



iSIPRA icon
Premium Commercial Spaces

Retail

Shops
Showrooms
Display Center
Clinic / Hospital

Corporate

Corporate Offices
Consulting Firms
BPO/ Call Centers
Banks

Leisure

Hotel
Banquet Hall
Restaurant
Fast Food Franchise

THE WINNING ADVANTAGE

A PRIME LOCATION

Sipra Icon is located at the critical junction of Kapuri Crossing right on the prime Mumbai-Vadodara-Ahmedabad Highway. A 24 hour live crossing, it has access to Rajpipla, Dabhoi, Ahmedabad & Mumbai, apart from easy access to most parts of the city.

The Project has an unobstructed view of the Highway, giving its residents maximum brand exposure. The surroundings of the area is fast developing as an office, retail and residential hub, with massive development happening. Thus providing the business owners at Sipra Icon with a ready clientele.

THOUGHTFUL PLANNING

A well planned complex, it is road facing on 2 sides with large shop windows getting your showroom / cafeteria / business premises great attraction from the busy highway.

With ample parking for both occupants & visitors, wide corridors, an elegant elevation and premium material specifications you are assured of a stellar business premises to start your business from.

SIPRA
icon
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SPECIFICATIONS

Structure & Wall Construction

- ◆ Earthquake resistance RCC framed structure design
- ◆ Internal & External masonry work with brick /block
- ◆ Internal wall finished with lathi & primer
- ◆ External wall with weather proof paint over double coat plaster

Electrification

- ◆ Sufficient electric point with concealed wiring along with modular switches.

Doors & Windows

- ◆ Flush door with both side laminate & safety locks for offices / M.S Rolling shutter with color for shops
- ◆ Powder coated aluminum sliding / glazing open able window

Flooring & wall cladding

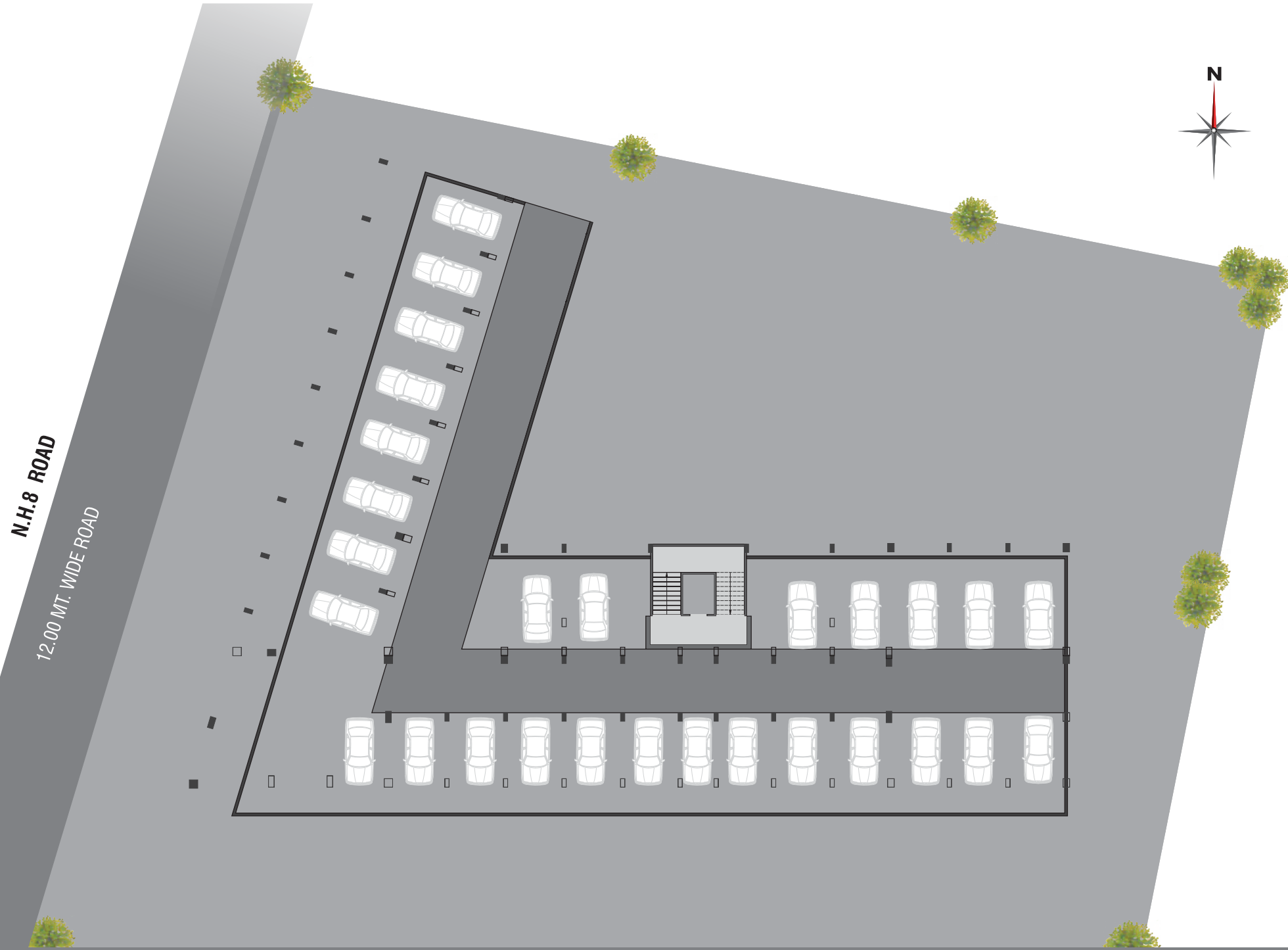
- ◆ Vitrified tile flooring with skirting in all units
- ◆ Natural stone / Vitrified tile flooring in common area



SPECIAL FEATURES

- ◆ Aesthetically designed building
- ◆ Well designed common washroom on each floor
- ◆ Excellent frontage with magnificent visibility
- ◆ Well designed seating arrangements on the ground floor with landscaping
- ◆ Two nos. Branded elevators
- ◆ Large Concrete / Paved instant parking on GF area with sufficient basement parking
- ◆ Anti termite treatment to the building

Basement
floor plan



Ground
floor plan

Area Table

Shop No	Carpet Area	Super B-area
1	449.5	745.0
2	449.5	745.0
3	470.0	780.0
4	263.4	440.0
5	263.4	440.0
6	248.9	415.0
7	248.9	415.0
8	263.4	440.0
9	263.4	440.0
10	263.4	440.0
11	263.4	440.0
12 - A	258.4	430.0
12 - B	285.6	475.0
14	270.6	450.0
15	269.6	450.0
16	263.4	440.0
17	263.4	440.0
18	263.4	440.0
19	263.4	440.0
20	263.4	440.0
21	263.4	440.0
22	263.4	440.0

Area in sq.ft.



First floor plan

Area Table		
Shop No	Carpent Area	Super B-area
101	703.3	1160.0
102	485.0	800.0
103	485.0	800.0
104	285.0	470.0
105	285.0	470.0
106	245.0	405.0
107	245.0	405.0
108	285.0	470.0
109	285.0	470.0
110	285.0	470.0
111	245.0	405.0
112 - A	250.6	415.0
112 - B	276.8	460.0
114	232.2	385.0
115	285.0	470.0
116	285.0	470.0
117	285.0	470.0
118	285.0	470.0
119	285.0	470.0
120	285.0	470.0
121	285.0	470.0
122	413.3	680.0
123	708.0	1175.0
124	494.0	820.0

Area in sq.ft.



Second floor plan

Area Table		
Shop No	Carpent Area	Super B-area
201	420.3	700.0
202	280.0	465.0
203	280.0	465.0
204	280.0	465.0
205	280.0	465.0
206	448.0	745.0
207	280.0	465.0
208	280.0	465.0
209	280.0	465.0
210	280.0	465.0
211	280.0	465.0
212-A	280.0	465.0
212-B	254.1	420.0
214	444.1	740.0
215	253.6	420.0
216	283.7	470.0
217	283.7	470.0
218	283.7	470.0
219	283.7	470.0
220	283.7	470.0
221	283.7	470.0
222	479.5	800.0
223	130.3	215.0
224	173.7	300.0
225	173.7	300.0
226	173.7	300.0
227	260.6	435.0
228	173.7	300.0
229	173.7	300.0
230	173.7	300.0
231	309.0	515.0

Area in sq.ft.



Third floor plan

Area Table		
Shop No	Carpet Area	Super B-area
301	420.3	700.0
302	280.0	465.0
303	280.0	465.0
304	280.0	465.0
305	280.0	465.0
306	448.0	745.0
307	280.0	465.0
308	280.0	465.0
309	280.0	465.0
310	280.0	465.0
311	280.0	465.0
312-A	280.0	465.0
312-B	254.1	420.0
314	444.1	740.0
315	253.6	420.0
316	283.7	470.0
317	283.7	470.0
318	283.7	470.0
319	283.7	470.0
320	283.7	470.0
321	283.7	470.0
322	479.5	800.0
323	130.3	215.0
324	173.7	300.0
325	173.7	300.0
326	173.7	300.0
327	260.6	435.0
328	173.7	300.0
329	173.7	300.0
330	173.7	300.0
331	309.0	515.0

Area in sq.ft.



Fourth floor plan

Area Table		
Shop No	Carpet Area	Super B-area
401	420.3	700.0
402	280.0	465.0
403	280.0	465.0
404	280.0	465.0
405	280.0	465.0
406	448.0	745.0
407	280.0	465.0
408	280.0	465.0
409	280.0	465.0
410	280.0	465.0
411	280.0	465.0
412-A	280.0	465.0
412-B	254.1	420.0
414	444.1	740.0
415	253.6	420.0
416	283.7	470.0
417	283.7	470.0
418	283.7	470.0
419	283.7	470.0
420	283.7	470.0
421	283.7	470.0
422	479.5	800.0
423	130.3	215.0
424	173.7	300.0
425	173.7	300.0
426	173.7	300.0
427	260.6	435.0
428	173.7	300.0
429	173.7	300.0
430	173.7	300.0
431	309.0	515.0

Area in sq.ft.





Key Plan



Developers



Site: At Kapurai Chowkdi,
Next to N.H.8 Overbridge, Vadodara.

Ph.: +91 81412 10092, 99245 11244
Email: sipra_realty@yahoo.com



Architect:

Structural Consultant: Chetan Kambad

Payment Schedule: (Offices)

30% Booking | 10% On Casting of Basement Slab (Plinth) | 10% On Casting of G.F. Slab | 10% On Casting of 1st Floor Slab | 10% On Casting of 2nd Floor Slab | 10% On Casting of 3rd Floor Slab | 10% On Casting of 4th Floor Slab
5% Masonry & Plaster | 5% One Month Before Possession

Payment Schedule: (Shops)

30% Booking | 20% On Casting of Basement Slab (Plinth) | 20% On Casting of G.F. Slab | 20% On Casting of 1st Floor Slab | 5% Masonry & Plaster | 5% One Month Before Possession

Terms & Conditions: 1.The following will be charged extra in advance/ as per government norms: (a) Stamp Duty & Registration Charges. (b) Service Tax (as actual), VAT or any such additional government taxes if applicable in future. (c) Maintenance Deposit, (d) Electrical Infrastructure Charge and Deposit for New Electric Connection. 2. If any new tax applicable by Central or State Government in future, it will be borne by the buyers/ members. 3. Possession will be given only after one month of settlement of all accounts. 4. Continuous default in payments leads to cancellation. 5. In case of cancellation of any unit, an amount of Rs. 1 Lac (Retail) & Rs. 30,000 (Office) + Amount of extra work (if any), will be deducted towards Administrative Charges from the Refund Amount (After Getting New booking for the same). 6. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. 7. In case of delay in water supply, light connection, drainage work by the concerned authority, developers will not to be responsible. 8. Buyer's are not allowed to do any external change in elevation of the building. 9. Internal changes will only be permitted with prior permission. 10. Outdoor AC units will be fitted as per provision provided in the designated place by the architect. 11. Terrace rights will exclusively lie with the developer & balance FSI at present or in future shall solely lie with the developers. 12. This brochure is for information purpose only. It does not form a part of the agreement or any legal document. 13. The developer retains the right to alter the specification without any consent of the member.