

LOCATION (Not to Scale)



DISTANCES

Commercial Hub	0.2 Km	Petrol Pump	0.5 Km	Railway Station	11 Km	Metro Station	0.5 Km
Office Blocks	0.2 Km	N. H. 8	7 Km	Domestic Airport	24 Km	Zoo	0.5 Km

PROJECT BY  SHIVDHARA DEVELOPERS	SITE ADDRESS SARTHANA BUSINESS HUB Nr. Rajhans Swapna, Sarthana Jakat Naka, Varachha Road, Surat - 395006	M.: +91 E.:
ARCHITECT  At. Ashvin Dobaria BARCH, ALLA	STRUCTURE CONSULTANT Vrajlal V. Ambaliya M. Tech (Structure) Surat M : 9825119453	LEGAL ADVISOR Jenti S. Madhani Surat

Special Notes :

Stamp duty, Registration charges, Legal charges, GEB / SMC charges, GST, SMC Tax, Betterment / IC charges (deposit) will be borne by the member-purchaser. Any additional charges or duties levied by the government / local authority during or after the completion of the project shall be borne by the member-purchaser. Irregular payment may cause cancellation of booking. In the interest of continual development in design & quality of construction, the developer reserves all rights to make any changes in the project including technical specification, design, planning, layout & all member-purchaser shall abide such changes. Changes / alteration of any nature including elevation, exterior colour scheme or any other changes affecting the overall design concept & outlook of the project are strictly NOT PERMITTED during or after completion of the project. This brochure is intended only for easy display & information of the project & does not form any part of the legal document.

inspired from sky



SARTHANA
BUSINESS HUB





Incepted in 1999, Shivdhara is a multi-faceted group, dealing in varied sectors. The group initiated its business with marble and stone, and then ventured into embroidery and cotton yarn exports too. Shivdhara is also particularly known for its real estate journey, having constructed magnificent structures, including several residential and commercial projects. Their remarkable projects Shivdhara Campus, Shivdhara Residency, Shivdhara Palace, Shivdhara Heights, Shivdhara Skylight and Shivalik Heights along with many others, are testimony to the group's insight and development plans. Now with Sarthana Business Hub, the group is set to showcase its brilliance, yet again.

NATURE PARK VIEW



CLOSE TO NATURE & CITY

Close to Social Infrastructure likes school, Hospitals & Malls.

Huge frontage with excellent visibility Located in quaint neighborhood Varachha, Sarthana.

Close view of Beautiful Sarthana Nature Park.

Varachha Main Road, N.H.48, Stations, 300 ft. outer Ring Road & proposed Surat Metro Station is in close proximity ensuring that you are well connected to business districts & leisure options.

Close Link to Airport (Canal Road)





BROAD VIEW



SARTHANA
BUSINESS HUB

Sarthana Business Hub is a sensational commercial edifice, which defines the frontiers of sophistication and architecture with the highest standards. Amidst the bustling trade and commerce at the gateway of fastest Developing City of world Surat, Sarthana Business Hub brings forth exclusive spaces with a Office, Restaurant, Hospital, GYM, Institutes and a host of amenities including lifts and double basement parking.

OFFICE



RESTAURANT



HOSPITAL



GYM



SHOP



IT OFFICES



BASEMENT

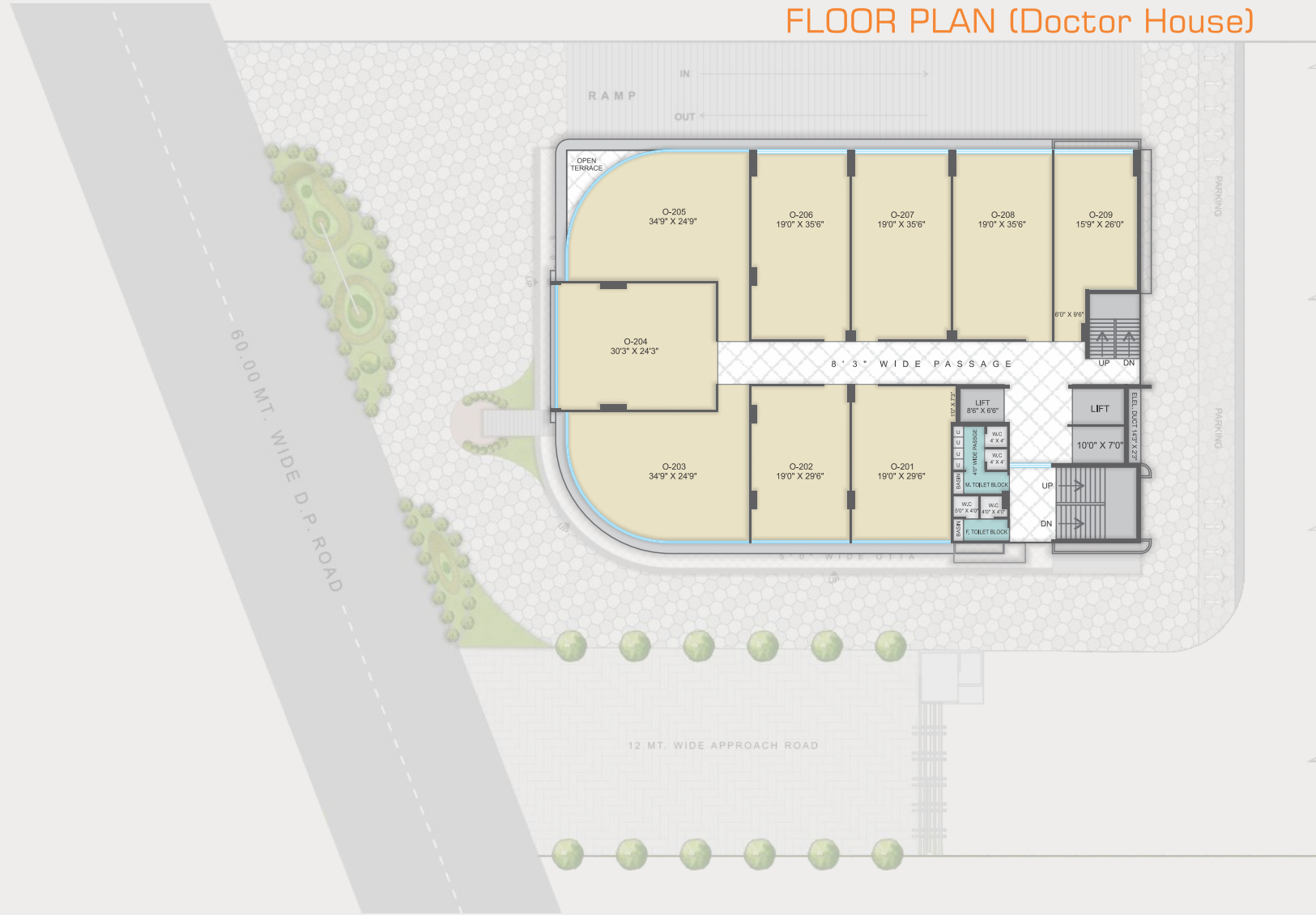


60.00 MT. WIDE D.P. ROAD





2ND
FLOOR PLAN (Doctor House)



6TH
FLOOR PLAN



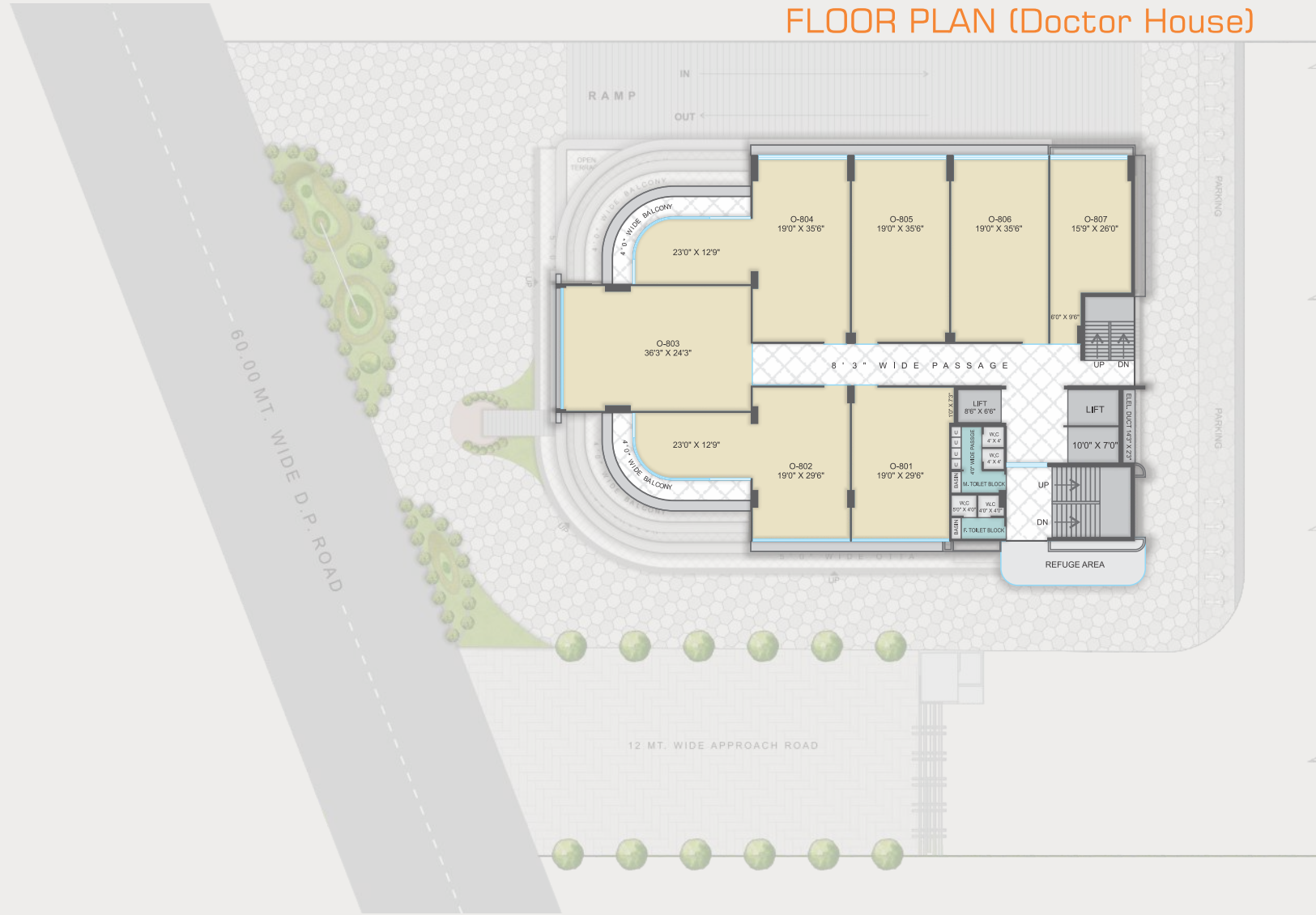
3RD to 5TH
FLOOR PLAN (3rd Fl. Dr.House)



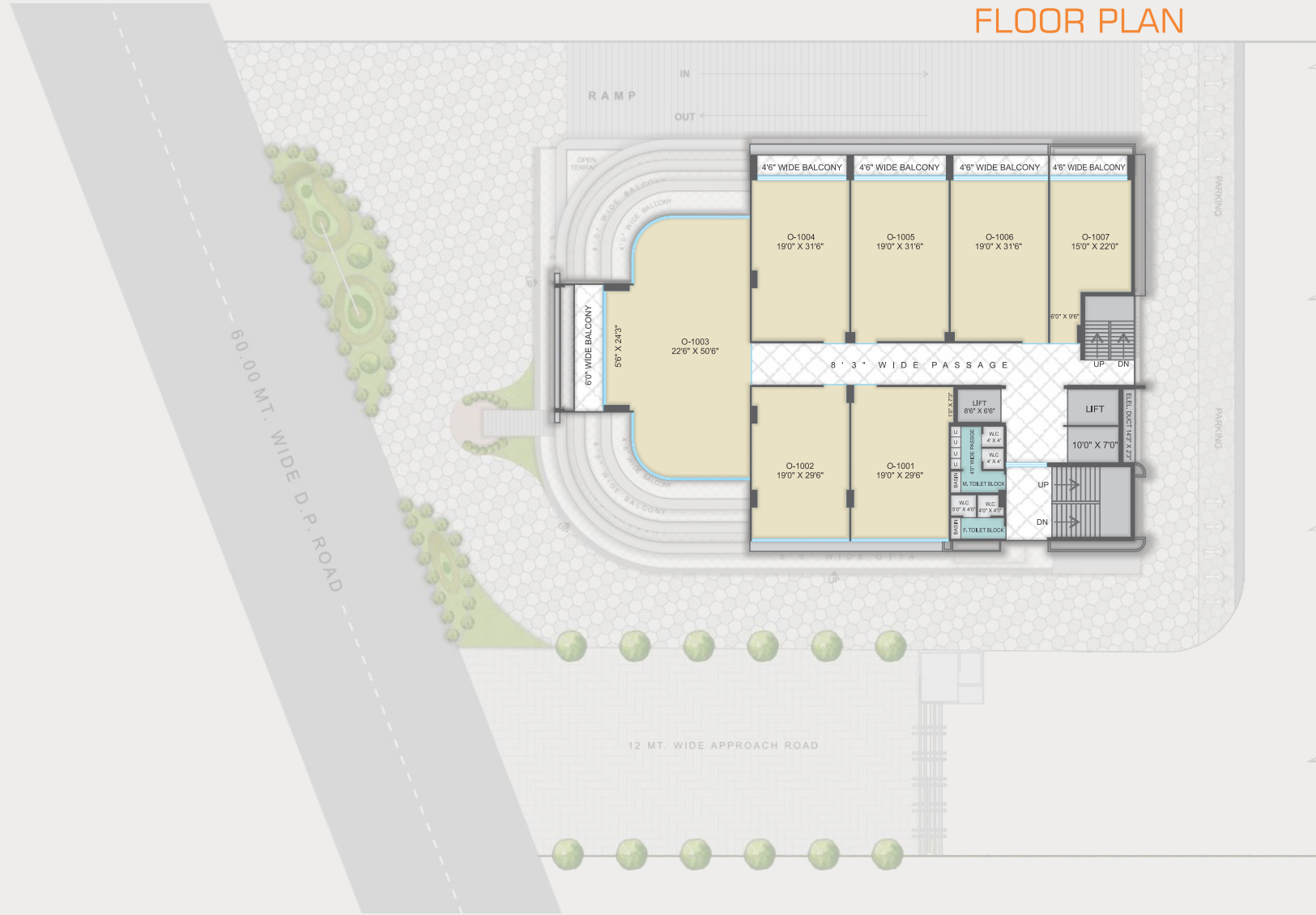
7TH
FLOOR PLAN



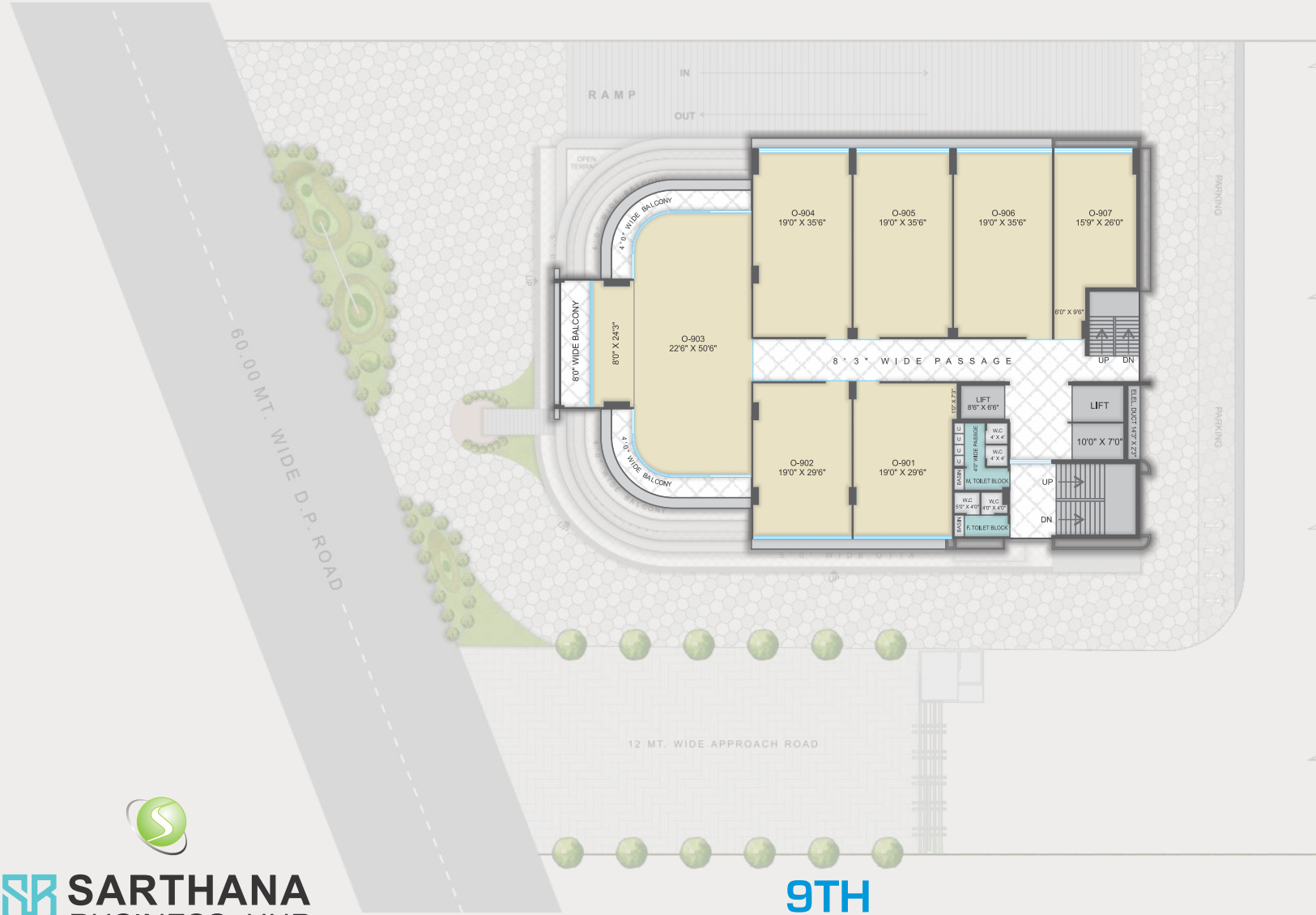
8TH
FLOOR PLAN (Doctor House)



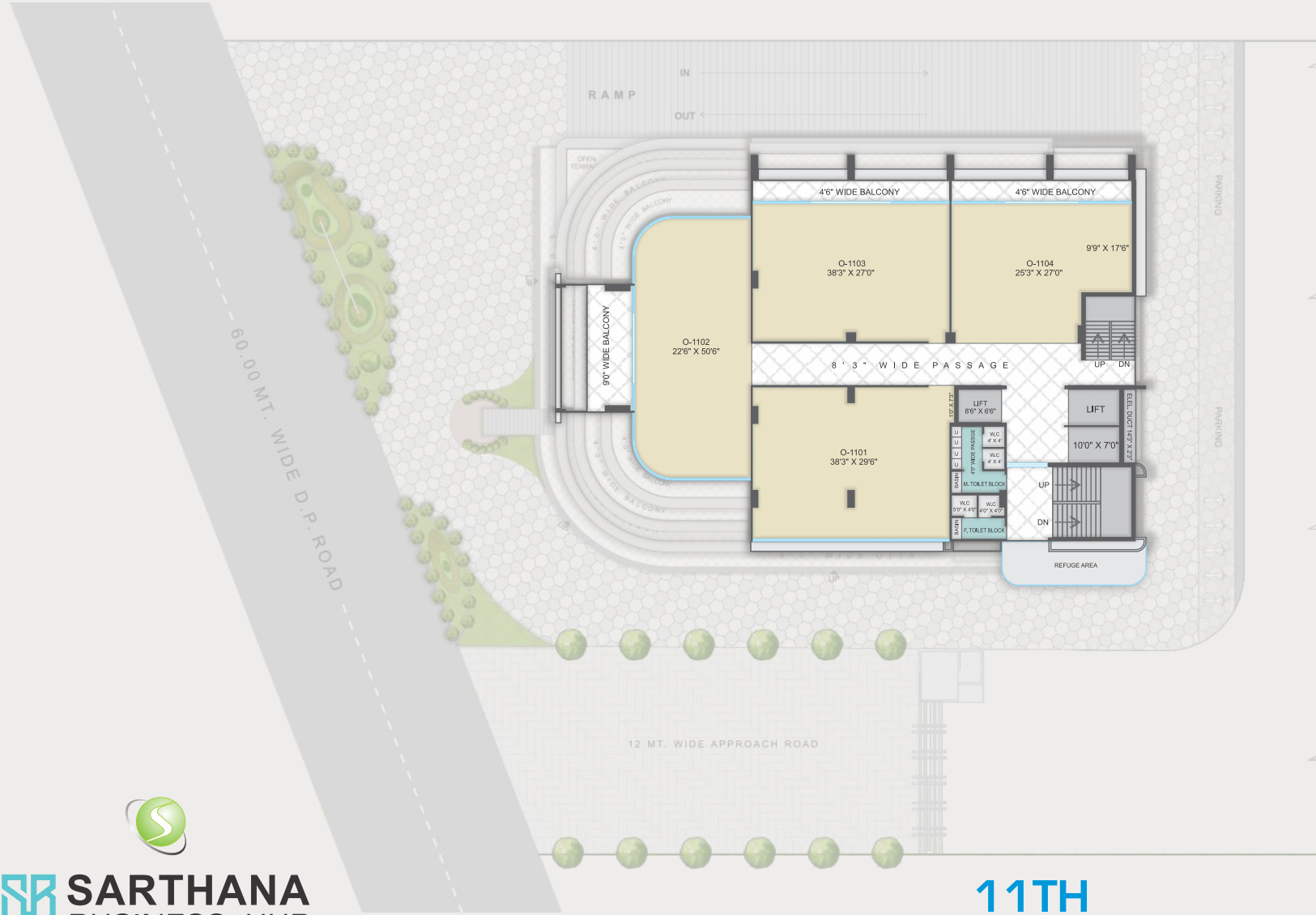
10TH
FLOOR PLAN



9TH
FLOOR PLAN



11TH
FLOOR PLAN



DOUBLE BASEMENT
PARKING PLAN



STRUCTURE

Building Structure
Framed RCC Building designed as per IS codes.
Building has been designed as per IS Codes 456 (Concrete), IS 875 (Design) and IS 1893 (Seismic)

INTERIOR UNIT FINISHES

Wall Finish : Mala Finished Plaster on internal walls
Flooring : Vitrified Tiles of Standard Company
Shutter : Regular Steel rolling Shutter with Proper Safety.

EXTERNAL BUILDING FINISHES

Plaster : Outside Double coat Mala finish Plaster with Texture
Colour : Weather Shield Max Colour
Elevation : Zinc Panel & Toughen Glass in front part

INTERIOR COMMON AREA FINISHES

Lift Cladding : Granite / tiles Wall Cladding on external surface
Staircase : Granite Stone Flooring
Bathrooms : Common toilets in each floor.
ISI standard Sanitaryware & Bath Fittings

MECHANICAL & ELECTRICAL SERVICES:

Electrification : Concealed electrification with ISI certified company cables and accessories
Basic light points in all Showrooms & Offices
TV & Telephone points upto distribution board.
Sufficient Power load provided in all Showrooms & Offices.
Power Supply : Individual 3 Phase Meter power supply from main LT line
Generator Back-up : Diesel Generator available for Common Utility

Fire Protection System : As per Govt. Rules & Regulation
Lift Installation : High-speed Elevators of ISI Certified Company.
Water Supply : 24x7 water Supply
Sewage System : External P.V.C. Pipe in Underground & Internal
Parking : Sufficient Parking at 2 Basement Floors & Ground Floor

CAMPUS:

Plaza Flooring : External paved area finished at front margin area
Security System : Special Security Cabin with C.C.T.V. control.

