



Promoters :
Sangani Aditya Corporation

B/h. Sangath Mall, Visat - Gandhinagar Highway, Motera, Ahmedabad.
Contact : +91 99099 61712

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Architects :
Associated Architects (I) Pvt. Ltd.

Structure Engineer :
CAES Consultants

MEP / Fire Consultant :
Jhaveri Associates

identix.in/9099318181



TOWARDS A
BETTER LIFE

PERFECTION IS OUR ATTITUDE

SANGANI ADITYA CORPORATION, the synthesis of Aditya Group and Sangani Infrastructure Pvt Ltd, brings you the perfect combination of cutting edge design & high class amenities at Motera.

A home at "SANGANI ADITYA HEIGHTS" means to keep everyone in family happy. You will get the space you need to unwind, relax and expand your mind. With airy bedrooms and lot of stretching space you will love the highly acclaimed design and wide open space.

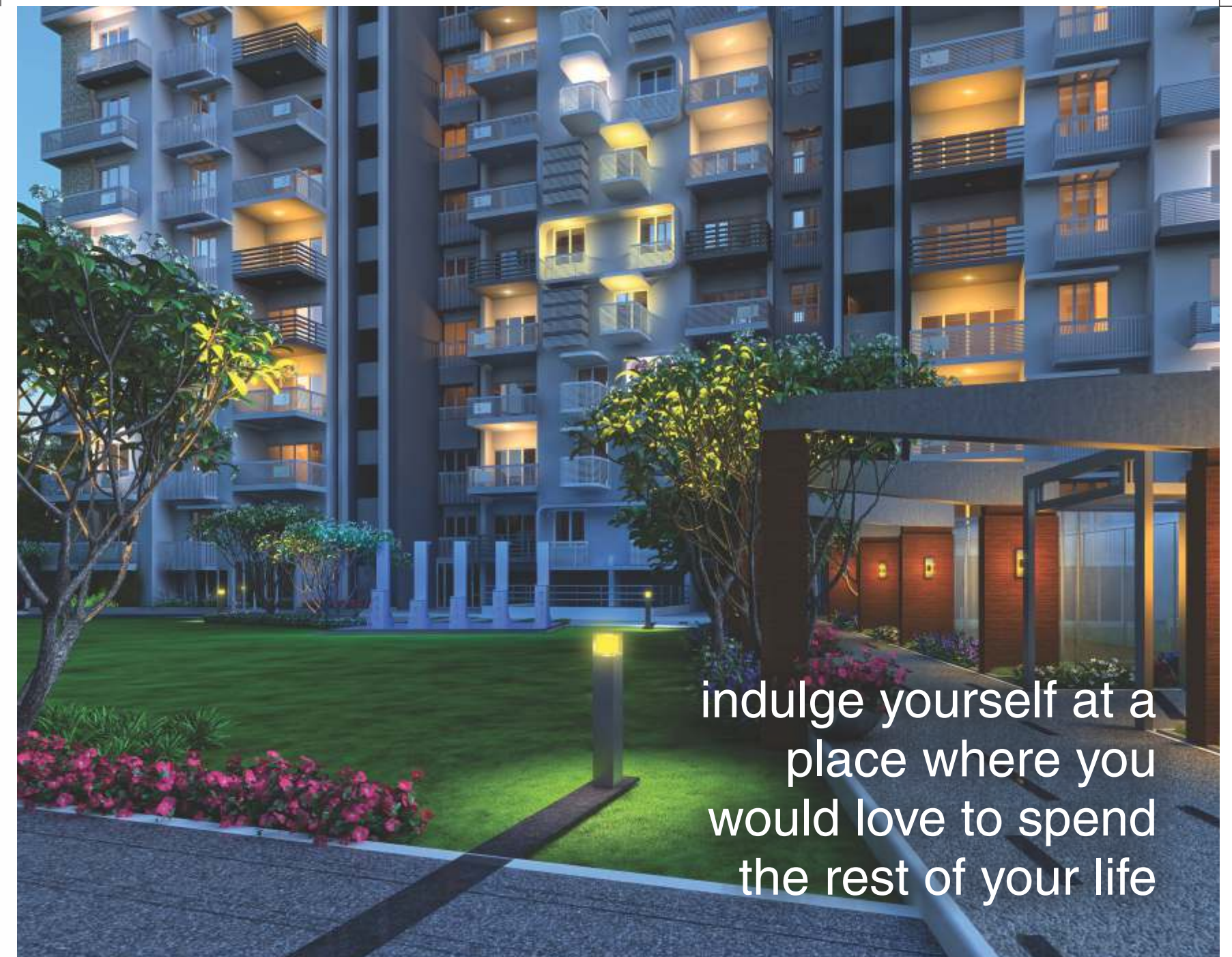


Pride..
you will own



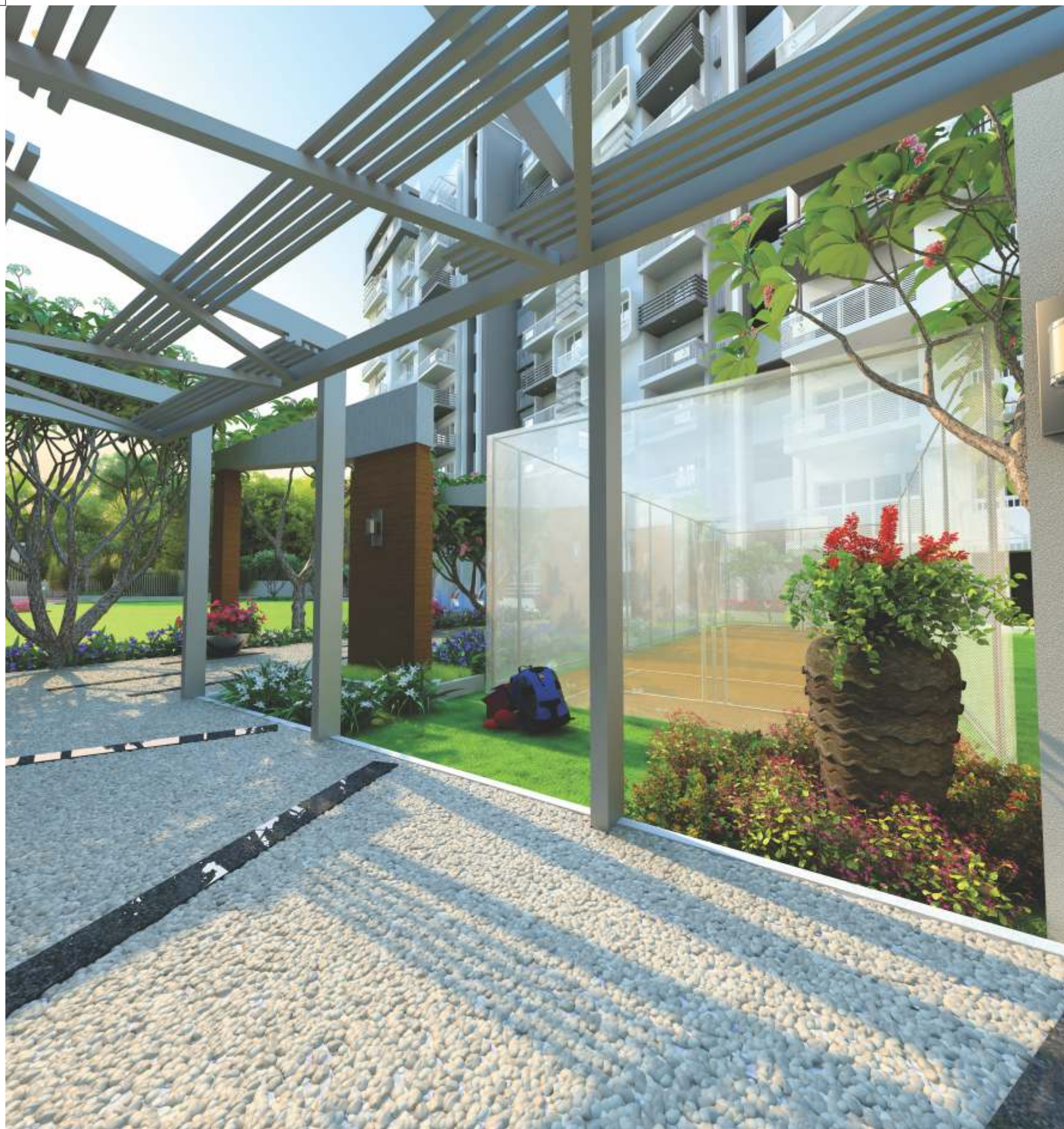
A Luxurious Retreat





indulge yourself at a
place where you
would love to spend
the rest of your life





So much to Admire AMENITIES

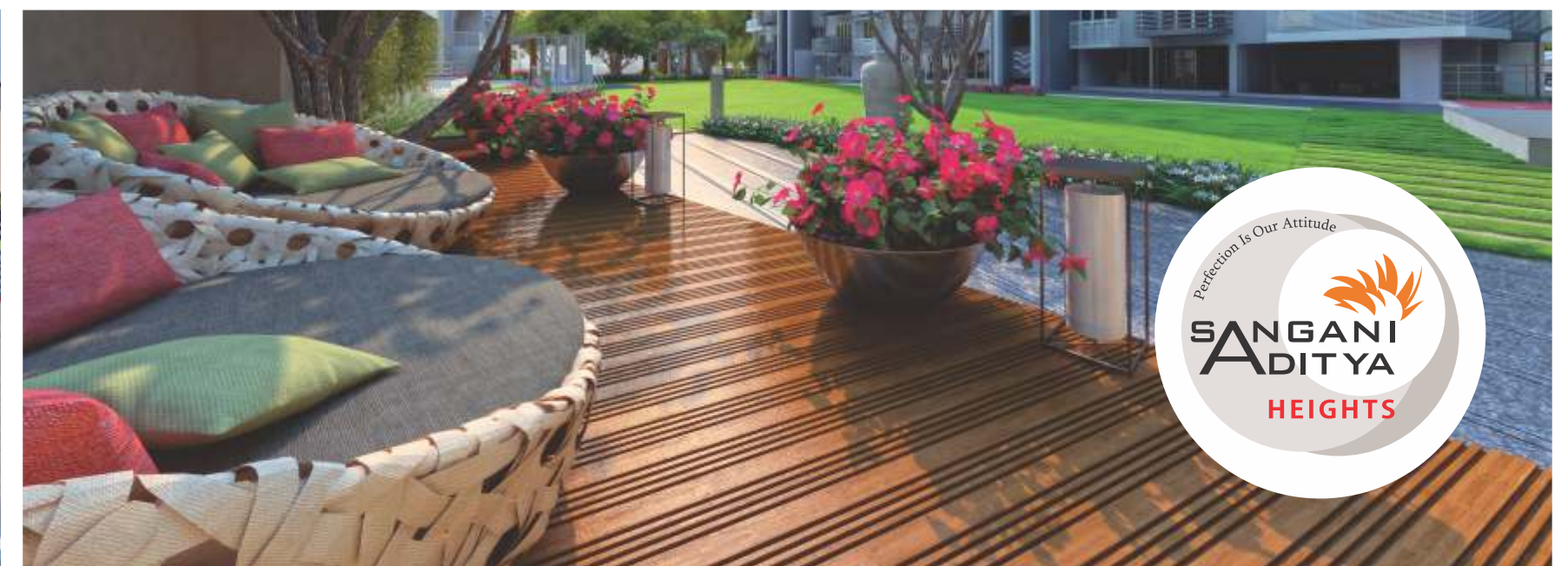
- Fully equipped Gym & Health Club with Steam bath.
- Library cum Administrative office.
- Yoga meditation cum multipurpose hall.
- Skating Rink.
- Basketball Practice Court.
- Indoor Game Zone.
- Table Tennis & Snooker.
- Senior Citizen & ladies sit out area.
- Intercom facility.
- Children Play area with Rock climbing and sand pit.
- Cricket Practice pitch with Net.
- Jogging track with acupressure walk.
- Security entry with CCTV cameras.
- Music Speaker in garden.
- Performance stage.





ULTRA MODERN FEATURES

- Premium apartments only 2 & 3 per floor.
- Allotted 2 car parking and 2 two-wheeler parking for each flat.
- Homes are open on two or three sides offers green view and ample natural light & perfect ventilation.
- No High Rise in the vicinity.
- Exclusive landscaping in center and periphery.
- Green Building Features.
- Kids Drop Zone.
- Excellent shape and elevation of buildings.
- DG power back-up for lifts and common areas.



GROUND FLOOR PLAN



MAIN ROAD

ENTRY GATE



Security Cabin

Kids Drop off Zone

Ramp Down

Proposed space for Sub-station

TABLE TENNIS
SNOOKER

NET CRICKET PITCH

LADIES SEAT OUT

SKATING RINK

SENIOR CITIZEN SEAT OUT

WATER FEATURE

D Foyer

LIBRARY

STEAM BATH

GYM

C Foyer

INDOOR GAMES

CHILDREN SEAT OUT

KIDS PLAY AREA

YOGA MEDITATION HALL

JOGGING TRACK

PERFORMANCE STAGE

BASKETBALL

ROCK CLIMBING

Proposed space for D G Set



LAYOUT PLAN

A - BLOCK		
101	102	103
201	202	203
301	302	303
401	402	403
501	502	503
601	602	603
701	702	703
801	802	803
901	902	903
1001	1002	1003

B - BLOCK		
101	102	103
201	202	203
301	302	303
401	402	403
501	502	503
601	602	603
701	702	703
801	802	803
901	902	903
1001	1002	1003

C - BLOCK	
101	102
201	202
301	302
401	402
501	502
601	602
701	702
801	802
901	902
1001	1002
1101	1102

D - BLOCK	
101	102
201	202
301	302
401	402
501	502
601	602
701	702
801	802
901	902
1001	1002
1101	1102

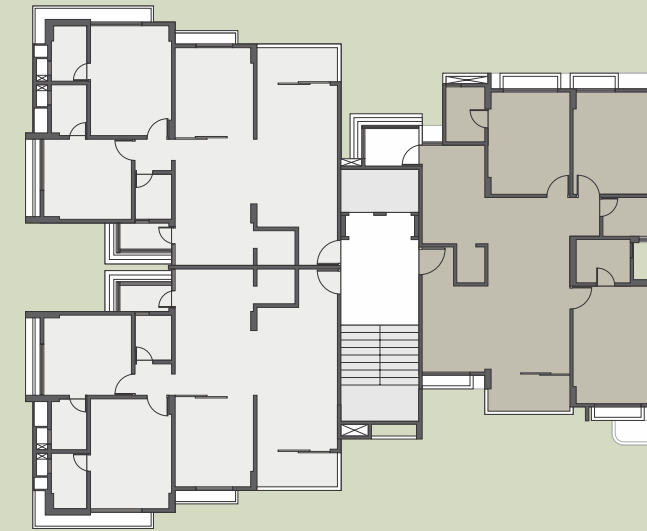


UNIT FLOOR PLAN

UNIT 101, 102 (210 Sq. Yard)



BLOCK - A, B



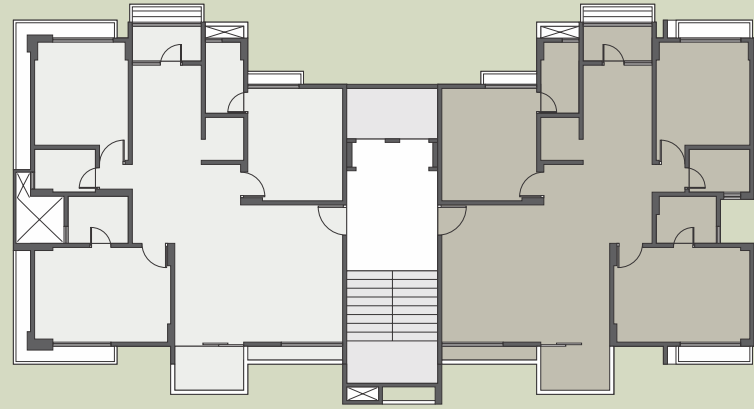
UNIT 103 (219 Sq. Yard / 221 Sq. Yard with Balcony)



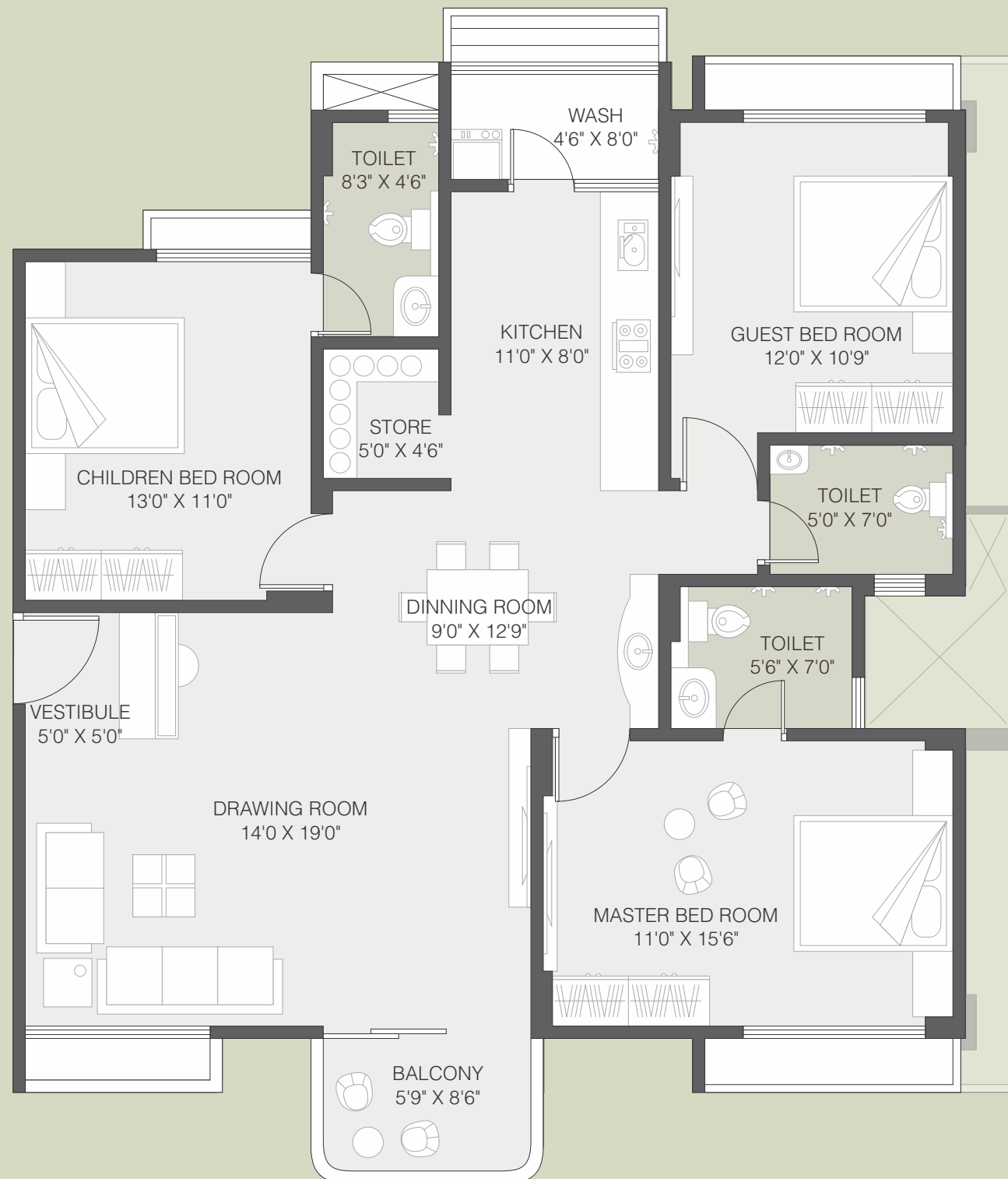
UNIT FLOOR PLAN

BASEMENT PLAN

BLOCK - C, D



UNIT 101 (230 Sq. Yard)

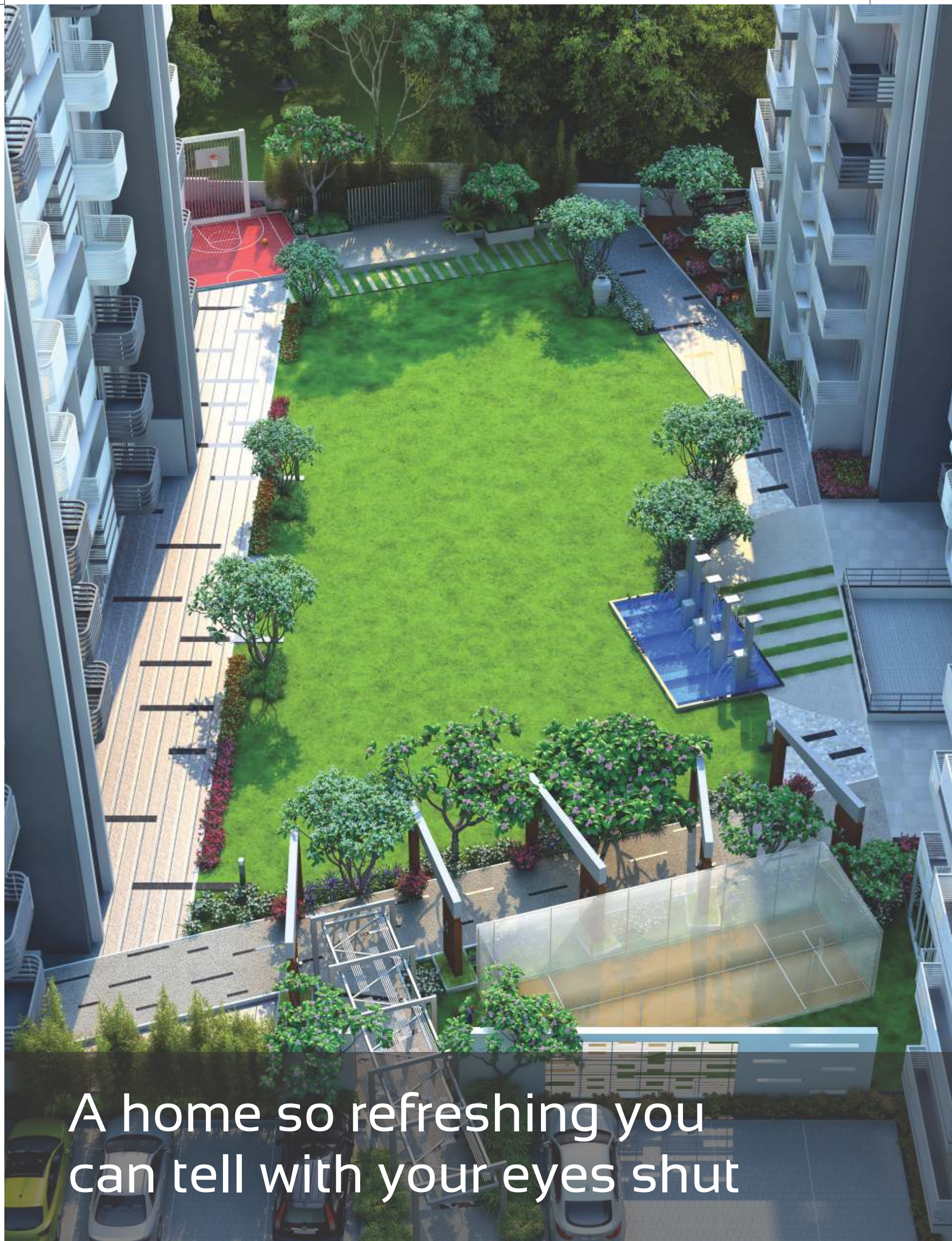




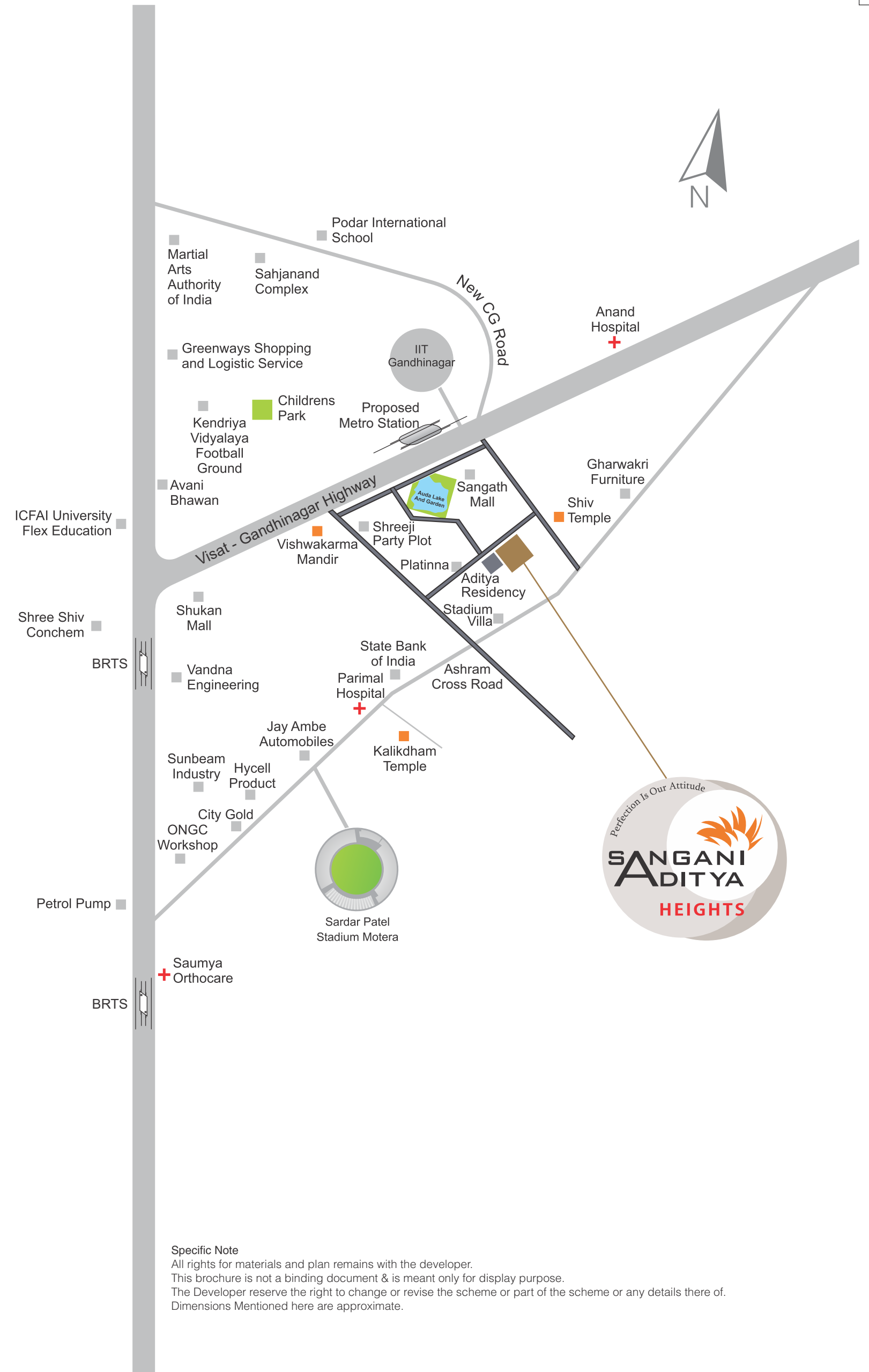
SPECIFICATIONS

- **Structure** Earthquake resistant frame structure
First time in Gujarat post tensioning technology - Beam Less slab in basement and ground level.
- **Plaster** Internal ready to paint wall with putty finish and external double coat sand face plaster with 100% acrylic water proof paint.
- **Flooring** Vitrified Flooring in all areas 600 x 600.
- **Kitchen** Mirror polish granite platform with dado in glazed tiles up to lintel level and SS sink.
- **Door & Windows** Decorative Main entrance door with wooden frame & other doors with wooden flush door. All windows Aluminum powder coated.
- **Toilet** Flooring of glazed tiles with dado upto the lintel level and European type WC pan in Toilet with dual flush tank.
All bathrooms with standard quality CP fittings Equivalent Jaquar/acquel.
- **Electrification** 3 phase concealed ISI copper wiring with adequate number of points in all bedrooms.
TV and telephone points in drawing room and in bedrooms to support modern communication mode
Conduits for internet connection, Geyser points in bathroom.
- **Water and drainage** Rigid PVC pipes for Drainage and water supply.
- **Lifts** Fully automatic lifts.
- **Others** Gas connection with meter.
Cable connection.





A home so refreshing you
can tell with your eyes shut



Specific Note
 All rights for materials and plan remains with the developer.
 This brochure is not a binding document & is meant only for display purpose.
 The Developer reserve the right to change or revise the scheme or part of the scheme or any details there of.
 Dimensions Mentioned here are approximate.