



Developers:  
CTC Developers

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## THE 'GLASS' ACT

Who says walls can't wow? With a facade that's impossible to ignore CTC Sapphire exudes elegance from all angles. Clean, classy, and confidently contemporary the minimal design maximizes both form and functionality. Sleek glass panels ensure wide open views and abundant natural light making it perfect to improve productivity.







## SPECIAL FEATURES & FACILITIES

- Allotted car parking
- Two bigger size lifts
- Dedicated owner's lift only with card access
- Generator backup for lifts and common area
- Fire fighting system
- Attached toilets in every unit with provision of pantry
- Visitors car parking
- Allocated Space for AC units
- CCTV Camera at strategic locations for enhanced security



Reception Area



Conference Room



Open Cafeteria



TT Table



Small Banquet Hall

# GROUND FLOOR

Sr. No.	Size	Area (sq. ft.)	Sr. No.	Size	Area (sq. ft.)	Sr. No.	Size	Area (sq. ft.)
1	15'4" X 37'10"	780	9	45'5" X 12'6"	782	17	12'9" X 30'4"	539
2	12'3" X 37'10"	650	10	45'5" X 12'6"	782	18	12'9" X 31'7"	557
3	12'3" X 37'10"	650	11	45'5" X 12'6"	807	19	20'5" X 32'5"	858
4	12'3" X 37'10"	650	12	45'5" X 12'6"	752	20	16'9" X 19'8"	422
5	12'3" X 37'10"	650	13	45'5" X 12'6"	783	21	12'9" X 19'8"	339
6	12'3" X 37'10"	650	14	45'5" X 12'6"	783	22	12'9" X 19'8"	339
7	17'25" X 29'6"	634	15	45'5" X 13'5"	833	23	12'9" X 19'8"	331
8	58'3" X 12'6"	1020	16	13' X 29'2"	531	24	11'10" X 23'11"	329



# 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR

Sr. No.	Size	Area (sq. ft.)	Sr. No.	Size	Area (sq. ft.)	Sr. No.	Size	Area (sq. ft.)
1	20'6" X 30'2"	860	10	38'6" X 12'6"	654	19	12'9" X 25'	442
2	12'3" X 30'2"	517	11	45'5" X 12'6"	807	20	12'9" X 25'9"	459
3	12'3" X 30'2"	517	12	45'5" X 12'6"	753	21	11'6" X 26'6"	345
4	12'3" X 30'2"	517	13	38'6" X 12'6"	655	22	21'11" X 18'11"	519
5	12'3" X 30'2"	517	14	38'6" X 12'6"	655	23	12'9" X 18'11"	325
6	12'3" X 30'2"	517	15	45'5" X 13'5"	837	24	12'9" X 18'11"	325
7	17'3" X 30'2"	709	16	11'1" X 21'10"	338	25	12'9" X 18'11"	325
8	45'5" X 12'6"	791	17	11'1" X 22'11"	351	26	11'10" X 25'3"	353
9	38'6" X 12'6"	654	18	12'9" X 23'9"	423			



## BASEMENT FLOOR



## SPECIFICATIONS

### Structure & Wall Construction

- Earthquake resistant RCC framed structure design.
- Internal & External masonry work with bricks only with 9inch wall size.
- Internal wall with lapi & primer and external wall with weather proof paint over double coat plaster.

### Flooring & Wall Cladding

- Vitrified tile flooring with skirting in all units.
- Natural Stone / Vitrified Tile / Tremix Concrete flooring in common area.

### Electrification

- Sufficient electric points with concealed wiring along with modular switches of Anchor or equivalent.
- Exterior glazing & ACP Work as per architect's design only.

## LOCATION PLAN



A Project By

**CTC**  
DEVELOPERS

Architect: **space plus**  
Architecture • Planning

Structural Consultant: Zarna Associates (Vadodara)

Elevation Design: Harsh. (Ahmedabad)

Plumbing Consultant: Krupalu Consultant (Vadodara)

Electrical Consultant: Oriental Electricals (Vadodara)

AC Consultant: Apex Consultants & Engineers (Vadodara)

Terms & Conditions:

01. The following will 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 future,
  - (c) Maintenance Deposit, (d) Development charges and Estimate for New Electric Meter & Connection.
02. If any new tax applicable by Central or State Government in future, it will be born by the buyers/members.
03. Possession will be given only after one month of settlement of all accounts.
04. Continuous default 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.
05. The developers reserve all the rights to change the plan, elevation, specification or any details and it will be binding to all.
06. Internal changes will only be permitted with prior permission.
07. Outdoor AC units will be fitted as per provision, in the designated place by the architect.
08. Any plans, specification or information in this brochure can not be part of an offer, contract or agreement.
09. Any plans, specification or information in this brochure can not be part of an offer, contract or agreement.
10. This Brochure does not contain any legal Part.