



**ANAND'S WAIT
IS FINALLY OVER!**

**PRESENTING
CONTEMPORARY
BUSINESS LANDMARK**

RIGHT IN THE HEART OF ANAND!





WHERE BUSINESS DREAMS MEET A PERFECT LAUNCHPAD

Located between Gujarat's thriving cities of Ahmedabad and Vadodara, Anand is a fast growing city with escalating urban and industrial developments. In close proximity of Anand lie the affluent villages of Charotar region which are known for their NRI and rich population.

ACS business hub is strategically located in the center of the city connecting all the major areas, affluent towns of Charotar area, educational hub of Vallabh Vidyanagar and industrial development of Vitthal Udyognagar. It offers outstanding opportunities to potential investors and aspiring businessmen.





WHERE PLANNING MEETS PROFITS

Business success is not a stroke of luck. It is based on presenting your business in a language that customers easily understands and enjoys. ACS is planned on this basic groundwork that customers will have easy and convenient access to your business, making it a runaway success.





- ROAD-FACING SHOPS WITH HIGH VISIBILITY
- LIFETIME MAINTENANCE
- NO BACK-TO-BACK SHOPS
- INDIVIDUAL WASHROOM FACILITIES



WHERE STYLE MEETS SUCCESS

With ACS, your business will have a style statement of its own. The business hub has contemporary designs outlined with a magnificent glass façade. Central location with neatly carved brilliant exteriors and aesthetic interiors makes ACS the most desirable business destination in the town.





- LUXURIOUS YET AFFORDABLE
- SHOPPER'S DELIGHT
- MERCHANT'S DREAM SPACE
- COMPETITORS ENVY

 **ACS**
ANAND CENTRAL SQUARE



NEW BUS STAND

LAXMI CINEMA

RAILWAY STATION

UNION BANK

INCOME TAX

OLD BUS STAND

MAYFAIR ROAD



MAYFAIR ROAD

SUPER MARKET



ACS ROAD

ACS ROAD

STATION ROAD

GOPAL CROSSING

KISHOR PLAZA

BANK OF BARODA

DN HIGH SCHOOL

GAMDIVAD

SARDARGUNJ

MILK CAPITAL OF INDIA ▶ INDUSTRIAL HUB ▶ RICH CLASS OF PEOPLE ▶ HIGH INVESTMENT POTENTIAL



WHERE CENTRAL LOCATION MEETS CONVENIENCES

With ACS, you will have your business smack in the center of the city making it the star attraction for your potential customers. ACS boasts a brilliant location which is easily accessible for people of Anand city as well rich class people of Charotar region.

AHMEDABAD TO ANAND 73 KM



VADODARA TO ANAND 43 KM

- IN CLOSE PROXIMITY TO POPULOUS AREAS OF ANAND ◀
- EASY CONNECTIVITY WITH AFFLUENT VILLAGES OF CHAROTAR ◀
- 25 MT ACS ROAD CONNECTING MAYFAIR ROAD AND STATION ROAD ◀
- IDEAL FOR INVESTMENT AS WELL AS ATTRACTING CUSTOMERS ◀

Shopping experiences have evolved over the years. From Bazaars to Shopping Complexes and now the Sophisticated Malls have taken over the organized retail shopping in last few years. However, ACS brings the best of easily accessible shopping complexes as well as conveniences of shopping malls. It caters to contemporary needs of customers and empowers businessmen to conduct business on their own strengths.

WHERE BUSINESS MEETS BUZZING CUSTOMERS

- ▶ FUTURISTIC DESIGN
- ▶ READY-TO-START SHOPS & OFFICES
- ▶ ELECTRICAL, PLUMBING AND INTERIOR FINISHING
- ▶ MULTIPLEX & FOOD COURT
- ▶ FREE WI-FI





GROUND FLOOR



NO.	Size (Sq. Ft.)
1	435
2	435
3	435
4	353
5	353
6	353
7	517
8	605
9	605
10	605
11	605
12	522
13	522
14	522
15	522
16	522
17	587
18	587
19	587
20	587
21	580
22	580
23	580
24	556
25	432
26	432
27	432
28	432
29	651

1st & 2nd FLOOR



NO.	Size (Sq. Ft.)
1	453
2	453
3	453
4	367
5	367
6	367
7	533
8	605
9	605
10	605
11	605
12	522
13	522
14	522
15	522
16	522
17	587
18	587
19	587
20	587
21	580
22	580
23	580
24	556
25	432
26	432
27	432
28	432
29	651



3rd & 4th FLOOR



NO.	Size (Sq. Ft.)
1	453
2	453
3	453
4	367
5	367
6	367
7	533
8	605
9	605
10	605
11	605
12	522
13	522
14	522
15	522
16	522



PARKING PLAN



2-LEVEL PARKING SPREAD ON 50,000 SQ.FT.

Parking is one of the key concerns for businessmen owning shops and offices. ACS gives you a dedicated space for parking of 2-wheelers and 4-wheelers. Located in the basement, this 2-level parking keeps the shopping hub clear of vehicular parking.

SPECIFICATIONS

STRUCTURE & WALL CONSTRUCTION

- RCC framed structure design with earthquake resistance.
- Minimum column & beams for maximum flexibility in interior planning internal/external masonry work with clay brick autoclaved aerated concrete block.
- Internal walls with laphi & primer and external wall with weather proof paint over double coat plaster.

ELECTRIFICATION & AIR-CONDITIONING

- Sufficient points with concealed copper wiring along with modular switches.
- Fire resistance electric cable of Anchor, Polycab or equivalent standard as per our electric consultant's requirement.
- Provision for three phase meter.

ELEVATORS & ESCALATOR

- Capsule elevators with branded protective wall.
- Branded escalator from ground floor to first floor.

FLOORING & WALL CLADDING

- Vitrified flooring with skirting in all units.
- Natural stone / vitrified flooring in common area.

EXTERIOR GLAZING

- Hi-tech glazing system with low heat transmission glass.
- Eco-friendly technology to ensure efficient energy utilization.

DOORS & SHUTTERS

- Inside concealed shutters with glass wall & central glass door.

PAYMENTS TERMS

₹ 51000 ON BOOKING • 30% WITHIN 1 MONTH • 10% AFTER EVERY 2 MONTHS



ACS - ANAND CENTRAL SQUARE
MAYFAIR ROAD, ANAND - 388001
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🌐 www.anandcentralsquare.com

A PROJECT BY:

Spark n Bridge
Infrastructure

&



ARCHITECT:

Talib Patel Associates, Vadodara

LEGAL ADVISOR:

Bankim Dave, Anand

BRANDING & MARKETING:

Bestow

STRUCTURAL CONSULTANT:

SVN Consulting Engineer, Vadodara

ELECTRICAL CONSULTANT:

Oriental Electricals, Vadodara

PLUMBING CONSULTANT:

Krupalu Consultant, Vadodara

TERMS & CONDITIONS

- The following will be charged extra in advance/as per government norms:
[a] Stamp duty & registration charges, [b] Service tax [actual], VAT or any such additional government taxes if applicable in future,
[c] Maintenance deposit [d] Electrical infrastructure charge and deposit for new electric connection.
- If any new tax applicable by central or state government in future, it will be born by the buyers/members.
- Possession will be given only after one month of settlement of all accounts.
- Continuous default in payments lead to cancellation. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all.
- In case of delay in water supply, light connection, drainage work by the concerned authority, developers will not be responsible.
- Changes in any structural design & changes in any external facade will not be permitted under any circumstances.
- Internal changes will only be permitted with prior permission.
- Outdoor AC units will be fitted as per provision provided in the designated place by the architect.
- Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same.
- This brochure is for information purpose only, it does not form a part of the agreement or any legal document. The developer retains the right to alter the specifications without any consent of the member.
- Any dispute is Subject to Anand Jurisdiction.