



Shaligram
ARCADE

PREMIUM OFFICES & RETAIL SPACES





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

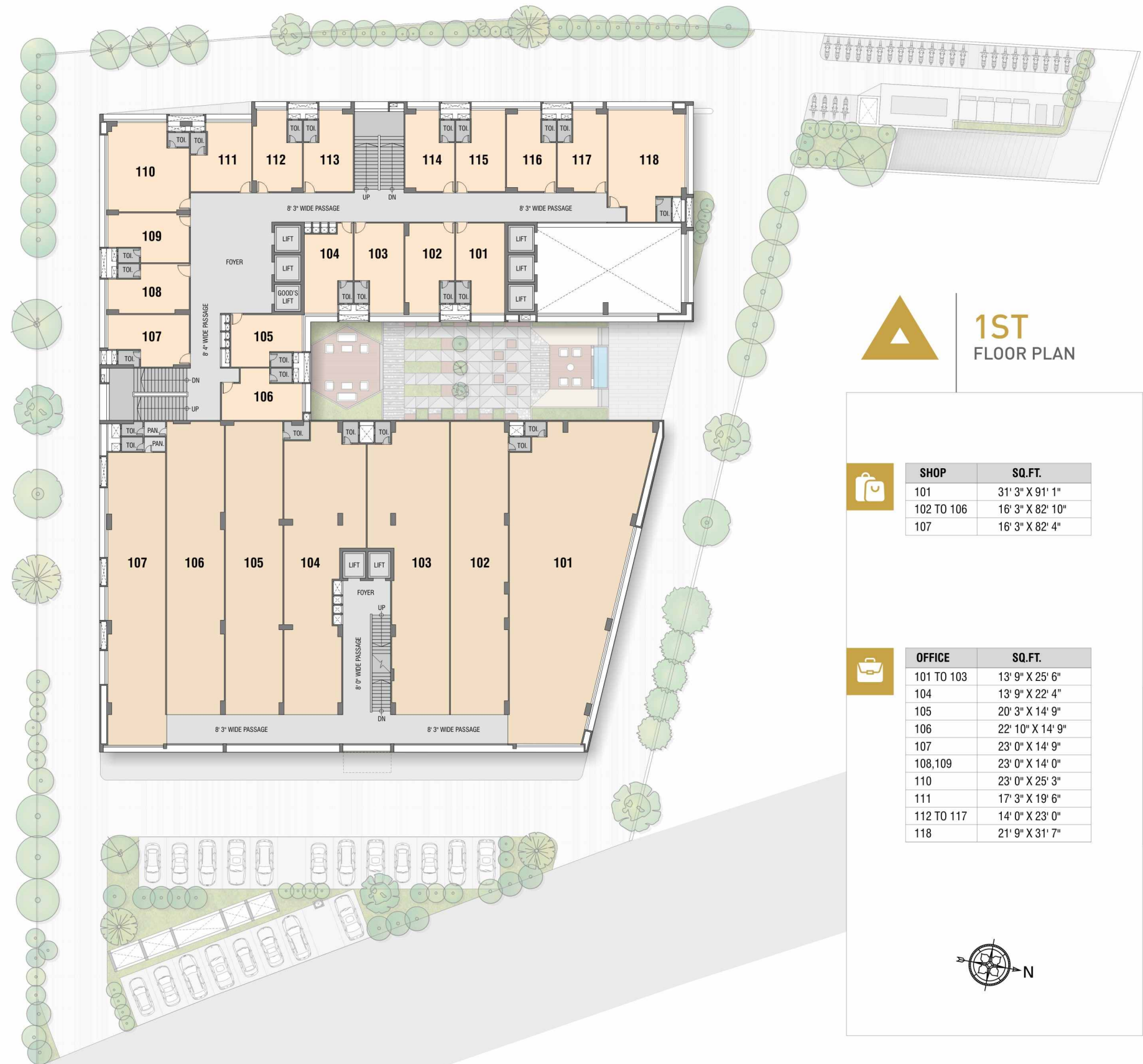


CONVENIENT
PROVISION FOR
OUTDOOR AC UNITS



3 LEVEL
BASEMENT
PARKING

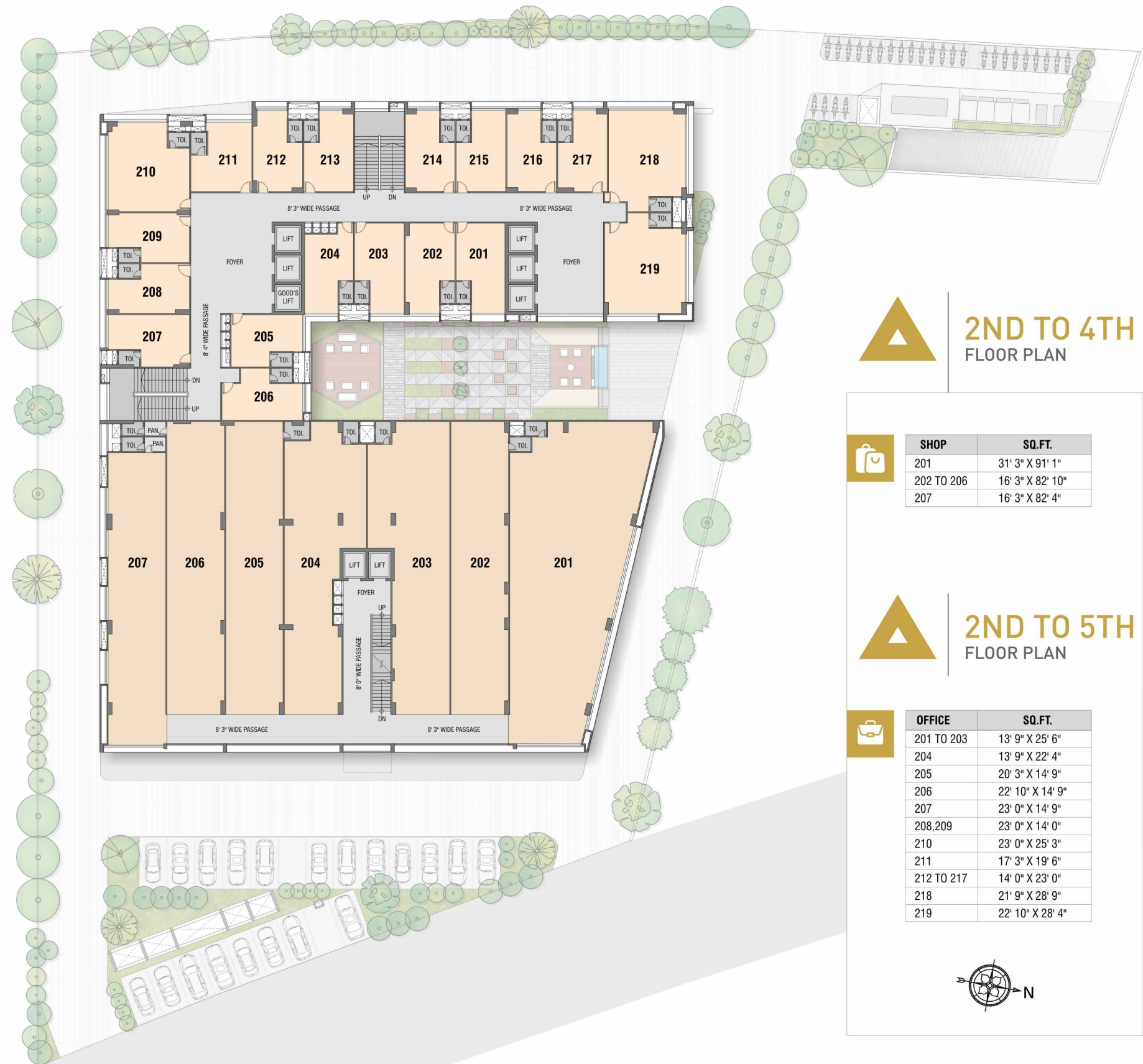
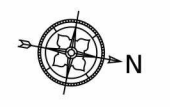




1ST FLOOR PLAN

SHOP	SQ.FT.
101	31' 3" X 91' 1"
102 TO 106	16' 3" X 82' 10"
107	16' 3" X 82' 4"

OFFICE	SQ.FT.
101 TO 103	13' 9" X 25' 6"
104	13' 9" X 22' 4"
105	20' 3" X 14' 9"
106	22' 10" X 14' 9"
107	23' 0" X 14' 9"
108,109	23' 0" X 14' 0"
110	23' 0" X 25' 3"
111	17' 3" X 19' 6"
112 TO 117	14' 0" X 23' 0"
118	21' 9" X 31' 7"



2ND TO 4TH FLOOR PLAN

SHOP	SQ.FT.
201	31' 3" X 91' 1"
202 TO 206	16' 3" X 82' 10"
207	16' 3" X 82' 4"

2ND TO 5TH FLOOR PLAN

OFFICE	SQ.FT.
201 TO 203	13' 9" X 25' 6"
204	13' 9" X 22' 4"
205	20' 3" X 14' 9"
206	22' 10" X 14' 9"
207	23' 0" X 14' 9"
208,209	23' 0" X 14' 0"
210	23' 0" X 25' 3"
211	17' 3" X 19' 6"
212 TO 217	14' 0" X 23' 0"
218	21' 9" X 28' 9"
219	22' 10" X 28' 4"

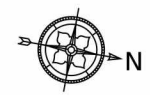




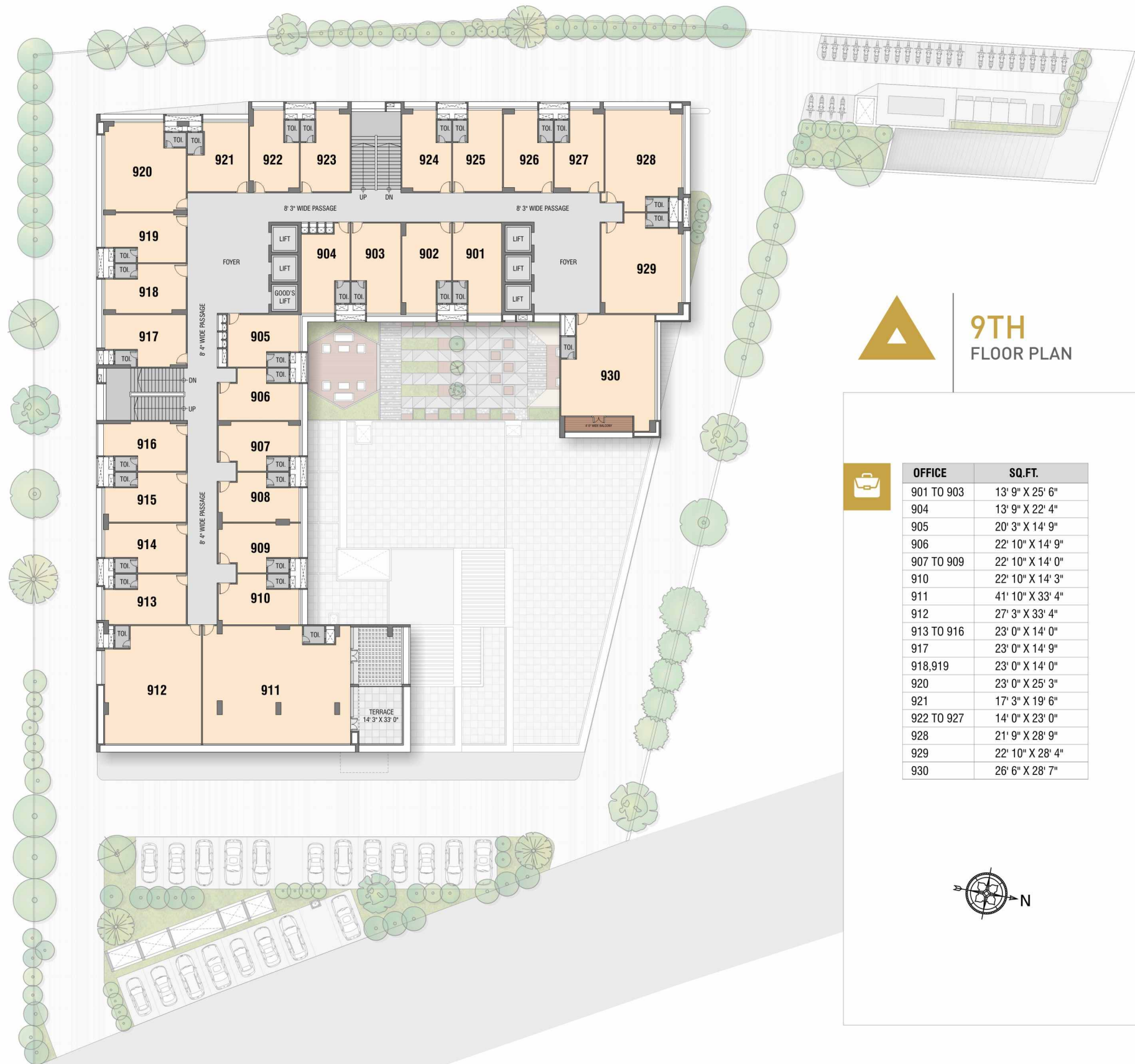
6TH FLOOR PLAN

RESTAURANT	SQ.FT.
601	32' 10" X 45' 4"
602	34' 0" X 72' 10"

OFFICE	SQ.FT.
601 TO 603	13' 9" X 25' 6"
604	13' 9" X 22' 4"
605	20' 3" X 14' 9"
606	22' 10" X 14' 9"
607	31' 9" X 33' 4"
608 TO 611	23' 0" X 14' 0"
612	23' 0" X 14' 9"
613 TO 614	23' 0" X 14' 0"
615	23' 0" X 25' 3"
616	17' 3" X 19' 6"
617 TO 622	14' 0" X 23' 0"
623	21' 9" X 28' 9"
624	22' 10" X 28' 4"
625	26' 6" X 33' 0"

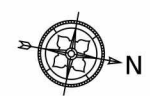






9TH FLOOR PLAN

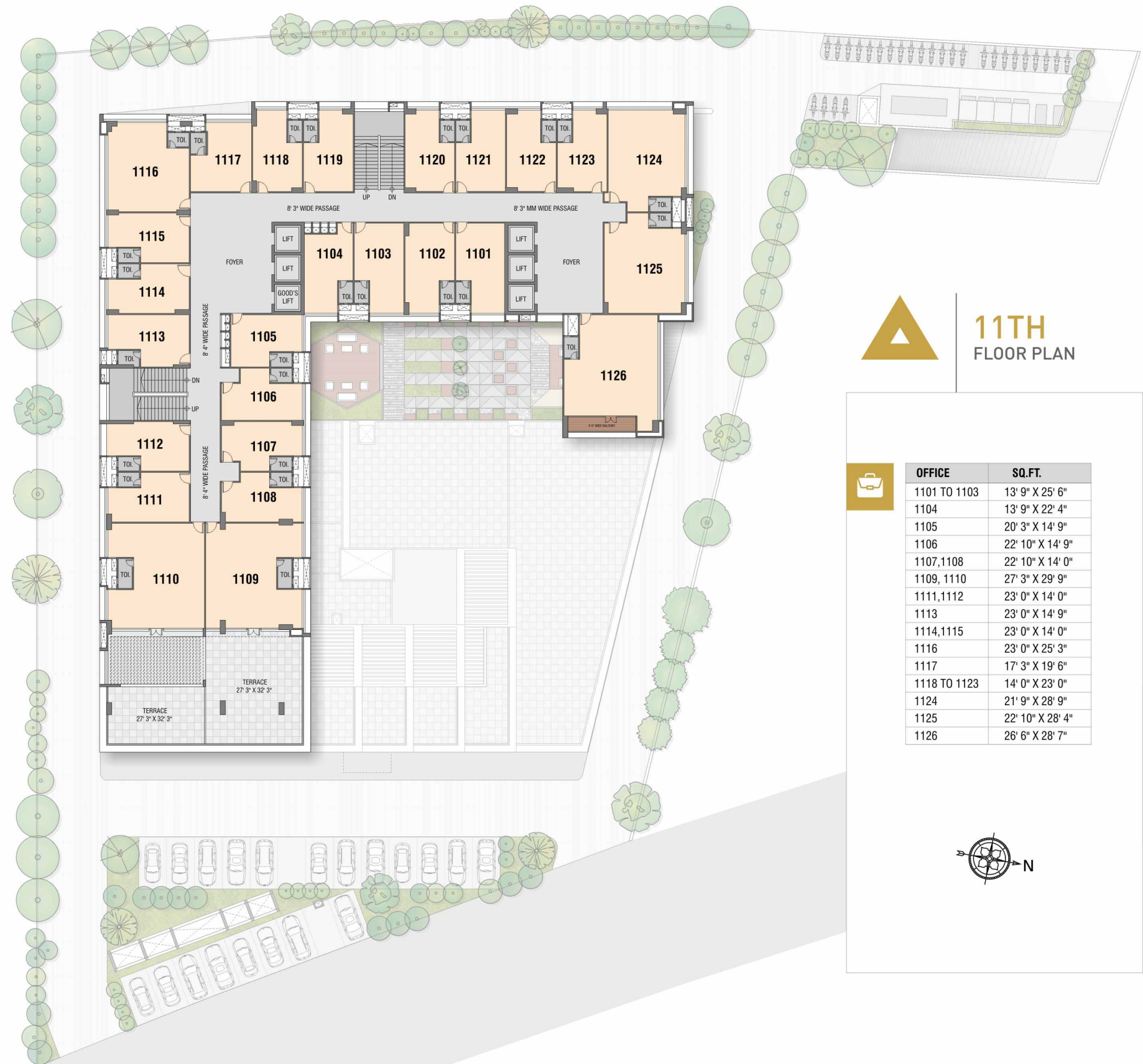
OFFICE	SQ.FT.
901 TO 903	13' 9" X 25' 6"
904	13' 9" X 22' 4"
905	20' 3" X 14' 9"
906	22' 10" X 14' 9"
907 TO 909	22' 10" X 14' 0"
910	22' 10" X 14' 3"
911	41' 10" X 33' 4"
912	27' 3" X 33' 4"
913 TO 916	23' 0" X 14' 0"
917	23' 0" X 14' 9"
918,919	23' 0" X 14' 0"
920	23' 0" X 25' 3"
921	17' 3" X 19' 6"
922 TO 927	14' 0" X 23' 0"
928	21' 9" X 28' 9"
929	22' 10" X 28' 4"
930	26' 6" X 28' 7"



10TH FLOOR PLAN

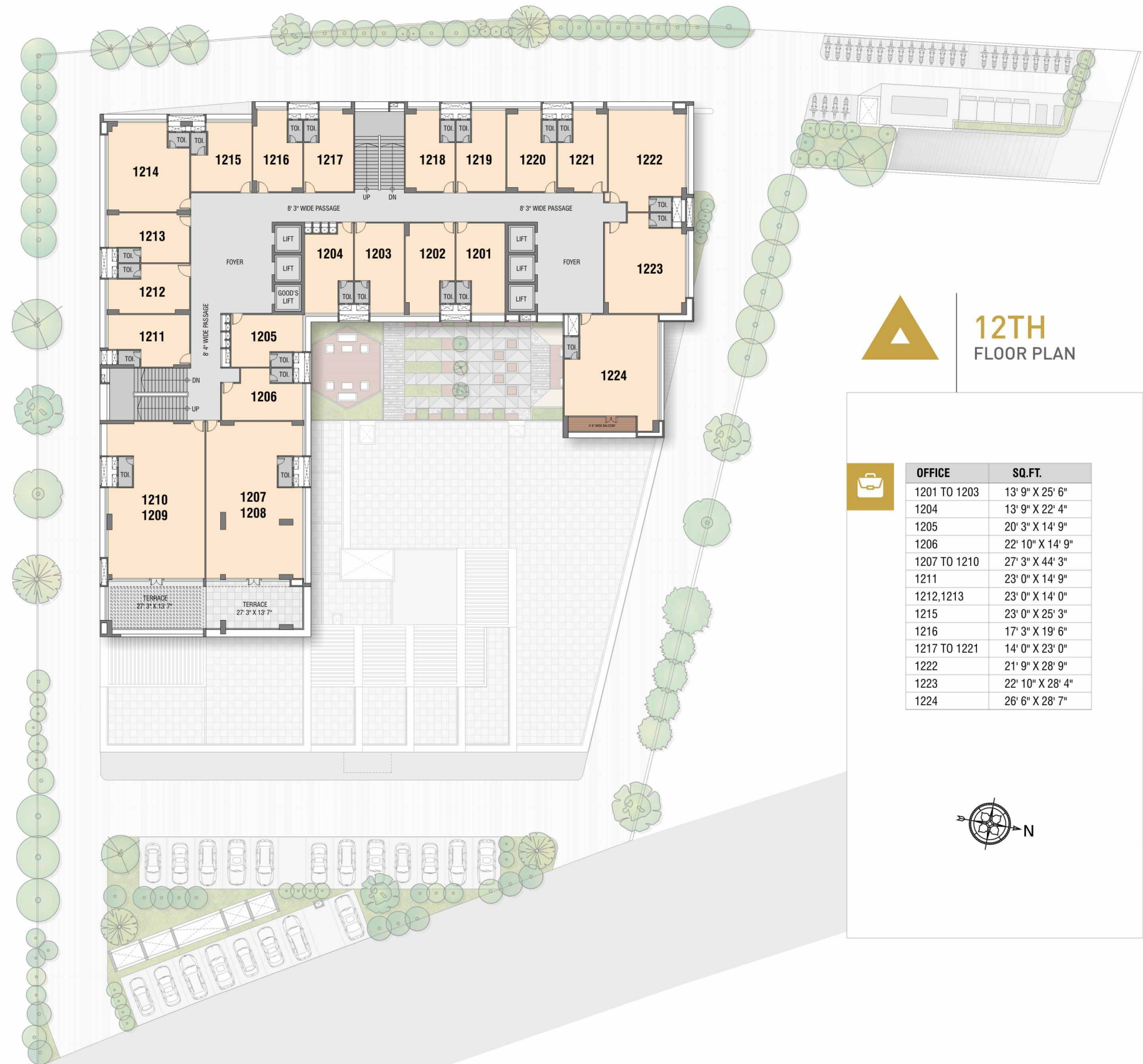
OFFICE	SQ.FT.
1001 TO 1003	13' 9" X 25' 6"
1004	13' 9" X 22' 4"
1005	20' 3" X 14' 9"
1006	22' 10" X 14' 9"
1007 TO 1009	22' 10" X 14' 0"
1010	22' 10" X 14' 3"
1011,1012	27' 3" X 33' 4"
1013 TO 1016	23' 0" X 14' 0"
1017	23' 0" X 14' 9"
1018,1019	23' 0" X 14' 0"
1020	23' 0" X 25' 3"
1021	17' 3" X 19' 6"
1022 TO 1027	14' 0" X 23' 0"
1028	21' 9" X 28' 9"
1029	22' 10" X 28' 4"
1030	26' 6" X 28' 7"





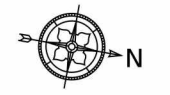
11TH FLOOR PLAN

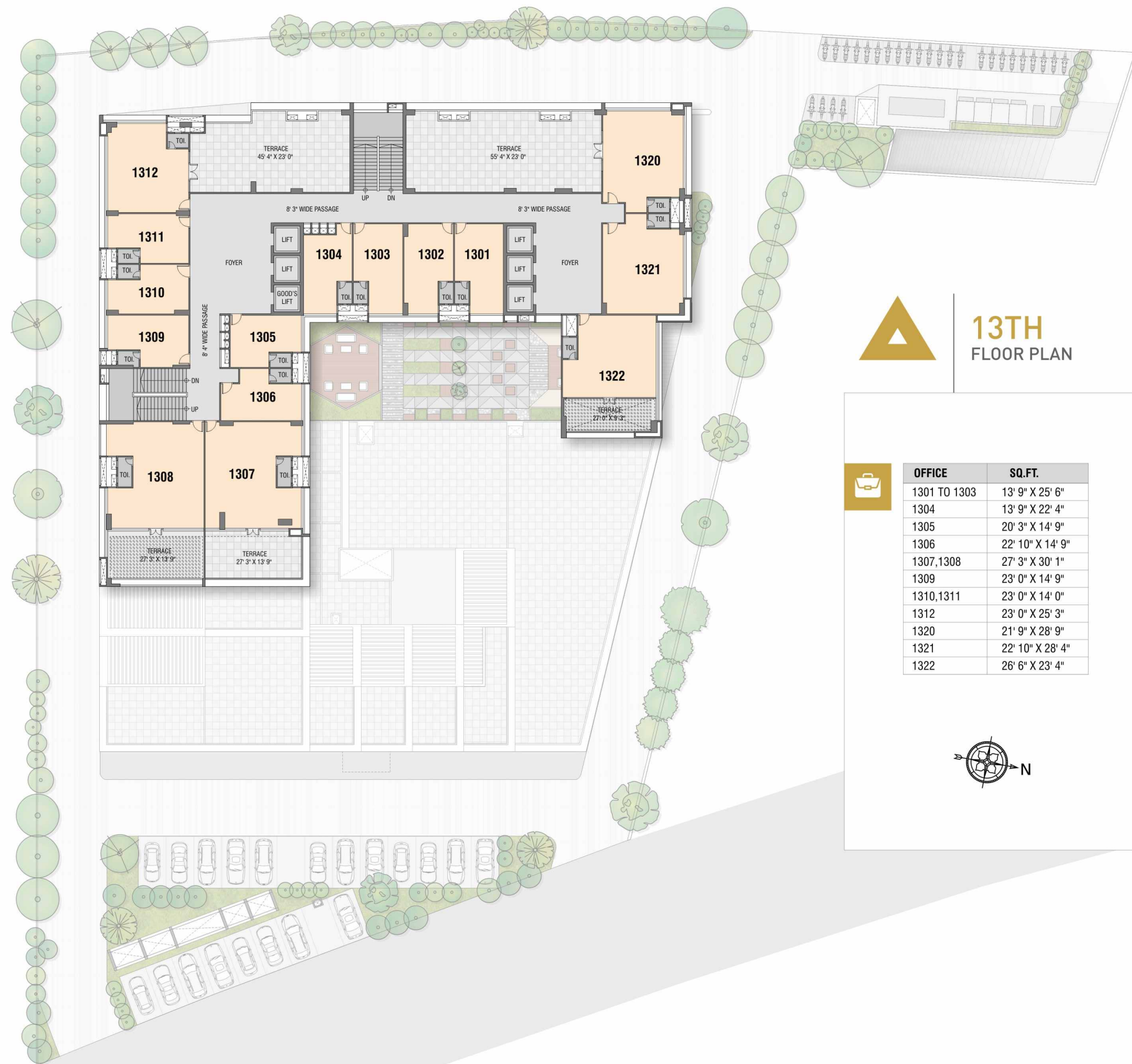
OFFICE	SQ.FT.
1101 TO 1103	13' 9" X 25' 6"
1104	13' 9" X 22' 4"
1105	20' 3" X 14' 9"
1106	22' 10" X 14' 9"
1107, 1108	22' 10" X 14' 0"
1109, 1110	27' 3" X 29' 9"
1111, 1112	23' 0" X 14' 0"
1113	23' 0" X 14' 9"
1114, 1115	23' 0" X 14' 0"
1116	23' 0" X 25' 3"
1117	17' 3" X 19' 6"
1118 TO 1123	14' 0" X 23' 0"
1124	21' 9" X 28' 9"
1125	22' 10" X 28' 4"
1126	26' 6" X 28' 7"



12TH FLOOR PLAN

OFFICE	SQ.FT.
1201 TO 1203	13' 9" X 25' 6"
1204	13' 9" X 22' 4"
1205	20' 3" X 14' 9"
1206	22' 10" X 14' 9"
1207 TO 1210	27' 3" X 44' 3"
1211	23' 0" X 14' 9"
1212, 1213	23' 0" X 14' 0"
1215	23' 0" X 25' 3"
1216	17' 3" X 19' 6"
1217 TO 1221	14' 0" X 23' 0"
1222	21' 9" X 28' 9"
1223	22' 10" X 28' 4"
1224	26' 6" X 28' 7"





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.



SCAN FOR LOCATION



THE ADDRESS YOUR BUSINESS CARD WILL LOVE

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

RERA REG NO.:
PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/CAA08498/250521
www.gujrera.gujarat.gov.in



www.shaligrambuildcon.com

A Project by :
SHALIGRAM HEIGHTS LLP

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