

SPACE FOR YOUR
Ambitious



SURYAM 
Primrose

3 & 4 BHK SKY DECK APARTMENT



ABOUT GROUP

Right from its inception, "**SURYAM GROUP**" has a clear vision and strategy to offer something unique to its customers. This strategy is built upon identifying desirable location, using striking architecture and only the finest quality finishes, delivering iconic buildings which are clearly distinguishable from their contemporaries.

We constantly endeavour to meet our customers needs and see them prosper. We strive continuously to build long-lasting relationship with our customers. Our whole hearted commitment to customer is at the core of our business philosophy an approach that has made professionalism, efficiency and high quality a hallmark of our business.

Creating Landmarks Since 1999

OUR PROJECT

- SURYAM HORIZON
- SURYAM VILLA
- SURYAM RESIDENCY
- AAGMAN RESIDENCY
- MILLENNIUM RESIDENCY
- AALISHAN ENCLAVE

 **SURYAM**
GROUP





Celebrating Life

An impressive silhouette greets you each time at Suryam Primrose. While Beauty is in the eyes of the beholder, We can assure you of extraordinary quality at each step of the process.



"Serene Surroundings For A Joy Full Life"

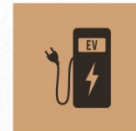
Life is full of joy here. Peaceful environs with open space to walk, play, sit and have a nice time.



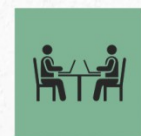
3 SIDE OPEN
SKY DESK



INDEPENDENT
CAR PARKING SPACE



EV CHARGING POINT



CO-WORKING
SPACE



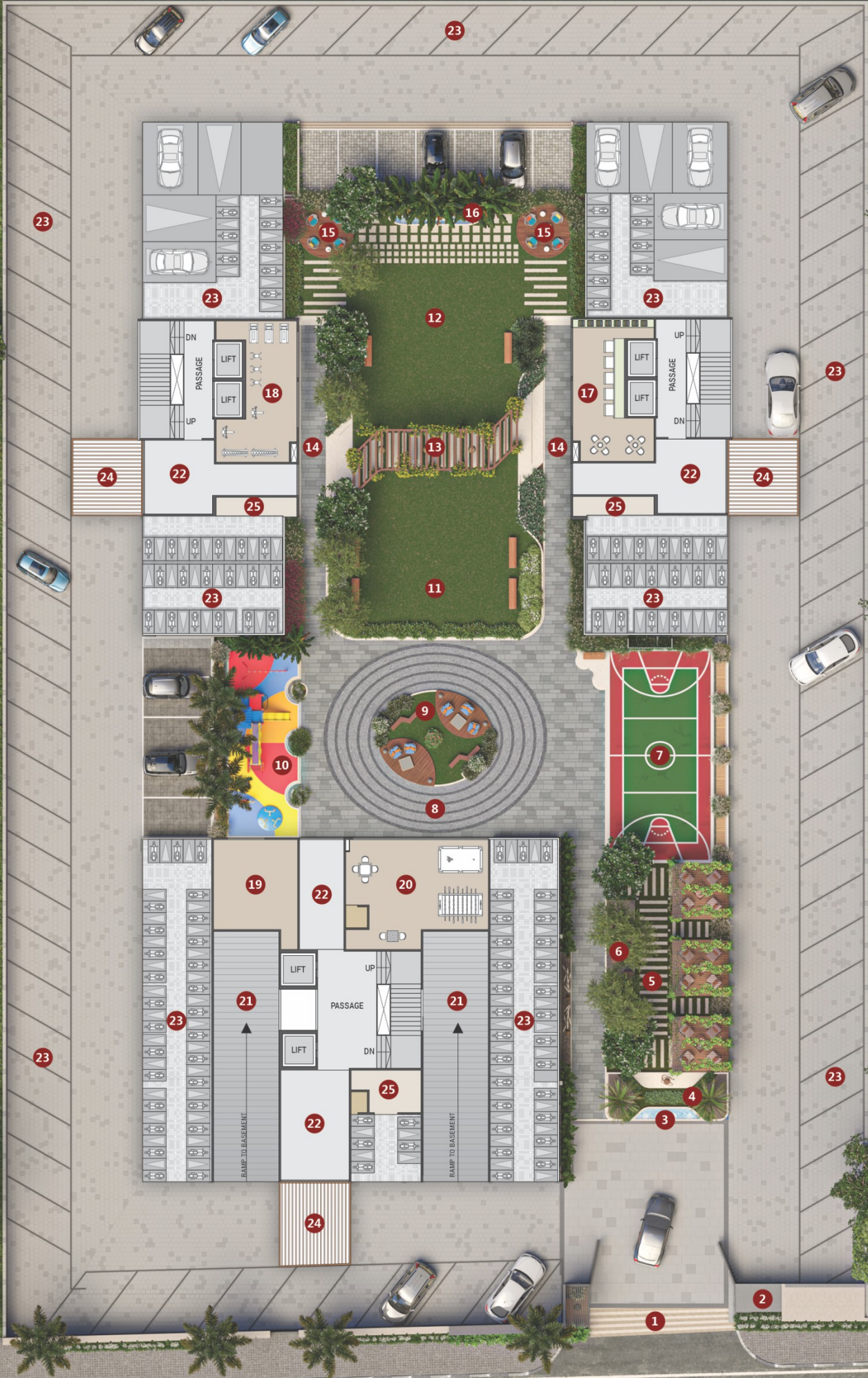
Ample open Space.
Only 23% area covered on ground



USING
RED BRICKS



GROUND FLOOR
LAYOUT PLAN



18 mt. Wide Road

All dimension / area unfinished approximate,
average & subject to variations.

AMENITIES

- | | | |
|------------------------|---------------------------------|-------------------------|
| 01 Entrance Gate | 10 Children Play Area | 19 Yoga & Aerobics |
| 02 Security Cabin | 11 Swing Garden With Lawn | 20 Indoor Games |
| 03 Water Body | 12 Lawn | 21 Ramp |
| 04 Welcome Garden | 13 Trellis pathway | 22 Entrance Foyer |
| 05 Deck With Sitting | 14 Walkway | 23 Parking |
| 06 Zen Garden | 15 Gazebo | 24 Canopy |
| 07 Multi Purpose Court | 16 Feature Wall | 25 Electric Meter Space |
| 08 Activity Ground | 17 E-Library & Co-working Space | 26 Hall |
| 09 Seating Plaza | 18 GYM | |

ECO FRIENDLY
AMENITIES

- Solar panel (10 Kw)
- Rain water harvesting
- Reflective glass in window
- Energy Efficient Light In common Area

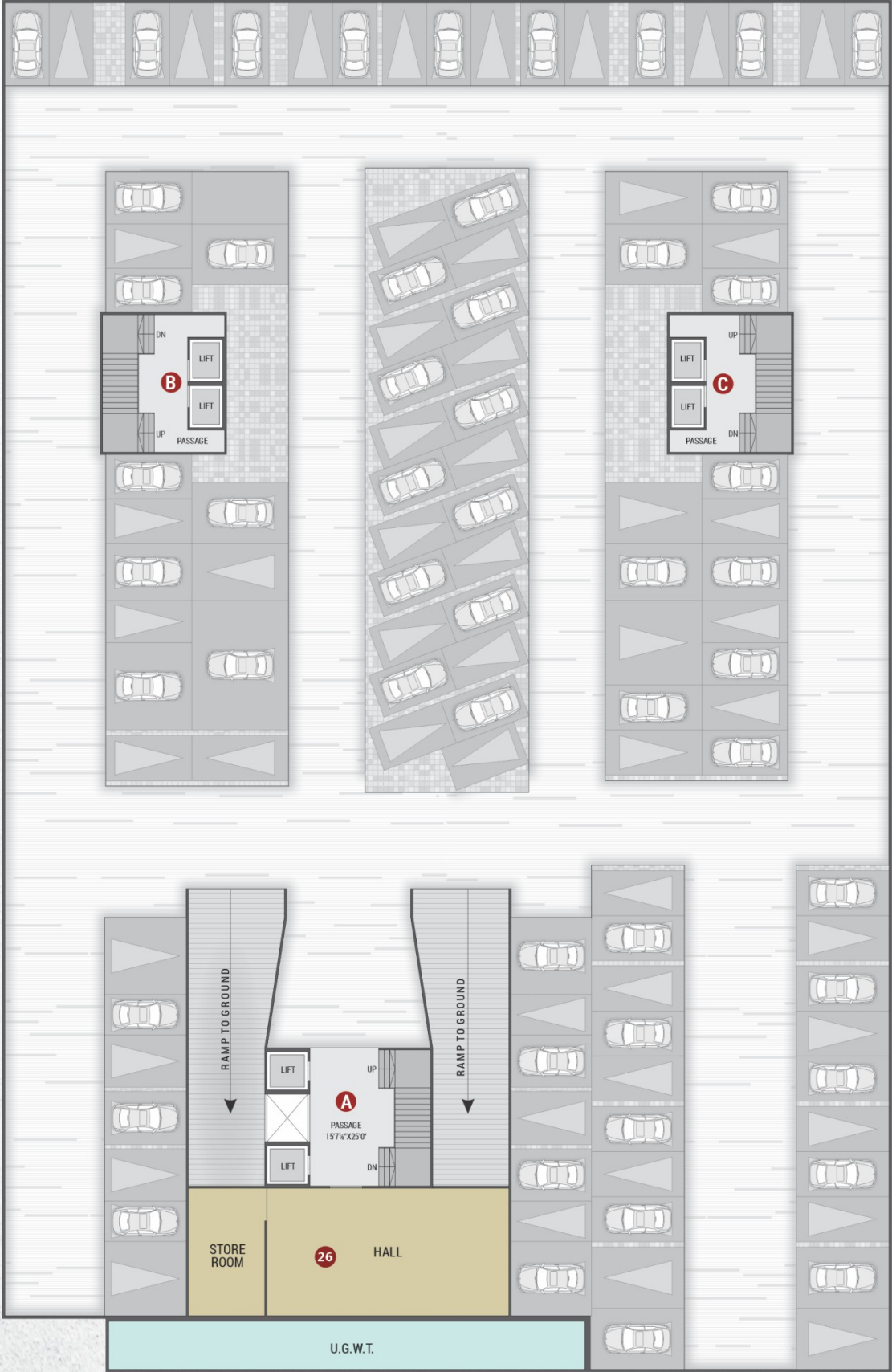
ADD ONS

- Independent Two Cars Parking
- Generator Facility For Common Area And 3Amp Power Back-up For Each Flat
- CCTV Cameras in the Premises
- Video Door Phone And Intercom Facility
- One Ev charging point Each Flat



BASEMENT
LAYOUT PLAN

All dimension / area unfinished approximate,
average & subject to variations.



U.G.W.T.



All dimension / area unfinished approximate, average & subject to variations.



A BUILDING | 3 BHK
ISOMETRIC CUT PLAN



Rera Carpet Area : 1141.00

3 BHK
2ND, 3RD, 5TH, 7TH, 9TH, 11TH
FLOOR
BUILDING: "A"

All dimension / area unfinished approximate, average & subject to variations.



Rera Carpet Area : 1141.00
Deck Area : 70.00



3 BHK
4TH FLOOR
BUILDING : "A"



Rera Carpet Area : 1141.00
Deck Area : 96.00



3 BHK
8TH FLOOR
BUILDING : "A"



Rera Carpet Area : 1141.00
Deck Area : 110.00



3 BHK
6TH FLOOR
BUILDING : "A"



Rera Carpet Area : 1141.00
Deck Area : 76.00



3 BHK
10TH FLOOR
BUILDING : "A"

All dimension / area unfinished approximate,
average & subject to variations.

All dimension / area unfinished approximate,
average & subject to variations.



Rera Carpet Area : 1116.00
Deck Area : 123.00



3 BHK 12TH FLOOR BUILDING : "A"

All dimension / area unfinished approximate, average & subject to variations.



B & C BUILDING | 4 BHK ISOMETRIC CUT PLAN



4 BHK 1ST & 5TH FLOOR BUILDING : "B" "C" Rera Carpet Area : 1507.00 Deck Area : 79.00



4 BHK 2TH & 6TH & 10TH FLOOR BUILDING : "B" "C" Rera Carpet Area : 1507.00 Deck Area : 84.00

All dimension / area unfinished approximate, average & subject to variations.

4 BHK

3TH FLOOR

BUILDING : "B" "C"

Carpet Area : 1507.00

Deck Area : 104.00



4 BHK

4TH & 8TH & 13TH FLOOR

BUILDING : "B" "C"

Carpet Area : 1507.00

Deck Area : 69.00



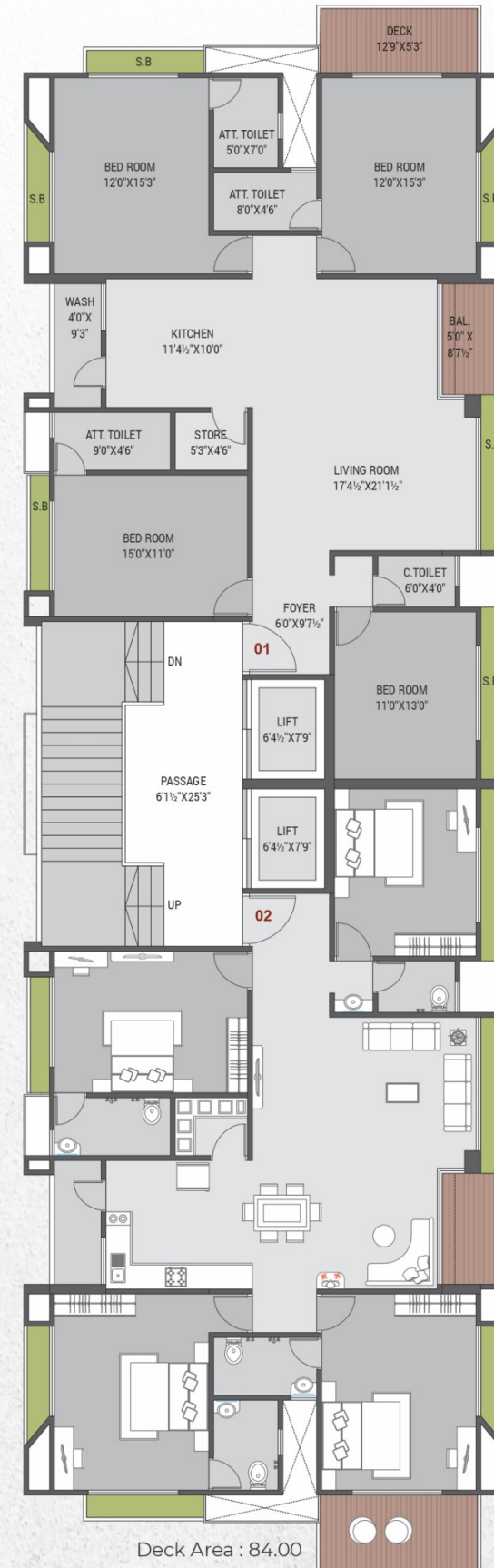
4 BHK

7TH FLOOR

BUILDING : "B" "C"

Carpet Area : 1507.00

Deck Area : 74.00



Deck Area : 84.00

4 BHK

9TH FLOOR

BUILDING : "B" "C"

Carpet Area : 1507.00

Deck Area : 124.00



Deck Area : 139.00

4 BHK

11TH FLOOR

BUILDING : "B" "C"

Carpet Area : 1507.00

Deck Area : 104.00



4 BHK

12TH FLOOR

BUILDING : "B" "C"

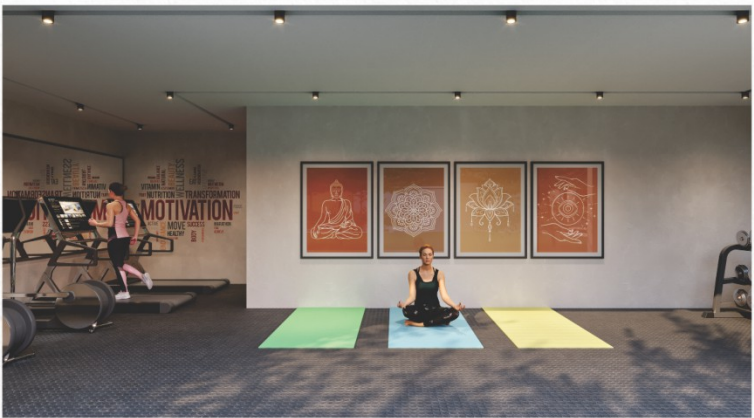
Carpet Area : 1507.00

Deck Area : 89.00



All dimension / area unfinished approximate, average & subject to variations.





SURYAM
Primrose
3 & 4 BHK SKY DECK APARTMENT

Enter The World of Happiness

Come to your new abode.
A place, for new beginnings, new smiles and loads of happiness.



SPECIFICATION

Floor Finish

- High Quality Vitrified tiles flooring
- Wooden tiles in deck

Kitchen

- Granite kitchen platform with quartz sink
- High quality vitrified tiles in dado
- Gas line provision near kitchen platform
- Gas connections*

Wash & Utility

- Kota stone / Vitrified tiles flooring in wash area
- Adequate electrical and plumbing points in wash area

Electrical

- Concealed copper wiring with sufficient point
- Convenient provision of TV points in all bed room
- Modular switches of standard ISI mark

Doors & Window

- Laminated main flush doors with wooden frame
- Aluminium windows with granite frames

Parking

- 2 car allotted car parking each flat
- Single basement parking + Ground level parking

External wall

- Double coat plaster with exterior texture with paint

Fire safety

- As per SMC norms

WE REQUEST

- stamp duty, registration charges, advocate fees, legal charges, insurance expenses, GEB expenses, society formation & registration expenses, Society maintenance charges etc. shall be borne by the purchaser.
- GST, TDS & all other taxes prevailing or that may be levied in future will be borne by 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.
- 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 shall strictly not be permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab etc.) must not be damaged during the interior work or utilizing the unit.
- 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 in a way such that they from hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- All landscaping is conceptual and shall be as per architect's design. Illustrations in this brochure are artist impressions and serve only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, the developer can not held responsible for any inaccuracy.

TERMS & CONDITION

- Amenities provided are for the added benefits of the society. Any change / alteration in the amenities during or after the completion of the project due to change in government / local authorities (corporation, fire department, environment department, other statutory authorities) policies / rules & regulations will be accepted by all members of the society.
- Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed documentation / possession.
- SMC tax, gas bill, electricity bill, society maintenance charges & society security deposit is to be borne by the purchaser after BUC / possession / document registry whichever is earlier.
- Document registry is compulsory before possession.
- If any change in rules & regulations of government policies / RERA/ GST / stamp duty / registration fees etc. will be charged to the purchaser

NOTES

- All rights for alteration / Modification in design or specifications suggested by architects and / or developer shall be binding to all the members.
- BUC (Building Use Certificate) as per SC rules, clear title for loan purpose.
- *Gujarat gas connection is dependent upon Gujarat Gas Company's working methodology. If the property is ready for possession and Gujarat gas connection is not available at that time due to Gujarat Gas Company, then in that case the customer will have to take the compulsory possession by paying the total sale consideration.
- All dimensions are approximate, average and unfinished.
- 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.

Floor Height

- 10'3" floor Height (Slab to Slab Top)

Structure

- Earthquake resistance structural design as per IS code

Elevators

- 2 Auto Door Lift In Building For Easy Moving With CCTV & Intercom.

Security

- Intercom facility from reception to all flat
- CCTV camera
- Video door phone to each flat

Wall surface

- Single coat mala plaster wall with double coat putty finished
- Ceiling with putty finished

Power Backup

- Silent generator with adequate capacity for functioning of lift water pump and common facilities.
- Sufficient power backup for each flat

Toilet

- Vitrified tiles up to lintel level.
- Standard quality sanitary wear or similar make.
- C.P. fittings in all bathroom.
- CPVC & UPVC pipes and fittings
- Provision for centrally geyser point

Terrace

- Waterproofing with china mosaic



LOCATION MAP



SURYAM
Primrose
3 & 4 BHK SKY DECK APARTMENT

RERA NO.: PR/GJ/SURAT/SURAT CITY/SUDA/RAA11583/110423
www.gujrera.gujarat.gov.in

DEVELOPER

PRIMULA
INFRA LLP

primulainfra1585@gmail.com

ARCHITECT

DESIGN TEAM

ARCHITECTS, INTERIOR DESIGNER
URBAN DESIGNER, LANDSCAPE DESIGNER

B-102, CAPITAL CORNER,
NR. GUJRAT GAS COMPANY,
ADAJAN, SURAT-365009

Co.No.-+91-9879710900
E-mail:- design_team900@yahoo.com

STRUCTURAL

KEYSTONE

Vikas Patel
M.E. (Structure)

SITE ADDRESS

SURYAM PRIMROSE,
Tp-15, Fp-85, Gauravpath Road,
Near Baghban Circle, Pal, Surat-394510.

FOR MORE INQUIRY

+91 98248 01585

SCAN FOR LOCATION



A Project By

