


**SHIVEN**  
SHOPPERS

SHOWROOM SHOPS & OFFICES

A PROJECT BY  
  
**SHIVEN**  
GROUP

  
**SHIVEN**  
SHOPPERS

 shenit nayar +91 99746 03711 | [www.ele1.co.in](http://www.ele1.co.in)



BUSINESS AS IT SHOULD BE...



**DESIGN  
ROOT**

ARCHITECT

#### WHY SHIVEN SHOPPERS?

At Shiven shoppers we are building developing visions and growing business. surrounded between the well developed high urban area of adajan it is surety to enrich your business at shiven shoppers. It is also spiritually valuable having frontage of Gangeshwar mahadev temple. Two community halls nearby making it more live in nights too which increases profitability. Innovative Design! Committed Quality! Sustainable Construction! Shiven shoppers will be future landmark/status symbol for the business.in short review for shiven shoppers,

**"Setting the standard of quality for 3 generations & Building Better Communities"**



SHOWROOMS | HEALTHCARE  
EDUCATION | HOTEL | RETAIL SHOP  
OFFICE SPACE



NO MATTER HOW GOOD YOU ARE AS A BUSINESSMAN,  
YOUR ADDRESS PLAYS A VITAL ROLE IN ACHIEVING YOUR GOALS...



An ideal location is not only your requirement but your customer's biggest need too...

At Shiven Shoppers it is going to be more of a homely environment than a commercial hub.





Designed beautifully, the elevation is one of a kind.  
Its truly eye catching and it's a bet, you are going to be a proud owner here.

# SHIVEN SHOPPERS

J.J. ARCHITECTS

COSMETICS SHOP

MSI ADVOCATES

MSI ADVOCATES

CROSS WOOD

CROSS WOOD

RICH JOY

RICH JOY

MOBILE SHOP

Life Style

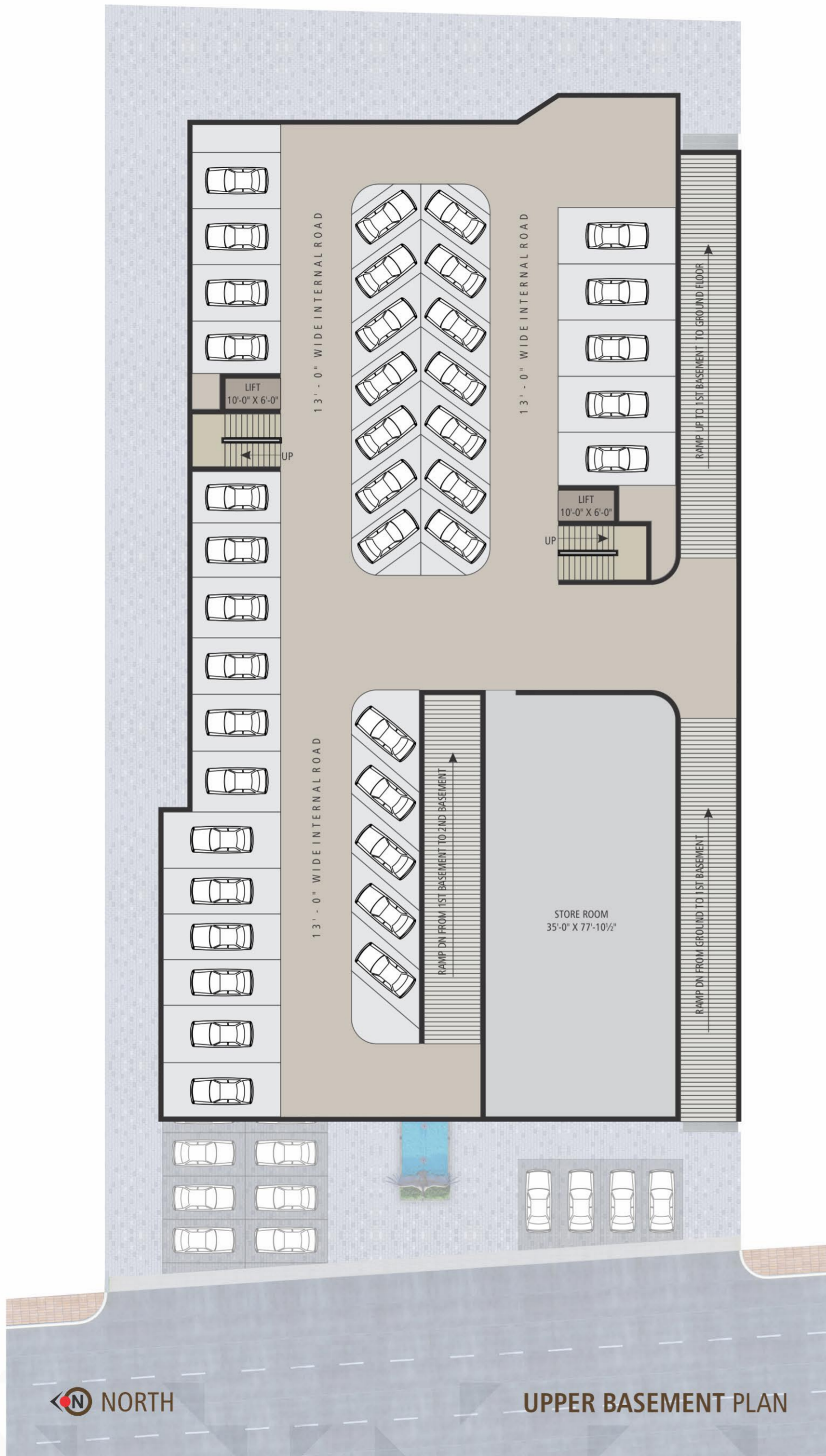
Life Style

Louis Vuitton

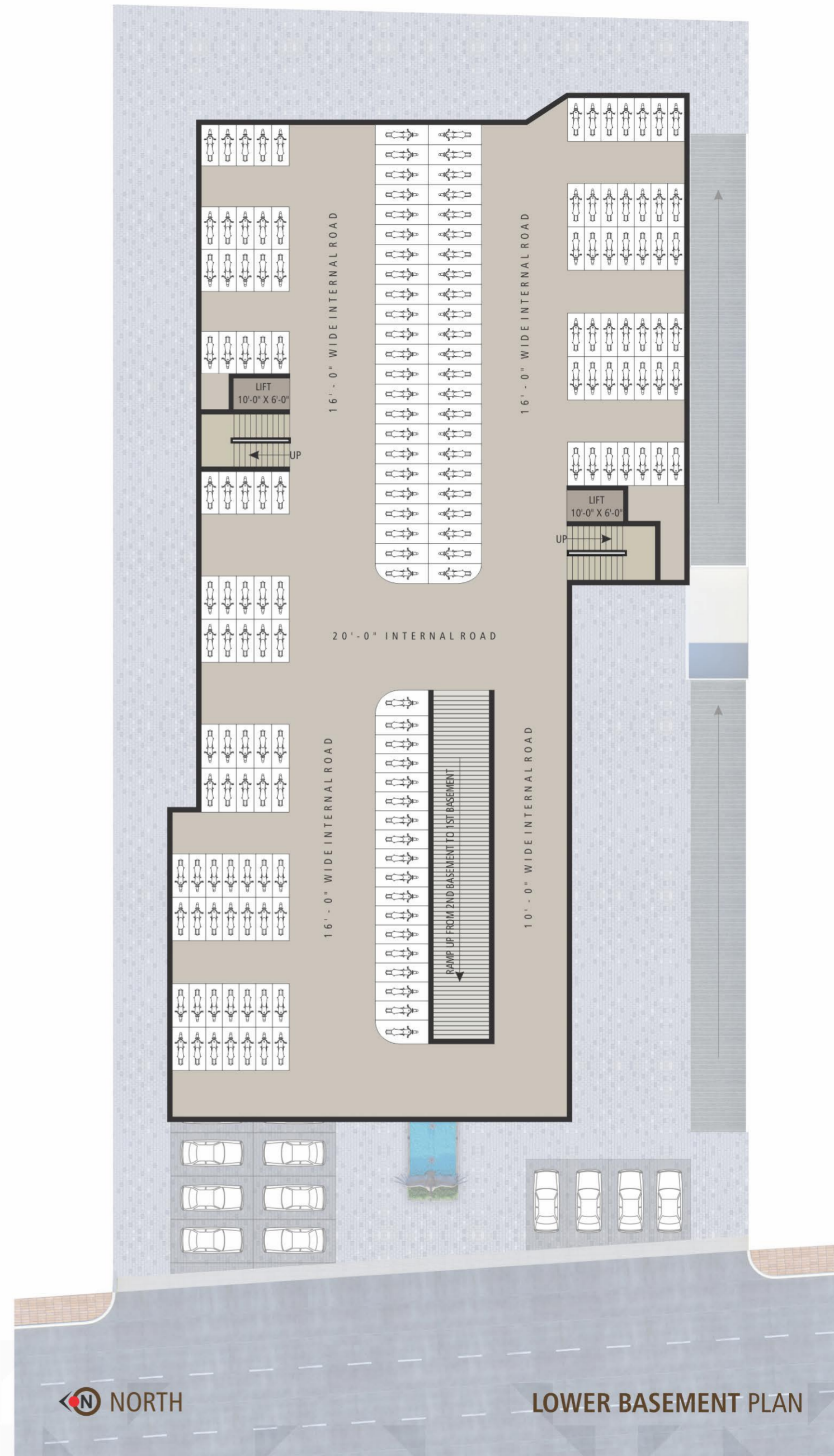
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SAMSUNG

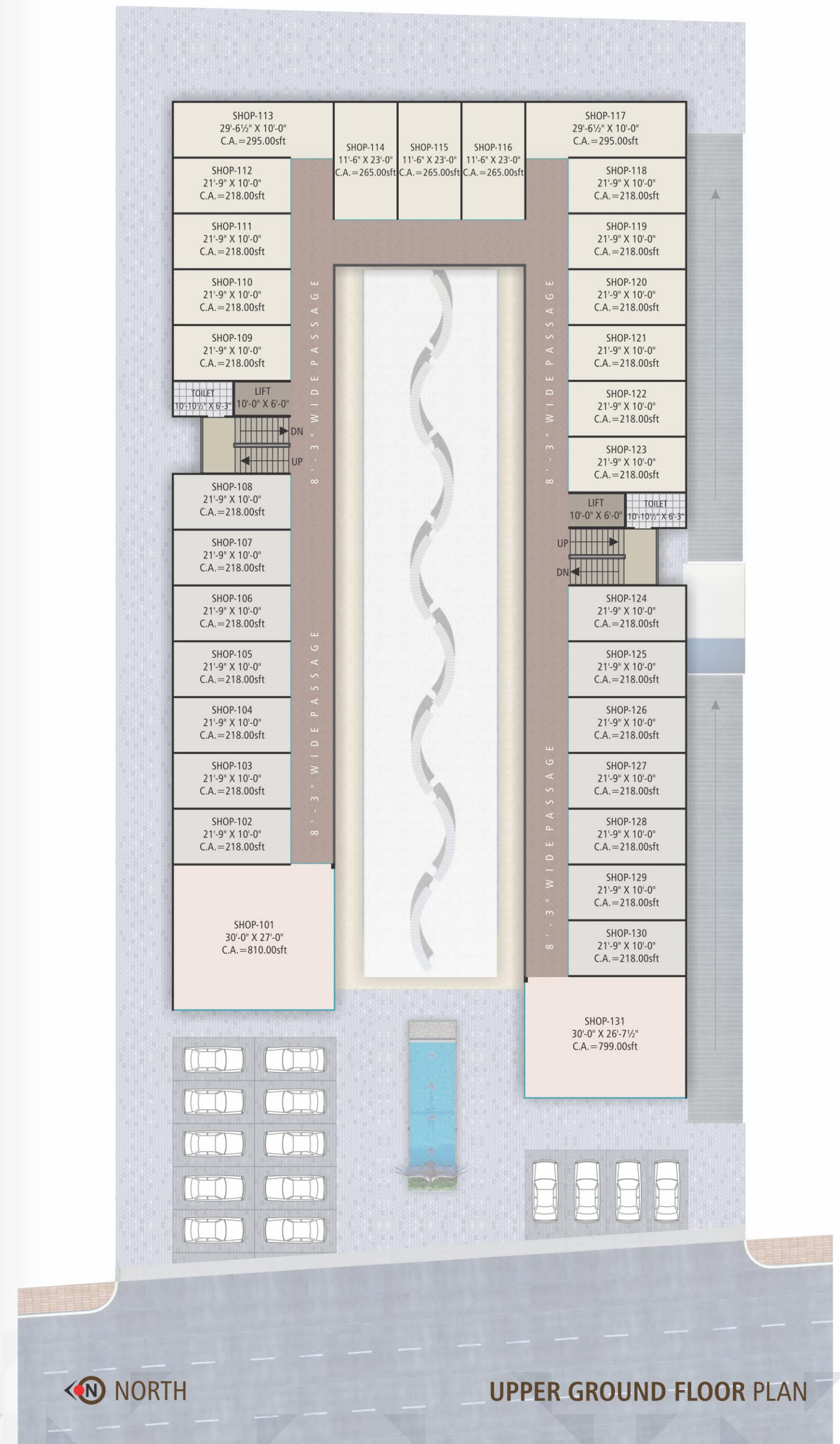
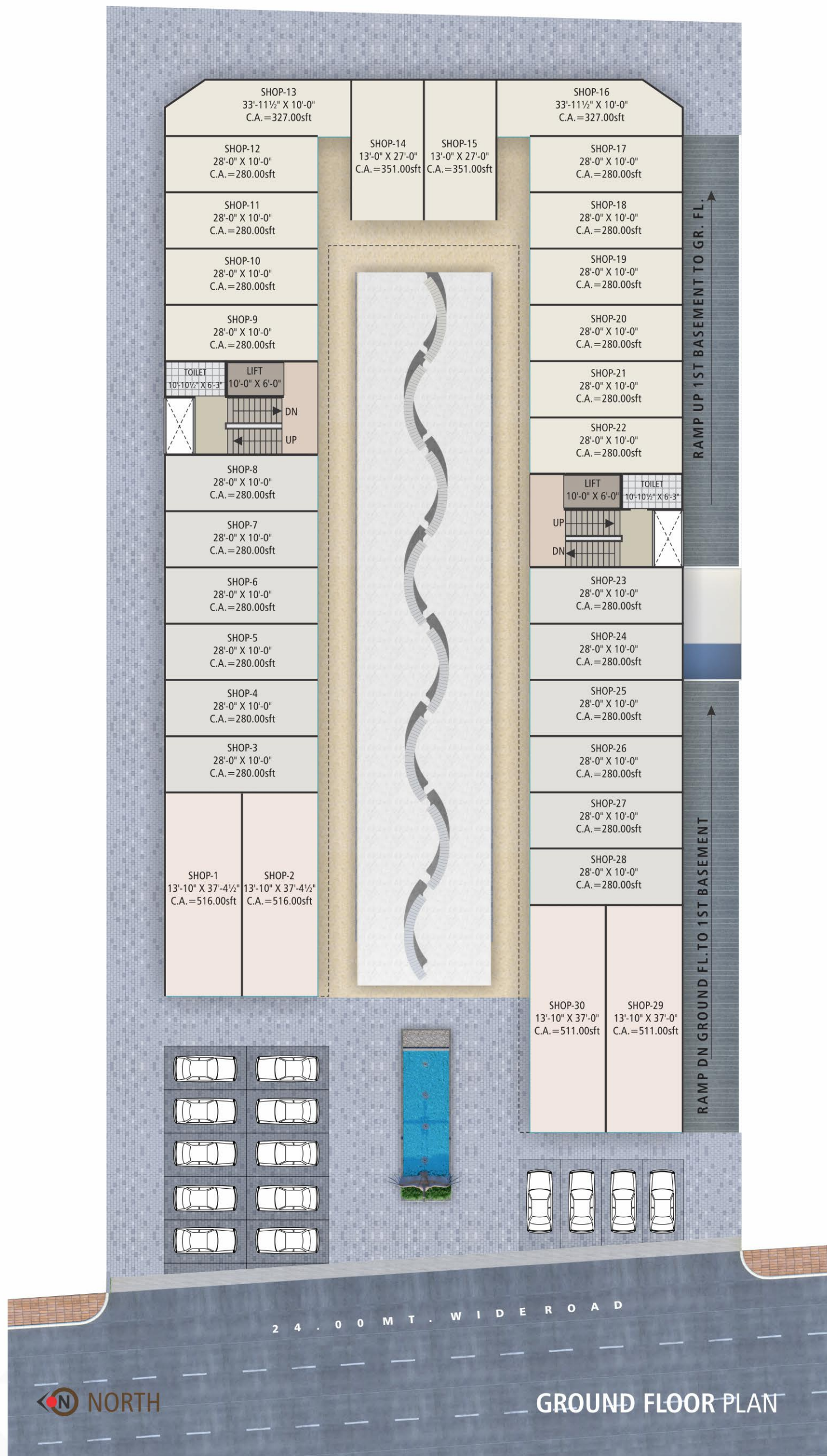


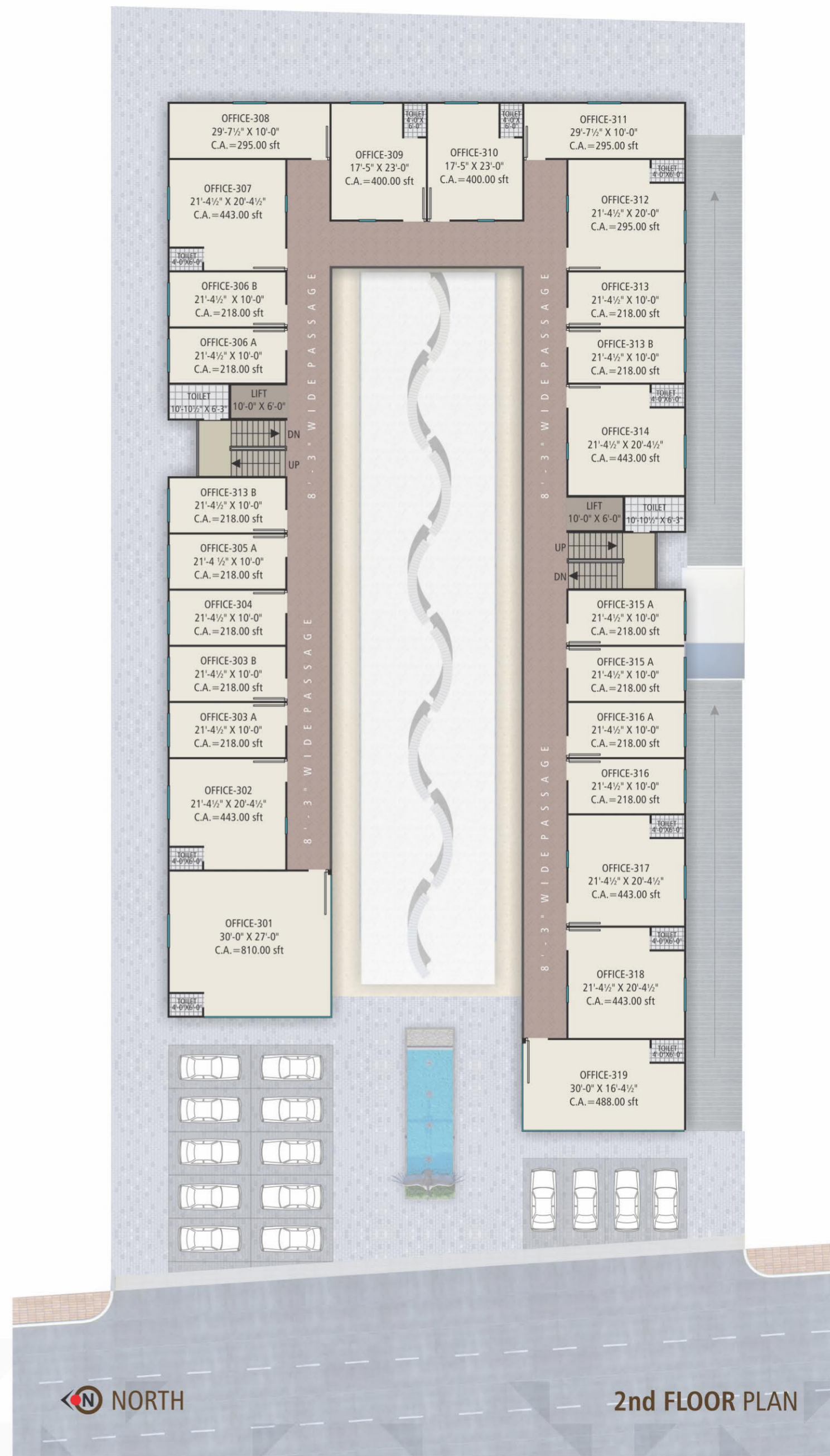
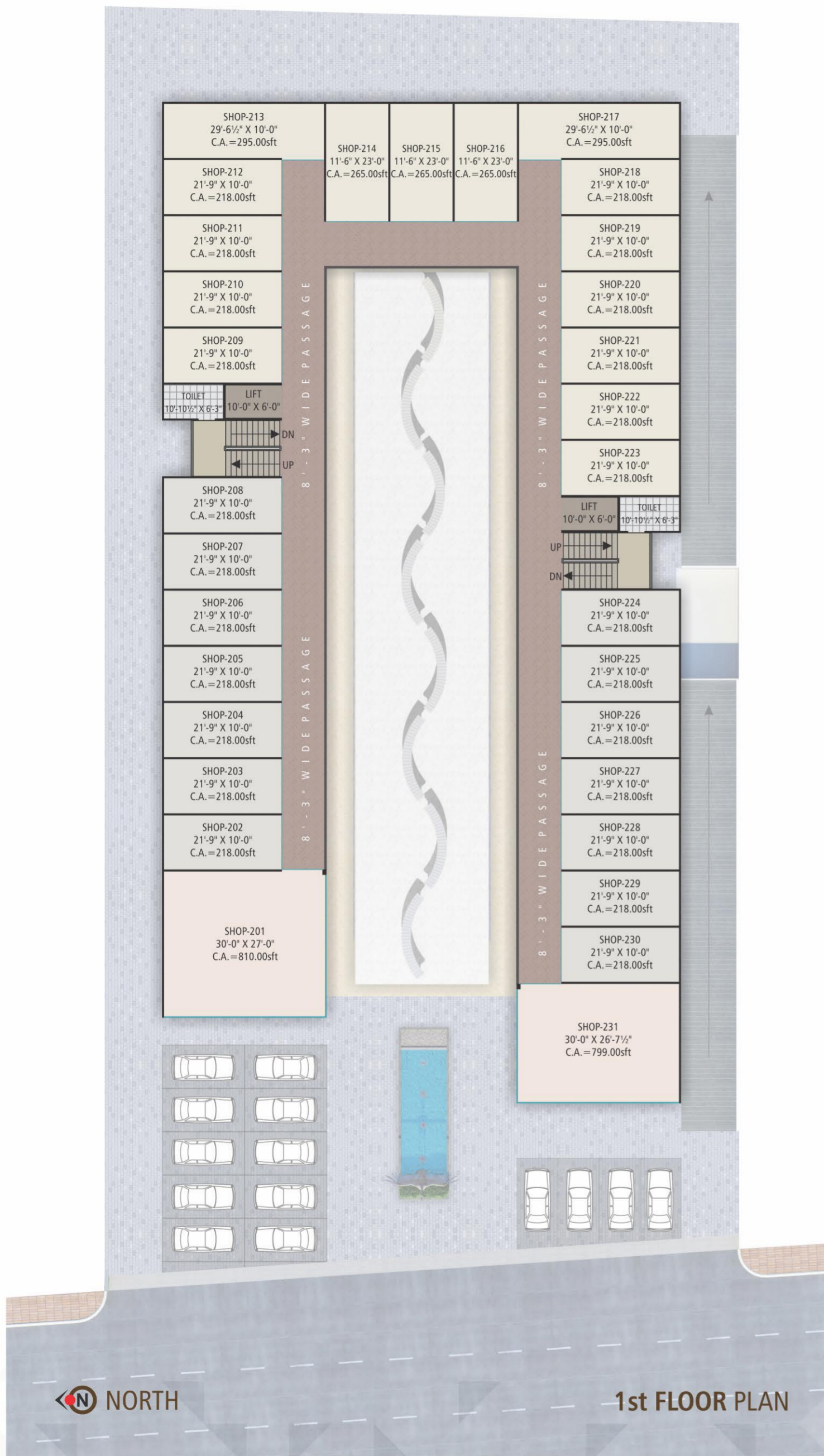


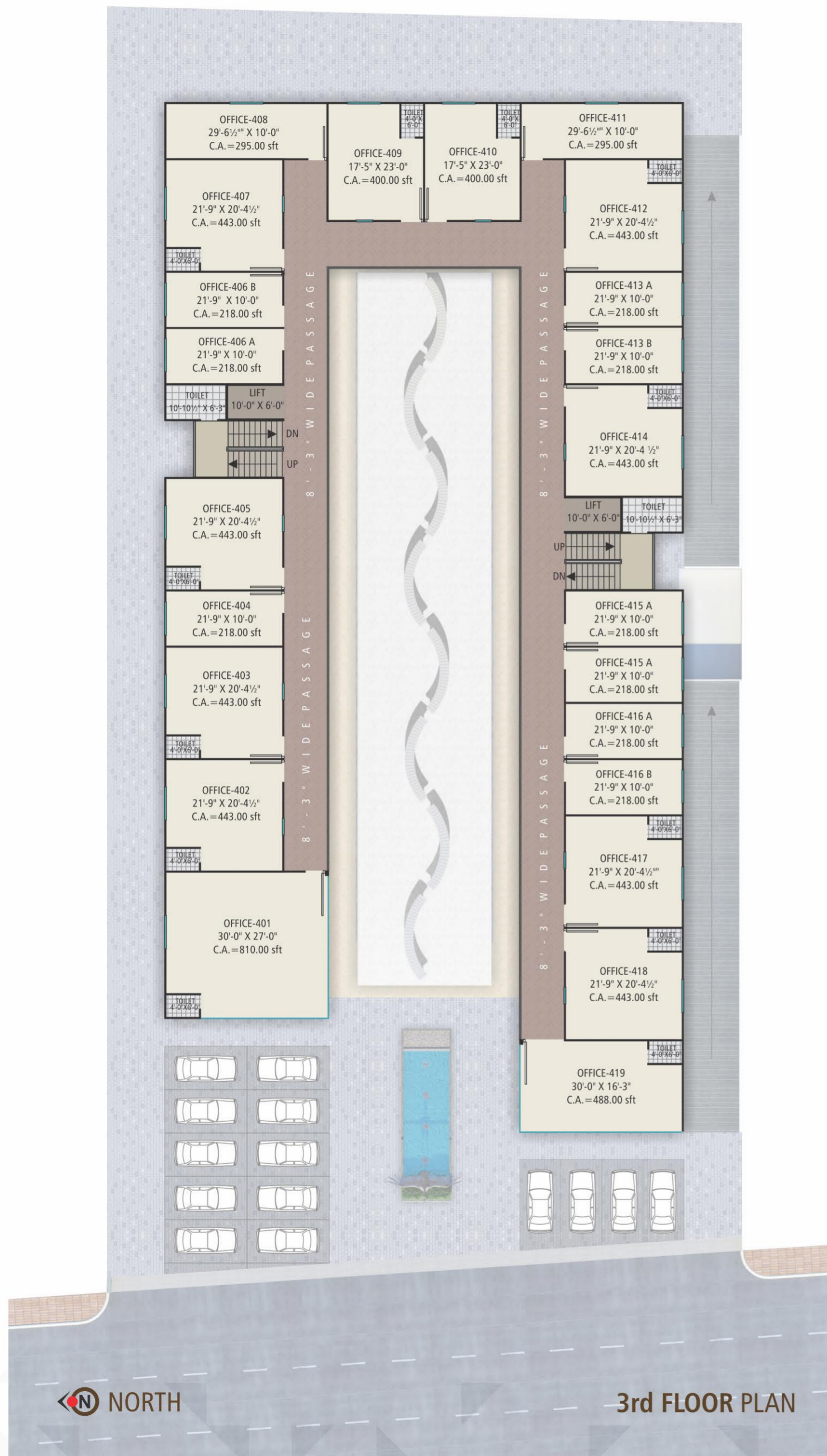
UPPER BASEMENT PLAN



LOWER BASEMENT PLAN







# SPACIOUS

Spacious enough to move around within Shiven Shoppers with ease...  
There are provisions to sit around for a while if you are exhausted shopping...



# amenities

## DETAILS & BUILDING FEATURES

<b>PROJECT NAME</b>	<b>SHIVEN SHOPPERS</b>
<b>DESIGNATED USE</b>	COMMERCIAL LOW RISE BUILDING
<b>LOCATION</b>	T.P. -13, F.P. -84, AT ADAJAN, SURAT
<b>NO. OF FLOORS</b>	LOWER BASEMENT, UPPER BASEMENT, UPPER GROUND, 1ST TO 3RD AND TERRACE FLOOR
<b>RATIO OF CAR PARK</b>	AMPLE CAR PARKING SPACE AT BASEMENT & GROUND FLOOR
<b>BUILDING STRUCTURE</b>	FRAMED RCC BUILDING DESIGNED AS PER IS CODES. BUILDING HAS BEEN DESIGNED AS PER IS CODES 456(CONCRETE), IS 875(DESIGN) AND IS 1893(SEISMIC). MINIMUM GRADE OF CONCRETE IS M-25 & AS PER CONSULTATION OF STRUCTURAL CONSULTANT.
<b>TYPE OF FOUNDATION</b>	ISOLATED / STRIP FOUNDATION
<b>SLAB TO SLAB</b>	12'-0" (3.66 MT.) GROUND FLOOR 12'-0" (3.66 MT.) UPPER GROUND FLOOR 10'-0" (3.05 MT.) 1ST TO 3RD FLOOR

## ELECTRICAL SYSTEMS, ELEVATORS AND WATER SUPPLY

<b>POWER LOAD</b>	AS PER REQUIREMENT SHOPS & OFFICES
<b>POWER SUPPLY</b>	INDIVIDUAL SINGLE PHASE METER FROM MAIN LT.
<b>GENERATOR BACK UP</b>	AVAILABLE DIESEL / GAS BASED GENERATOR FOR BUILDING COMMON UTILITY + SUFFICIENT GENERATOR BACK IN INDIVIDUAL UNIT.
<b>PASSENGERS ELEVATORS CONFIGURATION</b>	2 NO- AUTO DOOR & HIGH SPEED ELEVATORS
<b>CAPACITY &amp; SPEED OF LIFTS, STRETCHER LIFT</b>	LIFT - 10 PASSENGERS OF SHAFT SIZE 6'-0" X 9'-6" OF SCHINDLER OR KONE.
<b>SEWAGE SYSTEM</b>	P.V.C PIPE OF SUPREME OR EQ. MAKE IN UNDER GROUND DRAINAGE SYSTEM AS WELL AS IN CONCEALED LINK WITH C.P.V.C PIPE AS PER DETAIL GIVEN BY PLUMBING CONSULTANT.
<b>SUPPLY OF WATER SOURCE</b>	MUNICIPAL SUPPLY + ONE BORING PER BUILDING
<b>SECURITY SYSTEM</b>	INTERCOM + C.C.T.V.
<b>INTERCOM</b>	INTERCOM FACILITY WITH FOR CONNECTIVITY OF SHOWROOMS / OFFICES
<b>TERMITE TREATMENT</b>	ANTI TERMITE TREATMENT BY SPECIALIZED AGENCY
<b>FIRE SAFETY</b>	FIRE EXTINGUISHER, FIRE HYDRANT & WET RISER AS PER NBC NORMS

## INTERIOR UNIT FINISHES

<b>WALL FINISH</b>	INTERNAL WHITE PUTTY ON WALLS.
<b>FLOORING</b>	GRANAMITE TILES IN SHOPS AND OFFICES
<b>SHUTTER</b>	GOOD QUALITY G.I. MANUAL HANDLE OPERATED ROLLING SHUTTER

## EXTERNAL BUILDING FINISHES

<b>PLASTER</b>	OUTSIDE DOUBLE COAT MALA FINISH PLASTER WITH TEXTURE.
<b>COLOUR</b>	ICI - WHETHER SHIELD MAX COLOUR.
<b>ELEVATION</b>	EXTERNAL FACADE IN A COMBINATION OF ACP & TOUGHEN GLASS

## INTERIOR COMMON AREA FINISHES

<b>LIFT CLADDING</b>	GRANITE & GRANAMITE WALL CLADDING IN EACH FLOOR NEAR PASSENGERS LIFT ENTRANCE
<b>STAIRCASE</b>	GRANITE STONE FLOORING ON STAIRCASE
<b>PASSAGES</b>	GRANAMITE TILE FLOORING OF ALL FLOORS.
<b>C. TOILETS</b>	GRANAMITE FLOORING & DADO OF 2'-0" X 2'-0" SIZE. ALL SANITARY FITTINGS OF CERA, HINDWARE & PLUMBING FITTING JAQUAR, KOHLAR OF EQ MAKE.

## SECURITY AND COMMUNICATION

<b>ELECTRIFICATION</b>	SUFFICIENT IN CONCEALED WIRING WITH STANDARD ACCESSORIES. T.V. & TELEPHONE POINT
<b>PARKING</b>	DOUBLE BASEMENT SUFFICIENT CAR PARKING FOR UNITS

## CAMPUS

<b>PLAZA FLOORING</b>	GOOD QUALITY FULL BODY VITRIFIED TILE & GRANITE
<b>PARKING AT GROUND</b>	PARKING FINISHED WITH V.D.S. (TRI-MIX ROUGH FINISH) / PAVER
<b>PARKING AT BASEMENT</b>	PARKING FINISHED WITH V.D.S. (TRI-MIX ROUGH FINISH) & RAMP WITH KOTA STRIP & CLADDING UP TO 5'-0" OF RIVER WASH KOTAH OR GRANITE ON THROUGHOUT PARDI & COLUMN
<b>EXTERNAL GROUND</b>	GOOD QUALITY PAVER IN ROAD & MARGIN



# amenities

## DETAILS & BUILDING FEATURES

PROJECT NAME	SHIVEN SHOPPERS
DESIGNATED USE	COMMERCIAL
LOCATION	T.P. -13, F.P. -8
NO. OF FLOORS	LOWER BASEMENT
RATIO OF CAR PARK	AMPLE CAR PARKING
BUILDING STRUCTURE	FRAMED RCC
	456(CONCRETE)
	CONSULTATION
TYPE OF FOUNDATION	ISOLATED / STRIP
SLAB TO SLAB	12'-0" (3.66 M)
	12'-0" (3.66 M)
	10'-0" (3.05 M)

## ELECTRICAL SYSTEMS, ELEVATORS & LIFTS

POWER LOAD	AS PER REQUIREMENT
POWER SUPPLY	INDIVIDUAL SUPPLY
GENERATOR BACK UP	AVAILABLE DIESEL GENERATOR
	BACK IN INDIVIDUAL
PASSENGERS ELEVATORS	2 NO- AUTO DRIVEN
CONFIGURATION	
CAPACITY & SPEED OF LIFTS,	LIFT - 10 PASSENGERS
STRETCHER LIFT	
SEWAGE SYSTEM	P.V.C PIPE OF SCHEDULE 40
	LINK WITH CITY SEWER
SUPPLY OF WATER SOURCE	MUNICIPAL SUPPLY
SECURITY SYSTEM	INTERCOM + CCTV
INTERCOM	INTERCOM FACILITY
TERMITE TREATMENT	ANTI TERMITE TREATMENT
FIRE SAFETY	FIRE EXTINGUISHERS

## INTERIOR UNIT FINISHES

WALL FINISH	INTERNAL WALL FINISH
FLOORING	GRANAMITE TILES
SHUTTER	GOOD QUALITY

## EXTERNAL BUILDING FINISHES

PLASTER	OUTSIDE DOUBLES
COLOUR	ICI - WHATEVER AVAILABLE
ELEVATION	EXTERNAL FACILITY

## INTERIOR COMMON AREA FINISHES

LIFT CLADDING	GRANITE & GRANAMITE
STAIRCASE	GRANITE STAIRCASE
PASSAGES	GRANAMITE TILES
C. TOILETS	GRANAMITE TILES
	FITTING JAQUETS

## SECURITY AND COMMUNICATION

ELECTRIFICATION	SUFFICIENT IN ALL AREAS
PARKING	DOUBLE BASEMENT

## CAMPUS

PLAZA FLOORING	GOOD QUALITY
PARKING AT GROUND	PARKING FINISH
PARKING AT BASEMENT	PARKING FINISH
	WASH KOTAH
EXTERNAL GROUND	GOOD QUALITY



There are changes happening everyday and they in turn bring bigger challenges.

We at Shiven Shoppers have take up these challenges and have come with better connectivity between other Offices, Shops and Commercial Establishments.

# amenities

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## ELECTRICAL SYSTEMS, ELEVATORS & LIFTS

POWER LOAD	AS PER REQUIREMENT
POWER SUPPLY	INDIVIDUAL SUPPLY
GENERATOR BACK UP	AVAILABLE DIESEL GENERATOR
	BACK IN INDIVIDUAL
PASSENGERS ELEVATORS	2 NO- AUTO DRIVEN
CONFIGURATION	
CAPACITY & SPEED OF LIFTS,	LIFT - 10 PASSENGERS
STRETCHER LIFT	
SEWAGE SYSTEM	P.V.C PIPE OF SCHEDULE 40
	LINK WITH CITY SEWER
SUPPLY OF WATER SOURCE	MUNICIPAL SUPPLY
SECURITY SYSTEM	INTERCOM + VIDEO SURVEILLANCE
INTERCOM	INTERCOM FACILITY
TERMITE TREATMENT	ANTI TERMITE TREATMENT
FIRE SAFETY	FIRE EXTINGUISHERS

## INTERIOR UNIT FINISHES

WALL FINISH	INTERNAL WHITE PLYWOOD
FLOORING	GRANAMITE TILES
SHUTTER	GOOD QUALITY

## EXTERNAL BUILDING FINISHES

PLASTER	OUTSIDE DOUBLE COAT
COLOUR	ICI - WHETHE
ELEVATION	EXTERNAL FACED

## INTERIOR COMMON AREA FINISHES

LIFT CLADDING	GRANITE & GRANAMITE
STAIRCASE	GRANITE STAIRCASE
PASSAGES	GRANAMITE TILES
C. TOILETS	GRANAMITE TILES
	FITTING JACOBI

## SECURITY AND COMMUNICATION

ELECTRIFICATION	SUFFICIENT IN
PARKING	DOUBLE BASEMENT

## CAMPUS

PLAZA FLOORING	GOOD QUALITY
PARKING AT GROUND	PARKING FINISH
PARKING AT BASEMENT	PARKING FINISH
	WASH KOTAH
EXTERNAL GROUND	GOOD QUALITY





**SHIVEN**  
SHOPPERS

Give your Brand the maximum exposure...  
At Shiven Shoppers the atmosphere is going to be fun filled ...

## LOCATION MAP



A true shopper's Paradise and an Owner's growth destination...



**SITE ADDRESS**  
SHIVEN SHOPPERS, OPP GANGESHWER MAHADEV TEMPLE, ADAJAN, SURAT.  
**INQUIRY AT:** 90996 74000 | 90996 75000

A PROJECT BY



ARCHITECT



STRUCTURE

BHUPATBHAI  
VITTHANI

### DISCLAIMER

- Stamp duty, Registration charges, Legal charges, GEB charges, Society maintenance expenses, VAT and Service tax shall be borne by purchaser.
- Any additional charges levied by the government/local authority during or after the completion of the scheme like SMC tax, will be borne by the purchaser.
- In interest of continual development in design & quality of construction, the developer reserves all right to make any changes in the scheme including technical specification, designs, planning layout and purchaser shall abide by such changes.
- Changes/Alteration of any nature including elevation, exterior colour scheme 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.
- Provision for PVC pipe in internal conducting of all voltage facility such as telephone, cable TV, internet cable shall be provided for each unit, all external laying and drawing of low voltage cable such as mentioned or other shall be strictly laid as per consultants services drawing with prior consultant of developer/Builder's office.
- No wires/cables/conduits shall be laid or installed such that they form hanging formation on the building exterior faces.
- B.U.C. (Building Use Certificate) as per SMC/SUDA rules.
- Clear title for loan purpose.
- Dimensions are indicative and subject to change.
- Any information contained in the brochure is subject to change at the sole discretion of the developer and cannot form part of any agreement.