NEARBY LOCATIONS

PARUL FLATS

- Parul Apartments

JAIN MANDIR

- Navrangpura Jain Shwetambar mandir
- Dada Saheb Na Pagla

HOSPITAL

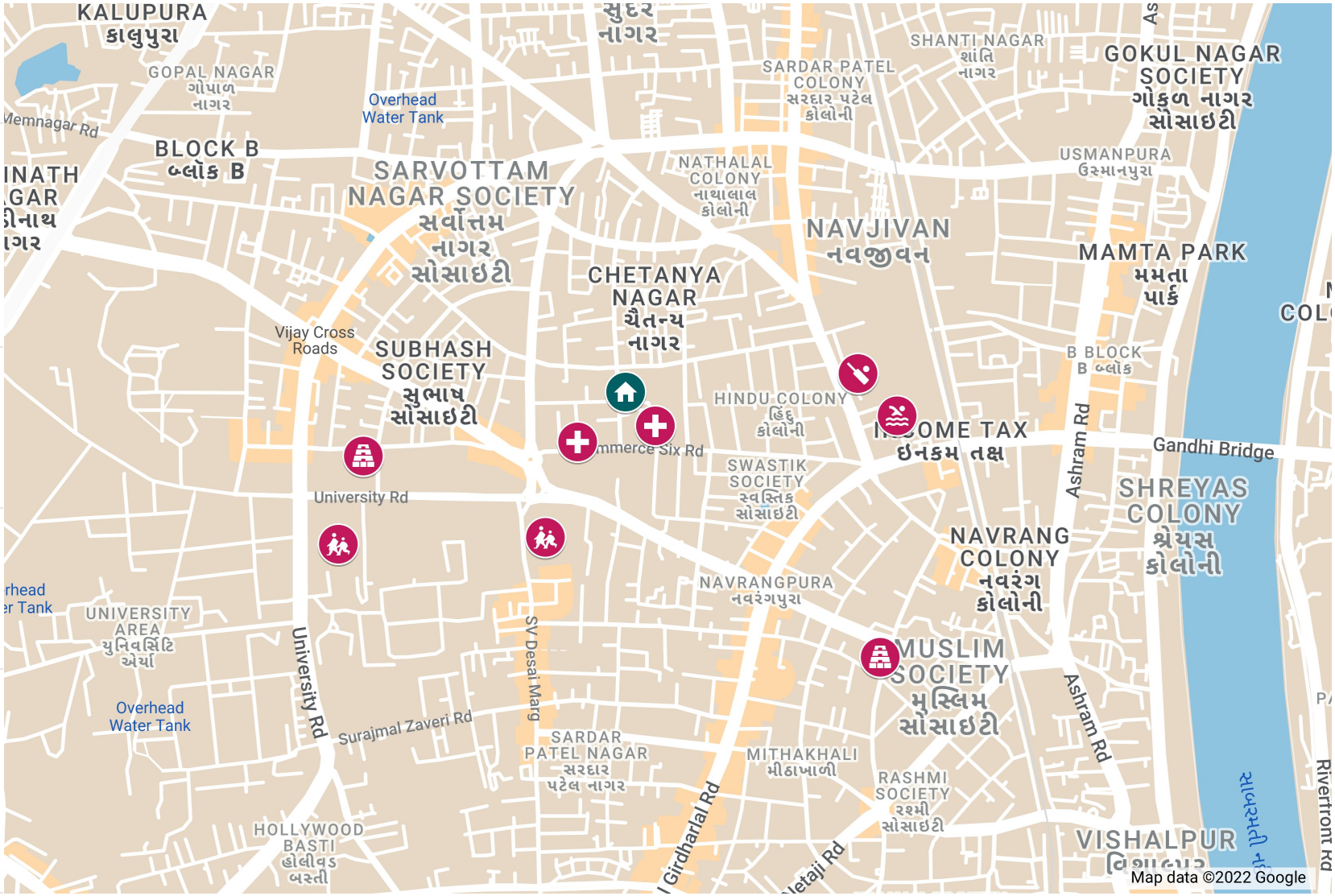
- Medercial ONE
- Samved hospital

UNIVERSITY

- CEPT University
- H. L. College of Commerce

LANDMARKS

- Sardar Vallabhbhai Patel Stadium, Ahmedabad



SAFFRON DEVELOPERS

BUILDING TRUST

Parul Flats Co-op Housing Society Ltd.

(F.P 262, SP 4+5, TPS – 19 [memnagar])

Navrangpura, Ahmedabad

Office Address:

05, Narnarayan Palace, Nr. Kothawala flats, Paldi, Ahmedabad. Contact: +91 98250 69370

OUR BACKGROUND

The journey started in year 2002 by Mr. Ketan Manek with a dream. Building sustainable spaces to live and work. Spanning an experience of more than 18 years now, we have come a long way into real estate sector, building sustainable spaces covering residential and commercial properties.
Taking 'quality' as building mantra, our work speaks for itself until today.

List of Projects (Group Companies)

1. Nar Narayan Palace
   Location: Paldi, Ahmedabad

2. Kanak Residency
   Location: Paldi, Ahmedabad

3. Kanak Residency – 2
   Location: Paldi, Ahmedabad

4. Upasana Residency
   Location: Paldi, Ahmedabad

5. Sankalp Residency,
   Location: Vatva, Ahmedabad

6. Sahjanand 36
   Location: Dhrangadhra, Surendranagar

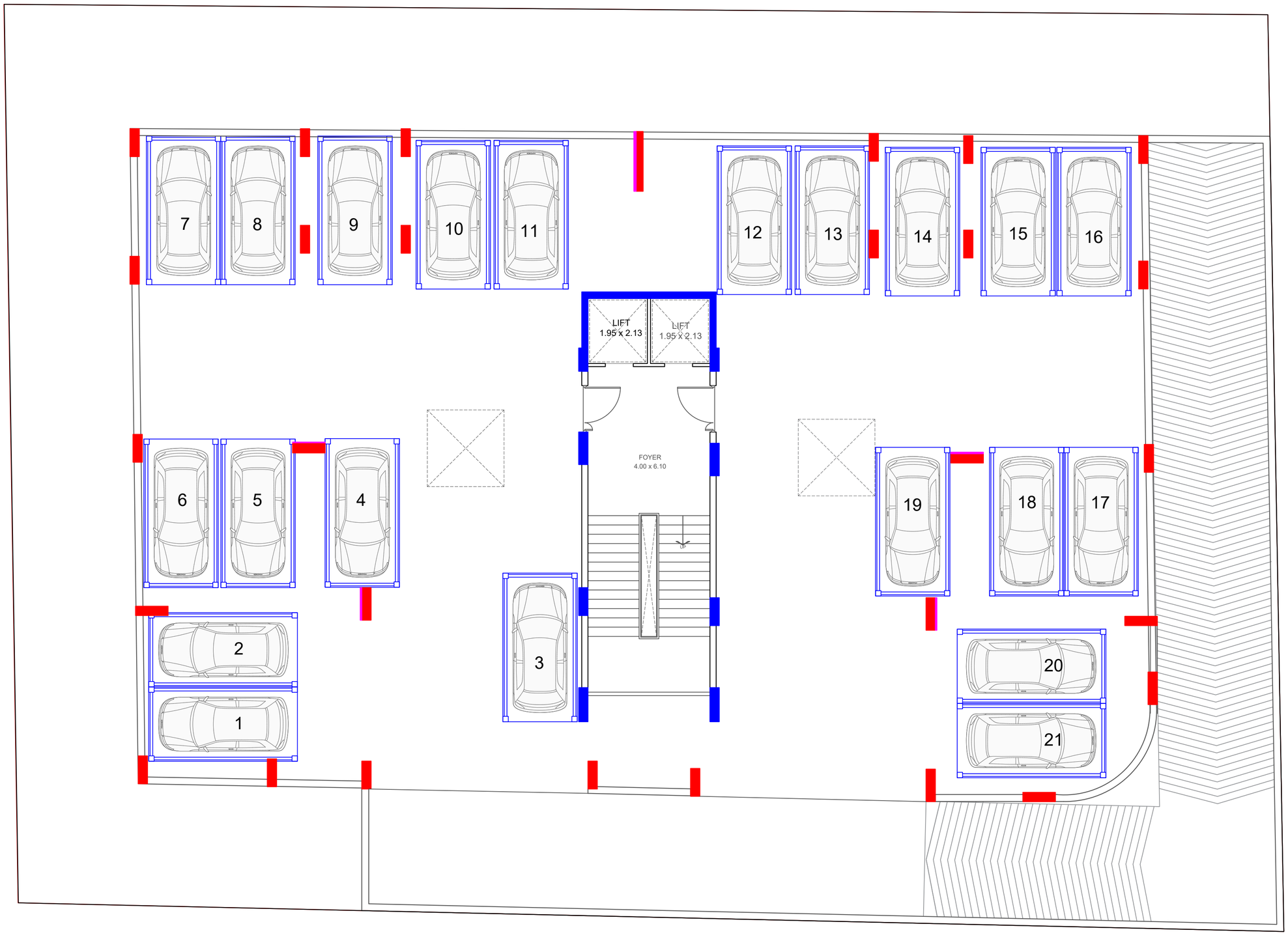
PROJECT SPECIFICATIONS

This is an overview of the proposed project. The detail plan with all the specifications shall be provided later. Some of the objectives are listed below.

Particulars	Features
Structure	R.C.C. Frame Structure with earthquake resistant design as per IS code. Design as per structural & architectural drawings. *(Make: Friends, Vibrant, Vinayak or Equivalent)*
Masonry	All half brick as per architectural drawings. *(Make: Ecogreen, Suryshree, Green Mirror or Equivalent)*
Wall finish	• Internal with single coat finish plaster and finished with wall putty. • External with double coat mala finish plaster finished premium quality acrylic paint/texture/cladding as per architectural drawings. *(Make: JK Lakshmi, Ultratech, ACC, Ambuja or Equivalent)*
Flooring	• All rooms to be floored with branded (800 x 800) / (600 x 1200) / (800 x 1600) vitrified tiles on floors. • All Bathroom to be floored with branded (600 x 1200) vitrified tiles on floor & dedo. • Kitchen dedo to be floored with branded (300 x 450) / (300 x 600) vitrified tiles. • Balcony & Wash to be floored with branded (300 x 300) / (300 x 450) non-slippery tiles. • Passages & foyer to be floored with branded 600 x 600 non-slippery tiles. • Staircases steps to be floored with granite & landings with branded non-slippery (600 x 600) tiles. • Parking area to be floored with parking tiles / pavers. • Basement, ramp & drive way to be floored with RCC trimix with cat eye, PVC speed breaker & marking lines. *(Make: Kajaria, Nitco, AGL, Somany, Simero or equivalent)*
Bath rooms	• Bath area - 1 Overhead shower, 1 Diverter, 1 Spout • WC area - Metropole flushing system, health faucet with tap • Wash basin - basin mixer • 1 WC & 1 basin in each bathroom • Branded CP fittings & sanitary fittings • Designer glazed tile up to ceiling level *(tiles make mentioned above)* *(Make: Jaguar, Cera, Kohler, AGL or equivalent)*
Doors	• Decorative main door with wooden frame. • All other doors are of premium quality water resistant flush doors. • Sliding doors as per architectural drawings. *(Make: Jindal, Tata or equivalent)*

	• Premium quality hardware and locks. *(Make: Europa, Godrej or Equivalent)*
Windows	• Premium make aluminium powder coated sliding windows with float glass. • Premium make aluminium powder coated sliding door with float glass for balcony. *(Make: Jindal, Tata or equivalent)*
Kitchen	• Granite Platform with S.S. sink. • Store room shelves with kota stone • Water filter and washing machine points will be provided. • Ceramic tile dado up to ceiling level. *(Make: Kajaria, Nitco, AGL, Somany or equivalent)*
Electrification	• AC points - 5 (1 in each bedroom & 1 in drawing room). • Kitchen Points - 3 points for heavy appliances & 1 water filter point. • Conceal type and with branded modular switches with copper wire and sufficient points in all the rooms. • Telephone, T.V., Geyser, washing machine, Wi-Fi points will be provided. • Conduits for wiring in RCC slabs & block walls. • MCB • 2-way system in each room.
Plumbing	• Submersible pump for 24 hr water supply *(Make: Lubi, Crompton or equivalent)* • As per architectural design *(Make: Astral, Ashirwad, Supreme or Equivalent)*
Common amenities	• 3-phase electric power supply (7 KV) for each unit. • Decorative foyer area • Lounge area • Drop-off / pick-up zone • Senior citizen area • Kids play zone • Security room with CCTV surveillance facility • 2-elevators as per RERA guidelines *(Make: Schnidler, Omega, Trio, Kone or Equivalent)* • Bore well with submissible pump for 24 hours water supply • Paved parking area • Channel provision • Library • Solar panels *(for common area use only)* *(Common amenities to be finalised and executed as per architectural planning under his guidance)*

MAIN ROAD

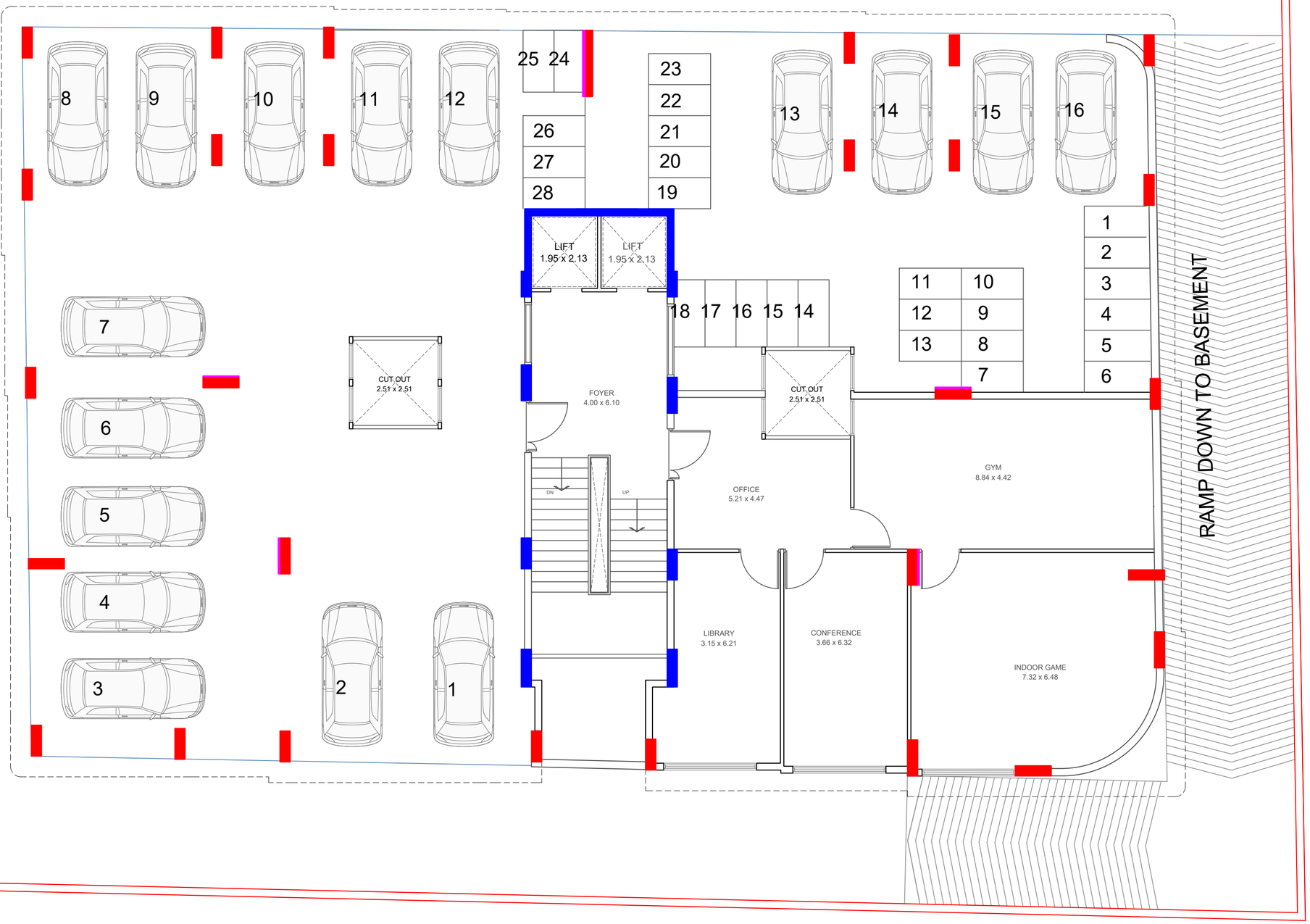


BASEMENT PLAN

Note - All Measurements in Meters

MAIN ROAD

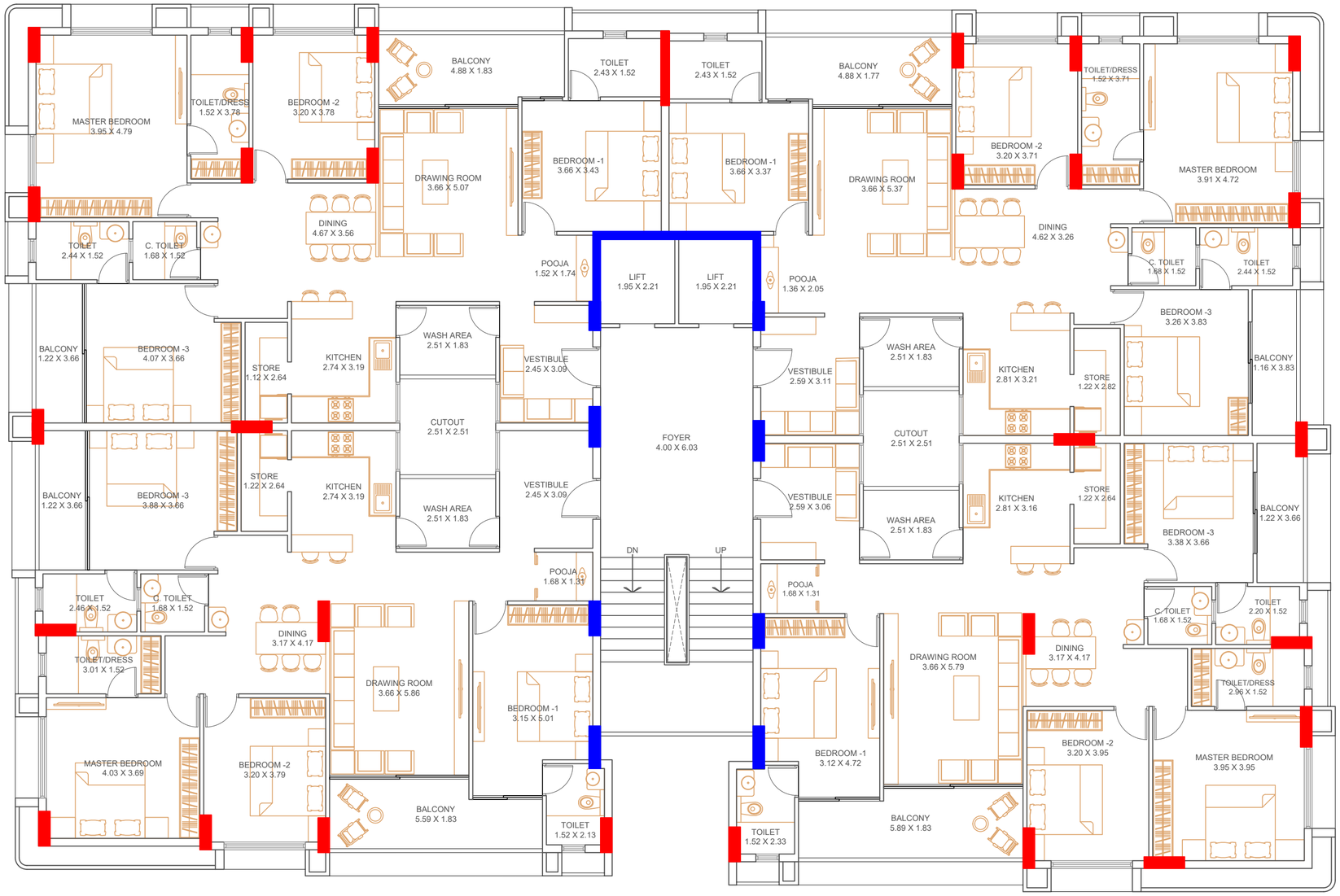
RAMP DOWN TO BASEMENT



GROUND FLOOR PLAN

Note - All Measurements in Meters

MAIN ROAD



TYPICAL FLOOR PLAN

Note - All Measurements in Meters

MAIN ROAD

TERRACE PLAN

Note - All Measurements in Meters

ANAND TATU
ARCHITECTS | URBAN PLANNERS

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STRUCTURE CONSLTANTS

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