



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



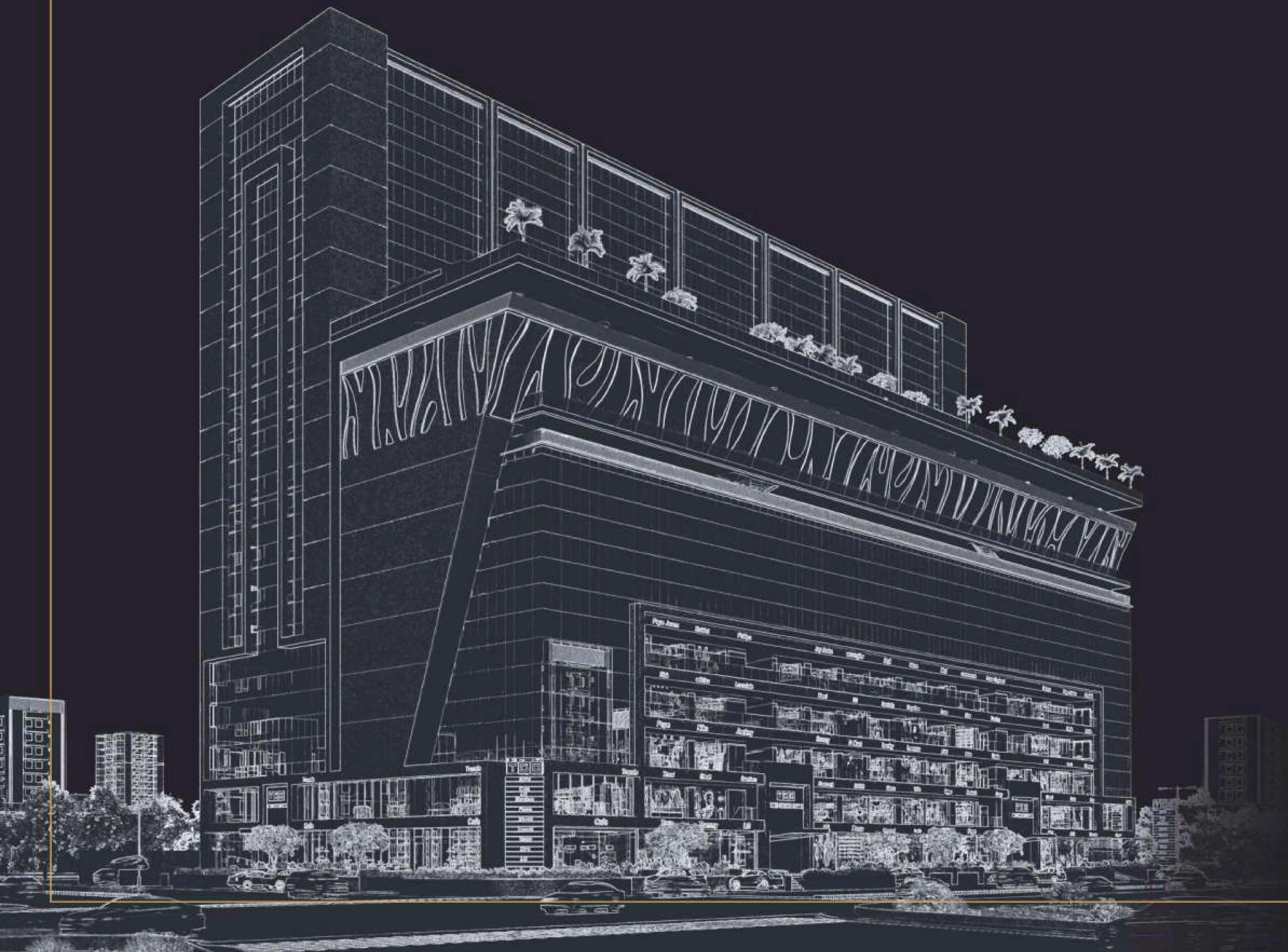
**TIMES
SQUARE
GRAND**

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.

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 - Hobatpur 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, Torrent, 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.
- Subject to Ahmedabad jurisdiction.



TIMES SQUARE GRAND HOTEL PROPOSAL

SINDHUBHAVAN, AHMEDABAD



INDEX



PROFILE

Times Square Arcade Group details.



HOTEL DETAILS

TSAG Hotel Project : Highlights



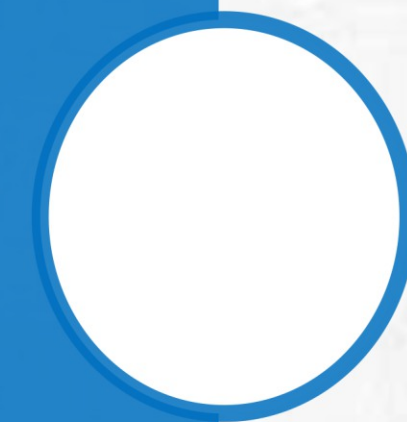
HOTEL AREA CALCULATION

Architect area size details



HOTEL OPERATIONAL FACILITIES

In build details

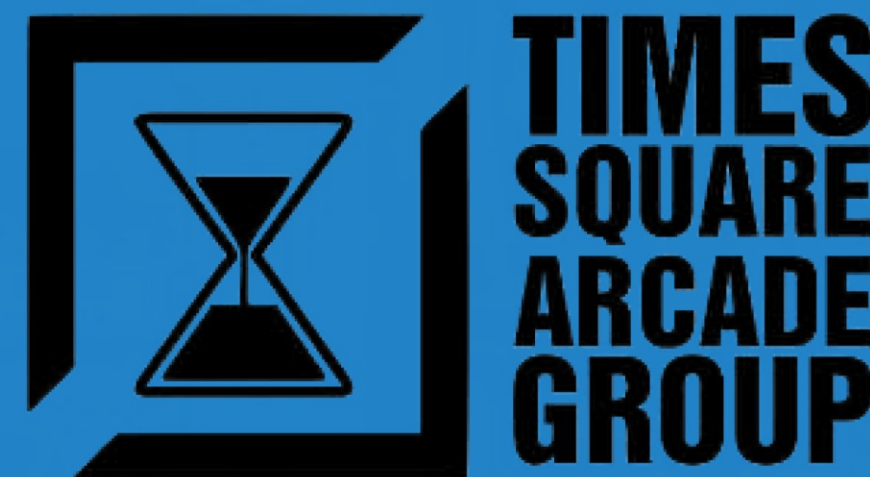


HOTEL LAYOUT PLANS

Architect building plans

About us

- Eliteness just found its new Estate AHMEDABAD'S MOST TRUSTED REAL ESTATE ORGANIZATION
- With plush corporate spaces and a unique amalgam of retail and residential line up, Ahmedabad City is at the crossroads of a major revamp with Times Square Arcade Group, being at the heart of it. Combined with architectural excellence and supreme innovation, Times Square Arcade Group takes up the No.1 spot on the charts of major prime properties in the city.
- Envisioning a fruitful future for the next generation while fulfilling the needs of the present generation, we make dreams take the shape of exquisite realty.
- Times Square Arcade Group has towered over the infrastructure industry since the past 10 years and has continually pushed the envelope in terms of quality and innovation. Our out-of-the-box approach has always ensured that our projects exceed expectations and set a benchmark in engineering and design.
- Our sole commitment to build a better and sustainable future is what gives us a trusted name across the country..



PORTFOLIO

50+

INDIVIDUAL
CORPORATE
HOUSES

1500+

SHOWROOMS

3000+

OFFICE
SPACES

2000+

RESIDENCIALS

TIMES SQUARE ARCADE GRAND HOTEL

TSAG located on Sindhubhavan Road is spread over an area of 11,252 Sq yard (9408 Sq Mtr). The plot has public road on three sides denoting a vantage location. The gross built up area is 4,21,203 Sq ft. First three floors of **TSAG** are reserved for shopping. However, the minimum size of shopping outlet is 3000 Sq ft. Given the location and minimum size of the proposed shops, TSG expects to attract only well-known brands and luxury class shops imparting a truly upscale character to TSG. Floor No 5 to 8 are proposed for high-end offices



Introduction

- A luxury category five star deluxe hotel project is proposed from 9th floor to 18th floor. It will have built-up area of 4,21,203 sq ft. The hotel will have separate reception, separate guest lift and service lift and foyer area from ground floor itself, in addition to 9 to 18 floors.
- 6 Separate lift for guest and 3 lift for services.

Drivers For TSAG

- Performance of Indian hotel industry
- Performance of the economy in general and that of Gujarat / Ahmedabad economy in particular
- TSAG location
- Demand supply dynamics for luxury hotels in Ahmedabad
- Outlook for occupancy, average room rate (ARR) and other revenue streams for TSAG hotel



	HOTEL AREA TABLE			
FLOOR	BOH AREA SQ.FT.	GUEST AREA SQ. FT.	PUBLIC AREA SQ.FT.	HOTEL AREA SQ.FT.
GROUND FLOOR	1238	1625	5483	8346
1ST FLOOR	1238	1625		2863
2ND TO 7TH FLOOR	7428	9750		17178
8TH FLOOR	609	1625		2234
9TH FLOOR	13831	1625	29250	44706
10TH FLOOR	20855	1625		22480
11TH FLOOR	47765	1625		49390
12TH FLOOR	10238	1625	38018	49881
13TH FLOOR	2208	26587		28795
14TH FLOOR	2208	19819		22027
15TH FLOOR	2208	19819		22027
16TH FLOOR	2208	19819		22027
17TH FLOOR	2208	19819		22027
18TH FLOOR	2208	19819		22027
TERRACE	8413			8413
1ST CELLAR	8300	1648	56057	66005
2ND CELLAR	3490			3490
3RD CELLAR	0	0	0	0
4TH CELLAR (STP)	7287			7287
TOTAL AREA	143940	148455	128808	421203

TO BE COMPLETE BELOW LISTED WORK FOR HOTEL OPERATIONAL TEAM

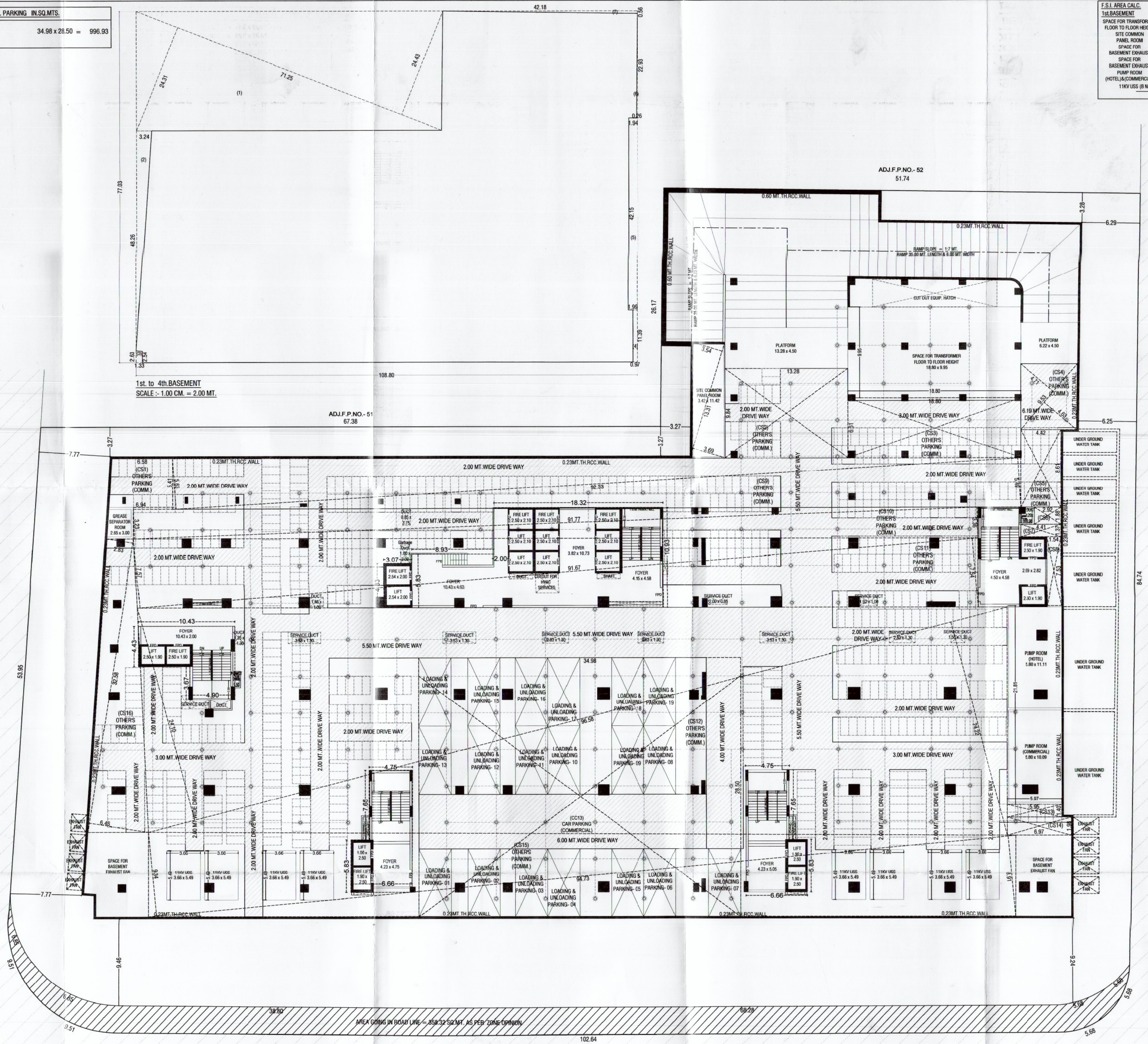
- ❖ R.C.C. ,Frame Structure
- ❖ Brick Work
- ❖ Plaster Work
- ❖ All Four Side Facade As Per Architect Drawing With DGU Glass
- ❖ 1st Basement Complete With Trimix Finishing & Lighting , Colour Work
- ❖ All Under Ground Water Tank. (Domestic & Fire)
- ❖ O H Water
- ❖ STP Civil Work As Per Vendor Drawing
- ❖ Terrace Water Rain Water Discharge Piping Work
- ❖ Percolation Well Work
- ❖ Civil Work Related – Substation
- ❖ Bore well For Hotel



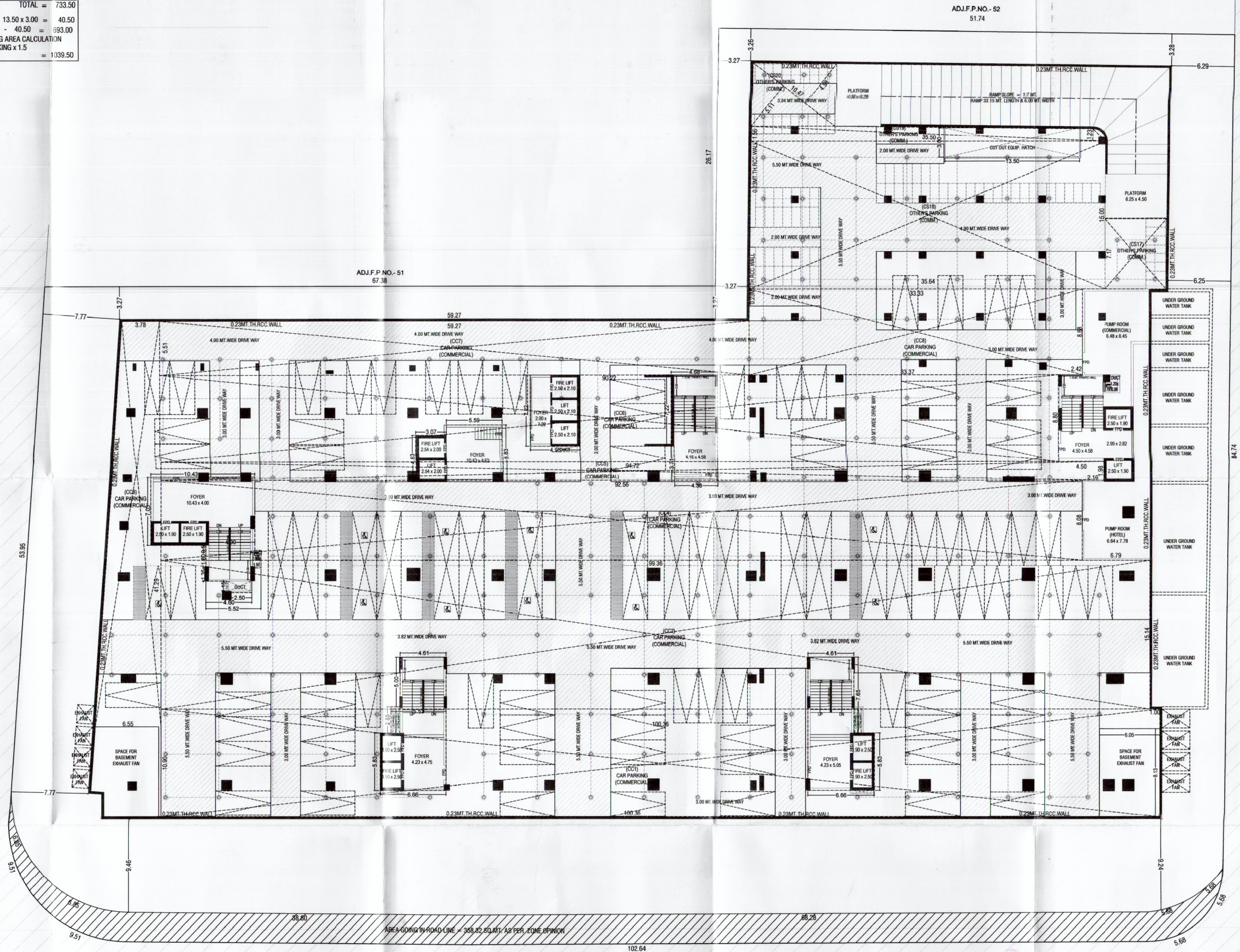
1ST. BASEMENT PROVL. PARKING IN.SQ.MTS.			
SCOOTER & CYCLE PARKING (COMM.)	(CS1)	(6.58+6.94)/2 x 5.41	= 36.57
	(CS2)	13.28 x 9.84	= 130.68
	(CS3)	18.80 x 6.61	= 124.27
	(CS4)	(4.71+4.63)/2 x 9.53	= 44.51
	(CS5)	4.42 x 8.61	= 38.06
	(CS6)	2.92 x 1.88	= 5.49
	(CS7)	4.41 x 1.37	= 6.04
	(CS8)	1.54 x 7.53	= 11.60
	(CS9)	(5.49+5.63)/2 x 92.33	= 513.35
	(CS10)	(3.36+3.23)/2 x 91.77	= 302.38
	(CS11)	(7.54+7.57)/2 x 91.67	= 692.57
	(CS12)	(24.22+24.10)/2 x 96.58	= 2333.37
	(CS13)	5.95 x 1.40	= 8.33
	(CS14)	6.97 x 1.98	= 13.80
	(CS15)	(8.91+9.34)/2 x 94.73	= 864.41
	(CS16)	(6.46+2.83)/2 x 32.58	= 151.33
	TOTAL		= 5276.76
LESS:-			
		10.43 x 7.03	= 73.32
		4.90 x 3.67	= 17.98
		3.07 x 4.83	= 14.83
		8.93 x 5.83	= 52.06
		18.32 x 10.93	= 200.24
		3.86 x 5.49 x 8	= 160.75
		4.75 x 7.65 x 2	= 72.68
		6.86 x 5.83 x 2	= 77.66
		34.98 x 28.50	= 996.93
	TOTAL		= 1666.45
	TOTAL =	5276.76 - 1666.45	= 3610.31

1ST. BASEMENT PROVL. PARKING IN.SQ.MTS.			
CAR PARKING (COMM.)	(CC13)	34.98 x 28.50	= 996.93

F.S.I. AREA CALC.		IN SQ.MTS.
1ST. BASEMENT		
SPACE FOR TRANSFORMER	18.80 x 9.95	= 187.06
FLOOR TO FLOOR HEIGHT		
SITE COMMON	(3.54+3.69)/2 x 13.31	= 48.12
PANEL ROOM	(2.99+2.89)/2 x 3.23	= 9.00
SPACE FOR		
BASEMENT EXHAUST	(4.15+4.80)/2 x 9.73	= 43.54
BASEMENT EXHAUST	(2.54+2.16)/2 x 5.19	= 12.20
PUMP ROOM	5.97 x 21.81	= 130.21
(HOTEL)&(COMMERCIAL)		
11KV USS (8 NOS)	3.66 x 5.49 x 8	= 160.75
TOTAL		= 640.07



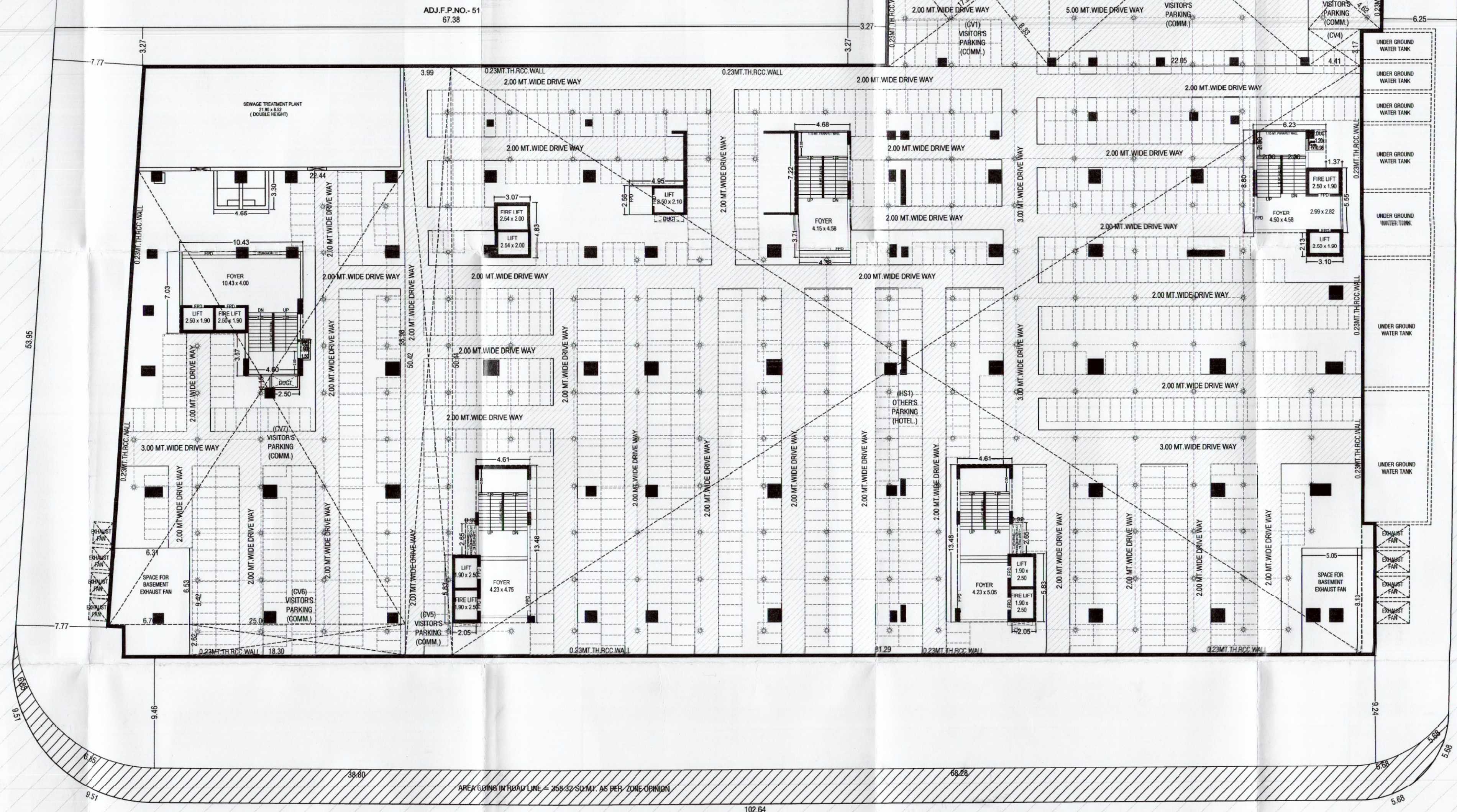
2ND. BASEMENT PROVL. PARKING IN.SQ.MTS.			
CAR PARKING (COMM.)	(CC1)	100.36 x 10.90 =	1093.92
	(CC2)	99.36 x 15.14 =	1504.31
	(CC3)	(3.78+6.55)/2 x 41.29 =	213.26
	(CC4)	92.56 x 8.08 =	747.88
	(CC5)	94.72 x 1.98 =	187.55
	(CC6)	90.22 x 8.80 =	793.94
	(CC7)	59.27 x 5.51 =	326.58
	(CC8)	(33.33+33.37)/2 x 8.68 =	289.48
			TOTAL =
LESS:-		6.66 x 5.83 =	38.83
		2.65 x 5.53 =	14.65
		4.61 x 5.00 =	23.05
		6.66 x 5.83 =	38.83
		4.61 x 7.65 =	35.27
		2.50 x 1.15 =	2.88
		4.60 x 1.35 =	6.21
		5.52 x 1.80 =	9.94
		4.90 x 0.52 =	2.55
		10.43 x 7.03 =	73.32
		3.07 x 4.83 =	14.83
		5.59 x 5.83 =	32.59
		4.95 x 7.22 =	35.74
		4.68 x 7.22 =	33.79
		4.38 x 3.71 =	16.25
		6.05 x 8.13 =	49.19
			TOTAL =
TOTAL =		5156.92 + 427.92 =	4729.00
MECHANICAL PARKING AREA CALCULATION			
SURFACE AREA PARKING x 1.5			
= (4729.00 x 1.5) = 7093.50			



3RD. BASEMENT PROVI. PARKING IN SQ.MTS.				3RD. BASEMENT PROVI. PARKING IN SQ.MTS.				3RD. BASEMENT PROVI. PARKING IN SQ.MTS.									
VISITORS PARKING (COMM.)	(CV1)	(8.24+8.33)/2 x 17.22	=	142.67	VISITORS PARKING (HOTEL.)	(HV1)	(10.12+10.16)/2 x 20.50	=	207.87	SCOOTER & CYCLE PARKING (HOTEL.)	(HS1)	81.29 x 50.44	=	4100.27			
	(CV2)	22.05 x 19.56	=	431.30							LESS:-	3.07 x 4.83	=	14.83			
	(CV3)	(4.69+4.62)/2 x 9.47	=	44.08								4.95 x 2.56	=	12.67			
	(CV4)	4.41 x 3.17	=	13.98								4.68 x 7.22	=	33.79			
	(CV5)	(50.42+50.44)/2 x 3.99	=	201.22								4.38 x 3.71	=	16.25			
	(CV6)	18.30 x 2.62	=	47.95								6.23 x 8.80	=	54.82			
	(CV7)	(25.06+22.44)/2 x 38.98	=	925.77								1.37 x 5.55	=	7.60			
	TOTAL			=		1806.97							3.10 x 2.13	=	6.60		
	LESS:-											4.61 x 13.48 x 2	=	124.29			
		13.50 x 3.00	=	40.50									0.92 x 2.65 x 2	=	4.88		
	2.50 x 1.15	=	2.88							2.05 x 5.83 x 2	=	23.90					
	4.60 x 3.67	=	16.88							5.05 x 8.13	=	41.06					
	10.43 x 7.03	=	73.32							TOTAL			=	340.69			
	4.65 x 3.30	=	15.35							TOTAL =			4100.27	-	340.69	=	3759.58
	(6.31+6.76)/2 x 6.53	=	42.67														
TOTAL			=	191.60													
TOTAL =			1806.97	-	191.60	=	1615.37										

30.00M WIDE T.P.S. ROAD

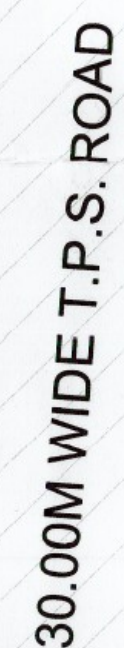
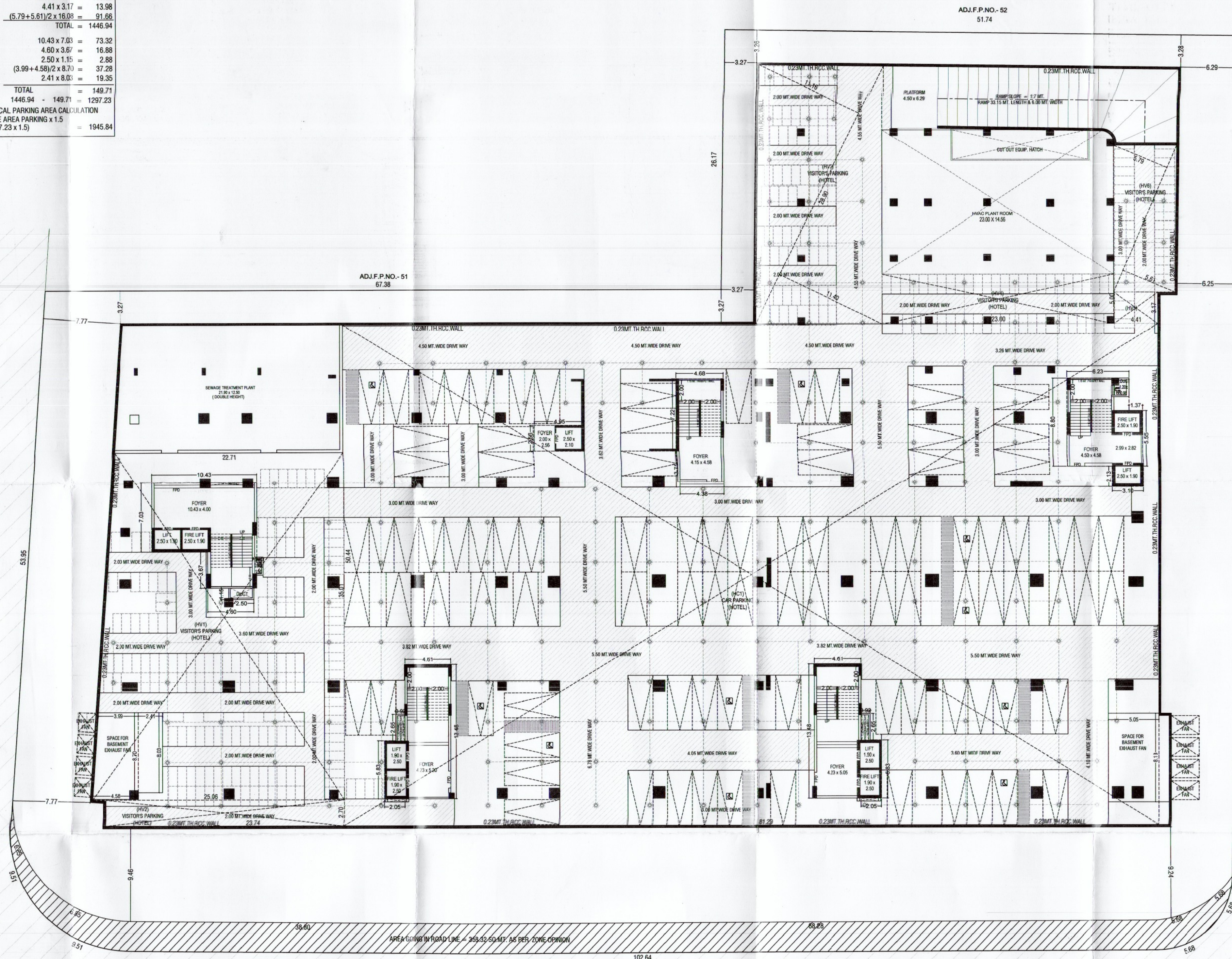
9.00M WIDE T.P.S. ROAD



30.00M WIDE T.P.S. ROAD
36.00M WIDE R.D.P. ROAD

3RD. BASEMENT PLAN
SCALE: 1:100 CM. = 2.00 MT.

4TH. BASEMENT			4TH. BASEMENT		
PROVI. PARKING	PROVI. PARKING	IN SQ.MTS.	PROVI. PARKING	PROVI. PARKING	IN SQ.MTS.
CAR PARKING (HOTEL)	(H1C1)	81.29 x 50.44 = 4100.27	VISITOR'S PARKING (HOTEL)	(HV1)	(22.71 + 23.05)/2 x 35.01 = 836.21
LESS:-				(HV2)	23.74 x 2.70 = 64.10
		2.05 x 5.83 x 2 = 23.90		(HV3)	(11.16 + 11.40)/2 x 28.90 = 325.99
		0.92 x 2.65 x 2 = 4.88		(HV4)	23.00 x 5.90 = 115.00
		4.61 x 13.48 x 2 = 124.29		(HV5)	4.41 x 3.17 = 13.98
		4.95 x 2.56 = 12.67		(HV6)	(5.79 + 5.61)/2 x 16.09 = 91.66
		4.68 x 7.22 = 33.79			TOTAL = 1446.94
		4.38 x 3.71 = 16.25			
		6.23 x 8.80 = 54.82			10.43 x 7.03 = 73.32
		1.37 x 5.55 = 7.60			4.60 x 3.67 = 16.88
		2.13 x 3.10 = 6.60			2.50 x 1.15 = 2.88
		5.05 x 8.13 = 41.06			(3.99 + 4.58)/2 x 8.71 = 37.28
					2.41 x 8.03 = 19.35
		TOTAL = 284.80			TOTAL = 149.71
TOTAL = 4100.27 - 284.80 = 3815.47			TOTAL = 1446.94 - 149.71 = 1297.23		
MECHANICAL PARKING AREA CALCULATION			MECHANICAL PARKING AREA CALCULATION		
SURFACE AREA PARKING x 1.5 = (3815.47 x 1.5) = 5723.20			SURFACE AREA PARKING x 1.5 = (1297.23 x 1.5) = 1945.84		

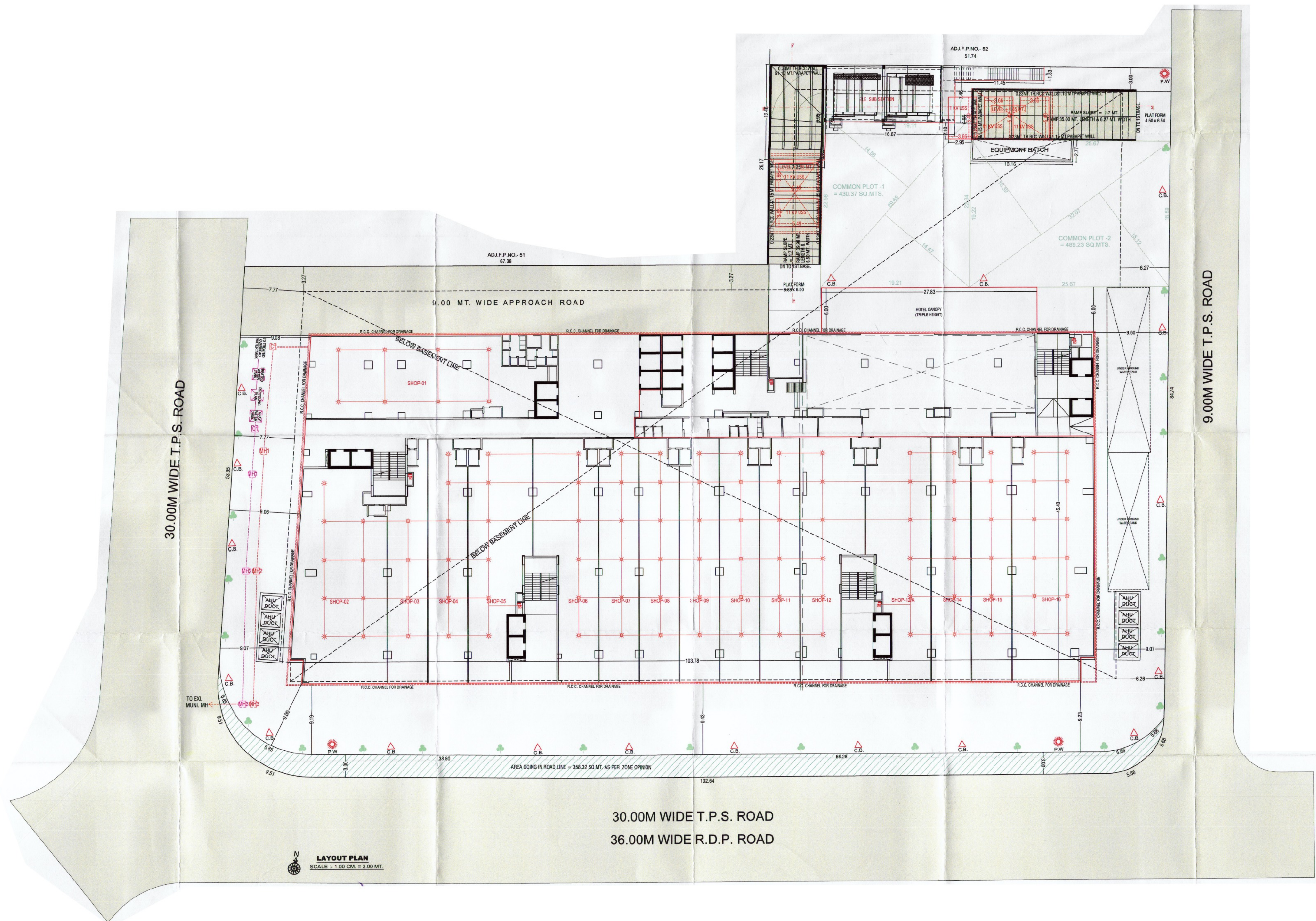


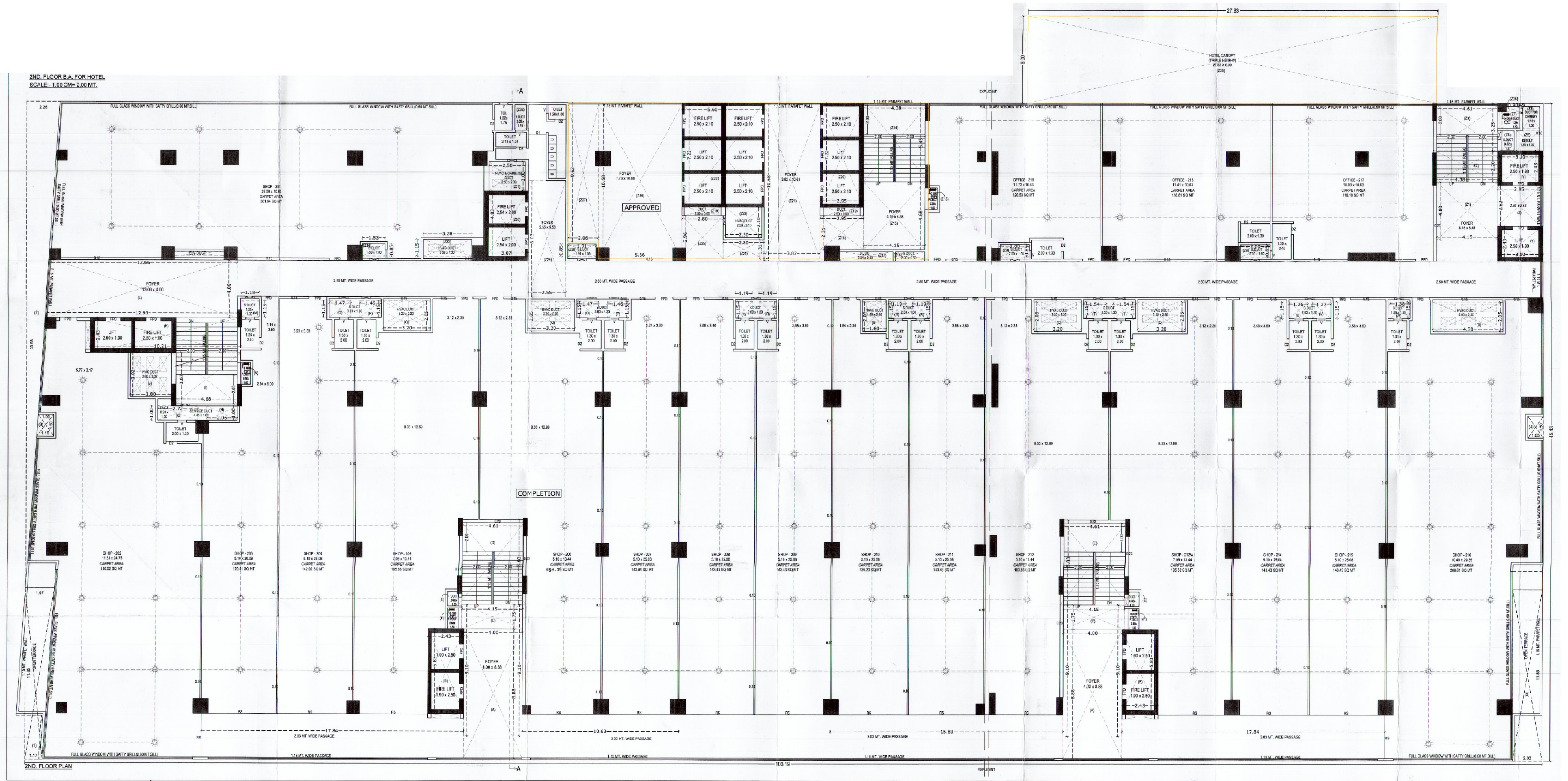
30.00M WIDE T.P.S. ROAD
36.00M WIDE R.D.P. ROAD

4TH.BASEMENT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

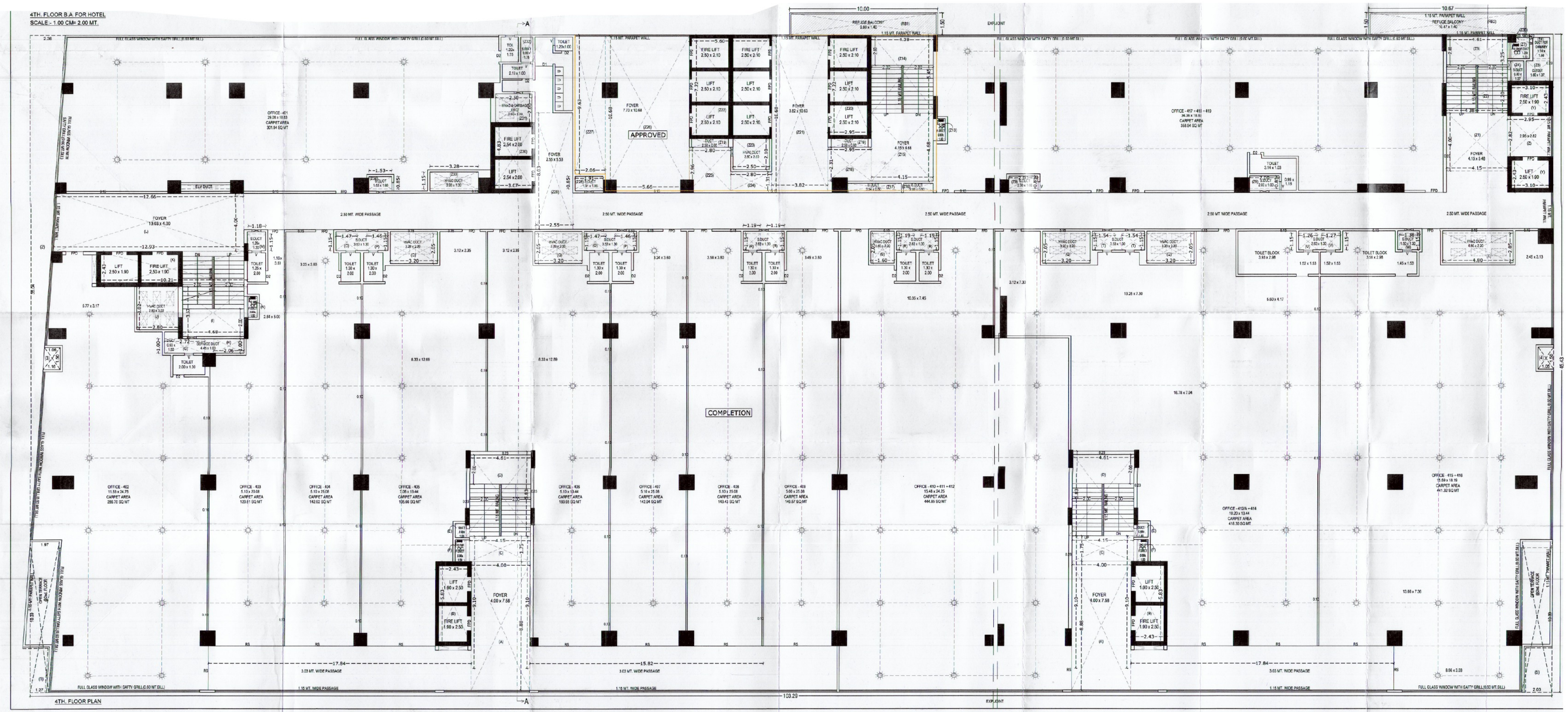
4th CELLER PLAN

LAYOUT PLAN

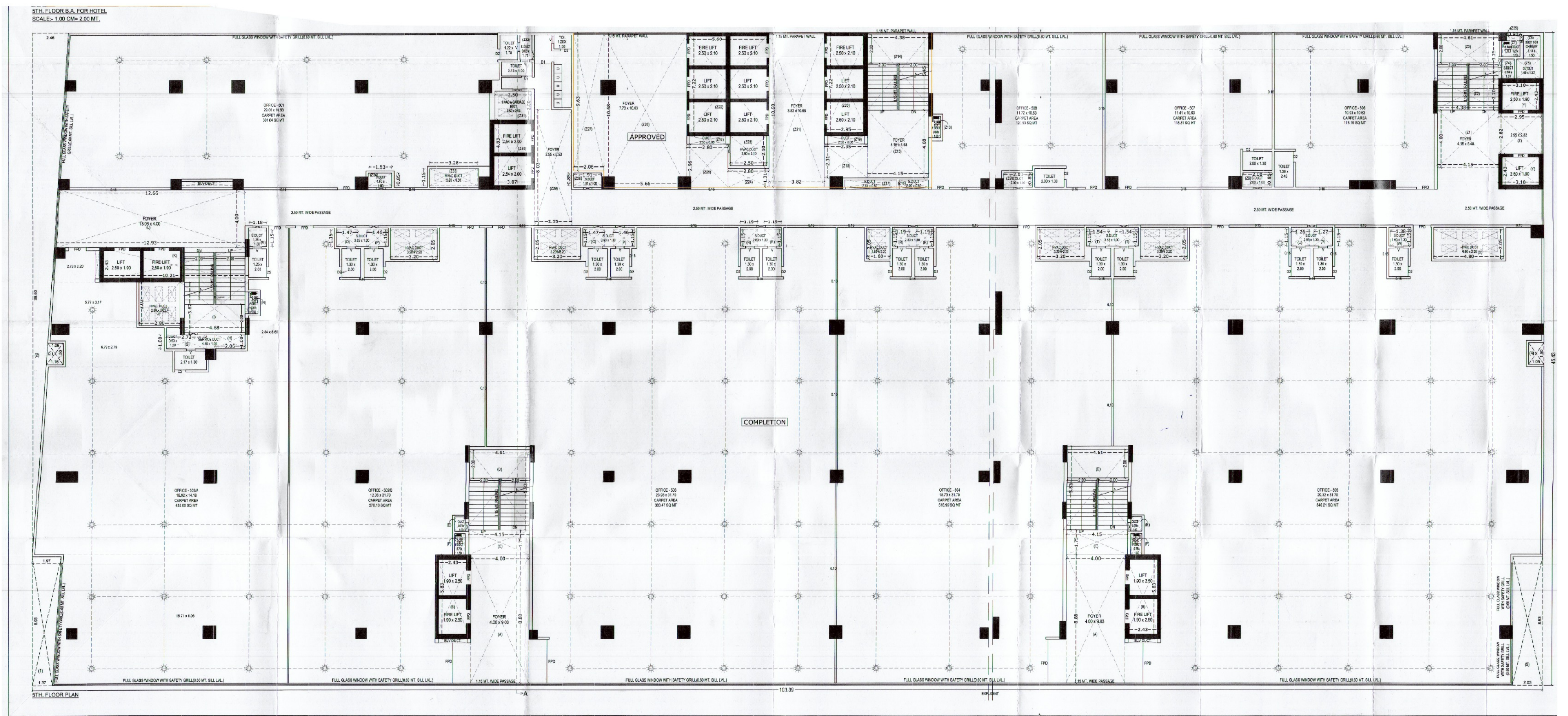




2ND FLOOR PLAN



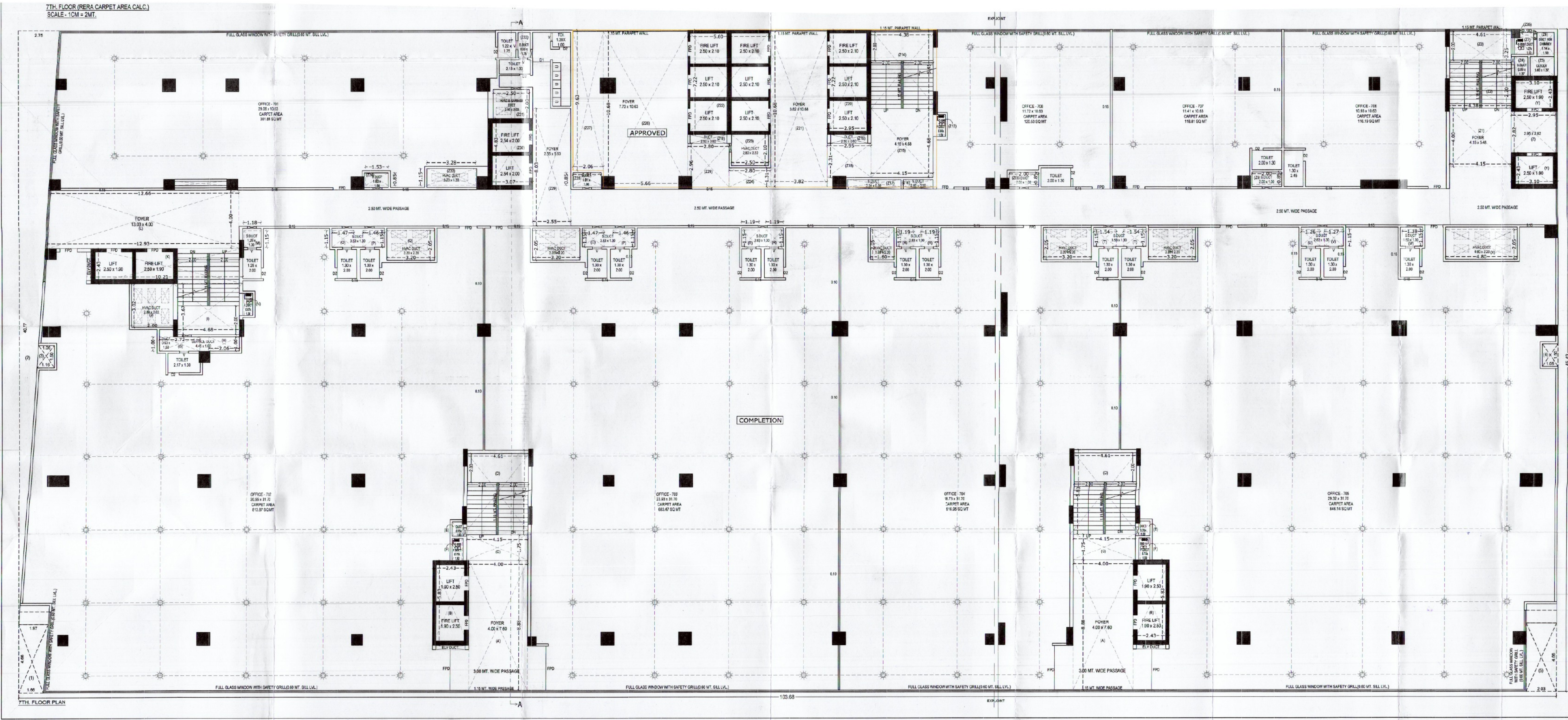
4TH FLOOR PLAN



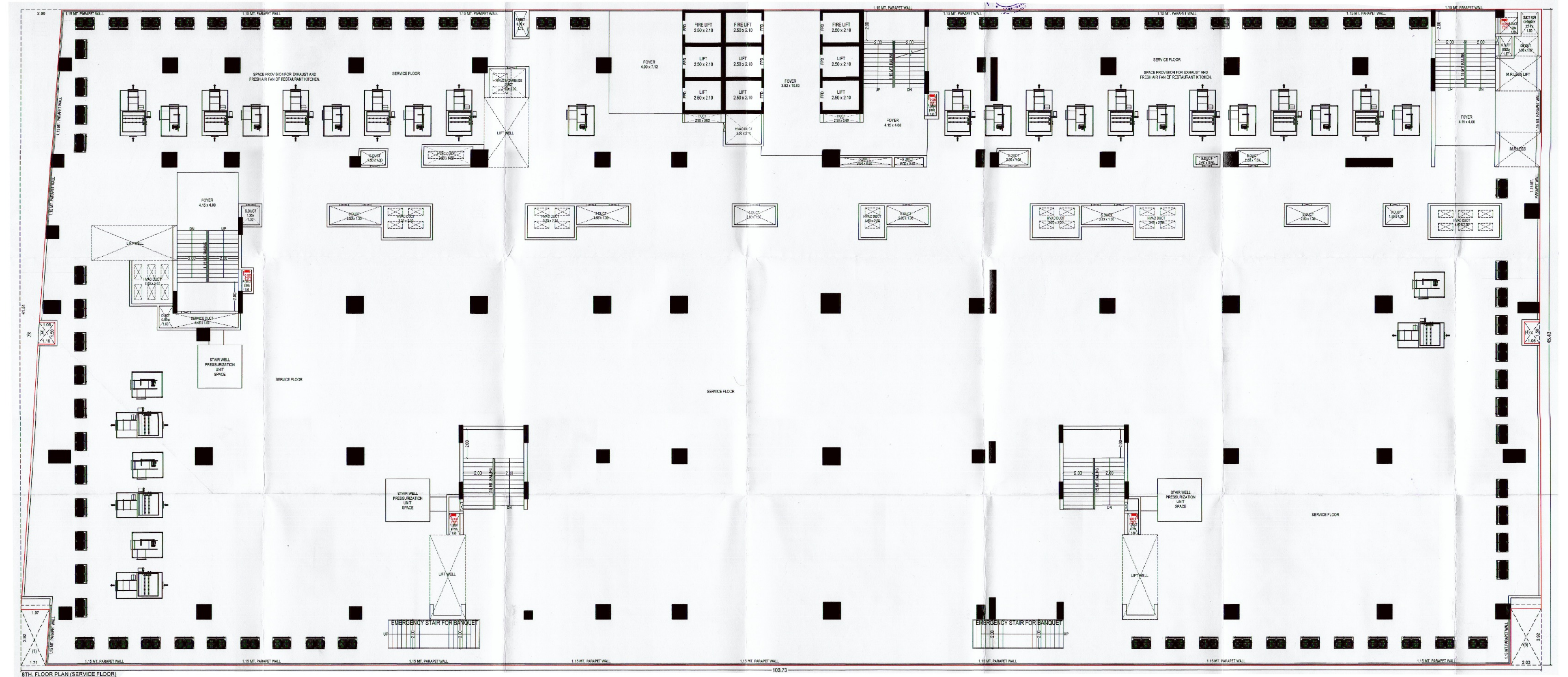
5TH FLOOR PLAN



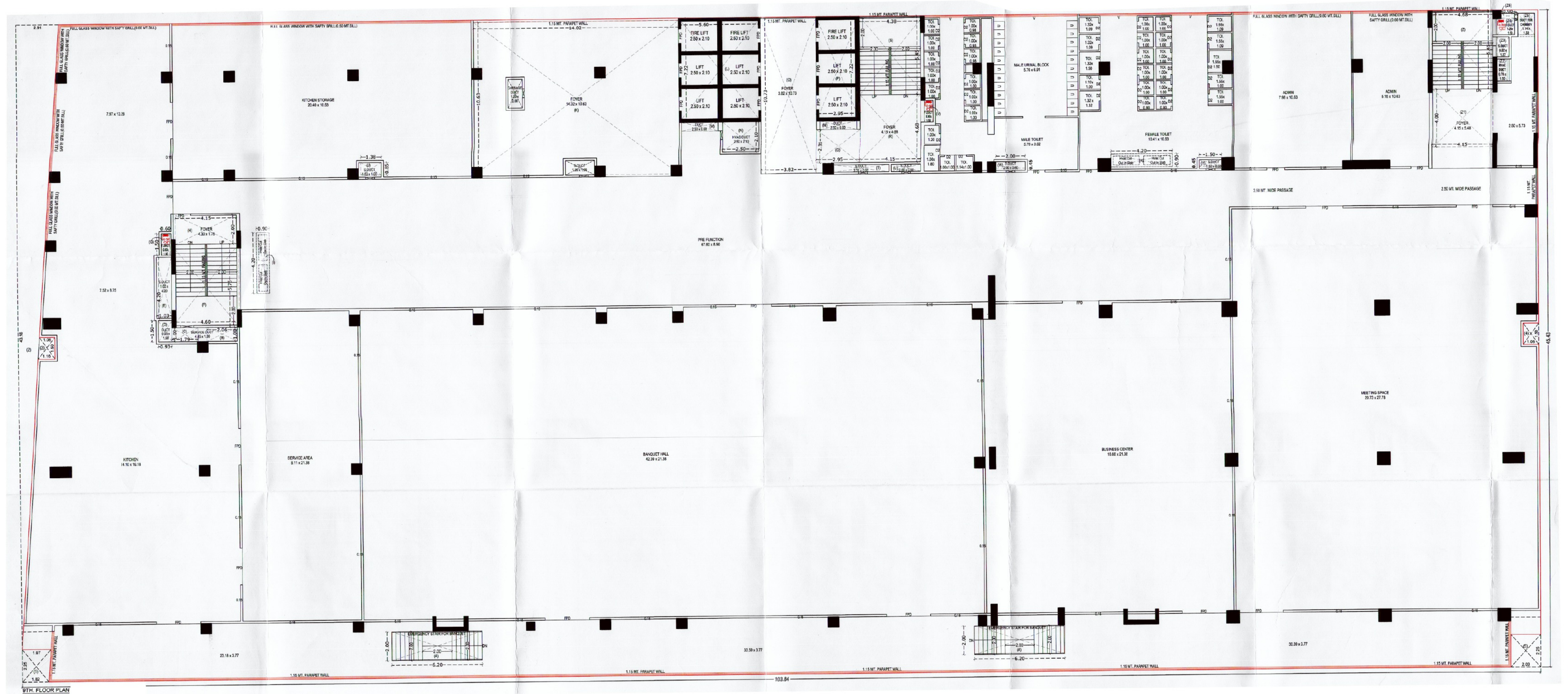
6TH FLOOR PLAN



7TH FLOOR PLAN

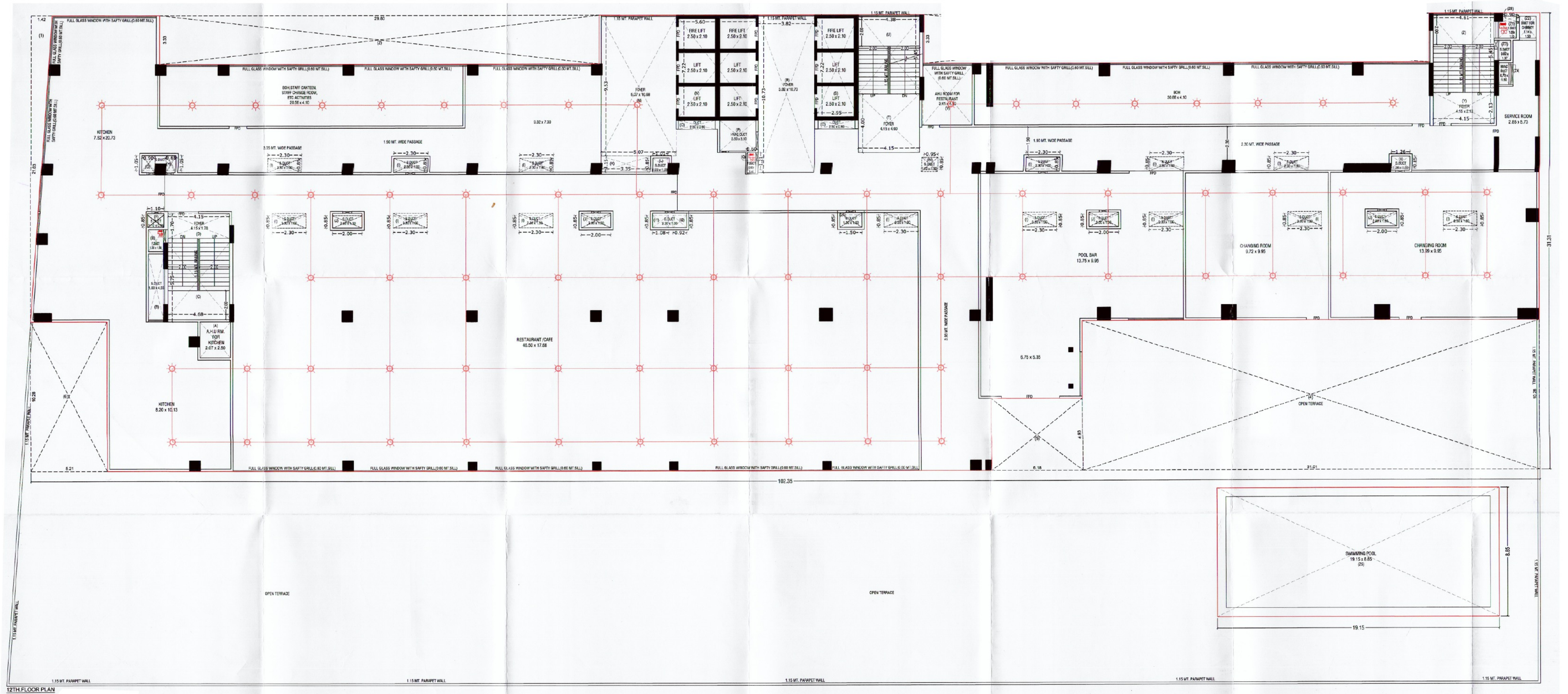


8TH FLOOR PLAN

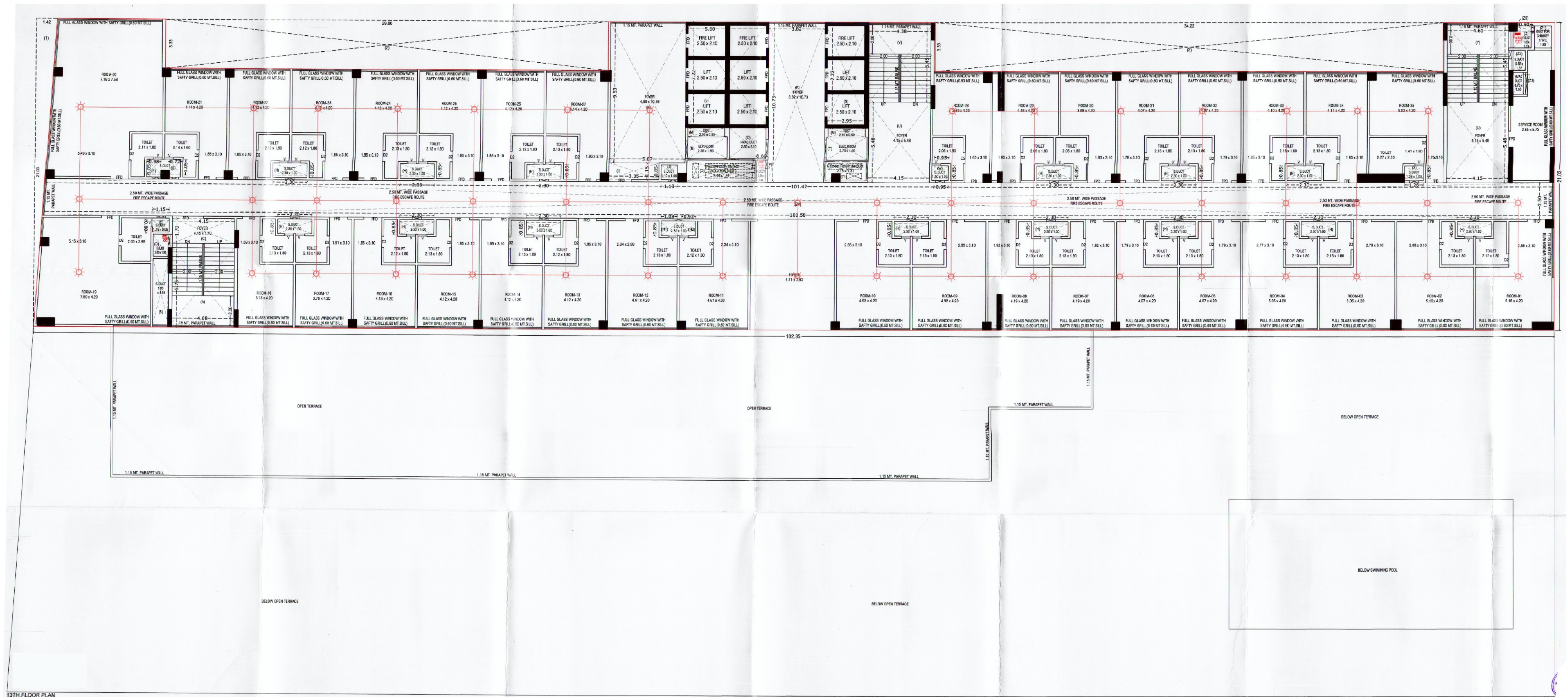


9TH FLOOR PLAN

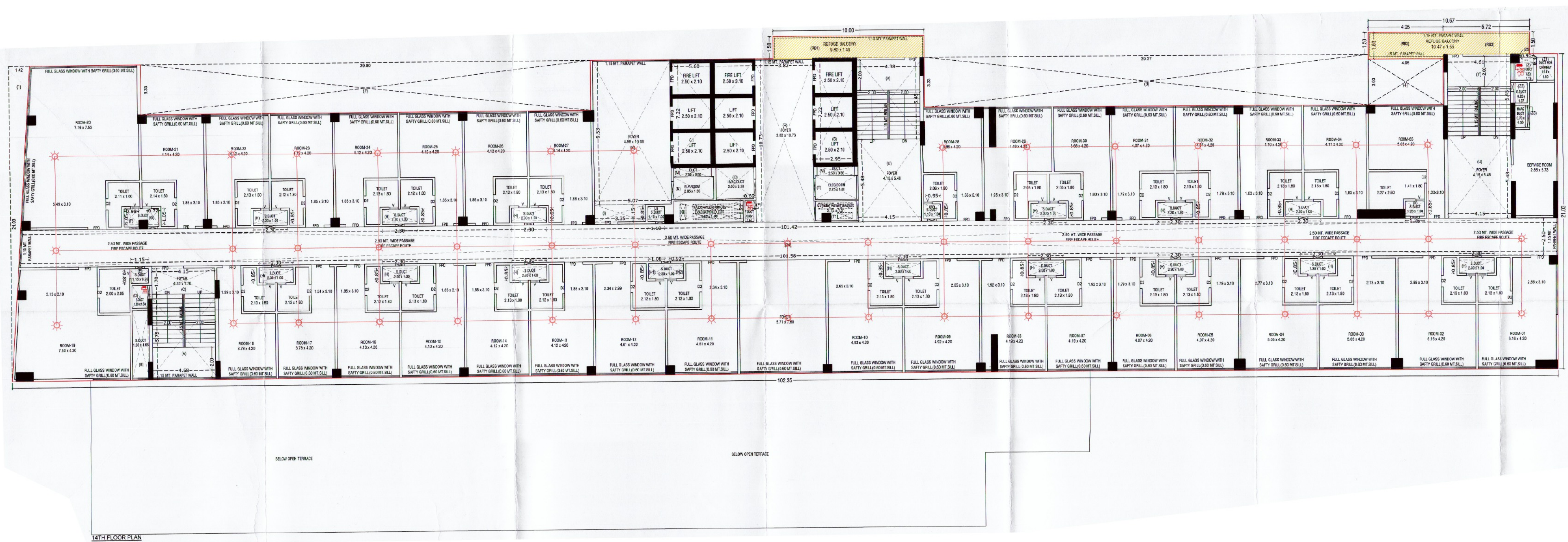




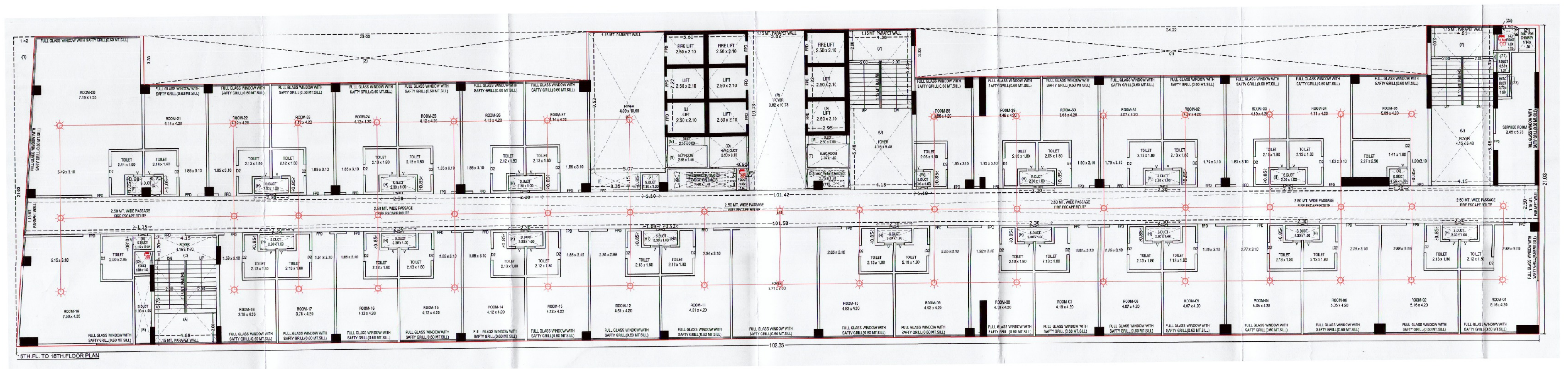
12TH FLOOR PLAN



13TH FLOOR PLAN



14TH FLOOR PLAN



15TH TO 18TH FLOOR PLAN

An architectural rendering of a modern, multi-story commercial building with a glass facade and a rooftop garden. The building is situated in an urban environment with other buildings and cars visible in the background. A large blue circle is overlaid on the center of the image, containing the text 'Thank you' and the Times Square Arcade Group logo.

Thank you

