

Developer:
Shyam Corporation

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Architect:
॥तथस्तु॥
Tathastu Architect - Surat

Structure:

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carat  24

magnificent lifestyle...

SHAPE
VALUE
SHAPE



MAGNIFICENT LIFESTYLE

The front open space is the focal point of the scheme, where the far standing built structure, are connected through landscape with only two flats per floor.

Extra care has been taken to make Apartment vastu compliant with ample light, ventilation and well organized spaces, Unparallel in elegance and beauty, the emphasis at "CARAT 24" bring out a feeling of spaciousness. Located opposite the upcoming development area and equipped with all necessary amenities and facilities, "CARAT 24" is a promising and exclusive address to hold, on the fast developing Ved road of Surat city.

Developers, along with its team of highly experienced consultants, extend to you the very best in terms of planning, construction value for money and living experience.



We shape our
building Thereafter
they shape us

Aastha Developers are blooming up their yet another flora to live the dream home life i.e. Aastha Palace, the splendid and dream abodes. Belong yourself to this divine community for building further more steps towards your individual prosperity.



Where value
is wanting
everything is
wanting

Aastha Developers are blooming up their yet another flora to live the dream home life i.e. Aastha Palace, the splendid and dream abodes. Belong yourself to this divine community for building further more steps towards your individual prosperity.

Space is The Stature of God

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SPECIAL FEATURES

- Large compound Gate, Pick up Stand, Watchman cabin with security room.
- Aesthetic Double Height entrance building foyer for finished with Italian / Granite / wooden type cladding.
- Elegant lobby area finished with Vitrified tiles cladding at all floor IV.
- Well designed S.S. and laminated glass railings in Balcony.
- S.S. Railing in Stair area.
- Standard quality Anodized Aluminum window section, glass of standard quality, well designed safety grill.
- Granite/Stone in stair steps, landings, lobbies & Lift fascia walls would be of wooden finish.
- Centralized Plumbing system. • Gas connection in each flat.
- All Toilets and other sunk slabs, flowerbeds and terraces – well water proofed and using china mosaic flooring on terrace floor.
- Site Development: paver ceramic tile or rubber mould with stone paving in Hard scape.
- Three Car parking slots for each flat.
- Sufficient two wheeler parking.

AMENITIES

Outdoor Activity Zone

- Children play area • Senior citizen park • Gazebo
- Water Cascade • Well designed Landscaped Garden

Recreation Zone

- AC gym with latest equipment • Table Tennis
- Card/Carom/Chess • Pool/Billiard • Multi Parpose Hall

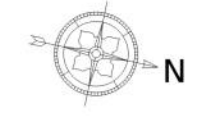
24.00 MT. ROAD



GROUND FLOOR PLAN

LEGEND

- 01) Entrance Gate
- 02) Security Cabin
- 03) Society Office
- 04) Otta
- 05) Pick up Stand
- 06) Water Body
- 07) Jogging Track
- 08) Ramp
- 09) Party lawn
- 10) Children Play area
- 11) Seating
- 12) Entrance Foyer
- 13) Garden
- 14) Gazebo
- 15) Car Parking
- 16) Scooter Parking





TYPICAL FLOOR PLAN



BASEMENT PLAN



5 BHK UNIT PLAN

Typical Floor Plan





3 BHK UNIT PLAN

12th Floor Plan





Internal Unit Finish

LIVING SPACES & DINING

Door:	Designer Main door with melamine polish wide Teakwood frame.
Flooring:	Italian marble.
Wall Finish:	Single coat cement base Roller plaster with, JK / Birla white putty.
A.C.:	Copper pipeline and outside bucket fittings for Air condition system.

KITCHEN, STORE & WASH

Flooring:	Italian marble.
Platform:	Quartz stone platform with full height dado of vitrified tiles. • R.O. water purifier of standard make. • Oven, Mixer Grinder points in kitchen. • Overhead chimney of Glen / Faber / Kalf / equivalent make.
Sink:	S.S.Twin bowl sink of Crysil / Frank/ Nirali / equivalent make.
Store:	Adequate Kota stone shelves with satin finish glazed tile dado.
Wash-utility:	Texture finish granite/ Vitrified tile flooring & ceramic full height dedo - with adequate plumbing, drainage and electrical points. • Electrical Service points for Washing machine / Dryer / Dishwasher in Wash area.

COMMON TOILET

Common toilet:	Vitrified tiles of Simpolo / Nitco / Varmora / equivalent make with full height dedo. • Aesthetic C.P fitting of Jaquar/ Kohler/ Grohe/ equivalent make. • Sanitary ware of Simpolo/ Cera/ Nicer/ equivalent make.
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TWO MASTER BEDROOMS

Flooring:	Wooden flooring.
A.C.:	Standard quality of 2 tons capacity of split A.C.
Door:	Waterproof laminated flush door with wooden frame.
Attached Toilet:	Designed with natural stone and high quality Vitrified tiles of RAK / Varmora / equivalent make, with all luxurious amenities – rain shower, jets, diverters and spouts with full height dedo. • Sanitary ware of Roca / Kohler / Duravit / equivalent make. • Aesthetic C.P. fitting of Jaquar / Kohler / Grohe / equivalent make.

OTHER BED ROOMS

Flooring:	Granamite flooring RAK / Varmora / Simpolo / Equivalent make.
A.C.:	Copper pipeline & outside bucket fittings for Air condition outdoor system.
Door:	Waterproof laminated flush door with wooden frame.
Attach toilet:	Vitrified tiles of RAK / Varmora / Simpolo / equivalent make, and having body shower, single lever diverters and spouts with full height dedo. • Sanitary ware of Simpolo/ Cera/ Nicer/ equivalent make. • Aesthetic C.P. fitting of Jaquar / Kohler / Grohe / equivalent make.
Balcony & flower beds:	• River wash / Vitrified Designed floor space. • China Mosaic finish Flower beds with drainage system

External Specification

TECHNICAL SPECIFICATION

- Earthquake Resistant Structure design for R.C.C. framed structure with isolated footing and infill masonry walls.

COMPOUND WALL

- Double coated sand & roller faced plaster partially stone cladding.
- ICI based gloss paint.

ELECTRIFICATION

- Standard quality Generator of sufficient capacity for power back up for lights & fans in each flat & common area.
- Sufficient points in concealed copper wiring of finolex / R.R. / equivalent make.
- T.V., Internet/wi-fi zone in Living room & Telephone plug points in all rooms.
- Modular switches of Legrand / MK / Roma-Anchor / equivalent make.
- Common Earth Leakage protector to be provided with 3-phase meter.

EXTERNAL WALL OF BUILDING

- 9" thick wall where ever necessary Roller finishes plaster with texture/adequate designed stone cladding with natural stone/ shone ceramic tiles.
- Weather Resistant enamel paint of standard make.

ELEVATORS

- Auto collective KONE / SCHINDLER / johnson / Otis Elevator.

WATER SUPPLY

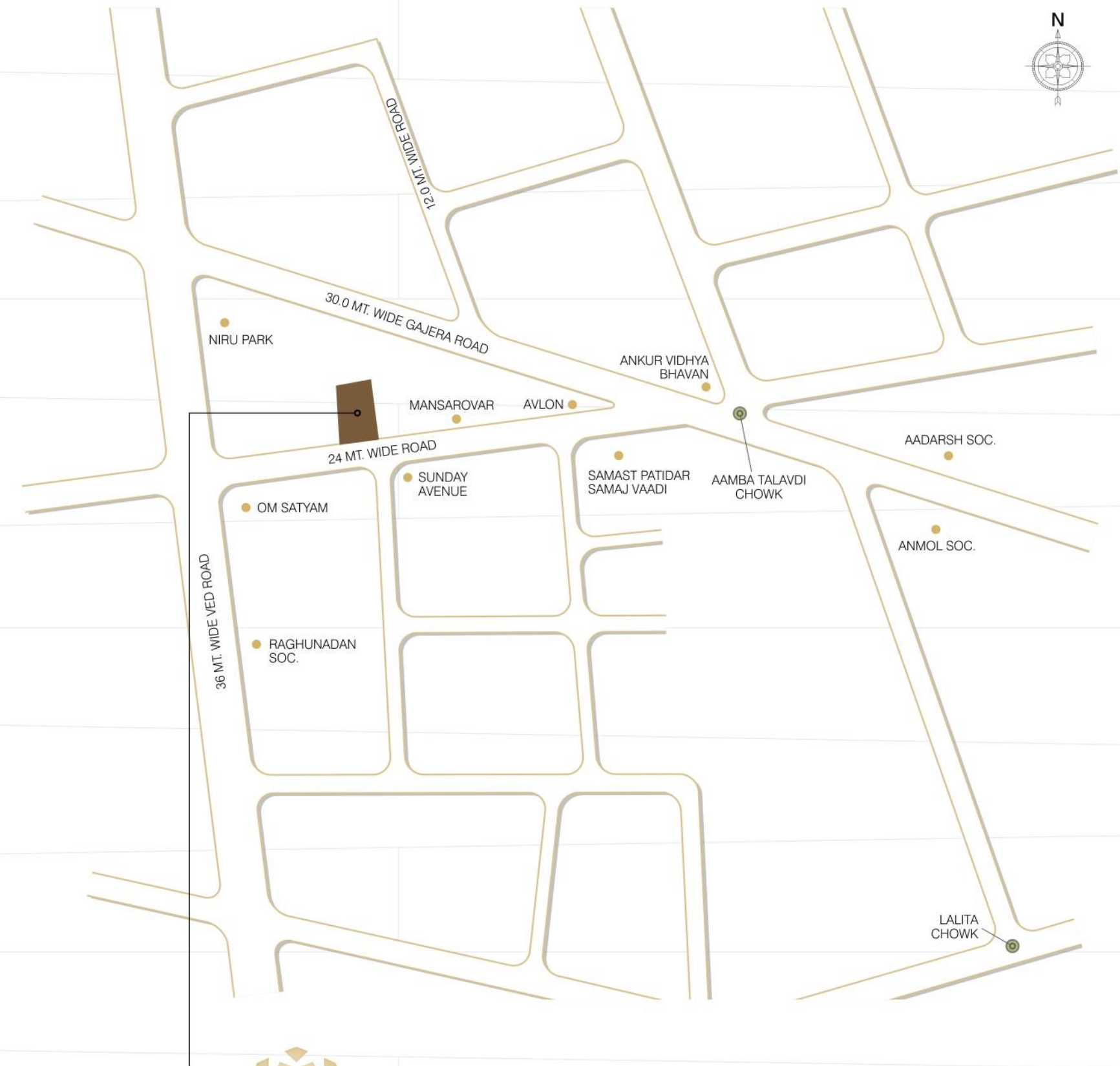
- Under ground and overhead tanks for drinking water with adequate capacity, finished with fully glazed tiles.
- Hot water supply from dedicated centralized Gas Gyser in each flat.

SECURITY

- Multi point security system with CCTV camera & video intercom & video call connectivity.

Disclaimer

- Stamp duty, Registration charges, Legal charges, GEB / SMC charges, Society maintenance charges expense etc. shall be borne by the purchaser.
- AT, Service tax, as & if applicable, 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, betterment / IC charge (deposit) will be borne by the purchaser.
- In the interest of continual developments in design & quality of construction, the developer reserve all rights to make any changes in the scheme including technical specifications, designs, planning, layout & all purchasers 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 & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- This brochure is intended only for the easy display & information of the scheme & does not form part of the legal documents.



LOCATION MAP



Site Address:
Samast Patidar Samaj Vadi Road,
Nr. Mansarover Soc., Ved Road, Surat