

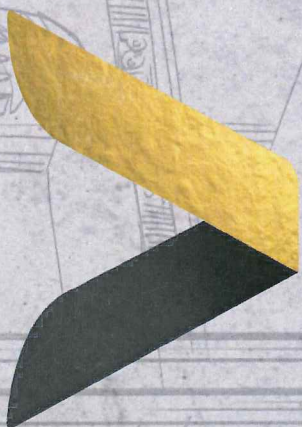
THE ABC OF BUSINESS

ANAYA BUSINESS CENTER

SONY

BOOKWORLD

BOOKWORLD



ANAYA  
BUSINESS CENTER

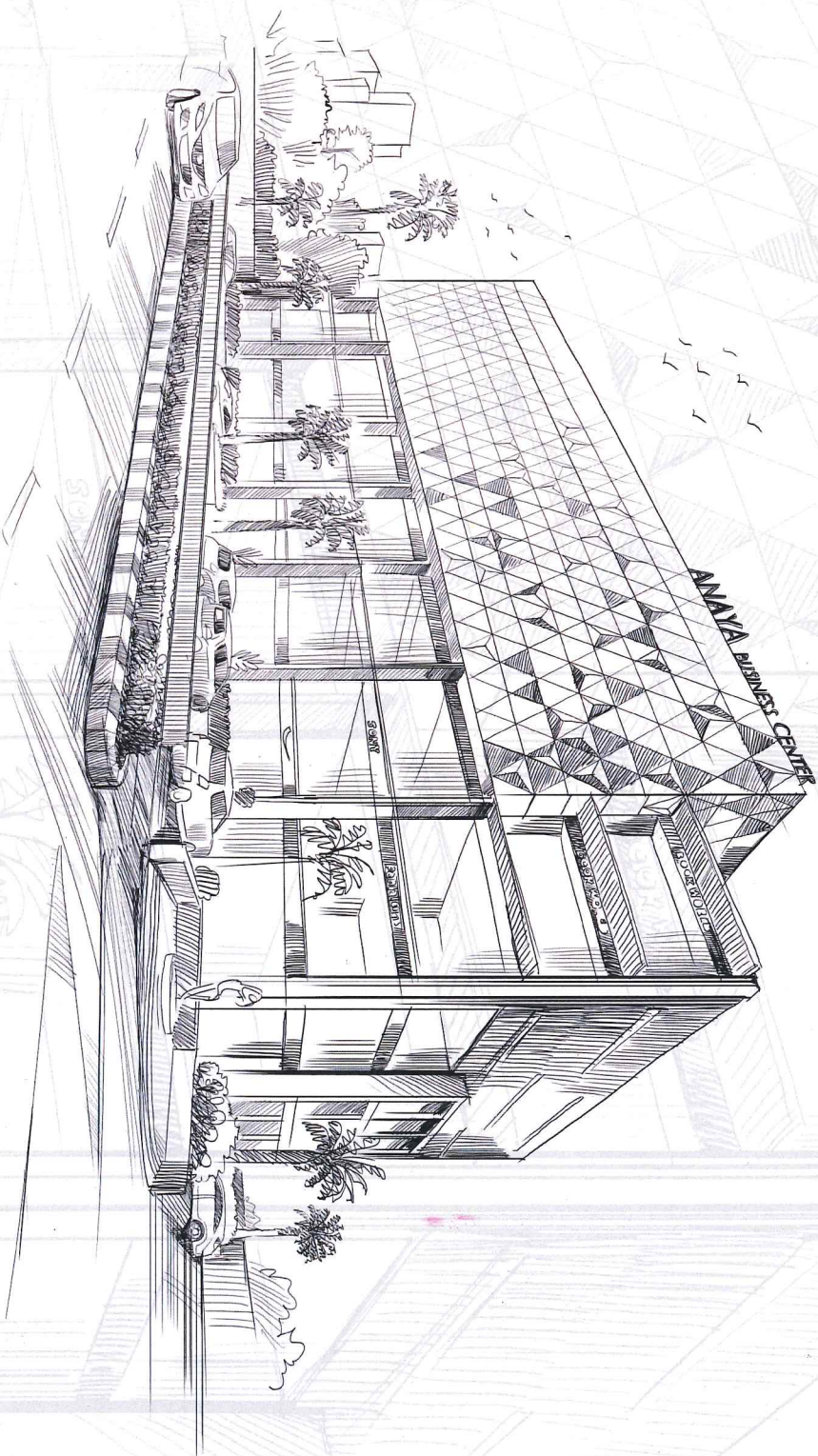




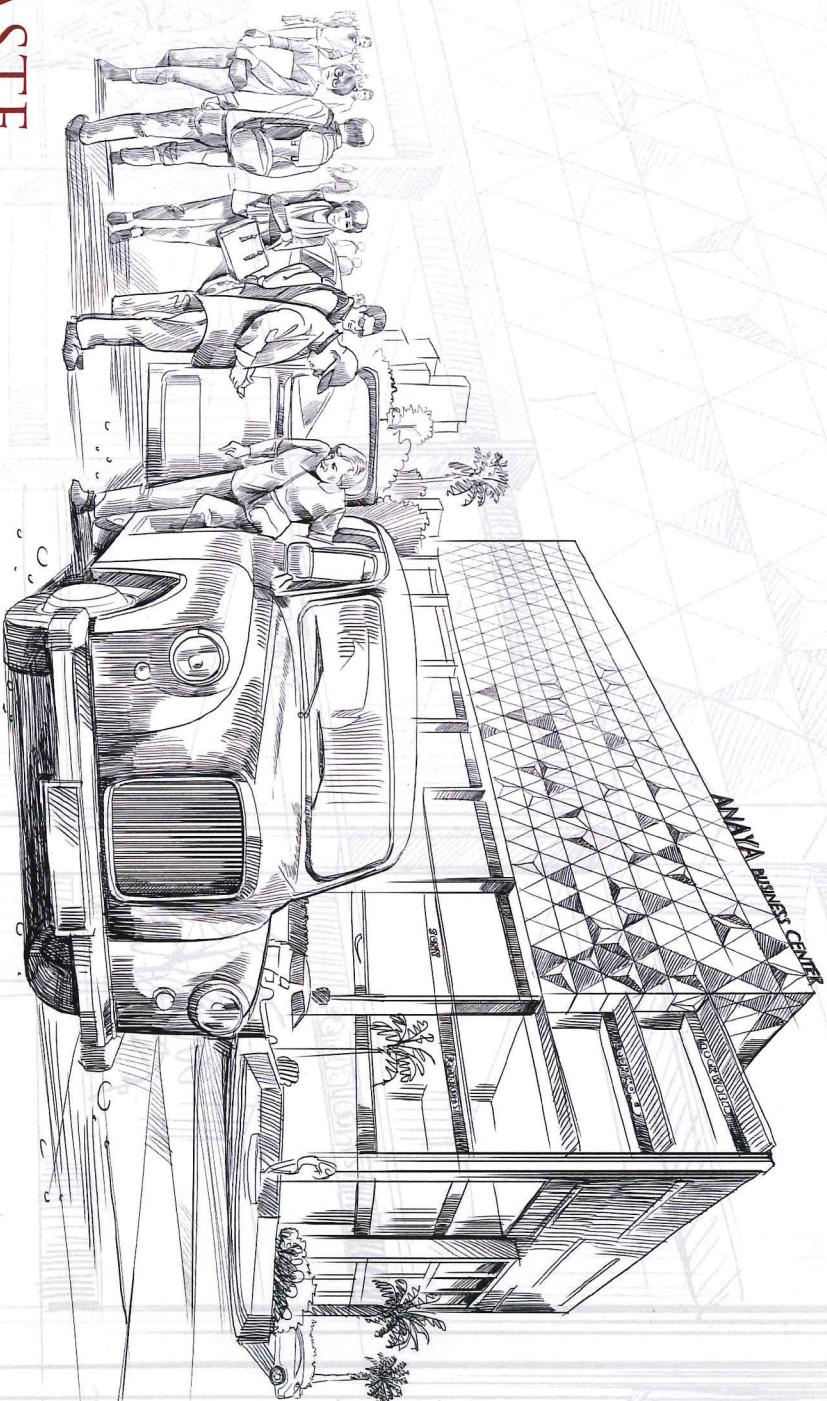
ANAYA  
BUSINESS CENTER

# A PREMIUM NEW ADDRESS OF SHOPPING

The Leela Developers; Surat is a professional organization working towards reality. Leela Developers is a name of respect, which has presented wide range of construction projects. ANAYA meaning leader symbolises the characteristics of leader which are loyalty, excellence, success, growth and consistency. ANAYA BUSINESS CENTER is one such auspicious commercial project coming up on Althan-pandera bridge, 150' vip road, surat. ANAYA BUSINESS CENTER will have scope for retail space, banks, offices, hospitals and hotels. If you look for business growth and future ready set-up ANAYA BUSINESS CENTER is your perfect choice.



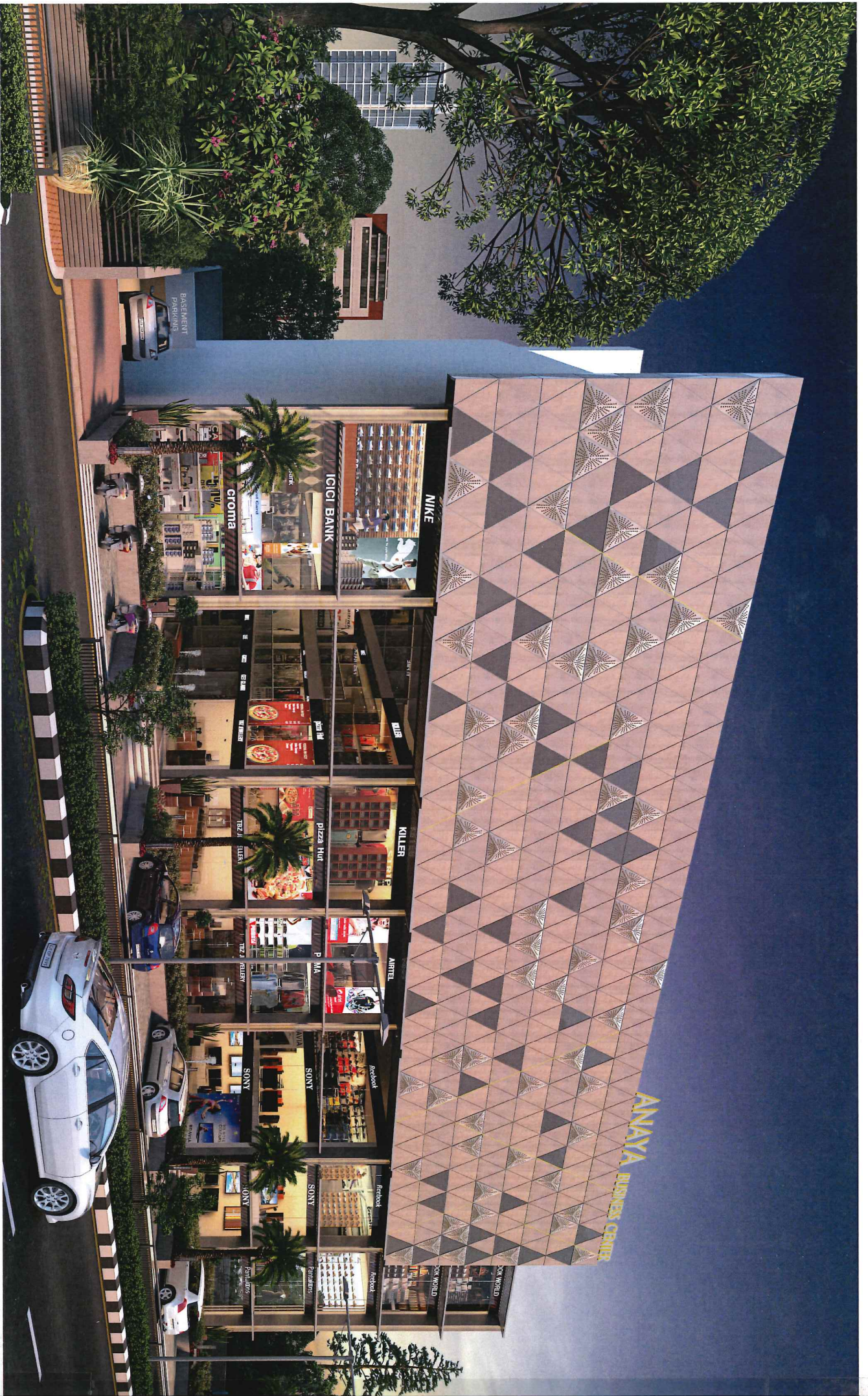
- RESTAURANT
- FAST FOOD
- COFFEE SHOP
- GAME ZONES
- PROVISION STORE
- TRAVELS



# PREPARE TO TASTE THE LIST OF IRRESISTIBLE CUISINES

Great meal in lunch, hot beverage in evening breaks and an impeccable feast in dinner, are the perfect sitting that will be yours with ANAYA BUSINESS CENTER'S different food zones, So get prepared for stepping in with great business deals of a family treat.







Making a mark on the global economy

The Prestigious high class and convenient office space, right in the business center of Surat giving you a perfect blend of the best conditions for your business to prosper.

- HOSPITAL
- MEDICAL STORE
- PATHOLOGY LAB
- CLINIC
- GYM



SUPER MARKET • MOBILE STORE • JEWELLERY • GIFT ARTICLES • ATM



# NEARBY SHOPPING WILL BE MORE FUN TO EXPERIENCE

Shopping will turn to be an easy affair when its going to be at your nearest possible area. The fun of purchasing will continue till you reach your home.  
A complete untiring, Relaxed shopping experience will be your, always.





Reebok

SONY

SONY

NIKE

KILLER

AIRTEL

PIZZA HUT

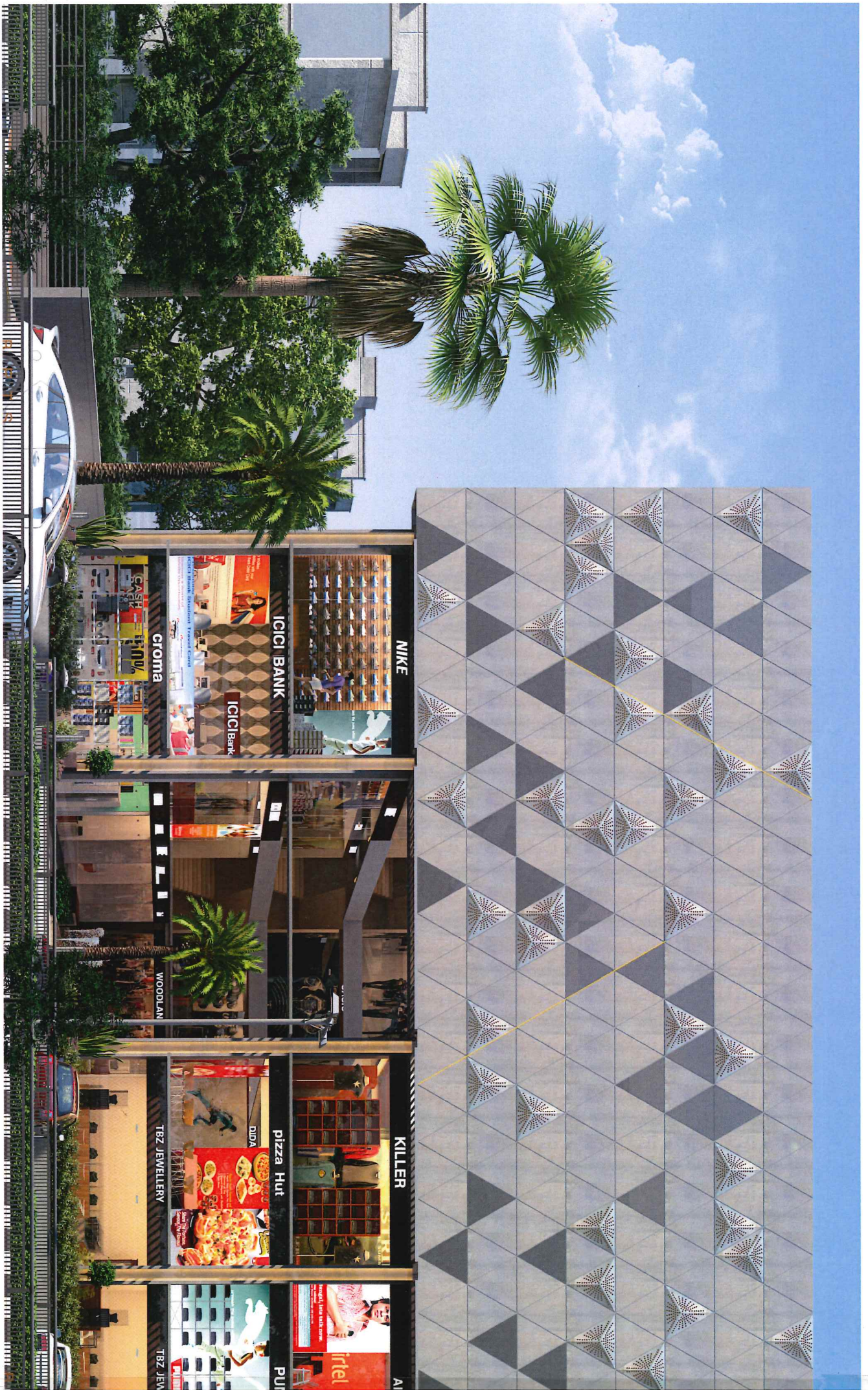
JEWELLERY

ICICI BANK

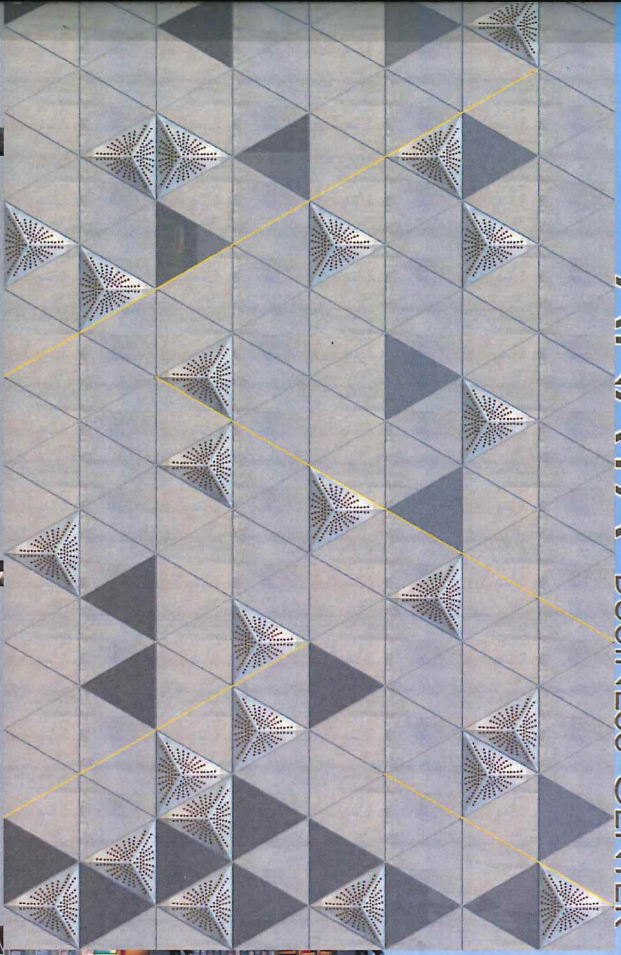
ICICI BANK

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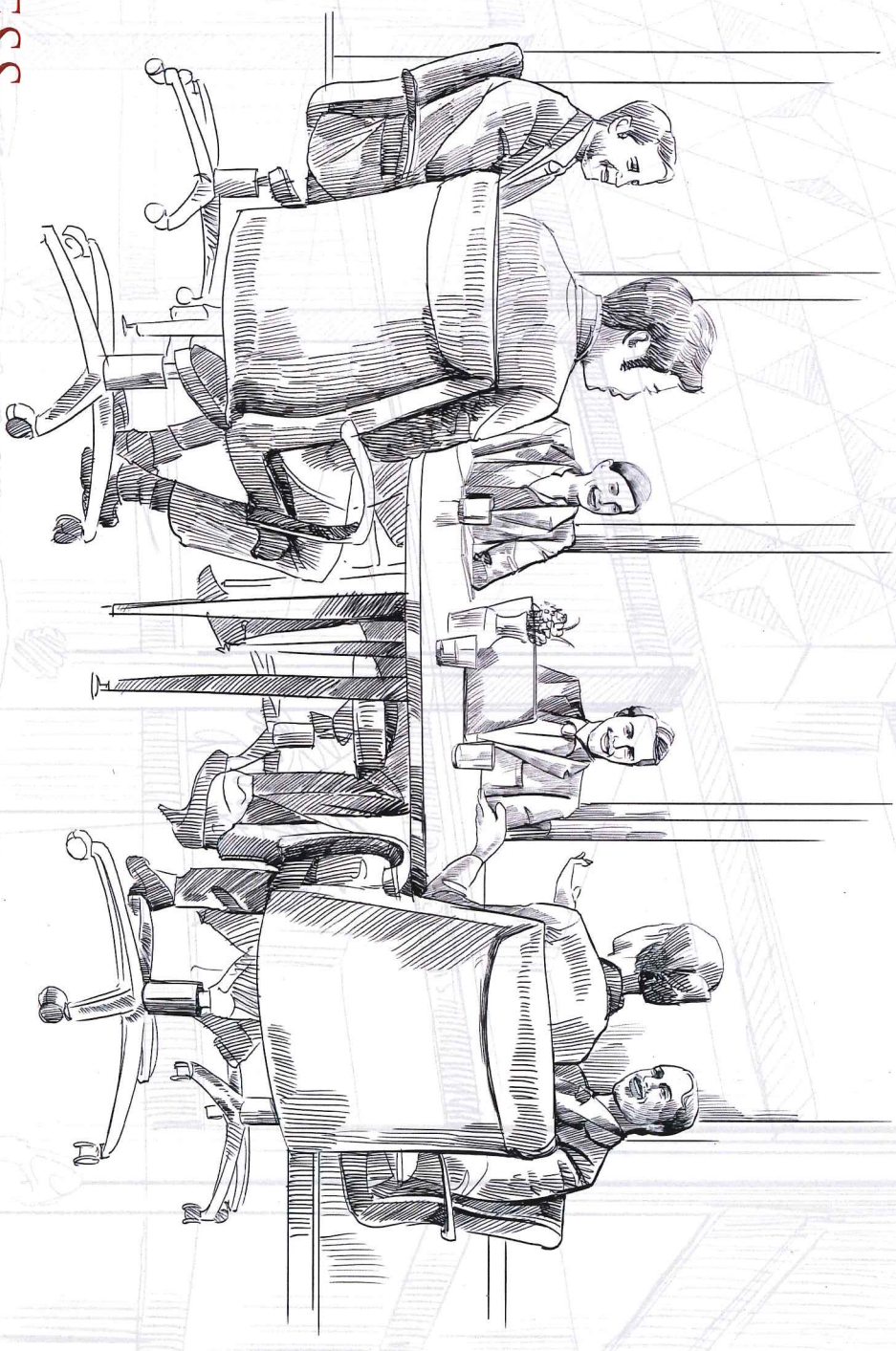




# ANAYA BUSINESS CENTER



CORPORATE OFFICE • BANK • COSMETIC STORE • FINANCE • TUITION CLASS

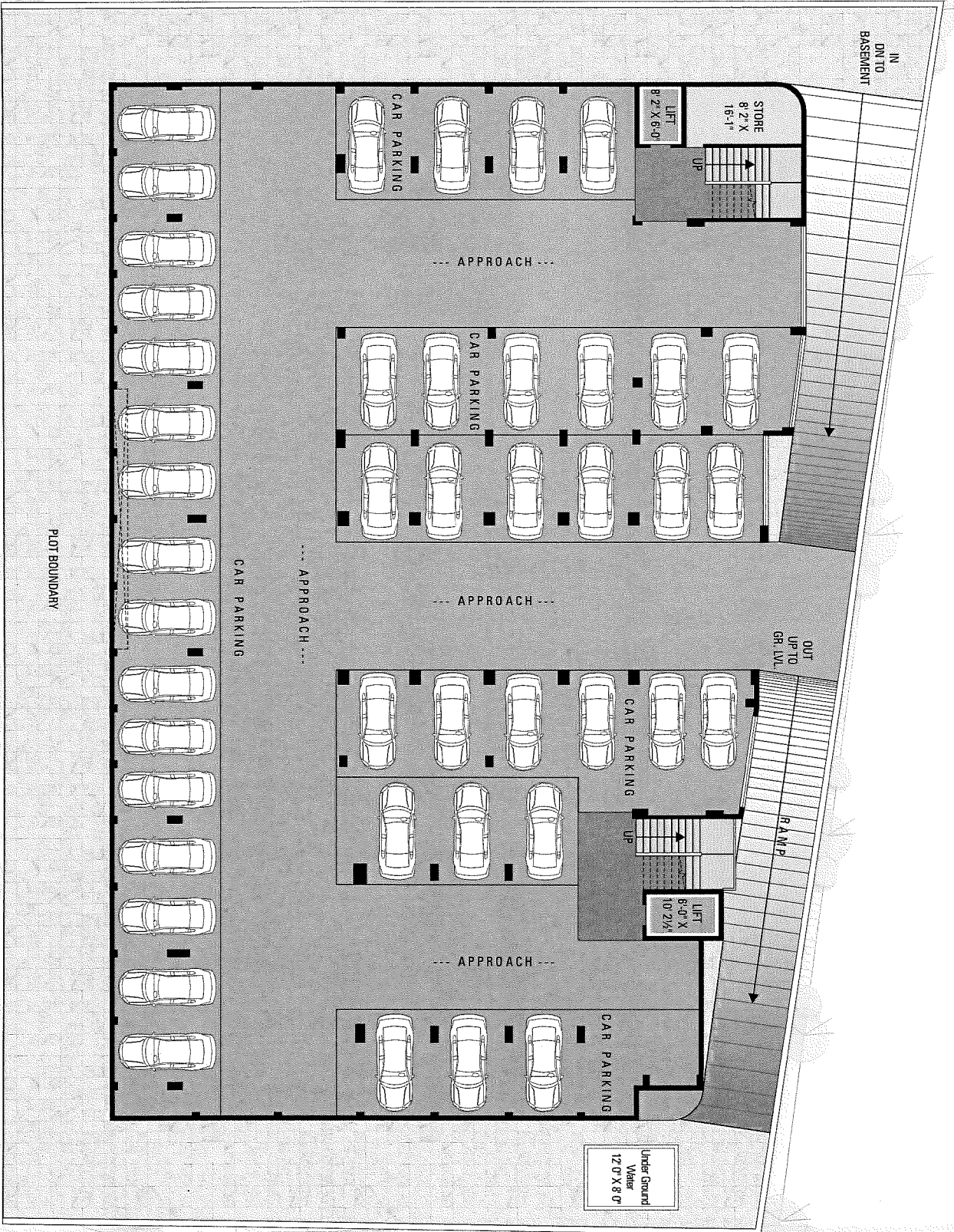
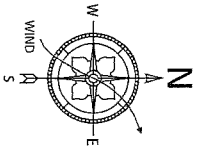


# TAKE YOUR BUSINESS TO SMARTER PHASE WITH ANNAYA BUSINESS CETER

Allow you business to evolve higher with establishing it at superlative profitable zone intended to build at your convenience from all views. This will give a perfect balance of productivity and acceptance to your business at large



# BASEMENT FLOOR PLAN



IN  
DN TO  
BASEMENT

OUT  
UP TO  
GR. LVL.

RAMP

Under Ground  
Water  
12'-0" X 8'-0"

--- APPROACH ---

--- APPROACH ---

--- APPROACH ---

PLOT BOUNDARY

CAR PARKING

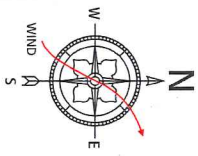
CAR PARKING

CAR PARKING

CAR PARKING

CAR PARKING

# GROUND FLOOR PLAN

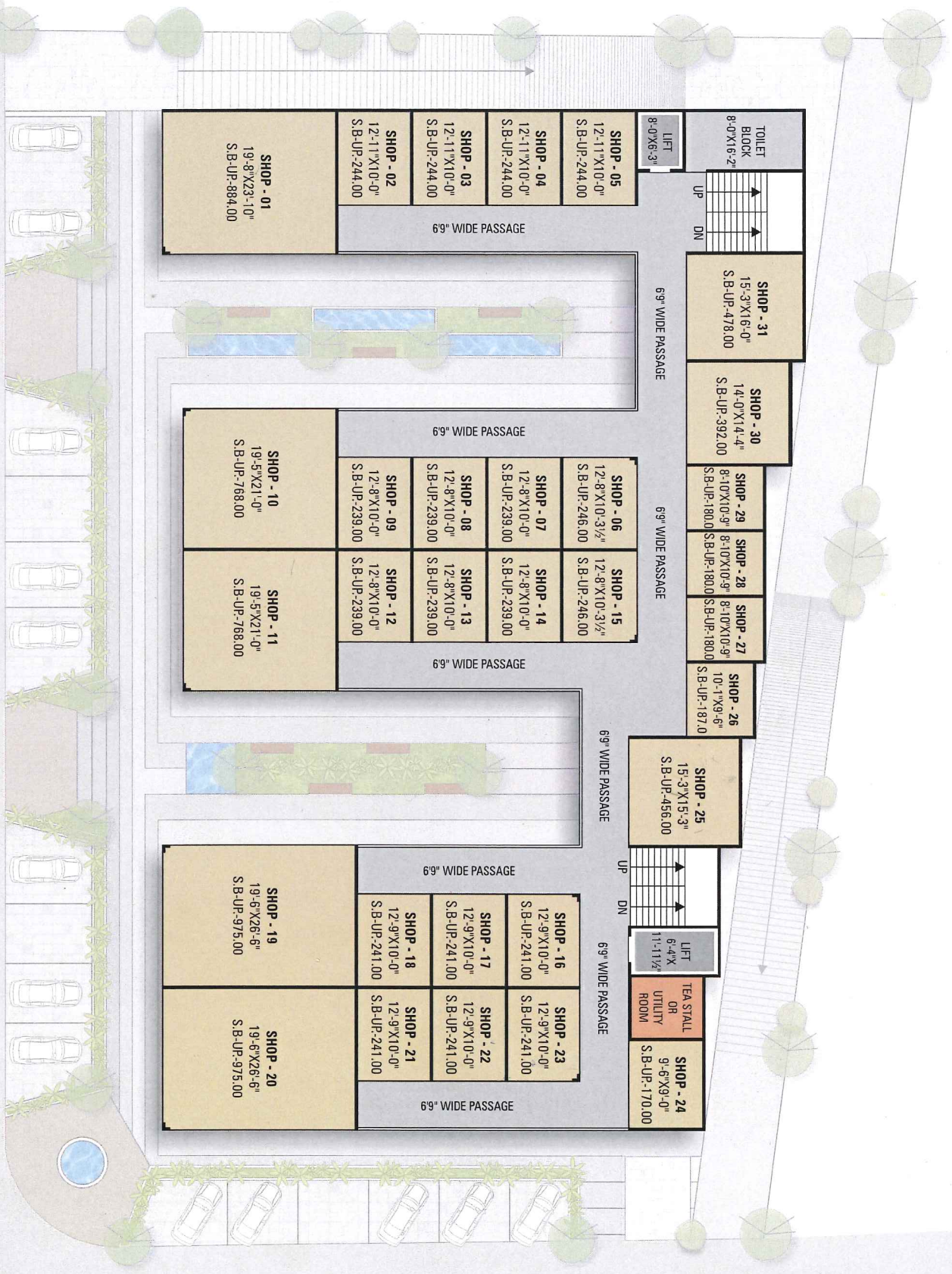
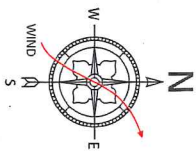


WAY TO SACHIN/V.H.8

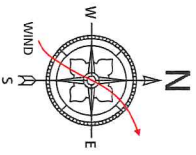
45 M WIDE ROAD

WAY TO SACHIN/V.H.8

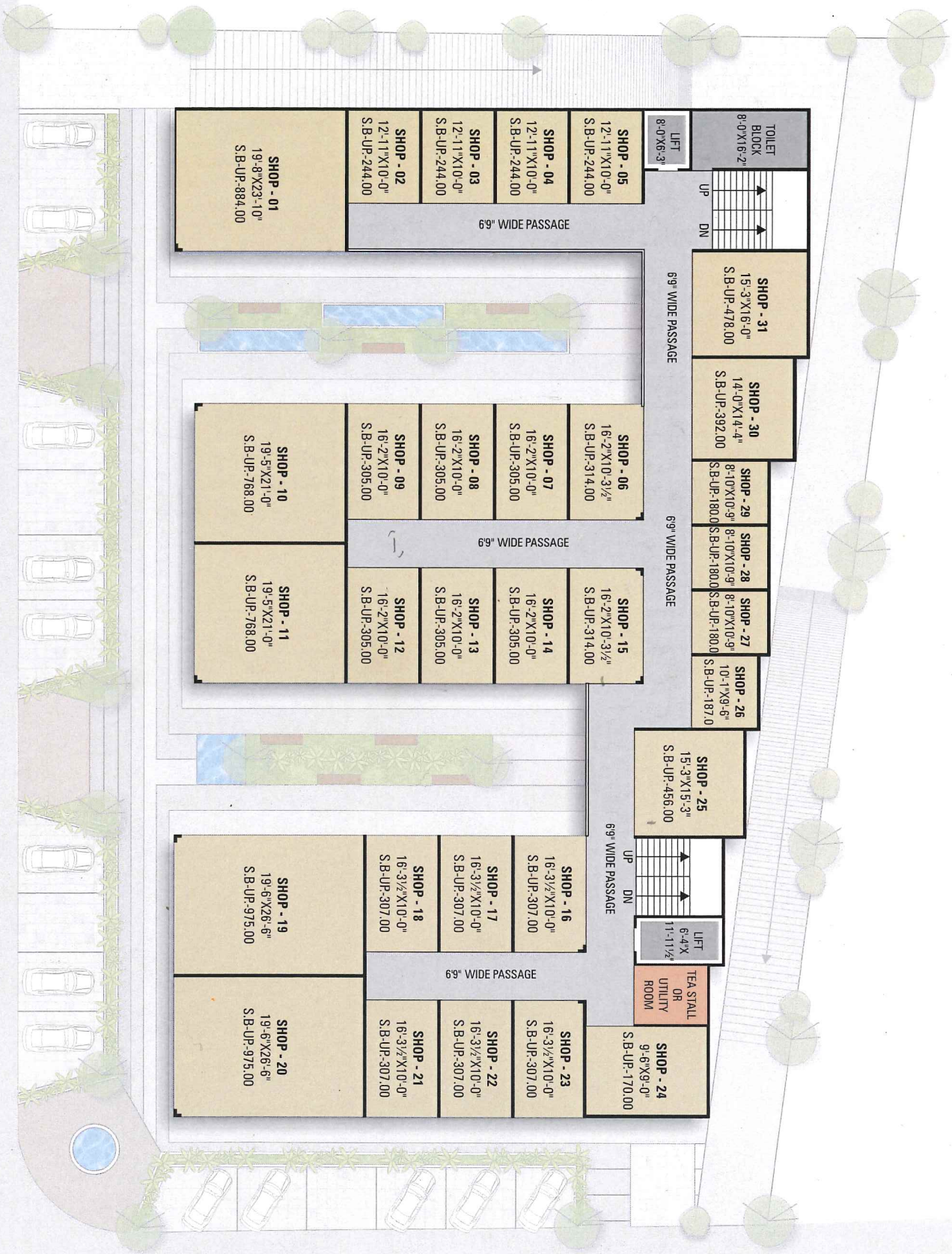
# UPPER GROUND & FIRST FLOOR PLAN







# SECOND & THIRD FLOOR PLAN





# SPECIAL FEATURES

## STRUCTURE

- Earthquake resistant R.C.C. structure with lightweight autoclaved aerated concrete block masonry.

## FLOORING

- Granamite tile flooring of branded quality & standardized company on each floor.

## DOORS/ SHUTTERS

- Hand operated galvanized rolling shutters for showrooms/ shops.
- All windows are of colour anodized aluminium extruded sections.

## ELECTRIFICATION

- Electrification will be done by Finolex or equivalent cable & modular switches with ISI standard fittings of branded quality.
- Dish T.V. & A.C.points in shops/ offices.

## CONNECTIVITY & COMMUNICATION

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

## GENERATOR BACKUP

- Backup power generator for elevators, water pumps, common passage lighting, parking and sufficient points in each shops & offices.

## TERRACE

- Water proofing and application of china mosaic at terrace area.

## WALL FINISH PAINTS

- Interior surface of wall finished with white cement base putti.
- Outer surface of wall finished by roller plaster, texture and acrylic based water repellent colour of branded company.

## LIFTS

- 2 attractive outdoor elevators.

## WATER SUPPLY

- Uninterrupted supply of water from municipal corporation.
- Underground and overhead tank.

## ROAD NETWORK

- Internal RCC road and external margin finished with efficient quality marked pavers.

## PASSAGE

- Large scale passage network with granamite flooring in combination of italian finish and granamite cladding.

## STAIRCASE

- Granite trade and granamite riser with granamite flooring in passage with S.S. railing.

## ELEVATION

- Combination of ACP glass aluminium fins.

## SIGNBOARD

- Well detailed space for front sign board.
- Provision of electric point to each sign board,if required.

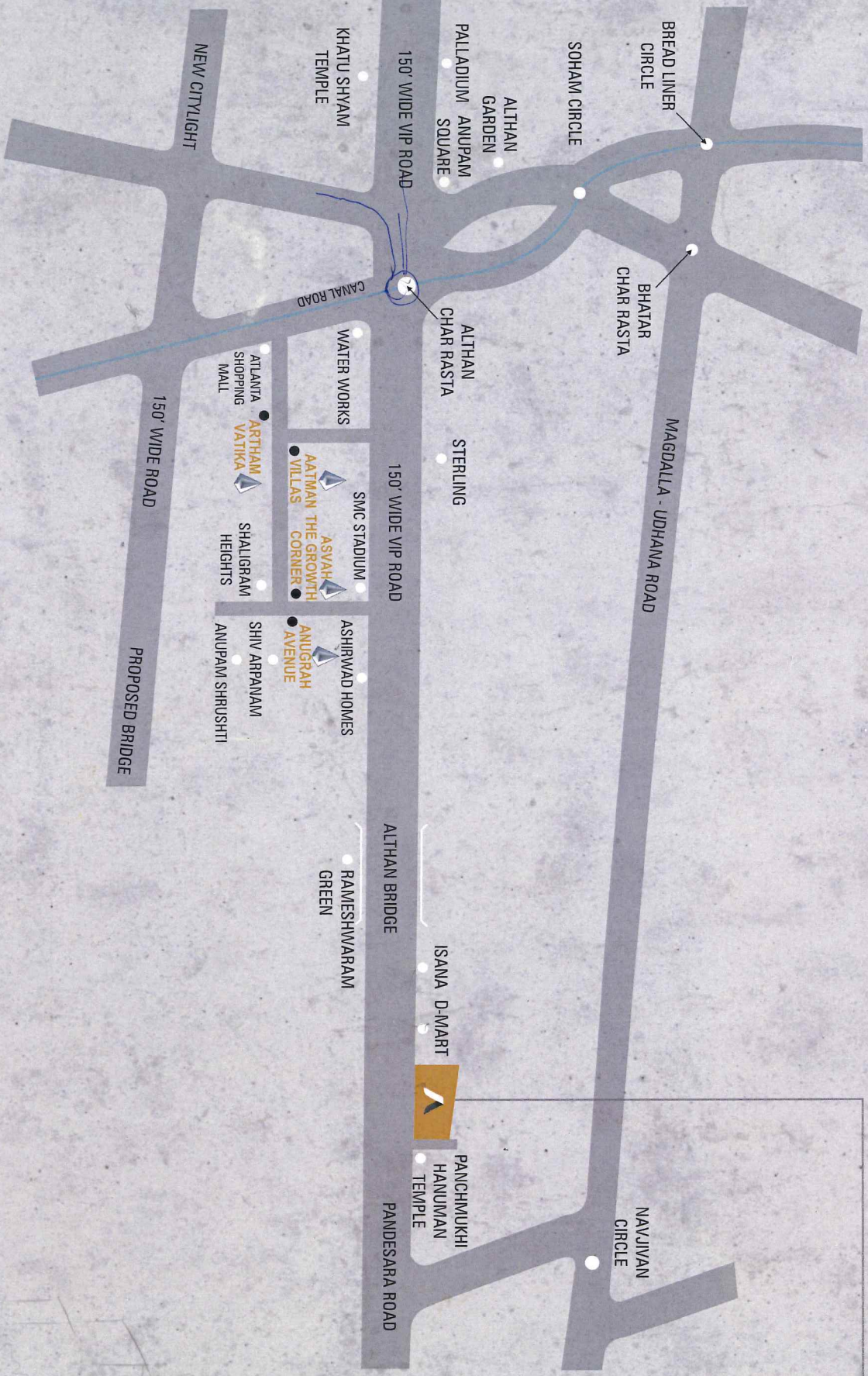
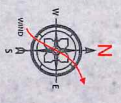
## FIRE FIGHTING SYSTEM

- As per G.D.C.R.Norms.

## OTHERS

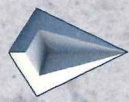
- Well-designed Foyer with decorative lights.
- Ample parking space in basement and ground floor.
- Round the clock security.
- CCTV cameras in common area.
- WIFI zone.
- Provision of Male and female toilet block on each floor.

# KEY PLAN



**ANAYA**  
BUSINESS CENTER

**DEVELOPER**



**LEEELA**  
Builders & Developers

**ARCHITECT**  
**MANISH CHOKSI**  
DESIGN CORE SURAT

**STRUCTURE ENGINEER**  
**Anil N. Patel**

**SITE ADDRESS**  
Mr. Panchmukhi Hanuman Temple,  
Althan - Pandesara Bridge,  
150' Vip Road, Surat

**FOR INQUIRY**  
**72010 81011**  
**95867 22299**  
**0261-2265299**

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