

PROJECT BY



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New Kosad Road, Nr. Rajwadi Party Plot,
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GRUHAM PLAZA



Who We Are...

We offer a comprehensive continuum of creative services including planning, architecture, interior architecture, MEP and structural, engineering, telecommunications, security, branded environments and landscape architecture. Among the firm's portfolio are corporate, commercial, residential & industrial projects.

Consistently ranked among the architecture, engineering and planning firms, Gruham melds a unique understanding of client needs with diverse expertise. Guided by a design philosophy that emphasizes co-operative client relations, respect for culture, commitment to quality and a dedication to enhancing the built environment, Gruham has played a key role in shaping cities and communities around the world.



Infra structural Specification

- અમરોલી-કોસાડ વિસ્તારનું મધ્ય કેન્દ્ર
- બિલ્ડીંગના આગળના ભાગમાં 120 Ft. પહોળો રસ્તો
- 150 Ft. BRTS રોડ પર
- 150 Ft. અને 120 Ft. રોડ ના જંકશન પર
- 2 રોડ કોર્નર પોઇન્ટ
- પ્રોજેક્ટ ની સામે SMC Lack Garden
- મુખ્ય રોડ પર દરેક જગ્યા એ પર્યાપ્ત સ્ટ્રીટ લાઇટ
- વિજળી અને પાણી ડિસ્ટ્રીબ્યુશન નેટવર્ક
- સુરત રેલ્વે સ્ટેશન સુધી પહોંચવાનો સરળ અને ઝડપી માર્ગ

Transforming shopping into an experience



On BRTS Road

The modern way of business



Expanding possibilities

120 Ft. Road Touch

Master Plan Facilities



- આંતરાષ્ટ્રીય એલિવેશન ડિઝાઈન
- સુનિયોજિત પાર્કિંગ સ્પેસ અને વિશાળ બેઝમેન્ટ પાર્કિંગ
- ભુકંપ પ્રતિરોધક RCC સ્ટ્રક્ચર
- એટ્રીયમ તરફ દોરતા ત્રણ વૈભવશાળી પ્રવેશદ્વાર
- આકર્ષક ફ્લોરીંગ, ડિઝાઈનર લાઈટ્સ, પ્લાન્ટેશન
- આકર્ષક રીતે તૈયાર કરેલી સીલીંગ
- કલરફુલ લાઈટીંગ ફાઉન્ટેન
- 6 અદ્યતન હાયસ્પીડ લિફ્ટ
- વિશાળ પહોળા પેસેજ સાથે 6 દાદર
- 2 કોમન ટોયલેટ (તમામ ફ્લોર પર)
- પાવર બેકઅપ (જનરેટર) સુવિધા
- 24x7 CCTV કેમેરા દ્વારા દેખરેખ અને સિક્યુરીટી



Creating
LANDMARK
Of Future



Special Features

- Camera security system
- Generator Facilities for lift & passage
- Good quality auto passenger lift & goods lift
- Fire fighting system provided
- Glass & composite panel external finish & double coat sand face plaster with color finish

Doors & Windows

- Grill rolling shutter for each shop
- Glass window with granite still
- Stainless Still railing in all passage area

Common Features

- Full glazed elevation
- Round the clock security system
- Permission of signboard as per developer right & rules
- Earthquake resistant RCC structure
- White putty finish on internal walls
- Round the clock water supply
- High end lift feeding all levels, 6 lift
- Stair steps in granite & grenamite flooring in all other areas
- Standard concealed electric wiring in all shops & offices

150 Ft. Road Touch

International significance



Family Shopping Point



Shops & Office

- સાઈનેજ હોર્ડિંગ માટે નિશ્ચિત જગ્યા
- ઉત્તમ કવોલીટીના રોલોંગ શટર
- રીફ્લેક્ટીવ ગ્લાસ સાથે સ્લાઈડિંગ બારીઓ
- સુંદર ડિઝાઈન સાથે ઉત્કૃષ્ટ વિટ્રીફાઈટ ફ્લોરીંગ
- એ.સી., ટીવી, ટેલીફોન તથા ઇન્ટરનેટ માટે કનેક્શન પોઈન્ટ
- MCB સાથે કન્સીલ્ડ મોડ્યુલર સ્વીચો તથા ISI બ્રાન્ડ વાઈરિંગ
- પ્રિમિયમ ગુણવત્તાની ટાઈલ્સ તથા બ્રાન્ડેડ સેનેટરી
- UPVC કન્સીલ્ડ પાઈપીંગ

The space inside Gruham Plaza has been designed to allow the best possible use of retail space and encourage visitor flow throughout all areas of the mall. the mall will house a wide range of product sectors, ensuring that all the consumers' requirements are addressed in one place.



Front Elevation

Your fortune awaits here for you.

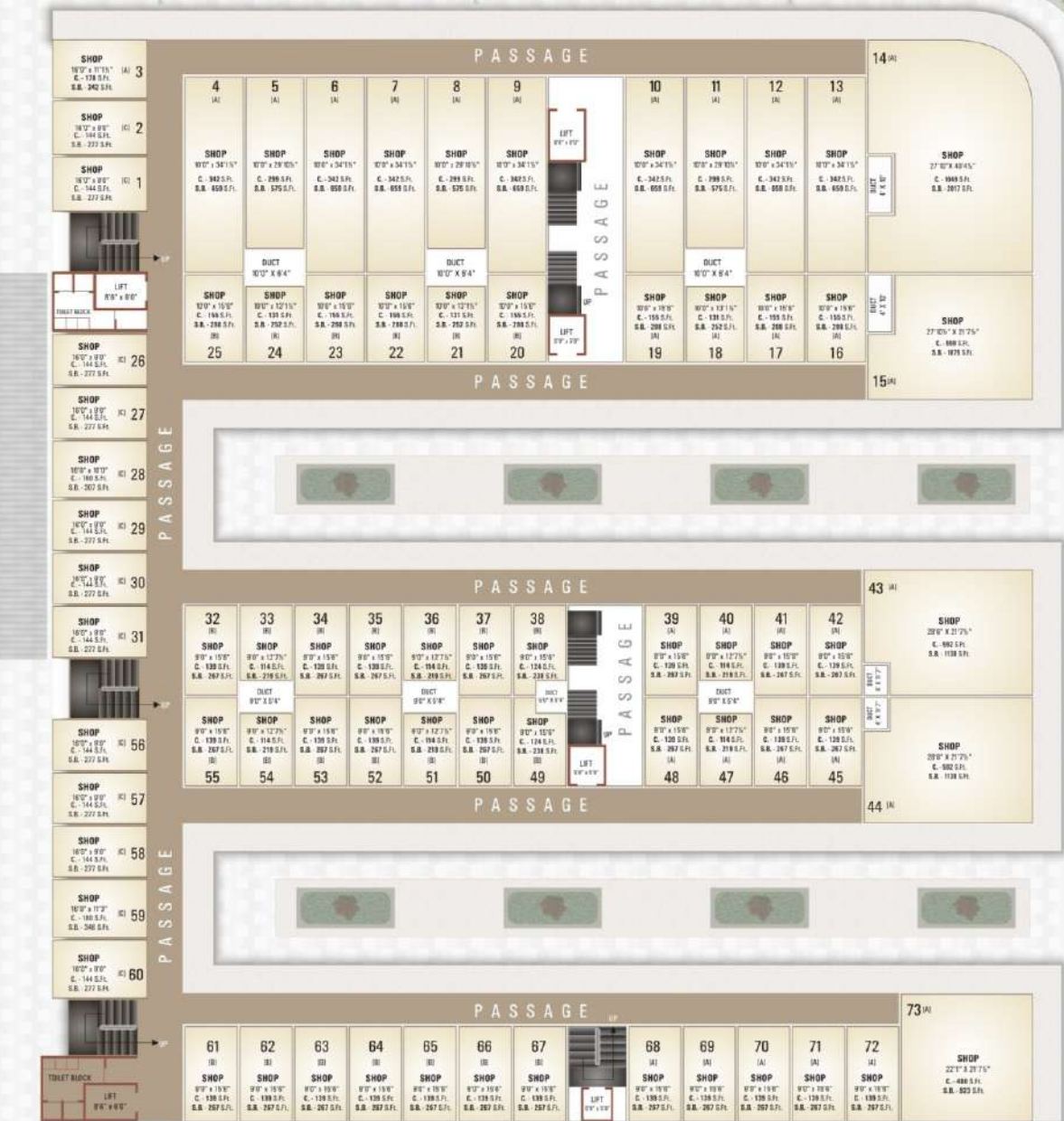
Layout Floor Plan



SHOPPING | JEWELERIES | OFFICE
SHOWROOM | MEDICINE | DOCTOR
HOSPITAL | BANKING | SURFING
CLASSES | GYM | BANK | IT
GARMENT | SALON | SPA | CA
MUSIC | RESTAURANTS | TAYLOR
PERFUME | MAKE UP | COMPUTER
TRAVEL AGENCY | GIFT SHOP | LAWYER
CONSULTING | KIDS WEAR | LEATHER
CONSTRUCTION | GOODS | EDUCATIONAL
STATIONARY | WATCHES | FURNITURE
CORPORATE OFFICES | HOME APPLIANCE

Smart Suitability

Gruham Plaza has been designed to serve as a corporate house for any major corporate. With that, it is also ideal for businesses with relatively smaller space requirements, like restaurant, bank, corporate office, supermarket, classes etc.



1st To 4th FLOOR



Be a part of the revolution and make a fortune!

Elegant Elevation

Business Facilitation



The facilities at GRUHAM PLAZA are designed to enhance the business environment, with great attention to detail. Be it the smart layout, pre-arranged communication connections, international quality finish or the adherence to modern safety standards.

- Grand impressive entrance lobby, with good frontage for all shops.
- Ample parking on ground floor parking.
- Power backup for common area and partial backup for shops.
- wide corridors & passages for easy mobility.
- 24x7 security with CCTV surveillance.

Consumer's requirements are addressed in one place. Whatever your brand and product offering, Gruham Plaza provides a great opportunity to be a part of Kosad's most exciting retail development.



Exceptional Possibilities

Gruham Plaza is set on the Kosad main road, bang in the heart of Surat's business locality. The rapidly growing city offers unmatched potential for growth. This location ensures.

- Prime Neighborhood
- Safe & Peaceful surroundings
- High disposable income visitors
- Vicinity of leading Brands retail outlets

Most Prime Retail Space

Modern retail is evolved to become a complex business function. the location, the suitability, the value added facilities, the overall ambience and a lot more add up to create the winning combination. Positioning your brand in the right premises can add immense value to your business and your brand.



Bird View

Grow with your thoughts

Salient Feature

Flooring

- Each shops & office will have the most durable grenamite tiles flooring

Shutter

- Modern design rolling shutters

Windows

- Anodized aluminium section
- Well polished black granite sill
- Prerequisite of reflective glass in all windows for heat protection
- M.S. safety grill fabricated in the windows

Plumbing

- Under ceiling concealed modern plumbing system
- ISI brand CPVC & UPVC plumbing & drainage piping

Power Supply

- GEB Power connections to be provided to all shops & office

Electrification

- Modern switches
- Concealed circuit wiring
- Sufficient electric points in all Shops & office
- MCB in individual house for safety

Water Supply

- Underground & overhead tanks provide for constant water supply

Common Washroom Facility

- Each floor to have a common washroom facility

Secure Structure

Title

- Loanable clear title
- Registered sale deed for individual members
- building use certificate
- Airport NOC
- Lift Licence
- Fire NOC
- Environmental clearance certificate

High Security With Z-Suraksha

- Entire campus-passage will be covered by CCTV camera

Structural Design

- Structure design make considering last earth quake

Fire Safety

- Fire safety provision as per authority norms
- Advance fire detection and fire fighting equipment

Elevators & Lifts



Electric Cable



Electric Switch



Sanitary Ware



Tiles



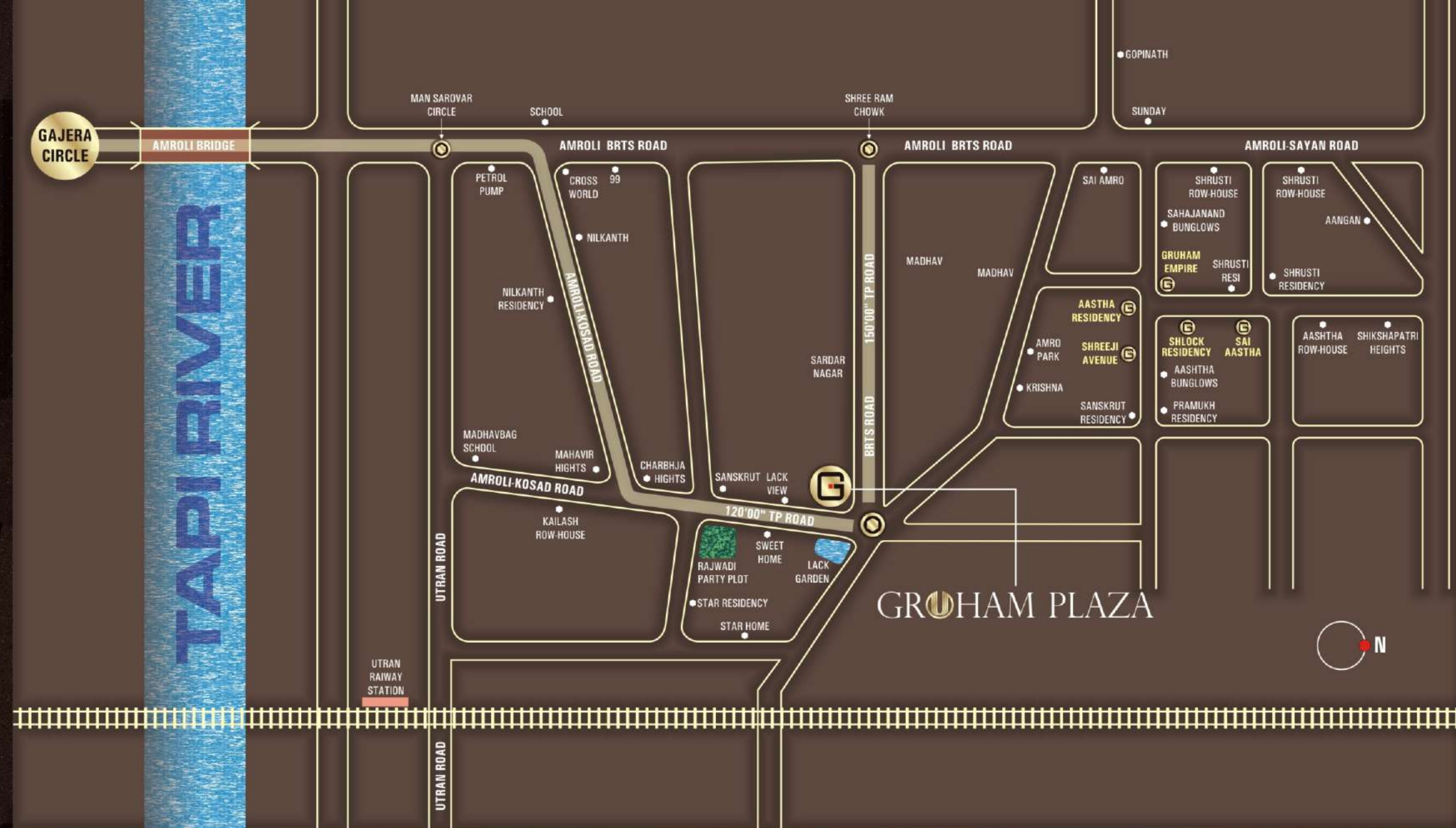
Plumbing



Sink



Aquagurd



Terms & Conditions

- Following shall be charged extra:
 - Stamp duty & registration charges
 - Service tax, vat or any such additional govt. taxes
 - DGVCL meter charges
- Internal changes would be permitted with prior permission of the developer only, changes which do not affect the structural design shall only be permitted.
- No changes in the external facade shall be permitted under any circumstances without permission of the developer. The outdoor unit of split air-conditioner is to be positioned according to the space provide by architect.
- Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same.
- This brochure is for information purpose only. It does not form a part of the agreement or any legal document. The developer retains the right to after the specifications without consent of the member.