



Shaligram
ARCADE

PREMIUM OFFICES & RETAIL SPACES



One of the prime locations of Ahmedabad is ready to spread the positive vibes of success and progress with Shaligram Arcade. A marvel of contemporary architecture and suited for new-age entrepreneurs, Shaligram Arcade is ready to welcome you into the world of growth and progress.

Shaligram ARCADE

FIND THE WEALTH OF SUCCESS!





WRITE YOUR OWN STORY OF SUCCESS AND FAME

Give a jumpstart to your business and let it take a glide of success from there as Shaligram Arcade is an address equipped with all the modern amenities and facilities for business to thrive.



RETAIL
SHOWROOMS



EXCLUSIVE
OFFICE SPACES



THE ZONE THAT REVERBERATES WITH GROWTH AND PROGRESS

Thanks to the amazing and most sought-after location of South Bopal and host of amenities, Shaligram Arcade becomes a commercial property where your business will never take a backseat.



LOCATED IN
MOST PREMIUM
PART OF THE CITY



GRAND
ENTRANCE
FOYERS



WAITING
LOUNGE



HI-SPEED
AUTO DOOR
ELEVATORS



CCTV
SURVEILLANCE



LETTER BOX
FOR EACH
OFFICE



WELL EQUIPPED
FIRE HYDRANT
SYSTEMS



CONVENIENT
PROVISION FOR
OUTDOOR AC UNITS



3 LEVEL
BASEMENT
PARKING



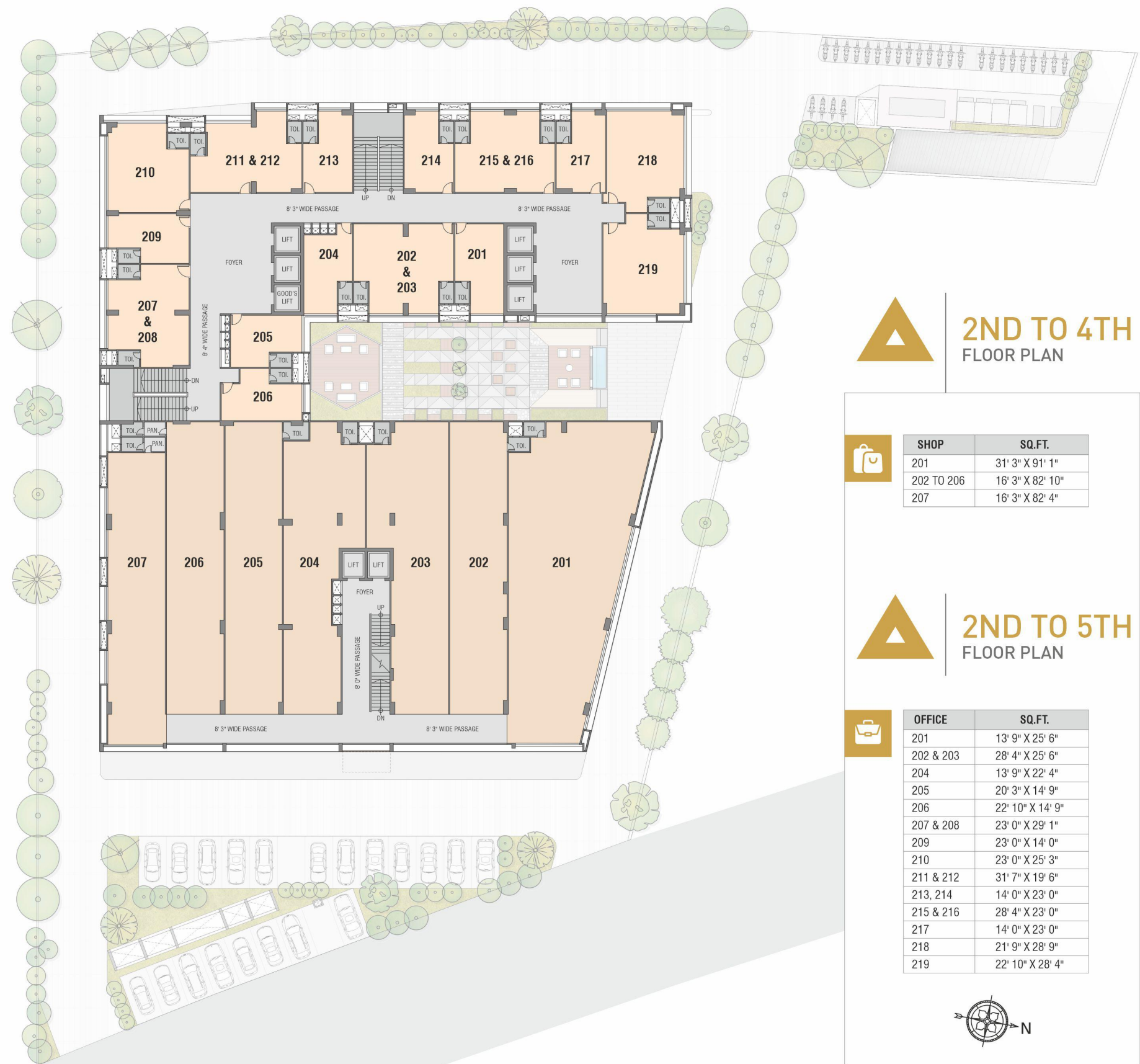
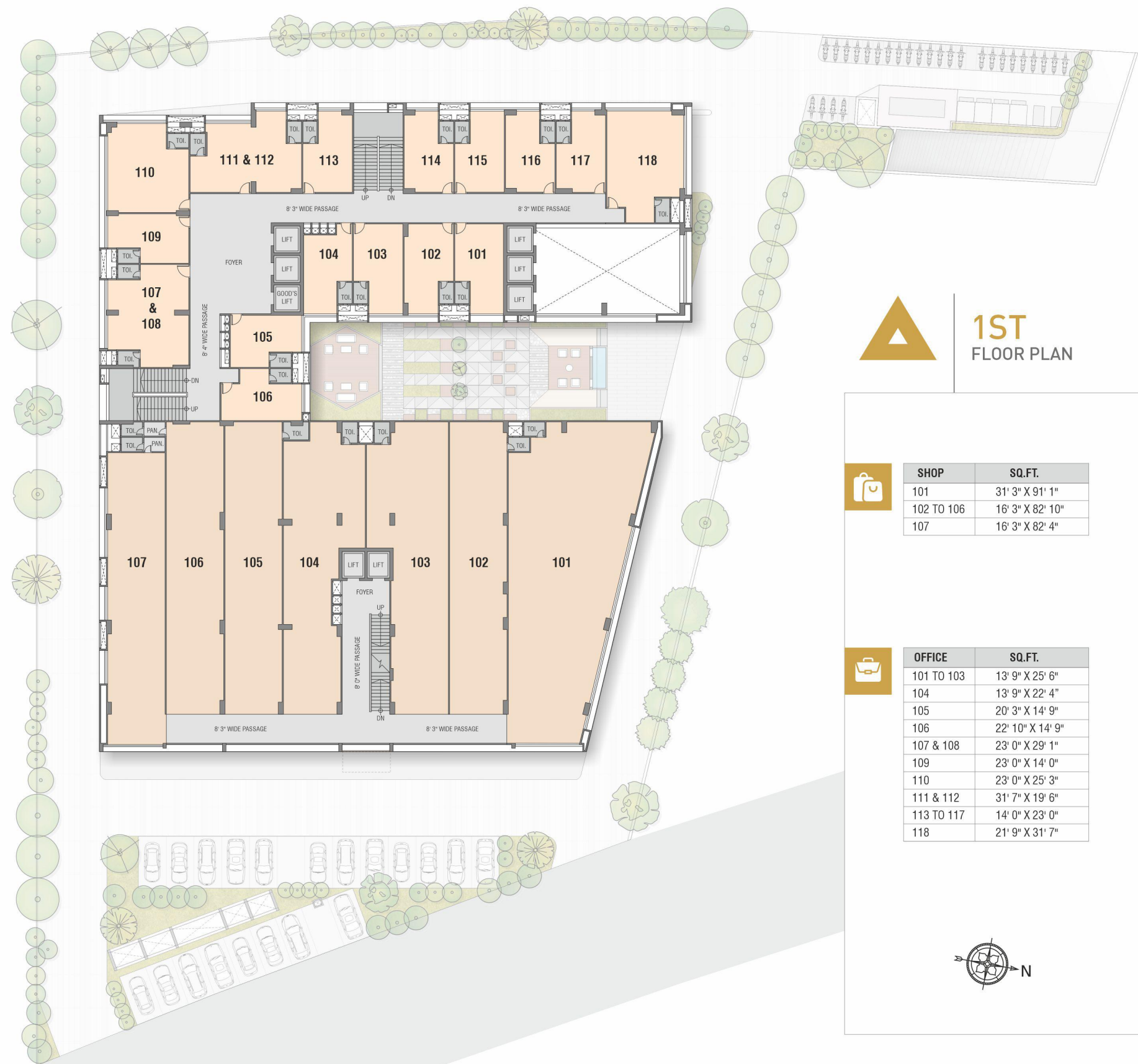
GROUND FLOOR PLAN

SHOP	SQ.FT.
01	31' 3" X 91' 6"
02 TO 06	16' 3" X 91' 6"
07	16' 3" X 82' 9"

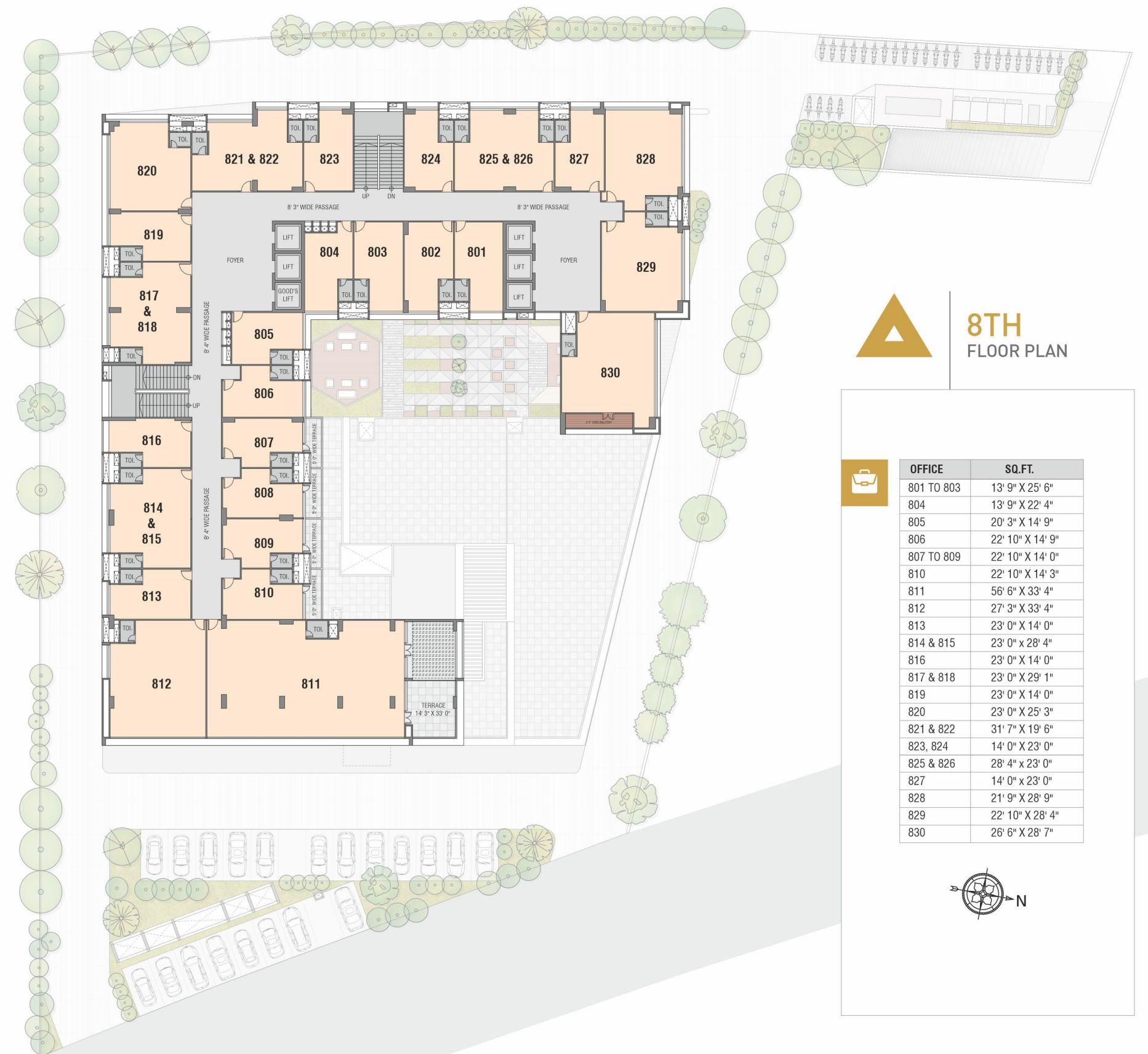
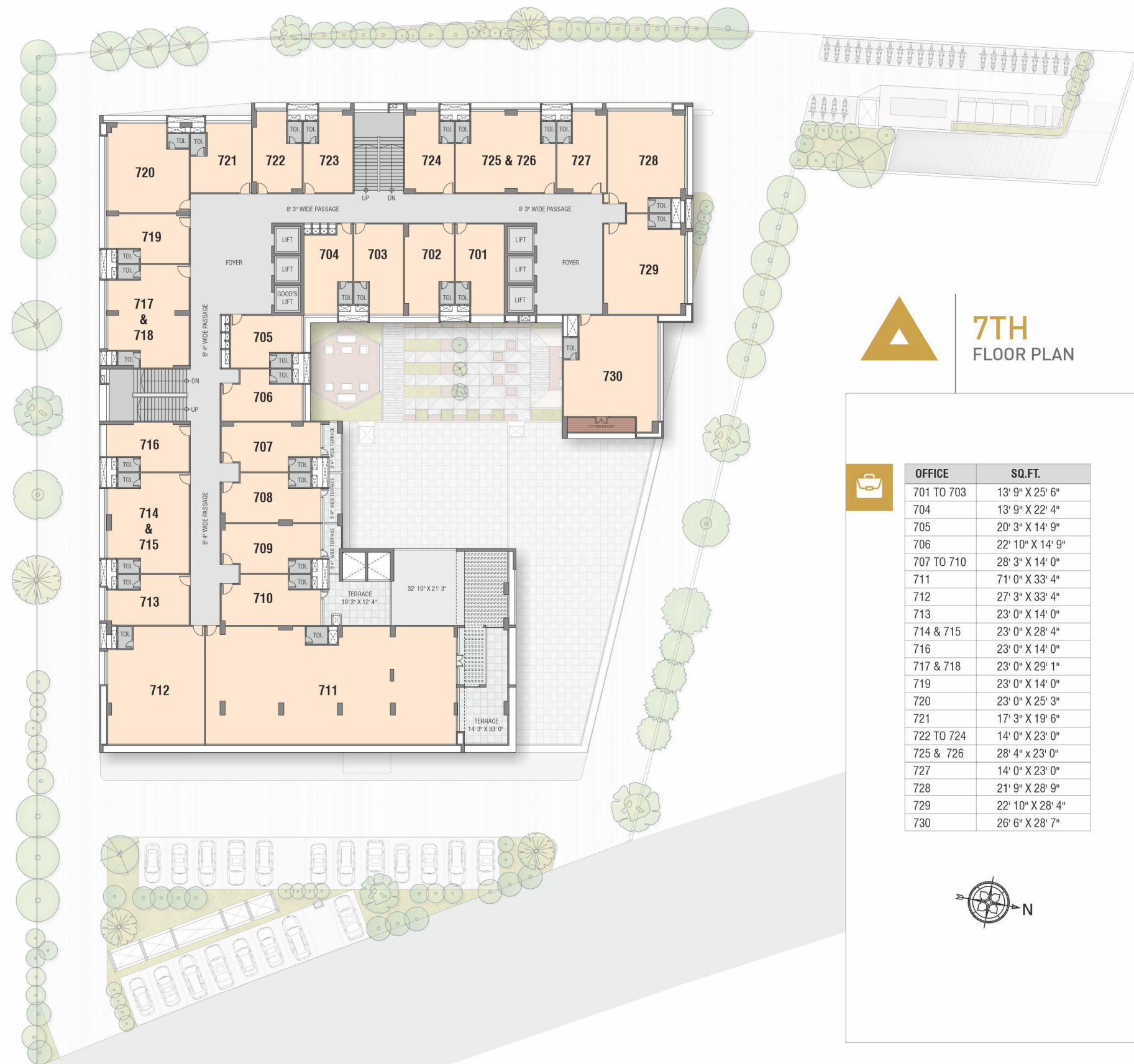
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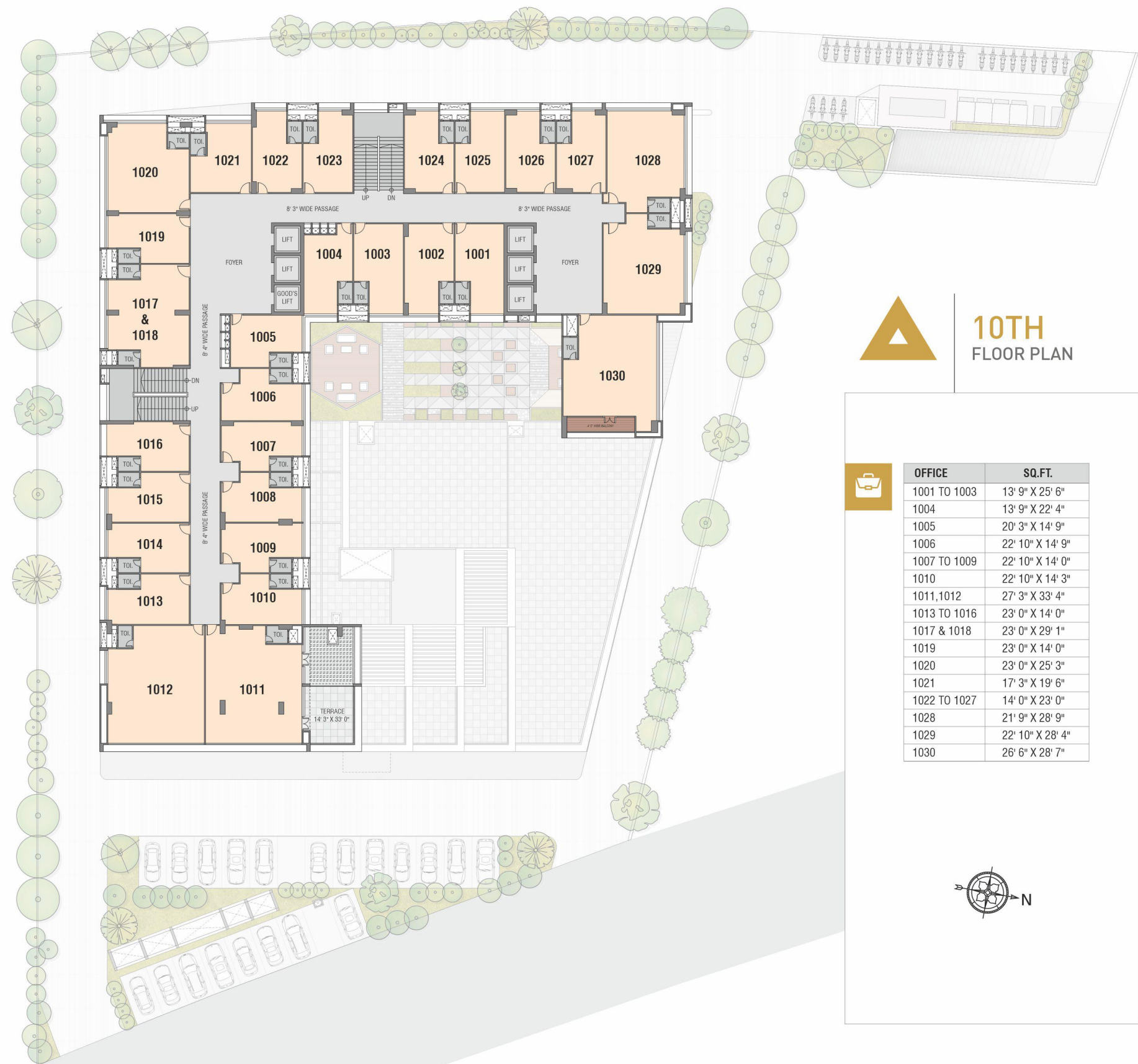
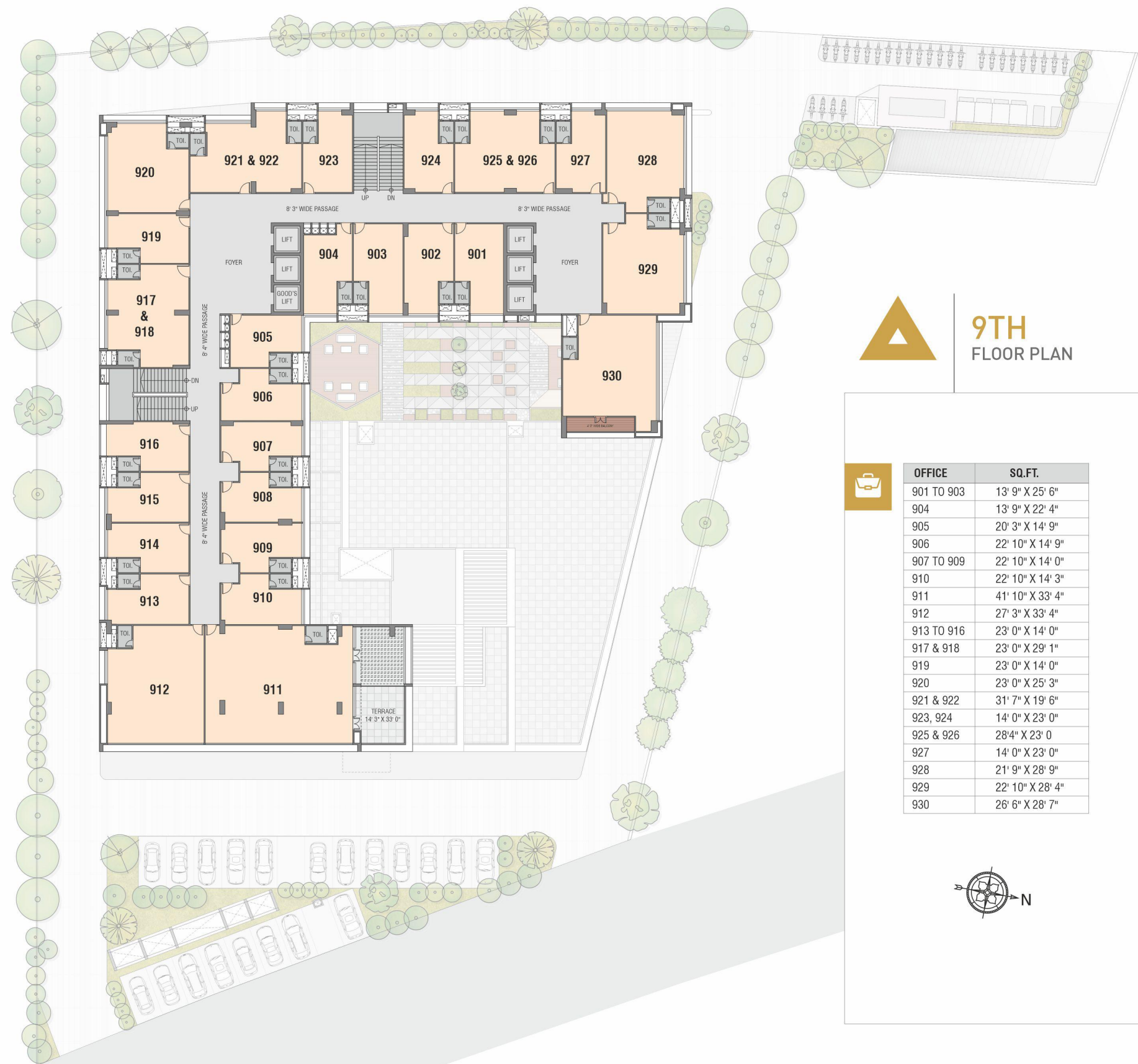
- 01 ENTRY / EXIT
02 DECK
03 SITTING AREA
04 PLAZA
05 FOYER
06 CAFÉ
07 HER-TOILET
08 HIS-TOILET
09 METER ROOM
10 RAMP ENTRY
11 RAMP EXIT
12 TWO WHEELER PARKING
13 SPACE FOR DG SET
14 CAR PARKING

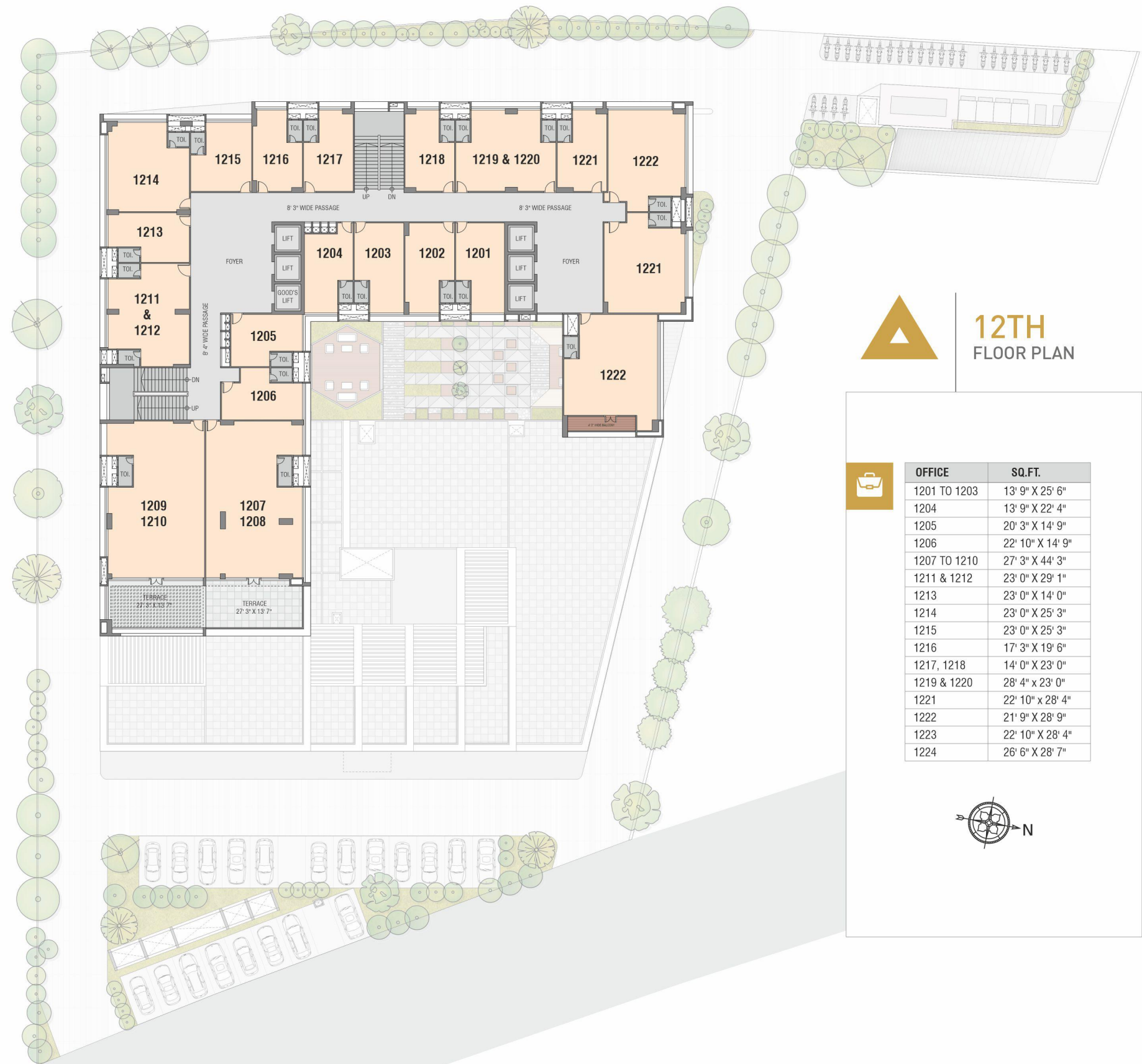
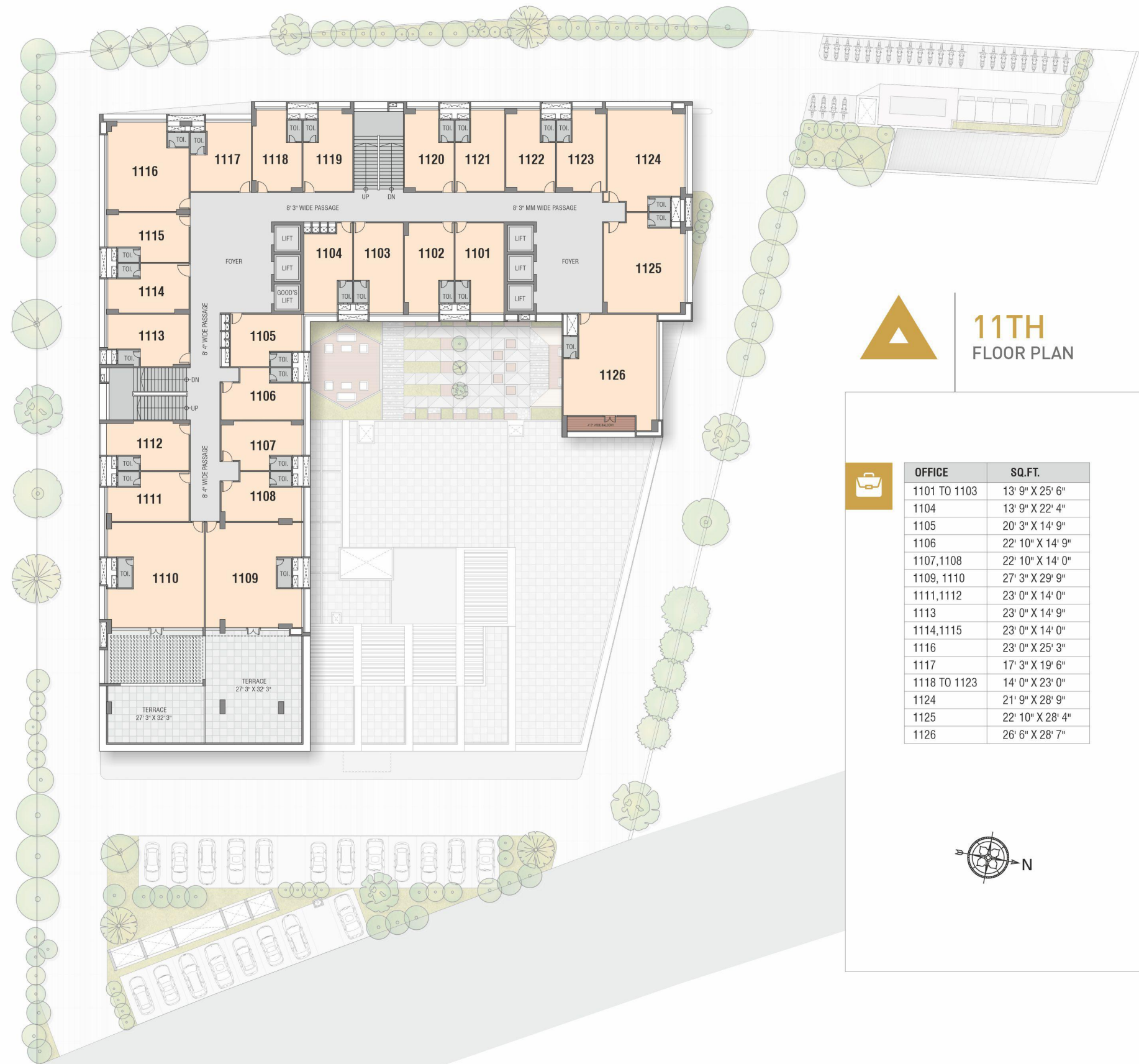


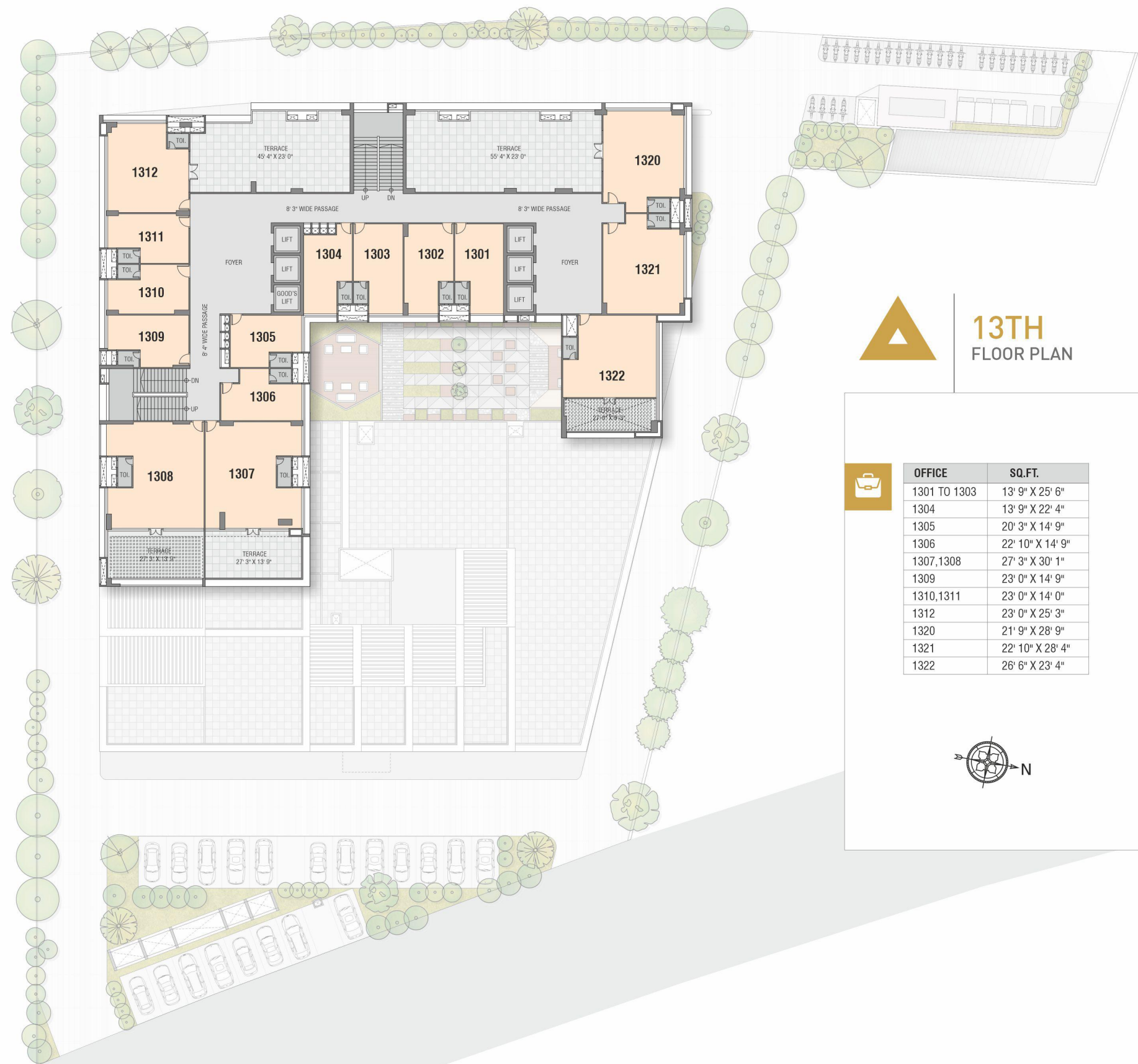












SPECIFICATION



FLOORING

Vitrified tiles in offices and mat finish vitrified tiles flooring in shops.



WALLS

All internal walls will be finished with putty over mala plaster. All external walls will be finished with double coat sand-face plaster/texture with acrylic paints. Earthquake resistant RCC Frame Structure with light weight block masonry wall.



DOORS & WINDOWS

Decorative main entrance door and all other doors are flush door with S S / Brass fittings. All windows will be fully glazed aluminum sliding with stone revile.



ELECTRIFICATION

Concealed copper flexible wiring with adequate number of electric points & decorative modern modular switches. Centralized distribution board with MCBS for safety & Protection.



PLUMBING

Concealed plumbing with standard pipe fitting and premium CP fitting. Common Underground water tank and overhead water tank for continuous water supply.



TOILET

Elegantly designed toilets with tiles up to lintel level, with sanitary wares.

NOTE : • Stamp duty, Registration charges, Legal charges, UGVCL charges, Society maintenance deposit etc. shall be borne by the purchaser. • VAT, Service Tax, TDS, TCS, GST & or any other taxes levied in future will be borne by the purchaser as applicable. • Any additional charges or duties levied by the Government / Local Authorities during or after completion of the scheme shall be borne by the purchaser. • In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including and not limited to technical specifications, design, planning, layout & all purchasers shall abide by such changes. • Changes/alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. • Any RCC member (Beam, Column, Slab) must not be damaged during your interior work. • Low-voltage cables such as telephone, TV and internet cables shall be strictly laid as per consultant's service drawings with prior consent of Developer / Builder's office. No wire/cables/conduits units shall be laid or installed such that they form hanging formation on the building exterior faces. • Common passages / landscaped areas are not allowed to be used for personal purpose. • Subject to Ahmedabad jurisdiction.



THE ADDRESS YOUR BUSINESS CARD WILL LOVE

Site Office : Shaligram Arcade, Ambli-Bopal Junction,
SP Ring Road, South Bopal, Ahmedabad – 380058.



www.shaligrambuildcon.com

A Project by :
SHALIGRAM HEIGHTS LLP

+91 99099 67707 / 99099 91589



SHALIGRAM CORPORATES
9TH FLOOR, B/H. DISHMAN HOUSE
ISCON-AMBLI ROAD, AHMEDABAD-380058