

**ATM  
MALL**

ANAND THE MEGA MALL



Floors and Floors of Impressive brands for you to shop till you drop.

**13' HEIGHT LARGE FLEXIBLE FLOOR SPACE FOR HIGH STREET RETAIL & ANCHOR STORE**

SHOP.



Fit in all your work and teammates in spacious floors for your business.

**13' HEIGHT SINGLE FLOOR PLATE FOR VARIOUS BUSINESSES**

WORK.



Work, Play and Repeat!  
Jog down to the game zone and play all the games with your kids even on weekdays!

**LARGEST GAME ZONE**

CHILL.



Don't miss out on your next movie for work!  
Just catch one, right after work with the tastiest food, right here!

**6 SCREEN MULTIPLEX WITH RESTAURANTS, BANQUET HALLS, FOOD COURT & GAME ZONE**

ENJOY.



Bunk up with your friends and new team, closest to your workspace!  
Spacious and full of amenities modern co-living spaces for your comfort!

**5 STAR CO-LIVING APARTMENTS**

RELAX.

## 12,00,000+ SQ.FT. COVERED AREA

Creating spaces that take you places, we are in the business of making your business boom within an ambience of comfort, convenience, lavish ease and plush luxuriance. With a 12,00,0000+ sq. ft. of phenomenal space facilitating varied facilities to elevate your lives, this multifaceted mall is all that you need to fly high and reach your dreams! Our endeavour is to make you shine and that's the reputation we have earned over the years! Associate with us and see the difference we make to your lives and make you reach pinnacle heights of success in your professions, along with enjoying life to the tee!



## INTEGRATING VISION AND CUSTOMER NEEDS

We aim to give you a smooth and fast life. Our vision of launching luxury into your lifestyle is finally real. Find everything your lifestyle needs. From all your favourite brands to the connectivity your business needs.



Architecting your aspirations and dreams beyond expectations, we create a reality that's beyond imagination! Structuring ideas that work best for your needs, ADS Architects have come up with a mammoth structure this time around with ATM Mall with breathtaking finesse and design expertise.

# FLOOR AND FLOORS OF CREATIVE EXCELLENCE AND PRODUCTIVITY.

The design exemplifies the perfection of luxury. Every floor is designed to serve you the best of all your retail, professional and lifestyle needs!



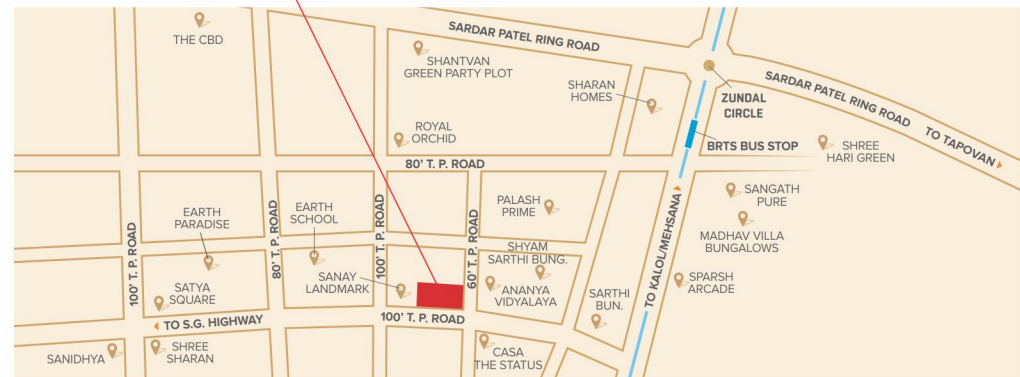


## IN THE HEART OF CITY, AT THE CENTER OF OPPORTUNITIES

We have chosen the perfect location for all your dreams. Our location is perfect for your business. Perfect connectivity with the right places will give a huge bonus to your ideas! A residential area with around 18,000 homes is a strategic location for high footfall and any business to flourish. At a conjunction of Gandhinagar and Ahmedabad along with large access roads. Just few minutes away from Sardar Patel Ring Road and Sarkhej - Gandhinagar Highway.

### EASE OF ACCESS

▪ SARDAR PATEL RING ROAD	03 MIN.	▪ METRO STATION	09 MIN.
▪ DIVINE CHILD CIRCLE	04 MIN.	▪ GANDHI ASHRAM	10 MIN.
▪ NIRMA UNIVERSITY	07 MIN.	▪ SABARMATI RAILWAY STATION	10 MIN.
▪ RANIP GSRTC BUS STOP	08 MIN.	▪ INTERNATIONAL AIRPORT	15 MIN.
▪ NARENDRA MODI STADIUM	08 MIN.	▪ GIFT CITY	12 MIN.
▪ VAISHNODEVI CIRCLE / UMIYA DHAM	09 MIN.	▪ MAHATMA MANDIR	14 MIN.



# FEATURES AMENITIES CLASS OF ITS OWN

Whether you are starting a new business in the city or growing your empire, you'll find everything here. We have planned an innovative design for the modern office of today. With all the amenities like parking, world-class security systems and a beautiful way to spend your weekends, everything excellent is here.





 70' WIDE GRAND ARRIVAL ENTRANCE PLAZA IN FRONT	 71 CAR PARKING ON GROUND FLOOR	 FOYER WITH CLADDING	 09 PASSENGER & 03 GOODS INTERNATIONAL STANDARD ELEVATORS	 2 ESCALATORS & 7 STAIRCASE FOR RETAIL	 LANDSCAPED COLLABORATIVE SPACES & SEATING AREAS	 SECURITY CABIN CHECK POINT AT ALL ENTRY & EXIT POINTS	 DG SET FOR COMMON AREA LIGHT	 GREY WATER TREATMENT PLANT / WATER SOFTENER	 SOLAR PANEL FOR COMMON LIGHT
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 GRAND ARRIVAL LOBBY WITH DOUBLE HEIGHT PORCH	 RECEPTION WITH 24 X 7 CONCIERGE DESK	 3 PASSENGER & 1 GOODS LIFT 1 PASSENGER & 1 GOODS STAIRCASE	 GRAND ARRIVAL LOBBY WITH DOUBLE HEIGHT PORCH	 INDOOR GAMES	 GYMNASIUM	 ADMIN OFFICE	 KITCHEN & CANTEEN	 117 ROOMS (3 & 4 BED) WITH 456 OCCUPANCY	 CANTEEN TEA & COFFEE AREA	 SEPARATE BASEMENT PARKING WITH RAMP & DRIVEWAY
GROUND FLOOR			1 <sup>st</sup> FLOOR	2 <sup>nd</sup> FLOOR	3 <sup>rd</sup> FLOOR	4 <sup>th</sup> FLOOR	5 <sup>th</sup> FLOOR	6 <sup>th</sup> TO 11 <sup>th</sup> FLOOR		BASEMENT



 GRAND ARRIVAL LOBBY WITH DOUBLE HEIGHT PORCH	 24 X 7 CONCIERGE DESK	 4 PASSENGER & 1 GOODS LIFT 1 PASSENGER & 1 GOODS STAIRCASE	 ADMIN OFFICE	 INDOOR GAMES	 GYMNASIUM	 LIBRARY	 KITCHEN & CANTEEN	 237 ROOMS (3 & 4 BED) WITH 765 OCCUPANCY	 CANTEEN TEA & COFFEE AREA	 SEPARATE BASEMENT PARKING WITH RAMP & DRIVEWAY
GROUND FLOOR			1 <sup>st</sup> FLOOR	2 <sup>nd</sup> FLOOR	3 <sup>rd</sup> FLOOR	4 <sup>th</sup> FLOOR	5 <sup>th</sup> FLOOR	6 <sup>th</sup> TO 11 <sup>th</sup> FLOOR		BASEMENT

### SPECIFICATIONS

- Premium Mall Layout & Elevation Design
- Retail Units with Large Frontage and Glazed Area
- Flexible Unit Size
- Total 21 High Speed Automatic Elevators In Building
- 2 Escalators with double Height Porch for Retail Area
- Main Entrance & Lobby To Have Premium Flooring
- Earthquake Resistant RCC Structure

- Internal Smooth Finished Plaster (Wall Only) & Externally Double Coat Plaster with Paint.
- Internal Wall Finished With Putty/Glass Glazing
- 600 X 600 Vitrified Tiles in all Internal Areas
- All Washrooms to have Tiles Upto Lintel Level
- 3 Phase Electricity Connection For Each Unit
- Solar Panel On Terrace for Common Light

### PARKING



- 3 Level Basement with 3 Ramp & Entry with Separate Driveway
- 1729 Car Parking
- 846 Scooter Parking
- 16 Passenger Lift & 05 Goods Lift
- 10 Staircase
- 03 Staircase for Basement
- Separate Basement Parking with Ramp & Driveway for ATM Mall

**Legal Notes :**

- Stamp Duty, Registration Charges, Legal Documentation Charges, Advance Maintenance, Fix Maintenance Charges, GMC Charges and Electrical Co. Charges including cable and sub-station cost shall be borne by the purchaser.
- GST or any additional charges, taxes, cess or duties levied by the government / local authorities prior, during or after the completion of the scheme will be borne by the purchaser.
- Changes / Alteration of any nature, including the elevations, exterior colour scheme or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme.
- All elements, objects, treatments, materials, equipments and colour schemes shown are artist's impressions. Actual may be different as per architect's designs.
- All dimensions shown here are unfinished to unfinished wall.
- The brochure is intended only to convey the essential design and technical features of the scheme.
- Parking Allotment as per parking policy by ATM ILYF LLP.
- Subject to Gandhinagar Jurisdiction.

# FOOTFALLS GUARANTEED

The design itself generates interest and curiosity.  
People will walk in for leisure, work and walk out with a big smile on their faces!





# EXCITING RETAIL SPACE

The design offers beautiful and spacious spaces for high-end retail stores and meets all the needs of customers. Everything is offered here, from great quality and the right quantity of services and stores.



- LARGE FRONTAGE AND GLAZED AREA
- LARGE FLEXIBLE FLOOR SPACE FOR HIGH STREET RETAIL & ANCHOR STORE
- 13' / 14' FEET HEIGHT 165 SHOWROOMS ON GROUND FLOOR - 53, FIRST FLOOR - 56 & SECOND FLOOR - 56



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**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



50'0" WIDE ENTRANCE

25'0" WIDE DRIVE WAY

25'0" WIDE DRIVE WAY

CO-LIVING 02 ENTRY / EXIT



50'0" WIDE ENTRANCE PLAZA

50'0" WIDE ENTRANCE PLAZA

50'0" WIDE ENTRANCE PLAZA

S.G. HIGHWAY

100' WIDE MAIN ROAD

MEHSANA - KALOL HIGHWAY

60' WIDER ROAD

**SECOND FLOOR PLAN**



**ATM  
MALL**  
ANAND THE MEGA MALL

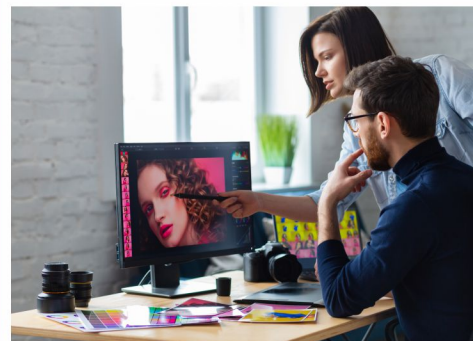
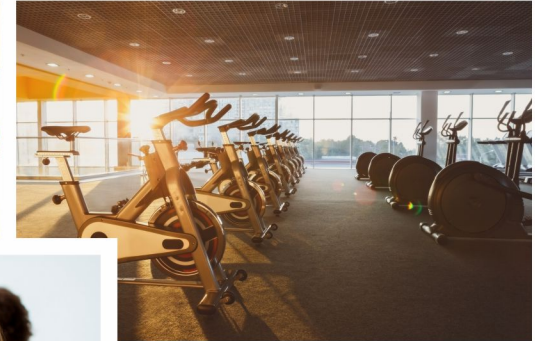
# ATTRACT THE WORLD

Customers won't stop pouring in! With the most resourceful location and design, we give you the ultimate launchpad for success!

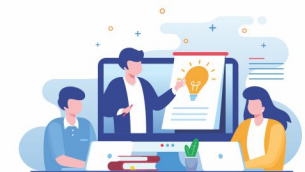


# EXCLUSIVE CORPORATE SPACE

Wish to start on a business of your own and accommodation to get started in the market with a boom? We have all your needs met here. Beautiful and spacious office spaces with all amenities.



- 13' FLOOR HEIGHT SINGLE FLOOR PLATE
- FOR OFFICE SPACE/GYM/CO WORKING/TEACHING & CLASSES / GAME ZONE



**THIRD FLOOR PLAN**



CO-LIVING 02 ENTRY / EXIT

CO LIVING-01 ENTRY / EXIT

ATM MALL ENTRY / EXIT

S.G. HIGHWAY

100' WIDE MAIN ROAD

MEHSANA - KALOL HIGHWAY

# FUN FOOD CELEBRATE

Keep everyone entertained and enchanted with beautiful restaurants and banquet halls for all your parties and any size of party. To keep your kids engaged and happy, a special and spacious game zone is designed!



- BIG SPACE GAME ZONE
- 04 RESTAURANTS, 03 BANQUET HALLS, 12 FOOD COURTS WITH FINE DINNING & SERVICES





**FOURTH FLOOR PLAN**



CO-LIVING  
02  
ENTRY / EXIT

CO LIVING-01  
ENTRY / EXIT

ATM MALL  
ENTRY / EXIT

20'7.5" WIDE ENTRANCE PLAZA

20'7.5" WIDE ENTRANCE PLAZA

60' WIDER ROAD

# MOVIE WITH MASTI

Escape the madness of work with a quick watch of the latest movie. With six movie screens available right next to your office, you won't need to drive anywhere and just enjoy the movie after work with a great theatrical experience!

## 06 SCREEN MULTIPLEX

■ 207 TO 312 SEAT CAPACITY



**FIFTH FLOOR PLAN**





# ACCOMODATING LEISURE WITH PLEASURE

The design offers you great studio apartments to choose from and settle in with your team and keep the work growing.

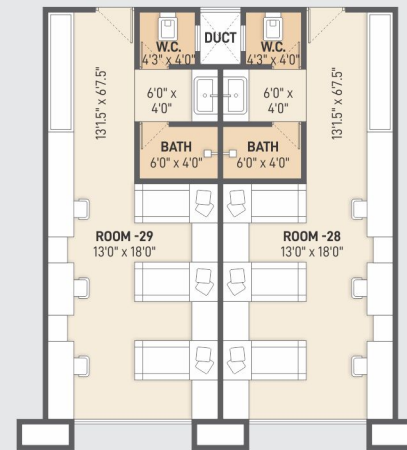


# IT'S COZY, IT'S COMFY, IT FEELS LIKE HOME

Facilitating living that's filled with ease and comfort to give you a feeling of complete relaxation and uplift your mood for good! Taking care of your needs, these modern co-living accommodations introduce you to a world of the future; splashing convenient, chic and captivating charm! Make room for a futuristic vision within these smart living accommodations that feel like home!

**456 + 762 OCCUPANCY**

- GRAND ARRIVAL LOBBY WITH DOUBLE HEIGHT PORCH & RECEPTION WITH 24X7 CONCIERGE DESK
- INDOOR GAMES, GYMNASIUM & CANTEEN
- 7 PASSENGER LIFTS, 2 GOODS LIFTS, 2 PASSENGER STAIRCASES & 2 GOODS STAIRCASES
- SEPERATE BASEMENT PARKING WITH RAMP AND DRIVEWAY



ROOM LAYOUT

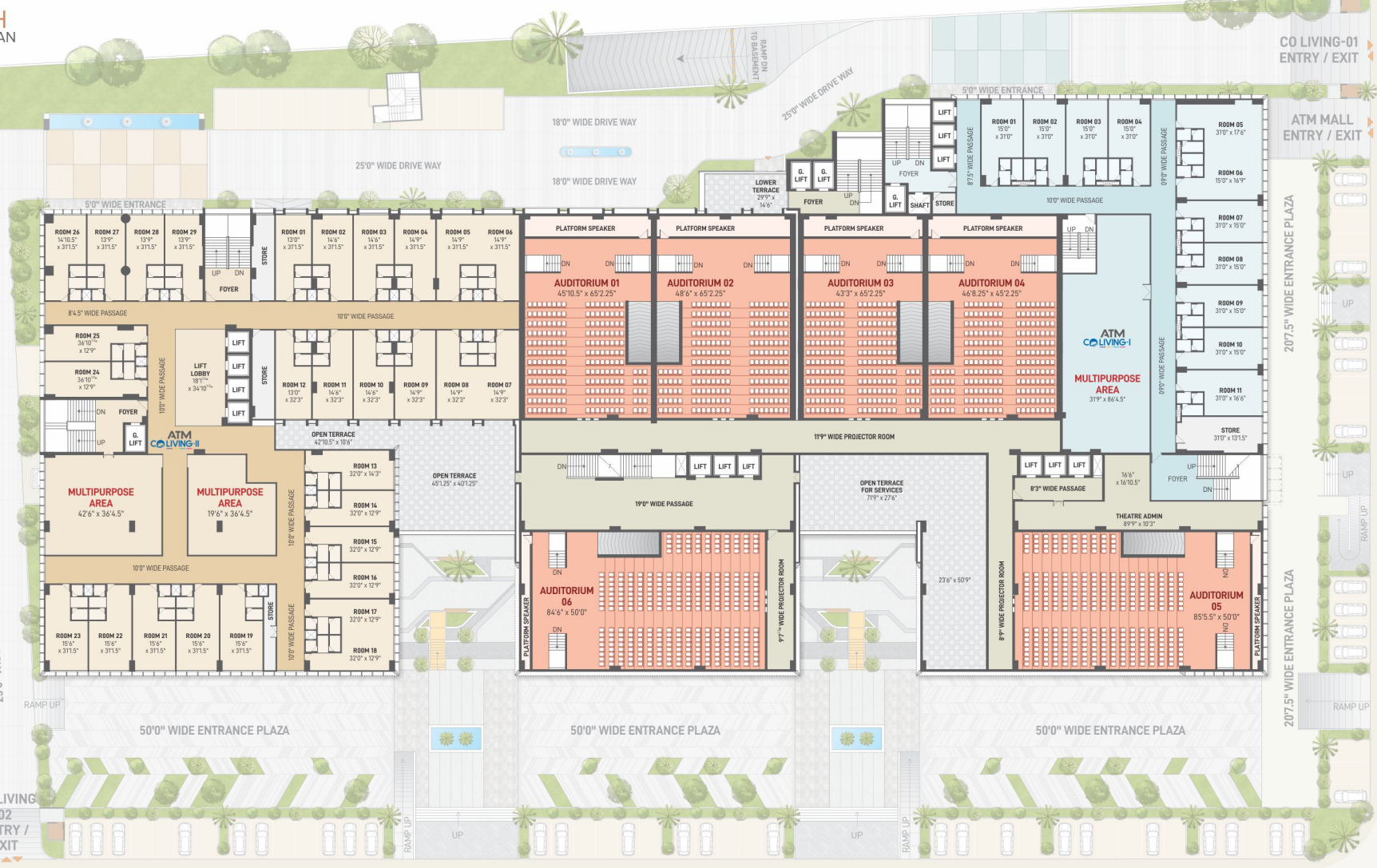
ATM  
CO LIVING-I



ROOM LAYOUT



**SIXTH FLOOR PLAN**



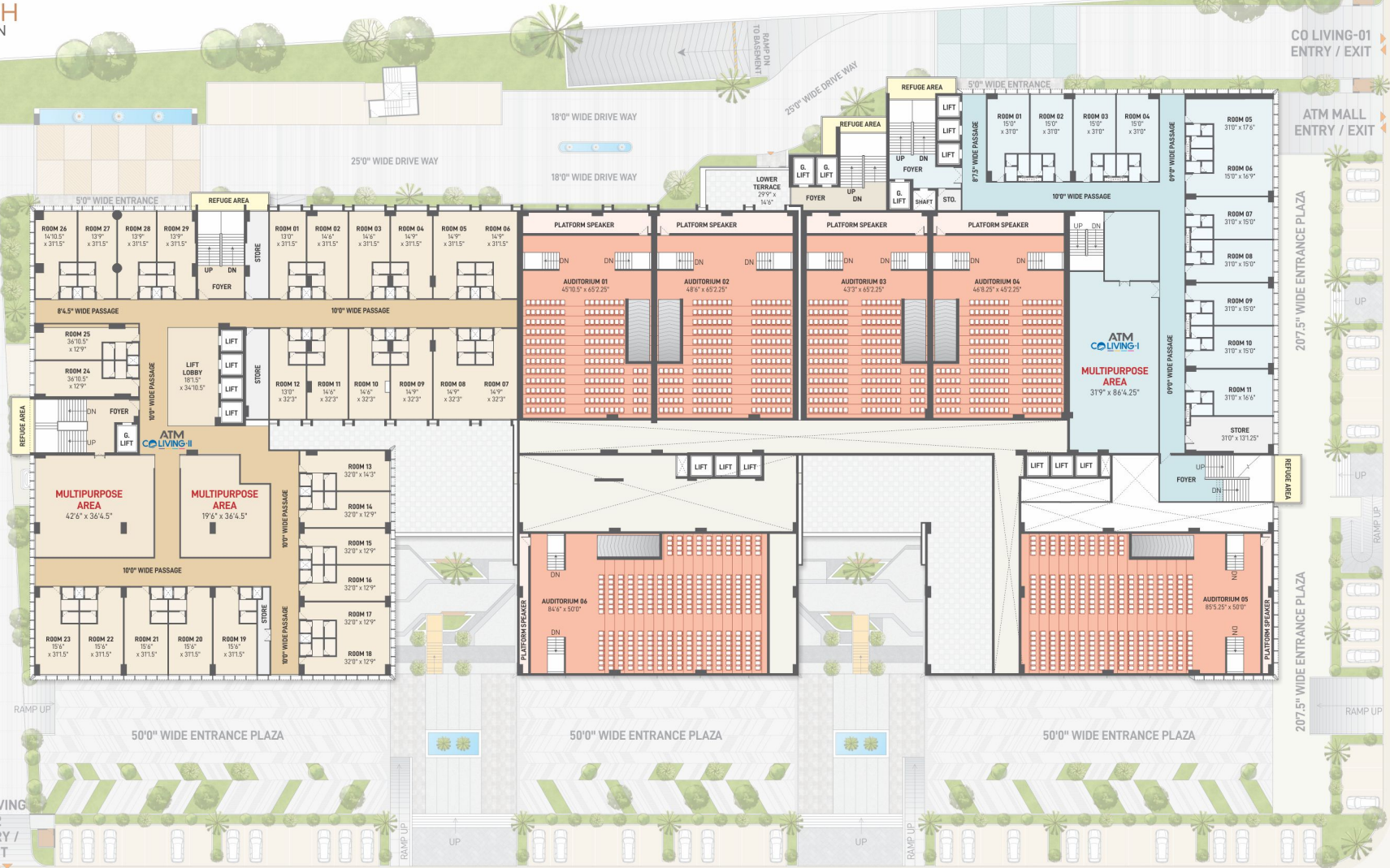
60' WIDER ROAD

S.G. HIGHWAY

100' WIDE MAIN ROAD

MEHSANA - KALOL HIGHWAY

**SEVENTH FLOOR PLAN**



60' WIDER ROAD

S.G. HIGHWAY

100' WIDE MAIN ROAD

MEHSANA - KALOL HIGHWAY



**EIGHT FLOOR PLAN**



CO-LIVING 02 ENTRY / EXIT

CO LIVING-01 ENTRY / EXIT

ATM MALL ENTRY / EXIT

207.5" WIDE ENTRANCE PLAZA

207.5" WIDE ENTRANCE PLAZA

60' WIDER ROAD

S.G. HIGHWAY

100' WIDE MAIN ROAD

MEHSANA - KALOL HIGHWAY





# 9TH TO 11TH FLOOR PLAN



CO-LIVING 02 ENTRY / EXIT

S.G. HIGHWAY



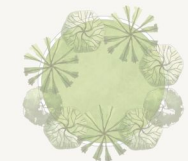
CO LIVING-01 ENTRY / EXIT

ATM MALL ENTRY / EXIT

207.5' WIDE ENTRANCE PLAZA

207.5' WIDE ENTRANCE PLAZA

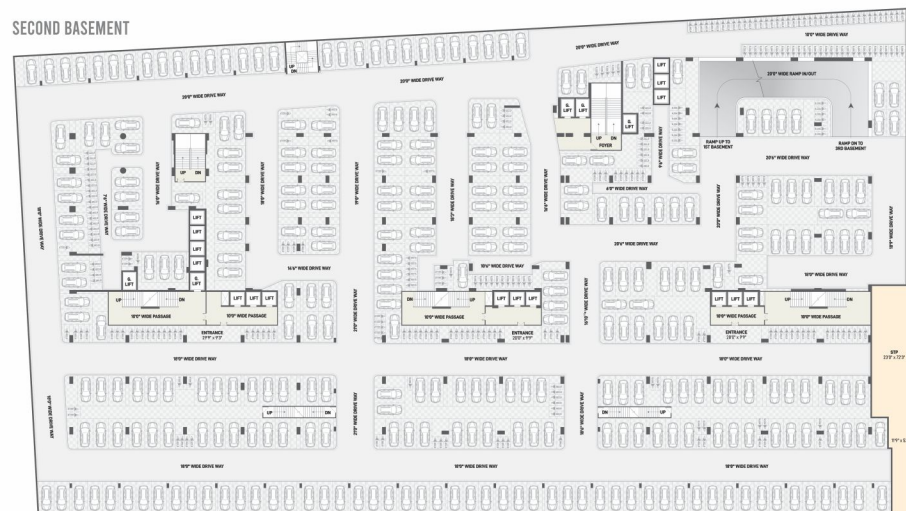
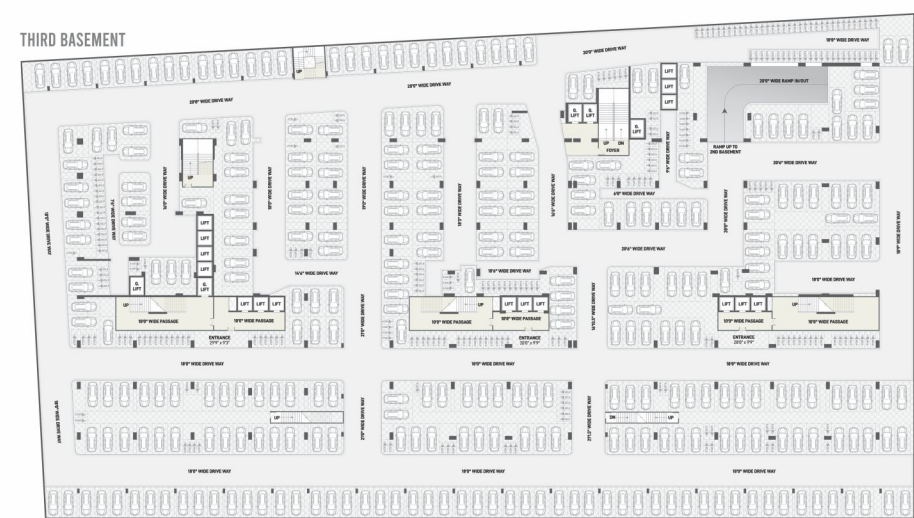
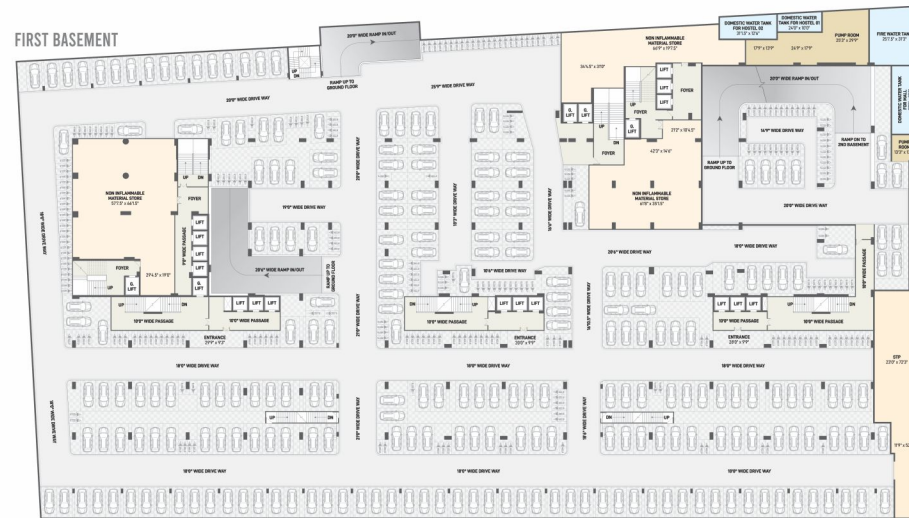
60' WIDEROAD



# PARKING IS PRIME

The biggest hassle can be escaped with our three floors of spacious parking for any kind of vehicle. So just pack up with all your files and come over without thinking twice about the size of your car.

## 1729 CAR PARKING 846 SCOOTER PARKING



DEVELOPERS  
**ATM ILYF LLP**

Scan for Location  
SITE: ATM MALL, Near Ananya Vidhyalay, Opp. Suryan Hope Town Society, On 100 Feet TP Road, Near BRTS Bus Stop, Ahmedabad-Mehsana Highway, New Chandkheda, Ahmedabad.

CONTACT : +91 972666 1177, 972666 1188

RERA REG. NO.: PR/GJ/GANDHINAGAR/GANDHINAGAR /Others/CAA09858/250222  
Website: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

OUR ASSOCIATES

- ARCHITECT 
- STRUCTURAL CONSULTANT 
- MEP CONSULTANT 
- BOH CONSULTANT 
- INTERIOR CONSULTANT 

A PROJECT BY  
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