



SHiNE

MEDICAL HUB AND RETAIL

Designed & Built for Visionaries.

ABOUT SOLARIS

Established in 1982, Solaris is rapidly establishing itself as a leading developer in Surat, Gujarat. Each project is an amalgamation of acumen, vision, experience and the finest craftsmanship. From retail destinations, offices, trade centers (markets) etc. each Real Estate space has been envisioned to serve you and your needs with the most luxurious offering that will stand the test of time. With expertise in construction & management, our capabilities include design, construction, redevelopment, sales & management. With several projects completed or nearing completion, we have the perfect space for your dreams to take shape.

With a keen eye on the future, Solaris Group continues to push the boundaries of innovation in real estate. Our projects are designed to cater to the evolving needs of modern businesses and urban lifestyles. By embracing cutting-edge technologies and contemporary design philosophies, we create spaces that are not only functional but also inspiring. Solaris Group is committed to shaping the skyline of tomorrow with developments that reflect our vision of progress and sustainability.

We continue to grow and innovate, we invite you to join us on our journey towards creating a better, more sustainable future. At Solaris Group, we are more than just Developers we are visionaries dedicated to transforming the real estate landscape. Together, let's craft spaces that inspire, empower and endure.

ABOUT SHINE

Introducing Solaris Shine, the latest milestone in our mission to redefine healthcare workspaces. Building on our legacy of creating future-ready developments like Solaris Universal Hospital, Solaris Kode and Solaris Pulse, Solaris Shine sets a new benchmark in doctor-focused commercial spaces—where functionality meets finesse.

Located opposite Anuvrat Dwar, one of Surat's most prime and prominent locations, Solaris Shine offers exceptional visibility, connectivity and access. Its strategic positioning makes it an ideal destination for healthcare professionals looking to establish or expand their presence in a fast-growing urban hub.

Designed with a deep understanding of medical professionals' needs, Solaris Shine features intelligent layouts, patient-friendly movement and a calming yet professional ambience. Every inch is thoughtfully crafted to support daily operations while elevating patient experience.

Solaris Shine isn't just about infrastructure—it's about vision. It's a space that reflects your commitment to care, innovation and excellence. Join us in shaping the next chapter in Surat's healthcare ecosystem with Solaris Shine—a destination where healing meets progress.



INVEST, HEAL SHOP, SHINE

From Clinics to Commerce





Medical excellence,
ARCHITECTURALLY EXPRESSED.



SHiNE

MEDICAL HUB AND RETAIL

Strategically positioned to maximize visibility and accessibility, Shine stands at the crossroads of city life, connecting neighborhoods, hospitals, & commercial arteries in one high-potential address.

**“More than space.
A statement.”**

“Rise above the ordinary.”

SOLARIS SHINE

S.N. NEUROLOGY

ANAESTHETIST

DENTALLY YOURS

TOOTH BOOTH

PROLOX CLINIC

PET CARE INDIA

DR. TARUN CHAVDA

CARE CURE

DR. DAVE

ALAN CLINIC

DR. HIRENDR SHAH

DIVINE HEALTH CARE

JJ LABORATORY

HIMANI PHYSIOTHERAPY

SATTVA CLINICS

HEALING CLINIC

MEET PHYSIO

NIYATI HOSPITAL

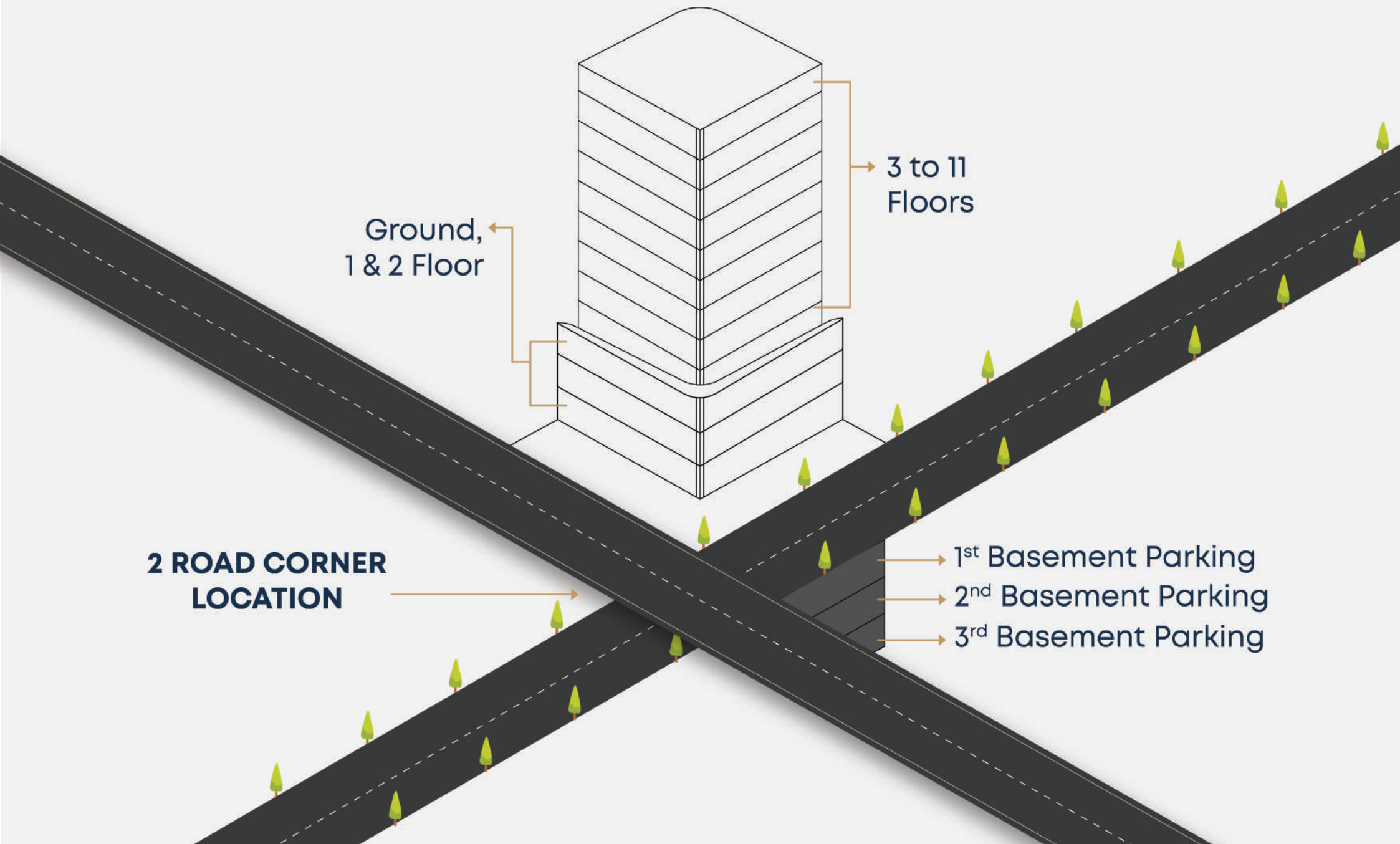
ULTRA INFRA

PHYSIC & BEYOND



Positioned for performance and designed for distinction, each unit reflects a commitment to quality, convenience & commercial success, creating the right impression from the very first glance.

“Meticulously designed clinics, hospitals and showrooms”



Ground,
1 & 2 Floor

3 to 11
Floors

**2 ROAD CORNER
LOCATION**

1st Basement Parking
2nd Basement Parking
3rd Basement Parking

GROUND FLOOR



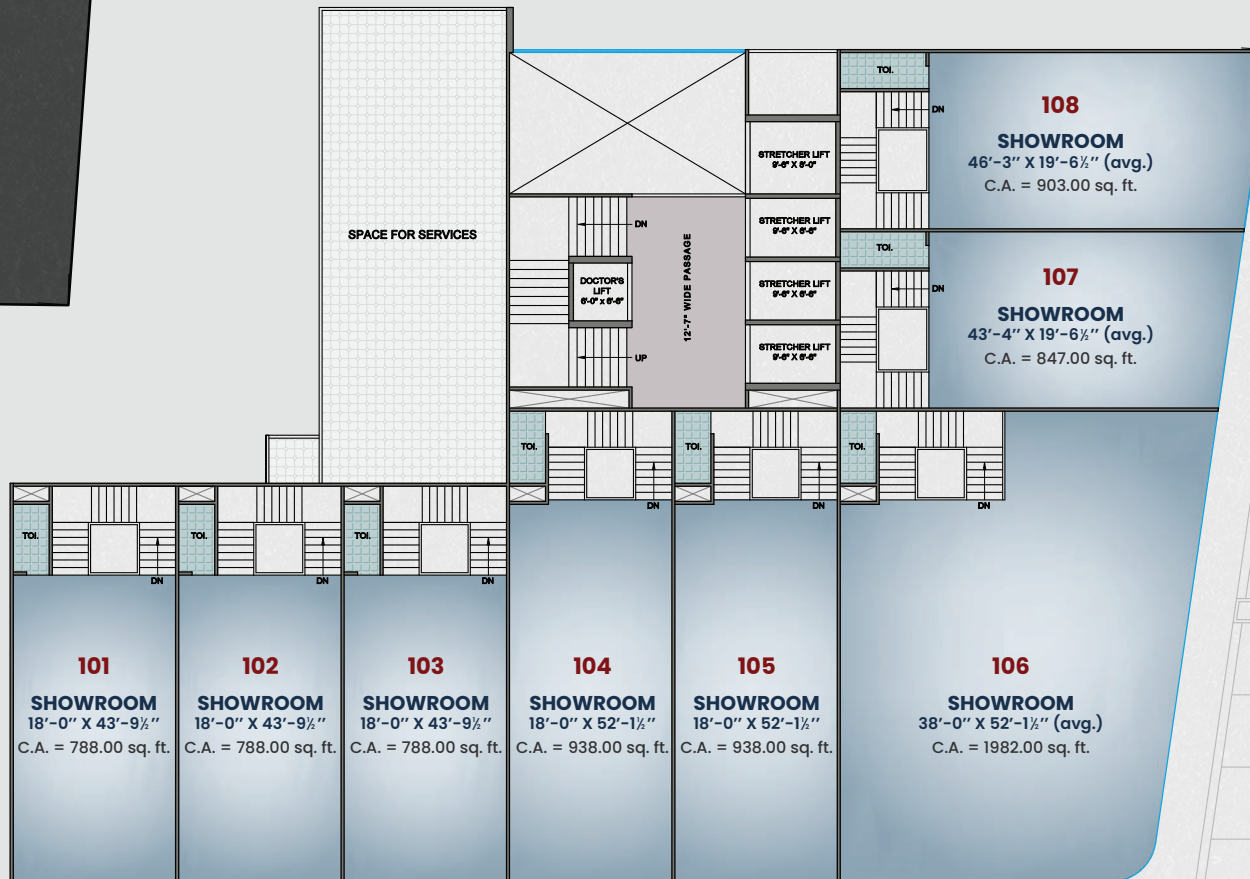
36.00 MT. WIDE ROAD

BRTS Road

60.00 MT. WIDE ROAD



1st FLOOR



SHiNE
MEDICAL AND RETAIL HUB

We're building more than a commercial complex; we're building an ecosystem that empowers doctors and entrepreneurs.



2nd FLOOR



SHiNE
MEDICAL AND RETAIL HUB

Shine offers intelligently
planned spaces that
elevate your daily
operations.



3rd to 11th FLOOR



SHINE
MEDICAL AND RETAIL HUB

Built with medical
needs in mind and
commercial intent
at heart.







SOLARIS SHINE

EYE CARE

FABRICS

DENTIST

WEL CARE

HEALTHY EATZZ

HEALTHY EATZZ

YOUTH MEDICARE

SOLARIS SHINE

SOLARIS SHINE



“The double-height foyer sets the tone for everything that follows.”




SOLARIS
A KOREKA ALLIANCE
SHINE



**“Lift Lobby,
Elevated in Style”**



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SPECIFICATION

FLOORING & WALL CLADDING:

- Italian marble/Italian tiles or equivalent make in atrium area, floors & walls, lift wall cladding common passage & wall.
- Export quality granite in staircase from top to bottom
- Premium vitrified or equivalent tiles in all Showrooms & Offices.
- Combination of export quality granite and high duty paver blocks at ground level parking and ramp.
- Kota/Concrete trimix flooring in all 3 basements parking.

ELECTRIFICATION:

- Copper/Aluminum Armoured cable (ISI make Polycab, RR Kabel, KEI or equivalent make) will be provided from electrical GEB panel to maintain distribution box in Showrooms & Offices.
- Distribution board (Legrand/ Schneider) with all accessories (MCB, ELCB) for all Showrooms & Offices.
- Low voltage main line for Internet, Intercom, TV Etc. for all Showrooms & Offices.
- Three phase meter at chargeable basis.
- Electric room & duct.
- Power generator (Diesel) for power backup for for all common services and dedicated points in Showrooms & Offices.
- Additional load will be chargeable as per GEB norms if required.

ELEVATORS:

- Fully Automatic 3 high speed Stretcher Lifts & 1 bed lift of Schindler/Kone/Otis or equivalent make with S.S Cabin.
- One fully automatic high speed lift for the owners.

DOORS & WINDOWS:

- Heavy duty sliding aluminium windows with anodizing.
- Granite/ Composite marble door frame surrounding the windows.
- Teak wood/ Composite marble door frame in offices with elegant main door with premium laminates on both sides & high-quality hardware fittings.
- Clear glass door for all Showrooms.

PAINT:

- Internal walls and ceiling of Showrooms & Offices finished with primer putty.
- Premium paint finish in common area.
- Acrylic/ Oil paint in all basement parking wall & ceiling.
- Exterior finish with texture and weather shield color.

PLUMBING & SANITARY WARE:

- Attached toilet in Showrooms & Offices as per brochure.
- One Common Toilets on Every Floor.
- ISI brand CPVC & UPVC plumbing & drainage pipe line.
- Imported tiles on floor and wall upto lintel level.
- C.P. & Sanitary ware-Jaquar/ Cera / Kohler or equivalent make.

SECURITY:

- Dedicated 24 x 7 manned security at all entry and exit points.
- Dedicated utility room for CCTV surveillance and monitoring BMS.
- CCTV installed at all major points through out the building.

FIRE PROTECTION/ FIRE FIGHTING SYSTEM:

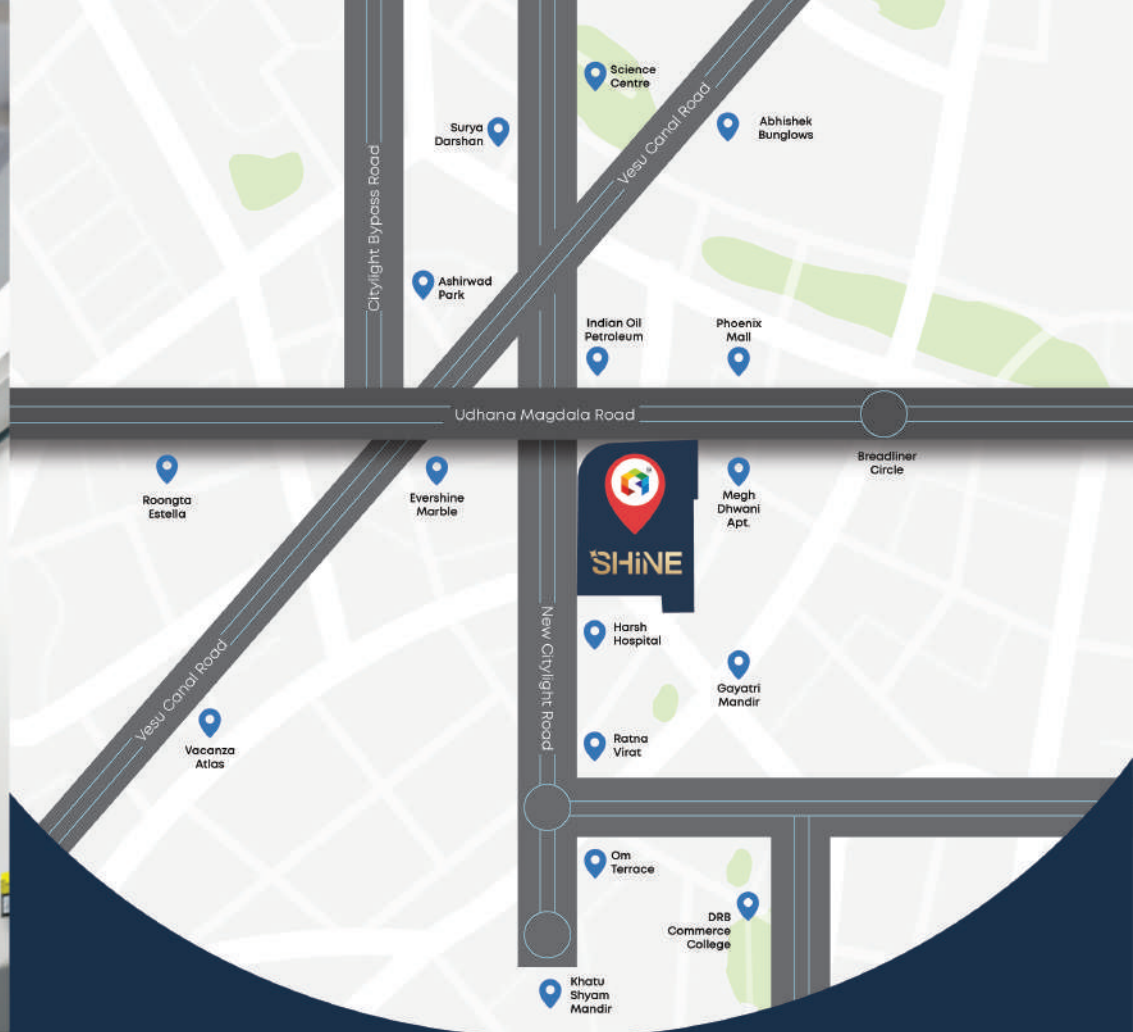
- Separate underground tank for fire hydrant. (approx. 1,50,000 Ltr. capacity)
- Automated sprinklers, extinguisher ball, cylinder, fire alarm system hose pipe with all accessories will be placed throughout the building.
- Special automated diesel pump in case of power failure to assure working of the fire pump and fire related services.
- All guidelines will be followed as per Government norms.

SIGNAGE SPACE:

Dedicated signage space will be provided for showrooms & offices. The fitting of the signage will be done by the developer only, While the cost of the same will be borne by the Purchaser/Lessee. The colour of the signage will be same throughout the building to maintain the Elivation.

DISCLAIMER:

Legal expenses, Stamp duty, G.E.B Charges, S.M.C. charges for drainage and water connection, G.S.T etc. shall be borne by the members. Any additional charges or duties levied by the Government/ Local authorities during or completion of the scheme will be borne by the purchaser. In the interest of continual development in design & quality of construction, the developer reserve all rights to make any changes in the scheme including technical specification, designs, planning layout& all the allotments/purchaser shall abide by such changes. Changes/alteration of any including the elevations, exterior colour scheme of the building or any other change affecting the overall design concept and outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. The brochure is intended only to convey the essential design& technical features of the scheme and does not form a part of legal document.



DEVELOPER



Architect
Design Root

Structure Designer
Jalil Sheikh

Legal Advisor
Mitesh Shah

Vastu Consultant
Gurudatt Shinoy



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MEDICAL HUB AND RETAIL

SITE ADDRESS:

Solaris Shine, Opp; Anuvrat Dwar,
Besides; Megh Dhvani Apt.,
Udhna-Magdalla Road, Surat - 395007

OFFICE ADDRESS:

4th Floor, Solaris The Address,
Opp; Reliance Smart Bazaar, Besides; Shreeji Tata Motors,
Surat Dumas Road, Piplod, Surat, Gujarat - 395007



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