



Be the
BRAND



FROM THE DESK OF
Architect

Satish Mehta, Vipul Patel

While booking showrooms, shops and offices in any corporate its buyers have real sense of relief by checking out what their basic needs are satisfied along with location planning, accommodation, air-circulation and wide passage. As per commercial property is concerned it must be in prime location. **Utsaav Corporate Park** stands in the centre of kalawad main road, off kkv circle **Utsaav Corporate Park** is obliged to the architect for perfect planning.

FROM THE DESK OF
Contractor

Mr. Ashish Tank (Accurate Buildcon) one of the leading construction company stands for the quality constructions work since last 4 decades. **Accurate Buildcon** never compromises with quality work whether it is structure, civil work, sanitary, masonry work, tiles fittings or bath accessories, **Accurate Buildcon** has adopted advance technology & modern equipments to be updated in construction era. **Utsaav Corporate Park** customers will be benefited by the best construction quality rendered by **Accurate Buildcon**.



Showrooms - Shops & Offices

Opportunities become grand when the corporate seems full of grandeur and **Utsaav Corporate Park** seems all the way. Whether it's the location, the scale of the structure, architecture and so on. Firmly **Utsaav Corporate Park** will be the modest trendsetter among the leading corporates of Rajkot.

SUPREMACY OF OUR
LEGACY
TOWARDS BUSINESS



Mr. Vrajlal Karamsibhai Parekh (1891-1962)

Later, the business got led by **Mr. Vrajlal Karamsibhai Parekh**, and due to his entrepreneurial spirit and fame, the Grain Merchants Association appointed him as the President. Mr. Chamanlal Modi (Parekh) carried the grocery business legacy to a new height. Then the new generation ventured into the construction business, Mr. Jitesh Modi (Parekh) established **Utsav Buildcon** and gave many successful projects to the city to deliver completeness in whatever they associated. Even today, the front rider and the light of **Utsav Buildcon Group** means the upcoming generation Mr. Naitik Modi (Parekh) specifically takes care of one thing, every project should have all the necessary modern comforts which should be as per current times. And despite providing all these facilities, the project should be affordable enough. Continuing the dignified legacy, we are all set to bring one of the aspirational project-**Utsaav Corporate Park**.

SUPREMACY OF OUR
LEGACY
TOWARDS SOCIETY



Mr. Chhaganlal Karamsi Parekh (1894-1968)

Another son - **Mr. Chhaganbhai**, better known as Chhaganbapa was so devoted to social work that the government issued a postal stamp with his photo to acknowledge his philanthropy. The third one Ramjibhai was a very reputed advocate of the Bombay High Court during that time and the youngest and fourth one Mr. Chhotalal became a coal and coke merchant, with his thoughtful business mind.



It has been the legacy of our family to earn dignity by working sincerely in whatever business we venture into. This business legacy got started with the grain-grocery business by **Mr. Karamsi Kalidasbhai Modi (Parekh)**. An article praising his business acumen and personality got published in a prestigious Gujarati newspaper column known as '**Dharti No Dhabkaar**'. He was also honored with a nickname called '**Bhaangya No Bheru**'.

Mr. Karamsi Kalidasbhai Modi (Parekh) (1871-1945)

FLAWLESS
 **SUCCESS**



This corporate cosmos showcases its class in many ways. But if we need to name one, it's the floor height. On the ground floor you get the immense floor height of 13 feet and 11'6" feet height is of the first floor and 10'6" feet height is of the second floor.



PRESTIGIOUS LOCATION

Mentioning "Prime location" has become a trend nowadays but delivering it in reality is quite rare and that rareness will seem in **Utsaav Corporate Park**.



UNSTOPPABLE
OPPORTUNITIES

Here you will be getting ideal corporate surroundings for a workspace. In terms of showrooms and shops, the wider fronts & display would play a key role to captivate the customers.



UTSAAV
CORPORATE PARK

Libero Ferragamo

Tektronix

PULLBONE

Timberland

JANSPORT

Franklin Computer

Tektronix

FILA

PIONEER

WORTHY RESOURCES

Besides the location, if it's something that makes this corporate special, it is the features. Whether it is an elevator, security, or parking, you will see comfort everywhere.

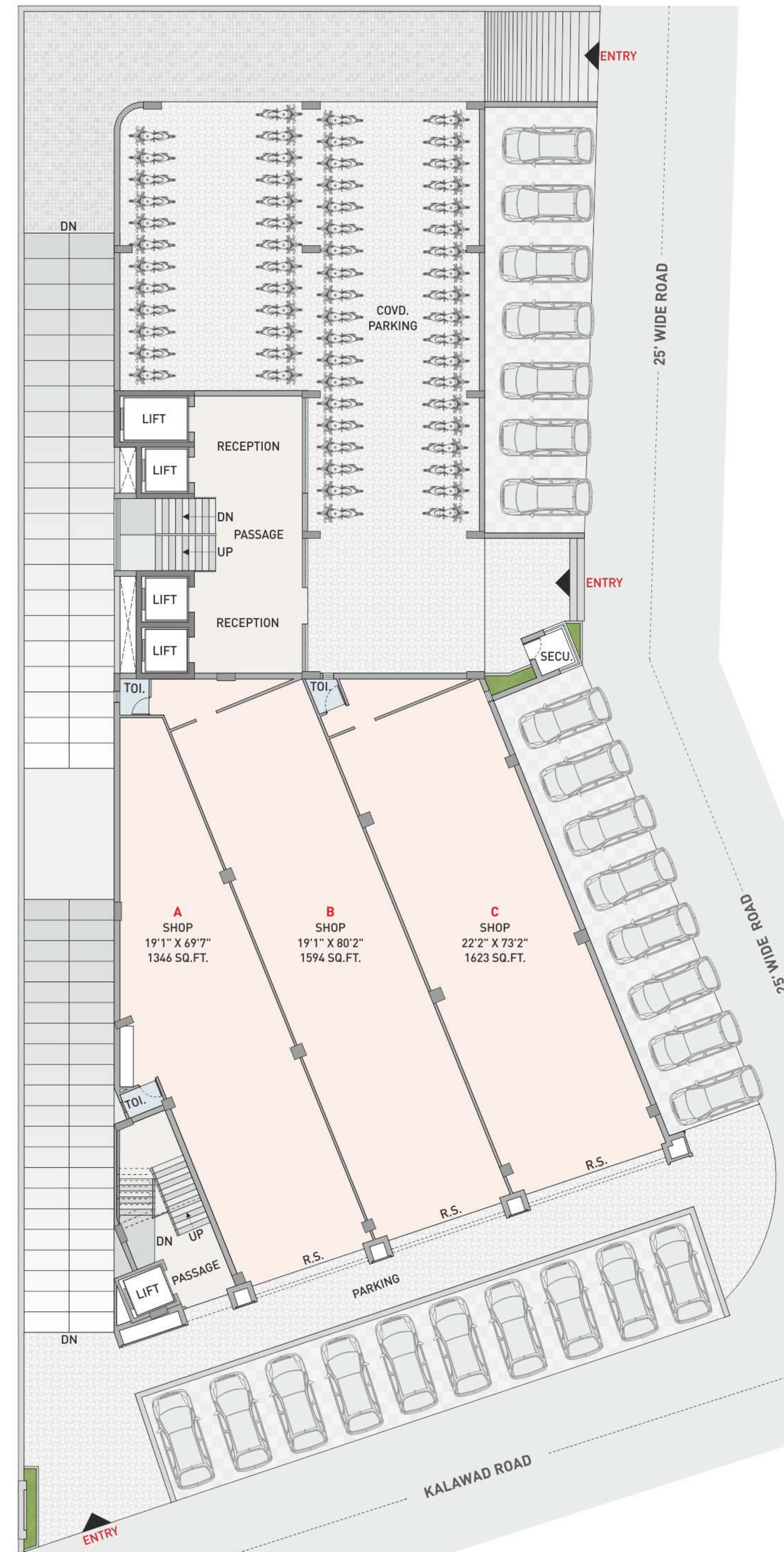
VIVID
 SURROUNDINGS



It happens often, the workplace is in a landmark place but the unnecessary surroundings shatter the value of the workspace. It will be an immensely reputed corporate in the market.

Ground Floor Plan

● PLATINIUM
 ↑ 13'
 ↓ FLOOR HEIGHT



1st & 2nd Typical Floor Plan



- GOLD
- SILVER
- ↑ 11'6" ↓
1st FLOOR HEIGHT
- ↑ 10'6" ↓
2nd FLOOR HEIGHT

3rd to 7th Typical Floor Plan



- PLATINIUM
- GOLD
- SILVER
- ↑ 9'7" ↓
FLOOR HEIGHT

150 FT. RING ROAD

KALAWAD ROAD

25' WIDE ROAD

25' WIDE ROAD



150 FT. RING ROAD

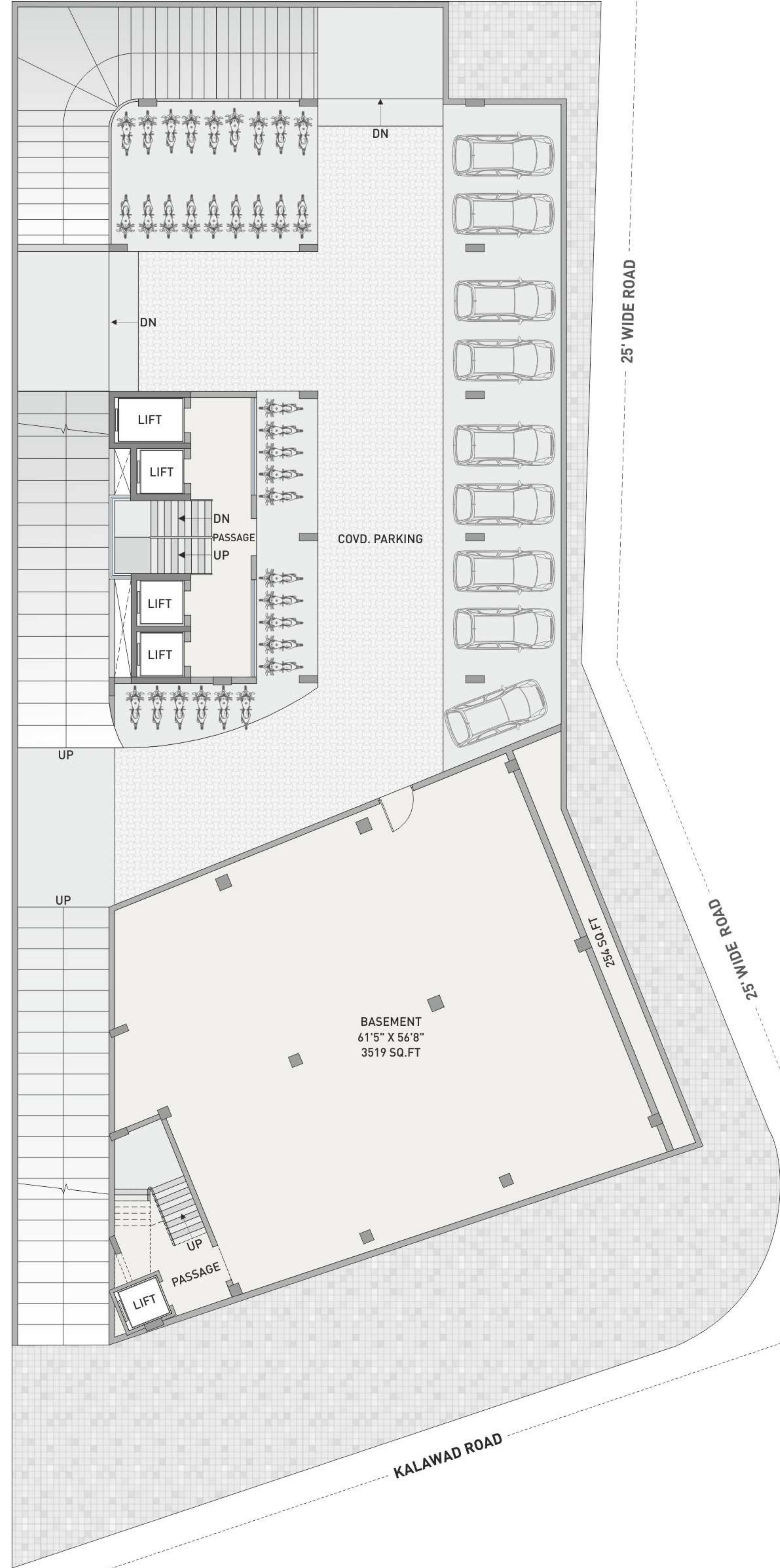
KALAWAD ROAD

25' WIDE ROAD

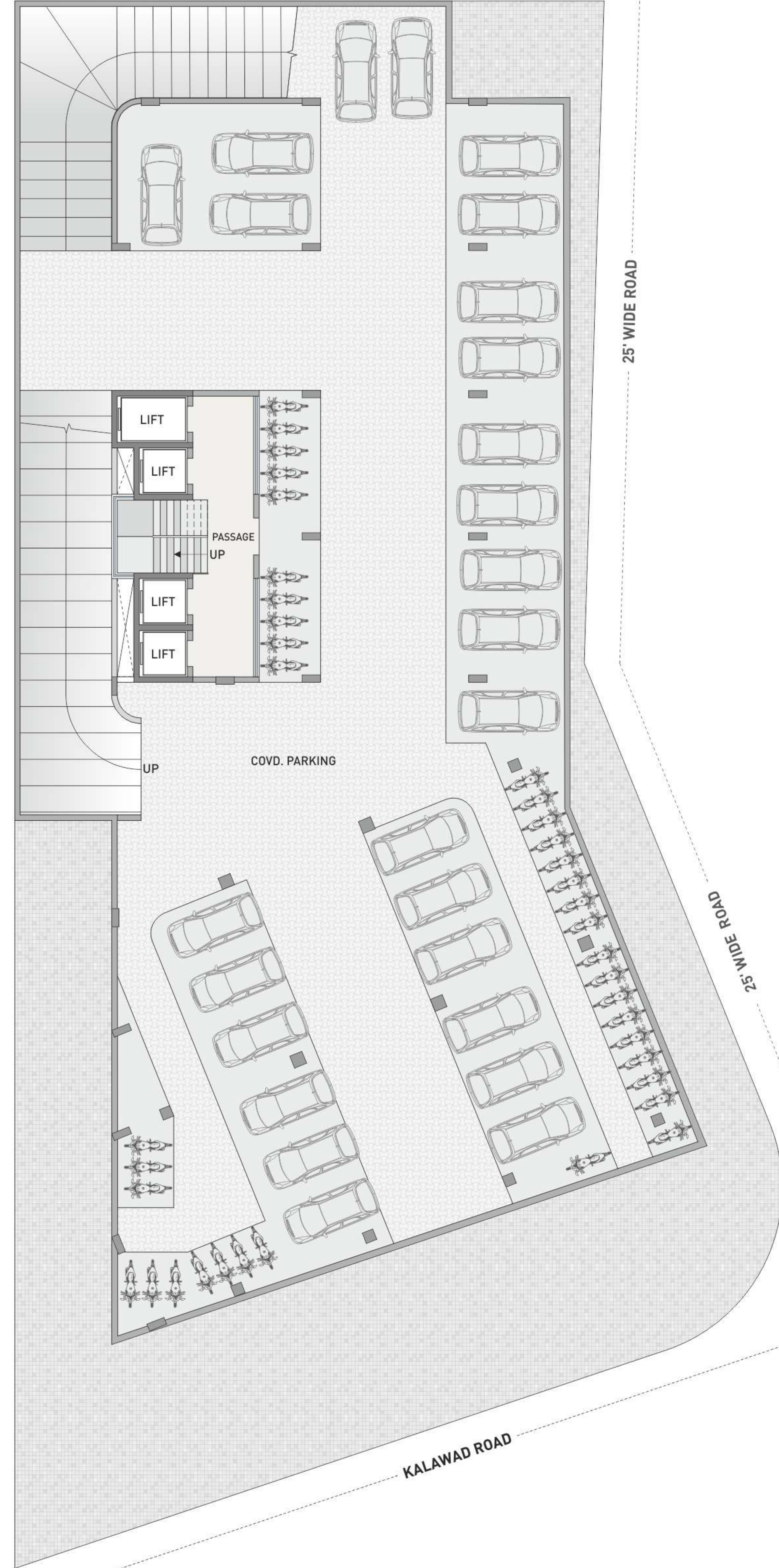
25' WIDE ROAD



1st Cellar Plan



2nd Cellar Plan



PROTECTIVE SOLUTIONS FOR
 **PRO-ACTIVES**



A top-rated corporate is nothing without safety. To make sure there would be several CCTVs, full-time security, intercom system, fire safety extinguisher as well.

General Amenities


 Double Basement
 Parking


 4 Common Lifts


 1 Huge Goods Lift


 Grand Reception Foyer
 And Waiting Lounge


 AC Drainage
 System


 Entrance Foyer


 Fire Fighting System


 Intercom System


 CCTV Camera


 24 X 7 Security


 Electricity Room


 DG Power Back Up
 For Common Areas

General Specifications

Flooring

- Premium vitrified tiles flooring in offices and showrooms.
- Designer tiles in entrance foyer and common passages.

Paint

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

Doors

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

Windows

- Standard sliding aluminium windows with anodized or powder coating finish.
- Marble or granite equivalent window sill.

Electrification

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

Bath Fittings

- Bathrooms finished with superior quality ceramic tiles.
- Branded sanitary wares and CP fittings.

A Project By
UTSAV BUILDCON
JITESH PAREKH



KKV Circle, Opp. G. T. Sheth School,
Kalawad Road, Rajkot.

Architect
SATISH MEHTA
VIPUL PATEL

Structure Designer
ASHWIN LODHIYA

Construction By



E-Mail : utsavpartyplot63@gmail.com

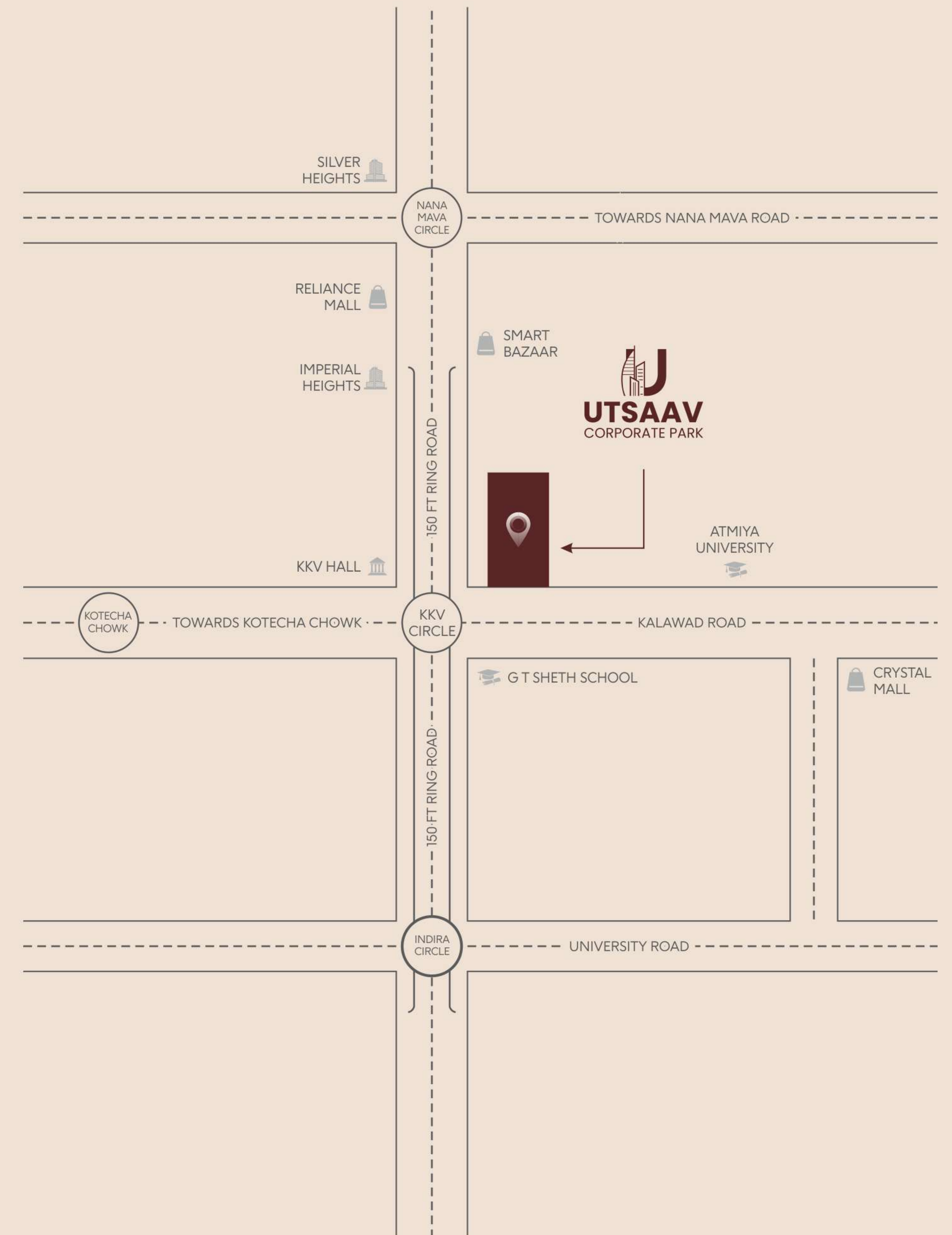
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Project Applied Under RERA

Brand Building LOCATION





SCAN FOR



LOCATION