

THE IMPRESSION

3 & 4 BHK LUXURIOUS LIVING

Developer



Architect



Structure



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3 & 4 BHK LUXURIOUS LIVING

ADDRESS:

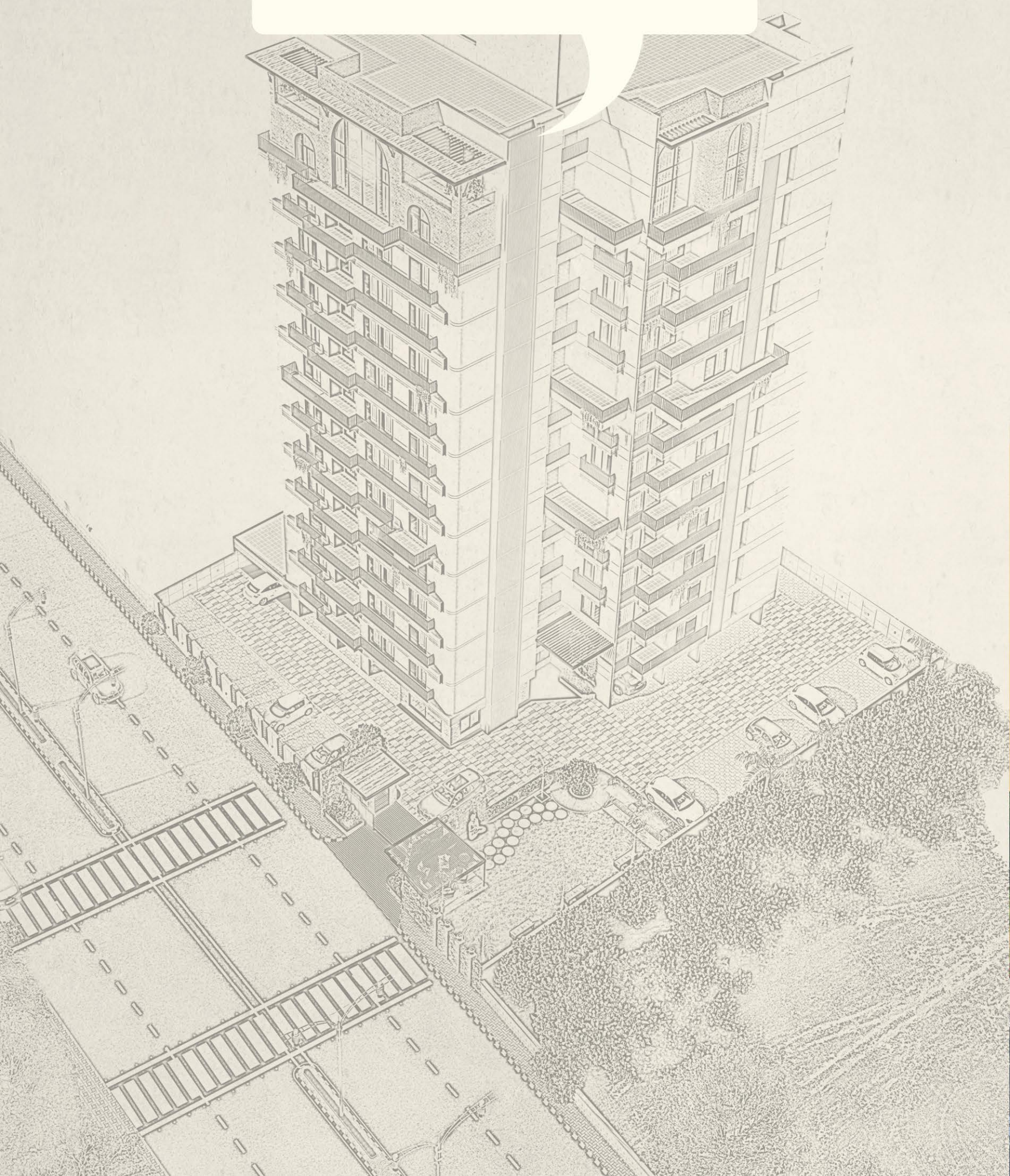
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— THE —
IMPRESSION
3 & 4 BHK LUXURIOUS LIVING



“
**IMPRESS OTHERS BY
YOUR ADDRESS**

3 & 4 BHK LUXURIOUS APARTMENTS & 5 BHK EXTRAORDINARY
PENTHOUSE CRAFTED TO SATISFY NEEDS OF THE CITIZENS OF SURAT





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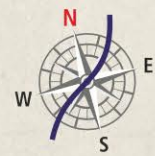
BUYING A BIGGER HOME DOESN'T
NECESSARILY MEAN SPENDING
MORE MONEY

THE IMPRESSION IS A UNIQUE PROJECT WHICH FOCUSES ON FAMILY. LIKE EVERY ELEMENT IS BEING
EQUALLY TREATED BY SUNLIGHT, EVERY ROOM IS EQUALLY BALANCED FOR EACH MEMBER OF THE FAMILY. ”





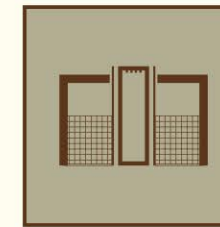
TYPICAL LAYOUT PLAN



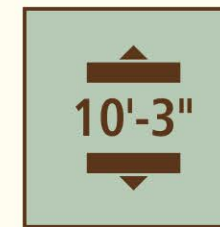
AMENITIES



Beautifully Designed Garden



Entrance Foyer



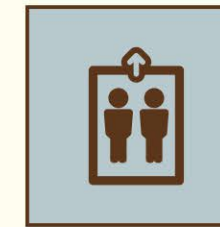
Floor Height 10'-3"



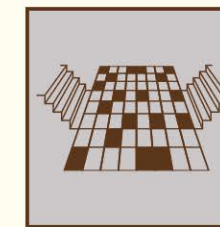
Fire Rescue Platform



Children Play Area



Auto Door Lift



Spacious Stair Passage



35 Elite Families



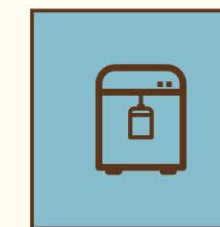
Security Cabin



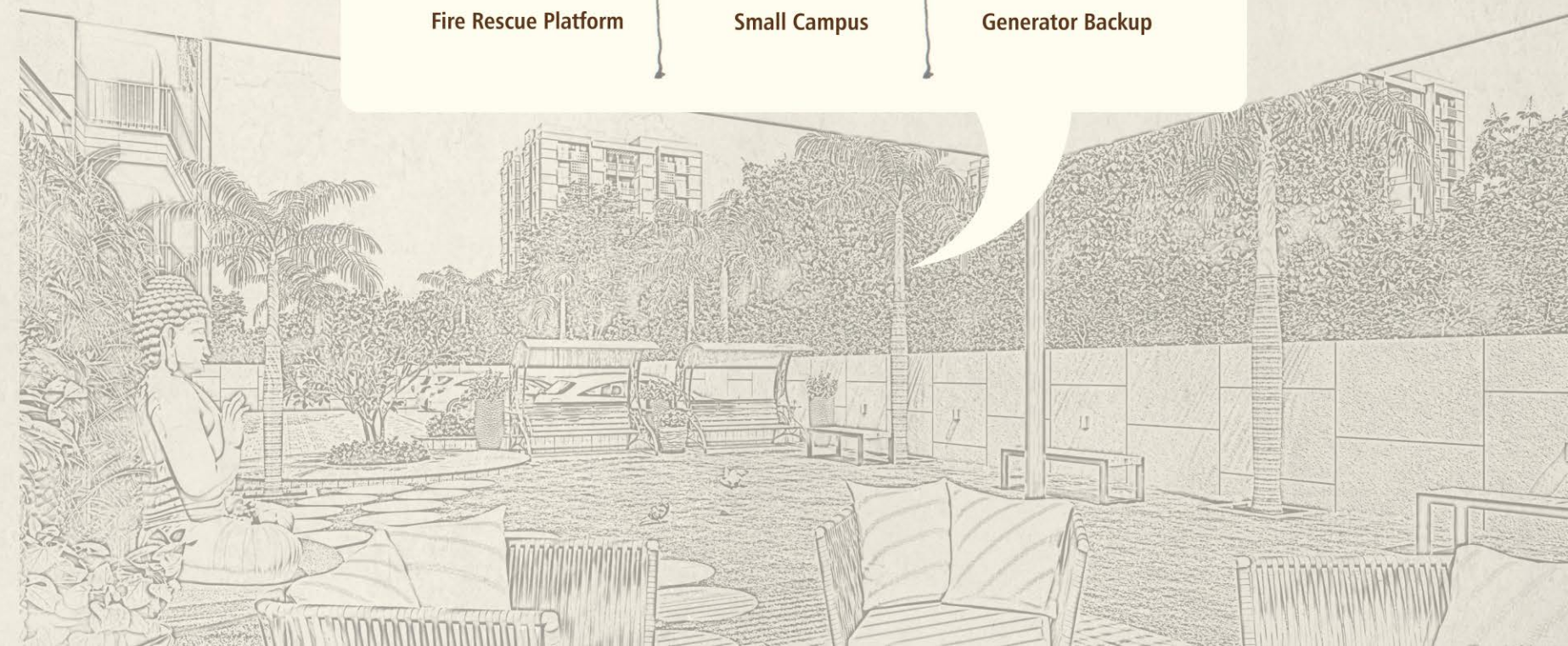
2 Car Parking



Gazebo

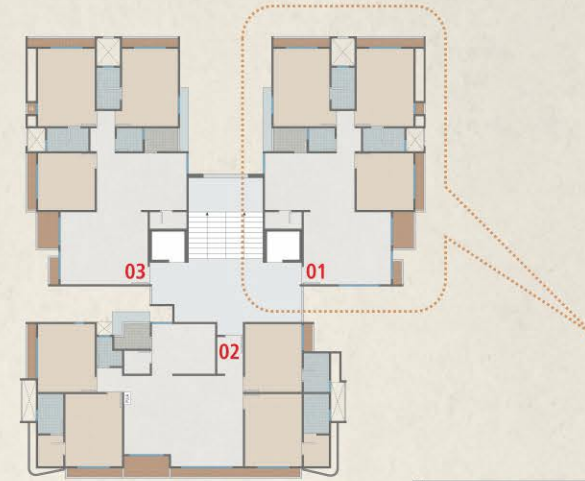
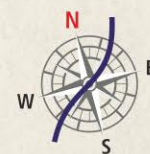


Generator Backup





4 BHK
TYPICAL FLOOR PLAN

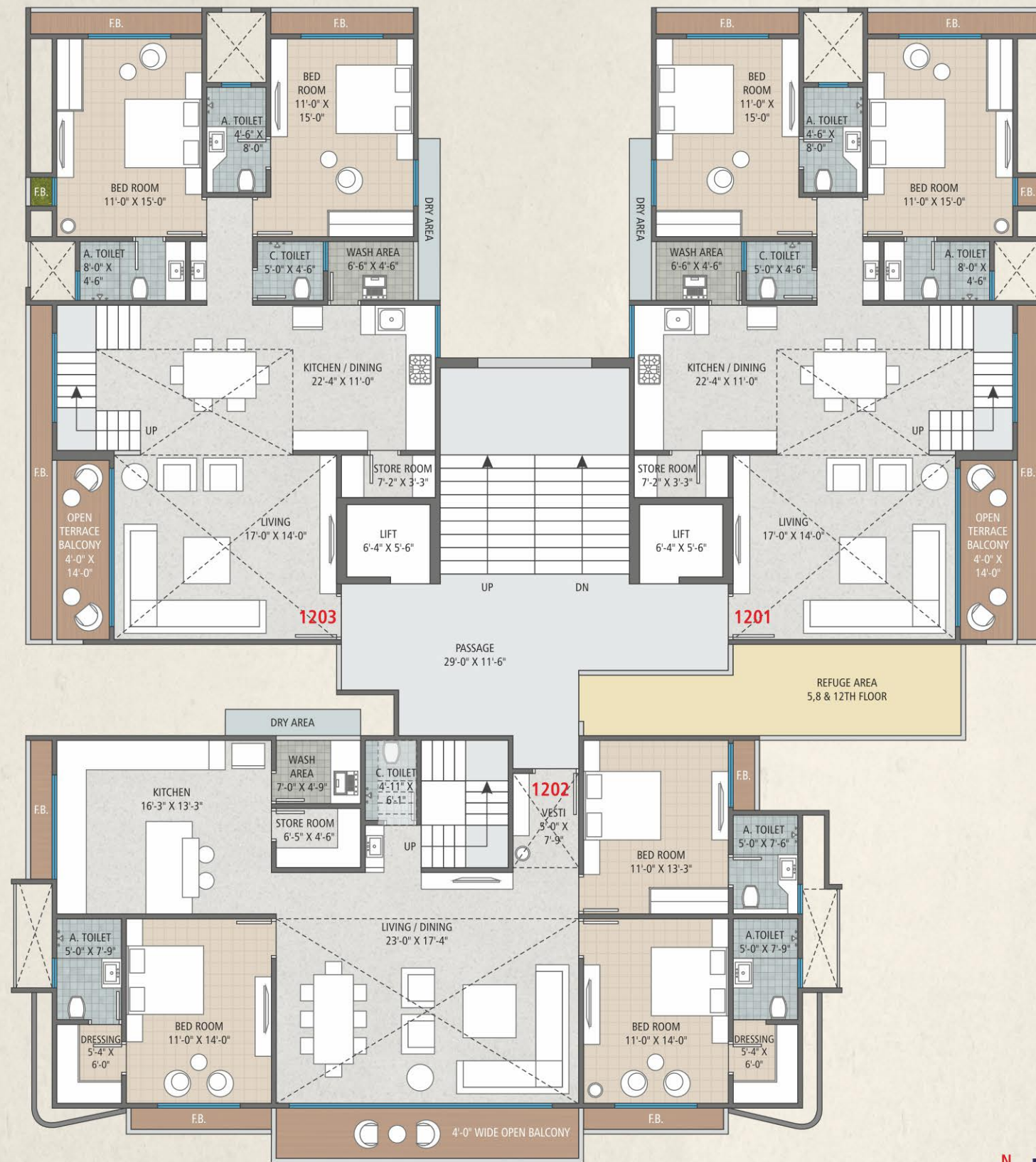


3 BHK
TYPICAL FLOOR PLAN



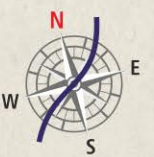
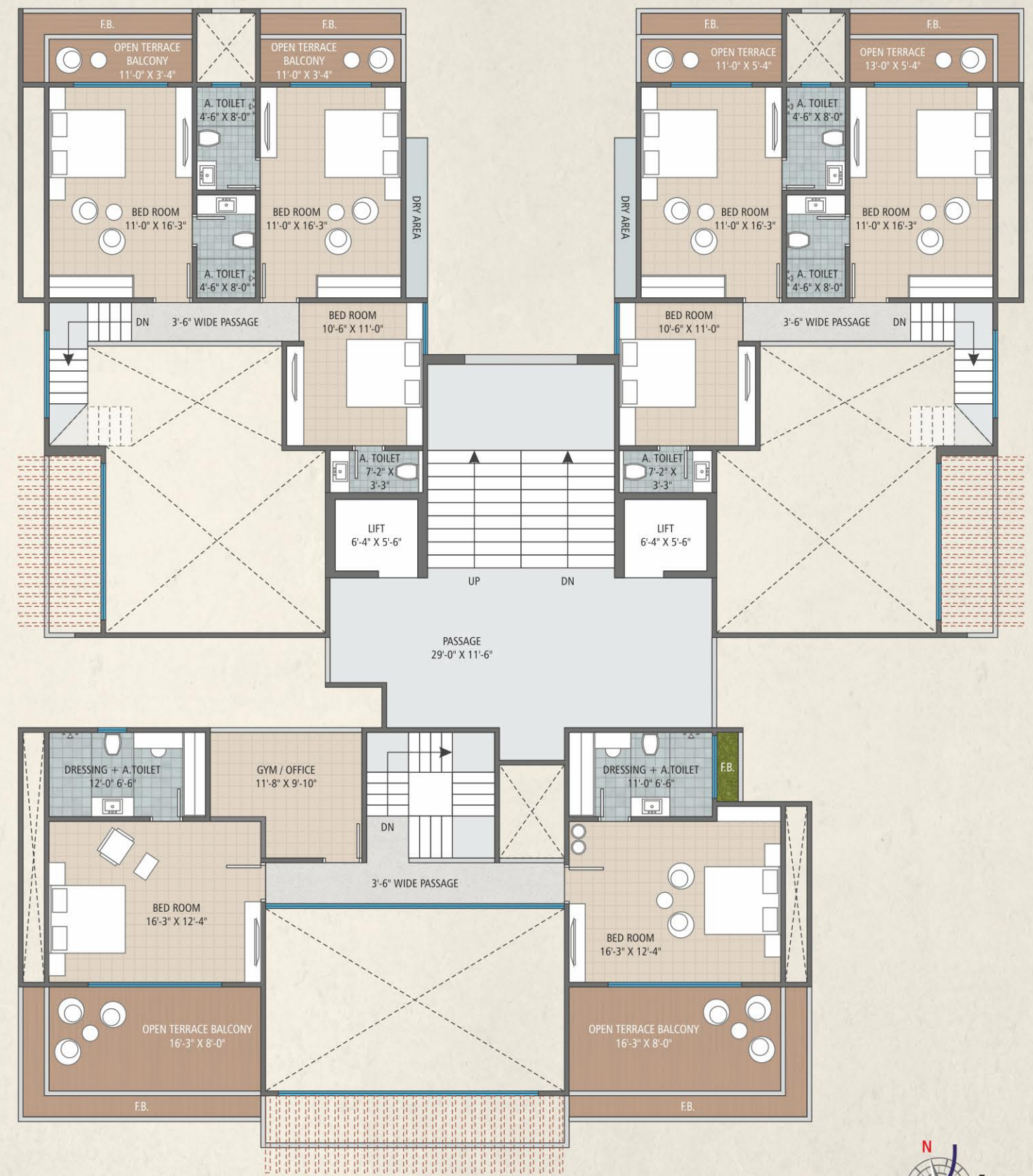
PENTHOUSE

12TH FLOOR PLAN



PENTHOUSE

13TH FLOOR PLAN





SPECIFICATION

Structure

Core and Shell	: Earthquake resistant RCC framed structure with floor height of 10'-3" from slab top to slab top.
Masonry	: Brick masonry.
Internal Walls	: Single coat mala plaster with putti finishes.
External Wall	: Double coat roller plaster with asian paint or equivalent acrylic exterior paint.

Floors	: Basement parking + ground level + 13 floors (small campus with 35 flats).
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Flooring And Dado

- Vitrified flooring in living, dining and kitchen area & in all bed rooms.
- Granite finished platform with quartz sink in kitchen.
- Decorative glazed / porcelain dado tiles full height in kitchen .
- Full height dado tiles and anti-skid flooring tiles with modern concept in all bathrooms.
- Common wash basin with dado tiles.
- Kota stone racks with fully glazed tiles in store room.
- Kota flooring and glazed dado tiles with granite sill top in wash area.

Sanitary And Plumbing

Water Closet	: Wall hung western style in all bathrooms.
Sanitary Fittings	: Jaquar / Simpolo or equivalent.
CP Fittings	: Jaquar or equivalent with concealed plumbing.
Showers	: Standard make wall hung showers in all bathrooms.
Wash Area	: Centrally geyser point provision.
Plumbing	: CPVC and UPVC pipes.

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Electrical

Wiring	: R.R. / Finolex cables or equivalent concealed in PVC conduit pipes with I.S.I. standards.
Electric Point	: All necessary domestic points for household appliances. : TV and AC points in living room and all bedrooms.
Electric Meter	: Three phase power connection in 3 BHK & 4 BHK flats.

Terrace	: Water proofing with chemical treatment and china mosaic.
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Doors And Windows

Main Door	: Well designed main door with teak wood frame.
Internal Doors	: Flushed doors in all bedrooms, bathrooms, wash and store.
Sliding Alu. Windows	: Anodized coated windows with reflective glass fixed in granite frames.
Fabrication	: M.S. / S.S. railings for standing balcony. : M.S. / S.S. safety grills for windows except in standing balcony.

Passage And Staircase

- Trades and landings with granite / granamite finish and riser with granamite finish with M.S. / S.S. railing.

Lifts

- 2 nos. auto door lifts of Schindler / Kone / Otis or equivalent.

Water Supply

- U.G. and overhead tanks for SMC supplied water of sufficient storage capacity.

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Location Map



WE REQUEST

- Stamp duty, registration charges, legal charges, GEB / SMC charges, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- GST, TDS & all other Taxes levied in future will be borne by the 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.
- In the interest continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchaser shall abide by such changes.
- 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 are strictly not permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab) must not be damaged during your interior work.
- 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 such that they from hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- This brochure is intended only for easy display & information of the scheme and does not form part of legal documents.

NOTES

- All rights for Alteration / Modification and development in design or specifications by architects and / or development shall be binding to all the members.
- BUC (Building Use Certificate) as per SMC rules, clear title for loan purpose.
- 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.
- # All the elements, objects, treatments, materials, equipment & color scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification of our final products.