



## 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

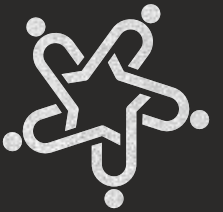
Payment Mode For Commercial : • 25% Booking level • 20% Plinth level • 15% Ground level-Slab • 10% Masonry • 5% Plaster • 10% Flooring • 10% Installation of Shutter • 5% Sale deed.

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.

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

## LUXURIOUS 3 BHK Apartments & Shops



STAR CITY II





WELCOME TO  
**A LIFESTYLE,**  
BE FITTING ONLY TO A CHOSEN FEW...





WELCOME TO  
**THE SPARKLE**  
OF YOUR LIFE !



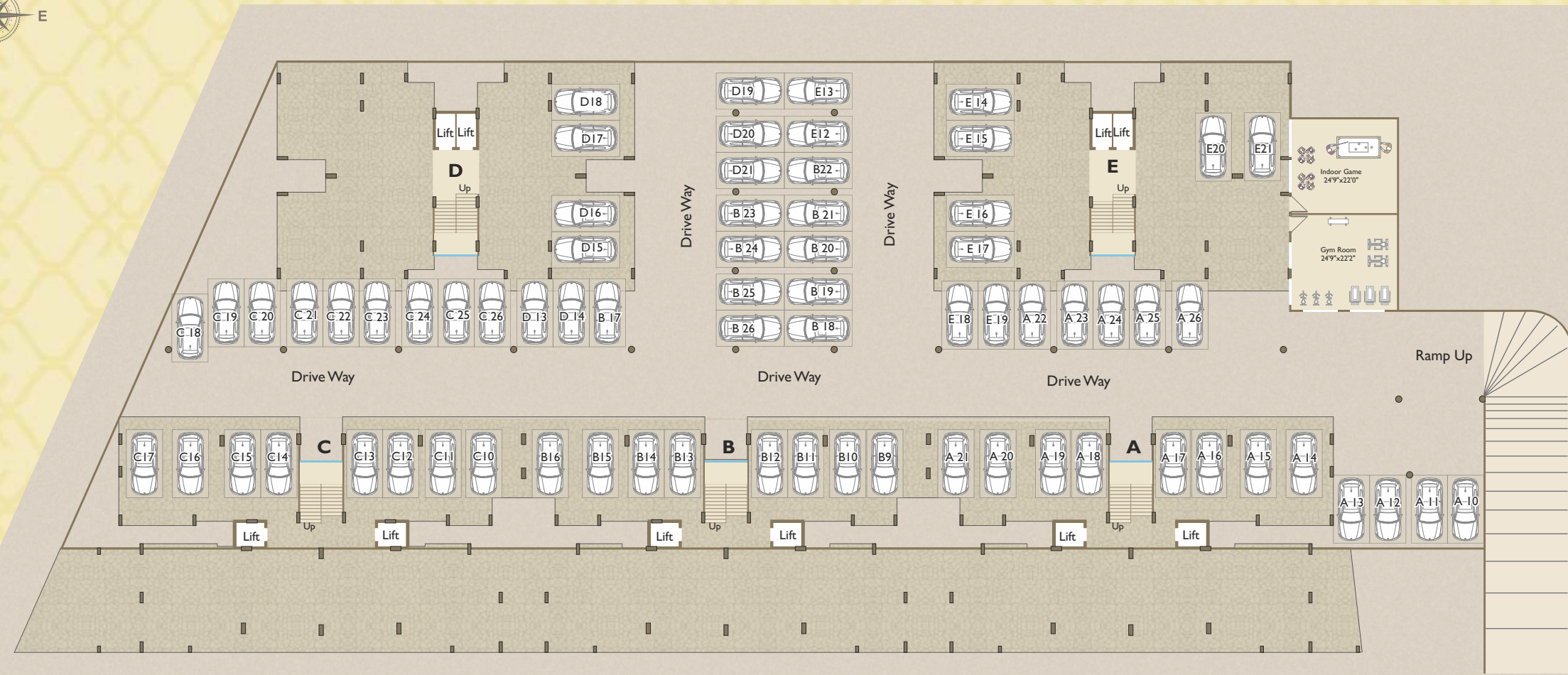
If you dream of a home in the city yet crave for quite surroundings, your search comes to an end at Star City II, a Promise to take the quality and commitment in a newer and better level. Star City II is strategically located in the posh Vasna Tandalja area to ensure that you are close to the city while 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 Mtr. Wide Road

GROUND  
LAYOUT PLAN



24.00 Mtr. Wide Road

| No. | Size        | C.A.<br>sq.ft. | SBA<br>sq.ft. |
|-----|-------------|----------------|---------------|
| 01  | 10'3"X24'1" | 245.00         | 417           |
| 02  | 11'0"X24'1" | 265.00         | 451           |
| 03  | 12'0"X24'1" | 290.00         | 493           |
| 04  | 8'8"X24'1"  | 208.00         | 354           |
| 05  | 9'0"X24'1"  | 217.00         | 369           |
| 06  | 8'6"X24'1"  | 205.00         | 349           |
| 07  | 8'9"X24'1"  | 211.00         | 359           |
| 08  | 12'0"X24'1" | 290.00         | 493           |
| 09  | 11'0"X24'1" | 265.00         | 451           |
| 10  | 10'4"X24'1" | 250.00         | 425           |

| No. | Size        | C.A.<br>sq.ft. | SBA<br>sq.ft. |
|-----|-------------|----------------|---------------|
| 11  | 11'0"X24'1" | 265.00         | 451           |
| 12  | 12'0"X24'1" | 290.00         | 493           |
| 13  | 8'7"X24'1"  | 208.00         | 354           |
| 14  | 9'0"X24'1"  | 217.00         | 369           |
| 15  | 8'7"X24'1"  | 208.00         | 354           |
| 16  | 9'0"X24'1"  | 217.00         | 369           |
| 17  | 11'7"X24'1" | 280.00         | 476           |
| 18  | 11'0"X24'1" | 265.00         | 451           |
| 19  | 10'5"X24'1" | 250.00         | 425           |
| 20  | 11'0"X23'9" | 262.00         | 445           |

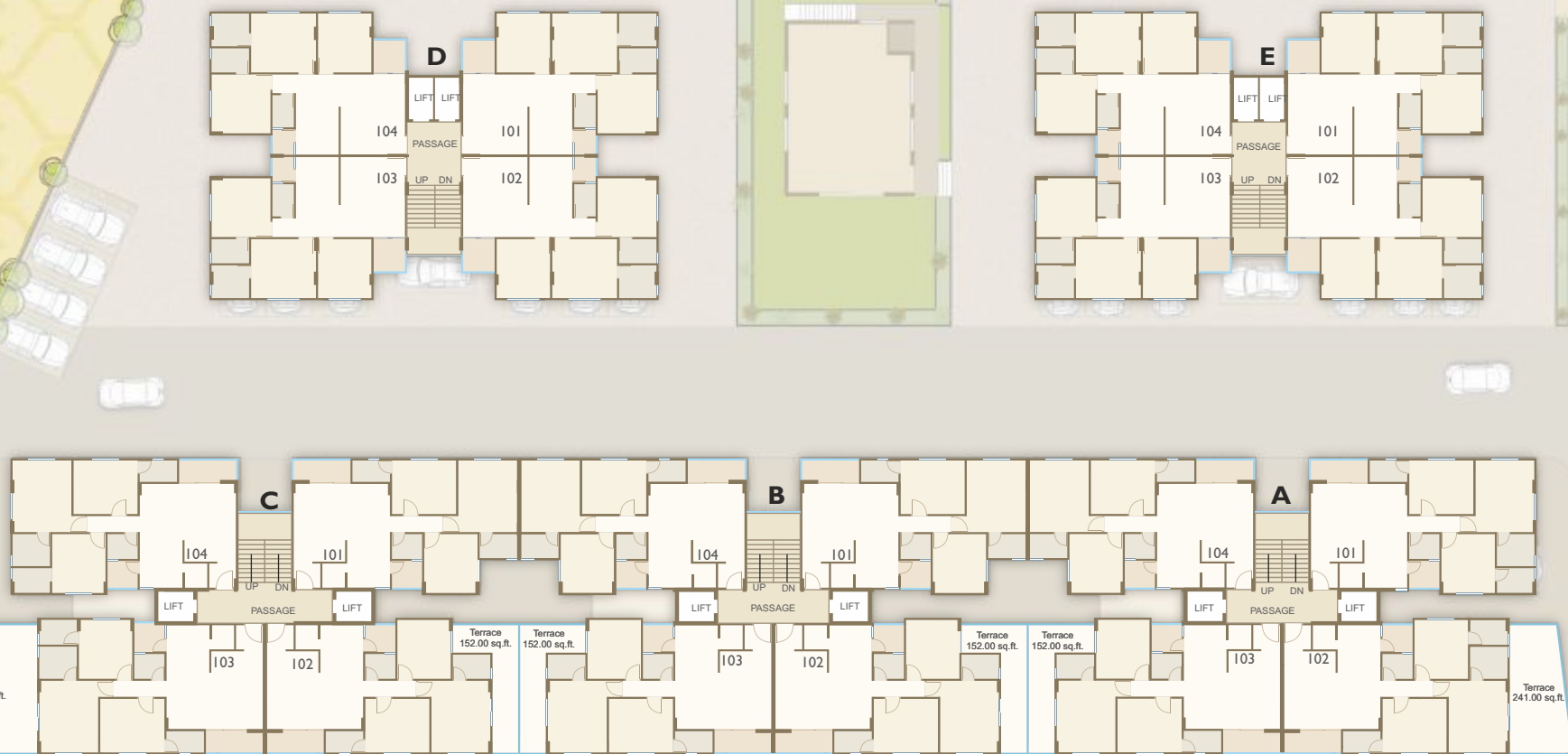
| No. | Size        | C.A.<br>sq.ft. | SBA<br>sq.ft. |
|-----|-------------|----------------|---------------|
| 21  | 12'0"X23'9" | 286.00         | 486           |
| 22  | 8'8"X23'9"  | 430.00         | 731           |
| 23  | 9'0"X23'9"  | 421.00         | 716           |
| 24  | 8'6"X23'9"  | 421.00         | 716           |
| 25  | 8'9"X23'9"  | 421.00         | 716           |
| 26  | 12'0"X23'9" | 286.00         | 486           |
| 27  | 11'0"X23'9" | 262.00         | 445           |
| 28  | 10'0"X23'9" | 574.00         | 976           |
| 29  | 13'6"X23'9" |                |               |



1<sup>st</sup> FLOOR  
LAYOUT PLAN



Adjoining Proposed Corporation Garden

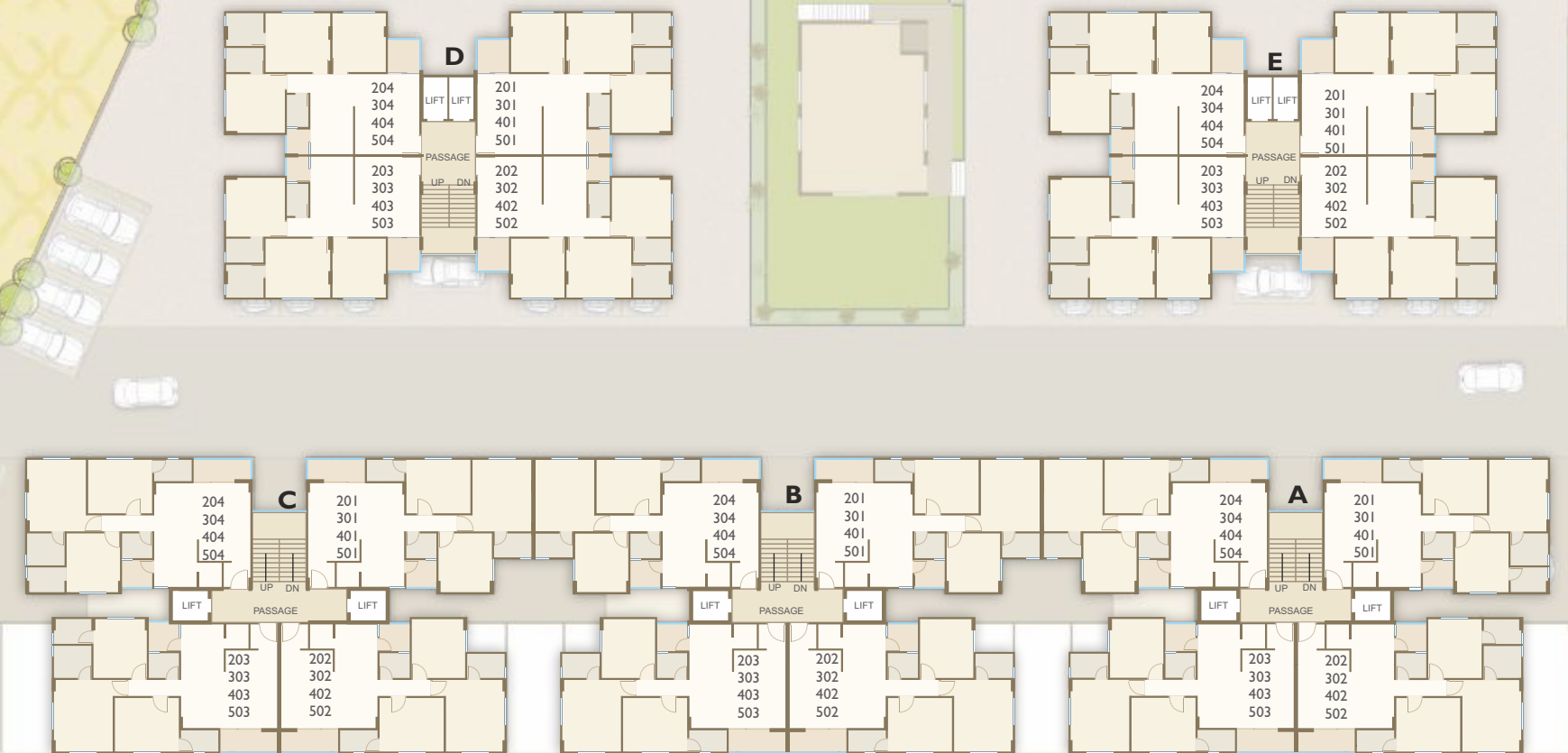


24.00 Mt. Wide Road

2<sup>nd</sup> TO 5<sup>th</sup>  
FLOOR  
LAYOUT PLAN



Adjoining Proposed Corporation Garden



24.00 Mt. Wide Road



6<sup>th</sup> FLOOR  
LAYOUT PLAN



Adjoining Proposed Corporation Garden



24.00 Mt. Wide Road

7<sup>th</sup> FLOOR  
LAYOUT PLAN



Adjoining Proposed Corporation Garden



24.00 Mt. Wide Road



TOWER A  
1<sup>st</sup> TO 6<sup>th</sup>  
TYPICAL PLAN



|             |                 |             |                 |
|-------------|-----------------|-------------|-----------------|
| Tower-A     |                 |             |                 |
| Unit        | : 1,2           | Unit        | : 3,4           |
| 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 |



TOWER A  
7<sup>th</sup> Floor  
TERRACE PLAN



|             |                 |             |                 |
|-------------|-----------------|-------------|-----------------|
| Unit        |                 |             |                 |
| 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  
1<sup>st</sup> TO 6<sup>th</sup>  
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  
7<sup>th</sup> 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  
1<sup>st</sup> TO 6<sup>th</sup>  
TYPICAL PLAN



|             |                 |             |                 |
|-------------|-----------------|-------------|-----------------|
| Tower-C     |                 |             |                 |
| Unit        | : 1,2           | Unit        | : 3,4           |
| 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 |



TOWER C  
7<sup>th</sup> Floor  
TERRACE PLAN



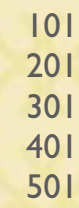
|             |                 |             |                 |
|-------------|-----------------|-------------|-----------------|
| Unit        | : 1             | Unit        | : 4             |
| Rera Carpet | : 882.00 sq.ft  | Rera Carpet | : 930.00 sq.ft  |
| Balcony     | : 44.00 sq.ft   | Balcony     | : 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 |







104  
204  
304  
404  
504



103  
203  
303  
403  
503

102  
202  
302  
402  
502



Terrace- I  
878.00 sq.ft.

Terrace

Lift  
4'6" >  
7'9"

Lift  
4'6"x  
7'9"

LIVING ROOM  
12'0"X15'0"

Passage  
10'2"x12'0"



KITCHEN/DIN  
8'0"X15'0".

4'0"X4'9"



TOWER E  
6<sup>th</sup> 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 :





