





## ABOUT US

Balar group is devoted to enhancing quality of life of their customers through fulfilling their residential & commercial needs ethically & in an aesthetically appealing way while maximizing their real estate value.



## CONCEPT

### DESIGNED TO REFLECT MODERNITY

Solitaire Business Centre is designed to enrich the workspace through its unique architectural approach. We believe that for people to feel happier and work well, Spaces filled with carefully curated work of art is equally important as some other components like light, air, ergonomics and quietness. Art adds, culture to the work place and leaves a lasting impression both on the employees who see it day after day and on visitors who visit either once or frequently

Solitaire Business Centre is designed to reflect modernity fulfilling your demand for an intelligent and elegant shops & offices spread your services. Decorate your language cherish the profession.





possibilities

Cool offices, strategic corporates and superior showrooms

Amazing Star covers renowned offices, showrooms and many other commercial establishments under giant dome structure.  
That gives breathing space to visitors, customers and owners. Contemporary design with galvanized shutters and glass  
metal railings gives longevity and a personal touch.



OFFICE SPACE  
SHOWROOMS  
HEALTHCARE  
RESTAURANT  
RETAIL SHOPS  
COURIER SERVICES  
OTHER ALLIED SERVICES









## One-of-its-class business corridor

Gain strong foothold at the pace that is expected. Experience offerings of well located, airy units born out of demand at Solitaire Business Centre. Here wide roads, green flowering and stylized seatings are elements of comfort.







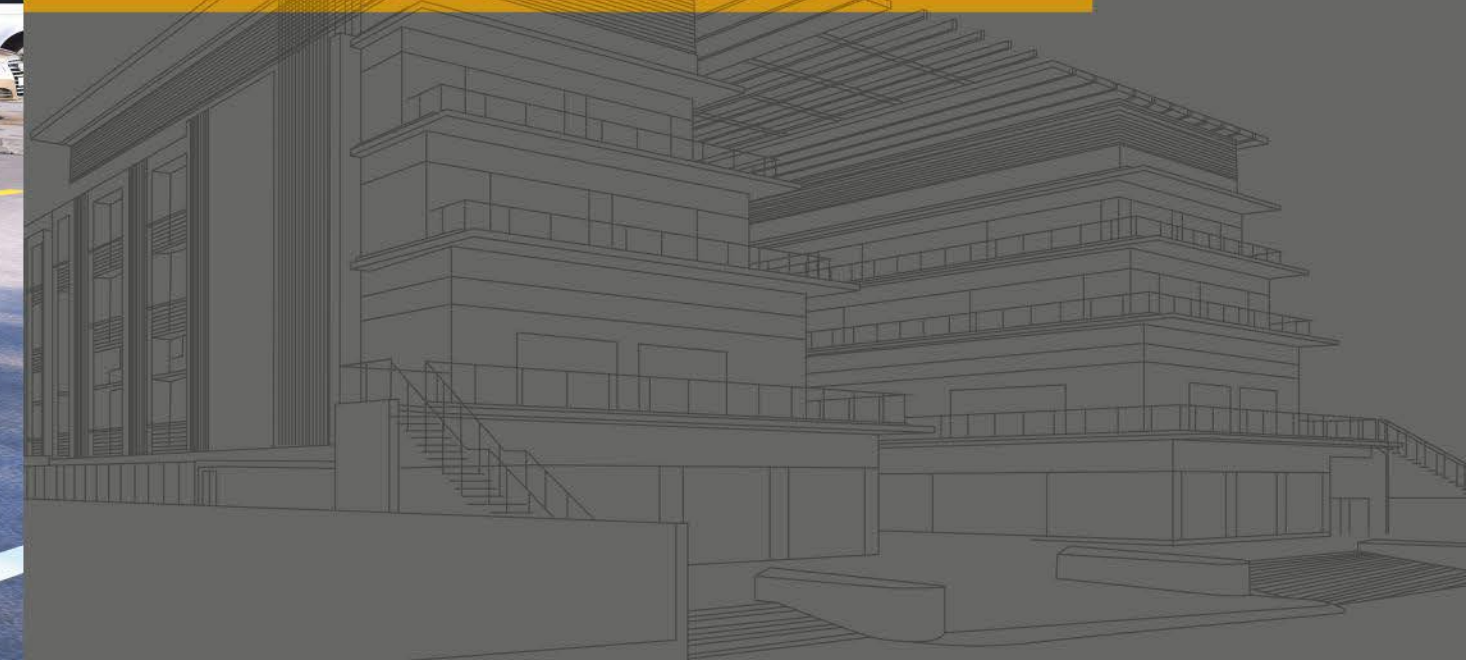


**solitaire**  
BUSINESS CENTRE

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### Benefit of professional ambience

Solitaire Business Centre gives both touch and colour to your activities. What, why and how of a commercial premise are solved here. Key factors in determining growth and success are professionally treated.







One-stop shopping paradise



BUSINESS CENTRE

# specification

## DETAILS & BUILDING FEATURES

Project Name	Solitaire Business Centre
Designated Use	Commercial Low Rise Building
Location	Nr. Vapi Char Rasta, R.S. No. 544/P+557/P/6, Vapi, Valsad.
No. Of Floors	Basement, Ground, 1st To 3rd Floor & Terrace Floor

## ELECTRIC SYSTEMS

Power Supply	Individual Single Phase Of Main Lt.
Generator Back Up	Available Diesel Generator/Inverter For Utility
Passenger Elevator	2 Nos., 8-10 Persons Capacity
Supply Of Water Source	Municipal Supply + Borewell
Security	CCTV
Fire Safety	Fire Extinguisher, Fire Hydrant, Wet Riser As Per NBC Norms

## INTERIOR UNIT FINISHES

Wall Finishes	Internal White Putty On Walls
Flooring	Granamite Tiles of 2'-0" X 2'-0" In Shops And Offices.
Shutter	Manual Operated Rolling Shutter Made Of G.I.

## EXTERNAL BUILDING FINISHES

Plaster	Outside Double Coat Plaster
Colour	Whether Shield Max/Equivalent
Elevation	External Facade In Combination Of Granite & Reflective Toughened Glass

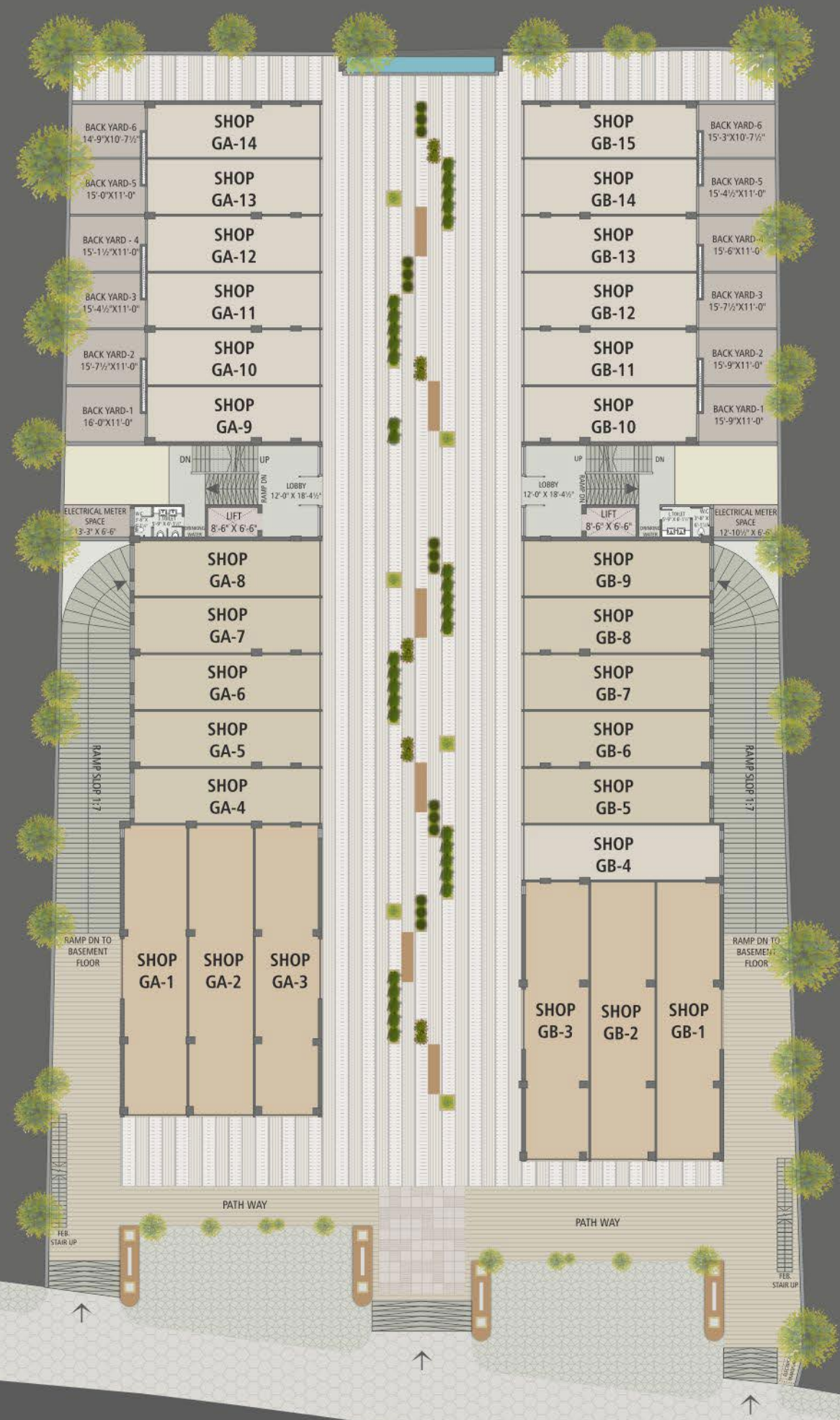
## INTERIOR COMMON AREA FINISHES

Staircase	Granite Stone Finish/Vitrified Tiles Staircase
Passages	Granamite Tile / Granite Flooring Of All Floors.
C.Toilets	All Sanitary Fittings Of Cera, Hindware & Plumbing Fittings Of Jaquar Or Kohler Or Eq. Make.

## COMMUNICATION

Electrification For Sufficient In Concealed Wiring With Standard Accessories. T.V., Telephone Unit , Internet, Lan





### GROUND FLOOR PLAN

SHOP NO	SIZE
GA-1	12'-7½" X 58'-4½"
GA-2	12'-10½" X 58'-4½"
GA-3	12'-7½" X 58'-4½"
GA-4 TO GA-8	37'-7½" X 11'-0"
GA-9 TO GA-13	35'-4½" X 11'-0"
GA-14	35'-4½" X 10'-7½"
GB-1	12'-7½" X 55'-10½"
GB-2	12'-10½" X 55'-10½"
GB-3	12'-7½" X 55'-10½"
GB-4	39'-7½" X 11'-0"
GB-5 TO GB-9	37'-7½" X 11'-0"
GB-10 TO GB-14	35'-4½" X 11'-0"
GB-15	35'-4½" X 10'-7½"



### FIRST FLOOR PLAN

SHOP NO	SIZE
FA-1	17'-3" X 52'-4½"
FA-2	21'-3" X 52'-4½"
FA-3 TO FA-7	38'-0" X 11'-0"
FA-8 TO FA-12	35'-0" X 11'-0"
FA-13	35'-0" X 14'-7½"
FB-1	17'-3" X 49'-10½"
FB-2	21'-3" X 49'-10½"
FB-3	39'-7½" X 11'-0"
FB-4 TO FB-8	38'-0" X 11'-0"
FB-9 TO FB-13	35'-0" X 11'-0"
FB-14	35'-0" X 14'-7½"





## SECOND FLOOR PLAN

SHOP NO	SIZE
SA-1 & SA-2	17'-3" X 48'-4½"
SA-3 TO SA-7	34'-0" X 11'-0"
SA-8 TO SA-12	31'-0" X 11'-0"
SA-13	31'-0" X 14'-7½"
SB-1 & SB-2	17'-3" X 45'-10½"
SB-3	35'-7½" X 11'-0"
SB-4 TO SB-8	34'-0" X 11'-0"
SB-9 TO SB-13	31'-0" X 11'-0"
SB-14	31'-0" X 14'-7½"

## THIRD FLOOR PLAN

SHOP NO	SIZE
TA-1	17'-3" X 44'-4½"
TA-2	13'-3" X 44'-4½"
TA-3 TO TA-7	30'-0" X 11'-0"
TA-8 TO TA-12	27'-0" X 11'-0"
TA-13	27'-0" X 14'-7½"
TB-1	17'-3" X 41'-10½"
TB-2	13'-3" X 41'-10½"
TB-3	31'-7½" X 11'-0"
TB-4 TO TB-8	30'-0" X 11'-0"
TB-9 TO TB-13	27'-0" X 11'-0"
TB-14	27'-0" X 14'-7½"



amenities

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STRUCTURE

EARTHQUAKE RESISTANT  
R.C.C. FRAME STRUCTURE AS PER  
LAST EARTHQUAKE WITH FABRICATION  
STRUCTURE IN CENTRAL COURT YARD
- 

LANDSCAPE

PROPERLY DESIGNED LANDSCAPE
- 

FLOORING

VITRIFIED FLOORING IN  
ALL SHOPS / OFFICES
- 

SECURITY

CCTV CAMERA SYSTEM  
COMMON AREAS
- 

TOILET

COMMON TOILET  
AT EACH FLOORS
- 

PARKING

COMMON SUFFICIENT PARKING  
AT BASEMENT & GROUND FLOOR FRONT SIDE
- 

ELECTRIFICATION

SUFFICIENT ELECTRICAL  
POINTS
- 

PASSENGER ELEVATORS

2 NOS. LIFTS OF GOOD QUALITY
- 

FIRE SAFETY

FIRE SAFETY ACCORDING  
TO NBC NORMS
- 

POWER BACK-UP

GENERATOR/INVERTER FOR COMMON AREAS



full and straight interface to luxurious trade

Modern infrastructure. Easy connectivity to business houses and industries. Excellent display and sound security are but a few points to select Solitaire Business Centre for your trade. Freedom, sensitivity and urgency of every transaction matters. They are nicely treated at Amazing Star.





## Location Map



### DISCLAIMER

• Purchaser shall bear all charges of stamp duty, registration charges, advocate fees of legal document, service tax, society formation, IC of Vapi Nagar Palika, All GEB charges legal file charges, Vapi Nagar Palika Tax, GST, VAT and local authority taxes. • Any additional taxes levied in future by any government authority shall be borne by purchaser. • Only internal changes shall be allowed with prior permission. • No external changes shall be permitted. • Signage & Nameplates: Predefined signage & hoarding. • Permission of sign boards as per developer rights & rules. • The right to alter the plans fully or partly or specifications or amenities mentioned are reserved with developers. • The developer reserves all rights to make any amendments in construction as may be necessary. • Plans of various floors indicated are graphic representations only, kindly do not scale. • Placing of A/C outdoor unit strictly as per builder's plan. • No change in structural design or layout possible. • Irregular payment may lead cancellation of booking. • The Brochure is intended only to convey the essential design and technical features of the scheme and does not form part of legal document. • Subject to Surat Jurisdiction.



### Site Address:

Opp DCB Bank vapi- Silvassa Road,  
GIDC Char Rasta Vapi 396191.

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**ARCHITECT**  
ARRAY DESIGN SERVICES  
Ar. Suresh sakariya



**STRUCTURE**  
HASMUKH PANCHANI  
Surat