



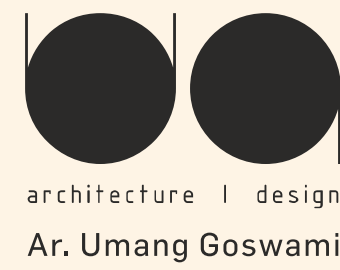
[www.eyecodesign.in](http://www.eyecodesign.in)





In the fast evolving real estate sector, Survi Group is committed to build spaces that appeal to every customer's preferences, aspirations and budget. Our business philosophy is simple, 'Give more than what customers expect.'

At Survi Group, we have always believed in enriching the lives of our customers in every way possible by building quality construction, modern-day amenities and a strong sense of community. Our values of honesty first, be passionate, strive for excellence and spread happiness has made us one of the most respected brand in real estate domain.



### ARCHITECT'S NOTE

Living spaces aren't created as easily as it seems. They need to be designed thoughtfully; taking into the account all your needs, wants and dreams in life. Building a home is like creating an exquisite painting where the colours of luxury, nature and lifestyle come together to create a masterpiece.

And that is exactly what we have done at Survi Pristine by creating a one-of-its-kind project that celebrates extravagance, open spaces, club lifestyle and most importantly life that we all wish to live on our terms. It is an architectural marvel destined to elevate the benchmarks of high-end living.

### LIVING

- 3, 3.5 & 4 BHK Living
- 328 Luxurious Residences
- 3 Side Open Space
- Grand Entrance Foyer

RESIDENCE

1

TIER



TIER

2

PODIUM GARDEN

### RELAX, SPORTS

- Central Podium
- Swimming Pool
- Spacious Yoga Aerobics Lawn
- Fully Equipped Multi-Storey Gymnasium
- Community Garden
- Indoor Games
- Multi-Purpose Court





From a spectacular elevation to serene greenery...  
spacious abodes to fantastic club lifestyle... and majestic  
luxuries to an exemplary life. Introducing the most  
amazing residential project of Manjalpur – **Survi Pristine.**

# Manjalpur's **premium** community living

**like never before**

14 Storeyed Apartments

328 Luxurious Residences

Prime Location





FOR THE  
**ELITE FEW**

Not just an elegant elevation, this is an architectural masterpiece that impresses everyone who looks at it. It is a landmark where everyone wants to live at but only the privileged few can reside.

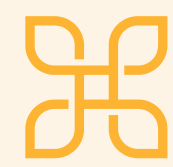
## A REGAL WELCOME

Lavish entrance plaza to welcome you into an opulent world you call home.  
Where everything you've ever wished for awaits you.



DEDICATED  
ENTRANCE  
PLAZA





Every apartment is vastu compliant and is designed really wisely so that it enjoys ample air ventilation and sunlight from 3 open sides.

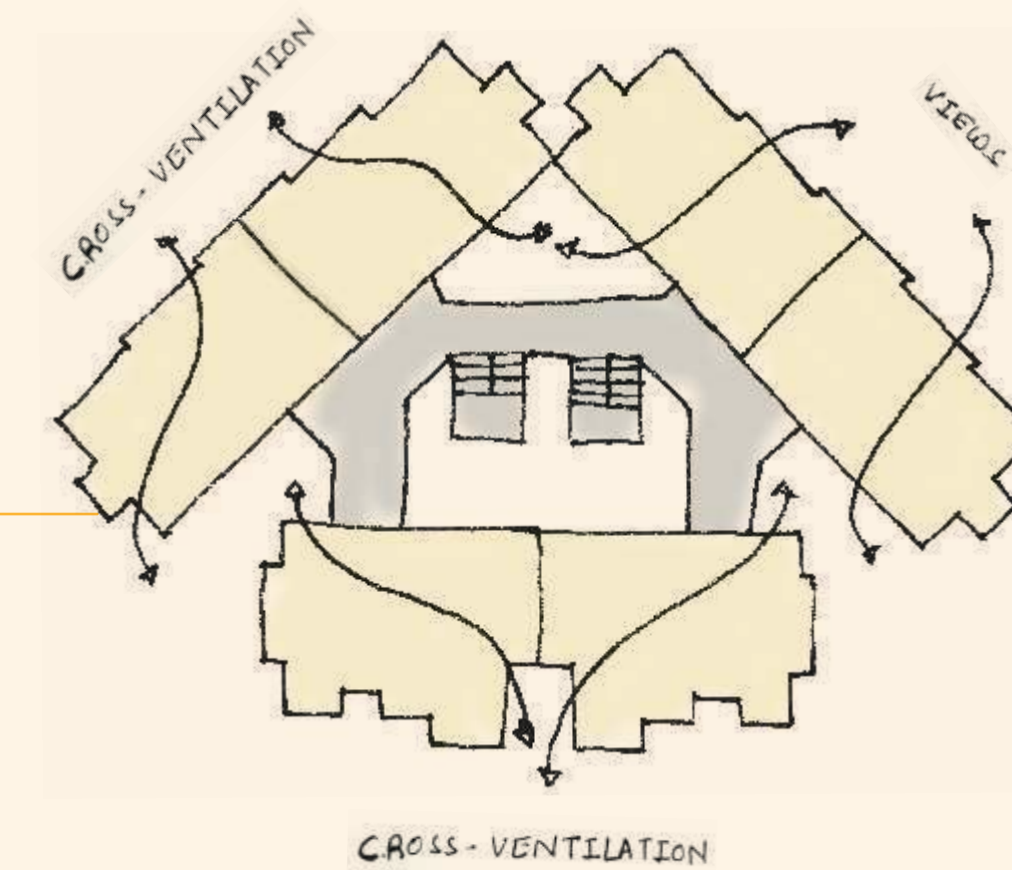
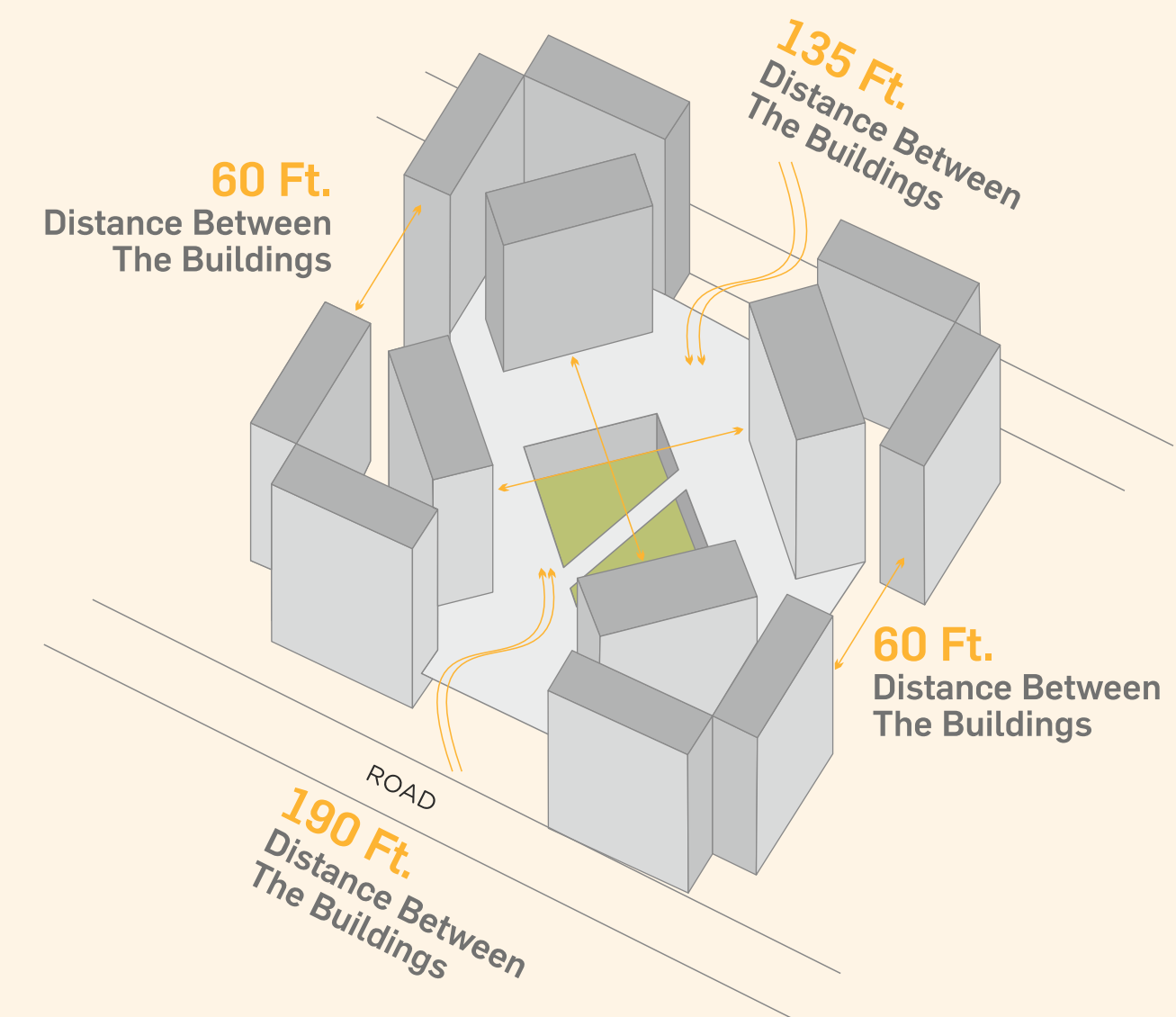
# intelligently

## designed for extraordinary life

3 Sides Open  
Well-Ventilated Homes

Spacious Homes  
with Balcony

Vaastu  
Compliant





CRAFTED SPACES  
FOR ALL  
AGES

SURVI  
**PRISTINE**  
Where Dreams Come Home

EVEN MORE  
MAGNIFICENT  
**THAN YOUR  
IMAGINATION**



Everywhere you see, you will be mesmerized by the wonderful merger of architecture and nature.





# LET THE STUNNING SHADES OF GREEN SOOTHE YOU

In this fast paced, chaotic world, one needs to engulf oneself in serene greenery to feel truly rejuvenated. Such captivating landscape will eradicate all the stress and fatigue and will make you experience a sense of inner peace.

- ENTRANCE LOUNGE
- KIDS PLAY AREA
- LAWN
- WATER FOUNTAIN
- COMMUNITY GARDEN
- SENIOR CITIZEN SIT-OUTS
- WALK WAY
- ACUPRESSURE PATHWAY
- SWING COURT



Step into a world of exciting, amazing, one-of-its-kind lifestyle amenities that allow you to live the life of your dreams. It's an extraordinary way of living a life where everything your heart desires is in reach.

where  
**happiness**  
lasts forever

45+ Amenities

Podium Garden

Crafted Spaces for All Ages





# GROUND FLOOR PLAN

- A) FOYER
- B) RAMP
- C) METER AREA
- D) CLUB

## LEGEND

- 01 ENTRANCE GATE
- 02 GUARD CABINS
- 03 PRISTINE PLAZA
- 04 MEETING POCKETS
- 05 ZEN FLOWER GARDEN
- 06 INDOOR WAITING LOUNGE
- 07 TUITION ROOM
- 08 DAYCARE / TODDLER
- 09 MEDICAL / PROVISION STORE
- 10 LAUNDRY STORE
- 11 EV CHARGING STATION
- 12 AMPHITHEATER
- 13 KIDS PLAY AREA
- 14 SKATING RINK
- 15 BANQUET HALL
- 16 KITCHEN / STORE
- 17 MUSIC ROOM
- 18 BOARD GAME LOUNGE
- 19 MULTI-PURPOSE COURT (BASKETBALL, TENNIS, BADMINTON)
- 20 SWIMMING POOL
- 21 CHANGING ROOMS
- 22 INDOOR CRICKET NET
- 23 INDOOR GOLF SIMULATION
- 24 AIR HOCKEY LOUNGE
- 25 SNOOKER LOUNGE
- 26 TABLE TENNIS LOUNGE
- 27 CAR WASH / SPA
- 28 GUEST ROOM / REST ROOM
- 29 PET SPA
- 30 PROJECTOR ROOM / MINI THEATER
- 31 SOCIETY MEETING / OFFICE
- 32 SURVEILLANCE AREA
- 33 ARRIVAL PLAZA
- 34 DROP OFF ZONE
- 35 SENIOR CITIZEN DEN
- 36 OUTDOOR GYM
- 37 EVENT LAWN
- 38 CENTRAL PLAZA
- 39 JOGGERS TRAIL
- 40 MULTIFUNCTIONAL LAWN
- 41 TROPICAL FORESTRY
- 42 ACUPRESSURE TRAIL
- 43 SITTING PAVILION
- 44 WATER BODY
- 45 MAZE PARK
- 46 RESTROOMS
- 47 DRIVER'S DORM

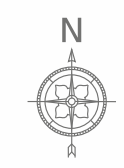
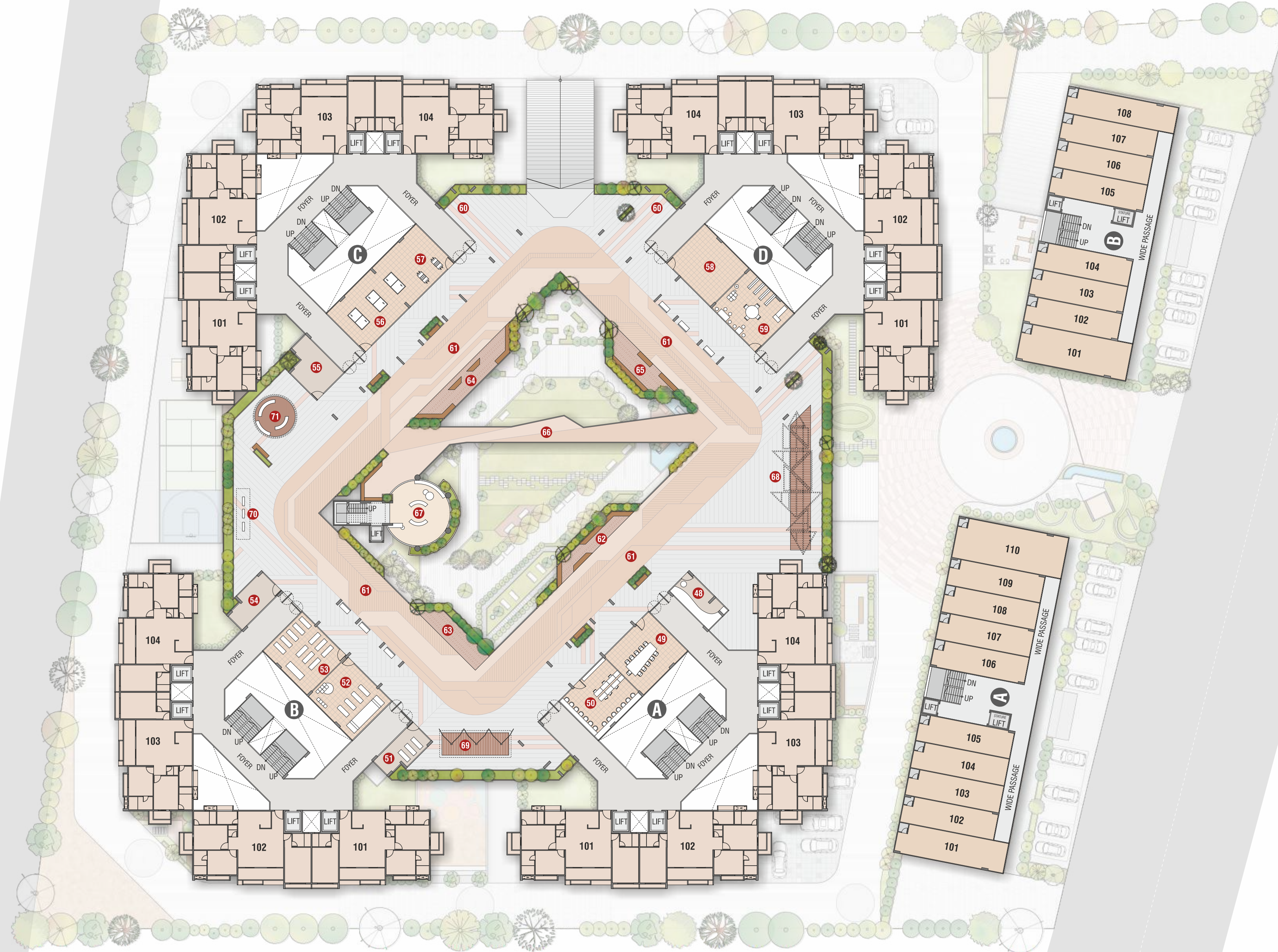




# FIRST(PODIUM) FLOOR PLAN

## LEGEND

- 48 ARCHIVE READING LOUNGE
- 49 CONFERENCE / BUSINESS ROOM
- 50 CO-WORKING
- 51 OUTDOOR YOGA AND MEDITATION AREA
- 52 ZUMBA AND AEROBICS
- 53 YOGA LOUNGE
- 54 SOCIETY MEETING / OFFICE
- 55 VIRTUAL GAMING ROOM
- 56 SNOOKER LOUNGE
- 57 TABLE TENNIS LOUNGE
- 58 MULTIPURPOSE HALL
- 59 LIBRARY
- 60 CYCLE PARKING
- 61 WOONERF
- 62 EAST PAVILION
- 63 SOUTH PAVILION
- 64 WEST PAVILION
- 65 NORTH PAVILION
- 66 SURVI PROMENADE
- 67 GYM
- 68 GAZEBO
- 69 PAVILIO PLAZA
- 70 SWING ZONE
- 71 SITTING PAVILION

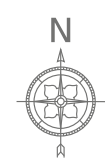
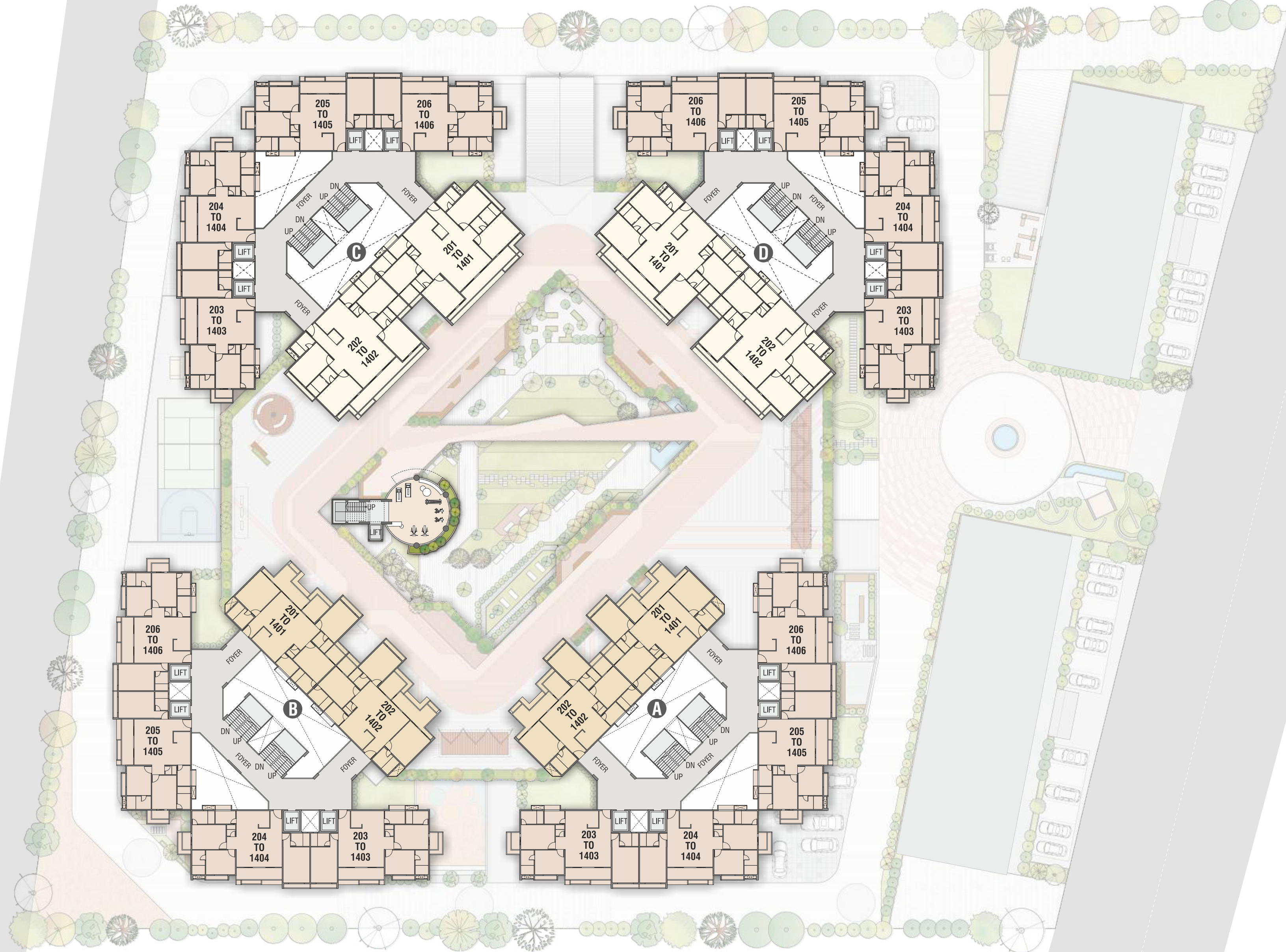




# TYPICAL FLOOR PLAN

2nd To 14th Floor

- 3-BHK
- 3.5-BHK
- 4-BHK





ULTRA MODERN  
CLUB  
HOUSE





## ANY TIME SPENT IN NATURE IS PRECIOUS

Life is beyond the four walls of a home, that's why we have created breathtakingly beautiful spaces that connect you with nature. Where you can feel the fresh breeze, smell the flowers and revel in the sunshine.





 **50+**  
PREMIUM  
AMENITIES



# WHERE EVERYDAY FEELS LIKE AN EXOTIC VACATION

Enjoy the pleasures of resort living right at your home thanks to the fabulous, sparkling indoor swimming pool and many other extravagant lifestyle amenities.



SWIMMING POOL



POOL DECK



SPLASH POOL



MULTIPURPOSE HALL



CO-WORKING SPACE



OPEN THEATRE





ADORNED  
WITH  
**LOVELY  
SPACES**

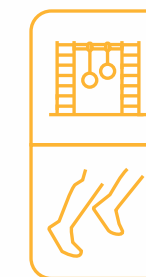


Step outside of your luxurious abode to these open spaces where you can just sit and relax, and have pleasant conversations.



# STAYING OUTDOORS GUARANTEES LOADS OF FUN

Enjoy a variety of exciting sports games, experience the rush of victory, and learn the spirit of sportsmanship all while having a great time.



KIDS PLAY COURT



JOGGING TRACK



SAND PIT



BASKETBALL



MULTI-PLAY COURT



OUTDOOR GAMES



# BESPOKE FITNESS AMENITIES FOR A HEALTHY WAY OF LIFE

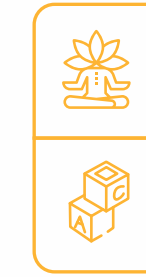
State-of-the-art gymnasium with modern equipment and a peaceful yoga and meditation room are your companion in achieving those mind and body health goals.



GYMNASIUM



YOGA DECK



AEROBICS



TODDLER ZONE



CHESS



POOL TABLE



## A RECEPTION IMPERIAL ENOUGH TO **TO IMPRESS EVERYONE**

A supremely opulent foyer to welcome you and your guests in the most extravagant way possible.  
It sets the tone for the magnificence of your abode that is to follow.

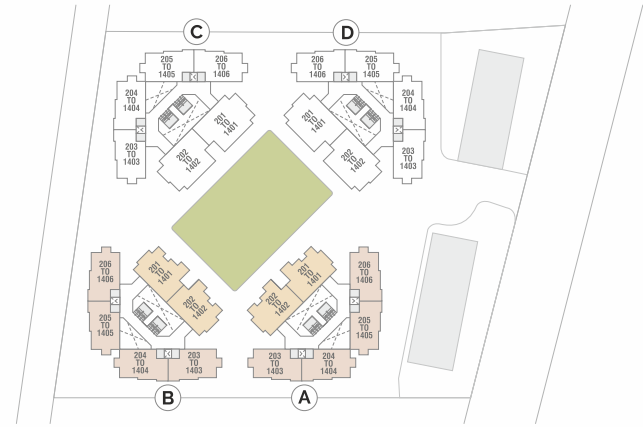


ENTRANCE  
FOYER





**CLUSTER** (TOWER - A & B)  
FLOOR PLAN

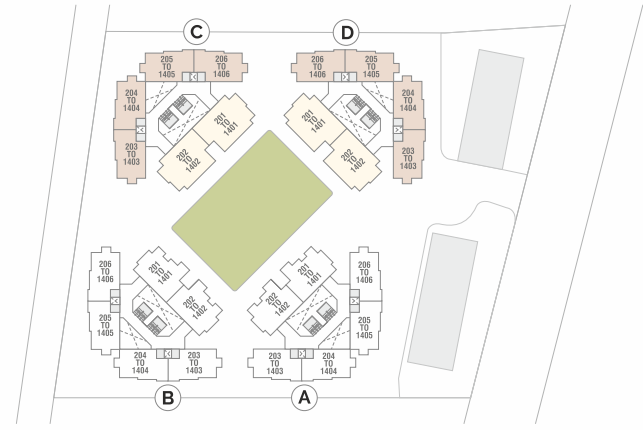


- 3-BHK
- 3.5-BHK





**CLUSTER** (TOWER - C & D)  
FLOOR PLAN



- 3-BHK
- 4-BHK

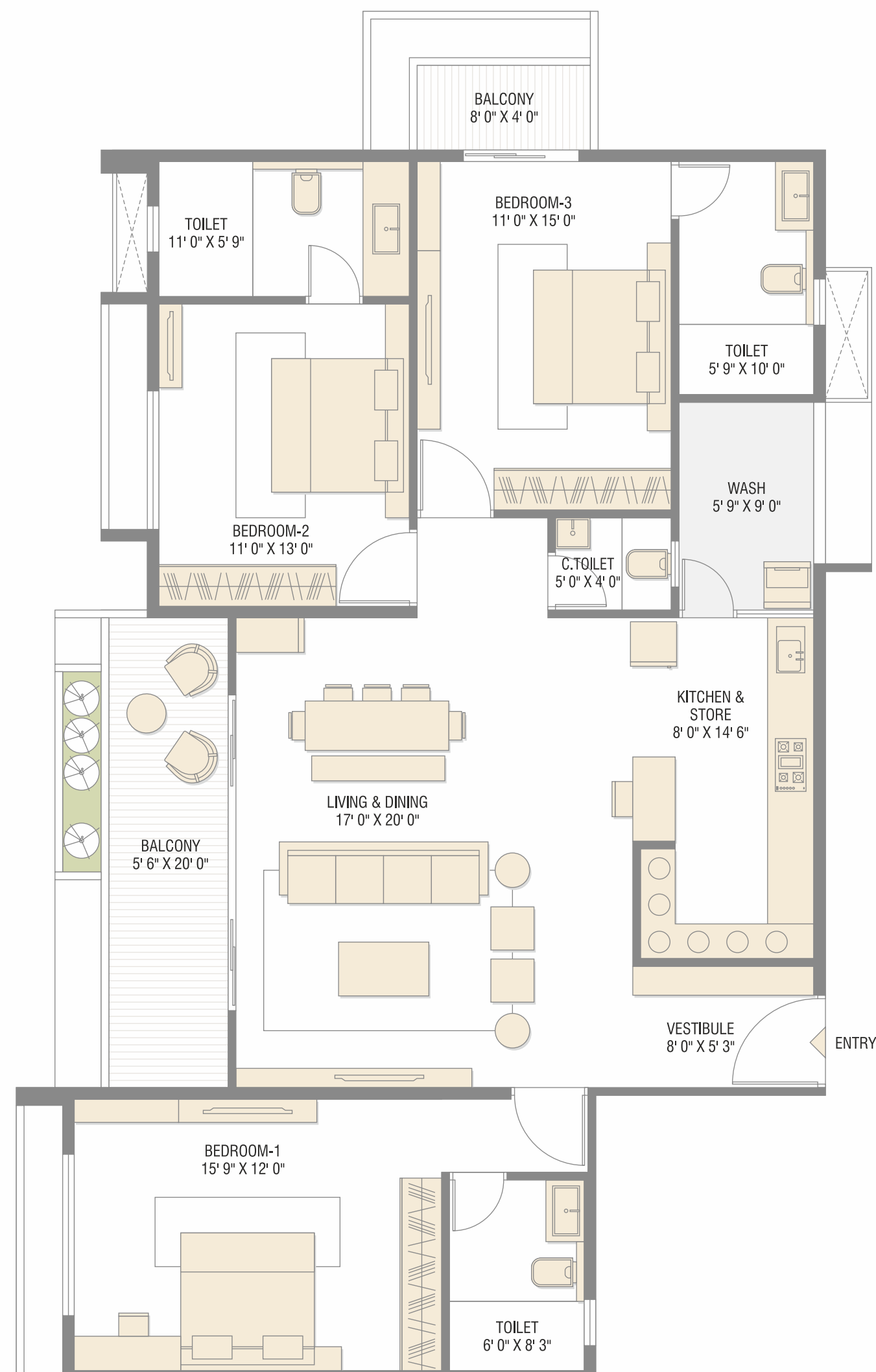
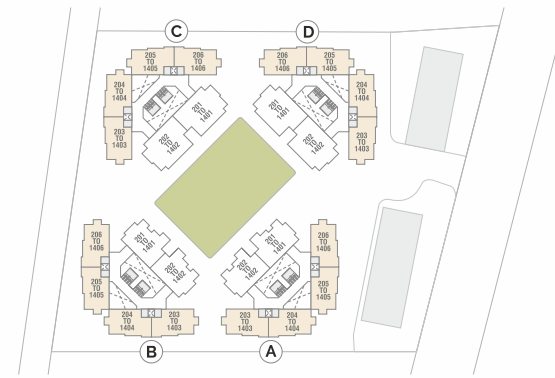




### 3 BHK UNIT PLAN

C.A : 1443 SQ.FT  
B.A : 1507 SQ.FT  
S.B.A : 2485 SQ.FT

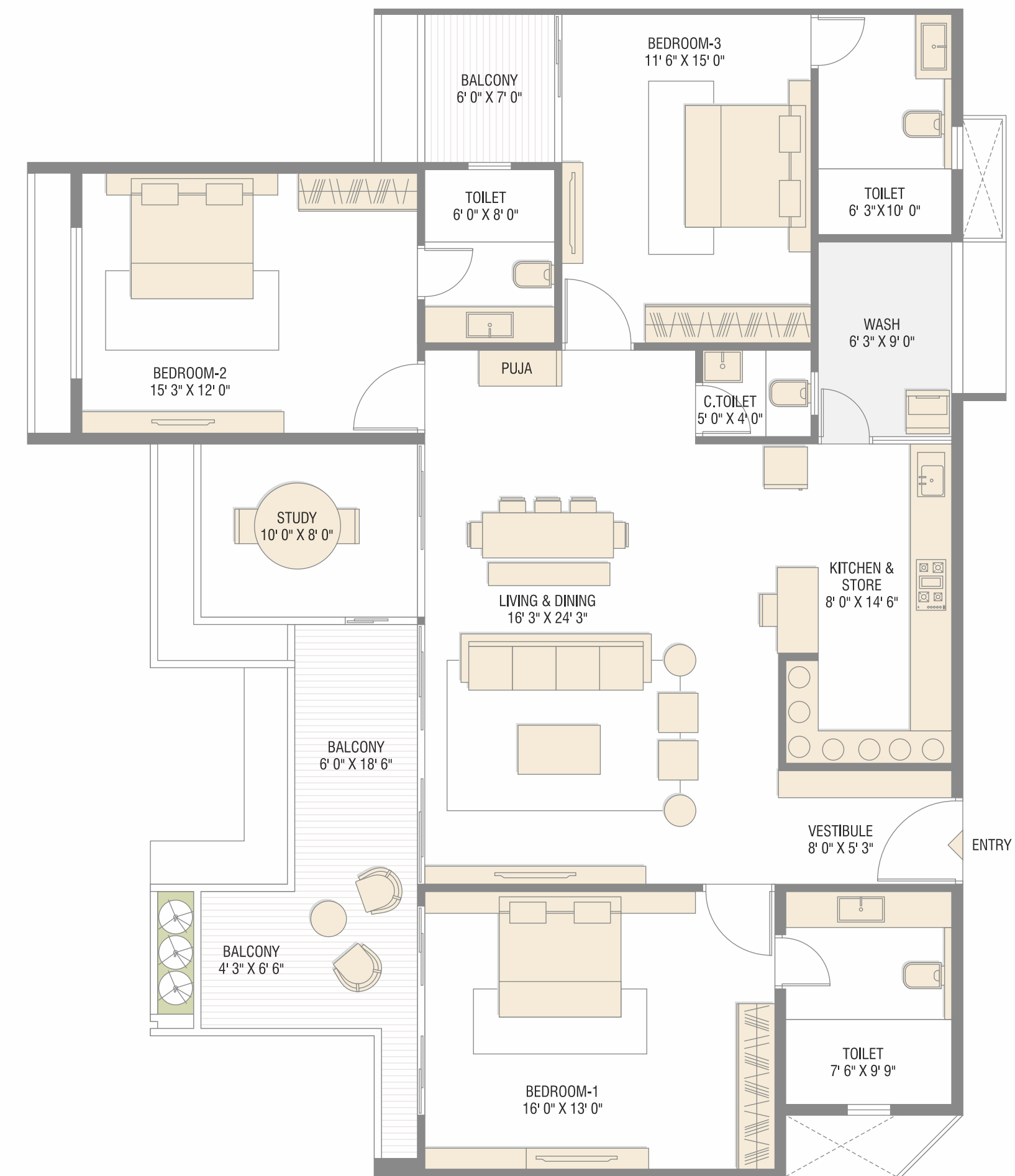
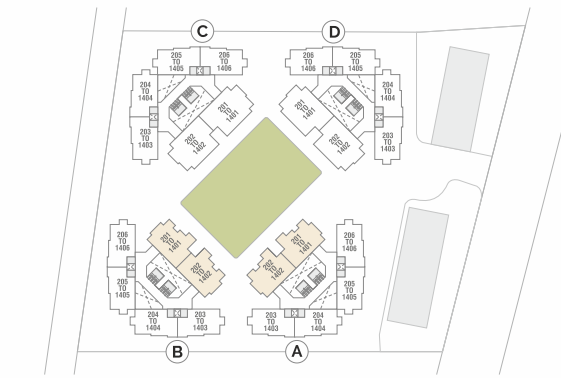
BLOCK - A, B, C & D



### 3.5 BHK UNIT PLAN

C.A : 1651 SQ.FT  
B.A : 1723 SQ.FT  
S.B.A : 2840 SQ.FT

BLOCK - A & B



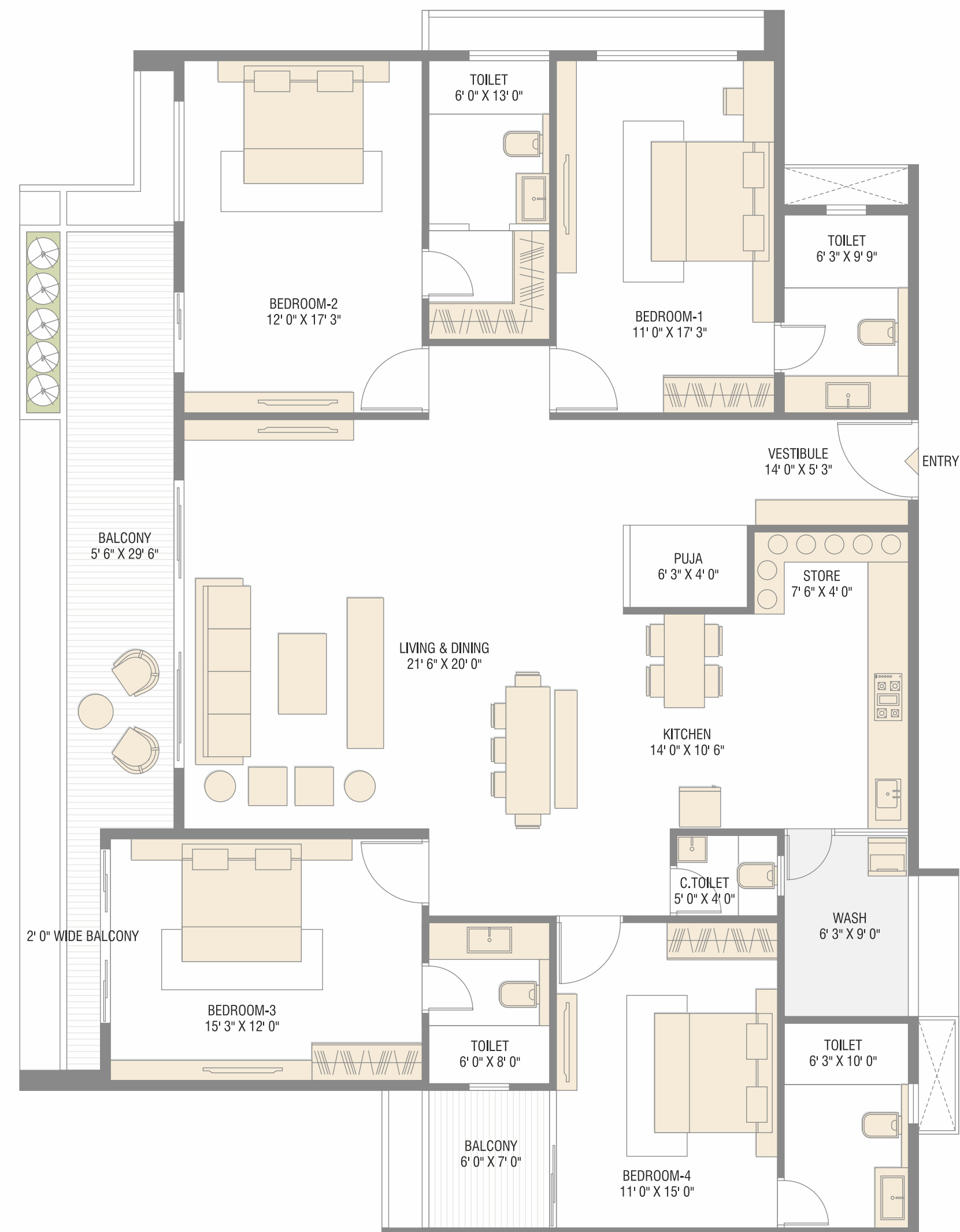
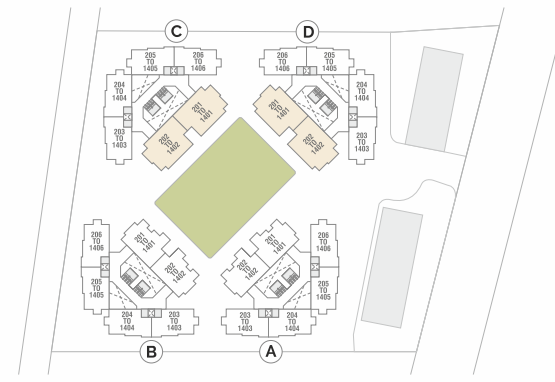




# 4 BHK UNIT PLAN

C.A : 2056 SQ.FT  
B.A : 2207 SQ.FT  
S.B.A : 3640 SQ.FT

BLOCK - C & D





  
M. BEDROOM  
WITH BALCONY

## A BLISSFUL RETREAT OF **UTMOST CONTENTMENT**

A lavishly crafted, spacious master bedroom is adorned with finest craftsmanship and refreshing views so that every morning you wake up with new vigour for life.

## JUST SIT BACK AND ENJOY THE GOODNESS OF LIFE

Having a super spacious balcony where you can enjoy so many delightful experiences along gorgeous views has become the necessity of new age luxury living.



**HUGE PRIVATE  
BALCONY**



## SPECIFICATIONS

### STRUCTURE



- Earthquake Resistance R.C.C. Frame Structure with AAC Block Masonry Partitions.

### FLOORING



- Premium Double Charged Vitrified Tiles Flooring in drawing, living, dining, kitchen, all bedrooms and Store Area.
- Anti-Skid Ceramic tiles Flooring in Balcony Area



### KITCHEN

- Premium mirror polished granite or Full Body Porcelain Slab (Artificial) with sandwiched platform
- S.S. Sink – Franke/Nirali or Equivalent with swivel tap
- Premium quality Ceramic Tile dado on walls above platform
- Kota stone shelves in the store room

### DOORS



- Main Entrance door – Flush door with both side Premium decorative veneer with smart door lock
- Internal doors – flush door with both side laminated with premium fixtures
- All Door Frame teakwood or equivalent



### PLUMBING WORK

- CPVC/UPVC Water Supply Pipes & Ultra Silent PVC pipes for Soil, waste & drainage systems – Ashirvad/Supreme or Equivalent
- Hot Water Centralised Heat Pump Provision in Wash Area



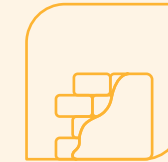
### ELECTRICAL

- ISI grade 3 phase concealed copper wiring with adequate numbers of points in all rooms – LAPP/RR or Equivalent
- ISI Branded Modular Switches – Norisys/Schneider or Equivalent
- Provision for DTH and Internet points
- Provision for Inverter, ELCB, MCB Distribution Box



### WINDOWS

- Windows Section – Premium Quality UPVC or Aluminium Sections with Mosquito Net
- Windows sill and jamb polished stone or granite stone



### EXTERNAL & INTERNAL WALL FINISHES

- External Double Coat Mala plaster with Texture and Exterior Weather proof Paints.
- Internal Single Coat Mala Plaster with Wall Putty and Primer.



### WASH AREA

- Kota Stone Flooring with dado of ceramic/glazed tiles up to sill level
- Kota Stone Finished service counter with SS sink and tap
- Provision for washing machine with electric and plumbing points



### SALIENT FEATURES

- Well Landscaped garden with well-designed sit out area
- Main Gate with security cabin & automated boom barrier
- Bore well for 24 hours water supply with softener plant
- Grey Water Recycling
- Allotted Car parking in 2 level basement
- Guest/Visitor Car Parking in Ground Floor Level
- Intercom Facility
- CCTV Camera surveillance for all common area
- 24x7 Power backup for lift, water supply and common area lightings
- Provision for EV Vehicle Charging Station on Ground Floor in all Tower
- Rain water Harvesting
- Attractive name plate in tower lobby
- 3+1 (Material cum Stature) Branded Auto door high speed elevators in each tower
- Fire Safety equipment in common areas



### BATHROOMS

- Bathroom Fittings and Sanitary ware – Kohler/Grohe or Equivalent
- Premium quality Vitrified / Ceramic Tiles dado up to the lintel level
- Granite / Composite Marble Basin Counter
- Separate wet and dry area in bathrooms and wash area
- Exhaust fan points provision in bathrooms



### AIR CONDITIONER

- We provide AC piping provision

DISCLAIMER : • Possession will be given after one month of settlement of all accounts. • Documentation charges, stamp duty, service tax & common maintenance charges will be extra. • Any new central or state government taxes, if applied shall have to be borne by the members. • Extra work shall be executed after making full payment. • Continuous default payment leads to cancellation. • Developers shall have the right to change the plan, elevation, specification or any detail which will be binding to all. • In case of delay in water supply, light connection, drainage work by authority, the developers will not be responsible. • Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. Administrative charges of 20,000/- & the amount of extra work (if any) will be deducted from refund amount. • Any plans, specification or information in this brochure can not form part of an offer contract agreement or legal documents. • Disputes if any are subject to Vadodara jurisdiction.

 **PRIME LOCATION**

Developer:  
**SURVI GROUP**  
 striving perfection

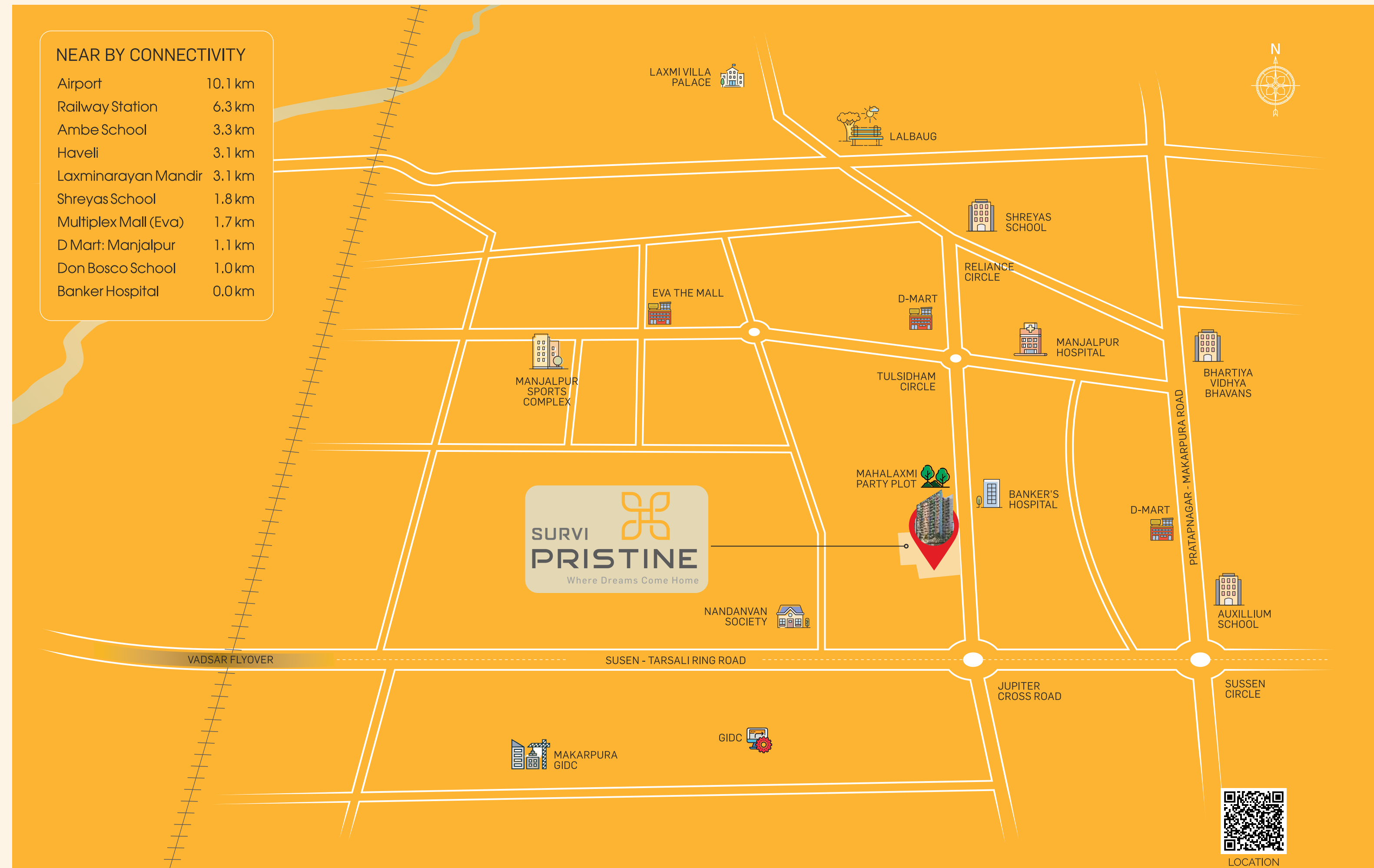
Developers:  
**Survi Infraspace LLP**

Site Address:  
 Opp. Banker's Heart Hospital,  
 Tulsidham-Jupiter Road,  
 Manjalpur, Vadodara-390 011.

Booking Contacts:  
 M.: +91 76510 29999, 76510 39999  
 E.: info@survigroup.com  
 W.: www.survigroup.com

**NEAR BY CONNECTIVITY**


Airport	10.1 km
Railway Station	6.3 km
Ambe School	3.3 km
Haveli	3.1 km
Laxminarayan Mandir	3.1 km
Shreyas School	1.8 km
Multiplex Mall (Eva)	1.7 km
D Mart: Manjalpur	1.1 km
Don Bosco School	1.0 km
Banker Hospital	0.0 km



Above project is registered under Gujrera. For further details: visit: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in) under registered project. RERA REGISTRATION NO.: PR/GJ/VADODARA/VADODARA/Others/MAA10716/300922

**PAYMENT SCHEDULE:**

• At the time of Booking	25%	• 12th Floor	12%
• On Plinth	05%	• 14th Floor	07%
• 3rd Floor	12%	• Inner Plaster	05%
• 6th Floor	12%	• Outer Plaster	05%
• 9th Floor	12%	• On Possession	05%

Architect / Master Planning  
  
 Umang Goswami  
 contact@uadesign.in | www.uadesign.in

Licensing Architect  


PMC Consultant  


Structural Consultant  


MEP Consultants  
  
**Pankaj Dharar & Associates**  
 MEP & Green Building Consultants