



YOU NEVER  
GET A SECOND  
CHANCE  
TO MAKE A  
**GREAT**  
FIRST  
IMPRESSION



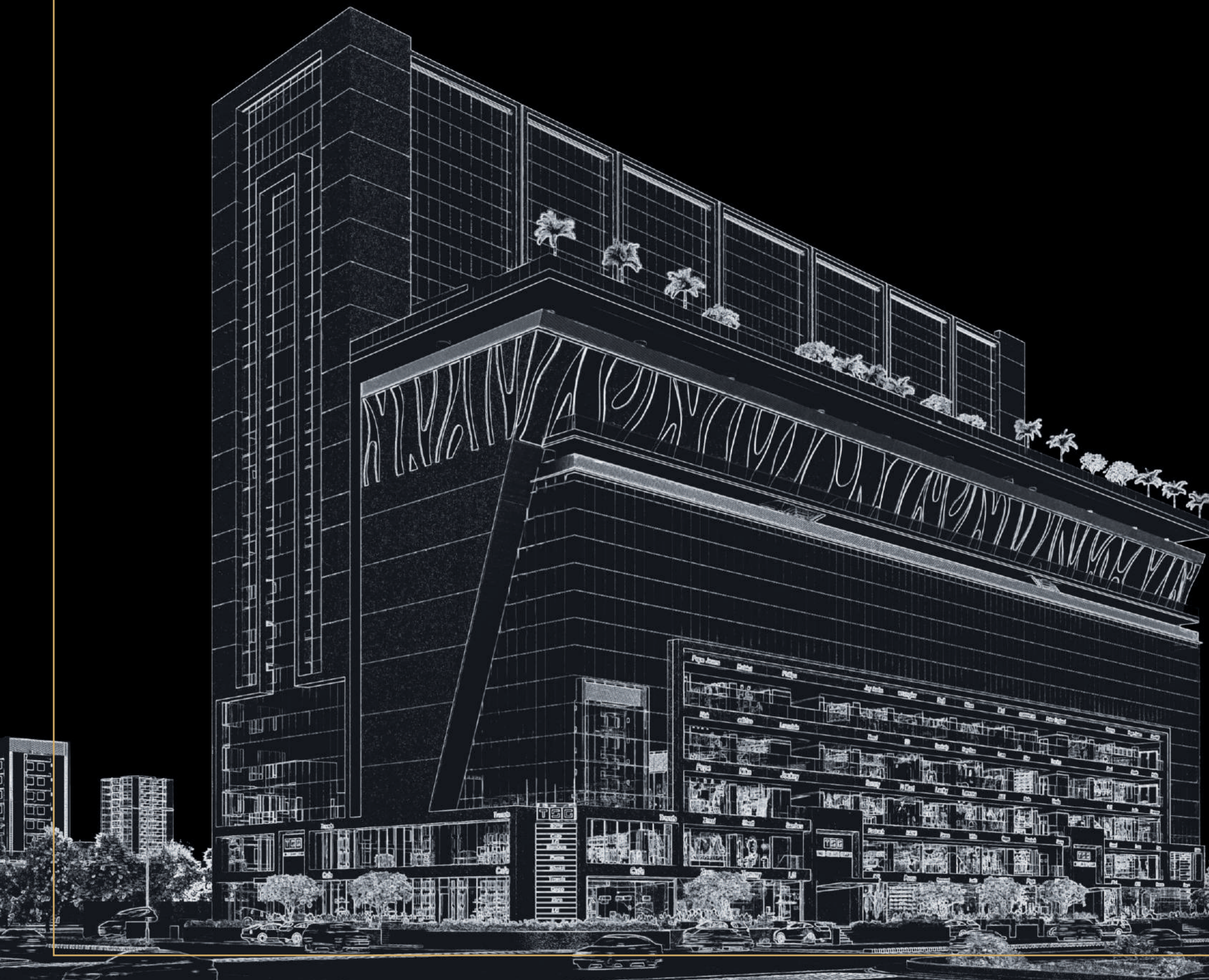
**TIMES  
SQUARE  
GRAND**

A LASTING  
**IMPRESSION**  
FOR YOUR  
**BUSINESS**

Welcome to



**TIMES  
SQUARE  
GRAND**



# AHMEDABAD'S NEW URBAN DISTRICT

Spearheading Ahmedabad's dramatic transformation on Sindhu Bhavan road is the city's hottest new destination district. Pulling together S. G highway and S. P. ring road with a central neighbourhood that's undeniably magnetic, energetic and contemporary, this is the social core that will define the future of city life of Ahmedabad.





# BE UNIQUE

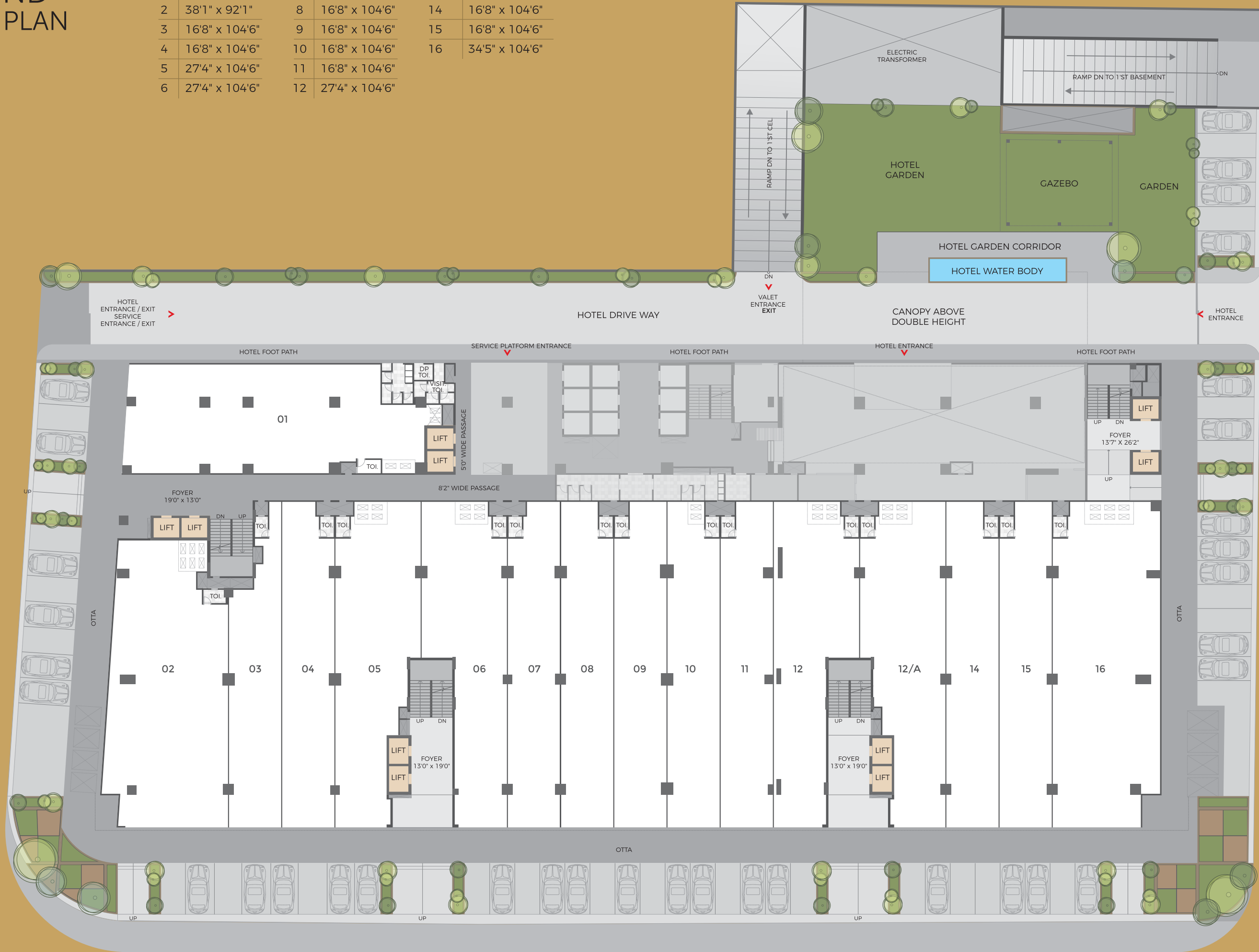
TSG provides a new kind of urban experience with spaces that offer prime retail, corporate, entertainment and hospitality. Spaces in TSG have large ceiling heights, has ample natural light and enjoy unobstructed Views. Parking is easy. Green spaces and designed soft and hard landscaping makes TSG unique. TSG's hospitality wing will be adorned by one of the top 5 star luxury hotel chains of India. Socializing, working, shopping, entertaining, or simply being indulged in hospitality are all palpably fresh and exciting.



# GROUND FLOOR PLAN



1	97'5" x 34'10"	7	16'8" x 104'6"	12/A	27'4" x 104'6"
2	38'1" x 92'1"	8	16'8" x 104'6"	14	16'8" x 104'6"
3	16'8" x 104'6"	9	16'8" x 104'6"	15	16'8" x 104'6"
4	16'8" x 104'6"	10	16'8" x 104'6"	16	34'5" x 104'6"
5	27'4" x 104'6"	11	16'8" x 104'6"		
6	27'4" x 104'6"	12	27'4" x 104'6"		



100 FT. WIDE ROAD

30 FT. WIDE ROAD

← S.P. RING ROAD

120 FT. WIDE ROAD

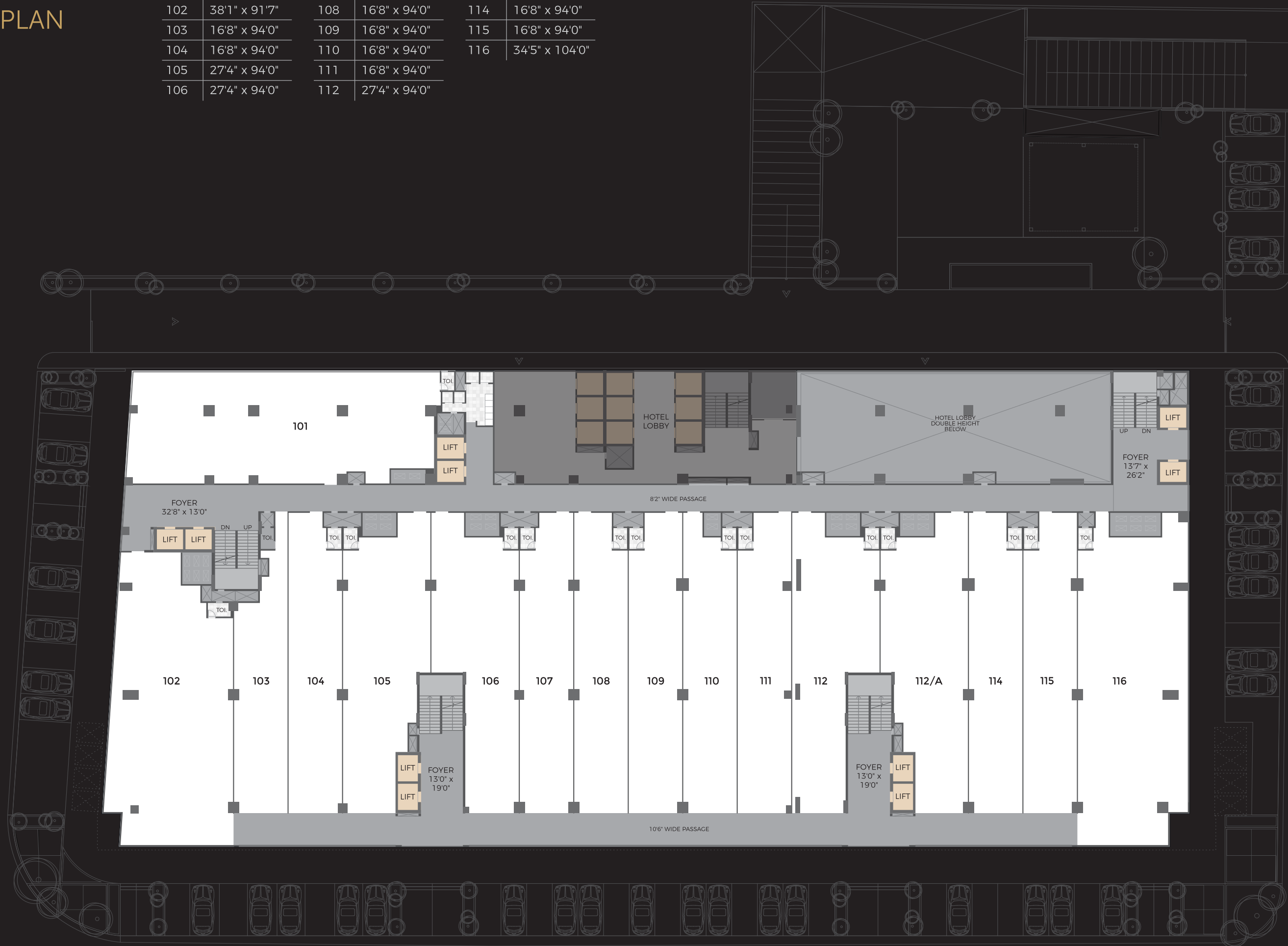
(SINHUBHAVAN ROAD)

S.G. HIGHWAY →

# 1st FLOOR PLAN



101	97'5" x 34'10"	107	16'8" x 94'0"	112/A	27'4" x 94'0"
102	38'1" x 91'7"	108	16'8" x 94'0"	114	16'8" x 94'0"
103	16'8" x 94'0"	109	16'8" x 94'0"	115	16'8" x 94'0"
104	16'8" x 94'0"	110	16'8" x 94'0"	116	34'5" x 104'0"
105	27'4" x 94'0"	111	16'8" x 94'0"		
106	27'4" x 94'0"	112	27'4" x 94'0"		



100 FT. WIDE ROAD

50 FT. WIDE ROAD

120 FT. WIDE ROAD (SINDHUBHAVAN ROAD)

# 2nd, 3rd & 4th FLOOR PLAN



201	97'5" x 34'10"	207	16'8" x 94'0"	212/A	27'4" x 94'0"
202	38'1" x 91'7"	208	16'8" x 94'0"	214	16'8" x 94'0"
203	16'8" x 94'0"	209	16'8" x 94'0"	215	16'8" x 94'0"
204	16'8" x 94'0"	210	16'8" x 94'0"	216	33'4" x 104'0"
205	27'4" x 94'0"	211	16'8" x 94'0"	217	35'10" x 34'10"
206	27'4" x 94'0"	212	27'4" x 94'0"	218	37'5" x 34'10"
				219	38'5" x 34'10"



100 FT. WIDE ROAD

50 FT. WIDE ROAD

120 FT. WIDE ROAD (SINDHUBHAVAN ROAD)

# 5th,6th & 7th FLOOR PLAN



501	97'5" x 34'10"	505	96'2" x 104'0"
502	100'0" x 104'0"	506	35'10" x 34'10"
503	78'6" x 104'0"	507	37'5" x 34'10"
504	61'5" x 104'0"	508	38'5" x 34'10"



100 FT. WIDE ROAD

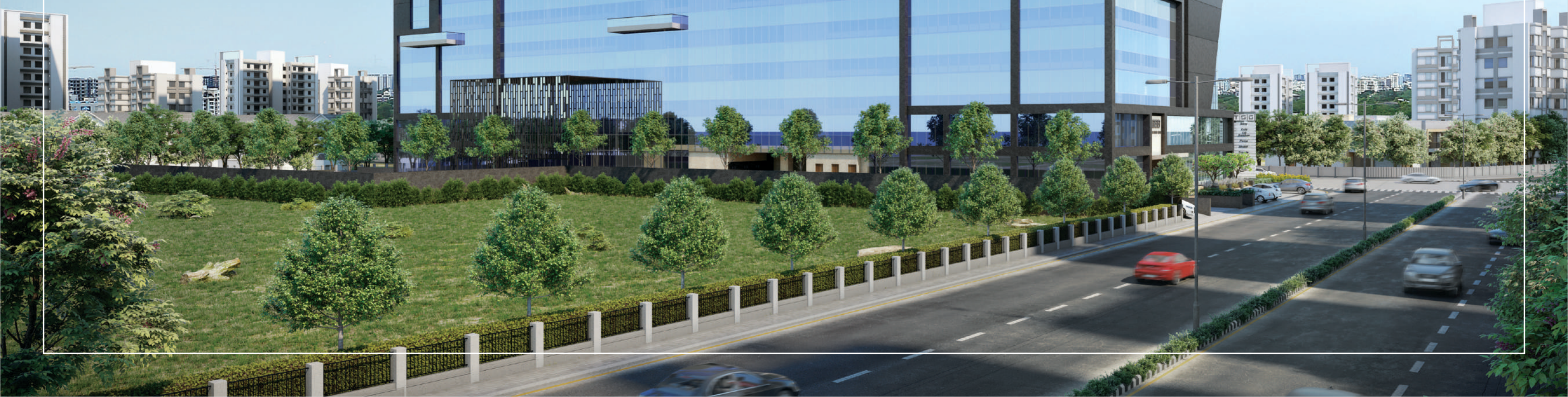
50 FT. WIDE ROAD

120 FT. WIDE ROAD (SINDHUBHAVAN ROAD)

# AN UNMATCHED BUSINESS ADDRESS

A location that cannot be matched with any other. Located Strategically at a Junction that cuts across S. P ring road to S. G highway & Rajpath road to Thaltej - Hebatpur road. TSG is the best address a business can get with the ease of a 360° approach from large roads which is a luxury in itself.





## 2nd BASEMENT



## 3rd BASEMENT



## 4th BASEMENT



## AMENITIES & FACILITIES

- Security cabin / Check point at all entry & exit point
- DG set for common amenities
- Grey water treatment plant
- Basement for parking

## SPECIFICATIONS

- Earthquake resistant Reinforced Cement Concrete (RCC) structure.
- All Internal walls to be 100 mm thick and all peripheral Walls to be 200 mm thick (if not Glazed).
- Internally smooth finished plaster (walls only) and externally double coat plaster with textured paint internal wall finished with putty.
- 600 mm x 600 mm vitrified tiles in all internal areas of the office.
- All washrooms to have lintel height tile dedo.
- Main entrance and lobby to have Premium flooring.
- All other lobbies to have vitrified tiles or equivalent finishes.
- Total 19 high speed automatic Elevators.
- All windows to be glass glazed units.
- 3 Phase electricity connection for each unit.

## KEY PLAN







A PROJECT BY  
**SHREENATHJI  
INFRA SPACE LLP**

 **TIMES SQUARE GRAND**  
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RERA Registration No.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/CAA05982/300819

Principal Architect



Architect



Structural Consultant



PMC Consultant



MEP Consultant



**Developers Note**

- Developers reserves the rights to make necessary changes in the above specifications without any prior notice and such changes would be binding to all members.
- Registration, AMC charges, Torment, Govt. taxes & Maintenance charges will be borne by the members.
- The information contained in this brochure is subject to change as may be approved by the authorities and cannot form part of any offer or contract. All plans are subject to any amendments approved by the relevant authorities.
- Floor areas are approximate and subject to final survey illustrations in this brochure are artistic impressions and serve only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, its owners cannot be held responsible for any inaccuracy.
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