

Saga_Casa
The New Era of Lifestyle...

"Design in art is a recognition of the relation between various things; various elements in the creative flux. You can't invent a design. You recognize it, in the fourth dimension. That is, with your blood and your bones, as well as with your eyes."

- D. H. LAWRENCE

THE FINEST CULTURE TO LIVE, EARN,
SHOP AND TRADE IN A **HEART LINE OF THE CITY, VAPI**



LIGHT

SPACE

SENSE



FORM

&

BALANCE

Rise Higher to the

LIGHT

In a Direction to Succeed

To the life of luxury & comfort with added happiness, it's your story to write & recite, Saga Casa.

Planned & grand features of this residential cum commercial arena will be "natural light" which surrounds the building from all sides & corners of the building. Saga Casa is the futuristic approach to utilise natural light to its maximum.



Rise Higher to the

SPACE

In a Movement of Attainment



Rise Higher to the

SENSE

In an Application of Planning

For achieving the level called 'line of perfection' while following exact process of designing and line works, the architect applied absolute focus and concentration over it. Your casa will assure you an intelligent living for you to flaunt over this sense of perception.



Rise Higher to the
FORM
In a Structure of Excellence
Up to the Mark Life



Rise Higher to the

BALANCE

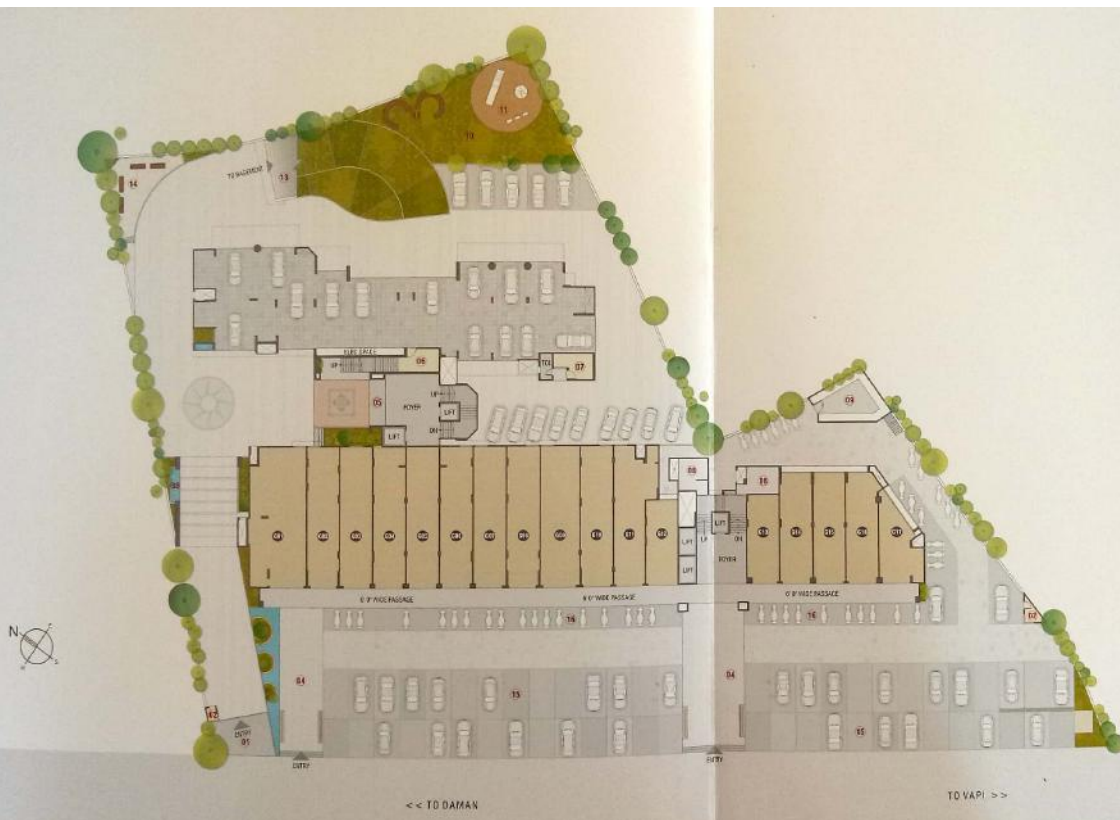
In an Upscale Life Culture

From this to that i.e. from household tasks to all your routine purchasing, it's only one address to your suitability. This is what will make sense of balance to you for accepting a place which will neither consume your time nor let you feel far from anything.





P L A N S

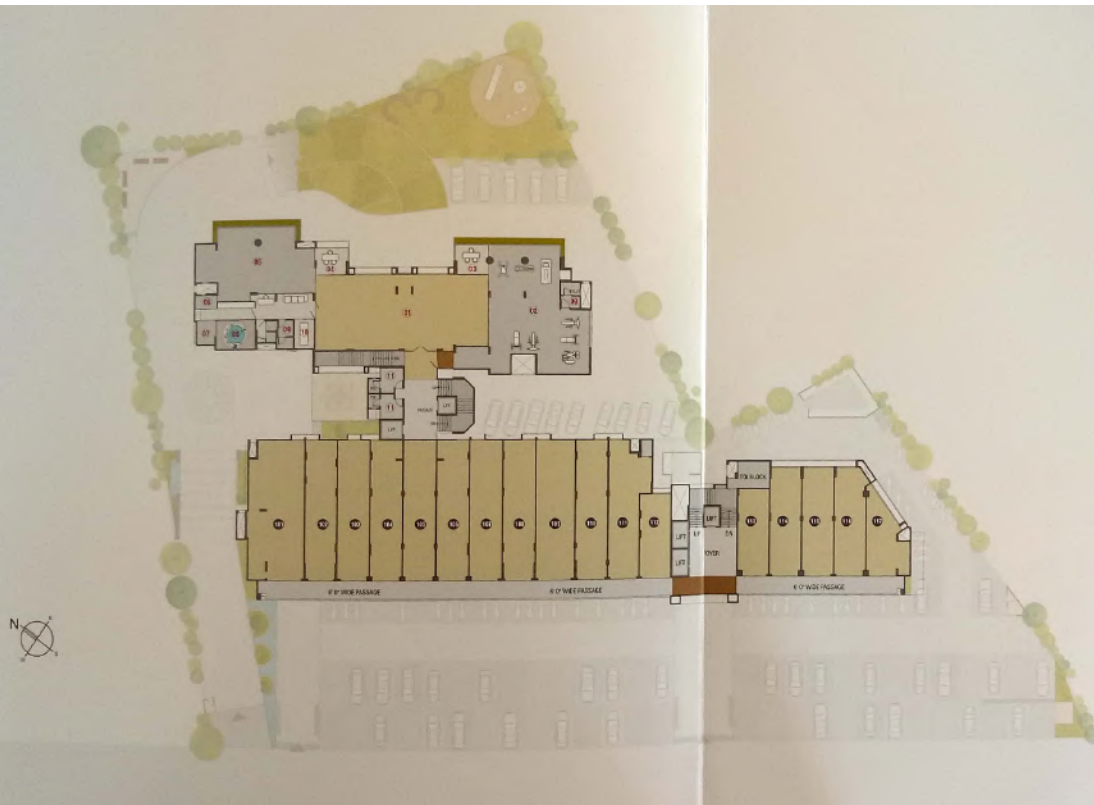


SHOP Dimension

G-01	18'0" X 44'0"	G-09	12'0" X 44'0"
G-02	10'0" X 44'0"	G-10	10'0" X 44'0"
G-03	10'0" X 44'0"	G-11	09'9" X 44'0"
G-04	10'0" X 43'9"	G-12	10'0" X 28'9"
G-05	10'0" X 44'0"	G-13	10'0" X 28'0"
G-06	10'0" X 44'0"	G-14	10'0" X 35'0"
G-07	10'0" X 44'0"	G-15	10'0" X 35'0"
G-08	10'0" X 44'0"	G-16	10'0" X 35'0"
		G-17	14'0" X 24'3"

GROUND Floor Plan

- | | |
|-----------------------|----------------------------|
| 01) ENTRY | 09) ELECTRIC SPACE (COMM.) |
| 02) SECURITY CABIN | 10) GARDEN |
| 03) WATER FALL | 11) CHILDREN PLAY AREA |
| 04) PATHWAY | 12) SEATING |
| 05) OTTA | 13) RAMP-WAY TO BASEMENT |
| 06) ELEC. ROOM (RES.) | 14) SENIOR CITIZEN AREA |
| 07) SERVANT ROOM | 15) CAR PARKING |
| 08) TOILET BLOCK | 16) SCOOTER PARKING |



SHOP Dimension

101	10'0" X 44'0"	109	12'0" X 44'0"
102	10'0" X 44'0"	110	10'0" X 44'0"
103	10'0" X 44'0"	111	09'9" X 44'0"
104	10'0" X 43'9"	112	10'0" X 26'9"
105	10'0" X 44'0"	113	10'0" X 28'0"
106	10'0" X 44'0"	114	10'0" X 35'0"
107	10'0" X 44'0"	115	10'0" X 35'0"
108	10'0" X 44'0"	116	10'0" X 35'0"
		117	14'0" X 24'0"

FIRST Floor Plan

01) MULTIPURPOSE HALL	07) STEAM
02) GYM	08) JACUZZI
03) ATTENDER	09) CHANGE ROOM
04) SOC. OFFICE	10) MASSAGE ROOM
05) YOGA / NATUROPATHY	11) SERVANT ROOM
06) SAUNA	



SHOP Dimension

201	10'0" X 44'0"	209	12'0" X 44'0"
202	10'0" X 44'0"	210	10'0" X 44'0"
203	10'0" X 44'0"	211	09'9" X 44'0"
204	10'0" X 43'9"	212	10'0" X 26'9"
205	10'0" X 44'0"	213	10'0" X 28'0"
206	10'0" X 44'0"	214	10'0" X 35'0"
207	10'0" X 44'0"	215	10'0" X 35'0"
208	10'0" X 44'0"	216	10'0" X 35'0"
		217	14'0" X 24'0"

SECOND Floor Plan

COMMERCIAL SPECIFICATIONS

SHOPS

32" x32" vitrified tiles of standard quality like RAK , Asian ,Nitco or equivalent brand.

Thermex panel cladding between 2 shops shutters.

High quality metal rolling shutters.

Wet point in each shop.

Concealed electrification with 3 phase wiring system with sufficient electric points.

JK \ Birla white putty finish on internal surfaces.

AMENITIES

Earthquake resistant structure design.

Grand ambience foyer with Italian marble flooring & dado.

Vitrified tile dado on staircase side wall.

S.S & glass railing in corridor.

Anodize aluminum sliding window /ventilation.

Power back up for common areas & lift.

Ample parking facility in front area.

1 modern elevators/ lift with digital display.

Elegant granite flooring with exquisite patterns in all corridors.

AC point with external fabrication in each unit.



THIRD Floor Plan







TYPICAL Floor Plan





Specification Unit Finishes

Air-Conditioning

Copper pipeline & outside bracket fittings for Air condition system in all rooms.

Electrical

Sufficient points in concealed copper wiring of finolex / R.R. / equivalent brand.
Modular switches of Legrand / MK/Roma-Anchor / equivalent brand.
Common Earth Leakage Protector to be provided with 3-phase meter.
Service points for washing machine / dryer / dishwasher in wash area.

Hot Water System

Centralized plumbing system & gas connection in wash area for each flat.

Water Supply

Underground and overhead tanks for drinking water with adequate capacity, finished with fully glazed tiles. Additional water supply by 6" bore well & O.H water tank.

Plumbing

Standard quality C.P.V.C / U.P.V.C pipes & fittings.

Drainage

Standard quality P.V.C pipes for underground as well as down take pipes.

Television & Telephone

DTH / TATA SKY / AIRTEL / equivalent brand T.V. and Internet points in all flats.
Telephone points in all rooms.
Intercom facility in all rooms & servant room as well.
Video door phone.

Waterproofing

All toilet and other sunk slabs, flower-beds, and terraces- well water proofed and used china mosaic flooring on terrace floor.

Exterior Finishes

Roller finished plaster with texture/adequate designed stone cladding with natural stone/ Shon ceramic tiles.
Weather proof enamel paint of standard brand.

Parking

Flooring of Endure / Pavit equivalent brand.
Site development: interlocking paver blocks of rubber mould & stone paving.
Two car parking slots for each flat.
Sufficient two wheeler parking.

Electrical Power Back-up

Standard quality Generator/Inverter of sufficient capacity for power back up for lights & fans in each flat & common area.

Technical Specifications

Earthquake resistant Structural design for RCC framed structure with isolated footings and infill masonry walls & RCC pardi.

Exclusive Amenities

Children play area with safe Rubber matting and adequate Play Equipments.Senior citizen Park.Magnificent water body and waterfall.Common Clubhouse with multipurpose hall, fully equippedGymnasium, spa ,Yoga room & aerobic space.Music system creating a pleasant environment.C.C.T.V. camera.

Services

Flooring

Living Spaces: 1 mt. x 1 mt. high quality vitrified tile RAK / Varmora / Nitco/ equivalent brand.
Wooden flooring in one master bedroom.
32" x 32" High quality vitrified tile flooring in other bedrooms.

Kitchen

Quartz Stone kitchen platform with a twin bowl sink of Carysil/Franke / Nirali/ equivalent brand.
Overhead chimney of Glen/Faber/Kaff/equivalent brand.
R.O. water Purifier of standard brand.
High quality vitrified tile flooring and finishes.

Store

Adequate Kota stone shelves with satin finish glazed tile dado.

Wash & Utility

Fired granite flooring-with adequate electrical, plumbing and drainage points.

Toilets

Master bed room toilets - designed with natural stone and high quality Vitrified tiles of RAK/ equivalent brand, and having all luxurious amenities - rain shower ,jets ,diverters and spouts.
Common toilet designed with high quality vitrified tiles of RAK / Nitco / Varmora /equivalent brand.
Sanitary ware of Roca /American Standard / Duravit / equivalent brand.
Aesthetic C.P. fittings of Jaguar / Kohler / Grohe / equivalent brand.

Balcony & Flower Beds

Designed floorscape with patterned river wash stone.
Flower beds with drainage system.

Door-Window

All window openings provided with granite stone frame on four sides, with Finesta / equivalent brand aluminum / UPVC window sections, glass of standard quality, well designed safety grill and mosquito net.
Teakwood frame with flush door.

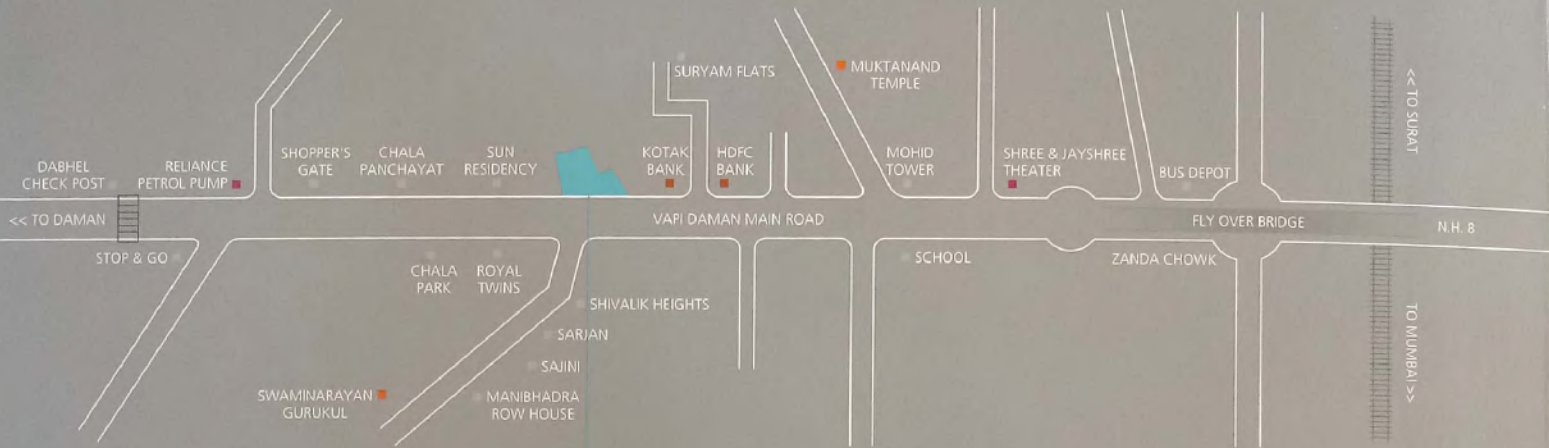
Railings

Well designed S.S and glass railings in balcony & stairs.

Wall Surfaces

Single coated plaster with Gypsum coat with JK / Birla white putty on internal surfaces.

LOCATION MAP



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The New Era of Lifestyle

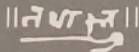
Site Address : Vapi - Daman Main Road,
Opp. Swaminarayan Gurukul Road, Chala, Vapi 396 191

Developer
Creative Corporation

Balar Group, Opp. Cosmos Bank, Vapi - Daman Main Road,
Chala, Vapi 396 191

Contact : 090999 22393

Architect



Tathastu Architect - Surat

Structure

Jalil Shaikh - Surat

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Thank you,
Balar Group