

# SWARNA LAGOM

PREMIUM - SPACIOUS - AFFORDABLE

2 BHK



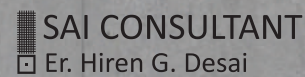
ADDRESS :  
SWARNA LAGOM,  
BESIDE ANJANI ENCLAVE,  
UGAT-CANAL ROAD,  
VANAKLA, SURAT.

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ARCHITECT & MEP :



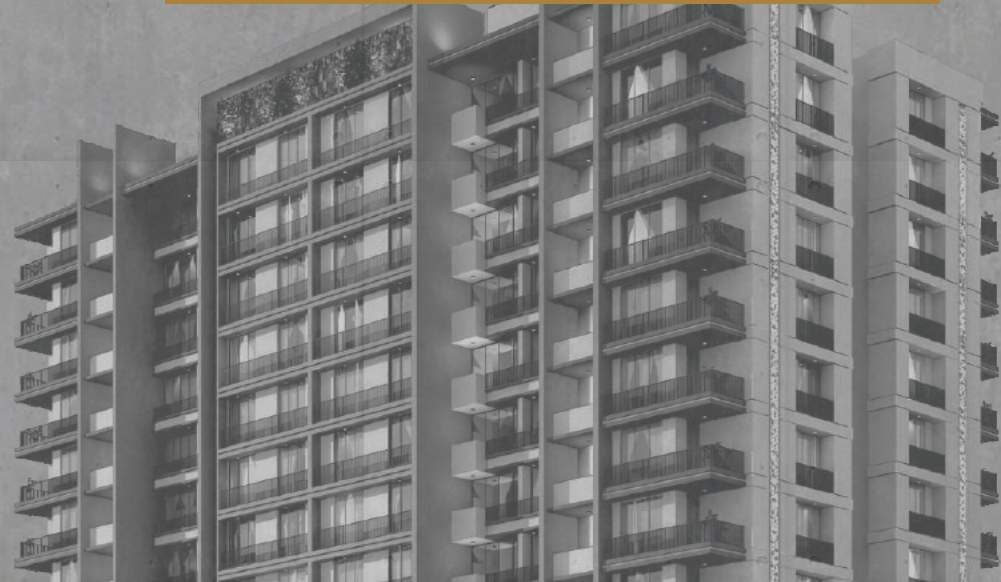
STRUCTURE ENGINEER :



DEVELOPER :



MEMBER OF :





## SWARNA GROUP

SYMBOL OF HONESTY, TRUST, FREEDOM AND GROWTH

HONESTY IS FIRST CHAPTER IN BOOK OF SWARNA,  
TRUST IS OUR BEST POLICY TO INVEST,  
FREEDOM IS THE POWER TO CHOOSE YOUR CHOICE,  
SATISFACTION OF CUSTOMER IS OUR REAL GROWTH.



### ARCHITECT VIEW

'SWARNA LAGOM' has been designed to create most functional apartments for 2BHK range. Most house hold functions have been accolated in different kind of 2BHK typologies. Swarna developers have been working closely with us to provide maximum amenities inside campus. Even terrace area has been utilized to furnish common amenities to actual users of the project. Exterior elevation elements have been conceptualizer via innovation and innovative process to invite maximum possible light and air ventilation in each apartment. Structure members have been shaped in such a way that, it avoids any kind of physical disturbance in usable spaces.

Elegant entrance foyer encompasses decent foyer along with attendant table & other decorative elements. Three level facilities planned to achieve smooth car parking be an ideal project to have homely feeling for entire family.



## SWARNA LAGOM

NOT TOO LITTLE  
NOT TOO MUCH  
JUST RIGHT





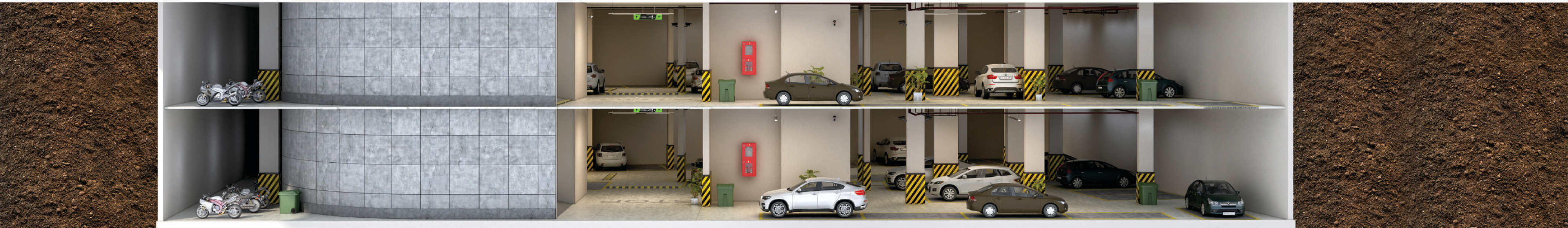
# THE JOURNEY BEGINS

You can walk into this gate under confidence of your modern house. Feel extra ordinary on an ordinary day.



# THERE'S MORE TO EXPERIENCE...

SWARNA LAGOM creates splendid look, picturesque architecture and elegant entrance with double basement parking.





DISCOVER  
JOYFUL  
AND  
ALLURING  
MOMENT IN  
EVERY  
SPACE AND  
CORNER.



CHILDREN'S  
PLAY AREA



SENIOR CITIZEN  
SITTING



WELL-DESIGNED  
LANDSCAPED  
GARDEN



“ PERFECT  
SPACE FOR  
YOUR  
DREAM HOME ”



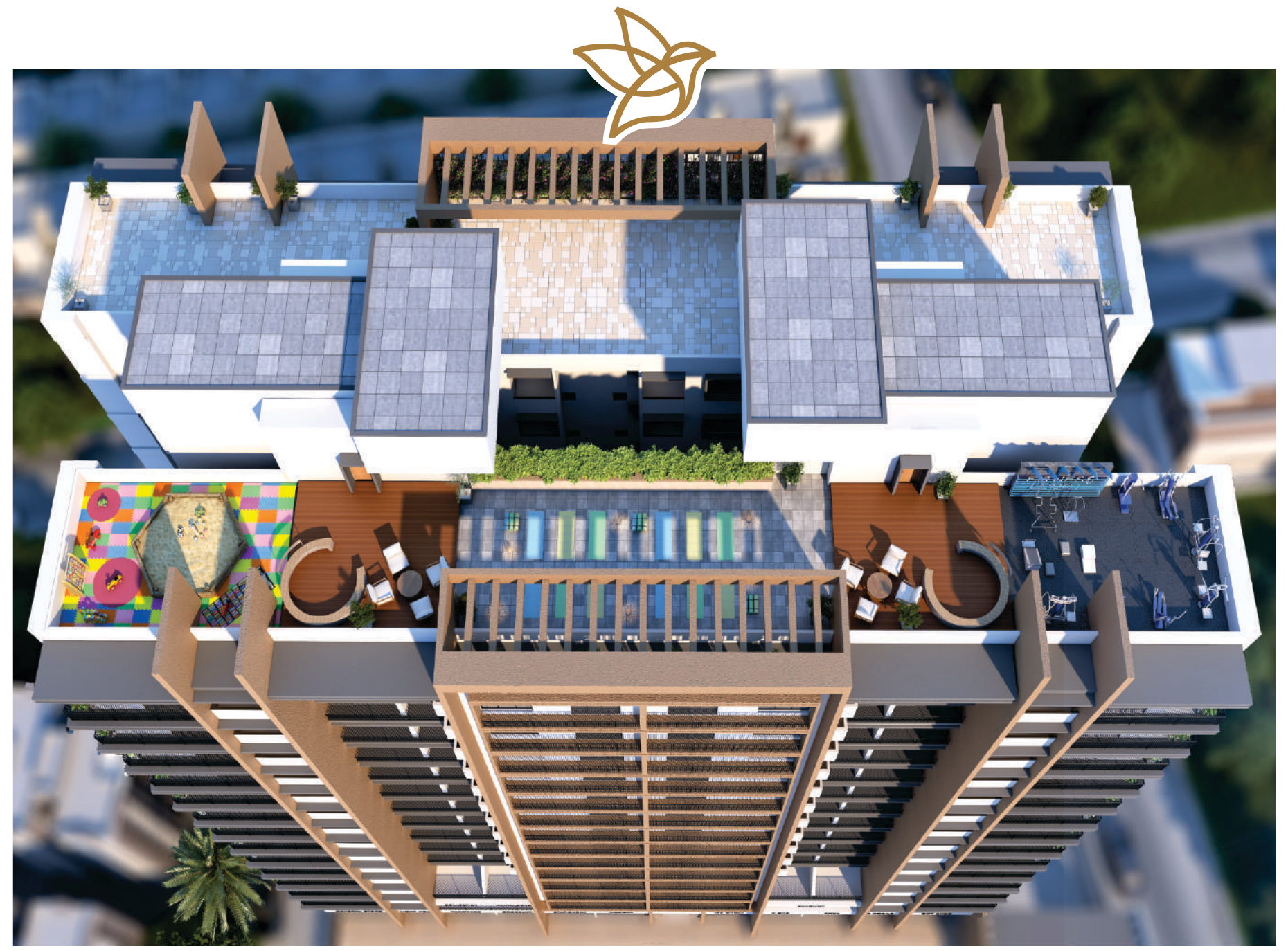
MULTIPURPOSE  
TERRACE UTILITIES



FITNESS AND  
WELLNESS ZONE



ENTERTAINMENT  
ZONE



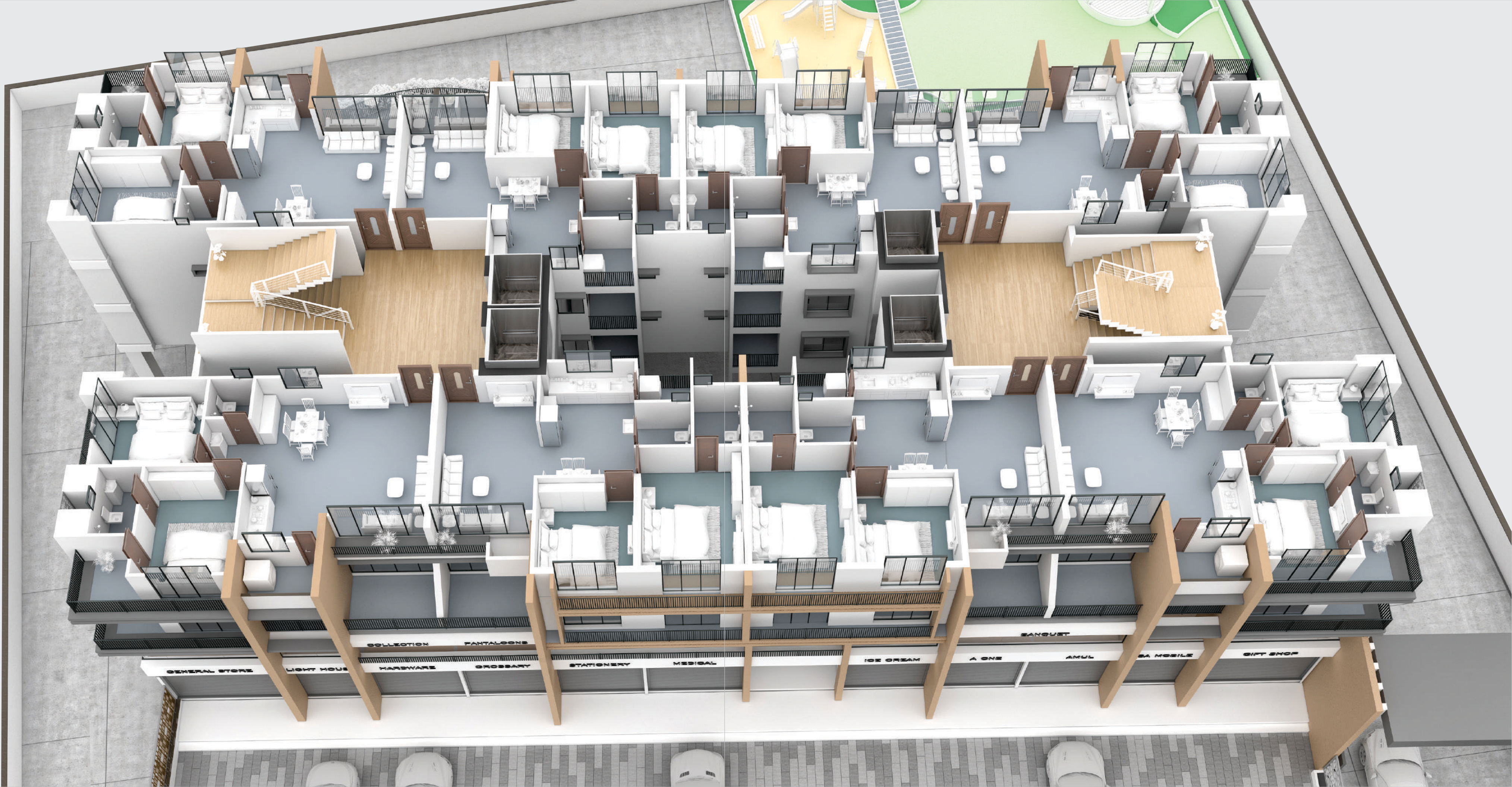
GROUND FLOOR PLAN



FIRST FLOOR PLAN







SPECIFICATION



STRUCTURE

- Earthquake Resistance R.C.C. Frame Structure as per IS Code.



FLOORING

- 32" x 32" Vitrified Flooring in Living, Kitchen and Dining Area.
- 24" x 24" Vitrified Flooring in Bedrooms.



KITCHEN AND WASH

- Granite Platform with Standard Quality S.S. Sink.
- Decorative Granamite / Glazed Dado Tiles
- Kota Flooring & Glazed Tiles Dado with Granite Sill Top.



DOORS AND WINDOWS

- Decorative Main Door with Wooden Frame and all other Enamel Paint Flush Doors with Granite Frame or Wooden Frame.
- All Doors Fixed with Standard Lock and Accessories.
- Anodized Sliding Aluminum Section with Granite Seal.



ELECTRIFICATION

- Concealed Wiring of Anchor/Polycab/RR with Adequate Points in all Rooms.
- Modular Switches and Accessories.
- T.V. Point in Living Room.
- A.C. Point in Master Bedroom.



BALCONY

- Antiskid Tiles Flooring.
- M.S. Railing in Balcony.



ELEVATORS

- Two Numbers of Auto Collective Elevators of Standard Make in Each Building.



SECURITY

- Multi Point Security System with CCTV Camera in Common Area with Television in Each Building Foyer.



TOILET AND PLUMBING

- Decorative Granamite / Glazed Dado Tiles.
- Standard make of C.P. fittings with concealed Astral or Ashirwad CPVC/UPVC Plumbing.
- Standard make of Sanitary Ware.
- Centralized Hot Water Supply Point.



WALL / PAINT

- Roller or Mala Finish Plaster with Texture wherever necessary.
- Weather Shield Exterior Paint of Standard Make.
- Birla or Durawhite or equivalent White Putty Finish on Internal Walls.



PARKING

- 3 Level Parking Facility.
- Paver Block or RCC Trimix.



HABITAT NEEDS

- Rain Water Harvesting System.
- Tree Plantation in Campus.
- Ventilated Building Planning to Avail Fresh Air.



FIRE SAFETY

- Provision of Fire Safety as per norms.



CONNECTIVITY

- 0.2 km : Siti-link Bus Stop.
- 1.9 km : Proposed Metro Station.
- 2.1 km : Nearest BRT Station.

CAMPUS AMENITIES



- ZERO PERCENT CARPET AREA WASTAGE IN TERMS OF STRUCTURAL ELEMENT
- WELL DESIGNED COMPOUND WALL
- ELEGANT ENTRANCE GATE WITH SECURITY CABIN
- PICKUP - DROP STAND
- AESTHETICALLY DESIGNED ENTRANCE FOYER FOR EACH BUILDING
- HANDICAPPED FRIENDLY CAMPUS
- CHINA MOSAIC FLOORING ON TERRACE AREA

- STANDARD MAKE GENERATOR OF SUFFICIENT CAPACITY FOR POWER BACK UP FOR LIFT, COMMON AREA AND 3 BACKUP POINTS IN EACH FLATS
- GUJARAT GAS LINE
- CENTRALIZED PLUMBING SYSTEM
- ALL TOILETS, WASH AND TERRACE WELL WATER PROOFED
- ELEGANT LOBBY AREA FINISHED WITH VITRIFIED TILES ON ALL FLOOR LEVEL

NEARBY POINTS



- |          |                          |          |                               |
|----------|--------------------------|----------|-------------------------------|
| • 0.0 km | : 150 ft CANAL ROAD      | • 2.0 km | : ISKCON TEMPLE               |
| • 0.9 km | : D-MART                 | • 2.0 km | : BOTNICAL GARDEN             |
| • 1.0 km | : 300 ft OUTER RING ROAD | • 7.8 km | : CABLE BRIDGE                |
| • 1.7 km | : RADIANT SCHOOL         | • 10 km  | : RAILWAY STATION             |
| • 2.0 km | : DABHOLI BRIDGE         | • 20 km  | : SURAT INTERNATIONAL AIRPORT |

WE REQUEST

- Stamp duty, Registration charges, Legal fees, Maintenance fees (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 schemes 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 charges affecting the overall design concept & looking 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 form hanging formation on the building exterior face.
- Common passage, staircase, landscaped area not allowed to be used for personal purpose. It could be used after permission of society as per Society Act.
- This brochure is intended only for easy display & information of the scheme and does not part of legal documents.
- Irregular Payment of Installations may Result in Cancellation of Booking.
- Possession of Property will be given 1 Month after Completion of Payment, Registration and BUC.

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 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 deliverable to all the members.
- 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.
- Dimensions mention in building / unit plan, are wall - to - wall dimension & it does not include finishing detail like plaster, putty & dado tiles.

ગુજરાતી માટે અહિં સ્કેન કરો

