



SHOWROOMS | OFFICE SPACES

DESIGNED TO
EMPOWER



32
SHOPPING SPACES



13
RESTAURANTS / CAFÉS



139
BUSINESS SPACES







KEY HIGHLIGHTS

- An established location with a vibrant ecosystem, surrounded by high end residential areas and prime commercial establishments.
- Featuring a signature 49 feet high grand reception atrium.
- World-class elevation offering panoramic, lifetime views of the surrounding biotechnology farmland.
- Equipped with modern elevators, escalators, and two levels of basement parking, facilitating smooth and efficient traffic flow throughout the building.
- Differently planned offices featuring double-height, open terraces, and deck offering uninterrupted views of the vast farmland.
- Well planned mechanical, electrical and plumbing services to ensure hassle free working.
- Solar panels for maximum possible energy savings in common areas
- Electricity supplied by Torrent power - ensures minimum power cuts.
- EV charging stations

PRIME LOCATION

- Situated in one of the most sought after areas in the city offering a vibrant business ecosystem.
- Stands as a dynamic centre featuring a mix of high-end retail stores,
- Branded showrooms, and luxury boutique stores.
- Surrounded by Surat's prestigious residential areas. The locality is known for its upscale apartments housing high net worth individuals.
- The project is in close proximity to Ghod-Dod Road - home to various branded showrooms and luxury boutique stores along with, Udhana Magdalla Road - known for all the furniture and home decor brands.
- The area hosts numerous banks, reputable schools, educational institutions and healthcare facilities.
- Easy access to major industrial areas across the city, catering to textile, diamond and manufacturing sectors.
- Right opposite BRTS station for easy commute of employees.
- Well connected to major transportation hubs such as airport, railway stations and highways.



SCAN FOR LOCATION

FOR THE VISIONARIES



49' Heighted (Slab Top To Slab Top)
Air-Conditioned Reception Atrium



Visitors Waiting
Lounge



Smoking Zone



Dining Area for
Employees



CCTV
Surveillance



Fully Automatic
Elevators

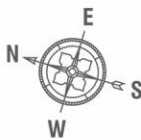


EV Charging
Stations



Solar Panel
System

GROUND FLOOR PLAN



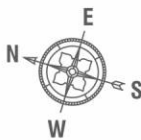
- 01 ENTRANCE GATE
- 02 EXIT GATE
- 03 WATER BODY
- 04 VISITOR PARKING
- 05 BASEMENT ENTRY / EXIT
- 06 TRIPLE HEIGHT ATRIUM (57' 0" X 44' 2")
- 07 HANDICAP TOILET (8' 0" X 5' 4")
- 08 TOILET (4' 0" X 4' 0")
- 09 TOILET (6' 0" X 4' 0")
- 10 TOILET (5' 0" X 4' 0")
- 11 TWO WAY ESCALATOR
- 12 DOUBLE HEIGHT FOYER (37' 0" X 26' 8")



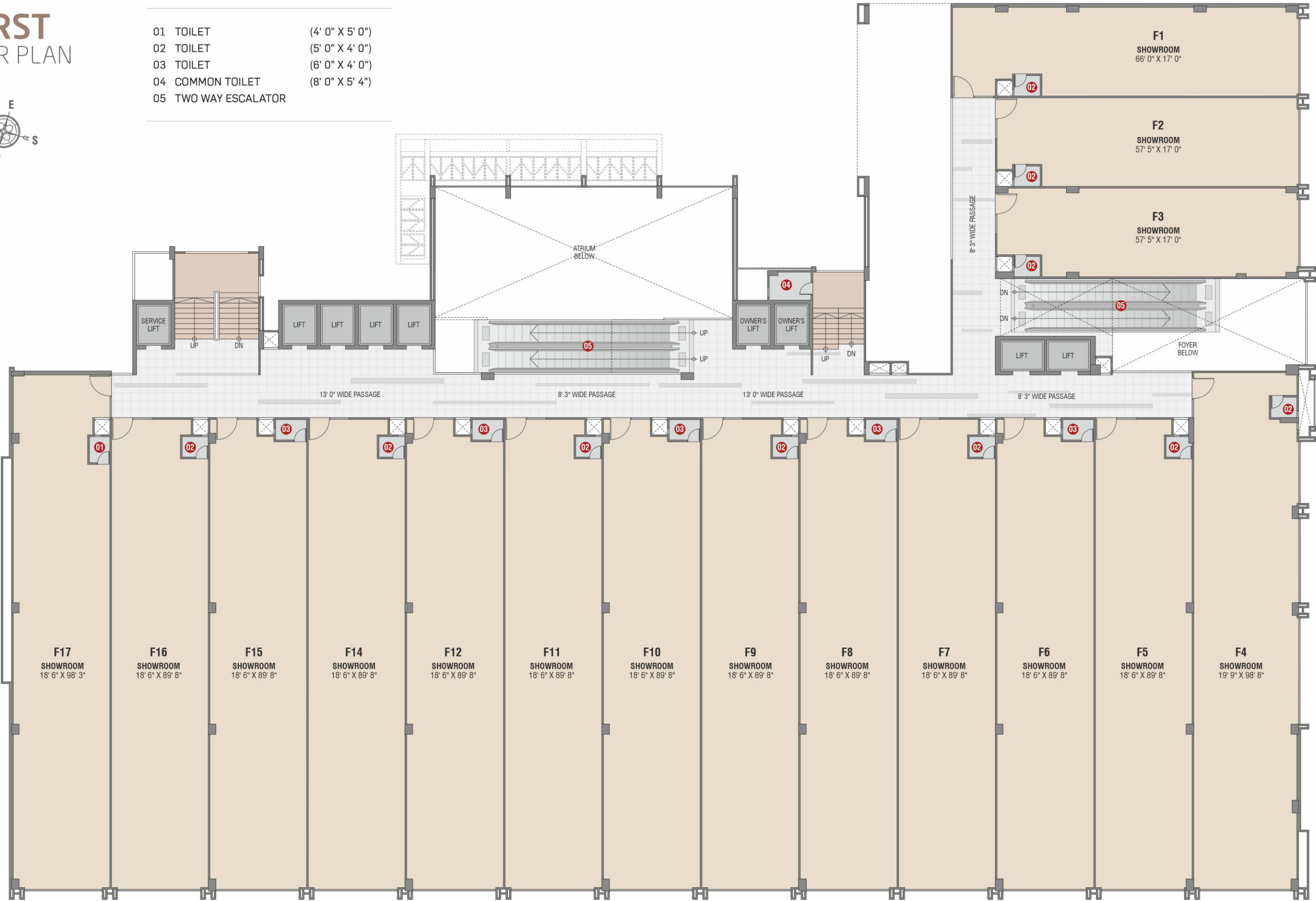
24 MT WIDE TP ROAD

18 MT WIDE TP ROAD

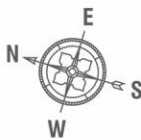
FIRST FLOOR PLAN



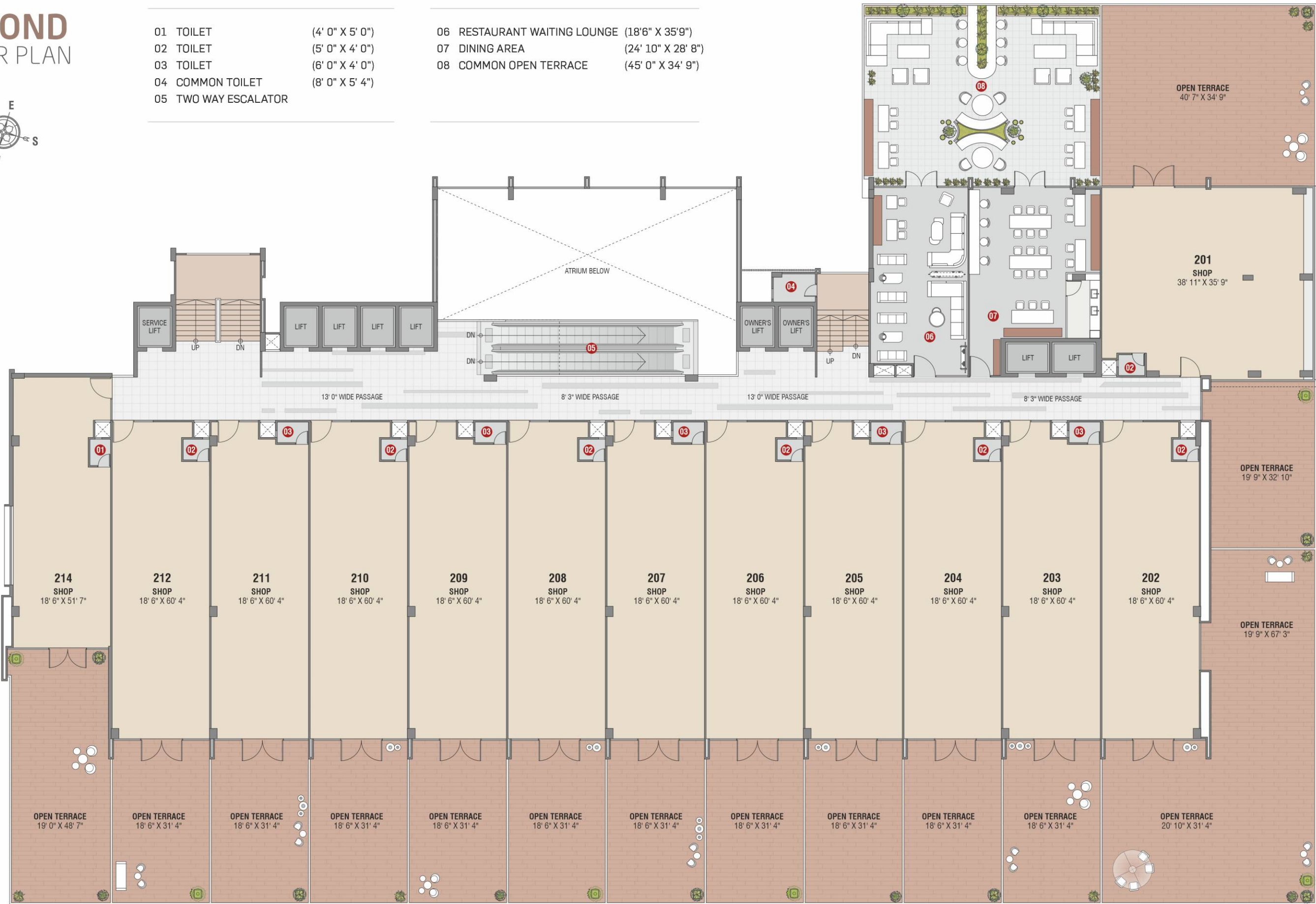
- | | | |
|----|-------------------|-----------------|
| 01 | TOILET | (4' 0" X 5' 0") |
| 02 | TOILET | (5' 0" X 4' 0") |
| 03 | TOILET | (6' 0" X 4' 0") |
| 04 | COMMON TOILET | (8' 0" X 5' 4") |
| 05 | TWO WAY ESCALATOR | |



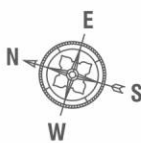
SECOND FLOOR PLAN



- | | | | |
|----------------------|-----------------|------------------------------|--------------------|
| 01 TOILET | (4' 0" X 5' 0") | 06 RESTAURANT WAITING LOUNGE | (18'6" X 35'9") |
| 02 TOILET | (5' 0" X 4' 0") | 07 DINING AREA | (24' 10" X 28' 8") |
| 03 TOILET | (6' 0" X 4' 0") | 08 COMMON OPEN TERRACE | (45' 0" X 34' 9") |
| 04 COMMON TOILET | (8' 0" X 5' 4") | | |
| 05 TWO WAY ESCALATOR | | | |



THIRD
FLOOR PLAN



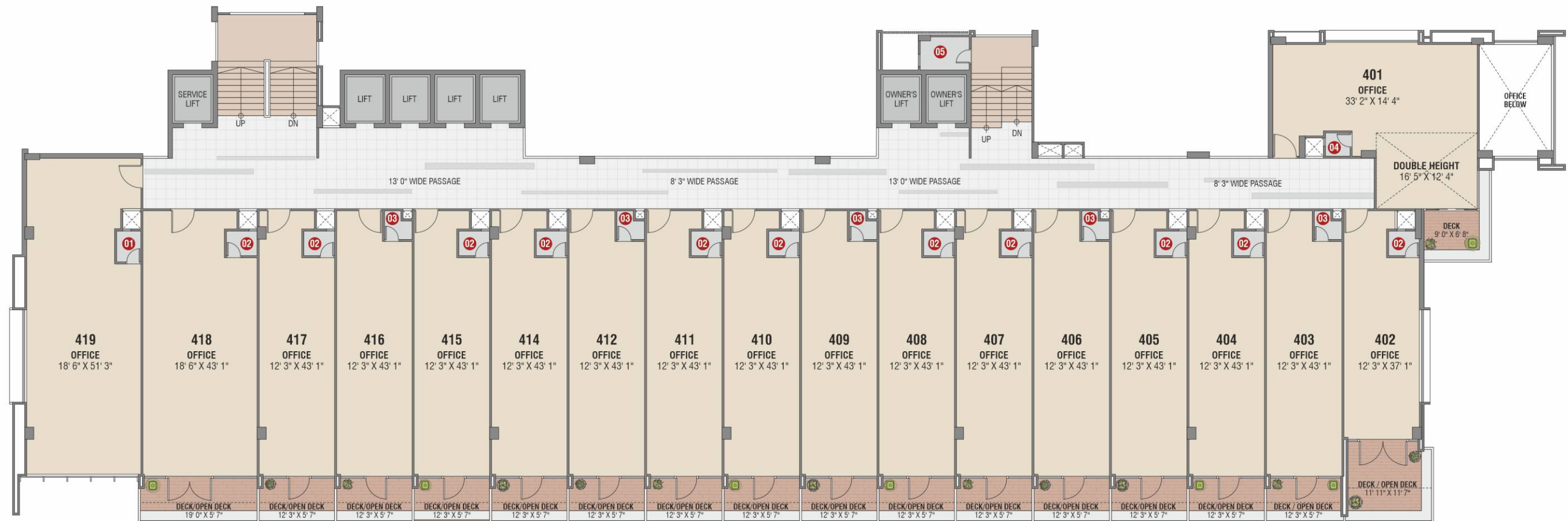
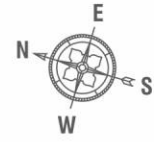
01	TOILET	(4' 0" X 5' 0")	05	OPEN TERRACE / SMOKING ZONE	58' 3" X 37' 7"
02	TOILET	(5' 0" X 4' 0")	06	OPEN TERRACE / SMOKING ZONE	24' 2" X 35' 6"
03	TOILET	(6' 0" X 4' 0")			
04	COMMON TOILET	(8' 0" X 5' 4")			



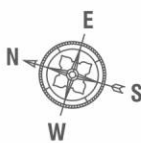
FOURTH FLOOR PLAN

01	TOILET	(4' 0" X 5' 0")
02	TOILET	(5' 0" X 4' 0")
03	TOILET	(5' 0" X 4' 6")

04	TOILET	(4' 0" X 3' 9")
05	COMMON TOILET	(8' 0" X 5' 4")

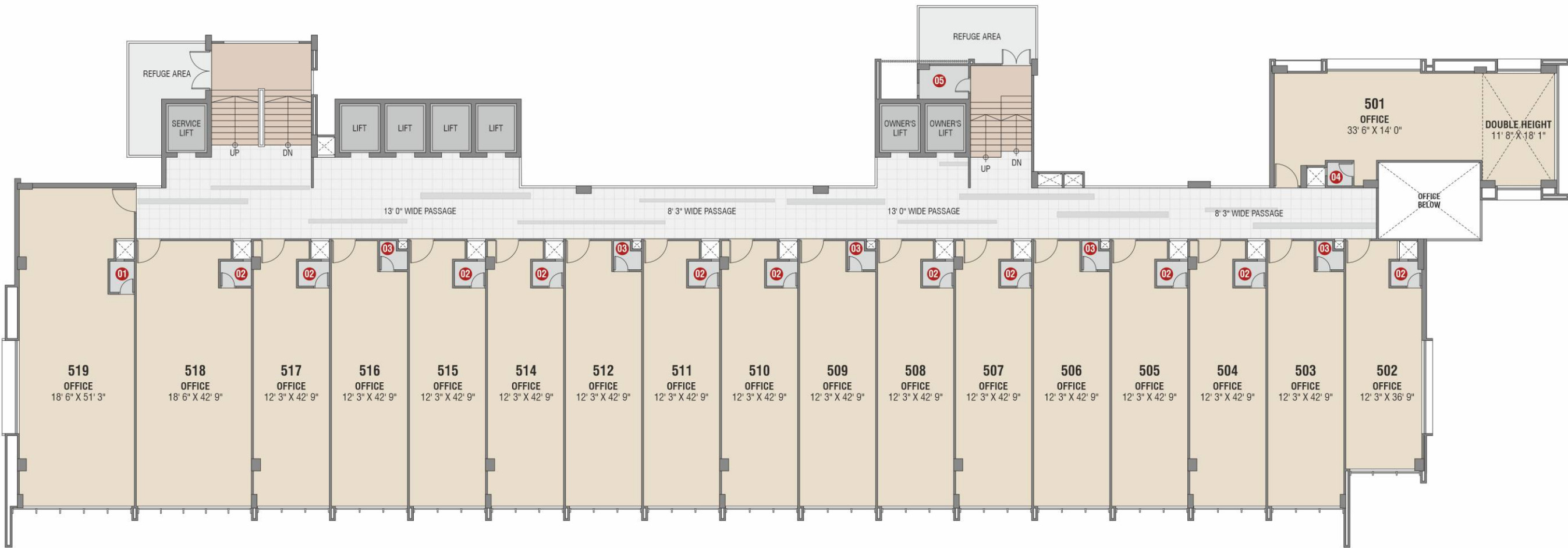


FIFTH
FLOOR PLAN

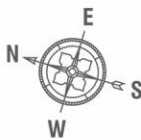


01	TOILET	(4' 0" X 5' 0")
02	TOILET	(5' 0" X 4' 0")
03	TOILET	(5' 0" X 4' 6")

04	TOILET	(4' 0" X 3' 9")
05	COMMON TOILET	(8' 0" X 5' 4")



SIXTH
FLOOR PLAN

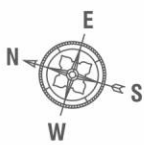


01	TOILET	(4' 0" X 5' 0")
02	TOILET	(5' 0" X 4' 0")
03	TOILET	(5' 0" X 4' 6")

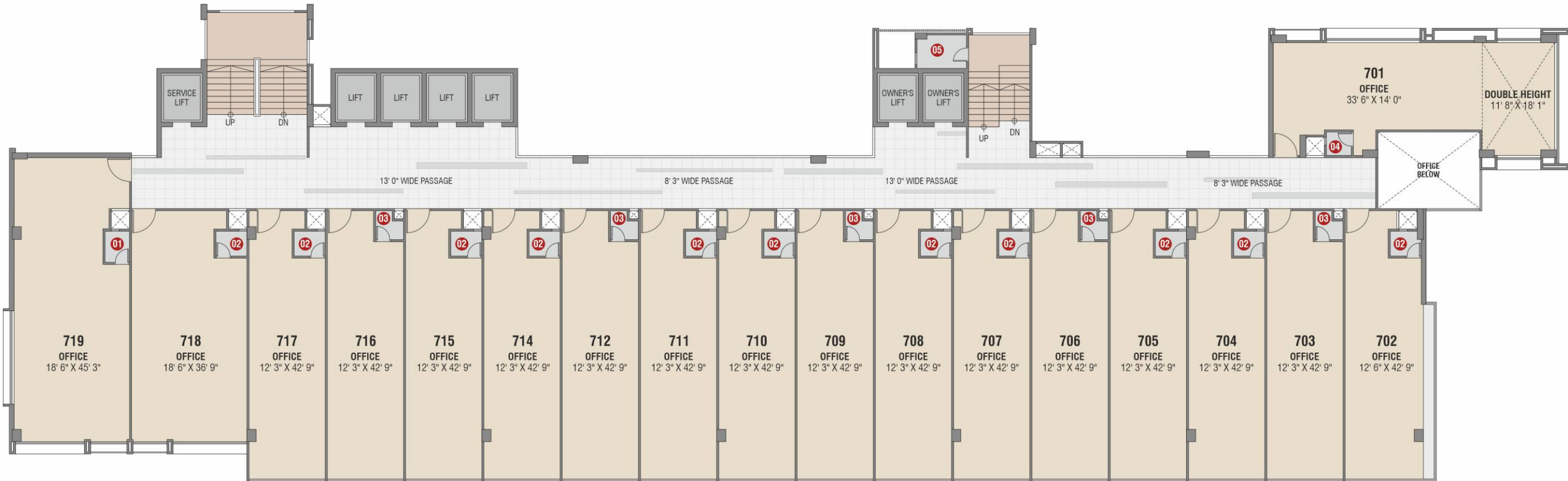
04	TOILET	(4' 0" X 3' 9")
05	COMMON TOILET	(8' 0" X 5' 4")



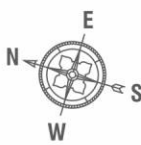
SEVENTH
FLOOR PLAN



01	TOILET	(4' 0" X 5' 0")	04	TOILET	(4' 0" X 3' 9")
02	TOILET	(5' 0" X 4' 0")	05	COMMON TOILET	(8' 0" X 5' 4")
03	TOILET	(5' 0" X 4' 6")			

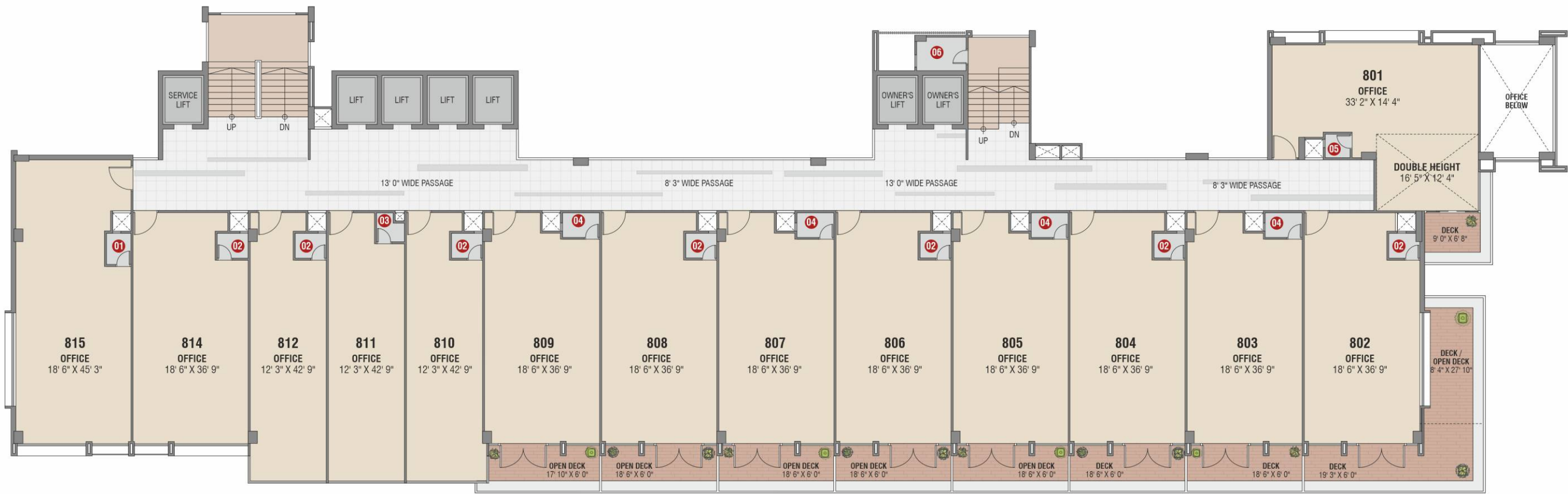


EIGHTH
FLOOR PLAN

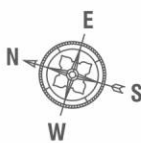


01	TOILET	(4' 0" X 5' 0")
02	TOILET	(5' 0" X 4' 0")
03	TOILET	(5' 0" X 4' 6")

04	TOILET	(6' 0" X 4' 0")
05	TOILET	(4' 0" X 3' 9")
06	COMMON TOILET	(8' 0" X 5' 4")



NINTH
FLOOR PLAN



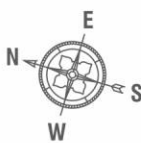
01	TOILET	(4' 0" X 5' 0")
02	TOILET	(5' 0" X 4' 0")
03	TOILET	(5' 0" X 4' 6")

04	TOILET	(6' 0" X 4' 0")
05	TOILET	(4' 0" X 3' 9")
06	COMMON TOILET	(8' 0" X 5' 4")



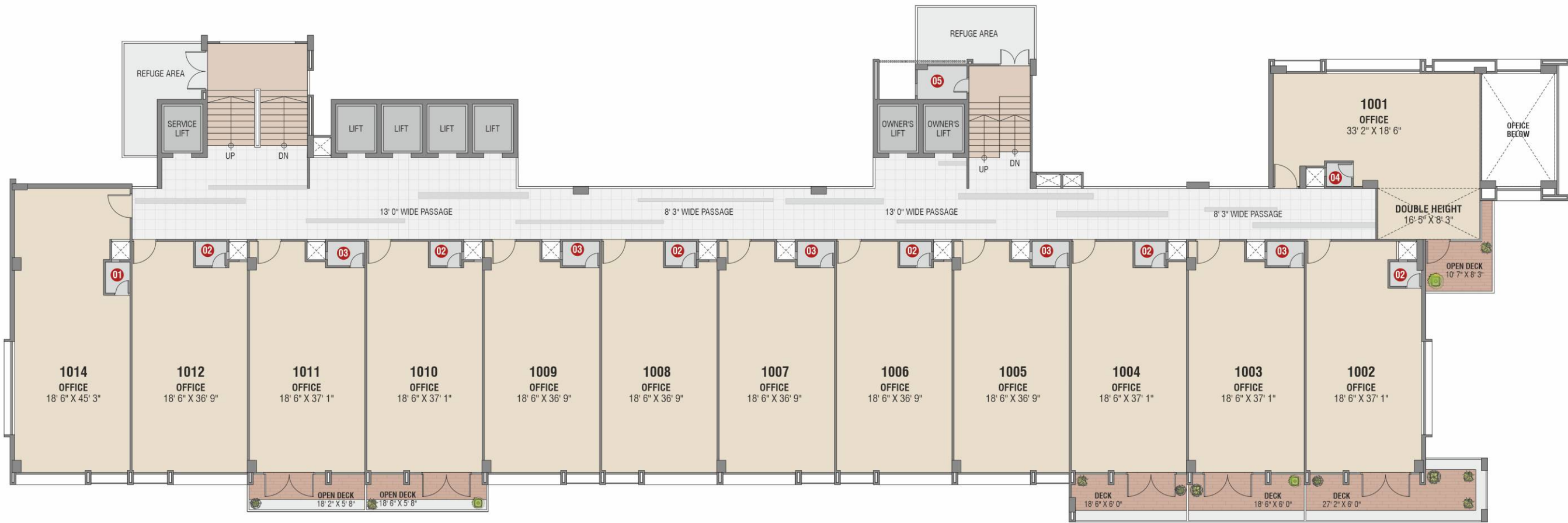
TENTH

FLOOR PLAN

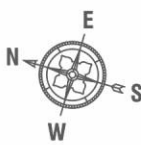


01	TOILET	(4' 0" X 5' 0")
02	TOILET	(5' 0" X 4' 0")
03	TOILET	(6' 0" X 4' 0")

04	TOILET	(4' 0" X 3' 9")
05	COMMON TOILET	(8' 0" X 5' 4")

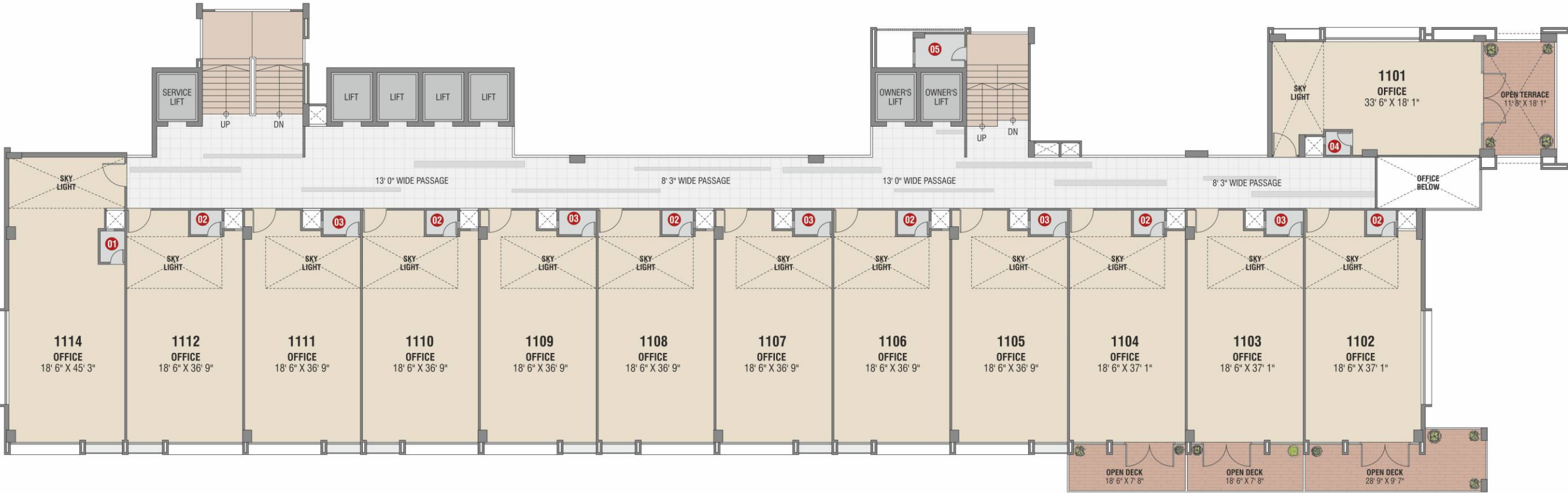


ELEVENTH
FLOOR PLAN



01	TOILET	(4' 0" X 5' 0")
02	TOILET	(5' 0" X 4' 0")
03	TOILET	(6' 0" X 4' 0")

04	TOILET	(4' 0" X 3' 9")
05	COMMON TOILET	(8' 0" X 5' 4")



SPECIFICATIONS

UNIT SPECIFICATIONS:

Floor finish

- Good quality vitrified tiles in flooring

Deck/open terrace

- Anti-skid tiles on floor
- SS/MS/aluminum glass safety railing

Toilets

- Good quality vitrified tiles with standard quality sanitary ware and CP fitting of JAQUAR/ CERA or equivalent make

Wall surface

- Putty on all plastered wall

Doors and windows

- Glass doors for ground, first and second floor units
- Flush doors for office unit
- DGU sliding windows / DGU push windows in aluminum section for office units

Air conditioning

- Only copper piping for VRV air conditioning in all units

Electrical

- 3 phase meter with individual DB for each unit
- Adequate power backup of 10 Amp (single phase) in each unit on ground, first and second floor and 4 Amp (single phase) in each unit from third to eleventh floor

TECHNICAL SPECIFICATIONS:

Floor Height

- Ground floor height - 16' (slab top to slab top)
- First & Second floor height - 17'6" (slab top to slab top)
- Third to Tenth floor height - 10'6" (slab top to slab top)
- Eleventh floor height - 11' (slab top to slab top)

Building designed as per IS Codes

BUILDING SPECIFICATIONS:

Reception Foyer & Lobby

- 49' heightened (Slab top to slab top) air-conditioned atrium
- Well designed and spacious lift lobby at all floor levels

Façade Treatments

- DGU glazing (except ground & first floor) with stone / granite cladding & texture
- Designer façade lighting

Elevator & Escalator

- Two fully automatic high-speed elevators with access controls systems for owners of SCHINDLER/KONE or equivalent make
- Four fully automatic high-speed elevators for visitors/employees of SCHINDLER / KONE or equivalent make
- One service elevator of EXPRESS or equivalent make
- Additional two fully automatic elevators for ground, first and second floor
- Two-way escalator of KONE / THYSENKRUP or equivalent make for ground, first and second floors

Power Backup

- Generator of adequate capacity for lifts, water pumps and common facilities

Parking

- 2 level basement car parking with mechanical parking at both the levels
- Sufficient car and two wheelers parking for visitors

Water Supply

- Two SMC water tanks, one exclusively for ground, first and second floor and another for office units

Safety and Security

- Entry and exit with access control system
- CCTV in campus, lifts, lift lobby, passages, reception & basements
- Automatic fire alarm & safety systems

Toilets

- Male & female common toilets

EV Charging

- EV charging stations in the premises for cars & two wheelers

Solar Energy

- Installation of Solar Panel System on terrace for common areas electricity consumption to maximum possible extent



**Tap to experience 360° virtual tour
of the project site**