

A project by



www.thewesterngroup.in

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A Successful Proposition Indeed!

Western
BUSINESS HUB

Architect :



Architects & Urban Designers
0261-2355333

Legal Advisor :
Manojbhai Patel

Structure :
Jalil A. Sheikh

A perfect concoction for
SUCCESSFUL BUSINESS...

What does it takes to make
any venture or business a Success ?

- ❑ ENDLESS PASSION FOR PURSUIT...
- ❑ RIGHT & PLENTIFUL OPPORTUNITIES...
- ❑ DEDICATED & DETERMINED ENDEAVOURS...

Now... brace yourself with all the passion and determination as we set up a centre for right opportunities. Western Business Hub is an ideal place to start a showroom, office or a medical unit. A hub dedicated to answering all your resourcing needs for a successful business.





Start your work on a
**REFRESHING NOTE
EVERY DAY !**

You are sure to feel the comfort and convenience once you step in at Western Business Hub. Amenities needed to make the workings of the business hub smoother and efficient have been take care of. That leaves you to only concentrate on your work.

SHOPS | SHOWROOMS | OFFICES



The battle is half won,
**WHEN YOUR BUSINESS CARD READS
WESTERN BUSINESS HUB !**

Truly... the art of impressing others will start the moment anyone sees your business card.
The impressive structure and grandiose of Western Business Hub lets people know your
elevated and influential stature in the industry ... leaving them in an awe.



A place that makes hard work...

LOOK LIKE SMART WORK!

Western Business Hub is equipped with all the amenities and facilities required to make your work smooth. So while you work hard to achieve the desired success, the hard work becomes smarter and sorted out.



Be at the right place for
**THE REWARDING
MOMENTS !**

For any business to succeed, staying connected at the right time and place is paramount. After all today success is all about grasping the opportunity at that one moment. At Western Business Hub, we offer you 'advantage connectivity' to give you an edge over others. Located at one of the most well connected places in Surat, it keep you in the heart of your trade.



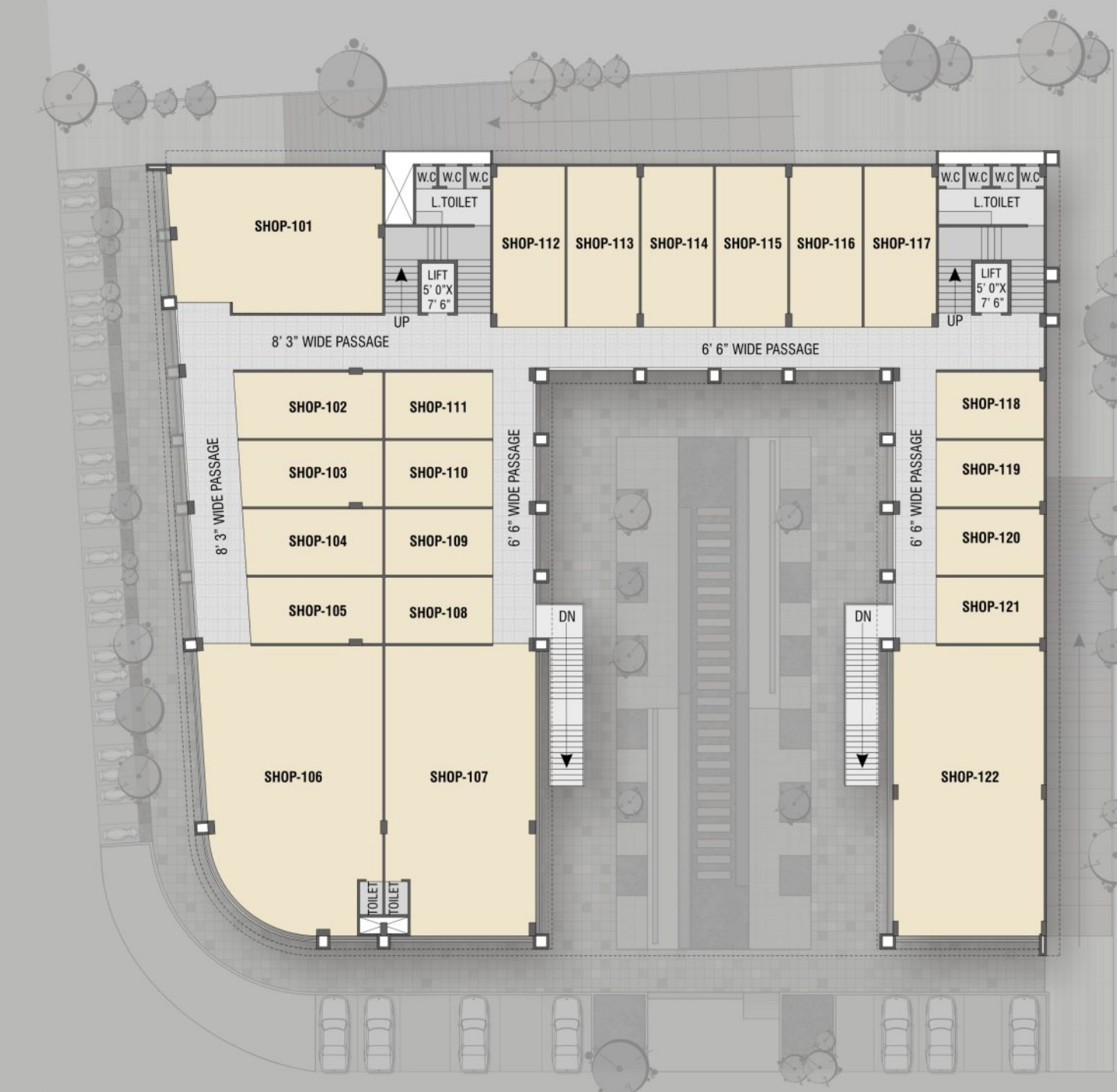
BASEMENT PLAN



GROUND FLOOR PLAN

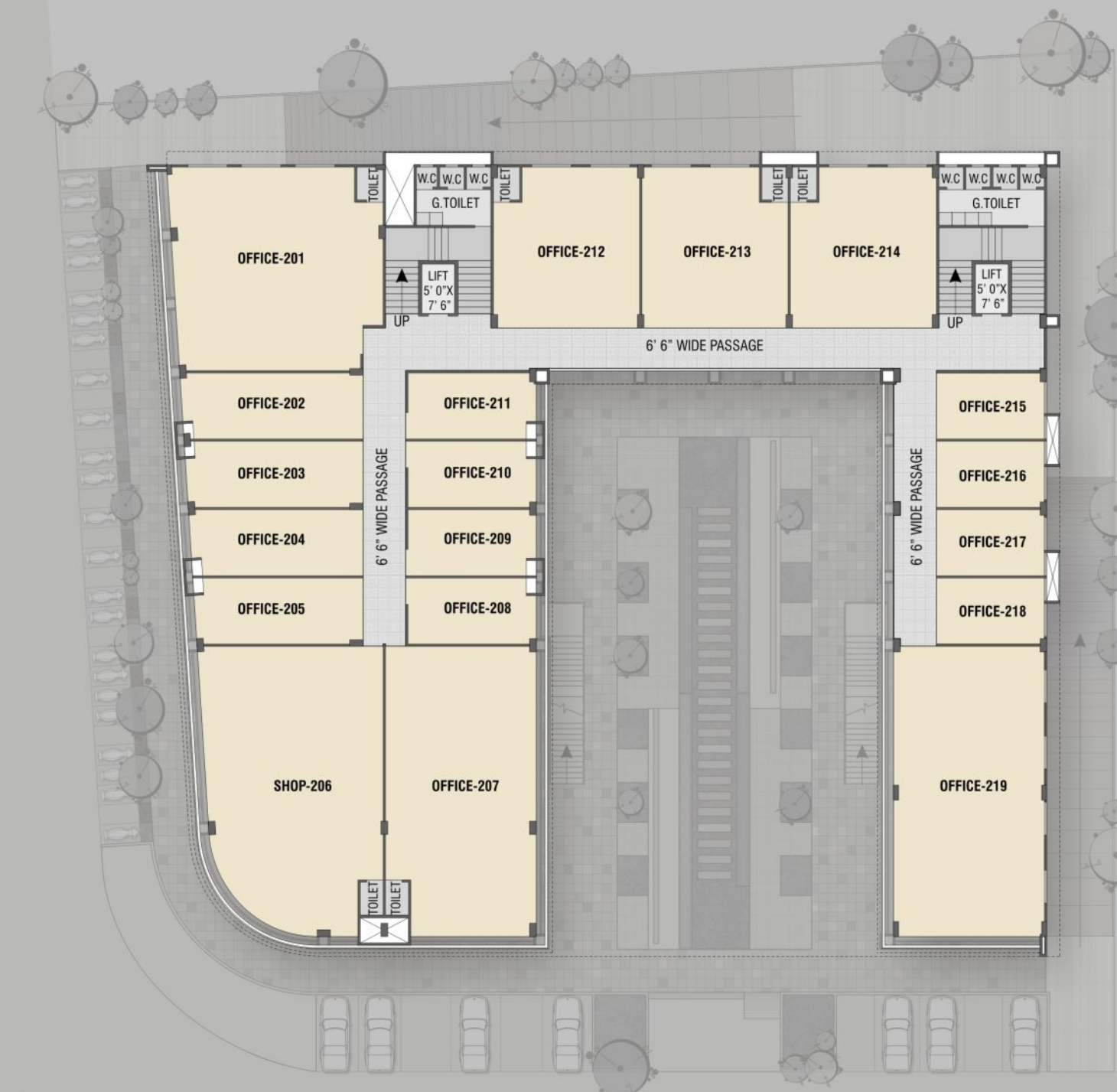


		CARPET AREA	S.B. AREA
Shop - 1	32'10" X 10'0"	326 Sq. Ft.	615 Sq. Ft.
Shop - 2	32'2" X 10'0"	320 Sq. Ft.	604 Sq. Ft.
Shop - 3	31'6" X 10'0"	313 Sq. Ft.	591 Sq. Ft.
Shop - 4	30'10" X 10'0"	305 Sq. Ft.	575 Sq. Ft.
Shop - 5	30'2" X 10'0"	298 Sq. Ft.	562 Sq. Ft.
Shop - 6	29'6" X 10'0"	292 Sq. Ft.	551 Sq. Ft.
Shop - 7	28'10" X 10'0"	285 Sq. Ft.	538 Sq. Ft.
Shop - 8	28'3" X 43'10.5"	1113 Sq. Ft.	2100 Sq. Ft.
Shop - 9	22'10" X 43'10.5"	989 Sq. Ft.	1866 Sq. Ft.
Shop - 10	22'10" X 10'0"	228 Sq. Ft.	430 Sq. Ft.
Shop - 11	22'10" X 10'0"	228 Sq. Ft.	430 Sq. Ft.
Shop - 12	22'10" X 10'0"	228 Sq. Ft.	430 Sq. Ft.
Shop - 13	22'10" X 10'0"	228 Sq. Ft.	430 Sq. Ft.
Shop - 14	11'0" X 24'4"	267 Sq. Ft.	504 Sq. Ft.
Shop - 15	11'0" X 24'4"	267 Sq. Ft.	504 Sq. Ft.
Shop - 16	11'0" X 24'4"	267 Sq. Ft.	504 Sq. Ft.
Shop - 17	11'0" X 24'4"	267 Sq. Ft.	504 Sq. Ft.
Shop - 18	11'0" X 24'4"	267 Sq. Ft.	504 Sq. Ft.
Shop - 19	11'0" X 24'4"	267 Sq. Ft.	504 Sq. Ft.
Shop - 20	22'10" X 10'0"	228 Sq. Ft.	430 Sq. Ft.
Shop - 21	22'10" X 10'0"	228 Sq. Ft.	430 Sq. Ft.
Shop - 22	22'10" X 10'0"	228 Sq. Ft.	430 Sq. Ft.
Shop - 23	22'10" X 10'0"	228 Sq. Ft.	430 Sq. Ft.
Shop - 24	22'10" X 43'10.5"	1002 Sq. Ft.	1891 Sq. Ft.



FIRST FLOOR PLAN

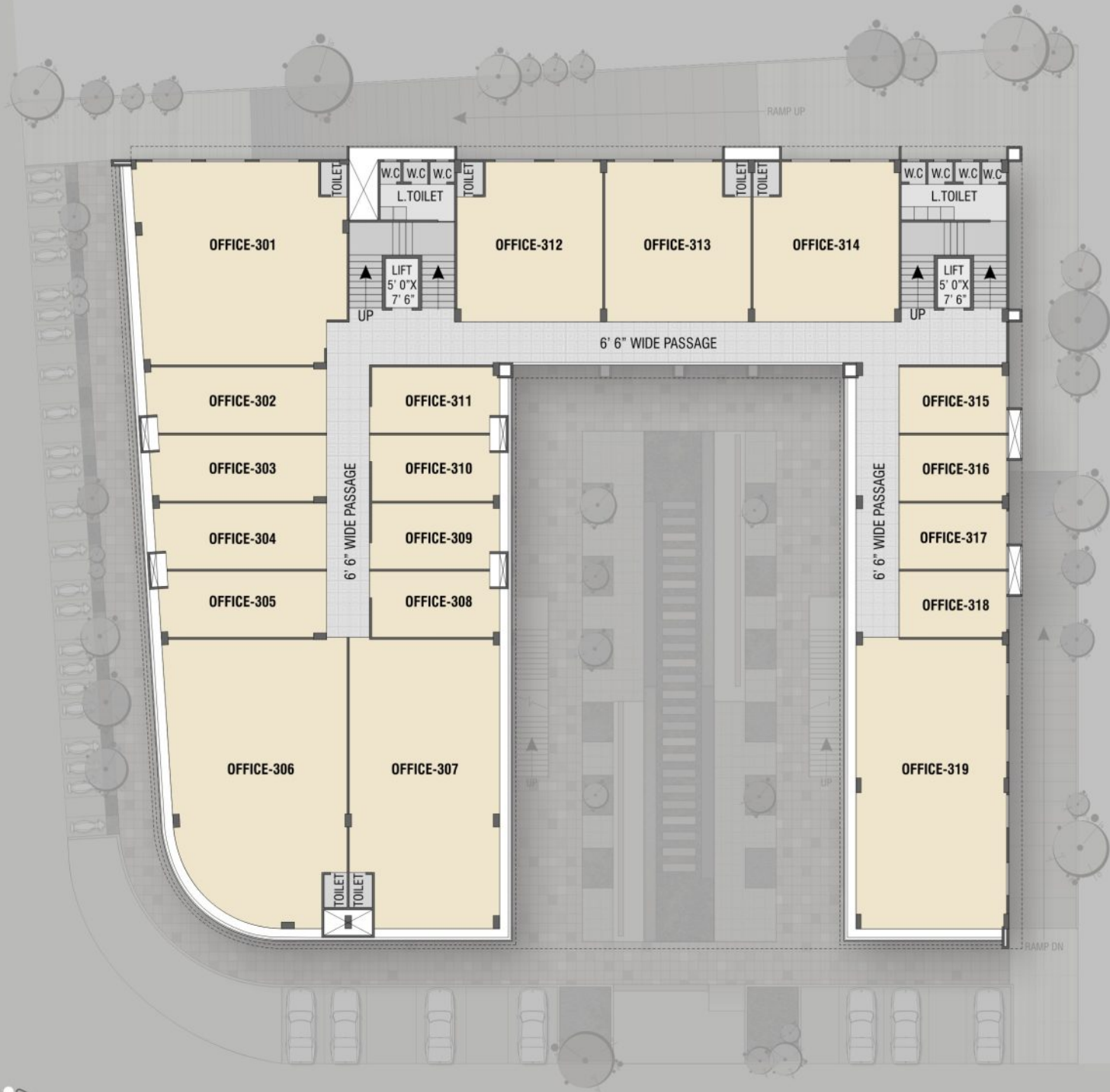
		CARPET AREA	S.B. AREA
Shop - 101	32'10" X 22'3"	699 Sq. Ft.	1319 Sq. Ft.
Shop - 102	22'3" X 10'0"	222 Sq. Ft.	419 Sq. Ft.
Shop - 103	21'7" X 10'0"	216 Sq. Ft.	408 Sq. Ft.
Shop - 104	21'0" X 10'0"	209 Sq. Ft.	394 Sq. Ft.
Shop - 105	20'3" X 10'0"	203 Sq. Ft.	383 Sq. Ft.
Shop - 106	28'3" X 43'10.5"	1113 Sq. Ft.	2100 Sq. Ft.
Shop - 107	22'10" X 43'10.5"	989 Sq. Ft.	1866 Sq. Ft.
Shop - 108	16'4" X 10'0"	163 Sq. Ft.	308 Sq. Ft.
Shop - 109	16'4" X 10'0"	163 Sq. Ft.	308 Sq. Ft.
Shop - 110	16'4" X 10'0"	163 Sq. Ft.	308 Sq. Ft.
Shop - 111	16'4" X 10'0"	163 Sq. Ft.	308 Sq. Ft.
Shop - 112	11'0" X 24'4"	267 Sq. Ft.	504 Sq. Ft.
Shop - 113	11'0" X 24'4"	267 Sq. Ft.	504 Sq. Ft.
Shop - 114	11'0" X 24'6"	267 Sq. Ft.	504 Sq. Ft.
Shop - 115	11'0" X 24'4"	267 Sq. Ft.	504 Sq. Ft.
Shop - 116	11'0" X 24'4"	267 Sq. Ft.	504 Sq. Ft.
Shop - 117	11'0" X 24'4"	267 Sq. Ft.	504 Sq. Ft.
Shop - 118	16'4" X 10'0"	163 Sq. Ft.	308 Sq. Ft.
Shop - 119	16'4" X 10'0"	163 Sq. Ft.	308 Sq. Ft.
Shop - 120	16'4" X 10'0"	163 Sq. Ft.	308 Sq. Ft.
Shop - 121	16'4" X 10'0"	163 Sq. Ft.	308 Sq. Ft.
Shop - 122	22'10" X 43'10.5"	1002 Sq. Ft.	1891 Sq. Ft.



SECOND FLOOR PLAN

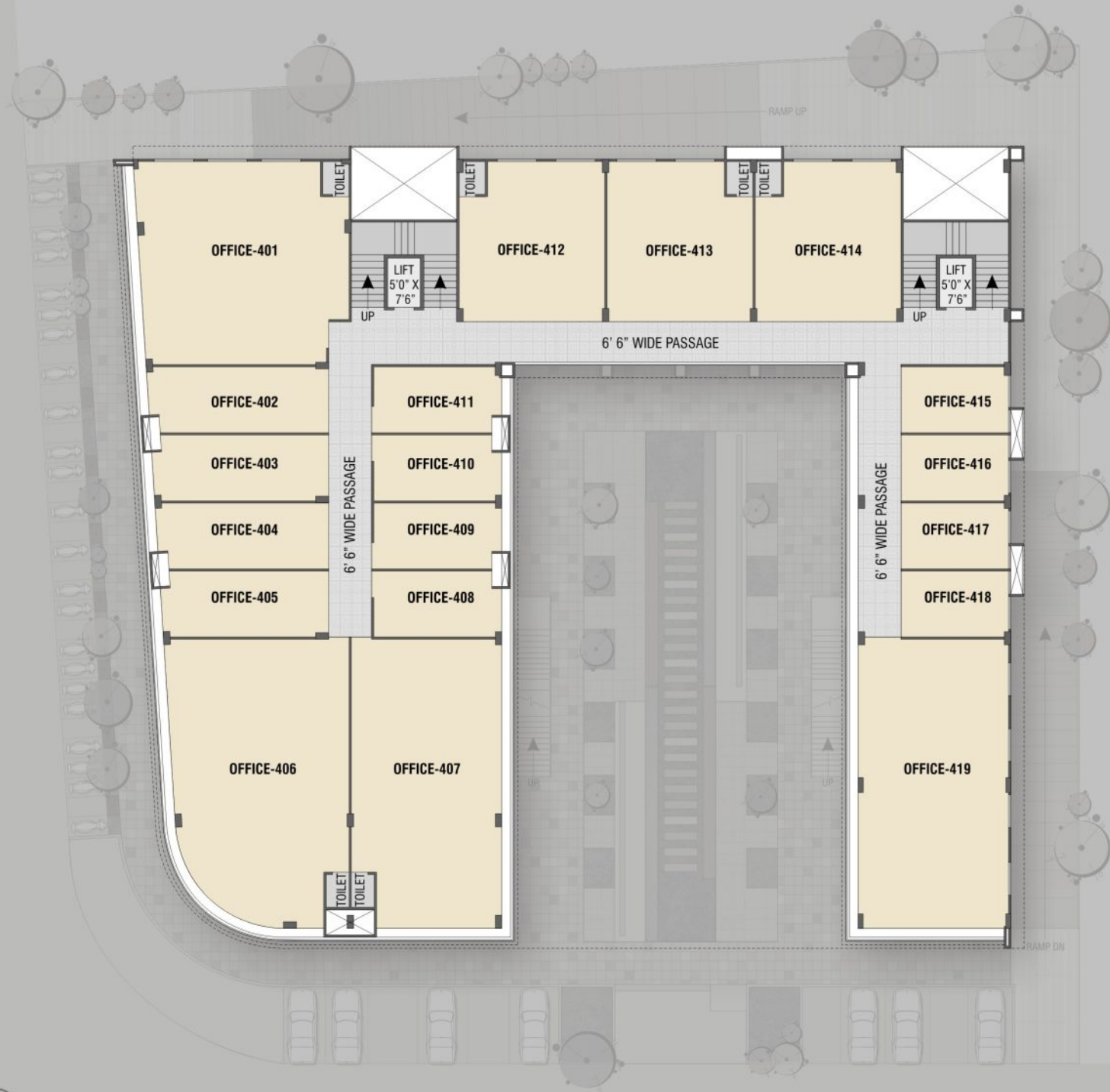
		CARPET AREA	S.B. AREA
Shop - 201	32'10" X 30'10"	958 Sq. Ft.	1808 Sq. Ft.
Shop - 202	27'5" X 10'0"	274 Sq. Ft.	517 Sq. Ft.
Shop - 203	26'9" X 10'0"	268 Sq. Ft.	506 Sq. Ft.
Shop - 204	26'2" X 10'0"	261 Sq. Ft.	492 Sq. Ft.
Shop - 205	25'5" X 10'0"	254 Sq. Ft.	479 Sq. Ft.
Shop - 206	28'3" X 43'10.5"	1113 Sq. Ft.	2100 Sq. Ft.
Shop - 207	22'10" X 43'10.5"	989 Sq. Ft.	1866 Sq. Ft.
Shop - 208	19'5" X 10'0"	195 Sq. Ft.	368 Sq. Ft.
Shop - 209	19'5" X 10'0"	195 Sq. Ft.	368 Sq. Ft.
Shop - 210	19'5" X 10'0"	195 Sq. Ft.	368 Sq. Ft.
Shop - 211	19'5" X 10'0"	195 Sq. Ft.	368 Sq. Ft.
Shop - 212	22'2" X 24'4"	538 Sq. Ft.	1016 Sq. Ft.
Shop - 213	22'2" X 24'4"	538 Sq. Ft.	1016 Sq. Ft.
Shop - 214	22'2" X 24'4"	538 Sq. Ft.	1016 Sq. Ft.
Shop - 215	16'4" X 10'0"	163 Sq. Ft.	308 Sq. Ft.
Shop - 216	16'4" X 10'0"	163 Sq. Ft.	308 Sq. Ft.
Shop - 217	16'4" X 10'0"	163 Sq. Ft.	308 Sq. Ft.
Shop - 218	16'4" X 10'0"	163 Sq. Ft.	308 Sq. Ft.
Shop - 219	22'10" X 43'10.5"	1002 Sq. Ft.	1891 Sq. Ft.

THIRD FLOOR PLAN



		CARPET AREA	S.B. AREA
Shop - 301	32'10" X 30'10"	958 Sq. Ft.	1808 Sq.Ft.
Shop - 302	27'5" X 10'0"	274 Sq. Ft.	517 Sq. Ft.
Shop - 303	26'9" X 10'0"	268 Sq. Ft.	506 Sq.Ft.
Shop - 304	26'2" X 10'0"	261 Sq. Ft.	492 Sq.Ft.
Shop - 305	25'5" X 10'0"	254 Sq. Ft.	479 Sq.Ft.
Shop - 306	28'3" X 43'10.5"	1113 Sq. Ft.	2100Sq.Ft.
Shop - 307	22'10" X 43'10.5"	989 Sq. Ft.	1866 Sq.Ft.
Shop - 308	19'5" X 10'0"	195 Sq. Ft.	368 Sq. Ft.
Shop - 309	19'5" X 10'0"	195 Sq. Ft.	368 Sq. Ft.
Shop - 310	19'5" X 10'0"	195 Sq. Ft.	368 Sq. Ft.
Shop - 311	19'5" X 10'0"	195 Sq. Ft.	368 Sq. Ft.
Shop - 312	22'2" X 24'4"	538 Sq. Ft.	1016 Sq. Ft.
Shop - 313	22'2" X 24'4"	538 Sq. Ft.	1016 Sq. Ft.
Shop - 314	22'2" X 24'4"	538 Sq. Ft.	1016 Sq. Ft.
Shop - 315	16'4" X 10'0"	163 Sq. Ft.	308 Sq. Ft.
Shop - 316	16'4" X 10'0"	163 Sq. Ft.	308 Sq. Ft.
Shop - 317	16'4" X 10'0"	163 Sq. Ft.	308 Sq. Ft.
Shop - 318	16'4" X 10'0"	163 Sq. Ft.	308 Sq. Ft.
Shop - 319	22'10" X 43'10.5"	1002 Sq. F	1891 Sq. Ft.

FORTH FLOOR PLAN



		CARPET AREA	S.B. AREA
Shop - 401	32'10" X 30'10"	958 Sq. Ft.	1808 Sq.Ft.
Shop - 402	27'5" X 10'0"	274 Sq. Ft.	517 Sq. Ft.
Shop - 403	26'9" X 10'0"	268 Sq. Ft.	506 Sq.Ft.
Shop - 404	26'2" X 10'0"	261 Sq. Ft.	492 Sq.Ft.
Shop - 405	25'5" X 10'0"	254 Sq. Ft.	479 Sq.Ft.
Shop - 406	28'3" X 43'10.5"	1113 Sq. Ft.	2100Sq.Ft.
Shop - 407	22'10" X 43'10.5"	989 Sq. Ft.	1866 Sq.Ft.
Shop - 408	19'5" X 10'0"	195 Sq. Ft.	368 Sq. Ft.
Shop - 409	19'5" X 10'0"	195 Sq. Ft.	368 Sq. Ft.
Shop - 410	19'5" X 10'0"	195 Sq. Ft.	368 Sq. Ft.
Shop - 411	19'5" X 10'0"	195 Sq. Ft.	368 Sq. Ft.
Shop - 412	22'2" X 24'4"	538 Sq. Ft.	1016 Sq. Ft.
Shop - 413	22'2" X 24'4"	538 Sq. Ft.	1016 Sq. Ft.
Shop - 414	22'2" X 24'4"	538 Sq. Ft.	1016 Sq. Ft.
Shop - 415	16'4" X 10'0"	163 Sq. Ft.	308 Sq. Ft.
Shop - 416	16'4" X 10'0"	163 Sq. Ft.	308 Sq. Ft.
Shop - 417	16'4" X 10'0"	163 Sq. Ft.	308 Sq. Ft.
Shop - 418	16'4" X 10'0"	163 Sq. Ft.	308 Sq. Ft.
Shop - 419	22'10" X 43'10.5"	1002 Sq. F	1891 Sq. Ft.



SPECIFICATION

Structure	: Earthquake resistant R.C.C. frame structure.
Water Connection	: S.M.C. water supply for whole premises.
Flooring	: Stair steps in granite and vitrified flooring in lift passages & other areas including shops & offices.
Electrification	: Exclusive modular switches in all offices. Provision of equivalent cable, telephone, internet and AC points at individual offices as per consultant specification.

Disclaimer :

- All rights are reserved by the developer
- Legal charges stamp duties, registration charges, G.E.B., S.M.C., Suda & Gas connection charges etc. to be borne by the members
- 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 very high level, Installation of AC units will be permitted at the designated pots 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
- Internal and external changes shall not be allowed
- All dimensions shown in the plans are approximate, average, unfinished and subject to variations
- Subject to surat jurisdiction
- Any new taxes announced by the government /S.M.C/ Authority will be borne by the member/buyer during the project
- Changes in services of individual units will not be permissible
- Any external signages for offices shall not be permitted for all time to come
- This information book is the property of developer. Cannot be used as legal document or reproduce without their permission

GENERAL AMENITIES

External Facades	: Elegant appearance of the building.
Sign age & name plate	: Pre-defined for sign age & hoarding.
Lift	: 2 High speed lifts
Power back up facility	: 100% power backup for passage area, Lift & surrounding of building.
Parking	: Well planned and ample parking space at both road sides on ground floor and basement area.
Landscape	: Beautifully designed landscape area at ground floor.



Western
BUSINESS HUB

Site : Near Veerbhadra,
Opp. Western Shikharji, Pal, Surat