

  
**SHIVENPLAZA**  
BUSINESS DESTINATION

A PROJECT BY  
  
**SHIVEN**  
GROUP  
NO. 999/ 2019 / 100 / 18001 / 2007 / 50 / 14001/2019

ARCHITECT  
  
**DESIGN**  
**ROOT**  
ARCHITECT

STRUCTURE  
**Jalil Sheikh**



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**SHIVENPLAZA**  
BUSINESS DESTINATION



SHOWROOMS | SHOPS | OFFICES

**SITE ADDRESS**

Shiven Plaza, T.P.-42 (Jahangirabad), F.P.-45, Opp. Sundarvan, Nr. MV Circle, Dandi Road, Surat.

**INQUIRY AT:** +91 90996 74000 | website: [www.shivengroup.in](http://www.shivengroup.in)

Rera Reg No.: PR/GJ/SURAT/SURAT CITY/SUDA/CAA05619/280619

website: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)



## ABOUT GROUP

Shiven Group is a sensible and respected name in industry. Whether the group sets the ambience for creations in most luxurious projects, doing sensitive industry or working on commercial project, Shiven Group sets a tone that is minimalist and comfortable. Premise, surroundings, environment and the structure maintains admirable dialogue. In-field precision, in-time deliverance and co-ordination at all stages are some of our key winners. That leads to excellence.





## MOVE YOUR OFFICE HERE

These Corporate Office combine innovative, efficient and collaborative spaces with several retail and entertainment avenues.

  
**SHIVEN PLAZA**  
BUSINESS DESTINATION



#### Structure

- Earthquake resistance RCC frame structure with fabrication structure in central court yard

#### Flooring

- Vitrified flooring in all shops / offices

#### Toilet

- Common toilet at each floors

#### Water Supply

- Municipal supply + boring

#### Fire safety

- Fire safety according to NBC norms

#### Security

- CCTV camera system for common areas

#### Parking

- Common sufficient parking in basement & ground floor

#### Elevators

- 2 passenger lifts of standard makings

#### Landscape

- Properly designed landscape

## COOL OFFICES, STRATEGIC CORPORATES AND SUPERIOR SHOWROOMS

Shiven Plaza covers renowned offices, showrooms and many other commercial establishments under superior structure.

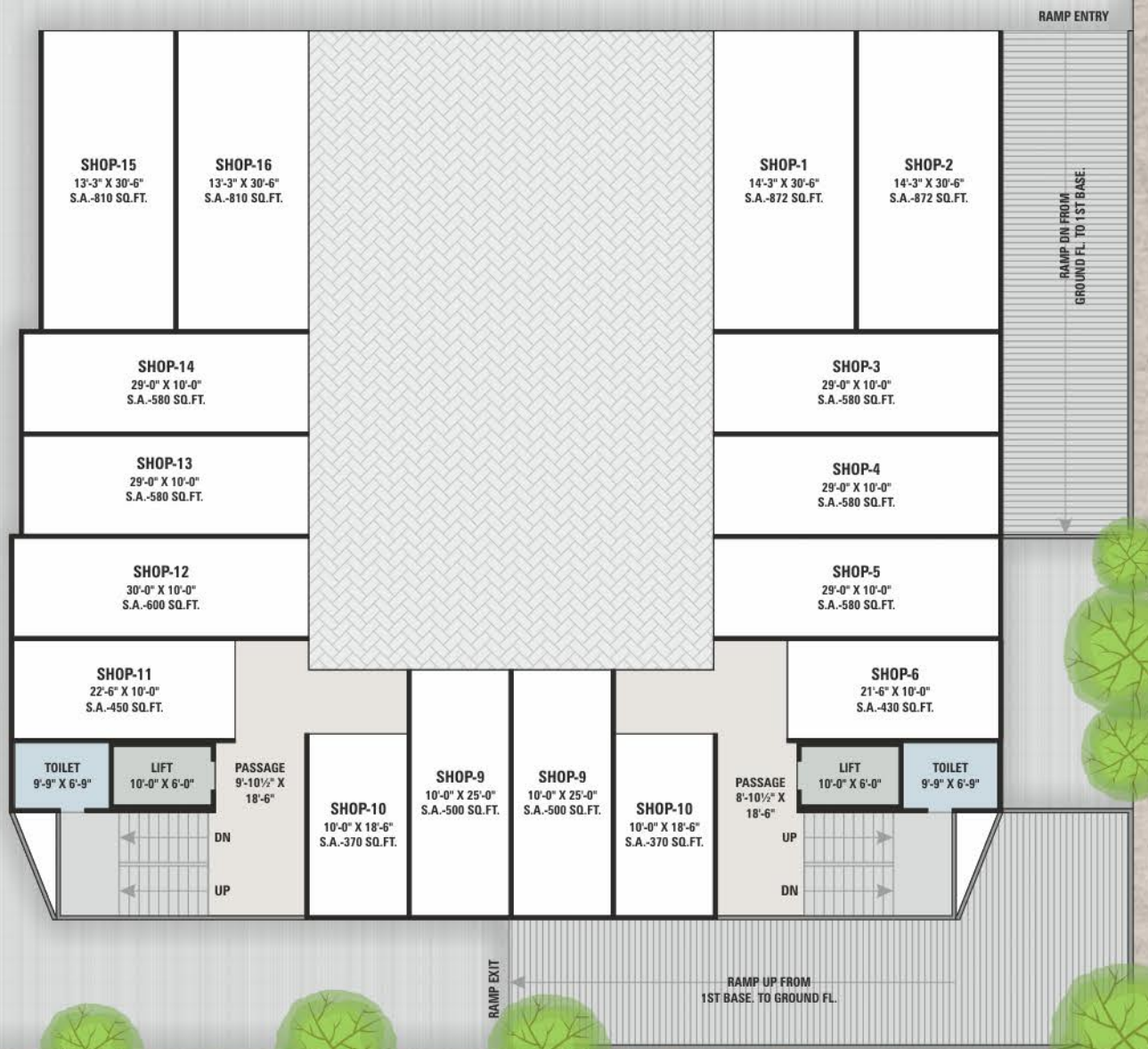
## AMENITIES

  
**SHIVEN PLAZA**  
BUSINESS DESTINATION

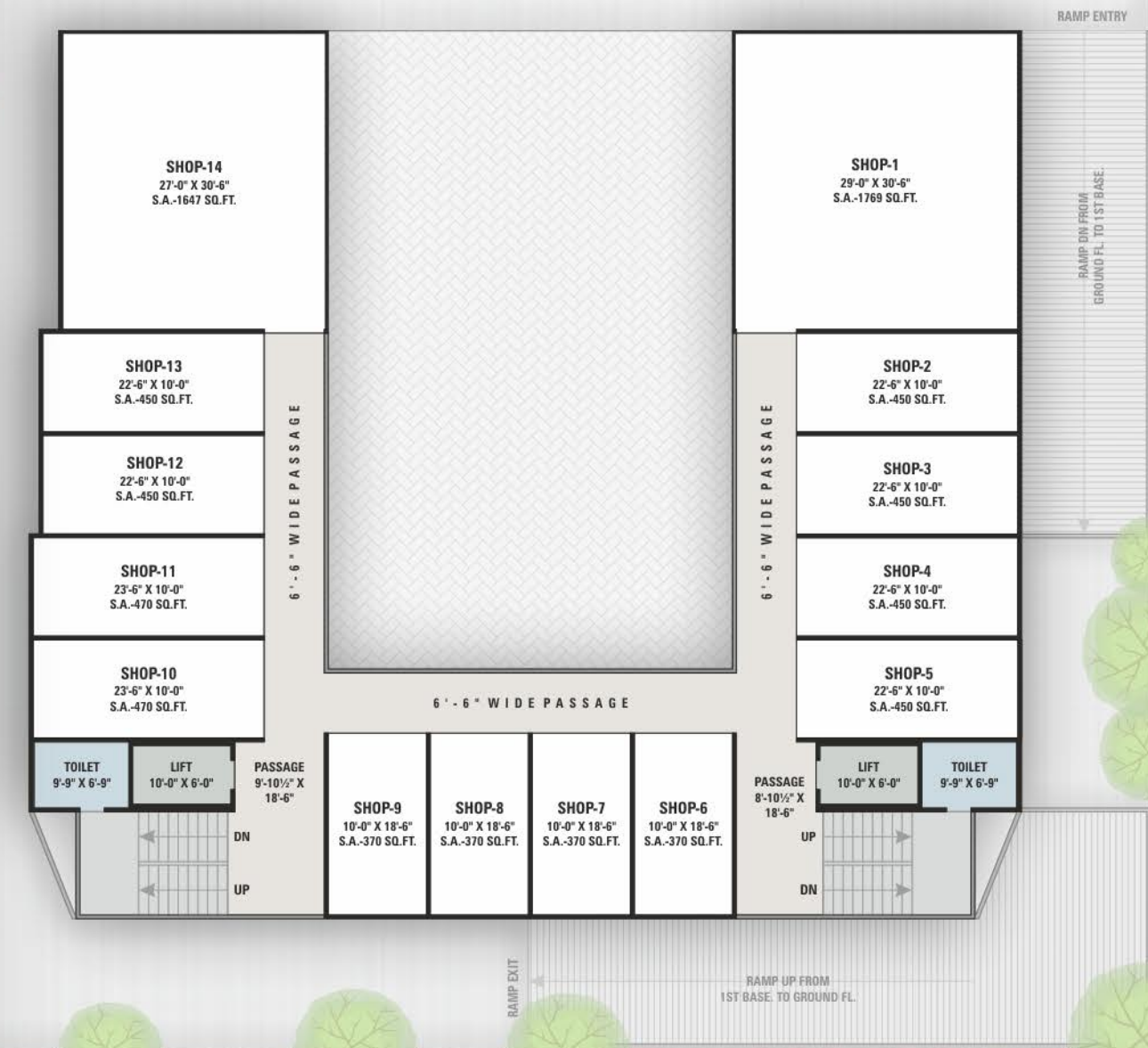


24.00 MT. WIDE D.P. ROAD

24.00 MT. WIDE D.P. ROAD



GROUND FLOOR PLAN



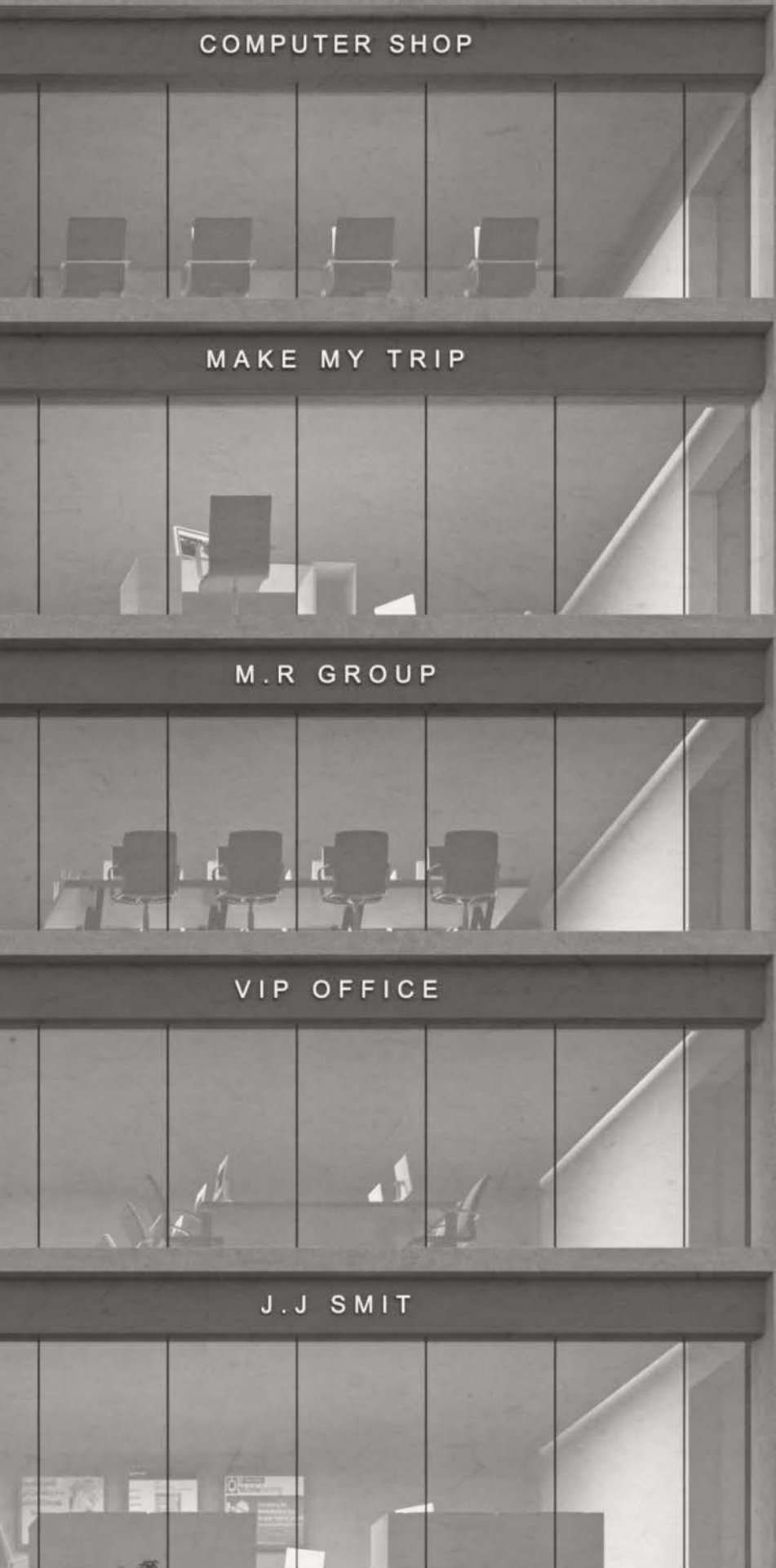
TYPICAL FLOOR PLAN (1ST TO 7TH)



1ST BASEMENT PLAN 



2ND BASEMENT PLAN 



## ACTIVITIES

Shiven Plaza gives both touch and colour to your activities. What, why and how of a commercial premise are solved here. Key factors in determining growth and success are professionally treated.



## SPECIFICATIONS

### DETAILS & BUILDING FEATURES

- **Project Name:**  
Shiven Plaza

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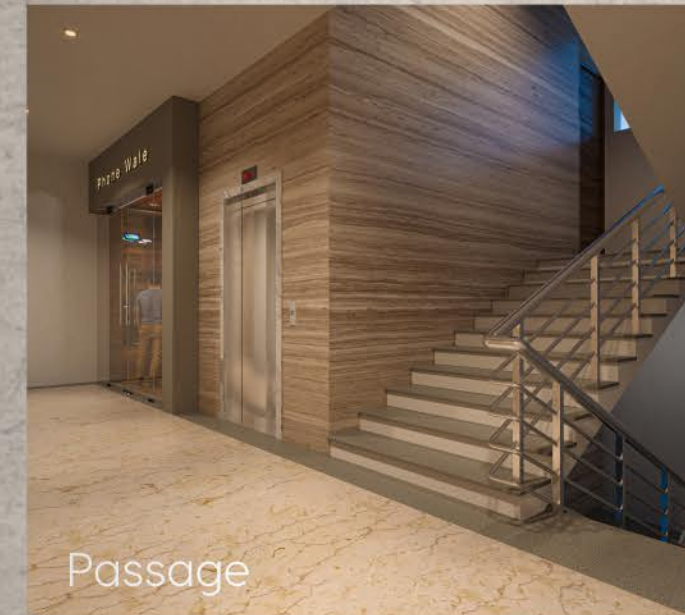
- **Designated Use:**  
Commercial Low Rise Building

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- **Location:**  
T.P.-42 (Jahangirabad), F.P.-45, Surat

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- **No. of Floors:**  
2 Basement + Ground + 7 floors



Passage

### ELECTRIC SYSTEMS

- **Power Load**  
- As per requirement of shop & office.

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- **Power Supply**  
- Individual single phase of main LT.

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- **Generator Back Up**  
- Available diesel or gas generator for utility.

### INTERIOR UNIT FINISHES

- **Wall Finishes**  
- Internal white putty on walls.

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- **Flooring**  
- Granamite tiles of 2'-0" X 2'-0" in shops and offices.

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- **Shutter**  
- Decorative manual operated rolling shutter made of G.I.

### COMMUNICATION

- **Electrification**  
- Sufficient in concealed wiring for standard accessories TV, telephone, internet, lan.

### INTERIOR COMMON AREA FINISHES

- **Staircase**  
- Granite stone finish staircase.

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- **Passages**  
- Granamite tile / granite flooring of all floors.

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- **C. Toilets**  
- All sanitary fittings of standard make.

### EXTERNAL BUILDING FINISHES

- **Plaster**  
- Outside double coat mala finish plaster with texture grains.

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- **Colour**  
- ICI whether shield colour.

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- **Elevation**  
- External facade in combination of reflective toughen glass & fundermax / neolith / eq. material.



### Location Map

### CONNECTIVITY

<b>BRTS station</b>	<b>: 500 mtr.</b>
<b>Public Garden</b>	<b>: 300 mtr.</b>
<b>Library</b>	<b>: 300 mtr.</b>
<b>Public Community Hall</b>	<b>: 700 mtr.</b>
<b>School</b>	<b>: 1.2 k.m.</b>
<b>Super Market</b>	<b>: 1.0 k.m.</b>



### Legal

#### NOTE

- In the interest of continual developments in design & quality of constructions, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchasers shall abide by such changes.
- Changes / alteration of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept and outlook of the scheme are strictly not permitted during and after the completion of the scheme.
- Any RCC members ( beam, columns & slab) must not be damaged during your interior works.
- All external laying and drawing of low-voltage cables such as telephone, tv, internet cables shall be strictly laid as per consultants service drawings with prior consent of developer / builder office. No wire / cables / conduits shall be laid or installed such that they from hanging formation on the building exterior faces.
- Irregular payments may cause cancellation of booking.
- In case of cancellation of unit 10% of payment received will be deducted as management service charges and the balcony will be returned only after release of the unit.
- Full & final payment with all legal and extra charges is must paid before registered sale deed and possession.
- Any changes in rules and regulation & by laws (during or after completion of construction work) of local or government authorities, implementation or rera, its bound to all purchaser / member / allottee)
- This brochure is intended only for easy display & information of the scheme and does not form part of the legal documents.
- Subject to Surat jurisdiction.

#### LEGAL DISCLAIMER

- All furniture / objects shown in the plan or pictorial image are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.
- All the elements, objects, treatments, materials, equipments & colour scheme shown are artisan's impression and purely for presentation purpose.
- Dimensions mention in building / unit plan, are wall-to-wall dimensions & it does not include finishing detail like plaster, putty & dado tiles.
- The dimensions shown in brochure are approximate and may change slightly without causing any adverse effect to the purchaser.
- All the architectural and interior images shown in the brochure are merely simulated interpretation using computer graphics to enhance the customer understanding and are not actual images.
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- Furniture including wardrobes, other soft furnishings inter alia curtains, mattresses, bed linen upholstery etc lights and other electrical fixtures and appliances like air conditioners, refrigerators, tv. telephones, laptops etc. any of the equipment, household accessories inter alia crockery and cutlery, rugs, carpets, decorative pieces and wall hangings, wall papers, utensils, etc. apparels and all other consumable and movable items in the shown in the simulated images do not form part of the sale of any property by the developer.