



SANGHAVI
BUILDING LEGACY

LIVE THE
BEST
VERSION
OF LIFE



CENTROID
COMMERCIAL SPACES



SANGHAVI
BUILDING LEGACY

ETHICS, QUALITY AND TRUST

Siddhartha Sanghavi is a pioneer in initiating and gearing exponential growth of SANGHAVI REALTY by his rich, invigorating knowledge and enterprising skill.

An awesome journey of the brand that stands for elite, young entrepreneur Mr. Siddhartha Sanghavi (B.E.) setting a new benchmark in design and vastu elements by innovation.



ON-TIME EVERYTIME

Projects delivered in the past

Manor Vaastu	2015 - 2017
Manor Greenz	2017 - 2020
Avion	2019 - 2020
Manor Maxx	2019 - 2020
Manor Ananda	2022 (Ongoing)
Centroid	2023 (Ongoing)

GEAR UP FOR ONE OF THE MOST
FUTURE SECURED GEOGRAPHICAL LOCATIONS

CENTROID

COMMERCIAL SPACES

AT AMBLI BILLIONAIRE ZONE JUNCTION



19 FLOORS

COMMERCIAL BUILDING



40 FT. HIGH

INDOOR WATERFALL



4 LEVEL PARKING

AT BASEMENT AND GROUND FLOOR



400 FEET

OF MAXIMUM FRONTAGE



11 FEET

AVERAGE OFFICE HEIGHT



7 LIFTS TO 9

OFFICE RATIO



50 CAR PARKINGS

FOR YOUR VISITORS AND VENDORS



LOCATED AT
40 MT. AND 30 MT.

AMBLI BILLIONAIRE ZONE JUNCTION

One of the prominent highlights of Centroid is the striking presence of an exquisite retail plaza. The aesthetically designed shops and swanky fronts will offer great visibility, also increasing footfalls as the entire neighbourhood will serve as a potential customer base.





RISE HIGHER
WITHOUT LIMITS

11 FT. HEIGHT ON EACH LEVEL

International design. The most sought-after location. Robust infrastructure. World-class facilities. Modern outlook. For businesses on the rise, Centroid puts no upper limit on your soaring dreams.



ARTISTIC IMPRESSION



TWO-ROAD CORNER
OF 40 Mt. & 30 Mt.

ACCESS FROM ALL SIDES

All our commercial office and retail spaces open up to the roads and connect you to the major pulse points like Bopal, Iskcon, S.G. Highway and SBR.



EACH FLOOR
HAVING ONLY

9 SQUARE OFFICES

Perfect ventilation is created with efficient cross-ventilation. The doors and windows have been aligned to let in a steady stream of air. Also, to facilitate timelessness, we have 7 lifts for all our offices.





THE MAJESTY OF RISING
HIGHER THAN OTHERS

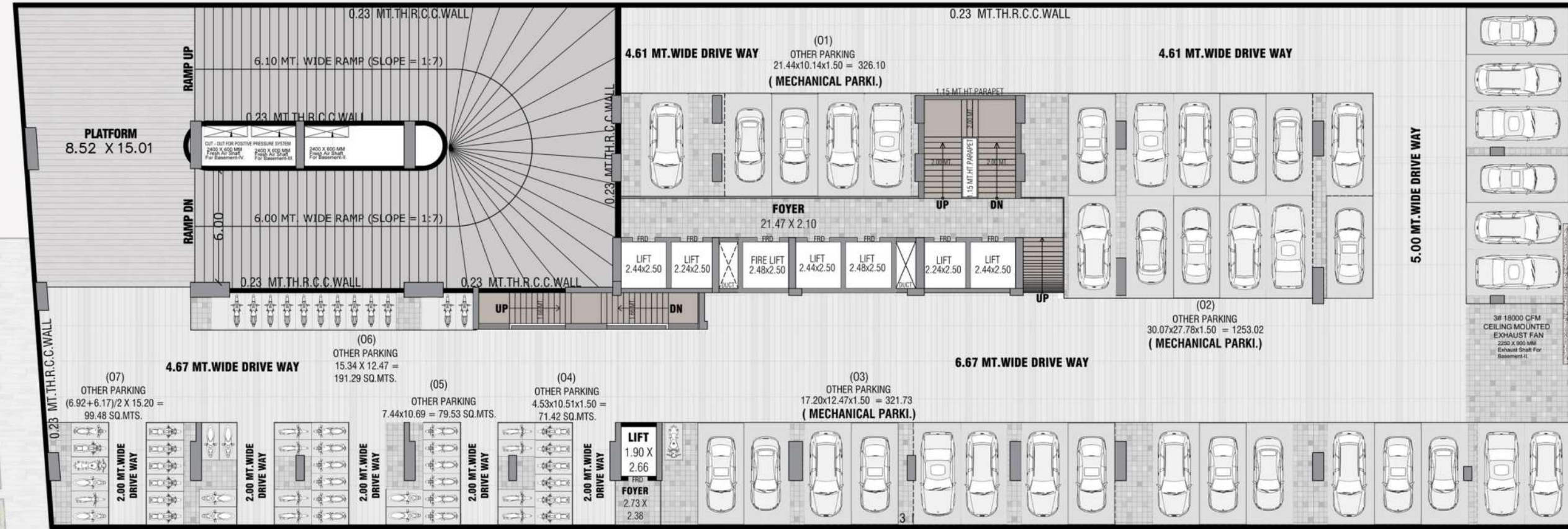
19 FLOORS COMMERCIAL BUILDING

Look beyond the glass facade, look beyond the prime location, look beyond the arresting 19-storied structure, look beyond the common connotations of work spaces - find a corporate space with a thoughtful design, a logic-led blueprint that works splendidly for your business.

30.00 MT WIDE TPS ROAD

PLOT BOUNDARY

10950.00



COMMON PLOT
10950 X 35946

REQ - 378.00
PRO - 393.61

35935.47

35957.31

PLOT BOUNDARY

PLOT BOUNDARY

WATER BODY

1.80 MT.WIDE

SHOPPING PLAZA

1.80 MT.WIDE

RAMP UP

PLOT BOUNDARY

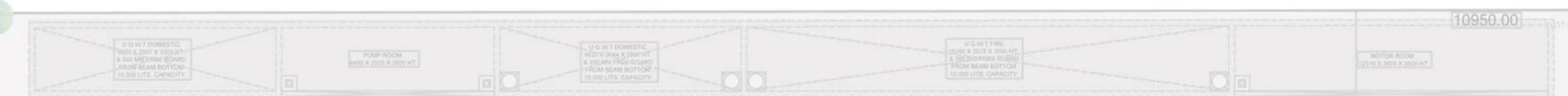
40.00 MT WIDE TPS ROAD

2nd BASEMENT PARKING LAYOUT PLAN 

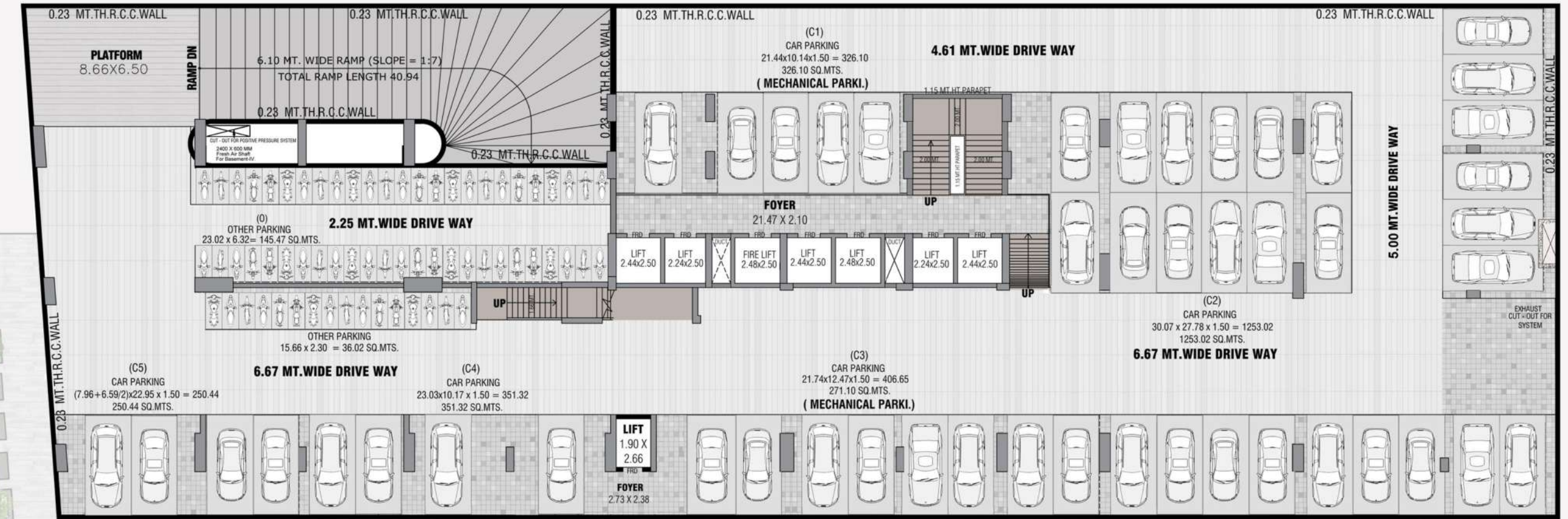
30.00 MT WIDE TPS ROAD



PLOT BOUNDARY



10950.00



COMMON PLOT
10950 X 35946
REQ - 378.00
PRO - 393.61

PLOT BOUNDARY

WATER BODY

1.80 MT. WIDE

RAMP UP

SHOPPING PLAZA

1.80 MT. WIDE

PLOT BOUNDARY

40.00 MT WIDE TPS ROAD

4th BASEMENT PARKING LAYOUT PLAN



30.00 MT WIDE TPS ROAD



COMMON PLOT
10950 X 35946
REQ - 378.00
PRO - 393.61

GROUND FLOOR PLAN



30.00 MT WIDE TPS ROAD

PLOT BOUNDARY

10950.00



COMMON PLOT
10950 X 35946
REQ - 378.00
PRO - 393.61

PLOT BOUNDARY

PLOT BOUNDARY

1.80 MT.WIDE

SHOPPING PLAZA

1.80 MT.WIDE

RAMP UP

PLOT BOUNDARY

40.00 MT WIDE TPS ROAD

4th FLOOR PLAN



30.00 MT WIDE TPS ROAD

PLOT BOUNDARY

10950.00



COMMON PLOT
10950 X 35946
REQ - 378.00
PRO - 393.61

PLOT BOUNDARY

PLOT BOUNDARY

1.80 MT. WIDE

SHOPPING PLAZA

1.80 MT. WIDE

RAMP UP

PLOT BOUNDARY

40.00 MT WIDE TPS ROAD

5th FLOOR PLAN



30.00 MT WIDE TPS ROAD

PLOT BOUNDARY

10950.00



COMMON PLOT
10950 X 35946
REQ - 378.00
PRO - 393.61

35935.47

35957.31

PLOT BOUNDARY

PLOT BOUNDARY

1.80 MT.WIDE

SHOPPING PLAZA

1.80 MT.WIDE

RAMP UP

PLOT BOUNDARY

40.00 MT WIDE TPS ROAD

6th FLOOR PLAN



30.00 MT WIDE TPS ROAD

PLOT BOUNDARY

10950.00



COMMON PLOT
10950 X 35946

REQ - 378.00
PRO - 393.61

PLOT BOUNDARY

PLOT BOUNDARY

40.00 MT WIDE TPS ROAD

PLOT BOUNDARY

7th FLOOR PLAN



30.00 MT WIDE TPS ROAD

PLOT BOUNDARY

10950.00



COMMON PLOT
10950 X 35946
REQ - 378.00
PRO - 393.61

PLOT BOUNDARY

PLOT BOUNDARY

1.80 MT.WIDE

SHOPPING PLAZA

1.80 MT.WIDE

RAMP UP

PLOT BOUNDARY

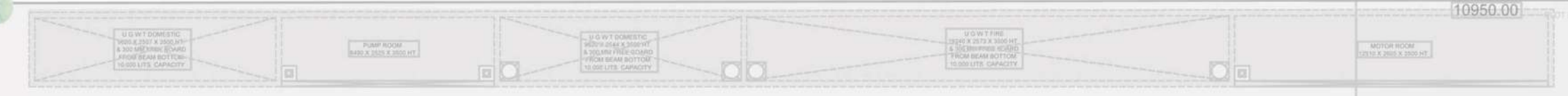
40.00 MT WIDE TPS ROAD

8th FLOOR PLAN





PLOT BOUNDARY



10950.00

30.00 MT WIDE TPS ROAD

PLOT BOUNDARY



COMMON PLOT
10950 X 35946
REQ - 378.00
PRO - 393.61

35935.47

35957.31

PLOT BOUNDARY



1.80 MT.WIDE

SHOPPING PLAZA

1.80 MT.WIDE

RAMP UP

PLOT BOUNDARY

40.00 MT WIDE TPS ROAD

9th FLOOR PLAN

30.00 MT WIDE TPS ROAD

PLOT BOUNDARY

COMMON PLOT
10950 X 35946
REQ - 378.00
PRO - 393.61

PLOT BOUNDARY

PLOT BOUNDARY



WATER BODY

RAMP UP

40.00 MT WIDE TPS ROAD

PLOT BOUNDARY

10th FLOOR PLAN

30.00 MT WIDE TPS ROAD

PLOT BOUNDARY

10950.00



COMMON PLOT
10950 X 35946
REQ - 378.00
PRO - 393.61

PLOT BOUNDARY

PLOT BOUNDARY

40.00 MT WIDE TPS ROAD

PLOT BOUNDARY

11th FLOOR PLAN 

30.00 MT WIDE TPS ROAD

PLOT BOUNDARY

10950.00



COMMON PLOT
10950 X 35946

REQ - 378.00

PRO - 393.61

35935.47

35957.31

40.00 MT WIDE TPS ROAD

PLOT BOUNDARY

12th FLOOR PLAN

30.00 MT WIDE TPS ROAD



COMMON PLOT
10950 X 35946
REQ - 378.00
PRO - 393.61

40.00 MT WIDE TPS ROAD



30.00 MT WIDE TPS ROAD



COMMON PLOT
10950 X 35946
REQ - 378.00
PRO - 393.61

40.00 MT WIDE TPS ROAD

16th FLOOR PLAN

30.00 MT WIDE TPS ROAD

PLOT BOUNDARY

10950.00



COMMON PLOT
10950 X 35946
REQ - 378.00
PRO - 393.61

35935.47

35957.31

PLOT BOUNDARY

PLOT BOUNDARY

1.80 MT.WIDE

SHOPPING PLAZA

1.80 MT.WIDE

RAMP UP

PLOT BOUNDARY

40.00 MT WIDE TPS ROAD

17th FLOOR PLAN

30.00 MT WIDE TPS ROAD

PLOT BOUNDARY

COMMON PLOT
10950 X 35946
REQ - 378.00
PRO - 393.61

PLOT BOUNDARY

PLOT BOUNDARY



1.80 MT.WIDE

SHOPPING PLAZA

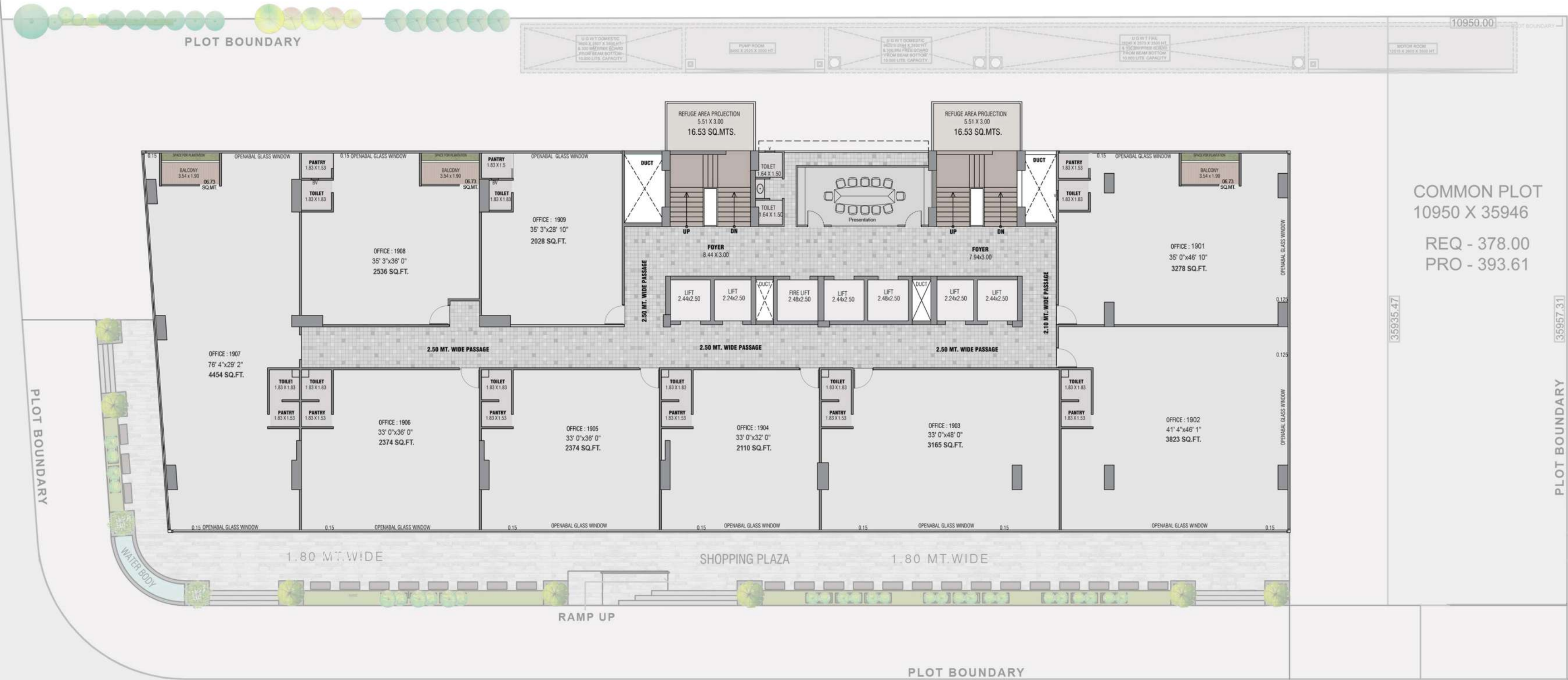
1.80 MT.WIDE

RAMP UP

PLOT BOUNDARY

40.00 MT WIDE TPS ROAD

30.00 MT WIDE TPS ROAD



COMMON PLOT
10950 X 35946
REQ - 378.00
PRO - 393.61

19th FLOOR PLAN



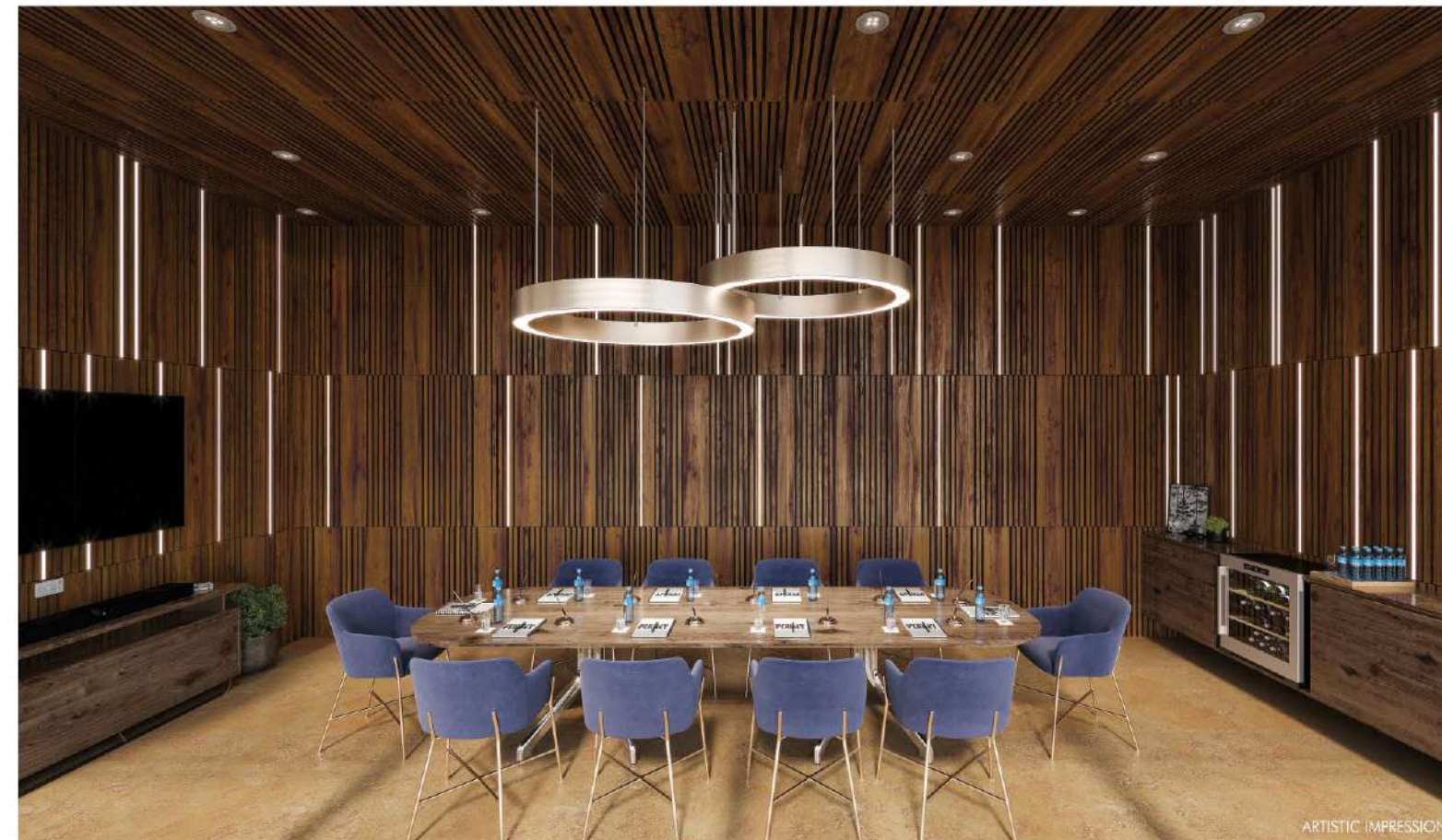
FOR THE FIRST TIME
EVER IN GUJARAT!

40 FT. HIGH INDOOR WATERFALL

We bring to you for the very first time the majesty of a 40 ft. waterfall... For you to keep that connection with the elements alive, refresh your windows as well as your senses...

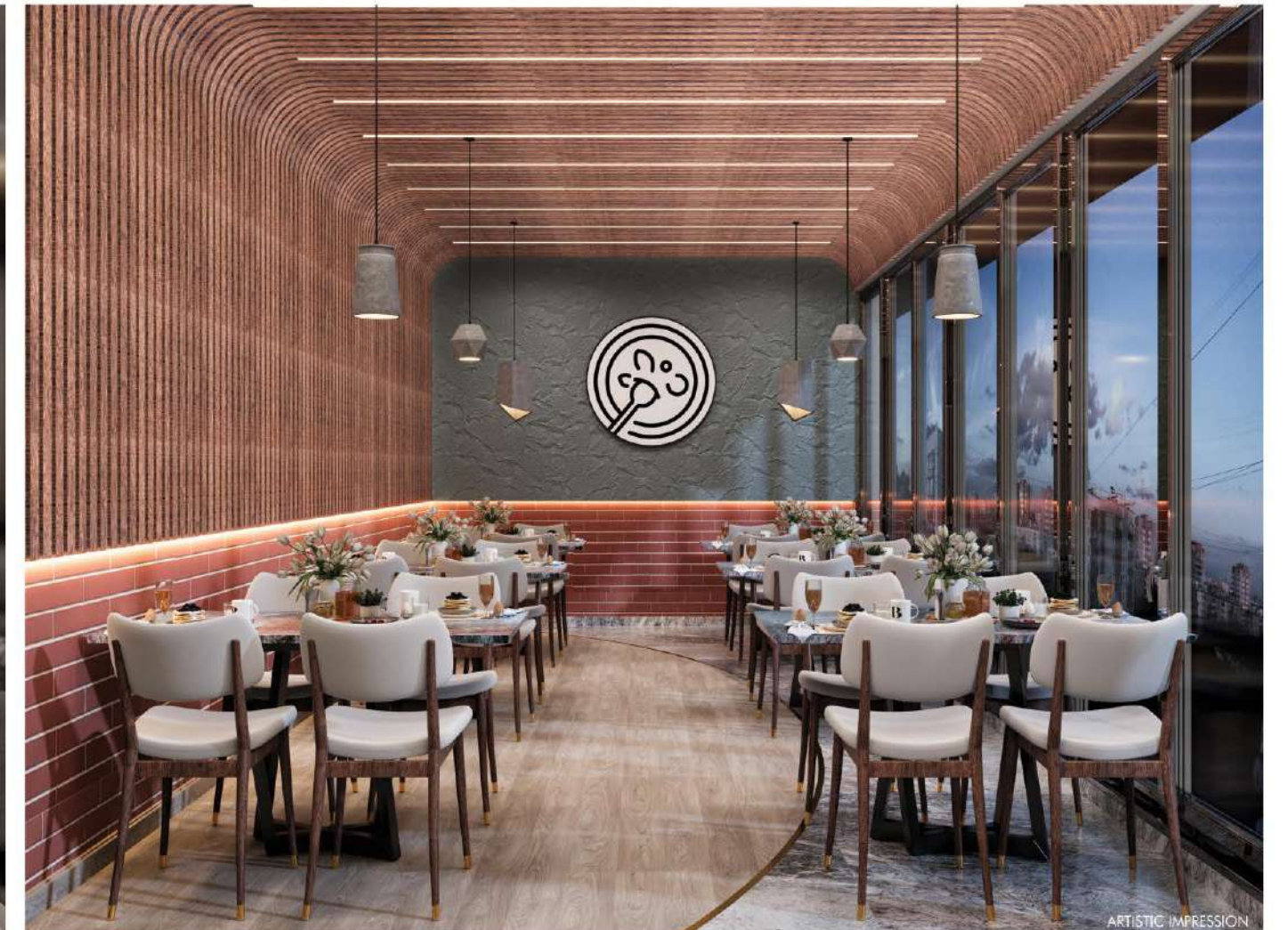
A DREAM PLACE FOR FUN & WORK

SOME EVENINGS WILL
NEVER BE THE SAME



SUBSTANCE AND STYLE AT EVERY TURN

LOUNGE AREA : 18TH FLOOR



LUNCH AREA : 05-13 FLOORS

THE VIEW FROM THE TOP THAT AMAZES

GET READY TO REVAMP
CORPORATE GET TOGETHERS



ARTISTIC IMPRESSION



CENTROID
BRINGS TO YOU

THE BEST VERSION OF LIFE

Energize your dull hours with some workout at the gym or soak in creativity at the art gallery. Our work spaces are a fine blend of work and recreation.



ARTISTIC IMPRESSION



ARTISTIC IMPRESSION

EACH FLOOR DEDICATED TO
SPECIAL FEATURES



TERRACE CLUB THE HORIZON

- 19 BOARD ROOM - PRESENTATION ROOM
- 18 LOUNGE
- 17 ART GALLERY
- 16 GYMNASIUM
- 15 YOGA ROOM
- 14 CAFÉTERIA
- 05-13 LUNCH ROOM
- 04 BUSINESS CENTRE
- GF - 02 RECEPTION



ACTUAL DRONE VIEW OF CENTROID

40 MT. AND 30 MT. ROADS
**BIGGEST
JUNCTION
OF AMBLI**



ARTISTIC IMPRESSION

Terms & Conditions
 *Rights reserved by the developers to make any changes in plan, elevations, and other details which will be binding to all the members • In order to maintain the aesthetics of the building at a very high level, installation of AC units will be permitted at the designated spots and nowhere else, changes which affect the elevation and structure system shall not be permitted for all times to come*Encroachment. In any form, outside the defined units shall not be allowed*Merchandise, articles, etc, cannot be stored / kept in common areas as defined by the project managers*Only internal changes shall be made with prior permission and shall be charged extra in advance*All dimensions shown in the plans are approximate, average, unfinished and subject to variations*Goods and Service Tax and any other taxes will be extra*Changes in service of individual units will not be permissible*Stamp duty and registration fees & service charges on allotment and possession of unit shall be borne by purchaser applicable as prevailing law*Any addition liabilities due to changes in the by-laws, stamp duty, Govt. laws shall be borne by member*This brochure is meant only for information presentation and Guidance purpose only it is not authorized or agreement. They do not form the basis of any contract*Variations may occur as per local regulation and our policy of improvement*Any external signages for offices shall not be permitted for all times to come.

SPECIAL SPECIFICATIONS

STRUCTURE

- Earthquake resistant structure.

WALL / PLASTER / COLOUR

- Thick block masonry wall.
- Good quality "Ultratech, Ambuja & Hathi" cement used.
- External & internal single coat mala plaster with putty finishing.

FLOORING

- Premium quality big size (6'x4' / 2.5'x5') Vitrified tiles flooring in common areas.
- Flooring in washroom balcony and pantry area and common areas.

TOILETS / BATHROOMS

- Separate toilet in each shops & offices.
- Tiles : (4'x2') premium quality vitrified tiles dado up to lintel level.
- Plumbing fitting : Jaguar/Roca or equivalent.
- Sanitary ware : Jaguar/Roca or equivalent.

ELECTRICAL / AC

- 3-phase ISI concealed electrical copper cabling (Finolex, Havells, Polycab & R.R.) with ample electrical points and MCB + ELCB protection.
- Premium quality modular switches.
- Provision for DTH TV / Tata sky / GTPL/JIO FIBER connectivity.
- Provision for high speed internet & Wi-Fi connectivity.
- DG power backup for common areas & lift.
- Provision of VRF Air-conditioner (at extra cost as applicable).
- ODU and single-point pipe work.

PLUMBING & SANITATION

- High quality concealed CPVC/UPVC plumbing lines & suspended drainage lines for easy maintenance.

SLAB HEIGHT

- Floor to slab height 15' on ground floor.
- Floor to slab height 13" on 1st floor.
- Floor to slab height 12" on 2nd and 3rd floors.
- Floor to slab height 11" on 4th to 19th floors.

LIFT

- A total of 8 elevators. 7 for offices. 1 for retail space.

PARKING

- 40-50 visitor parking spaces for retail and offices.

CONNECTIVITY



JUST BESIDE
NAVRATNA CORPORATE PARK



ISKCON TEMPLE
05 MINS.



S.G. HIGHWAY
05 MINS.



RAJPATH- RANGOLI ROAD
05 MINS.

Principal Architects,
Facade & Interior Designers
SCARLETT DESIGNS PVT. LTD.

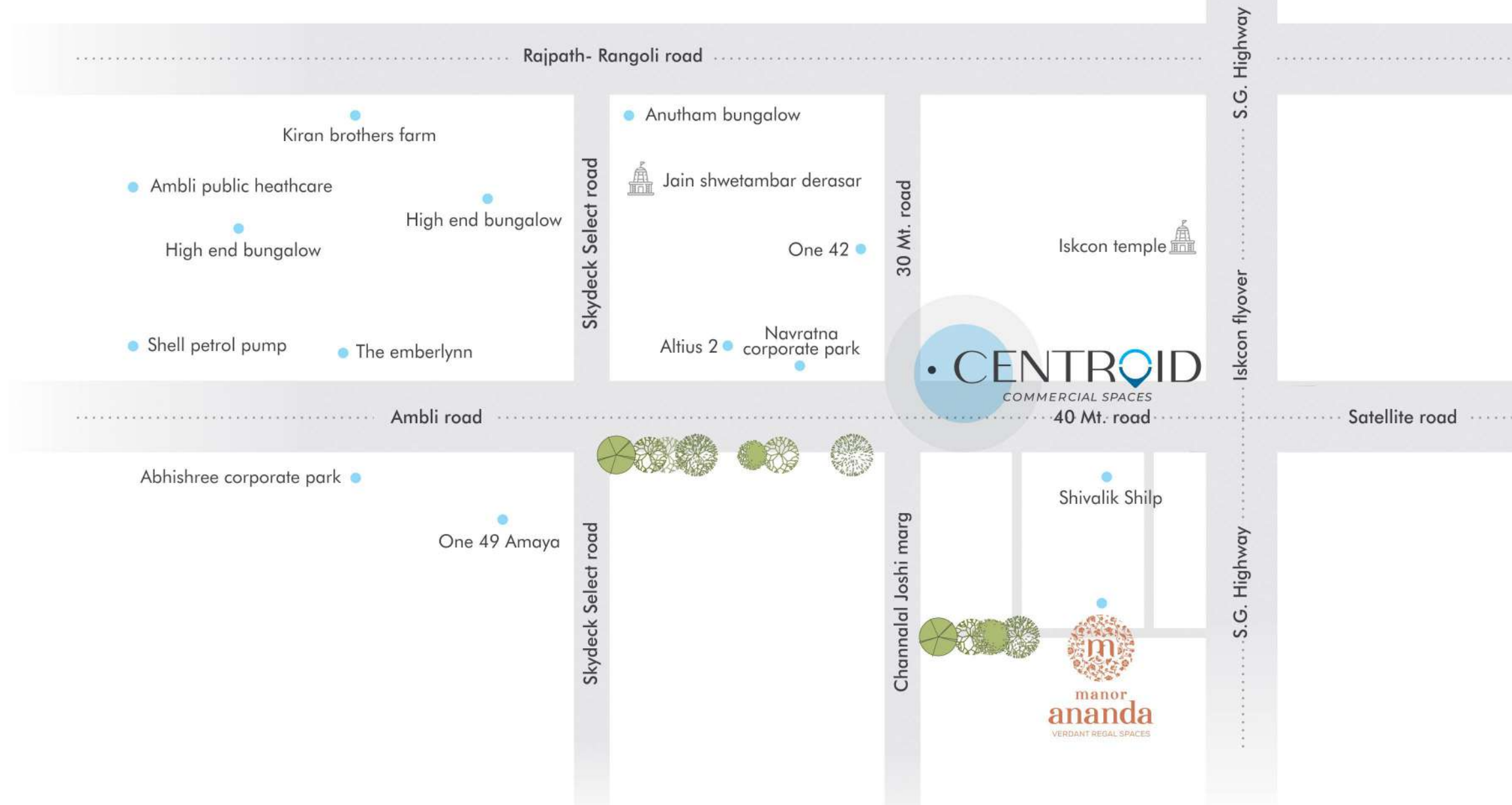
Architect, Planning and Modelling
VARSHA DESIGN

Structural Engineer
DUCON CONSULTANT

Concept by
ARQUITECTOS

Rendered & Designed by
TRIPOLY STUDIO PVT. LTD.

LOCATION MAP



Site address : Centroid, Ambli-Satellite road, Ahmedabad
Contact : +91 99091 01233

PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/CAA12489/171023
W : gujrerar1.gujarat.gov.in



Square
Realtors

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