

A TRIANGLE
THAT GIVES
YOU THE
GROWTH
PROSPERITY &
SUCCESS

PROJECT BY  | In Association With 

N.H. 6, Bhatagaon,
Near Maruti Service Center,
Raipur 492013

 **ASK
BUSINESS
TRIANGLE**

A
B
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GROWTH | PROSPERITY | SUCCESS

PROJECT

A perfect place for the FIRST-TIME BUYERS | people looking for EXPANSION | RELOCATE TO A WELL ORGANISED commercial space | an investor looking for MAXIMUM RETURNS on the investment.

Our goal for ABT is to create the perfect space for modern business use, it all started with finding an outstanding location, assembling the ideas around the objective and striving for perfection in all aspects of the building's design and it's execution with Optimum utilisation of space for Maximum Output.

Creating that space meant designing not just for the present but also for the future. From highly functional design to contemporary architecture, from robust service amenities to state-of-the-art sustainability features, every element of ABT has been designed to make each day more inspiring and more productive, because tomorrow's success must be planned and designed today.

ABT has an ideal location with excellent connectivity with all major spots of Raipur, its ideally surrounded by Banks, Hospitals, Schools, and prime Residential establishments, with ABT you get Mall style covered campus development with Smooth Drive-in and drive-out. Ample Parking space for owners – visitors, highest security standards, outstanding design, great view, flexible floor plans, Sturdy setup of Electrical, Air-conditioning, Plumbing, Fire safety, High Speed Internet etc. for comfortable and pleasurable working atmosphere, Excellent Ventilation and Natural Light to all units and common areas.

Overall, ABT is the most desirable address for your High-end shop, Restaurant, Cafeteria, Individual and Corporate Office in coming time.



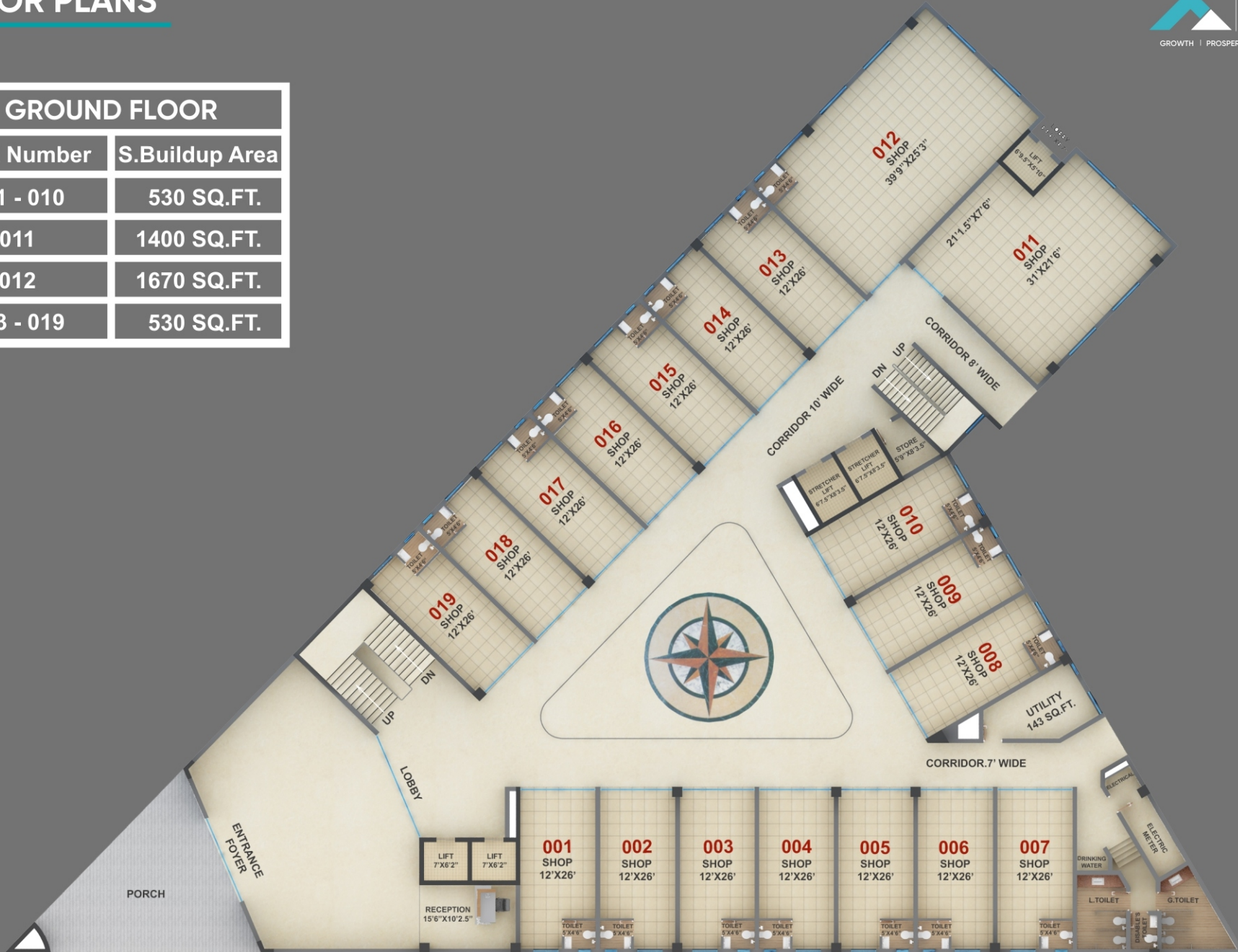
PARKING PLAN



BASEMENT

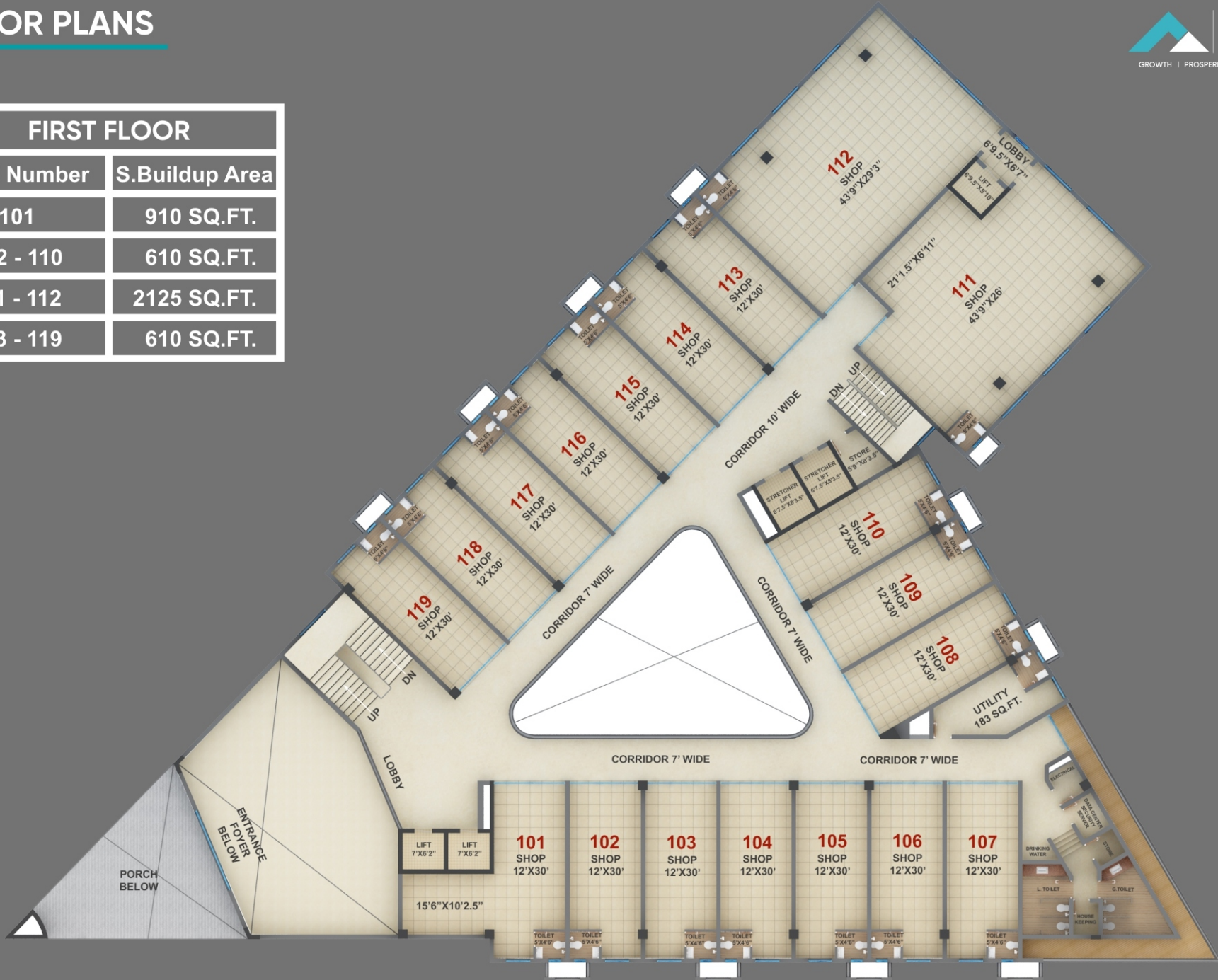
FLOOR PLANS

GROUND FLOOR	
Unit Number	S.Buildup Area
001 - 010	530 SQ.FT.
011	1400 SQ.FT.
012	1670 SQ.FT.
013 - 019	530 SQ.FT.



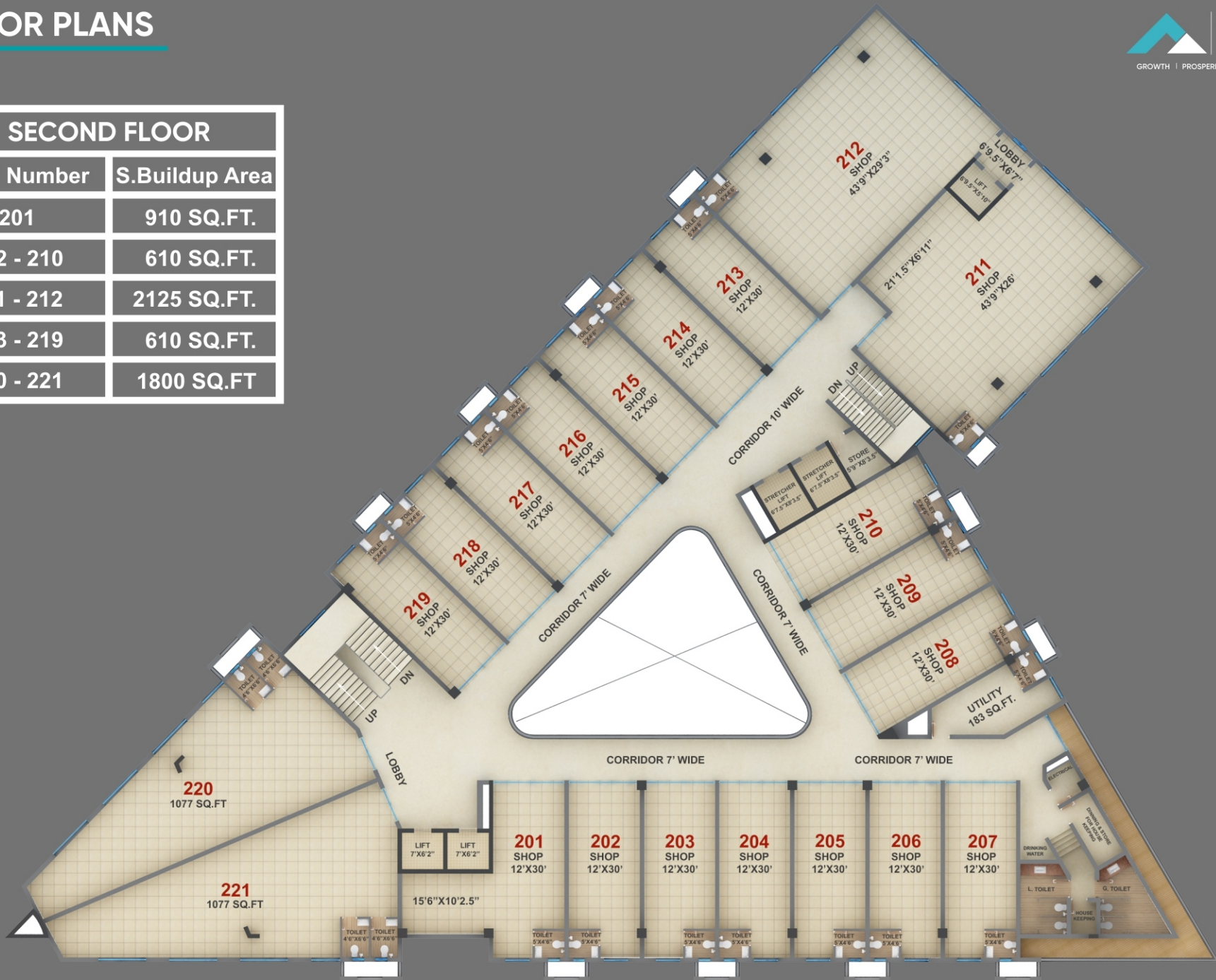
FLOOR PLANS

FIRST FLOOR	
Unit Number	S.Buildup Area
101	910 SQ.FT.
102 - 110	610 SQ.FT.
111 - 112	2125 SQ.FT.
113 - 119	610 SQ.FT.



FLOOR PLANS

SECOND FLOOR	
Unit Number	S.Buildup Area
201	910 SQ.FT.
202 - 210	610 SQ.FT.
211 - 212	2125 SQ.FT.
213 - 219	610 SQ.FT.
220 - 221	1800 SQ.FT.



FLOOR PLANS

THIRD FLOOR	
Unit Number	S.Buildup Area
301	910 SQ.FT.
302 - 310	610 SQ.FT.
311 - 312	2125 SQ.FT.
313 - 319	610 SQ.FT.
320 - 321	1800 SQ.FT.





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SPECIFICATION

- High-end vitrified tiles.
- Glazed front fascia with Toughened Glass and door in each unit.
- Plain Doors without lamination would be installed as per plan.
- 01 Dedicated space to install outer unit of Air-Conditioning as per the need.
- 01 Dedicated water supply line for firefighting setup inside the unit.
- 01 Electrical Cable for power supply from Main Panel board. (Only Cable Work)
- 01 Fiber Optic Cable for High-speed Internet connectivity from Main Switch. (Only Cable Work)
- 01 Cable for Tele connectivity within the building. (Only Cable Work)
- 01 Exclusive (Name) signage space at reception lobby.

TAILORED FEATURES FOR SHOPS/OFFICES

- Provision for Personal toilet.
- Provision for Personal water supply.
- Provision for High-speed Internet connectivity. (Only Cable Work)
- Provision for Tele connectivity with main reception for any assistance. (Only Cable Work)
- Provision for Profile Shutter for extra safety.

ADD-ON AMENITIES

- Exclusive Space for Cafeteria for brunches and relaxation. (On Sale Basis)
- Exclusive Space for Gymnasium & Salon. (On Sale Basis)
- Terrace Garden on fourth floor.
- Provision for Valet Parking.
- Exclusive space for digital advertisement /hoarding at additional cost.

SAFETY & SECURITY

- Building would be equipped with firefighting system as per government norms.
- Multiple exits in case of any hazards.
- 24x7 surveillance via CCTV Camera, Round the clock security guards.
- Security checks at main entrance.
- Boom barrier and check points.
- Complete waterproofing solution as required by Specialized agency.
- Anti-skid tiles for all wet areas.

PREMISES UPKEEP

- Complete building will be taken care by skilled maintenance staff.
- Dedicated space for housekeeping materials.
- Dedicated housekeeping team to keep the premises in clean and healthy condition.
- Round the clock Maintenance team for Mechanical, Electrical & Plumbing (MEP) Services.
- Dedicated Space for recyclable and other waste disposal.

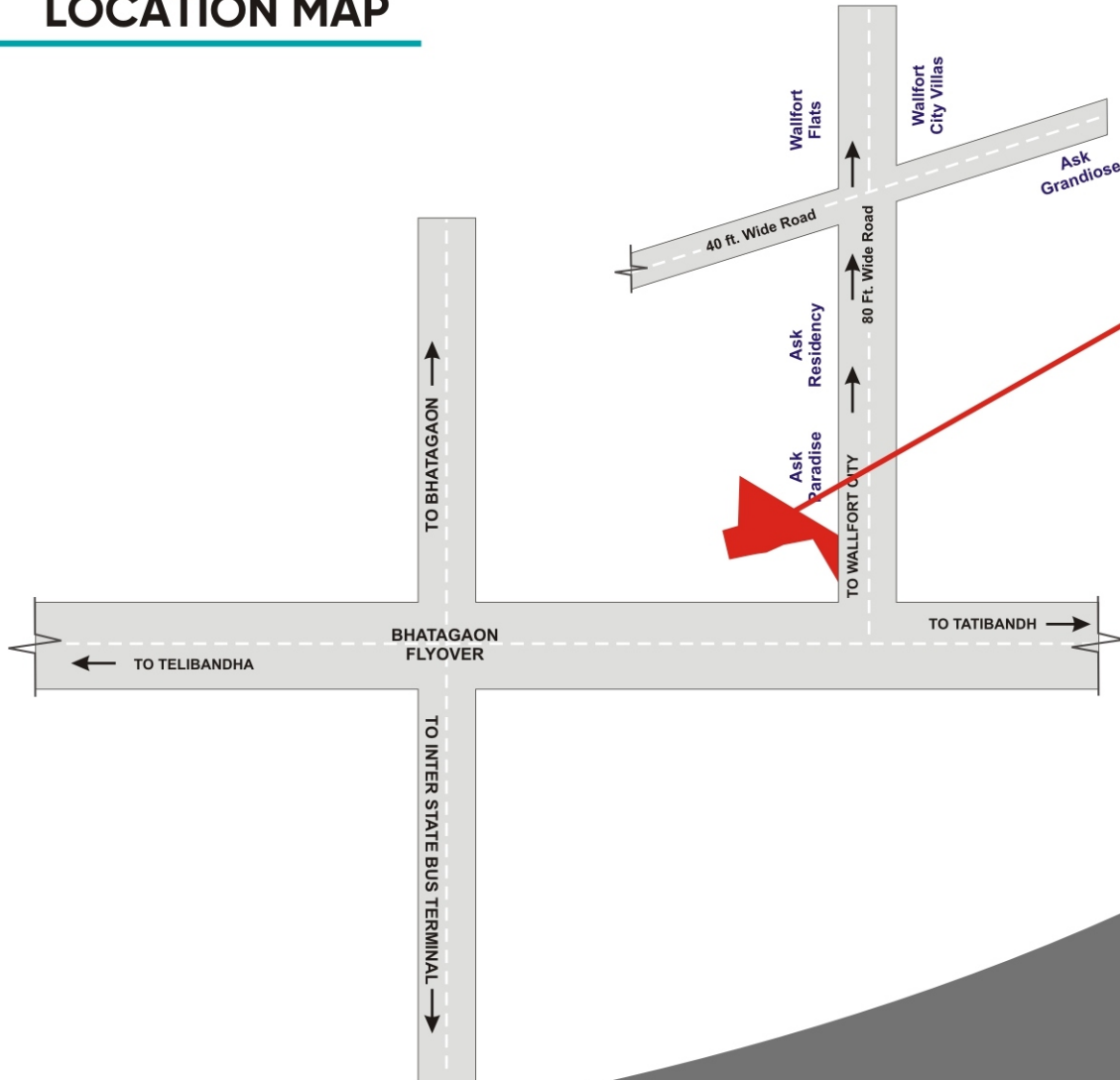
SPECIFICATION FOR COMMON AREA

- High-end finishing materials (Vitrified tiles or Granite) to be used in Reception-Lobby-Corridor.
- Standard Brand electrical fitting would be installed in all required common areas.
- Water pumps as per standard from Borewell to UGR to Over Head water tank would be provided.
- Standard fitting of Glass Railing with Aluminum, Steel or M.S in stairs, lobby and corridors.
- Common Toilets would have standard brand sanitary fittings.
- Staircase would be finished with Vitrified tiles or Granite and Railing.
- Parking area would be finished with Concrete flooring along with all electrical fittings.
- 02 Passenger Elevator.
- 02 Stretcher/Luggage Elevator.
- 01 Service Elevator.

* T & C

- This brochure is intended only for easy display & information of the scheme & does not form part of any legal documentation.
- The information herein i.e. specifications, designs, dimensions, etc., are subject to change without notification as may be required by the relevant authorities or the developer's architect and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the owner, the developer, and the managers cannot be held liable for variations. All illustrations and pictures are artists impressions only.
- All areas, measurements or distances given are approximate value only. All products and materials shown or indicated are indicative only and may be subject to variations or changes. It is not possible to scale from these drawings.
- Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. All parties must satisfy themselves by inspection or otherwise as to the correctness and validity of any information given.
- The services of add-on amenities are subject to availability and would be chargeable on time-to-time basis, the cost of said services are not a part of the deal under which the said shop/office is been offered.
- All the Tailored Features if opted any would be charged extra as per the prevailing rates.
- Stamp duty, registration charges, GST., Legal charges, Power company charges, Corpus fund/sinking fund, Building maintenance charges etc. Shall be borne by the purchaser.
- Any new taxes announced by the governments /R.M.C Authority will be borne by the purchaser during the project.
- The property details and other information contained in these particulars have been prepared in good faith but are not intended to, and do not constitute, an offer, a contract or create any contractual relationship.
- Irregular payment may lead to cancellation of booking and the vendor company holds the rights to forfeit the booking amount.
- Purchasers are strictly NOT PERMITTED to make any changes/alterations in any structure including elevation external color scheme or any other change affecting the overall design concept & outlook of the building.
- The items are subject to variations, modifications and substitutions as may be recommended by the company/promotor architect and/or the relevant approving authorities.

LOCATION MAP



Contact No.

Site Address : N.H. 6 Bhatagaon, Near Maruti Service Center, Raipur 492013 (C.G)

