



K I N A R

H E I G H T S

A JOYOUS BEGINNING



**DESIGN
ROOT**

ARCHITECT

ARCHITECT'S REVIEW

A fashionable and designer lifestyle is ready for you to experience at KINAR HEIGHTS and your designer residence will make an unmistakable fashion statement. In a lush, beautifully landscaped expanse, 2 magnificent towers soar skywards. Inspired by some of the most fashionable cities of the world, the towers flaunt elegant silhouettes and sophisticated detailing. Giving you the privilege of a super spacious, super-luxurious residence, as well as the warmth of living in a small, close-knit community, rare in these days of soaring towers.

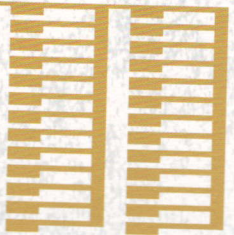
Something very sleek and sophisticated for class apart space is peeping up in your lives for becoming you eternal part as your private space. Yes, it's here in your city where you would really want to have your own settings to live your life. It's yet another latest venture of high-end residential space by none other than renowned Kinara Heights.



02
BLOCKS OF
LIFESTYLE LIVING



64
EXCLUSIVE
RESIDENCES



13
FLOORS OF
PRIVATE LUXURY




KINAR
HEIGHTS



13 STOREY HIGH END RESIDENCES

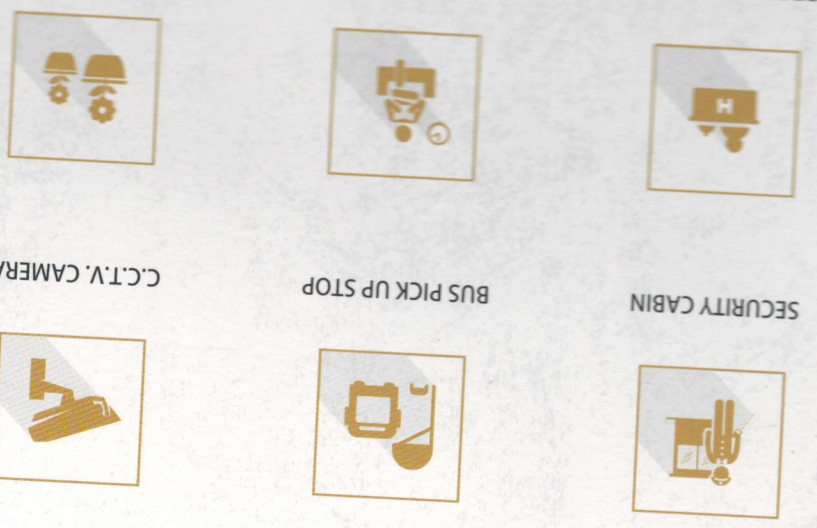
EMBRACE THE MODERN ARCHITECTURE



Derive your lives with newer level of aptness within the
airs of impeccably designed structures in a widespread
portion of land. These will be the homes that you will
cherish-in for their eye-grabbing formation right from
the classic exteriors itself.







The glorious and grand entrance welcomes you to the world of elite living. These beautifully designed residences surpass every definition of luxury and reflect the beauty of high-life.

EMBRACE THE ROYAL WELCOME





INDOOR GAME



GYMNASIUM



An exclusive access to a fully equipped clubhouse to ensure leisure at your finger tip.
Indulge in world - class amenities, right at your doorstep.

EMBRACE THE FABULOUS LIFESTYLE





Embrace the greener side of life. Step out of your home and behold the beautiful landscape. Breathe in fresh air and surrender yourself to tranquility.

EMBRACE THE JOYFUL AMENITIES





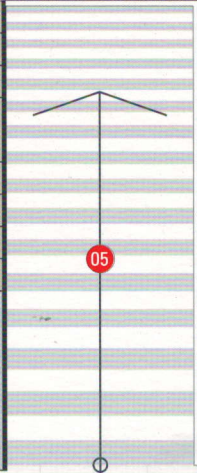
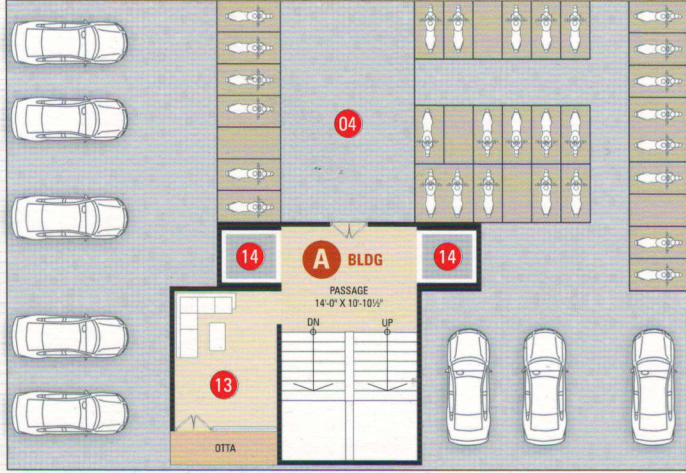
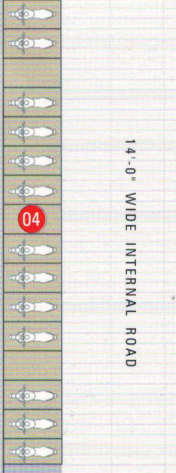
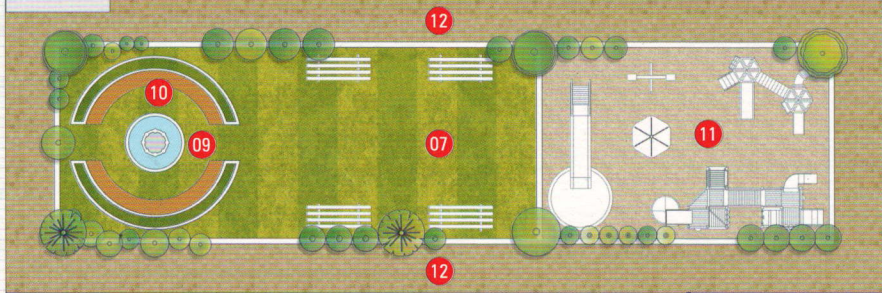
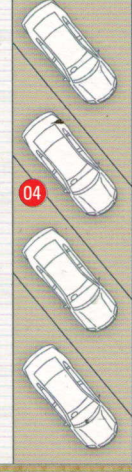
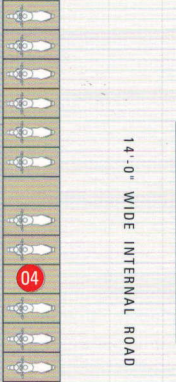
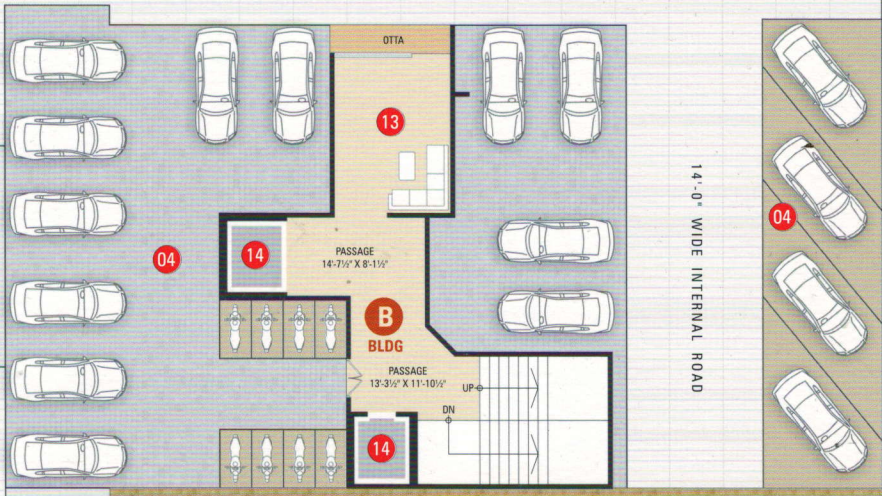


The Key line of Kinar Heights is to deliver the class that suits your standard of living. Entitle yourself with this evolving masterpiece to live in forever.

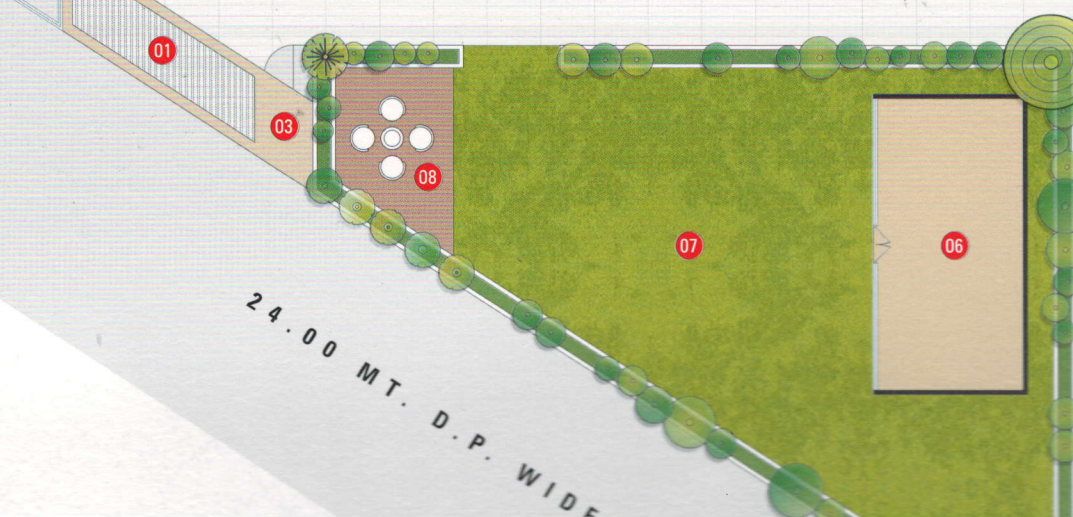




14'-0" WIDE INTERNAL ROAD



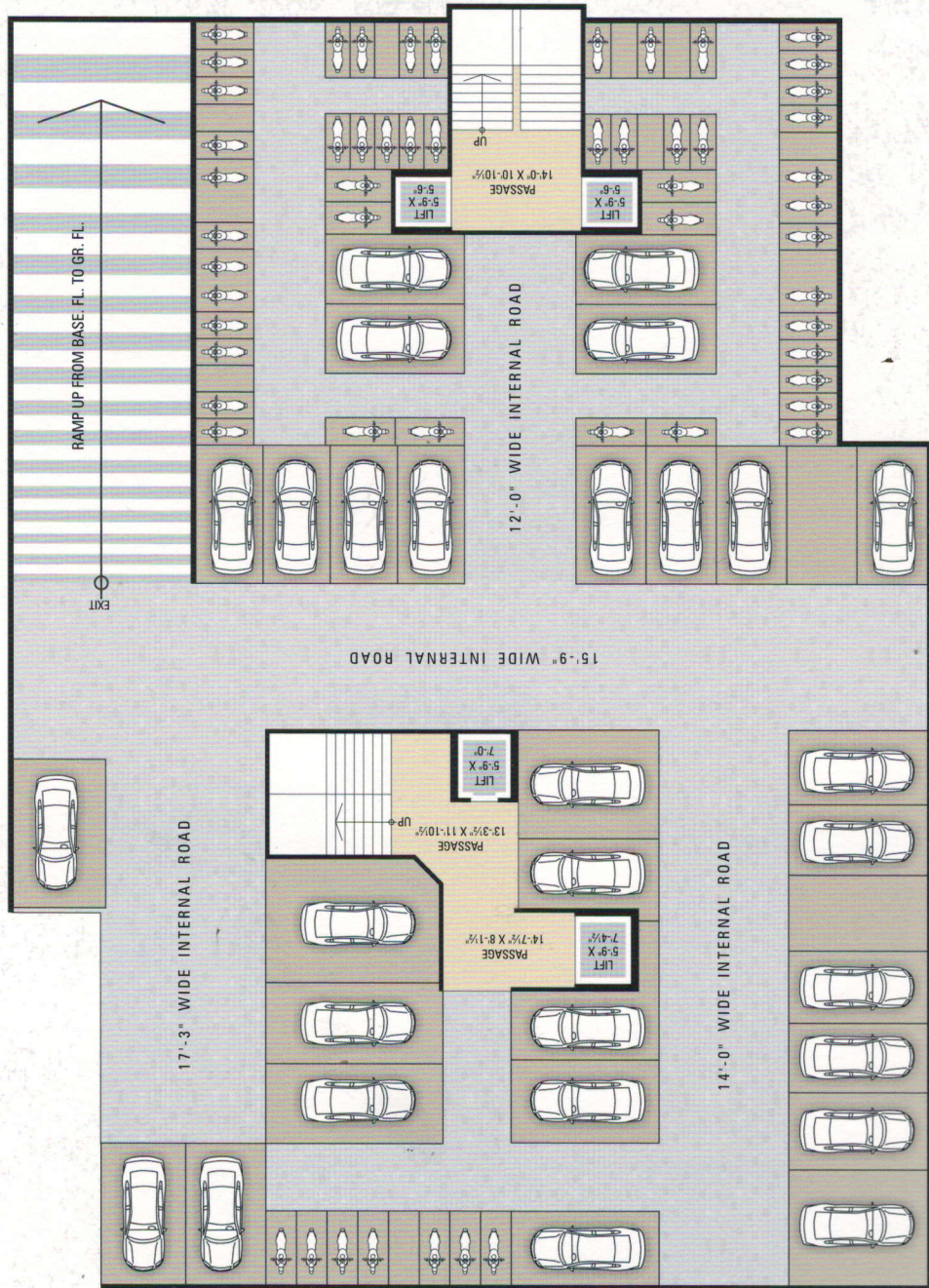
14'-6" WIDE INTERNAL ROAD



24.00 MT. D.P. WIDE

- 01) ENTRANCE GATE
- 02) SECURITY CABIN
- 03) DROP OFF ZONE
- 04) PARKING
- 05) RAMP TO BASEMENT
- 06) CLUB HOUSE
- 07) GARDEN
- 08) GAZEBO SITTING AREA
- 09) WATER BODY
- 10) SITTING AREA
- 11) CHILDREN PLAY AREA
- 12) JOGGING TRACK
- 13) ENTRANCE FOYER
- 14) LIFT

BASEMENT FLOOR PLAN



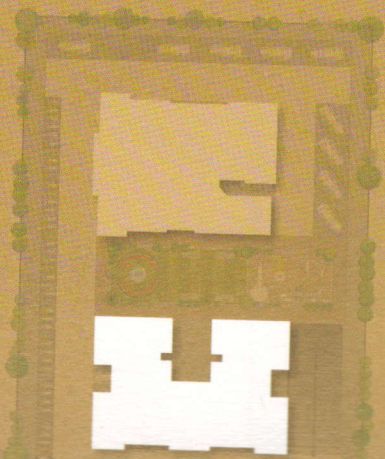


3 BHK

TYPICAL FLOOR PLAN



A - BUILDING
1ST TO 13TH FLOOR



EMBRACE THE ELEGANT LIVING

Your residence is created to indulge you in the luxury of space. Embrace a bigger

Building



UNIT FLOOR PLAN





2 BHK

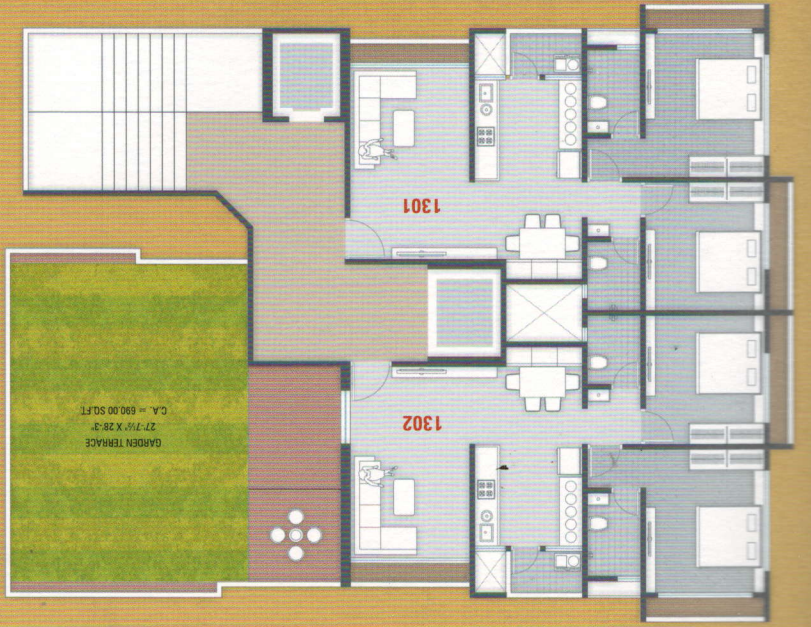
TYPICAL FLOOR PLAN



B - BUILDING
1ST TO 12TH FLOOR



2 BHK 13TH FLOOR PLAN





EMBRACE THE WONDERFUL LIFE

A magnificent world called Kinar Heights that is effortlessly Luxurious, quietly elegant



AMENITIES

Campus Features

- Grand Entrance Gate With Modern Design Compound Wall.
- Security Cabin.
- Sufficient Parking With Single Basement.
- Well Designed Landscape Garden.
- Children Play Area with Sand Pit & Latest Equipment.
- Senior Citizen Sitting.
- Gazebo Seating.
- Jogging Track.
- Drop Out & Pick Up Zone.
- Tree Plantation In Campus.
- Internal Campus Light.
- Lighting In Garden And Parking.

Club House

- GYM With Latest Equipment.
- Indoor Game Zone With Table Tennis / Pool Table, Carom Board, Chess.
- Indoor Kids Zone.

Building External Specification

- Earthquake Resistant RCC Frame Structure.
- Double Coat Plaster On External Wall.
- Weather Shield Max/Apex Ultima Paint On External Wall.
- Fire Hydrant System.
- 24 Hours Auto-Generator Back Up For Common Area & 1.5 Amp Back Up in Each Flat.
- Security System With CCTV Camera And Intercom Connectivity.
- Well Designed Furnished Building Entrance Foyer.
- Staircase & Lift Lobby Finished With Vitrified Tiles.
- 2 Auto Door Lifts In Each Buildings For Easy Moving .
- Underground & Overhead Water Tank.
- Separate Bore Well For Each Building And Common Area.
- Double Coat Waterproofing With Chemical Treatment & China Mosaic On Terrace.
- Well Designed Name Plate And Notice Board.

SPECIFICATIONS

Building Internal Specification



FLOORING

- 24" x 24" Standard Vitrified Flooring.



INTERNAL WALL

- Single Coat Plaster With Lapi Finished.



KITCHEN & STORE

- Granite Platform With Standard Quality Sink.
- Decorative Glazed/Porcelain Tiles On Kitchen Platform Up To Full Height.
- Common Wash Basin.
- Kota Shelf In Store.
- Kota Flooring And Glazed Tiles Dado With Granite Sill Tip In Wash Area.



ELECTRIFICATION

- Concealed Copper wiring Of R.R Or Finolex Or Equivalent with Sufficient Point in All Rooms.
- AC, T.V, & Telephone Point.
- Standard Make Modular Switches & Accessories.
- USB Point For Mobile Charging In Living Room & All Bedrooms.



TOILET & PLUMBING

- Anti-Skid Tiles Flooring And Well Designed Wall Tiles (Full Height Dado)



DOORS & WINDOWS

- Well Designed Main Door With Wooden Frame.

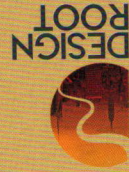
Kinar Heights, Near Green City, Green City Road, Pal-Bhatha, Adajan, Surat. Call: 98254 61300 / 70431 71300

KINAR GROUP



DEVELOPER

ALPESH PATEL
ARCHITECT



ARCHITECT

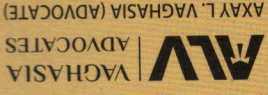
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LEGAL ADVISOR

KINAR HEIGHTS

A JOYOUS BEGINNING



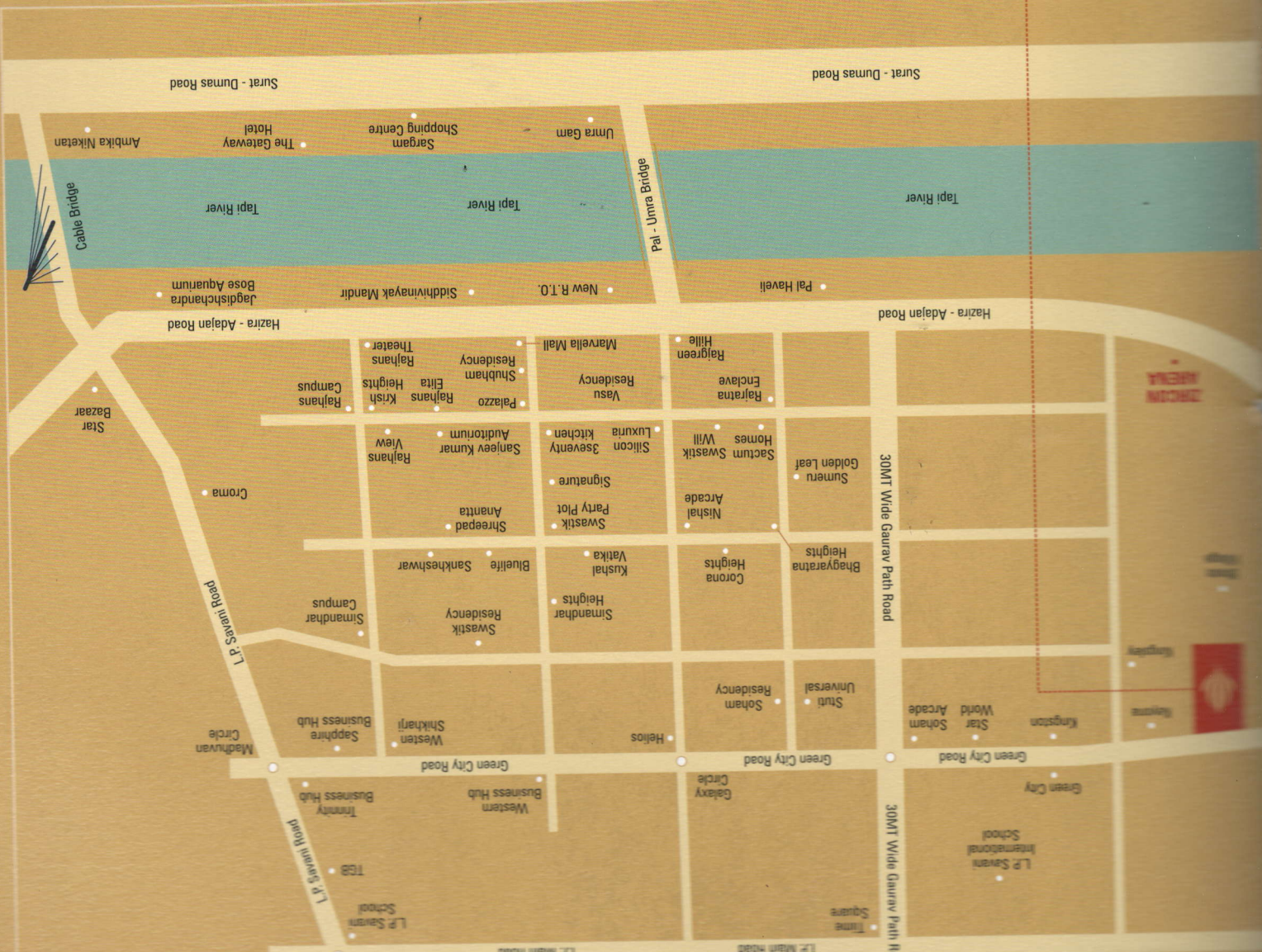
TERMS & CONDITION

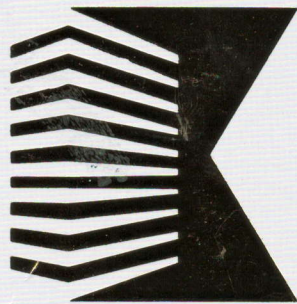
* CONTINUOUS DEFAULT OF PAYMENT LEADS TO BE CANCELLATION.

* 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 & extra other charges 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.





KINAR GROUP