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## Location Advantage

*VIP HIGH STREET, as the name says it all,*

*is a High Street commercial project located on VIP Road, Vesu.*

*VIP Road, a 150ft. road, is all set to become the commercial & corporate hub of the city, starting from industrial hub of Udhana/pandesara & ending at 300ft Sachin-Hazira highway near airport surpassing areas like Bamroli, Bhatar-Althan, Bhimrad & Vesu.*

*Moreover due to its short distance, connectivity & ease of access,*

*the VIP Road will be used mostly to reach Airport in future.*

*The project is very near to 200ft Green City Light canal road & Vesu main road.*

*The area of Vesu is considered the next big thing in terms of Infrastructural & Economical development in the City of Diamonds & Textiles, SURAT.*





*Visualize | Incept | Profit*



*The term “VIP” is not just the common Very Important People. We at CNK Group consider all our clients & Investors as Very Important People & Very Intelligent People but here we have our own version of “VIP”, it is*

***Visualize | Incept | Profit***

*In this world of Economics & Business, Profit is the bottom line. At VIP High Street, with such a great location surrounded by luxurious residential towers & some great educational institutes & the working environment we will offer, it will let our Clients & Investors to Visualise the opportunity, Incept it & make huge profits from their hard earned money. After all in this competitive environment, Profitability is what all matters.*

# VIP HIGH STREET





*Shops  
&  
Showrooms*

*Super  
Market*



*Bank*

*Restaurant*



*Office*



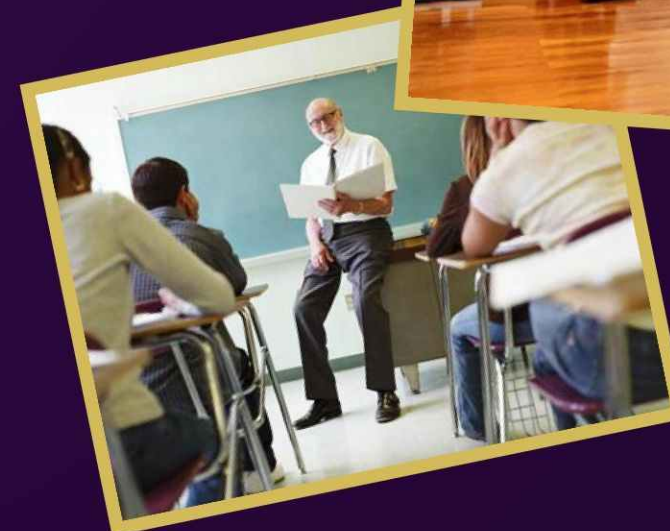
*Clinic  
&  
Hospital*



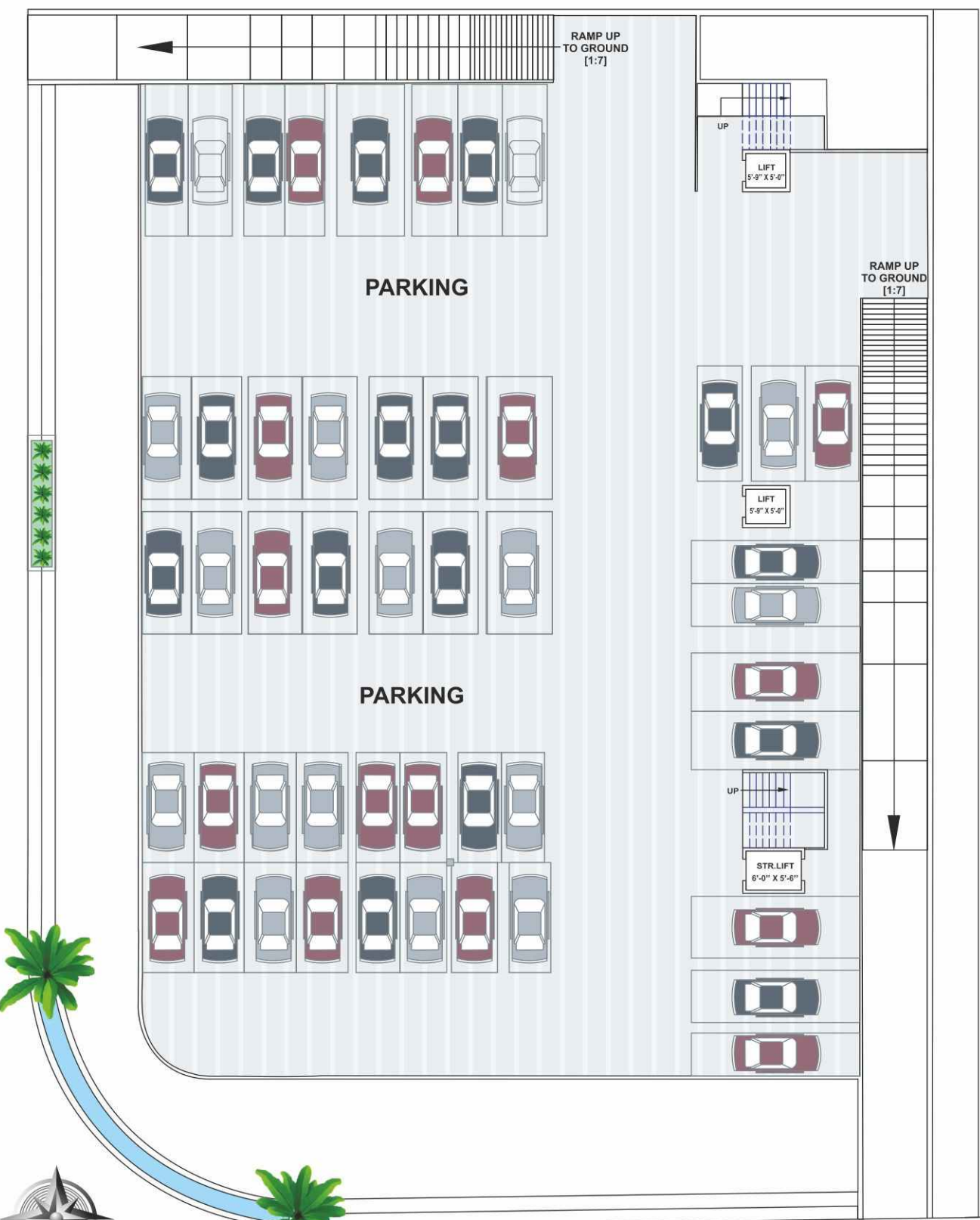
*Health  
Club*



*Tuition  
Classes*



Basement Parking

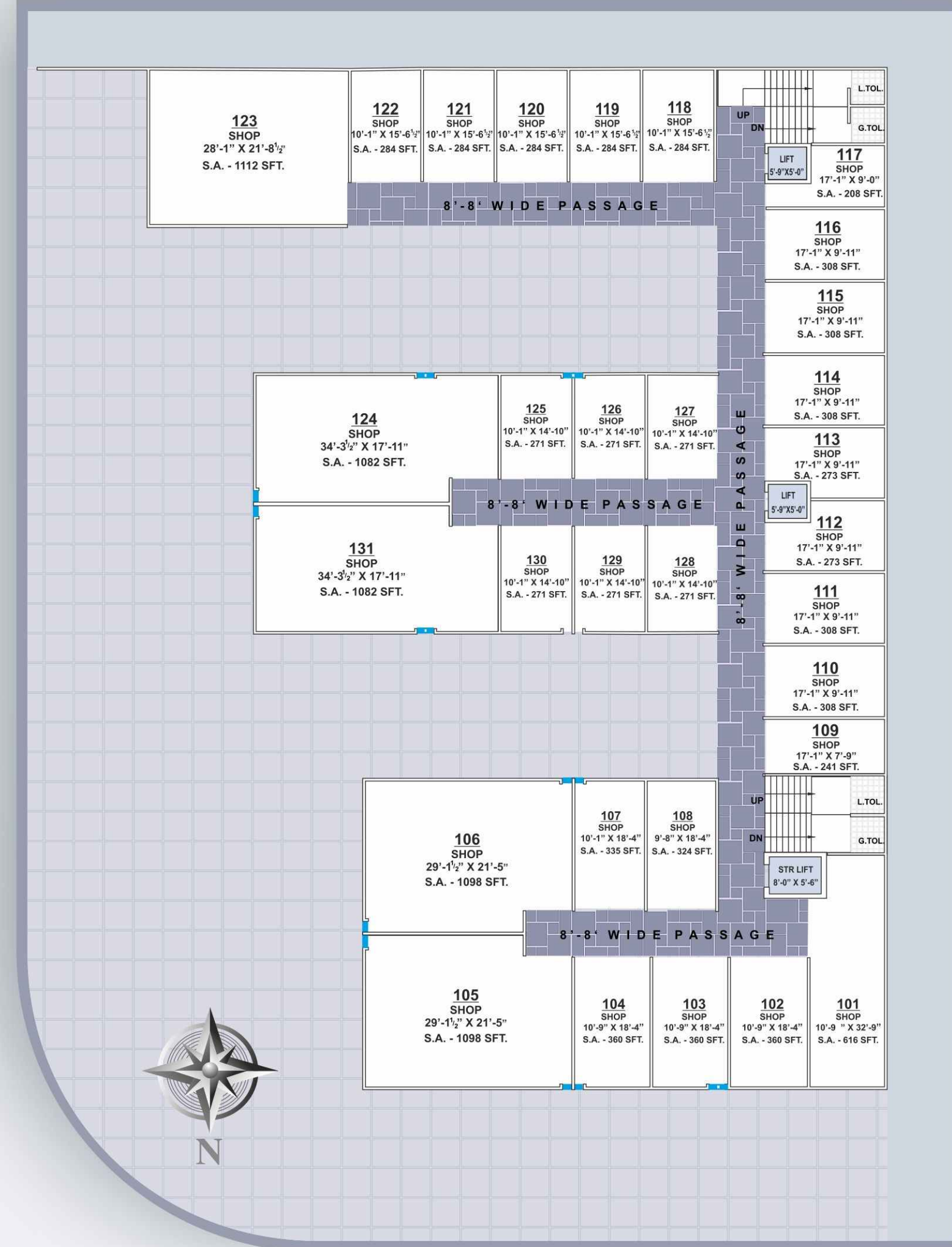
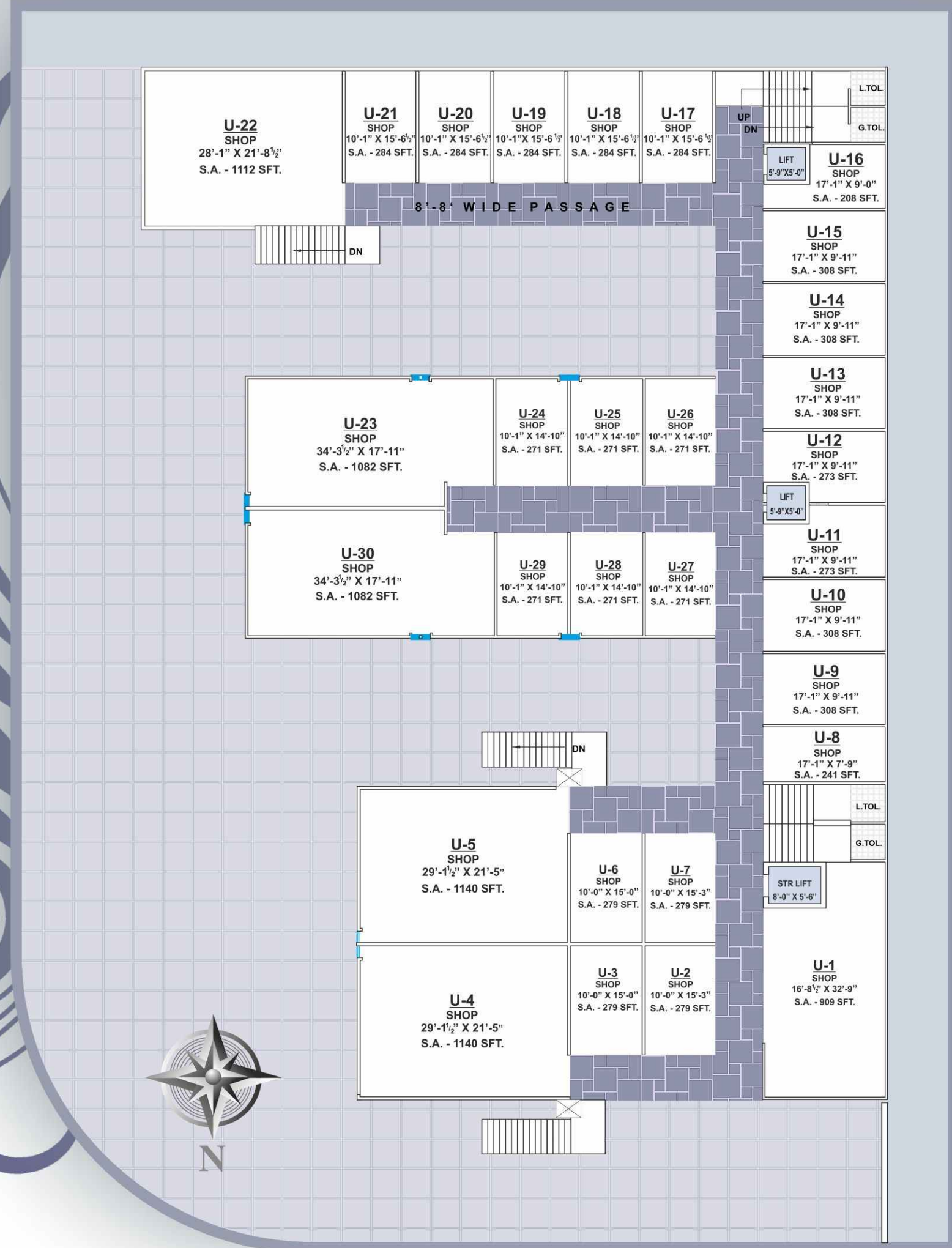


Ground floor



Shopping Floors

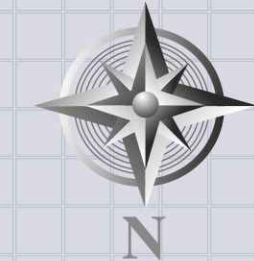
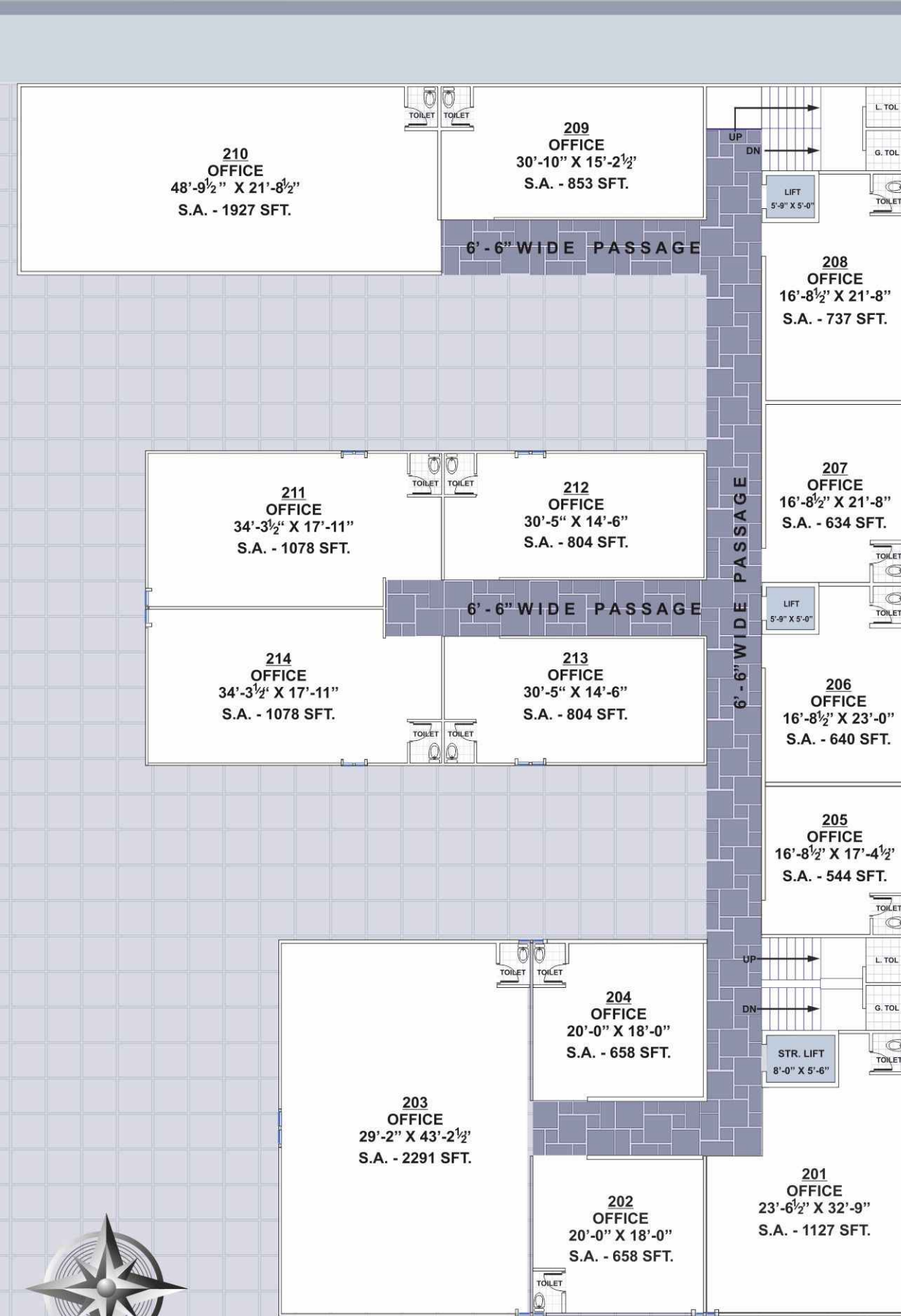
Upper Ground Floor



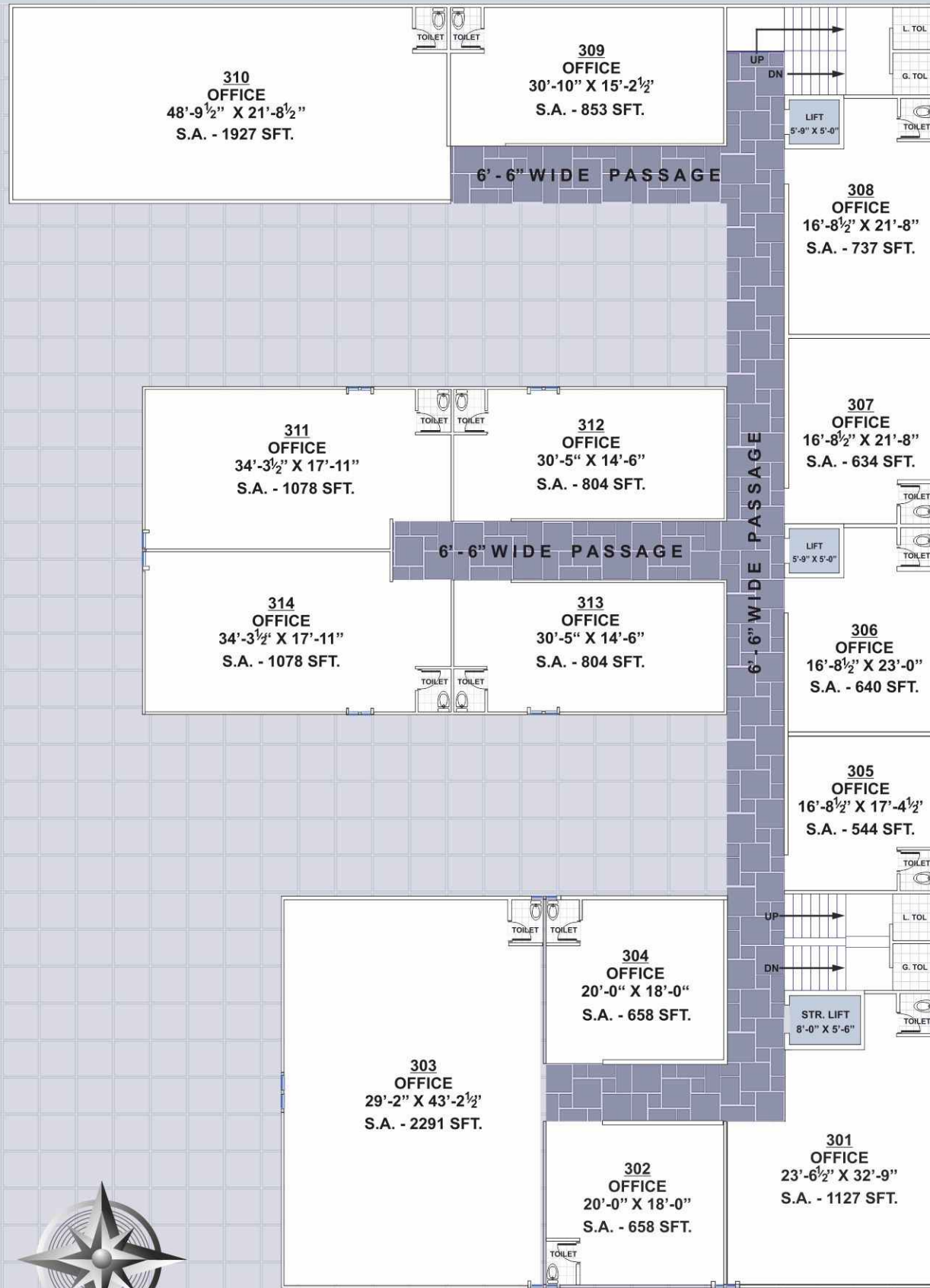
1st Floor

Office Floors

2nd Floor



3rd Floor





# Specifications

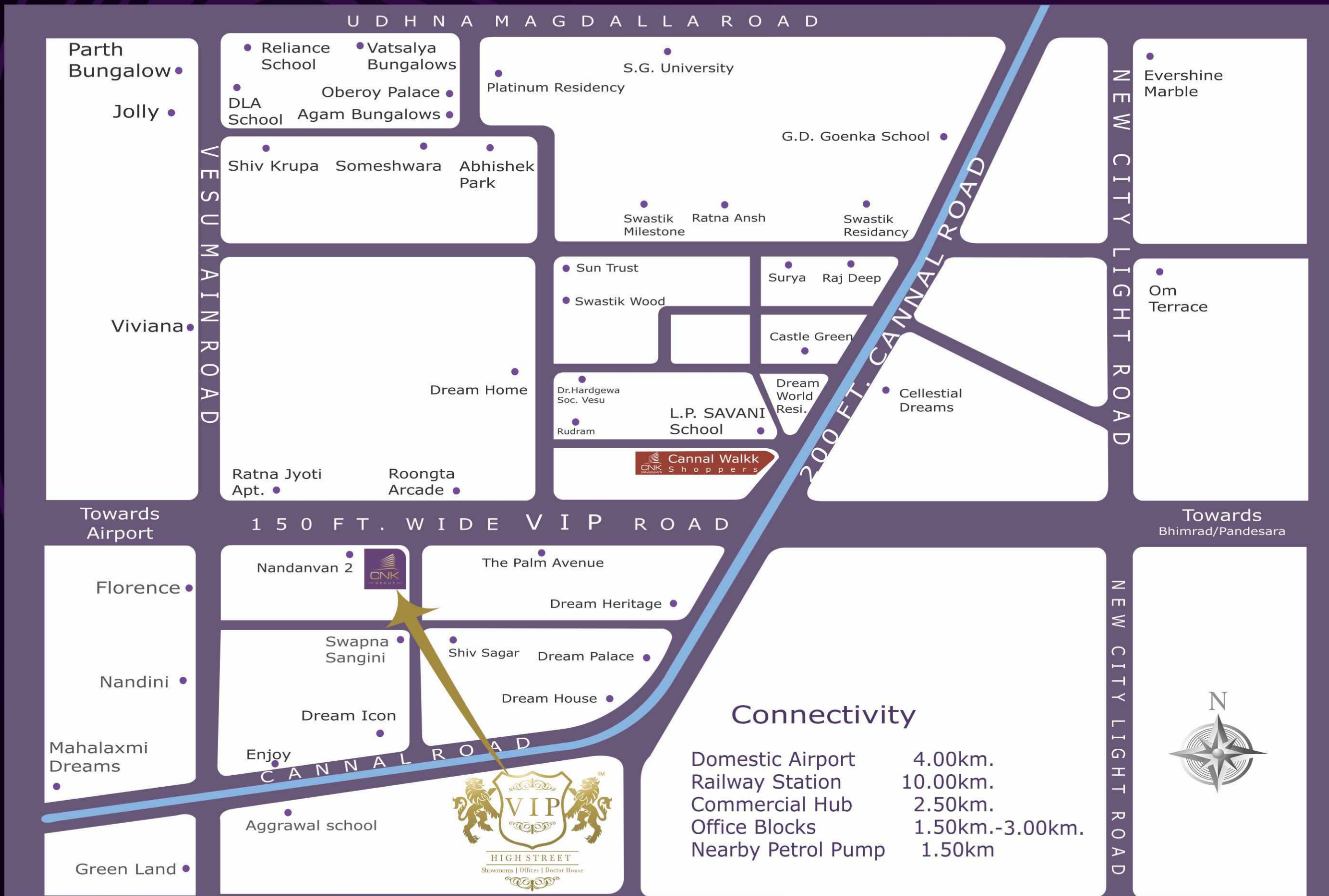
## Special Features

- Stretcher lift provided of standard make with drive way to be easily accessed by Ambulance for Hospitals & Clinics on the 2nd & 3rd floor levels.
- Two Roads connecting the project, 150ft VIP road & 40ft road connecting straight to the Canal Road near Agrawal School.
- Two level Parking on Basement & Ground floor levels.

## Salient 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 : World Class elevation with Glass Façade & Aluminum Composite Panel.
- Elevators : High Quality 3 nos. fully automatic Elevators of Standard make.
- Lift Cladding : Granamite & Italian wall cladding on each floor near passenger lift entrance.
- Toilets : Personal toilets in every offices.
- Internet/Wi-fi : Reputed telecom company will provide wired & wireless internet services.
- Foyer & Open Margin Area : Attractive Foyer with good quality Paver blocks & Roof protection. Landscaped open margin area with Water body & fountains.
- 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.
- C. Toilets : Common Toilets with granamite flooring & Sanitary fittings of Cera, Hindware & plumbing fittings of Jaquar/Kohler make.





**Structural Engineer**  
Jalil A. Shaikh

**Architect**

**VII STAIR**  
ARCHITECTS  
RAMAN T. PATEL SURESH N. PATEL

**Legal Advisor**  
Nilkanth Y. Barot

**Disclaimer :**

- The sole objective of this brochure is for lucid display of the project as conceived by the architect. The information and visuals contained is subject to change and is dependent on the concerned authority's approval, particularly plans and measurements within. The floor area and dimensions mentioned are approximate and shall vary as per the approval and standard site variance.
- Developer reserves every right to make necessary changes in the specifications mentioned without any prior notice.
- Stamp duty / Registration, SUDA / SMC Charges, GEB / Torrent including cable & substation charges or any other government levy & taxes (like VAT & Service tax) shall be borne by the purchaser.
- Purchasers will have to pay advance maintenance deposit as per the planned structure.
- All rights to any additional FSI (if available in future) or any un allotted area. Marketable space (if any) for sale in future shall be reserved with developers & no purchaser shall state claim of any kind of the same.
- Any dispute shall be subject to jurisdiction of honorable Surat court.