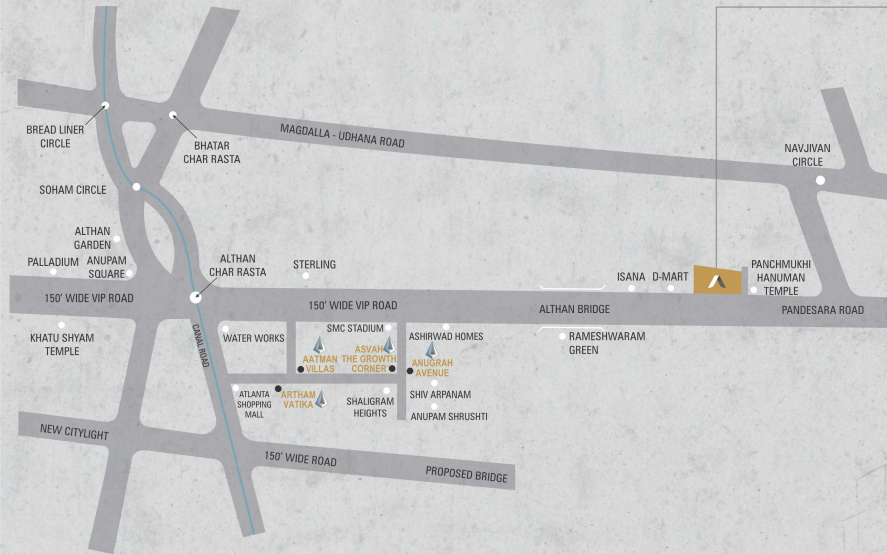


KEY PLAN



ANAYA
BUSINESS CENTER

DEVELOPER



LEELA
Builders & Developers

ARCHITECT

MANISH CHOKSI
DESIGN CORE, SURAT

STRUCTURE ENGINEER

Anil N. Patel

SITE ADDRESS

**Nr. Panchmukhi Hanuman Temple,
Althan - Pandesara Bridge,
150' Vip Road , Surat**

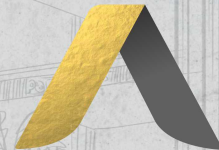
FOR INQUIRY

**72010 81011
95867 22299
0261-2265299**

S. H. DESAI 94253 66393

THE ABC OF BUSINESS

• Stamp duty, Registration charges, Legal charges, GEB/SMC charges. Society maintenance charges VAT, Service Tax, SMC Tax, Betterment / IC charges(deposit) will be borne by the purchaser. Any additional charges or duties levied by the government/local. 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 scheme including technical specification, design, planning, layout & all purchasers shall abide by such charges. • Changes/alteration of any nature including elevation, exterior colour scheme or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. • The brochure is intended only for easy display & information of the scheme & does not form part of the legal documents.



ANAYA
BUSINESS CENTER



ANAYA
BUSINESS CENTER

A PREMIUM NEW ADDRESS OF SHOPPING

The Leela Developers; Surat is a professional organization working towards realty. Leela Developers is a name of respect, which has presented a wide range of construction projects. ANAYA meaning leader symbolises the characteristics of a leader which are loyalty, excellence, success, growth and consistency. ANAYA BUSINESS CENTER is one such auspicious commercial project coming up on Althan-pandesra bridge, 150' vip road, surat. ANAYA BUSINESS CENTER will have scope for retail space, banks, offices, hospitals and hotels. If you look for business growth and future ready set-up ANAYA BUSINESS CENTER is your perfect choice.



RESTAURANT • FAST FOOD • COFFEE SHOP • GAME ZONES • PROVISION STORE • TRAVELS



PREPARE TO TASTE THE LIST OF IRRESISTIBLE CUISINES

Great meal in lunch, hot beverage in evening breaks and an impeccable feast in dinner; are the perfect sitting that will be yours with ANAYA BUSINESS CENTER 'S different food zones, So get prepared for stepping in with great business deals of a family treat.





Making a mark on the global economy

The Prestigious high class and convenient office space, right in the business center of Surat giving you a perfect blend of the best conditions for your business to prosper.

HOSPITAL • MEDICAL STORE • PATHOLOGY LAB • CLINIC • GYM

SUPER MARKET • MOBILE STORE • JEWELLERY • GIFT ARTICLES • ATM



NEARBY SHOPPING WILL BE MORE FUN TO EXPERIENCE

Shopping will turn to be an easy affair when its going to be at your nearest possible area. The fun of purchasing will continue till you reach your home.
A complete untiring, Relaxed shopping experience will be your, always.



ANAYA BUSINESS CENTER



CORPORATE OFFICE • BANK • COSMETIC STORE • FINANCE • TUITION CLASS



TAKE YOUR BUSINESS TO SMARTER PHASE WITH ANAYA BUSINESS CETER

Allow you business to evolve higher with establishing it at superlative profitable zone intended to build at your convenience from all views. This will give a perfect balance of productivity and acceptance to your business at large





WAY TO SACHIN/N.H.8



UPPER GROUND & FIRST
FLOOR PLAN



SECOND & THIRD
FLOOR PLAN



SPECIAL FEATURES

STRUCTURE

- Earthquake resistant R.C.C. structure with lightweight autoclaved aerated concrete block masonry.

FLOORING

- Granamite tile flooring of branded quality & standardized company on each floor.

DOORS/ SHUTTERS

- Hand opeated galvanized rolling shutters for showrooms/ shops.
- All windows are of colour anodized aluminium extruded sections.

ELECTRIFICATION

- Electrification will be done by Finolex or equivalent cable & modular switches with ISI standard fittings of branded quality.
- Dish T.V. & A.C.points in shops/ offices.

CONNECTIVITY & COMMUNICATION

- Telephone and data cable service line duct or details for all shops & offices.

GENERATOR BACKUP

- Backup power generator for elevators, water pumps, common passage lighting, parking and sufficient points in each shops & offices.

TERRACE

- Water proofing and application of china mosaic at terrace area.

WALL FINISH PAINTS

- Interior surface of wall finished with white cement base putti.
- Outer surface of wall finished by roller plaster, texture and acrylic based water repellent colour of branded company.

LIFTS

- 2 attractive autodoor elevators.

WATER SUPPLY

- Uninterrupted supply of water from municipal corporation.
- Underground and overhead tank.

ROAD NETWORK

- Internal RCC road and external margin finished with efficient quality marked pavers.

PASSAGE

- Large scale passage network with granamite flooring in combination of italian finish and granamite cladding.

STAIRCASE

- Granite trade and granamite riser with granamite flooring in passage with S.S. railing.

ELEVATION

- Combination of ACP glass aluminum fins.

SIGNBOARD

- Well detailed space for front sign board.
- Provision of electric point to each sign board,if required.

FIRE FIGHTING SYSTEM

- As per G.D.C.R.Norms.

OTHERS

- Well-designed Foyer with decorative lights.
- Ample parking space in basement and ground floor.
- Round the clock security.
- CCTV cameras in common area.
- WIFI zone.
- Provison of Male and female toilet block on each floor.