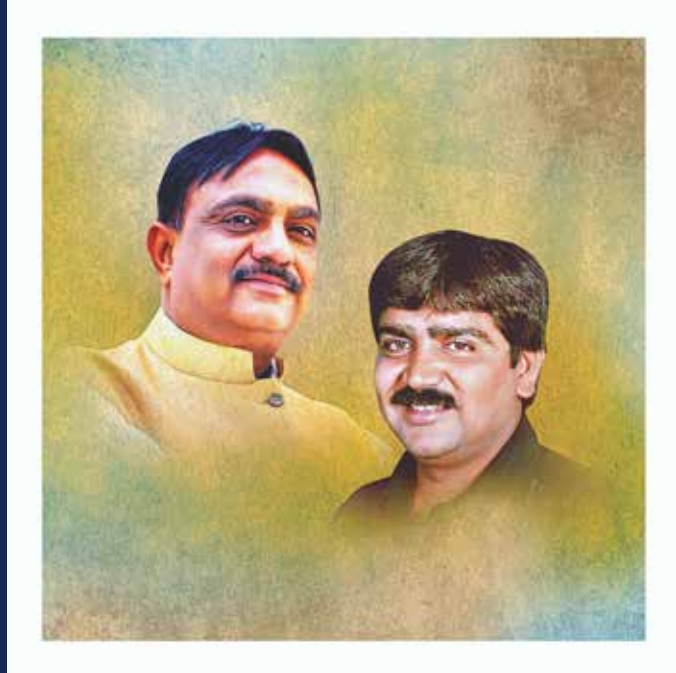


connectivity



Remembering Arbuda's Pillars of Strength

Late Shri Indravadan Vadibhai Patel  
Late Shri Gautambhai Vadibhai Patel

A heartwarming tribute to the founders of Arbuda's rich real estate legacy based on pragmatic innovation.

Their promise of delivering quality infrastructure always stands the test of time.

**30**  Years of Industrial Progress

Arbuda Group has been dedicated to providing businesses with functional and world-class infrastructure equipped with essential amenities to flourish, grow and be at par with the competing market for the past 30 years.

Since the beginning, the group has challenged itself to serve the ever-changing demands of the industry with unmatched prowess. In the field of commercial and housing infrastructures, the group's presence has made tremendous impact in the real estate sector.

**ARBUDA**  
GROUP



Located on the two-road corner of Narol-Vatva turning, near the commercial residential locality and economic-business district of Ahmedabad, this landmark commercial building has covered the smallest specifications for a modern workspace and retail space.

With mindful planning keeping vastu energies in purview, the project provides wide corridors and staircases with basement parking services to avoid crowding.

**Prime Location**

**Planning**



**Profit**





ARBLUDA

AURELIA

KIDSZEE

PIZZA ZONE

TV PALACE

FABI

VOGUE

DIOMOND

B'MORE

SUPER STORE

A'LEORL

INTEL

SAMSUNG

SAMSUNG

SAMSUNG

COSMETICS

ARBLUDA

SATYAM CRAFT

SATYAM CRAFT

SATYAM CRAFT

FASHIONHUB

FASHIONHUB

SKIN CARE

LABELA

LABELA

LABELA

THE MOBILE

DATA

STATIONERY

STATIONERY

STATIONERY

ELECTRONICS

WORLD OF SHOES



## Ample Parking Space

- Front side visitor parking.
- Car parking in the basement.
- Wide ramp and driveway for convenience movements in the basement.

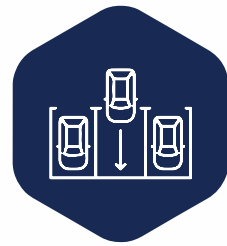




# Amenities



AUTOMATIC LIFTS



AMPLE PARKING SPACES



FIREFIGHTING SYSTEM



12.5 FT HEIGHTENED SHOP AND OFFICE



TWO ROAD CORNER



CCTV SURVEILLANCE



24 X 7 SECURITY



OPEN SKY ATRIUM



14FT HEIGHTENED SHOWROOM



24 X 7 WATER SUPPLY



CONNECTIVITY



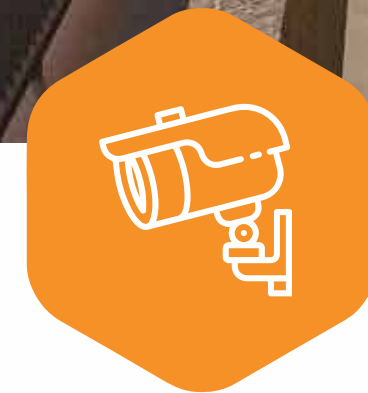
ENERGY EFFICIENT LED





## Showrooms & Office

- Heightened showrooms upfront.
- Energy-efficient led-based common lighting.
- Wide corridor and staircase.







# Ground Floor



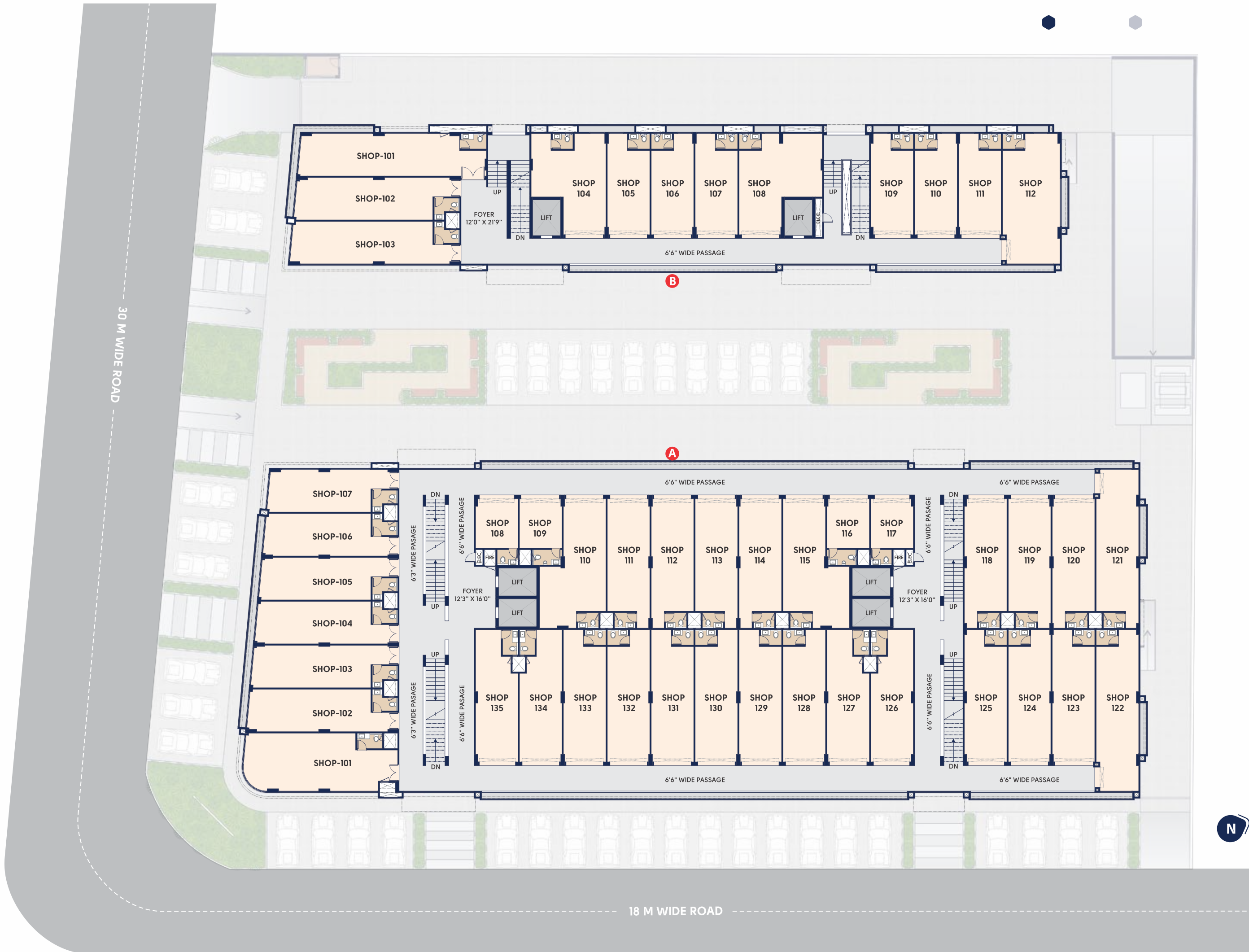
## BLOCK-A

| Shop No. | Size          |
|----------|---------------|
| 1        | 47'3" x 15'3" |
| 2        | 46'0" x 11'0" |
| 3        | 45'0" x 11'0" |
| 4        | 43'9" x 11'0" |
| 5        | 42'9" x 11'0" |
| 6        | 41'9" x 11'0" |
| 7        | 40'9" x 11'0" |
| 8        | 11'0" x 25'0" |
| 9        | 11'0" x 25'0" |
| 10       | 11'0" x 41'6" |
| 11       | 11'0" x 41'6" |
| 12       | 11'0" x 41'6" |
| 13       | 11'0" x 41'6" |
| 14       | 11'0" x 41'6" |
| 15       | 11'0" x 41'6" |
| 16       | 11'0" x 25'0" |
| 17       | 11'0" x 25'0" |
| 18       | 11'0" x 41'6" |
| 19       | 11'0" x 41'6" |
| 20       | 11'0" x 41'6" |
| 21       | 11'0" x 29'6" |
| 22       | 11'0" x 42'3" |
| 23       | 11'0" x 42'3" |
| 24       | 11'0" x 42'3" |
| 25       | 11'0" x 42'3" |
| 26       | 11'0" x 42'3" |
| 27       | 11'0" x 42'3" |
| 28       | 11'0" x 42'3" |
| 29       | 11'0" x 42'3" |
| 30       | 11'0" x 42'3" |
| 31       | 11'0" x 42'3" |
| 32       | 11'0" x 42'3" |
| 33       | 11'0" x 42'3" |
| 34       | 11'0" x 42'3" |
| 35       | 11'0" x 42'3" |

## BLOCK-B

| Shop No. | Size          |
|----------|---------------|
| 1        | 41'9" x 11'0" |
| 2        | 42'9" x 11'0" |
| 3        | 50'9" x 11'0" |
| 4        | 11'0" x 34'0" |
| 5        | 11'0" x 34'0" |
| 6        | 11'0" x 34'0" |
| 7        | 11'0" x 34'0" |
| 8        | 11'0" x 34'0" |
| 9        | 11'0" x 34'0" |
| 10       | 11'0" x 34'0" |
| 11       | 11'0" x 34'0" |
| 12       | 14'9" x 34'0" |

1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Floor



**BLOCK-A**

| Shop No. | Size          |
|----------|---------------|
| 101      | 40'3" x 15'0" |
| 102      | 39'6" x 11'0" |
| 103      | 38'0" x 11'0" |
| 104      | 37'0" x 11'0" |
| 105      | 35'9" x 11'0" |
| 106      | 34'9" x 11'0" |
| 107      | 33'9" x 11'0" |
| 108      | 11'0" x 18'3" |
| 109      | 11'0" x 18'3" |
| 110      | 11'0" x 34'6" |
| 111      | 11'0" x 34'6" |
| 112      | 11'0" x 34'6" |
| 113      | 11'0" x 34'6" |
| 114      | 11'0" x 34'6" |
| 115      | 11'0" x 34'6" |
| 116      | 11'0" x 18'3" |
| 117      | 11'0" x 18'3" |
| 118      | 11'0" x 34'6" |
| 119      | 11'0" x 34'6" |
| 120      | 11'0" x 34'6" |
| 121      | 11'0" x 41'6" |
| 122      | 11'0" x 41'9" |
| 123      | 11'0" x 35'3" |
| 124      | 11'0" x 35'3" |
| 125      | 11'0" x 35'3" |
| 126      | 11'0" x 35'3" |
| 127      | 11'0" x 35'3" |
| 128      | 11'0" x 35'3" |
| 129      | 11'0" x 35'3" |
| 130      | 11'0" x 35'3" |
| 131      | 11'0" x 35'3" |
| 132      | 11'0" x 35'3" |
| 133      | 11'0" x 35'3" |
| 134      | 11'0" x 35'3" |
| 135      | 11'0" x 35'3" |

**BLOCK-B**

| Shop No. | Size          |
|----------|---------------|
| 101      | 48'9" x 11'0" |
| 102      | 42'9" x 11'0" |
| 103      | 43'9" x 11'0" |
| 104      | 11'0" x 27'3" |
| 105      | 11'0" x 27'3" |
| 106      | 11'0" x 27'3" |
| 107      | 11'0" x 27'3" |
| 108      | 11'0" x 27'3" |
| 109      | 11'0" x 27'3" |
| 110      | 11'0" x 27'3" |
| 111      | 11'0" x 27'3" |
| 112      | 14'9" x 34'0" |

# 4<sup>th</sup> Floor



## BLOCK-A

| Office No. | Size          | Terrace / Balcony Size |
|------------|---------------|------------------------|
| 401        | 34'0" x 19'0" | 12'6" x 19'0"          |
| 402        | 27'6" x 11'0" | 10'0" x 11'0"          |
| 403        | 27'6" x 11'0" | 9'0" x 11'0"           |
| 404        | 47'3" x 20'3" | 53'3" x 13'3"          |
| 405        | 22'3" x 27'9" | 33'9" x 13'3"          |
| 406        | 11'0" x 27'9" | 11'0" x 13'3"          |
| 407        | 11'0" x 27'9" | 11'0" x 13'3"          |
| 408        | 11'0" x 27'9" | 11'0" x 13'3"          |
| 409        | 11'0" x 27'9" | 11'0" x 13'3"          |
| 410        | 46'6" x 27'9" | 46'6" x 13'3"          |
| 411        | 11'0" x 27'9" | 11'0" x 7'0"           |
| 412        | 11'0" x 27'9" | 11'0" x 7'0"           |
| 413        | 11'0" x 27'9" | 11'0" x 7'0"           |
| 414        | 11'0" x 27'9" | 11'0" x 7'0"           |
| 415        | 11'0" x 27'9" | 11'0" x 7'0"           |
| 416        | 11'0" x 27'9" | 11'0" x 7'0"           |
| 417        | 11'0" x 27'9" | 11'0" x 7'0"           |
| 418        | 11'0" x 27'9" | 11'0" x 7'0"           |
| 419        | 11'0" x 27'9" | 11'0" x 7'0"           |
| 420        | 11'0" x 27'9" | 11'0" x 7'0"           |

## BLOCK-B

| Office No. | Size          | Terrace / Balcony Size |
|------------|---------------|------------------------|
| 401        | 27'6" x 11'0" | 13'9" x 11'0"          |
| 402        | 27'6" x 11'0" | 15'0" x 11'0"          |
| 403        | 34'0" x 11'0" | 16'0" x 11'0"          |
| 404        | 11'0" x 22'9" | 11'0" x 4'0"           |
| 405        | 11'0" x 22'9" | 11'0" x 4'0"           |
| 406        | 11'0" x 22'9" | 11'0" x 4'0"           |
| 407        | 11'0" x 22'9" | 11'0" x 4'0"           |
| 408        | 11'0" x 22'9" | 11'0" x 4'0"           |



# Specifications



## STRUCTURE

Earthquake-resistant structural design for R.C.C. framed structure.

## PLASTER

Double Coat Of Sand Faced Plaster Outside.  
Single Coat of Mala Plaster Inside.

## FLOORING

Premium Quality Vitrified Tiles.

## WINDOW

Powder-coated Aluminum sliding windows with glass finish along with the stone jamb.

## WASHROOM

Premium Tiles up to 4 Feet & Quality Sanitary Hardware.

## PLUMBING

Center Point Plumbing With Adequate Points & Good Quality C.P. Fittings.

## ENTRANCE FOYER

Elegant entrance foyer with good ambiance

## ELEVATION

Fabulous and energy-efficient building elevation can lead to excellent business status.

## ELEVATORS

Branded high-standard stretcher size automatic lifts with optimum capacity.

## ELECTRIFICATION

Exclusive modular switches in all offices & shops.  
ISI copper wiring.  
Provision for telephone & WI-FI as per consultant's specification.

## SOLAR

Rooftop Solar system setup for common lighting & lifts.

## CCTV

CCTV cameras installed in common areas.

## PAINTS PUTTY

Internal walls finished with wall putty.  
External paints & cladding as per the architect's suggestions.

## PARKING

Basement parking with a well-designed parking layout.  
Suitable paving for parking areas.

## WATER SUPPLY

Municipal Corporation Water Supply and Bore Back-Up for 24-hour water supply.

## ECO-FRIENDLY FEATURE

Rainwater harvesting.

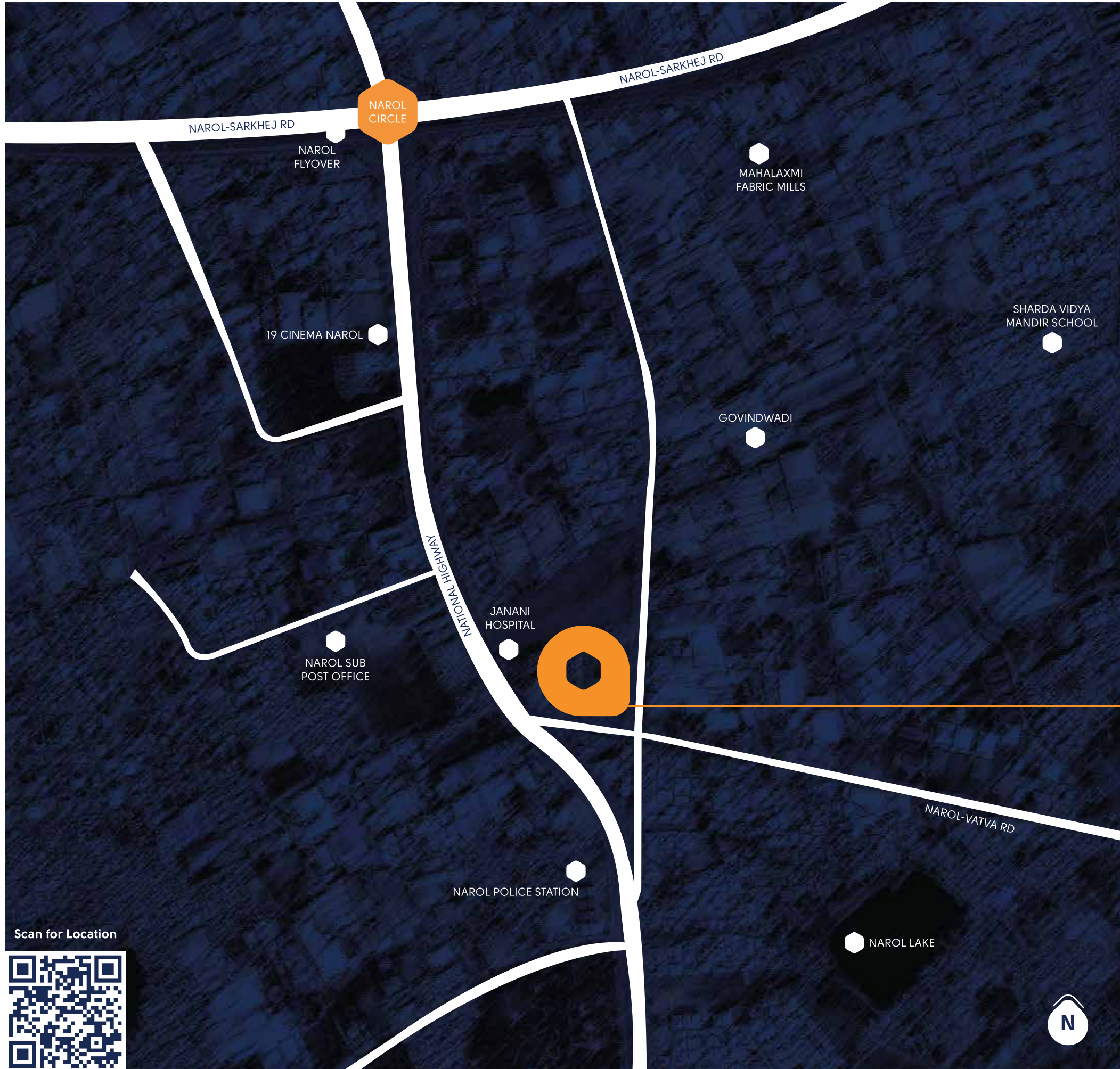
## TERRACE

China mosaic over waterproof coat on thick bat concrete for thermal Insulation.

## NOTES

Stamp duty, registration charges, legal documentation charges, GST charges, maintenance deposits and AEC (Torrent power) charges, Narmada water charges, gas pipeline charges shall be borne by the member separately. Any additional charges or duties levied by the Govt. / local authorities during or after the completion of the scheme will be borne by the member. The project consultant / developer reserve all the rights to make changes to design or specifications of the project. This brochure is not to be treated as a part of legal documents. It is meant for easy display and general information. All Elements, Objects, Treatments, Materials, Equipments and color scheme shown are artist's impression, actual may be different as per architect's design. All dimensions shown here are unfinished to unfinished wall and of the longest measure of the area.





Project By **ARBUDA**  
GROUP  
[www.iarbuda.com](http://www.iarbuda.com)



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Narol, Ahmedabad - 382405

Developers  
**ARBUDA DEVELOPERS LLP**

Contact No.  
**873 399 3609**

Architect  
**99STUDIO**

Structure  
**KANHAI ENGINEERS**

PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/CAA11522/290323  
[gujrerar1.gujarat.gov.in](http://gujrerar1.gujarat.gov.in)

