



SAVVIOUR
BUILDERS

M SAVVIOUR MANOHARRAM



CONTACT: 91-9513123002

PRESENTING A HIGH END DESTINATION FOR YOUR HIGH END ENDEAVOURS

"SAVVIOUR MANOHARRAM" is a premium destination for ambitious commercial pursuit meeting all your investment needs. From the brand of trust we brought you a center of topnotch architecture and futuristic design which will end your search for Highstreet opportunities. From office space to premium units of shops, food court and entertainment zones, find it all here located at the center of a fully habitat township.



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ABOUT US

Defining a dream into reality is the best kind of development and we at Savviour believe it with our hearts. We aspire to meet every need you can imagine and give it our best to fulfill them all. Your comfort means everything to us. At Savviour we have accomplished several successful projects, delivered in time, satisfying all our client needs. With our new project (**Savviour Manoharram**), we aspire to do the same.

We believe that trust is an important component to build a progressive relationship with our customers and we lean into that. We choose better locations with innovative ideas to deliver not just a project but also add important value to the location. Our aim is to build a better tomorrow for ourselves and our customers.



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GET READY TO GAIN

This project is perfect harmony of planning, landscape and architecture to cover all the expectations of our clients.



Ideal for global and local business



Tremendous growth



Well planned suburb perfect for shopping



Great connectivity and entertainment

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BOOST YOUR BUSINESS



Prime Location At
The Yamuna Expressway



Surrounded By
Greenery



Integral part of
the 250 Acre township
"Gaur Yamuna City"



Premium Lifestyle



Entertainment



24x7 Camera
Surveillance



Large Car Parking Space



Lift And Escalators



24x7 Power



Earthquake
Resistant Building



Close To Noida
International Airport

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PROJECT HIGHLIGHT



- The project is at an excellent location on Yamuna Expressway; the next hub of development.
- The project will be an integral part of a 250-acre township consisting of approx 10000 families.
- The project is surrounded by Residential complexes, Residential villas, Schools, and High-rise commercial.
- The project is designed to cater to your basic day-to-day requirements to exclusive requirements.
- The project is conceived keeping in mind all your shopping and entertainment needs.
- The project will comprise both the escalators as well as lifts for a smooth experience.
- It has High-street retail shops with ample basement parking space.
- The project is at 10-minutes drive from the upcoming Noida International Airport.
- The project structure is Earthquake resistant.
- Close to Educational and Healthcare facilities fetching more footfall.
- It is close to the proposed Monorail, ISBT, Film City and Night Safari.



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LOCATION ADVANTAGE



Noida International Airport (Jewar Airport)

Saviour Mahoharram is located only at 10-minutes driving distance from the upcoming Noida International Airport. Jewar Airport is being developed as the largest airport not only in India but also in Asia. A planned city around it is being developed simultaneously. So, vast opportunities for industrial and commercial growth are also imminent soon. Given the widespread advantages of an international airport, the nearby areas are a top choice for any commercial investment.



OTHER ADVANTAGES



ENVIRONMENT FRIENDLY DESIGN

- Rainwater harvesting for recharge of groundwater.
- Water supply, sewage treatment and reuse of treated sewage water for flushing and horticulture.

EARTHQUAKE RESISTANCE DESIGN

- The building design will be earthquake resistant structure as per NBC.
- Escape routes and standard response in case of earthquake will be displayed through signage.

POWER REQUIREMENT & BACKUP

- 100% power backup (subject to applicable diversity factor) will provide by DG sets.

FIRE FIGHTING SYSTEM

The basic minimum requirement for Fire Fighting Installation shall be provided for the proposed Project.

- Fire alarms in case of fire
- Display of emergency exits, emergency phone nos.
- Overhead tanks and underground tank of reserve water for firefighting.
- Fire hydrants and Hose reels.
- Sprinklers shall be provided as per NBC.
- Portable fire extinguishers shall be provided as per fire norms.

EMERGENCY EVACUATION PLAN

- Fire staircase will be provided as per approved plan and proper signage will be provided for emergency evacuation.

STROM WATER

- Storm water shall be collected and recharged in ground. Final overflow to be connected with municipal drainage system if required.

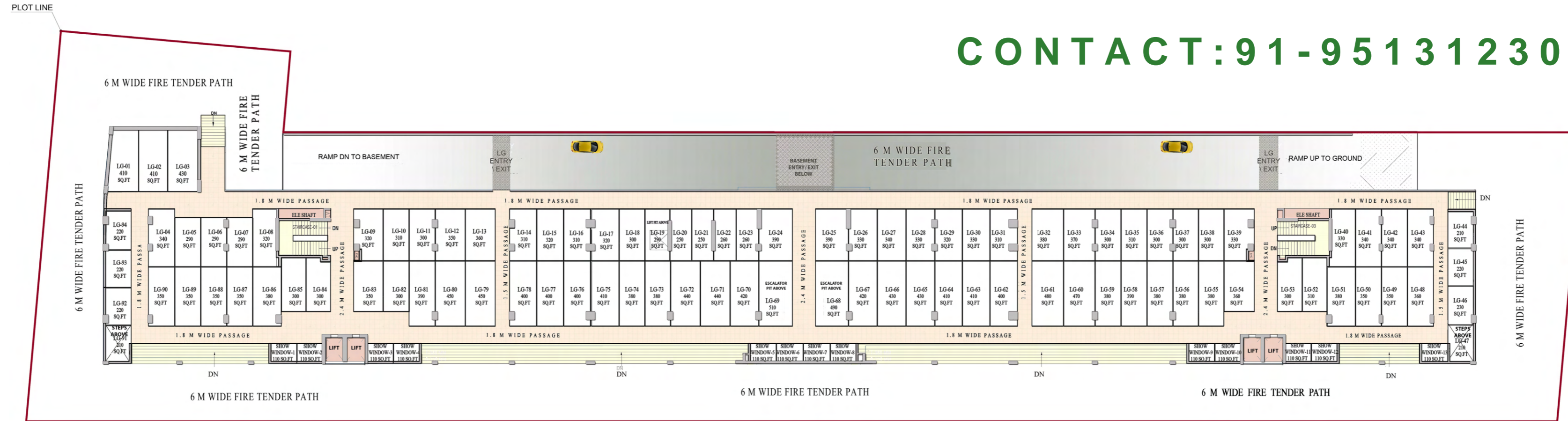


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LOWER GROUND FLOOR



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YAMUNA EXPRESSWAY (SERVICE ROAD)

UPPER GROUND FLOOR



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OTHERS PROPERTY

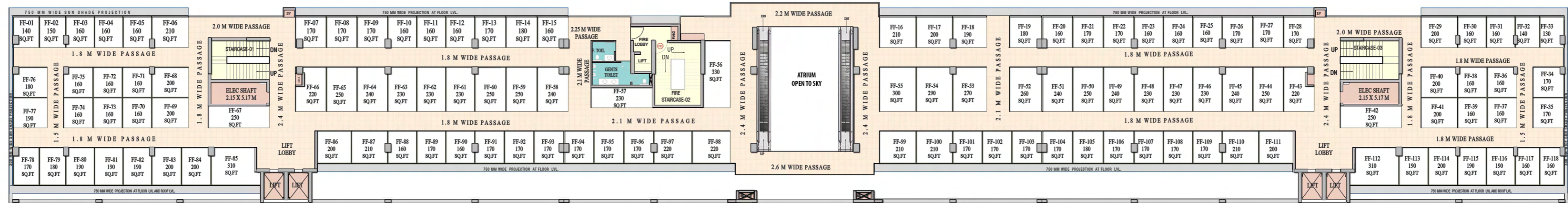


YAMUNA EXPRESSWAY (SERVICE ROAD)

FIRST FLOOR



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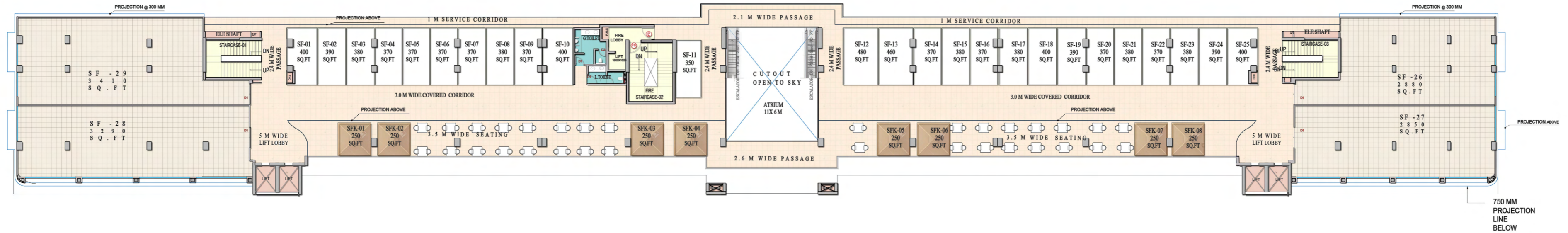


YAMUNA EXPRESSWAY (SERVICE ROAD)

SECOND FLOOR



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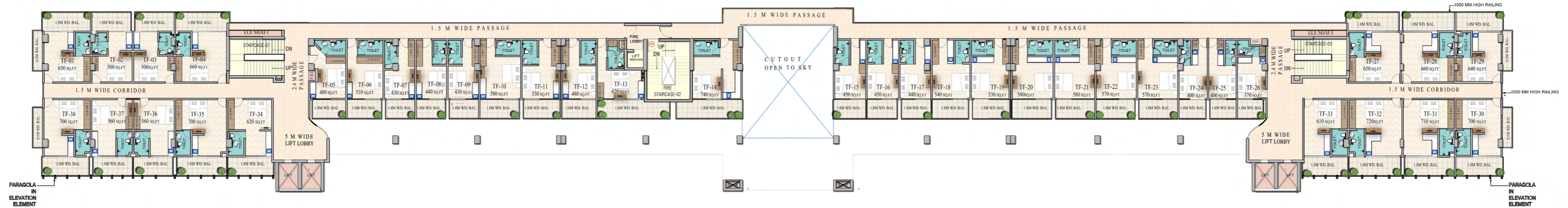


YAMUNA EXPRESSWAY (SERVICE ROAD)

THIRD FLOOR



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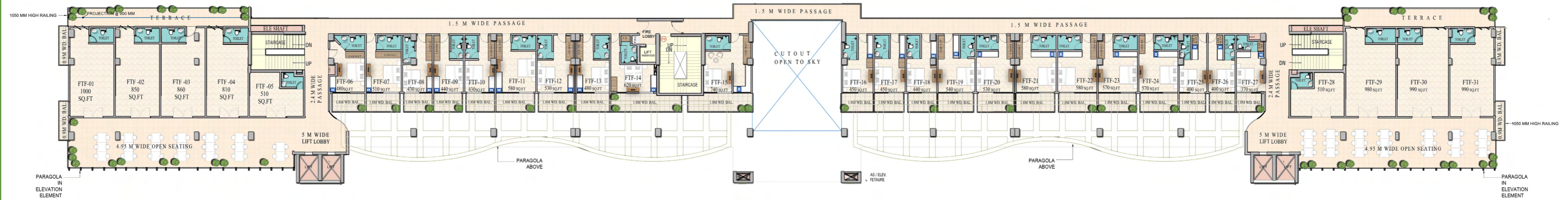


YAMUNA EXPRESSWAY (SERVICE ROAD)

FOURTH FLOOR



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YAMUNA EXPRESSWAY (SERVICE ROAD)

SPECIFICATIONS



- **TOTAL NO. OF SHOPS** - 423
- **NO. OF FLOORS** - Basement, Lower Ground, Upper Ground, First, Second, Third and Fourth
- **NO. OF SHOPS PER FLOOR**
- **BASEMENT** - Parking
- **LOWER GROUND FLOOR** - 94 shops, Kiosk-13 no.
- **UPPER GROUND FLOOR** - 87 shops, Kiosk-5 no.
- **FIRST FLOOR** - 118 shops
- **SECOND FLOOR** - 29shops, Kiosk- 8 no.
- **THIRD FLOOR** - 38 offices
- **FOURTH FLOOR** - 22 offices; 9 shops



VITAL PROJECT RELATED INFORMATION

- **Air conditioning** - DX System of Air conditioning for Shops. No split AC/ window AC will be allowed in Retail Area.
- **Floor Height (F.L To F.L)** - 4.2 Mtr. or 13'-9" for **Basement Floor**, 3.6 Mtr. or 11'-10" for **Lower Ground Floor**, 4.5 Mtr. or 14'-9" for **Upper Ground, First & Second Floor**, 3.6 Mtr. or 11'-10" for **Third Floor** and 4.5 Mtr. or 14'- 5" **Fourth Floor** level.



CORRIDOR

- **Flooring** - Granite Flooring / Tiles
- **Ceiling** - Exposed RCC with Running Service Area.
- **Painting** - OBD Paints (make: ICI Dulux / Asian / Burger or equivalent Quality) and Exposed Services.
- **Railing** - SS/MS Railing with Glass and SS/MS Tube
- **Escalators** - Total 6 Nos Escalators on Upper ground to 3rd floor for upward and downward movement (Make: Otis/Johnsons/Equivalent)
- **Walls** - Plastered Walls
- **Electricity** - Common Area and Corridor Lighting
- **Fire Fighting** - As Per Fire NOC
- **Staircase** - Granite/Marble Flooring (Sadarali/ Black/ Steel Grey/ Equivalent)
- **Lighting** - Tube Light / Ceiling Mounted LED Light Fixture



LANDSCAPING

- **Hard Landscape** - Tiles / Trimix Concrete / Pavers / Kerb Stone/Chequered Tiles
- **Soft Landscape** - Natural Grass / Artificial Grass pad / Shrubs/ Plants / Trees.
- **Lighting** - As Per Design



SHOPS

- **Flooring** - RCC Slab- Ready to receive any flooring by Owner/ Buyer.
- **Walls** - 75 mm thick Dry Wall / Brickwork (Fly Ash Brick), Single coat of White Cement Paint.
- **Ceiling** - Exposed RCC Ceiling (No. Furnishing)
- **Doors** - M.S. Rolling Shutters on opening fixed inside of the shop front. No furnishing on exposed area above the shutters.
- **Electricity** - Dual meter for Electricity and Power Backup. Single Point Connection will be obtained from the electricity department due to centralized air conditioning DX system.
- **Fire fighting** - As Per Fire NOC



COMMON TOILETS

- **MALE AND FEMALE TOILET**
- **Flooring** - Granite/Tile Flooring (Sadarali / Black / Steel Grey/ Equivalent)
- **Painting** - OBD Paints (make: ICI Dulux / Asian / Burger or equivalent Quality) and Exposed Services.
- **Wall Cladding** - Granite/Tile Dado (Sadarali / Black / Steel Grey / Equivalent)
- **W.C.** - European WC / Floor
- **CP Fitting** - Chrome plated



BASEMENT AREA

- **Parking** - Trimix Concrete Flooring
- **Lighting** - Tube Light / Ceiling Mounted LED Light Fixture
- **Common Parking** - As Per Drawings
- **Ramp** - Trimix Concrete Flooring



LIFT AND ESCALATORS

- Lift-4 No. For Shopping Area, Food Court & Offices (Make: Otis/JOHNSONS/Equivalent).
- Escalator-6 No. For Shopping Area & Food Court (Make: Otis/-JOHNSONS/Equivalent)



ESS AND DG (MAX. CAPACITY)

- **DG Set** - As per Load Requirement
- **Transformer** - As per Load Requirement

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OVERVIEW

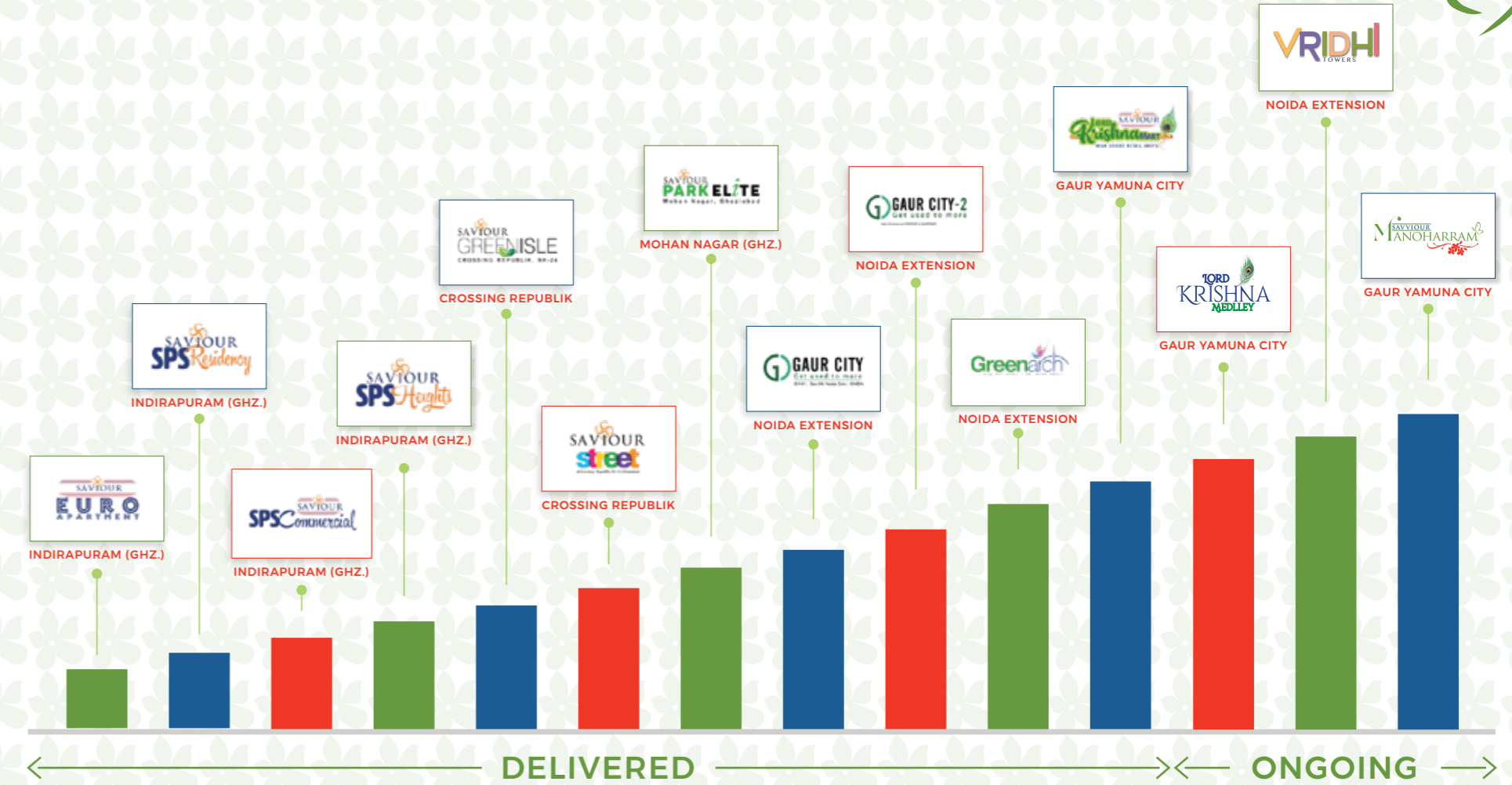


At Savviour, we are a group of creators trying to explore the world of real estate by meeting new global standards every day. Here, as a family, we create landmarks that transform lives and inspire thousands of possibilities. We believe every project is a springboard for dreams and aspirations to make our customer's future better in every possible way. With every development, we aspire to reach higher and higher levels of design and craftsmanship that have built a legacy of trust spanning four decades.

Our projects are not just a place for you to a global-level commercial venue but also are nestled in developments where we bring an extra touch of assurance to ensure the smoothest business experience.



PROJECTS

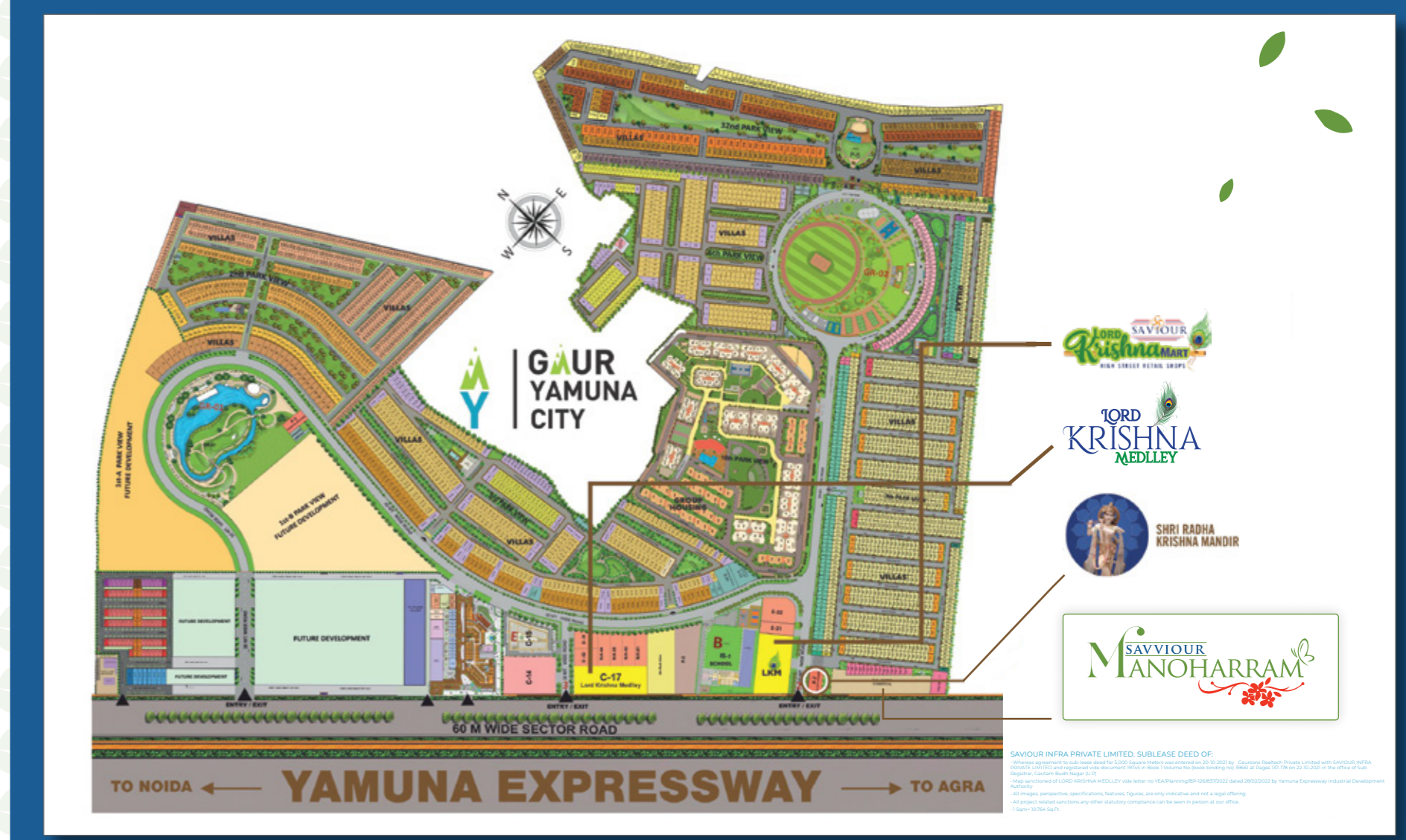


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LOCATION MAP

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SITE PLAN



SAVVOUR INFRA PRIVATE LIMITED, SUBLEASE DEED OF: Savvour Manoharram is a project of Savvour Infra Private Limited, a subsidiary of Savvour Infra Development Limited, a subsidiary of Savvour Infra Development Limited. The project is located in Sector 17, Noida, Uttar Pradesh. The project is being developed in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016. All project related documents and other statutory compliances can be seen in person at our office. All images, perspective, specifications, features, figures, are only indicative and not a legal offering. © 2023 Savvour Infra Private Limited. All rights reserved.



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BUILDERS

SAVVIOUR INFRA (PRIVATE LIMITED)

(ROC NAME / INCORPORATED AS SAVIOUR INFRA PRIVATE LIMITED IN COMPANY'S ACT, 2013)

CORPORATE OFFICE:

C-110, SECTOR 65, NOIDA 201301, GAUTAM BUDDHA NAGAR (UP)

CONTACT: 91-9513123002



SITE OFFICE: C-18, SECTOR 19, GAUR YAMUNA CITY, YAMUNA EXPRESSWAY, DISTT. GAUTAM BUDDHA NAGAR 201310

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