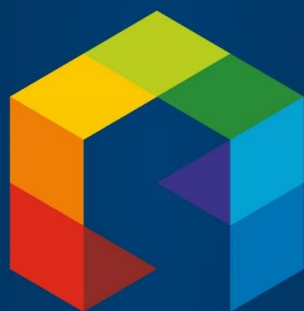




SOLARIS
KODE

ABOUT SOLARIS

Established in 1982, Solaris is rapidly establishing itself as a leading developer in Surat, Gujarat. Each project is an amalgamation of acumen, vision, experience and the finest craftsmanship. From retail destinations, offices, trade centers (markets) etc. each Real Estate space has been envisioned to serve you and your needs with the most luxurious offering that will stand the test of time. With expertise in construction & management, our capabilities include design, construction, redevelopment, sales & management. With several projects completed or nearing completion, we have the perfect space for your dreams to take shape.



ABOUT KODE

Solaris KODE: A gem in the rapidly developing city of Gujarat, Surat. Located at VIP Road in Gujarat's Financial Capital; Solaris KODE occupies a prime spot in the city's landscape.

With immense foresight for the industry's evolving needs, the Solaris Group has been a trailblazer in the Commercial Real Estate Business; developing & delivering several successful projects.

Crafted with the finest materials; the selection of Corporate offices & Show-rooms have been designed to meet your business needs & evolving ambitions. Ideal for professionals like Doctors, Lawyers & Chartered Accountants – the connectivity to key areas in Surat is an added bonus.



OVERVIEW

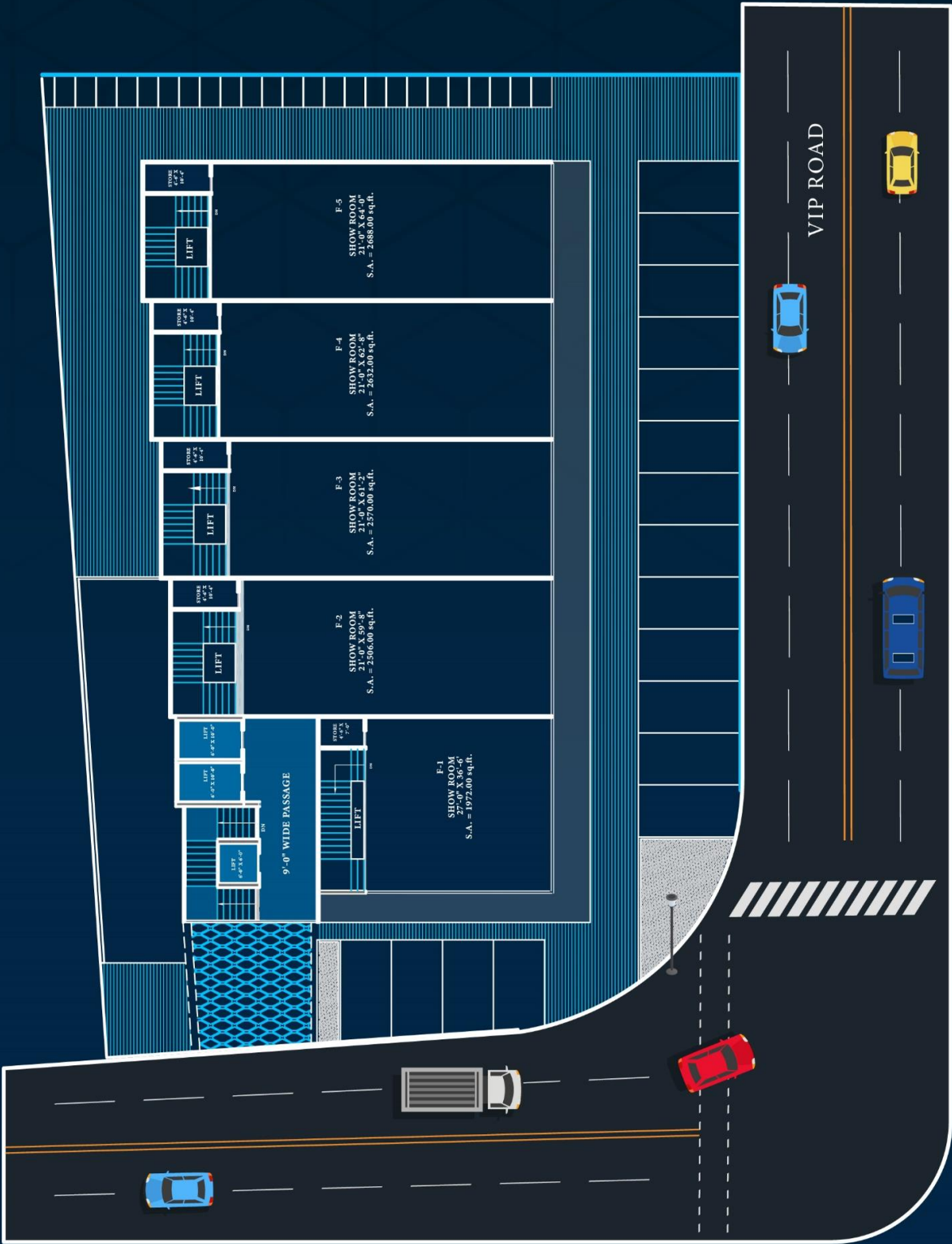




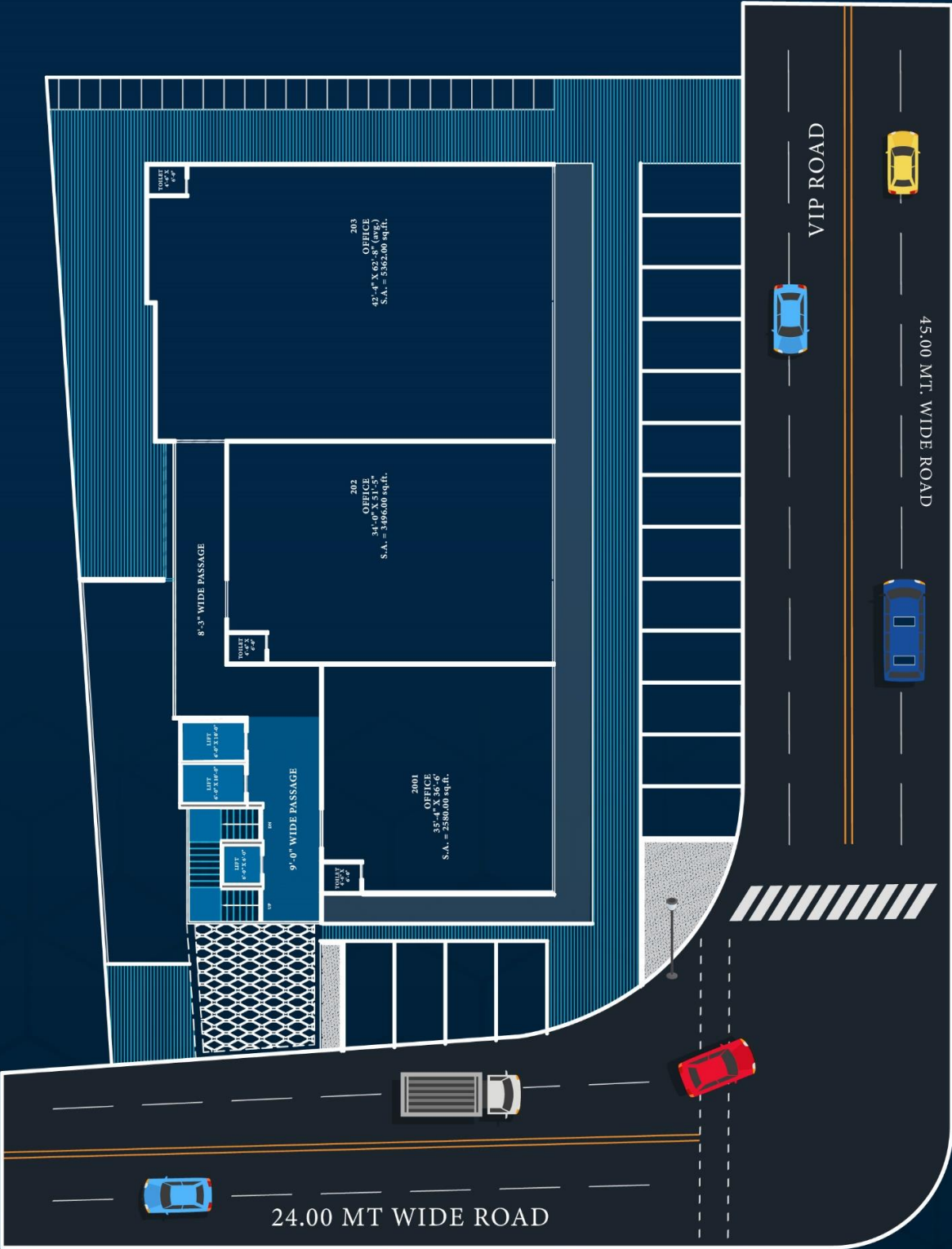
GROUND FLOOR PLAN



1st FLOOR PLAN



2nd TO 7th FLOOR PLAN



Serves you & your needs with
WORLD CLASS AMENITIES



AMENITIES



Entrance Foyer



Loanable Title Clear



Fire Hydrant System



2 Stretcher Lift &
1 Passenger Lift



24 x 7 Security



Water Meter



DG Power Backup for common use



CCTV Surveillance

SPECIFICATIONS

FLOORING & WALL CLADDING:

- Italian marble/Italian tiles or equivalent make in Entrance Foyer area
- Export quality granite in staircase from top to bottom including lift wall cladding
- Premium full body vitrified tiles in all Showrooms & Offices
- Combination of export quality granite and high duty paver blocks at ground level parking, ramp
- Kota/Concrete trimix flooring in all three basements parking
- Parking pardi cladding with kota/tiles

ELECTRIFICATION:

- Copper armoured cable (ISI make Polycab, RR Kabel, KEI or equivalent make) for all Showroom & Offices
- Distribution board (Legrand./ Schneider) with all accessories (MCB, ELCB) for all Showroom & Offices.
- Low voltage main line for Internet, Intercom, TV ETC. for all Showroom & Offices
- Single phase or three phase meter (Chargeable)
- Electric room & duct
- Power generator (Diesel) for power back – up to all common services and dedicated points in Showroom & Offices

ELEVATORS:

- Fully Automatic 2 Stretcher Lift & 1 Passenger Lift of Schindler/Kone/ Otis or equivalent make

DOORS & WINDOWS:

- Heavy duty sliding aluminium windows with anodizing
- Granite/ Composite marble door frame surrounding the windows
- Teak wood/ Composite marble door frame in offices with elegant main door with premium laminates on both sides & high – quality hardware fittings
- Clear glass door or GI shutter fully automatic for all Showrooms

SPECIFICATIONS

PAINT:

- Internal walls and ceiling of Showrooms & Offices finished with primer putty
- Premium paint finish in common area
- Acrylic/ Oil paint in all basement parking wall & ceiling
- Exterior finish with texture and weather shield color

TOILETS, PLUMBING & SANITARY WARE:

- Attached toilet in Showrooms & Offices
- ISI brand CPVC& UPVC plumbing & drainage pipe line
- Full body imported tiles on floor and wall up to ceiling
- C.P. & Sanitary ware- Jaquar/ Cera or equivalent make

SECURITY:

- Dedicated 24 x 7 manned security station at all entry and exit points
- Dedicated utility rooms for CCTV surveillance and monitoring BMS
- CCTV installed at all major points throughout the building.

FIRE PROTECTION/ FIRE FIGHTING SYSTEM:

- Separate underground tank for fire hydrant(approx. 1,00,000ltr capacity)
- Automated sprinklers, extinguisher ball cylinder, fire alarm system hose pipe with all accessories will be placed through put the building
- Special automated diesel pump in case of power failure to assure working of the fire pump and fire related services
- All guidelines will be followed as per Government norms

DISCLAIMER:

Legal expenses, Stamp duty, G.E.B Charges, S.M.C. charges for drainage and water connection, G.S.T etc. shall be borne by the members. Any additional charges or duties levied by the Government/ Local authorities during or completion of the scheme will be borne by the purchaser. In the interest of continual development in design & quality of construction ,the developer reserve all rights to make any changes in the scheme including technical specification, designs, planning layout& all the allottees/purchaser shall abide by such changes. Changes/alteration of any including the elevations, exterior colour scheme of the building or any other change affecting the overall design concept and outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. The brochure is intended only to convey the essential design& technical features of the scheme and does not form a part of legal document.

KODE

UPGRADING YOUR

PINKODE



 **Solaris
KODE**



VIP Road



VIP Road

Marecello

Roongta
Signature

Presidency
Skoda

OM Terrace Building

Shyam Villa

Bhadani
Era

Rajhans Eronzza

Saint Thomas School

Evershine Marble



Vnsgu University



Udhana Magdalla Road



Way to Alhan Bhimrad Road
New City Light Road
Anuvrat Dwar



DEVELOPERS



SOLARIS

Architect
Design Root

Legal Advisor
Mitesh Shah

Structure Designer
Jalil Sheikh

Vastu Consultant
Gurudatt Shinoy



 **Site Address:** Solaris Kode, Beside Shyam Baba Mandir,
Main VIP Road, Surat, Gujarat - 395007

 **Office Address:** 4th Floor, Solaris The Address, Besides Tata Motors,
Surat Dumas Road, Piplod, Surat Gujarat - 395007



+91 99749 78751



enquiry@solarisgroup.in



www.solarisgroup.in