

EXPERIENCE
REAL
RICHNESS
IN EVERY SQUARE FEET



CELEBRATING
PROUD 30 YEARS IN REAL ESTATE.

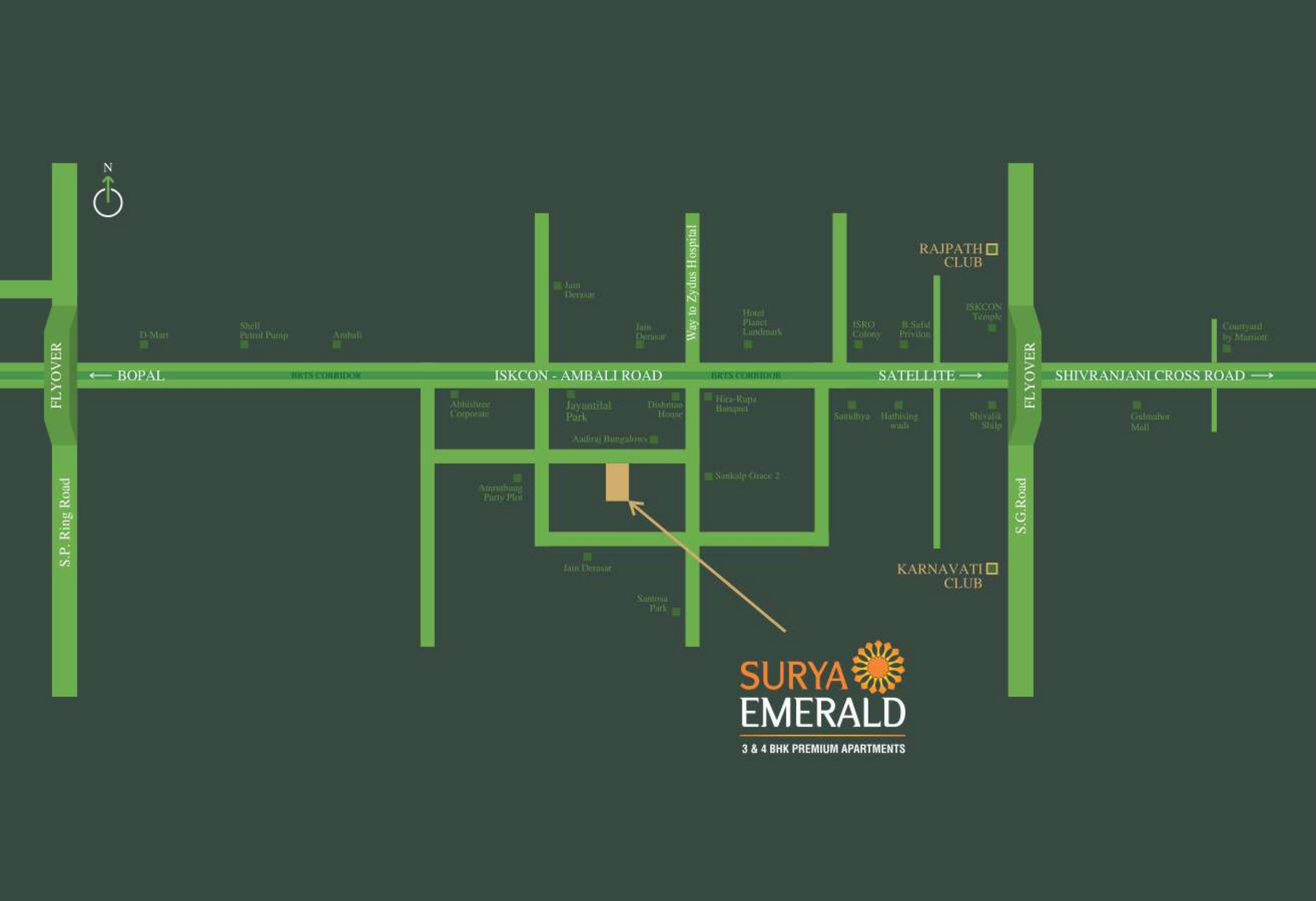


SINCE 1989

DRIVEN BY
VALUES
BACKED WITH
QUALITY

Not just building homes, but nurturing lives for generations - this is the dictum that we follow diligently at Surya Group. Surya Emerald is a clear manifestation of our dedication towards delicing the finest for you.

Check it out from any angle, be it the location, the amenities, the construction quality or the transparent dealing, you will realize that this is the home that you will like to gift your next generation.



PRECIOUS & PRESTIGIOUS LOCATION

The premium feel of Surya Emerald starts with its location itself. It is situated in one of the most envious locations of Ahmedabad, almost on the ISKCON-Ambali Road, between the happening S.G. Road and S.P. Ring Road. Two most premium clubs of Ahmedabad Rajpath Club and Karnavati Club are just 5 min drive away. The area, brimming with plush bungalows and ultra modern residential projects amidst lush greenery, is poised to be one of the most classy and swanky neighborhoods of the city.



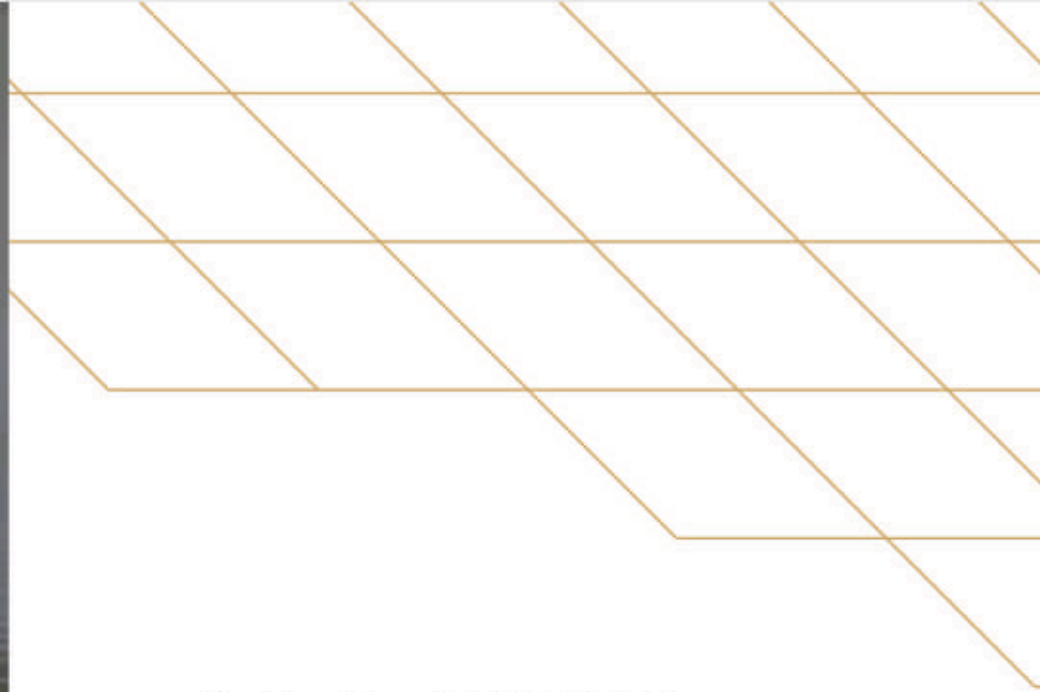


ACTUAL IMAGE OF CHILDREN PLAY AREA

GREEN & CLASSY



ACTUAL IMAGE OF GARDEN AND LED SCREEN



ALL THE AMENITIES FOR A PEACEFUL, PLEASANT LIFE



Air-conditioned Home Theater



Air-conditioned Indoor sports (Pool Table, Chess, Carom)



Exclusive car-wash area



Air-conditioned Library and Senior Citizen Lounge



Maintenance staff with administrator



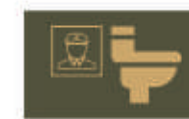
Garbage collection and disposal facility



Air-conditioned Multi-activity Room



Developed common terrace areas



Driver's wash rooms



Outdoor LED screen (Movie Wall) with surround sound system



Air-conditioned Gymnasium



Individual mail boxes





SOME MORE SHINES FOR EVERYONE



Exclusively designed air-conditioned entrance foyers with visitor lounge



Multiple car parking at no additional cost



International Standard elevators with music and intercom



Kids' splash pool with filtration plant



Smart card based secure access to basement parking and common terrace



Video door call bell for each apartment connected with security cabin and entrance foyer



Various sit-outs



Children play equipment and rubberized sports floor



24/7 security and CCTV surveillance of common areas



Mobile app for all members for service support & other amenities



Professionally landscaped gardens and green zones



Air-conditioned Kids' gaming zone



DTH TV
Tata Sky/Airtel



Power back-up for lifts, water pumps and common area lighting



Water Softening Plant



Provision for internet connectivity



ACTUAL IMAGE OF ENTRANCE FOYER

GROUND FLOOR

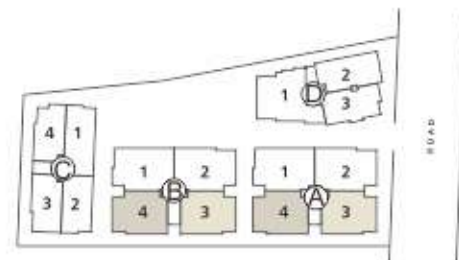


TYPICAL FLOOR



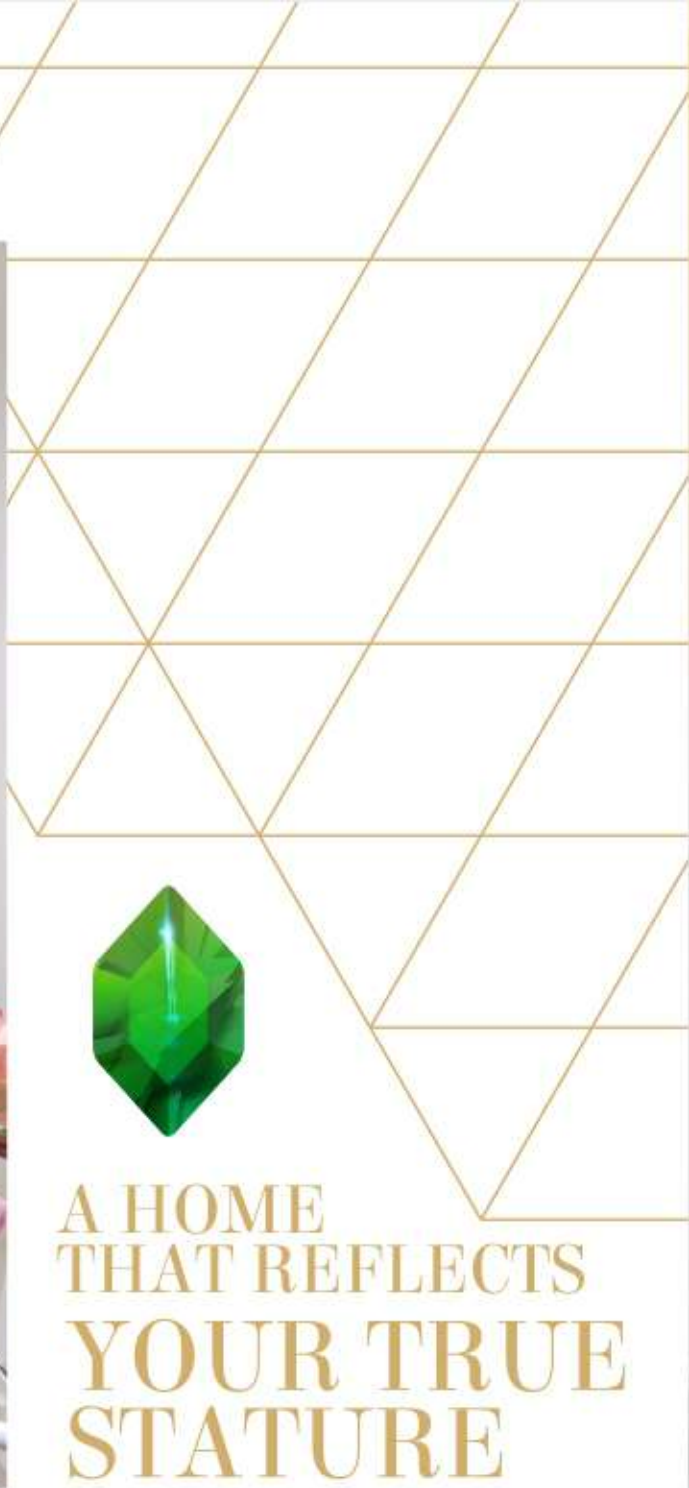
4 BHK

BLOCK A & B
UNIT 3 & 4





ACTUAL IMAGE OF 4BHK SAMPLE HOUSE



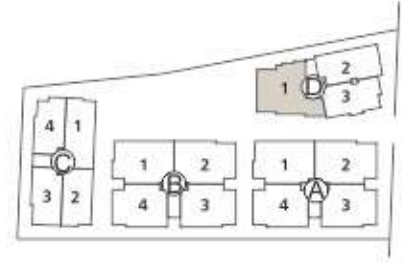
A HOME
THAT REFLECTS
YOUR TRUE
STATURE



ACTUAL IMAGE OF 4BHK SAMPLE HOUSE

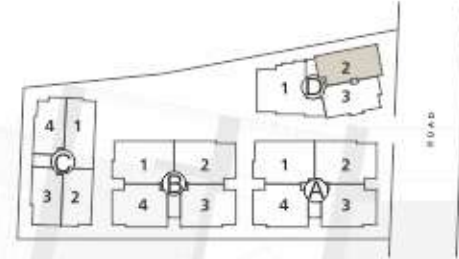
4 BHK

BLOCK D
UNIT 1



3 BHK

BLOCK D
UNIT 2





LAVISH &
LUXURIOUS
AS MUCH AS YOU
WANT IT TO BE



3 BHK

BLOCK D
UNIT 3



STUDDED WITH PREMIUM BRANDS

AND FEATURES TO CHERISH A LAVISH LIFESTYLE...

AIR-CONDITIONING



Centrally Air conditioned apartments with state of the art energy conserving, VRV-S units from the world's number 1 air conditioning company with Reluctance DC motor with neodymium magnet and reluctance torque for further energy saving. VRV S has adopted fan design as bell mouth and aero spiral fan further to reduce noise level, Daikin Unit ensure Premium luxury Air-conditioning Product for residence.

FLOORING AND TILING



Premium quality, mirror polished, large format Italian marble slabs in drawing, family and dining area to enhance the richness of the floor.

Carefully colour coordinated, large sized Tiles, Sun Heart tiles manufactures under vigorous quality standards in state of the art plant. Inventors of laminated flooring, Pergo (provided in master bed room) floors lead the way in developing appearance, durability, feel and environmental credentials. A huge range of designer tiles to choose from the adorn the toilets and kitchen walls, with co-ordinate colours of granite counters.

TOILETS



A global leader in plumbing fixtures and sanitary ware, Kohler symbolizes innovative design and uncompromising commitment to craft and quality. Handpicked designs, including rain shower in master bedroom, from the vast range of Kohler to deliver un-compromised performance, all carrying industry leading 10-years warranty. Suspended system in all toilets for maintenance with metal false ceiling.

GLASS RAILING



Toughened glass railing with SS rail in all balconies for premium look coupled with safety.

ELECTRICAL



Legrand is a global specialist in electrical and digital building infrastructure and RR Kabel's cutting edge technology and research has continually enhanced the efficiency, reliability and safe conduction of electricity. With thoughtfully planned electrical distribution, safety is ensured through use of fire-retardant electrical cabling and high performance switches.

PLUMBING AND DRAINAGE / WATER SOFTENER AND PUMPS



Being India's most accepted & world's largest manufacturer of CPVC pipes & fittings, NSF certified raw material from Lubrizol USA. Ideal for hot and cold water applications. Silent SWR drainage system specially designed to reduce the noise that accompanies during the flow of water, Hashe- Fully Automatic Water Softener which removes hardness, Grundfos - The World's Most Energy Efficient Pumping system.

KITCHEN, STORE AND UTILITY



Functionally planned kitchen counters with choice of premium blue pearl granite or corian tops with large, premium quality Nirali SS sink. Kohler sink mixer with facility for hot water supply in sink. Polished kotah stone shelves to provide ample, comfortable storage in store room. Well planned utility space to facilitate easy installation of washing machines, clothes lines, etc.

DOORS WINDOWS AND GLASS



Beautifully paneled wooden polished main entrance door with premium hardware and Europa triple locking arrangements. Fully laminated pinewood flush door shutters with kich SS handles and premium hardware. System windows euro series designed in Italy with toughened double glazed glass for enhanced safety, thermal, sound and dust insulation. All windows with granite jambs. The glass used in the project is Planitherm which is Single Silver Low-E Glass. It offers minimal direct heat into the rooms which results in savings in electricity bill.

ELEVATORS



A Switzerland based company The Schindler Group is a Global Leader in Elevator & Escalator Industries. It's the World's Safest Elevator, Schindler provide smooth ride with energy efficiency.

SPECIFICATIONS

STRUCTURE

- RCC frame structure over stills and basement

AIR – CONDITIONING

- Energy efficient VRV based premium brand central air- conditioning unit for each apartment with hi –wall split units in all rooms

PLASTER WORK

- Polymer textured external walls with premium acrylic paint
- Single coat plastered internal walls with white cement based putty

FLOORING & TILING

- Italian marble flooring in Drawing, Dining, Family room & passage
- Laminated wooden flooring in Master Bed room
- Digital/ vitrified tiles in all other bed rooms, kitchen, balcony & utility areas
- Tiles dado in all toilets up to false ceiling level

DOORS & WINDOWS

- Decorative polished veneer main entrance door with hi- quality locking arrangement
- Laminated internal flush doors with polished wooden frames & SS/Brass hardware & mortice handles
- Double- glazed, powder- coated aluminum windows
- Granite jambs for all windows

ELECTRICAL

- 3- phase concealed electrical copper cabling (ISI, fire-retardant) with ample electrical points & MCB+ELCB protection
- Premium quality modular switches
- Provision for landline phone connectivity
- Provision for DTH TV connectivity in drawing room & all bed rooms
- Provision for internet connectivity
- Geyser points for all toilets & kitchen

KITCHEN

- Choice of premium quality Blue Pearl granite or Corian top kitchen platform
- Premium SS sink with drain board
- Hot- cold mixer for sink with provision for geyser installation
- Provision for convenient water purifier installation
- Provision for convenient washing machine installation
- Store room with pre- designed polished Kotah stone shelves

PLUMBING & SANITATION

- Water- supply for all toilets with energy efficient supply system
- Premium quality sanitary ware & fittings in all toilets
- Combination of semi- recessed & counter- top wash basins with granite/ marble counters
- Glass shower enclosure for master bed room toilet with rain shower
- Good quality concealed CPVC plumbing lines & suspended drainage lines for easy maintenance
- Metal false ceiling in all toilets for easy maintenance
- Hot – cold mixers for wash basins & shower in all toilets

COMMON AREAS

- 2 premium lifts for each Block
- Finished staircase with SS railing
- Air- conditioned, elegant entrance foyer at ground floor level with granite / marble flooring in each block
- Hi-traffic resistant tiles flooring in all foyers

PLEASE NOTE

• Stamp Duty, registration charges, legal charges, GST & electricity company charges (including sub- station & cable) and any additional charges or duties levied by the Government/ Local authorities, during or after the completion of the project shall be payable extra by the purchaser/ member/ unit holder /allottee as applicable. • Society Maintenance Deposit & Maintenance charges will be payable extra by the purchaser/ member/ unit holder /allottee as applicable. • In the interest of continual development in design & quality of construction, the Developers/Promoters reserve all rights to make any charges to the project including technical specifications, designs, planning, layout and these changes shall be binding to all purchaser/ member/ unit holder /allottee . • Changes/ alteration of any nature, by purchaser/ member/ unit holder /allottee including the elevations, exterior colour scheme of the project or any other change affecting the overall design concept & outlook of the project, are strictly NOT PERMITTED during or after the completion of project. • Furniture & fixtures shown in the images of the brochure are just for presentation and are not offered with the project. • This brochure is intended only for easy display and information of the project and does not form part of legal document. • The Developers/Promoters reserve all the rights to design, construct & sell any additional area, units, apartments and/ or floors in case of any increase in permissible FSI or Built- up area by the Competent Authority, at any times during or after completion of the project and the same shall be binding to all unit holders/ members/ purchasers/allottee and the project as a whole. • Rights to the terrace will remain vested with the Developers/Promoters at all times during or after completion of the project.

DEVELOPERS:



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Architect and Associates

STRUCTURAL ENGINEER

UMANG PATEL

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