WELCOME TO THE LIFE OF YOUR DREAMS



4 BHK LAVISH LIVING



4 BHK LAVISH LIVING

WHERE YOU EMBRACE THE PRIVILEGED LIFE

Once in a lifetime comes a residential project that completely redefines the way you look at and live your life. These magnificent 4 BHK apartments elevate your lifestyle to an imperial level.

25+ Luxurious Amenities







GROUND LAYOUT PLAN

LEGENDS

01	MORDEN	ENTRANCE	GAT

- 02 SECURITY CABIN
- 03 SERVANT ROOM
- 04 SCHOOL BUS PICK UP ZONE
- 05 SENIOR CITIZEN GARDEN
- 06 CHILDREN PLAY AREA
- 07 GAZEBO WITH SITTING
- 08 MULTIPURPOSE COURT
- 09 NET CRICKET PITCH
- 10 BANQUET HALL
- 11 PARTY LAWN
- 12 AMPHITHEATER
- 13 FRAGRANCE COURT
- 14 CENTRAL LAWN WITH SITTING
- 15 LILY POND
- 16 SCULPTURE WITH FOUNTAIN
- 17 CAMP FIRE SITTING
- 18 JOGGING TRACK
- 19 INDOOR GAME ZONE
- 20 GYM
- 21 SOCIETY OFFICE
- 22 ENTRANCE FOYER
- 23 ELE. METER SPACE
- 24 PARKING
- 25 RAMP
- 26 COMMON TOILET



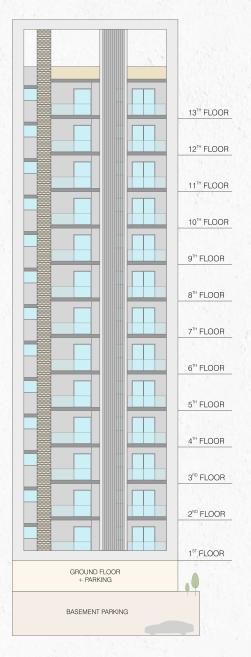




18.00 MT. WIDET.P. ROAD







1ST TO 13TH FLOOR













FLAT - 101 TO 1201

RERA CARPET AREA 1858.00 SQ.FT.

DECK & WASH AREA 120.00 SQ.FT.

TOTAL RERA CARPET AREA 1978.00 SQ.FT.

FLAT - 102 TO 1202

RERA CARPET AREA 1831.00 SQ.FT.

DECK & WASH AREA 100.00 SQ.FT.

TOTAL RERA CARPET AREA 1931.00 SQ.FT.



1ST TO 12TH FLOORS





FLAT - 101 TO 1201

RERA CARPET AREA 1766.00 SQ.FT.

DECK & WASH AREA 109.00 SQ.FT.

TOTAL RERA CARPET AREA 1875.00 SQ.FT.

FLAT - 102 TO 1202

RERA CARPET AREA 1806.00 SQ.FT.

DECK & WASH AREA 100.00 SQ.FT.

TOTAL RERA CARPET AREA 1906.00 SQ.FT.



1ST TO 12TH FLOORS





FLAT - 1301

RERA CARPET AREA 1858.00 SQ.FT.

DECK & WASH AREA 327.00 SQ.FT.

TOTAL RERA CARPET AREA 2185.00 SQ.FT.

FLAT - 1302

RERA CARPET AREA 1831.00 SQ.FT.

DECK & WASH AREA 295.00 SQ.FT.

TOTAL RERA CARPET AREA 2126.00 SQ.FT.







FLAT - 1301

RERA CARPET AREA 1766.00 SQ.FT.

DECK & WASH AREA 306.00 SQ.FT.

TOTAL RERA CARPET AREA 2072.00 SQ.FT.

FLAT - 1302

RERA CARPET AREA 1806.00 SQ.FT.

DECK & WASH AREA 292.00 SQ.FT.

TOTAL RERA CARPET AREA 2098.00 SQ.FT.









4-BHK CUT VIEW



4 BHK LAVISH LIVING







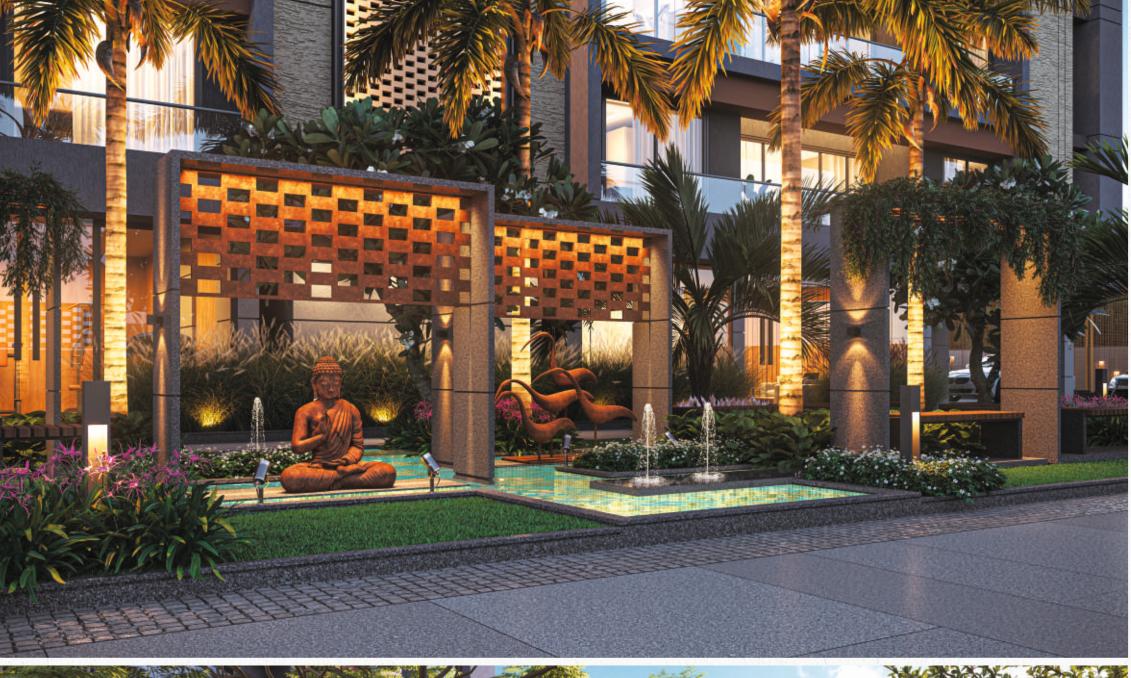
Well Ventilated Campus Planning



Each Flat Road Facing Or Garden Facing

A picturesque view just for you

Let the ecstasy of expansive views inspire you to do better, be better. The enchanting skyline of the city, the magnificent sunsets, and the captivating sunrises; discover the simple joys of existence with Shivansh Heights grand windows and spacious balconies - Avkash Designs.





Surround yourself with richness of nature

Your contemporary palaces come with a stunning backdrop of exotic green landscapes. Anywhere you look, the tranquil beauty follows. These gorgeous landscapes inspire you to come out of your splendid homes and spend some quality time in the lap of nature.



Decorative Sculpture













Lavish space to embrace all the happiness

Look within your home and you will find youself inspired by the design and finesse that take into consideration your discerning taste and yore love for fine living. At the end of the day, you shall have every reason to congratulate yourself for the choice you have made.

Laugh play and enjoy with nature

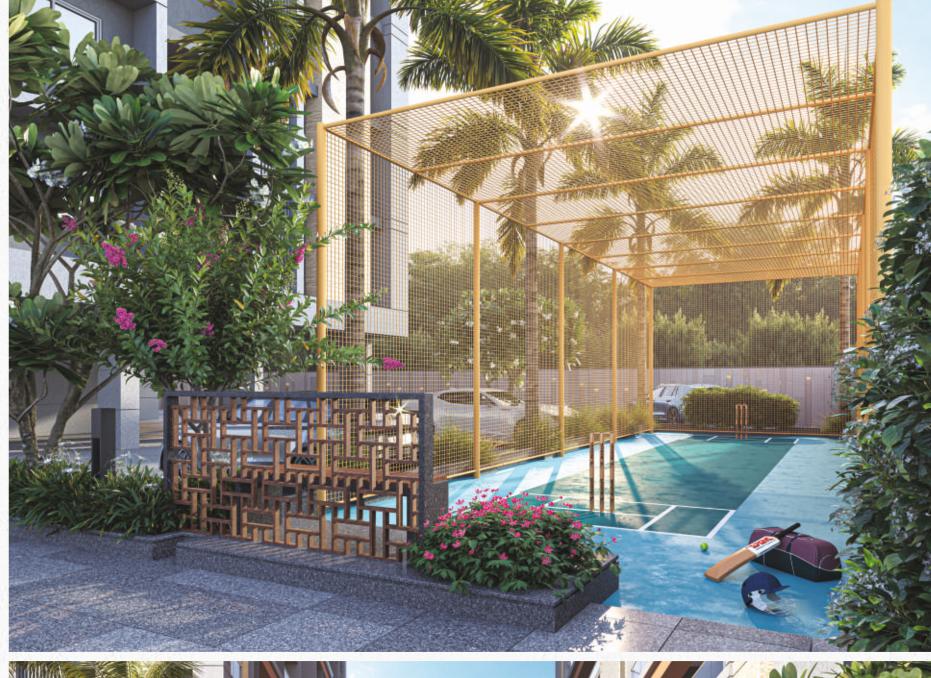
Listen to nature tell her tale, feel fresh breeze smoothly sail.

Take a moment to inhale, let the fragrances just trail. Embrace the exotic greens all around you.

















Discover new ways to celebrate everyday

Now you don't have to go out to enjoy a block buster movie. The lavish open theatre brings the wonderful stories come alive on the big screen, And for those special grand moments in your life, We have equally grand banquet hall.











Splendid reception to impress discerning guests

A stylish and sophisticated reception area adorned with finest luxuries to welcome your guests in an impressive way. After all, a first impression goes a long way.



Entrance Foyer



2 Auto Door Lift







Basement Parking



EV Charging Point



Fire Pump Room



Water Tank Area

Allotted 3 Car Parking At Ground And Basement Floor.



INTERNAL SPECIFICATIONS

ch wooden finish tiles. 5. / glass railing. 7 granite / quartz kitchen platform with sink of franke or equivalent. 6 ality vitrified tiles up to lintel level. 7 hection on kitchen platform and provision for water purification. 8 looring and vitrified tiles on dado with adequate electrical points. 8 red plumbing for hot water with gas connection in individual flat. 8 ve high quality vitrified tiles up to lintel level. 8 Kohler / Simpolo or Asian equivalent sanitary wares. 8 Kohler / Grohe or equivalent open shower panel in two master has and all other wall mixtures / diverter in other bed rooms.
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Kohler / Simpolo or Asian equivalent sanitary wares. Kohler / Grohe or equivalent open shower panel in two master
d quality CPVC / PVC pipe of Astral/Supreme equivalent make.
re kota stone / granite shelves with glazed tiles dado.
ered walls with putty finish.
r main door with wooden frame provided with premium lock & fitings. door frames provided with granite frame without doors for easy tion. ow openings provided with granite frame and good quality aluminium -d sliding window with reflective glass with dobhal category. gned S.S. / M.S. / glass safety grill or railing for each window.
n for route of copper pipe, drain pipe & space for outdoor unit.
t points in concealed copper wiring of Finolex / Polycab / Anchor
alent. switches of Anchor / Legrand / equivalent. meter to each flats. ower backup in each flats. zed distribution board with MCB & ELCB for safety protection
/6

CAMPUS FACILITY

- Well Designed Landscape Garden.
- Gazebo for Outdoor Seating.
- Paved Jogging Track.
- Designated Children Play Area.
- Senior Citizen Sitting.
- Entrance Foyer for Each Building.
- Rain Water Harvesting System.

- Two Layered Parking.
- Power Backup Generator.
- Fire Safety for Campus.
- 2 Nos Auto Door Closing Lifts of Standard Make in Each Wing.
- CCTV Camera in Common Area for Surveillance.
- Automatic ON/OFF System for Common Lighting.
- Rooftop Solar Panel.

EXTERNAL SPECIFICATIONS

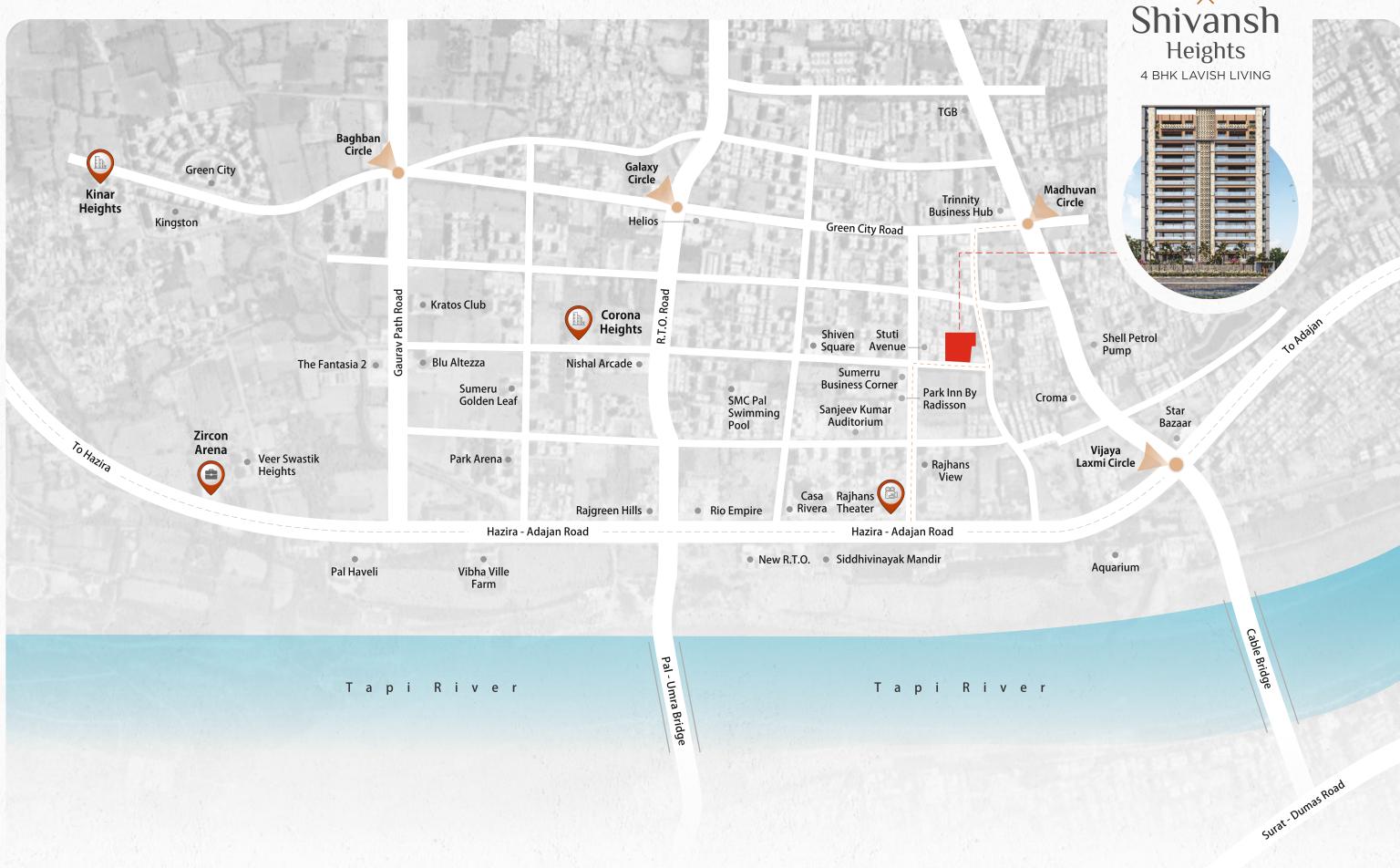
FAÇADE TREATMENT	 Double coat sand faced plaster on external wall. Acrylic texture on external wall. Weather shield max /apex ultima paint on external wall.
ENTRANCE FOYER	Well designed entrance foyer with landscape features and elegantly designed lobby at all the floors.
PARKING	 3 Car parking at ground & basement. 1 Ev car charging point in basement.
TERRACE	Double coat water proofing on terrace.China mosaic flooring for heat reduction.
FIRE FIGHTING	Fire fighting systems provided as par the fire norms.
ELEVATORS	 Two fully automatic passenger elevators of Kone / Schindler / Johnson equivalent make provided to each buildings, one of the which is large size stretcher elevators and another is adequate size passenger elevators to each building.
ANTI TERMITE	Anti termite treatment in the campus.
WATER SUPPLY	 Adequate capacity of underground and overhead water tanks for SMC & bore water and separate tanks for fire safety.
ELECTRIC POWER BACKUP	 Silent generator of adequate capacity for elevators, water pumps and common facilities. Designer light fitting for common passage and campus. Solar power system for common and campus lighting, provided at terrace of each building.
SECURITY	 Security cabin at main gate. CCTV camera coverage in reception, campus, elevators and basement area. Video door phone facility with connectivity from entrance foyer to each flat and security cabin. Barrier at main gate.
TECHNICAL SPECIFICATIONS	 Earthquake resistance structure design as par IS code. Apartment planning as par vastu. Project follows green building concept.

TERMS AND CONDITIONS

• All rights reserved by the developer to make any changes in plan, elevation and details which will be binding to all members • Stamp duty, GST, Registration charges, G.E.B & S.M.C charges, Legal charges, Maintenance deposit or any other charges and taxes as when levied by government or any of its body shall be borne by purchaser/buyer/legal possession holder • Irregular payment shall lead to cancellation of booking • In case of cancellation of booking 10% of total amount will be levied as service charge, The balance will be settled only after the next available booking • Installation of A.C units will be permitted at the designated spots and nowhere else • Changes which affects the elevation and structure would not be permitted • Any internal changes would not be permitted without permission of developer • Variation in colour, design, size of material used in this project may occur and can be changed without prior notice • This brochure is just for easy presentation of project and should not be treated as legal documents.

• Construction with red brick work.









ARCHITECH & PLANNER



STRUCTURAL



ADDRESS:

Shivansh Height,

Near Sumeru Business Center, Rajhans Multiplex Road, Pal, Adajan, T.P.14 Surat - 394510.

CONTACT DETAILS

97374 20033 www.shivanshheights.com





A PROJECT BY:



