



SEQUOIA

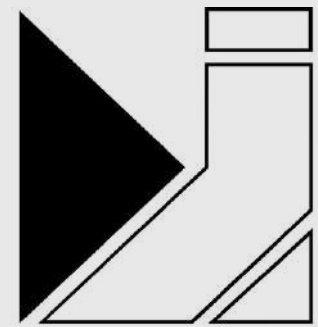


16TH ROAD, SANTACRUZ (W)

LUXURY 3 & 4 BHK UNITS



AUM
ZYJ
BUILDERS & DEVELOPERS



YUNUS JHAVERI
ARCHITECTS

SEQUOIA

by

ZYJ

BUILDERS & DEVELOPERS

Sequoia is a luxury 18 storey residential tower located on 16TH Road, Santacruz (West), Mumbai.

Situated in a sought after neighbourhood with spacious floor plans, ample open space, proximity to numerous public & private facilities.





THE NAME

The name 'Sequoia' comes from one of the most massive trees on our planet more specifically known as 'Sequoiadendron Giganteum'

The tree grows to an average height of 164 - 279 ft with trunk diameters ranging from 20 - 26 ft

The oldest known Sequoia tree is 3,200 - 3,266 years old based on dendrochronology

Giant Sequoia's are among the oldest living organisms on Earth



711
SEQUOIA

ADDRESS: 16TH ROAD, SANTACRUZ (WEST)

Automotive travel time for destination's



HIGHWAY
2.5 Km
10 - 15 min



SEA LINK
4.5 Km
20 - 25 min



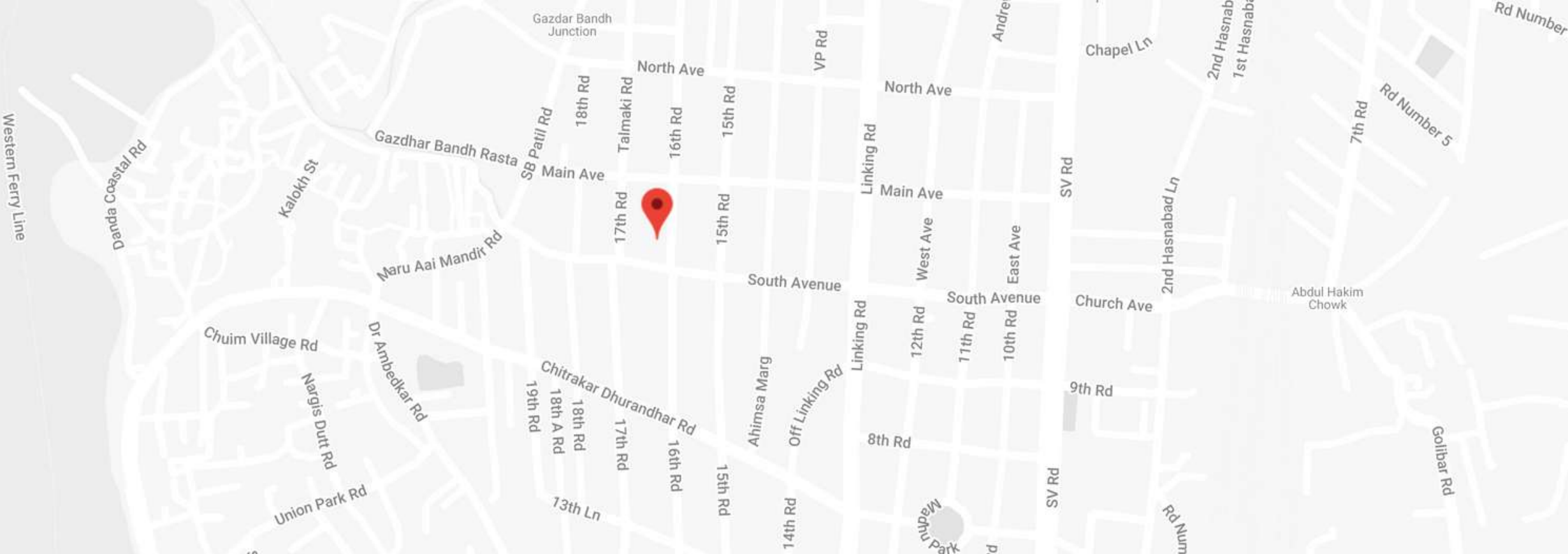
AIRPORT
3.7 Km
20 - 25 min



METRO
1 Km
4 - 8 min

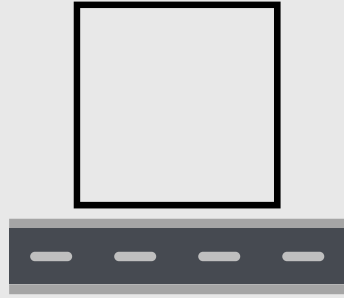


JML SCHOOL
150 m
1 min





PROJECT DETAILS

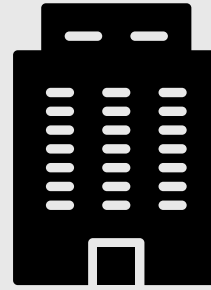


PLOT

Plot size - 1791 sq yards

Frontage - 120 feet

Property is 'square' in shape



BUILDING

Double basement &
ground floor parking

18 Storey building

19th Floor terrace

Redevelopment project -
existing members housed
from floors 1 to 9



APPROVALS

Plans sanctioned from
M.C.G.M for 2.97 FSI

TDR loaded & utilised

IOD obtained for all 18 floors

RERA approved





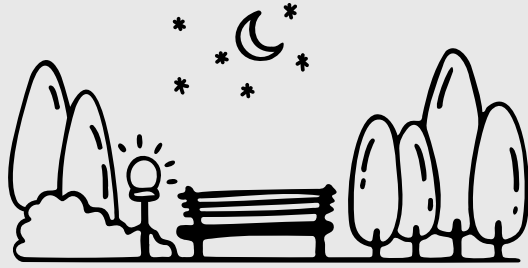
PROJECT IS RERA APPROVED

RERA REGISTRATION NO. P51800032970

COMPLETION DATE : DECEMBER 2024

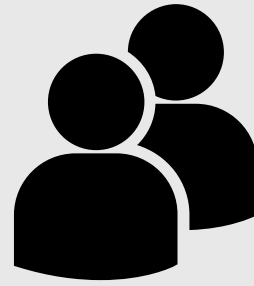


PLANNING FEATURES



OPEN SPACE

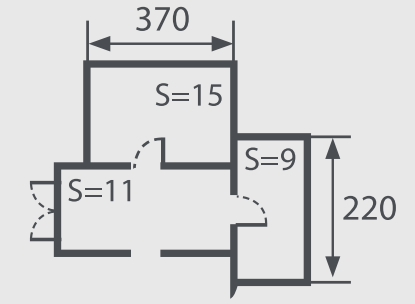
13,500 sq ft of open space in the compound



LOW DENSITY

1st to 13th floor
2 flats per floor

14th to 18th floor
1 flat per floor



FLOOR PLANS

East & West open in all flats

Cross ventilation

Plentiful natural light ventilation

Minimum passage area - maximizing the use of area in habitable rooms

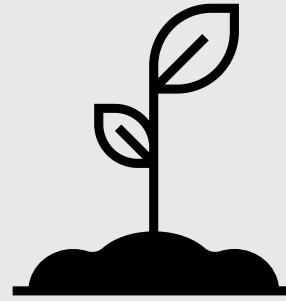


ZYJ
SEQUOIA



ROOFTOP TERRACE

1,800 sq ft 19th floor rooftop terrace with sea views



GARDEN

2,200 sq ft landscaped garden on the ground floor



GYM

620 sq ft gym with state of the art equipment



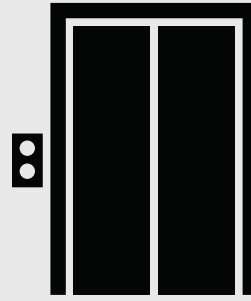
SEQUOIA



PARKING

Ground floor -
combination of surface parking &
stack parking

2 Basements -
surface car parking only
(no stack / mechanised parking)



ELEVATORS

3 Elevators
Mitsubishi / Otis

Two 10 passenger

One 13 passenger
(stretcher lift)



SECURITY

Security cabin

CCTV cameras in all common
area's of the building

Access controlled
entrance lobby

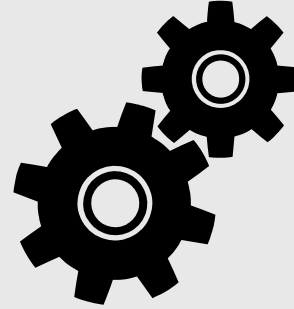


SEQUOIA



ELECTRIC VEHICLE CHARGING

Provisions in place for
electrical vehicle
manufacturers to easily
install car charging ports



MECHANICAL SYSTEMS

Fire fighting systems
Mechanical air ventilation in basements
Submersible pumps in basement
Rain water harvesting system



SOCIETY OFFICE

Office provided to handle
society affairs & management

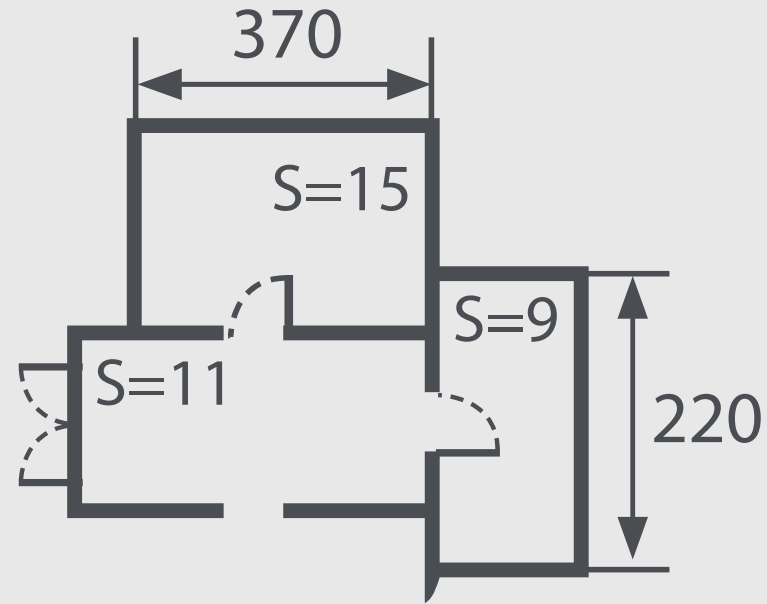


EAST VIEW

An aerial, wide-angle photograph of a densely populated urban area, likely in Southeast Asia. The scene is dominated by numerous high-rise apartment buildings of varying heights and architectural styles, packed closely together. The buildings feature balconies, some with greenery, and various facade colors including beige, white, and grey. A central vertical corridor of trees and a road runs through the middle of the frame, providing a sense of depth. The sky is a vibrant blue, filled with soft, white cumulus clouds. The overall atmosphere is bright and clear, suggesting a sunny day. The text 'EAST VIEW' is superimposed in the center of the image in a large, white, sans-serif font.

WEST VIEW





FLOOR PLANS

PLANS ARE CUSTOMISABLE, WE CAN ACCOMMODATE REQUIREMENTS OF 3BHK UP-TO 7BHK ON ONE FLOOR

GROUND FLOOR PLAN

PLOT AREA: 1791 SQ YARDS



FRONTAGE 120' (approx)

← EXISTING 12.20 MTS WIDE 16TH ROAD →



3&4 BHK PLAN

10th to 13th Floor



RERA AREA OF 3BHK = 1149.05 SQFT + 41.97 SQFT (BALCONY AREA) + 15.71 SQFT (DRY BALCONY) = 1206.73 SQFT
 RERA AREA OF 4BHK = 1412.24 SQFT + 45.53 SQFT (BALCONY AREA) + 16.57 SQFT (DRY BALCONY) = 1474.34 SQFT

LIFT LOBBY AREA: 164.90 SQFT
 SERV TOI AREA: 24.75 SQFT



3BHK-1206 SQFT

10th to 13th Floor



KEY PLAN

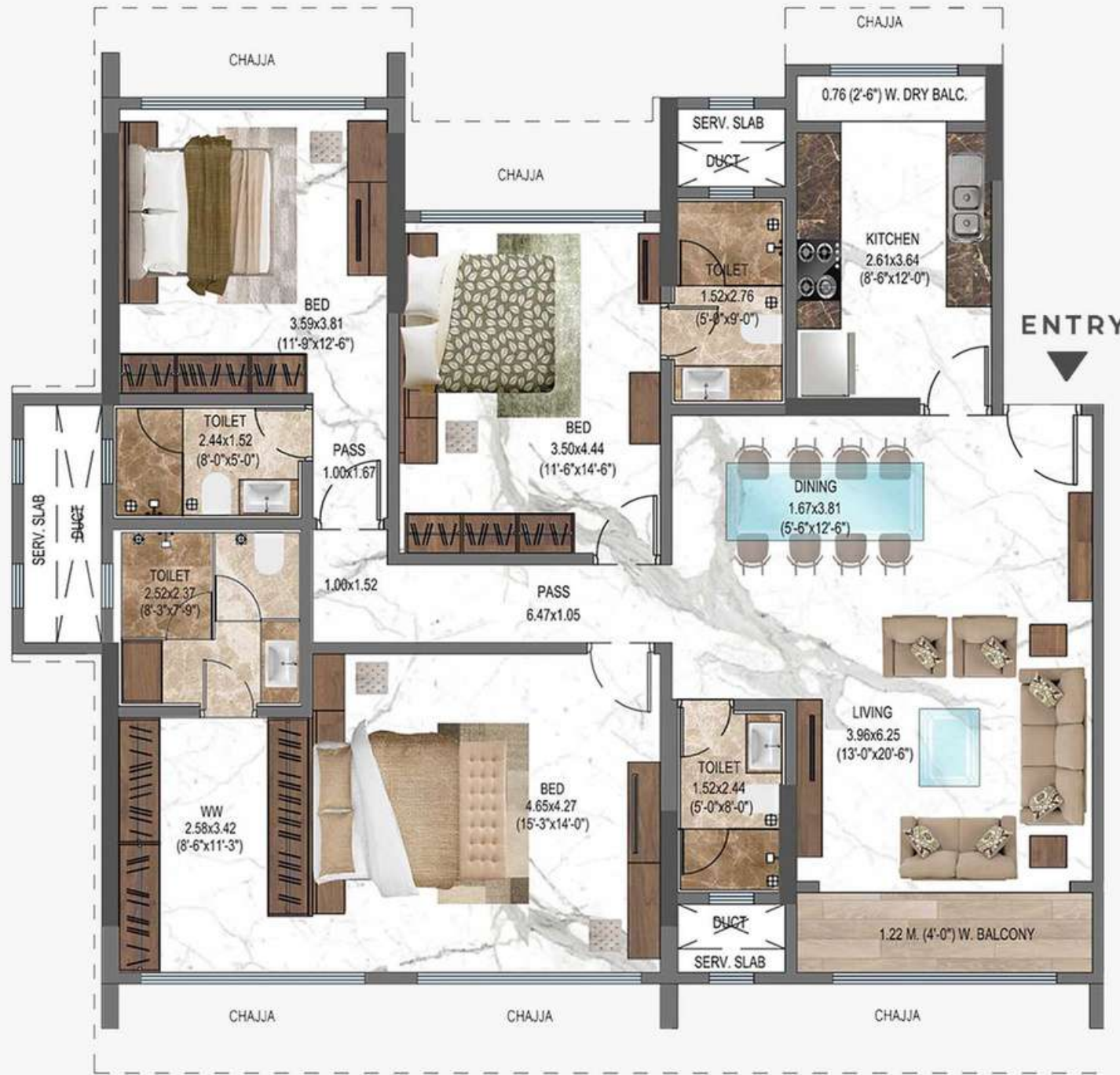
RERA AREA OF 3BHK = 1149.05 SQFT + 41.97 SQFT (BALCONY AREA) + 15.71 SQFT (DRY BALCONY) = 1206.73 SQFT

LIFT LOBBY AREA: 164.90 SQFT
SERV TOI AREA: 24.75 SQFT



3BHK-1474 SQFT

10th to 13th Floor



KEY PLAN

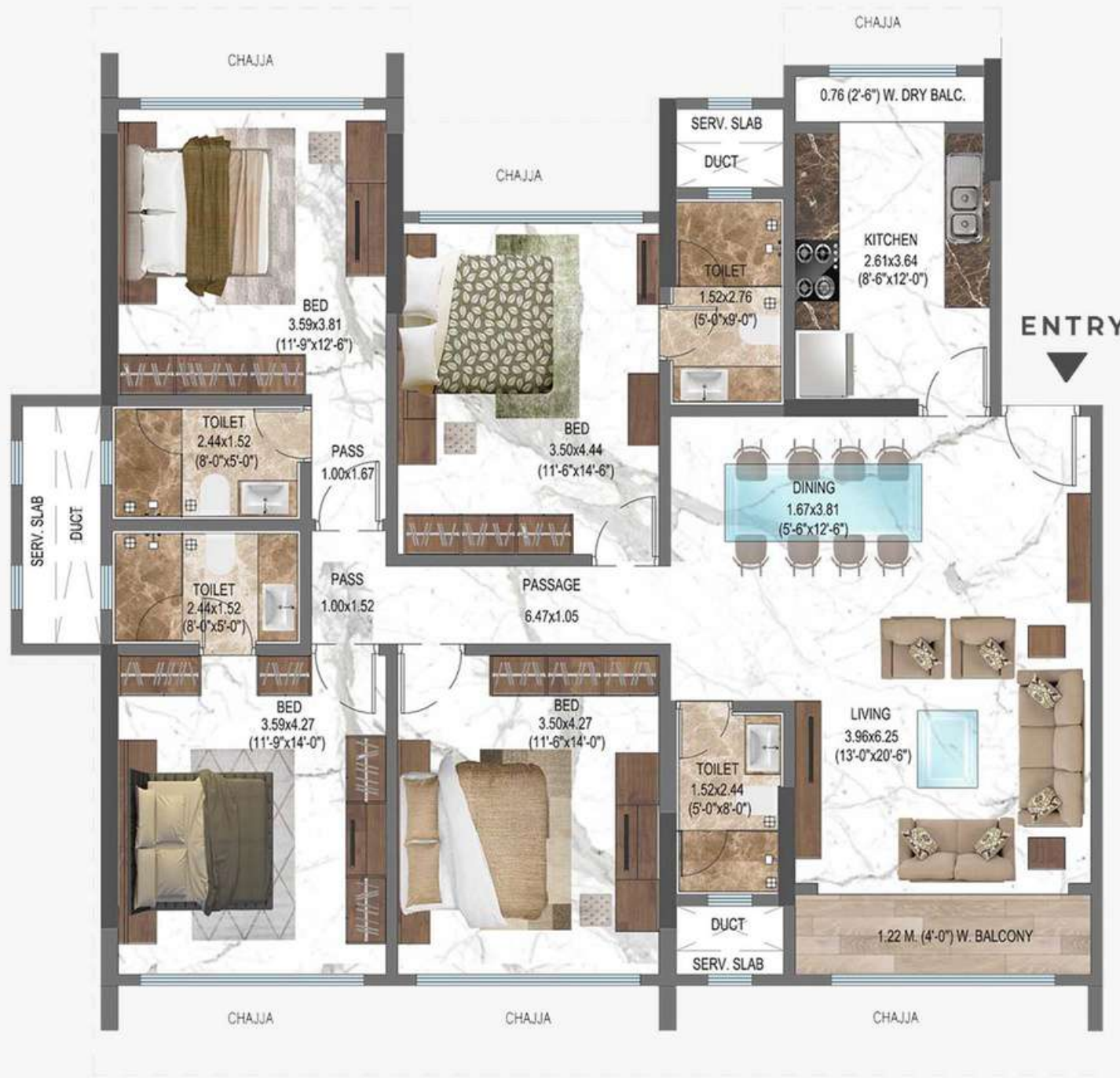
RERA AREA OF 3BHK = 1412.24 SQFT + 45.53 SQFT (BALCONY AREA) + 16.57 SQFT (DRY BALCONY) = 1474.34 SQFT

LIFT LOBBY AREA: 164.90 SQFT
SERV TOI AREA: 24.75 SQFT



4BHK-1474 SQFT

10th to 13th Floor



KEY PLAN

RERA AREA OF 4BHK = 1412.24 SQFT + 45.53 SQFT (BALCONY AREA) + 16.57 SQFT (DRY BALCONY) = 1474.34 SQFT

LIFT LOBBY AREA: 164.90 SQFT
SERV TOI AREA: 24.75 SQFT



4BHK-2692 SQFT

14th to 17th Floor



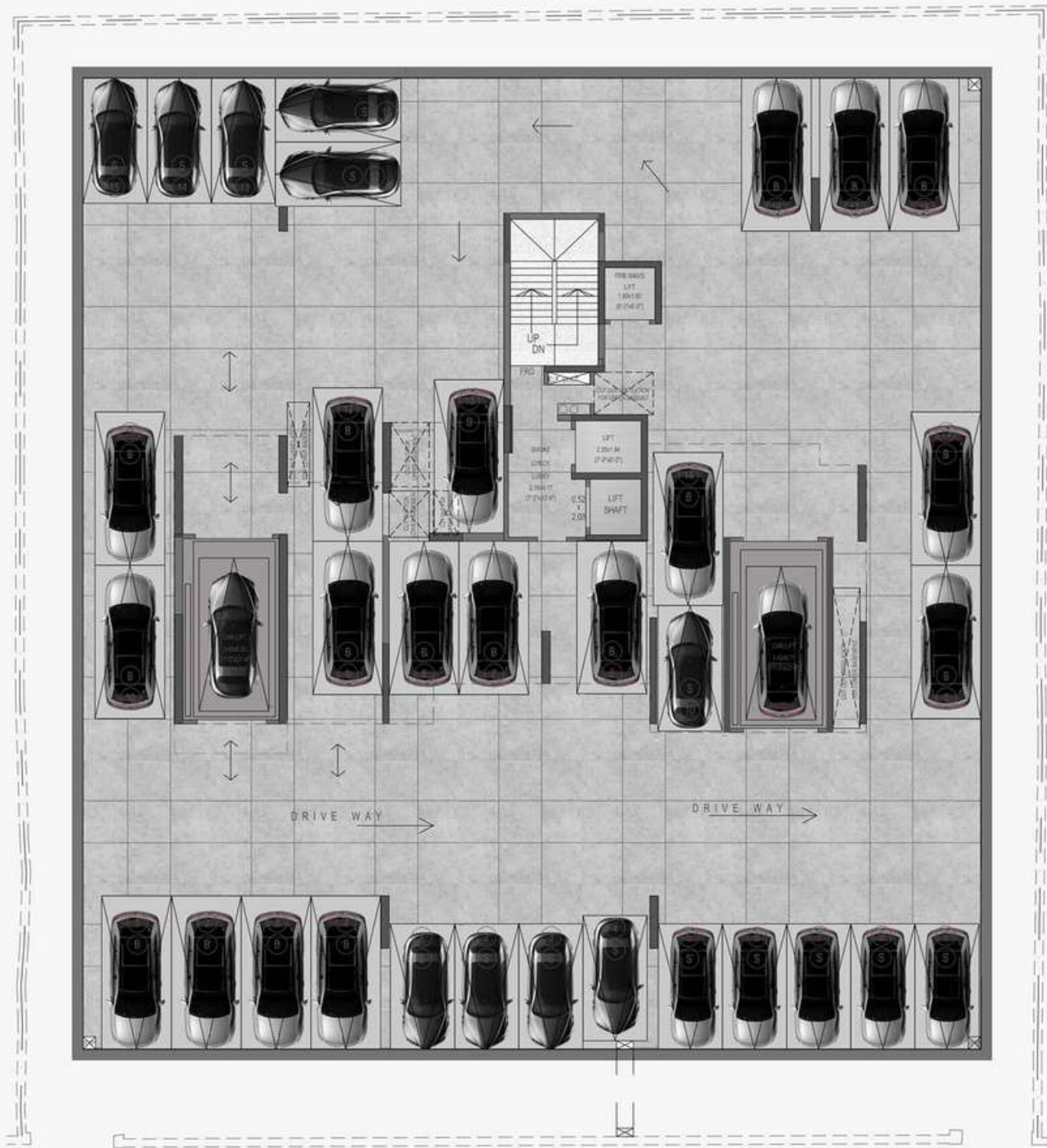
RERA AREA OF 4BHK = 2586.04 SQFT + 17.11 SQFT (DRY BALCONY) + 89.34 SQFT (BALCONY AREA) = 2692.49 SQFT

LIFT LOBBY AREA: 164.90 SQFT
SERV TOI AREA: 24.75 SQFT



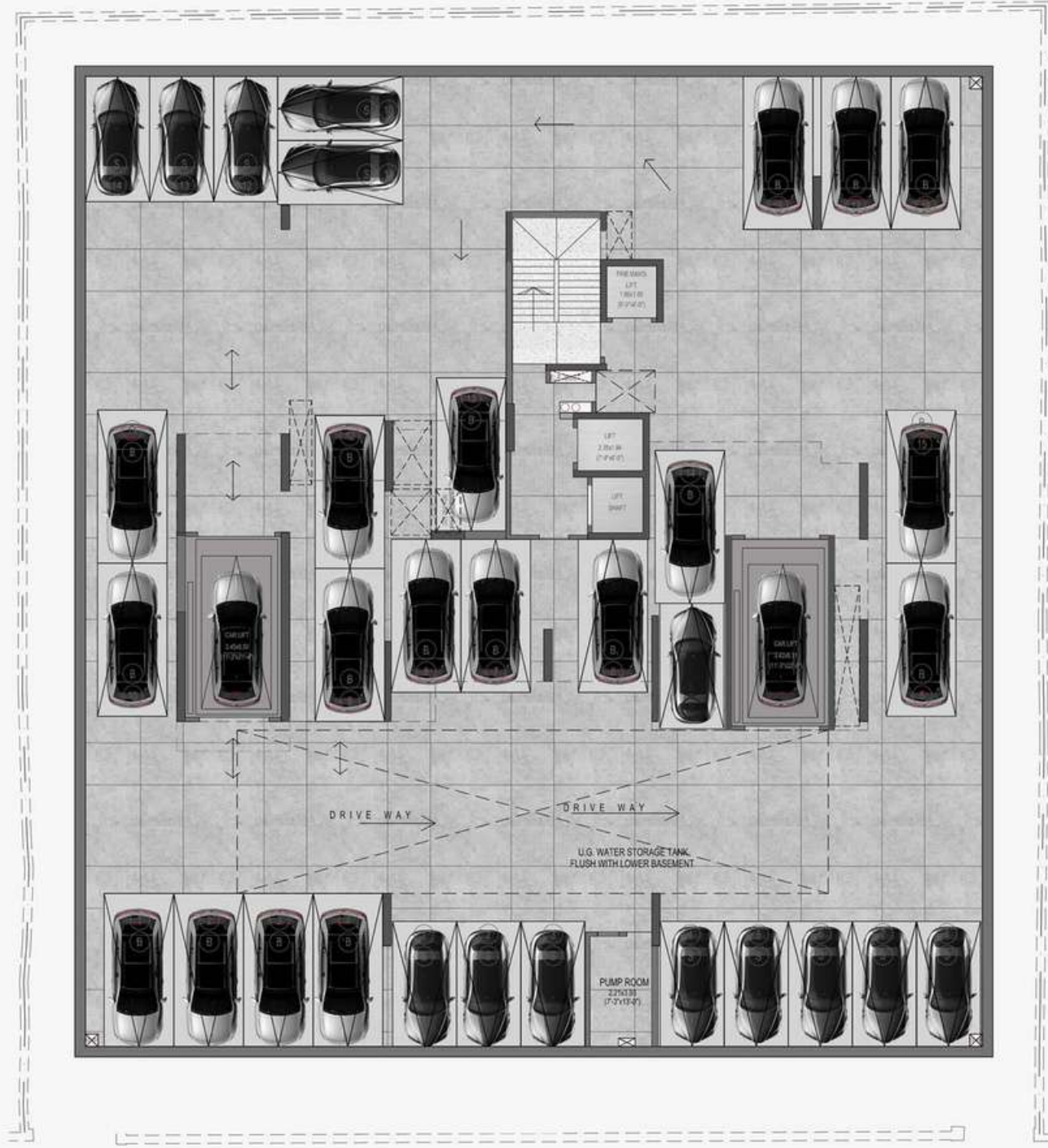
UPPER BASEMENT PLAN

18 BIG CARS + 15 SMALL CARS = 33 (TOTAL)



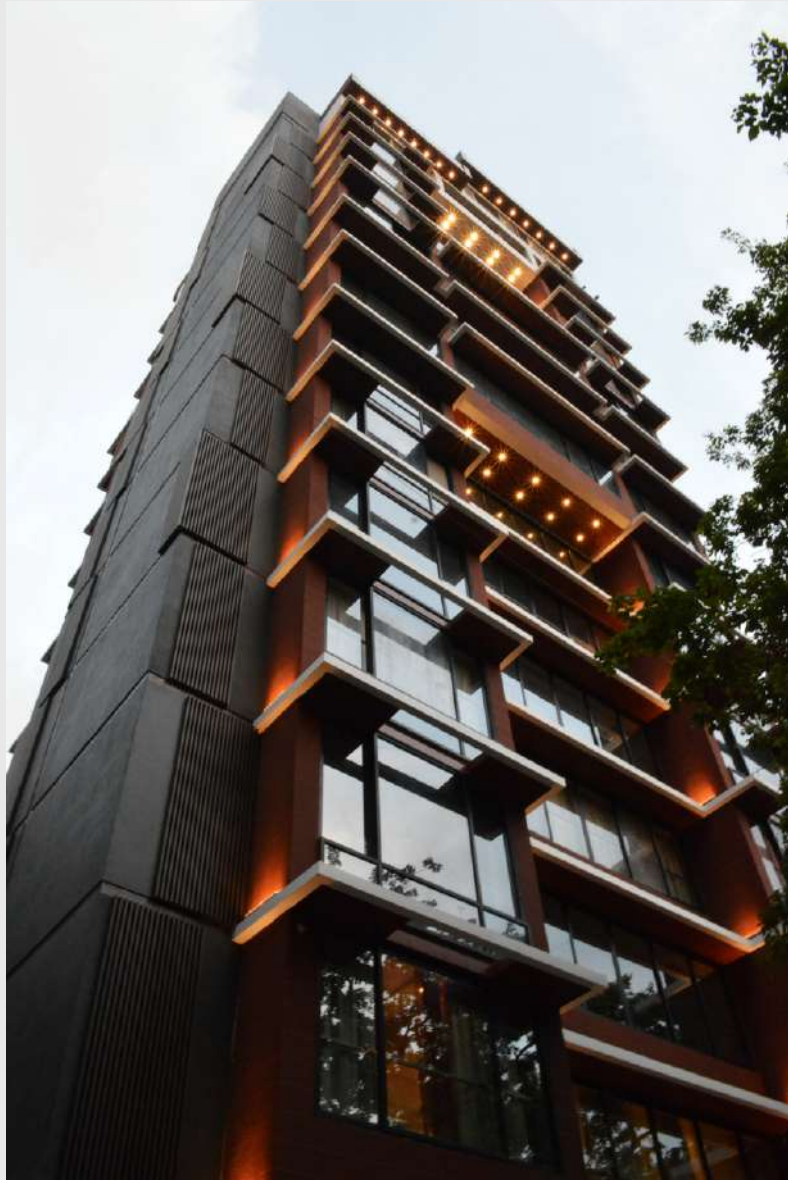
LOWER BASEMENT PLAN

18 BIG CARS + 14 SMALL CARS = 32 (TOTAL)





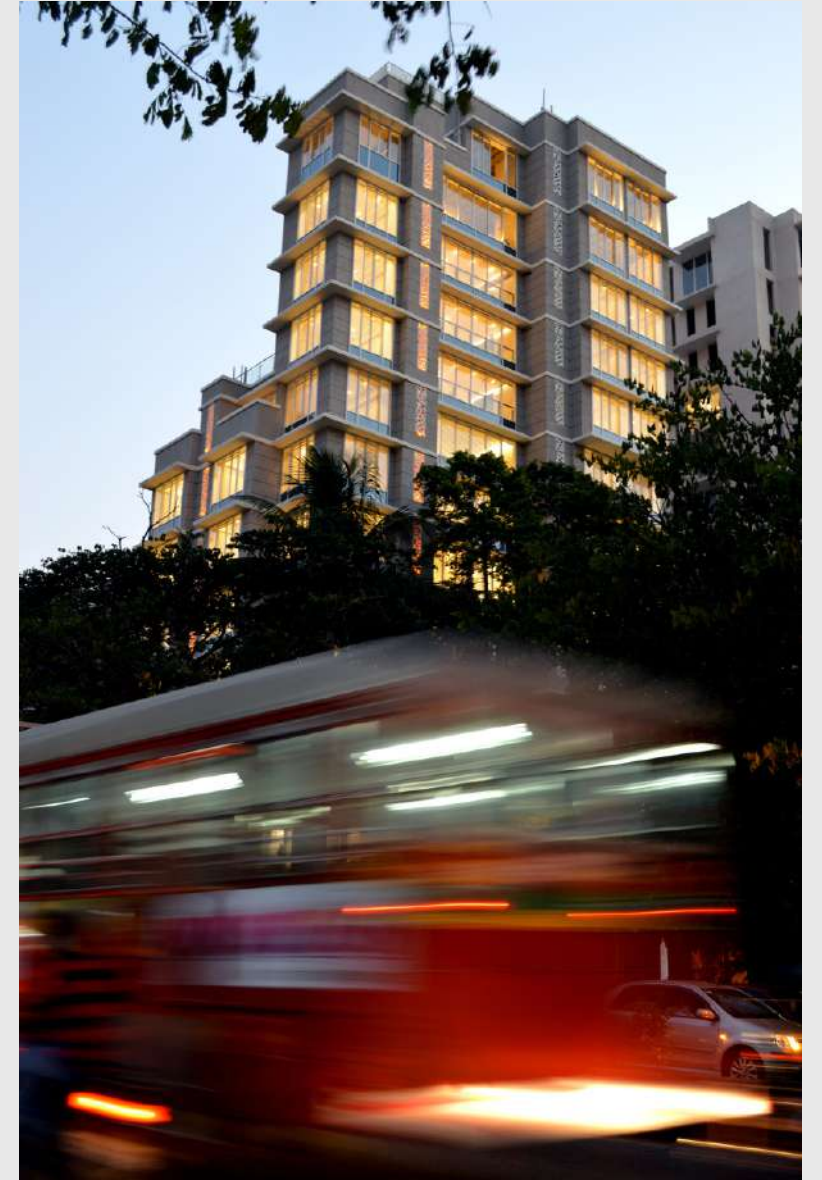
COMPLETED PROJECTS



DELHOUSE
Central Avenue,
Santacruz (w)



TIARA TOWER
Ramakrishna Mission Marg &
Central Avenue, Santacruz (w)



NOOK
SV Road & North Avenue,
Santacruz (w)



SHOBHANA

East Avenue, Santacruz (w)



RADHAKUNJ

Sarojini Road, Santacruz (w)

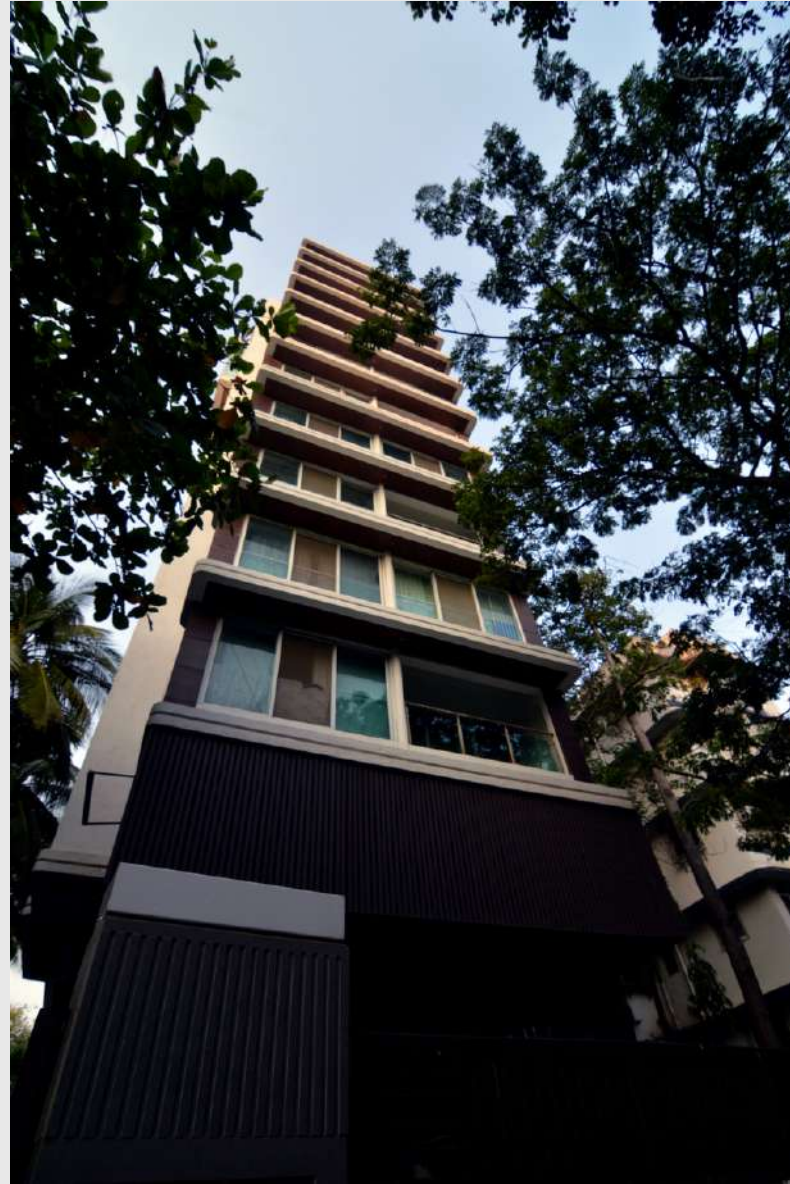


SIDRAH

SV Road & 8th Road, Khar (w)



PARK HEIGHTS
10th Road, Khar (w)



SHUBH JEEVAN
Saraswati Road, Santacruz (w)



YAMUNA
14th A Road, Khar (w)



AKASH

Sarojini Road, Santacruz (w)



PRASHANTI

North Avenue & West Avenue,
Santacruz (w)

100 % TRACK
RECORD OF
OBTAINING
OCCUPATION
CERTIFICATE
FOR EVERY
BUILDING
BUILT TO DATE



RECENTLY COMPLETED PROJECTS

<p>YAMUNA 14th A Road, Ahimsa Marg, Khar (West)</p>	<p>DELHOUSE Central Avenue, Santacruz (West)</p>	<p>TIARA TOWER Corner of Central Avenue & Ramakrishna Mission, Khar (West)</p>	<p>NOOK Corner of S.V. Road & North Avenue, Santacruz (West)</p>	<p>SHUBH JEEVAN Saraswati Road, Santacruz (West)</p>	<p>SHOBHANA East Avenue Road, Santacruz (West)</p>
<p>SIDRAH Corner of 8th Road & S.V. Road, Khar (West)</p>	<p>PARK HEIGHTS 10th Road, Khar (West)</p>	<p>AKASH Sarojini Road, Santacruz (West)</p>	<p>RADHA KUNJ Sarojini Road Santacruz (West)</p>	<p>PRASHANTI North West Avenue, Santacruz (West)</p>	



ABOUT US

ZYJ Builders & Developers is an urban land development company, committed to the creation of luxury accommodation, of the highest quality.

The approach taken towards development focuses not only on the physical aspect of buildings but also takes a more philosophical approach.

Geared towards building structures of the highest standards in terms of location, quality and the use of superior architectural practices from across the globe, ZYJ incorporates the finest amenities and spatial allocation techniques to give you a home that is comforting, calming and aesthetically spectacular.

Disclaimer : Elevation & amenity renders, information, drawings & representations made in this promotional document are subject to change at the developers discretion



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110 Sidrah, Corner of S.V. Road
& 8th Road, Khar (w), Mumbai.



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