

This logo pattern is inspired by the entrance design and the meaning of the residence's name. The curving line reflects the distinctive layout of the residence gate. The attractive diamond-like pattern is intended to express the meaning of the word "Sierra," which means "exquisite yellow diamond." The shape of this diamond pattern has a touch of the building elevation. This logo combines both aspects to form a distinct and aesthetically attractive pattern that expresses the strength and glory of our residence. This pattern represents our commitment to innovation while remaining faithful to our values, and it leaves a lasting impact on anyone who sees it.

48  
LUXURY  
SELECTION



RAGHUVIR  
SIERRA

RAGHUVIR  
SIERRA











# TODDLERS PLAY AREA



A MAGICAL WORLD FOR  
**TODDLERS**



DECK SITTING



OUR AESTHETIC IS OUR  
**SIGNATURE**



RAGHUVIR  
SIERRA

**OUR LOUNGE**  
IS REFLECTION OF OUR SERVICE



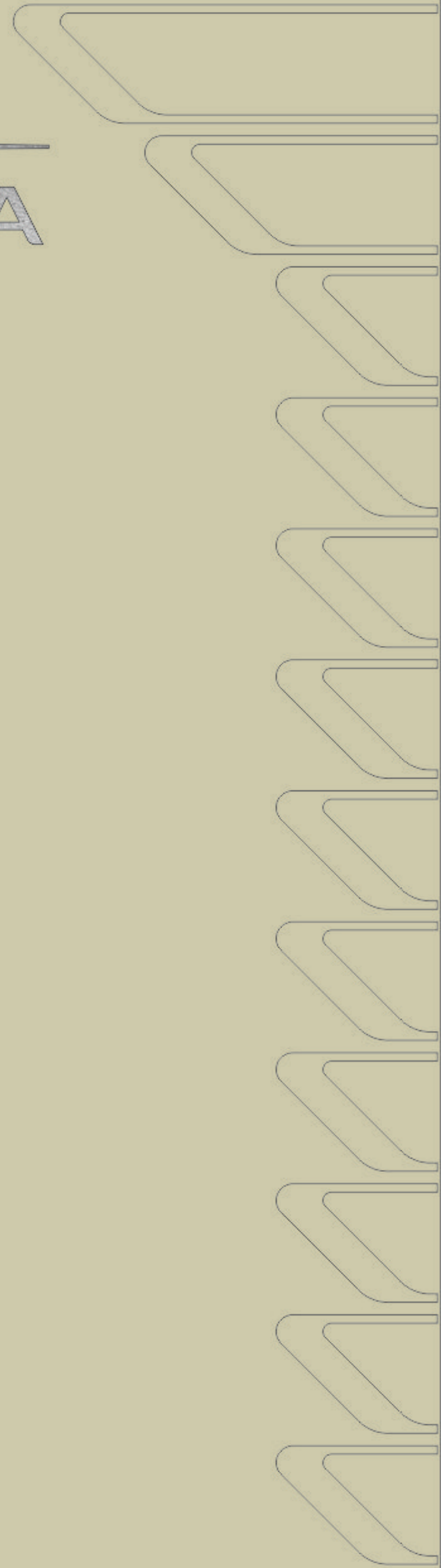
MOST  
**BEAUTIFUL**  
HOME







RAGHUVIR  
SIERRA



- 1. ENTRY
- 2. SECURITY CABIN
- 3. PARKING
- 4. BASEMENT ENTRY
- 5. CAR PORCH
- 6. DRIVE WAY

- 7. RECEPTION
- 8. WAITING LOUNGE-A
- 9. ELEVATOR FOYER-A
- 10. WAITING LOUNGE-B
- 11. ELEVATOR FOYER-B
- 12. FOUNTAIN

- 13. TODDLER SPLASH POOL
- 14. TODDLER PLAY AREA
- 15. INDOOR GAME ROOM
- 16. CHILDREN PLAY AREA
- 17. OPEN LAWN
- 18. SWING RING

- 19. GRASS PLOT
- 20. GAZEBO
- 21. DECK SITTING
- 22. GYM ENTRY
- 23. GYM
- 24. MASSAGE ROOM

- 25. JACUZZI
- 26. STEAM
- 27. VANITY
- 28. SHOWER
- 29. LAVATORY
- 30. CHANGE ROOM

- 31. YOGA PLACE
- 32. WOMEN SITTING
- 33. OUTDOOR GYM
- 34. BASEMENT EXIT
- 35. EXIT

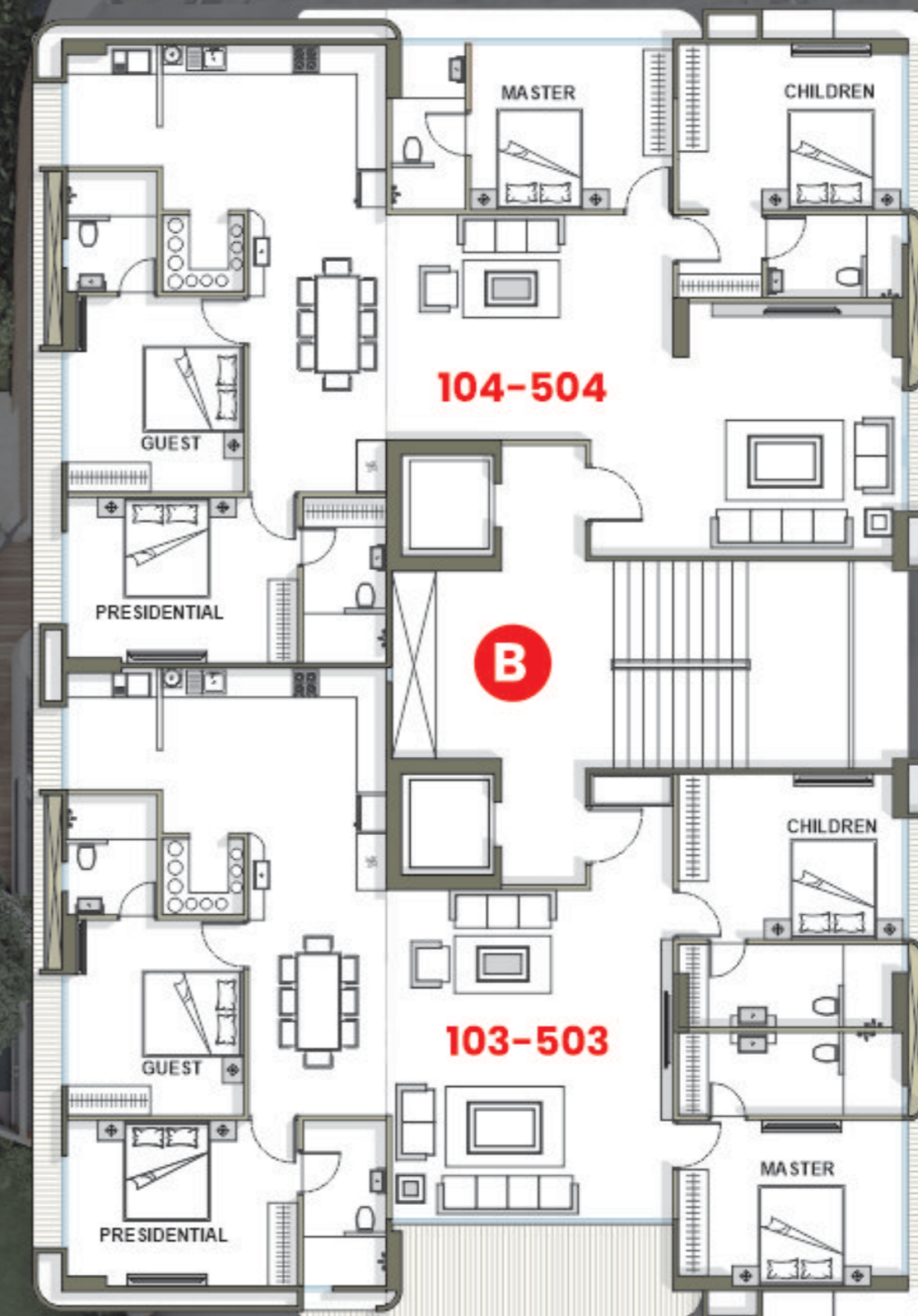
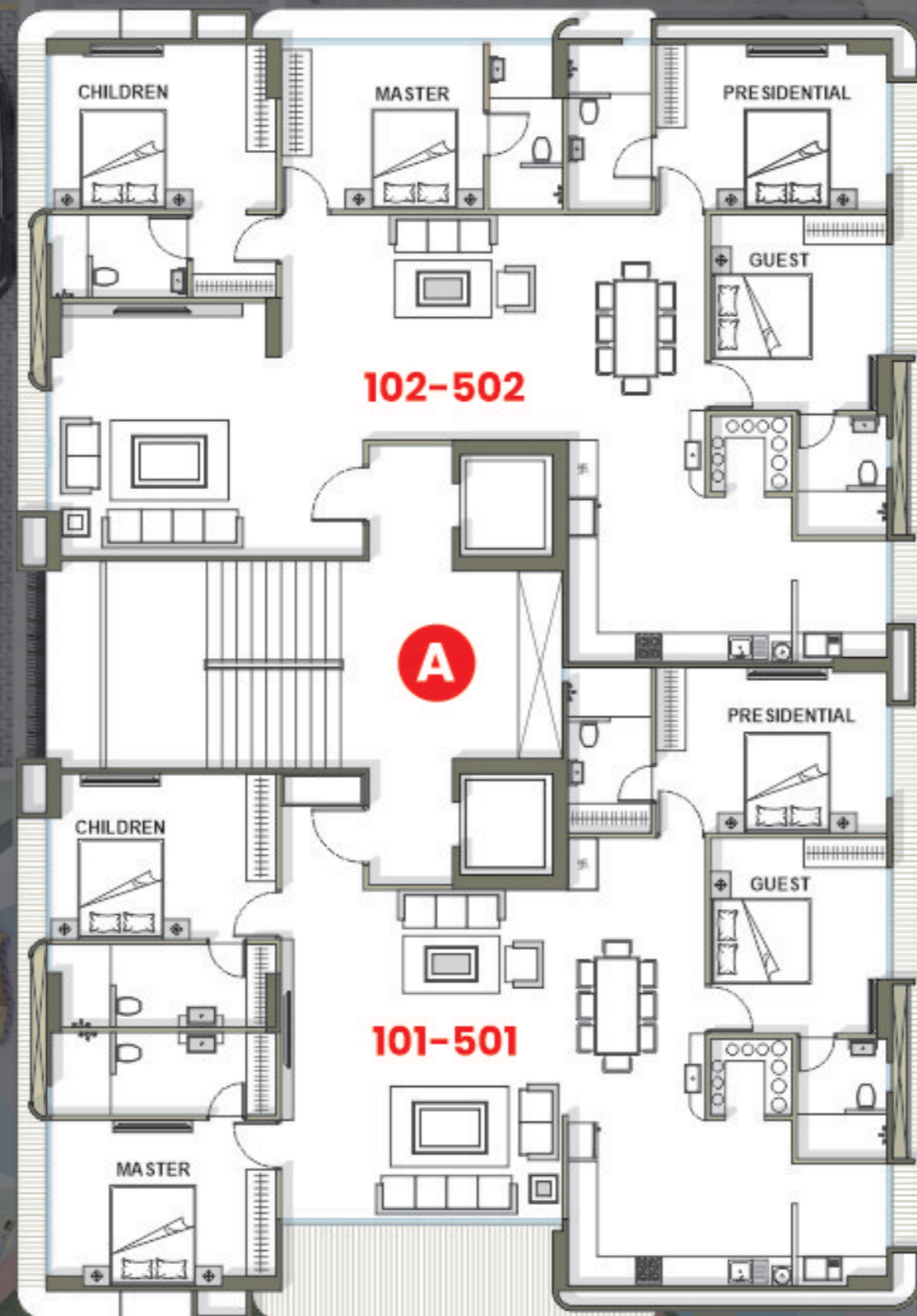


N  
  
 LAY OUT PLAN



# BUILDING LAYOUT

## 1 TO 5 FLOOR PLAN

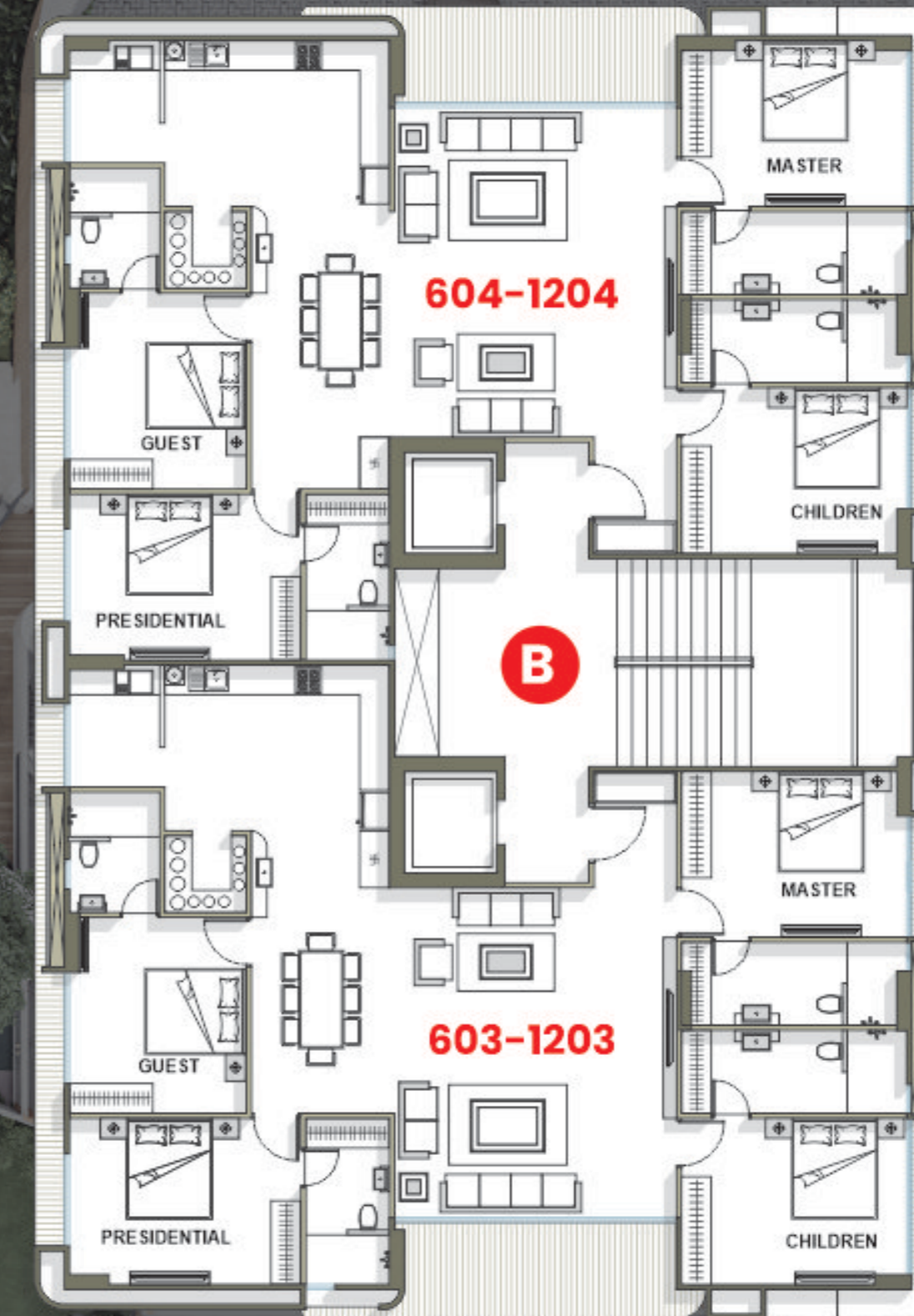
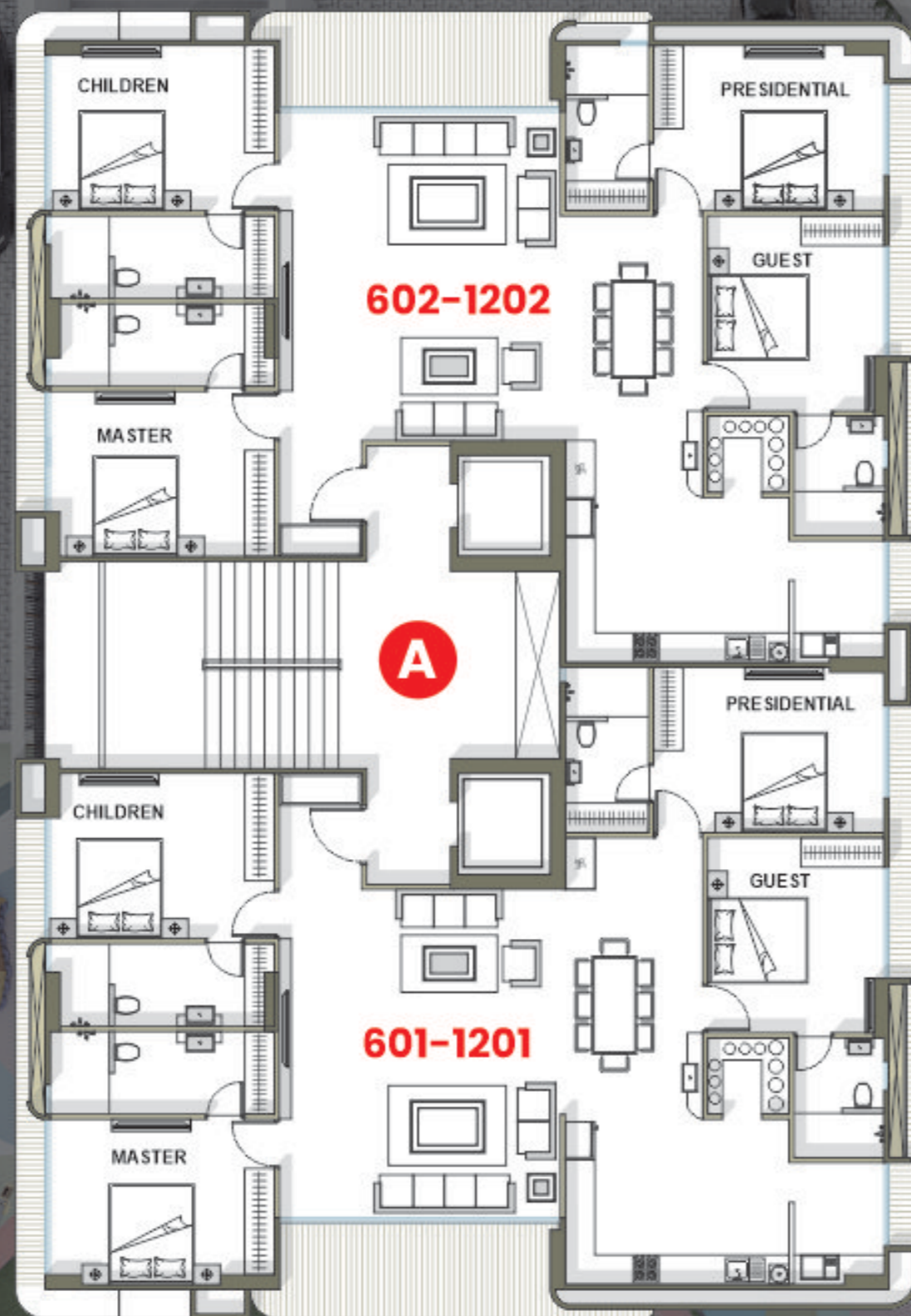




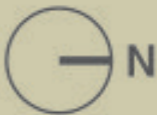



# BUILDING LAYOUT

## 6 TO 12 FLOOR PLAN





# 1 TO 5 FLOOR PLAN

A-BUILDING  N B-BUILDING  N



# 6 TO 12 FLOOR PLAN

A-BUILDING  N B-BUILDING  N



TO  
GETHER  
NESS

LEISURE  
NESS



GAZEBO



DECK SITTING



SWING RING



FOUNTAIN



KINDER  
NESS



TODDLER SPLASH POOL



TODDLER PLAY AREA



WOMEN SITTING





FIT  
NESS



GYM



YOGA PLACE



OUTDOOR GYM



INDOOR GAME ROOM

FUN  
NESS



CHILDREN PLAY AREA





STEAM



LAVATORY



JACUZZI



MASSAGE ROOM

WELL  
NESS

See It, Feel It, Live It

Experience Virtual Reality.



We Make Magic Happen, With Less Wand,  
**More Wonderful Designs**





# GREEN LIFE

Green and clean aren't just ideals; they're a way of life. **RAGHUVIR SIERRA** is blessed with green gardens of love.



## COMMON FEATURE



### LEISURENESS

- Open Lawn
- Grassplot
- Gazebo
- Deck Sitting
- Semi Covered Sitting
- Fountain
- Swing Ring



### KINDERNESS

- Toddler Play Area
- Toddler Splash Pool



### FITNESS

- Gymnasium
- Outdoor Gym
- Yoga Area



### FUNNESS

- Children Play Area
- Indoor Game



### WELLNESS

- Jacuzzi
- Steam
- Massage Room
- Vanity
- Shower
- Change Room



### FACADE

- Dry Cladding/ Texture for external facade
- Lighting on Building Facade
- Glass Railing In Balcony

## BUILDING FEATURE

- Two automatic lift with S.S cabin.
- Intercom in lift cabin (Cabin to Ground Floor)
- Branded generator for Ele. Points in common area for lift, water pumps, common passage & parking light.
- Vitrified tile flooring in building passage.
- Staircase finished with tile.

## CAMPUS FEATURES



### WELCOMING AREA

- Car Porch
- Reception Foyer
- Waiting lounge
- Elevator Foyer
- Notice board.
- Intercom.



### ALLOTTED PARKING

- Assured Two car parking for each flat in basement
- Separate Entry & Exit Ramp For Basement Parking
- Two Level Basement Parking
- Common provision of electric point for EV cars



### ENTRANCE GATE

- Gate on both roads
- Security Cabin.
- Project name plate.
- Elegant entrance gate on  $\cong 120$  ft wide T.P. road.
- Boom barrier at gate.



### SECURE PREMISES

- Compound wall around the campus with provision of light points.
- 24-hour recording system for camera in common area.
- Intercom connectivity to all flats, reception & main gate.



### RAINWATER HARVESTING

- Percolating bore-well for rain water harvesting



### ROAD

- Well finished paver block/ R.C.C road.

## UNIT SPECIFICATION



### WINDOWS

- Anodized/Powder coated aluminium section with reflective glass for heat protection.
- Polished granite sills.
- French windows



### DOOR

- Wooden main door frame.
- Main door with laminate (front) along with handle and safety lock



### ELECTRIFICATION

- Provision of Electric Main Line (From Meter to Flat)



### EXTERNAL PLUMBING

- I.S.I. brand water supply line (UPVC) & drainage piping (PVC) of Standard Make

## DOCUMENTATIONS



### TITLE

- Loanable clear title.
- Registered sale deed for individual members.
- Building Use Certificate. (B.U.C.)
- Airport N.O.C.
- Lift Licence.
- Fire N.O.C.



### STRUCTURAL DESIGN

- Considering last earth quake.



### FIRE SAFETY

- Fire safety provision as per N.O.C.

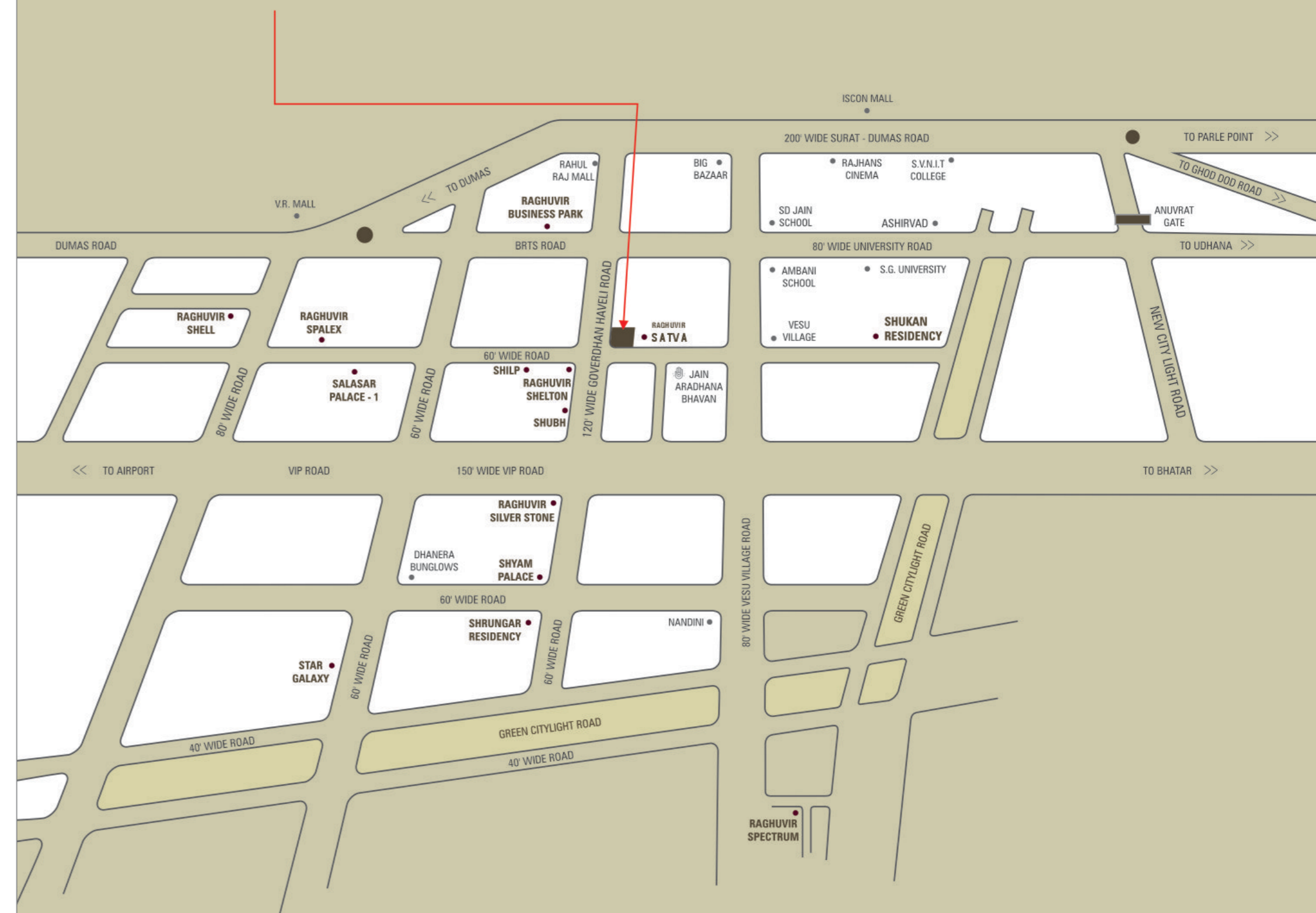
## PROJECT GUIDANCE

- No. Of Buildings :2
- No. Of Floors Per Building :12
- Flat Per Each Floor :2
- No. Of Flats In Each Building :24
- No. Of Flats In Project :48
- Location On  $\cong 120$  Ft. Wide Main T.p. Road

- The sold property will have RCC, Masonry, & plaster on its outer & Internal Wall, as part of standard specification. It will not contain any kind of finishes (Electric, Flooring, Tiling, Plumbing, Faucets, Sanitary, etc.) anywhere Within flats



## LOCATION MAP



### Corporate Office :

Raghuvir House, Nariman Shopping,  
City Light, Surat.  
Cell : 9638629131 / 7044414441

[www.raghuvirdevelopers.com](http://www.raghuvirdevelopers.com)

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### Site Address :

#### RAGHUVIR SIERRA

Near Raghuvir Satva,  
Beside Omkarsuri  
Aaradhna Bhavan, Vesu,  
Surat - 395007.

### DISCLAIMER :

- All expenses of legal documents like Stamp duty, Registration fees, GST, Advocate fees, Incidental charges (drainage, water supply, IC, etc.) and every other charges like Society maintenance, Safety grill, SMC taxes, Gas connection charges, Electrical connection charges (GEF charges, cabling, etc.) including material & labour are to be borne by members.
- External & internal changes shall not be allowed.
- Before possession, execution of sale deed is compulsory.
- Members are bound to pay instalments regularly & irregularity in payment may cause cancellation of booking.
- Developers reserves right of making any changes in the scheme & it shall be bound to all members.
- This booklet is only for private circulation and for general information to all the members & shall not form a part of any agreement. It can be changed without prior notice.
- There may be difference in previous and recent brochure in manner of matter and content part, in those cases recent brochure should be considered.
- The interior design/ furniture work/ lighting/ plantation/ architectural presentation/ tagline & literature/ measurement etc. shown in the brochure is just for the purpose of presentation/explanation to the members. It is not the part of the standard specification of the project, as unit is sold without furniture.
- Booklet printed in OCT-2023
- RERA Registration Number: