



STAR CITY II

Developers :-
SAMANVAY SPARSH

Address:
Near. Vasna-Bhayli Crossing -
Tandalja Sunpharma Road,
Near. Amina Nagar, Tandalja,
Vadodara.

E-Mail:
info@starcityprojects.com

Web Site:
www.starcityprojects.com

Inquire:
+91 9265-411-722

Structure:
ZARNA ASSOCIATES

Architect:
KIRIT PATEL ARCHITECTS
& ENGINEERS

Plumbing:
Vraj Sanitation

Electrical:
Chirag Electricals

3D Illustration:
Param interactive

LOCATION PLAN



Location Advantages: • 1.0 km School • 1.7 km Clinics • 2.1 km Super Market • 160 m Mosque • 1.7 km Sports Club
Payment Mode For Commercial : • 25% Booking level • 20% Plinth level • 15% Ground level-Slab • 10% Masonry • 5% Plaster • 10% Flooring • 10% Installation of
Shutter • 5% Sale deed.

Payment Mode For Residential : • 25% Booking(within 20 days of booking date) • 15% Plinth level • 4% Each Slab(Total- 7 slabs) • 7% Masonry • 5% Inside and
outside plaster • 5% Flooring • 5% Plumbing • 5% Door+window + C.P fitting • 5% Sale deed.

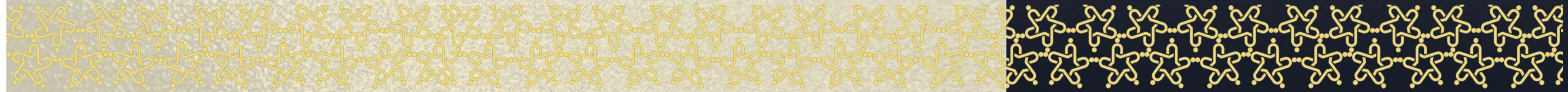
Note : • All plans are subject to amendments approval by the relevant authorities. • All photography and computer imagery are artist's impression and are provided for
illustrative and indicative purposes only. • While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any
inaccuracy. • Subject to Vadodara jurisdiction.

Responsibility of obtaining 'No objection certificate for transfer of immovable property under Disturb Area Act' will solely lies within Purchaser. Promoter will
only act as facilitator for same. Promoter shall not be held liable for any delay in possession and/or execution of sale deed of property due to unavailability of
said permission.'

RERA NO : PR/GJ/VADODARA/VADODARA/Others/MAA06020/110919 www.gujrera.gujarat.gov.in

LUXURIOUS 3 BHK Apartments & Shops





WELCOME TO
A LIFESTYLE,
BEFITTING ONLY TO A CHOSEN FEW...



WELCOME TO
THE SPARKLE
 OF YOUR LIFE !

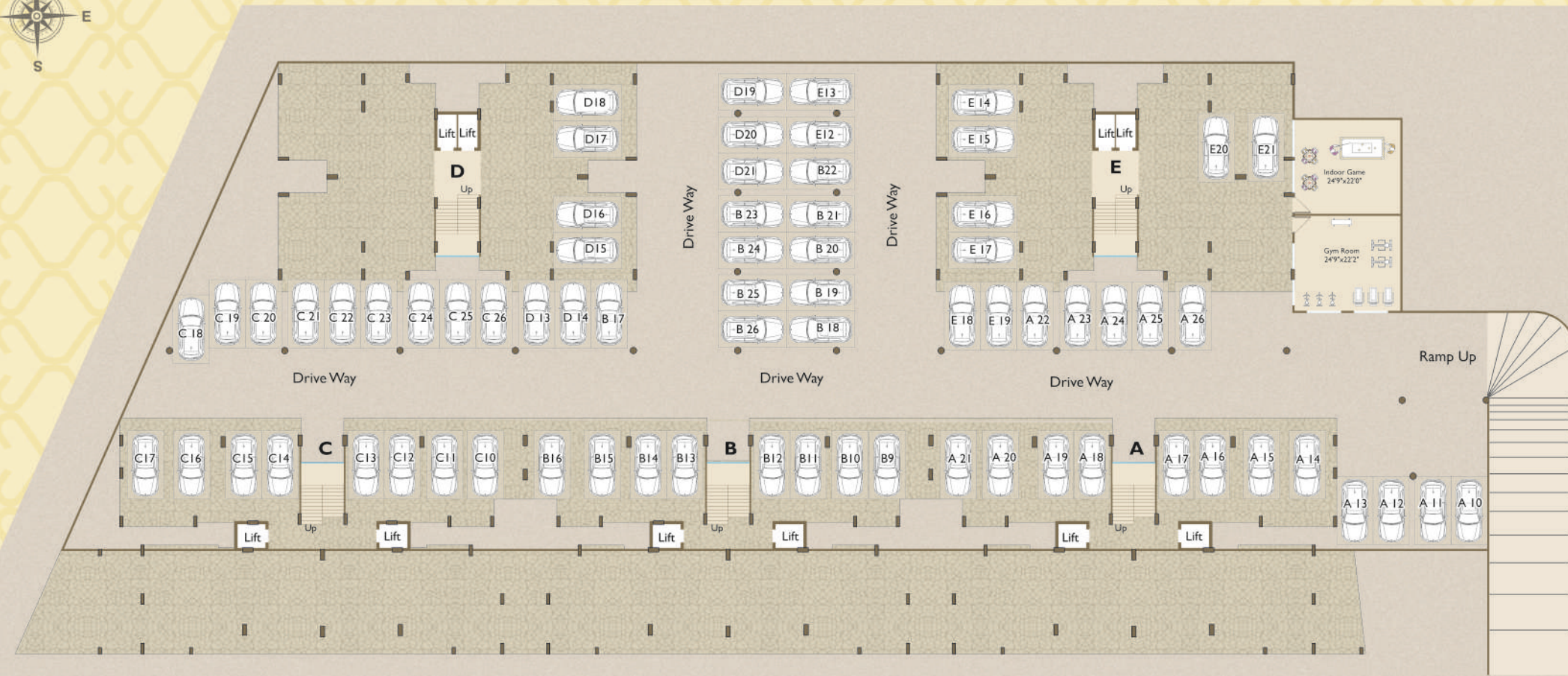


If you dream of a home in the city yet crave for quite surroundings, your search comes to an end at Star City II, a Promise to take the quality and commitment in a newer and better level. Star City II is strategically located in the posh Vasna Tandalja area to ensure that you are close to the city while stay connected to business hub, educational centers, Shopping malls and various facilities.

Star City II is truly a class apart with the regular 3 bedroom apartments and Terrace Flats. A fine fusion form and functional, these flats score high of style and offer unmatched comfort and quality for the perfect home that you have always dreamt of.



BASEMENT LAYOUT PLAN



24.00 Mt. Wide Road

GROUND LAYOUT PLAN



24.00 Mt. Wide Road

No.	Size	C.A. sq.ft.	SBA sq.ft.	No.	Size	C.A. sq.ft.	SBA sq.ft.	No.	Size	C.A. sq.ft.	SBA sq.ft.
01	10'3"X24'1"	245.00	417	11	11'0"X24'1"	265.00	451	21	12'0"X23'9"	286.00	486
02	11'0"X24'1"	265.00	451	12	12'0"X24'1"	290.00	493	22	8'8"X23'9"	217.00	369
03	12'0"X24'1"	290.00	493	13	8'7"X24'1"	208.00	354	23	9'0"X23'9"	217.00	369
04	8'8"X24'1"	208.00	354	14	9'0"X24'1"	217.00	369	24	8'6"X23'9"	217.00	369
05	9'0"X24'1"	217.00	369	15	8'7"X24'1"	208.00	354	25	8'9"X23'9"	217.00	369
06	8'6"X24'1"	205.00	349	16	9'0"X24'1"	217.00	369	26	12'0"X23'9"	286.00	486
07	8'9"X24'1"	211.00	359	17	11'7"X24'1"	280.00	476	27	11'0"X23'9"	262.00	445
08	12'0"X24'1"	290.00	493	18	11'0"X24'1"	265.00	451	28	10'0"X23'9"	217.00	369
09	11'0"X24'1"	265.00	451	19	10'5"X24'1"	250.00	425	29	13'6"X23'9"	312.00	522
10	10'4"X24'1"	250.00	425	20	11'0"X23'9"	262.00	445				

**1ST FLOOR
LAYOUT PLAN**



Adjoining Proposed Corporation Garden



24.00 Mt. Wide Road

**2ND TO 5TH
FLOOR
LAYOUT PLAN**



Adjoining Proposed Corporation Garden



24.00 Mt. Wide Road

6th FLOOR
LAYOUT PLAN



7th FLOOR
LAYOUT PLAN



TOWER A
1st TO 6th
TYPICAL PLAN



Tower-A		Unit	: 1,2	Unit	: 3,4
Rera Carpet	: 930.00 sq.ft	Rera Carpet	: 882.00 sq.ft	Rera Carpet	: 882.00 sq.ft
Balcony	: 44.00 sq.ft	Balcony	: 44.00 sq.ft	Balcony	: 44.00 sq.ft
Wash	: 29.00 sq.ft	Wash	: 29.00 sq.ft	Wash	: 29.00 sq.ft
Total	: 1003.00 sq.ft	Total	: 955.00 sq.ft	Total	: 955.00 sq.ft
SBA	: 1705.00 sq.ft	SBA	: 1624.00 sq.ft	SBA	: 1624.00 sq.ft



TOWER A
7th Floor
TERRACE PLAN



Unit	: 1	Unit	: 4
Rera Carpet	: 930.00 sq.ft	Rera Carpet	: 882.00 sq.ft
Balcony	: 44.00 sq.ft	Balcony	: 44.00 sq.ft
Wash	: 29.00 sq.ft	Wash	: 29.00 sq.ft
Total	: 1003.00 sq.ft	Total	: 955.00 sq.ft
SBA	: 1705.00 sq.ft	SBA	: 1624.00 sq.ft
Terrace	: 1042.00 sq.ft	Terrace	: 994.00 sq.ft



TOWER B
1st TO 6th
TYPICAL PLAN



Tower-B

Unit	: 1,2,3,4
Rera Carpet	: 882.00 sq.ft
Balcony	: 44.00 sq.ft
Wash	: 29.00 sq.ft
Total	: 955.00 sq.ft
SBA	: 1624.00 sq.ft



TOWER B
7th Floor
TERRACE PLAN



Unit	: 1,4
Rera Carpet	: 882.00 sq.ft
Balcony	: 44.00 sq.ft
Wash	: 29.00 sq.ft
Total	: 955.00 sq.ft
SBA	: 1624.00 sq.ft
Terrace	: 994.00 sq.ft



TOWER C
1st TO 6th
TYPICAL PLAN



Tower-C		Unit	: 1,2	Unit	: 3,4
Rera Carpet	: 882.00 sq.ft	Rera Carpet	: 930.00 sq.ft	Rera Carpet	: 44.00 sq.ft
Balcony	: 44.00 sq.ft	Balcony	: 44.00 sq.ft	Balcony	: 44.00 sq.ft
Wash	: 29.00 sq.ft	Wash	: 29.00 sq.ft	Wash	: 29.00 sq.ft
Total	: 955.00 sq.ft	Total	: 1003.00 sq.ft	Total	: 1003.00 sq.ft
SBA	: 1624.00 sq.ft	SBA	: 1705.00 sq.ft	SBA	: 1705.00 sq.ft



TOWER C
7th Floor
TERRACE PLAN



Unit	: 1	Unit	: 4
Rera Carpet	: 882.00 sq.ft	Rera Carpet	: 930.00 sq.ft
Balcony	: 44.00 sq.ft	Balcony	: 44.00 sq.ft
Wash	: 29.00 sq.ft	Wash	: 29.00 sq.ft
Total	: 955.00 sq.ft	Total	: 1003.00 sq.ft
SBA	: 1624.00 sq.ft	SBA	: 1705.00 sq.ft
Terrace	: 994.00 sq.ft	Terrace	: 1042.00 sq.ft



TOWER D & E
1st TO 5th
TYPICAL PLAN



Tower-D,E

Unit	: 1,2,3,4
Rera Carpet	: 817.00 sq.ft
Balcony	: 37.00 sq.ft
Wash	: 20.00 sq.ft
Total	: 874.00 sq.ft
SBA	: 1486.00 sq.ft



TOWER D
6th Floor
TERRACE PLAN



Tower-D

Unit	: 1
Rera Carpet	: 697.00 sq.ft
Wash	: 20.00 sq.ft
Total	: 717.00 sq.ft
SBA	: 1219.00 sq.ft
Terrace 1	: 878.00 sq.ft
Terrace 2	: 150.00 sq.ft
Total	: 1028.00 sq.ft



TOWER E
6th Floor
TERRACE PLAN



Tower-E	
Unit	: 4
Rera Carpet	: 697.00 sq.ft
Wash	: 20.00 sq.ft
Total	: 717.00 sq.ft
SBA	: 1219.00 sq.ft
Terrace 1	
	: 878.00 sq.ft
Terrace 2	
	: 150.00 sq.ft
Total	: 1028.00 sq.ft



SPECIFICATIONS

Structure : - Earthquake Resistant RCC frame structure.

Window : - Powder coated Aluminium window with stone frame.

Electrification : - Concealed copper wiring of ISI Quality with branded modular switches with Sufficient points.

Wall Finish : - External smooth plaster with weather proof exterior paint and Internal Two Coat Putty with Primer.

Kitchen : - Granite platform with S.S sink. Designer Tiles up to Lintel level.

Flooring : - 600x600 Vitrified tiles in all Rooms with Skirting.

Bathroom : - Decorative Glazed Tiles up to Lintel Level.

Door : - Decorative Main Door with good quality fitting
• Internal Good quality laminated flush doors with standard fittings.

Bathroom Fitting : - Standard Quality C.P and sanitary Fittings.

AMENITIES :

Secured campus With Gated Community	Gym	Multipurpose court	Prayer hall
Garden	Children play area	Alloted Car Parking	Gazebo
Indoor Games	Box cricket	Fire Safety	CCTV Surveillance



