

MANY WILL DESIRE  
FEW WILL DESERVE



SAROVAR  
LANDMARK  
RETAIL | 3 & 4 BHK LUXURIOUS LIVING

Developer :



**SAROVAR**  
REALTY LLP

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+91 89801 91229

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NKSHAH  
CONSULTING ENGINEERS LLP  
+91 79 2970 4898

## A place reserved for the worthy

We work hard all our lives to build a home. A dream home. A place we call our own. A place where each and every square inch is ingrained with peace, prosperity, harmony, health & happiness. A place which is a landmark and a celebration of our journey of life. Come home to your rightful place in the world. Come home to Sarovar Landmark.



SARVA-SHAKTI

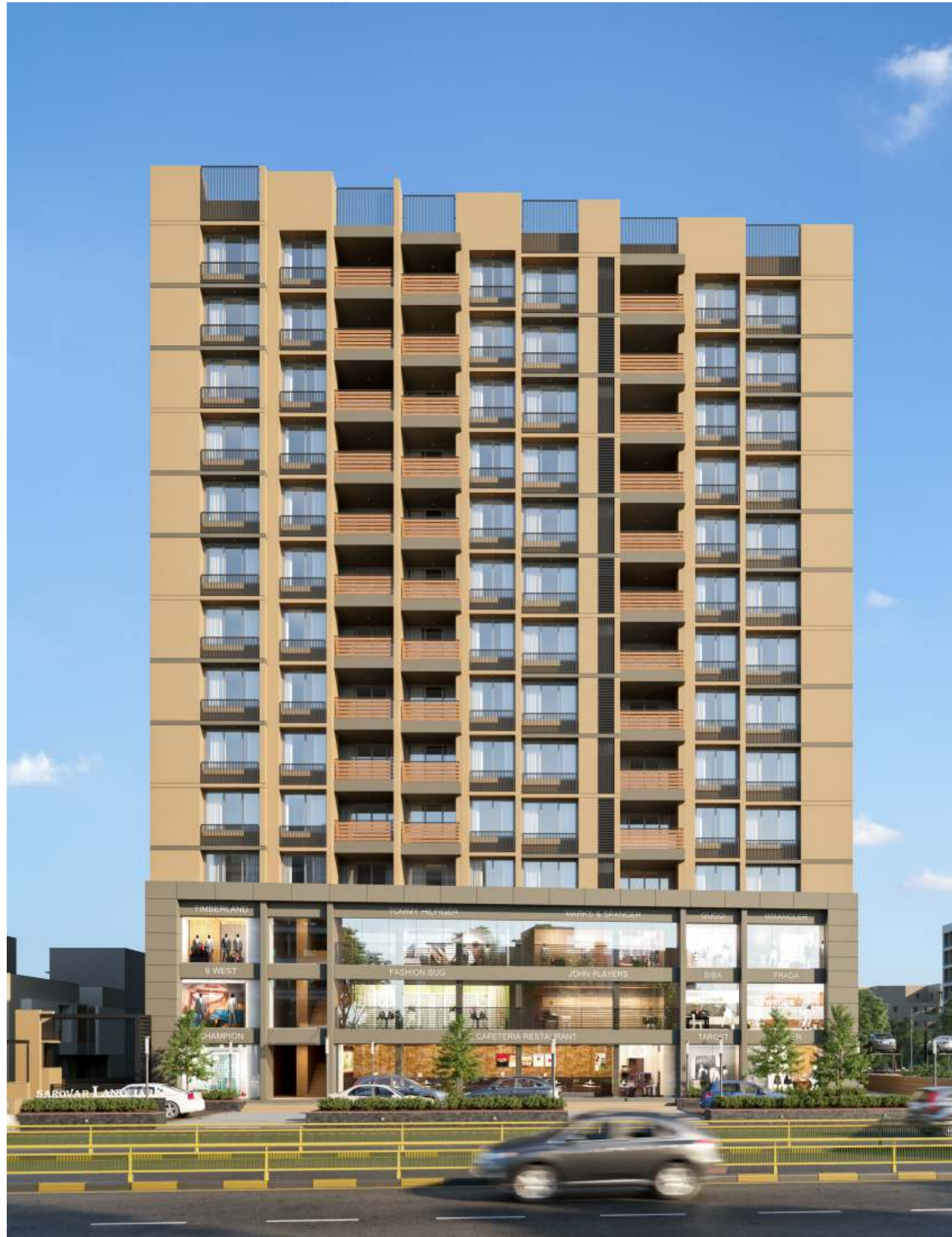
SURYAKOTI

SARVAM

SAROVAR  
LANDMARK

SATVA SHAKTI





## “The Future is built today”

This is the strong belief that defines the approach of Sarovar Developers Pvt. Ltd. since its inception in 1998. The company's rapid success is a result of understanding the customer and their requirement, technological advancement, dynamic and qualified workforce, innovative solutions, attention to detail and strict adherence to budget & time constraint. With a firm conviction that whatever is imagined can be realized, Sarovar Developers Pvt. Ltd. don't just believe in constructing buildings, but in developing ideas that make up for a better living and a beautiful future.



# GROUND FLOOR LAYOUT

## LEGEND

- |    |             |              |
|----|-------------|--------------|
| 01 | RETAIL SHOP | 0426 SQ. FT. |
| 02 | RETAIL SHOP | 3235 SQ. FT. |
| 03 | RETAIL SHOP | 2263 SQ. FT. |
| 04 | RETAIL SHOP | 2215 SQ. FT. |
- 
- |    |                                  |
|----|----------------------------------|
| 01 | RESIDENTIAL ENTRY                |
| 02 | CHILDREN DROP-OFF-ZONE           |
| 03 | SECURITY CABIN                   |
| 04 | ENTRANCE FOYER BLOCK-A           |
| 05 | ENTRANCE FOYER BLOCK B & BLOCK C |
| 06 | ENTRY TO BASEMENT                |
| 07 | EXIT FROM BASEMENT               |
| 08 | SERVICES                         |
| 09 | RESIDENTIAL EXIT                 |
| 10 | COMMERCIAL ENTRY                 |
| 11 | COMMERCIAL PARKING               |
| 12 | COMMERCIAL BUILDING ENTRY        |
| 13 | COMMERCIAL FOYER                 |
| 14 | COMMERCIAL EXIT                  |



# 1ST & 2ND FLOOR LAYOUT

LEGEND

101	RETAIL SHOP	0426 SQ. FT.
102	RETAIL SHOP	2863 SQ. FT.
103	RETAIL SHOP	1933 SQ. FT.
104	RETAIL SHOP	2211 SQ. FT.



# 3RD FLOOR LAYOUT

LEGEND

- 01 PASSAGE
- 02 HOME THEATER
- 03 INDOOR GAMES
- 04 GYMNASIUM
- 05 YOGA ROOM
- 06 SAND FILLED PLAY AREA
- 07 RUBBER MAT PLAY AREA
- 08 LUSH GREEN LAWN



TYPICAL FLOOR LAYOUT ( 4TH TO 11TH)

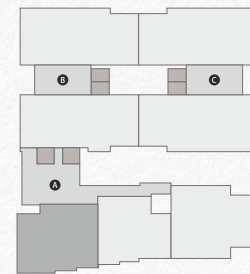




### 3BHK TYPE- 1 (TOWER - A)

LEGEND

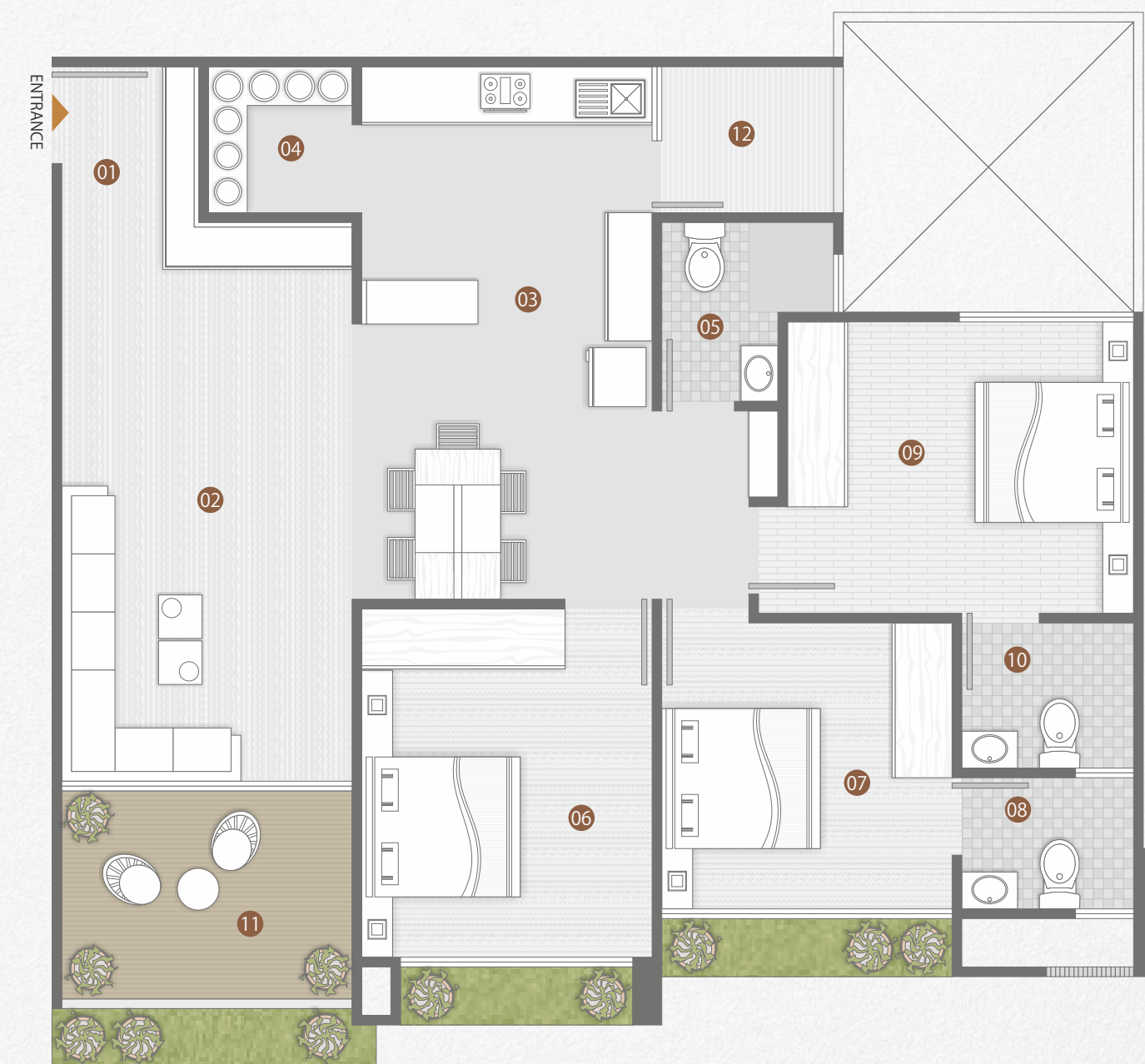
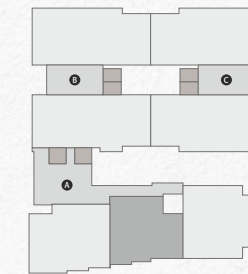
		SIZE	AREA (SQ.FT.)
01	VESTIBULE	5'6" X 5'0"	27.5
02	LIVING ROOM	11'9" X 18'6"	217.4
03	KITCHEN/ DINING	10'0" X 18'6"	185.0
04	STORE ROOM	5'6" X 4'6"	24.8
05	GENERAL TOILET	4'0" X 7'0"	28.0
06	BED ROOM - 1	10'0" X 12'0"	120.0
07	BED ROOM - 2	10'6" X 14'0"	147.0
08	TOILET - 2	5'9" X 7'0"	40.3
09	M. BED ROOM - 3	12'3" X 13'0"	159.3
10	TOILET - 3	5'9" X 6'9"	38.8
<b>TOTAL CARPET AREA INCLUDING WALL</b>			<b>1035.0</b>
11	BALCONY	11'6" X 6'3"	77.6
12	WASH AREA	7'0" X 4'6"	31.5



### 3BHK TYPE- 2 (TOWER - A)

LEGEND

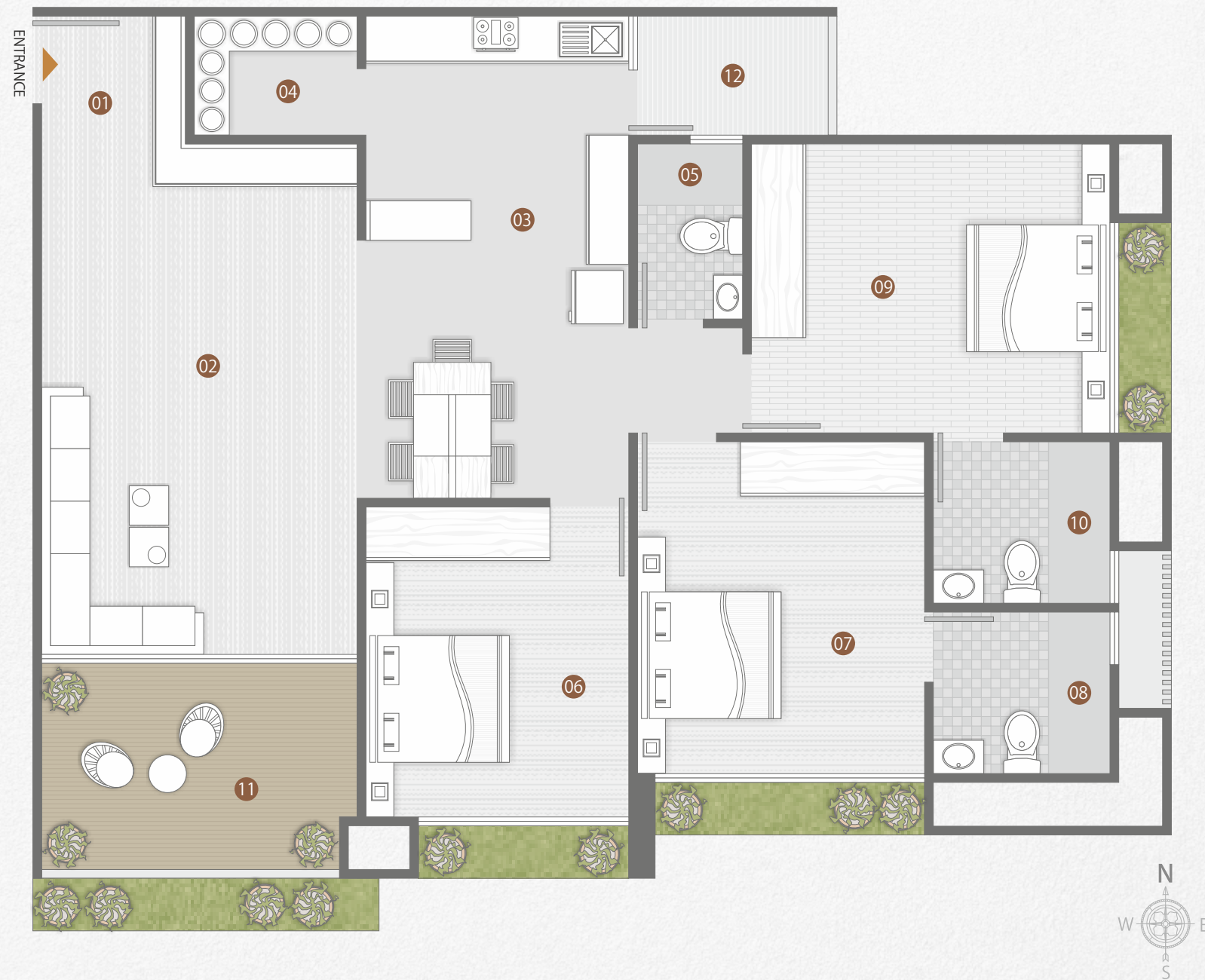
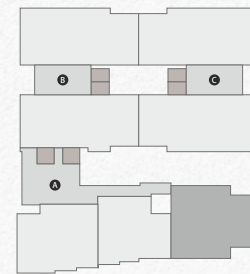
		SIZE	AREA (SQ.FT.)
01	VESTIBULE	4'9" X 5'3"	24.9
02	LIVING ROOM	10'3" X 19'3"	197.3
03	KITCHEN/ DINING	10'0" X 18'0"	180.0
04	STORE ROOM	5'0" X 5'0"	25.0
05	GENERAL TOILET	4'0" X 6'0"	24.0
06	BED ROOM - 1	10'0" X 12'0"	120.0
07	BED ROOM - 2	10'0" X 9'9"	97.5
08	TOILET - 2	6'0" X 4'6"	27.0
09	M. BED ROOM - 3	12'0" X 10'0"	120.0
10	TOILET - 3	6'0" X 5'0"	30.0
<b>TOTAL CARPET AREA INCLUDING WALL</b>			<b>899.0</b>
11	BALCONY	10'0" X 7'0"	70.0
12	WASH AREA	6'0" X 5'0"	30.0



### 3BHK TYPE- 3 ( TOWER - A )

LEGEND

	SIZE	AREA (SQ.FT.)
01	VESTIBULE	5'6" X 5'0" 27.5
02	LIVING ROOM	12'0" X 19'6" 234.0
03	KITCHEN/ DINING	10'0" X 18'0" 180.0
04	STORE ROOM	6'0" X 4'6" 27.0
05	GENERAL TOILET	4'0" X 7'0" 28.0
06	BED ROOM - 1	10'0" X 11'9" 117.5
07	BED ROOM - 2	11'0" X 12'6" 137.5
08	TOILET - 2	6'9" X 6'3" 42.2
09	M. BED ROOM - 3	13'6" X 11'0" 148.5
10	TOILET - 3	6'9" X 6'3" 42.2
<b>TOTAL CARPET AREA INCLUDING WALL</b>		<b>1019.0</b>
11	BALCONY	12'0" X 7'9" 93.0
12	WASH AREA	7'3" X 4'6" 32.6



Relax in luxurious comfort



Experience the urbane lifestyle.



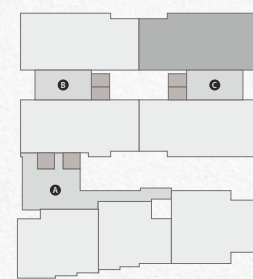
FINE DINE IN YOUR  
LAVISH HOME



4BHK TYPE- 1 ( TOWER - C )

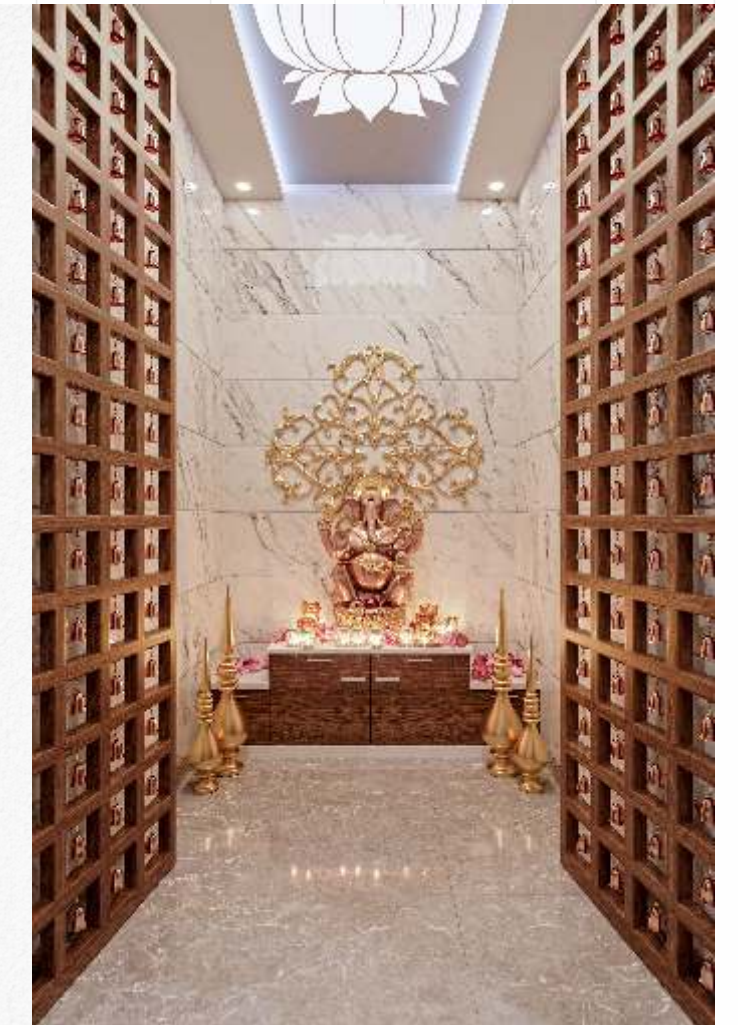
LEGEND

	SIZE	AREA (SQ.FT.)
01 VESTIBULE	5'0" X 5'6"	27.5
02 LIVING ROOM	20'6" X 11'6"	235.8
03 KITCHEN/ DINING	9'6" X 14'9"	140.1
04 STORE ROOM	5'0" X 5'0"	25.0
05 GENERAL TOILET	4'6" X 7'0"	31.5
06 BED ROOM - 1	10'0" X 10'9"	107.5
07 BED ROOM - 2	14'9" X 11'9"	173.3
08 TOILET - 2	8'0" X 5'6"	44.0
09 BED ROOM - 3	12'0" X 11'3"	135.0
10 TOILET - 3	8'0" X 5'6"	44.0
11 PUJA ROOM	5'0" X 6'0"	30.0
12 M. BED ROOM - 4	11'6" X 14'6"	166.8
13 TOILET - 4	5'0" X 10'9"	53.8
<b>TOTAL CARPET AREA INCLUDING WALL</b>		<b>1313.5</b>
14 BALCONY	6'0" X 11'3"	67.5
15 WASH AREA	5'0" X 5'9"	28.8





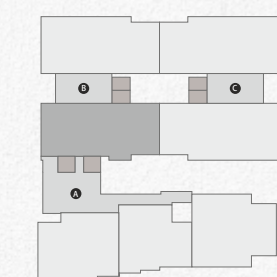
METICULOUSLY CRAFTED  
RESIDENCES

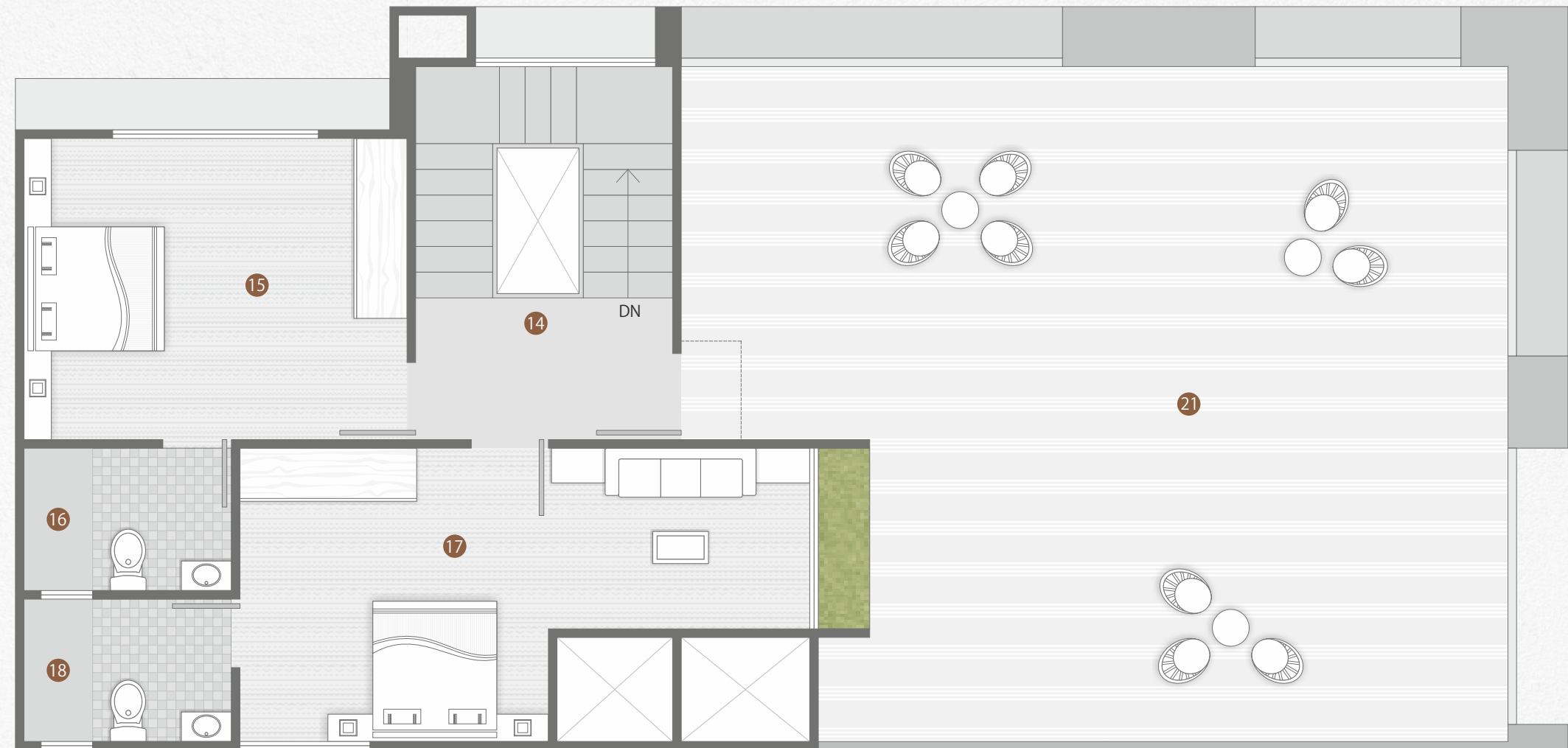


4BHK TYPE- 2 ( TOWER - B )

LEGEND

	SIZE	AREA (SQ.FT.)	
01	VESTIBULE	5'0" X 5'6"	27.5
02	LIVING ROOM	20'6" X 11'6"	235.8
03	KITCHEN/ DINING	9'6" X 14'9"	140.1
04	STORE ROOM	5'0" X 5'0"	25.0
05	GENERAL TOILET	4'6" X 7'0"	31.5
06	BED ROOM - 1	10'0" X 10'9"	107.5
07	BED ROOM - 2	10'6" X 11'9"	123.4
08	TOILET - 2	4'0" X 11'9"	47.0
09	BED ROOM - 3	14'9" X 11'3"	165.9
10	TOILET - 3	5'0" X 7'9"	38.8
11	PUJA ROOM	5'0" X 6'0"	30.0
12	M. BED ROOM - 4	11'6" X 14'6"	166.8
13	TOILET - 4	5'0" X 10'9"	53.8
<b>TOTAL CARPET AREA INCLUDING WALL</b>		<b>1313.5</b>	
14	BALCONY	6'0" X 11'3"	67.5
15	WASH AREA	5'0" X 5'9"	28.8



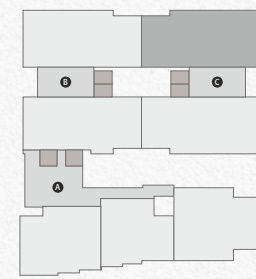


UPPER FLOOR PLAN ▲

### 5BHK PENTHOUSE ( TOWER - C )

LEGEND

	SIZE	AREA (SQ.FT.)	
01	VESTIBULE	5'0" X 5'6"	27.5
02	LIVING ROOM	20'6" X 11'6"	235.8
03	KITCHEN/ DINING	9'6" X 14'9"	140.1
04	STORE ROOM	5'0" X 5'0"	25.0
05	GENERAL TOILET	4'6" X 7'0"	31.5
06	BED ROOM - 1	14'9" X 11'9"	173.3
07	TOILET - 2	8'0" X 5'6"	44.0
08	INT. STAIRCASE	10'0" X 10'9"	107.5
09	BED ROOM - 2	12'0" X 11'3"	135.0
10	TOILET - 3	8'0" X 5'6"	44.0
11	PUJA ROOM	5'0" X 6'0"	30.0
12	M. BED ROOM - 3	11'6" X 14'6"	166.8
13	TOILET - 4	5'0" X 10'9"	53.8
14	INT. STAIRCASE	10'0" X 10'9"	107.5
15	BED ROOM - 4	14'9" X 11'9"	173.3
16	TOILET - 5	8'0" X 5'6"	44.0
17	BED ROOM - 5	12'0" X 11'3"	135.0
18	TOILET - 6	8'0" X 5'6"	44.0
<b>TOTAL CARPET AREA INCLUDING WALL</b>		<b>1930.0</b>	
19	BALCONY	6'0" X 11'3"	67.5
20	WASH AREA	5'0" X 5'9"	28.8
21	TERRACE	31'9" X 14'3"	452.4
		26'6" X 11'9"	311.4



LOWER FLOOR PLAN ▲

# TERRACE LAYOUT

## LEGEND

- 01 WALK-WAY
- 02 GAZEBO
- 03 MULTI PURPOSE LAWN AREA
- 04 SENIOR CITIZEN SEATING
- 05 SOLAR PANELING





CLASS  
INDOOR & OUTDOOR  
AMENITIES

- Security cabin
- Drop off zone with seating
- RCC /Stone paving roads
- Society office & Store
- Entrance lobby
- Mini theatre
- Indoor game room
- Fully equipped gymnasium
- Yoga room
- Sit out Gazebo
- Sand pit
- Kids play area on rubberized flooring
- 2 automatic elevators per tower
- Terrace lawn for yoga and exercises
- Terrace walk way
- Terrace senior citizen sit-out
- Terrace level Sky deck
- Terrace Party area



SURROUNDED BY  
EVERYTHING  
YOU NEED





## RESIDENTIAL FEATURES

### Flooring

- Vitrified tiles flooring in living/ dining and bedrooms
- Wooden flooring in master bedroom
- Rustic tiles in balcony

### Kitchen

- Vitrified tiles flooring, polished natural granite platform with S.S. sink, Ceramic tiles dado up to lintel level above kitchen platform, Kota stone shelf with ceramic tiles dado in the store area

### DOORS

- Main door – polished natural veneer with wooden frame, night latch and SS fittings
- Bed room & toilet doors – painted flush doors with wooden frame and SS fittings
- Balcony – sliding high quality powder coated aluminium section

### Windows

- High quality powder coated aluminium sliding windows with granite sill

### TOILET

- Ceramic tiles dado up to lintel level, counter/wall hung basin, EWC couple closet – wall hung (KOHLER/TOTO or equivalent)
- CP brass fittings (JAQUAR / KOHLER or equivalent)
- Shower panel in any one toilet

### Electrification

- 3 phase concealed ISI copper wiring with modular switches (Le-grand/Havells or equivalent), MCB distribution panel
- AC copper wiring in each bedroom

### Wall finish

- Internal – wall putty
- External – 100% Acrylic paint

## SALIENT FEATURE



24 x 7 security



Access control system in the entrance gate



Wi-fi zone for common area



Solar power generation for common area



Rain water harvesting



Central satellite dish



Video door intercom



Hydro pneumatic booster system for uniform pressure



Well equipped fire hydrant system for each block



Multi level parking in basement & ground



CCTV surveillance in common area



DG back-up for common utilities



Garbage chute on each floor

## A UNIQUE LOCATION



Note : Stamp duty, Registration charges, legal documentation charges, AMC & Torrent Power charges including cable & substation cost shall be borne by the purchaser. • Any additional charges or duties levied by the government/local authorities during or after the completion of the scheme will be borne by purchaser. • In the interest of continual developments in the design & quality of construction, the developer reserves all rights and the allottees / purchaser shall abide by such changes. • Changes / alteration of any nature including the elevations, exterior colour scheme or any other change affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. • Maintenance will be run by Developers • This brochure is intended only to convey the essential design & technical features of the scheme and does not form part of legal documents.

