

— SANGINI —

# WESTVIEW

PREMIUM RETAILS & OFFICES



## ACHIEVEMENTS



SANGINI GROUP  
Awarded as "Excellence in Customer  
Centric Developer Metro  
by Times Group



SANGINI GROUP  
Awarded for  
"Excellence in Customer Service"  
by The Economic Times



SANGINI EVOQ  
Awarded as  
"The Best Residential Project-High  
End" by The Economics Times



SANGINI ARISE  
Awarded as "Ultra Luxury-lifestyle  
Project of the Year-Surat  
by CRISIL & PROPREALTY



SANGINI SIDDHANTA  
Awarded as  
"The Best Residential Project-High  
End" by The Economics Times



SANGINI GROUP  
Awarded as "Developer of the  
Year Residential"  
by Realty+ Conclave & Excellence  
Awards



SANGINI VEDANTA  
Awarded as  
"Luxury Project of the Year"  
by Realty+ Conclave & Excellence  
Awards



SANGINI GROUP  
Awarded as "The Most Promising  
Developer Luxury Residential in Gujarat"  
by Worldwide Achievers & IBN 7



SANGINI TERRAZA  
Awarded as "The Best Residential  
Project-Theme Based"  
by The Economic Times



SANGINI GROUP  
Awarded as "The Best Construction  
Group Overall" by Hon'ble CM Shri  
Vijaybhai Rupani in Real Icon event by  
Divya Bhaskar



SANGINI SOLITAIRE  
Received 6-Star Ratings by  
CRISIL (After Project Completion)



SANGINI TEXTILE HUB - B  
Awarded as  
"The Best Commercial Project - Retail"  
by The Economics Times

## ARCHIVES



SANGINI TEXTILE HUB -A



SANGINI TEXTILE HUB -B



SANGINI MAGNUS



SHREEJI ARCADE



SANGINI TRADE CENTER



SANGINI SQUARE



SANGINI ASPIRE



SANGINI SIDDHANTA



SANGINI TERRAZA



SANGINI VEDANTA



SHALIBHADRA



SANGINI ARISE



KRISHNA COMPLEX



SANGINI SOLITAIRE



SANGINI EVOQ



## FOUR DECADES OF TRUST, PROGRESS, AND HAPPINESS

Sangini group is one of the most valuable and well-established brands. For over four decades, it has been at the forefront of real estate development in Surat, crafting properties that blend architectural brilliance with exceptional quality. Our journey has been guided by our unwavering commitment to customer-centric values and ethos, ensuring every project we undertake meets the highest standards of excellence.

70 LANDMARKS

10 MILLION SQ. FT.  
OF LIFE SPACES

2400 COMMERCIAL  
UNITS

5700 HAPPY  
FAMILIES

DISCOVER



ACTUAL VIEW FROM ALL THE UNITS

SANGINI  
WESTVIEW

PREMIUM RETAILS & OFFICES

Strategically positioned on Joggers Park Road, Sangini Westview offers a prime location surrounded by lush greenery and excellent connectivity. The project features expansive commercial spaces, thoughtfully designed to maximize natural light and ventilation.

ACRES OF GREENERY



## FOR THE NEW AGE

Crafted for visionaries, innovators, and change makers - those who lead with ambition, embrace progress, and shape the future.

- An established location with a vibrant ecosystem, surrounded by high-end residential areas and prime commercial establishments.
- Featuring a signature 49-feet-high grand reception atrium.
- World-class elevation offering panoramic, lifetime views of the surrounding biotechnology farmland.
- Equipped with modern elevators, escalators, and two levels of basement parking, facilitating smooth and efficient traffic flow throughout the building.
- Differently planned offices featuring double-height, open terraces, and decks offering undisrupted views of the vast farmland.
- Well-planned mechanical, electrical, and plumbing services to ensure hassle-free working.
- Solar panels for maximum possible energy savings in common areas.
- Electricity supplied by Torrent Power - ensures minimum power cuts.
- EV charging stations.

# THE PERFECT ADDRESS

Situated in one of Surat's most sought-after locations, this project offers a vibrant business ecosystem with a mix of high-end retail stores, branded showrooms, and luxury boutiques.

Surrounded by upscale residences, it boasts excellent connectivity to Ghod-Dod Road, Udhana Magdalla Road, and key transport hubs. With proximity to schools, banks, healthcare, and industrial zones, it's the perfect destination for growth.



Well-connected  
Airports



Well-connected  
Railway Stations



Well-connected  
Highways



Well-connected  
Transportation

## LOCATION MAP



SANGINI  
**WESTVIEW**  
PREMIUM RETAILS & OFFICES



SCAN FOR LOCATION



32  
SHOPPING  
SPACES



13  
RESTAURANTS /  
CAFÉS



139  
BUSINESS  
SPACES

Sangini Westview seamlessly merges modern aesthetics with traditional elements, creating a timeless and contemporary space.

# FORGING CONNECTION THROUGH THOUGHTFUL PLANNING



World class elevation  
and aesthetics.



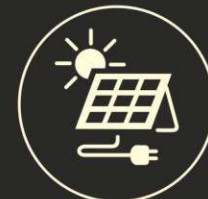
Dedicated entry for ground, first, & second  
floors inside the building & separate entry  
for office units for convenience.



Differently planned offices  
featuring double-height,  
open terraces, and decks.



Well planned mechanical,  
electrical, and plumbing services  
to ensure hassle free working.



Solar panels for maximum  
possible energy savings in  
common area.



EV charging stations.



Scan to experience 360° virtual tour  
of the project site



## EXCLUSIVE LOUNGE FOR VISITORS





## AMENITIES DESIGNED FOR FUNCTIONALITY



Dining area for employees



49' heightened reception atrium



Smoking zone



Visitors waiting lounge



## DESIGNED FOR COMFORT



Exclusive highspeed elevators for owners

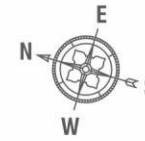


Separate visitors & service elevators



Dedicated escalator & elevators for retail

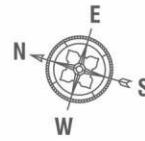
\*GROUND  
FLOOR PLAN



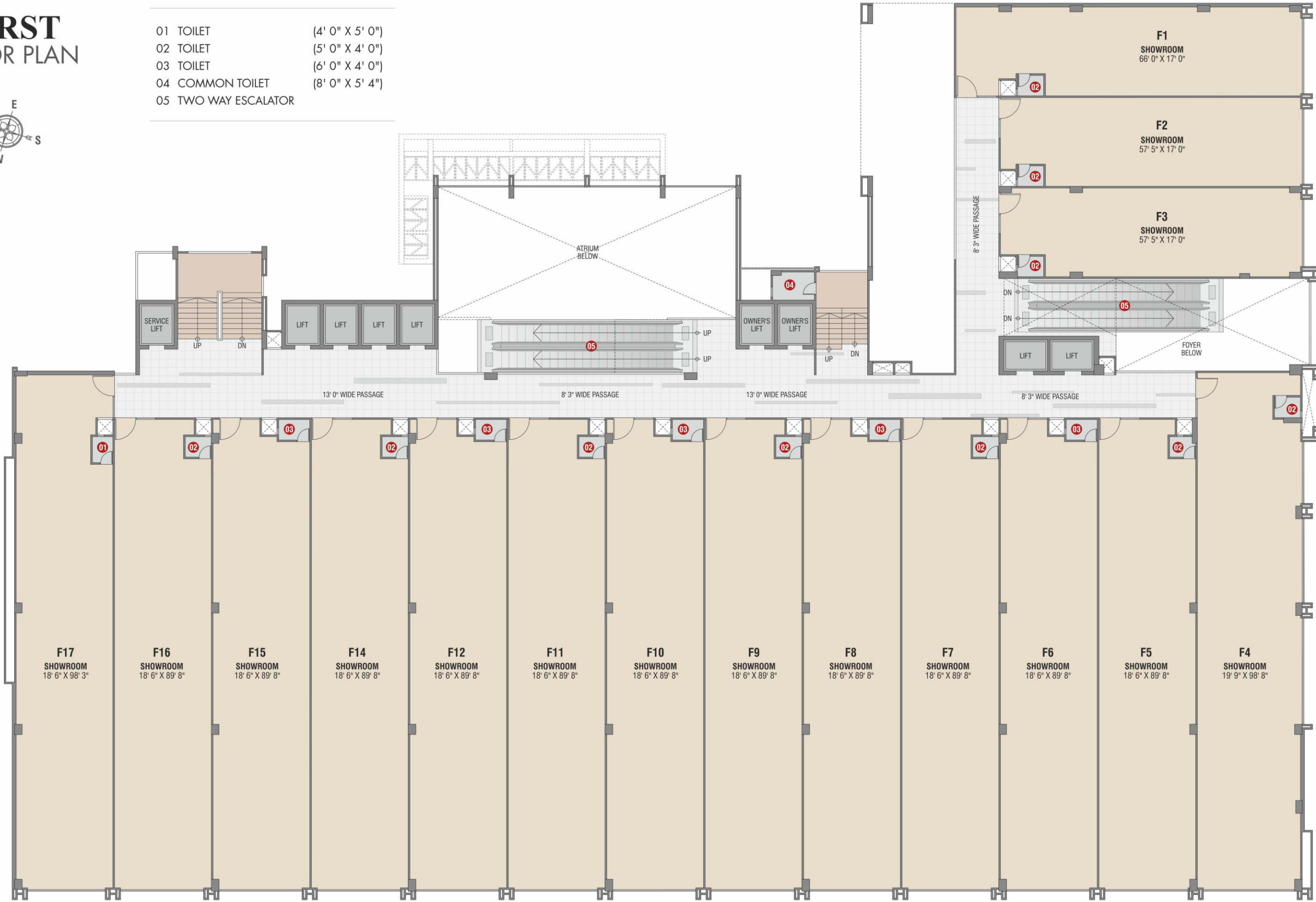
- 01 ENTRANCE GATE
- 02 EXIT GATE
- 03 WATER BODY
- 04 VISITOR PARKING
- 05 BASEMENT ENTRY / EXIT
- 06 TRIPLE HEIGHT ATRIUM (57' 0" X 44' 2")
- 07 HANDICAP TOILET (8' 0" X 5' 4")
- 08 TOILET (4' 0" X 4' 0")
- 09 TOILET (6' 0" X 4' 0")
- 10 TOILET (5' 0" X 4' 0")
- 11 TWO WAY ESCALATOR
- 12 DOUBLE HEIGHT FOYER (37' 0" X 26' 8")



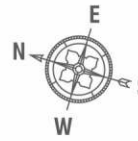
\*FIRST  
FLOOR PLAN



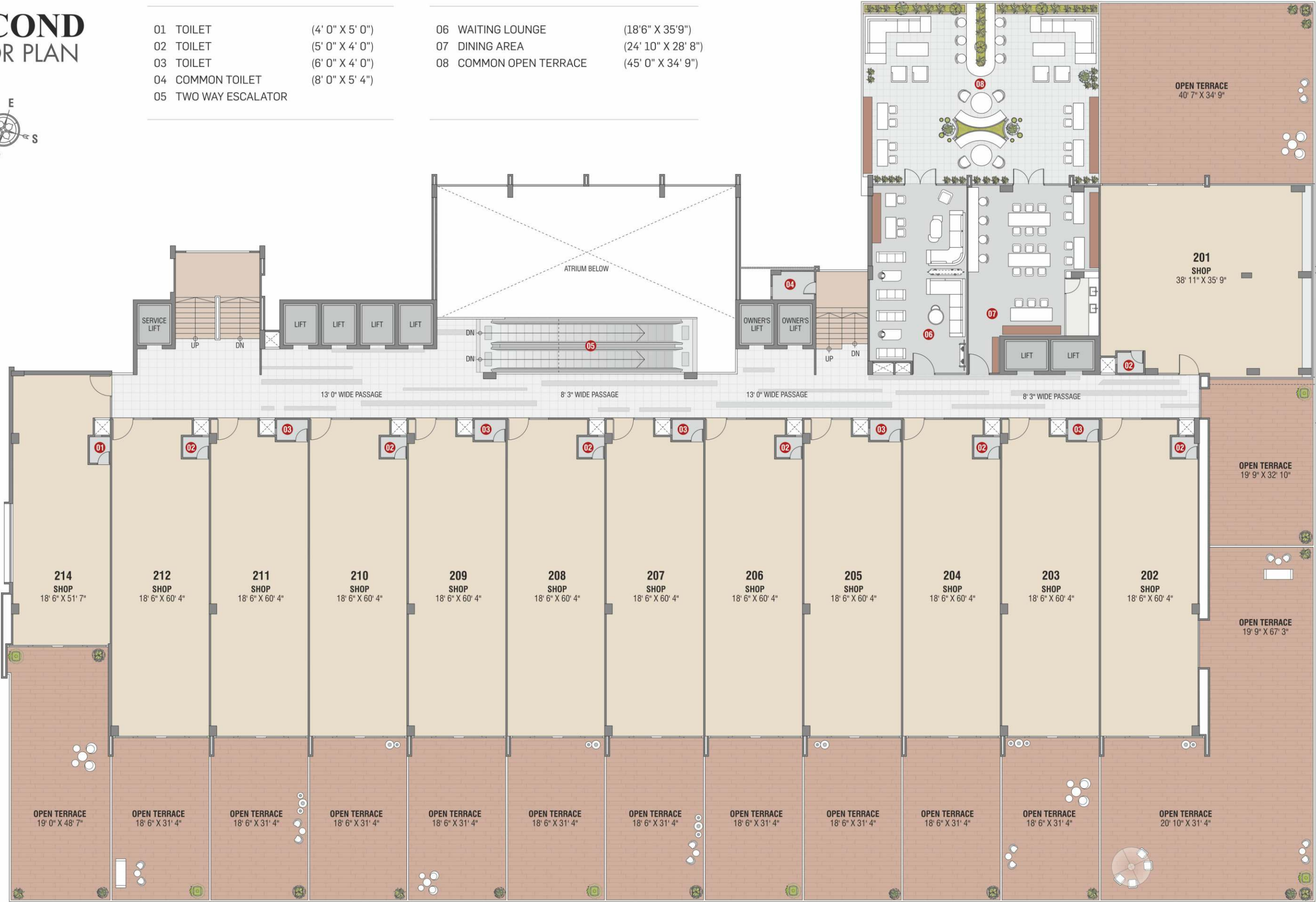
- 01 TOILET (4' 0" X 5' 0")
- 02 TOILET (5' 0" X 4' 0")
- 03 TOILET (6' 0" X 4' 0")
- 04 COMMON TOILET (8' 0" X 5' 4")
- 05 TWO WAY ESCALATOR



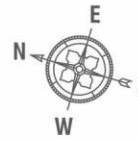
\*SECOND  
FLOOR PLAN



- |                      |                 |                        |                    |
|----------------------|-----------------|------------------------|--------------------|
| 01 TOILET            | (4' 0" X 5' 0") | 06 WAITING LOUNGE      | (18'6" X 35'9")    |
| 02 TOILET            | (5' 0" X 4' 0") | 07 DINING AREA         | (24' 10" X 28' 8") |
| 03 TOILET            | (6' 0" X 4' 0") | 08 COMMON OPEN TERRACE | (45' 0" X 34' 9")  |
| 04 COMMON TOILET     | (8' 0" X 5' 4") |                        |                    |
| 05 TWO WAY ESCALATOR |                 |                        |                    |



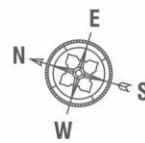
\*THIRD  
FLOOR PLAN



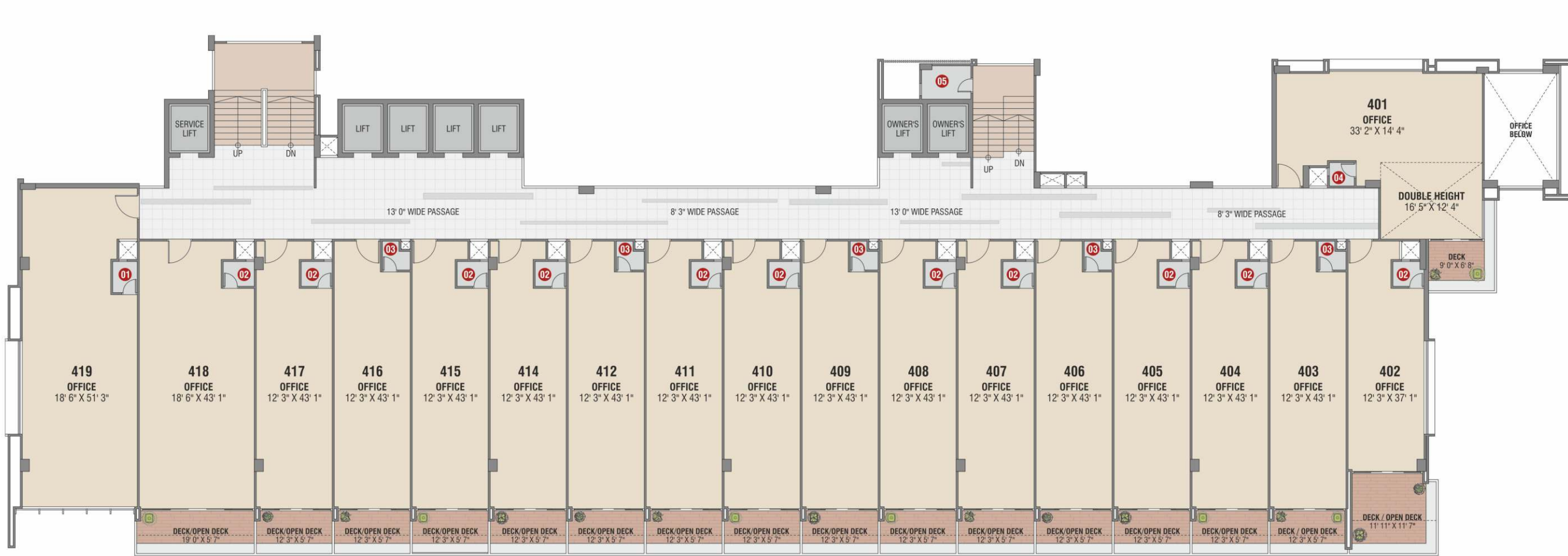
- |                  |                 |                                |                 |
|------------------|-----------------|--------------------------------|-----------------|
| 01 TOILET        | (4' 0" X 5' 0") | 05 OPEN TERRACE / SMOKING ZONE | 58' 3" X 37' 7" |
| 02 TOILET        | (5' 0" X 4' 0") | 06 OPEN TERRACE / SMOKING ZONE | 24' 2" X 35' 6" |
| 03 TOILET        | (6' 0" X 4' 0") |                                |                 |
| 04 COMMON TOILET | (8' 0" X 5' 4") |                                |                 |



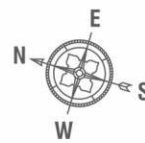
\*FOURTH  
FLOOR PLAN



|           |                 |                  |                 |
|-----------|-----------------|------------------|-----------------|
| 01 TOILET | (4' 0" X 5' 0") | 04 TOILET        | (4' 0" X 3' 9") |
| 02 TOILET | (5' 0" X 4' 0") | 05 COMMON TOILET | (8' 0" X 5' 4") |
| 03 TOILET | (5' 0" X 4' 6") |                  |                 |



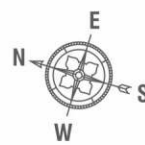
\*FIFTH  
FLOOR PLAN



|           |                 |                  |                 |
|-----------|-----------------|------------------|-----------------|
| 01 TOILET | (4' 0" X 5' 0") | 04 TOILET        | (4' 0" X 3' 9") |
| 02 TOILET | (5' 0" X 4' 0") | 05 COMMON TOILET | (8' 0" X 5' 4") |
| 03 TOILET | (5' 0" X 4' 6") |                  |                 |



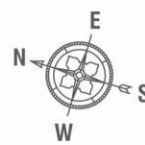
\*SIXTH  
FLOOR PLAN



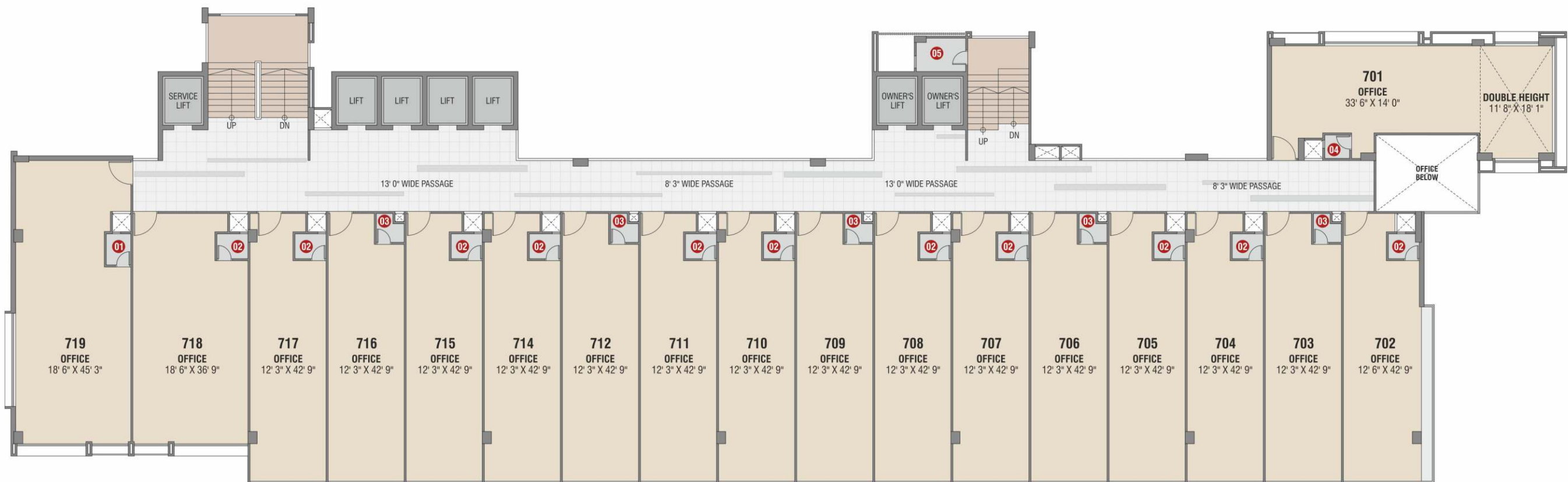
|           |                 |                  |                 |
|-----------|-----------------|------------------|-----------------|
| 01 TOILET | (4' 0" X 5' 0") | 04 TOILET        | (4' 0" X 3' 9") |
| 02 TOILET | (5' 0" X 4' 0") | 05 COMMON TOILET | (8' 0" X 5' 4") |
| 03 TOILET | (5' 0" X 4' 6") |                  |                 |



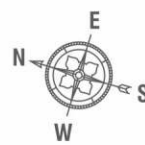
\*SEVENTH  
FLOOR PLAN



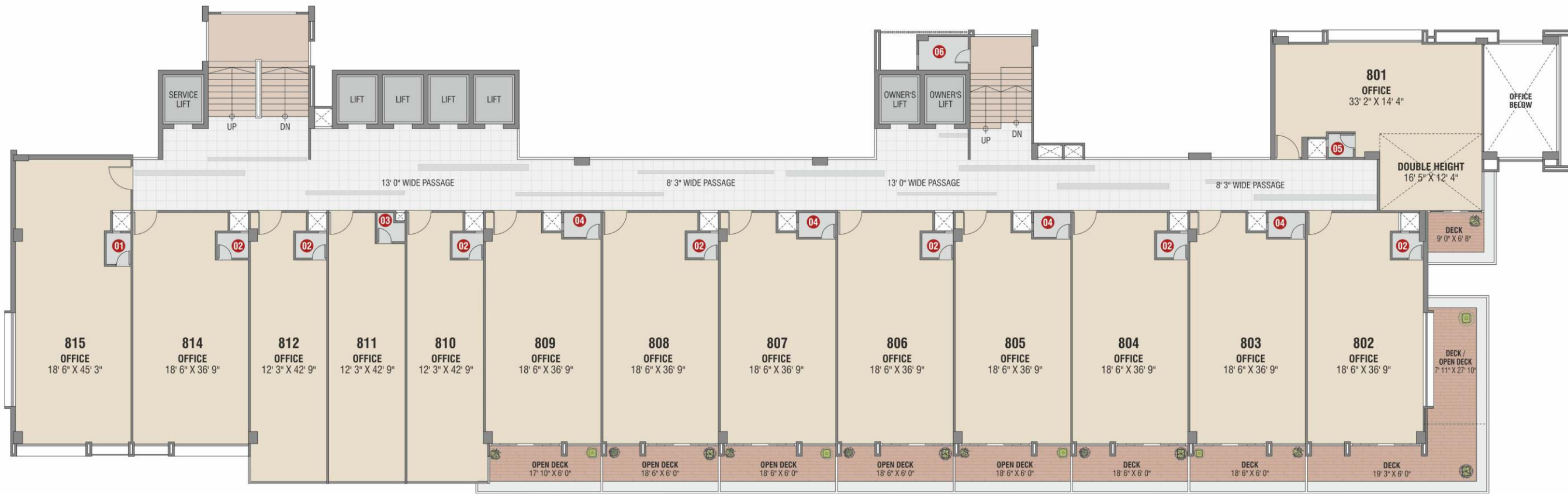
|           |                 |                  |                 |
|-----------|-----------------|------------------|-----------------|
| 01 TOILET | (4' 0" X 5' 0") | 04 TOILET        | (4' 0" X 3' 9") |
| 02 TOILET | (5' 0" X 4' 0") | 05 COMMON TOILET | (8' 0" X 5' 4") |
| 03 TOILET | (5' 0" X 4' 6") |                  |                 |



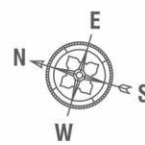
\*EIGHTH  
FLOOR PLAN



|           |                 |                  |                 |
|-----------|-----------------|------------------|-----------------|
| 01 TOILET | (4' 0" X 5' 0") | 04 TOILET        | (6' 0" X 4' 0") |
| 02 TOILET | (5' 0" X 4' 0") | 05 TOILET        | (4' 0" X 3' 9") |
| 03 TOILET | (5' 0" X 4' 6") | 06 COMMON TOILET | (8' 0" X 5' 4") |



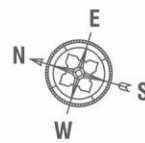
\*NINTH  
FLOOR PLAN



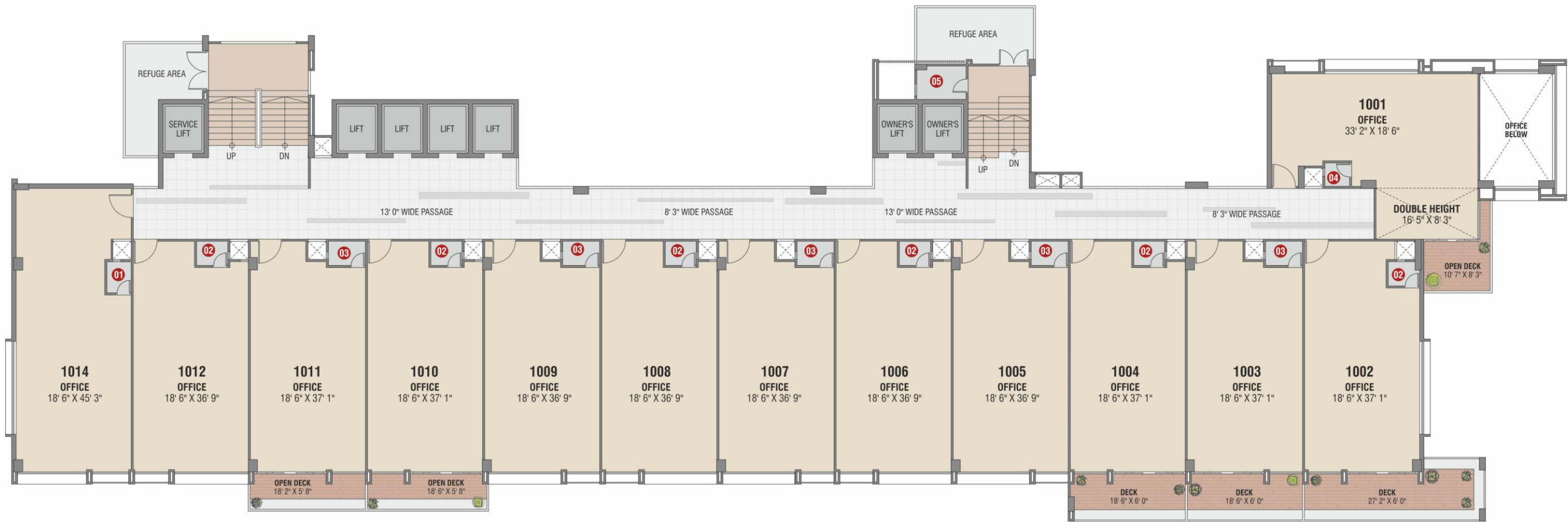
|           |                 |                  |                 |
|-----------|-----------------|------------------|-----------------|
| 01 TOILET | (4' 0" X 5' 0") | 04 TOILET        | (6' 0" X 4' 0") |
| 02 TOILET | (5' 0" X 4' 0") | 05 TOILET        | (4' 0" X 3' 9") |
| 03 TOILET | (5' 0" X 4' 6") | 06 COMMON TOILET | (8' 0" X 5' 4") |



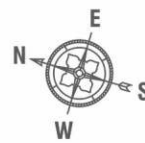
\*TENTH  
FLOOR PLAN



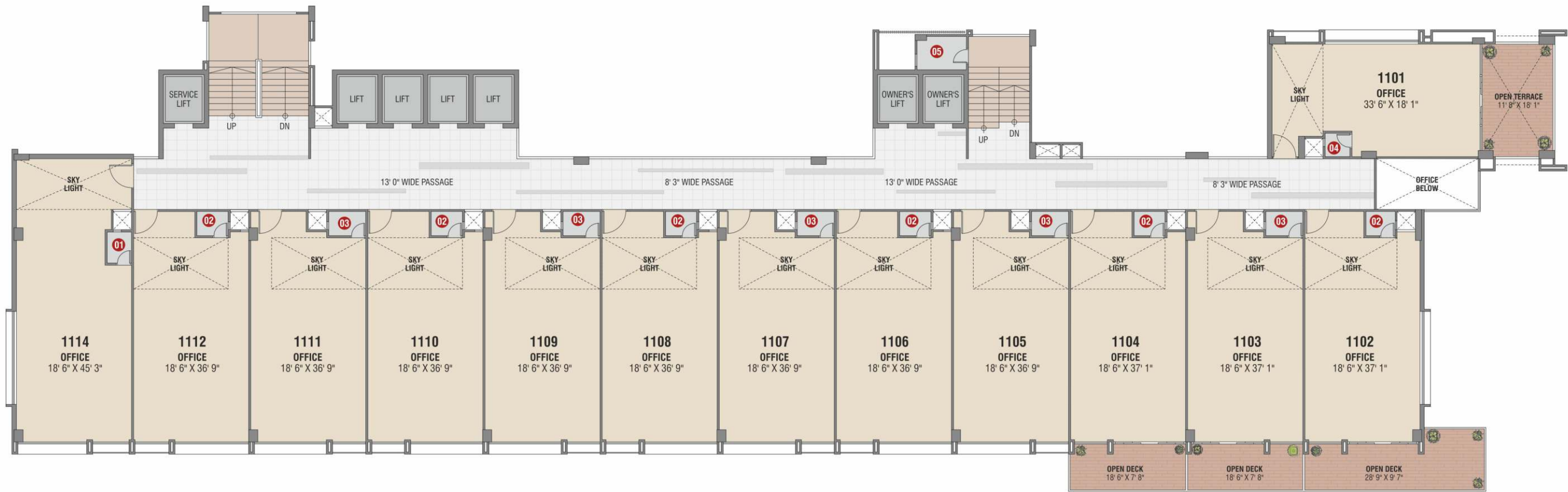
|           |                 |                  |                 |
|-----------|-----------------|------------------|-----------------|
| 01 TOILET | (4' 0" X 5' 0") | 04 TOILET        | (4' 0" X 3' 9") |
| 02 TOILET | (5' 0" X 4' 0") | 05 COMMON TOILET | (8' 0" X 5' 4") |
| 03 TOILET | (6' 0" X 4' 0") |                  |                 |



\*ELEVENTH  
FLOOR PLAN



|           |                 |                  |                 |
|-----------|-----------------|------------------|-----------------|
| 01 TOILET | (4' 0" X 5' 0") | 04 TOILET        | (4' 0" X 3' 9") |
| 02 TOILET | (5' 0" X 4' 0") | 05 COMMON TOILET | (8' 0" X 5' 4") |
| 03 TOILET | (6' 0" X 4' 0") |                  |                 |



# SPECIFICATIONS

## UNIT SPECIFICATIONS:

### Floor finish

- Good quality vitrified tiles in flooring

### Deck/open terrace

- Anti-skid tiles on floor
- SS/MS/aluminium glass safety railing

### Toilets

- Good quality vitrified tiles with standard quality sanitary ware and CP fitting of JAQUAR/ CERA or equivalent make

### Wall surface

- Putty on all plastered wall

### Doors and windows

- Glass doors for ground, first and second floor units
- Flush doors for office units
- DGU sliding windows / DGU push windows in aluminium section for office units

### Air conditioning

- Only copper piping for VRV air conditioning in all units

### Electrical

- 3 phase meter with individual DB for each unit
- Adequate power backup of 10 Amp (single phase) in each unit on ground, first and second floor and 4 Amp (single phase) in each unit from third to eleventh floor

## TECHNICAL SPECIFICATIONS:

### Floor Height

- Ground floor height - 16' (slab top to slab top)
- First & Second floor height - 17'6" (slab top to slab top)
- Third to Tenth floor height - 10'6" (slab top to slab top)
- Eleventh floor height - 11' (slab top to slab top)

Building designed as per IS Codes

## BUILDING SPECIFICATIONS:

### Reception Foyer & Lobby

- 49' heighted (Slab top to slab top) air-conditioned atrium
- Well designed and spacious lift lobby at all floor levels

### Façade Treatments

- DGU glazing (except ground & first floor) with stone / granite cladding & texture
- Designer façade lighting

### Elevator & Escalator

- Two fully automatic high-speed elevators with access controls systems for owners of SCHINDLER/KONE or equivalent make
- Four fully automatic high-speed elevators for visitors/employees of SCHINDLER / KONE or equivalent make
- One service elevator of EXPRESS or equivalent make
- Additional two fully automatic elevators for ground, first and second floor
- Two-way escalator of KONE / THYSENKRUP or equivalent make for ground, first and second floors

### Power Backup

- Generator of adequate capacity for lifts, water pumps and common facilities

### Parking

- 2 level basement car parking with mechanical parking at both the levels
- Sufficient car and two wheeler parking for visitors

### Water Supply

- Two SMC water tanks, one exclusively for ground, first and second floor and another for office units

### Safety and Security

- Entry and exit with access control system
- CCTV in campus, lifts, lift lobby, passages, reception & basements
- Automatic fire alarm & safety systems

### Toilets

- Male & female common toilets

### EV Charging

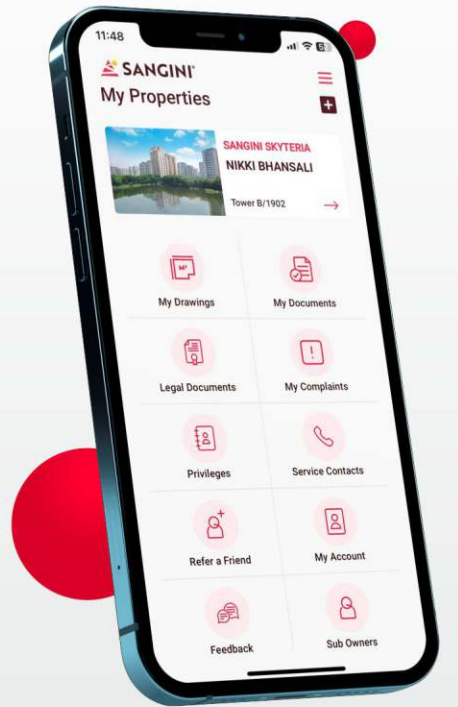
- EV charging stations in the premises for cars & two wheelers

### Solar Energy

- Installation of Solar Panel System on terrace for common area electricity savings to maximum possible extent



## WHY SANGINI APP?





**Know the construction status of your building**



**View floor plans and designs with a single click**



**Get solutions to your queries ASAP**



**Send suggestions/feedback in a click**



**Keep a check on your home's legal and technical documents**



**Easy way to keep all of your important documents handy**



**Available on google play store & app store**

## LEGAL DISCLAIMER :

All dimensions are approximate, average and unfinished. \*All furniture/objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable products. # All the elements, objects, treatments, materials, equipment & colour scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specifications of our final products.

NOTE : •Materials installed in the builder's finished unit are subject to change as per availability.

- All rights for alteration/modification & development in design or specifications by architects and/or developer shall be binding to all the members.
- This brochure is for private circulation only. By no means it will form a part of any legal contract.

## TERMS & CONDITIONS :

Stamp duty, registration charges, advocate fees, legal charges, insurance expenses, Torrent Power expenses, SMC expenses, society formation & registration expenses, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser. • TDS, GST & other taxes levied in future will be borne by the purchaser. • Any additional charges or duties levied by the government / local authorities during or after the completion of the project like SMC tax, I.C. etc. will be borne by the purchaser. • In the interest of continual developments in design & quality of construction, developer reserves all the rights to make any changes in the project including technical specifications, designs, planning, layout & all purchasers shall abide by such changes. • Changes / alteration of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept & outlook of the project are strictly NOT PERMITTED during or after the completion of the project. • Any RCC member (beam, column & slab) must not be damaged during the interior work. • Low-voltage cables such as telephone, TV and internet cables shall be laid as per consultant's service drawings with prior consent of the developer. No wire/cables/conduits shall be laid or installed such that they form hanging formation on the building exterior faces. • Common passages / landscaped areas are not allowed to be used for personal purpose. • Amenities provided are for the added benefits of the society. Any change / alteration in the amenities during or after the completion of the project due to change in government / local authorities (corporation, fire department, environment department, other statutory authorities) policies / rules & regulations will have to be accepted by all the members of the society. • Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed documentation / possession. • SMC tax, electricity bill, society maintenance charges & society security deposit is to be borne by the purchaser after BUC / possession / document registry whichever is earlier. • Document registry is compulsory before possession. • If any change in rules & regulations of government policies / RERA / GST / stamp duty / registration fees etc. will be charged to the purchaser.

- Purchaser or his/her tenant shall not use or let out his/her unit for purposes like pan parlour, grocery/ kirana store, dairy, Bedded Hospitals / Clinic / Dispensary, spa, non-branded salon, workshop, non-branded juice centre/ice-cream parlour, non-branded fast food outlets, and tuition classes.



Sangini Westview,  
Behind Ashirwad Palace,  
Nr. Kings Corner, Opp Krishi Farm,  
Joggers Park Road, Surat - 395001.

Architect:  
Ar. Apurva Desai



Structure:



Vastu Consultant:

**R. Gurudutt  
Shenoy**

Lighting Consultant:





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Site Address: Sangini Westview,  
Behind Ashirwad Palace, Nr. Kings Corner, Opp Krishi Farm,  
Joggers Park Road, Surat - 395001.

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Project Developed By: Sangini Life Space LLP  
Sangini House, Nr. L.P. Savani Academy, Canal Road, Vesu, Surat-395007

  +91 99099 26355 | [sales@sanginigroup.com](mailto:sales@sanginigroup.com) | [www.sanginigroup.com](http://www.sanginigroup.com)

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