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# Galleria

Alpha A.C Bazaar | Highstreet Showrooms | Exclusive Offices | Multipurpose Halls



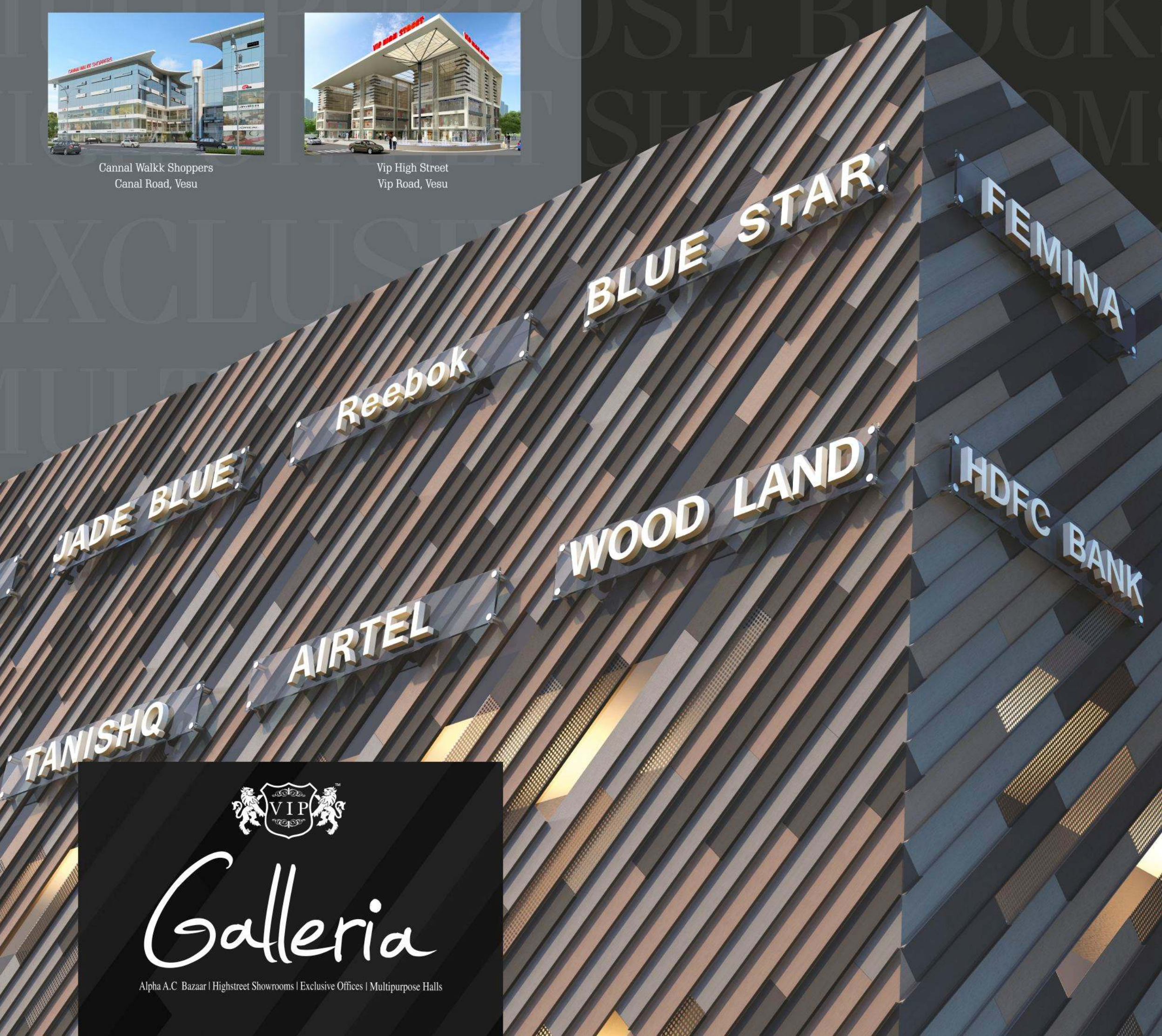
## OUR PROJECTS



Cannal Walk Shoppers  
Canal Road, Vesu



Vip High Street  
Vip Road, Vesu



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## THE PROJECT

VIP GALLERIA is a uniquely designed commercial project with two separate divisions blending perfectly with a perfect mix of Elegance, Contemporary architecture & corporate needs. Its two divisions namely ALPHA A.C & HIGH STREET has their own unique characteristics

ALPHA A.C – One of its kind modern day centrally AC concept attracting the wider base of customers from surrounding areas, consists of shops ranging from as small as 144 Sq.ft to 330 Sq.ft best suited for Accessories, Apparels, Cosmetics, Saloons, Electronics, etc. having its separate common amenities like Elevators, Staircase & Toilets.

HIGH STREET – These are exclusive limited showrooms all having frontage on 150ft main new VIP road & 120ft Althan canal road with the very ideal size of around 600 Sq.ft covering three floors of the project suited for any kind of business with its own 2 elevators including a Scenic capsule elevator.

Apart from these two types, the top 2 levels of the project also includes 4 big Multipurpose Halls best suited for Corporates, Hotel, Hospital or any other purpose & 28 exclusive offices offering corporate working environment created exclusively for the Workaholics.





# Galleria

## A New Face of Commerce

Take a look at the building & you feel, its not just another building. The unique exterior Facade we have worked hard on, is first of its kind in the city of Diamonds, its not made with the commonly used materials that tends to feel dated, but created with a mix of imported natural materials & elements that never gets old, with keeping in mind the practical aspects like Ventilation, Sunlight & protection from the rains along with giving the Next Gen look, be it the unique "G" integrated into the design or the multi coloured planks for the ever inspiring & fresh look, so as to give you that extra boost of Innovative business ideas.





## Your Address Your Prestige

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## VIP GALLERIA

PIZZA HUT REEBOK SAMSUNG LEVIE'S PROVOGUE BATA SONY PHILIPS NOKIA JADE BLUE Reebok BLUE STAR  
 VODAFONE NAKSHNTRA DOMINO'S AXIS BANK SUBWAY MICROSOFT FEDEX PANDORA DOMINOZ TANISHQ AIRTEL WOOD LAND

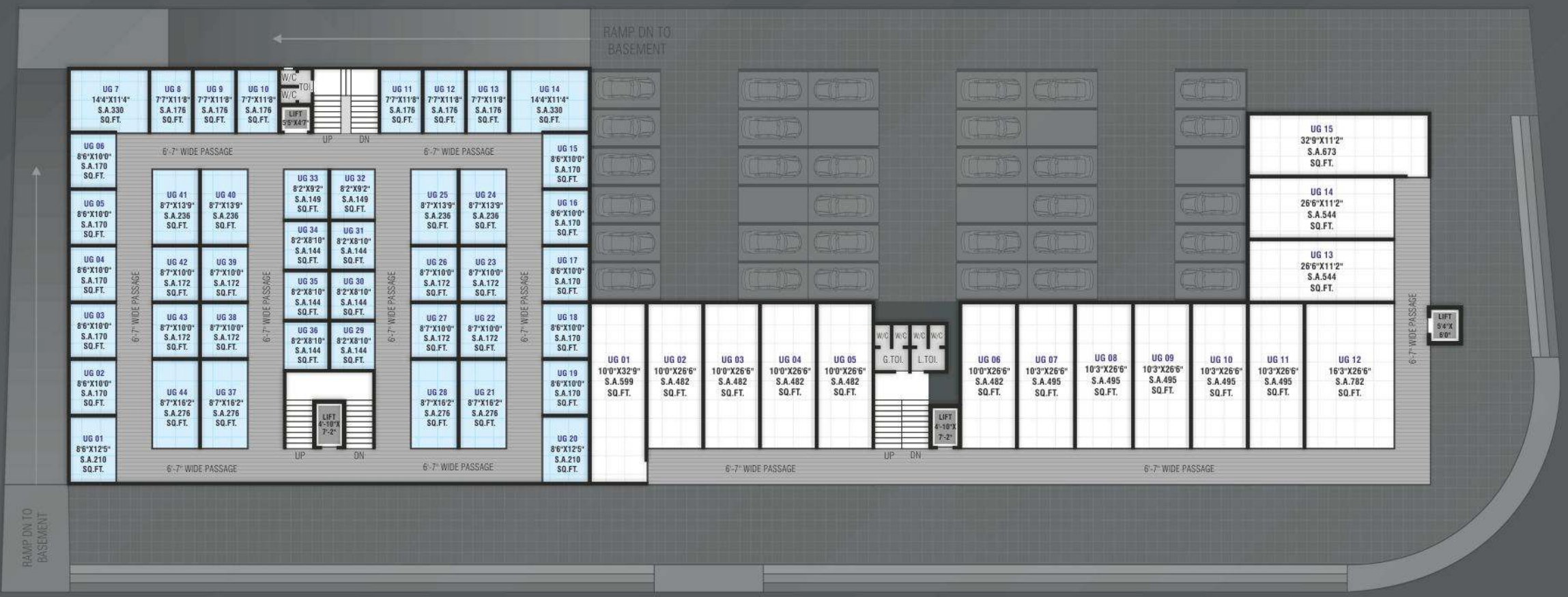
LE SUELI LORRE BOOK STORE RED LOOP BATA O MINI CREST JADE BLUE BOWTIE COPA COLA CROMA FASHION  
 DELICIOUS N MART MONZIE SONY POUL TORZA EDANI GAZINNO PHILIPS WOOD LAND PANDORA DOMINOZ

SVRSTI SAMSUNG LEVIE'S NOKIA AIRTEL HIGHSTREET SAHANI LG TANISHQ PRAYAG P WOOD LAND O.A.M.TI REAL BREAD

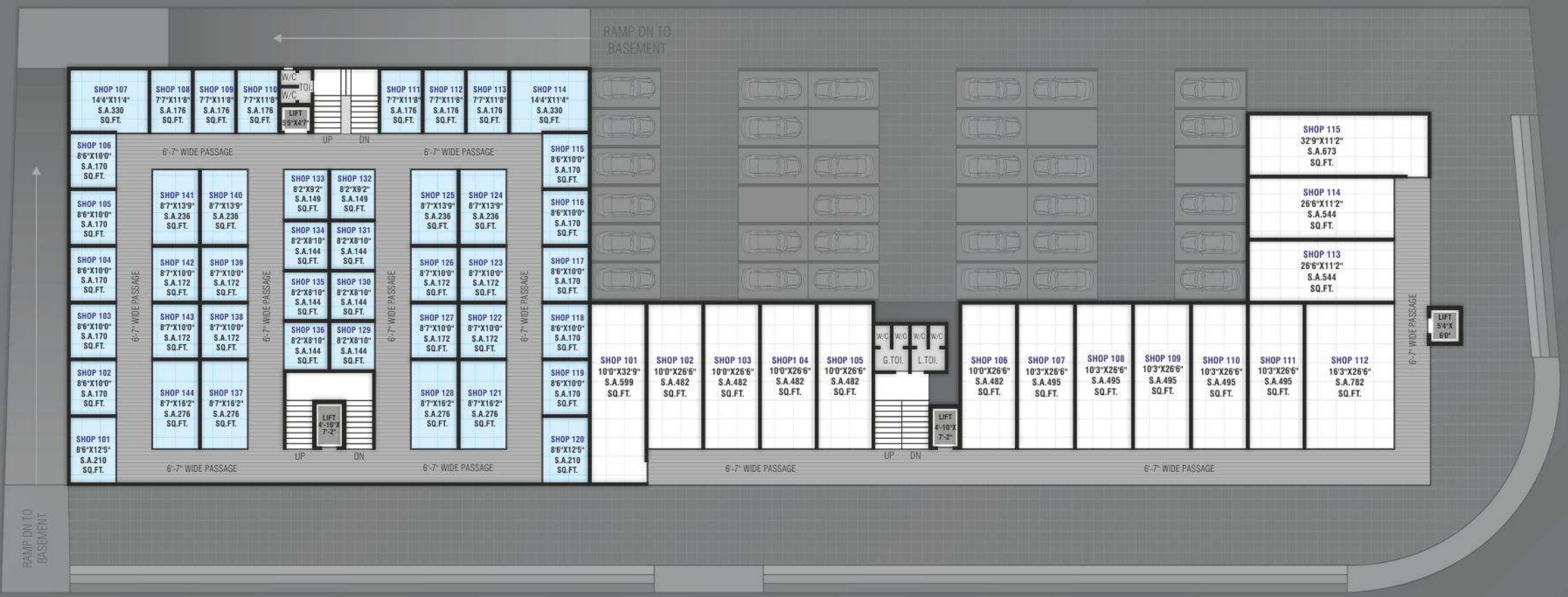




## N Upper Ground Floor



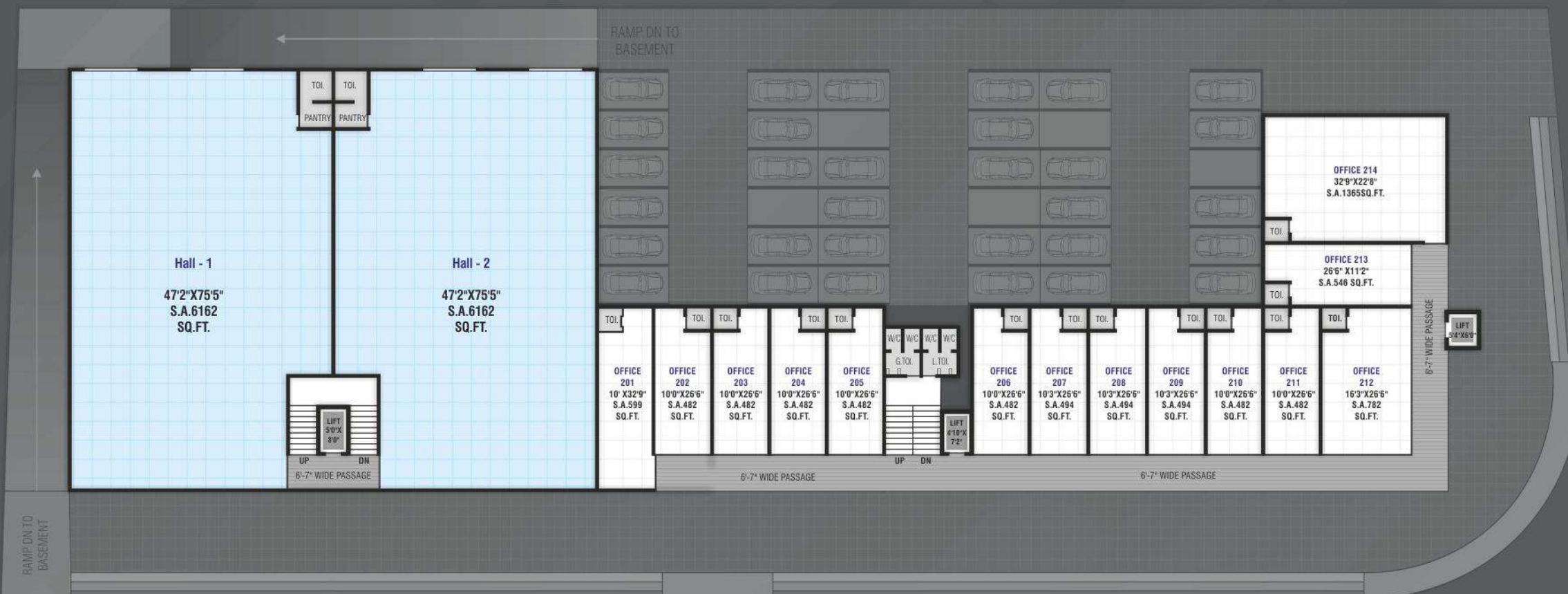
## N First Floor



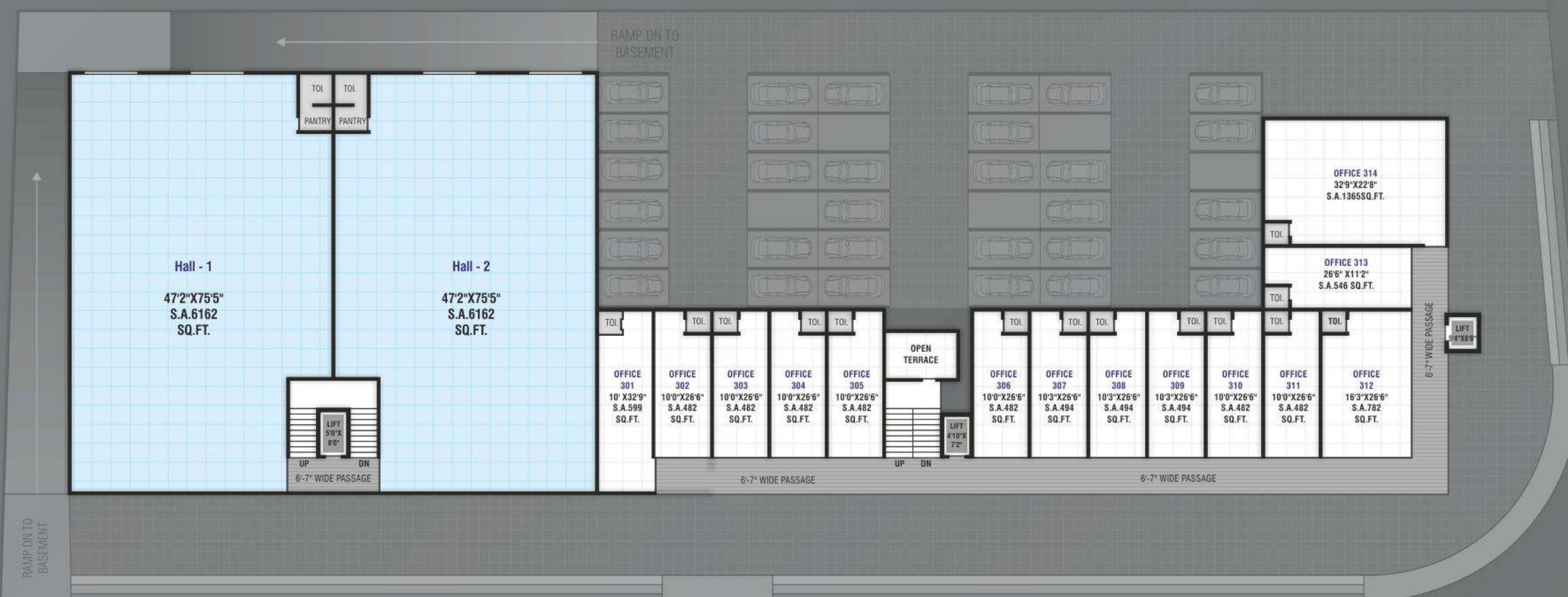




## N Second Floor



## N Third Floor



# Specifications

## Special Features

- Two roads connecting the project, 150ft new VIP road & 120ft Althan canal providing combination of 2 main roads creating a main junction.
- Two level sufficient parking on Basement & Ground floor levels.

## Alpha A.C Features.

- Exclusive Glass facade with unique "G" integrated into the design.
- Attractive entrance foyer with Automatic Sliding Doors.
- Centrally A.C shops & common passages with AC units of standard make.
- Glass door access to all shops for ease of access & full display.
- Separate Elevators, staircase & toilets blocks.
- Designated area for Signages.

## Salient Building Features

- **Building Structure** : Framed RCC building as per IS Codes. Building has been designed as per IS codes 456 (Concrete), IS 875 (Design), & IS 1893 (Seismic) .
- **Elevation** : First its kind facade with the mix of Glass, natural material & elements which is here to stay for years requiring minimal maintenance.
- **Elevators** : 4 nos. fully automatic elevators including a scenic capsule lift of Kone or equivalent make.
- **Lift Cladding** : Granite & Granamite wall cladding on each floor near elevator entrance.
- **Toilets** : Attached toilets in every offices & sufficient common toilets with standard flooring & sanitary of Cera or equivalent make & plumbing fittings of Jaquar/Kohler make.
- **Internet/Wi-fi** : Reputed telecom company will provide wired & wireless internet service.
- **Foyer & Open Margin Area** : Attractive entrance foyer & open margin area with landscaping & green covering
- **Water & Power Supply** : Adequate Water supply with sufficient capacity Under Ground & Overhead water tanks. Adequate Power Supply as per requirement of Showrooms & Offices & back up by Diesel generator set in Common areas & individual units.
- **Flooring** : Granamite Vitrified flooring of standard make in each unit.
- **Shutters** : Good quality G.I. manual handle operated rolling shutters.
- **Electrification** : Sufficient concealed wiring with standard accessories, TV & Telephone point.



### Site Address



Alpha A.C. Bazar | Highend Showrooms | Exclusive Offices | Multipurpose Hubs

VIP Galleria, Besides Sai Residency,  
Opp. Petrol Pump, New VIP Road, Althan - Bhimrad, Surat.

Architect



ARCHITECT & PROJECT CONSULTANT

Structural  
Engineer

**Jalil A. Sheikh**

### NOTES :

- All details in this brochure for easy information purpose only. The information & visuals is subject to change & is dependent on the concerned authority's approval, particularly plans & measurements within. The floor area & dimensions are approximate & shall vary as per the approval & standard site variance. Developer reserves every right to make necessary changes in the specifications mentioned without any prior notice.
- Advanced maintenance deposit, Stamp duty/Registration, SUDA/SMC Charges, GEB/Torrent including cable & substation charges or any other government levy & taxes like VAT & Service tax extra, Betterment charges (IC) extra.
- Irregular payment may cause cancellation of booking. Internal & external changes shall not be allowed. All rights to any any additional FSI (if available in future) or any un allotted area, marketable space for sale, shall be reserved with the developers & no purchaser shall state claim of any kind of the same.
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