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SITE :

OPP. POLICE RURAL HEAD QUARTERS, MAKARBA,
AHMEDABAD-380514.

ARCHITECT:

 **the HAPPY DESIGN**

STRUCTURAL ENGG.

 **PCUBE**
consultants

PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/CAA08467/140521 www.gujrera.gujarat.gov.in

Rules and Regulations

- Stamps duty, registration charges, Legal documentation charges, GST, maintenance deposit, maintenance charges and electrical charges shall be borne by member separately.
- Any additional charges or duties levied by government / Local authority during or after the completion of the scheme will be born by the member.
- Internal and external changes shall not permitted. • Polluted business in not allowed in premises. • Irregular payment may lead to cancellation of booking.
- Any change directed by organizer will be binding to all members. • This brochure and model are not part of any legal documents.
- All the dimensions/Measurements given are unfinished and approximate. • The photographs & artist impressions are for reference only.



THE RETAIL FUTURE



Nalanda ICON
THE RETAIL FUTURE

SITE :
OPP. POLICE RURAL HEAD QUARTERS, MAKARBA,
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LOCATION

Makrba- S.G. Highway road, is developing rapidly over the years and investors are seeking huge interest over this development. Makrba- S.G. Highway road is a model development road for the municipal corporation and even today serves as a spine connecting Sarkhej to S. P. ring road. Makrba- S.G.Highway Road is poised to grow and become a perfect destination for Retail & Work space location.

BROCHURE



Nalanda icon
THE RETAIL FUTURE

AN ATMOSPHERE
WHERE
ASPIRATIONS
ARE MET



PREMIUM RETAIL SPACES THAT MAXIMISE YOUR PROFITS

Welcome to new generation of business spaces.

A location that **CREATE** business.
A Location that needs no **DIRECTIONS**.
A location that becomes an **ADDRESS**.

- **More than 5000 Residences in surrounding**
- **Best Location to Boost your Business**
- **Perfectly Designed for Small & Growing Business**



RETAIL SPACES
(350 Sq.Ft TO 1400 Sq.Ft)

the **RETAIL**

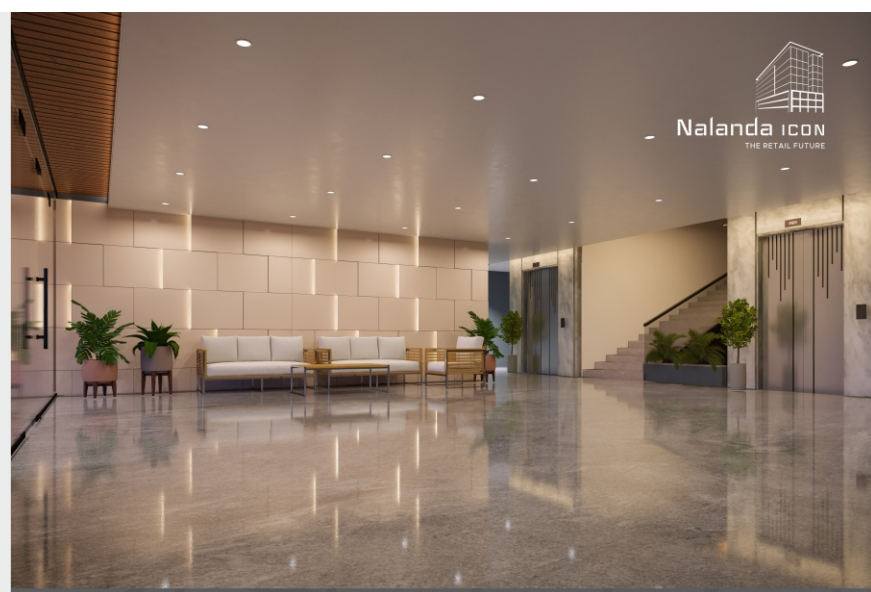
GROUND FLOOR | FIRST FLOOR | SECOND FLOOR



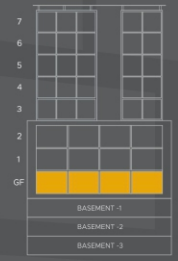


← SARKHEJ 40.00 MT. WIDE T.P.S. APPROCH ROAD SG HIGHWAY →

GROUND FLOOR LAYOUT

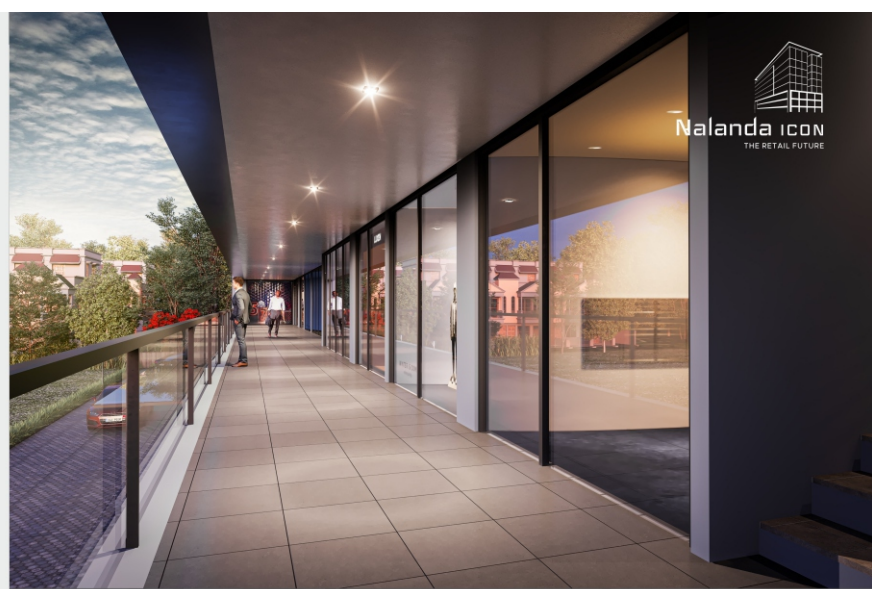


SHOP NO.	DIMENSION	SHOP NO.	DIMENSION
GF-01	13'-6" x 61'-1½"	GF-11	28'-1½" x 10'-0"
GF-02	13'-6" x 61'-1½"	GF-12	35'-1½" x 11'-0"
GF-03	13'-8" x 61'-1½"	GF-13	35'-1½" x 10'-2"
GF-04	13'-8" x 53'-7½"	GF-14	27'-4½" x 10'-0"
GF-05	28'-1½" x 10'-0"	GF-15	20'-9" x 10'-0"
GF-06	28'-1½" x 10'-0"	GF-16	20'-1½" x 10'-0"
GF-07	28'-1½" x 10'-0"	GF-17	21'-1½" x 10'-0"
GF-08	23'-6" x 14'-10½"	GF-18	21'-1½" x 10'-0"
GF-09	28'-1½" x 10'-0"	GF-19	27'-4½" x 15'-7½"
GF-10	28'-1½" x 10'-0"		

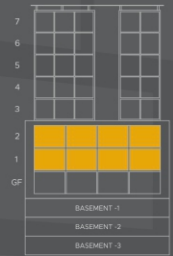




1st & 2nd FLOOR LAYOUT



SHOP NO.	DIMENSION	SHOP NO.	DIMENSION
101 - 201	13'-6" x 53'-7½"	112 - 212	19'-10½" x 10'-0"
102 - 202	13'-6" x 53'-7½"	113 - 213	27'-9" x 31'-1½"
103 - 203	13'-8" x 53'-7½"	114 - 214	27'-4½" x 9'-11"
104 - 204	13'-8" x 53'-7½"	115 - 215	19'-1½" x 10'-5½"
105 - 205	21'-6" x 10'-0"	116 - 216	19'-6" x 10'-0"
106 - 206	21'-6" x 10'-0"	117 - 217	19'-6" x 10'-0"
107 - 207	21'-6" x 10'-0"	118 - 218	19'-6" x 11'-0"
108 - 208	16'-10½" x 14'-10½"	119 - 219	19'-6" x 10'-0"
109 - 209	15'-3" x 14'-10½"	120 - 220	21'-1½" x 10'-0"
110 - 210	19'-10½" x 10'-0"	121 - 221	21'-1½" x 10'-0"
111 - 211	19'-10½" x 10'-0"	122 - 222	21'-1½" x 10'-0"





Nalanda ICON

AFFORDABLE PRICE AND AN EXCELLENT PLACE TO START A SMALL & MEDIUM BUSINESS

A Building that not only personifies innovation but also nurtures it. No longer spaces are independent of the people that will inhabit them. Spaces now are defined by the people who will occupy in them. The architecture and design we have created inspires innovation. Creativity and hassle free work culture.

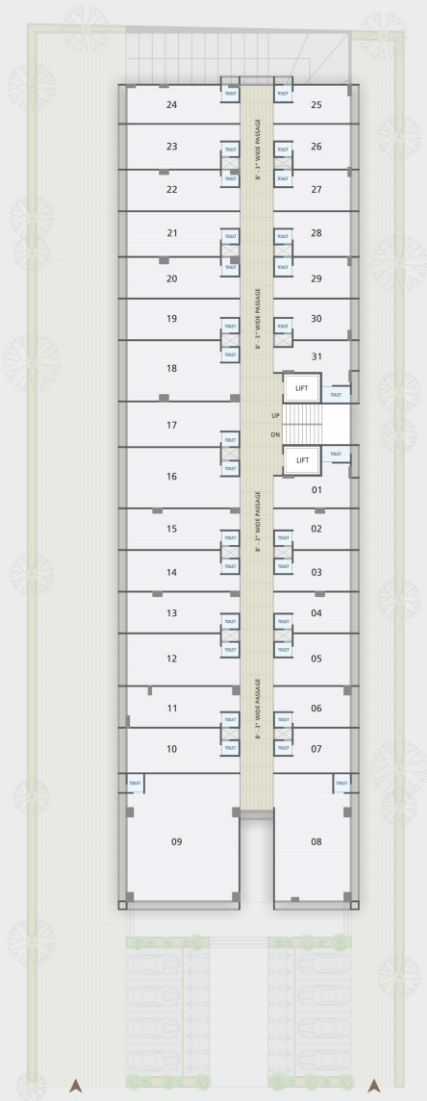
Why rent ? When you can own one.



OFFICE SPACES
(300 sq.ft onwards)

the CORPORATE
3RD FLOOR TO 7TH FLOOR

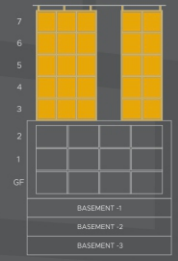




3rd TO 7th FLOOR LAYOUT



SHOP NO.	DIMENSION	SHOP NO.	DIMENSION
301 to 701	19'-1½" x 7'-9"	317 to 717	28'-1½" x 11'-0"
302 to 702	19'-1½" x 10'-0"	318 to 718	28'-1½" x 14'-10½"
303 to 703	19'-1½" x 10'-0"	319 to 719	28'-1½" x 10'-0"
304 to 704	19'-1½" x 10'-0"	320 to 720	28'-1½" x 10'-0"
305 to 705	19'-1½" x 12'-9"	321 to 721	28'-1½" x 11'-0"
306 to 706	19'-1½" x 10'-0"	322 to 722	28'-1½" x 10'-0"
307 to 707	19'-1½" x 11'-0"	323 to 723	28'-1½" x 11'-0"
308 to 708	18'-9" x 31'-6"	324 to 724	28'-1½" x 9'-4½"
309 to 709	27'-9" x 31'-6"	325 to 725	19'-1½" x 9'-4½"
310 to 710	28'-1½" x 11'-0"	326 to 726	19'-1½" x 11'-0"
311 to 711	28'-1½" x 10'-0"	327 to 727	19'-1½" x 10'-0"
312 to 712	28'-1½" x 12'-9"	328 to 728	19'-1½" x 11'-0"
313 to 713	28'-1½" x 10'-0"	239 to 739	19'-1½" x 10'-0"
314 to 714	28'-1½" x 10'-0"	330 to 730	19'-1½" x 10'-0"
315 to 715	28'-1½" x 10'-0"	331 to 731	19'-1½" x 7'-9"
316 to 716	28'-1½" x 14'-10½"		





FEATURES



3 LEVEL BASEMENT PARKING



24 X 7 SECURITY WITH CCTV CAMERA



GROUND FLOOR PARKING



STRETCHER LIFT



3 PREMIUM QUALITY HIGH SPEED AUTOMATIC ELEVATORS



HI-END FIRE SAFETY SYSTEM

SPECIFICATIONS

- STRUCTURE** Earthquake resistant safe & sound RCC frame structure as per IS to provide best complete protection during earthquake.
- WINDOWS** Windows are fully glazed anodized Aluminum for added strength and beauty.
- FLOORING** Branded vitrified tiles have been provided on flooring. Stone flooring is provided on the staircase & passages.
- PLUMBING** concealed plumbing with ISI Quality fitting will be used.
- DOORS** Internal doors provided are flush door. Superior quality C.P. or S.S. finish hardware fittings for the elegance and strength.
- PAINTS** All interior wall are provided the putty finish.
- WATER PROOFING** All toilet and terrace area are impeccably waterproofed to prevent seepage and accumulation of moisture.
- ELECTRICAL POINT** Concealed wiring & adequate point for each office has been provided for electrical devices and gadgets.
- POWER BACKUP** Complete Power backup for common facilities has been provided.