

@
HEART OF
BAPUNAGAR

TAKING YOUR BUSINESS
ON A HIGHER LEVEL




BUSINESS HUB
SHOWROOMS + SHOPS + GODOWN + GALA



**A COMPANY'S GROWTH STORY
DOESN'T ALWAYS HAVE TO BE TOLD.
SOMETIMES IT CAN BE SEEN.**

A good look at this magnificent workplace and even the most exacting of critics will have to admit, that it probably outclasses everything they've seen. If the intention was to overshadow every other corporate workspace through thought design and opulence. LOTUS succeeds by a wide mile.

This remarkably forward-thinking Shops and Office scape offers breathtaking green environs. Modern 7-storey marvel with an appropriately spectacular entry, and all the attendant accompaniments. Without doubt, this is a grand workplace for companies with grand visions.





BE KNOWN. BE LOVED. BE SUCCESSFUL




Lotus
BUSINESS HUB

AN IDEAL BUSINESS DESTINATION FOR



SHOPS



SHOWROOM



BANK/ATM



RESTAURANT



HOSPITAL



INSURANCE COMPANY



MEGA STORE



RETAIL OUTLET



ADVOCATE-CA



COMPUTER



TUTION CLASS



YOGA/AROBICS



CLINIC



MEDICAL STORE



SALON & SPA



MOVERS & PACKERS



GIFT ARTICLE



FLOURISH



BAKERY



SWEET



OPTICAL



WATCHES



JEWELERS



TOY SHOP



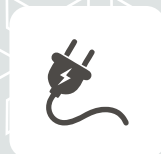
ELECTRONIC



PROVISION STORES



STATIONARY



ELECTRIC SHOP

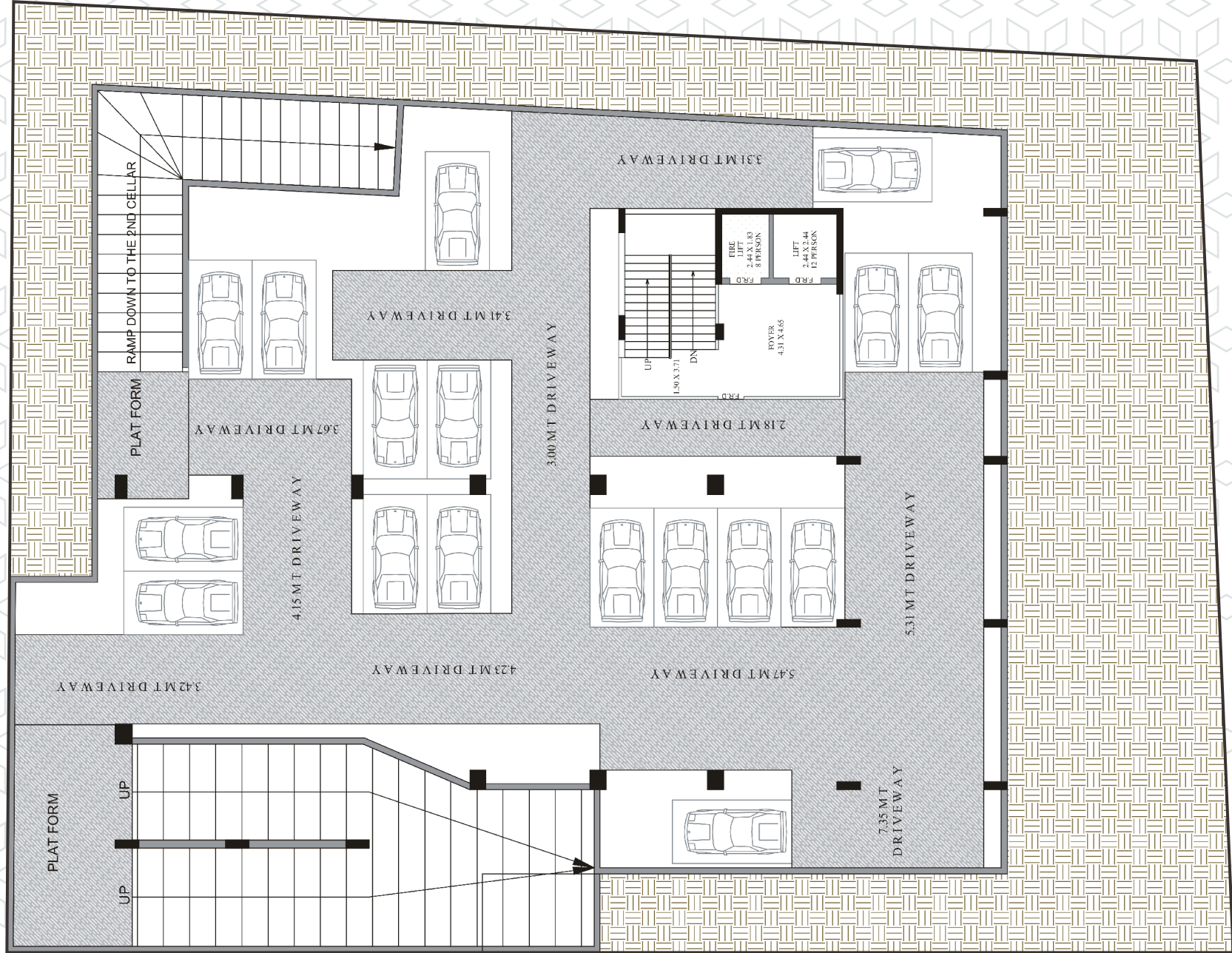
DISCOVERED AN ULTIMATE SHOPPING + BUSINESS HUB

Put your brands and your business in the center of a new retail phenomenon. All the ingredients for retail success are present at LOTUS - an exceptional location, unique architecture and ambience. popular anchor stores, the widest range of retail options. The LOTUS is brought to you by LOTUS Group, a company with a world of experience in dynamic real estate.

2ND BASEMENT PLAN



1ST BASEMENT PLAN



GROUND FLOOR SHOP LAYOUT PLAN



MAIN ROAD

1ST FLOOR SHOP LAYOUT PLAN



MAIN ROAD

OFFICE

COMMON PLOT

6.00 MT. WIDE ROAD

3.00 MT. WIDE ROAD

4.00 MT. WIDE ROAD

4.00 MT. WIDE ROAD

30.00 MT. WIDE T.P. ROAD

112
16.66 X 4.49

111
14.04 X 4.49

110
14.04 X 4.49

109
14.04 X 4.49

108
14.04 X 4.49

107
2.23 X 6.28

106
3.05 X 6.28

105
3.05 X 6.28

104
3.05 X 6.28

103
3.05 X 6.28

102
3.05 X 6.28

101
6.22 X 6.28

TOILET
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

TOILET
1.22 X 1.22

W.C.
1.22 X 1.22

TOILET
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

W.C.
1.22 X 1.22

RAMP DOWN TO THE CELLAR

UP

DOWN

5.10 X 3.71

7.37 X 4.53

LIFT
2.44 X 1.83

LIFT
2.44 X 2.04

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

W.C.
1.00 X 1.00

2.50 MT. WIDE PASSAGE

2.50 MT. WIDE PASSAGE

MALE TOILET

MALE TOILET

MALE TOILET

MALE TOILET

MALE TOILET

MALE TOILET

MALE TOILET

MALE TOILET

MALE TOILET

MALE TOILET

MALE TOILET

MALE TOILET

MALE TOILET

MALE TOILET

MALE TOILET

MALE TOILET

MALE TOILET

MALE TOILET

MALE TOILET

MALE TOILET

2ND TO 6TH FLOOR SHOP LAYOUT PLAN



MAIN ROAD

SPECIFICATION

PROJECT DETAIL

PROJECT NAME	:	LOTUS BUSINESS HUB
LOCATION	:	BAPUNAGAR
DESIGNATED USE	:	COMMERCIAL LOW RISE BUILDING
NO. OF FLOORS	:	2 BASEMENT, GROUND FLOOR, 1th FLOOR, TO 6th FLOOR

BUILDING FEATURES

SECURITY SYSTEM	:	CCTV COVERAGE FOR CAMPUS
FIRE SAFETY	:	ACCORDING TO G.D.C.R. NORMS
LIFTS	:	2 AUTOMATIC LIFTS
LIFT CLADDING	:	GRANAMITE AND VITRIFIED WALL CLADDING
STAIRCASE	:	GRANITE STAIRCASE
TOILETS	:	TILES FLOORING WITH STANDARD QUALITY CP FITTINGS
STRUCTURAL DESIGN	:	EARTHQUAKE RESISTANCE R.C.C
PARKING	:	BASEMENT AND GROUND FLOOR

INTERNAL UNIT FINISHES

FLOORING	:	24X24 VITRIFIED TILES
SHUTTER	:	ROLLING SHUTTER (FOR SHOPS)
WALL FINISH	:	WALL PUTTY ON INTERNAL WALLS
ELECTRIFICATION	:	SUFFICIENT POINTS FOR AC & OTHER APPLIANCES
WINDOW	:	ALUMINUM WINDOW

EXTERNAL AREA FINISH

PLAZA FLOORING	:	VITRIFIED FLOORING
BASEMENT PARKING	:	TRIMIX
COMMON AREA	:	SEATING WITH FLOWER BED
TERRACE	:	WATERPROOFING WITH CHINA MOSAIC





Lotus
BUSINESS HUB
SHOWROOMS + SHOPS + GODOWN + GALA

DEVELOPER



ARCHITECT

KANANI
ASSOCIATES

STRUCTURE



Notes:

- The brochure is for restricted private circulation only and is not to be considered as a document with obligations for specific performance. It is meant for the purpose of conceptual presentation only.
- The dimensions shown in the brochure are approximate and may change slightly without causing any material adverse effect to the purchase.
- All the architectural and interior images in the brochure are merely simulated interpretations using computer graphics to enhance the customer understanding and are not factual images.
- The color and general appearance of the flooring and wall ties, sanitary ware and fitting, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphics images are taken from the available object libraries for the purpose of presentation and the prospective purchasers of the property are advised to refer to the construction specifications mentioned in the brochure. Additional amenities and/or utilities not mentioned or shown in the brochure but may be required as per the law, should be deemed to be forming part of the project by the purchaser.

SITE OFFICE : **MANIBHADRA CORPORATION**, LILANAGAR ROAD, PLOT NO. 236/3, TP 11, NR. CHANDBHAI LALIWALA ESTATE, OPP. AMRAPALI FLAT, BAPUNAGAR, AHMEDABAD-380024.

FOR INQUIRY CONTACT ON: 8200 506 974