

: PROJECT BY :



RAGHUVIR[®]
DEVELOPERS & BUILDERS
ALWAYS INNOVATIVE



RAGHUVIR
SPECTRUM

WE
MAKE IT
SIMPLE
BUT
SIGNIFICANT

SILVER ELISUM YOU
HAVE BEEN WAITING FOR...





N
LAYOUT PLAN

LEGENDS

- | | |
|---------------------------|------------------------|
| 1. Entry | 16. Splash pool |
| 2. Security cabin | 17. Children play area |
| 3. Parking | 18. Cricket pitch |
| 4. Outdoor gym | 19. Compound |
| 5. Fountain | 20. Basement entry |
| 6. Deck sitting | 21. Basement exit |
| 7. Senior citizen sitting | 22. Female toilet |
| 8. Amphitheatre | 23. Male toilet |
| 9. Jogging track | 24. Driver lounge |
| 10. Plantation | 25. Watchman room |
| 11. Water body | 26. Exit |
| 12. Sitting | |
| 13. Open lawn | |
| 14. Women sitting | |
| 15. Gazebo | |

60FT WIDE ROAD



80FT WIDE ROAD

A B E F

3 BHK 1 TO 13 FLOOR PLAN



C D

3 BHK 1 TO 13 FLOOR PLAN





4 BHK 1 TO 14 FLOOR PLAN



A B E F

14 FLOOR PLAN

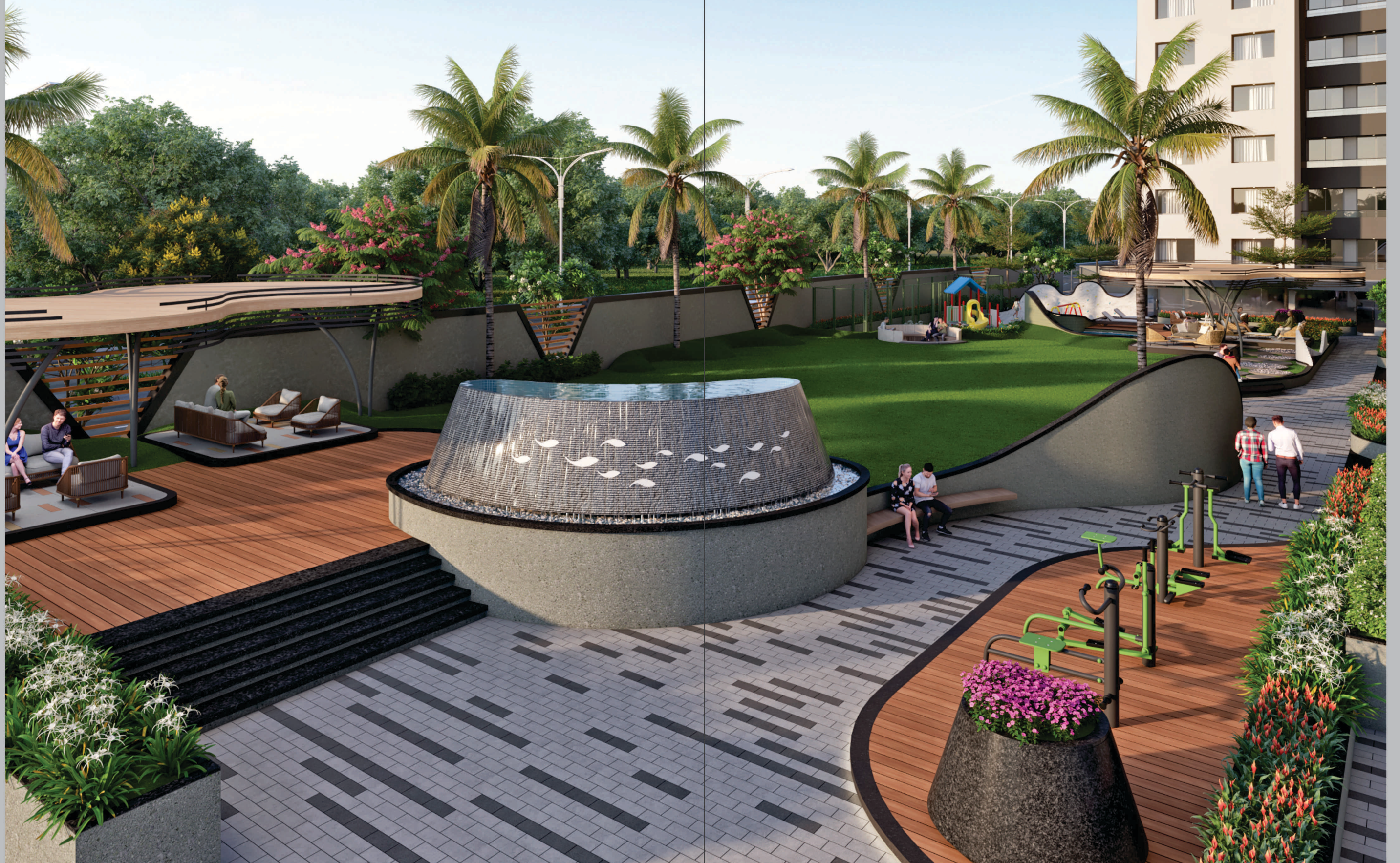


C D

14 FLOOR PLAN



Spectrum's Blessed Habitat And
Serene Setting,
Complete Many Lives Holistically!!!





Gaze upon nature from
the comfort of your own gazebo


RAGHUVIR
SPECTRUM





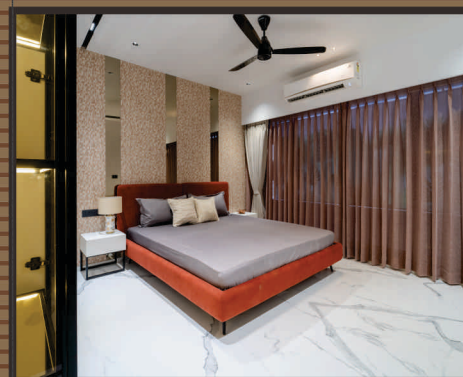


KIDZ CORNER

While as adults we all socialize, so do our kids, Spectrum has wonderfully equipped and fun play areas for your kids, so they can enjoy with people their own age.



SHOW FLAT





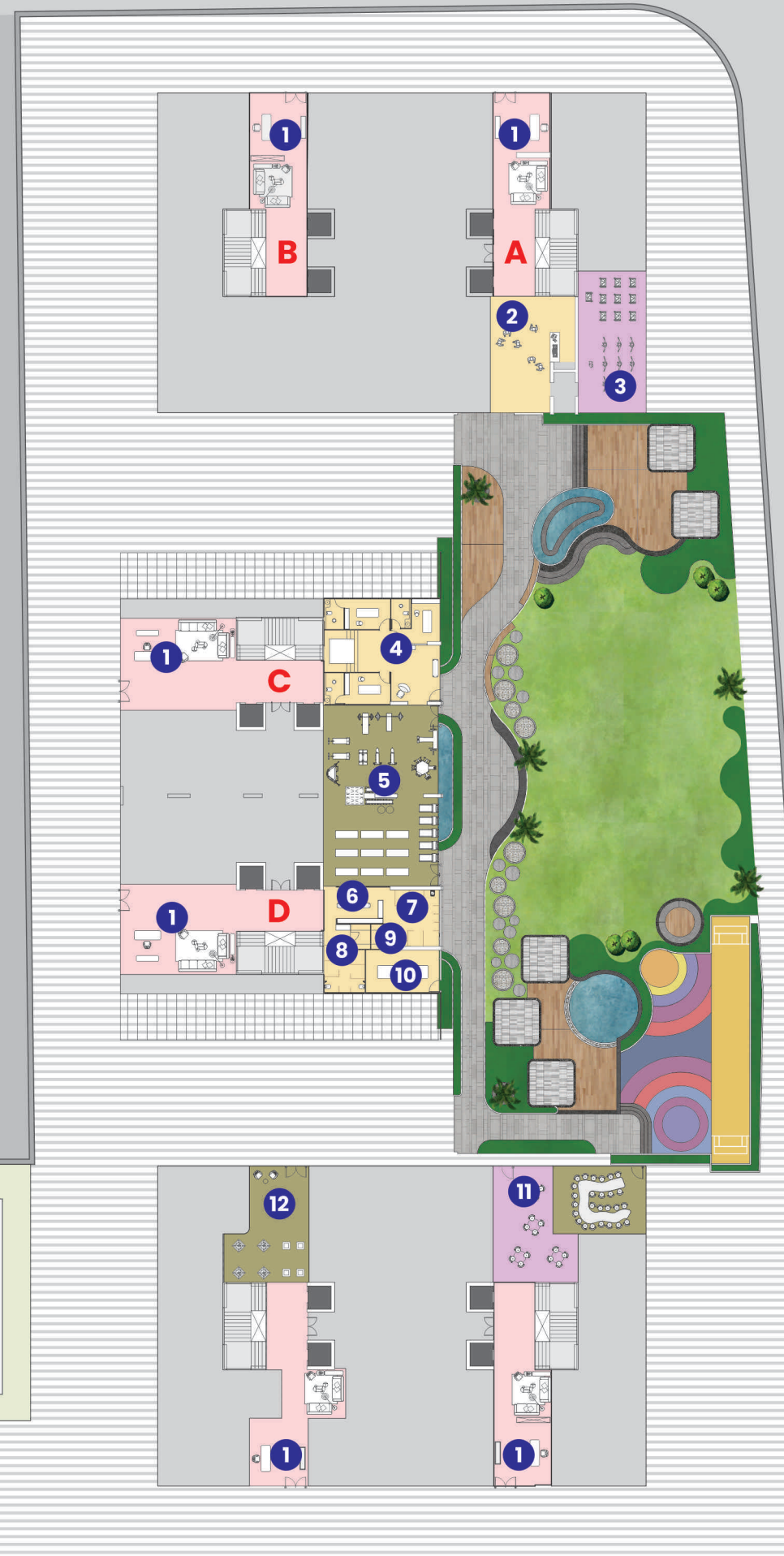
YOU
DREAM
WE
CREATE

Your home should give you a feeling of space. The doors and windows should create a path for the wind to travel and for the sun and moon to light up your home. The walls and security measures should give you a feeling of safety and comfort, Your home should be in harmony with the elements. When you know that you are living in a home that gives you all this, Like the one you have at Raghuvir Spectrum.

≈ 60FT WIDE ROAD

ADDITIONAL VALUE ADDED AMENITIES

- | | |
|-------------------------------|---------------------|
| 1. Reception & Waiting Lounge | 8. Change Room |
| 2. Disco Theque | 9. Toilet |
| 3. Aerobics | 10. Conference Room |
| 4. Ladies & Gents Spa | 11. Kids Zone |
| 5. Gym | 12. Board Game |
| 6. Locker | 13. Music Library |
| 7. Steam | 14. Library |



≈ 80FT WIDE ROAD

Note:- All amenities shown here in, are not part of standard specification of this project but it Shall be provided by Raghuvir Developers & Builders on free of cost basis for further value addition to the project. These amenities may get changed or cancelled only if more than 70% member of the society demand such changes (If possible). In case of cancellation of said value added amenities, Raghuvir Developers & Builders is not bounded to pay any type of compensation as it is being provided free of cost.

LUXURIOUS AMENITIES

LUSH GREEN LANDSCAPE GARDEN

Landscape has party lawn for enjoying various celebrations, which includes :-

- Gazebo
- Glorious fountains
- Walk way in landscape
- Floral area in garden
- Amphitheatre
- Woman sitting
- Beautiful children play area
- Senior citizen sitting
- Deck sitting

WELCOMING AREA

- Decent interior reception
- Guest waiting lounge with sofa and attachery
- Decent name plate of flat holders
- C.C.T.V. camera with 24 hours recording system for residents safety

ALLOTTED PARKING

- Assured one car parking for each flat [on ground or in basement]

UNIT SPECIFICATION

FLOORING

- Italian type tile flooring in living, dinning & kitchen
- Tile flooring in all other rooms

KITCHEN

- "L" shaped stone platform with S.S. sink
- Tiles up to lintel level
- Wash basin in common area with tiles over dedo

REFLECTIVE GLASS

- Prerequisite of reflective glass in windows for protection from heat

BATHROOM

- Bath fittings with single lever diverter by standard brand
- Tiles up to lintel level over dedo & floor
- Wall hung water closet with seat cover
- Wall hung wash basin

WINDOWS

- Anodized / power coated aluminium section with reflective glass for heat protection.
- Polished granite sills
- Full height window in hall

ENAMEL

- Finished putty on internal walls of a flat
- Texture on external walls [As per elevation requirement] of the building with acrylic water based paint

DOOR

- Main door with laminate along with handle and safety lock
- Water resistant flush doors with stone frame and hardware fittings in all doors.

ELECTRIFICATION

- Modular switches
- Concealed wiring
- M.C.B. in individual flat for safety
- Two way light [1] & fan [1] points in living room and all other rooms
- 5/15 ampere electric points for electronic gadgets
- Electric points for A.C. in all bedrooms
- Electric point for T.V. in hall

PLUMBING

- I.S.I. brand CPVC & UPVC plumbing & drainage piping
- Provision of central plumbing system for serving hot water [flat wise]

CAMPUS FEATURES

ENTRANCE GATE

- Elegant entrance gate on \cong 60 feet wide T.P. road
- Security cabin
- Well designed project name plate

LIFT

- Two automatic elevators of either kone / trio or equivalent
- Intercom in lift cabin
- Lift with M.S. / S.S. cabin

ROAD

- Well Finished Paver Block / R.C.C Road

GENERATOR FACILITY

- Branded generator with 6 normal points in each flat & in common area for lift, water pumps, common passages & parking lights.

COMPOUND WALL

- Compound wall around the campus with provision of light points

WATER TANK

- underground & overhead water tank in each building

WATER RECHARGE

- Percolating bore-well for rain water harvesting

SAFE HOMES

TITLE

- Loanable Clear Title
- Registered Sale Deed For Individual Members
- Building Use Certificate (BUC)
- 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.





KEY PLAN



Structural Design
KEYSTONE
 Vikas Patel
 M.E. (Structure)

RAGHUVIR SPECTRUM

Disclaimer:

- Any amendments in rule & regulations by authorities will be bound to all members.
- All expenses of legal documents like stamp duty, registration fees, GST, advocate fees, SMC taxes and every other charges like society maintenance, safety grill, incidental charges (drainage, water supply, IC, etc.) gas connection, electrical connection charges (GEB charges, cabling etc.) including material & labour cost 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 installments 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.
- The interior design/furniture work/lighting/plantation/ architectural presentation /taglines & literature/ measurements etc. shown in this brochure is just for the purpose of presentation/ explanation to the members. It is not part of the standard specification of the project, as unit is sold without furniture.
- There may be difference in previous and recent brochure in manner of matter and content part, in those cases recent brochure should be considered.
- Booklet Printed In OCT-2023

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