

**A PROJECT BY**



**ARCHITECT**



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**MORE THAN JUST A BUSINESS SPACE**

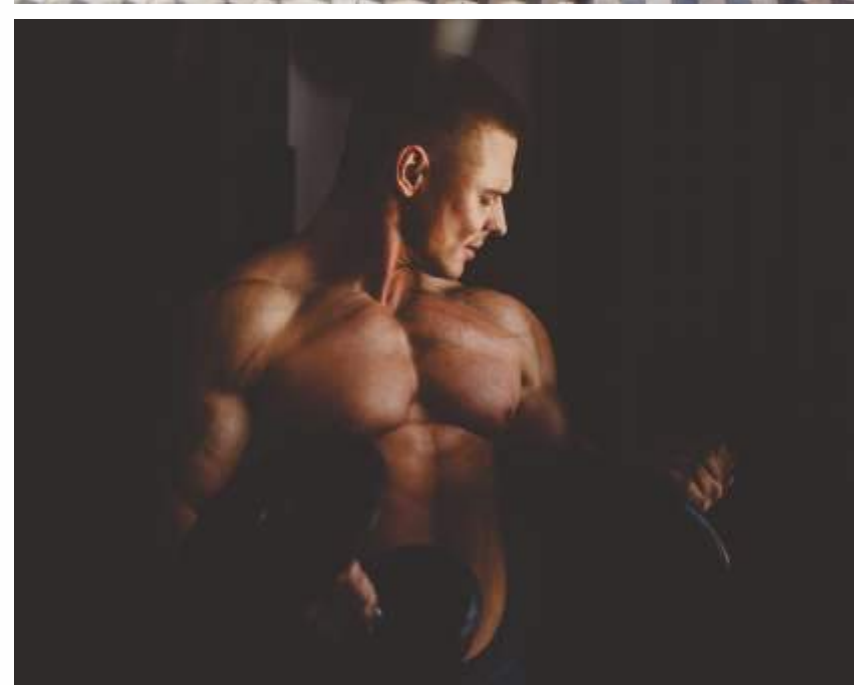




# WELCOME TO THE WORLD OF COMMERCE, AN ALL BUSINESS DESTINATION.



What if you have an opportunity to be a business icon?  
What if the trade center offers you to celebrate your profession?  
What if you are enriched with profits leading to success every day?  
Start your dream business. Achieve Fruitful Outcomes.  
In the premises of prospects; in the world that allows you to work smartly.



**Welcome To**



KALAJI BUSINESS CENTER WELCOMES YOU TO  
THE ULTIMATE ADDRESS FOR YOUR DREAM BUSINESS.



KBC

KALAJI BUSINESS CENTER



A REWARDING INVESTMENT FOR SELECTED FEW



GROUND FLOOR PLAN



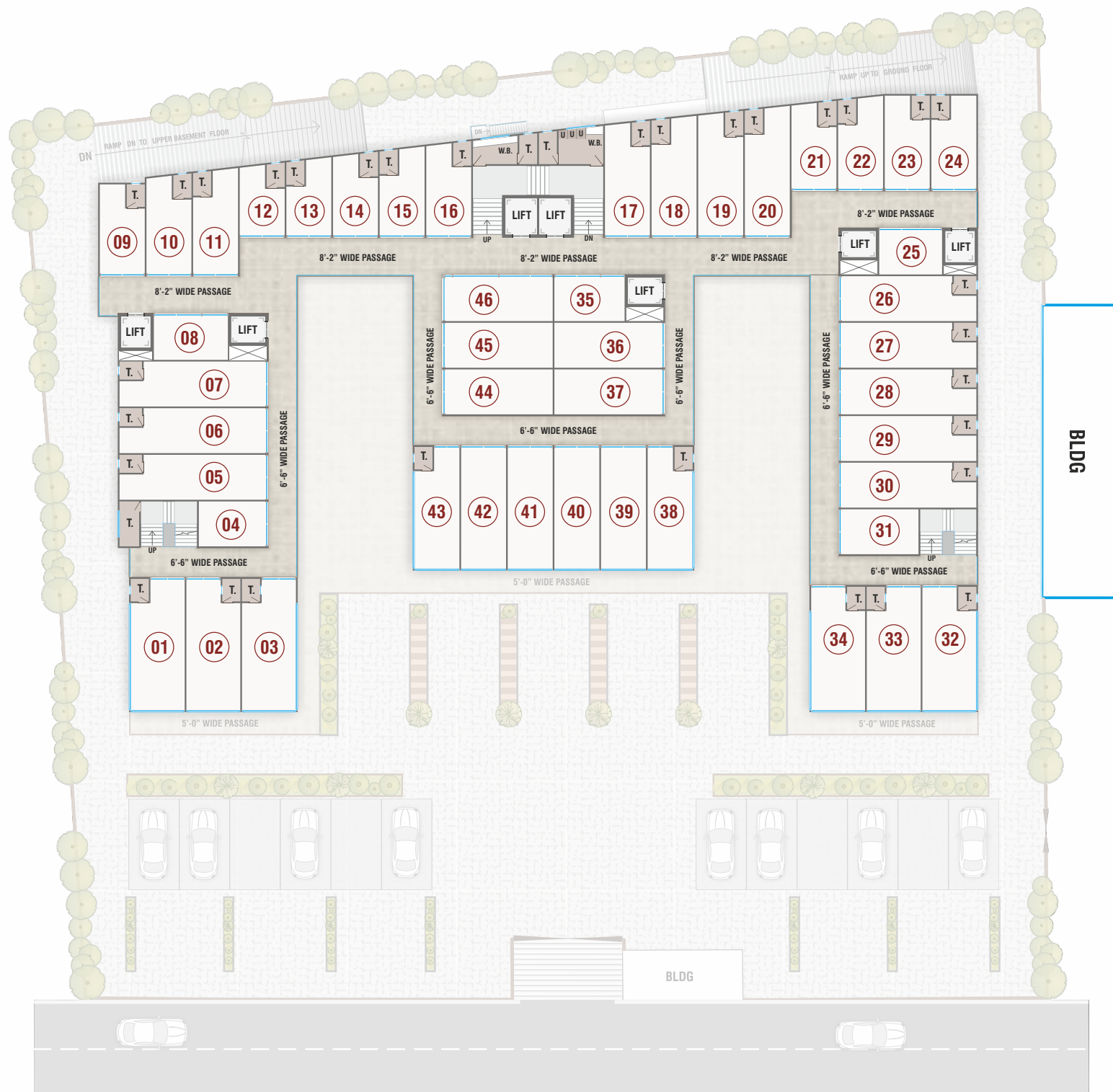
SHOP SIZE

- (01) 12'-0" X 36'-6"
- (02) 12'-0" X 36'-6"
- (03) 12'-4½" X 36'-6"
- (04) 39'-7½" X 10'-0"
- (05) 39'-7½" X 10'-0"
- (06) 39'-7½" X 10'-0"
- (07) 39'-7½" X 10'-0"
- (08) 16'-6" X 10'-4½"
- (09) 10'-0" X 20'-6"
- (10) 10'-0" X 22'-5¼"
- (11) 10'-0" X 23'-6"
- (12) 10'-0" X 16'-2¾"
- (13) 10'-0" X 17'-3¼"
- (14) 10'-0" X 18'-7½"
- (15) 10'-0" X 19'-8¼"
- (16) 10'-0" X 21'-0¼"
- (17) 10'-0" X 25'-6½"
- (18) 10'-0" X 26'-6¼"
- (19) 10'-0" X 27'-9¼"
- (20) 10'-0" X 18'-4½"
- (21) 10'-0" X 19'-7½"
- (22) 10'-0" X 20'-7¼"
- (23) 10'-0" X 21'-3"
- (24) 10'-0" X 21'-3"
- (25) 14'-0" X 10'-4½"
- (26) 37'-1½" X 10'-0"
- (27) 37'-1½" X 10'-0"
- (28) 37'-1½" X 10'-0"
- (29) 37'-1½" X 10'-0"
- (30) 37'-1½" X 10'-0"
- (31) 37'-1½" X 10'-0"
- (32) 12'-0" X 34'-9"
- (33) 12'-0" X 34'-9"
- (34) 12'-4½" X 34'-9"
- (35) 15'-7½" X 10'-4½"
- (36) 31'-1½" X 10'-0"
- (37) 31'-1½" X 10'-0"
- (38) 10'-4½" X 34'-4½"
- (39) 10'-0" X 34'-4½"
- (40) 10'-0" X 34'-4½"
- (41) 10'-0" X 34'-4½"
- (42) 10'-0" X 34'-4½"
- (43) 10'-4½" X 34'-4½"
- (44) 31'-1½" X 10'-0"
- (45) 31'-1½" X 10'-0"
- (46) 31'-1½" X 10'-4½"

**N** 1ST & 2ND FLOOR PLAN

**SHOP SIZE**

- (01) 12'-0" X 29'-7½"
- (02) 12'-0" X 29'-7½"
- (03) 12'-0" X 29'-7½"
- (04) 15'-6" X 10'-0"
- (05) 33'-1½" X 10'-0"
- (06) 33'-1½" X 10'-0"
- (07) 33'-1½" X 10'-0"
- (08) 16'-6" X 10'-4½"
- (09) 10'-0" X 20'-6"
- (10) 10'-0" X 22'-5½"
- (11) 10'-0" X 23'-6"
- (12) 10'-0" X 16'-2¼"
- (13) 10'-0" X 17'-3¼"
- (14) 10'-0" X 18'-7½"
- (15) 10'-0" X 19'-8¼"
- (16) 10'-0" X 21'-0¼"
- (17) 10'-0" X 25'-6½"
- (18) 10'-0" X 26'-6¼"
- (19) 10'-0" X 27'-9¼"
- (20) 10'-0" X 28'-9"
- (21) 10'-0" X 19'-7½"
- (22) 10'-0" X 20'-7¼"
- (23) 10'-0" X 21'-3"
- (24) 10'-0" X 21'-3"
- (25) 14'-0" X 10'-4½"
- (26) 30'-7½" X 10'-0"
- (27) 30'-7½" X 10'-0"
- (28) 30'-7½" X 10'-0"
- (29) 30'-7½" X 10'-0"
- (30) 30'-7½" X 10'-0"
- (31) 17'-9" X 10'-0"
- (32) 12'-0" X 27'-10½"
- (33) 12'-0" X 27'-10½"
- (34) 12'-0" X 27'-10½"
- (35) 15'-7½" X 10'-4½"
- (36) 24'-7½" X 10'-0"
- (37) 24'-7½" X 10'-0"
- (38) 10'-0" X 27'-6"
- (39) 10'-0" X 27'-6"
- (40) 10'-0" X 27'-6"
- (41) 10'-0" X 27'-6"
- (42) 10'-0" X 27'-6"
- (43) 10'-0" X 27'-6"
- (44) 24'-7½" X 10'-0"
- (45) 24'-7½" X 10'-0"
- (46) 24'-7½" X 10'-4½"

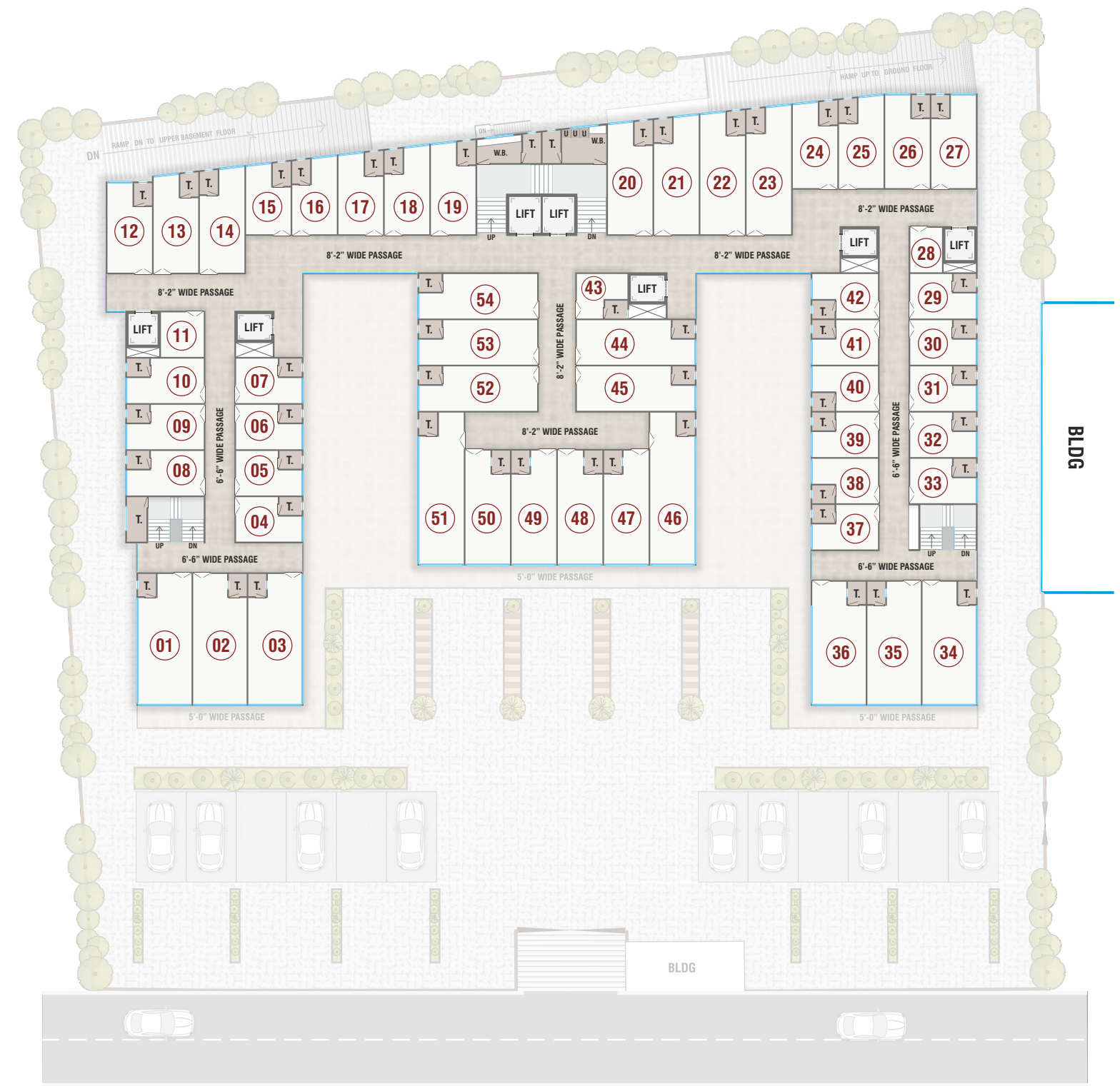


FULFILL ALL YOUR BUSINESS REQUIREMENTS



CERTAIN BUSINESS SPACES ARE BEYOND COMPARISON

TYPICAL (3RD TO 5TH ) FLOOR PLAN



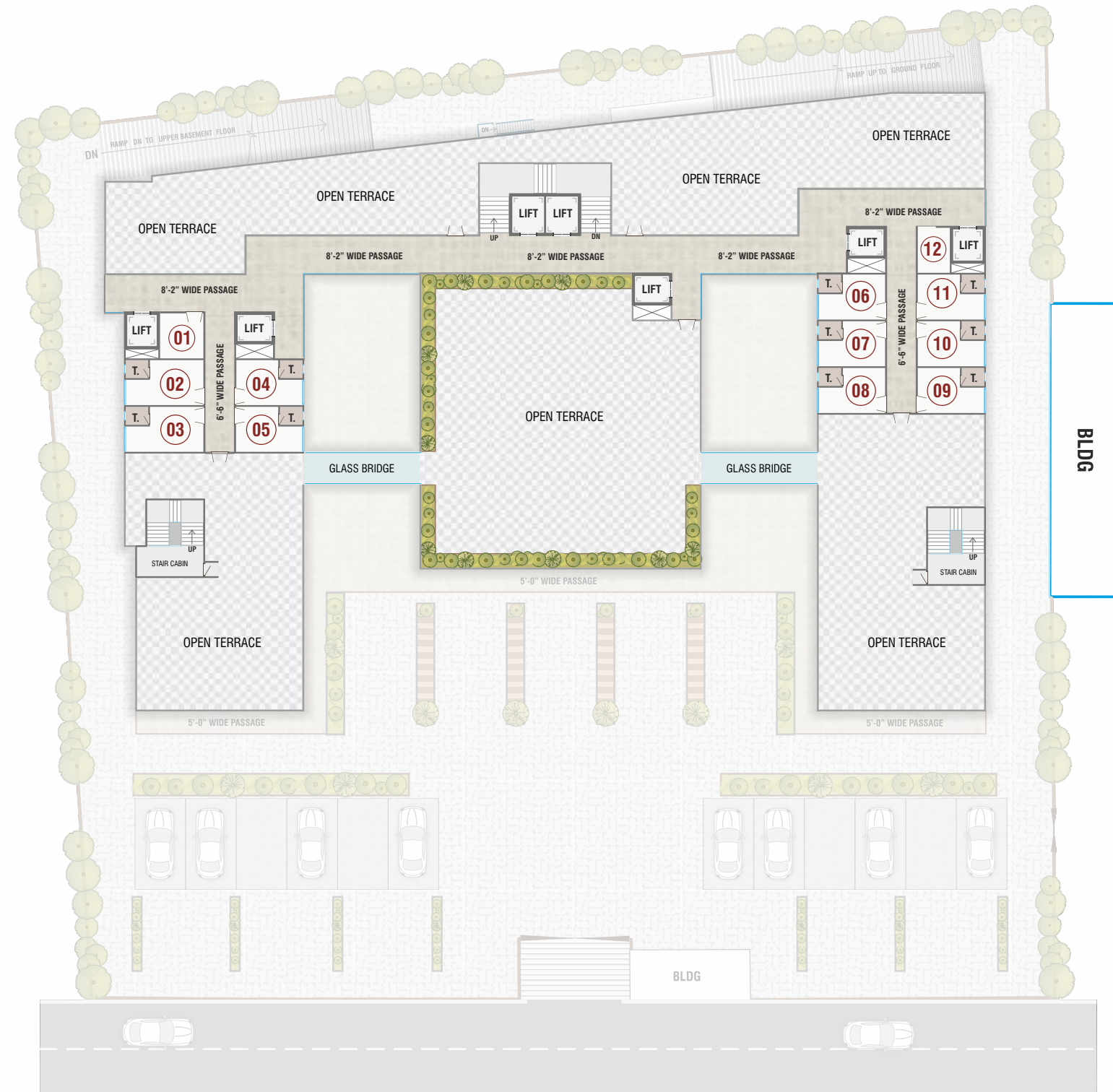
OFFICE SIZE

- (01) 12'-0" X 29'-3"
- (02) 12'-0" X 29'-3"
- (03) 12'-0" X 29'-3"
- (04) 14'-9" X 10'-0"
- (05) 14'-9" X 10'-0"
- (06) 14'-9" X 10'-0"
- (07) 14'-9" X 10'-0"
- (08) 17'-3" X 10'-0"
- (09) 17'-3" X 10'-0"
- (10) 17'-3" X 10'-0"
- (11) 9'-7½" X 10'-0"
- (12) 10'-0" X 20'-1½"
- (13) 10'-0" X 22'-0¾"
- (14) 10'-0" X 23'-1½"
- (15) 10'-0" X 15'-10¼"
- (16) 10'-0" X 16'-10¾"
- (17) 10'-0" X 18'-3"
- (18) 10'-0" X 19'-3¾"
- (19) 10'-0" X 20'-7¾"
- (20) 10'-0" X 25'-2"
- (21) 10'-0" X 26'-1¾"
- (22) 10'-0" X 27'-4¾"
- (23) 10'-0" X 27'-4½"
- (24) 10'-0" X 19'-7½"
- (25) 10'-0" X 20'-2¾"
- (26) 10'-0" X 20'-10½"
- (27) 10'-0" X 20'-10½"
- (28) 7'-1½" X 10'-0"
- (29) 14'-9" X 10'-0"
- (30) 14'-9" X 10'-0"
- (31) 14'-9" X 10'-0"
- (32) 14'-9" X 10'-0"
- (33) 14'-9" X 10'-0"
- (34) 12'-0" X 27'-6"
- (35) 12'-0" X 27'-6"
- (36) 12'-0" X 27'-6"
- (37) 14'-9" X 10'-0"
- (38) 14'-9" X 10'-0"
- (39) 14'-9" X 10'-0"
- (40) 14'-9" X 10'-0"
- (41) 14'-9" X 10'-0"
- (42) 14'-9" X 10'-0"
- (43) 11'-4¼" X 10'-0"
- (44) 26'-5¾" X 10'-0"
- (45) 26'-5¾" X 10'-0"
- (46) 10'-0" X 34'-0"
- (47) 10'-0" X 25'-5½"
- (48) 10'-0" X 25'-5½"
- (49) 10'-0" X 25'-5½"
- (50) 10'-0" X 25'-5½"
- (51) 10'-0" X 34'-0"
- (52) 26'-5¾" X 10'-0"
- (53) 26'-5¾" X 10'-0"
- (54) 26'-5¾" X 10'-0"

**N** 6TH FLOOR PLAN

**OFFICE SIZE**

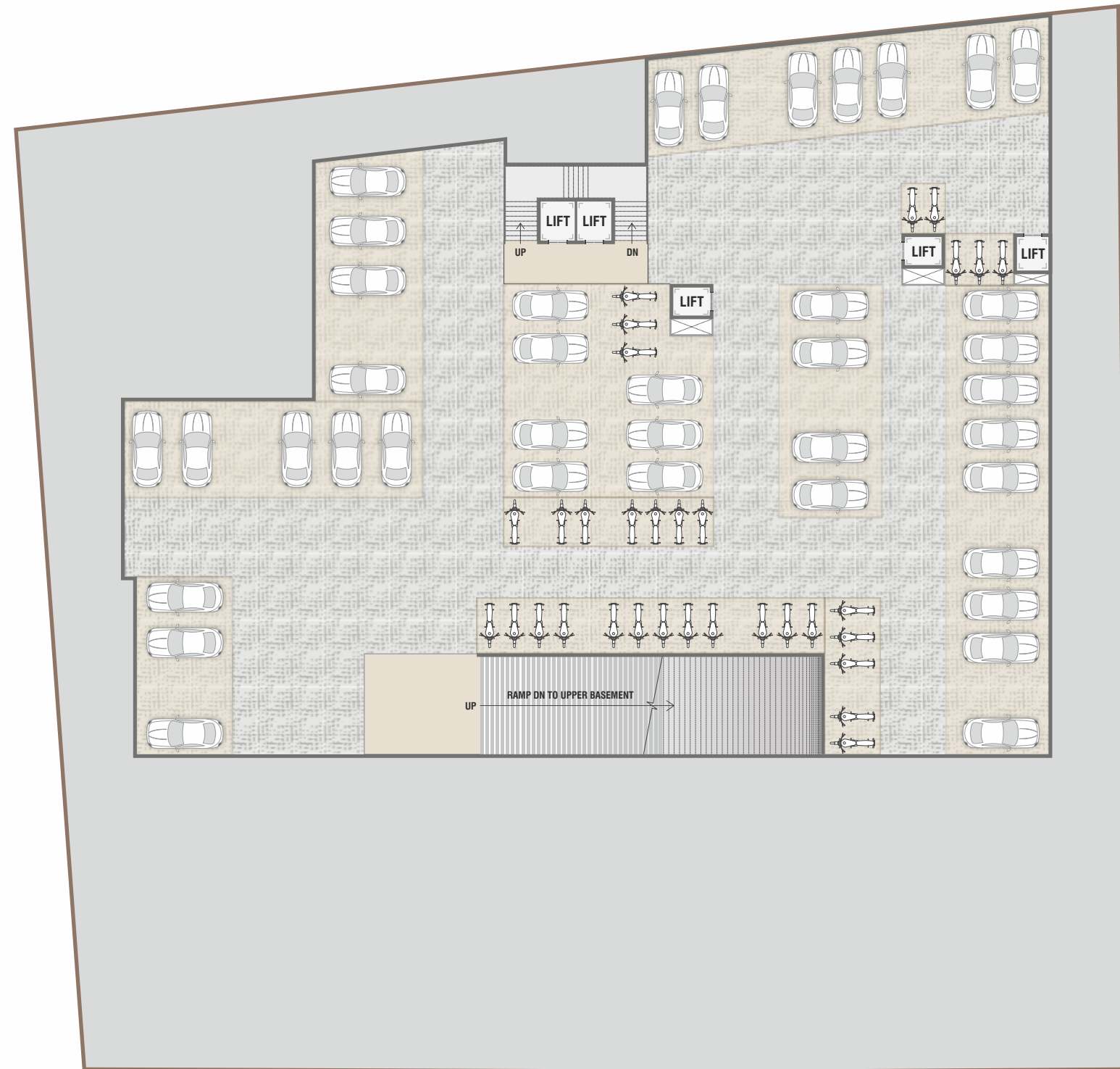
- (01) 9'-7½" X 10'-0"
- (02) 17'-3" X 10'-0"
- (03) 17'-3" X 10'-0"
- (04) 14'-9" X 10'-0"
- (05) 14'-9" X 10'-0"
- (06) 14'-9" X 10'-0"
- (07) 14'-9" X 10'-0"
- (08) 14'-9" X 10'-0"
- (09) 14'-9" X 10'-0"
- (10) 14'-9" X 10'-0"
- (11) 14'-9" X 10'-0"
- (12) 7'-1½" X 10'-0"



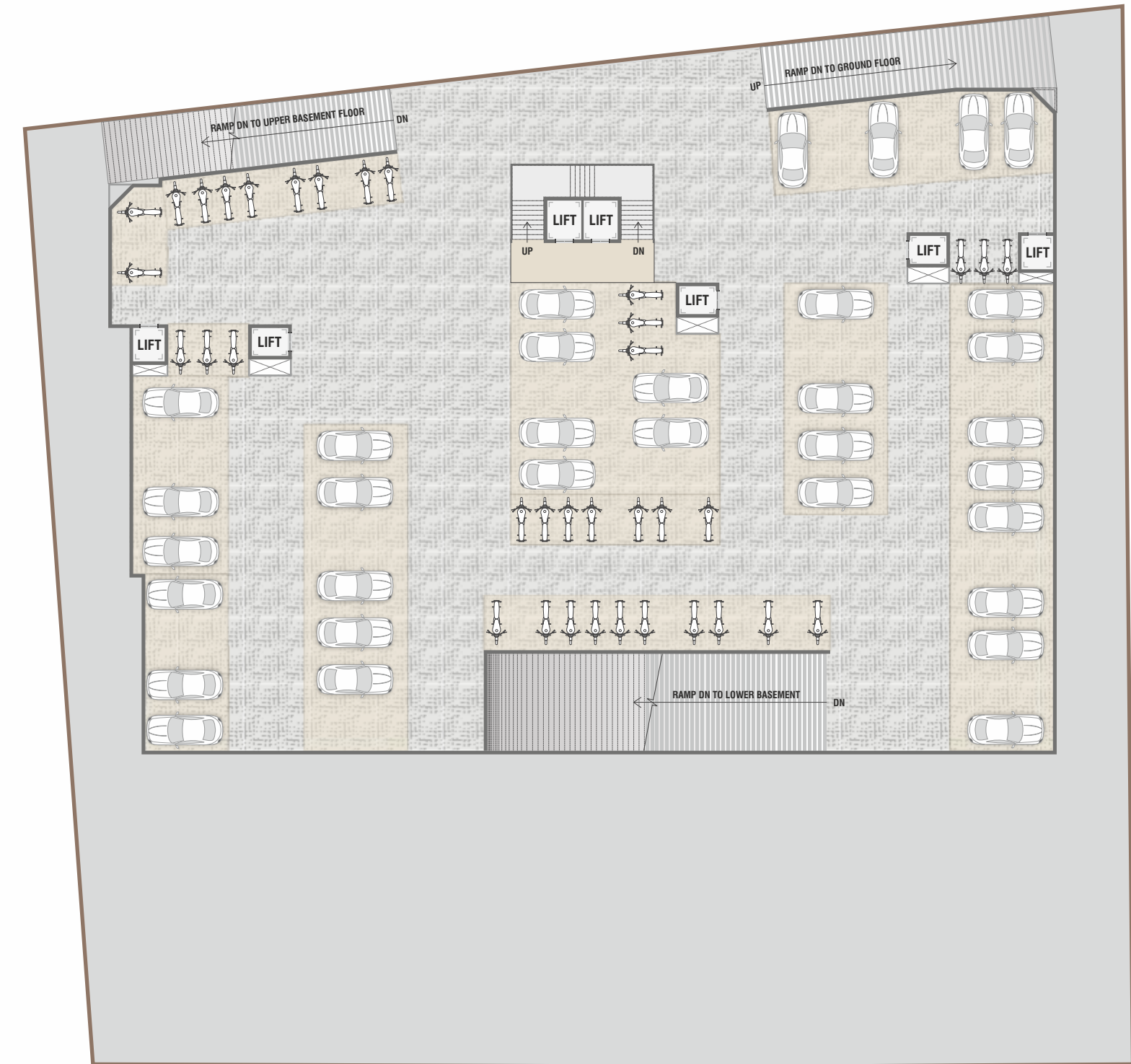
A GATEWAY TO PROGRESS AND PROSPERITY



LOWER BASEMENT FLOOR PLAN



UPPER BASEMENT FLOOR PLAN



AN INNOVATIVELY DESIGNED COMMERCIAL HUB  
FOR VARIOUS TYPES OF BUSINESSES.



GIVE YOUR BUSINESS A DIFFERENT PERSPECTIVE AT KALAJI BUSINESS CENTER.

THIS BUSINESS CENTER OFFERS COMMODIOUS SPACES FOR  
SHOPS/ SHOWROOMS, RESTAURANTS, OFFICES AND HOSPITALS.

WE GIVE YOU AN OPPORTUNITY TO START YOUR DESIRED BUSINESS OF ANY FIELD OR BRANCH HERE AS WELL AS THIS IS THE  
PATH THAT WILL ALLOW YOU TO SUCCEED IN WHATEVER OCCUPATION YOU START.



## SPECIFICATIONS



### STRUCTURE

- Earthquake Resistant R.C.C Frame structure building with block wall as per Structural Engineer's Design



### ELECTRIFICATION

- Sufficient electric point with concealed wiring along with modular switches of Exclusive brand with one AC point in each unit.  
- Provision for three Phase meter on demand



### TOILET

- C P Fittings and Sanitary Fittings of Exclusive brand  
- Glazed Tiles up to lintel level  
- Concealed PVC Plumbing pipes Exclusive brand



### FLOORING

- Vitrified Tiles Flooring  
- Paver blocks in Parking



### DOORS AND WINDOWS

- Flush door with both side laminate and safety locks / MS rolling shutter with colour.  
- Powder coated aluminum sliding / glazing openable windows.



### WALL FINISHING AND PAINT

- Smooth Plaster putty with Primer in Interior Finish  
- Double Coat plaster with weather proof exterior paint in Exterior Finish Terrace Finish  
- China mozec finish with water proofing

## AMENITIES



CCTV Facility in common areas for added Securities



Excellent frontage with magnificent visibility



Double basement Car parking



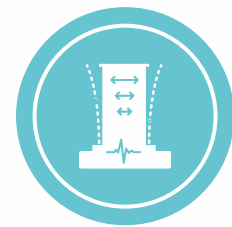
D.G. back up for common utilities



Standard for elevators starting from basement

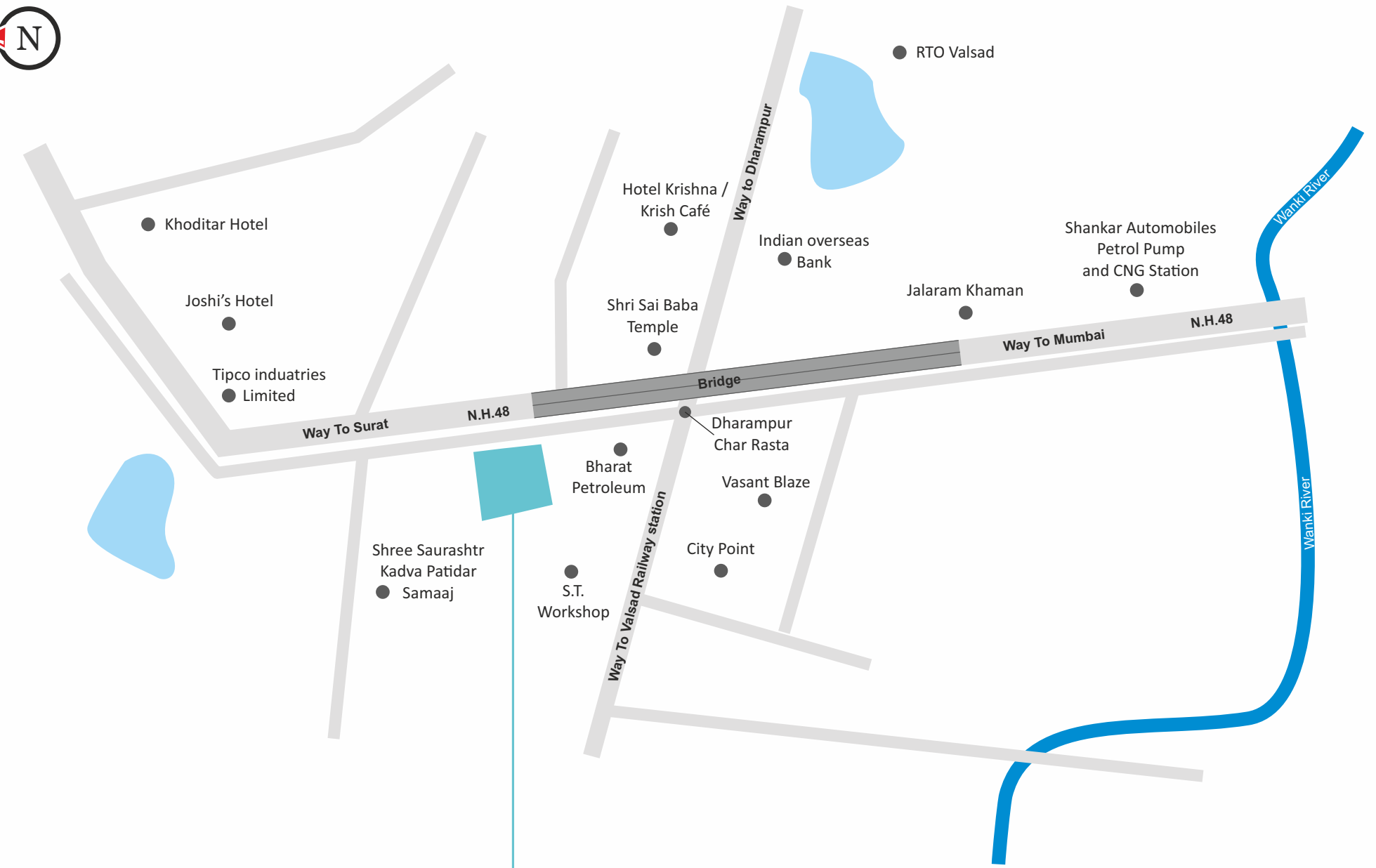


Designed Building



Earthquake resistance structure design

## KEY PLAN



- 4kms from - Railway Station
- 1kms from - Valsad RTO
- Location on - NH-48
- 3kms from - Gunlav GIDC

## DISCLAIMER :

(1) Possession will be given after one month of settlements of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Documentation charges, stamp duty, GST, common maintenance charge, development charge will be extra. (4) Any new central or state government taxes, if applicable shall have to be borne by the client. (5) Continuous default payments leads to cancellation. (6) No refund of booking amount will be made in case of cancellation. (7) In case of delay of water supply, light connection, drainage work by VMSS / MGVCCL, developers will not be responsible. (8) Architect/ developers shall have the right to change of rise the scheme or any details herein and any change of revision will be binding to all. (9) Terrace right will be reserved for developers only. (10) Any plans, specifications or information in this brochure can not from part of an offer, contract or agreement.