

LIVE
JOYOUS
LIVE
LUXURIOUS





Artistic Impression



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 Landmark Since 1999

OUR PROJECT

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

WELCOME TO SURYAM VIOLETTA YOUR PERSONAL RETREAT

Suryam Violetta is a sanctuary of opulence, offering an intimate enclave that mirrors your desire for tranquility and privacy.



Artistic Impression

STAND OUT, NATURALLY

Not just a linear building, your homes will be feast for the eyes



Artistic Impression

HOMES THAT YOU WILL FEEL PROUD TO OWN

Coming home to The Balcony is like realizing every dream you've had for year It's a home that matches your status, impresses your guests and instils a sense of pride in you.



SURYAM VIOLETTA

Artistic Impression

GROUND LEVEL AMENITIES

01. ENTRANCE GATE

02. SECURE PICK UP STAND

03. SECURITY CABIN

04. SENIOR CITIZEN SEATING

05. ELEGANT FOYER
06. GENERATION SEATING

07. WATER & SCULPTURE FEATURE

08. MULTI PURPOSE GARDEN LAWN

09. GAZEBO

10. WALKWAY
11. OPEN PLAY AREA

12. KID'S PLAY AREA

13. RECREATIONAL PAVILION

14. ISOLATED SEATINGS

15. EV CHARGING POINTS

75% AMPLE OPEN SPACE
ONLY 25% AREA COVERED ON GROUND BY BUILDING



GROUND
FLOOR PLAN



18 MT. WIDE T.P. ROAD

FIRST FLOOR LEVEL AMENITIES

- 16. GYM AREA
- 17. YOGA AREA
- 18. INDOOR GAMES ZONE
- 19. CO-WORKING SPACE
- 20. MULTI PURPOSE BANQUET HALL

FIRST FLOOR
LAYOUT PLAN





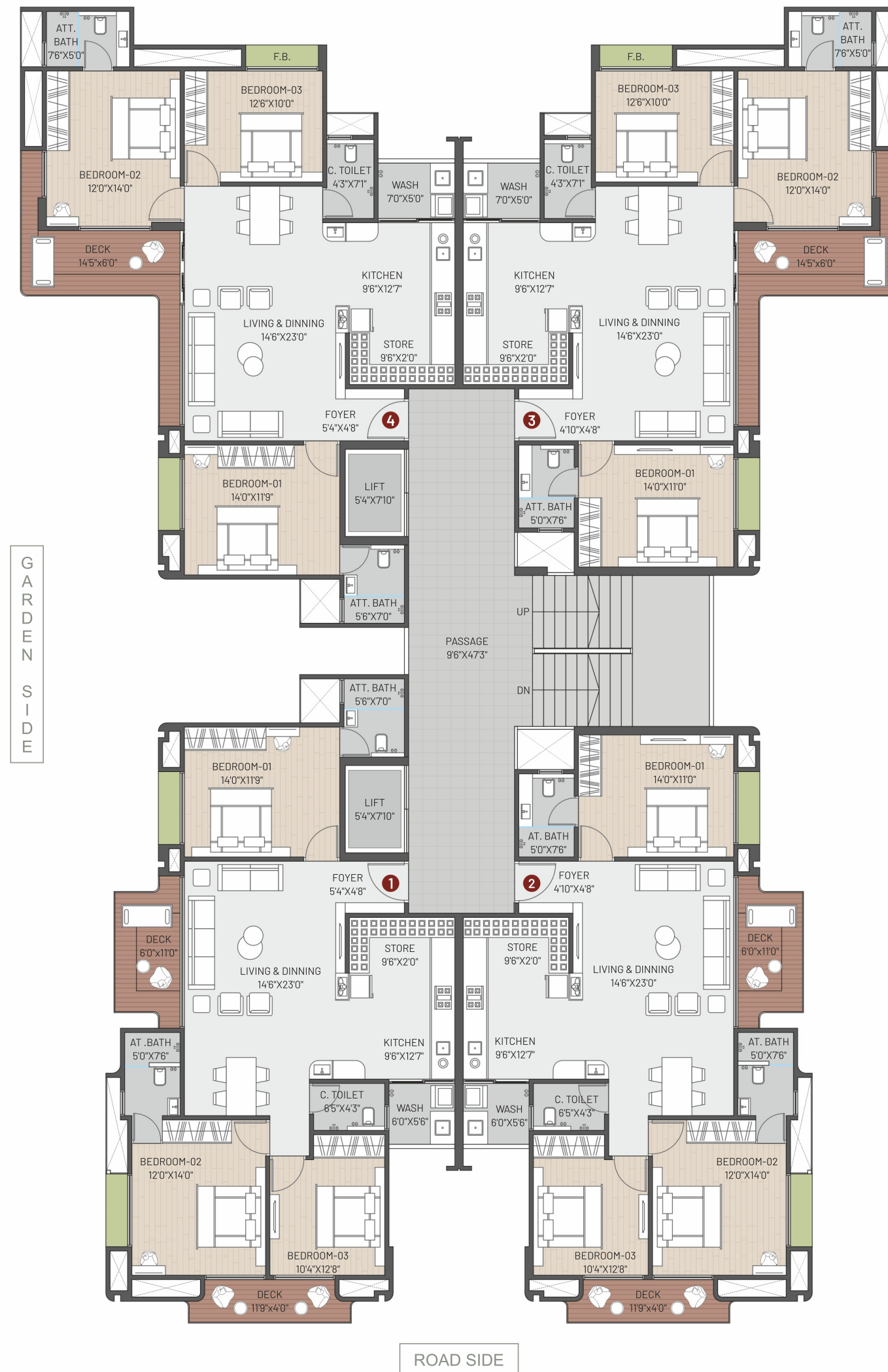
TYPICAL LAYOUT PLAN



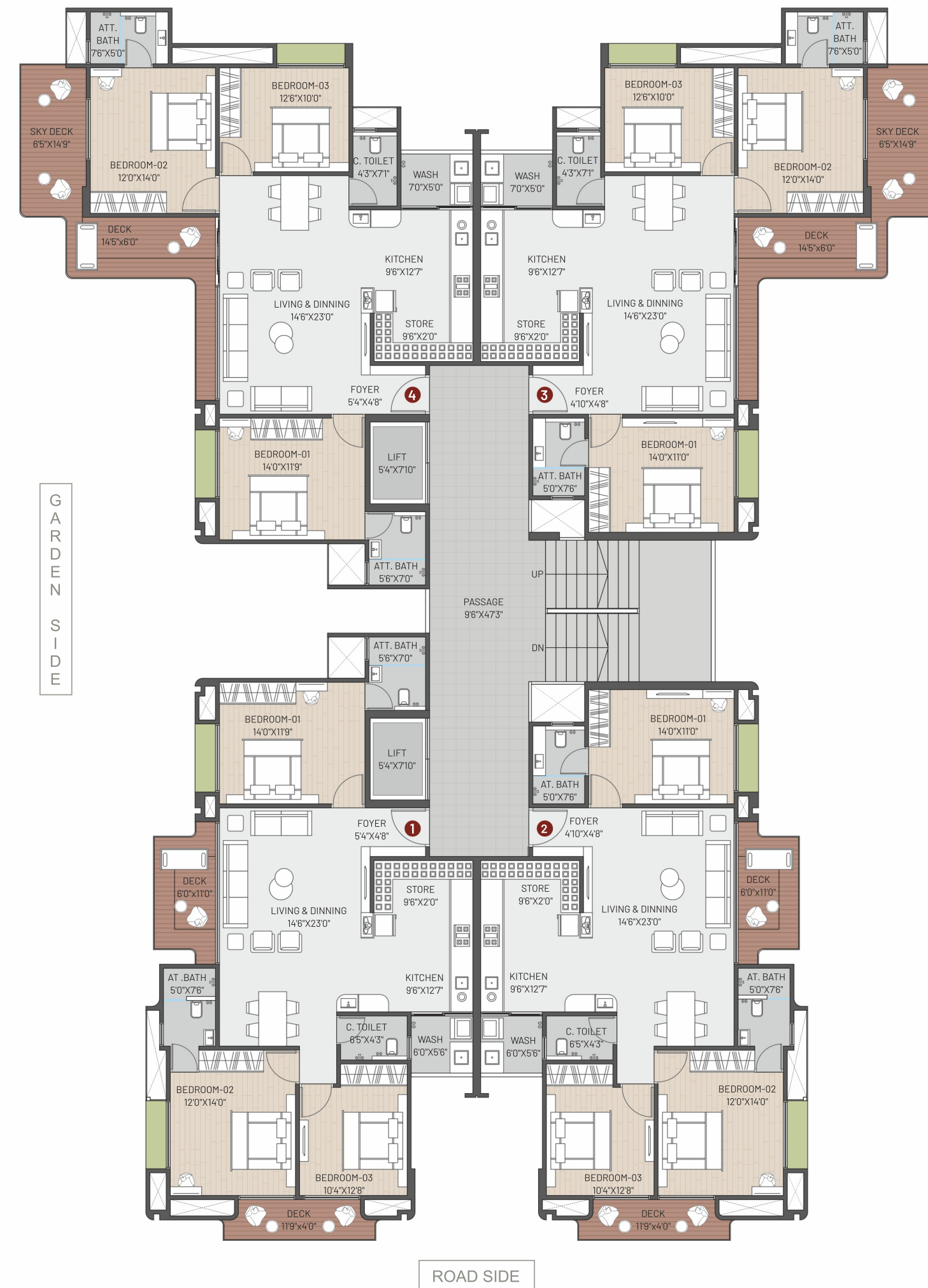


Artistic Impression

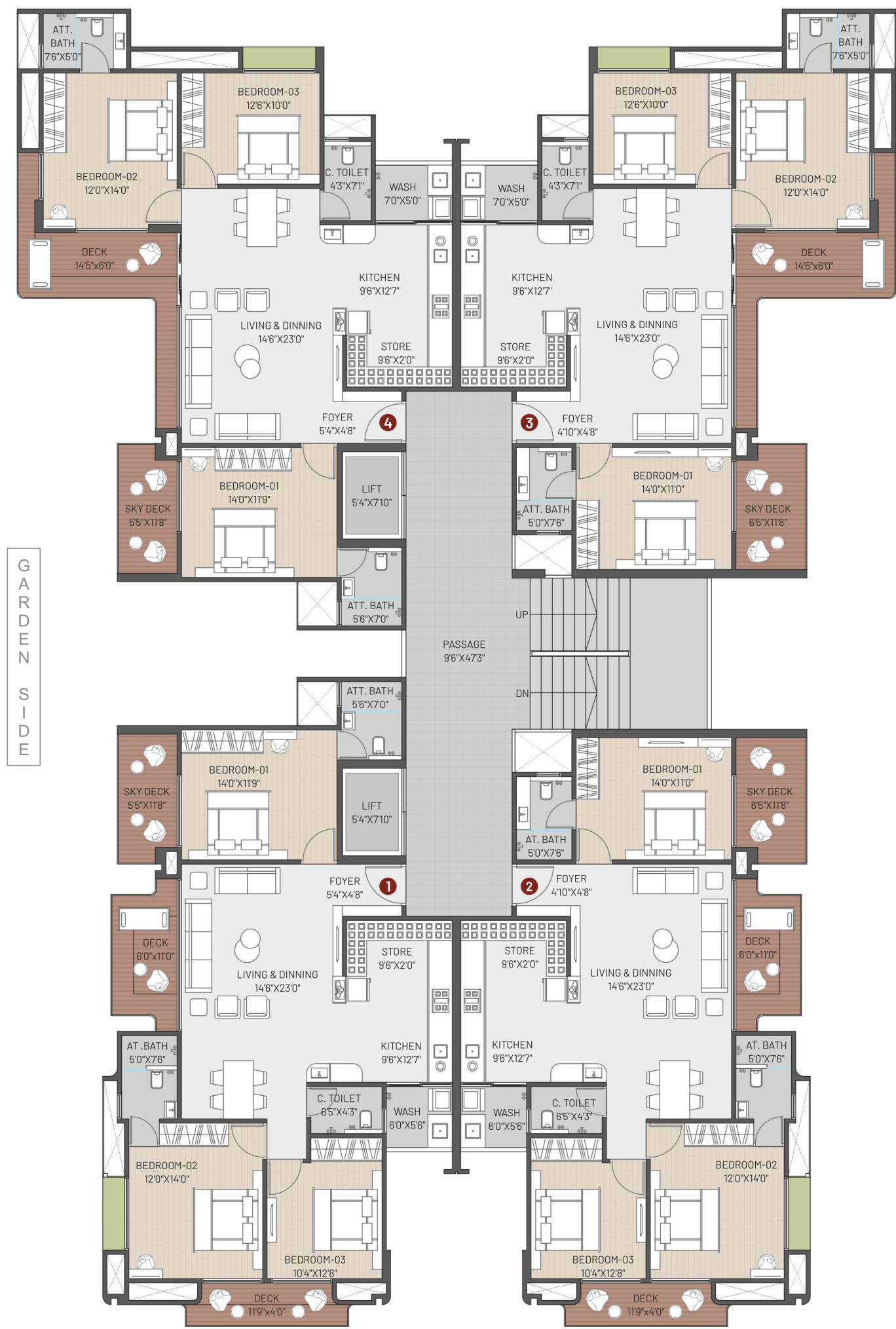
3-BHK UNIT PLAN **2ND TO 9TH FLOOR | WING : A & B**



3-BHK UNIT PLAN **10TH FLOOR | WING : A & B**



3-BHK UNIT PLAN
11TH FLOOR | WING : A & B



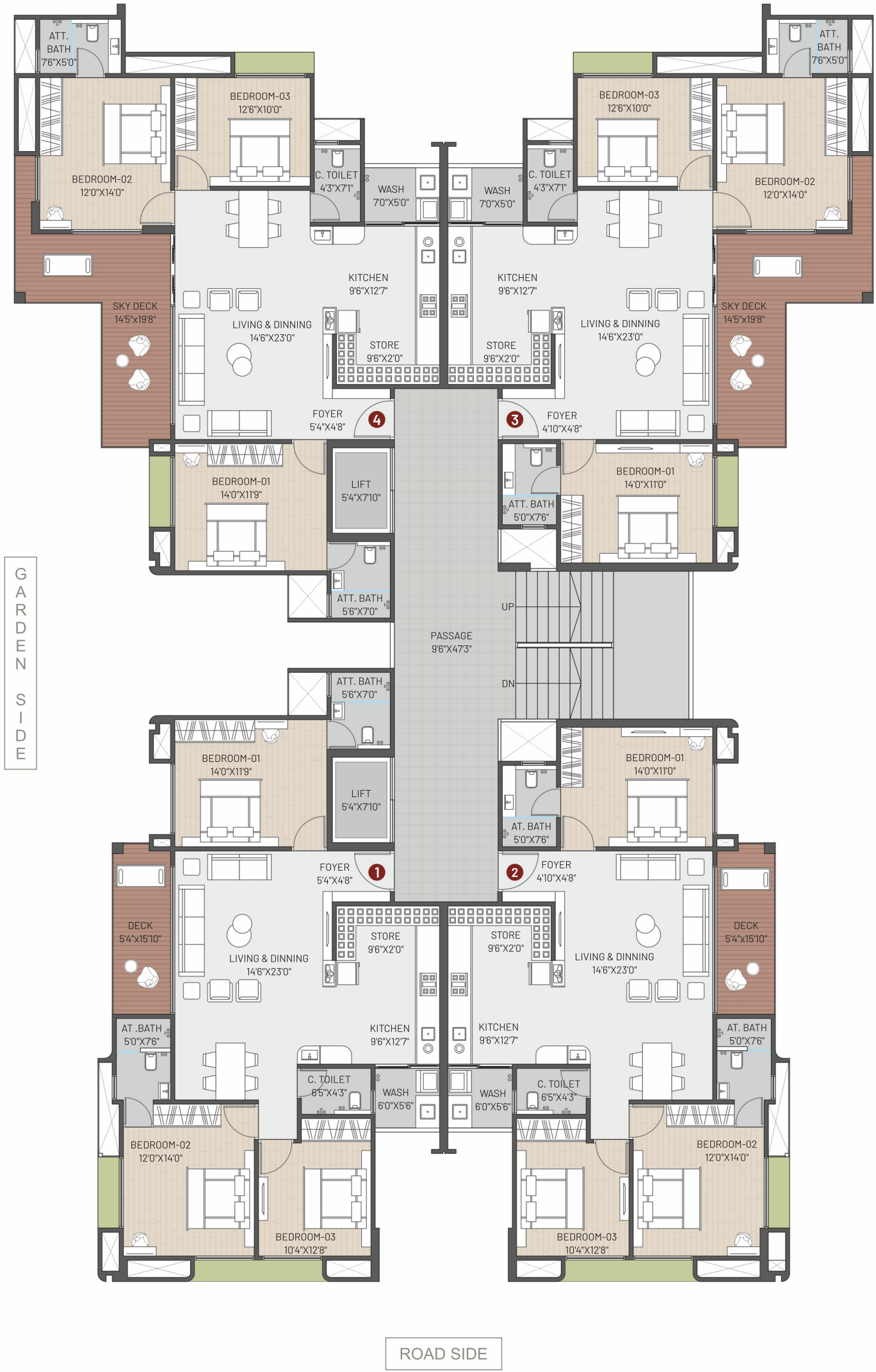
ROAD SIDE

3-BHK UNIT PLAN
12TH FLOOR | WING : A & B



ROAD SIDE

3-BHK UNIT PLAN
13TH FLOOR | WING : A & B



HOMES THAT FEEL MORE LIKE
The balcony refreshes you every morning with the stunning skyline views as well is a perfect spot to have relaxing conversations after a tiring day.





ENTER THE WORLD OF HAPPINESS

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



3 SIDE OPEN
SKY DESK



2 CAR PARKING
SPACE



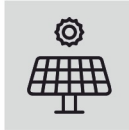
EV CHARGING POINT



CO-WORKING
SPACE



Ample open Space.
Only 25% area covered on ground



Common Solar
Panels



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

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
- Modular switches of standard ISI mark

Doors & Window

- Main door with wooden frame
- Aluminum windows with granite frames

Parking

- 2 car allotted car parking each flat
- 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

- 10'4" 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

- CCTV camera in campus
- VDP System with intercom facility to each flat

Wall surface

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

Power Backup

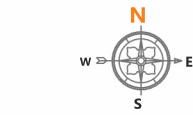
- Silent generator with adequate capacity for functioning of lift water pump and common facilities.
- Sufficient power backup for each flat

Toilet

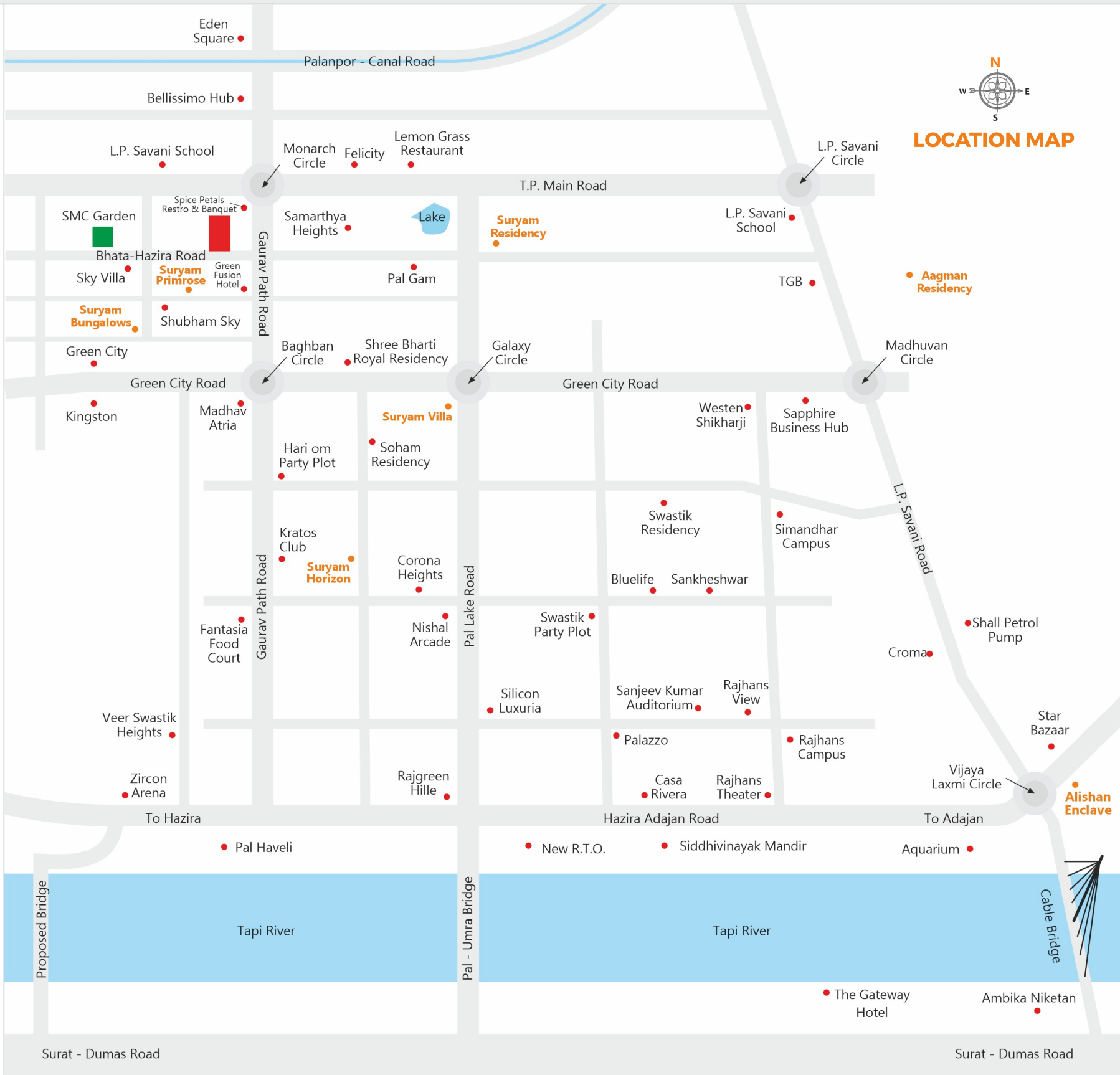
- Vitrified tiles up to lintel level.
- Standard quality sanitary wear
- C.P. fittings in all bathroom. Jaquar/Plumber Or Similar Male
- CPVC & UPVC pipes and fittings
- Provision for centrally geyser point

Terrace

- Waterproofing with china mosaic



LOCATION MAP



DEVELOPER

**PRIMULA
INFRA LLP**

primulainfra1585@gmail.com

ARCHITECT & STRUCTURE



SIXTH LAYER DESIGNS LLP.

Ar. Himanshu Italia (B.Tech, M.Tech, B.Arch)
Er. Nilesh Vithani (B.Tech, M.Tech)
Mail: sixthlayer.designs@gmail.com

SCAN FOR LOCATION



SITE ADDRESS

SURYAM VIOLETTE

Tp-15, Nr. Green Fusion Hotel,
Behind Suryam Primrose, Gauravpath
Road, Baghban Circle, Pal, Surat.

FOR MORE INQUIRY

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