



www.swarnagroup.in

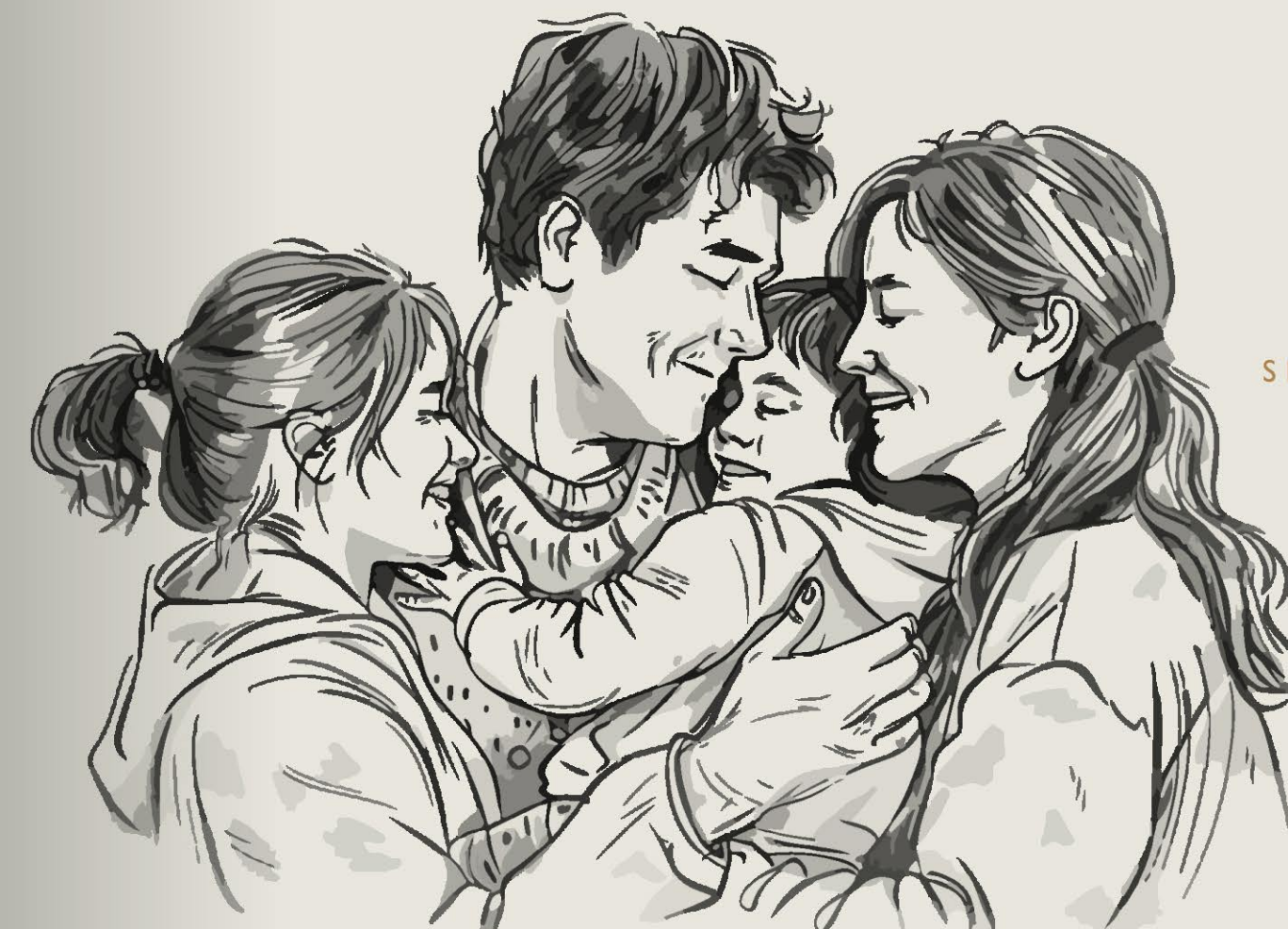
 www.ele1art.com | +91 99746 03711

Welcome home to a space
where your family's joy is endless





Swarna Group, a leading residential high-rise developer based in Surat, Gujarat, India, is more than just a builder; we are your partner in creating your dream home. Founded on the unshakeable pillars of **honesty, trust, freedom, and growth**. We are committed to providing our customers with an exceptional experience from start to finish.



SEIZE THE GOLDEN MOMENT WITH
SWARNA 
Avsar

2 B H K F L A T S & S H O P S

Building Your
Dreams with
Honesty, Trust,
Freedom, and
Growth.

Building a Better Tomorrow

At **Swarna Group**, we are passionate about creating homes that not only meet your needs but also elevate your lifestyle. We are committed to sustainable building practices and creating communities that foster a sense of belonging.

Let Swarna Group Help You Build Your Dream Home

If you are looking for a reputable and trustworthy builder in Surat, look no further than **Swarna Group**. We invite you to contact us today to learn more about our residential high-rise projects and how we can help you turn your dream home into a reality.



Honesty is the First Chapter in the Book of Swarna:

Integrity is at the core of everything we do. We believe in transparency and fair dealings, ensuring that our customers are informed every step of the way.



Trust is Our Best Policy to Invest:

We understand that your home is a significant investment. That's why we build trust through quality construction, timely delivery, and a commitment to exceeding expectations.



Freedom is the Power to Choose Your Choice:

We offer a variety of residential options to suit your lifestyle and budget. You have the freedom to choose the perfect home that reflects your unique taste and aspirations.



Satisfaction of Our Customer is Our Real Growth:

Your happiness is our ultimate goal. We strive to create homes that not only meet your needs but also exceed your expectations. We believe that our success is measured by the satisfaction of our customers.



OUR RECENT PROJECT

SWARNA
LAGOM

PREMIUM - SPACIOUS - AFFORDABLE 2 BHK



SWARNA
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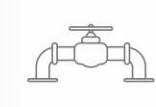
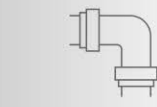
Nestled in a prime and highly sought-after area, **SWARNA AVSAR** boasts a location that perfectly blends convenience with charm.





SWARNA Avsar

The campus features beautifully landscaped gardens and walking paths that promote a sense of community and wellness.



CAMPUS FEATURES

- Elegant Entrance Gate with Security Cabin
- Pickup - Drop Stand
- CCTV in Common Area
- Landscape Garden
- Gazebo
- Children Play Area
- Jogging Track
- Well Designed Compound Wall

BUILDING FEATURES

- Three Layer Parking
- Fire Safety
- Well Designed Entrance Foyer for Each Building
- China Mosaic Flooring on Terrace
- Generator Power Back Up with Point in Flats
- Gas Line Connection
- Centralized Plumbing System

TERRACE AMENITIES

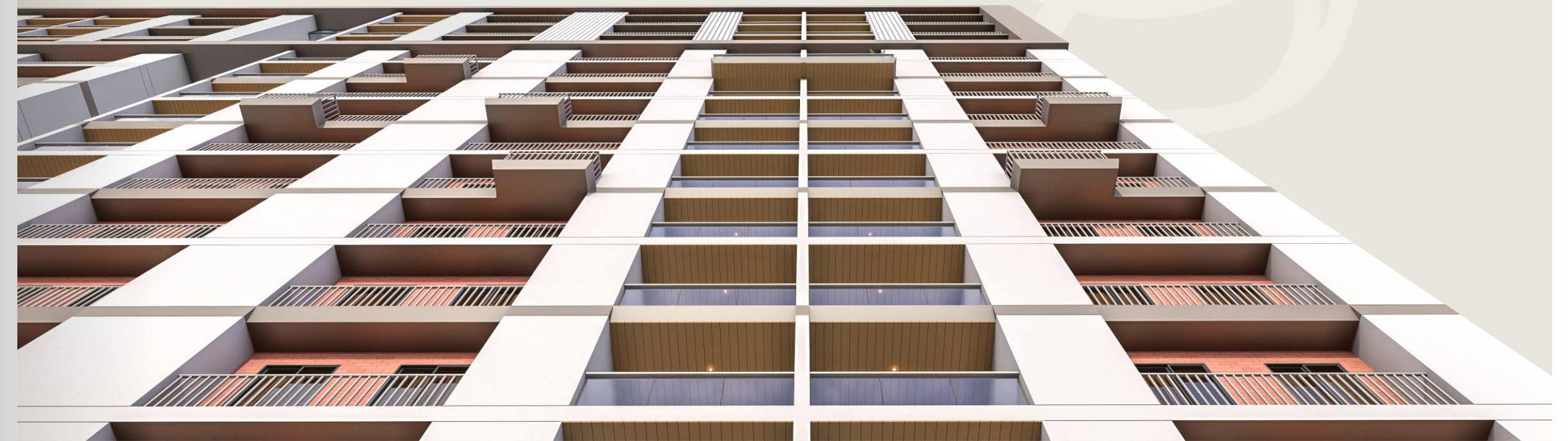
- Seating Area
- Multipurpose Court
- Non Electric Open Gymnasium
- Amphitheatre
- Jogging Track
- Fitness & Wellness Zone





The elevation of **SWARNA AVSAR** is a striking example of architectural innovation and sophistication.

NOT ONLY **LARGEST**
FINEST TOO...







SWARNA
Avsar

Welcome to our wonderful children's play area and gazebo!
Here, the kids can let their imaginations run wild on the colourful playground, featuring swings, slides, and climbing structures designed for endless fun and adventure.





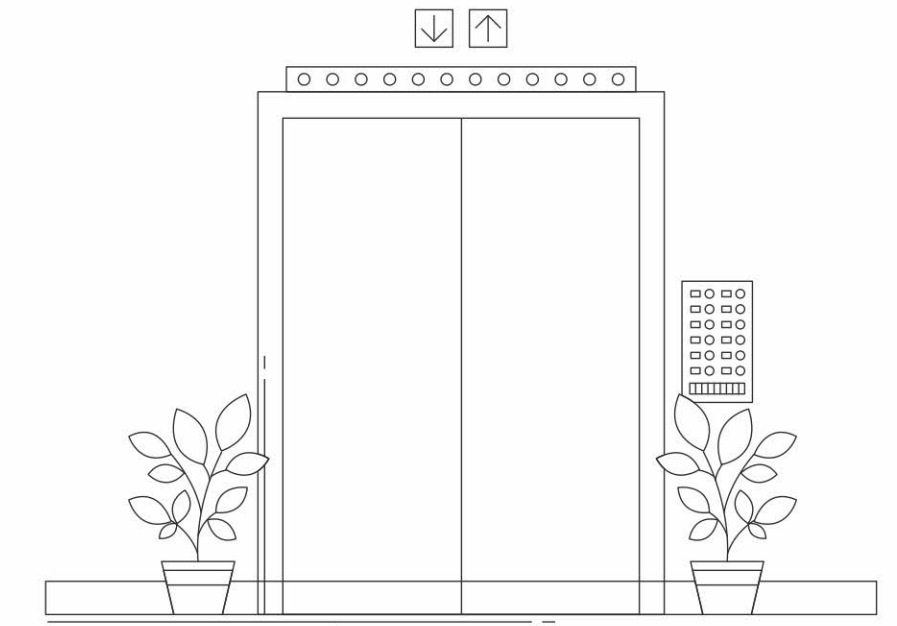
ENTRY FOYER



ENTRY FOYER



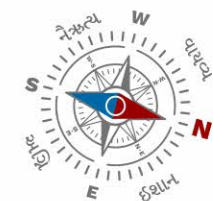
LIFT AREA



SWARNA
Avsar

The waiting and lift area is designed with a modern aesthetic, featuring comfortable seating and elegant finishes that create a welcoming ambiance. Natural light floods the space through large windows, enhancing the overall atmosphere. Thoughtful touches, such as artwork and greenery, add a touch of warmth, making it a pleasant transition between floors.

SHOP NO.	C.A. (SQ.FT.)
01	248.88
02	253.08
03	257.16
04	344.86
05	382.52
06	257.16
07	227.36
08	257.16
09	257.16
10	227.36
11	257.16
12	385.75
13	348.62
14	257.16
15	253.08
16	253.08



GROUND FLOOR LAYOUT PLAN



FIRST FLOOR LAYOUT PLAN

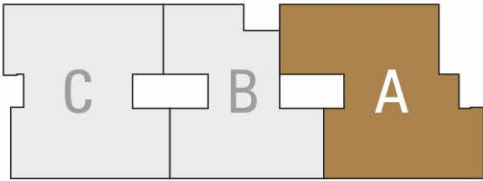


SWARNA Avsar

The architectural plan for **SWARNA AVSAR** features a harmonious blend of modern aesthetics and sustainable design.



UNIT PLAN



2ND FLOOR

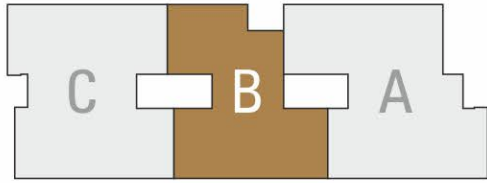


9TH FLOOR

AREA TABLE

FLOOR	FLAT NO.	CARPET (IN SQ.FT.)	BALCONY / WASH (IN SQ.FT.)	TERRACE (IN SQ.FT.)
1 ST	103	674.76	66.17	
	104	674.76	66.17	
2 ND	201	669.70	65.21	16.89
	202	664.75	66.39	21.09
	203	674.76	66.17	
	204	674.76	66.17	
3 RD TO 8 TH 10 TH TO 14 TH	01	669.70	65.21	
	02	664.75	66.39	
	03	674.76	66.17	
	04	674.76	66.17	
9 TH	901	669.70	65.21	35.29
	902	664.75	66.39	
	903	674.76	66.17	
	904	674.76	66.17	24.53

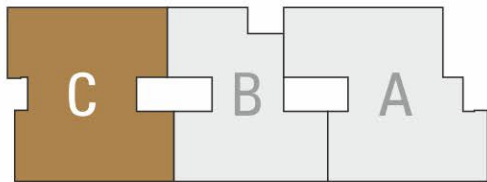




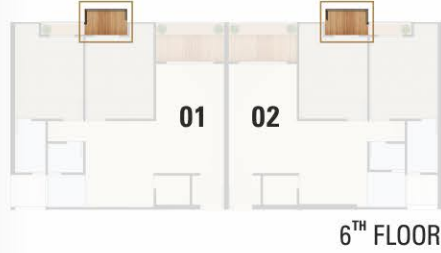
AREA TABLE

FLOOR	FLAT NO.	CARPET (IN SQ.FT.)	BALCONY / WASH (IN SQ.FT.)	TERRACE (IN SQ.FT.)
1 ST	103	667.66	65.21	
2 ND	201	644.31	65.21	21.09
	202	647.75	65.21	21.09
	203	667.66	65.21	
3 RD TO 7 TH	01	644.31	65.21	
9 TH	02	647.75	65.21	
11 TH TO 14 TH	03	667.66	65.21	
8 TH	801	644.31	65.21	
	802	647.75	65.21	24.32
	803	667.66	65.21	
10 TH	1001	644.31	65.21	
	1002	647.75	65.21	24.32
	1003	667.66	65.21	

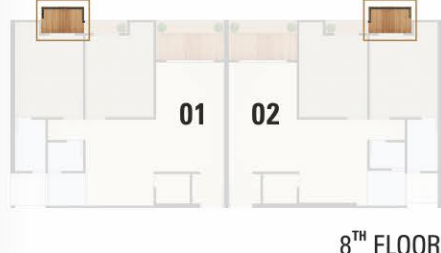




2ND FLOOR



6TH FLOOR



8TH FLOOR



9TH FLOOR



10TH FLOOR

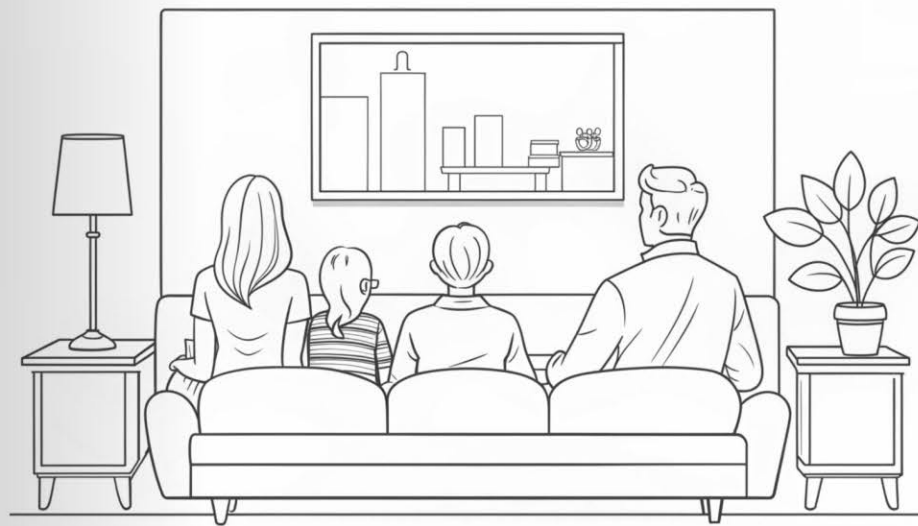
AREA TABLE

FLOOR	FLAT NO.	CARPET (IN SQ.FT.)	BALCONY / WASH (IN SQ.FT.)	TERRACE (IN SQ.FT.)
1 ST	101	669.70	65.21	
	102	663.46	67.57	
2 ND	201	669.70	65.21	
	202	663.46	67.57	
	203	673.04	65.21	21.09
	204	673.04	65.21	21.09
3 RD TO 5 TH 7 TH TO 14 TH	01	669.70	65.21	
	02	663.46	67.57	
	03	673.04	65.21	
	04	673.04	65.21	
6 TH & 8 TH	01	669.70	65.21	24.32
	02	663.46	67.57	24.32
	03	673.04	65.21	
	04	673.04	65.21	
9 TH	901	669.70	65.21	35.29
	902	663.46	67.57	
	903	673.04	65.21	
	904	673.04	65.21	
10 TH	1001	669.70	65.21	39.38
	1002	663.46	67.57	39.38
	1003	673.04	65.21	
	1004	673.04	65.21	





BEDROOM



SWARNA Avsar

The bedroom is designed for tranquility, featuring ample natural light and built-in storage to create a serene retreat. The modern kitchen boasts sleek finishes and efficient layouts, ideal for culinary enthusiasts, while the spacious living area seamlessly connects to the balcony, providing a perfect setting for relaxation and entertaining.



KITCHEN

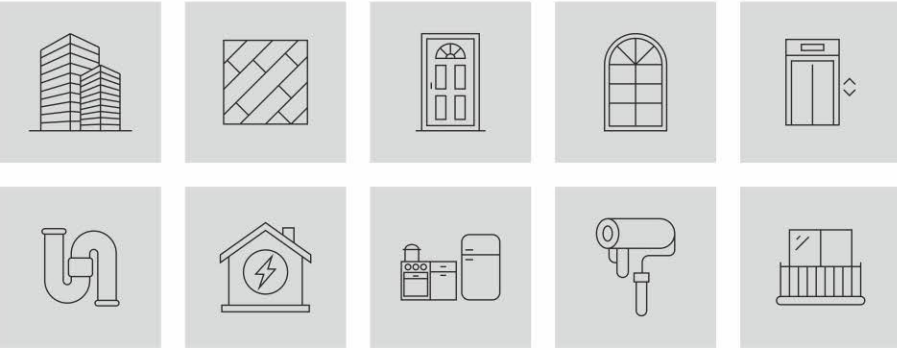


LIVING AREA



PROJECT SPECIFICATIONS

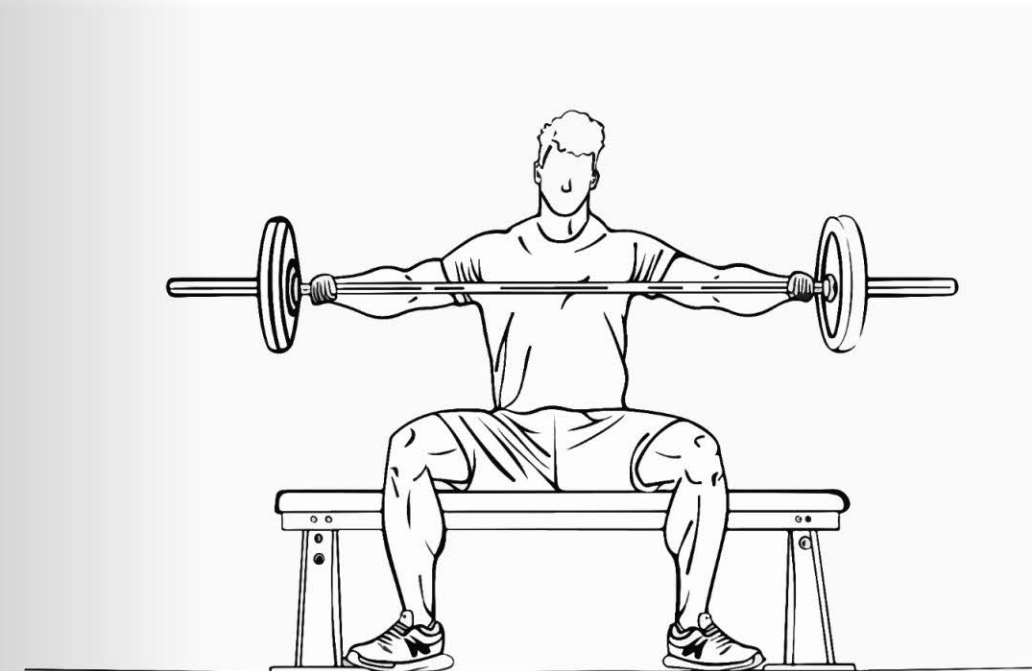
- **STRUCTURE**
 - Earthquake resistance RCC frame structure as per IS code.
- **FLOORING**
 - Premium quality 24" X 48" or 32" X 32" or equivalent vitrified tiles in all internal area.
- **KITCHEN, WASH AND STORE**
 - Granite kitchen platform with standard quality sink.
 - Decorative granamite / glazed dado tile up to lintel level in kitchen.
 - Water purifier point in kitchen.
 - Premium quality flooring & glazed dedo tiles upto sill level in wash.
 - Marble store rack in store room.
- **TOILET AND PLUMBING**
 - Decorative granamite / glazed dado tiles up to lintel level
 - Standard make of C.P fitting with concealed Astral or Ashirwad or equivalent make CPVC / UPVC plumbing.
 - Standard make of sanitary ware with wall hang water closet in both bathroom.
 - Centralised hot water supply point in both bathroom.
- **ELECTRIFICATION**
 - Concealed wiring of polycab or RR or equivalent with adequate point in all rooms with modular switches and accessories.
 - A.C. point in master bedroom.
- **DOORS AND WINDOWS**
 - Decorative main door with granite frame or wooden frame and all other laminated flush door with granite frame or wooden frame.
 - All doors fixed with standard lock and accessories.
 - Anodized sliding aluminium section windows with granite seal.



- **WALL / PAINT**
 - Roller or mala finishes external plaster with texture where ever necessary.
 - Weather shield exterior paint of standard make.
 - Birla or Durawhite or equivalent white putty finish on internal walls.
- **BALCONY**
 - Premium quality flooring.
 - Glass railing in living balcony and M.S. railing in other balcony.
- **ELEVATORS**
 - Two numbers of auto collective elevators of standard make in each building.
- **SECURITY**
 - Multi point security system with CCTV camera in common area with television in each building foyer.

SHOP SPECIFICATIONS

- Galvanized rolling shutter.
- Premium quality 24" X 48" or 32" X 32" or equivalent vitrified tiles.
- Single coat plaster.
- Birla or Durawhite or equivalent white putty finish on internal walls.
- Sufficient light points.



SWARNA
Avsar

The terrace amenities include an open gym equipped with state-of-the-art fitness equipment, encouraging residents to stay active while enjoying panoramic views. Additionally, a dedicated net cricket area offers a fun space for sports enthusiasts to practice and engage in friendly matches, fostering a vibrant community spirit.





AMPHITHEATER CUM FITNESS ZONE



SWARNA
Avsar

Discover our serene terrace garden, where lush greenery and vibrant flowers create a tranquil escape. Enjoy the perfect blend of relaxation and style with cozy gazebo seating, offering a picturesque spot to unwind while taking in the breathtaking views.



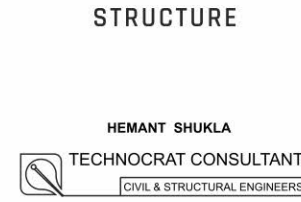
GAZEBO SEATING



SEATING AREA



A PROJECT BY



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website: www.gujrera.gujarat.gov.in

We Request

- Stamp duty, Registration charges, Legal charges, gas connection charge, GEB / SMC charges, Society maintenance charges etc. shall be borne by the purchaser.
- All applicable taxes, duties, levies, and fees, including but not limited to GST, TDS, stamp duty, registration charges, and other statutory fees, shall be borne by the purchaser and calculated as per the applicable laws and regulations at the time of sale deed registration.
- 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.
- In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specifications, designs, planning, layout & all purchasers shall abide by such changes.
- Changes / alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- Any RCC member (Beam, Column, Slab, Pardi etc.) must not be damaged during your interior work.
- All external laying and drawing of low - voltage cables such as telephone, T.V, 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 such a way that they form hanging formation on the building exterior faces.
- This brochure is intended only for easy display & information of the scheme and does not form part of the legal documents.

Note

- All rights for alteration / modification and development in design or specifications by architects and / or developer shall be binding to all the members.
- B.U.C. (Building Use Certificate) As per SMC Rules. Clear Titles for Loan purpose.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.

Legal Disclaimer

- The provision of gas and SMC water connections is subject to the timelines and procedures of the respective utility providers. We cannot guarantee a specific timeline for the commencement of these services.
- All furniture / objects shown in the plan or pictorial image are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.
- All the elements, objects, treatments, materials, equipment & color scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification for our final products.
- Dimensions mention in building plan, are wall-to-wall dimensions & it does not include finishing detail like plaster, putty, dado tiles, ledge walls & manual construction errors.



CONNECTIVITY

150 Ft. Canal Road	:	0.0 Km
D-mart	:	0.9 Km
300 Ft. Outer Ring Road	:	1.0 Km
Radiant School	:	1.7 Km
Upcoming Metro Station	:	1.9 Km
Dabholi Bridge	:	2.0 Km
Iskon Temple	:	2.0 Km
Botanical Garden	:	2.0 Km
BAPS Akshardham	:	4.7 Km
Pal Umra Bridge	:	6.7 Km
Railway Station	:	10.0 Km
Ichhapore Cross Road	:	10.0 Km
Surat Diamond Bourse	:	17.0 Km
Surat International Airport	:	20.0 Km

