PATRON

explore your future

SHOWROOMS | OFFICES

BUSINESS IS A GAME OF PERCEPTIONS

In every business, success depends a lot on how your associates and patrons perceive you. If you can create an impression that matches your competence and perseverance, success is all yours. And such an impression can be easily created by establishing an impeccable position of the business.



PROMISING POTENTIAL

Patron, the iconic commerce hub in one of the fastest growing business arenas of Ahmedabad, provides you with an address that can exponentially boost the perception of your business. Blessed with a modern, upbeat outlook and highly promising location, Patron helps any retail or commercial enterprise leverage its full potential.



POWER PACKED FOR PERFORMANCE







Main gate with security | CC TV camera | Parking at ground floor & 2 level basement | Visitors parking

Patron is packed with all the amenities that a modern business enterprise requires.
Pampering your customers or providing your workforce an enjoyable working
atmosphere is easy now.

PATRON

EXCELLENCE MADE EASIER







Terrace garden with sit-out | Entrance foyers | Fully automatic lifts | 24 hour water supply

Brining comfort and cheer to day-to-day functioning is one of the keys to phenomenal success. With its thoughtful amenities and relaxation plazas, Patron makes it easier to excel in business.



ADDRESS OF PROMINENCE

Bang on the Rajpath Club road, just off the S. G. Highway, Patron is located in one of the most high-profile business arenas of the city. The location is close to major business, recreation and education points of the city, making it a sound investment with promising returns too.



R. SHELADIA
A TRADITION OF TRUST


GROUND FLOOR
N
ENTRY / EXIT
IN/OUT
20'0" WIDE RAMP IN/OUT
5'0" DRIVE WAY
OTTA
TOL
LIFT
FOYER
UP
01 SHOP
02 SHOP
03 SHOP
04 SHOP
05 SHOP
06 SHOP
07 SHOP
08 SHOP
8'3" WIDE PASSAGE
DRIVE WAY
DN
FOYER
ENTRANCE
26'0" WIDE PLAZA
8'0" WIDE PLAZA
UP
ENTRY
18 MT WIDE ROAD
30 MT WIDE ROAD


PATRON

1st FLOOR



2nd FLOOR



3rd FLOOR



4th FLOOR



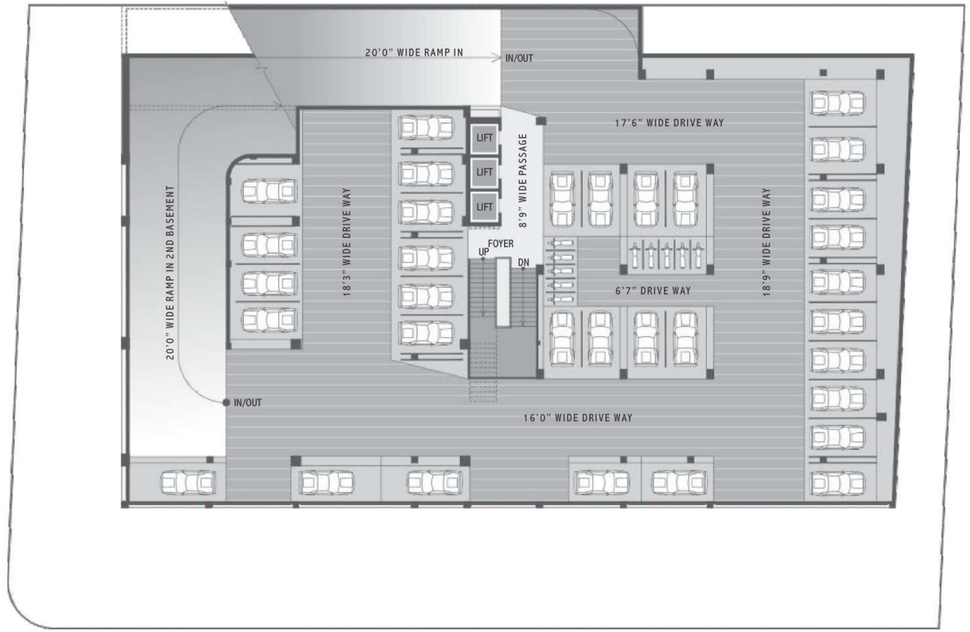
5th FLOOR



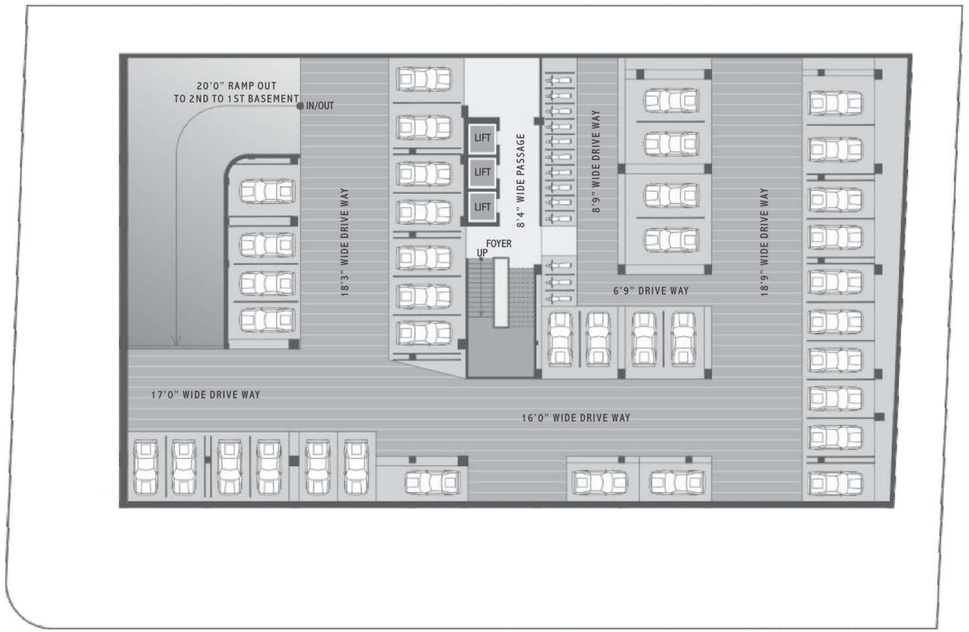
6th FLOOR



BASEMENT - 1



BASEMENT - 2



NOTES

* AEC, AMC charges, legal charges deposit & other Govt. charges shall be paid separately. * Maintenance should be paid separately in advance. * Right of any changes in dimensions, design & specifications reserved with the developer, which shall be binding for all members. * External changes not allowed. * Stamp duty and registration fees & service charges on allotment and possession of unit shall be borne by purchaser applicable as prevailing law. * Any additional liabilities due to change in the by-laws, stamp duty, VAT, Govt. laws shall be borne by member. * New rate will applicable in case of delay in payments. * Terms & conditions as per separate agreement. * This brochure is meant only for information presentation & guidance purpose only it is not authorized document or agreement. They do not form the basis of any contract. * Variations may occur as per local regulation and our policy of improvement. * The dimensions shows in the brochure are approximate.



Project by

R. SHELADIA CONSTRUCTION
Address: 5th Floor Page one Hotel, Sandesh Press Road,
Nr. Jivabhai Tower, Vastrapur, Ahmedabad-380054
Contact-+91 97244 97644,+91 99244 88644

Site

PATRON
Opp. Kensville Golf Academy, Nr. S. K. Farm,
Rajpath Club to Bopal Ring Road, Bodakdev,
Ahmedabad - 380 054.
Call : +91 97123 22022, +91 98796 22203

Architect

Structural Engineer

PANKAJ PATEL & ASSOCIATES
Ph./Fax : +91 79 2764 9175, 2764 0428


www.rsheladia.com

PATRON COMMERCIAL AT BODAKDEV FOR SHELADIA GROUP
AREA STATEMENT ON FINAL ALTERNATE DT - 27-07-17
PLOT AREA = 24853.87 SQ.FT.

GROUND FLOOR		
SHOP NO.	CARPET	TERRACE
1	1434.35	-
2	1434.35	-
3	1434.35	-
4	1418.63	-
5	1068.22	-
6	1250.60	-
7	1250.60	-
8	1250.60	-
TOTAL	10541.70	

1ST FLOOR		
SHOP NO.	CARPET	TERRACE
101	1431.12	-
102	1283.41	-
103	1283.41	-
104	1267.70	-
105	1090.45	-
106	1099.67	-
107	1099.67	-
108	1247.37	-
TOTAL	9802.80	

2ND FLOOR		
SHOP NO.	CARPET	TERRACE
201	1431.12	-
202	1283.41	-
203	1283.41	-
204	1267.70	-
205	1090.45	-
206	1099.67	-
207	1099.67	-
208	1247.37	-
TOTAL	9802.80	

3RD FLOOR		
OFFICE NO.	CARPET	TERRACE
301	531.32	571.13
302	550.60	282.49
303	1455.78	428.37
304	996.27	826.88
305	804.16	1413.22
306	777.88	443.26
307	399.67	142.18
308	380.53	133.04
TOTAL	5896.21	4240.57

4TH FLOOR		
OFFICE NO.	CARPET	TERRACE
401	531.32	-
402	550.60	-
403	1455.78	-
404	996.27	-
405	804.16	-
406	777.88	-
407	399.67	-
408	380.53	-
TOTAL	5896.21	

5TH FLOOR		
OFFICE NO.	CARPET	TERRACE
501	531.32	-
502	550.60	-
503	1455.78	-
504	996.27	-
505	804.16	-
506	678.82	92.32
507	527.53	234.21
TOTAL	5544.48	326.53

6TH FLOOR		
OFFICE NO.	CARPET	TERRACE
601	380.38	373.31
602	399.53	142.18
603	1455.78	-
604	996.27	-
605	804.16	-
606	678.82	-
607	527.53	-
		-
TOTAL	5242.47	515.49

TOTAL AREA		
FLOOR	CARPET	TERRACE
GROUND	10541.70	-
1st FLOOR	9802.80	-
2nd FLOOR	9802.80	-
3rd FLOOR	5896.21	4240.57
4th FLOOR	5896.21	-
5th FLOOR	5544.48	326.53
6th FLOOR	5242.47	515.49
TOTAL	52726.67	5082.59