

A Venture by

The
Building
Company

BUILD. LIVE. REJOICE

MONARCH

Residency



MONARCH Residency

A new development in a continuing story
after Monarch Commercial at Pal, Surat.

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MONARCH

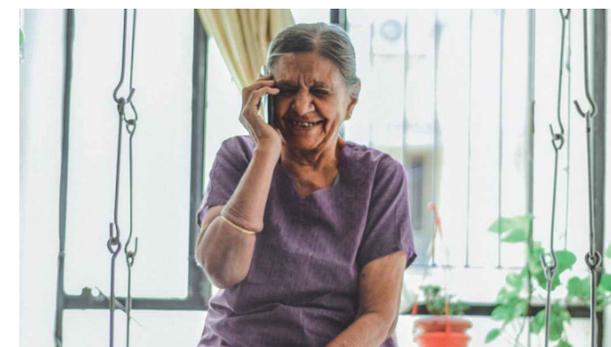
Received Gujarat's first IGBC Green Building Certificate for Monarch Commercial, at Gaurav Path, Pal.

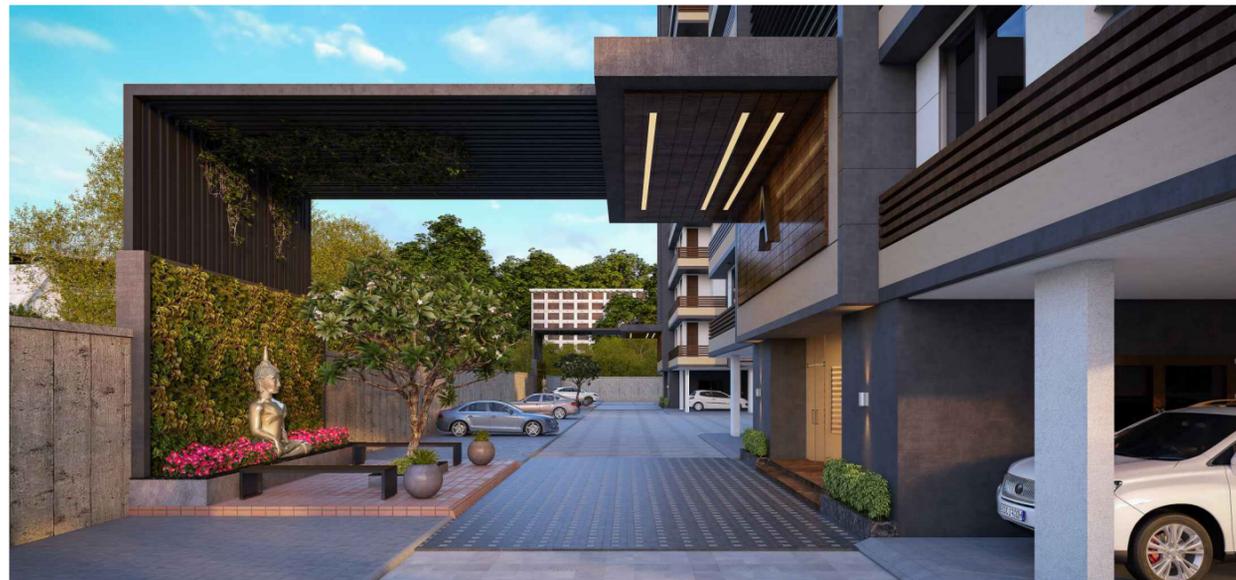


LET'S GO HOME!

home is a word that resonates deeply. For us, it evokes *family, childhood, some of the most vivid memories.*

It conjures images and emotions! It brings comfort to the soul, that names a place we want to return to, that makes us feel safe, loved and nurtured.





WE BUILD IDEAL HOMES!

After completing our commercial project Monarch at Gaurav Path - Pal, Surat which is a landmark on its own, changing many things in the real estate arena, being the first IGBC certified green building in Gujarat, we decided to venture in to residential segment.

With Monarch Residency, we are trying to create homes which will be sufficiently sized for modern families with quality consciousness as well as budget in mind.

Highlights of Monarch Residency

1. *Large common plot with a multipurpose hall and utility area for members to celebrate every festival*
2. *Goods elevator for the first time in a residential building*
3. *Best in class water proofing in wet area, basement and terrace*
4. *World class electrical network design and implementation*
5. *Fully usable terrace for all members*
6. *40 feet long and common passage around elevators, providing better light, air and openness*
7. *Large sized wash area and kitchen*
8. *Well connected and easily reachable from Pal Gaurav Path and Canal Road*
9. *Safe and well populated residential area with necessary amenities like school, hospitals, banks, shopping centres, gardens, entertainment and commute options. (Ola/Uber)*
10. *Every home equipped with fibre optic terminal; for future ready high speed data network of tv, telephone, internet, education and gaming*



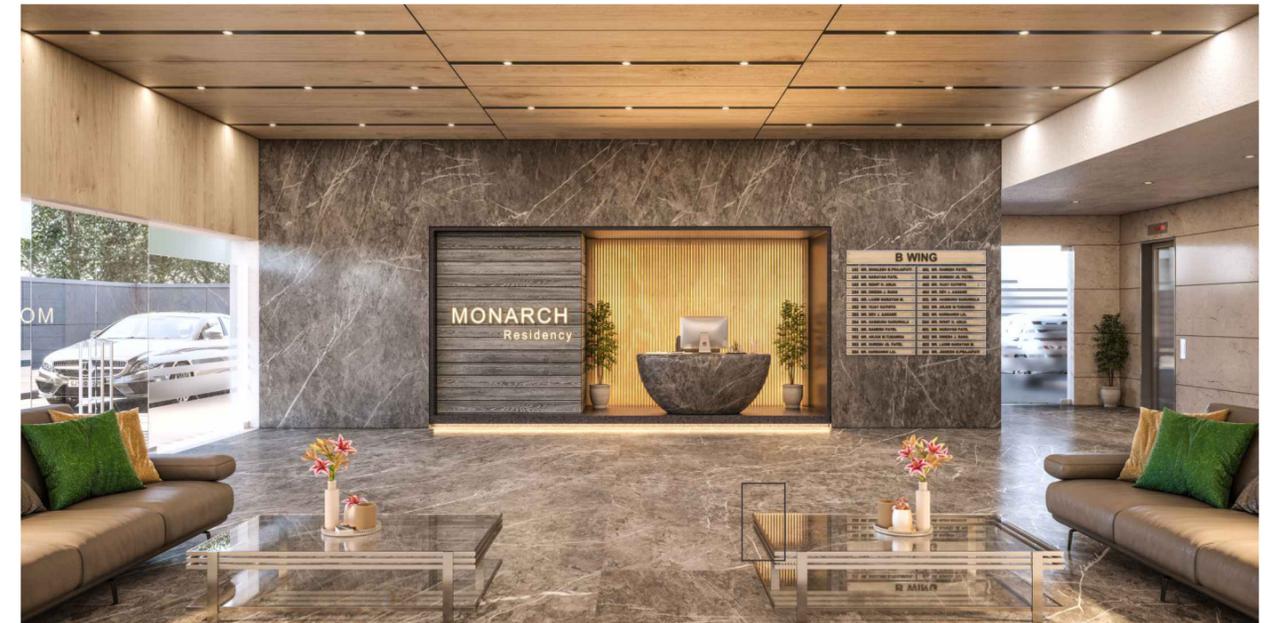


A unique project

*with two buildings with an adjoining common area,
beautifully created for recreational purposes.*



*A meticulously designed floor plan that allows easy movement and
a feel of open space in the available numbers of square footage.*



*We like to pay attention to the details and that's where we intend to surprise our
customers, as we have done in our previous project.*



18.00 M T. WIDE T. P ROAD



BASEMENT PLAN



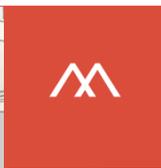


18.00 MT. WIDE T.P. ROAD



GROUND FLOOR LAYOUT PLAN





TYPICAL FLOOR LAYOUT PLAN





Building A - Unit Floor Plan

Carpet Area Sq.ft	Balcony & Wash Area Sq.ft	Total Sq.ft
919	53	972



Building B - Unit Floor Plan

Carpet Area Sq.ft	Balcony & Wash Area Sq.ft	Total Sq.ft
1011	70	1081





AMENITIES



Children's Play Area



COP Area Garden



Multipurpose Hall with Utility Area



CCTV & Intercom System



Jogging Track



Goods Elevator

SPECIFICATIONS

Construction

- R.C.C. frame structure as per code considering earthquake resistance

Floor Finish

- Good quality vitrified tiles flooring

Kitchen

- Granite kitchen platform with tile up to lintel level & good quality sink
- Point for water purifier
- Gas line connection

Wash & Utility

- Kota in flooring and tiles on dado with adequate electrical and plumbing points

Store Room

- Kota shelves with satin finish glaze tiles dado up to lintel level

Plumbing

- Each toilet have decorative high quality vitrified / ceramic tiles
- Concealed plumbing in toilet with C.P. fitting and sanitary wares of good quality

Electrification

- Sufficient points with good quality concealed wiring
- ISI modular switches of good quality
- Generator for sufficient power backup for common area

Elevators

- 2 elevators in each building with auto doors of standard make
- 1 passenger elevator and 1 goods elevator

Doors

- Decorative main door and internal flush doors

Windows

- All windows opening provided with marble stone frame with good quality aluminium anodized section and glass

Wall Finish

- All internal wall finish with fine sand faced plaster and putty
- All external wall with double coat sand faced plaster and good quality exterior paint

Hardware

- All S.S. hardware fitting with good quality

Television and Internet

- Convenient provision of internal telephone, internet and television points

Terrace

- China mosaic finished with proper water proofing treatment

Fire Fighting System

- As per norms

General Security

- CCTV surveillance in common areas



ARCHITECT

Deep Breath Architecture Firm
Ar. Ajay Panchal
www.dbarchitecture.in

Structure Designer

S & V Engineers
Chetan H. Sapariya
Darshit B. Vejani
www.snvengeers.com

MEP

Meptech
www.meptech.in

DISCLAIMER

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