

A PROJECT BY



STREAKS OF
BRILLIANCE FOR
THE FORWARD DRIVE



SAPPHIRE

sparkling lifestyle

LUXURIOUS 2 & 3 BHK APARTMENTS
@ CHANDANAGAR



Registration. No. P02500004214



CREATING DISTINCTIVE ADDRESSES DEMANDS INSIGHTS



When we decided to develop the ideal home of your dreams, we begin by asking questions about your requirements not just for today for far into the future as well. Because our work must stand fair assessment both in terms of aesthetics as well as functional aspects. Reason why our constructional processes have many built in quality checks. In addition, every member of our team contributes as a natural ambassador of excellence. All this will help you come to the conclusion that what you get finally from us is what you truly deserve!



RADIANCE SPRINGS FROM CIVIL DESIGN MARVELS

Before we designed SM Sapphire will find all the areas in your home appear to fit your lifestyle perfectly. The kitchen is spacious and airy. into an ideal address for the today's shelter hunters, we thought a lot about the space utilization. This is the reason why you So that all the smoke, fumes and smell disappear quickly when you cook. The cozy bedrooms ensure that everyone in the family sleeps soundly. The dining and living hall reflects the right ambience. Overall, the effect of healthy loving charms all.



Area Statement

FLAT NO.	1	2	3	4	5	6
TYPE	3 BHK	3 BHK	3 BHK	2 BHK	3 BHK	3 BHK
FACING	West	West	North	East	East	East
AREA IN SFT.	1835	1835	1600	1200	1600	1750



TYPICAL FLOOR PLAN





AMENITIES & FEATURES

- No common walls
- Excellent ventilation
- kid's play area
- Rain water harvesting pits
- 100% vastu
- Power back-up generator
- Good Cross Ventilation
- 24 hrs CCTV Surveillance
- Premium Quality Construction
- RERA-Approved & GHMC Project



STRUCTURE

RCC-framed structure with 6" AAC Solid Blocks for exterior walls and 4" AAC Solid Blocks for internal walls. Internal and external double-coat cement plastering.



DOORS & WINDOWS

Main Door: : Teak frame with teak door shutter with melamine polish with brass / SS fittings.

Internal Doors: : Teak wood frames with designer flush door with SS fittings.

Windows: UPVC sliding shutters with mosquito mesh track provision and designed MS painter grills.



KITCHEN

Black granite platform with stainless steel sink. Provision for chimney, water purifier, microwave oven and washing machine in utility area.



PAINTING

Internal : Two coats luppam / Birla putty and two coats of Asian Tractor Emulsion paint over a base of primer in all rooms.

External : Asian Apex painting and texture.

Common Area : Asian Tractor Emulsion.



SECURITY

Intercom facility from flat to flat and flat to security and CCTV cameras.



ELECTRICAL

a) Concealed copper wiring in conduits for lights, fans, power plug points wherever necessary.

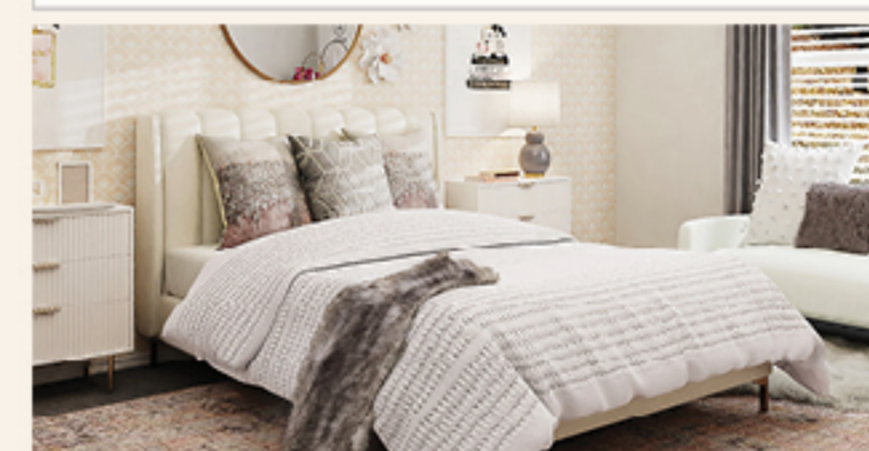
b) Power outlets for air conditioners in all bedrooms.

c) power plug for cooking range chimney, refrigerator, mixer grinder in kitchen.

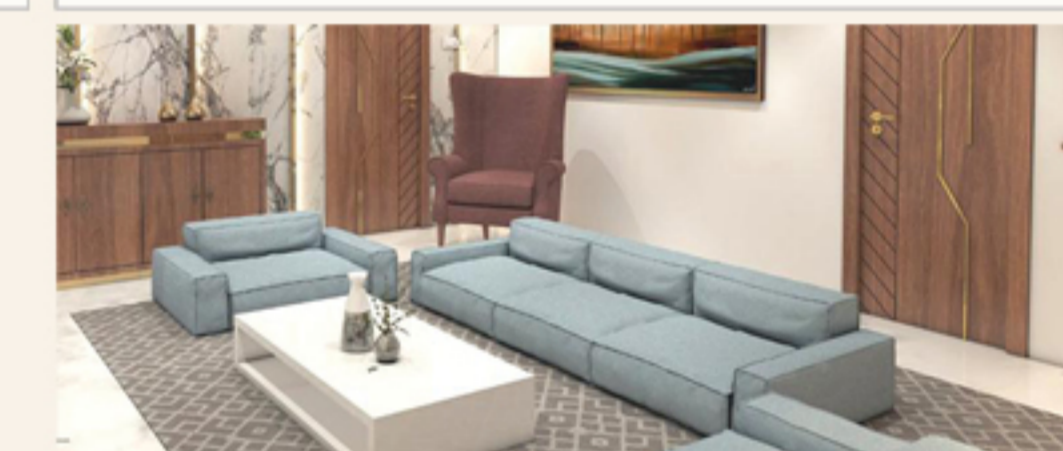
d) 3-phase power supply with individual meters for each flat.

e) Wiring FortuneArrt / Polycab or equivalent make.

f) Switches Legrand My Link or Equivalent make.



SPECIFICATIONS



FLOORING

Somany / Kazariya or equivalent 2' X 2' vitrified tiles flooring for hall, dining, kitchen, bedrooms, balcony and utility anti-skid tiles in toilets.



STAIRCASE & CORRIDORS

Granite / Ceramic Tiles flooring for staircase and corridor, SS railing for staircase.



COMMUNICATION

Internet provision in each flat (FTH). DTH cable connection in living, master and children's bedrooms.



TILE CLADDING & DADOING

Toilets: Somany or equivalent designer malt ceramic tile dado up to 7'.

Kitchen: Glazed ceramic tile dado up to 2' height above kitchen platform.

Utility / Wash: Glazed ceramic tiles dado up to 3' height.



TOILETS

All toilets consist of

a) WB and EWC with Hindware / Parryware or equivalent make

b) Hot and cold wall mixer with shower, provision with geyser in all bathrooms.

c) All fixtures are CP-Coated of Hindware or equivalent make.

d) Health faucet of all toilets.



LIFT

Six - passenger lifts with V3F of kone or equivalent.



GENERATOR BACKUP

Reputed make Generator will be provided for all common services and all lights and Fan Points.



NOTE

a) Shelves, chajjas lofts, arches or any kind of modifications/alteration are not allowed.

b) Flat will be handed over for woodwork / interiors after receiving 100% payment only, subject to payment of facilitating cost as may be decided by builder.

c) Registration Charges, GST and any other taxes applicable as per Government norms to be borne by customers only.

GLEAMING BENEFITS FROM EVERY DIRECTION



LOCATION PLAN

(not to scale)



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NOTE : This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.

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