



CONNECTIONS BEYOND COMMERCE





Strong firm roots in Gandhinagar

SIDDHRAJ has made a successful foray into residential, commercial and retail spaces with a strong foundation in Gandhinagar. Their work is well informed and the properties are designed in tandem to complement the landscape of the place.

The identification of an opportunity in a mundane space and lending it a global expression has changed the landscape of Gandhinagar. The futuristic approach reflects in the collaboration of the design and the idyllic prospect.

SIDDHRAJ has the best team on board with experienced consultants & experts. They have successfully elevated and changed the skyline of Gandhinagar, creating a strong foothold with every structure.



REPRESENTATION OF ARCHITECT'S IMPRESSION

Architectural Concept

This concept is a mélange of functionality and character. The retail and commercial space encompassing all of 6 floors with an advantageous joining of the East and the West Wing with a skybridge is a visual treat.

The 22 elevators connect various levels that add to the spatial experience. The viewing decks, the extensive courtyard and the breakout area attribute to the composition. The approach to designing this concept was informal and interactive.

The architecture optimises on a given context to be able to create a milestone while fulfilling the need to monetize both for the developer, the real estate owner or occupier as well as finally the end user. The architecture of Z² does exactly that while working on all 3 fronts.

The entire site is spliced into two and made into a public thoroughfare across the north and south axes connecting two main roads by a 30m Urban Street (treated as a plaza) between the east and west wings.

As a result, the architecture inserts itself into 'the urban context', maximises the 'retail facade' and uses the opportunity to create a beautiful, active and usable 'urban plaza'.



THE WAY THROUGH -

URBAN PLAZA



Retail Spaces | **Ground Floor**

The 'Urban Plaza' includes the connected entry to two exclusively designed foyers that house 10 lifts per wing with convenient accessibility, judiciously divided between both functions- retail & offices.

The architectural response to slicing the site into two creating ample retail (across 3 floors) gained a 'frontage' which the site itself did not allow. The value-addition created a complete URBAN STREET with 'plaza' like features which include waterbodies, various textured pavings, benches and street lights.

URBAN PLAZA



RETAIL
GROUND FLOOR





RETAIL

FIRST FLOOR



VIEWING DECKS FACING URBAN PLAZA

Retail Spaces | **First Floor**

The viewing decks are elevated and enable a complete view of the Urban Plaza. Well placed structurally and adding to the dynamics they are also visually appealing. This will be a brand new experience with its glass railing sans balustrades and a vantage view of the 'high-energy' plaza.



Retail Spaces | **Second Floor**

The pedestrian bridge on the second floor connects the East and the West wing. The Skybridge Walkway has beautiful benches and makes for an informal seating space. The distinctness of this space is the width and scale besides the plant-integrated seating which add a desired freshness.

This skybridge is a strong architectural connect between the two wings.

SKYBRIDGE WALKWAY



RETAIL
SECOND FLOOR



SKYBRIDGE LOUNGE ON THE THIRD FLOOR

BRIDGE LOUNGE

The 'Bridge Lounge' on-and accessible from the third floor is a well-designed breakout space. This space extensively promotes the understanding of the 'new work space' era. It is also an informal meeting space where flexible working hours are an accepted concept.

The comfortable chairs and the view from the lounge are a confluence of modernism and functionality. The lounge also connects the East and the West Wing.



Advantage Business

Lounge + Office Spaces | Third Floor to Sixth Floor

The 'New-Age' office space concept has emerged a winner with enabling flexible working hours and total comfort in the office space. With well designed informal spaces to relax and unwind it is a complete win-win for all.

As an extension to the new-age, especially IT offices this allows break out zones that are not just indoor game or food areas, but are in touch with nature through the 'open spaces' at various levels.

This commercial office space planning is the new modern workplace with vibrant color schemes and beautiful landscapes adding to the work culture. The entirety of the experience and the complete tandem works advantageously for business.

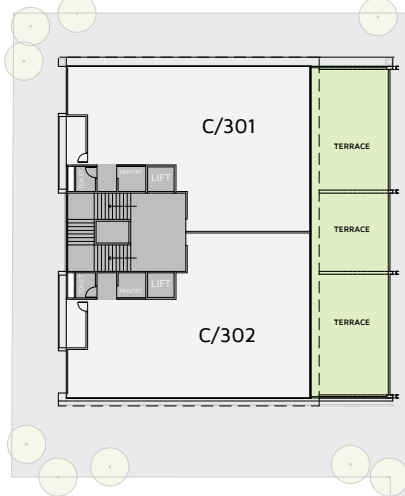


New-age Office Spaces | **Third Floor**

The individual terraces on this floor of the office space attributes to the continuity of the experience.

This purposefully placed structure is functional, unique and adds to the overall architectural design of the building. This 'Thinking Lounge' is distinct and a good space for rejuvenation.

INDIVIDUAL ATTACHED TERRACES



OFFICES
THIRD FLOOR





OFFICES
FOURTH FLOOR



ELEVATED COURTYARD SPACES

New-age Office Spaces | **Fourth Floor**

The genius loci in this project are the courtyard spaces carved out across the fourth floor. This is an informal space and is completely inspired by the traditional Indian courtyards concept. The openness also allows large greens to grow and thrive.

This concept successfully combines the informal – formal meeting space and completely complements the ‘out-of office’ work zones.



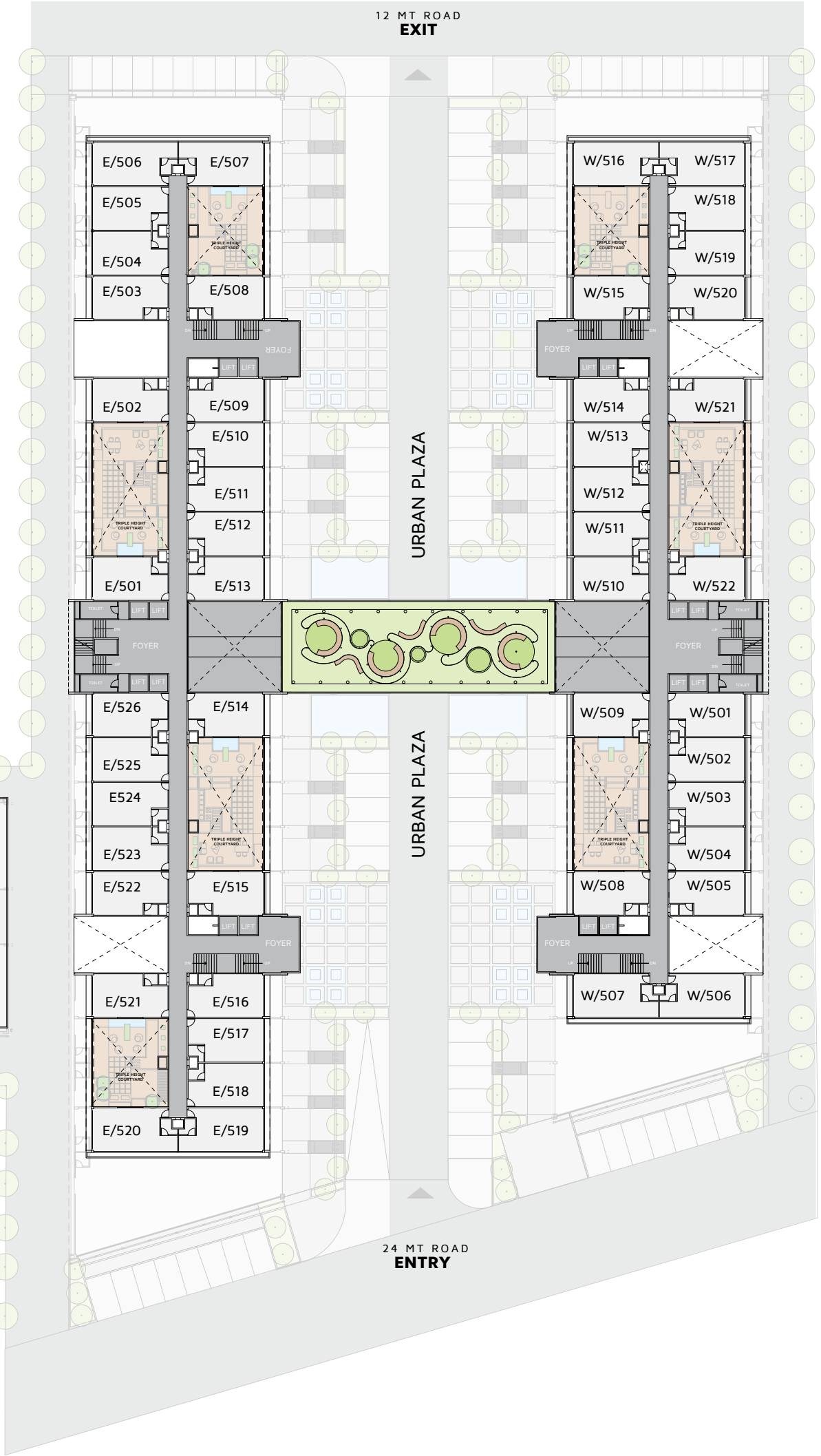
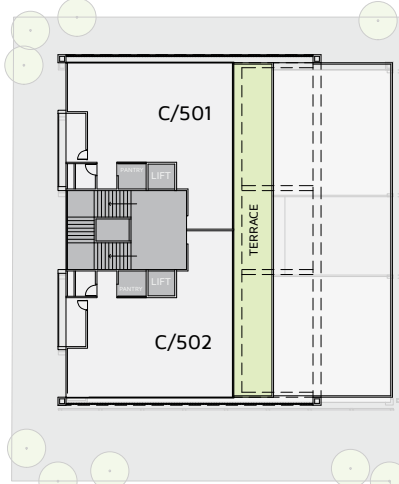
REPRESENTATION OF ARCHITECT'S IMPRESSION

New-age Office Spaces | Fifth Floor

This open space is in conjunction with the East and the West Wing and can be found above the Bridge Lounge. The Bridge Terrace is an open informal meeting space which successfully highlights the need for break-out zones that are in sync with nature and accessible to all for the needful respite.

The continuous circular-curved seatings promotes the idea of 'community' over 'individuality'.

BRIDGE TERRACE



OFFICES
FIFTH FLOOR





OFFICES
SIXTH FLOOR



TOP FLOOR ADVANTAGE

New-age Office Spaces | **Sixth Floor**

The sixth floor offices irrespective of their size, get terraces for individual usage. And to top that, the position gives a stunning view of the sky bridge, the courtyards, the urban plaza & the bridge terrace establishing an advantageous sense of belonging.



Advantage Parking

Urban Plaza + Basement | **Basement 1 + Basement 2**

The volumetric opportunity at the Urban Plaza worked advantageously for ample parking space comprising two basements. The two-level parking ‘Basement 1’ & ‘Basement 2’ is well lit and can accommodate adequate number of cars.

There is easy access for the vehicles and parking space for the commercial space users. The elevators can be accessed from multiple locations of the parking, which makes access to the building extremely convenient. The basement is also where the corporate wing can be accessed through.



CONNECTIONS BEYOND COMMERCE

project amenities

- Prime location
- 100' wide plaza with parking, driveway, sittings, water bodies & recreational areas.
- Easy interconnection with ample lifts, clearly marked & designed circulation areas.
- Link road connecting two roads through the plaza.
- Separate service road for ground floor shops.
- Urban Plaza connecting both buildings.
- 30' wide connecting walkway on second floor.
- Two level of basement parking/ adequate parking for owner/staff/visitor
- Triple height entrance foyer with Italian marble flooring for access to offices.
- 22 high speed elevators including service elevators.
- Sitting decks facing central plaza on each floor.
- Double height recreational area connecting both buildings at third floor level.
- Airy & well ventilated offices surrounding open to sky landscaped courtyards,
- Landscaped sky bridge on 5th floor connecting both the buildings
- Retail spaces with height multiplied.
- Provision for AC pipe lines for all offices. Dedicated service area for ac units.



SIDDHRAJ

The real estate market over the last cycle, has absorbed varying impacts and now risen with more vigor & exposure. SIDDHRAJ have laid their foundation starting with Gandhinagar with exploring varied avenues and projects including Residential, Commercial and Retail.

Their value-driven design is functional and opulent. Winning accolades and proving their mettle they have successfully been in the industry spanning decades. Their projects include Siddhraj Greens, Siddhraj Zold, Siddhraj Zavod, Siddhraj Zori and Siddhraj Z+ besides few others.

PREVIOUS PROJECTS IN GANDHINAGAR—



Siddhraj Zavod Business Park



Siddhraj Zori, Retail/ Commercial Building



Siddhraj Zold, 3BHK Apartments



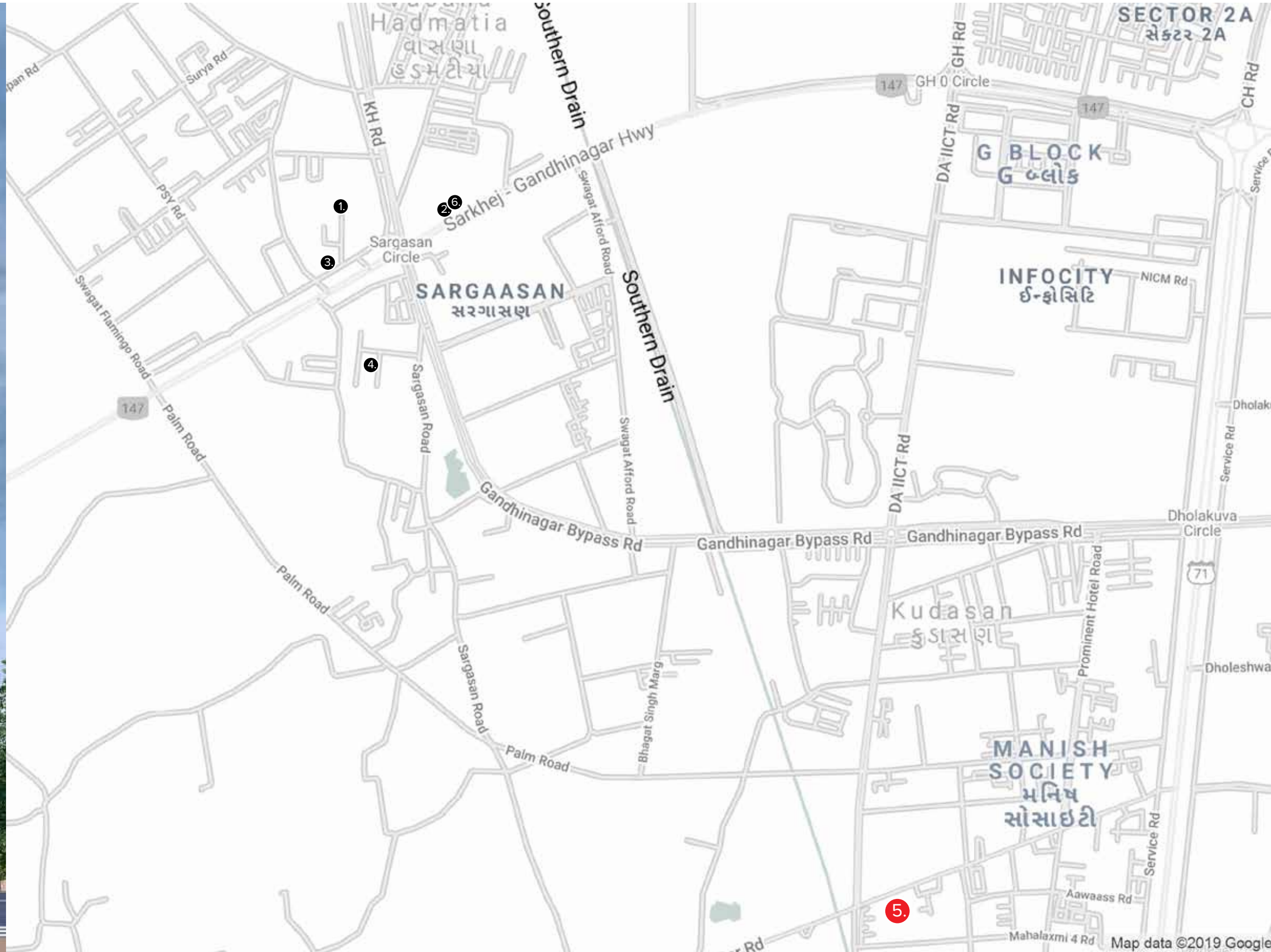
Siddhraj Z+, 6 Rooms Premium Living



REPRESENTATION OF ARCHITECT'S IMPRESSION

DISCLAIMER

Any representation of names on shop fronts are for indication only and do not constitute any commitment from any of the representative brands. Specifications and amenities mentioned in this brochure and promotional documents are only representational and informative and are subject to modification/ compliance required as per RERA Act. Plans, Specifications and Features subject to change without prior notice. This brochure is just for an easy presentation of the project and should not be treated as a legal document. The entire dimension given is approximate & unfinished. Subject to Gandhinagar Jurisdiction.



LOCATION MAP LEGEND

- | | |
|-------------------|----------------------------|
| 1. Siddhraj Zold | 4. Siddhraj Z+ |
| 2. Siddhraj Zavod | 5. Siddhraj Z ² |
| 3. Siddhraj Zori | 6. Siddhraj Headquarters |



Scan the QR code for a video walkthrough of the building.

S V REALTY

Siddhraj Z², Podar International School Road,
Kudasan, Gandhinagar 382421

Head Office

201, Siddhraj Zavod, Near Infocity & Sargasan Crossroads,
Sargasan, Gandhinagar 382421

svrealty335@gmail.com | siddhrajdevelopers.com

RERA NO. PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/CAA05065/160319
| gujrera.gujarat.gov.in

Architecture by



Marketed by

