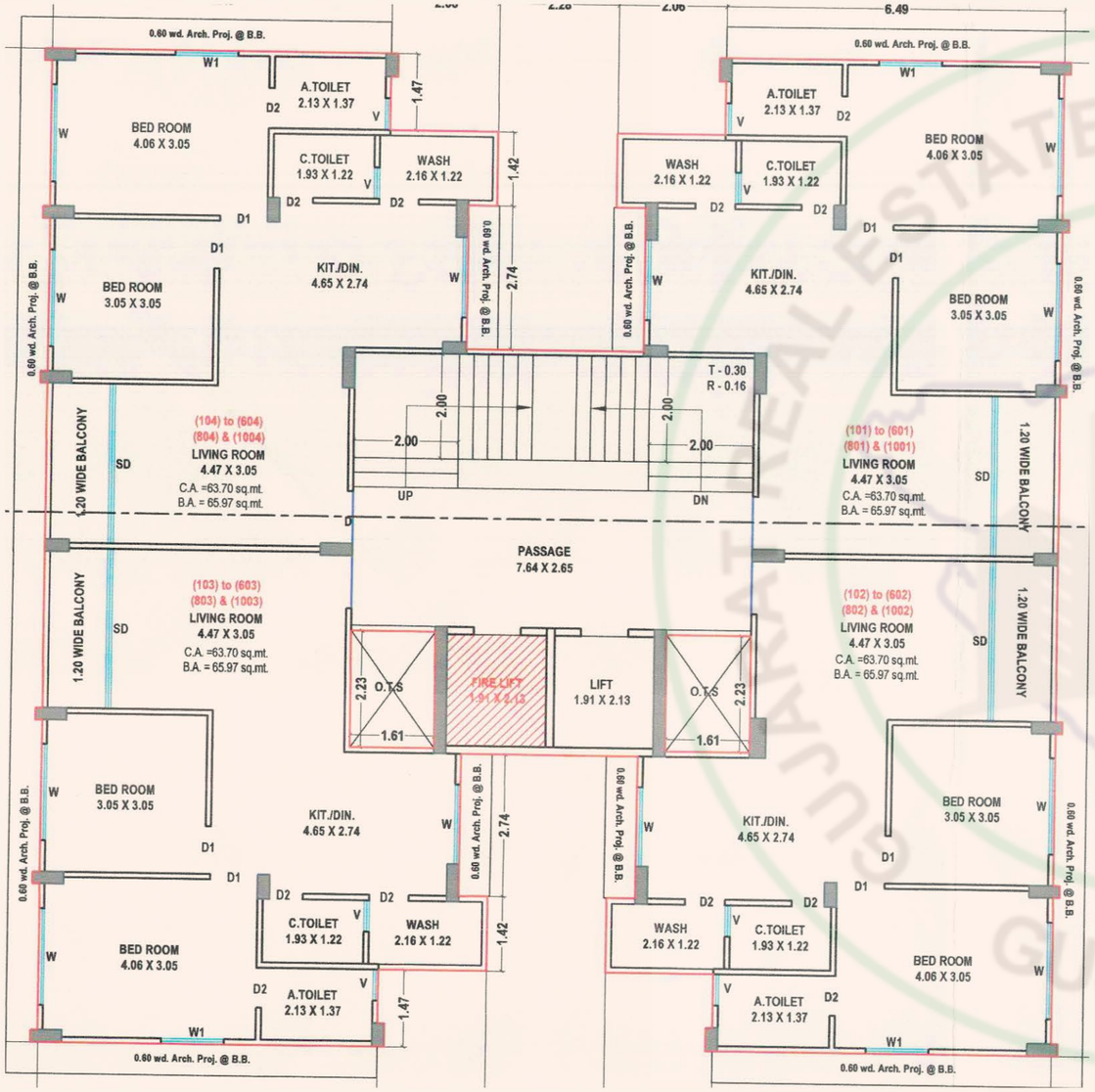



# BUILDING A
**2ND** TO **10TH** FLOOR



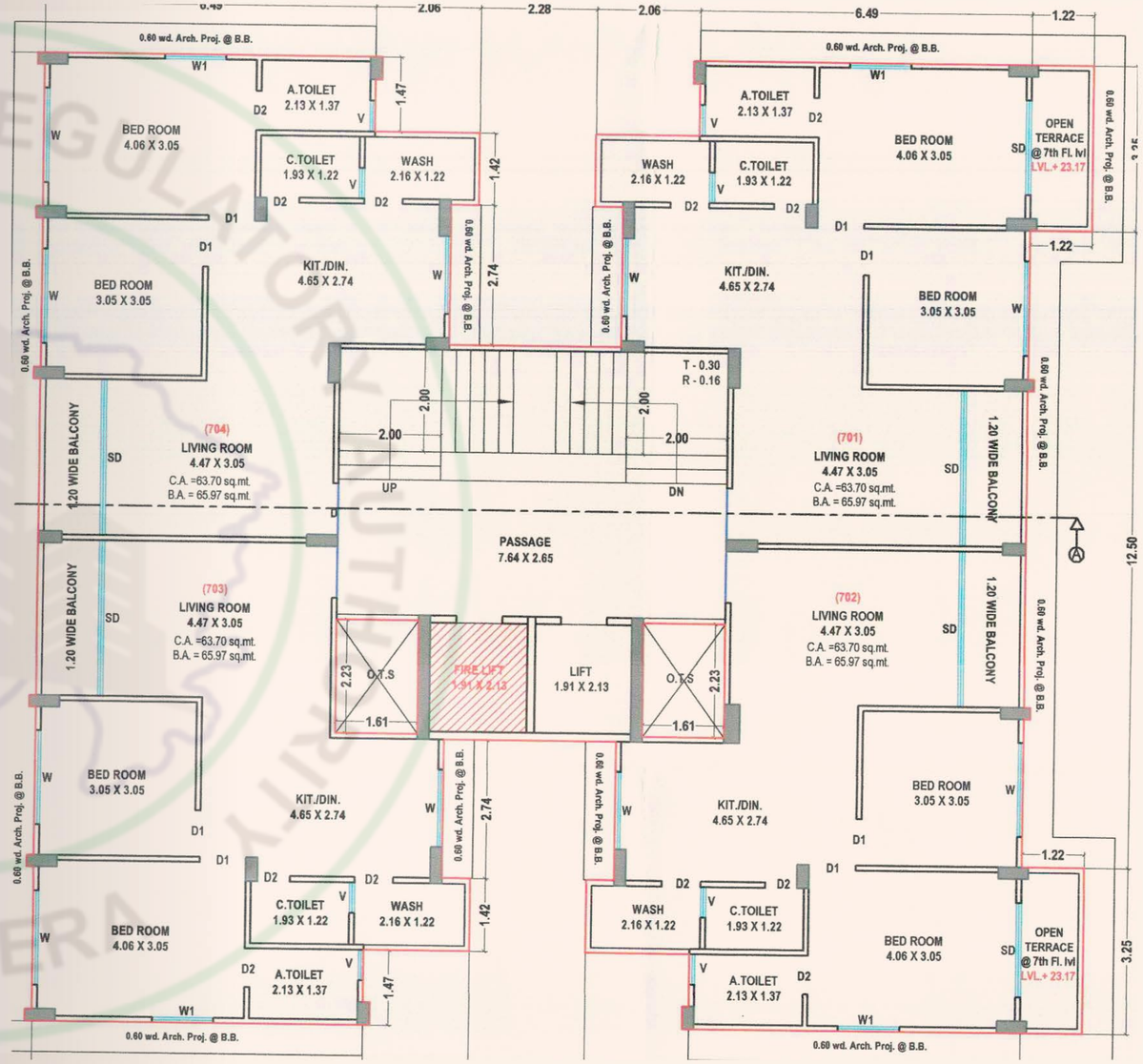

# BUILDING A
**TERRACE** PLAN


LVL.+42.32
O.H.W.T
1.50
2.40
OPEN TERRACE
STAIR CABIN
OPEN TERRACE
T- 0.30
R- 0.16
WASH
KIT./DIN.
LIVING ROOM
PASSAGE
OPEN TERRACE
1.15
3.05
3.05
3.05

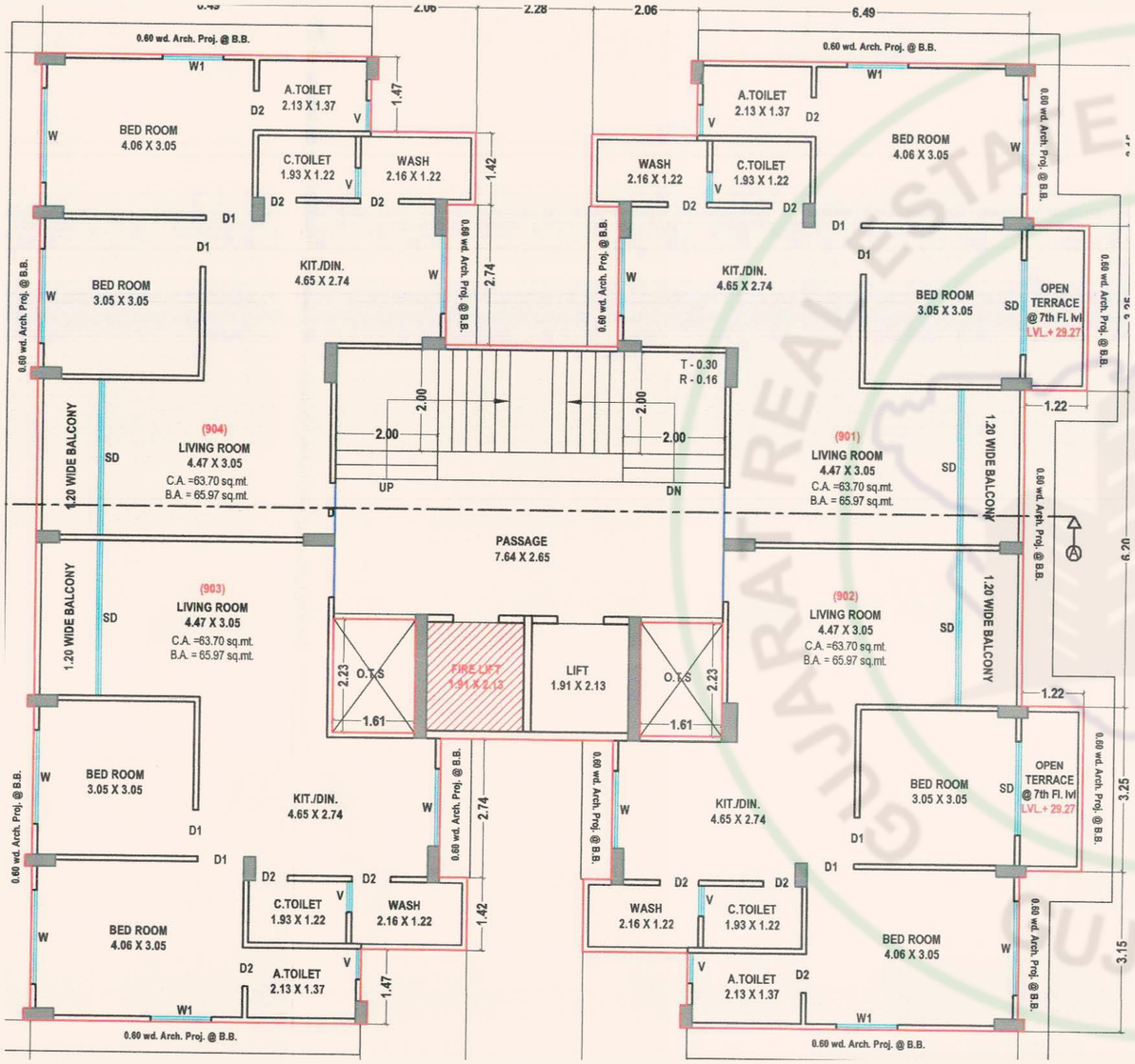



BUILDING B
1ST TO 6TH | 8TH & 10TH FLOOR



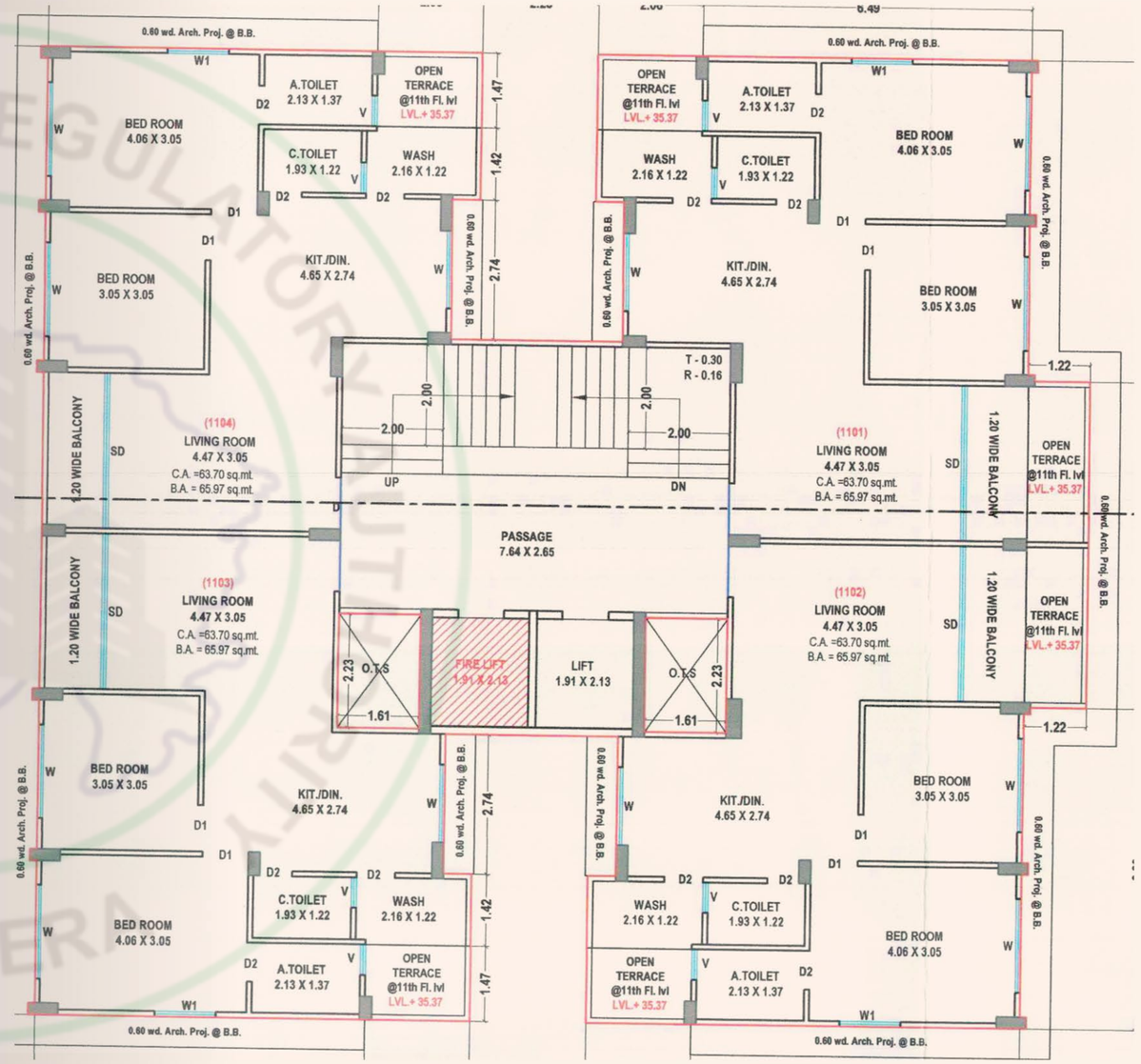



BUILDING B
7TH FLOOR

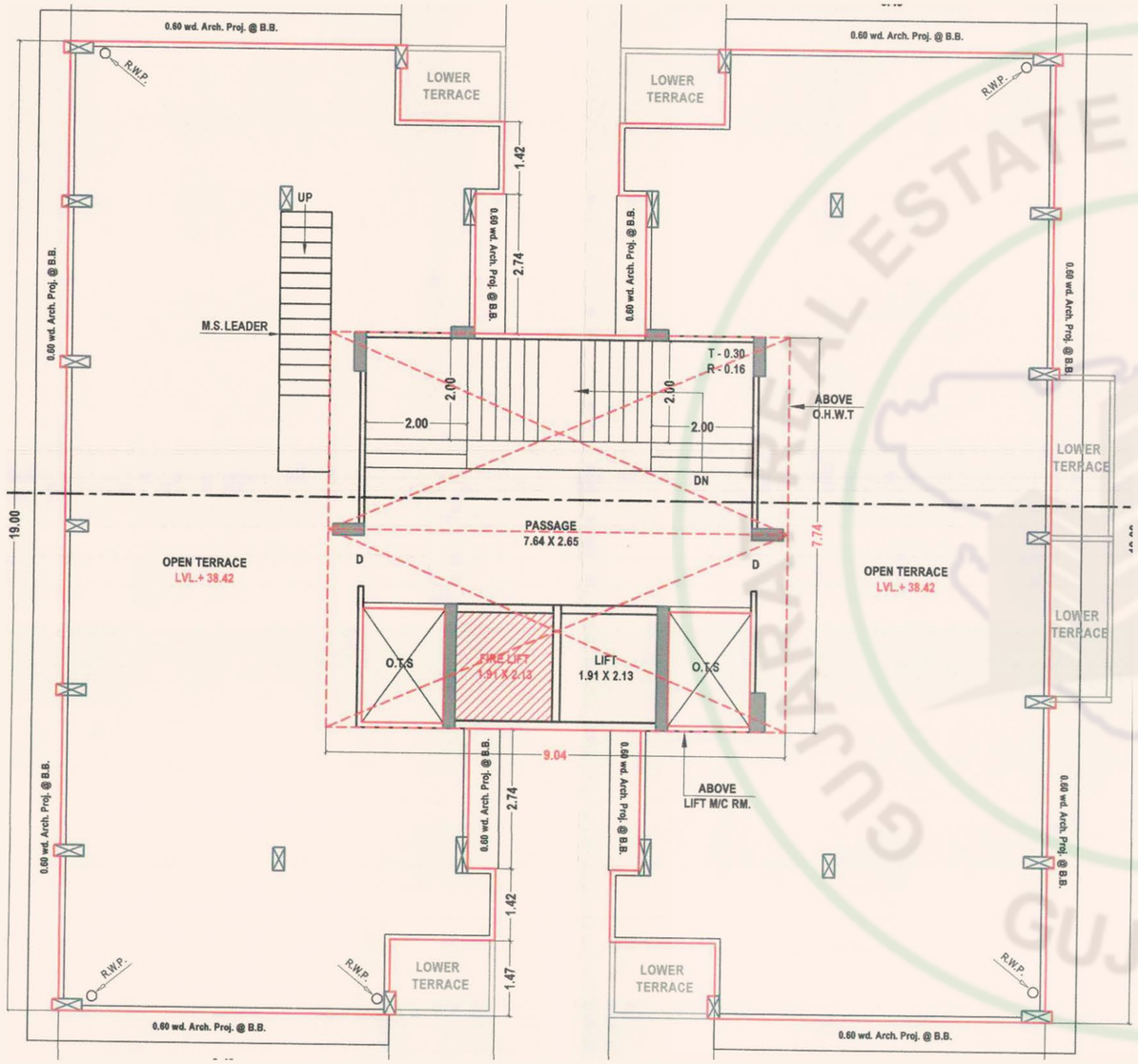



BUILDING B
9TH FLOOR






BUILDING B
11TH FLOOR




BUILDING B
**TERRACE** PLAN



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## EXTERNAL SPECIFICATION

**Structure RCC**
- Earthquake resistance RCC frame structure designed with RMC plant as per Indian safety standard.

**Landscape**
- Green lush garden (artificial lawn) along with sufficient sitting facilities.

**Entry Foyer**
- Attractive entry foyer.

**Elevator**
- Standard quality ss cabin 2 auto elevators in each block along with safety device.

**Parking**
- Single basement parking.

**Security**
- Security cabin.
- Single entry / exit for enhanced safety.

**Power Back Up**
- Adequate generator facility for common area.

**Water Supply**
- Underground & overhead water tank.

**Plaster**
- Outside double coat plaster.

**Exterior Finish**
- Premium texture & good quality weatherproof paint.

**Terrace**
- China mosaic flooring to ensure water proofing & reduce heat transfer.

## INTERNAL SPECIFICATION

**Flooring**
- Vitrified tiles (premium quality).
- Granite / marble / tiles in staircase.

**Door**
- Wooden frame with attractive main door.
- Inner door granite frame with flush door.

**Window**
- Granite frame with aluminium section window.

**Kitchen**
- Granite / 15 mm artificial slab platform top with premium quality sink.
- Glazed tiles dedo up to lintel level.

**Toilet & Plumbing**
- Concealed CPVC / UPVC pipes with premium quality accessories of renowned make.
- Premium tiles upto lintel level.
- Standard quality sanitary ware.
- Standard quality well known brand C.P. fittings.

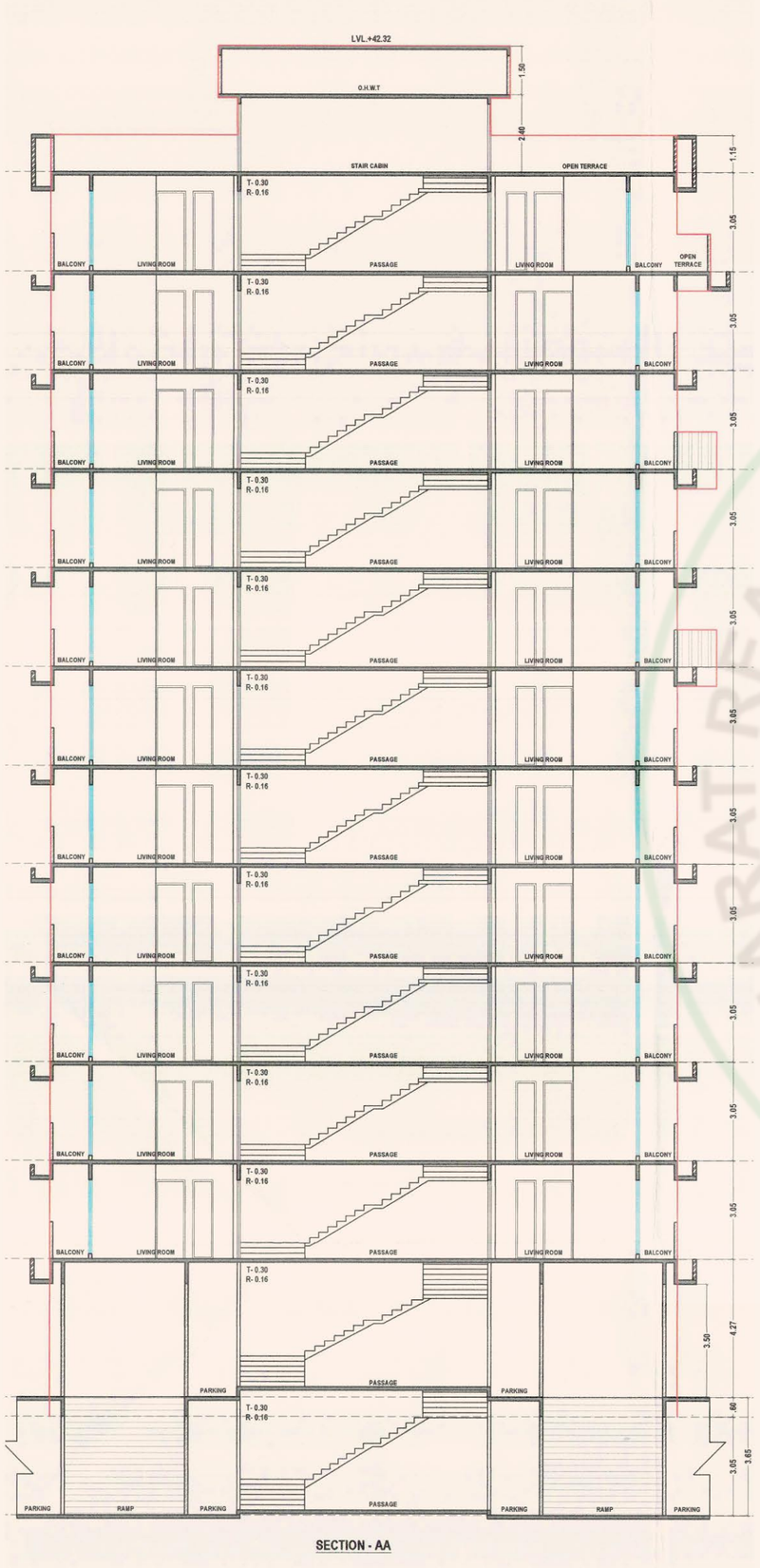
**Electrification**
- Modular switches & M.C.B. distribution panel to ensure safety.
- Ample electrical points in all area.

**A.C. Points**
- Standard electric ac point in master bedroom & living room.

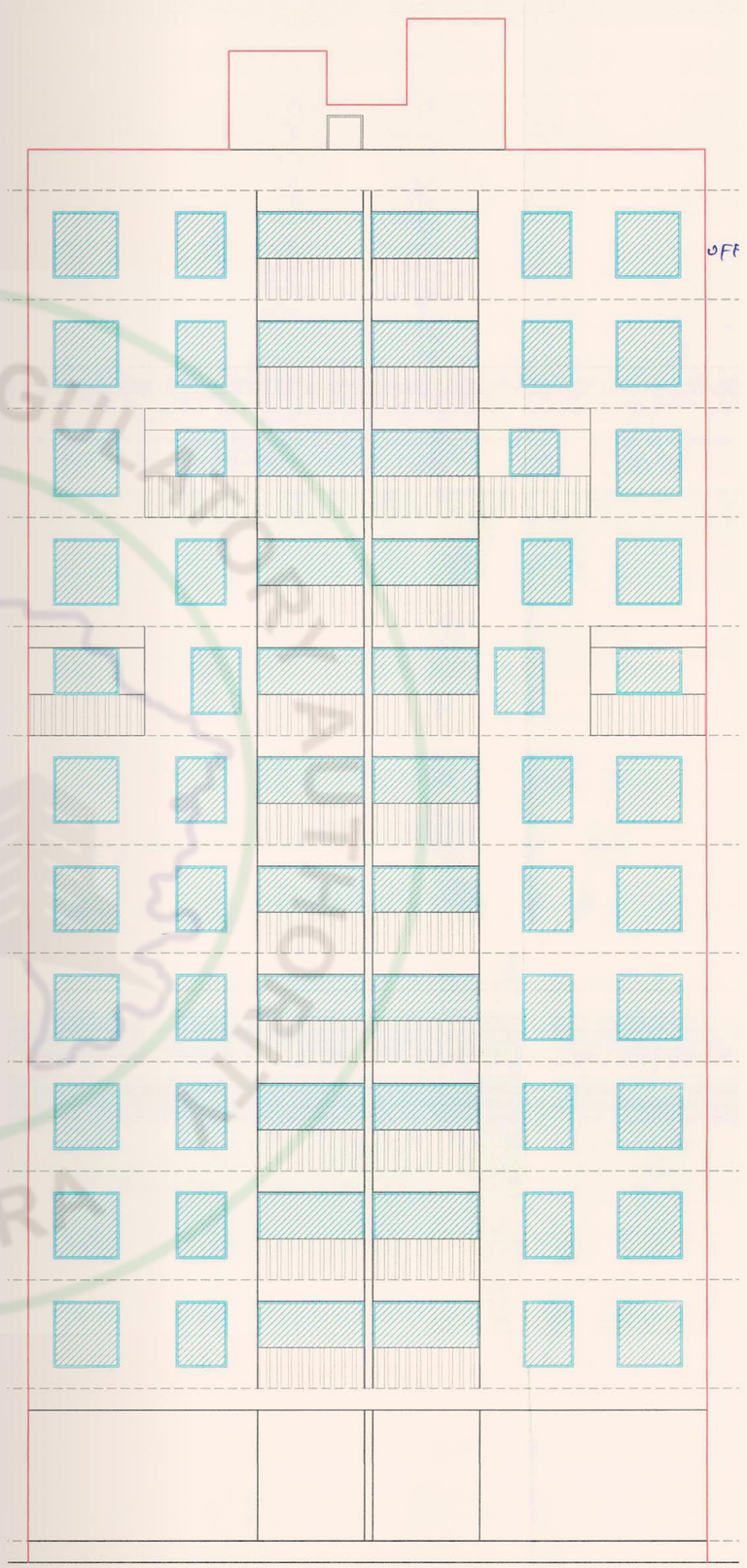
**Internal Wall Finish**
- Inside single coat plaster on wall-beam and columns with putty coating.

**Fire Safety**
- Fire safety facilities as per government rules.

REAL ESTATE REGULATORY AUTHORITY GUJ RERA




# BUILDING B
## SECTION



# BUILDING B
## ELEVATION

REAL ESTATE REGULATORY AUTHORITY GUJARAT GUJ RERA

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## LOCATION MAP






**Site Address:** T.P.S. NO:-9 (PALANPORE-BHESAN), R.S./BLOCK NO.:-144, O.P. NO.:-68, F.P. NO.:-81, MOJE:-PALANPORE, TAL:-ADAJAN, DIST:-SURAT,

**Contact:** +91 99985 66808

**RERA Reg. No.:**

**website:**

| PROMOTER | ARCHITECT | STRUCTURE |
|---|---|---|
| ASHTAVINAYAK DEVELOPER | DESIGN ROOT | KEYSTONE Vikas Patel M.E. (Structure) |

**WE REQUEST**

- Stamp duty, registration charges, legal charges, GEB / SMC charges, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- GST, TDS & all other 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.
- In the interest continual developments in design & 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 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.
- 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 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 and development in design or specifications by architects and / or development 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.

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