



**BLUE  
STAR**

A STAR STUDDED LIFESTYLE



**Site Address:** T.P.-14, F.P.-129, Beside Al-Amin Masjid,  
Near Sultanya Gymkhana, Gorat, Surat 395 009

**Developer Address:** " LIFE STYLE ASSOCIATES", 6, gr. floor,  
Shreyam Apartment, Nr. Firdos Apartment, Adajan, Surat - 395 009

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**RERA Registration No.** As Applied for Registration  
**website:** [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

DEVELOPER



ARCHITECT



STRUCTURAL ENG.





EXPLORE AND UNFOLD  
A WORLD FULL OF  
LUXURY & OPULENCE



A STAR STUDDED LIFESTYLE

The group led by veterans of the industry with a decade of delivering tremendous value to customers in residential real estate. Homes with judicious planning and touches of modern design have been the signature of the group. Materials of finest quality and attention to detail in execution are ingrained in the fabric of the group.





BLENDING  
RELAXATION &  
SOPHISTICATION TO  
CREATE THE IDEAL  
HOME



A STAR STUDDED LIFESTYLE





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# CAMPUS FLOOR LAYOUT





LOCATION,  
COMMUNITY,  
QUALITY LIVING.  
IT ALL STARTS  
HERE!





A STAR STUDDED LIFESTYLE

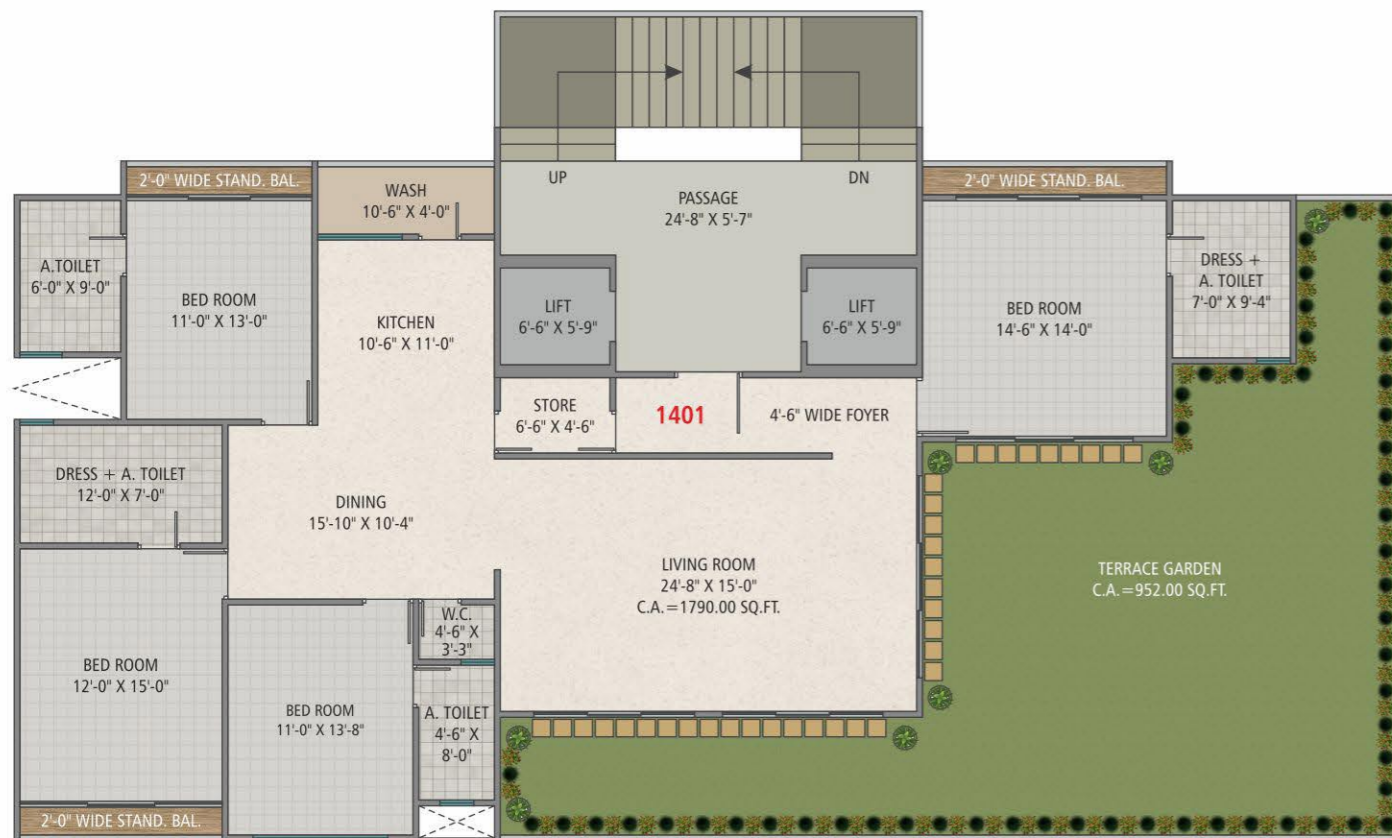
TYPICAL FLOOR LAYOUT





1st to 13th FLOOR

WING A & B (3 BHK)



14th FLOOR



5 | 8 | 12th FLOOR







1st to 13th FLOOR



6 | 9 | 13th FLOOR

WING C (2 BHK)



14th FLOOR





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THIS PRIVATE  
PIECE OF PARADISE  
IS THE PERFECT EXAMPLE  
OF A SERENE LIFE  
FOR YOU



ALWAYS WISHED MIXED WITH THE MUCH NEEDS STYLE WITH COMFORT.





AESTHETIC LANDSCAPING



MODERN  
AMENITIES.  
URBAN LOCATION.  
SOPHISTICATED  
STYLE.

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SPACIOUS MODERN LIVING



RECREATION ZONE



GAZEBO



LIVE AT THE  
CENTER OF MODERN  
CONVENIENCES &  
ENTERTAINMENT







RECEPTION AREA



RUSTIC ENTRANCE



ELEGANT FOYER



CONVENIENCE  
AT YOUR DOORSTEP  
WITH QUALITY  
ASSURED LIVING.







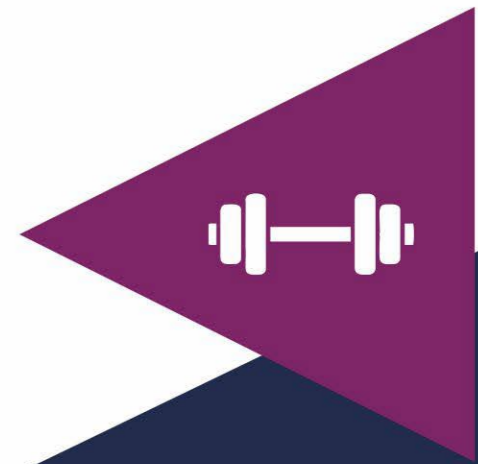
INDOOR GAMES



GYM AREA



A STAR STUDDED LIFESTYLE



## AMENITIES

- Indoor Gaming zone with all latest equipment
- Fully equipped A.C. Gymnasium
- Revitalizing water front seating
- Children play area
- Wooden deck seating
- Speed walkway on Landscape Lawn
- Well Designed Lush Green Garden
- Flower Mounds
- Impressive Elevation of building
- Step Garden On Ramp



- Designer Street Light
- Huge Entrance Gate of Campus
- School van pick up Stand on Entrance Gate
- Stunning Architect Structures
- Fountain with Greenery
- Senior Citizen Seating Area
- 24 X 7 Security Service Surveillance
- Boom barrier at Entry -Exit
- Fire Safety As Per GDCR Norms With Refuge Area And Execution As Per Details Given By Fire Consultant





## SPECIFICATIONS

### PROJECT DETAILS

Project name	: Blue Star
Developer name	: Lifestyle Associates
Designated use	: Residential highrise building.
Location	: T.P.-14 (Rander-Adajan), F.P. No.-129, Surat.
No. of towers	: 2 towers & 3 wings.
No. of floors	: 1 basement + ground + 14 floors.
Total car park	: 1 car per flat & 2 cars for pent house.
Space specifications at ground	: Hollow plinth for parking, foyer & reception.
Building structure	: Framed R.C.C. building designed as per IS codes / building has been designed as per IS codes 456 (concrete). IS 875 (design) and IS 1893 (seismic).
Type of foundation	: Isolated sloped foundation.

### ELECTRICAL SYSTEMS, ELEVATORS, SECURITY & WATER SUPPLY

Power load	: 3-phase supply from main LT for all flat.
Generator back-up	: Common facilities as well as all flat holder's electrical lighting point having generator back up except A.C.
Elevators	: 2 no. of lift in each wings with high speed automatic lift of standard MNC make.
Supply of water	: Municipal water supply + bore in each building + recharge borewell for rain water harvesting.
Sewage system	: External R.C.C. Hume pipe Drainage connected with municipal drainage line.
Road network	: Paver of good quality with granite design.
Security system	: C.C.T.V. in all common areas for security purpose.
Intercom / net facility	: Intercom + wi-fi cable for net connection for each flat.

### EXTERNAL BUILDING FINISHES

Plaster	: Asian double coat sand face plaster with texture finished.
Paint	: ICI weather shield max or eq. in outside building.
Terrace	: China mosaic flooring above water proofing with chemical.

### INTERNAL COMMON AREA FINISHES

Foyer	: Entrance foyer finished with stone cladding & granite stone flooring. Granite finish staircase from ground to first floor.
Lift cladding & staircase	: Stone cladding in each floor near lift entrance. Granite stone finish stair & landing with granamite tile flooring in common passage in all floor.
Parking	: Polish kota and vitrified tiles flooring design.

### INTERNAL UNIT SPECIFICATIONS

Flooring	: 8' X 4' or eq. size PGVT tile flooring for whole flat.
Kitchen	: Granite / Quartz finish kitchen platform. Standard S.S. sink, aquaguard system, chimney. Designer vitrified granamite tiles dedo.
Store	: Kota stone racks & fully glazed tiles on wall.
Master toilet	: Designer granamite tiles on wall up to lintel lvl. With bathroom fixtures of multinational or equivalent.
Other toilets	: Granamite tile flooring with granamite tiles on wall up to lintel lvl. With bathroom fixtures of multinational or equivalent.
Plumbing	: Designer C.P. fitting of standard MNC company make.
Door	: Main door wooden framing & rest stone framing. All door 7'-6" ft. height Designer wooden main door shutter & other flush doors.
Window	: All side french windows sill with up down in photo frame with UPVC / aluminium frame window of multinational brand and stone sill.
Electrification	: Concealed circuit wiring with ISI mark wire & modular switches.
Air conditioning, gas & water supply	: Standard company split A.C. for living area & all bedroom. Domestic municipal water supply with aquaguard system in kitchen for drinking. Gujarat gas connection point for kitchen and geyser use and one gas geyser per flat.
Internal wall finish	: Gypsum plaster in all internal wall. Single coat mala plaster in toilet.
External finish	: Textured finish with 2 coat colour.
Railing	: Designer / glass railing in balcony.



LIVE AMONG THE  
ELITES AT

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## TERMS & CONDITIONS

### LEGAL CRITERIA

- Non agriculture land.
- Development permission.
- Environment clearance certificate.
- Airport authority NOC.
- Loanable titles.
- Lift license.
- Fire NOC.
- Building use certificate (BUC).
- Registered sale deed as per Rera.

### EXTRA CHARGES

- Advance society maintenance.
- SMC taxes.

### LEGAL CHARGES

- Documentation charges ( stamp duty, registration fee, advocate fee).
- GST & other taxes levied in future will be borne by the purchaser.
- Any additional charges or duties by the government / local authorities during or after the completion of the scheme like SMC tax will be borne by the purchaser.

### 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 elements, objects, treatments, materials, equipments & colour scheme shown are artisan's impression and purely for presentation purpose.
- Dimensions mention in building / unit plan, are wall-to-wall dimensions & it does not include finishing detail like plaster, putty & dado tiles.
- The dimensions shown in brochure are approximate and may change slightly without causing any adverse effect to the purchaser.
- All the architectural and interior images shown in the brochure are merely simulated interpretation using computer graphics to enhance the customer understanding and are not actual images.
- The colour and general appearance of the flooring and wall tiles, sanitary ware and fittings, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphics images are taken from the available object libraries for the purpose of presentation. The prospective purchasers of the property are advised to refer to the construction specifications mentioned in the brochure. Additional amenities and / or utilities may be required as for the law, though its not mentioned or shown in the brochure.
- Furniture including wardrobes, other soft furnishings inter alia curtains, mattresses, bed linen upholstery etc lights and other electrical fixtures and appliances like air conditioners, refrigerators, tv, telephones, laptops etc. any of the equipment, household accessories inter alia crockery and cutlery, rugs, carpets, decorative pieces and wall hangings, wall papers, utensils, etc. apparels and all other consumable and movable items in the shown in the simulated images do not form part of the sale of any property by the developer.

### NOTE

- In the interest of continual developments in design & quality of constructions, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchasers shall abide by such changes.
- Changes / alteration of any nature including elevation, exterior colour 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 members ( beam, columns & slab) must not be damaged during your interior works.
- All external laying and drawing of low-voltage cables such as telephone, tv, internet cables shall be strictly laid as per consultants service drawings with prior consent of developer / builder office. No wire / cables / conduits shall be laid or installed such that they from 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 returned only after release of the unit,
- Full & final payment with all legal and extra charges is must paid before registered sale deed and possession.
- Any changes 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 form part of the legal documents.
- Subject to Surat jurisdiction.

### LOCATION MAP



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### NEAR BY LOCATION

Cable bridge	: 6.0 K.M.
Hospital	: 1.5 K.M.
Railway station	: 7.0 K.M.
Airport	: 15.0 K.M.
Causeway	: 1.0 K.M.