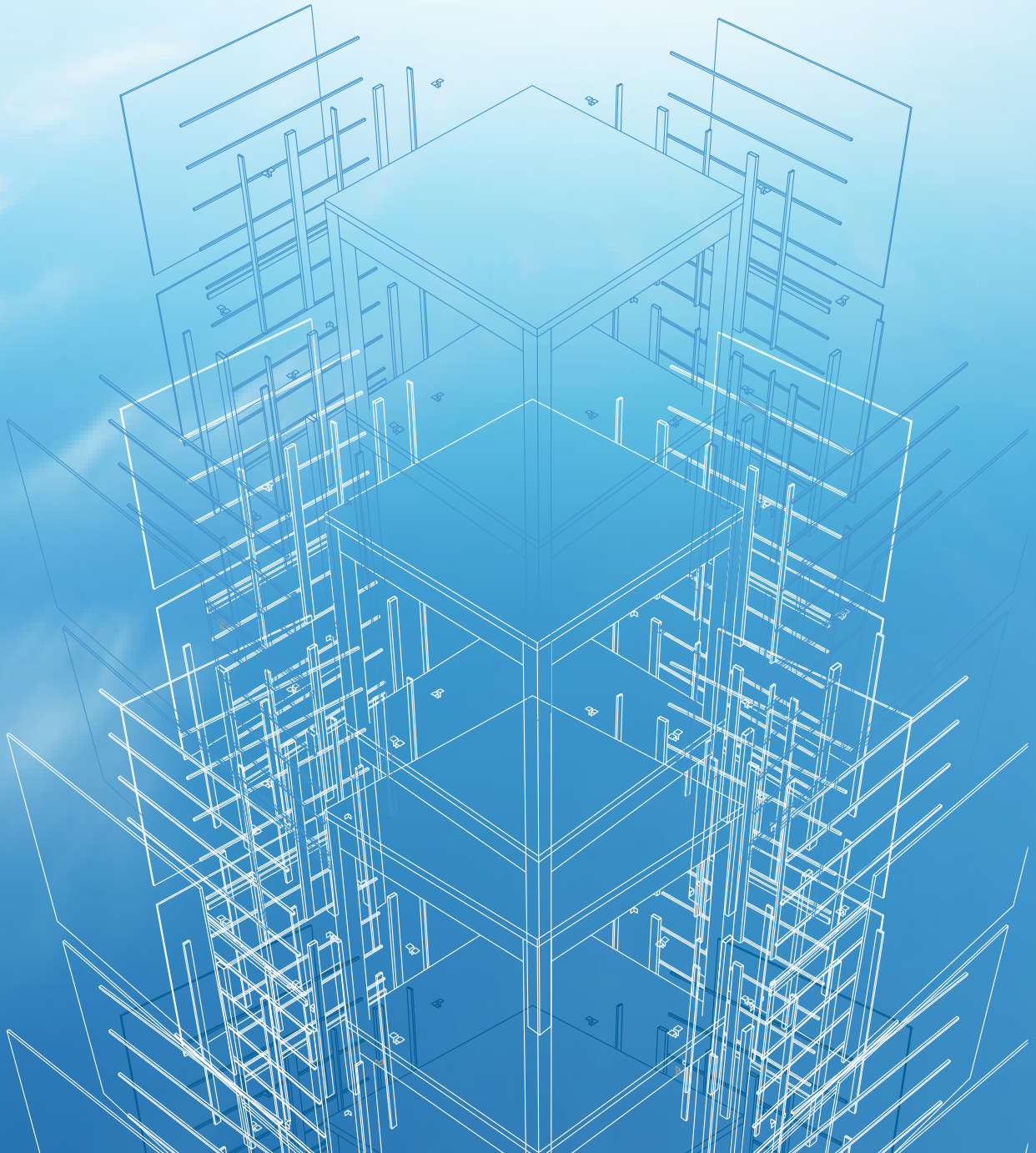
SOLARIS

THE FUTURE



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 SOLARIS – THE FUTURE

Prepare for 'The Future' with Solaris Group's newest Project.

Located in the prime district of Vesu, on VIP Road. ' The Future' is a prestigious commercial complex that has been crafted for those discerning few for whom excellence is the norm.

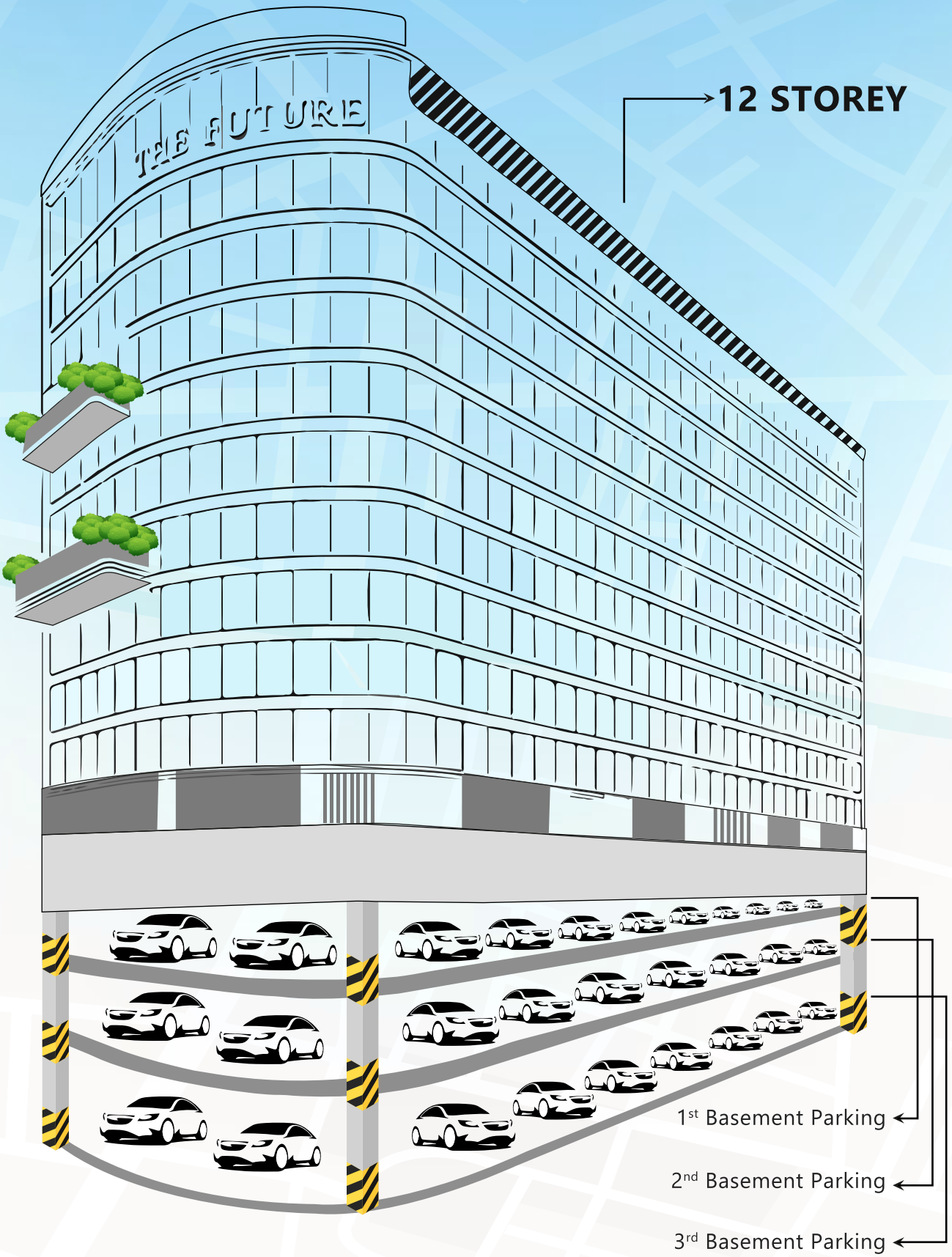
Strategically situated on Vesu VIP Road, Solaris 'The Future' enjoys a prime location in Surat. The complex benefits from excellent connectivity and accessibility for clients, employees & owners alike. Equipped with state-of-the-art facilities, and contemporary crafted spaces, ' The Future' provides a platform for businesses and professionals to flourish.

'The Future' is bright
'The Future' is prosperous
'The Future' is now




SOLARIS
THE FUTURE

OVERVIEW

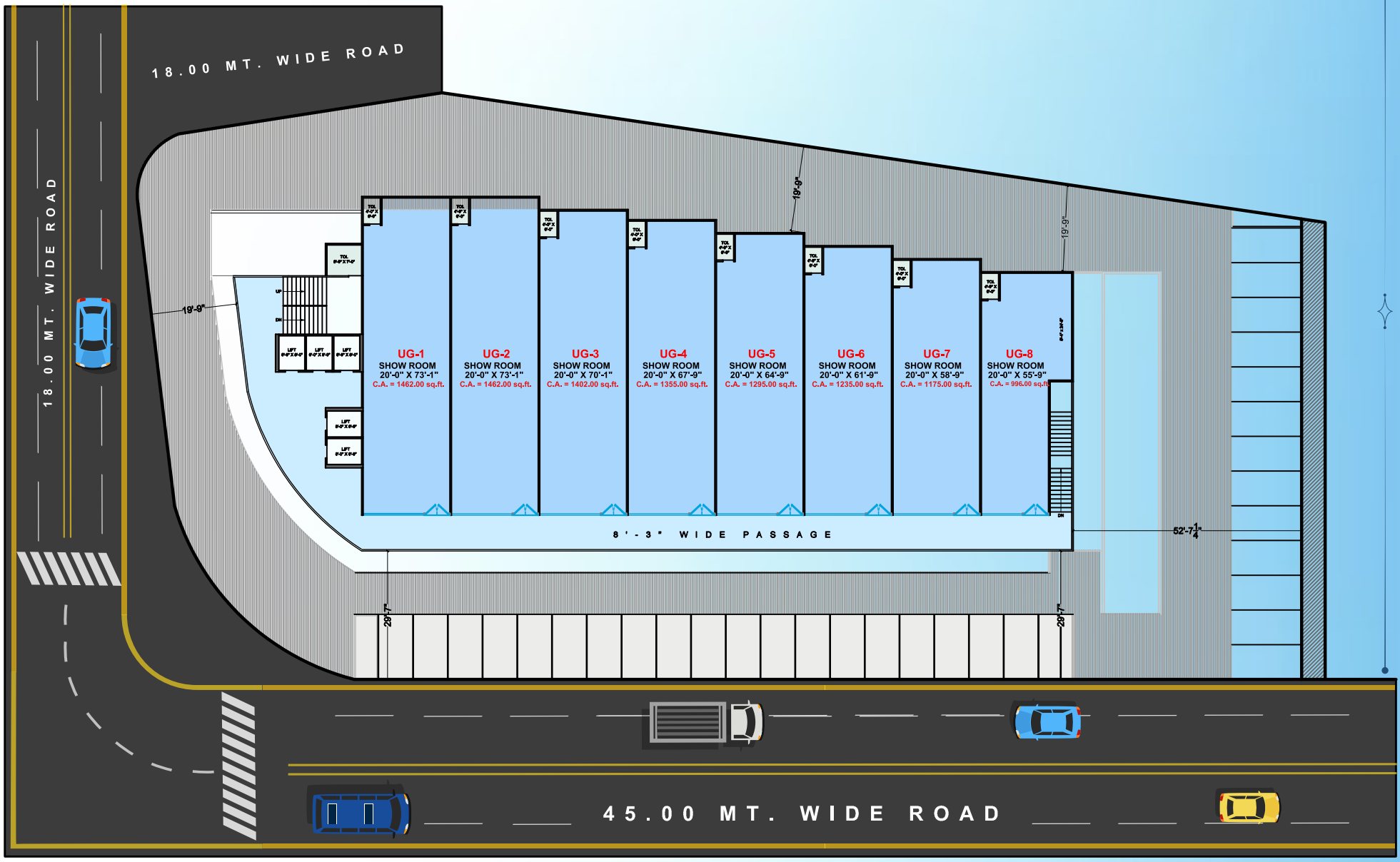

THE FUTURE
12 STOREY
1st Basement Parking
2nd Basement Parking
3rd Basement Parking

GROUND FLOOR PLAN



Showrooms Height 13” ft.

UPPER GROUND FLOOR PLAN



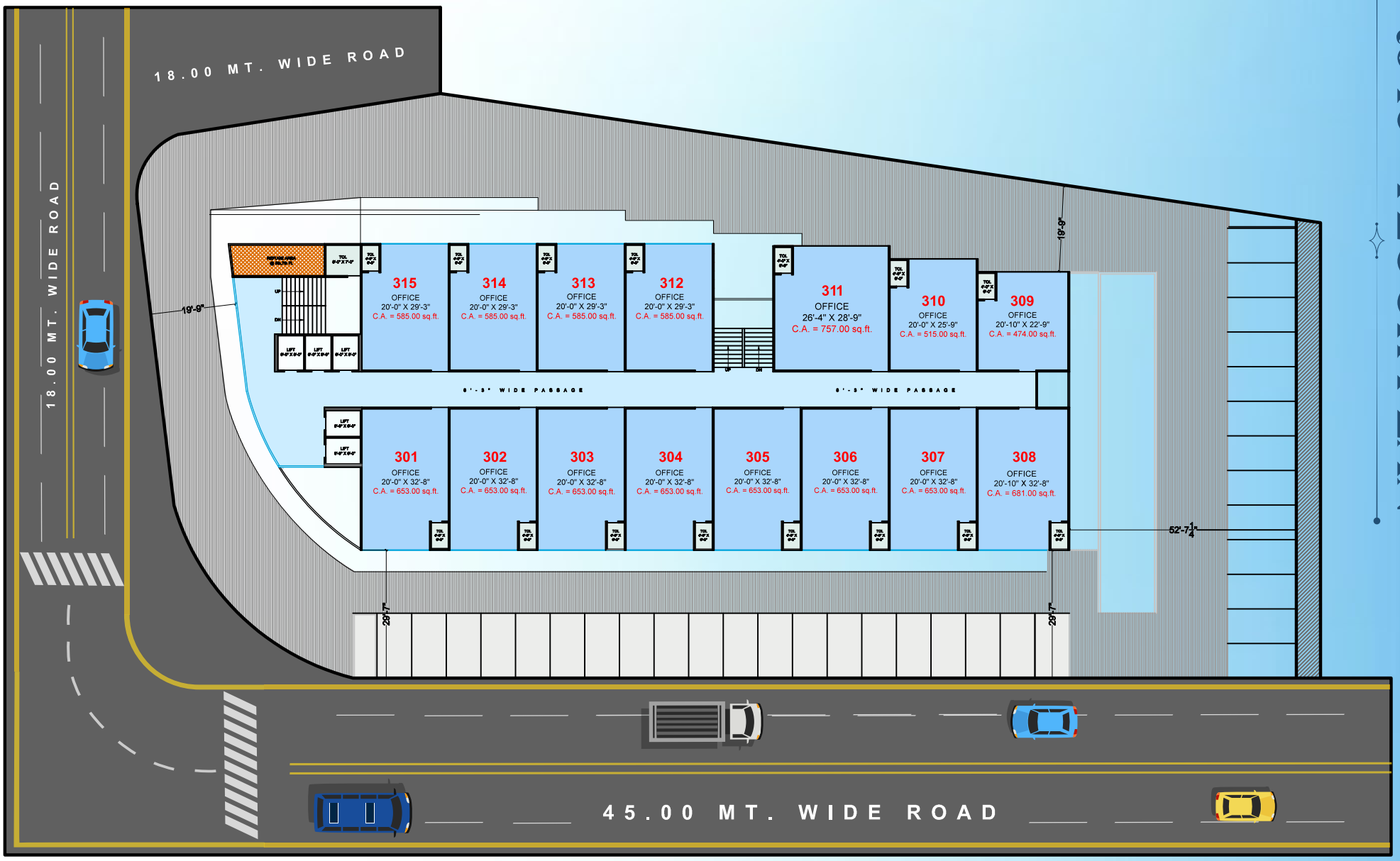
Showrooms Height 13” ft.

2nd FLOOR PLAN



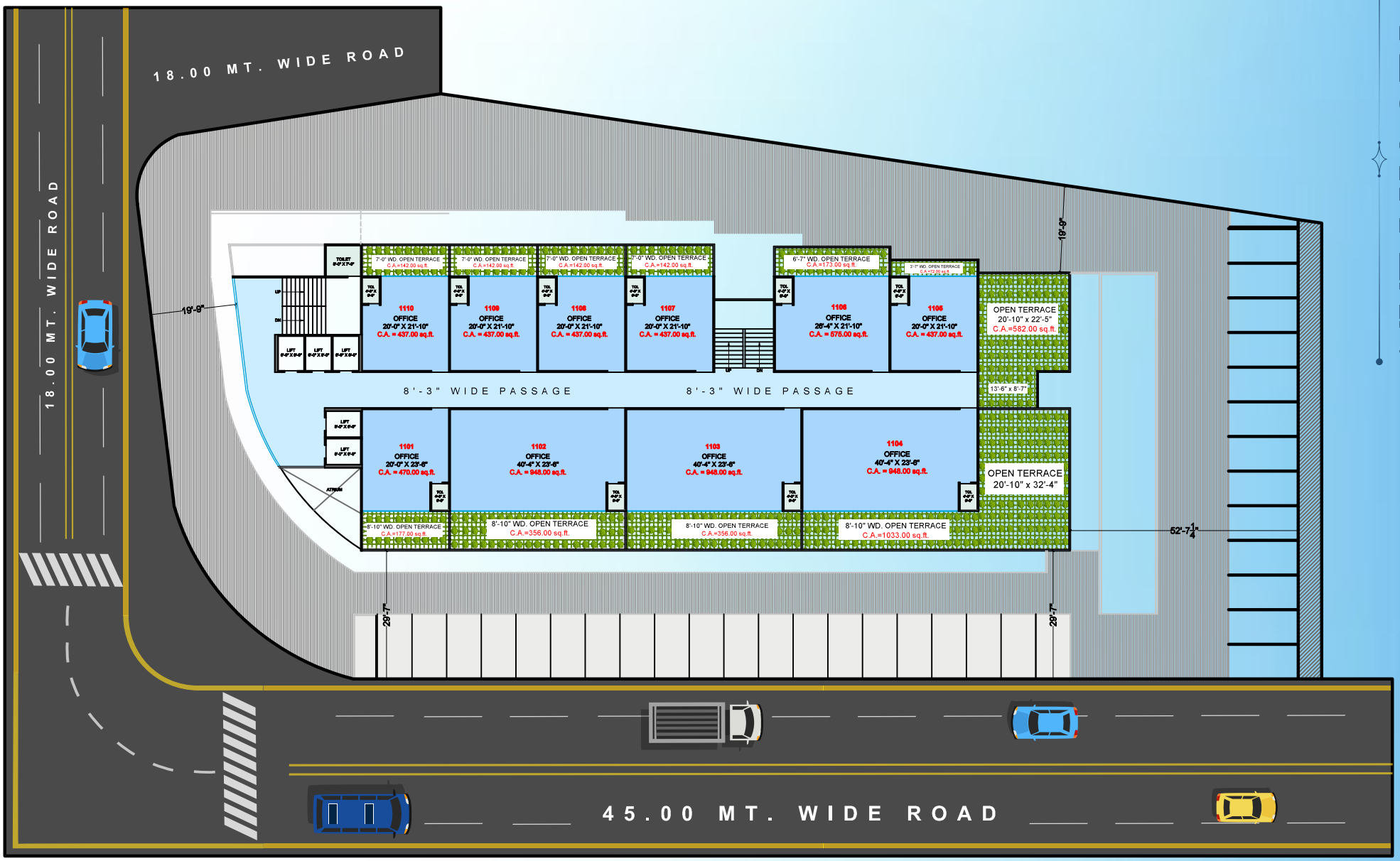
Offices Height 10.6” ft.

3rd to 10th FLOOR PLAN

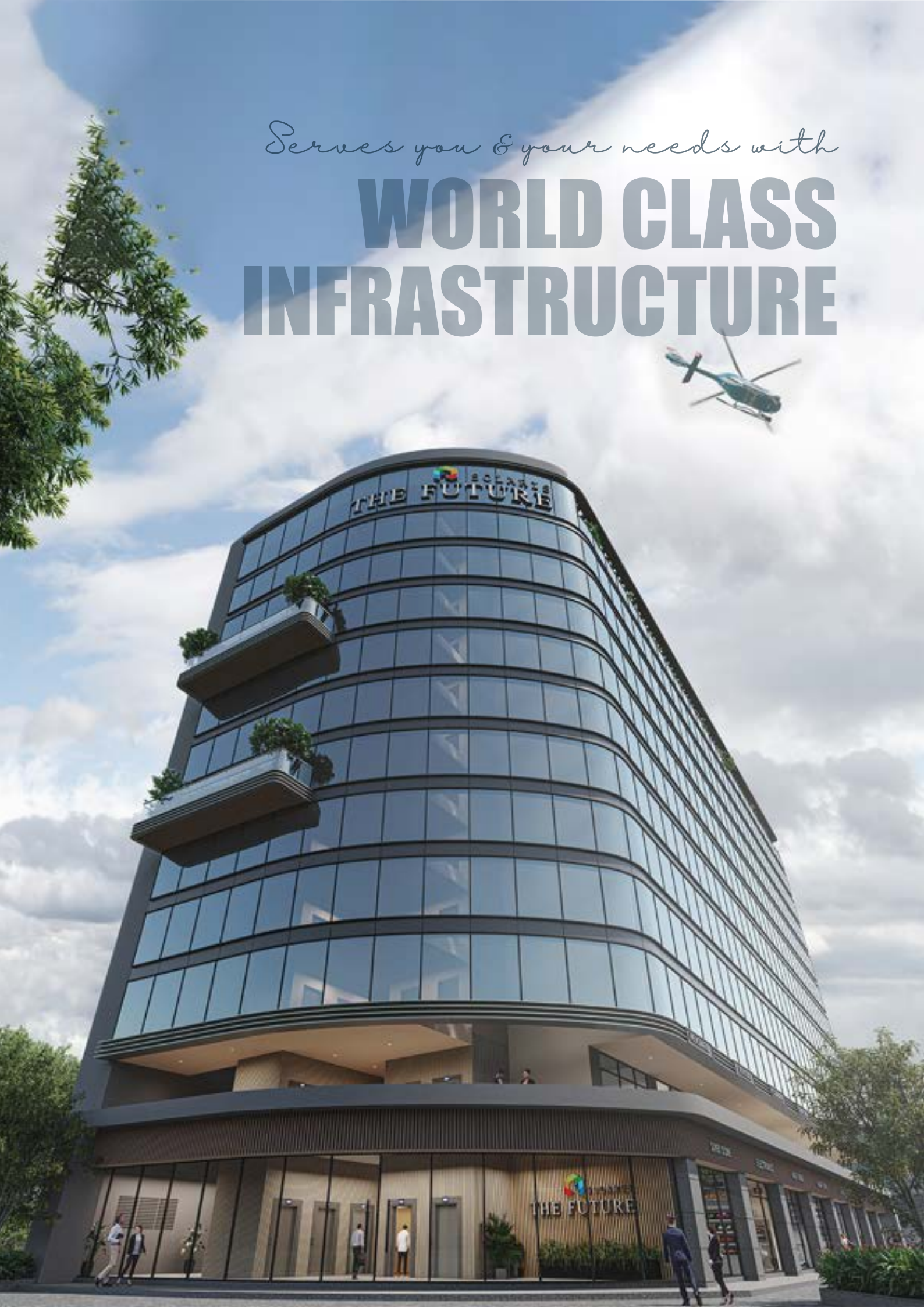


Offices Height 10.6” ft.

11th FLOOR PLAN



Offices Height 10.6” ft.


Serves you & your needs with
WORLD CLASS
INFRASTRUCTURE
THE FUTURE
THE FUTURE


THE FUTURE

DISCOVER

limitless possibilities

with The Future



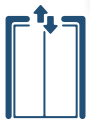




SOLARIS
THE FUTURE



AMENITIES

1.  Invigorating Entrance Foyer
2. Loanable Title Clear 
3.  Fire Hydrant System
4. 5 Passenger Lifts 
5.  Water Meter
6. DG Power Backup for common use 
7.  CCTV Surveillance
8. 24 x 7 Security 

The SPECIFICATIONS

FLOORING & WALL CLADDING:

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

ELECTRIFICATION:

- Copper/Aluminium armoured cable(ISI make Polycab, RR Kabel, KEI or equivalent make) for all Showrooms & Offices.
- Distribution board (Legrand/ Schneider) with all accessories (MCB, ELCB) for all Showrooms & Offices.
- Low voltage main line for Internet, Intercom, T.V ETC. for all Showrooms & 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 Showrooms & Offices.

ELEVATORS:

- 5 Fully Automatic high speed Lifts of Schindler/Kone/Otis or equivalent make with S.S Cabin

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.

The 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.
- Imported tiles on floor and wall.
- 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 room for CCTV surveillance and monitoring BMS.
- CCTV installed at all major points through out the building.
- Public address system in the parking utility and common areas.

FIRE PROTECTION/ FIRE FIGHTING SYSTEM:

- Separate underground tank for fire hydrant.
- Automated sprinklers, cylinder, fire alarm system hose pipe with all accessories will be placed through out 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 allotters/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.



DEVELOPER

SOLARIS
A ROHERA ALLIANCE

Architect	Legal Advisor	Structure Designer	Vastu Consultant
Design Root	Hitesh Laiwala	Jalil Sheikh	Gurudatt Shinoy

SOLARIS
THE FUTURE

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Solaris The Future, Besides Ambrosia Business Hub, Vesu VIP Road, Surat, Gujarat - 395007

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