



### Gokuldhm Developers

HN House, Next to Sahyadri Flats, Opp. Krishna Dairy,  
Above Old High Court Underpass, Navrangpura, Ahmedabad - 380 009.

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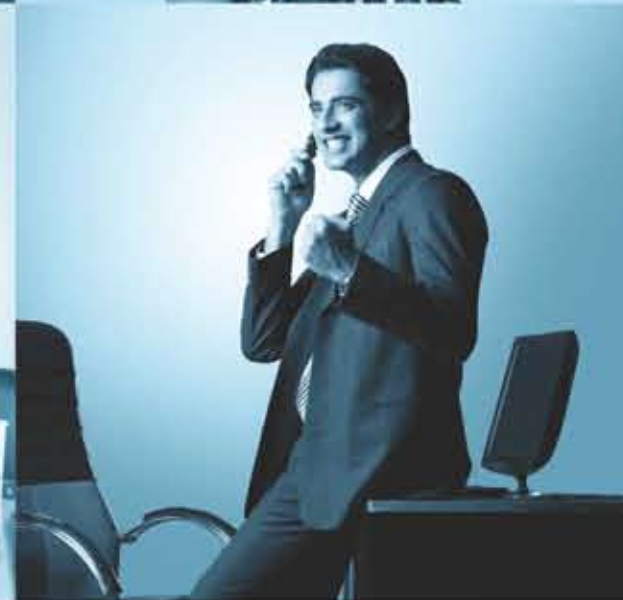
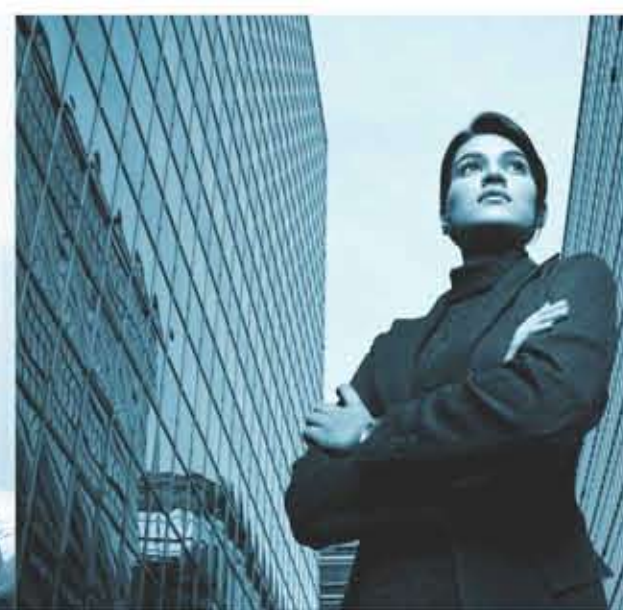


Shop  
Work Perform  
Achieve Share Earn  
Renew Expand Create Focus  
Create Focus

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Shop  
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Everything at one place



## The best of both the worlds

Ahmedabad city will soon witness a unique amalgam of retail and corporate space at **Titanium City Centre** by **HN SAFAL** and **Goyal & Co.**

### The Ultimate Business Location

Titanium City Centre is established to make your business grow in multiple folds. Located in the commercial hub, it's a one-stop haven for business networking. With hollow plinth, this twelve-storied new-age corporate centre is the ultimate business location.

### The Perfect Shopping Destination

Titanium City Centre is an excellent opportunity to establish your brand in an up-market area. Located in the most-happening area, it's a one-stop landmark for luxury shopping. With shops on the ground floor, the four-storied shopping complex is a must on the list of every high-end brand.



The project is developed by **Gokuldhams Developers**, a joint venture between the **HN SAFAL Group** and **GOYAL & CO.** Both the groups have a collective experience in delivering superlative Real Estate concepts to the customers. The joint venture is sure to create a revolution in the booming Ahmedabad Real Estate Industry. Good times have begun!!!



### Location

100 Feet Anandnagar Road, Satellite, close to Prahladnagar, which is one of the most plush areas in Ahmedabad.



Shop  
Work

# An answer to your needs

## Things that make you feel special

- Located in fully developed Satellite Area
- Close to Prahladnagar – most posh area in Ahmedabad
- Surrounded by Residential and Commercial Projects

## Office Complex

- Gymnasium with Latest Equipments
- Well appointed Conference Room with Projector Facilities
- Three Automatic Elevators for every Office Block
- Common Cafeteria



## Shopping Complex

- Beautifully decorated Central Atrium in the Shopping Complex
- Office Buildings with Air-conditioned Entrance Foyer & Lounge Area
- Generator Back-up for Common Utilities
- Common Toilet Facility with Access Control
- Convenient Provision for AC Outdoor Units
- Five Automatic Elevators & Eight Automatic Escalators
- Ample Parking Spaces for Members and Visitors
- Lush Green Neighbourhood with Beautiful Landscaping



Enjoy Earn

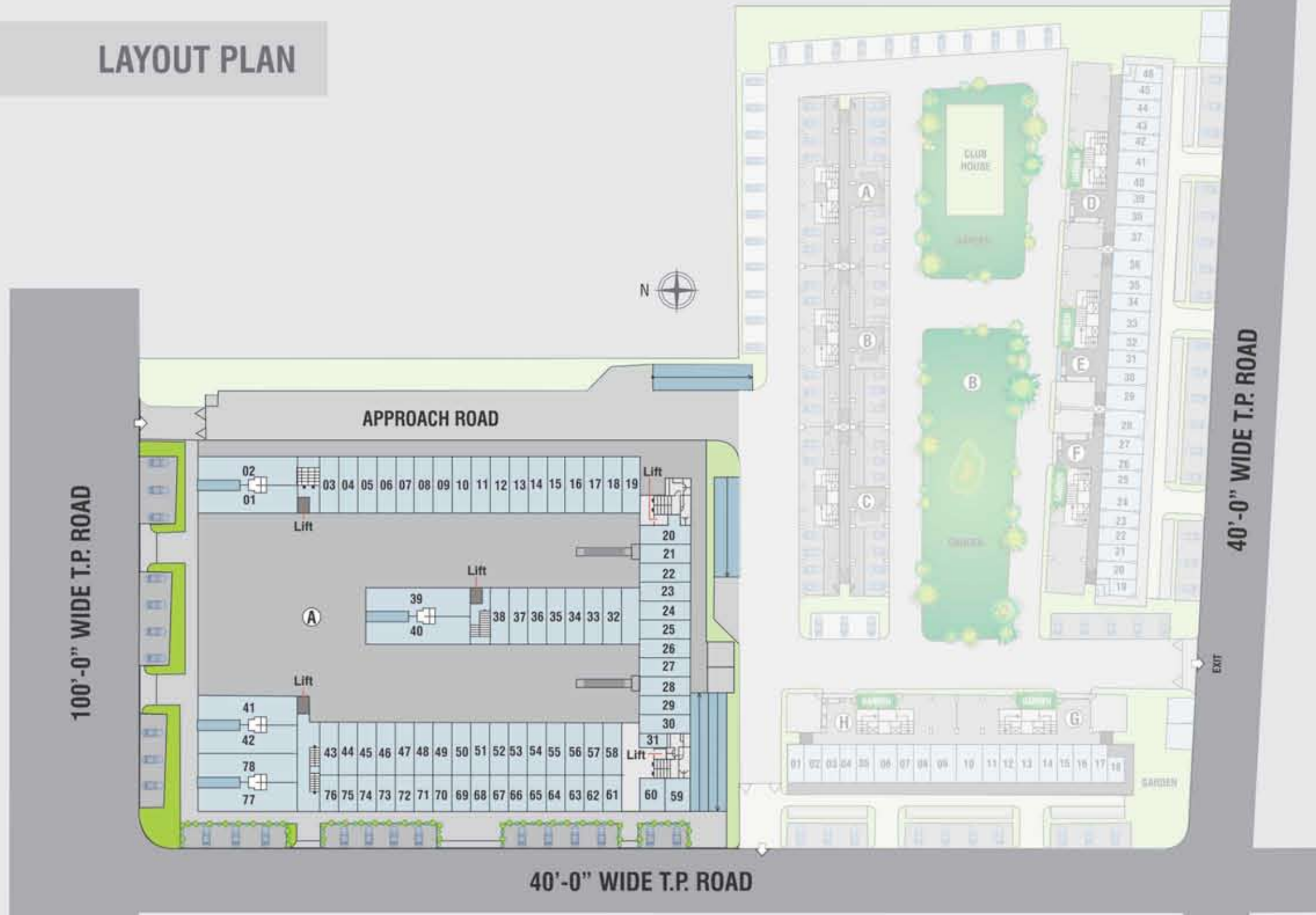
**TITANIUM**  
CITY CENTRE



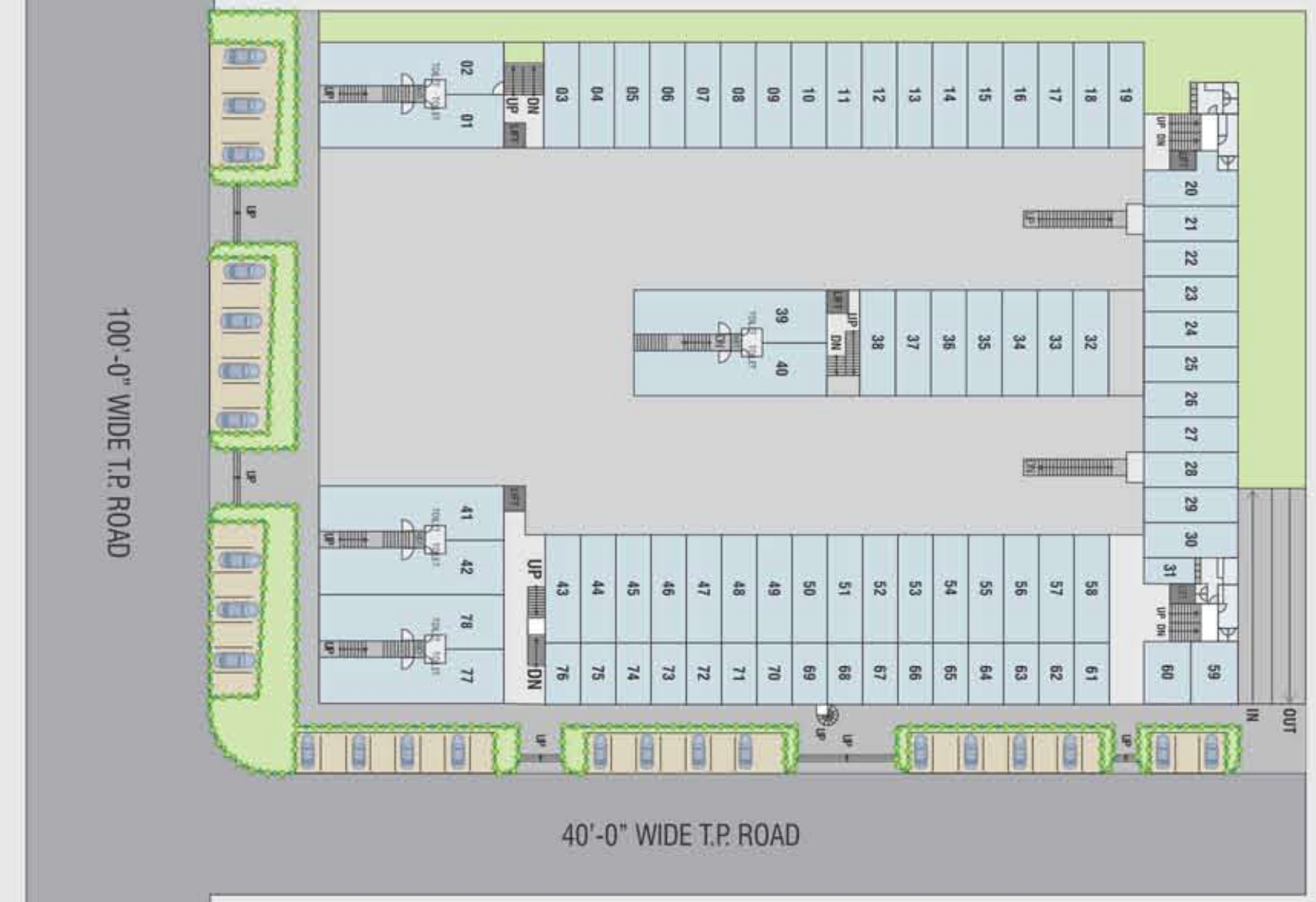
Shopping Centre



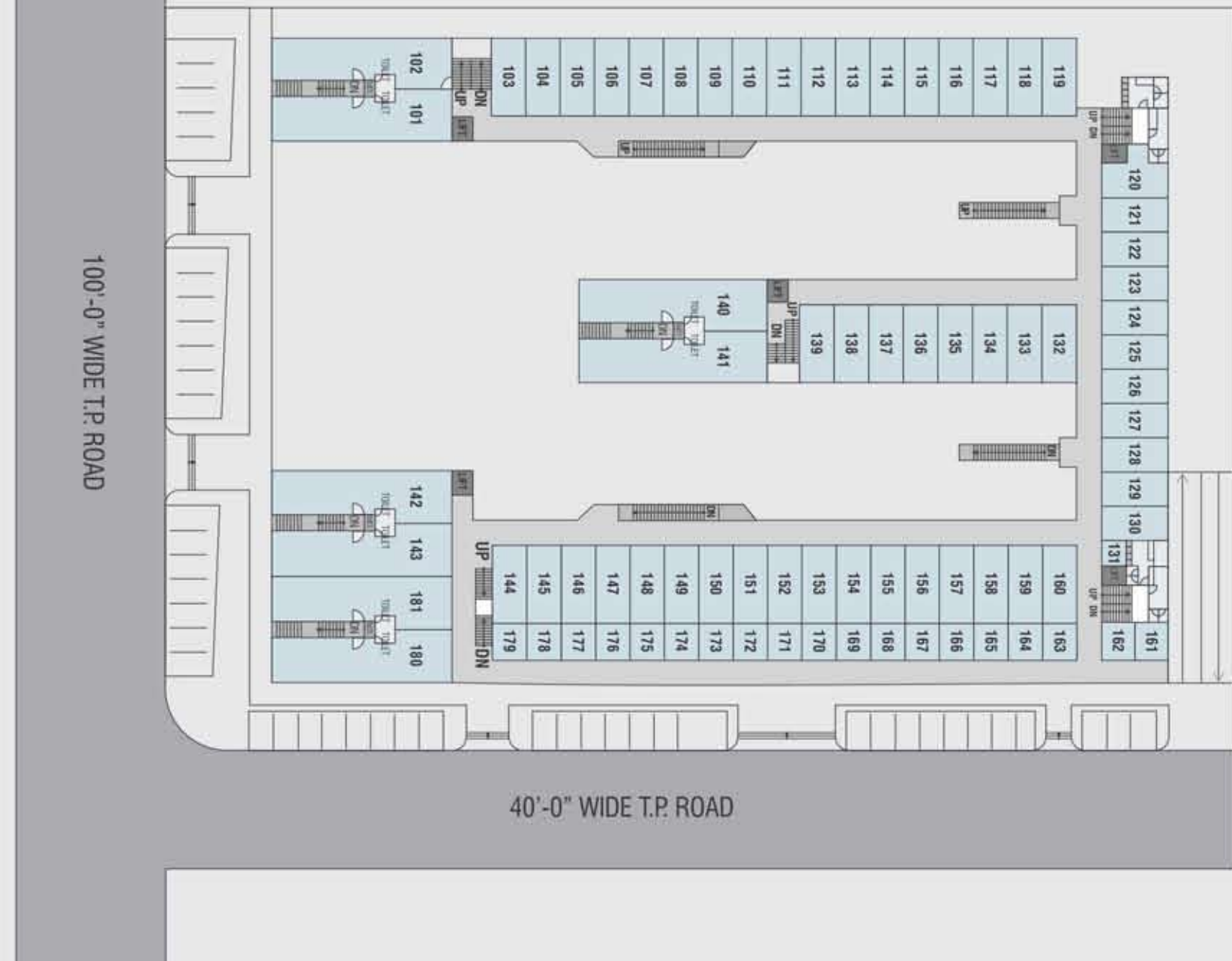
# LAYOUT PLAN



# Ground FLOOR PLAN

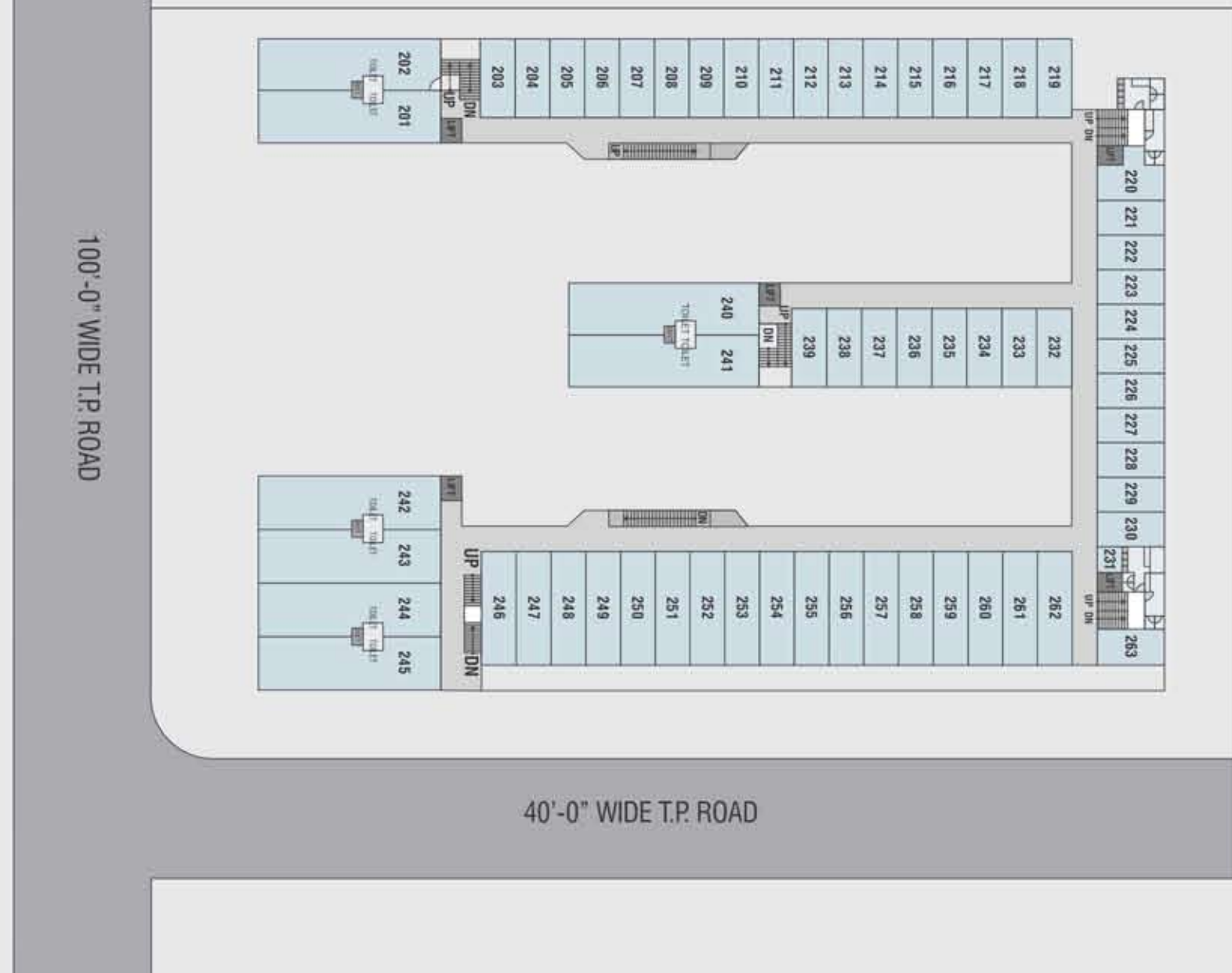


SHOP NO.	S.BUILT-UP AREA IN SQ.FT.
01 & 02	1517.00
03 TO 19	597.00
20	607.00
21 TO 30	532.00
31	218.00
32 TO 38	599.00
39 TO 42	1517.00
43 TO 58	597.00
59 & 60	472.00
61 TO 76	355.00
77 & 78	1517.00



First FLOOR PLAN

SHOP NO.	S. BUILT-UP AREA IN SQ.FT.
101 & 102	1484.00
103 TO 119	450.00
120	461.00
121 TO 130	386.00
131	108.00
132 TO 139	446.00
140	1491.00
141	1488.00
142	1490.00
143	1495.00
144 TO 160	450.00
161 & 162	199.00
163 TO 179	208.00
180 & 181	1495.00



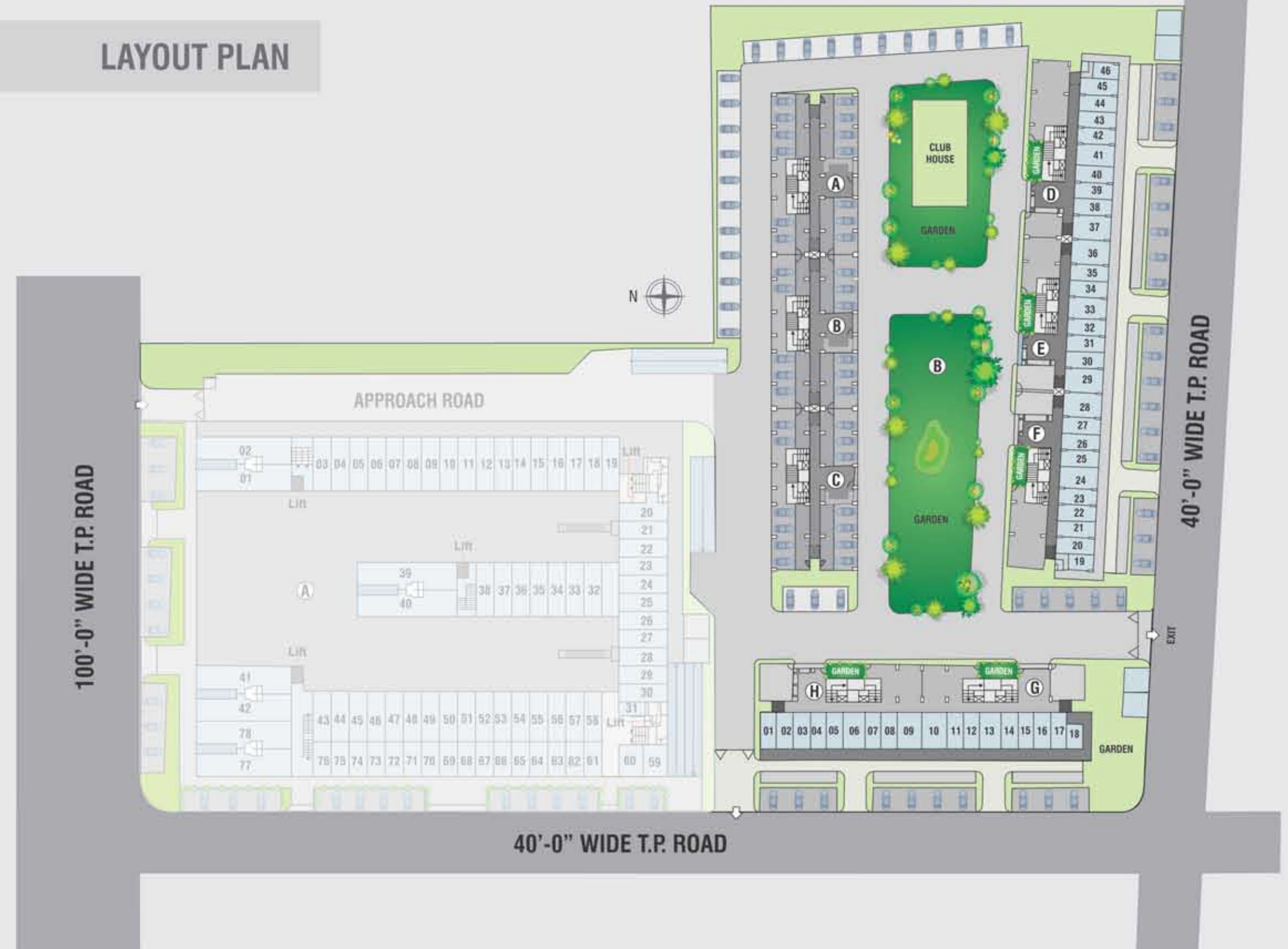
2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> FLOOR PLAN

SHOP NO.	S. BUILT-UP AREA IN SQ.FT.
201	1635.00
202	1631.00
203 TO 219	450.00
220	461.00
221 TO 230	386.00
231	108.00
232 TO 239	446.00
240	1635.00
241	1632.00
242	1635.00
243 TO 245	1639.00
246 TO 262	659.00
263	399.00



# Corporate Park

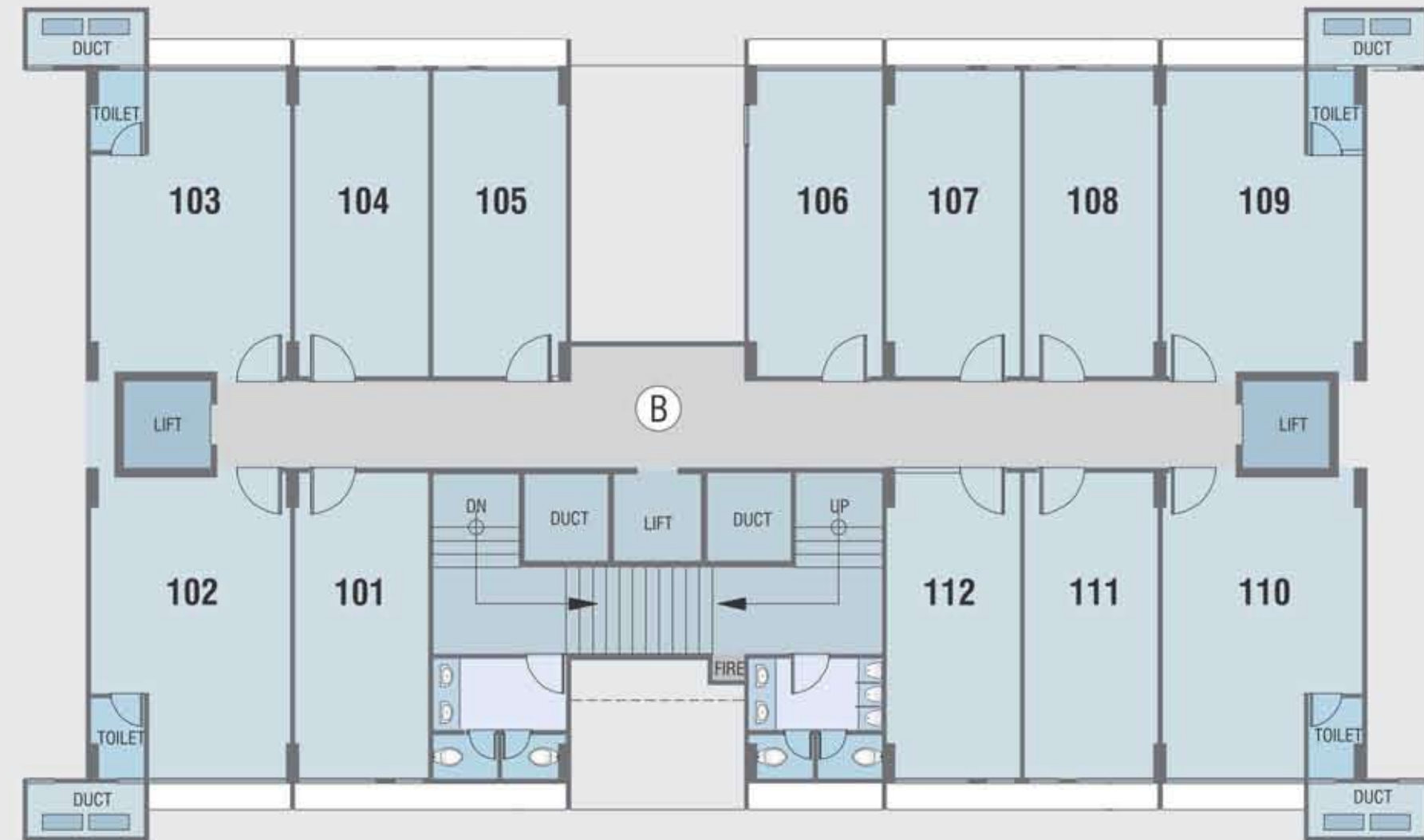
## LAYOUT PLAN







BLOCK - C	
TYPICAL FLOOR	
OFFICE NO.	S. BUILT-UP AREA IN SQ. FT.
101	373.00
102	558.00
103	558.00
104	373.00
105	373.00
106	373.00
107	373.00
108	373.00
109	758.00
110	758.00
111	373.00
112	373.00



BLOCK - B	
TYPICAL FLOOR	
OFFICE NO.	S. BUILT-UP AREA IN SQ. FT.
101	373.00
102	558.00
103	558.00
104	373.00
105	373.00
106	373.00
107	373.00
108	373.00
109	558.00
110	558.00
111	373.00
112	373.00

1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR PLAN

BLOCK **A**

1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR PLAN

BLOCK **B**



BLOCK - A	
TYPICAL FLOOR	
OFFICE NO.	S. BUILT-UP AREA IN SQ. FT.
101	373.00
102	558.00
103	558.00
104	373.00
105	373.00
106	373.00
107	373.00
108	373.00
109	758.00
110	758.00
111	373.00
112	373.00



BLOCK - D	
TYPICAL FLOOR	
OFFICE NO.	S. BUILT-UP AREA IN SQ. FT.
101	373.00
102	373.00
103	558.00
104	558.00
105	373.00
106	373.00
107	373.00
108	373.00
109	373.00
110	373.00
111	758.00
112	758.00
113	373.00
114	373.00

1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR PLAN

BLOCK **C**

1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR PLAN

BLOCK **D**



BLOCK - E	
TYPICAL FLOOR	
OFFICE NO.	S. BUILT-UP AREA IN SQ. FT.
101	373.00
102	558.00
103	558.00
104	373.00
105	373.00
106	373.00
107	373.00
108	373.00
109	558.00
110	558.00
111	373.00
112	373.00



BLOCK - F	
TYPICAL FLOOR	
OFFICE NO.	S. BUILT-UP AREA IN SQ. FT.
101	373.00
102	373.00
103	558.00
104	558.00
105	373.00
106	373.00
107	373.00
108	373.00
109	373.00
110	373.00
111	758.00
112	758.00
113	373.00
114	373.00

1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR PLAN

BLOCK **E**

1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR PLAN

BLOCK **F**



BLOCK - G	
TYPICAL FLOOR	
OFFICE NO.	S. BUILT-UP AREA IN SQ. FT.
101	373.00
102	558.00
103	558.00
104	373.00
105	373.00
106	373.00
107	373.00
108	373.00
109	758.00
110	758.00
111	373.00
112	373.00



BLOCK - H	
TYPICAL FLOOR	
OFFICE NO.	S. BUILT-UP AREA IN SQ. FT.
101	373.00
102	558.00
103	558.00
104	373.00
105	373.00
106	373.00
107	373.00
108	373.00
109	758.00
110	758.00
111	373.00
112	373.00

1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR PLAN

BLOCK **G**

1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR PLAN

BLOCK **H**



40'-0" WIDE T.P. ROAD

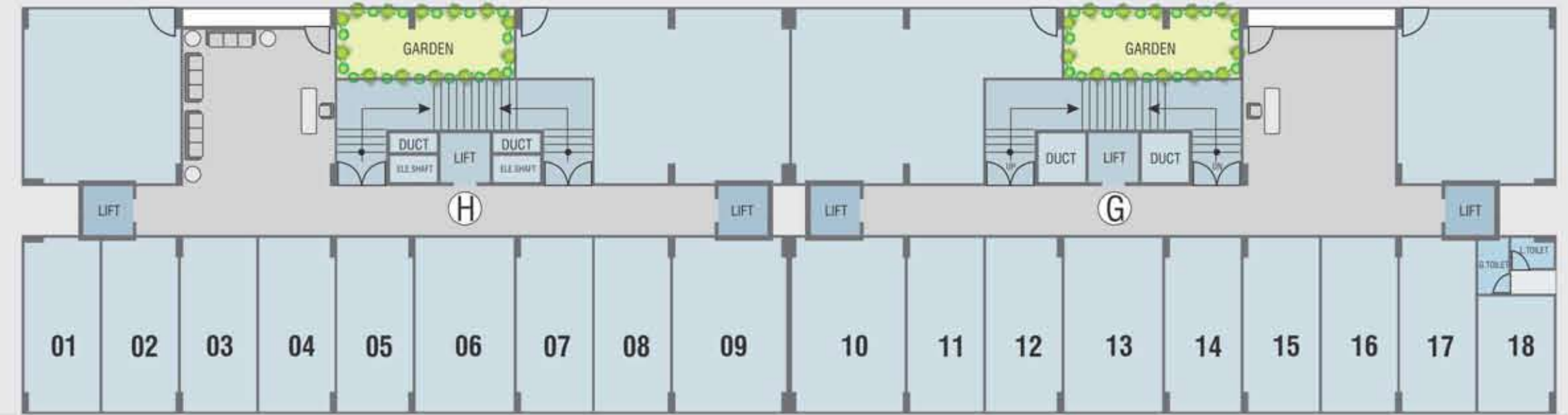
BLOCK - D GROUND FLOOR	
UNIT NO.	S. BUILT-UP AREA IN SQ. FT.
37	565.00
38	377.00
39	377.00
40	377.00
41	490.00
42	377.00
43	377.00
44	377.00
45	377.00
46	252.00

BLOCK - E GROUND FLOOR	
UNIT NO.	S. BUILT-UP AREA IN SQ. FT.
29	565.00
30	377.00
31	377.00
32	377.00
33	490.00
34	377.00
35	377.00
36	565.00

BLOCK - F GROUND FLOOR	
UNIT NO.	S. BUILT-UP AREA IN SQ. FT.
19	252.00
20	377.00
21	377.00
22	377.00
23	377.00
24	490.00
25	377.00
26	377.00
27	377.00
28	565.00

**BLOCK D-E-F**

Ground FLOOR PLAN



40'-0" WIDE T.P. ROAD

BLOCK - G GROUND FLOOR	
UNIT NO.	S. BUILT-UP AREA IN SQ. FT.
10	565.00
11	377.00
12	377.00
13	490.00
14	377.00
15	377.00
16	377.00
17	377.00
18	252.00

BLOCK - H GROUND FLOOR	
UNIT NO.	S. BUILT-UP AREA IN SQ. FT.
01	377.00
02	377.00
03	377.00
04	377.00
05	377.00
06	490.00
07	377.00
08	377.00
09	565.00

**BLOCK G-H**

Ground FLOOR PLAN



### Features you need

- Vitrified Tile Flooring
- Shops with Rolling Shutters and Offices with Wooden Flush doors
- Aluminum Section windows
- Internal paint-limestone finish
- Single Phase-5 KVA electric load

### Other Details

- ₹ 200/- per sq. ft. (super built-up) towards AUDA, AEC, Legal, Common Infrastructure, etc.
- ₹ 50/- per sq. ft. (super built-up) towards Building Maintenance Deposit
- ₹ 2/- per sq. ft. (super built-up) per month for 24 months towards monthly running Maintenance Expenses
- Payment in the name of '**Gokuldhham Developers**'
- Levies like Stamp Duty, Registration Charges and other taxes like Service Tax & VAT (if applicable) etc. to be borne by members as per actual
- Possession will be given in 24 to 30 months approximately from the date of commencement of Construction / plan approval by Authority

Leisure **Luxury**