



Great place for Great lifestyle



Site Address:

Kiyán Bungalows, 158/1-158/2, Plot No.-3, F.P-56, T.P-9,
Nr. Gauravpath Road, Palanpur, Surat



GREAT PLACE FOR GREAT LIFE

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ABOUT GROUP

from its inception group has had a clear vision and strategy to offer something unique to its customers. this strategy is built upon identifying desirable locations, using striking architecture and only the finest quality finishes, delivering iconic buildings which are clearly distinguishable from their contemporaries.

the company's commitment to its customer-driven strategy is nowhere more evident than in its latest project **KIYAN BUNGALOWS**.



GREAT PLACE FOR GREAT LIFE

the ideal living homes to suit your needs. living homes are spacious and airy, crafted to provide for your need for space with large galleries and open terraces. the kitchens and the bathrooms enjoy maximized space without compromising on luxury.



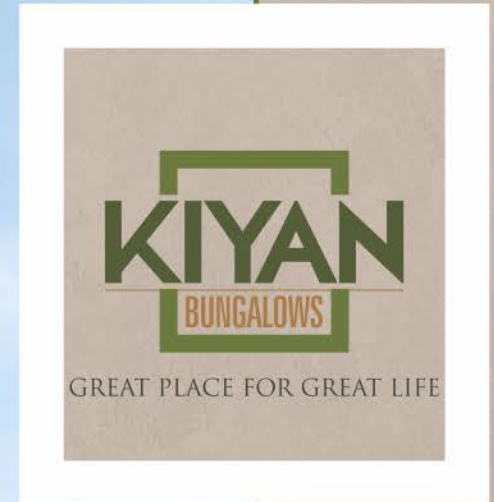
KIYAN
BUNGALOWS

KIYAN
BUNGALOWS

56

55

54



Perfect Environment

A perfect environment is always explored to share and rejoice those precious moments in life.





Beautiful Moments

Beautifully landscaped area to spend the leisure moments outside your home.







Celebrate

To celebrate all those special occasions of your life, there is a fabulous Club House, just for you.





R.C.C. Road



Landscaping with trees



CCTV camera & intercom service



24x7 Secure service



Indoor games



A.C. Multipurpose court



Gym



Yoga Space



Walking track



Car parking



Children play area



Flower valley



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Amenities

A perfect blend of activities and facilities...





Party Time

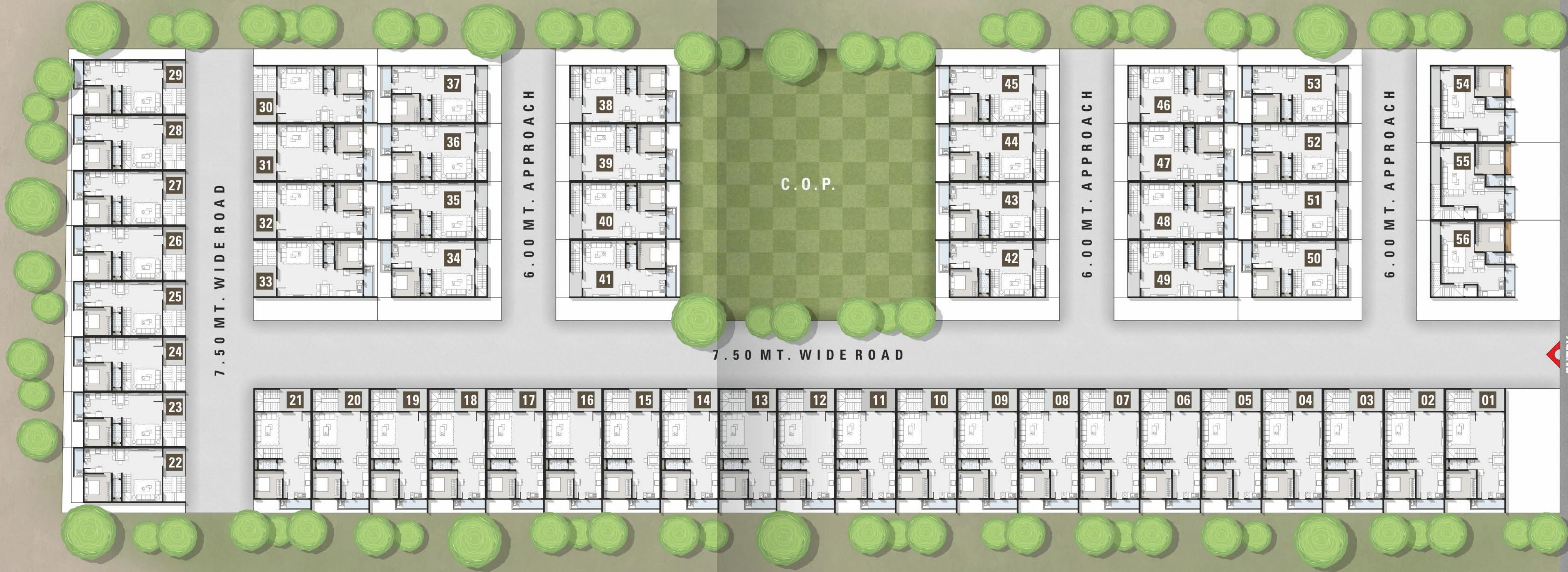
It's time to relish a change-over in your style of living,

Exquisite multipurpose court with amenities to cater to all your needs

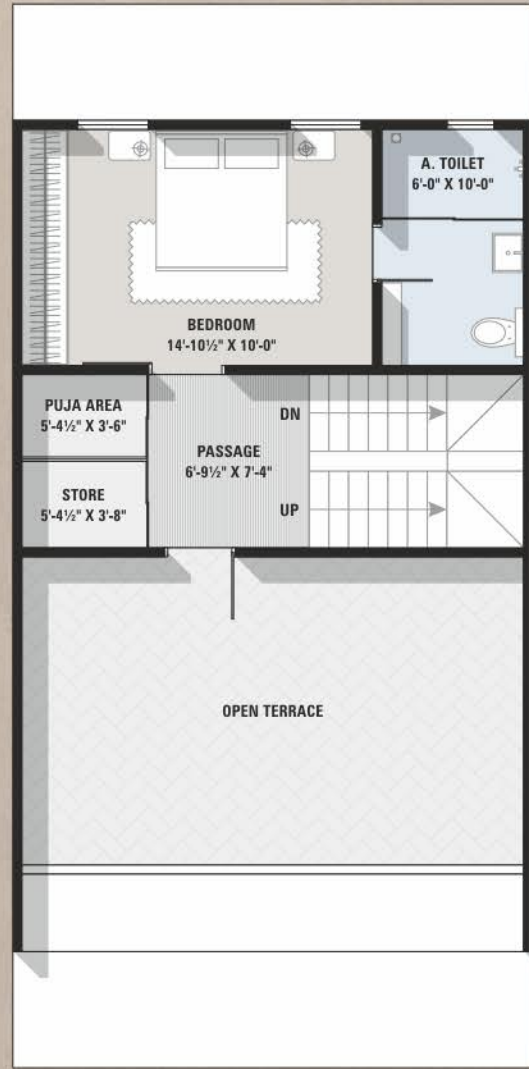
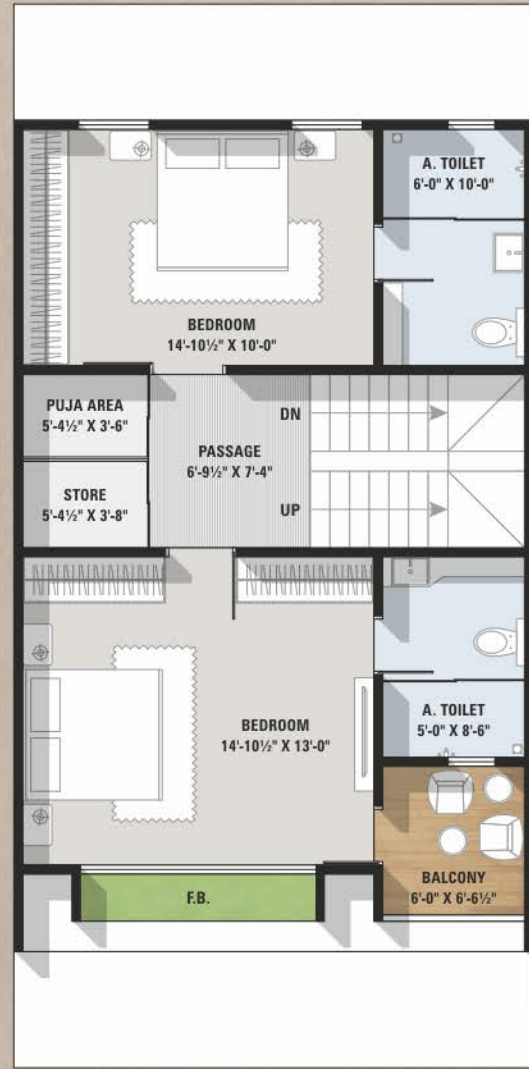
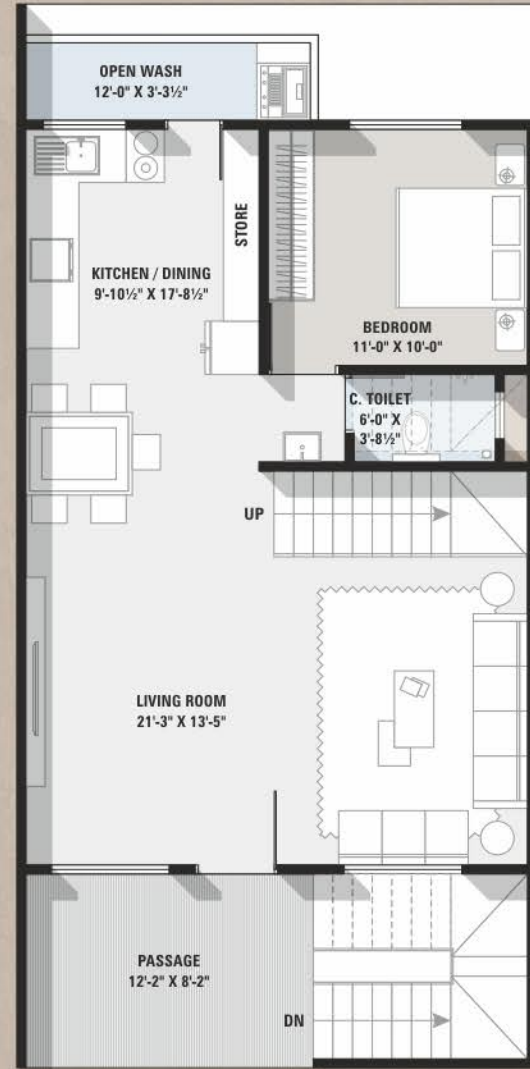




LAYOUT PLAN 



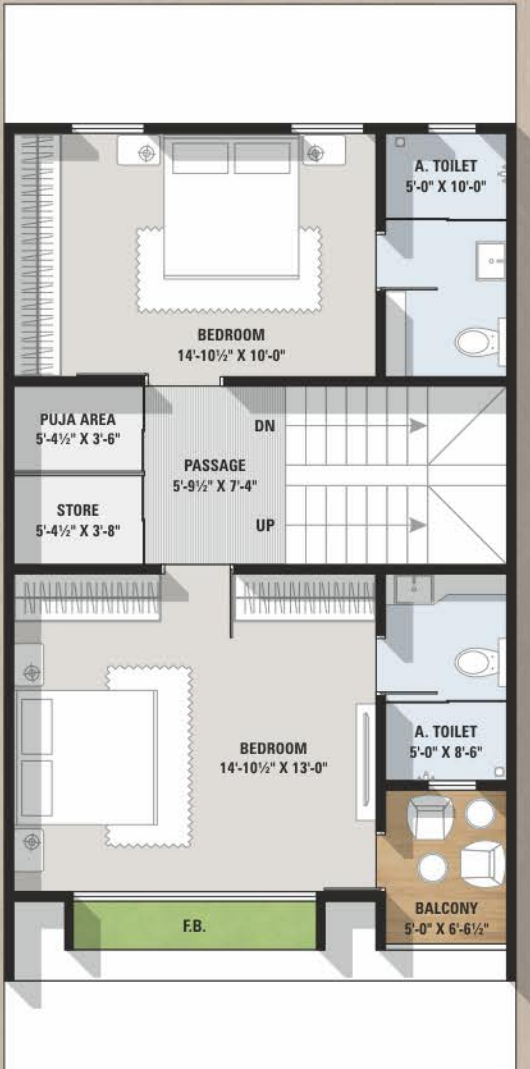
ENTRY
18.00 MT. ROAD



22' x 45' plot no.1 to 11



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21' x 45' plot no. 12 to 21



20' x 42' plot no.22 to 29



21' x 44.9" plot no. 30 to 33



21' x 44'-9" plot no.34 to 37,42 to 45, 50 to 53



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21' x 44'.9" plot no. 38 to 41, 46 to 49



21' x 44'-9" plot no.54, 55 & 56



SPECIFICATIONS

Club House

- AC banquet hall / multi purpose hall.
- Gymnasium with equipment.
- Wifi zone.
- Yoga space.
- Indoor games.

Garden & Landscape

- Lush green garden with party lawn.
- Senior citizen area.
- Sitting benches.
- Flower valley & vertical garden.
- Children play area.

Structure

- RCC frame structure.
- Structure design as per code considering.
- Earthquake resistancy.
- Brick masonry wall with double coat sand face / roller finished plaster.

Doors & Frame

- Main door frame in teak wood.
- All other door frame in granite.
- Attractive main door.
- All other doors water proof flush door.

Windows & Ventilators

- Heavy duty aluminum anodized section and granite sill.

Flooring

- Living, kitchen & dining in 8' X 4' or 6' X 4' nano finish granamite.
- In all other floor area 32" X 32" granamite.
- Wash area in kota stone.

Kitchen

- Platform in natural / composite granite.
- Standard quality wall tiles up to lintel.
- Glazed tiles below platform.
- Standard quality sink.
- Kota rack in vertical store.

Bathroom & Toilets

- Standard quality concealed plumbing fitting (Jaguar or eq.).
- Standard quality sanitary ware (cera, hindware or eq.).
- Concealed upvc / cpvc plumbing work.
- Designer granamite tiles on wall and floor.

Electrical Works

- Concealed copper wiring (Polycab, RR cables or eq.).
- Provision of concealed AC piping in living and three master bedrooms.
- Modular switches with sufficient points (gm, legrand, anchor or eq.).
- Television point in living and three master bedroom.
- Telephone & internet / wifi plug point in living area.

Terrace

- China mosaic finish with two coat waterproofing with chemical treatment on terrace.

Parking

- Well planned ample parking space in each bungalow.
- Vitrified matt finished tiles / kota.
- Vehicle charging point in parking area.

Gas Line

- One point for kitchen and one point for central geyser.

Colours

- Interior finish with birla white putty.
- Exterior paint in ici / asian based colours.

Infrastructure

- Attractive main gate & compound wall.
- RCC trimix finish road with paver block.
- Sufficient street light arrangement.
- Decorative name plate for each bungalow.

Water

- SMC water connection for each bungalow.
- Underground and overhead water tank in each bungalows.

Security

- Security cabin with 24 x 7 security guard.
- Video door phone for each bungalow.
- Individual security system with cctv camera intercom facility.





Location Map



CONNECTIVITY

School	1.0 km
College	1.5 km
Bus station	4.5 km
BRTS	2.5 km
Railway station	7.5 km
Airport	9.7 km
Hospital	0.5 km
CNG pump	1.4 km
Petrol pump	0.19 km
Proposed Metro Station	1.0 km
Garden	0.45 km



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DEVELOPER



ARCHITECT



Shilp Sadhana
Dipak M. Harsora

LEGAL ADVISOR

Alkesh N. Thakkar

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Inquiry at: +91 97373 14555

RERA Reg. No.:

website: www.gujrera.gujarat.gov.in

WE REQUEST

- Stamp duty, registration charges, legal charges, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- GST, TDS & all 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 continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchaser shall abide by such changes.
- Changes / Alteration of any Nature including elevation, exterior color scheme, balcony Grill or any other changes affecting the overall design concept & lookout 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 from hanging formation on the building exterior face.
- Common passage / landscaped area 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 legal documents.

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.
- # All the elements, objects, treatments, materials, equipment & color scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification of our final products.