



k i r a n  
**AVENUE**  
**2 BHK** LUXURIOUS LIVING

A Perfect Blend of Luxury in Budget



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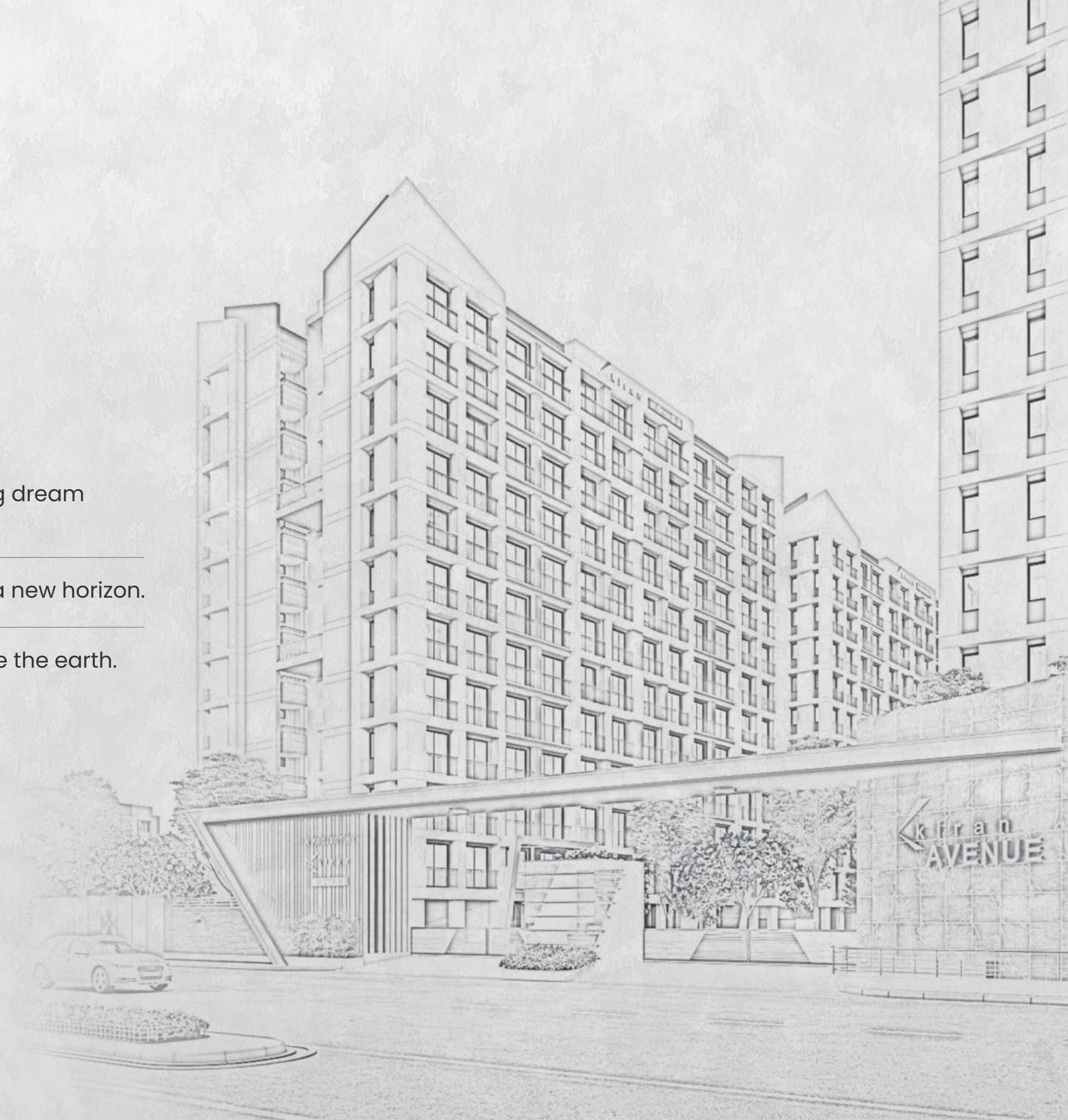
Kiran Avenue is Pioneering in making dream homes in the air.

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We want you to see the world from a new horizon.

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Discover the feeling of staying above the earth.



# Environment

enjoy togetherness in a natural environment made just for you





SEATING AREA



RECEPTION



CHILDREN PLAY AREA



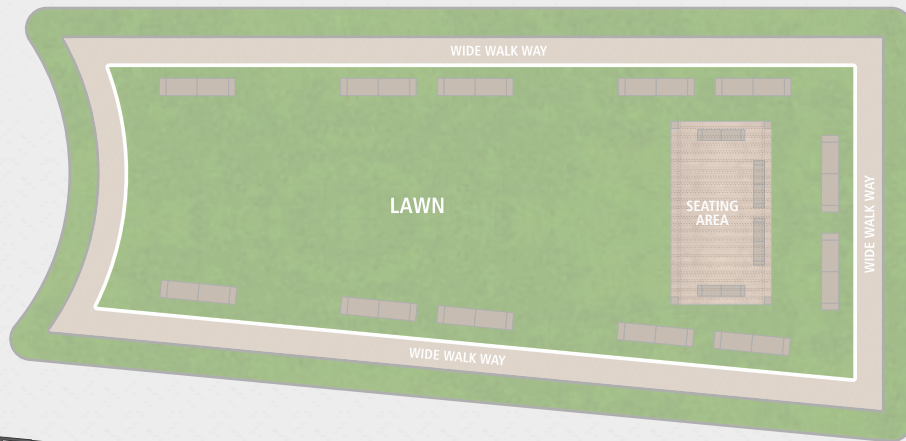
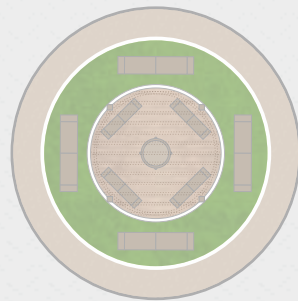
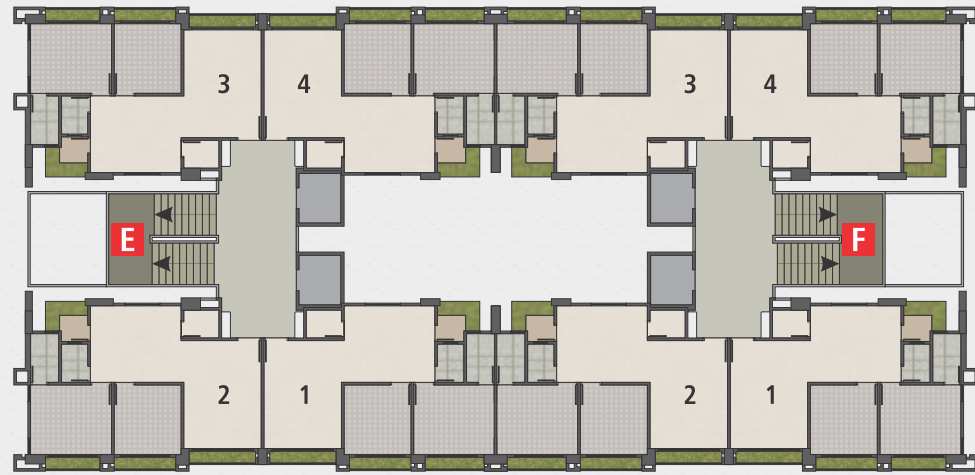


# Ground Floor Layout Plan



30 MT. WIDE ROAD

# Typical Floor Layout Plan



ELEC. SUB STATION

30 MT. WIDE ROAD

30 MT. WIDE ROAD



There is a **Ultra Wide passage** between the 4 flats that gives ample space for the residents to walk freely and embellish their own dedicated space.



Basement Plan





# SPECIFICATIONS

## ■ FLOORING

- Standard vitrified flooring.

## ■ KITCHEN & STORE

- Granite cooking platform.
- Porcelain tiles dado up to lintel level.
- SS sink.
- Stone shelf in store room.
- Gujarat gas connection in kitchen.

## ■ TOILET & PLUMBING

- Concealed ISI branded CPVC and UPVC pipes and fittings for water supply.
- ISI branded PVC pipes for drainage.
- Provision of gas line connection for gas geyser.
- Anti-skid grenamite tiles flooring & porcelain tiles dado.
- Cold & hot wall water mixer with shower.
- Orissa pan in common toilet and European W.C in attach bedroom toilet.

## ■ ELECTRIFICATION

- Electrification by ISI companies wire and switches.
- TV points in living hall.
- Sufficient electric point for washing machine, refrigerator and air condition.

## ■ WALL FINISH

- **External wall:** double coat plaster & standard exterior color.
- **Internal wall:** Putty finished walls.

## ■ DOORS & WINDOWS

- Designed main door.
- Internal flush door.
- All toilet door and window frames of granite.
- SS standard hardware fittings.
- Anodized coated sliding aluminum section.

## ■ RAILING

- Standard material railing.

## ■ LIFT

- 2 auto door passenger lift.

## ■ TERRACE

- Double coat water proofing with china mosaic flooring.

## ■ BUILDING FOYER

- Designed furnished building entry foyer.
- Reception table, name plate, notice board.

## ■ COMMON USAGE FACILITIES

- Generator power backup.
- Standard fire fighting system.
- Security cabin.

## ■ PARKING

- Sufficient car and motor-cycle parking as per norms.

the only place that will make you happy  
is being happy with who you are

# Happiness



# LOCATION MAP



## kiran AVENUE

2 BHK LUXURIOUS LIVING

RERA REG. : PR/GJ/SURAT/SURAT CITY/SUDA/RAA07460/150920

### FIRM NAME

KEITH INFRA

### ARCHITECT



JITENDRA PATEL & ASSOCIATES  
(B. Arch..)

### STRUCTURE

HEMANT SHUKLA



TECHNOCRAT CONSULTANT

CIVIL & STRUCTURAL ENGINEERS

### NOTE

- All rights for alteration / modification and development in design or specifications by architects and / or developer shall be binding to all the members.
- BUC (Building Use Certificate) as per SMC rules, clear titles for loan purpose.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.

### WE REQUEST

- Stamp duty, registration charges, legal charges, DGVCL / SMC charges, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- Vat, service tax, TDS, GST & other taxes levied in future, will be borne by the purchaser.
- Any additional charges or duties levied by the government / local authorities during or after the completion of the scheme like SMC tax will be borne by the purchaser.
- In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specifications, designs, planning, layout & all purchasers shall abide by such changes.
- Changes/alteration of any nature by purchaser including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly not permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab) must not be damaged during your interior work.
- Low-voltage cables such as telephone, TV and internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office.
- No wire / cables / conduits shall be laid or installed such that they form hanging formation on the building exterior faces.
- Common passages / landscaped areas are not allowed to be used for personal purpose.
- This brochure is intended only for easy display & information of the scheme and does not form part of the legal documents.
- All DGVCL expenses (quotation, contractor, internal cables, common accessories, transformers, other changes, etc and advance society maintenance for 3 years should be paid by customers.

### LEGAL DISCLAIMER

\* All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means it will form a part of final deliverable product.

## kiran AVENUE

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**Site Address :** Kiran Avenue, F.P.-380, T.P.-67, Nr. Mulberry Heaven, Priyanka Chowkadi, Bhestan-Jiyav Road, Sonari, Surat-395023

**Contact :** +91 9512874000

**Web :** www.kiranhomes.com

### CONNECTIVITY

School	0.5 km
Diamond Bourse	6.0 km
Market	0.7 km
Sachin GIDC	5.1 km
Udhana Darwaja	9.4 km
Bamroli	4.5 km
Daksheshwar Mahadev Temple	5.2 km
Bhestan Garden	1.9 km

A PROJECT BY



H O M E S