

POLARIS  
SWARAN *by*  
raga

*Developing Homes,  
Building Lifestyles.*



Polaris an opulence of luxury.  
A perfect abode for the select  
few who appreciate  
perfection and savour  
joy of luxurious living.

We would like to invite you  
along for an unforgettable living  
experience and journey with us at

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## *Kinetic Facade*

A kinetic facade is the one that changes dynamically rather than being static or fixed, allowing movement to occur on a building's surface. It acts to reduce solar gain as well as allowing the passage of fresh air into the building, helping to alter the interior environment.

*If you appreciate quality,  
then we are for you.*

Rising 13 floors with 24 apartments,  
Polaris truly offers space & tranquility.

Packed with a host of luxurious  
amenities, Polaris is an heaven for  
aesthetes who understand &  
appreciate the joy of living.

Conference Room

Cafe & Lounge with indoor games

Landscaped Garden

Swimming Pool

Outdoor Seating Area

Secure Children's Play Area

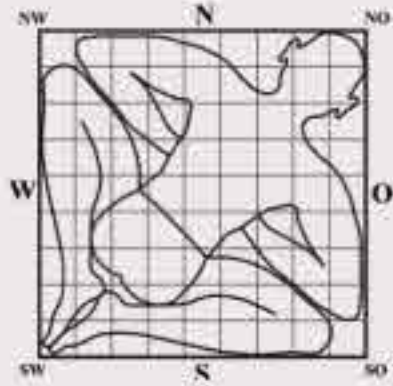
Sauna

Steam



# POLARIS

*Follows the science of Vastu*



*Vastu is a science developed centuries ago for designing buildings like palaces or modest homes & work places.*

*Vastu provides the basics of construction especially in harnessing the energies of nature for the betterment of home and society. Vastu Shastra is based on the concept of scientifically combining the five basic elements - earth, water, fire, air & sky - to create a pleasant setting.*

*Vastu principles integrated with architecture boost health, wealth, energy and prosperity & make the living or working atmosphere serene & enlightened.*

*Sky (West) denotes expansions & enhancements;*

*Vayu (East, Northeast) joy & happiness;*

*Agni (South) power & fame;*

*Water (North) spirituality & healing;*

*Earth (Centre) for stability, peace & harmony.*





## *Designed For Recreation*

A cozy place to hang out, where residents can play board games with family and friends, watch TV or sip a cup of coffee. The cafe at Polaris is the perfect meeting spot for social activities.

*Contemporary design  
and high quality.*

Our main emphasis at Polaris homes is - Space, both inside & outside. The inside features an innovative open plan concept, integrating the living room, family sitting, dining & kitchen along with a beautiful spacious balcony.





*Luxurious, intimate,  
serene, sophisticated,  
fresh and inviting.*

**Luxury is not just about  
placing expensive furniture  
& furnishings. It is also  
about capturing a  
sophisticated look &  
giving comfort to the  
homeowners.**



*Homes are an  
extention of your  
personality & lifestyle.*

A home is your private world,  
the sanctuary that liberates  
you from the routine of a busy  
life, a place where you rest your  
spirit and where you can be  
yourself. That's why it is  
important to create a place  
that can give you the serenity  
and comfort you need, with  
an equal dose of luxury and  
aesthetic appeal.



# Ground Floor Layout



1. Entrance Gate	_____
2. Security Cabin	7' x 6'
3. Drop off Point	_____
4. Building Entrance	_____
5. Porch	20'8" x 14'7"
6. Sitting Space	20'8" x 18'6"
7. Conference Room	11'3" x 14'
8. Lobby	14' x 32'2"
9. Lifts	_____
10. Entertainment zone	18' x 26'
11. Gym	17' x 26'
12. Outdoor Seating	10' x 32'2"
13. Children Play area	21'8" x 19'8"
14. Garden	28'3" x 87'6"
15. Semi- Covered Deck	17' x 21'
16. Swimming Pool	14' x 40'
17. Steam	4' x 5'6"
18. Sauna	8'3" x 6'7"
19. Changing room	4' x 5'6"
19A. Changing room	20'11" x 3'11"
20. Gents Restroom	5' x 4'6"
21. Ladies Restroom	8'3" x 4"
22. Transformer/ Meter Room/DG set	_____
23. Garbage Collection	_____
24. Staff Washroom	6'7" x 4'3"
25. Society Store Room	6'6" x 4'3"
26. Parking	12 Car Parks





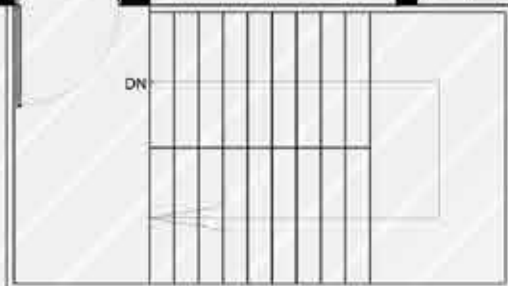
**Typical Floor Plan**

- RERA Carpet Area 2511 sq.ft.
- Balconies/ Ducts/ Arch. Projections/ Utility 459 sq.ft.
- Total Area 2970 sq.ft.
- SBA 4851 sq.ft.

- Foyer 8'2" x 9'7"
- Living Room 28' x 19'
- Balcony 28' x 6'8"
- Dining 19'3" x 8'9"
- Kitchen 11'3" x 16'1"
- Utility/ Store/ Outdoor kitchen 11'3" x 7'9"
- Staff Room 6'1" x 5'10"
- Staff Toilet 6'1" x 4'4"

- Powder Toilet 5' x 4'6"
- Bedroom 1 13'10" x 13'10"
- Wardrobe 10' x 6'10"
- Balcony 12'4" x 2'
- Washroom 10' x 5'7"
- Bedroom 2 13'10" x 14'1"
- Balcony 12'4" x 2'
- Washroom 10' x 5'7"

- Bedroom 3 13' x 15'1"
- Balcony 13' x 2'
- Washroom 5' x 9'8"
- Bedroom 4 11' x 12'2"
- Balcony 11' x 2'
- Washroom 4'8" x 12'
- Home office 7'7" x 6'



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- Washroom 4'8" x 12'
- Home office 7'7" x 6'

**Typical Floor Plan**





**Lower Penthouse**

-Foyer	8'2" x 9'7"	-Powder Toilet	5' x 4'6"	-Bedroom 3	11' x 12'2"
-Living Room	28' x 19'	-Bedroom 1	13'10" x 13'10"	-Balcony	11' x 2'
-Balcony	28' x 6'8"	-Wardrobe	10' x 6'10"	-Washroom	4'8" x 12'
-Dining	19'3" x 8'9"	-Balcony	12'4" x 2'	-Home office	7'7" x 6'
-Kitchen	11'3" x 16'1"	-Washroom	10' x 5'7"		
-Utility/ Store/ Outdoor kitchen	11'3" x 7'9"	-Bedroom 2	13'10" x 14'1"		
-Staff Room	6'1" x 5'10"	-Balcony	12'4" x 2'		
-Staff Toilet	6'1" x 4'4"	-Washroom	10' x 5'7"		

-RERA Carpet Area 4230 sq.ft.  
 -Balconies/ Ducts/  
 Arch. Projections/  
 Utility/ Terrace 1710 sq.ft.  
 -Total Area 5940 sq.ft.  
 -SBA 9702 sq.ft.



**Upper Penthouse**

-Bedroom 4	13'10" x 13'10"	-Powder Toilet	5' x 6'7"
-Wardrobe	6'10" x 10'	-Service Kitchen	11'3" x 7'6"
-Washroom	5'7" x 10'	-Entertainment Space	37'7" x 22'7"
-Balcony	12'4" x 2'	-Verandah	3'3" wide
-Bedroom 5	13'10" x 14'1"	-Garden	33'8" x 20'5"
-Washroom	5'7" x 10'	-Jacuzzi & Sit Out Space	11' x 8'7"
-Balcony	12'4" x 2'		



# SPECIFICATIONS

## GENERAL

- \*Earthquake resistant RCC framed structure
- \*Light concrete block construction
- \*Two high speed elevators
- \*Two allotted car parks
- \*Battery charging points for electric vehicles in basement
- \*Garbage chute on each floor
- \*Central water softening plant

## FACADE

- \*Natural premium stone flooring in service lift lobby
- \*Cobble paved / stone paved internal vehicular road
- \*Weatherproof textured paint on all external surfaces
- \*Internal 2.4m flush doors provided
- \*High quality powder coated aluminum sliding windows/ UPVC sections with toughened glass and mosquito mesh provision

## GENERAL

- \*Vitrified flooring
- \*Master Bedroom in laminated wood flooring
- \*Main Kitchen, Utility, Staff Room in anti-skid vitrified tiles
- \*RO fitted water purifier in kitchen(s)

## BATHROOMS

- \*Toto/ Vitra or equivalent make sanitary fixtures with concealed flush tanks.
- \*Grohe/ Toto or equivalent make chrome plated fittings
- \*Designer Ceramic Tiles in all washrooms upto lintel level with false ceiling.

## FIRE SAFETY

- \*Fire sprinkler system in all common areas
- \*Smoke detectors in all common areas
- \*Fire hydrant system in common areas
- \*Manual call points with hooters near staircase landing on all floors

## TECHNOLOGY

- \*Centralized TV and internet distribution with a reputed service provider
- \*Common area wi-fi connectivity
- \*All monthly contracts at clients cost
- \*100% power back-up for all common areas & services

## AC & ELECTRICAL

- \*Refrigerant piping for 8 HP + 8 HP high wall AC.
- \*Modular switches – Legrand/Schneider or equivalent.
- \*Fire resistant electrical wiring – Havells/RR Kabel/ Finolex/equivalent.
- \*Ample power outlets with concealed wiring & PVC insulated copper wires
- \*TV points in living room & all bedrooms.
- \*Strategic internet points in living areas for wi-fi connectivity throughout the apartment.

## KITCHEN & UTILITY

- \*Natural / Artificial premium stone platform with quartz sink.
- \*Designer ceramic tiles above the kitchen platform up to 2 ft.
- \*Provision for Dishwasher, Washing Machine & Dryer in Utility Area.

## EXTERNAL SECURITY

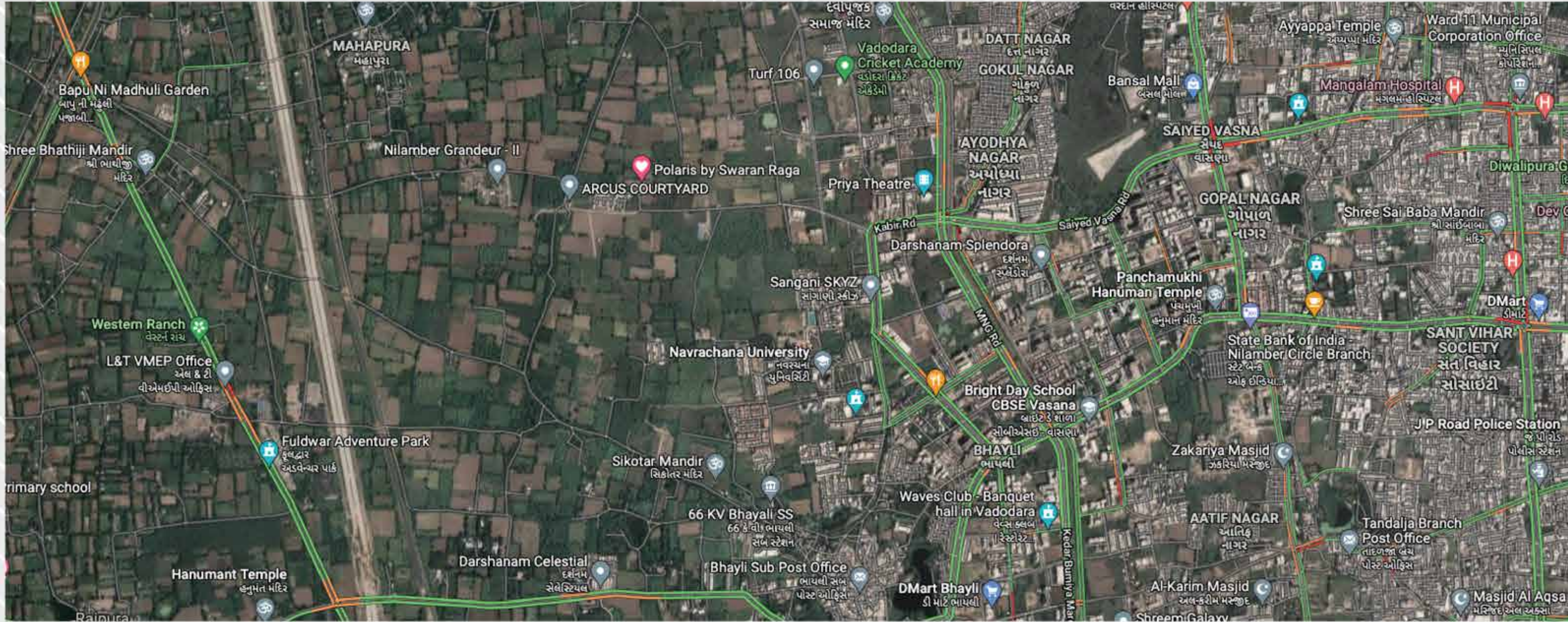
- \*24-hour manned security
- \*CCTV at strategic points for surveillance – Reception, lobby, ramp, basements & building perimeter
- \*Visitor management with access control at gate & lobby levels.

## APARTMENT FINISHES

- \*Slab to slab height 10'6".
- \*Internal walls finished with primer and lapi coat.

### DISCLAIMER

The material contained in this brochure is conceptual in nature that is provided for informational purposes only, and should not be construed as a prospectus or notice which is binding. The Company has made best efforts to provide accurate details and specifications of the apartment units being offered for sale. However, please note that the contents on this brochure may not be definitive and can be modified in terms of the stipulations / recommendations under the Real Estate (Regulation and Development) Act 2016, and Rules made thereunder ("RERA"). The Company reserves the right to change, delete or add any specification, amenity or plan mentioned herein based on site conditions, construction necessities or acting on directions/ notifications from authorities, without serving you any notice or intimation. All plans, images, soft furnishing/furniture building colours displayed are representational only and do not form part of any agreement and are not legally binding on the Company. The specifications, measurements and other particulars that shall be set out in the Agreement To Sell to be entered into with you, will be final and binding upon the Parties. The images and specifications are indicative only. You are thus required to verify all the details including area, amenities, services, terms of sale and payments and other relevant terms of the project independently with the Company.



**Developer**  
Swaran Raga LLP

**Architect**  
5th Column

**Structural Consultant**  
CBM Engineers India

**Plumbing Consultant**  
Vraj Sanitation

**Electrical Consultant**  
Oriental Electricals

**Site Address**  
FP 628/2, Sevasi TP 24,  
Near Shantiniketan,  
Vadodara, Gujarat

Scan for



Website



Google location

**Contact Us**

+91 7490025555 / +91 7874978772

email : rm@swaranraga.com

**Rera Number**

PR/GJ/VADODARA/OTHERS/XXXXXXXX/XXXXXX

Rera Website : www.gujrera.gujarat.gov.in

**TERMS & CONDITIONS**

1. The following shall be charged extra in advance as per Government norms (a) Stamp Duty & Registration charges, (b) GST (as actual) or any such additional Government taxes if applicable in the future, (c) Maintenance deposit, (d) Development charges and estimate for new electricity meter and connection.
2. Possession shall be given only after one month of settlement of all accounts.
3. Continuous defaults in payments leads to cancellation. 10% administrative charges will be deducted for any cancellation after one month of booking and balance amount will be refunded back only after booking of the unit by new member.
4. The developer reserve all the rights to change the plan, elevation, facade, specifications or any details and will be binding to all.
5. Changes in any structural design and changes in any external facade will NOT be permitted under any circumstances.
6. Internal changes will only be permitted with prior written permission.
7. Outdoor AC units will be fitted as per the provision provided in the designated place by the Architect.
8. Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same.
9. Any plans, specifications or information on this site cannot form part of an offer, contract or agreement and does not contain any legal Part as per Rera.

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