

UNIVERSAL
TRADE CENTER

UNIVERSAL
HOMES





**BASEMENT
FLOOR PLAN**



GROUND FLOOR PLAN



**FIRST
FLOOR PLAN**



SECOND FLOOR PLAN



THIRD (PODIUM LEVEL) FLOOR PLAN

LEGEND

- 01 CENTRAL LAWN
- 02 SWING COURT
- 03 SENIOR CITIZEN SEAT-OUTS
- 04 JOGGING TRACK
- 05 OUTDOOR CHILDREN PLAY AREA
- 06 TODDLER ZONE
- 07 BADMINTON COURT
- 08 INDOOR GAME
- 09 GYM
- 10 HOME THEATRE



**TYPICAL
FLOOR PLAN
(4TH,6TH & 7TH)**



FIFTH FLOOR PLAN



**EIGHTH
FLOOR PLAN**



**TYPICAL
FLOOR PLAN
(9TH TO 19TH)**



TWENTIETH FLOOR PLAN



4 BHK
UNIT PLAN

TYPE-1



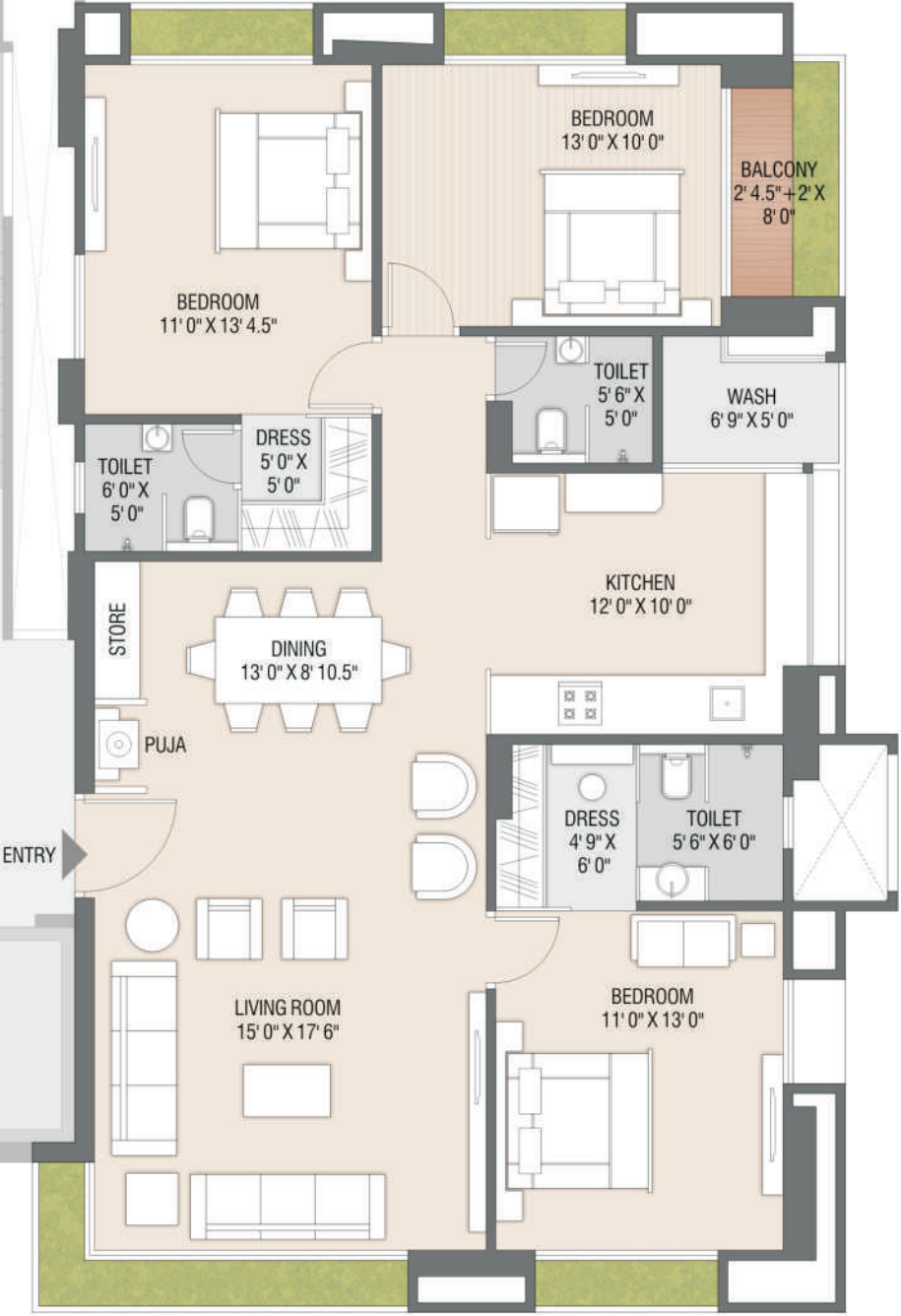
4 BHK
UNIT PLAN

TYPE-2



3 BHK
UNIT PLAN

TYPE-3



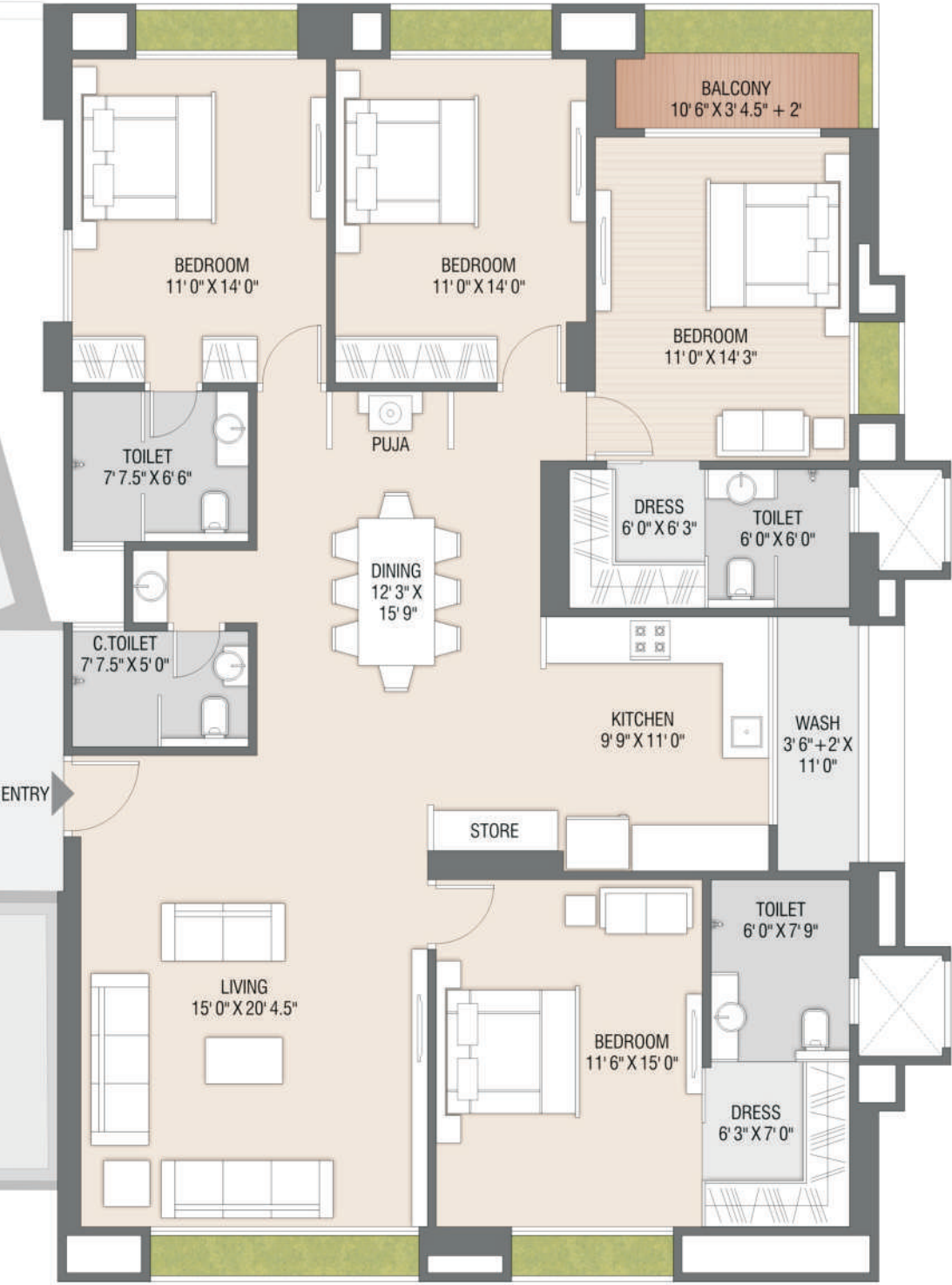
3 BHK
UNIT PLAN

TYPE-4



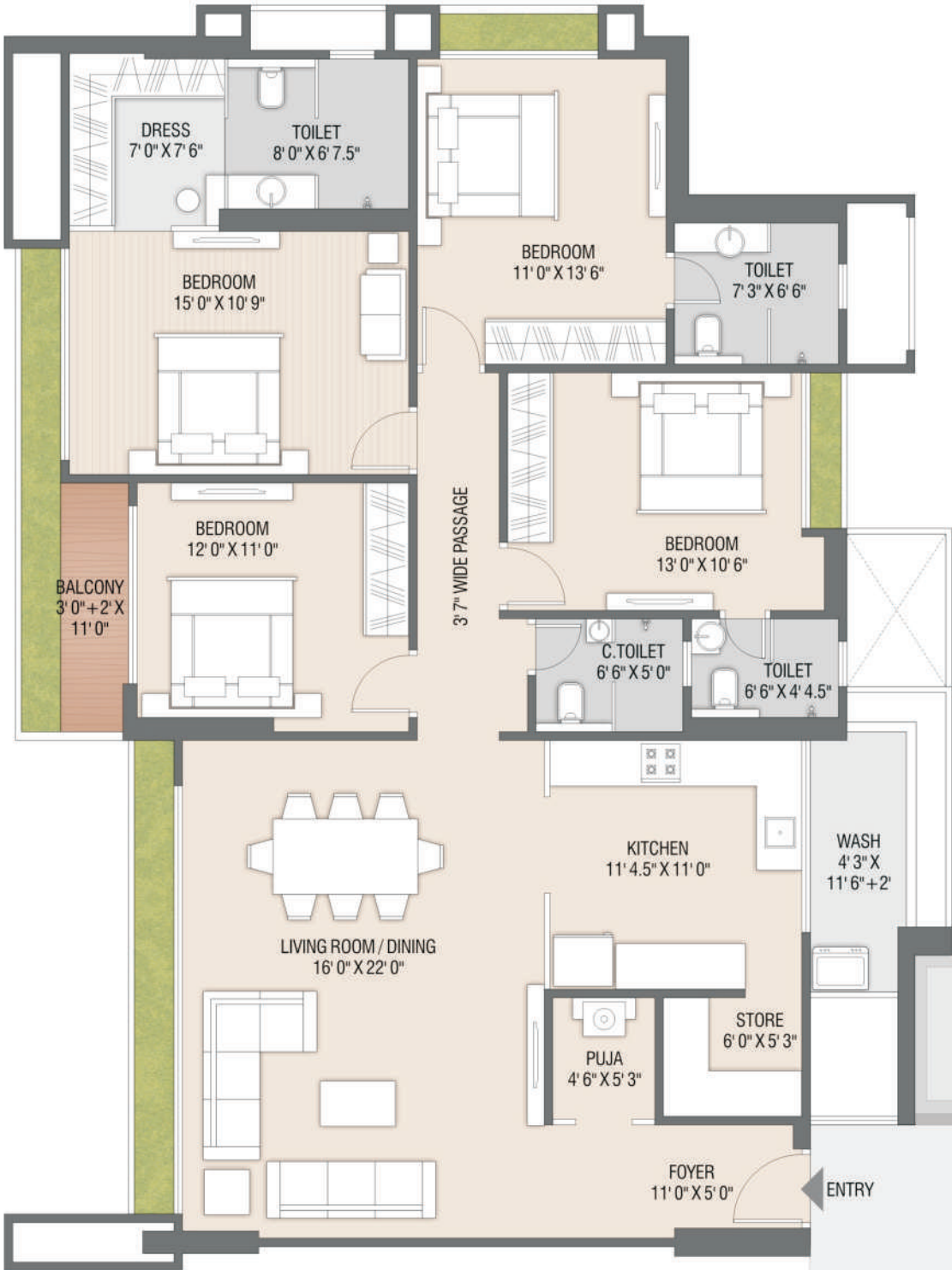
4 BHK
UNIT PLAN

TYPE-5



4 BHK
UNIT PLAN

TYPE-6



4 BHK
UNIT PLAN

TYPE-7



COMMERCIAL SPECIFICATION

BUILDING FEATURE

BUILDING STRUCTURE

- Earthquake resistance RC.C. frame structure as per IS code.

FLOOR HEIGHT

- 20' - 0" Height at Ground Floor showrooms
- 18' - 3" Height at first floor showrooms
- 11' - 6" Height at 2nd to 5th office floor.

ENTRANCE FOYER

- Elegant Entrance foyer with good ambiance.

PASSAGE

- Well design good quality flooring.

STAIRCASE

- Suitable granite stone | fully body granamite tiles tread and riser at all floors.
- Vitrified tile dado for 4' ht. on stair dado.

ELEVATION

- Energy efficient elevation and aluminum curtain with maintenance free façade.

PARKING

- Ample owner's parking at single basement floors with well design parking layout.
- Exclusives visitor's parking at ground floor level.

EXTERNAL FINISH

PLASTER

- All internal wall finish with fine sand plaster and putty.
- All external wall with double coat sand faced plaster.

TERRACE

- China mosaic finished with proper water proofing treatment.

ELEVATOR

- High standard auto 3nos. lift with optimum capacity of KONE | SCHINDLER | equivalent make.

GENERATOR BACK UP

- Generate for sufficient point in common passage area and utility.

FIRE SAFETY

- Fire hydrant and fire extinguisher provided as per regulations

ELECTRIFICATION

- Sufficient point with concealed copper wiring of Finolex |RR | Polycab | Anchor or equivalent.
- ISI standard Modular switches of good quality
- 3 phase electric meter in showroom and single phase electric meter for office.

GENERAL SECURITY

- 24 x 7 gated security
- CCTV surveillance in reception, campus and basement parking.

INTERIOR UNIT FINISH

FLOORING

- Vitrified granamite flooring.

SHUTTER

- Smoothly operated galvanized rolling shutter.

WINDOWS

- Anodized aluminum section sliding windows.

WALL FINISH

- Internal wall finished with cement based putty on mala plaster.

WEREQUEST:

- All right reserved by the developers to make changes in plan, elevation, specification and common development.
- All government legal charges, registration charge, stamp duty, common maintenance charge, GST, SMC charge, GEB charge etc. born by purchaser.
- Any additional charges or duties levied by the government/local authorities during or after the completion of scheme like SMC tax, Betterment/IC charge(Deposit) will be born by purchaser.
- Any change in elevation, exterior color, Balcony grill or changes affecting overall concept are strictly not permitted.
- The developer not bound to do any internal/external changes work.
- Dimension and area mention in the brochure are approximate and indicative.
- If any changes in the planning and design, it should be accepted by all the member.
- This brochure is not a part of legal document.

RESIDENTIAL SPECIFICATION

ENTRANCE FOYER, STAIR & LOBBY

- Aesthetic entrance foyer and elegantly design lobby at all floor levels in vitrified tiles along with aesthetically designed railings, granite/vitrified tile flooring on stairs

FLOORING

- Living entrance foyer, dining, kitchen 8' x 4' /6' x 3' vitrified tiles or equivalent stone/marble
- High quality vitrified tile flooring in other area

KITCHEN, STORE AND WASH AREA

- Vitrified stone or granite for kitchen platform & vitrified tiles for dado
- Stainless steel/ ceramic kitchen sink
- Gujarat gas connection in kitchen area
- Adequate Kota stone shelves with glazed tile dado Leather finish granite or Kota flooring with vitrified tile dado

TOILETS & PLUMBING

- Toilet with designed vitrified flooring and dado, overhead shower/ shower diverter and spout High quality vitrified tiles up to lintel level Common toilet with designed flooring and dado in high quality vitrified tiles Sanitary and aesthetic inlet C.P. fitting

ELECTRIFICATION

- Sufficient point in concealed copper wiring Earth leakage protector to be provided
- Tv and telephone point in living room and all room

DOOR AND WINDOW

- All window opening provided with stone frame on four side with aluminum window section and glass of standard quality
- Decorative main door with lock All other door frame with granite or cement sheet finish without door shutter for easy modification.

INTERNAL WALL

- Mala plaster with putty finish

PARKING

- Multilevel podium parking

AMENITIES

- Landscape garden
- Security cabin
- Entrance foyer to each building
- Standard quality elevators in each building
- Underground and overhead water tank
- Firefighting system
- 3phase electric meter in each flat
- Terrace with water proofing finished with China mosaic

Legal charges:

- Documentation charges (stamp duty, registration fee, advocate fee) GST (service tax& vat) other taxies lived in future will be born by purchaser Any additional charges or duties by the government / local body during or after the completion of the scheme like SMC tax will be born by the purchaser after BUC. • Legal file charges, society formation charges, Gas line connection charges/deposit, water & Drainage connection charges will be borne by extra.

Legal Disclaimer

- All furniture /objects shown in the plan or pictorial image are for presentation & understanding purpose only.by no means, it will form a part of final deliverable product. • All the element, objects, treatment, materials, equipment, & colors scheme shown are artisan's impression and purely for presentation. • The dimension shown in brochure is approximately and may change slightly without causing any adverse effect to the purchaser.
- Dimension mention in the building /unit plan, are wall-to-wall dimension & it does not include finishing detail like plaster putty and dado tiles • All the architectural and interior image shown in the brochure are merely simulated interpretation using computer graphics to enhance customer understanding and not actual images.

Note:

- In the interest of continual development in design & quality of construction, the developers reserve all right to make any changes in the scheme including technical specification, design, planning, layout & all purchase 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 and outlook of the scheme are strictly not permitted during and after the completion of the scheme. • Any RCC member (beam, column & slab) must not be damage during your interior works. • All external laying and drawing of low-voltage cable such as telephone, TV, intermate cables shall be strictly laid as per consultant's service drawing with prior consent of developers/ builder office. No weir/cables /conduits shall be laid or installed such a that they form hanging formation on the building exterior faces. • Irregular payments may cause cancellation of booking. • In case of cancellation of unit 10%pf payment received will be deducted as management service charges and the balance will be return only after release of the unit. • Full and final payment with all legal and extra charges is must paid before registered sale deed possession. • Any charges in rules and regulation & by laws (during or after completion of construction work) of local or government authorities, implementation or rera, its bound to all purchaser/member/ allottee) • This brochure is intended only for easy display & information of the scheme and does not from part of the legal documents. • Subject to surat jurisdiction.



UNIVERSAL
TRADE CENTER

UNIVERSAL
HOMES

Site: TPS NO.32 (Adajan) FP81,
OP 56 SR No.109/1, 109/2,
Nr. Hariom Circle, L.P.Savani School Road
Adajan, Surat - 395009

DEVELOPER

SHIV
DEVELOPERS

BOOKING CONTACT
+91 704 66 77 666

email id :
shivdevelopersrera@gmail.com

ARCHITECT



STRUCTURE DESIGNER
SAI CONSULTANTS
(HIREN G. DESAI)

MEP CONSULTANT
**Aqua Utility Designs and
Management Pvt. Ltd.**