

MAGNNUS
SHOPS & OFFICES



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SALIENT FEATURES

- ▶ Metaphorical building enhancing business domination.
- ▶ Centrally located atrium with well defined movement pattern.
 - ▶ Magnificent commercial complex for shops & offices.
- ▶ All shops/offices are designed to maximum frontage along the canal road.
 - ▶ Well connected to the city road network.
 - ▶ Sophisticated entrance plaza.
 - ▶ Exquisitely designed corridor along shops & offices.
 - ▶ Ample space for visitor parking.

PROJECT FACILITIES

CAMPUS FACILITIES:

- ▶ Central signage board facing towards cross road and plaza.
- ▶ Well defined circulation network for easy movement.
- ▶ General toilets.
- ▶ Centrally located over head water tank with pump/s.
- ▶ Well designed central meter room and communication service lines.

PARKING:

- ▶ Visitors parking space along the road length.
- ▶ Well designed basement parking facility with two separate ramps for entry and exit.
- ▶ Sufficient two wheeler parking in front and rear side of the campus.
- ▶ Well designed light post with sign board along road side parking.

COMMON OPEN SPACES:

- ▶ Front side central plaza for common gathering and public entrance.
- ▶ Well designed light post along plaza.
- ▶ Well defined and properly ventilated service court / shaft for air-conditioning utility.



Simplicity and repose are the qualities that measure the true value of any work of art.



Layout Plan



Ground Floor Plan



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.

EXTERNAL COLOUR:

- ▶ The building will be finished with double coat water repellent colour and weather shield poly acrylic colour.

WATER SUPPLY:

- ▶ Supply of municipal water and /or auxiliary source of boring.



BUILDING FINISHES & SYSTEMS

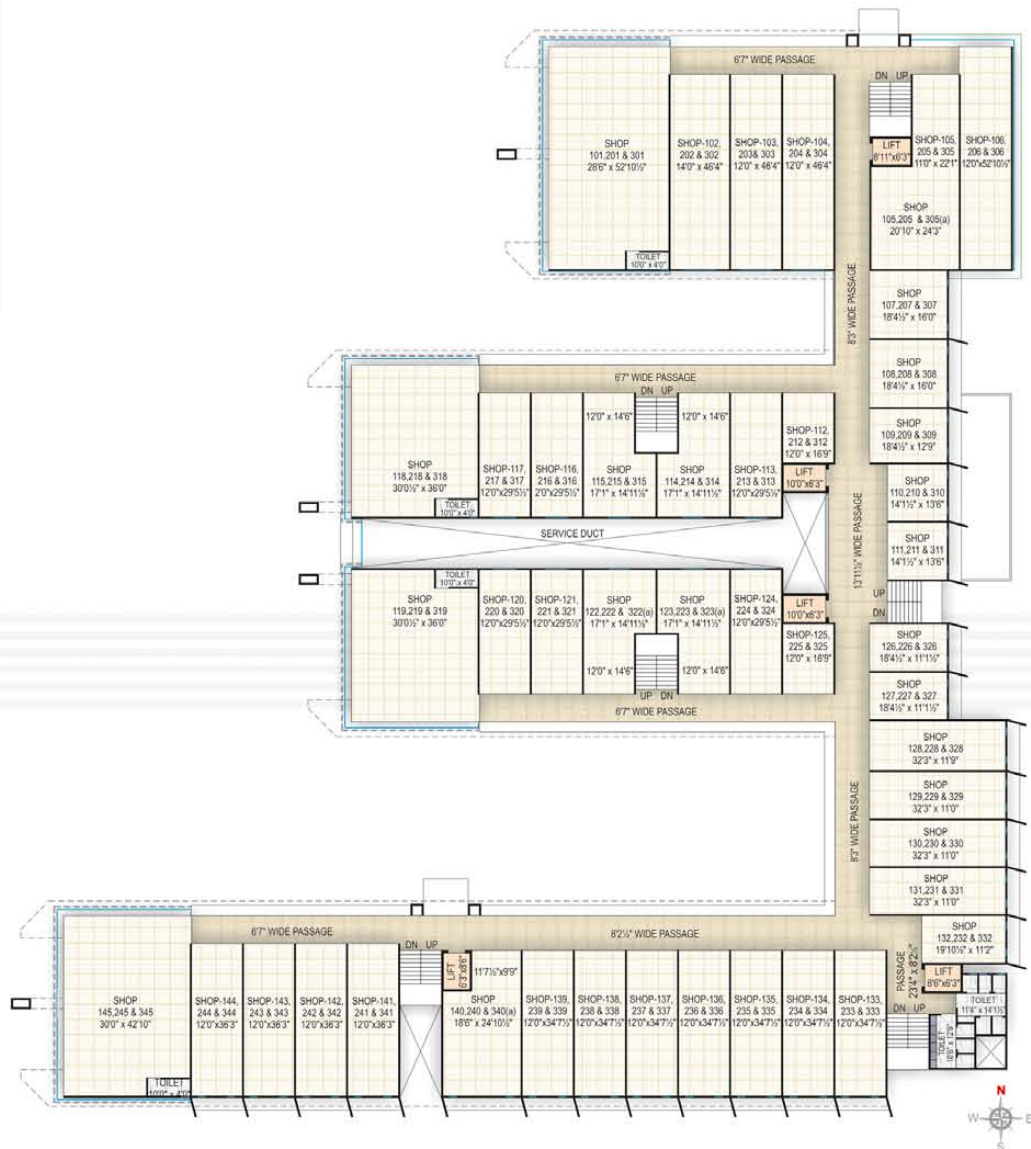
ENTRANCE LOUNGE & FOYER:

- ▶ Ample staircases are placed to enter into the building with separate atrium with well defined movement pattern.
- ▶ Well organized atrium equipped with nameplates, postbox, central reception & waiting lounge.

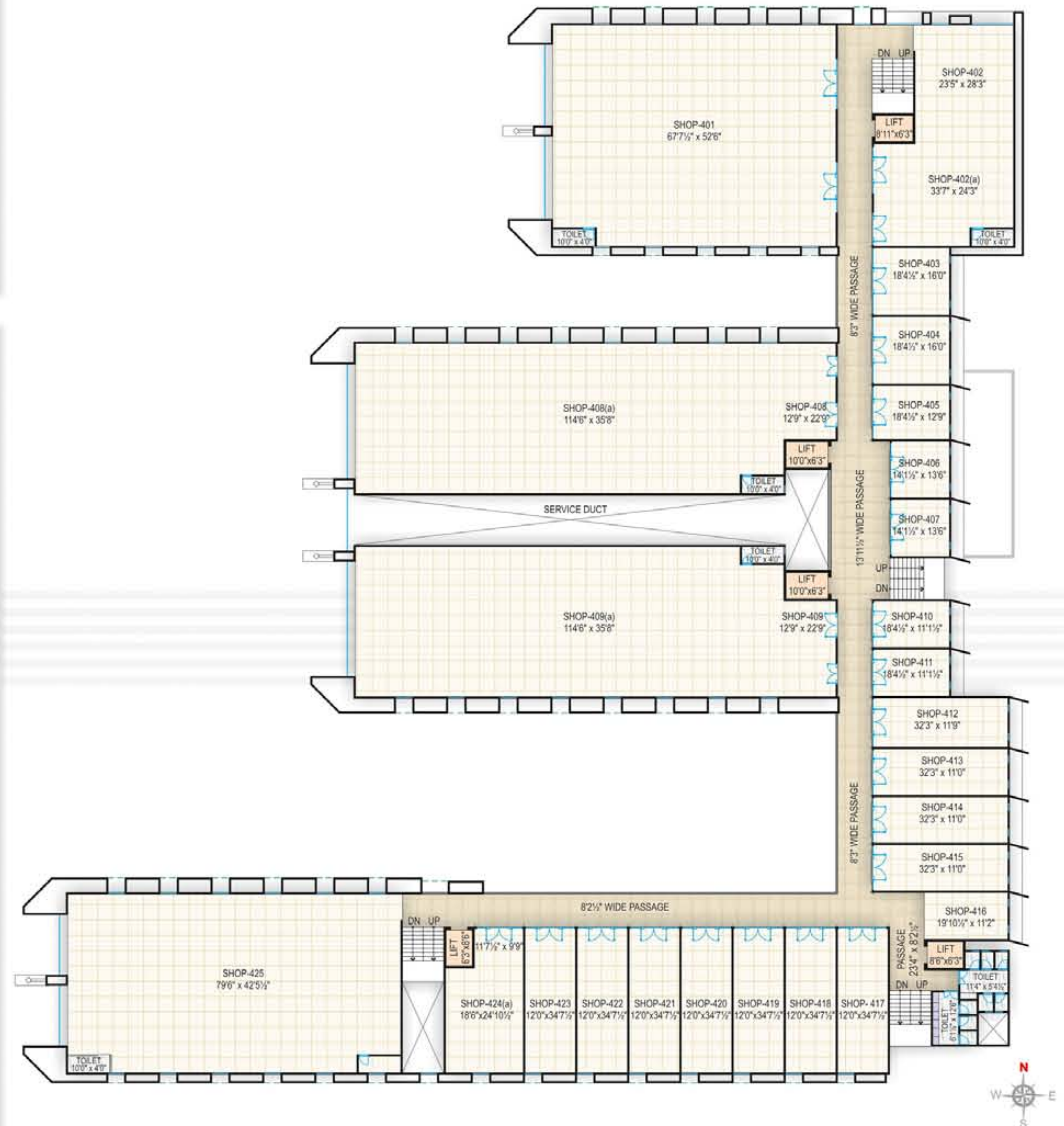
The beautiful is as useful as the utilitarian and perhaps much more so.



1st, 2nd & 3rd Floor Plan



4th Floor Plan



BUILDING FINISHES & SYSTEMS

FLOOR LANDINGS STAIRCASE & TERRACE:

- ▶ Finished with combination of matt & glossy granamite tile or natural stone in flooring & provision of decorative ceiling.
- ▶ Application of china mosaic at terrace area.

ELEVATOR:

- ▶ Five elevators out of which Three auto door & two of medical stretcher size for easy and fast access to any floor.
- ▶ Separate power back up for lift at the time of breakdown of electricity supply (gas operated generator).

GENERAL SECURITY:

- ▶ Provision of good and healthy details for self sustained security.

BUILDING FINISHES & SYSTEMS

FIRE FIGHTING SYSTEM:

- ▶ As per G.D.C.R. norms.

GENERAL SECURITY:

- ▶ Provision of good and healthy details for self sustained security.

OFF TIME SECURITY:

- ▶ CC TV surveillance with 30 days of recording facility.

COMMUNICATION CONNECTIVITY:

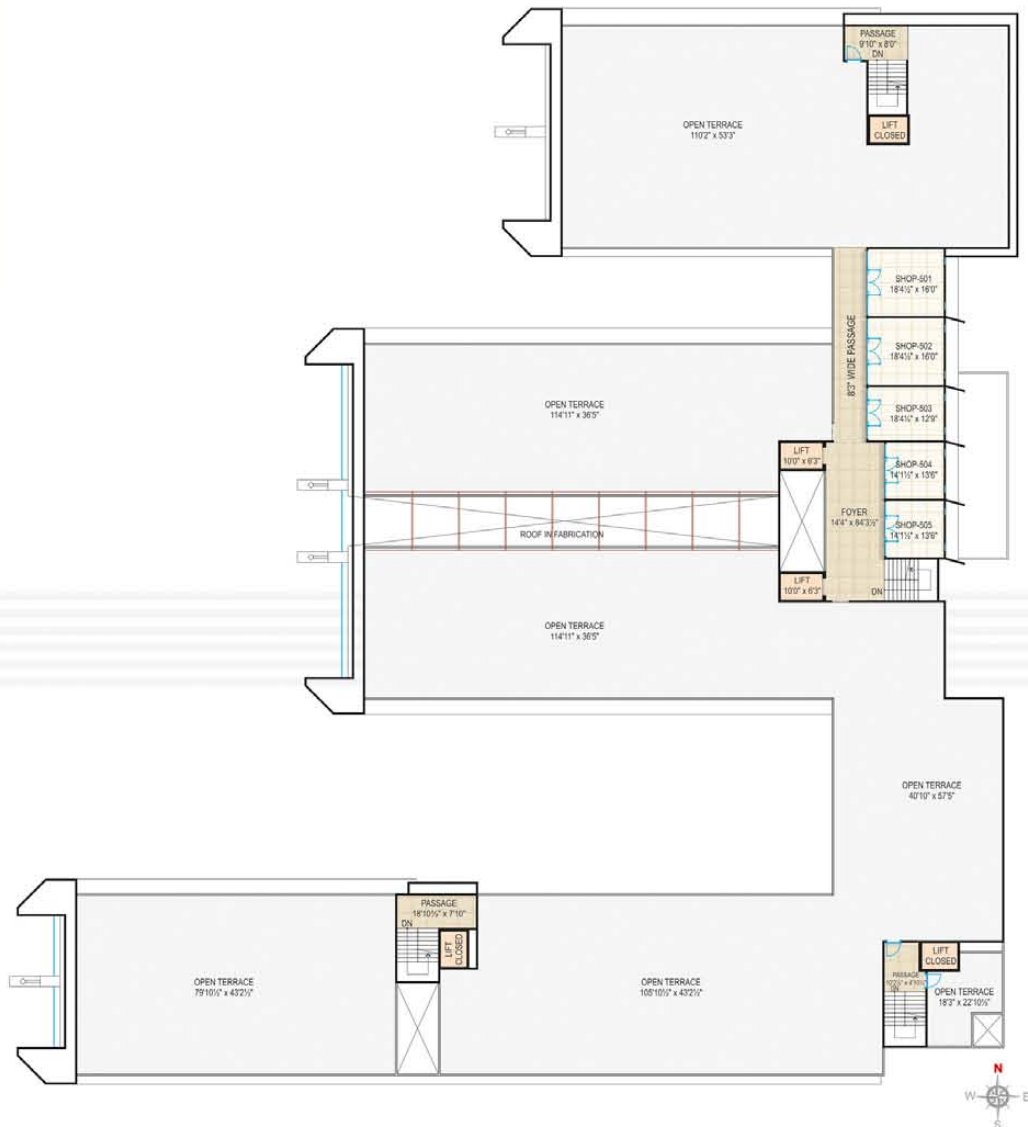
- ▶ Telephone and data cable service line duct or details for each shops & offices.

ELECTRICITY SUPPLY:

- ▶ Supply by GEB.



5th Floor Plan



STANDARD SHOP/OFFICE FINISHES

SIGN BOARD:

- Well detailed space for front sign board for each shop or office along with central nameplates located at external signboard along road and atrium.
- Provision of electric point to each sign board as require.

ROLLING SHUTTERS & WINDOWS:

- G.I. channel rolling shutter with provision of safety details.
- All windows of hi grade anodized aluminum extruded sections and tinted glass.

FLOORING:

- Full body vitrified tiles with spacer technique with epoxy grouting.

STANDARD SHOP/OFFICE FINISHES

ELECTRIFICATION:

- Electrification will be done by the multinational brand wires and switches.
- Heavy load compatible GEB meter connection.

PLUMBING:

- General water supply & drainage line connection to each shop and/or office.
- Plumbing & drainage system will be designed & executed by the known consultants.

WALL & CEILING FINISHES:

- Birla white cement putty application.

AIR CONDITIONING:

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



Location Map

SITE ADDRESS
Magnnus F.P. 89 + 90, B/h Althan Water Works, Opp. K.G. Farm, Near Sai Rudra Apartments, Canal Road, Althan, Surat.



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