



Zircon Arena, Near Pal Haveli, Opp. De' Villa Restro Lounge, Pal - R.T.O To Hazira Road, Surat - 394510.

RERA Registration Number : PR/GJ/SURAT/CHORASI/SUDA/CAA04658/110119 | gujra.gujarat.gov.in

TERMS & CONDITION

• * CONTINUOUS DEFULT OF PAYMENT LEADS TO BE CANCELLATION. • * Internal & External Changes Are Strictly Restricted During Construction and after completion of project.

LEGAL, SALE DEED AND EXTRA CHARGES:-

• Stamp duty, Registration fees, Advocate fees , Service Tax & Vat or GST, incremental Contribution of SMC and Other Legal Charges etc. • All GEB exp. (Quotation, contractor, internal cable, Common Accessories, Transformers, other Charges etc.) • If any changes in rule and regulation & by Laws (DURING OR AFTER COMPLETION OF CONSTRUCTION WORK) of local and government authorities, implementation of RERA, it's bound to all purchaser/Members/Allottee. • Full and final Payment with legal and extra other charges is must be paid before sale deed registration & possession. • This brochure is only for easy understanding purpose, it cannot make part of any legal agreement from developer. • Organizers Reserves The Full Rights To Any Change In Plan And Specifications As May Be Required. • Subject to Surat jurisdiction.

LOCATION PLAN



DEVELOPER



KINAR GROUP

ARCHITECTURAL & STRUCTURAL



SMIT THAKKAR
B.E.(CIVIL), M.E.(STR)
www.avkashdesigns.com

M.E.P. CONSULTANT




LEGAL ADVISOR



FOR INQUIRY

99259 01371
98254 61300





ZIRCON ARENA
An Exclusive Business Hub

**ENRICH THE STORY OF HAPPINESS
WITH LOVELY NIGHTS
& SOOTHING MOOD**

It is soothing. Zircon Arena re-defines @ nights. Night after night and season after season. It's said that thoughts are much more important than words. Start thinking.





GROUND FLOOR PLAN

SHOWROOMS & SHOPS

AREA TABLE

| SHOP NO. | DIMENSIONS | C.A.SQ.FT. |
|----------|-------------------|------------|
| 01 | 23'-10½" X 40'-0" | 954.63 |
| 02 | 11'-9" X 40'-0" | 469.78 |
| 03 | 11'-9" X 40'-0" | 469.57 |
| 04 | 12'-9½" X 40'-0" | 511.53 |
| 05 & 06 | 12'-2" X 40'-0" | 486.46 |
| 07 & 08 | 12'-2" X 17'-6" | 212.83 |
| 09 | 12'-9½" X 17'-6" | 223.81 |
| 10 | 11'-7½" X 17'-6" | 203.36 |
| 11 TO 13 | 11'-9" X 17'-6" | 205.52 |
| 14 & 15 | 11'-9" X 10'-0" | 117.50 |
| 16 | 11'-9" X 14'-4½" | 168.82 |
| 17 | 12'-1½" X 14'-4½" | 174.42 |
| 18 & 19 | 9'-0" X 13'-10½" | 124.82 |
| 20 | 12'-2" X 14'-4½" | 174.85 |
| 21 | 24'-6" X 15'-6" | 366.81 |
| 22 & 23 | 11'8½" X 15'-6" | 181.74 |
| 24 | 11'8" X 15'-6" | 180.77 |



FIRST FLOOR PLAN

SHOWROOMS & SHOPS

AREA TABLE

| SHOP NO. | DIMENSIONS | C.A.SQ.FT. |
|------------|-------------------|------------|
| 101 | 11'-9" X 39'-3" | 460.71 |
| 102 TO 104 | 11'-9" X 14'-9" | 173.24 |
| 105 | 12'-9½" X 14'-9" | 188.62 |
| 106 | 12'-2" X 14'-9" | 179.37 |
| 107 | 12'-2" X 39'-3" | 477.42 |
| 108 | 12'-2" X 18'-0" | 218.97 |
| 109 | 12'-9½" X 18'-0" | 230.16 |
| 110 TO 112 | 11'-9" X 18'-0" | 211.43 |
| 113 TO 115 | 11'-9" X 17'-6" | 205.52 |
| 116 | 11'-7½" X 17'-6" | 203.36 |
| 117 | 12'-9½" X 17'-6" | 223.81 |
| 118 & 119 | 12'-2" X 17'-6" | 212.83 |
| 120 | 12'-2" X 14'-4½" | 174.85 |
| 121 & 122 | 9'-0" X 13'-10½" | 124.82 |
| 123 | 12'-1½" X 14'-4½" | 174.20 |
| 124 | 11'-9" X 14'-4½" | 168.82 |
| 125 & 126 | 11'-9" X 14'-0" | 164.41 |
| 127 | 14'-6" X 6'-6" | 100.07 |
| 128 | 11'-8" X 15'-6" | 181.09 |
| 129 & 130 | 11'-8½" X 15'-6" | 181.74 |
| 131 | 11'-8½" X 15'-6" | 181.41 |





SECOND FLOOR PLAN

SHOWROOMS & SHOPS

AREA TABLE

| SHOP NO. | DIMENSIONS | C.A.SQ.FT. |
|------------|-------------------|------------|
| 201 | 11'-9" X 39'-3" | 461.07 |
| 202 TO 204 | 11'-9" X 14'-9" | 173.24 |
| 205 & 206 | 11'-10½" X 14'-9" | 175.07 |
| 207 | 12'-9½" X 14'-9" | 188.62 |
| 208 | 12'-2" X 14'-9" | 179.37 |
| 209 | 12'-2" X 39'-3" | 477.42 |
| 210 | 12'-2" X 18'-0" | 218.97 |
| 211 | 12'-9½" X 18'-0" | 230.16 |
| 212 | 17'-10" X 18'-0" | 320.86 |
| 213 & 214 | 11'-9" X 18'-0" | 211.43 |
| 215 TO 217 | 11'-9" X 17'-6" | 205.52 |
| 218 | 11'-7½" X 17'-6" | 203.36 |
| 219 | 12'-9½" X 17'-6" | 223.81 |
| 220 & 221 | 12'-2" X 17'-6" | 212.83 |
| 222 | 12'-2" X 14'-4½" | 174.85 |
| 223 & 224 | 9'-0" X 13'-10½" | 124.82 |
| 225 | 18'-2½" X 14'-4½" | 261.68 |
| 226 | 11'-9" X 14'-4½" | 168.82 |
| 227 & 228 | 11'-9" X 14'-0" | 164.41 |
| 229 | 14'-6" X 6'-6" | 95.12 |
| 230 | 11'-8" X 15'-6" | 181.09 |
| 231 & 232 | 11'-8½" X 15'-6" | 181.74 |
| 233 | 11'-8½" X 15'-6" | 181.41 |



THIRD FLOOR PLAN

SHOWROOMS & SHOPS

AREA TABLE

| SHOP NO. | DIMENSIONS | C.A.SQ.FT. |
|------------|-------------------|------------|
| 301 | 11'-9" X 39'-3" | 461.07 |
| 302 TO 304 | 11'-9" X 14'-9" | 173.24 |
| 305 & 306 | 11'-10½" X 14'-9" | 175.07 |
| 307 | 12'-9½" X 14'-9" | 188.62 |
| 308 | 12'-2" X 14'-9" | 179.37 |
| 309 | 12'-2" X 39'-3" | 477.42 |
| 310 | 12'-2" X 18'-0" | 218.97 |
| 311 | 12'-9½" X 18'-0" | 230.16 |
| 312 TO 314 | 11'-9" X 18'-0" | 211.43 |
| 315 & 318 | 11'-9" X 17'-6" | 205.52 |
| 319 | 12'-9½" X 17'-6" | 223.81 |
| 320 & 321 | 12'-2" X 17'-6" | 212.83 |
| 322 | 12'-2" X 14'-4½" | 174.85 |
| 323 & 324 | 9'-0" X 13'-10½" | 124.82 |
| 325 | 12'-1½" X 14'-4½" | 174.20 |
| 326 | 11'-9" X 14'-4½" | 168.82 |
| 327 & 328 | 11'-9" X 14'-0" | 164.41 |
| 329 | 12'-1½" X 6'-6" | 78.76 |
| 330 | 11'-8" X 15'-6" | 181.09 |
| 331 & 332 | 11'-8½" X 15'-6" | 181.74 |
| 333 | 11'-8½" X 15'-6" | 181.41 |





FOURTH FLOOR PLAN

MULTIPLEX THEATER
CARPET AREA - 10105.68 SQ.FT.

LEGEND

- 01 SCREEN-1
- 02 SCREEN-2
- 03 SCREEN-3
- 04 WAITING AREA
- 05 STORE ROOM
- 06 ROOM
- 07 UTILITY
- 08 TOKEN & BOX OFFICE
- 09 CONCESSION STORE
- 10 GENTS TOILET
- 11 LADIES TOILET
- 12 ELECTRIC PANEL ROOM
- 13 MANAGER'S CABIN



FIFTH FLOOR PLAN

OFFICES & RESTAURANT
CARPET AREA - 8365.90 SQ.FT.

AREA TABLE

| ROOM NO. | DIMENSIONS | C.A.SQ.FT. |
|----------|------------------------|------------|
| HOTEL | 110'-10 1/2" X 100'-0" | 10105.68 |



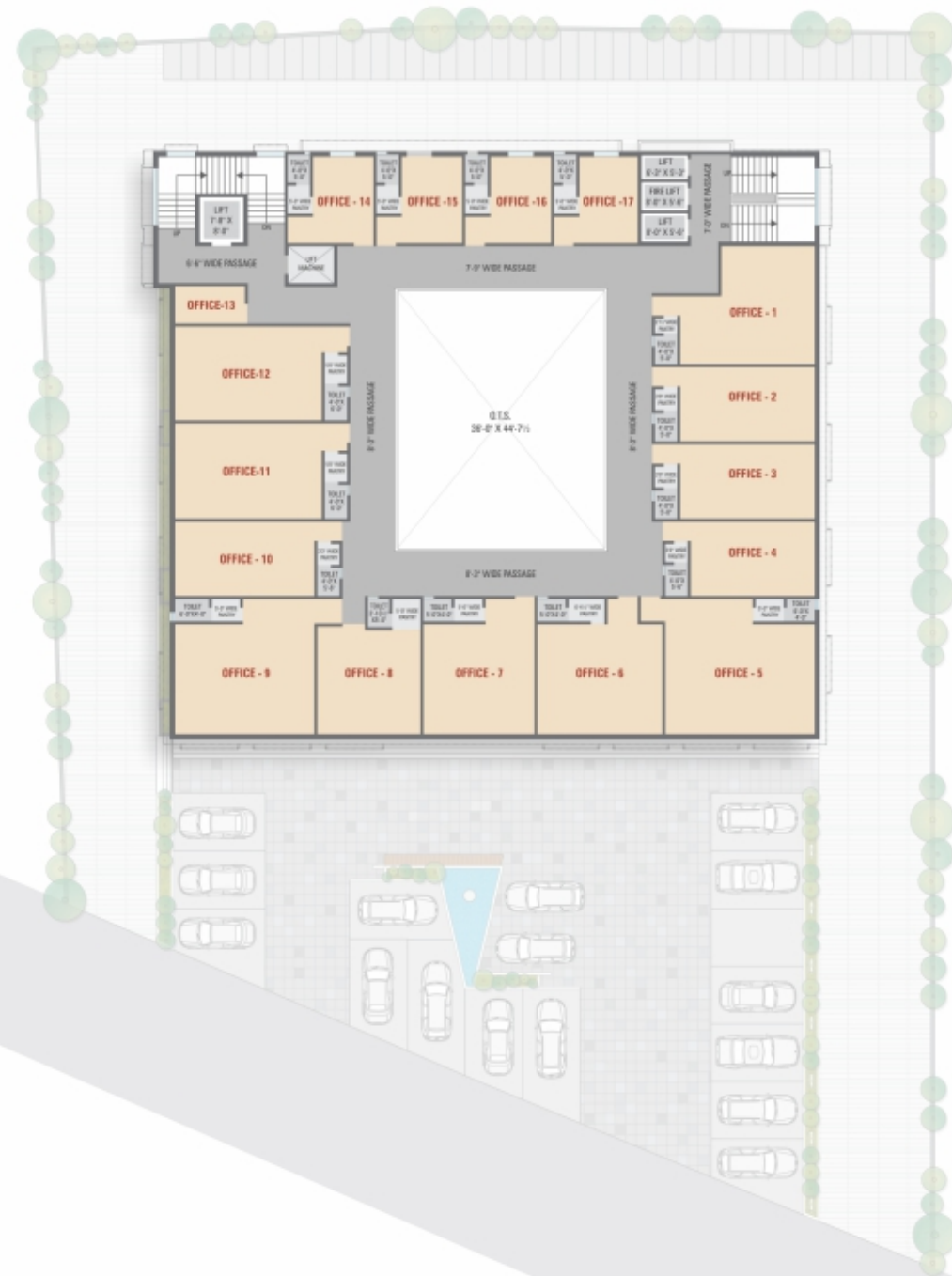


SIXTH FLOOR PLAN

OFFICES & RESTAURANT
CARPET AREA - 6935.36 SQ.FT.

AREA TABLE

| ROOM NO. | DIMENSIONS | C.A.SQ.FT. |
|-------------------------|--------------------|------------|
| 01 TO 03 | 15'-7½" X 10'-2" | 158.82 |
| 04 & 05 | 15'-7½" X 12'-10½" | 201.10 |
| 06 | 15'-7½" X 13'-0" | 203.04 |
| 07 | 10'-0" X 23'-10½" | 238.66 |
| 08 | 10'-0" X 19'-6" | 194.97 |
| 09 TO 12 | 10'-0" X 23'-10½" | 238.66 |
| 13 | 10'-0" X 19'-6" | 194.97 |
| 14 | 10'-2½" X 23'-10½" | 243.18 |
| 15 | 14'-6½" X 10'-3" | 149.24 |
| 16 TO 22 | 14'-6½" X 10'-6" | 152.90 |
| 23 | 14'-6½" X 12'-10½" | 187.44 |
| 24 TO 26 | 10'-4" X 15'-1½" | 156.24 |
| CAFÉ AREA | 28'-5" X 32'-1½" | 946.66 |
| OFFICE | 14'-2½" X 6'-6" | 92.97 |
| WAITING LOUNGE & TOILET | 48'-6" X 36'-3" | 1111.94 |



SEVEN FLOOR PLAN

OFFICE

AREA TABLE

| OFFICE NO. | DIMENSIONS | C.A.SQ.FT. |
|------------|-------------------|------------|
| 01 | 27'-9½" X 20'-6" | 470.64 |
| 02 & 03 | 27'-9½" X 13'-0" | 361.21 |
| 04 | 26'-0" X 13'-0" | 337.86 |
| 05 | 26'-0" X 23'-6" | 627.74 |
| 06 | 21'-9" X 23'-6" | 492.38 |
| 07 | 19'-4½" X 23'-6" | 455.15 |
| 08 | 18'-0" X 23'-6" | 381.33 |
| 09 | 24'-3" X 23'-6" | 588.79 |
| 10 | 28'-7½" X 13'-0" | 371.97 |
| 11 | 29'-11" X 16'-7½" | 497.33 |
| 12 | 29'-11" X 16'-4½" | 489.80 |
| 13 | 12'-3" X 6'-7½" | 81.13 |
| 14 TO 16 | 15'-0" X 15'-1½" | 228.33 |
| 17 | 14'-7½" X 15'-1½" | 222.62 |





EIGHT - NINE FLOOR PLAN

OFFICE

AREA TABLE

| OFFICE NO. | DIMENSIONS | C.A.SQ.FT. |
|------------|-------------------|------------|
| 101 | 27'-9½" X 20'-6" | 470.64 |
| 102 & 103 | 27'-9½" X 13'-0" | 361.21 |
| 104 | 26'-0" X 13'-0" | 337.86 |
| 105 | 26'-0" X 23'-6" | 627.74 |
| 106 | 21'-9" X 23'-6" | 492.38 |
| 107 | 19'-4½" X 23'-6" | 455.15 |
| 108 | 18'-0" X 23'-6" | 381.33 |
| 109 | 24'-3" X 23'-6" | 588.79 |
| 110 | 28'-7½" X 13'-0" | 371.97 |
| 111 & 112 | 29'-11" X 13'-0" | 388.87 |
| 113 | 29'-11" X 13'-7½" | 407.59 |
| 114 TO 116 | 15'-0" X 15'-1½" | 228.33 |
| 117 | 14'-7½" X 15'-1½" | 222.62 |



TENTH FLOOR PLAN

OFFICE

AREA TABLE

| OFFICE NO. | DIMENSIONS | C.A.SQ.FT. |
|------------|-------------------|------------|
| 1001 | 17'-1½" X 52'-4½" | 869.95 |
| 1002 | 18'-6" X 45'-6" | 841.43 |
| 1003 | 19'-3½" X 45'-6" | 878.45 |
| 1004 | 18'-5" X 45'-6" | 840.14 |
| 1005 | 30'-4½" X 15'-1½" | 460.74 |
| 1006 | 30'-0" X 15'-1½" | 455.04 |





Z
BASEMENT FLOOR PLAN
 UPPER BASEMENT & LOWER BASMENT





MULTIPLEX



ZIRCON ARENA

An Exclusive Business Hub

ENRICH THE STORY OF HAPPINESS SURPRISE YOURSELF @ ENTRANCE FOYER

It is surprising. The entrance foyer is the preview. Smooth floor and walls with hygiene. Impressive and balanced lighting. Ever ready escalators to lift you up. Evenly placed flower pots. Luxury in movement area with wider space.



OFFICE ENTRANCE FOYER



FOOD COURT



OFFICE CAFETERIA



SHOPPING ENTRANCE FOYER

STANDARD SHOPS / OFFICES FINISHES

ROLLING SHUTTERS & WINDOWS

- G.I. Channel rolling shutter with provision of safety details.
- All windows of Hi grade anodized aluminum extruded section and tinted glass.

FLOORING

- Providing natural stone & granite of premium quality in plaza and passages.
- Providing vitrified tiles (32"X32") in each shop and office.

ELECTRIFICATION

- Electrification will be done by the good quality branded wires and switches.
- Sufficient load compatible power connection.

PLUMBING

- General water supply and drainage line connection to each shop and offices.

FINISHING

- All walls finished with Birla White cement putty.
- Glazing along the frontage of the building is as per the design.

AIR CONDITION

- Sufficient ducting space for the air conditioners.
- Defined A/C compressor unit placement with good accessibility.

SALIENT FEATURES

- Site located in heart of newly developed area of Bhatia.
- Symbolically designed building spaces for commercial shops, showrooms, offices and Multiplex .
- Ultra Modern elevators,
- Major commercial spaces are designed for maximum frontage along main road.
- Well defined circulation network for easy movement.
- Quality construction with exclusive amenities.

BUILDING FINISHES & SYSTEMS

CONSTRUCTION

- Enhanced structure safety against earthquake.
- R.C.C frame structure as per I.S.I norms with inside fine sand faced plaster and outside double coat sand faced plaster.

GENERATOR

- Generator power back up for Common Area Lighting, Passage Lighting and Lifts.

COMMON TOILET

- All Sanitary fittings of Cera / Hindware or equivalent brand.

ELEVATOR

- Common auto door elevator of standard company make for all shops, offices and Multiplex. and provision of separate power backup at the time of electricity failure.

WATER SUPPLY

- Supply of Bore Well as auxiliary source of water.
- Providing R.O. water facility for visitors.

FIRE SAFETY

- Fire Extinguisher, Fire Hydrant, Wet Riser as per N.B.C. Norms.

PROJECT FACILITIES

- General toilets.
- Centrally located overhead tank with pumps.
- Well designed central meter rooms.
- Front side central plaza for common gathering and public entrance.
- Segregated traffic movement for shopping & multiplex.
- Separate Entry for office users.
- Exclusive car and two wheeler parking for office users.



AMENITIES



Two Floor Basement Parking.



Visitor's Parking Space In Front Side.



CCTV Security System for Campus.



Fire Safety According to NBC Norms.



Backup Power Generator.



Good Quality Escalator.



Cable Point For Each Shop & Office.



Automatic On/Off Lighting System For Foyer.



Exquisite & Modern Foyer - Reception Area.



Auto Door Passenger Lift.



Common Washroom Area.



Hi - tech Structure Design.