

mind
in the
cloud



mind
in the
cloud



*ARTISTIC IMPRESSION

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.



*ARTISTIC IMPRESSION

the
world is
quiet
here



*ARTISTIC IMPRESSION

spread
your wings
and fly...

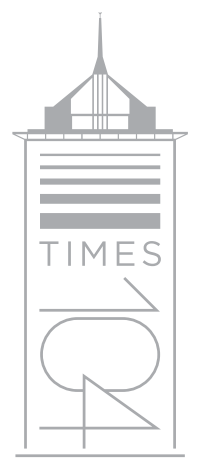


*ARTISTIC IMPRESSION



tell me
something
nice...

*ARTISTIC IMPRESSION



live in the sky

an iconic experience...

let's feel it..

every apartment have a **ICONIC HEIGHT**

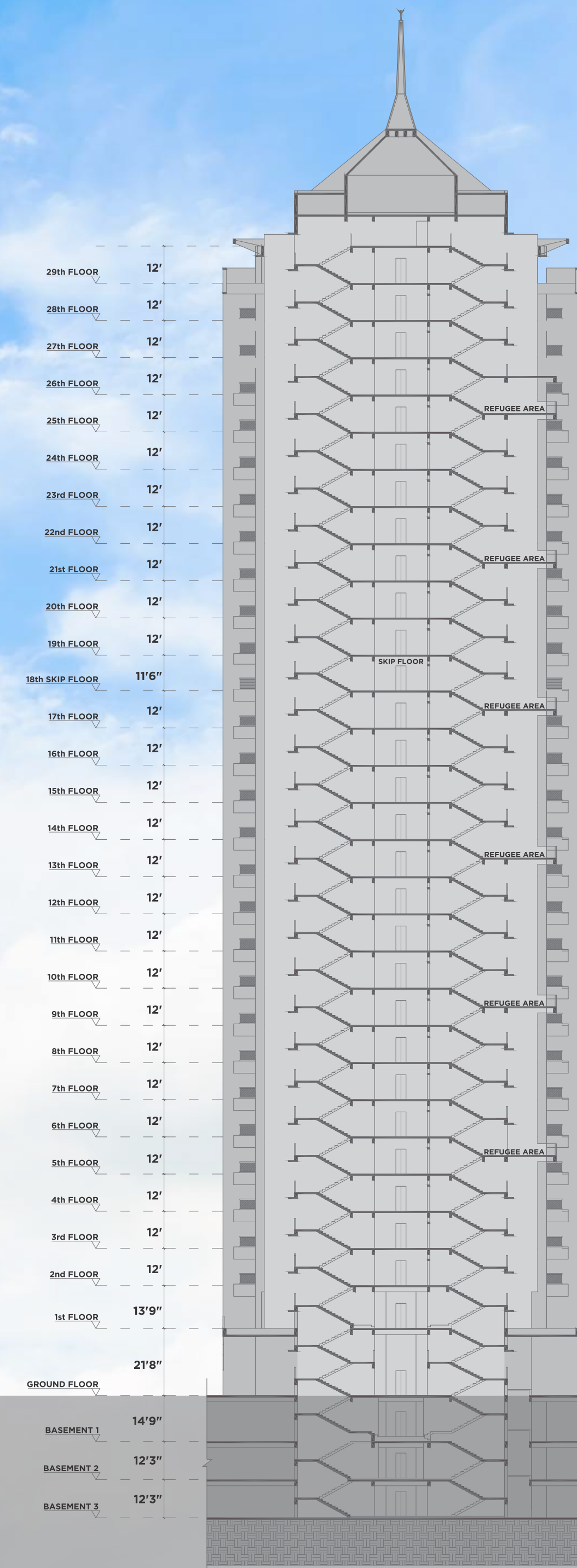
This is not just 29 storeys; it is a reflective of 29 stories. Your dreams are brought here to reality.

Come here to the ultimate escape, we are the writers who word your fictions to reality, the reason for your celebration and the address to your home.

This place is sheer a flattery to you with all the exclusive amenities which are inclusive of banquet hall, swimming pool, splash pool, gym, mini theatre, jacuzzi, spa, guest room, gazebo, café area and many more.

Allow yourself to have the best of the class experience, the ultimate nostalgia to behold for a lifetime and view to look above them all.

With the elevation in the height of your home, experience the ultimate escalation of your lifestyle.



ground floor plan

TOWARDS S.K. FARM



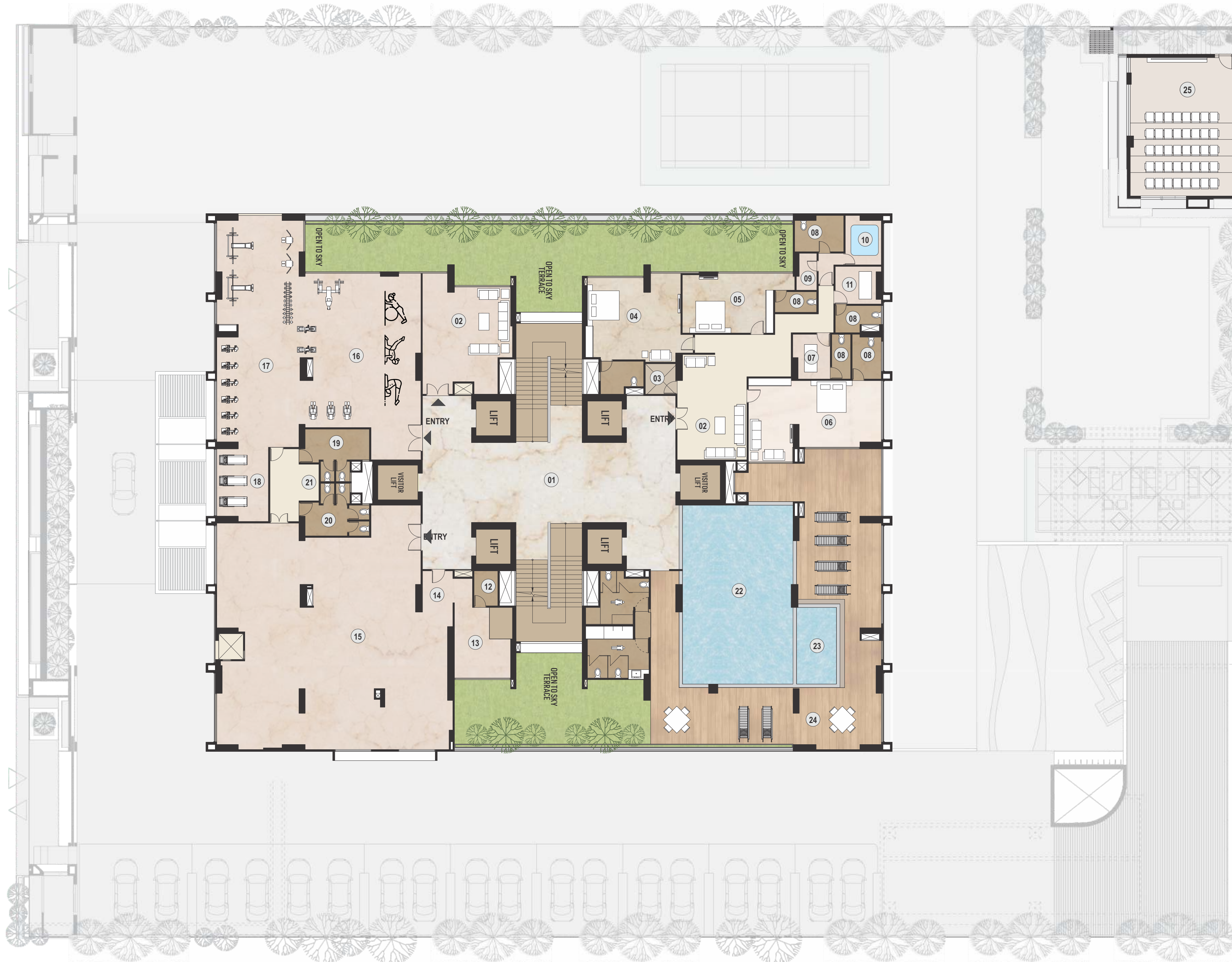
TOWARDS RAJPATH CLUB

- | NO. | LEGENDS |
|-----|--|
| 1 | ENTRANCE GATE |
| 2 | SECURITY CABIN |
| 3 | ENTRANCE SCENT GARDEN COURT |
| 4 | SCHOOL DROP UP POINT |
| 5 | DOUBLE HEIGHT ENTRANCE PORCH |
| 6 | DOUBLE HEIGHT ENTRANCE FOYER |
| 6A | WAITING LOUNGE |
| 7 | LIFT LOBBY |
| 8 | GAME ZONE |
| 9 | SEMI COVERED SEATING AREA WITH LANDSCAPE |
| 10 | CHILDREN PLAY AREA |
| 11 | PARTY LAWN |
| 12 | GAZEBO |
| 13 | SENIOR CITIZEN HANGOUT SEATING WITH UMBRELLA |
| 14 | YOGA ROOM |
| 15 | MULTIPURPOSE COURT |
| 16 | HARDSCAPE GARDEN |
| 17 | COVERED PARKING |
| 18 | VISITOR PARKING |
| 19 | DRIVER LOUNGE |
| 20 | CONTROL ROOM FOR SECURITY & FIRE CONTROL & BUILDING MANAGEMENT SYSTEM ROOM |
| 21 | TODDLERS ROOM |
| 22 | SWING |
| 23 | DISASTER SURVEILLANCE ROOM |
| 24 | METER ROOM |
| 25 | SPACE FOR DG SET |
| 26 | ELECTRIC SUBSTATION |
| 27 | HT ROOM |



DN TO BASEMENT

first floor plan



LEGENDS

- 01 AMENITIES ENTRY FOYER
- 02 RECEPTION & WAITING LOUNGE
- 03 STORE ROOM
- 04 GUEST ROOM-1
- 05 GUEST ROOM-2
- 06 GUEST ROOM-3
- 07 MASSAGE ROOM-1
- 08 TOILET
- 09 STEAM
- 10 JACUZZI
- 11 MASSAGE ROOM-2
- 12 STORE
- 13 KITCHEN
- 14 SERVICE ENTRY FOR KITCHEN
- 15 BANQUET HALL
- 16 AEROBICS
- 17 GYM
- 18 TREADMIL
- 19 GENTS TOILET
- 20 LADIES TOILET
- 21 DRINKING WATER
- 22 SWIMMING POOL
- 23 SPLASH POOL
- 24 WOODEN DECK
- 25 MINI THEATRE





SCHOOL DROP UP POINT



DOUBLE HEIGHT ENTRANCE PORCH



HARDSCAPE GARDEN



CHILDREN PLAY AREA



GAZEBO



SENIOR CITIZEN HANGOUT



MULTIPURPOSE / BANQUET HALL



SECURITY CABIN



SEATING WITH UMBRELLA



CAFE AREA



DRIVER LOUNGE



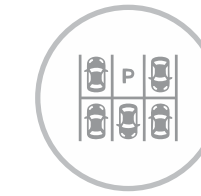
SKATING RINK



LIBRARY



PARTY LAWN



COVERED PARKING



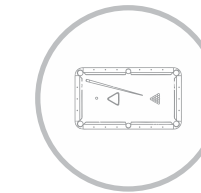
3 GUEST BEDROOM



SEMI COVERED SEATING AREA WITH LANDSCAPE



JACUZZI



POOL TABLE



CARD | CHESS CARROM



GYM



SWIMMING POOL / SPLASH POOL



GAME ZONE AND CAFE



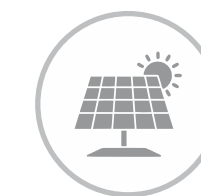
TABLE TENNIS



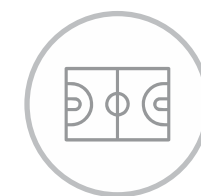
STEAM ROOM



MINI THEATER



SOLAR PANEL AT ROOFTOP



MULTIPURPOSE COURT

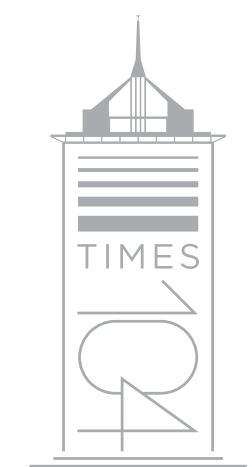
amenities

typical
layout plan

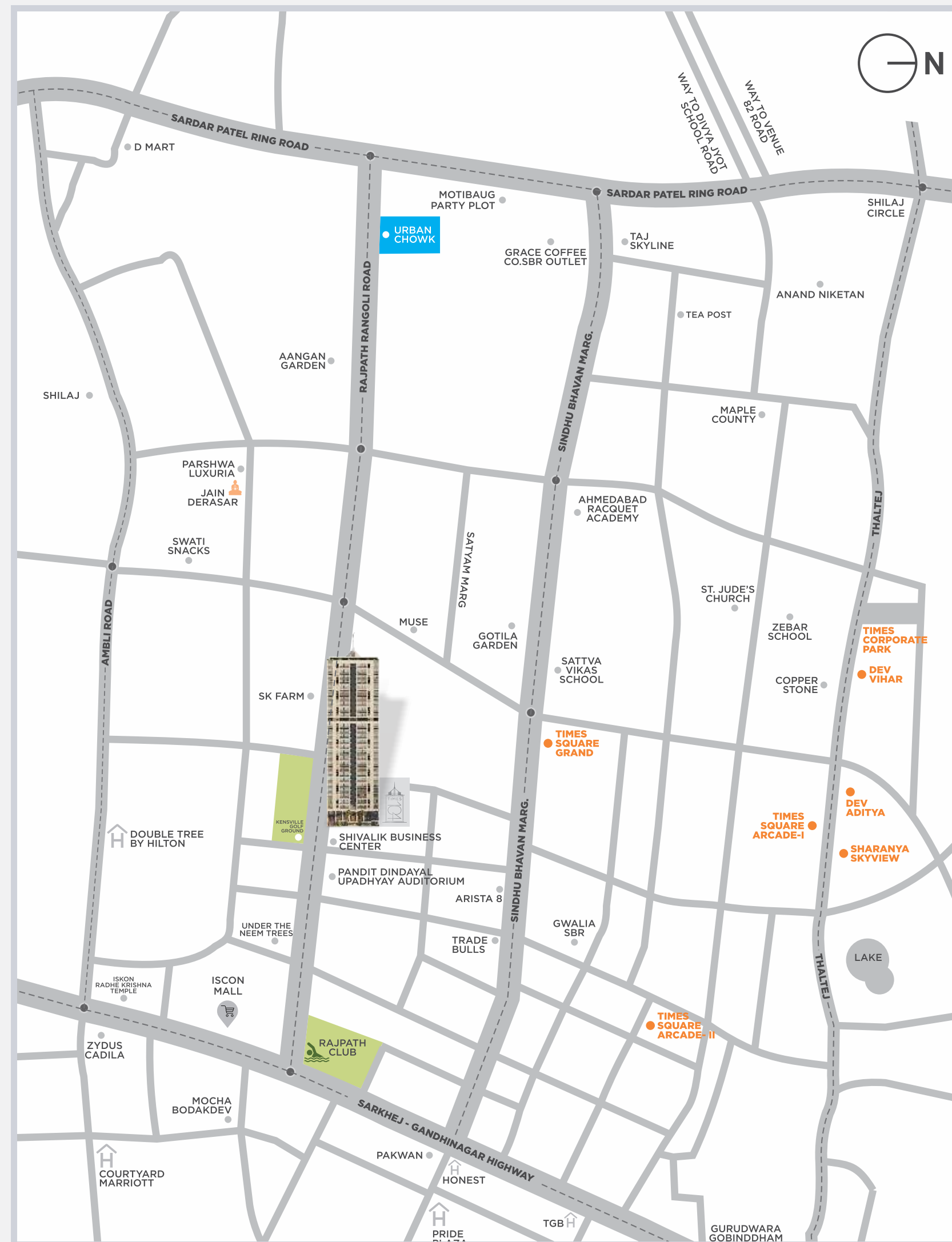




4 bhk
unit plan



keyplan



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 changes, 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.

SALIENT FEATURES

- STAND ALONE TOWER.
- **VASTU COMPLIANCE**
- **446 FEET HEIGHT** OF ICONIC TOWER.
- **40 FEET OPEN AT 3 SIDES & 75 FEET BACK SIDE MARGIN.**
- MAIN GATE WITH SECURITY CABIN & **AUTOMATED BOOM BARRIER.**
- **3 AMPLE** BASEMENT PARKING.
- **4 UNITS** IN EACH FLOOR.
- EXCLUSIVE 104 UNITS INCLUDE 4 LIMITED **LAVISH PENT HOUSE.**
- **21 FEET DOUBLE HEIGHT ENTRANCE** FOYER AT GROUND FLOOR.
- COMMON **3 GUEST / SUITE BED ROOMS** AT PODIUM FLOOR.
- **12 FEET HEIGHT** SLAB TO SLAB.
- **INDIVIDUAL LIFT** FOR EACH UNIT.
- 4 HIGH SPEED ELEVATORS & **2 EXCLUSIVE SERVICE ELEVATORS**
- **SERVANT ROOM** FOR EVERY UNIT.
- **8 FEET** ALL DOORS HEIGHT.
- ALL EXTERNAL WALL IN **R.C.C.**
- ALL UNITS HAVE **INDIVIDUAL WALL.**
- **PERSONAL FOYER** FOR EACH UNIT.
- **COLUMN LESS AREA** OF DRAWING/LIVING/DINNING ROOM.
- **SOLAR PANEL FOR ROOF-TOP** GENERATES CLEAN ENERGY FOR COMMON UTILITY.
- 18TH FLOOR **SKIP FLOOR.**
- COMMON TERRACE AT ROOF-TOP WITH **SEATING AREA AT 446 FEET HEIGHT.**
- **V.R.V. PACKAGED** UNITS FOR AIR CONDITIONERS.
- **GARBAGE SHAFT** FOR EVERY UNIT.
- **JAIN DERASAR** WITHIN 1.5 KM



specification



FLOORING

- ITALIAN MARBLE FLOORING IN THE DRAWING, LIVING, DINING & KITCHEN.
- VITRIFIED TILES IN ALL BEDROOMS & STORE AREAS.
- ANTI SKID RUSTIC TILE FLOORING FOR DECK.



KITCHEN

- PLATFORM-MIRROR POLISHED GRANITE WITH S.S.SINK CERAMIC TILE DADO UP TO THE LINTEL LEVEL.
- KOTA STONE SHELVES IN THE STORE ROOM.



BATHROOMS

- VITRIFIED / CERAMIC / GLAZED TILES DADO UP TO THE LINTEL LEVEL.
- GRANITE / COMPOSITE MARBLE BASIN COUNTERS AND WASH BASINS.
- DOOR FRAME POLISHED STONE OR GRANITE.



DOORS & WINDOWS

- MAIN ENTRANCE WOODEN DOOR & OTHER BEDROOMS FLUSH DOORS.
- DOOR FRAME TEAK OR EQUIVALENT WOOD.
- WINDOWS SILL & JAMS POLISHED STONE OR GRANITE.
- WINDOWS ALUMINUM SECTIONS.



PLUMBING WORK

- C.P.V.C. / U.P.V.C. WATER SUPPLY PIPES & PVC PIPES FOR SOIL WASTE & DRAINAGE SYSTEMS.
- PLUMBING FITTINGS JAGUAR OR EQUIVALENT.
- SANITARY WARE JAGUAR OR EQUIVALENT.



WASH AREA

- ANTI-SKID FLOORING WITH DADO OF CERAMIC/GLAZED TILES UP TO SILL LEVEL.
- PROVISION FOR WASHING MACHINE WITH ELECTRIC AND PLUMBING POINT.



ELECTRICAL

- 3 PHASE CONCEALED WIRING
- ADEQUATE NUMBERS OF POINTS IN ALL ROOMS.
- BRANDED MODULAR SWITCHES.
- PROVISION FOR DTH AND INTERNET POINTS.
- PROVISION FOR ELCB.MCB DISTRIBUTION BOX.



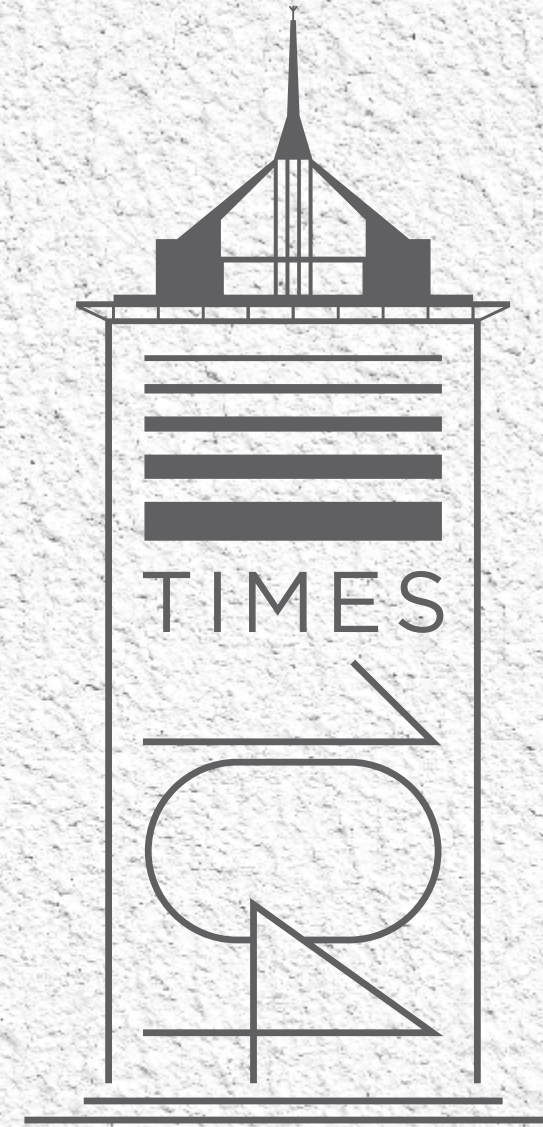
EXTERNAL & INTERNAL FINISHES

- EXTERNAL DOUBLE COAT MALA PLASTER WITH TEXTURE PAINT.
- INTERNAL SINGLE COAT MALA PLASTER WITH PUTTY FINISH.



VRV SYSTEM

- VRV AIR CONDITION SYSTEM IN DRAWING ROOM AND ALL BEDROOMS.



A PROJECT BY
TIMES INFRABUILD LLP.



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www.gujrera.gujarat.gov.in

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PR/GJ/AHMEDABAD/AHMEDABAD CITY/AHMEDABAD MUNICIPAL CORPORATION/RN64AAA09964/060622

ARCHITECT



STRUCTURE



MEP CONSULTANT

