




**saffron**  
**ONE**

Architect:  
 JB Architects  
Committed to creativity  
PRASHANT J MOLIYA

Structure Engineer:  
 KRAPA  
Structural Consultant

Legal Advisor:  
**THE LAW POINT**  
Bhavesh Rangani  
Vishal Ginoya

**SITE ADDRESS:**

Beside angel plus, near sarvoday school,  
80ft road, mavdi, Rajkot.

Call us  
**+91 93192 93192**

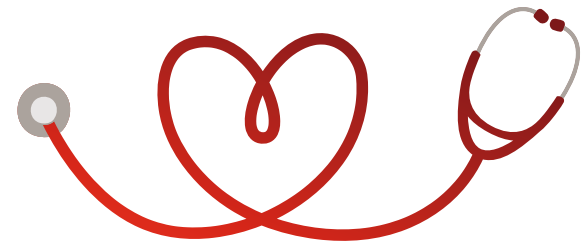
SCAN QR  
FOR LOCATION



**INSPIRE &**  
*uplift*

A complete commercial project  
for doctors and professionals

**saffron**  
**ONE**



## HIGHLY PREFERABLE FOR THE DOCTORS



## WHO WE ARE

At Saffron ONE, we specialize in providing top-notch spaces tailored for your specific needs. Our newly constructed building offers prime real estate designed with your professional aspirations in mind. At our premises, we prioritize your comfort, safety, and well-being above all else. With a focus on providing exceptional facilities, the project is made to ensure that your experience with us is nothing short of excellent. At our establishment, we believe in fostering a sense of community and collaboration. We strive to create a positive and uplifting environment where the future can thrive.



saffron  
**ONE**





## HEART OF THE CITY



**Commercial space for hospitals, clinics, Diagnostic Center and other Medical Practitioners...**

We embrace the latest advancements in healthcare technology to streamline processes, improve efficiency, and enhance patient outcomes. Our commitment to safety and sustainability is evident throughout our facility.

EXCLUSIVE  
COMMERCIAL SPACE



# saffron ONE





## BASEMET PARKING

Our commitment to basement accessibility extends beyond just physical space, it encompasses a comprehensive approach to ensuring that every individual, regardless of age or ability, can navigate our building with ease and comfort.



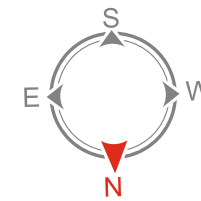
Parking space on ground floor & basement



Dedicated emergency service



Medical gas & Fire safety



EFFECTIVE  
BASEMENT PARKING SPACES



## GROUND FLOOR

At our facility, we pride ourselves on offering a modern infrastructure that sets the standard for excellence in healthcare environments. From the moment you step through our doors, you'll experience the difference that the surrounding makes in enhancing your healthcare experience.

### OFFERING PROFESSIONALS SPACE



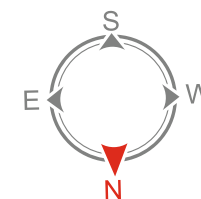
1 Lift for biometric access, 1 Lift general



2 Stretcher Lift



Provision for trolley wheel chair & stretcher bay on ground floor







## 2<sup>ND</sup> TO 7<sup>TH</sup> FLOOR

Saffron one is an exclusive health-care commercial for doctors, diagnostic centers and pharmacies. Located at Rajkot newly developed area and being surrounded by some of the hospitals. Saffron Doctor House is right at the centre of the new medical hub of Rajkot.

For the steadily growing residential population around area of Mavdi and with the ease of access through readily available transportation facilities, Saffron Doctor House is all set to become a preferred one stop health care destination for the patients wherein they will be able to experience the world class medical facilities from wide range of medical practitioners all under one roof.

## FULLY CUSTOMIZED MEDICAL ENVIRONMENT



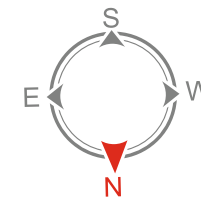
Modern architecture design for doctors



Adequate space for ac, outdoor unit.



Internal plumbing zone for hassle free plumbing Service







Slab Height And Beam Bottom Height As Per Hospital Requirement.

All Floor Design As Per Hospital Planning.

Space For MGPS Plant

Space For HVAC Outdoor Unit.

Space For AHU For Operation Theatre.

Space For Electric Panel And DG Set.

Space For Individual Underground And Overhead Water Tank.

Conceptual Floor Layout As Per NABH Standard For Each Floor.

Conceptual Floor Layout For OPD

Conceptual Floor Layout For IPD.

Conceptual Floor Layout For Radiology And Pathology.

Conceptual Floor Layout For Dental And Skin Clinic.

Conceptual Floor Layout For ICCU.

Conceptual Floor Layout For NICU.

Conceptual Floor Layout For Ophthalmic / Gynaec / Orthopaedic Hospital.

**SPECIAL  
HOSPITAL  
FLOOR 3D  
DESIGN  
CREATED  
BY SAFFRON**



## INFRASTRUCTURE DESIGN AS PER GUIDELINE



GENRAL OPD



GENERAL SURGERY



PATHOLOGY



RADIOLOGY



SKIN CARE



NEUROLOGY



ORTHOPEDIC



CARDIOLOGY



ENT



PEDIATRICS



GYNECOLOGY



GASTROENTEROLOGY

## SPECIFICATIONS



### FLOORING

Premium vitrified tiles flooring in Building.  
Designer tiles in entrance foyer and common passages



### DOORS

Elegant main door with premium laminates on both sides with high quality hardware fitting.  
Internal doors of standard flush doors.



### ELECTRIFICATION

Concealed ISI copper wiring with modular switches  
Appropriate earthing in electric supply  
Distribution board with MCB or ELCB for maximum safety



### PAINT

Internal walls finished with wall putty.  
Acrylic emulsion paint / texture for exteriors.  
Royal paints finish in common areas.



### WINDOW

Standard sliding aluminum window with anodized or powder coating finish.  
Marble or granite equivalent window sills



### TOILETS

Bathrooms finished with superior quality ceramic tiles  
Branded sanitary wares and CP Littings

## ATTRACTIVE AMENITIES



Located in center of city



Basment parking



Fire Safety



Water softening plant



Fabulous bulding elevation



CCTV surveillance



4 Automatic lifts



Genreter space



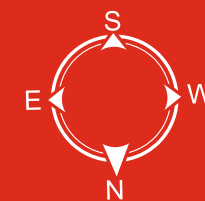
Oxygen cylinder space

### DISCLAIMER :

- Stamp duty & registration charges would be charged extra.
- GST and other additional taxes would be charged extra.
- Maintenance deposit would be charged extra.
- External changes would not be permitted.
- PGVCL charges would be charged extra.
- All shops, show rooms, office holder will have to be member of AOP compulsory.
- Subject to Rajkot jurisdiction

### NOTE :

- This Brochure is for information purpose only.
- This drawings and document thereof are only for reference and shall not be considered a part of the legal agreement.
- Pictures of furniture, landscaping, amenities etc. are the creative imagination or architects's impression and actual may vary.
- Project registered under RERA



SCAN QR FOR LOCATION

LOCATION ON THE MAP

