



VEER SWASTIK

Hills

2&3 BHK ELEVATED LIVING



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SUPERB LIFE

No one can by-pass. It is the entrance of **Veer Swastik Hills**. Pay your attention, it welcomes you. Gorgeous, extra wide, sit-out, secure & an identity of superb life inside.

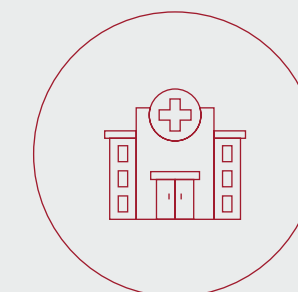
THE VICINITY



METRO STATION



SCHOOL



HOSPITAL



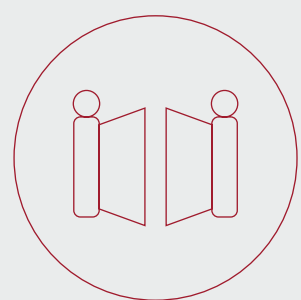
COLLEGE



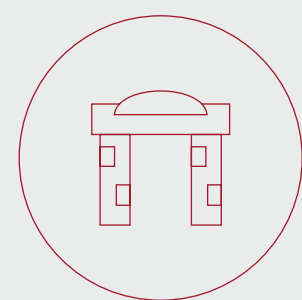
SUPER MARKET



GARDEN



ENTRY / EXIT GATE



ENTRANCE PLAZA



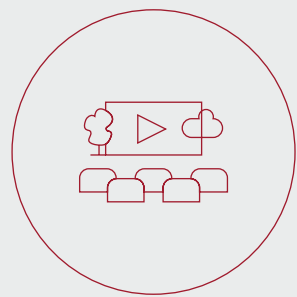
A NEW WAVE OF LIVING AT **VEER SWASTIK HILLS**

THE TRUE MEANING OF
LUXURY AND CONVENIENCE.

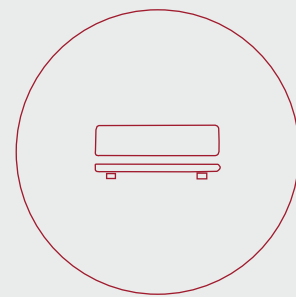




VEER SWASTIK
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AMPHITHEATER
WITH SCREEN



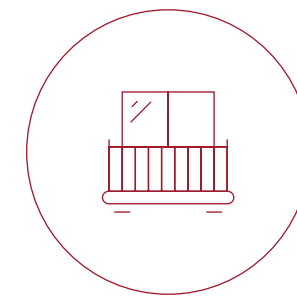
BUILT-IN SEATING



PARTY LAWN



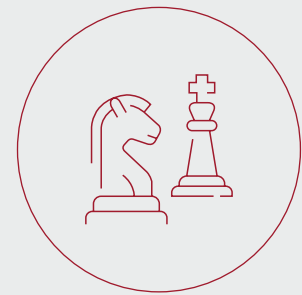
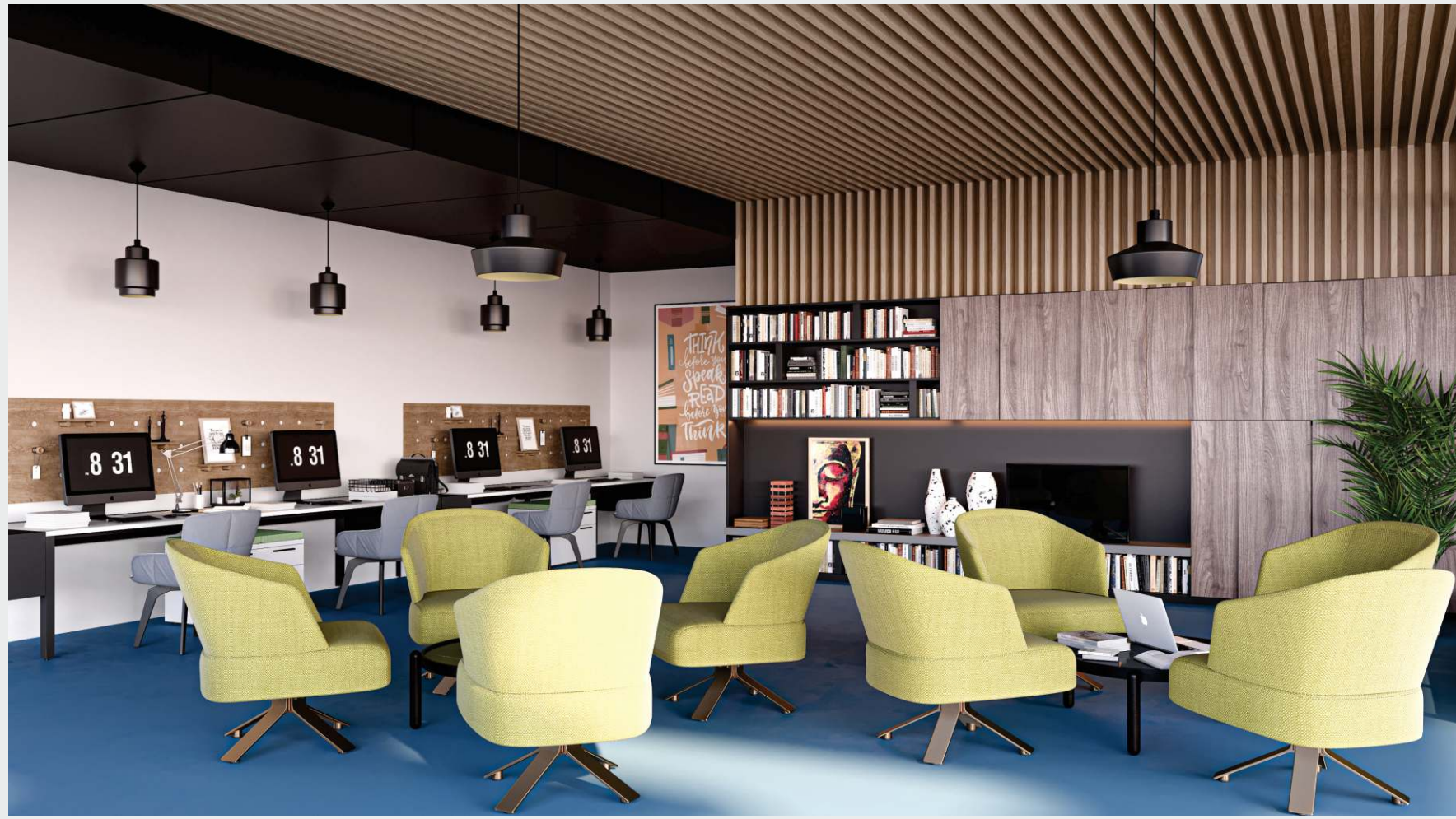
GAZEBO



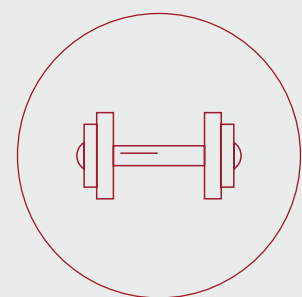
DECK BALCONY



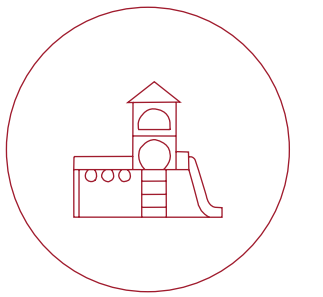
LIBRARY



INDOOR GAMES



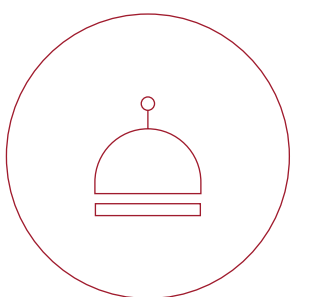
GYM



CHILDREN PLAY AREA



RECEPTION AREA



BANQUET HALL

MODERN AMENITIES, URBAN LOCATION & SOPHISTICATED LIFESTYLE.



Legends

- 01 Entry / exit gate
- 02 Entrance plaza
- 03 Water feature
- 04 Feature wall
- 05 Plaza with seating space
- 06 Pathway / jogging track
- 07 Party lawn
- 08 Built-in seating
- 09 Pergola
- 10 Children play area
- 11 Amphitheater with screen
- 12 Gazebo
- 13 Multi-sport court + skating rink
- 14 Lawn mound with sculpture
- 15 Pedestal with sculpture



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TYPICAL LAYOUT PLAN

18.00 MT. WIDE T. P. ROAD



3 BHK





2 BHK





3 BHK

BUILDING C & D



EXQUISITE HOME WITH BREATHTAKING VIEWS.
An attractive modern elevation that vows your breath away with its beauty and classic features at the residency.

3 BHK BUILDING A



2 BHK BUILDING B



3 BHK BUILDING C & D

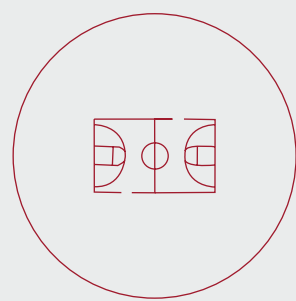




EXTRAORDINARY NATURAL RESOURCES ARE COMBINED
 When your home occupies a special place in your heart, it is a sensation.
VEER SWASTIK HILLS Provides a soaring framework, cutting-edge facilities.



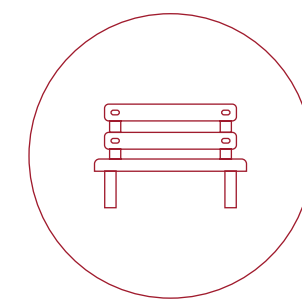
PATHWAY /
JOGGING TRACK



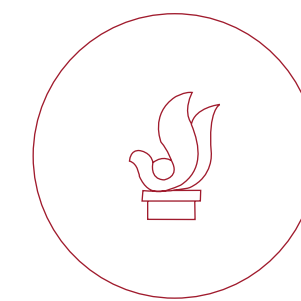
MULTI-SPORT COURT /
SKATING RINK



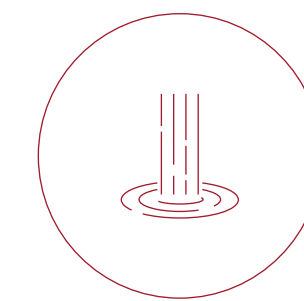
LAWN MOUND WITH
SCULPTURE



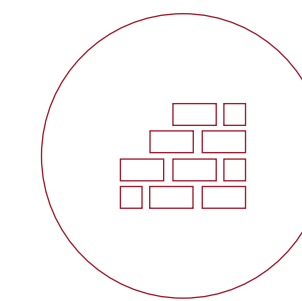
PLAZA WITH
SEATING SPACE



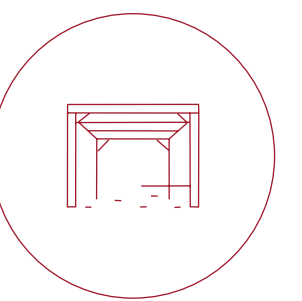
PEDESTAL WITH
SCULPTURE



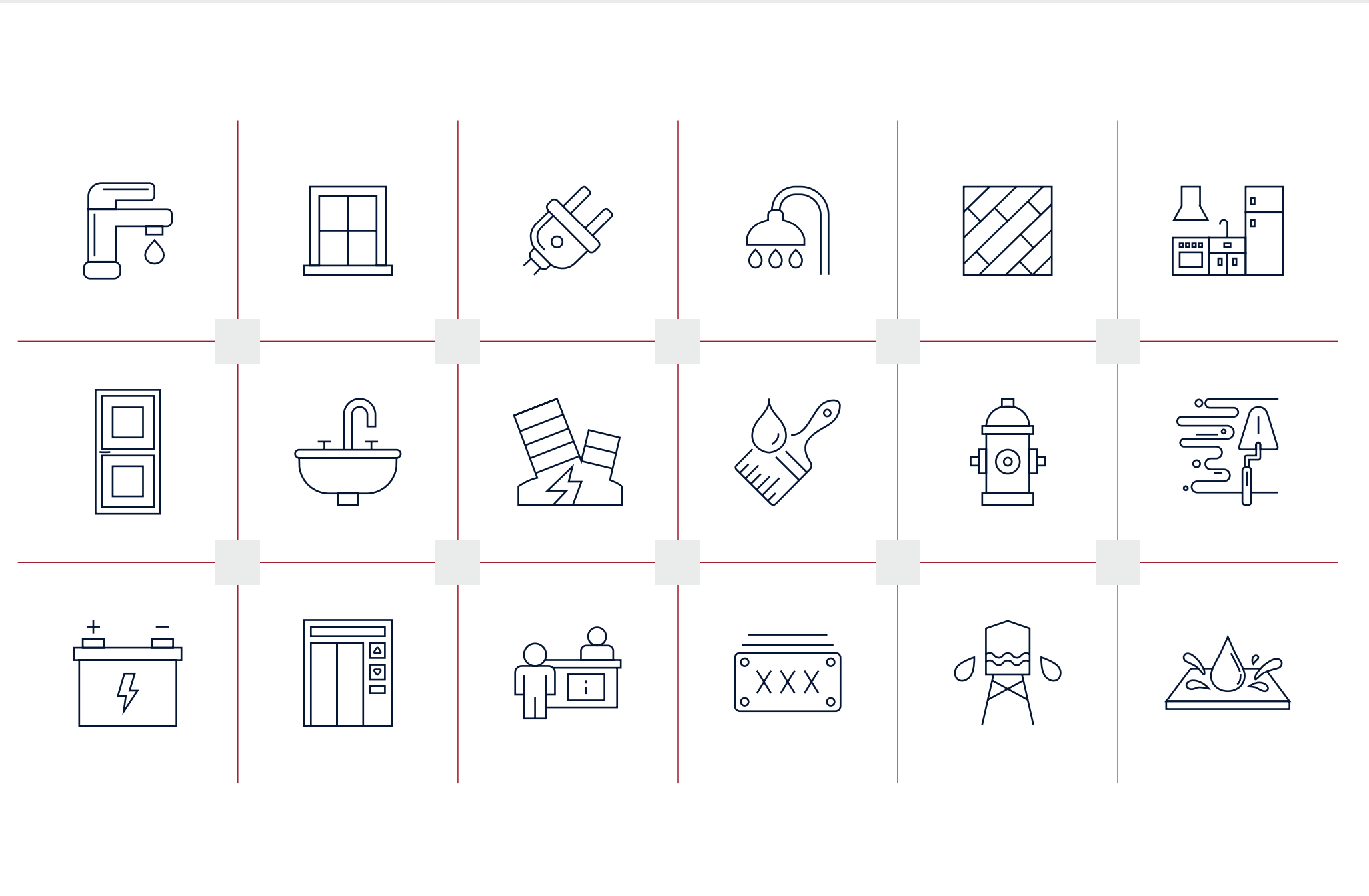
WATER FEATURE



FEATURE WALL



PERGOLA



SPECIFICATIONS

PROJECT FEATURES

Designated Use

- Residential high rise building

No. Of Buildings

- 4 units in campus

No. Of Floors

- 2 basements, ground + 14 floors

Building Structure

- Framed R.C.C. building designed as per design code



BUILDING EXTERNAL

- Earthquake resistant RCC frame structure.
- Double coat plaster with texture on external wall.
- Weather shield max / apex ultima paint on external wall.
- Fire hydrant system
- 24 hour auto generator backup for common area & 1.5 AMP backup for each flat.
- Well designed furnished building entrance foyer with reception & waiting lounge.
- Staircase & lift lobby finished with granite & vitrified tiles.
- 2 passenger lift with auto door feature.
- S.M.C. water with underground & overhead water tank.
- Double coat water proofing with chemical treatment & china mosaic on terrace.

BUILDING INTERNAL

Flooring

- Standard vitrified flooring.

Electrification

- ISI standard concealed copper wiring with sufficient point in all rooms.
- 24 hour auto generator of 1.5 AMP backup for each flat.
- A.C., TV & internet point.
- Standard make modular switches & accessories.

Kitchen & Storage

- Granite platform with standard quality sink.
- Decorative glazed / porcelain tiles on kitchen platform up to lintel level.
- Common wash basin.
- Marble shelf in store.


Toilet & Plumbing

- Anti - skid tiles and well designed wall tiles up to lintel level.
- Single lever concealed diverter with shower.
- Standard quality sanitary fitting.
- Western W.C. in all bathroom.
- CPVC / UPVC piping provision in wash area.
- Hot & cold water line in all bathrooms of flat.

Door & Windows

- Well designed main door with wooden frame.
- Well designed Internal flush door.
- Standard hardware fitting.
- Standard anodized coated siding aluminum section windows with single vision reflective glass.
- Windows granite frame with marble stone sill.



A modern multi-story apartment building with balconies, set against a blue sky with birds and greenery. The building features a mix of grey, beige, and orange tones. The balconies are decorated with plants. The foreground is filled with lush green grass and trees. The sky is bright blue with a few white clouds and several birds flying.

VEER SWASTIK HILLS IS THE PERFECT
EXAMPLE OF A SERENE LIFE YOU ALWAYS
WISHED MIXED WITH THE MUCH NEEDS
STYLE WITH COMFORT.

LOCATION MAP



Site Address: Veer Swastik Hills, Opp. Bhulka Vihar School, Nr. Pal haveli, Pal-Hazira Road, Surat.

Contact: 93285 95155 | E-mail: veerswastikgroup@gmail.com



TERMS & CONDITION

- Stamp duty, registration charges, advocate fees, legal charges, insurance expenses, GEB expenses, gas line expenses, society formation & registration expenses, society maintenance charges etc. shall be borne by the purchaser.
- GST, TDS & all other taxes prevailing or that may be levied in future will be borne by 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.
- 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 shall strictly not be permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab etc.) must not be damaged during the interior work or utilizing the unit.
- 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 in a way such that they from hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- All landscaping is conceptual and shall be as per architect's design. Illustrations in this brochure are artist impressions and serve only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, the developer can not held responsible for any inaccuracy.
- Amenities provided are for the added benefits of the society. Any change / alteration in the amenities during or after the completion of the project due to change in government / local authorities (corporation, fire department, environment department, other statutory authorities) policies / rules & regulations will be accepted by all members of the society.
- Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed documentation / possession.
- SMC tax, gas bill, electricity bill, society maintenance charges & society security deposit is to be borne by the purchaser after BUC / possession / document registry whichever is earlier.
- Document registry is compulsory before possession.
- If any change in rules & regulations of government policies / RERA / GST / stamp duty / registration fees etc. will be charged to the purchaser.

NOTES

- All rights for alteration / modification in design or specifications suggested by architects and / or developer shall be binding to all the members.
- BUC (Building Use Certificate) as per SMC rules, clear title for loan purpose.
- Gujarat gas connection is dependent upon Gujarat gas company's working methodology. If the property is ready for possession and Gujarat gas connection is not available at that time due to Gujarat gas company, then in that case the customer will have to take the compulsory possession by paying the total sale consideration.
- All dimensions are approximate, average and unfinished.
- 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.
- Subject to Surat jurisdiction.

A PROJECT BY

