

Project by
RAGHUVIR
DEVELOPERS & BUILDERS
Always Innovative
An ISO 9001 : 2008 Certified Company



Surat's 1st
Form Based Building

Form Based Architecture

The form of Shell is composed of vertical and horizontal elements. The character of shell is mainly identified by curvature in all four directions. These characters of shell is very much reflected in the design of "RAGHUVIR SHELL"

▲ Horizontal Fins

The fins provide an average of 50% shading on the west façade to reduce solar heat gain on the buildings minimizing the energy needed for cooling and hence reducing carbon footprints

▶ Vertical Fins

These fins gives verticality to the design and more over it also resembles that character by which the shell is known for. It also balances the horizontality felt by horizontal fins.

The Commendable Statuette

Thoughtfully designed, delicately moulded, and ended up as incredible portrait.

Hallmark of valuing the creativity and innovation, this time Raghuvir Developers & Builders are presenting Surat inhabitants; Raghuvir Shell. A domicile, neither seen nor experienced ever before.

Turn your life's chapter into a remarkably altered territory, comprising leisure, luxury and life in real sense.

Building Construction by RO Water

Raghuvir Shell followed extremely safe and unique measures in its construction for offering a live replica of nature to the Surat citizens. It is going to be the first ever building to be called as RO water constructed architecture. This procedure for construction has been applied for various technical reasons of building structure robust, crack & moisture resistant and novel.

Green Building

Features of Raghuvir Shell that adds value to its concern towards environment are the systems of water management and other methods to secure nature. These arrangements by Raghuvir construction efficiently meet the norms of GREEN building certification in surat.





Similar delicacy of DUBAI's majestic culture of
Al Burj Arab, right here in SURAT.

Fascinating Exposure

Exemplary marvel of allure, exclusivity and precision just to be called as yours.





Monumental Impression

Breathe-in the air with pride smile for the expression of praises from everywhere around.



Similar charm of SYDNEY's extraordinary architectural form of **Opera House**, right here in SURAT.

Comprehensive Foundation

For your eternal comfort, pre-arrangements will greet your needs with premium features.



Similar gentle formation of NEW YORK's symbol of peace:
Statue of Liberty, right here in SURAT.

Spectacular Artifact

Experience the pearl shine with 1st ray of sunlight that will touch your exclusive abode.







Similar eye-pleasing view of SINGAPORE's pure & perfect:
Sentosa Statue, right here in SURAT.

Extravagant Definition

This art mark will represent your style to live and make it a statement for the followers.





Delightful Surprise

This will be the charming present, where you'll behold every moment with your loved ones.





Similar flying-high feel of PARIS's skyscraper:
Eiffel Tower, right here in SURAT.

Refreshing Crowning

Reach the precious tip for bringing life to your tired nerves with a coolest dip.





Terrace Plan with Swimming Pool

Divine Relaxation

Derive blissful connections with your re-energised spirits at the skyline with wholesome combination of leisured amenities.





Similar everlasting creativity of UK's phenomenal
London Tower, right here in SURAT.

Streamlined Imagination

The walls, their shines, the designs, their sleekness; the dream will now arrive as alive.



Specification

Suite Room

- Standard quality of Italian flooring in suite room
- Provision of auto-operation for curtains
- Full glass window over the circular wall
- Italian marble over dado and floor of bathroom
- Cubical shower
- Overhead rain shower
- Excellent bathware fittings by Kohler or equivalent brand
- Wall hung closet with seat cover by Roca or equivalent brand
- Platform based wash basin by Roca or equivalent brand
- Stone / Plywood door frame

Master Room

- Higher quality Italian flooring in master room
- Provision of auto-operation for curtains
- Full glass window over the circular wall
- Natural or composite stone over dado and floor of master bathroom
- Overhead rain shower
- Excellent bathware fittings by Kohler or equivalent brand
- Wall hung closet with seat cover by Roca or equivalent brand
- Platform based wash basin by Roca or equivalent brand
- Stone / Plywood door frame

Children Room

- Superb quality Italian flooring in children's room
- Provision of auto-operation for curtains
- Full glass window over the circular wall

- Designer tiles over dado and floor of children's bathroom
- Overhead rain shower
- Excellent bathware fittings by Kohler or equivalent brand
- Wall hung closet with seat cover or equivalent brand
- Platform based wash basin by Roca or equivalent brand
- Stone / Plywood door frame

Guest Room

- Wooden flooring in guest room
- Provision of auto-operation for curtains
- Full glass window over the circular wall
- Designer tiles over dado and floor of guest bathroom
- Excellent bathware fittings by Kohler or equivalent brand
- Wall hung closet with seat cover or equivalent brand
- Platform based wash basin or equivalent brand
- Stone / Plywood door frame



Layout Plan

Legends

01)	ENTRANCE GATE	15)	RECEPTION / WAITING LOUNGE
02)	SECURITY CABIN	16)	SKATING RINK
03)	WATER BODY	17)	GOLF PUTTING GREEN
04)	WATER FALL	18)	BOARD GAME
05)	WOODEN DECK	19)	SENIOR CITIZEN AREA
06)	FLORAL GARDEN	20)	AQUA SPA
07)	PRESSURE FOUNTAIN	21)	LILY POND
08)	JOGGING TRACK	22)	GAZEBO
09)	PARTY LAWN	23)	ACUPRESSURE TRACK
10)	STAGE	24)	MEDITATION HALL
11)	ROCK GARDEN	25)	INDOOR GAME
12)	CHILDREN PLAY AREA	26)	CAR LIFT
13)	SEATING AREA	27)	RAMP
14)	GAME ZONE		



60' WIDE ROAD

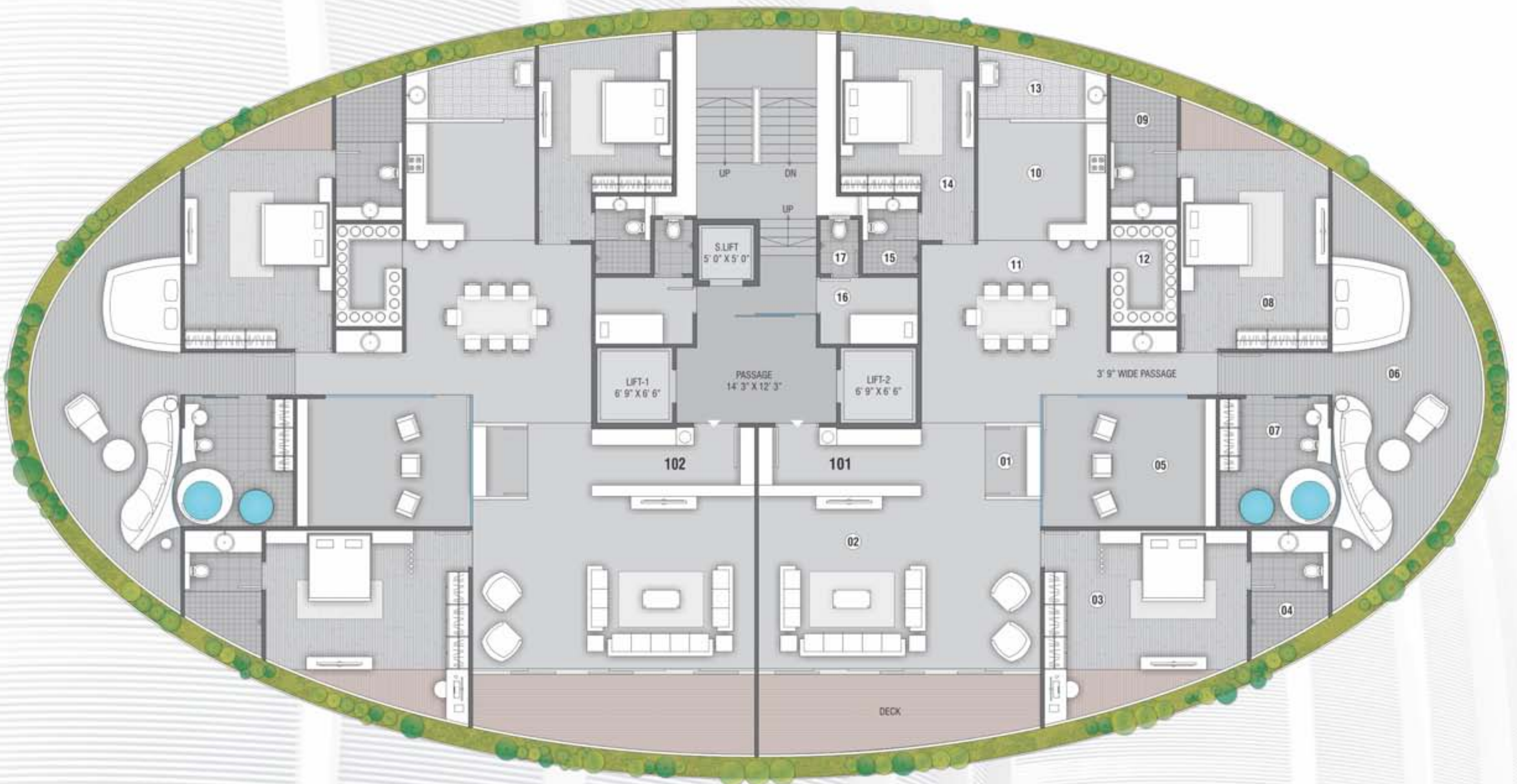
40' WIDE ROAD



Unit Floor Plan



01	PUJA	5' 0" X 5' 6"	10	KITCHEN	11' 6" X 11' 3"
02	HALL	25' 3" X 28' 3"	11	DINING	16' 6" X 13' 0"
03	CHILDREN BEDROOM	18' 0" X 14' 6"	12	STORE	6' 0" X 9' 0"
04	AT. TOILET	7' 0" X 9' 6"	13	WASH	11' 6" X 5' 3"
05	MULTIPURPOSE ROOM	15' 6" X 11' 6"	14	GUEST BEDROOM	12' 0" X 13' 9"
06	SUITE ROOM	13' 6" X 38' 6"	15	TOILET	5' 0" X 7' 0"
07	AT. TOILET	9' 9" X 9' 6"	16	SERVANT	8' 9" X 6' 0"
08	MASTER BEDROOM	13' 0" X 19' 6"	17	TOILET	3' 6" X 5' 0"
09	AT. TOILET	6' 0" X 12' 0"			



Internal Condominium Specification

ITEM NAMES		LIVING	KITCHEN / DINING	SUITE ROOM	MASTER BED-1	CHILDREN BED	GUEST BED	MULTI PURPOSE ROOM	SUITE ROOM TOILET	M.BED -1 TOILET	CHILDREN TOILET	GUEST COMMON TOILET	SERVANT ROOM	S. TOILET
FLOOR FINISH		High Quality Italian	High Quality Italian	High Quality Italian	High Quality Italian	High Quality Italian	Wooden	Rubber	Italian	Granite/ Composite	Vitrified Tiles	Vitrified Tiles	Vitrified Tiles	Vitrified Tiles
DEDO / SKIRTING									Italian	Granite/ Composite	Vitrified Tiles	Vitrified Tiles		Vitrified Tiles
	Up to level										Up to ceiling			
INDOOR VRV TYPE		Cassette	Ductable	Ductable	Ductable	Ductable	Ductable	Ductable						
WINDOW FRAME		Italian	Quartz	Photo frame by stone	Photo frame by stone	Photo frame by stone	Photo frame by stone		Italian	Granite/ Composite	Granite	Granite	Granite	Vitrified Tiles
WINDOW	Glass	Glass	Glass	Glass	Glass	Glass	Glass							
	AL. Section	Anodized domal aluminium section												
DOOR FRAME		Teakwood		Photo frame by Plywood / stone	Photo frame by Plywood / stone	Photo frame by Plywood / stone	Photo frame by Plywood / stone		Italian	Granite	Granite	Granite	Pine wood	Pine wood
WALL FINISH (PLASTER)		Gypsum	Gypsum	Gypsum	Gypsum	Gypsum	Gypsum	Gypsum	Rough Plaster	Rough Plaster	Rough Plaster	Rough Plaster	Gypsum	Rough Plaster
RAILING		S.S. / Glass	S.S. / Glass	S.S. / Glass	S.S. / Glass	S.S. / Glass	S.S. / Glass							
HOT WATER											Central Gas Geyser			
BATH FITTING									Kohler or Equivalent	Kohler or Equivalent	Kohler or Equivalent	Kohler or Equivalent		Jaquar or Equivalent
SANITARY	Wall hung								Roca or Equivalent	Roca or Equivalent	Roca or Equivalent	Roca or Equivalent		Cera or Equivalent
	Wash basin								Roca or Equivalent (Table Top)	Roca or Equivalent (Table Top)	Roca or Equivalent (Table Top)	Half Padestial		Half Padestial
SHOWER									Rain	Rain	Rain	Overhead		Overhead

Innovative Amenities

- Sensor and remote operated campus gate
- Motion sensor lights in basement & lift passage
- Pressure fountain
- Car lift for parking
- Acupressure track
- Individual swimming & splash pool over each building with swim deck & club amenities
- Rock garden & stone boulder seating
- Floral garden
- R.O. water construction
- Aqua spa

Swimming Pool

- Semi covered swimming and splash pool
- Located on terrace of each building
- Water games like water polo
- Installation of pool filtration plant with balancing tank
- Water zorbing
- Shower Area

Fitness & Recreational Amenities

- Outdoor jacuzzi connected to swimming pool
- Gymnasium on terrace
- Steam bath & spa on terrace
- Billiards & table tennis
- Cards, carom & chess
- Virtual effect game zone for children
- Skating rink
- Electric massage chair
- Meditation room

Central Landscaped Garden

- Well functional flattering mood lightning landscaped garden
- Party lawn with multi functional stage • Gazebo
- Well placed outdoor games
- Glorious water cascade & water falls with lighting effects
- Dedicated children play area • Outdoor music system

Elevation

- Modern concept of form based architecture
- Contemporary facade • Lowers in elevation to reduce heat by 50%

Entrance Gate

- Elegant entrance gate on 60 fts wide T.P. road
- Security cabin • Well designed project name shield with lightings

Shell's General Specification

- Centrally Air conditioned flats with modern concept of V.R.F. with variable temperature settings in different rooms
- Flat wise central gas geyser
- Hot water will be available in all bathrooms
- Reception designed with modern concept of interiors
- Automatic sliding door
- Guest waiting lounge with all furniture, artifacts and cutleries
- Separate entry for guests and service staff
- Motion sensor lights in passage
- C.C.T.V camera with 24X7 recording system ensuring safety
- Miniature fountain
- Cloth hanger in wash area for drying cloths

Shell's Campus Features

- Entire campus will be treated by pest control treatment
- Guaranteed four car parking for each flat in double basement
- Well designed compound wall around the campus with decorative lights
- Well designed R.C.C. paver block road
- Underground & overhead water tank in each building
- Separate water tank for garden and common areas
- Special thickness & high concrete grade for terrace slab
- Double coat water proofing

Shell's Unit Specification

Hall

- Higher quality of Italian flooring
- Full glass window
- Provision of auto-operation for curtains

Kitchen

- Higher quality of Italian flooring
- Perquisite facility of gas connection
- Pearl granite or quartz platform divided in wet, semi wet and dry zones
- S.S. Sink (micro décor finish) with dual bowl having drain board
- Quartz or designer tiles over dado
- Designer wash basin

Store

- Granite stone racks
- Satin finished tiles over dado

Multipurpose room

- Rubber flooring

Doors

- Decorative main door with designer veneer along with inbuilt handle
- Video door phone of standard company
- Automatic door lock operated via three mediums
- Main door operated via video door phone
- Wooden door frames
- Water proof pinewood flush doors & brass hardware fittings for internal doors

Enamel

- Acrylic colour in common areas
- Gypsum plaster in internal walls of the flat

Safe Heaven Homes

- Loanable clear title • Registered sale deed for individual members • Building use certificate
- Airport N.O.C • Lift licence • Fire N.O.C
- Construction by R.O water for the first time in India by Raghuvir Group for longer life of building
- Construction work held by maintaining higher standard in quality and preciseness in building construction through qualified and dedicated team
- Flat structure designed considering last earthquake
- Fire safety provision as per authority norms

Environment Protection & Safety

- Green building • Environmental clemence
- Fire sprinkler system in basement • CCTV monitoring (in common area)

Windows

- Anodized domal aluminum section
- Well polished granite, composite or wooden sill
- Prerequisite of glass in all windows for heat protection
- Complete sized window over the entire exterior face of the flat

Electrification

- Semi automation switch panels
- Concealed circuit wiring of Finolex
- Sufficient electrical points in all rooms
- M.C.B in individual flat for safety
- Automatic generator C.O. switch
- Two way light & fan points
- High ampere special electrical points for fridge, oven, mixer, R.O. plant, flour mill & washing machine.
- Special points for T.V, internet & telephone

Plumbing

- Modern plumbing system of Astral
- I.S.I brand CPVC & UPVC plumbing & drainage piping of Astral/Supreme
- Facility of pressure pump for soothing bath

Generator

- Branded inaudible generator with sufficient points in each flat

Lift

- High speed automatic elevators of Kone / Schindler
- Separate service lift for staff
- Lifts are equipped with A.R.D system for emergency rescue of passengers
- Customised lift interior cabin
- Lifts are of digital system

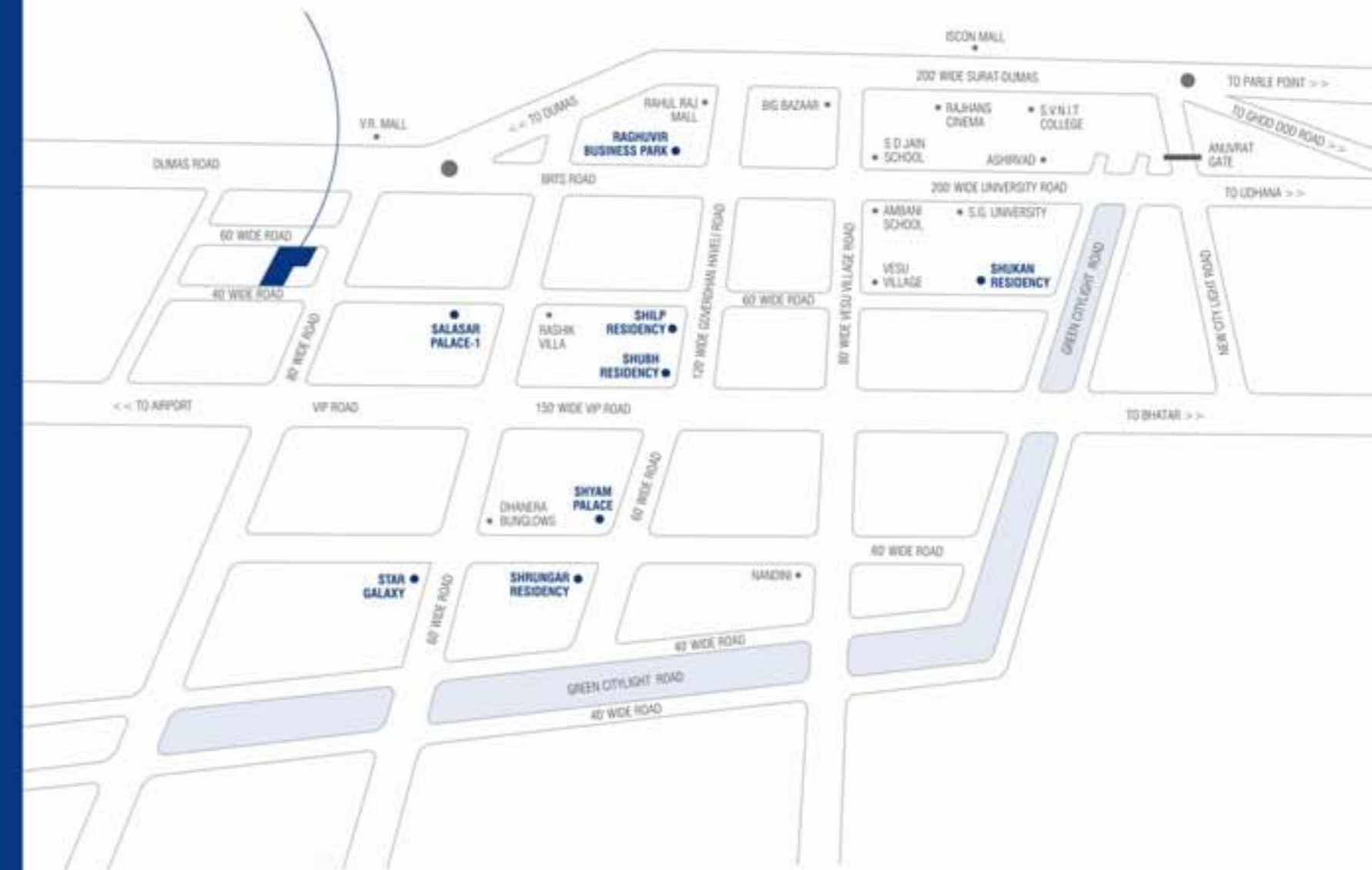
World Class Affiliation

A.C.	BATH FITTING	SANITARY	WIRING	AUTO LIFT	ELECTRIC REMOTE SYSTEM
					
KITCHEN SINK	FLOORING	REFLECTIVE GLASS	ELECTRIFICATION	PLUMBING	
		  			



Definite Whereabouts

Located at a primer extent of Surat, Raghuvir Shell will soon be boarded as a unique landmark of the city.



Disclaimer:

- Any amendments in rules & regulations by any authority will be bound to all members.
- All expenses of legal document, extra stamp duty (if any), service tax, VAT (if applicable), society maintenance, SMC and GEB charges will be borne by members.
- External & internal changes shall not be allowed.
- Before possession, execution of sale deed is compulsory.
- Members are bound to pay instalments regularly & irregularity in payment may cause cancellation of booking.
- Developers reserves right of making any changes in the scheme & it shall be bound to all members.
- This booklet is only for private circulation and for general information to the member & shall not form a part of any agreement.
- It can be changed without prior notice.



USE SMART PHONE
TO REACH US



Key Plan
(Not to Scale)

Anticipating Smiles, Cheers and Laughter

Bring all natural components of emotions with you to make these shining shells as your own shelter.



Initiative for Green Building

Shell is an approach towards attaining certain aspects of building a greener future by saving environment. Our small steps include application of fringes which helps in reducing extra heat from entering. Windows of apartments are designed in a manner to utilize maximum sunlight and reduce unnecessary electricity consumption. It's our sustainable initiative while facilitating 80% of total land as efficient landscaping, water management and other natural methods of securing nature. Responsible measure for pollution control is the establishment of special "No Vehicle Zone" on ground floor. The entire parking process has been shifted to basement area for avoiding extreme noise pollution and carbon footprints.

Project by



An ISO 9001 : 2008 Certified Company

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