

## LOCATION



## Legal notes

- Stamp duty, registration charges, legal charges, G.E.B. charges & society maintenance charges, etc shall be borne by purchaser.
- VAT, Service Tax, as & if applicable, will be borne by purchaser.
- Any additional charges or duties levied by Government/Local authorities during or after the completion of the scheme will be borne by the purchaser.
- In the interest of continual developments in design & quality of construction, the developer reserve all rights to make any changes in the scheme including technical specifications, designs, planning lay out & all the purchasers shall abide by such changes.
- Changes/Alteration on any including the elevations, exteri or colour scheme or any other change affecting the overall design concept & outlook to the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- This brochure is intended only for easy display & information of the scheme and does not form part of legal document.

PROJECT BY : CNK Developers  
 ARCHITECTS : Sanjay Josshi & Associates  
 STRUCTURAL DESIGNER : Jalil.A.Shaikh  
 LEGAL ADVISOR : Nilkanth Y. Barot

SHOPS | OFFICES | BANQUETS



## **A HEAVEN FOR THE NEW AGE SHOPPING**

Cannal Walkk Shoppers as the name suggests is strategically located on the main Canal Road connecting VIP(airport road), bhimrad / Althan area & ending at Sachin Magdalla highway. It is surrounded by posh residences & high rises and is only of its kind in the developing area of Vesu also known as Green City Light which is just 1.5kms from City Light.

Its a dream avenues for all the world class brands...a space where shopping meets recreation where enjoyment meets fulfillment of desires. It is the place for the emerging marketeers for their ready reckoners and for those who want to do great business...Cannal Walkk Shoppers.



# CANNAL WALKK SHOPPERS







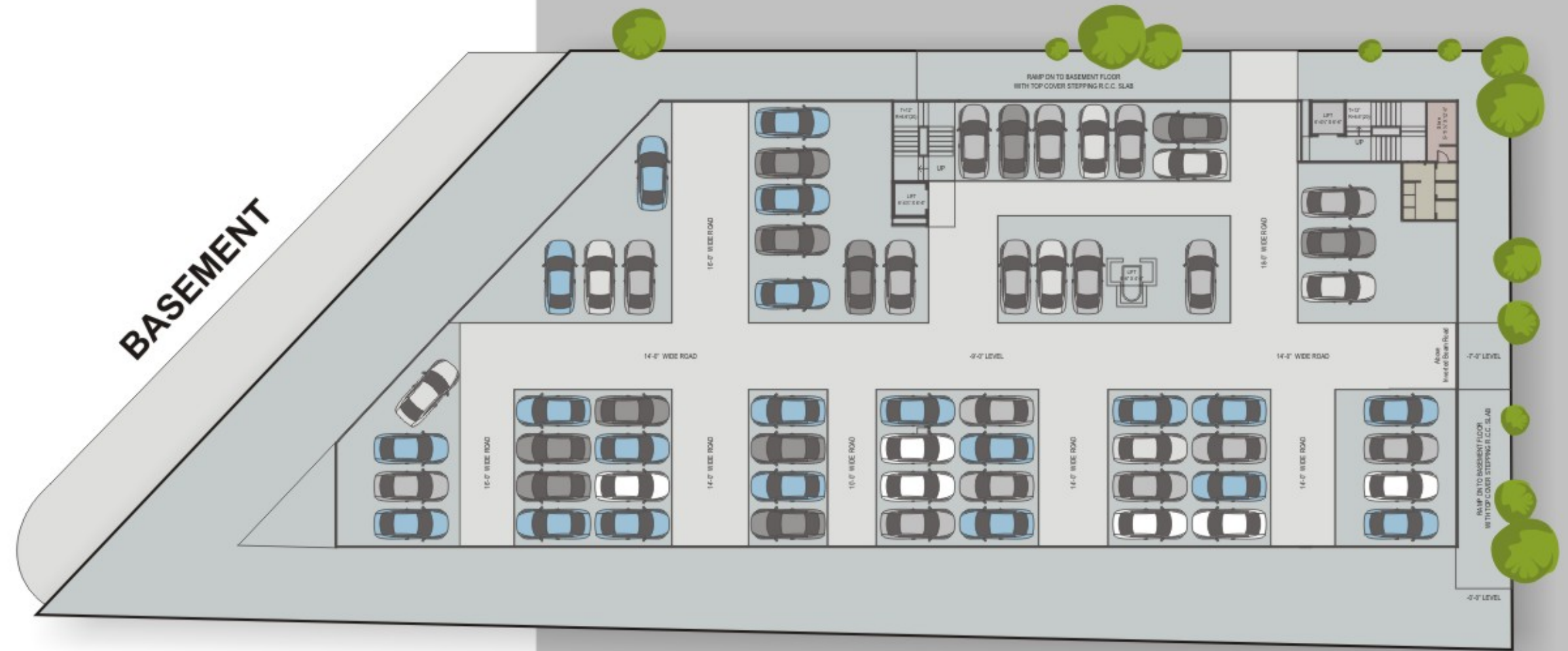
## GIVE YOUR BUSINESS THE MUCH REQUIRED BOOST.

Cannal Walk Shoppers located in Vesu, the development has total saleable area of approximately 85000 square feet is specially designed for Retail, Banks, Corporate Offices & also houses a Banquet with Rooms facilities for Social Events, Conferences, etc with full Basement Parking. The whole design makes sure that you get the Corporate level ambience with all modern facilities to satisfy everybody's need.

Strategically located and surrounded by affluent residential areas and high profile corporate offices, Cannal Walk Shoppers will be the center of attraction for the shopping and entertainment needs of both old and young. This commercial project is all set to redefine the conventional concept of stand-alone work spaces by integrating work with leisure. Combing the strengths of well-grounded experience with the dynamic needs of modern times, Cannal Walk Shoppers is all set to give skyline of one of its most prestigious commercial addresses, that meets the highest international standards of excellence in commercial development.

















## Details & building Features

• Name of Project	Cannal walk shopper's
• Address T.P. no.	2 (Vesu – Bharthana - Vesu), F.P. no.:- 169, Surat.
• Designated Use	Commercial Building
• No. Of Floors	Basement Parking + Ground + Four Floors
• Ratio of Car Park	1 car per Office
• Space Specifications	Bear shell
• Building Structure	Framed RCC building designed as per IS codes. Building has been designed as per IS Codes 456 (Concrete), IS 875 (Design) and IS 1893 (Seismic)
• Type of foundation	Isolated/Strip Foundation
• Slab to Slab	Ground - 11'-0", Upper/1st/2nd - 10'-0", 3rd - 13'-0"

## Connectivity

• Domestic Airport	5.00 Km.
• Railway Station	10.00 Km.
• Commercial Hub	2.50 km.
• Office blocks	1.50 to 3.00 Km.
• Nearby Petrol pump	1.00 Km.

## Electricals Systems, Elevators and Water Supply

• Power Load	As per requirement of Office / Shop / Banquet & Hotel
• Generator Back-up (Power Back-up)	Available Diesel Generator for Building common Utility + Sufficient Generator back in individual unit.
• Power Supply	Individual 3 Phase meter from LT.
• Passenger Elevators Configuration	2 no- Auto Door Elevators in Building
• Capacity of the Passenger lifts	Each lift - 15 Passengers
• Glass Elevators Configuration	1no- Auto Door Elevators in Building
• Capacity of the Glass lifts	15 Passengers
• Supply of water source	Municipal Water Supply + One Boring
U.G.W.T.	75,000 Lts.
O.H.W.T.	45,000 Lts.
• Sewage System	External R.C.C. Flume pipe Drainage connected with Municipal Drainage line
• Road Network	Internal R.C.C. road with V.D.S. ( tri-mix rough finish ) & External margin finished with Good Quality Pavers.
• Internet connection	W.I.F.I. + Tel. Point



## Internal Unit Finishes

• FLOORING	Granamite tile of 2'-0" x 2'-0" on all the floors
• ELECTRIFICATION	Sufficient in concealed wiring with standard accessories. T.V. & telephone point.
• SHUTTER	Good quality G.I. Manual Handle Operated Rolling Shutter.
• WALL FINISH	Internal White Putti on walls.
• WINDOW	Good quality Aluminum Section window of Zindal or eq. make with 6mm Reflective Glass in opening in elevation glass Facade.

## External Building Finishes

• PLASTER	External Plaster Double coat.
• COLOUR	ICI – whether shield max colour.
• ELEVATION	Aluminum Composite panel & Toughen glass in front part.

## Internal Common Area Finishes

• Lift Cladding	Granamite & Italian wall Cladding in each floor near Passenger lift entrance.
• Staircase	Granite stone flooring on staircase & landing and Granamite tile flooring in Ground Floor passage passage.
• Passages	Granamite tile flooring of 2'-0" x 2'-0" in all floor.
• C. Toilets	Granamite Flooring & Dedo of 2'-0" x 2'-0" size. All sanitary fittings of Cera, Hindware & plumbing fittings of Jaquar make.

## External Open Ground Area Finishes

• Plaza Flooring	Good quality full body Vitrified tile in Front Margin Area.
• Ground Parking	Parking finished with V.D.S. Paver of Good quality.
• Basement Parking	Parking finished with V.D.S. ( Tri-mix Rough finish ) & Ramp with Kota Strip.