BN SQUARE

COMMERCIAL

Where Business Meets Brilliance

A PROJECT BY

BN GROUP
from bricks to homes

Nikol – SP Ring Road



BN SQUARE
N.R. Developers

G + 11 FLOOR

150 Offices

RETAIL SHOPS-52

OFFICE WITH TERRACE-77

OFFICE WITHOUT TERRACE-21

Project Highlights:

- **Modern Material Palette**
- **Prominent Corner Location**
- **Urban-Friendly Design**
- **Mixed-Use Functionality**
- **Separate Entry for Retail & Offices**
- **Natural light & Ventilation**
- **Lift for Retail – 3 Nos.**
- **Lift for Offices – 4 No.**



BN SQUARE
N.R. Developers

ADJ. F.P. NO.:- 41 | 129.68 MT. | ADJ. F.P. NO.:- 21 | ADJ. F.P. NO.:- 22/1

12.00 MT. WIDE T.P.S. ROAD

ADJ. F.P. NO.:- 23 — 47.60 MT.

ADJ. F.P. NO.:- 38 | 49.12 MT. | ADJ. F.P. NO.:- 37

18.00 MT. WIDE T.P. ROAD

91.20 MT.

90.67 MT.

50.72 MT.

55.22 MT. ADJ. F.P.NO.:- 38

9.03 MT.

9.03 MT.

70.36 MT.

65.95 MT.

BLOCK :- A
FOYER
4.87 x 4.65
5.55 x 7.64

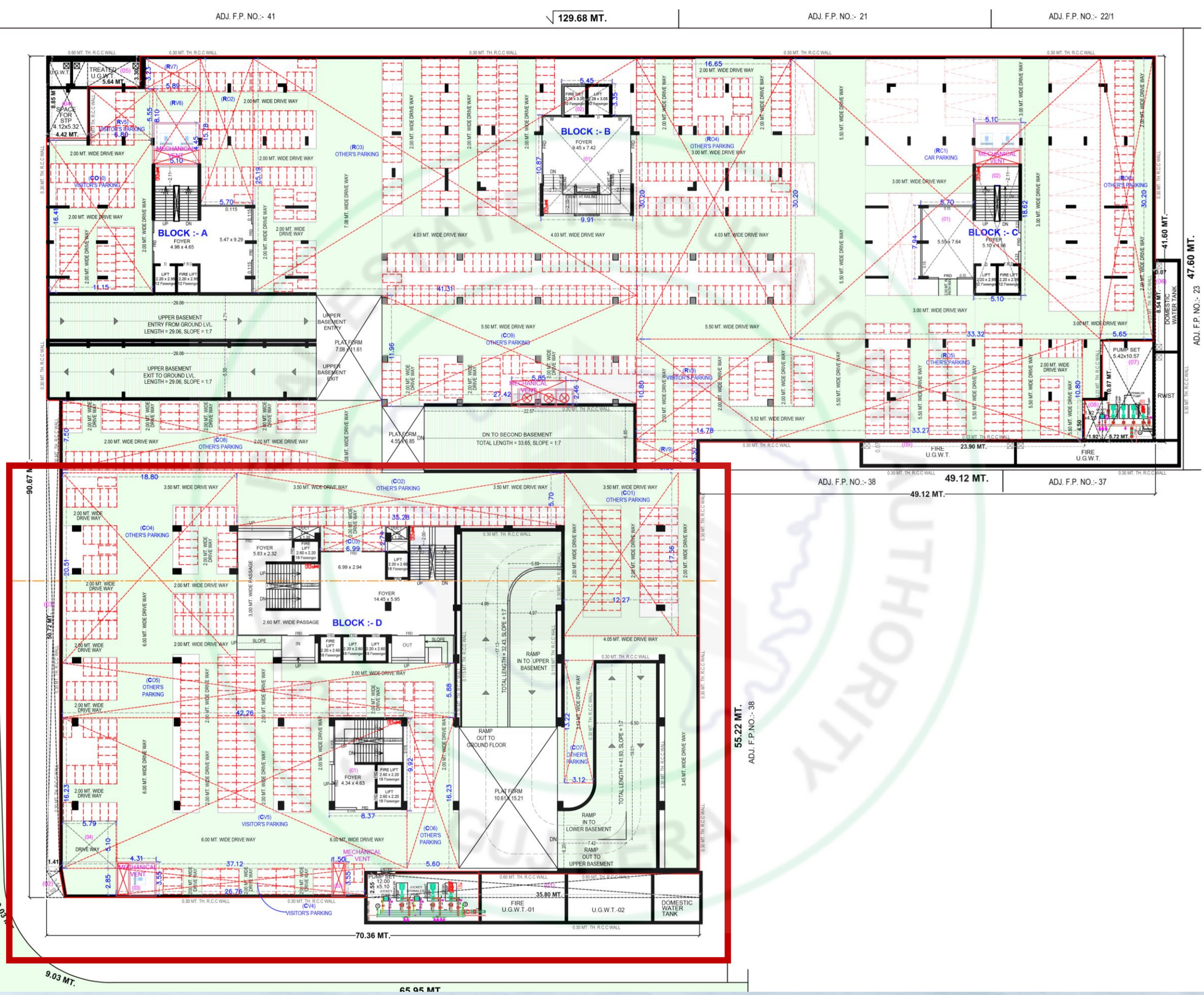
BLOCK :- B
FOYER
9.45 x 7.42

BLOCK :- C
FOYER
4.87 x 4.65
5.55 x 7.64

BLOCK :- D
FOYER
14.45 x 5.95
FOYER
4.34 x 4.63

(CC1) OTHERS PARKING
(CC2) CAR PARKING
(CC3) CAR PARKING
(CC4) CAR PARKING
(CC5) CAR PARKING
(CC6) CAR PARKING
(CC7) CAR PARKING
(CC8) CAR PARKING
(CC9) CAR PARKING
(CC10) CAR PARKING
(CC11) CAR PARKING
(CC12) CAR PARKING
(CC13) CAR PARKING
(CC14) CAR PARKING
(CC15) CAR PARKING
(CC16) CAR PARKING
(RC2) CAR PARKING
(RC3) CAR PARKING
(RC4) CAR PARKING
(CC11) OTHERS PARKING

MECHANICAL VENT
RAMP OUT FROM LOWER BASEMENT
RAMP IN FROM UPPER BASEMENT
PLATFORM 4.50 x 2.50
PLAT FORM 7.10 x 5.50
TOTAL LENGTH = 33.65, SLOPE = 1:7
TOTAL LENGTH = 41.93, SLOPE = 1:7
2.60 MT. WIDE PASSAGE
3.00 MT. WIDE PASSAGE
3.00 MT. WIDE DRIVE WAY
4.03 MT. WIDE DRIVE WAY
5.50 MT. WIDE DRIVE WAY
5.52 MT. WIDE DRIVE WAY
6.00 MT. WIDE DRIVE WAY
6.09 MT. WIDE DRIVE WAY
5.66 MT. WIDE DRIVE WAY
3.45 MT. WIDE DRIVE WAY
0.30 MT. TH. R.C.C WALL
0.60 MT. TH. R.C.C WALL
0.23 MT. TH. R.C.C WALL



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BASEMENT - 1 PLAN

ADJ. F.P. NO.:- 41 | 129.68 MT. | ADJ. F.P. NO.:- 21 | ADJ. F.P. NO.:- 22/1

P.WELL- 1
0.45 WIRE FENCING

P.WELL- 2
0.45 WIRE FENCING

BELOW BASEMENT LINE

Cut Out For Basement Ventilation & Covered With M.S. Grill 60 Ton L.B. Capecity

(RV1) VISITOR'S PARKING COUNTING IN F.S.I.

(RV2) VISITOR'S PARKING COUNTING IN F.S.I.

(RV3) VISITOR'S PARKING COUNTING IN F.S.I.

(RV4) VISITOR'S PARKING COUNTING IN F.S.I.

(RV5) VISITOR'S PARKING COUNTING IN F.S.I.

U.G.W.T.

TREATED U.G.W.T.

SPACE FOR S.T.P. BELOW

(SOCIETY COMMON AMENITIES FOR SOCIETY USE ONLY) 8.24 x 6.93

BLOCK :-A EQUIPMENT ROOM 3.65 X 4.65 AS PER CGDCR-2017 CL.NO.- 11.3.5 (IV)-A

BLOCK :-A ELE.METER ROOM-01 3.43 x 5.18 = 17.77 SQ.MTS. AS PER CGDCR-2017 CL.NO.-6.3.2.4(b)

BLOCK :-A ELE.METER ROOM-02 2.92 x 7.07 = 21.00 SQ.MTS. CGDCR-2017 CL.NO.-6.3.2.4(b)

REFUGE AREA ABOVE 5th,7th &12th FL.

2.00 MT. WIDE DRIVE WAY

Tranafer bay

ENTRANCE FOYER

DUCT ABOVE

FOYER

BLOCK :-A FOYER

FIRE LIFT 2.20x2.95 13 Passenger

LIFT 2.20x2.95 13 Passenger

1.80 MT. WIDE PATH-WAY WITH SLOPE 1:12

0.30 MT. TH. R.C.C. WALL

0.30 MT. TH. & 1.15 MT. HT. R.C.C. PARAPET WALL

PLAT FORM 4.50 x 11.01

ON TO BASEMENT

4.71 MT. WIDE RAMP DN TO BASEMENT TOTAL LENGTH = 29.06, SLOPE = 1:7

5.55 MT. WIDE RAMP DN TO BASEMENT TOTAL LENGTH = 29.06, SLOPE = 1:7

(SOCIETY COMMON AMENITIES FOR SOCIETY USE ONLY) 6.74 x 6.48

(SOCIETY COMMON AMENITIES FOR SOCIETY USE ONLY) 9.02 x 9.31

ENT. FOYER

BLOCK :-B ELE.METER ROOM-01 3.43 x 5.18 = 17.77 SQ.MTS. AS PER CGDCR-2017 CL.NO.-6.3.2.4(b)

FIRE LIFT 2.28x3.05 18 Passenger

LIFT 2.28x3.05 18 Passenger

BLOCK :-B ELE.METER ROOM-02 3.43 x 5.18 = 17.77 SQ.MTS. AS PER CGDCR-2017 CL.NO.-6.3.2.4(b)

BLOCK :-B EQUIPMENT ROOM 3.19 X 5.18 AS PER CGDCR-2017 CL.NO.- 11.3.5 (IV)-A

BLOCK :-B FOYER

(SOCIETY COMMON AMENITIES FOR SOCIETY USE ONLY) 6.51 x 8.77

(SOCIETY COMMON AMENITIES FOR SOCIETY USE ONLY) 5.64 x 8.77

1.80 MT. WIDE PATH-WAY WITH SLOPE 1:12

REFUGE AREA ABOVE 5th,7th &12th FL.

7.50 MT. WIDE APPROACH

46.54

43.54

SPACE FOR DG SET

COMMON PLOT - 3

Cut Out For Basement Ventilation & Covered With M.S. Grill 60 Ton L.B. Capecity

CO2 FLOODING SYSTEM

ELE.SUB

7.50 MT. WIDE APPROACH

7.50 MT. WIDE APPROACH
(TOTAL ROAD LENGTH :- 37.89+19.88+56.29=114.06 MT)

SUSPENDED HT CABLE TRENCH (0.60 X 0.61

46.54

BLOCK :-C EQUIPMENT ROOM 3.65 X 4.65 AS PER CGDCR-2017 CL.NO.- 11.3.5 (IV)-A

(SOCIETY COMMON AMENITIES FOR SOCIETY USE ONLY) 8.27 x 6.55

ELE.METER ROOM-01 2.95 x 6.63 =19.56 SQ.MTS. AS PER CGDCR-2017 CL.NO.- 6.3.2.4(b)

ELE.METER ROOM-02 2.95 x 6.63 =19.56 SQ.MTS. AS PER CGDCR-2017 CL.NO.- 6.3.2.4(b)

(SOCIETY COMMON AMENITIES FOR SOCIETY USE ONLY) 8.04 x 6.67

BLOCK :-C FOYER

(SOCIETY COMMON AMENITIES FOR SOCIETY USE ONLY) 6.15 x 7.64

(SOCIETY COMMON AMENITIES FOR SOCIETY USE ONLY) 8.12 x 9.17

(SOCIETY COMMON AMENITIES FOR SOCIETY USE ONLY) 11.22 x 6.48

(SOCIETY COMMON AMENITIES FOR SOCIETY USE ONLY) 6.27 x 6.34

DOMESTIC WATER TANK

RWST

FIRE U.G.W.T.

91.20 MT.

47.60 MT.

ADJ. F.P. NO.:- 23

ADJ. F.P. NO.:- 38 | 49.12 MT. | ADJ. F.P. NO.:- 37

63.82

SHOP-01

SHOP-02

SHOP-03

SHOP-04

SHOP-05

SHOP-06

SHOP-07

SHOP-08

SHOP-09

SHOP-10

SHOP-11

SHOP-12

SHOP-13

FOYER

BLOCK :- D

ELE. METER ROOM

LVL. +1.52 MT.mt.

RAMP OUT FROM UPPER BASEMENT

RAMP IN TO UPPER BASEMENT

TOTAL LENGTH = 32.43, SLOPE = 1:7

PLAT FORM 6.75 x 7.95

(CV1) VISITOR'S PARKING

(CV2) VISITOR'S PARKING

(CV3) VISITOR'S PARKING

(CC1) CAR PARKING

LOADING / UNLOADING SPACE

COMMON PLOT - 1

COMMON PLOT - 2

6.00 MT. WIDE DRIVE WAY

6.00 MT. WIDE DRIVE WAY & PATH-WAY

Cut Out For Basement Ventilation & Covered With M.S. Grill 45 Ton L.B. Capecity

1.50 mt.space left for shade giving trees

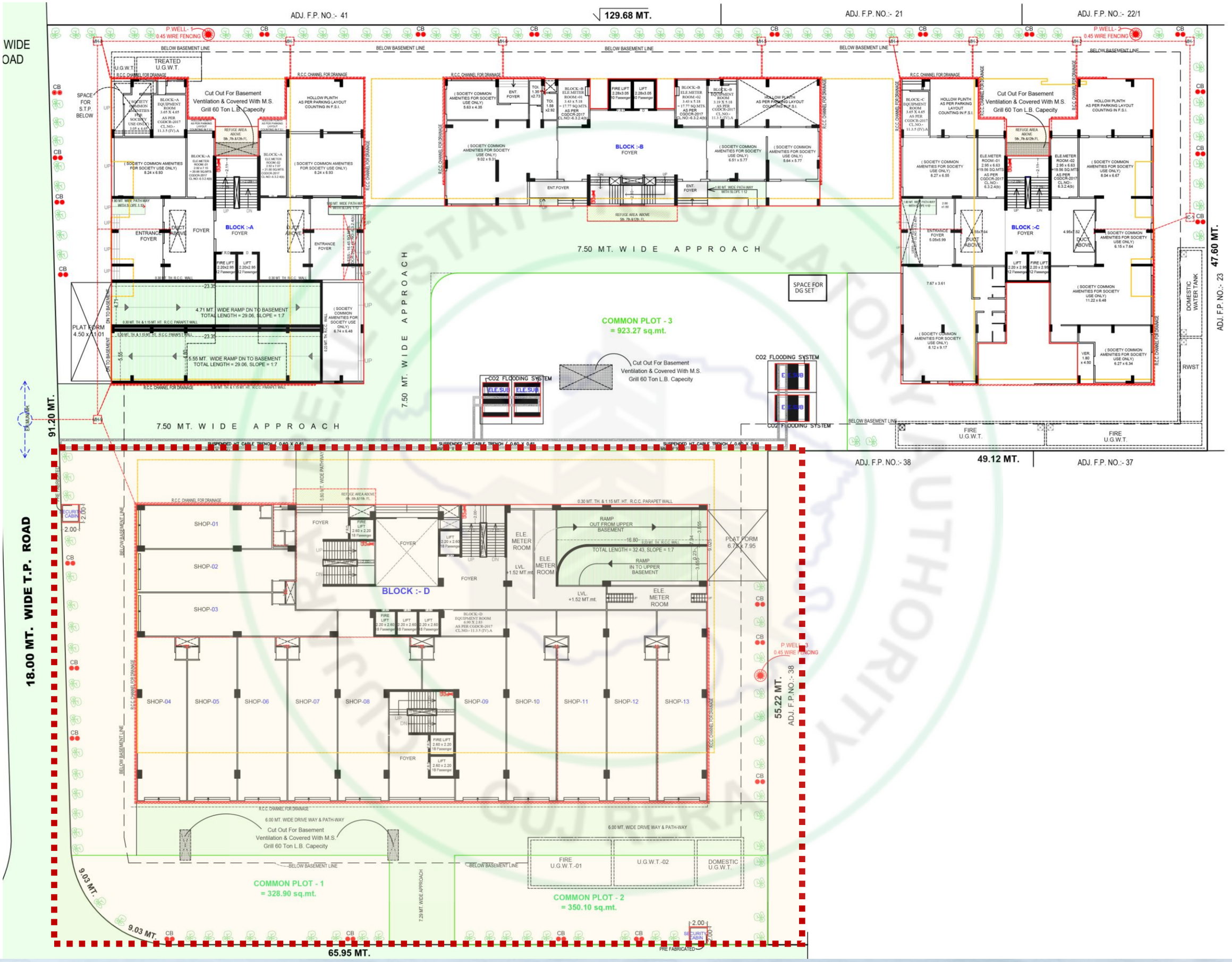
SECURITY CABIN

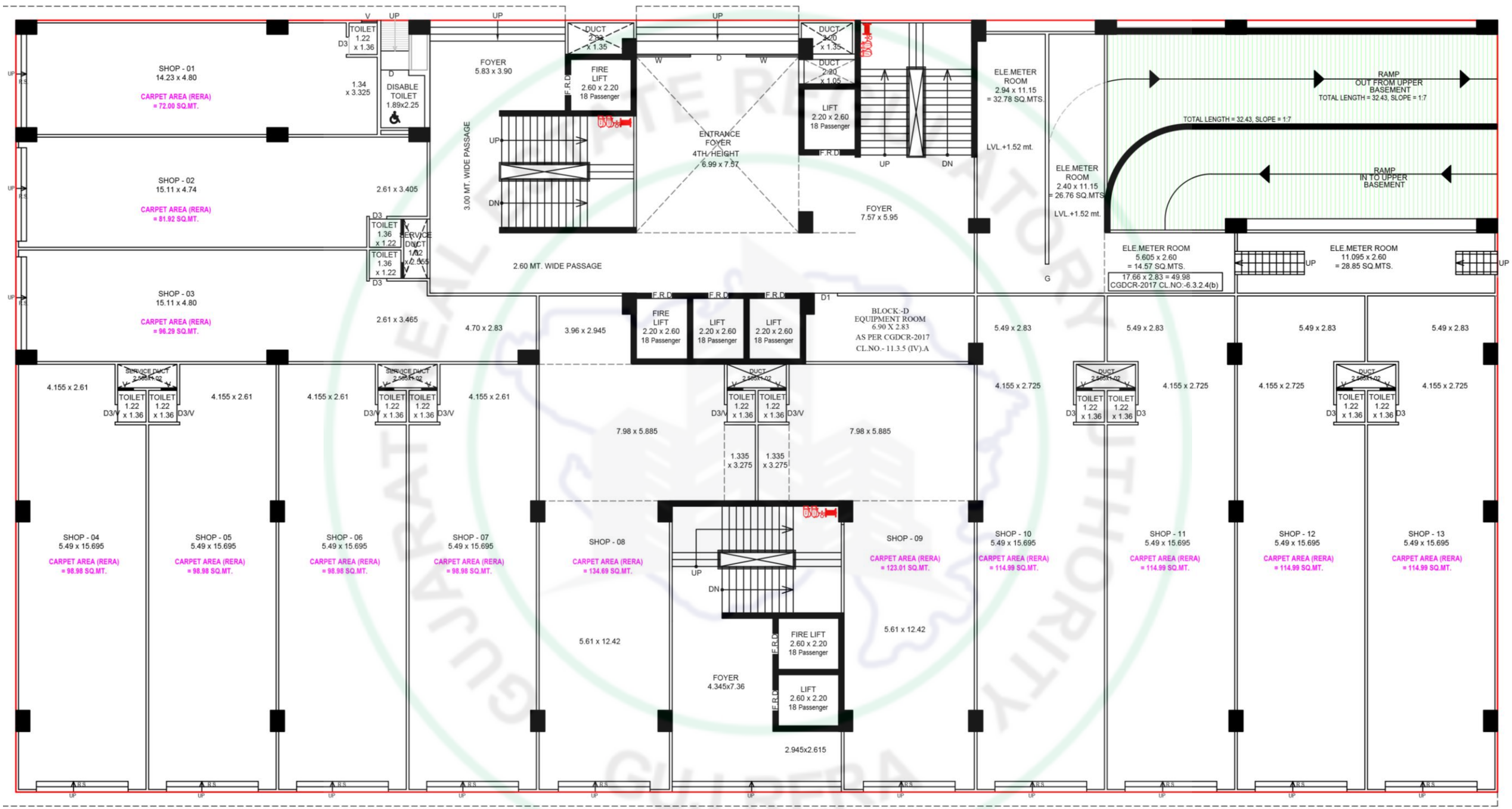
P.WELL- 3
0.45 WIRE FENCING

55.22 MT.

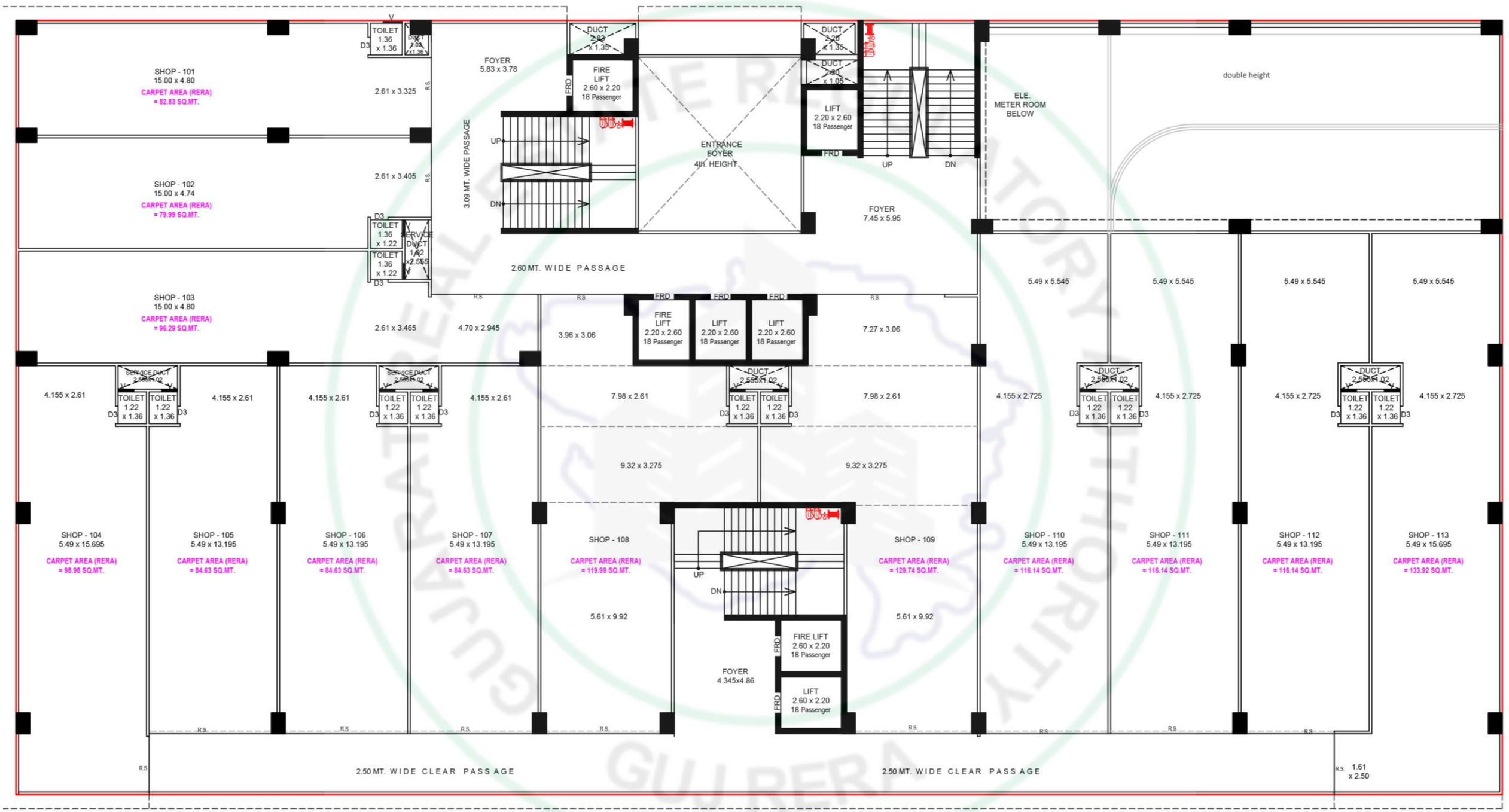
ADJ. F.P. NO.:- 38

65.95 MT.

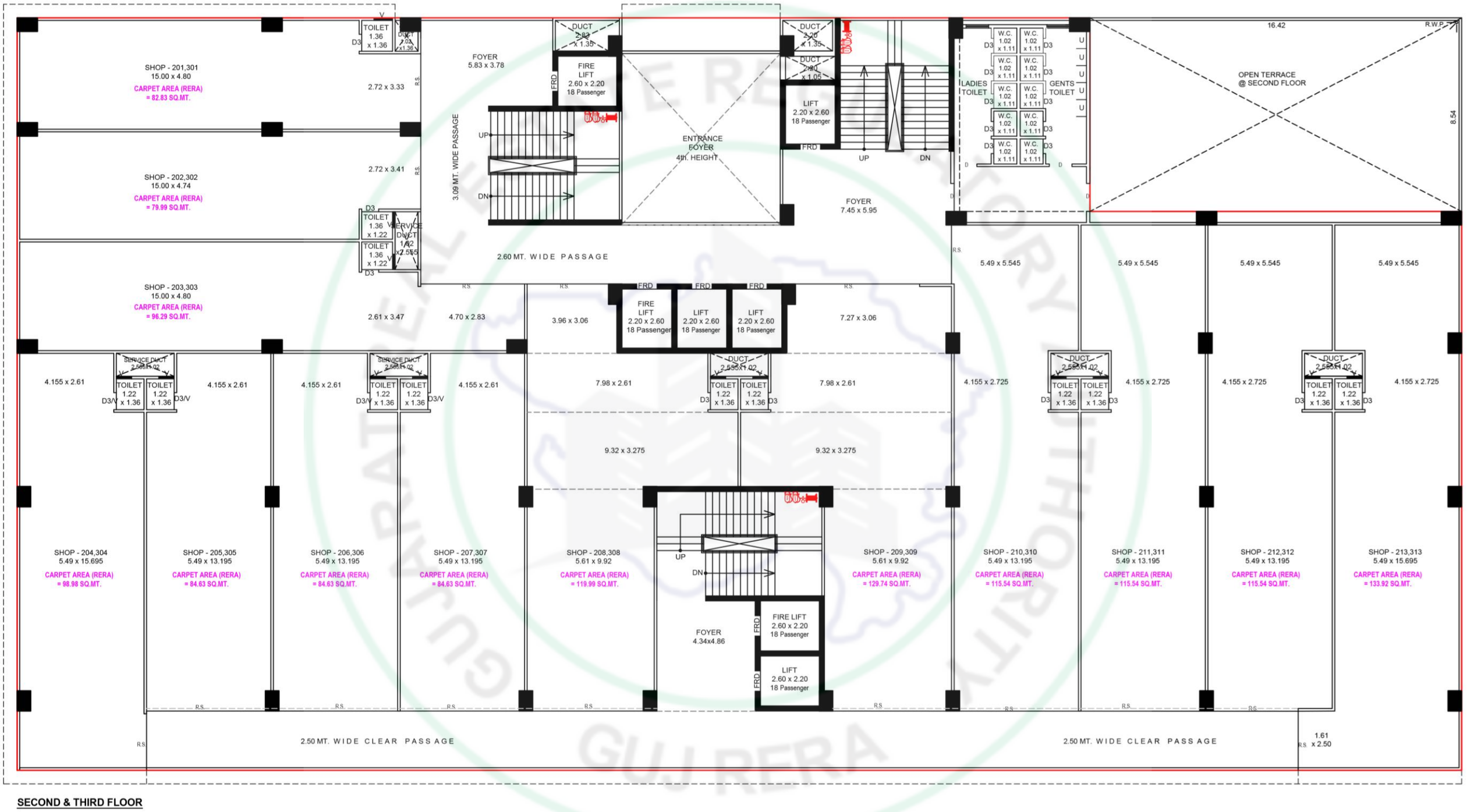

ADJ. F.P. NO.:- 41
129.68 MT.
ADJ. F.P. NO.:- 21
ADJ. F.P. NO.:- 22/1
WIDE ROAD
P.WELL- 1
0.45 WIRE FENCING
P.WELL- 2
0.45 WIRE FENCING
BELOW BASEMENT LINE
U.G.W.T.
TREATED U.G.W.T.
R.C.C. CHANNEL FOR DRAINAGE
SPACE FOR S.T.P. BELOW
Cut Out For Basement Ventilation & Covered With M.S. Grill 60 Ton L.B. Capecity
HOLLOW PLINTH AS PER PARKING LAYOUT COUNTING IN F.S.I.
(SOCIETY COMMON AMENITIES FOR SOCIETY USE ONLY)
8.24 x 6.93
BLOCK :-A FOYER
BLOCK :-B FOYER
BLOCK :-C FOYER
ENTRANCE FOYER
DUCT ABOVE
FOYER
ENT.FOYER
REFUGE AREA ABOVE 5th ,7th &12th FL
7.50 MT. WIDE PATH WAY WITH SLOPE 1:12
7.50 MT. WIDE APPROACH
4.71 MT. WIDE RAMP DN TO BASEMENT TOTAL LENGTH = 29.06, SLOPE = 1:7
5.55 MT. WIDE RAMP DN TO BASEMENT TOTAL LENGTH = 29.06, SLOPE = 1:7
PLAT FORM 4.50 x 11.01
SPACE FOR DG SET
COMMON PLOT - 3 = 923.27 sq.mt.
CO2 FLOODING SYSTEM
ELE.SUB
FIRE U.G.W.T.
91.20 MT.
47.60 MT.
ADJ. F.P. NO.:- 23
DOMESTIC WATER TANK
RWST
ADJ. F.P. NO.:- 38
49.12 MT.
ADJ. F.P. NO.:- 37
18.00 MT. WIDE T.P. ROAD
SUSPENDED HT CABLE TRENCH (0.60 X 0.61)
SECURITY CABIN
SHOP-01
SHOP-02
SHOP-03
SHOP-04
SHOP-05
SHOP-06
SHOP-07
SHOP-08
SHOP-09
SHOP-10
SHOP-11
SHOP-12
SHOP-13
ELE. METER ROOM
RAMP OUT FROM UPPER BASEMENT
RAMP IN TO UPPER BASEMENT
TOTAL LENGTH = 32.43, SLOPE = 1:7
PLAT FORM 6.75 x 7.95
6.00 MT. WIDE DRIVE WAY & PATH-WAY
COMMON PLOT - 1 = 328.90 sq.mt.
COMMON PLOT - 2 = 350.10 sq.mt.
7.29 MT. WIDE APPROACH
55.22 MT.
ADJ. F.P. NO.:- 38
9.03 MT.
65.95 MT.
PRE FABRICATED



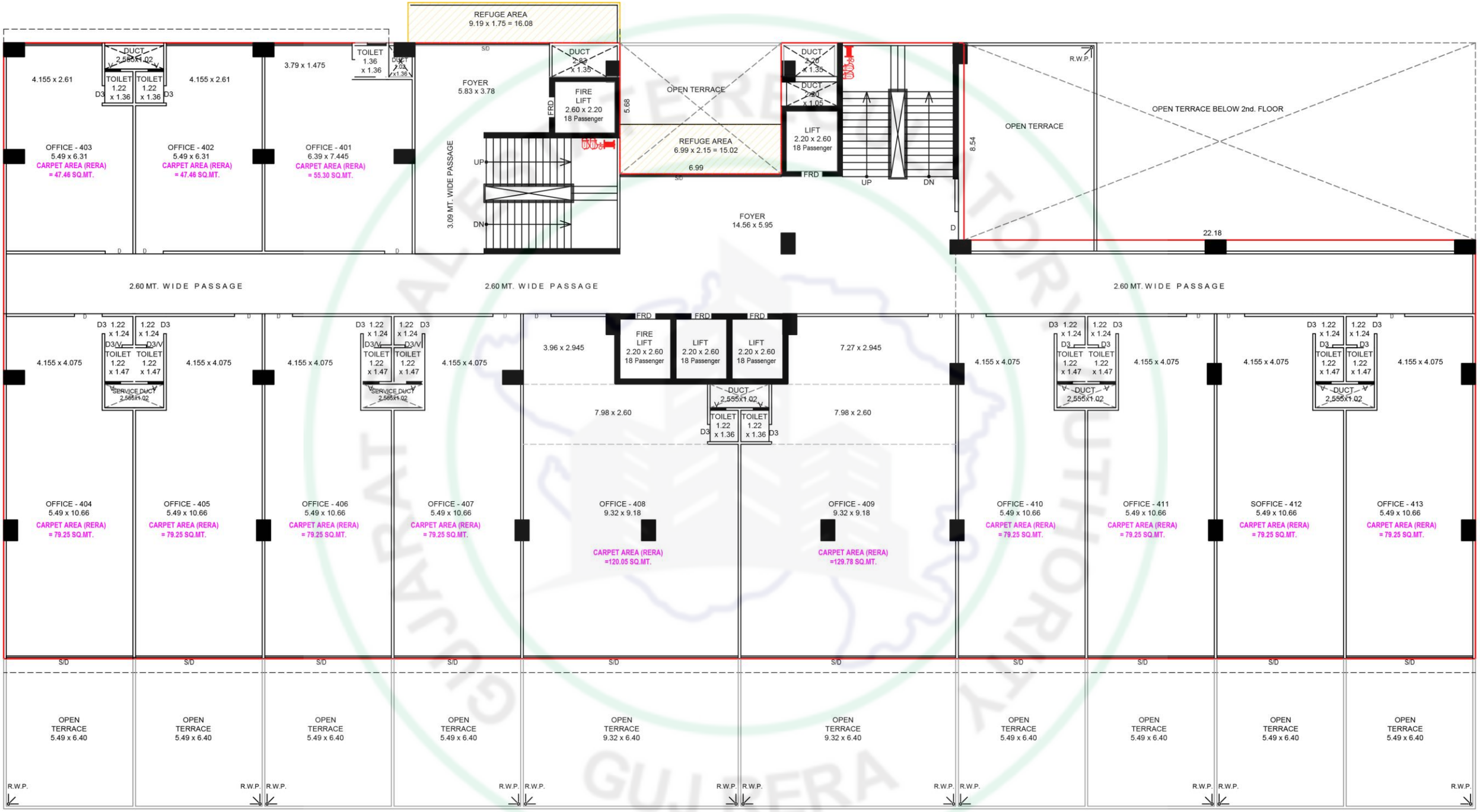
GROUND FLOOR PLAN


SHOP - 101
15.00 x 4.80
CARPET AREA (RERA)
= 82.83 SQ.MT.
SHOP - 102
15.00 x 4.74
CARPET AREA (RERA)
= 79.99 SQ.MT.
SHOP - 103
15.00 x 4.80
CARPET AREA (RERA)
= 96.29 SQ.MT.
TOILET 1.36 x 1.36
DUCT 1.03 x1.36
2.61 x 3.325
2.61 x 3.405
2.61 x 3.465
FOYER 5.83 x 3.78
DUCT 2.83 x 1.35
FIRE LIFT 2.60 x 2.20 18 Passenger
FRD
UP
DN
3.09 MT. WIDE PASSAGE
ENTRANCE FOYER 41ft. HEIGHT
DUCT 2.20 x 1.35
DUCT 2.20 x 1.05
LIFT 2.20 x 2.60 18 Passenger
FOYER 7.45 x 5.95
ELE. METER ROOM BELOW
double height
TOILET 1.36 x 1.22
SERVICE DUCT 1.02 x2.555
2.60 MT. WIDE PASSAGE
R.S.
4.70 x 2.945
3.96 x 3.06
FIRE LIFT 2.20 x 2.60 18 Passenger
LIFT 2.20 x 2.60 18 Passenger
LIFT 2.20 x 2.60 18 Passenger
7.27 x 3.06
5.49 x 5.545
5.49 x 5.545
5.49 x 5.545
5.49 x 5.545
4.155 x 2.61
SERVICE DUCT 2.55x1.02
TOILET 1.22 x 1.36
D3
4.155 x 2.61
4.155 x 2.61
4.155 x 2.61
7.98 x 2.61
DUCT 2.55x1.02
7.98 x 2.61
4.155 x 2.725
4.155 x 2.725
4.155 x 2.725
4.155 x 2.725
9.32 x 3.275
9.32 x 3.275
SHOP - 104
5.49 x 15.695
CARPET AREA (RERA)
= 98.98 SQ.MT.
SHOP - 105
5.49 x 13.195
CARPET AREA (RERA)
= 84.63 SQ.MT.
SHOP - 106
5.49 x 13.195
CARPET AREA (RERA)
= 84.63 SQ.MT.
SHOP - 107
5.49 x 13.195
CARPET AREA (RERA)
= 84.63 SQ.MT.
SHOP - 108
CARPET AREA (RERA)
= 119.99 SQ.MT.
5.61 x 9.92
SHOP - 109
CARPET AREA (RERA)
= 129.74 SQ.MT.
5.61 x 9.92
SHOP - 110
5.49 x 13.195
CARPET AREA (RERA)
= 116.14 SQ.MT.
SHOP - 111
5.49 x 13.195
CARPET AREA (RERA)
= 116.14 SQ.MT.
SHOP - 112
5.49 x 13.195
CARPET AREA (RERA)
= 116.14 SQ.MT.
SHOP - 113
5.49 x 15.695
CARPET AREA (RERA)
= 133.92 SQ.MT.
FOYER 4.345x4.86
FIRE LIFT 2.60 x 2.20 18 Passenger
LIFT 2.60 x 2.20 18 Passenger
2.50 MT. WIDE CLEAR PASSAGE
2.50 MT. WIDE CLEAR PASSAGE
1.61 x 2.50

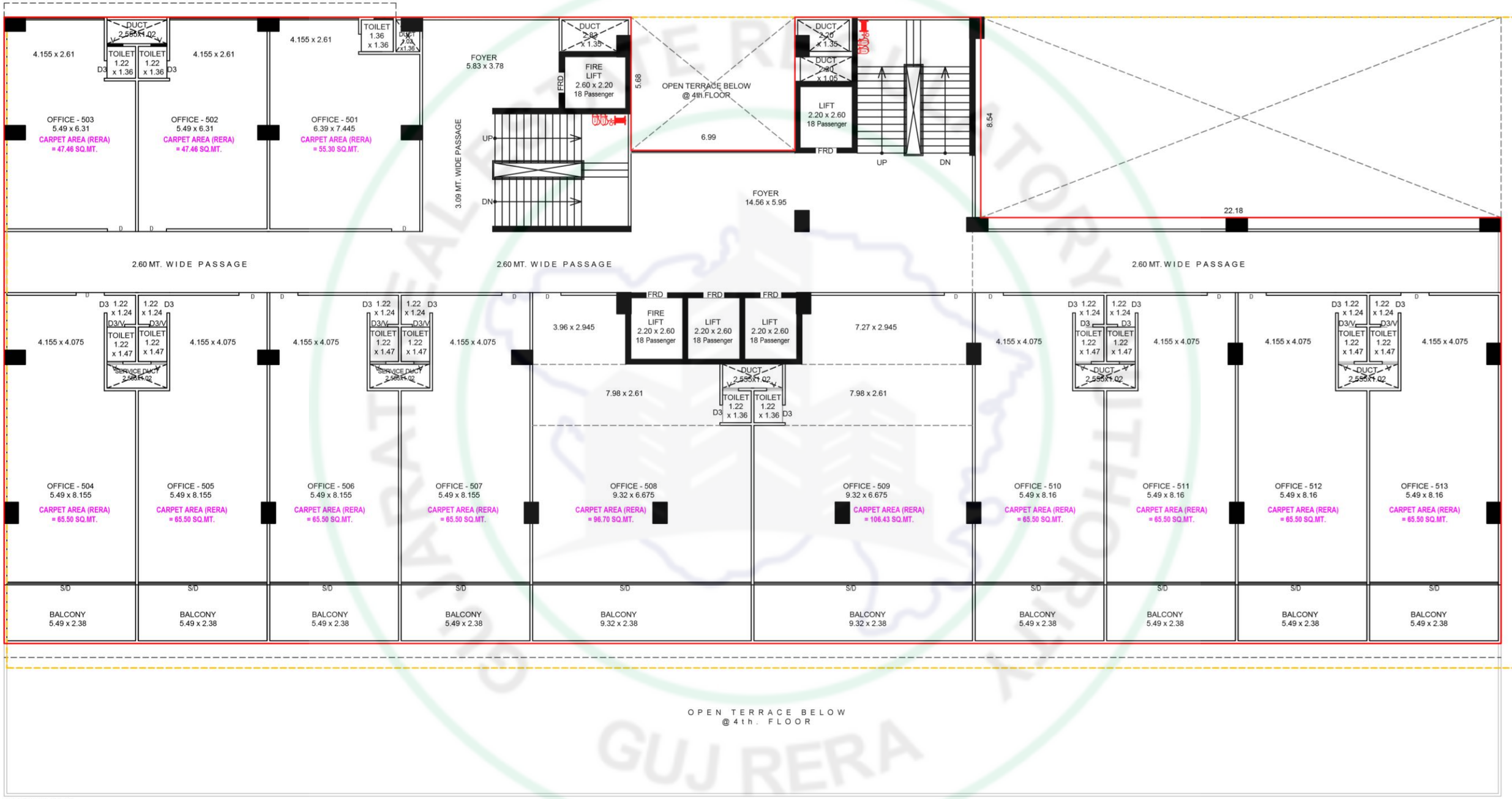
FIRST FLOOR



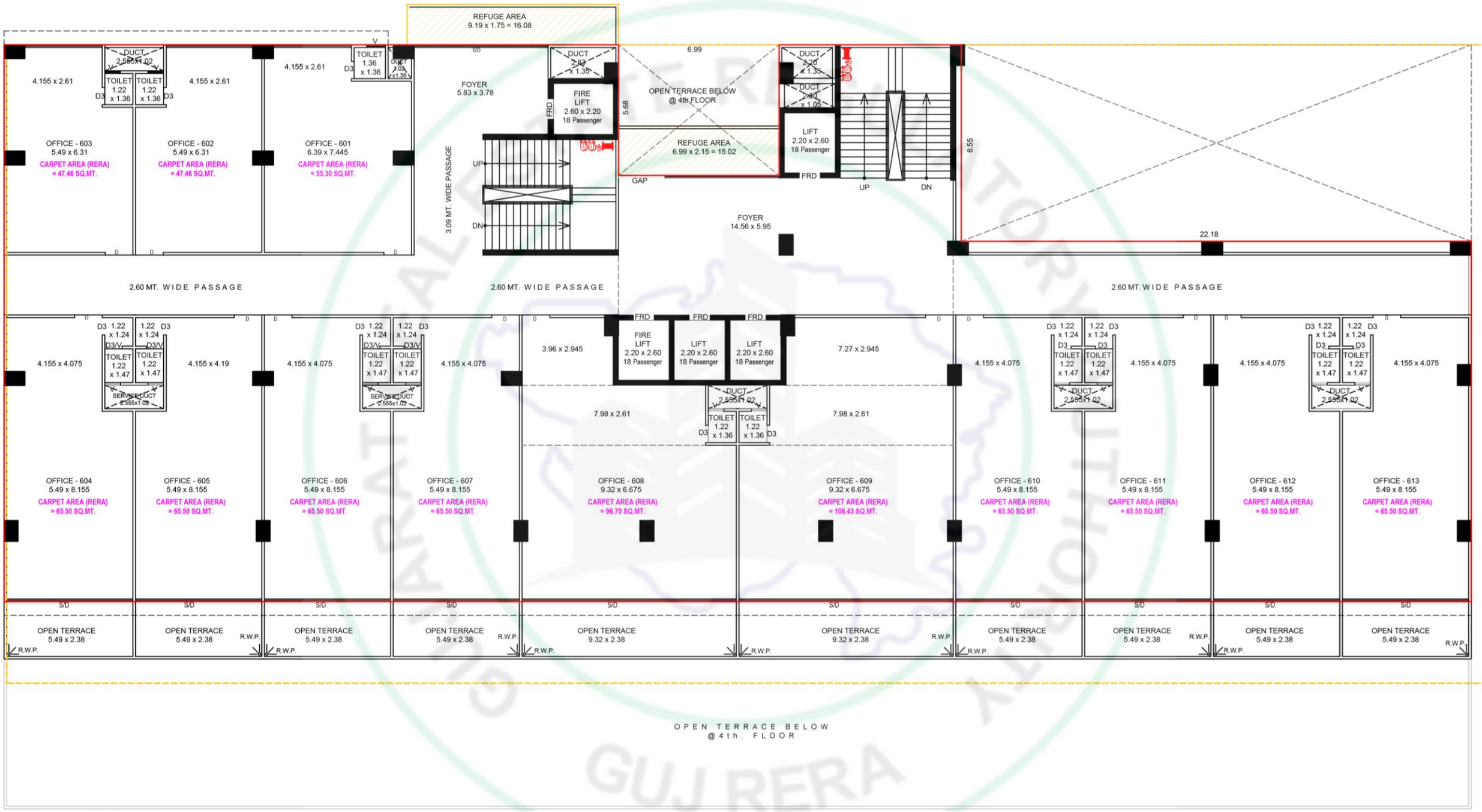
SECOND & THIRD FLOOR



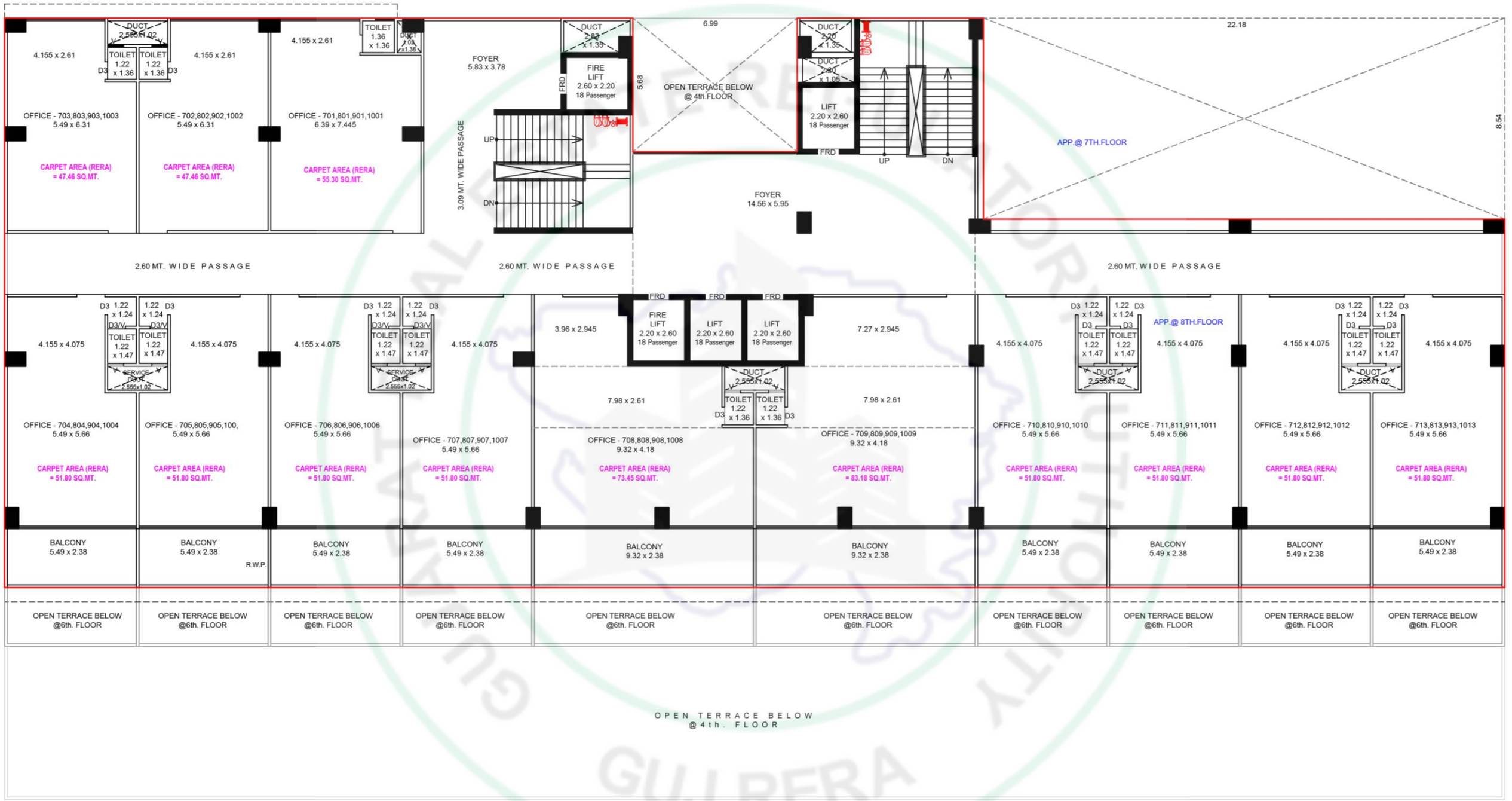
FOURTH FLOOR (REFUGE PLAN)


OFFICE - 503
5.49 x 6.31
CARPET AREA (RERA)
= 47.46 SQ.MT.
OFFICE - 502
5.49 x 6.31
CARPET AREA (RERA)
= 47.46 SQ.MT.
OFFICE - 501
6.39 x 7.445
CARPET AREA (RERA)
= 55.30 SQ.MT.
FOYER
5.83 x 3.78
FOYER
14.56 x 5.95
OPEN TERRACE BELOW
@ 4th FLOOR
3.09 MT. WIDE PASSAGE
2.60 MT. WIDE PASSAGE
2.60 MT. WIDE PASSAGE
2.60 MT. WIDE PASSAGE
FIRE LIFT
2.60 x 2.20
18 Passenger
LIFT
2.20 x 2.60
18 Passenger
22.18
8.54
6.99
5.68
OFFICE - 504
5.49 x 8.155
CARPET AREA (RERA)
= 65.50 SQ.MT.
OFFICE - 505
5.49 x 8.155
CARPET AREA (RERA)
= 65.50 SQ.MT.
OFFICE - 506
5.49 x 8.155
CARPET AREA (RERA)
= 65.50 SQ.MT.
OFFICE - 507
5.49 x 8.155
CARPET AREA (RERA)
= 65.50 SQ.MT.
OFFICE - 508
9.32 x 6.675
CARPET AREA (RERA)
= 96.70 SQ.MT.
OFFICE - 509
9.32 x 6.675
CARPET AREA (RERA)
= 106.43 SQ.MT.
OFFICE - 510
5.49 x 8.16
CARPET AREA (RERA)
= 65.50 SQ.MT.
OFFICE - 511
5.49 x 8.16
CARPET AREA (RERA)
= 65.50 SQ.MT.
OFFICE - 512
5.49 x 8.16
CARPET AREA (RERA)
= 65.50 SQ.MT.
OFFICE - 513
5.49 x 8.16
CARPET AREA (RERA)
= 65.50 SQ.MT.
BALCONY
5.49 x 2.38
BALCONY
9.32 x 2.38
OPEN TERRACE BELOW
@ 4th. FLOOR

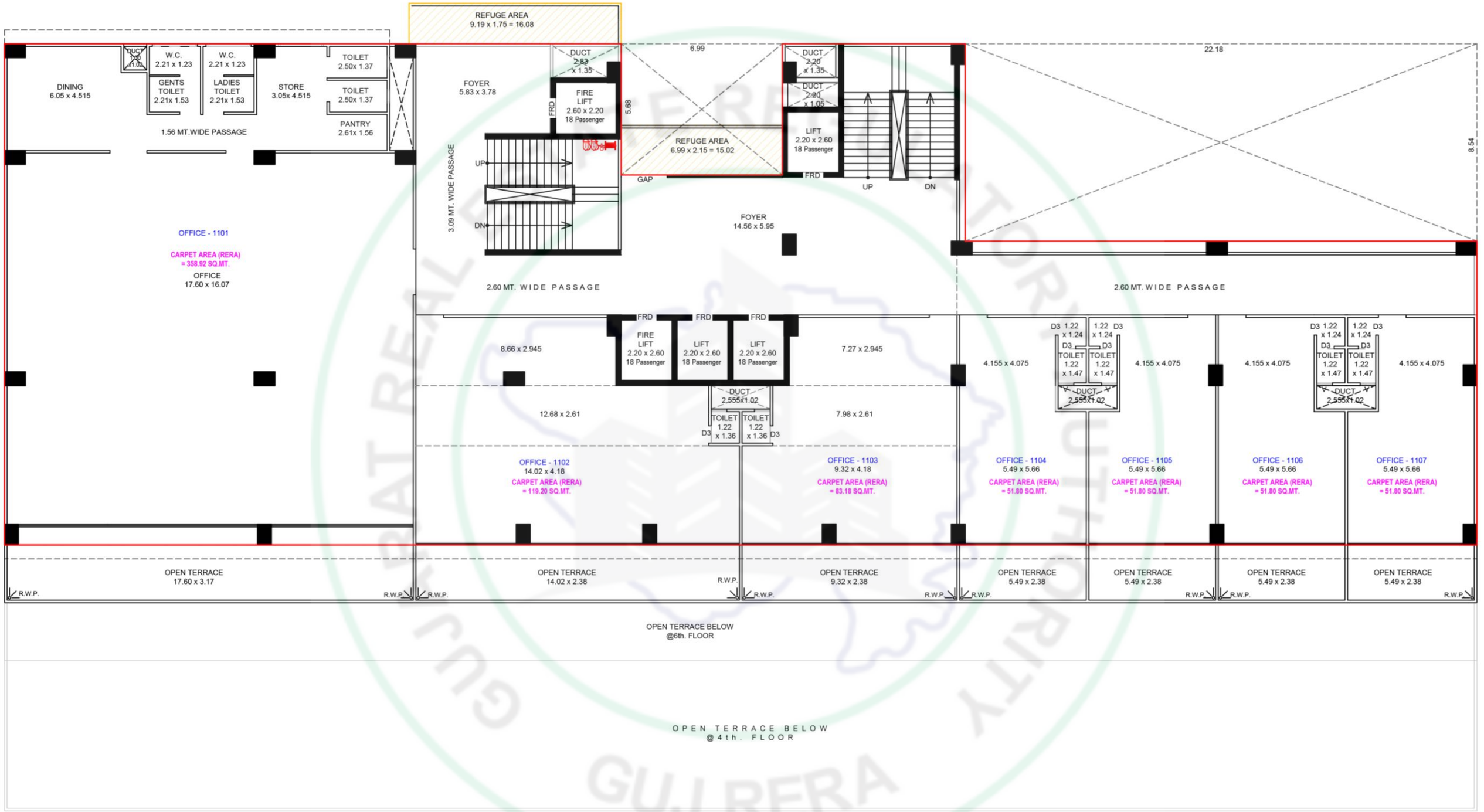
FIFTH FLOOR



SIXTH FLOOR (REFUGE PLAN)



TYPICAL FLOOR PLAN (7th.FL., 8th.FL., 9th.FL. & 10th. FLOOR)



11TH. FLOOR (REFUGE PLAN)



BN SQUARE VIEWS -
N.R. Developers



PROJECT DETAILS

NATURE OF PROJECT
High Street Commercial Tower

LOCATION
Kathavada Ring Road, Nikol , Ahmedabad

RETAIL STORES
- 13 retail shops on Ground Floor
  Floor Height: 14’9’’ ft
- 13 retail shops on first Floor
  Floor Height: 14’9’’ ft
- 13 retail shops on second Floor
  Floor Height: 14’9’’ ft
- 13 retail shops on third Floor
  Floor Height: 14’9’’ ft

OFFICE

4th floor
- 10 Exclusive Office with Terrace Garden
- 3 Exclusive office Floor Height : 10’4’’ ft

5th floor
- 10 Exclusive Office with Terrace Garden
- 3 Exclusive office Floor Height : 10’4’’ ft

6th floor
- 10 Exclusive Office with Terrace Garden
- 3 Exclusive office Floor Height : 10’4’’ ft

7th floor
- 10 Exclusive Office with Terrace Garden
- 3 Exclusive office Floor Height : 10’4’’ ft

8th floor
- 10 Exclusive Office with Terrace Garden
- 3 Exclusive office Floor Height : 10’4’’ ft

9th floor
- 10 Exclusive Office with Terrace Garden
- 3 Exclusive office Floor Height : 10’4’’ ft

10th floor
- 10 Exclusive Office with Terrace Garden
- 3 Exclusive office Floor Height : 10’4’’ ft

11th floor
- 7 Exclusive Office with Terrace Garden

PROJECT SPECIFICATION
- Mixed-use commercial building (Retail + Office spaces).
- Reinforced Concrete Frame Structure (RCC).
- High-Speed Elevators.
- High-Speed Optical Fiber cable.
- DG Backup for Common Utilities.



Scan for location

SITE ADDRESS:
B.N.GROUP
BN GROUPS.No.- 27/B/3,
Kathwada Ring Road, Nikol,
Ahmedabad, Gujarat- 382350

BN SQUARE

N.R. Developers