

STELLAR

— AT SBR —

R E T A I L & W O R K S P A C E S



DESIGN CONCEPT

STELLAR is designed as a composition of rectilinear volumes with a long frontage along an arterial city road in Bodakdev in Ahmedabad. Retail spaces occupy the lower 3 levels with offices at the 4 floors above. Stepping back gradually & intermittently north facing terraces front some of the offices.

An abstractly composed 2 level office punctuates the rectilinear composition at the road junction on the North West corner.

The juxtaposition of rectangular and abstract volumes creates a unique building that will redefine the way office spaces are perceived whilst becoming a landmark for the city.

ABOUT SANJAY PURI ARCHITECTS

Sanjay Puri Architects since 1992 has won 65 international awards including 7 World Architecture Festival Awards, 3 Chicago Athenaeum Museum of Architecture & Designs International Architecture Awards, 4 A+ Architizer New York Awards, 3 Hospitality Design New York Awards, 2 SARA (Society of American Registered Architects) Awards & 14 MIPIM Architecture Review Future Projects Awards in Cannes. They are the only Indian architectural firm to have won several of these awards.

Sanjay Puri Architects have won projects in Spain, Montenegro, Mauritius, Dubai, Canada & the USA and are acclaimed internationally.

The firm believes in exploring spatial relationships innovatively and evolving contextual sustainable design solutions.

A man in a dark suit stands with his back to the camera on a balcony, looking out over a dense city skyline. The scene is in black and white, with a hazy atmosphere. The balcony has a glass railing. The city buildings are reflected on the floor of the balcony.

LOCATION

ABOUT SINDHU BHAVAN ROAD

Sindhu Bhavan Road acronymed **SBR**, is developing rapidly over the years and investors are seeking huge interest over this development. SBR is a model development road for the municipal corporation and even today serves as a spine connecting SG Highway to the SP Ring Road. Adding to these factors, especially ease of access, it has witnessed rapid growth of premium residential projects with great demand and inhabitation. With Clubs, Restaurants, Party Plots, Cafes, all sorts of nearest highend retail along with individual corporate houses and small to large offices, SBR is poised to grow and become a perfect destination for retail & work space location.



BRINGING A DIFFERENCE IN FAMILIAR SPACES

STELLAR

Wonderful, better than everything else, stellar is a word of praise or excitement. Besides being our debut and prime commercial project, It stellar is poised to be your star as well. Whether as an investment for your business venture or for your future, 'Stellar' is literally Stellar By Design.

DESIGN CENTRIC

Stellar is a design response to the longer frontage site on SBR, which needed to be appropriately leveraged. At Suvudha, our belief and trust in design itself is large and 'Stellar' is an example that abides by it. Roping in one of the global acclaimed architects, developing a structural design to give maximum to the end user, encourage a different but relevant aesthetic while creating a bold statement.

THE RIGHT IDEA AT THE RIGHT LOCATION



RETAIL & WORK SPACES

7 LEVELS

2 BASEMENTS

54 RETAIL SHOWROOMS

98 WORK SPACES

18 WORK SUITS

FLAT SLAB STRUCTURE

CAFETERIA

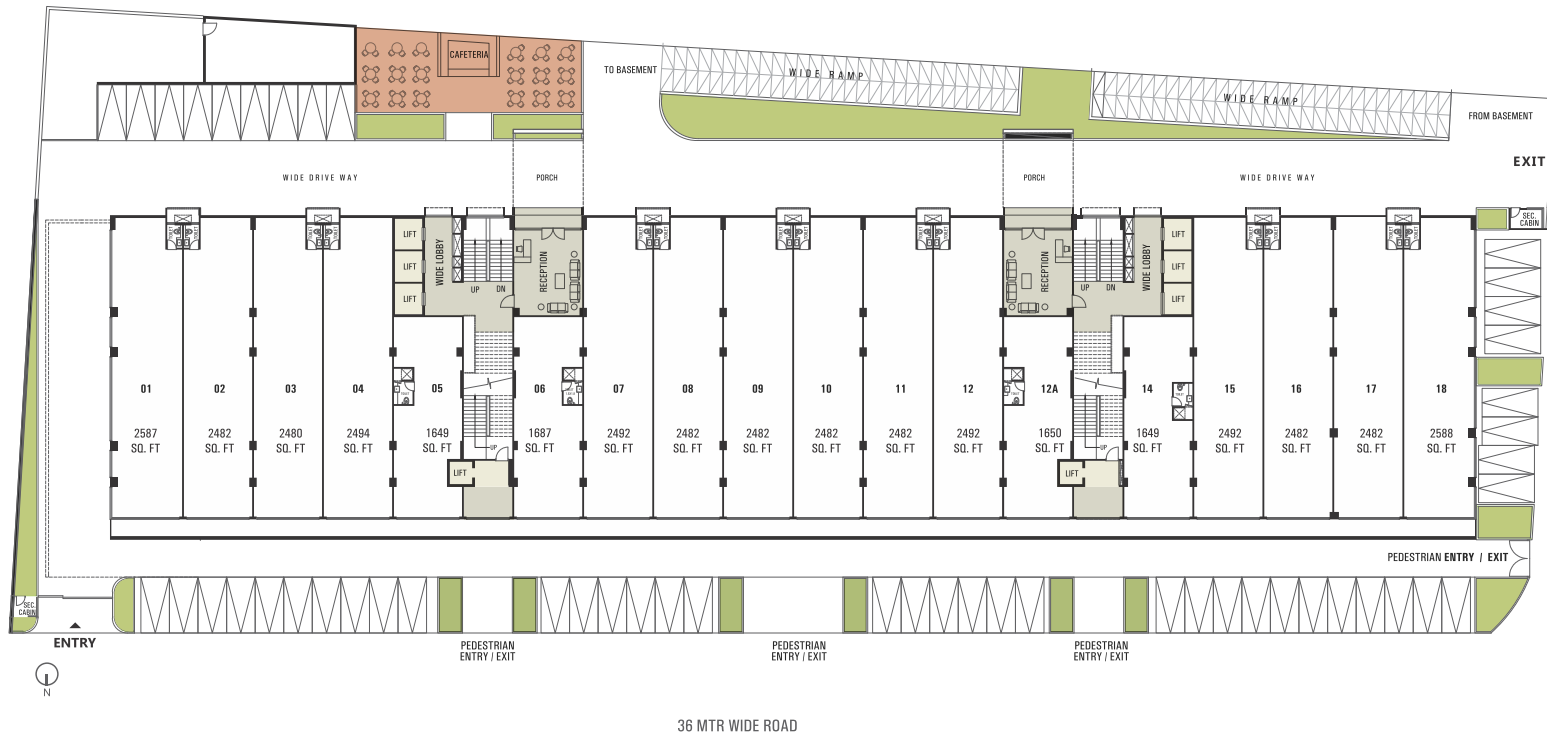


“ PEOPLE ARE ALWAYS GOING TO GO SHOPPING.
A LOT OF OUR EFFORT IS JUST:
HOW DO WE MAKE THE
RETAIL EXPERIENCE A GREAT ONE? ”
- PHILIP GREEN

R E T A I L

As a seller of product or experience, stellar offers you location, visibility, convenience and comfort to your customer and most importantly, a stature by being a part of an architectural icon that stellar is.

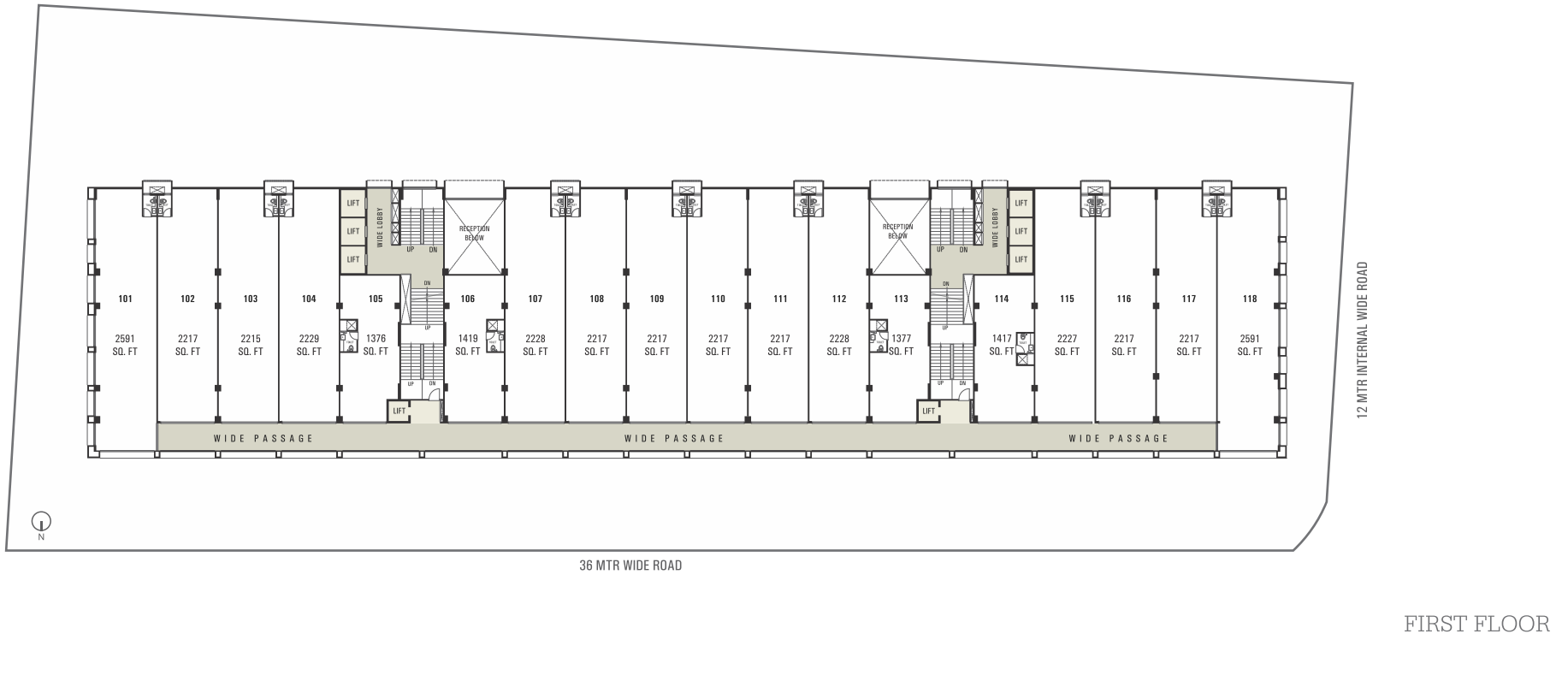
ALL 3 LEVEL RETAIL WITH DIRECT ENTRY FROM 36 MTR ROAD | LEASING OPTIONS AVAILABLE



12 MTR INTERNAL WIDE ROAD

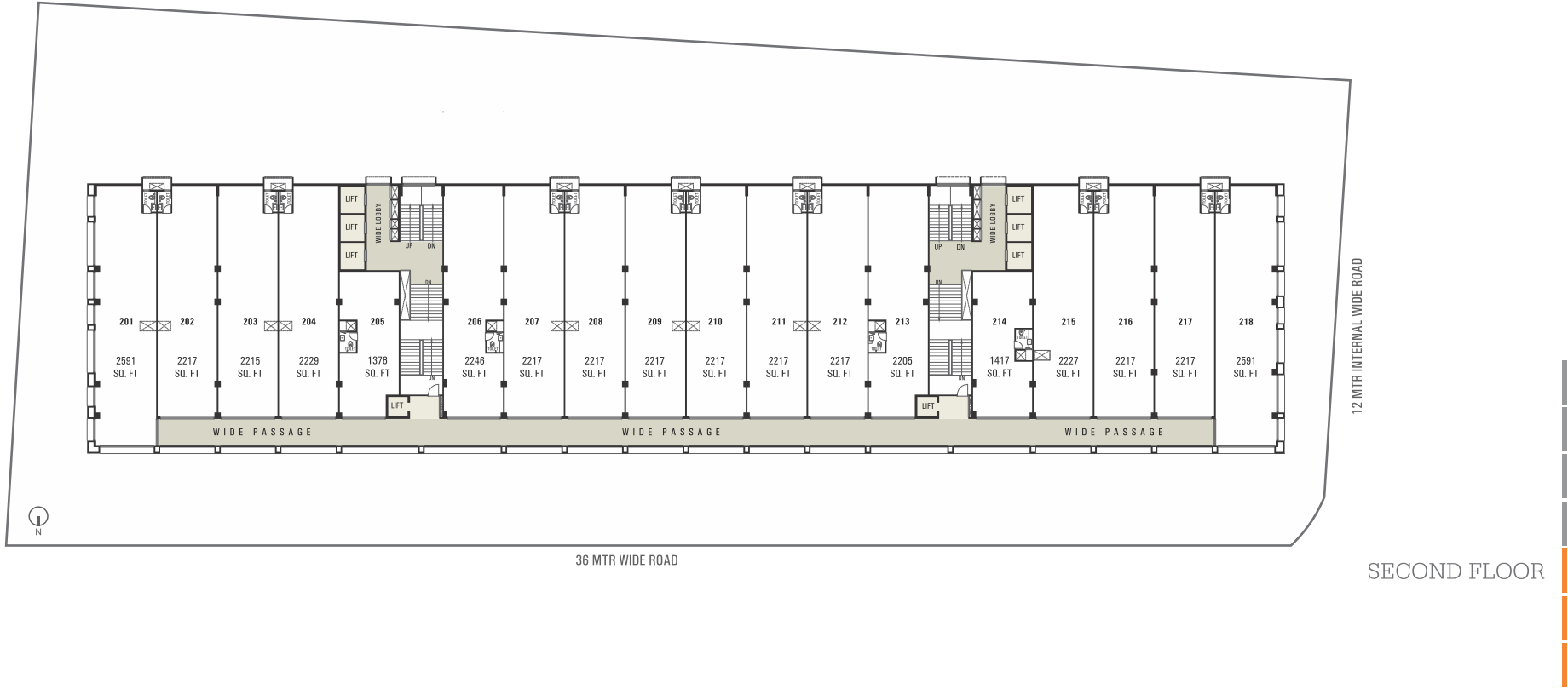
GROUND FLOOR

ALL 3 LEVEL RETAIL WITH DIRECT ENTRY FROM 36 MTR ROAD | LEASING OPTIONS AVAILABLE



FIRST FLOOR

ALL 3 LEVEL RETAIL WITH DIRECT ENTRY FROM 36 MTR ROAD | LEASING OPTIONS AVAILABLE



SECOND FLOOR



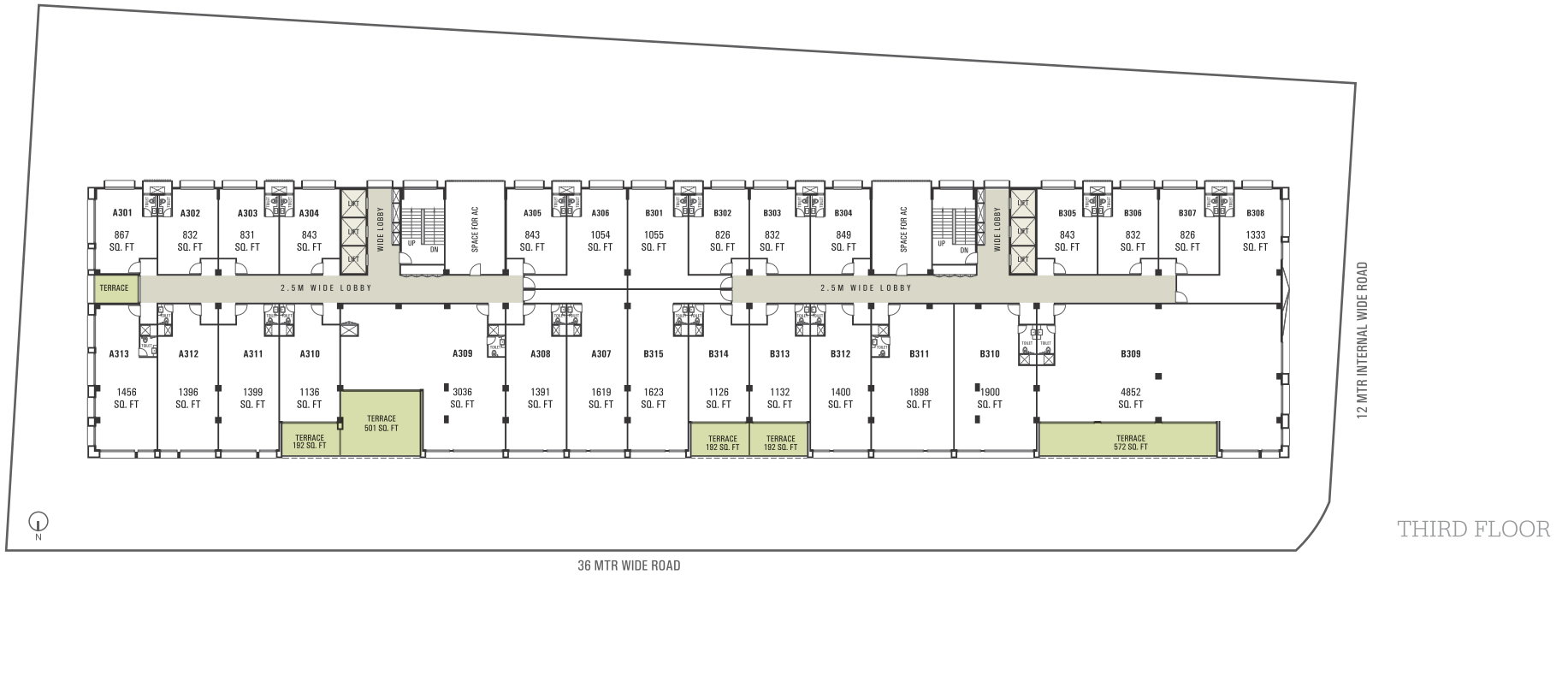


“ WHO LIKES NOT HIS BUSINESS,
HIS **BUSINESS LIKES** NOT HIM. ”
- WILLIAM HAZLITT

W O R K S P A C E S

Which ever business that you are in, be it a large corporate, a family- owned business, a small start-up or your first entrepreneurial venture your choice of your work space directly reflects your future vision of your business. And then your business maybe in any sector : finance, stocks, consulting, trading or manufacturing, stellar gives you more in alignment to your long term goal.

EXCLUSIVE 18 WORK SPACES WITH TERRACE



THIRD FLOOR

EXCLUSIVE 18 WORK SPACES WITH TERRACE



FOURTH FLOOR

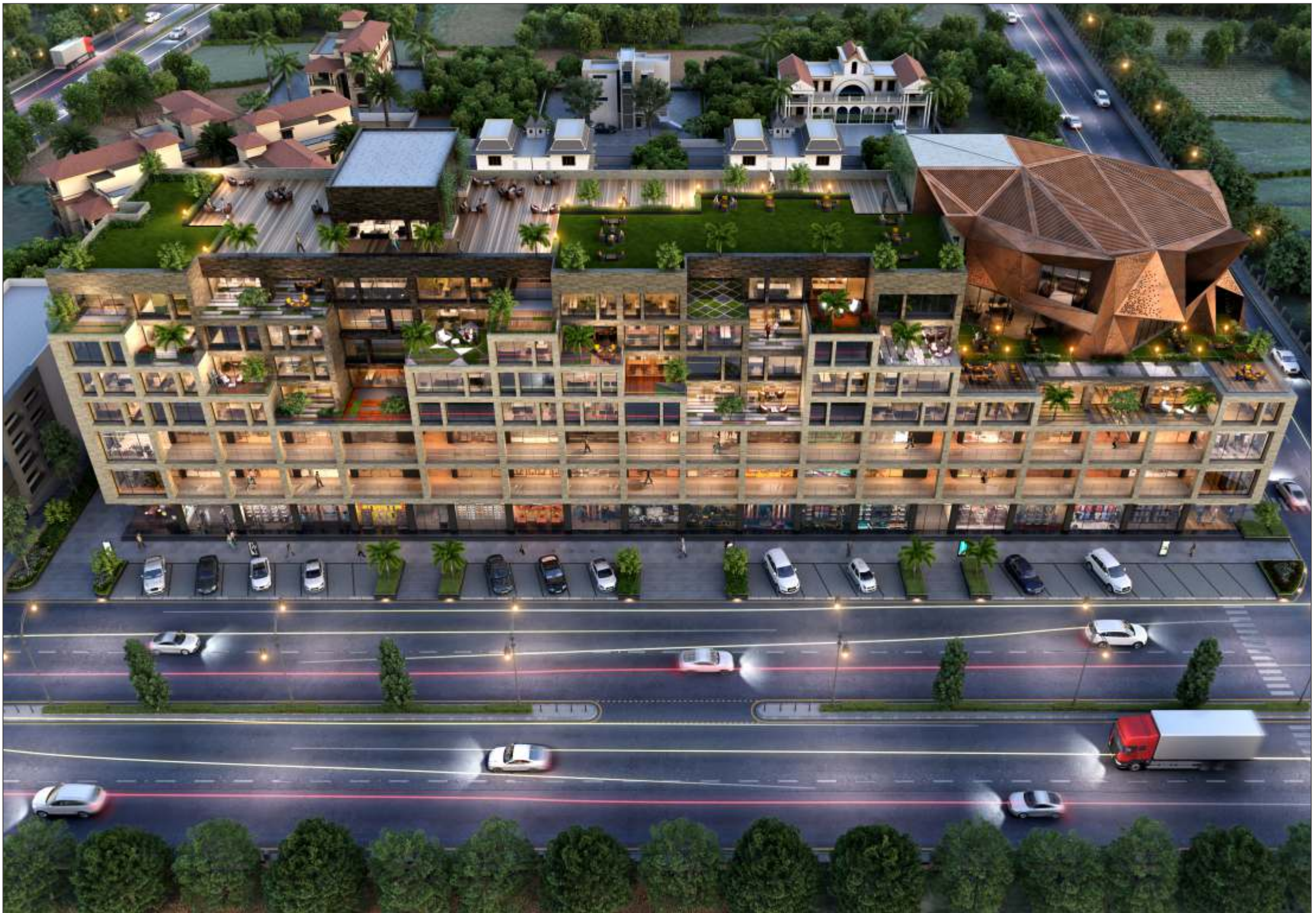
EXCLUSIVE 18 WORK SPACES WITH TERRACE

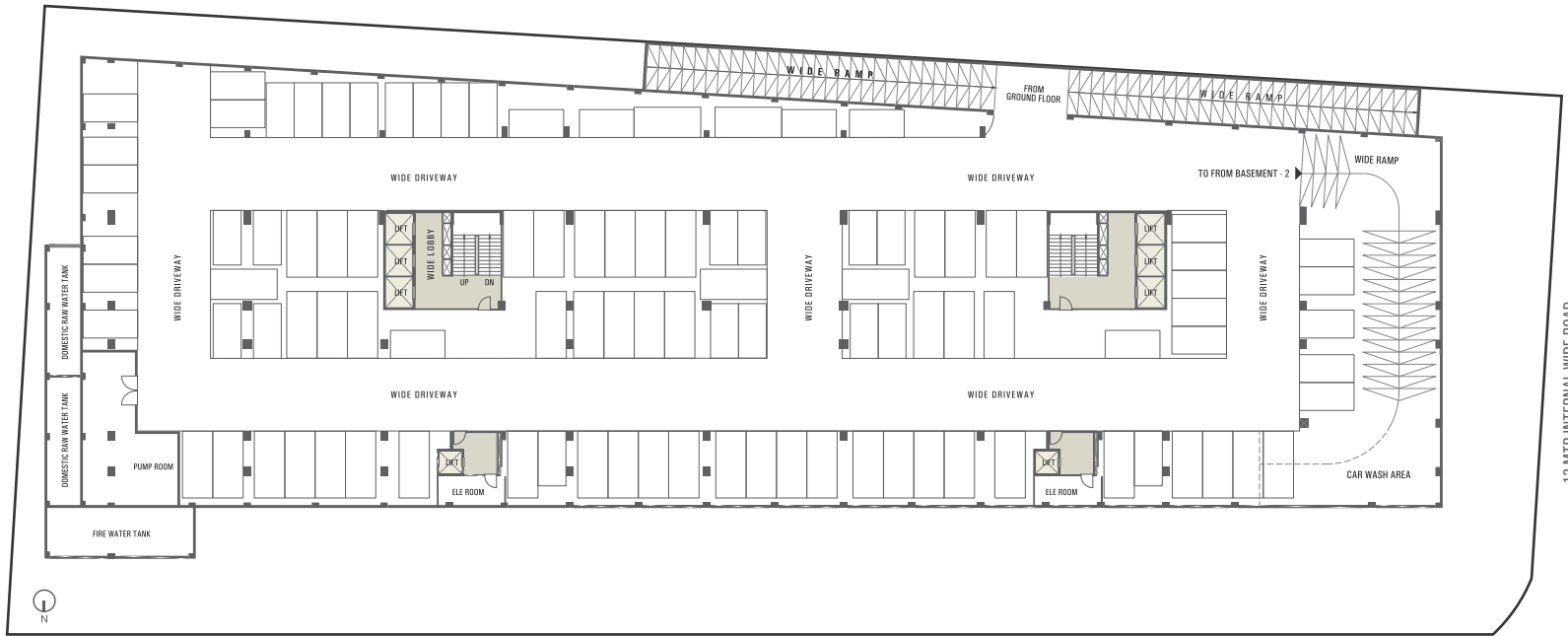


FIFTH FLOOR

EXCLUSIVE 18 WORK SPACES WITH TERRACE



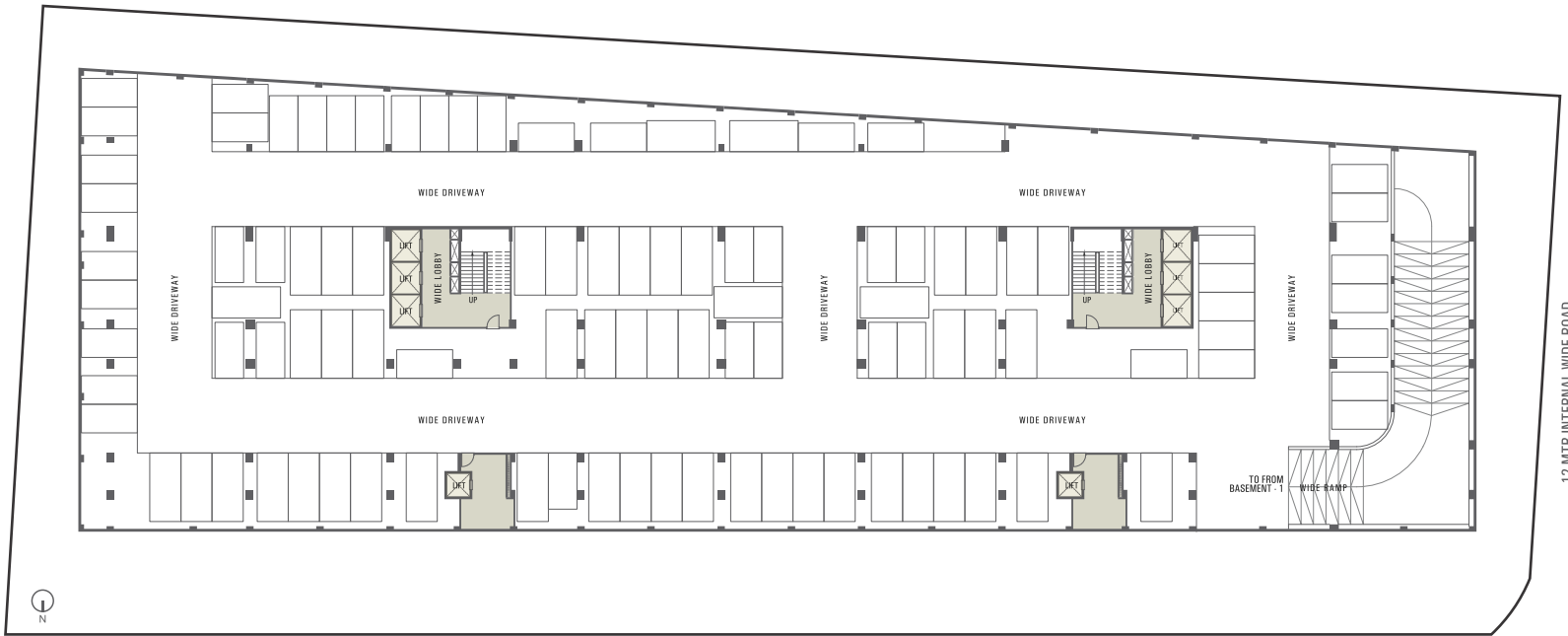




36 MTR WIDE ROAD

12 MTR INTERNAL WIDE ROAD

BASEMENT -1



36 MTR WIDE ROAD

12 MTR INTERNAL WIDE ROAD

BASEMENT-2



FLAT SLAB CONSTRUCTION

LONGER SPANS : Reduces number of columns: Greater planning flexibility

BEAM-LESS CEILING

MAXIMUM USAGE OF INTERNAL FLOOR HEIGHT

LARGER COLUMN SPANS FOR EFFECTIVE PLANNING



CENTRALLY LOCATED STELLAR'S STAR FEATURES

ARCHITECTURAL

AMPLE NATURAL LIGHT & VENTILATION

FLAT PLATE STRUCTURE WITH 36' COLUMN GRID

EXCLUSIVE ENTRY, ELEVATOR & STAIRWAY

8 HIGH SPEED ELEVATORS

INDOOR & OUTDOOR SEATING AREAS

CAFETERIA OFFERING AN ECLECTIC MIX OF CULINARY DELIGHTS

TWO LEVEL BASEMENT

27 ft DOUBLE HEIGHT FOYER FOR WORK SPACES

ADEQUATE VISITOR PARKING

SAFETY & SECURITY

24 HOUR SECURITY PERSONNEL

FIRE SAFETY SYSTEM

SAFETY SIGNAGES

CCTV CAMERAS & SECURITY ALARM SYSTEM

Disclaimer : • AMC/AUDA, AEC, Legal etc charges would be charged extra. • Stamp duty & Registration charges would be charged extra.
• Service tax or any such additional taxes would be charged extra. • Internal changes would be permitted at extra cost and with prior permission and no external changes would be permitted.
• Any additional FSI at present or in future would be availed by the developer and no member would claim any right for the same.
• Plans, specifications and features subject to change without notice. ! This is not a sales prospectus. For private circulation only!







VALUES

Honesty and Integrity: We always do what is right, fair, and ethical.

Communication: We share appropriate information in an honest and open manner.

Respect: We are considerate of others through the use of appropriate behavior.

Teamwork: We encourage and reward teamwork.

Quality: We strive for professional excellence to the highest standards possible consistent with the goals of the project.

Attitude: We are positive, enthusiastic, and have a vibrant spirit.

Entrepreneurial: We encourage creativity, flexibility, and innovative approaches to our work.

Leadership/Initiative: We lead by example. Our actions speak louder than words.

Professional Development and Personal Skills: We advance our talents and skills to their fullest potential (as individuals, as professionals and as managers of others.)

Accountability: We are responsible for our actions and understand their impact on others.

Customer Satisfaction: We strive to exceed the expectations of our customers (internally and externally) by anticipating, understanding and responding appropriately to their needs.

VISION & MISSION

VISION

Suvidha Projects is a regional, full-service real estate development and management company. Our objective is to be a profitable leader in commercial, retail and residential real estate. We will serve our customers' needs and will consistently produce and manage developments of lasting value to the community. We recognize the need to be flexible, entrepreneurial, and aggressive, both as individuals and as a company. We believe in teamwork, innovation, professionalism, and long-term decision-making. We endeavour to preserve and enhance our reputation for integrity through all our actions.

MISSION

Customer Service: We direct all of our efforts toward our customers – both internally and externally- to understand, anticipate, and satisfy their needs and expectations in a timely, cost-effective and value-added manner both as a company and as individuals.

Initiative and Leadership: We encourage and reward entrepreneurial behaviour, leading by example, prudent risk-taking; and we seek to foster an atmosphere of respect and empowerment for all employees.

Communication: We will seek and share all information necessary and relevant to complete our jobs to the best of our ability.

Training and Development: We encourage and support all employees to realize their full professional potential. We will provide training and educational programs to develop technical, project management, interpersonal, communication, and leadership skills.

STELLAR TEAM

Current architecture in India continues to place emphasis on the necessity of providing large uninterrupted floor space, flexibility of internal layout, versatility of use and freedom of movement. All of these are facilitated by the use of post-tensioning in the construction of concrete floor slabs. Giving large clear spans, fewer columns and supports, and reduced floor thickness

PRINCIPAL ARCHITECT



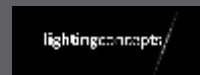
STRUCTURAL CONSULTANT



MEP CONSULTANT



FACADE & LIGHTING CONSULTANT



PROJECT CONTRACTOR



BRANDING CONSULTANT



12 MTR INTERNAL ROAD



STELLAR
— AT SBR —
RETAIL & WORK SPACES

ARMEIDA - SCREEN N SPICE

SINDHU BHAVAN ROAD (SBR)

S. G. HIGHWAY

THE GRAND BHAGAVATI

HONEST

PAKWAN

PETROL PUMP

ATITHI
RESTAURENT

WAY TO JUDGES BUNGALOW ROAD





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