



- Akshar Chowk : 1.5 km
- Race Course circle : 4.8 km
- Airport : 11.4 km
- Makarpura Industrial Area : 2.9 km
- Railway Station : 5.9 km
- Padra : 8.9 km



ALL ACTUAL PHOTOS

## SAIRANG HEIGHTS

Developers  
**NAMRATA CAPITAL PVT. LTD.**

Site Address : R. S. No: 616,  
Near Swaminarayan Temple, Atladra,  
Vadodara.

Mobile No : +91 74900 34674 | +91 74900 54764  
+91 97120 03110 | +91 82387 65081

E-mail : sairang09@gmail.com.

Website: www.sairangheights.com

Architect : **SPZCC PLUS**

Structural Engineer :

**ZARNA ASSOCIATES ~ VINUBHAI R. PATEL**

### NOTES

1) Right regarding building plans, specifications and information are reserved with the developers and are subject to change without any notice. 2) Civil work changes regarding exterior elevation and finished are strictly prohibited and shall be controlled by the developer and the building association. 3) Locations of finishes are as per applicable plan or at the Developers sole discretions. 4) All visuals shows in the brochure are indicative. They are only artists's representations and are subjects to change. 5) Stamp duty and registrations fees, maintenance, developments charges & services tax or any other Govt. levies will be charged extra. 6) This catalogue does not form part of legal document.

# SAIRANG HEIGHTS

2 BHK AFFORDABLE FLATS WITH ALL BASIC AND ULTRA MODERN AMENITIES FOR COMPLETE FAMILY IN A FINE LOCATION

## BARODIAN FAMILIES

Be it Holi, Navratri, Vijaya Dashmi or Diwali, with a home of your choice, every occasion is an enjoyable celebration!

Entry on 18 Metre wide road. Basic infrastructure like Hospitals, Bridge, Schools, Hotels, Temples within 200 metre radius



CLUB HOUSE FIRST & SECOND FLOOR PLAN

• AMPLE SPACE OPEN SHED AREA(S) WITH CONNECTED KITCHEN FACILITY INCLUDING KITCHEN STORE



ALL ACTUAL PHOTOS

• WELL PLANNED AND DEVELOPED GARDEN WITH ELEGANT PLANTATIONS



ALL ACTUAL PHOTOS



## SPECIFICATIONS

**STRUCTURE :** ALL RCC AND BRICK MASONRY WORK AS PER DESIGN

**FINISHING :** INTERNAL SMOOTH PLASTER WITH WHITE CEMENT PUTTY FINISH AND EXTERNAL SURFACE TO BE PAINTED WITH WATER PROOF PAINT

**FLOORING :** VITRIFIED TILES IN ALL ROOMS

**DOORS :** ELEGANT ENTRANCE DOOR & IN INTERNAL GOOD QUALITY FLUSH DOORS

**WINDOWS :** POWDER COATED ALUMINUM WINDOWS

**KITCHEN :** GRANITE PLATFORM WITH SS SINK AND WALL TILES FULL DEDO

**BATHROOM :** STANDARD BATH FITTINGS WITH GLAZED TILES FLOORING AND WALL TILES FULL DEDO

**ELECTRIFICATION :** STANDARD CONCEALED WIRING AND GOOD QUALITY MODULAR SWITCHES

**PLUMBING :** STANDARD CONCEALED PLUMBING

• CHILDREN'S PLAY AREA



• INDOOR GAMES



• FIVE FULLY FURNISHED GUEST ROOMS WITH DORMITORY, SOCIETY ADMIN ROOM, CLUB HOUSE OPEN COURT & TERRACE



ACTUAL PHOTOS



• WELL EQUIPPED GYM



• HOME THEATER **ALL ACTUAL PHOTOS**

**OTHER AMENITIES**



• FIRE FIGHTING SYSTEM



• 24X7 SECURITY MONITORING SYSTEM LIKE CCTV CAMERA



• 24 HOURS WATER SUPPLY



• RCC INTERNAL ROADS

**GLIMPSE AT THE AMENITIES**

- Gated Community Township
- Internal Road with Paved Sides
- Landscape Garden with Elegant Plantations
- 24 Hours Water Supply
- Fire Fighting System on Each Floor
- 24 x 7 Security with Monitoring System
- 2 Elevators in Each Tower
- Multipurpose Open Shed Area Large Size
- Multipurpose Open Shed Area Small Size
- Kitchen with Store
- Multipurpose Hall
- Open Court
- Children's Play Area
- Indoor Games
- Elegant Home Theatre
- Well Equipped Gym
- Five Fully Furnished Guest Rooms
- Dormitory
- Power Backup for Common Amenities
- Society Admin Room

### OTHER AMENITIES:



• FIRE FIGHTING SYSTEM



• 24 HOURS WATER SUPPLY



• 24X7 SECURITY MONITORING SYSTEM LIKE CCTV CAMERA



• RCC INTERNAL ROADS

### GLIMPSE AT THE AMENITIES:

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### SPECIFICATIONS:

**STRUCTURE :** ALL RCC AND BRICK MASONRY WORK AS PER DESIGN

**FINISHING :** INTERNAL SMOOTH PLASTER WITH WHITE CEMENT PUTTY FINISH AND EXTERNAL SURFACE TO BE PAINTED WITH WATER PROOF PAINT

**FLOORING :** VITRIFIED TILES IN ALL ROOMS

**DOORS :** ELEGANT ENTRANCE DOOR & IN INTERNAL GOOD QUALITY FLUSH DOORS

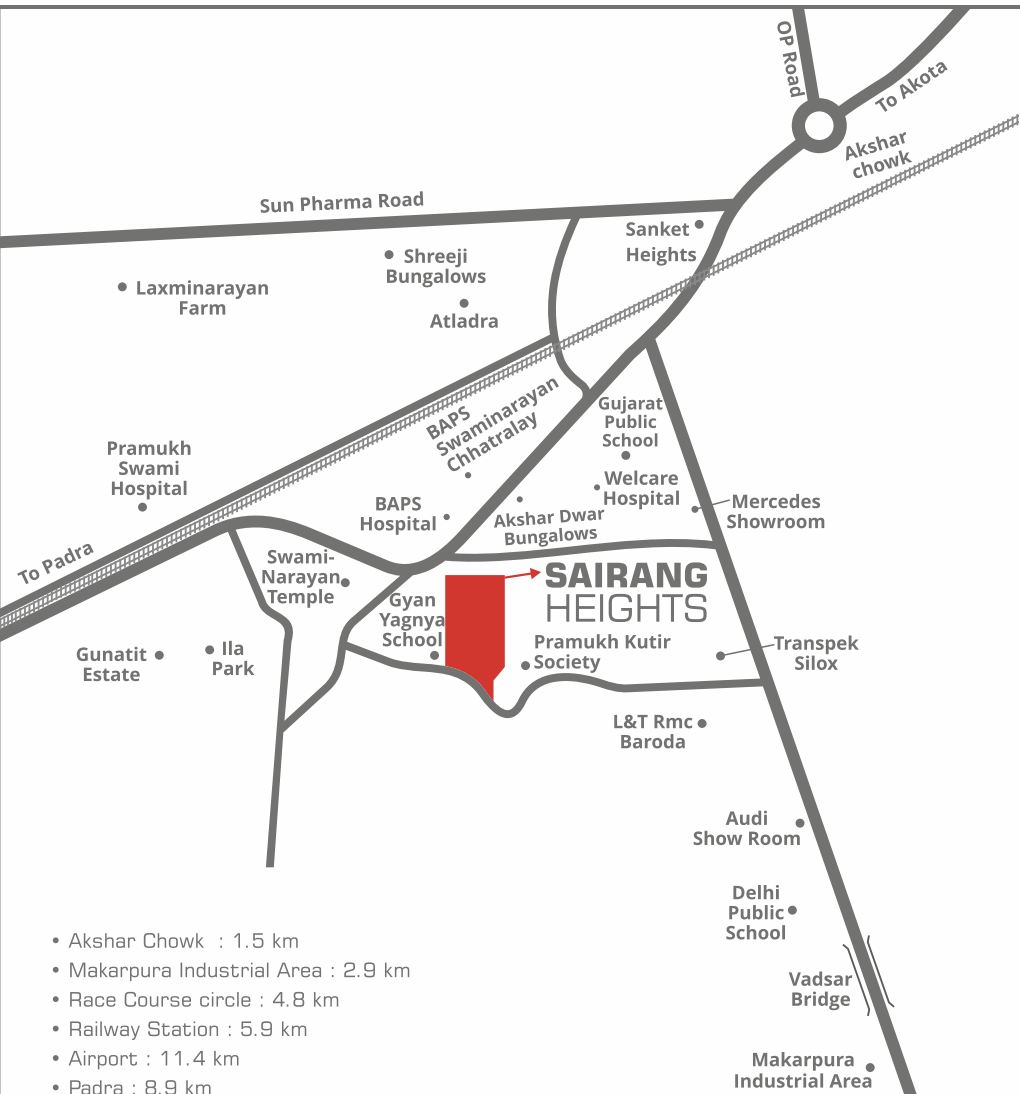
**WINDOWS :** POWDER COATED ALUMINUM WINDOWS

**KITCHEN :** GRANITE PLATFORM WITH SS SINK AND WALL TILES FULL DEDO

**BATHROOM :** STANDARD BATH FITTINGS WITH GLAZED TILES FLOORING AND WALL TILES FULL DEDO

**ELECTRIFICATION :** STANDARD CONCEALED WIRING AND GOOD QUALITY MODULAR SWITCHES

**PLUMBING :** STANDARD CONCEALED PLUMBING



## SAIRANG HEIGHTS

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Website: www.sairangheights.com

Architect : **space plus**  
Structural Engineer :  
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## SAIRANG HEIGHTS

3 & 4 BHK LUXURIOUS VILLAS & DUPLEX WITH ALL BASIC & ULTRA MODERN AMENITIES FOR COMPLETE FAMILY IN A FINE LOCATION

Entry on 18 Metre wide road. Basic infrastructure like Hospitals, Bridge, Schools, Hotels, Temples within 200 metre radius

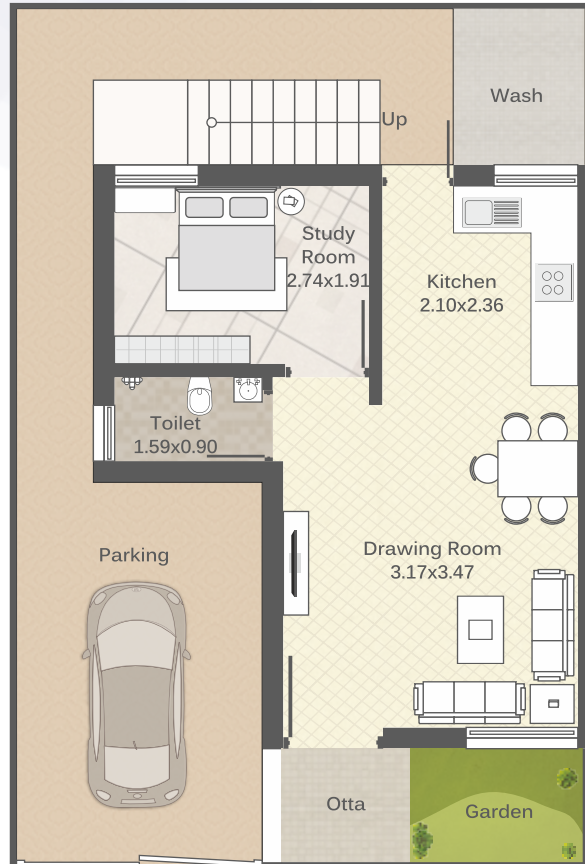
Every occasion here is a Enjoyable Celebration !

( All Measurement In Meters )

### 3 BHK Floor Plan

Bungalow No: A1, A2, A3, A4, A5, A6

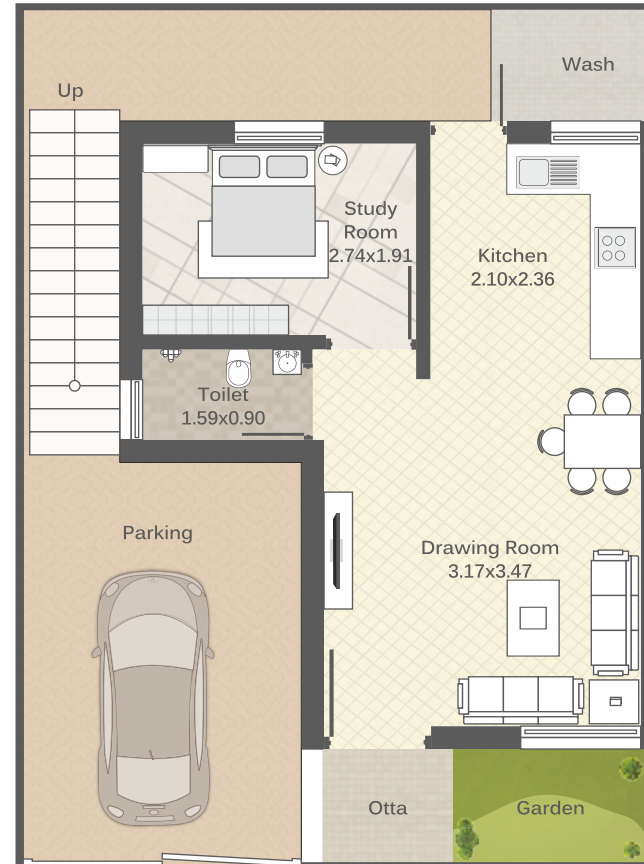
GROUND FLOOR PLAN



### 3 BHK Floor Plan

Bungalow No: A7, A8, A11, A12

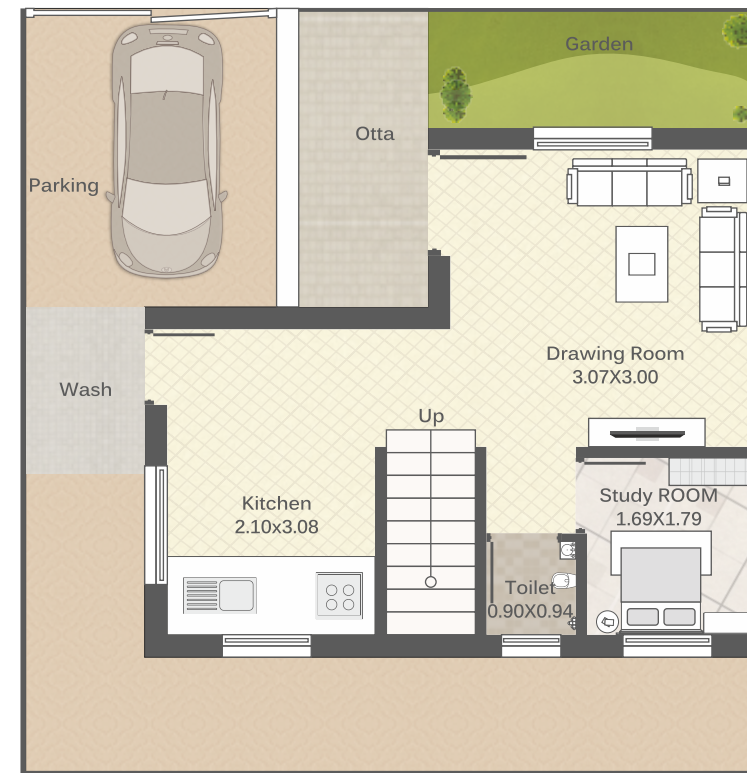
GROUND FLOOR PLAN



### 4 BHK Floor Plan

Bungalow No: B9, B10

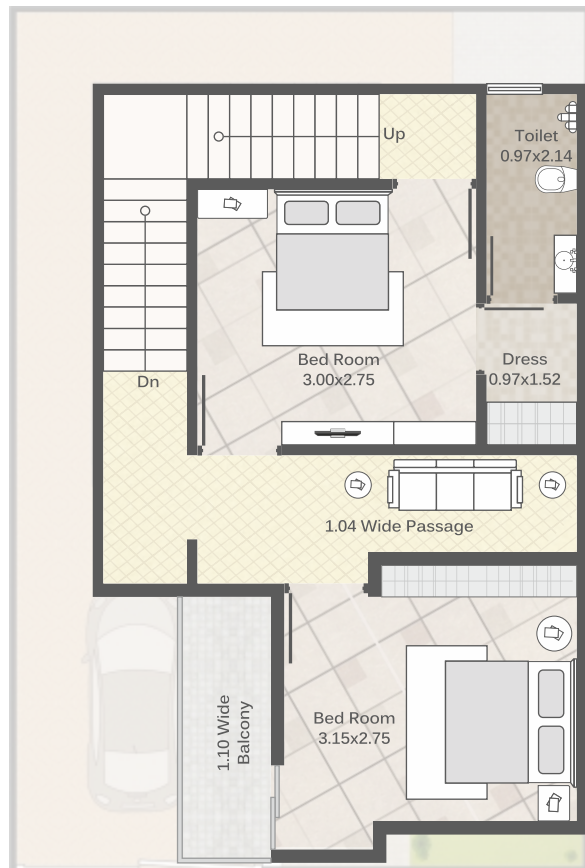
GROUND FLOOR PLAN



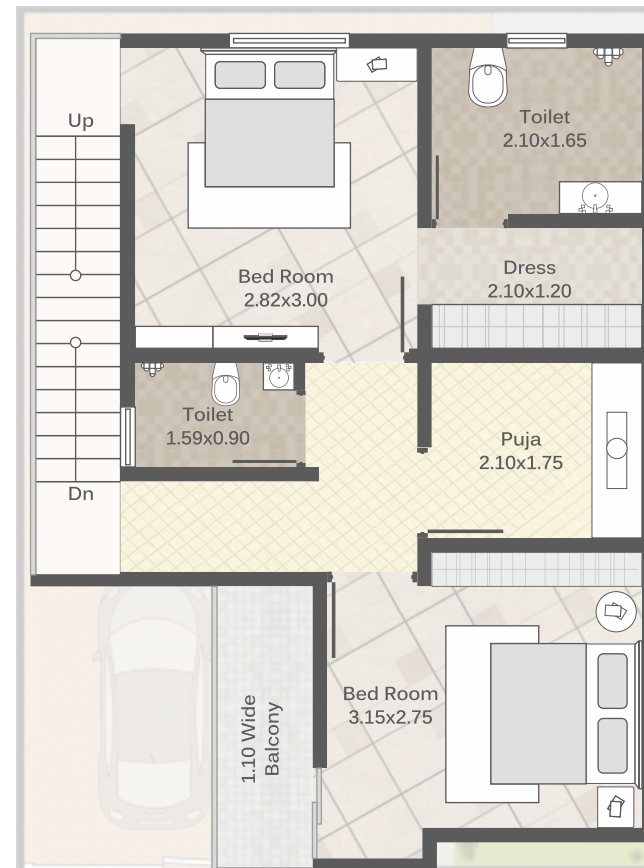
### LAYOUT Plan



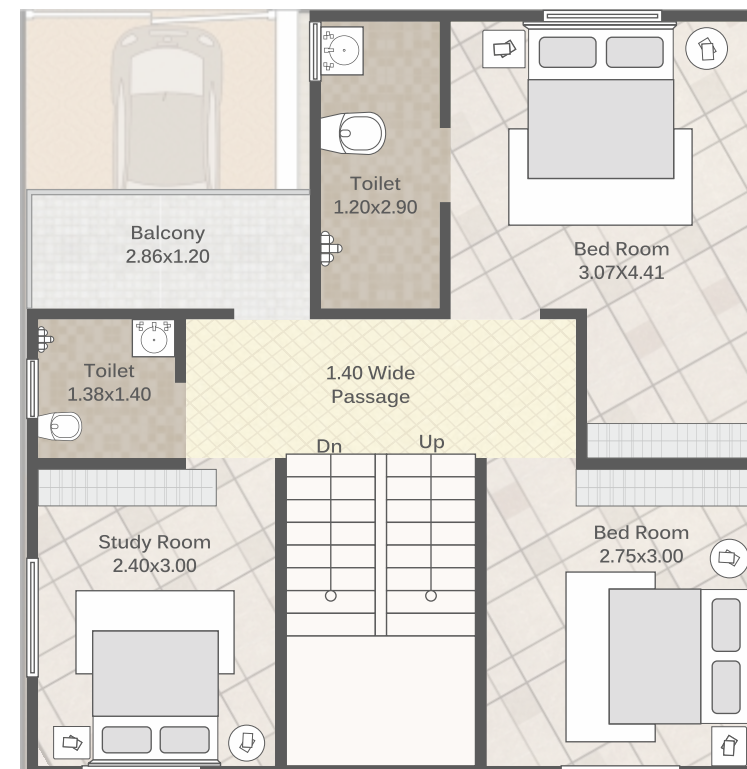
FIRST FLOOR PLAN



FIRST FLOOR PLAN



FIRST FLOOR PLAN



(In Square Meter)

Final Bungalow NO.	Original As per Raja Chithi L43-/16-17	Plot Area	Carpet Area	Balcony
A1	A1	149.6	62.2	2.69
A2 & 3	A2 & 3	283	124.4	5.38
A4	A4	112.45	62.2	2.69
A5	A5	99.33	62.2	2.69
A6	A6	99.33	62.2	2.69
A7	B7	128.7	69.02	2.69
A8	B8	102	69.02	2.69
A11	B11	98.56	69.02	2.69
A12	B12	98.56	69.02	2.69
B9	C9	157.22	77.76	3.16
B10	C10	145	77.76	3.16
<b>TOTAL</b>		<b>1473.75</b>	<b>804.8</b>	<b>33.22</b>

NOTE : \* Approved Rajja Chithi (L43/ 16-17) showing Bungalow No. B7, B8, C9, C10, B11, B12 have been renumbered as Bungalow No. A7, A8, B9, B10, A11, A12 respectively without any change in the Building Plan which must be clearly noted

NOTE : \* Garden Size Shall Be Variable From Bungalow To Bungalow