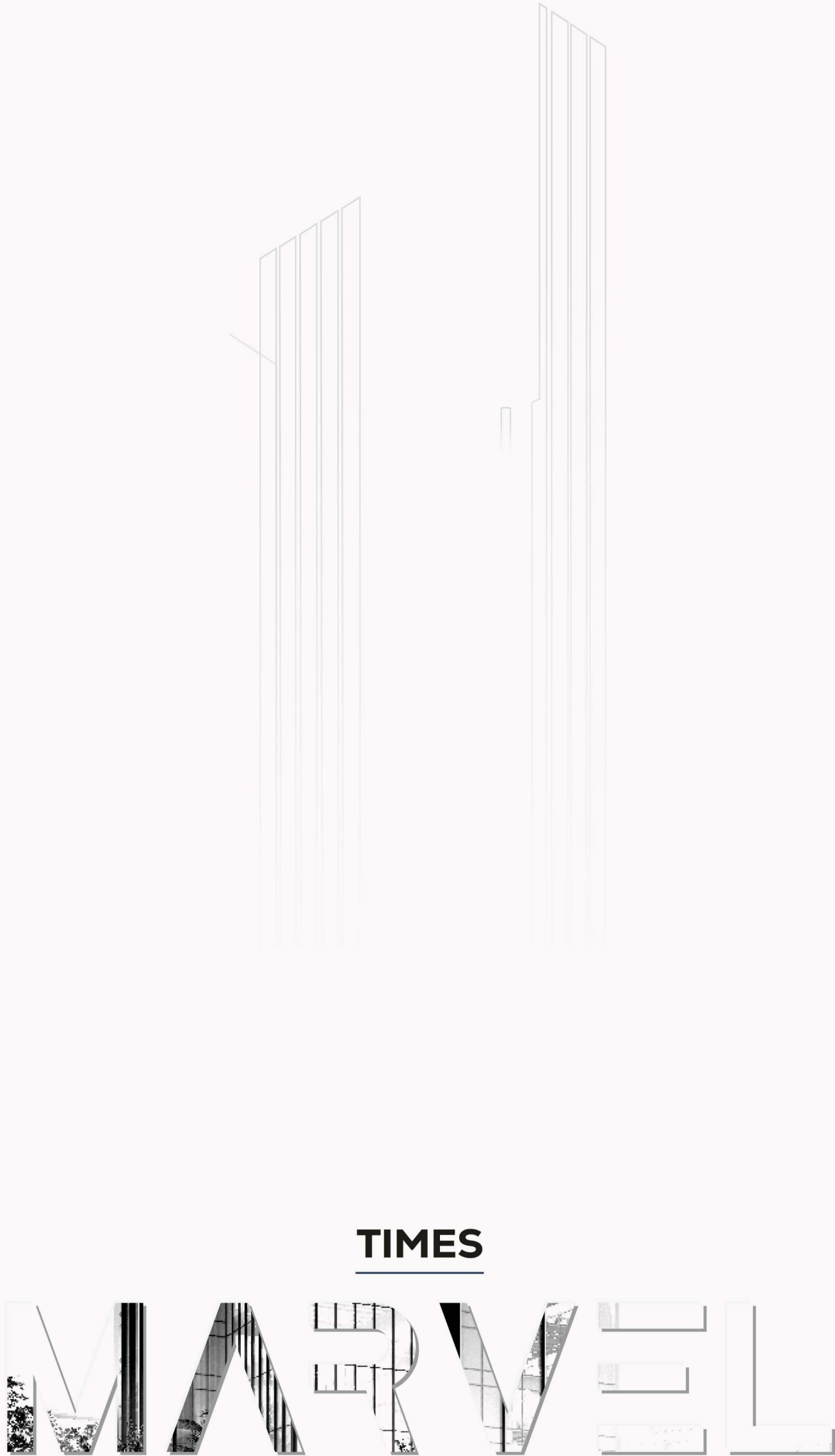


✉ sales@timesquarearcadegroup.com
🌐 www.timesquarearcadegroup.com

DEVELOPER
TIMES HEIGHTS LLP

mfdesig@ +91 99099 48002 | +91 91041 79454





TIMES MARVEL

CORPORATE OFFICE SPACES

ICONIC TOWER
@ZYDUS ROAD, THALTEJ

ABOUT
TIMES SQUARE
ARCADE GROUP



TIMES
MARVEL

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.

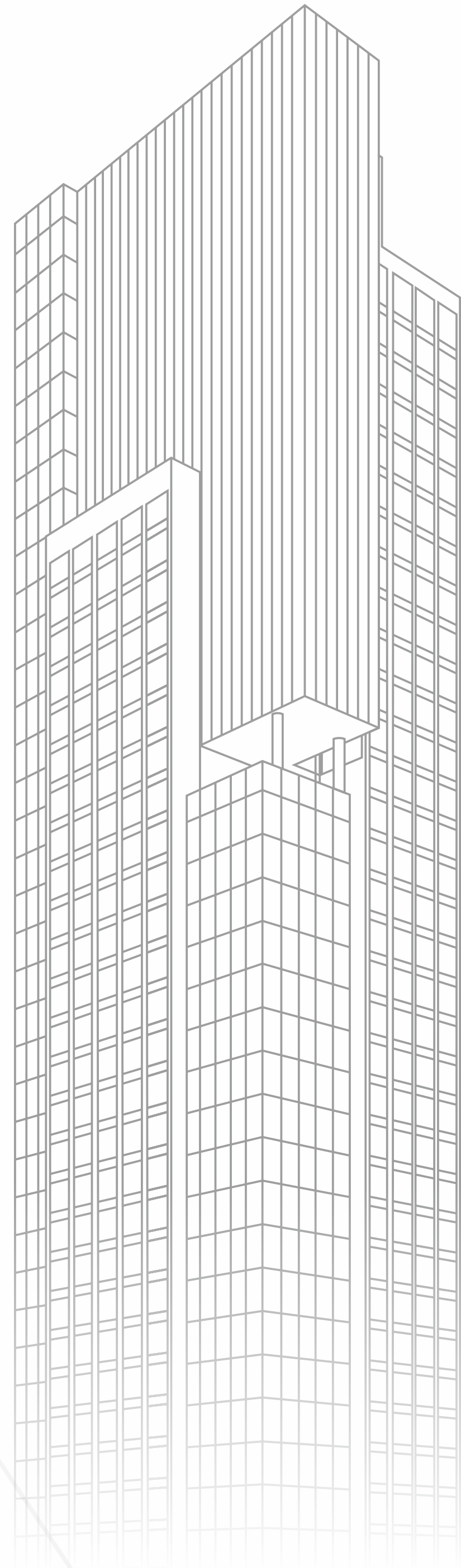
THIS IS WHERE THE WORLD WILL BE WATCHING YOU

G+35 STORIES TOWER

1875-2704 SQ.FT.

A developed environment to meet a variety of needs.

Marvel is a 35-story skyscraper that serves as the best structure in DTA. It is also advantageously located just adjacent to One Tower, providing it an advantage that no other project has.



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6 HIGH SPEED ELEVATORS

11'6" FLOOR HEIGHT



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GROWTH &
PRODUCTIVITY
GO FOR
TIMES MARVEL

CORPORATE SUITE

ACTIVITY LOUNGE

CONFERENCE ROOM

CAFETARIA

6 HIGH SPEED ELEVATORS

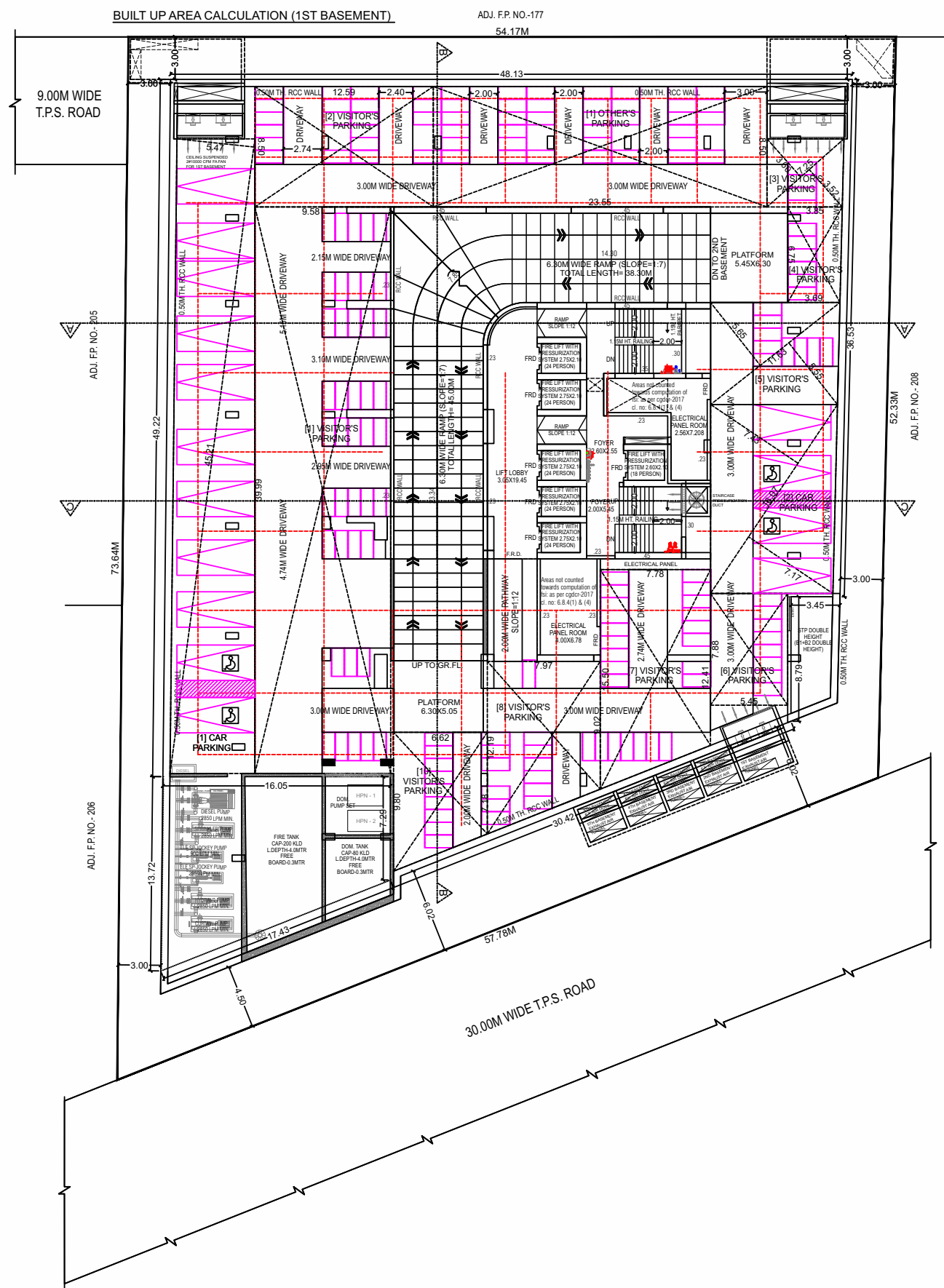
SEPERATE SERVICE LIFT

2 STAIRCASES

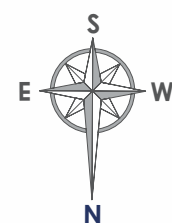
5 LEVEL PARKING



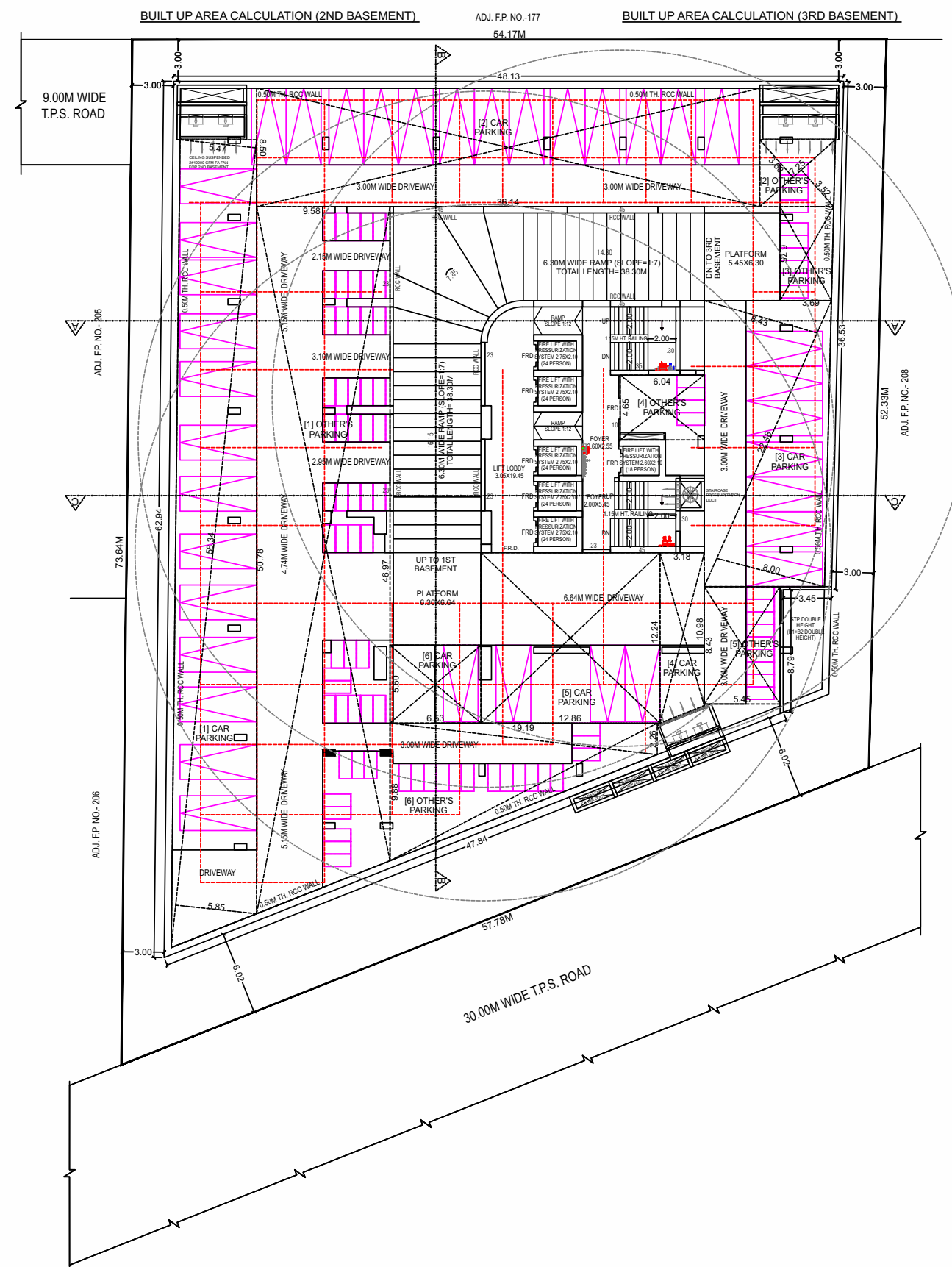
BASEMENT-1 FLOOR



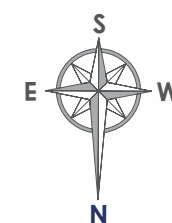
TIMES
MARVEL



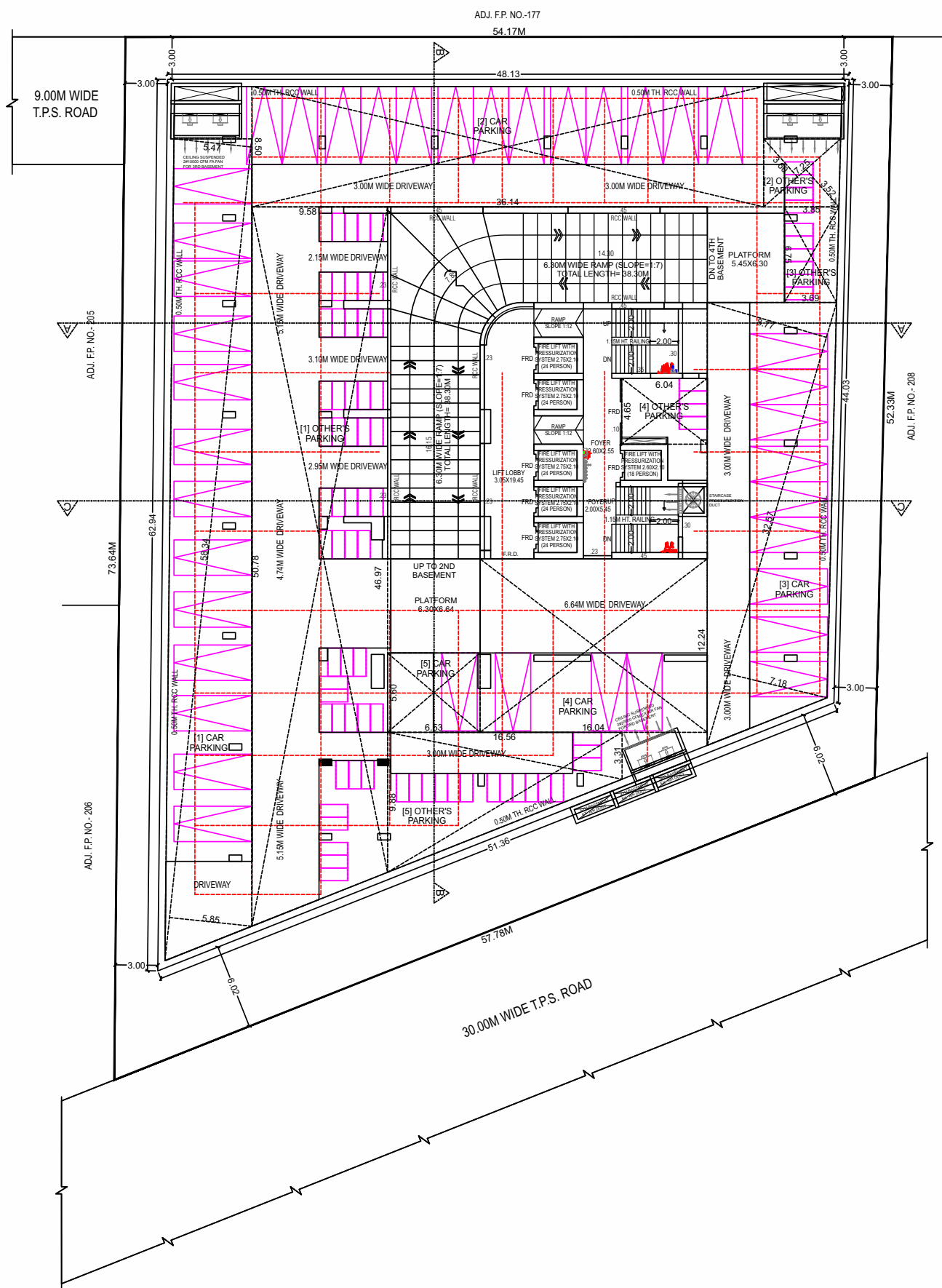
BASEMENT-2 FLOOR



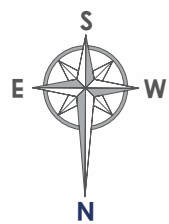
TIMES
MARVEL



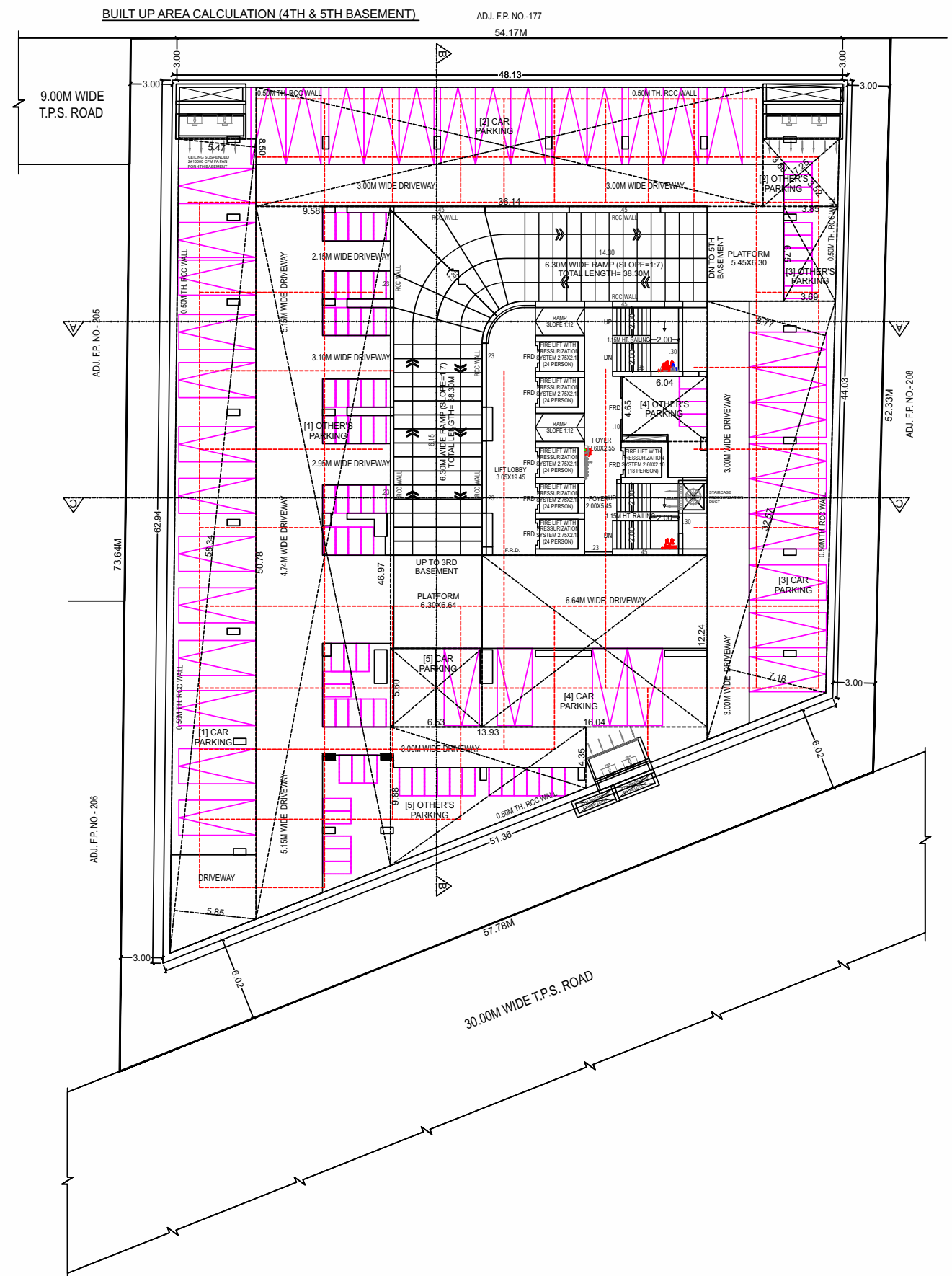
BASEMENT-3 FLOOR



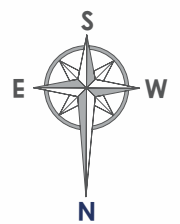
TIMES
MARVEL



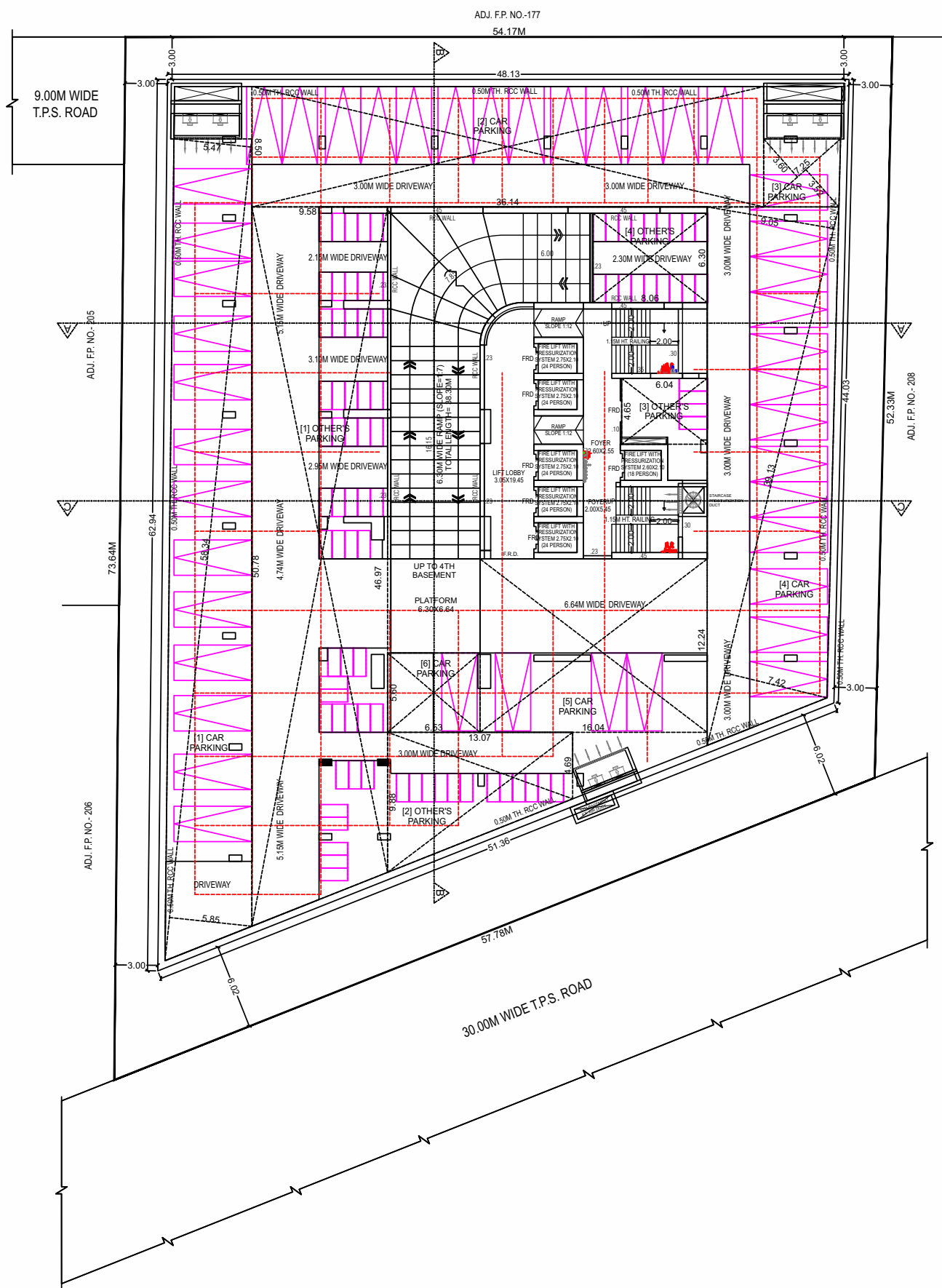
BASEMENT-4 FLOOR



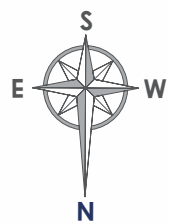
TIMES
MARVEL



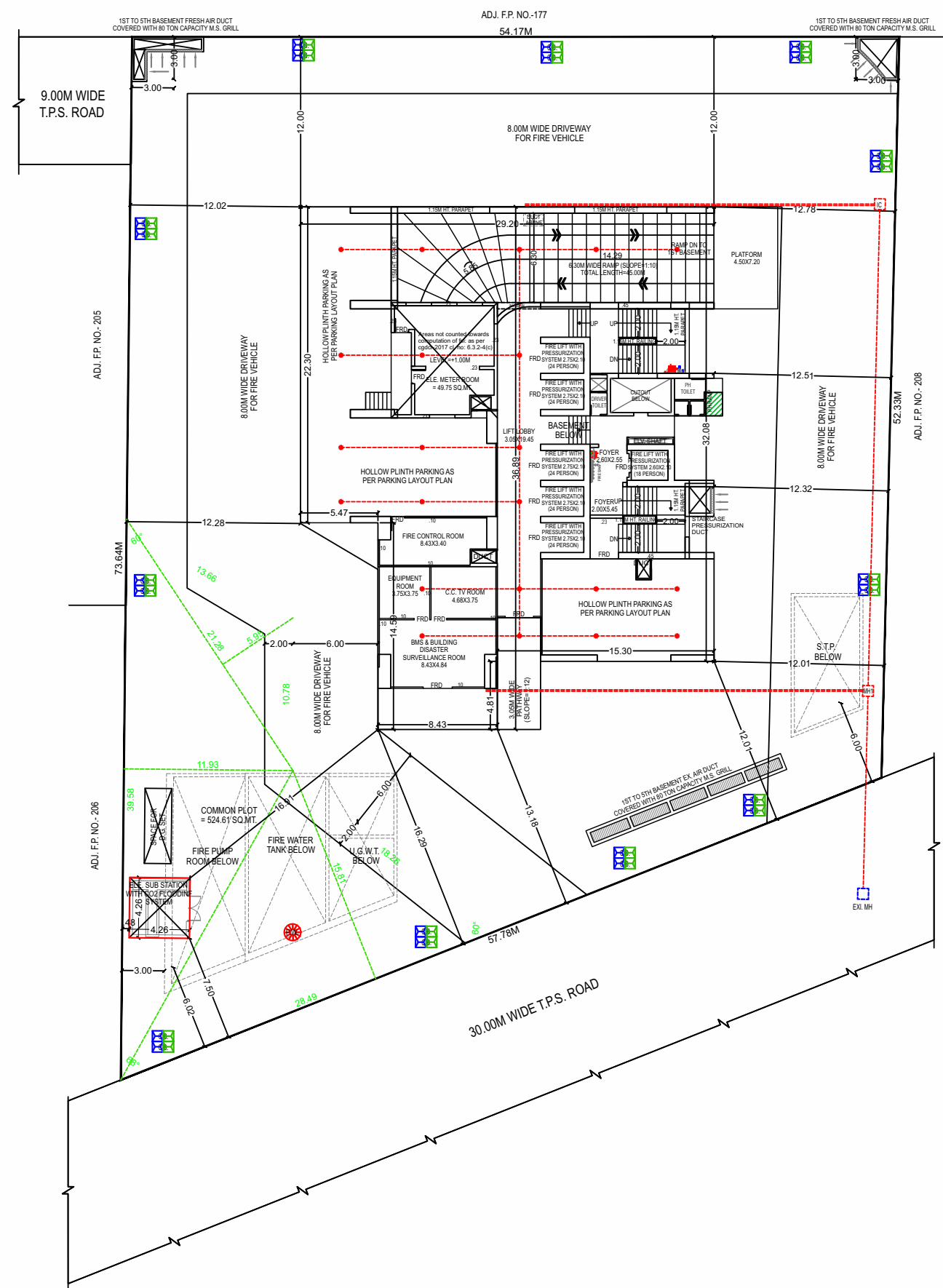
BASEMENT-5 FLOOR



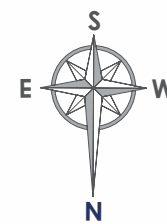
TIMES
MARVEL

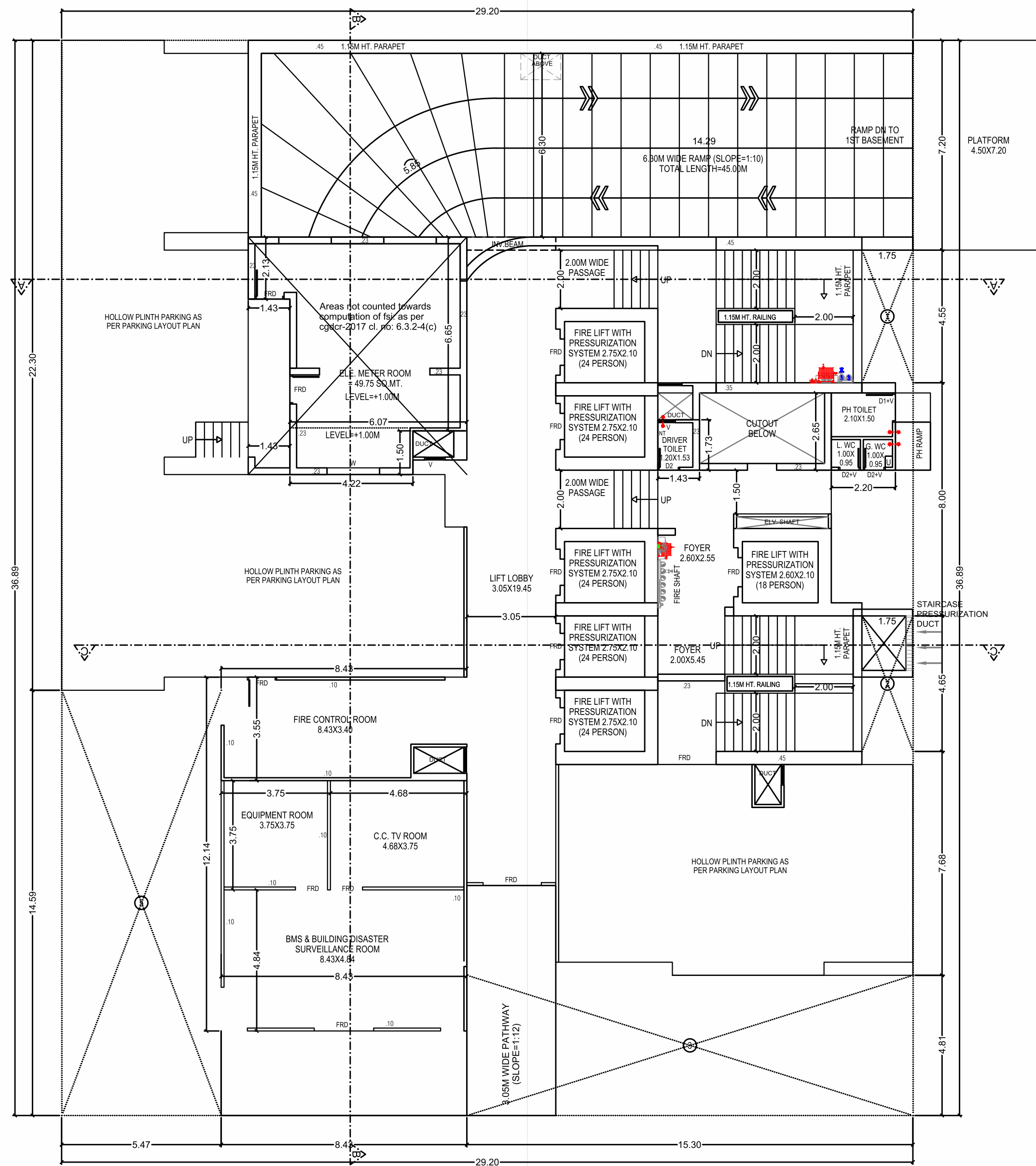


LAYOUT PLAN



TIMES
MARVEL

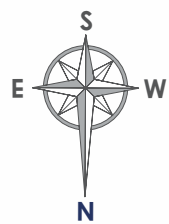




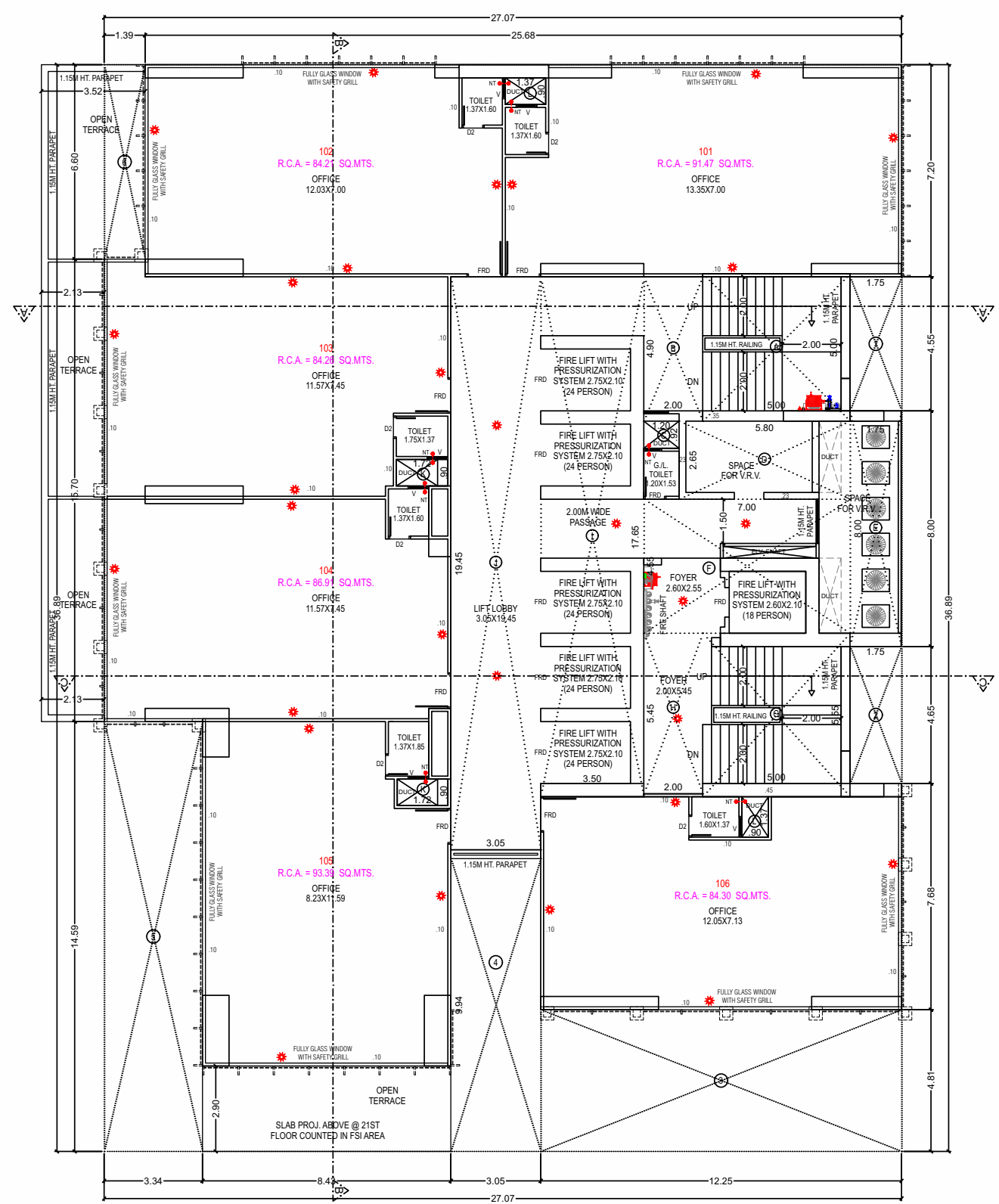
PARKING LAYOUT PLAN (GROUND FLOOR)



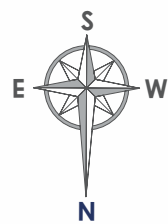
TIMES
MARVEL



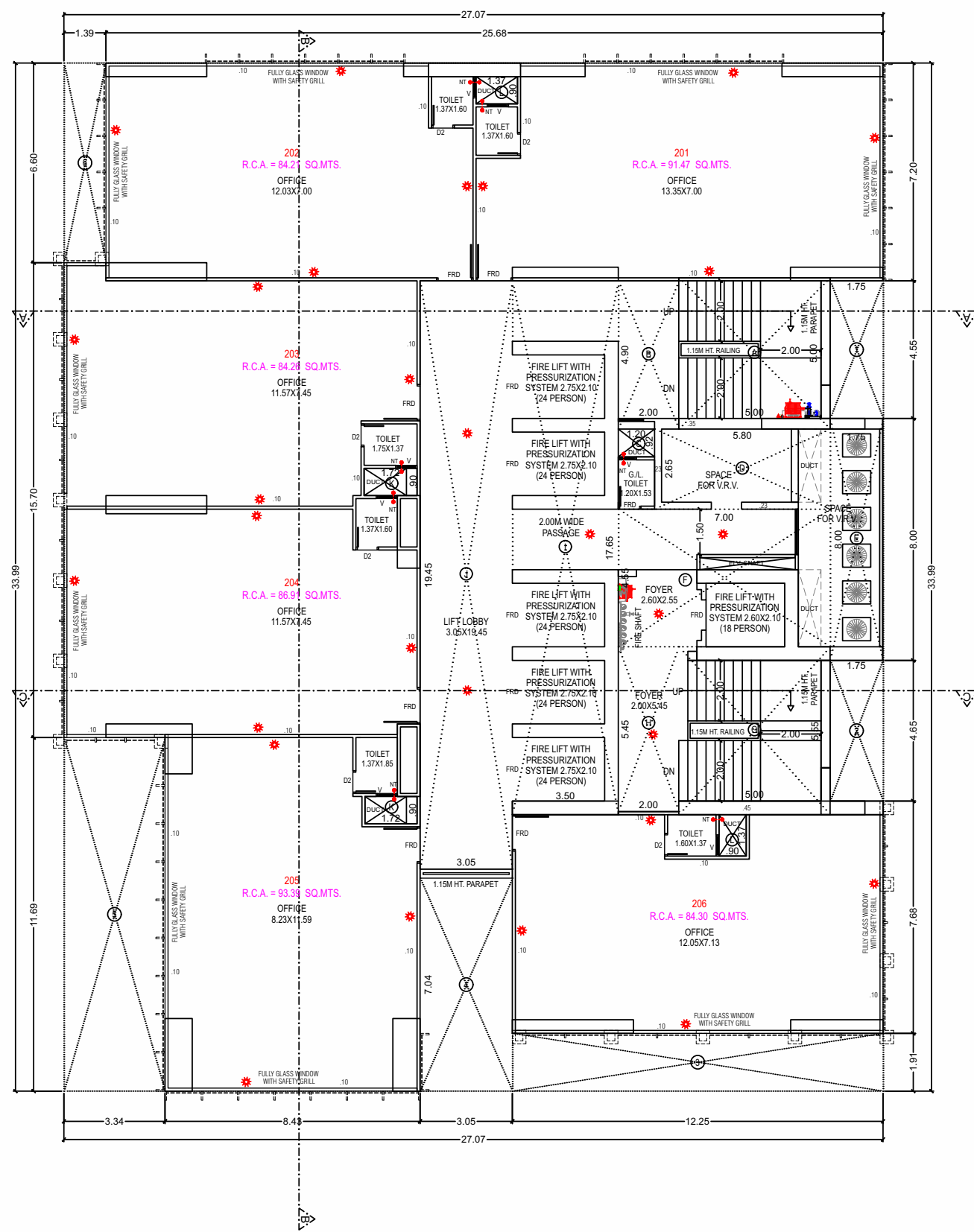
1st
FLOOR



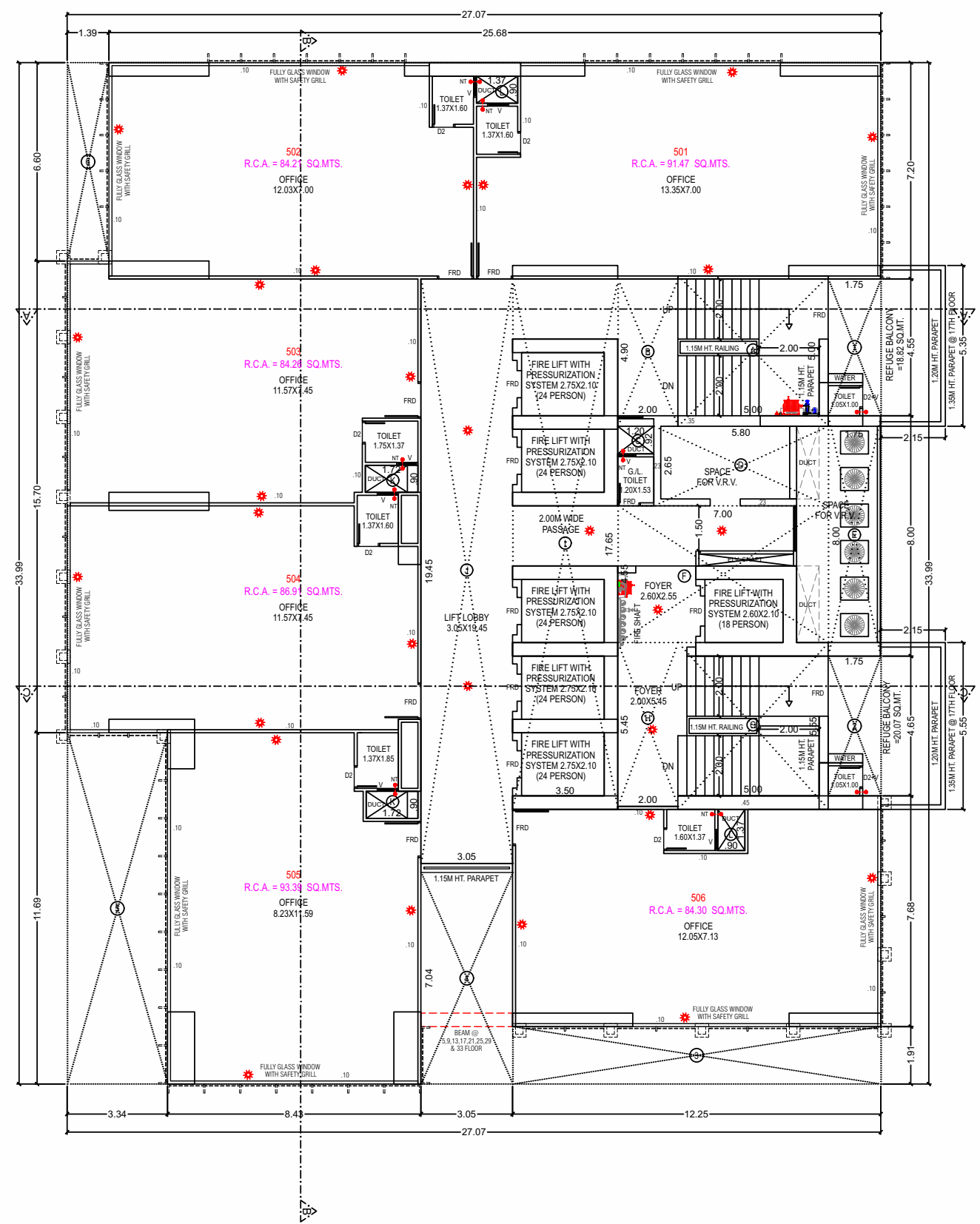
TIMES
MARVEL



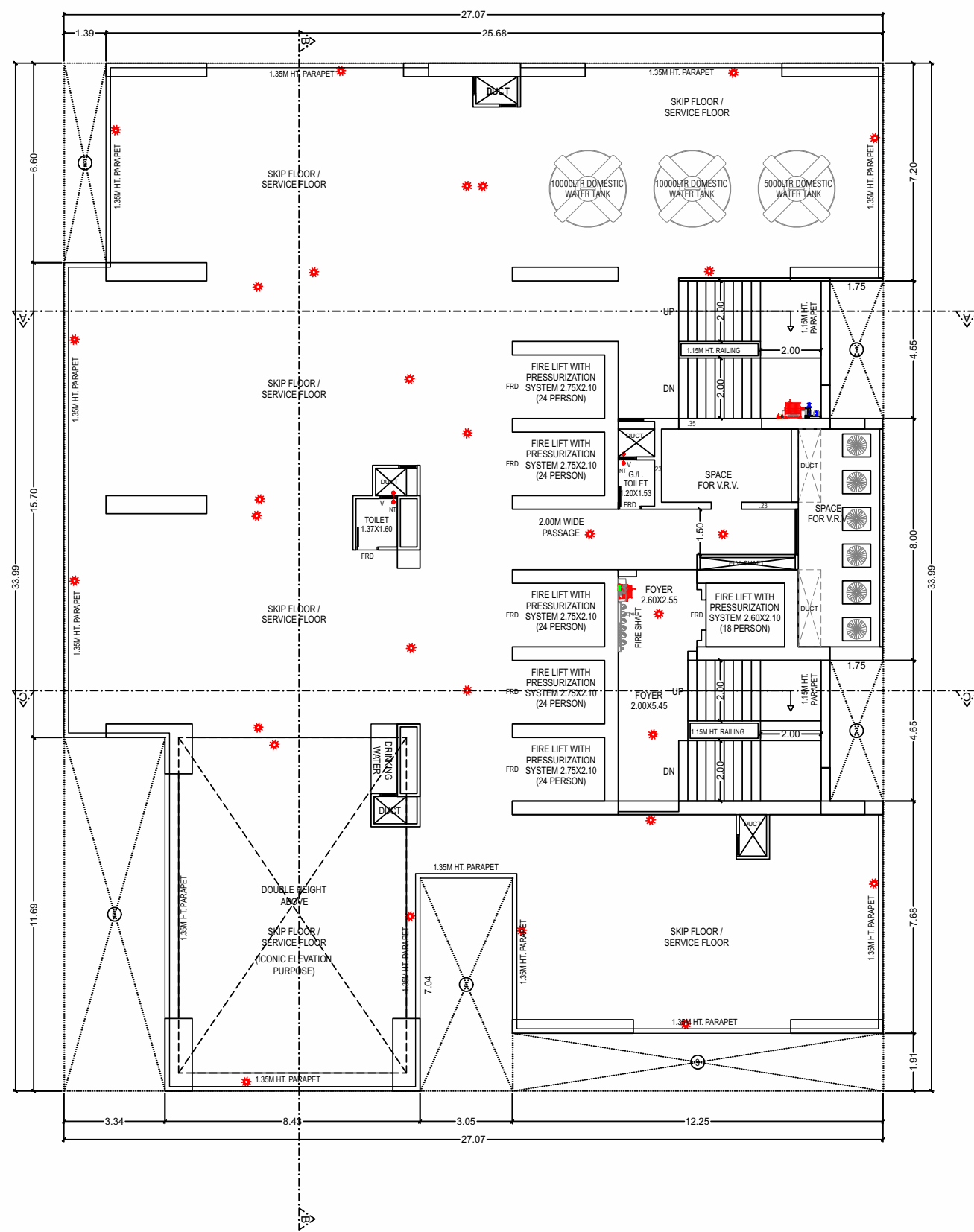
2nd - 18th FLOOR (EXCEPT 5th, 9th, 13th & 17th)



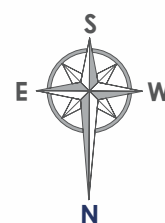
5th, 9th, 13th, 17th
FLOOR (WITH REFUGE AREA)



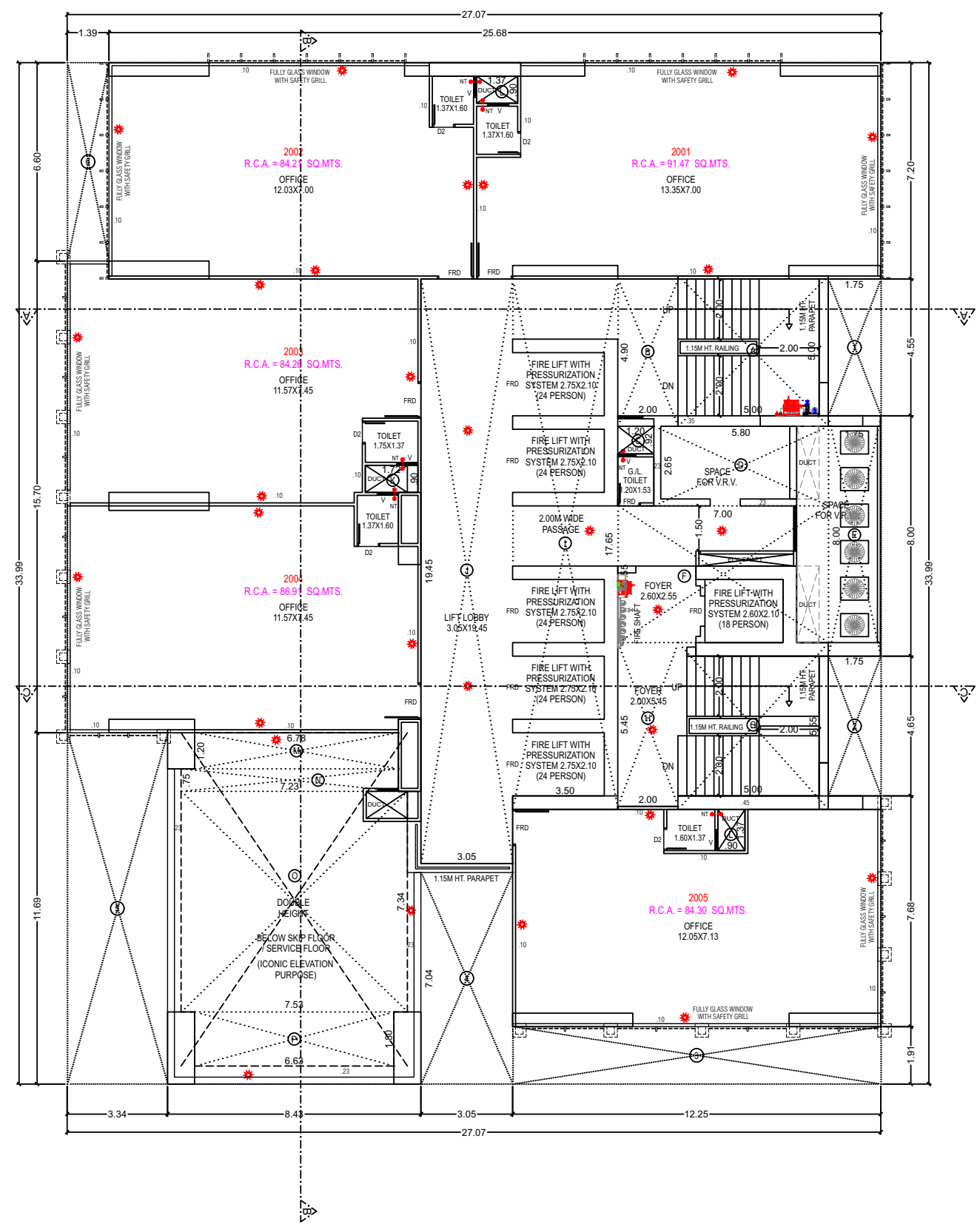
19th SKIP FLOOR



TIMES
MARVEL



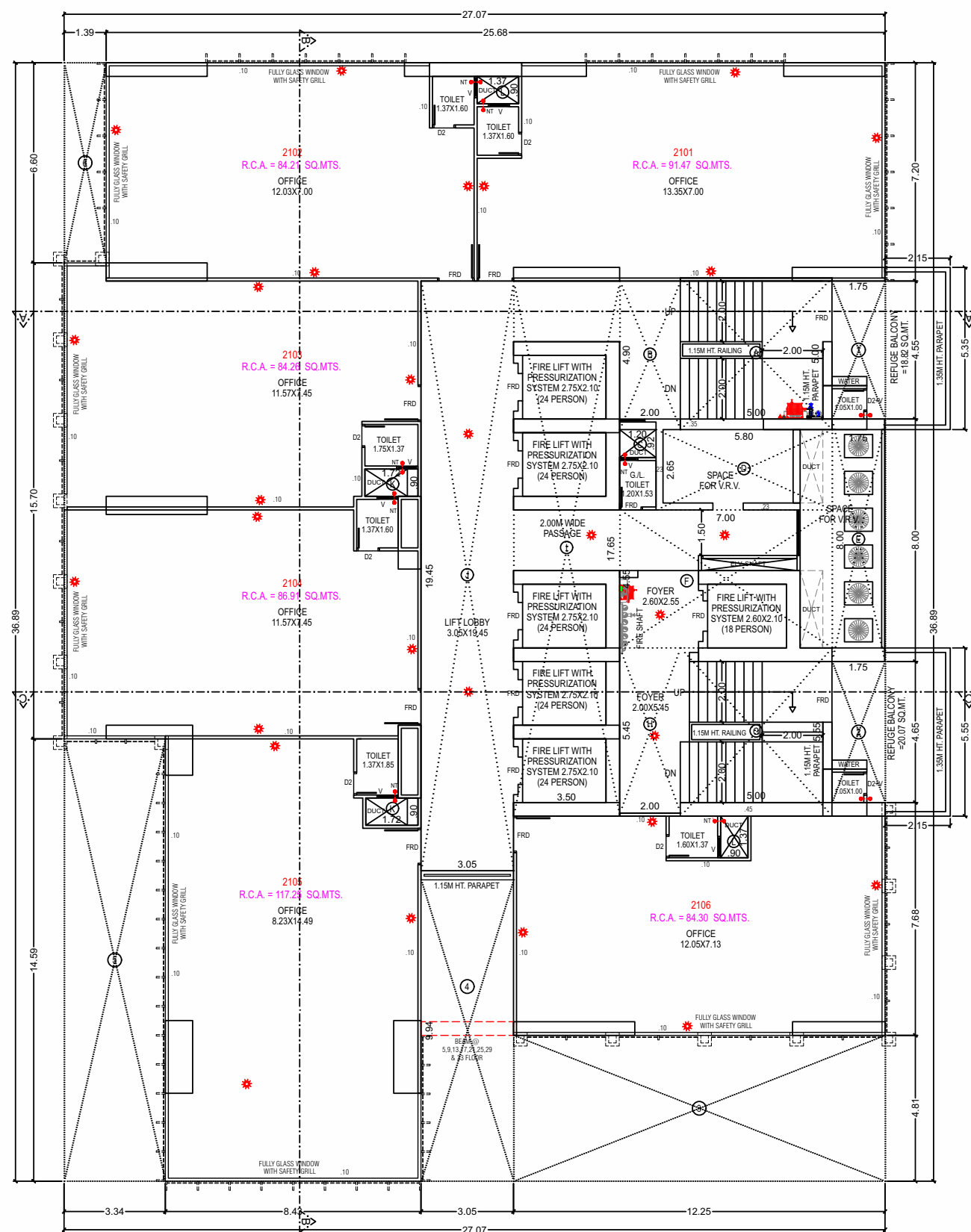
20th FLOOR



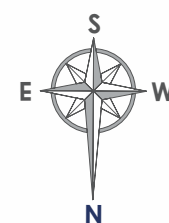
TIMES
MARVEL



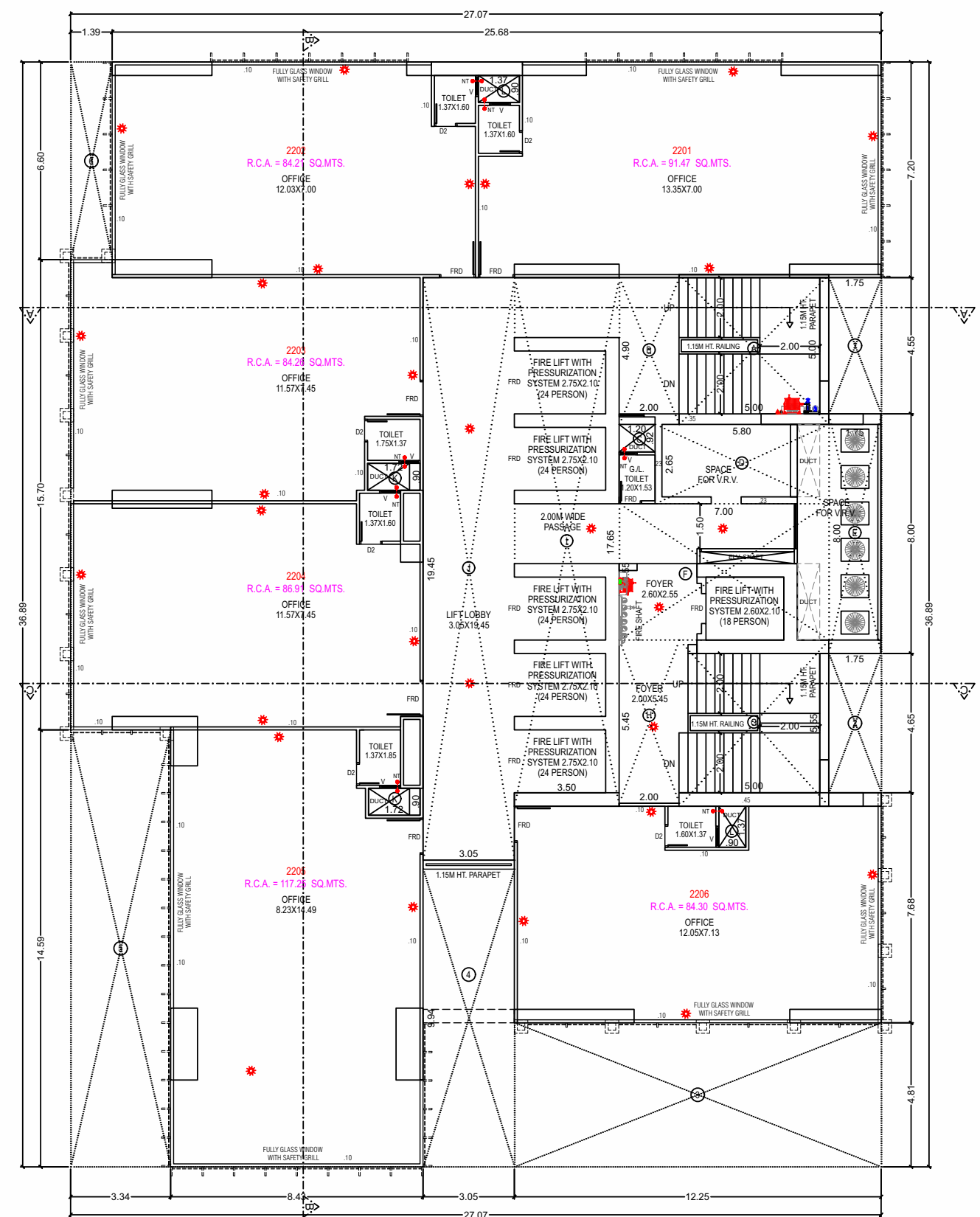
21th & 25th FLOOR (WITH REFUGE AREA)



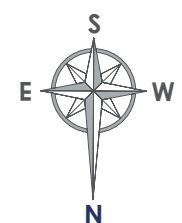
TIMES
MARVEL



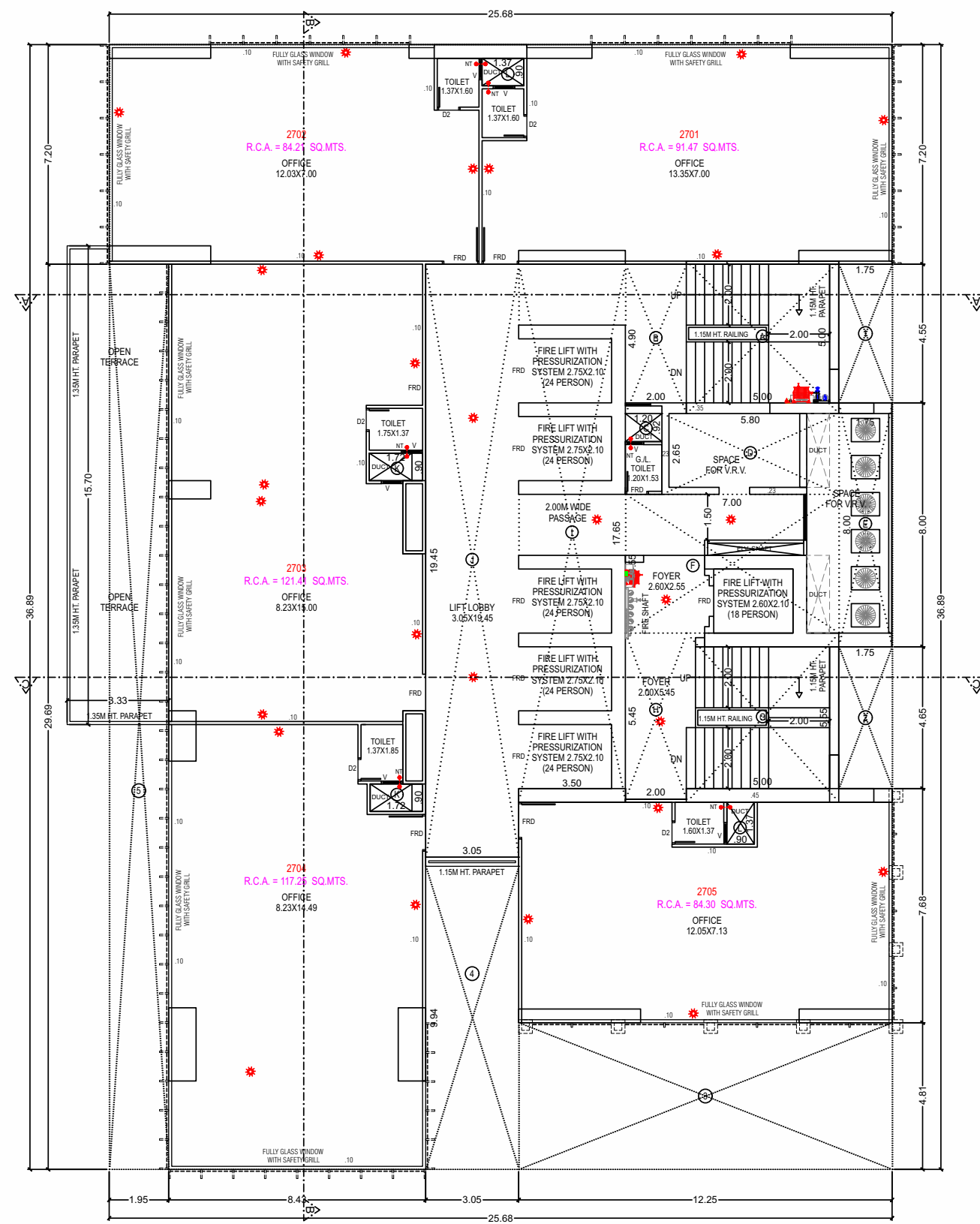
22th, 23th, 24th & 26th FLOOR



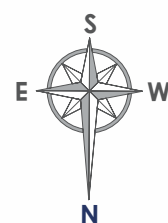
TIMES
MARVEL



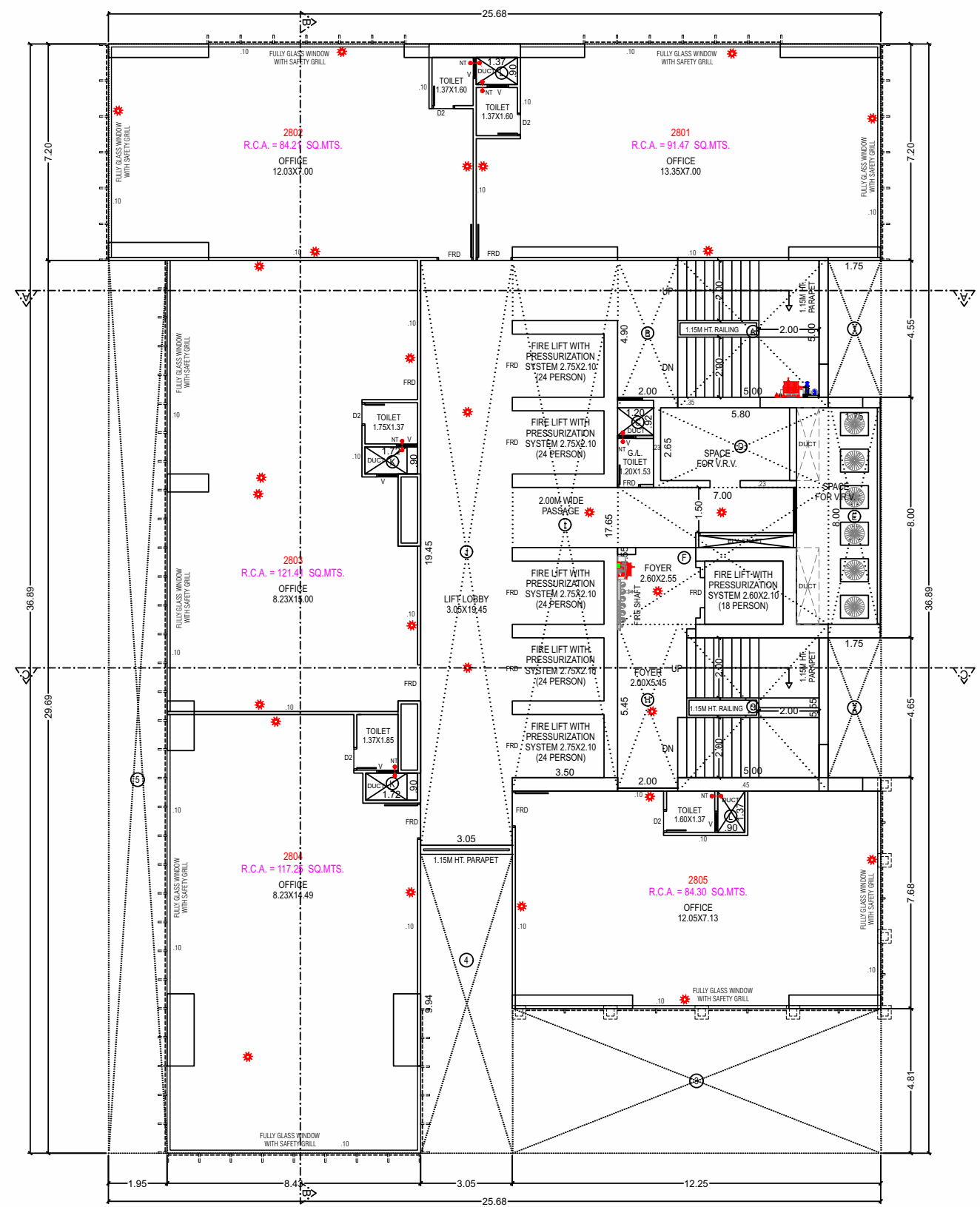
27th FLOOR



TIMES
MARVEL



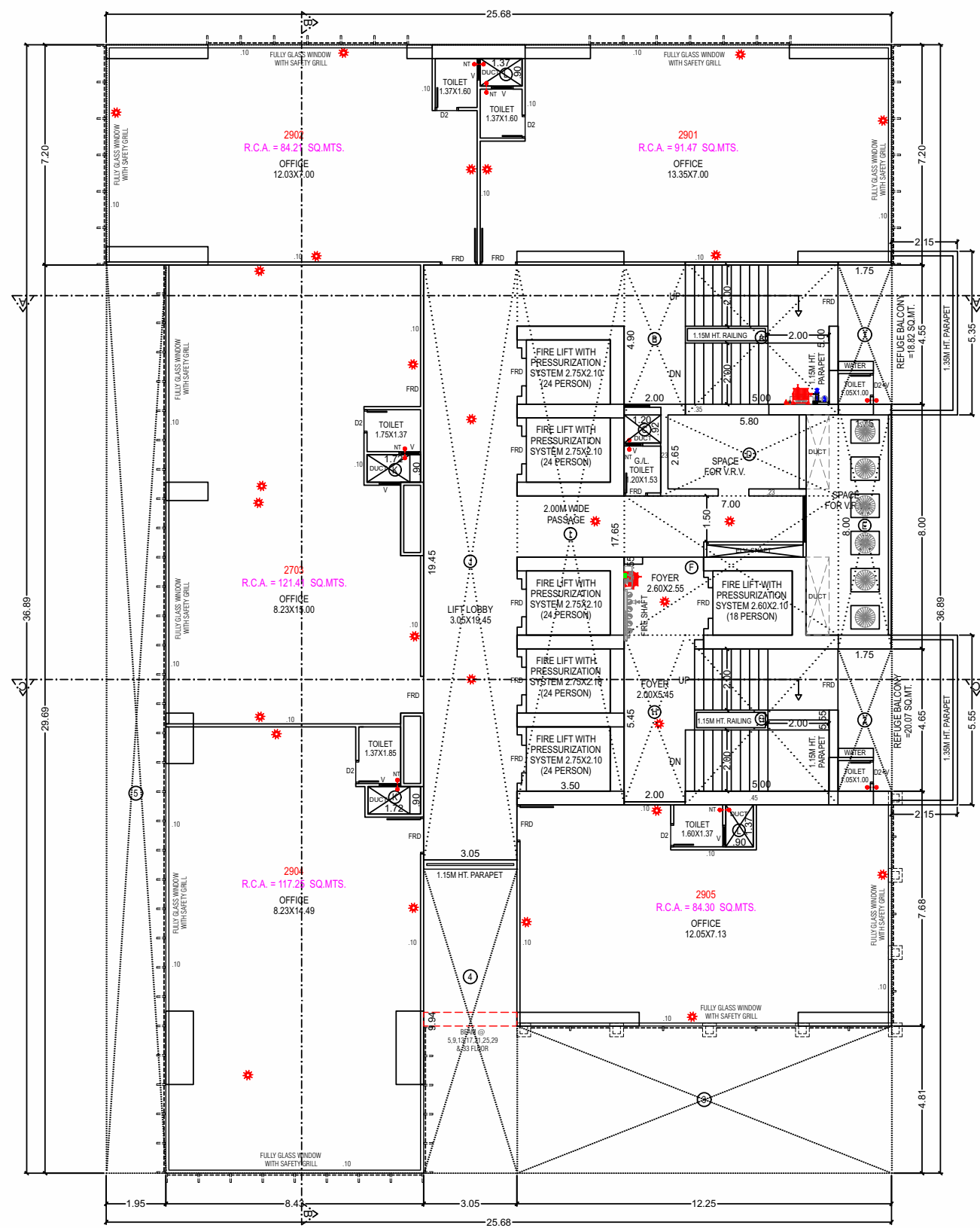
28th, 30th, 31th & 32th FLOOR



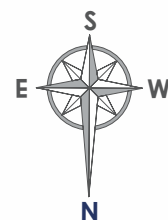
TIMES
MARVEL



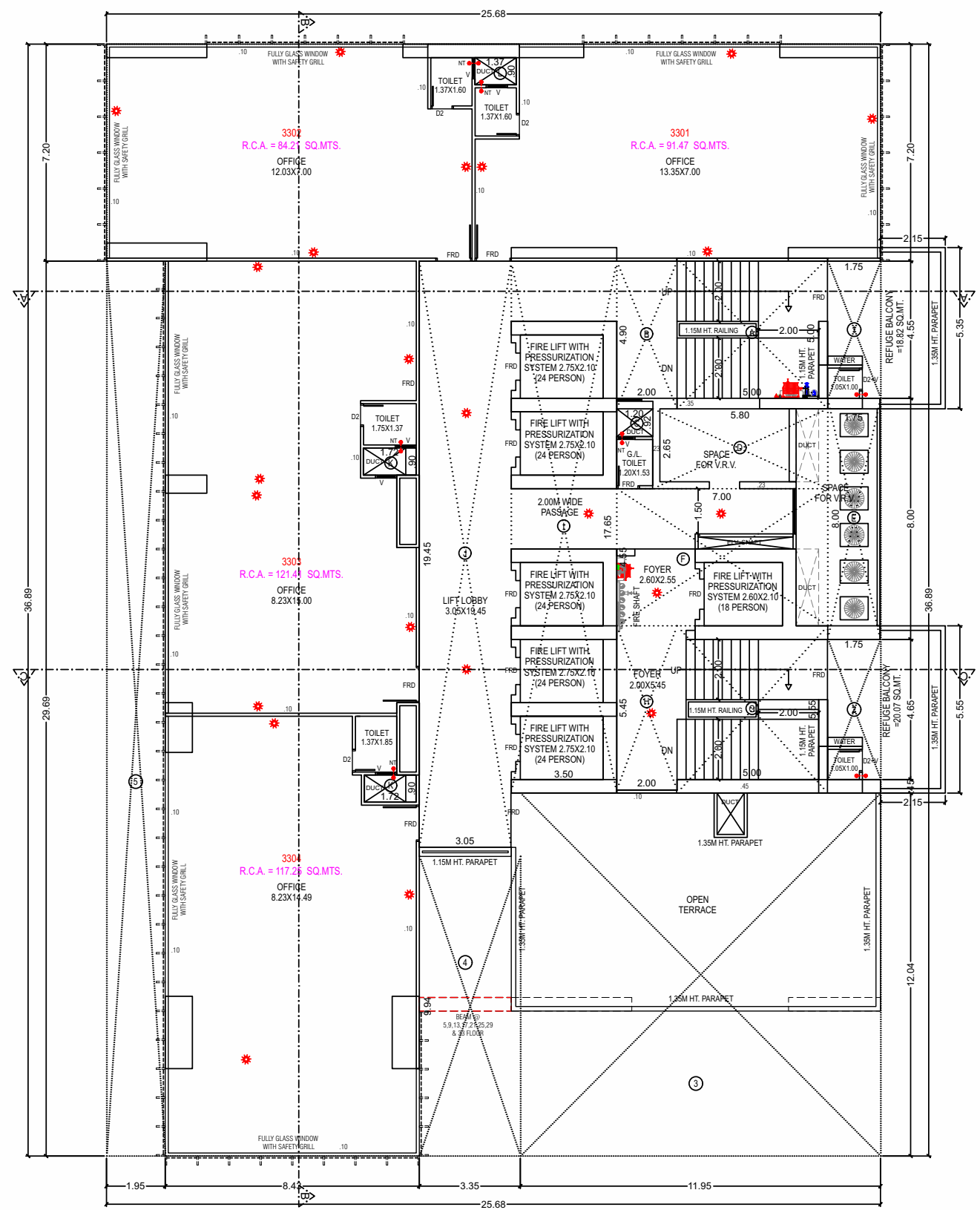
29th (WITH REFUGE AREA) FLOOR



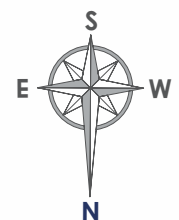
TIMES
MARVEL



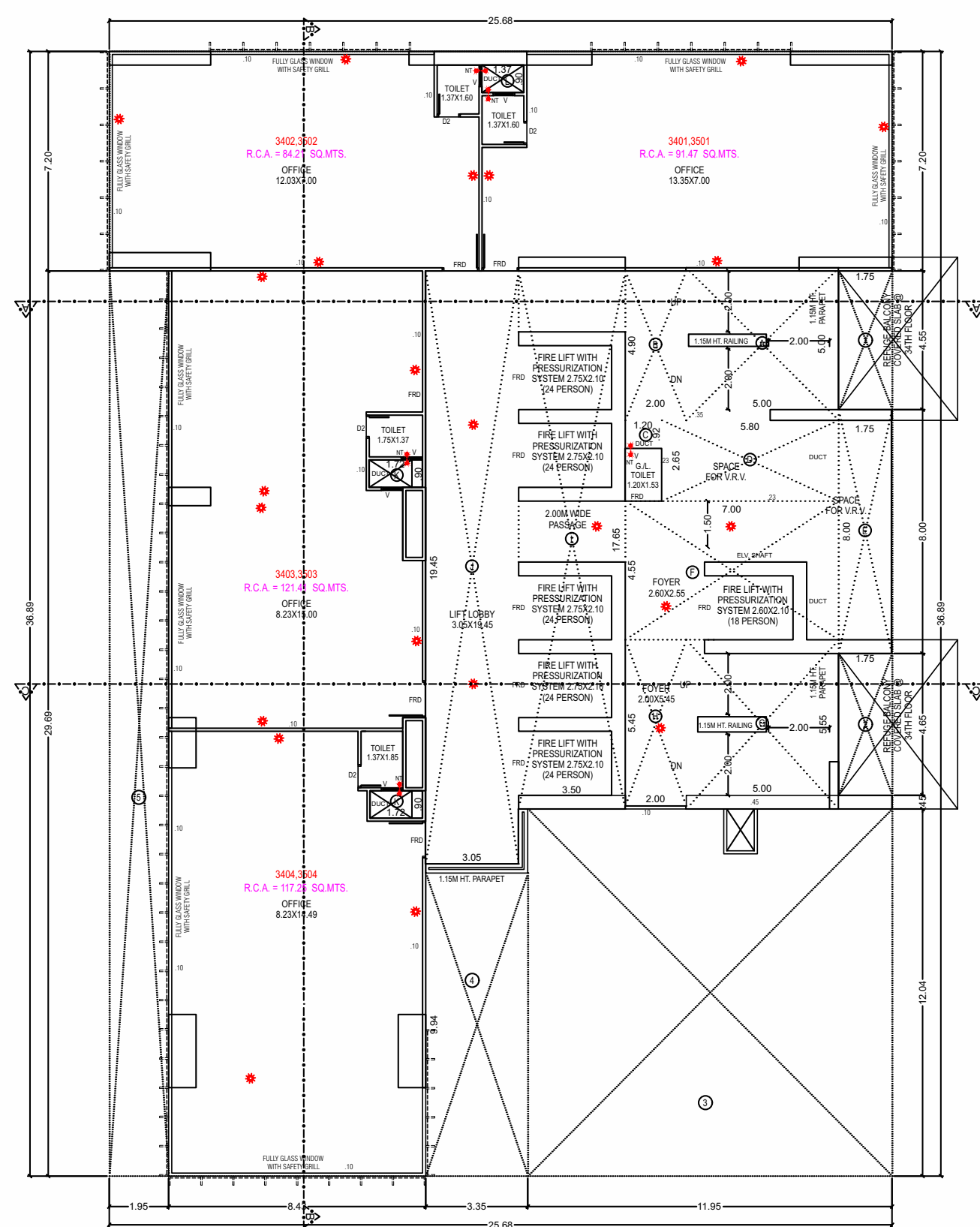
33th (WITH REFUGE AREA) FLOOR



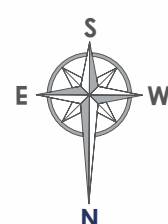
TIMES
MARVEL



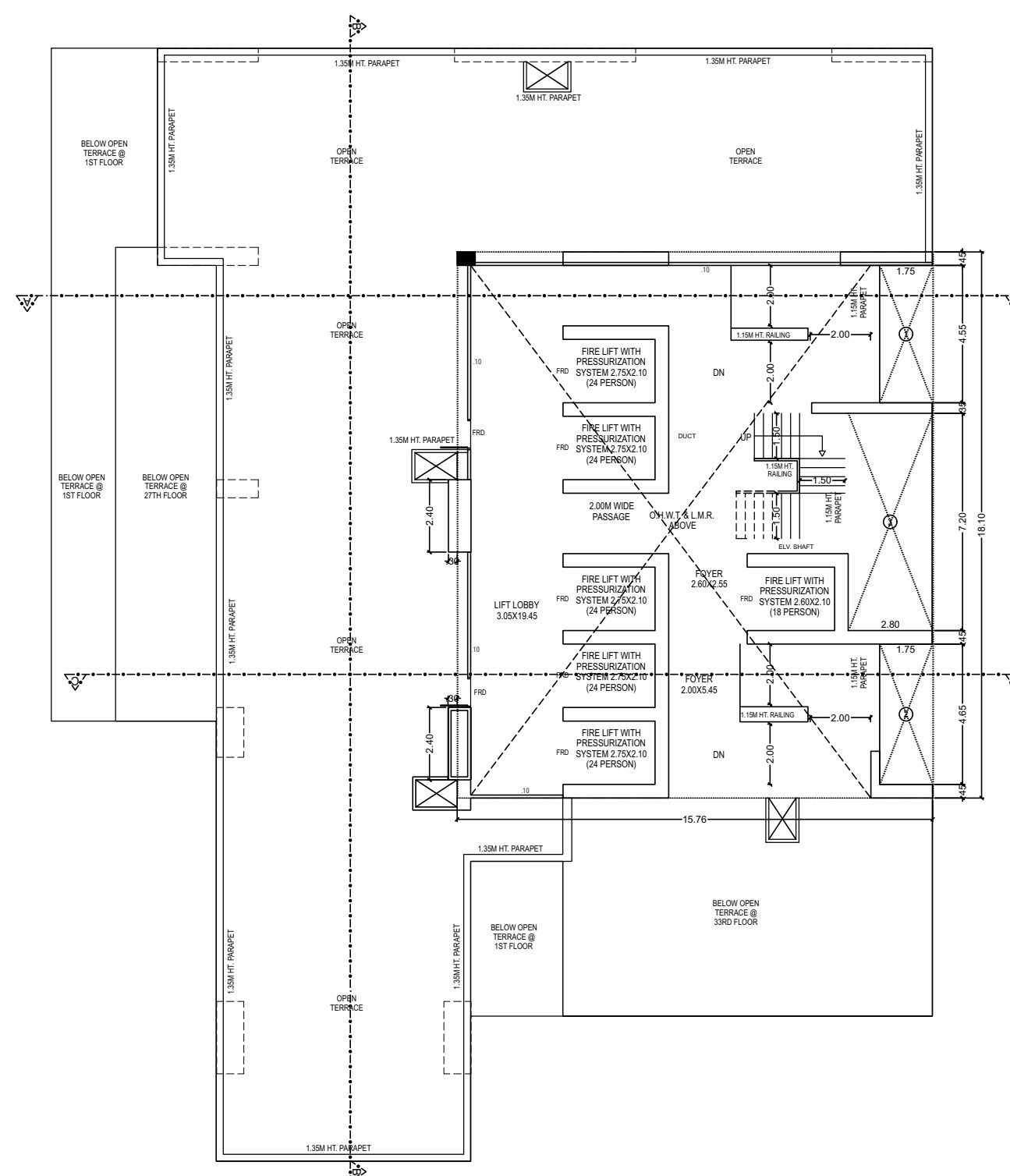
34th & 35th
FLOOR



TIMES
MARVEL



STAIR CABIN & TERRACE PLAN



TIMES
MARVEL



The floor plan shows a rectangular building layout with the following features:

- Entrances:** Two main entrances are located on the left side, each with a width of 2.40m. They are marked with 'A' and 'B' at the top and bottom corners.
- Stairs:** A central staircase is labeled 'UP' and 'DN' (Down). It has a width of 1.30m. A railing of 1.15m height is indicated. A parapet of 1.15m height is also shown.
- Lifts:** There are four fire lifts with pressurization systems, each measuring 2.75x2.10m and serving 24 persons. They are located on the left side of the plan.
- Tanks:**
 - A 15.0KLD Flushing Water Tank (L.DEPH - 2000MM, F.BOARD - 200MM) is located at the top right, measuring 1.75m by 4.55m.
 - A 20.0KLD Fire Water Tank (L.DEPH - 2000MM, F.BOARD - 200MM) is located at the bottom right, measuring 1.75m by 4.65m.
 - A 20.0KLD Domestic Water Tank (L.DEPH - 2000MM, F.BOARD - 200MM) is located at the bottom right, measuring 1.75m by 4.45m.
- Other Features:**
 - A space for roof top solar PV installation and generation is indicated, with a note: 'AS PER CGDCR CL. NO. 7.5.1 (ABOVE O.H.W.T. & L.M.R. SLAB)'.
 - A bucket (BUCKET) is shown near the central stairs.
 - Dimensions for various sections are provided: 15.76m for the main width, 7.20m for a central section, and 4.55m, 4.65m, and 4.45m for the tank sections.

1.35M HT. PARAPET

1.35M HT. PARAPET

1.35M HT. PARAPET

1.35M HT. PARAPET

1.15M HT. RAILING

1.15M HT. RAILING

1.15M HT. PARAPET

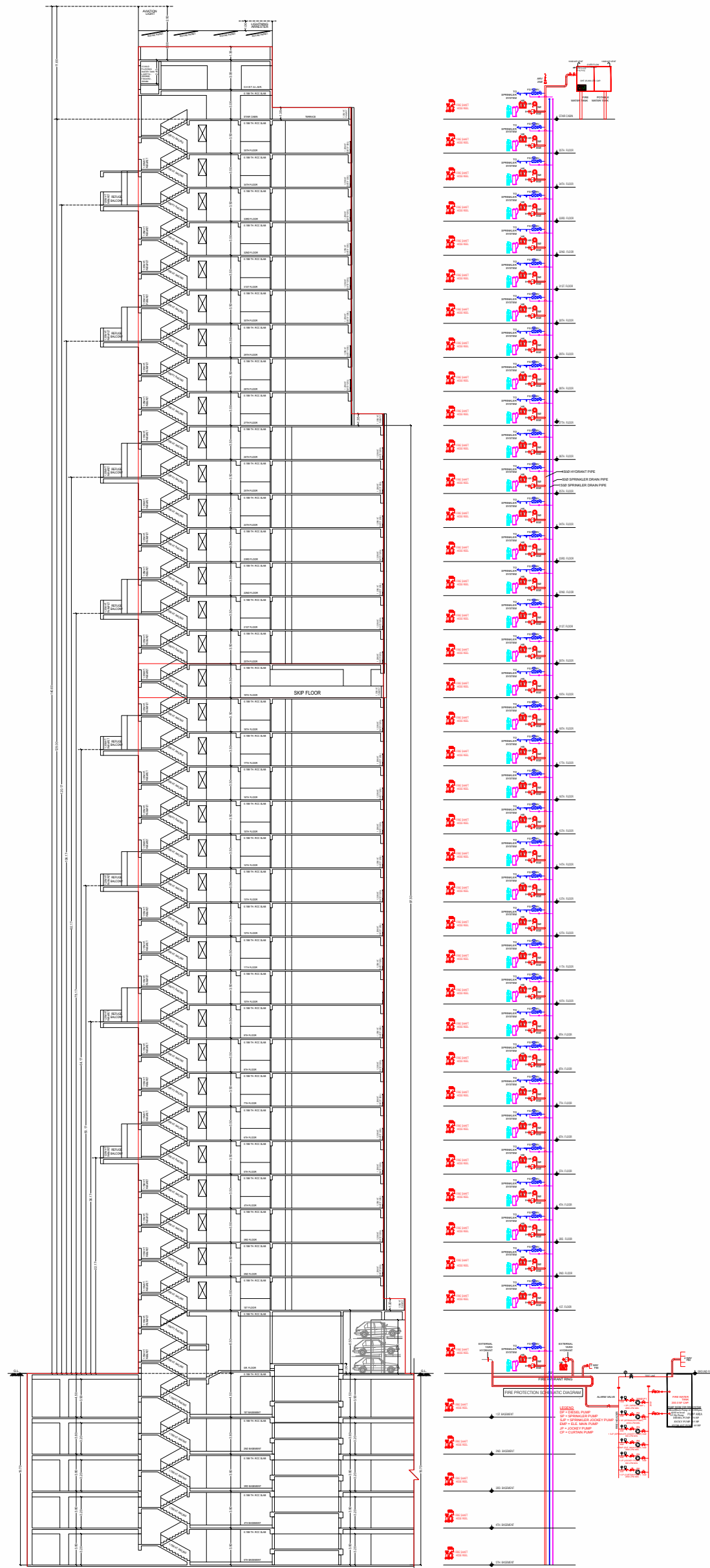
5.09

5.31

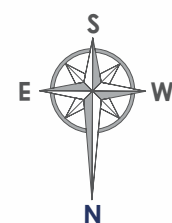
DN

SPACE FOR ROOF TOP SOLAR PV
INSTALLATION AND GENERATION
AS PER CGDCR CL. NO :17.5.1
(ABOVE O.H.W.T. & L.I.M.R. SLAB)

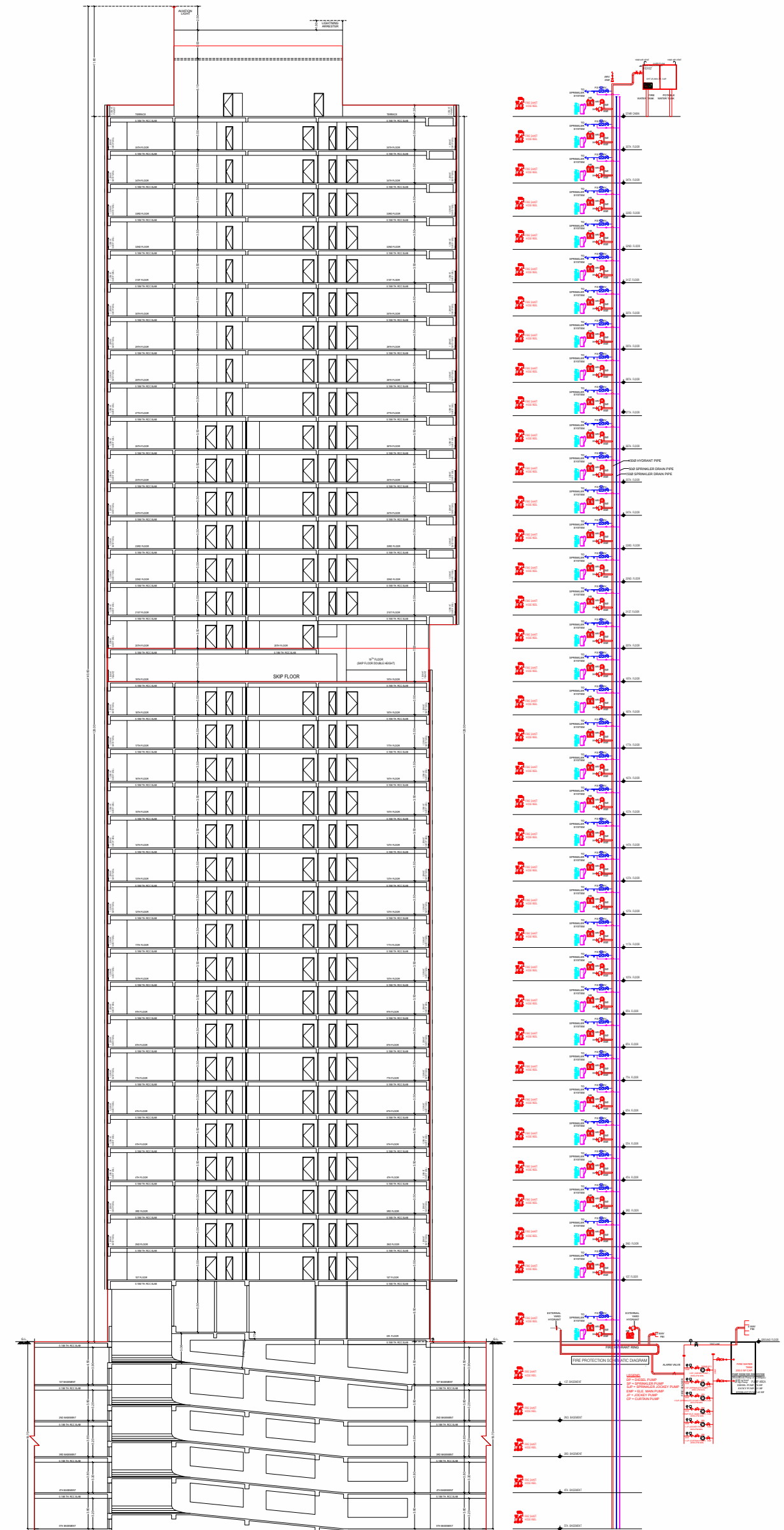
SECTION A-A



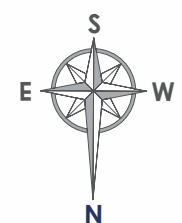
TIMES
MARVEL



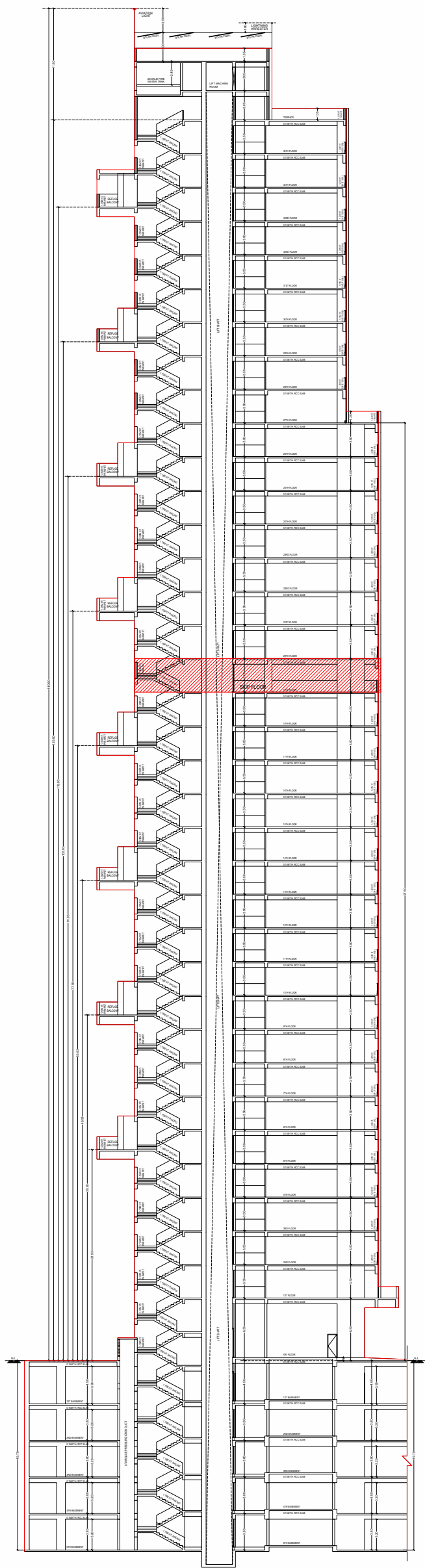
SECTION B-B



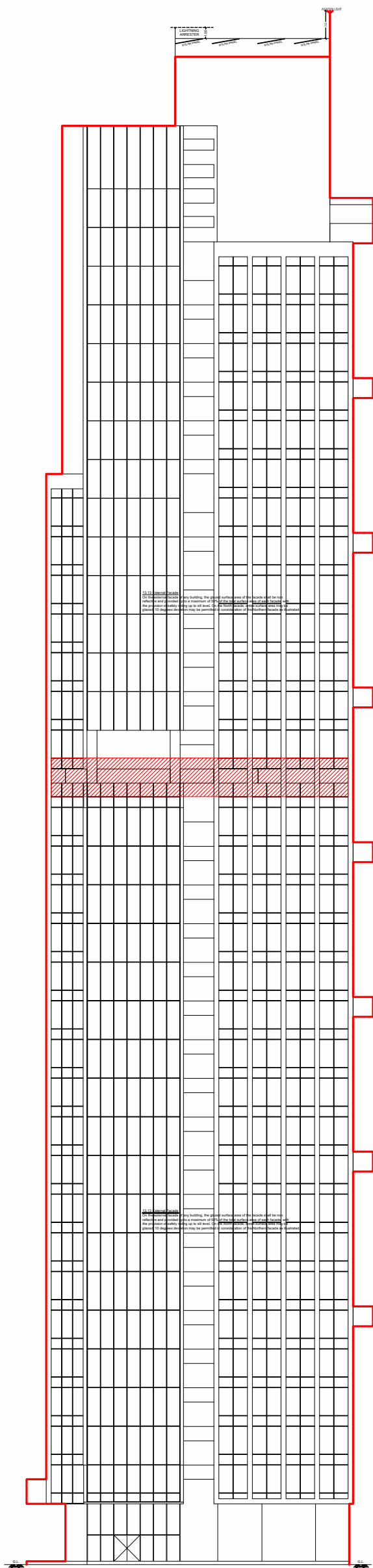
TIMES
MARVEL



SECTION C-C



ELEVATION





THE NEXT
LEVEL
COMMERCIAL

TIMES
MARVEL

VEOLEN

COMMERCIAL
SPACES GETS
IT'S NEW ICON





RICH &
SPACIOUS
ENTRANCE FOYER



SPECIFICATION

- 

FLOORING
VITRIFIED TILES 600MM X 600MM
- 

DOOR
WOODEN FLUSH DOOR
- 

INTERIOR PLASTER
SINGLE COAT MALA
- 

EXTERIOR FINISH
TEXTURE / SMOOTH FINISH PLASTER
- 

INSIDE FINISH
PUTTY FINISH
- 

OUTSIDE FINISH
GLAZING / ACRYLIC PAINT
- 

ELEVATORS
AUTOMATIC HIGH-SPEED ELEVATORS
- 

SANITARY WARE
WALL HUNG WATER CLOSET
WALL HUNG BASIN
- 

TOILET FITTINGS
CHROME PLATED FITTINGS
- 

TOILET - FLOORING/DADO
CERAMIC TILES UPTO 4'0 FEET IN DADO
CERAMIC TILES IN FLOORING
- 

ELECTRIC SWITCHES
ISI MODULAR SWITCHES
- 

ELECTRIC WIRES
ISI WIRES
- 

MCB / ELCB
ISI MAKE

TIMES
MARVEL



ARCHITECT
**URBAN
SENSE**
ARCHITECTS
NIRAV VAGHASIYA

STRUCTURAL ENGINEER
HNBS

MEP CONSULTANT
transenergy
map consultants

SITE OFFICE ADDRESS

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