



Raipur's New Address For Global Business



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Make your
Mark

BUSINESS BLOOMS



TRADE THRIVES



AN OASIS OF



LUXURY,



HERITAGE AND



PROSPERITY

A CORPORATE CENTERPIECE

An independent, intelligent and integrated project, Shriram Business Park exhibits great admiration for culture and lifestyle. It is a rare mix of high-end living and world-class business, catering to the elite market of Central India while also giving countless opportunities of growth to the young and dynamic.

A business cum residential township, Shriram Business Park gives a new meaning to the urban infrastructure by personifying the ambitious goals of a modern commercial park and at the same time promoting the rich legacy of Chhattisgarh. It is the future of Raipur envisioned by everyone to whom it will always be home.

ABOUT SARDA GROUP

We are Central India's leading Iron Ore and Steel Company dealing in iron ore, pellets, sponge steel, wire rods, and HB wire. Our integrated steel and ferroalloy plants called 'Sarda Energy and Minerals Limited' at Raipur in Chhattisgarh and 'Sarda Metals and Alloys Limited' at Vishakhapatnam in AP have taken the industry to another level, thereby putting India on the map.

Our strong belief in green energy had us enter into the Solar and Hydro Power industry, thus leading to the formation of our blue-chip brands, i.e., Chhattisgarh Investments Ltd., Parvatiya Power, Chhattisgarh Hydro, and Madhya Bharat Power Corp. Ltd.

Our commitment to reinvent the real estate sector prepared us to look beyond the obvious and shape many pioneering commercial as well as premium affordable housing projects. It is because of this inventiveness that today we are revered for our excellence and integrity not only in Raipur but all across Central India.

With a mission to transform the education sector, the company has also started 3 schools for quality education, namely, Bhartiya Vidya Bhawan, RK Sarda Vidya Mandir, RK Sarda Vidya Ashram, and Sandipani Vidya Mandir. The company is also surging ahead with its IT venture, i.e., 'Sarda Solutions & Technologies Pvt. Ltd.'

The Company is also dedicated to the cause of social services and has also started a dairy farm "Vachan" which is affirmatively working for the economic development of the farmers.

30.00 M. Wide
Main Entrance Gate
From Vidhan Sabha Road



18.00 M. Wide Secondary Entrance Gate From Saddu-Baroda Road



Enchanting Entrance That Lifts Your Spirits

A magnificent entrance welcomes you to Shriram Business Park, leaving at once a promising impression upon your mind. A 30 m entrance road passing through the center and connecting all the parts of the site leads you to the open courts, circumscribed by the shop blocks – all clearly tagged, and you are further enchanted by the clarity of space, flamboyantly painted courtyards, and the lavish landscaping around.

Part - B
Residential Plotted

Part - A
Residential Apartment

Part - F
Commercial Plotted Scheme

Proposed 30.0 M Wide Road

Saddu Baroda Road

Part - C
Commercial Plot

Future
Corporate Office
Sarda Group

Part - D
Commercial Plotting

Part - E
Commercial Hub

Entrance Gate

30 M Wide Road

60 M. Wide Vidhan Sabha Road

Proposed 18 M. Wide Road

Existing 24.0 M Wide Road

Proposed 18 M. Wide Road



Part - E

Proposed Commercial Group Scheme
This Part Consists Of 18 No. Of Buildings

- **1 BUILDING - A**
Proposed Showroom Miniplex, Gaming Zone,
Hotel, Convention Center And Multi Level Shops
- **16 BUILDINGS**
B, C, D, E, G, H, I, J, K, L, M, N, O, Q & R
(Ground Floor + Mezzanine + 2 Floors)
- **1 BUILDING - F**
1,2,3 – Multilevel Shops
4-15 – Small Individual Shops
(Ground Floor + 3 Floors)
- **1 BUILDING - P**
(Ground floor & Terrace level Parking)



Futuristic.
Sustainable.
Ergonomic.

Shriram Business Park boasts a highly functional, multi-storey architecture in line with the concepts of ultra-modernity, sustainability, and efficiency. It is a construction marvel, tailored to achieve optimum performance and enhance the business experience.



Typical Wing of Multi-Level Shop

The complex is perfectly built for shopping enthusiasts. The building has all kinds of varieties in retail shops which will give you the next-level shopping experience. The elevation is solely curated for presenting you with a perfect landmark of the city. It is the typical wing of Multi-level shops to upgrade you frequently with the running trends. Also, each floor has a wide space for the customers to roam and enjoy shopping freely with spacious offices and showroom spaces. Commercial Building at Shriram Business Park will leave you with an unending shopping experience.



A Unique Space That Breaks All Stereotypes

Wing F consists of shops that give you ultimate business growth and excellent spaces that perfectly symbolize prosperity and rich shopping culture. For all the small trades like beauty parlour, cosmetics shops, ethnic and modern clothing, footwear, women and men's accessories, optical shop, masks outlet, interior decor items, and etc, wing F is set and sorted with excellently curated elite shops with modern interiors remarking fresh vibes and cultivating atmosphere.

It is indeed a retail shopping structure that gives you a huge variety of options. Total nos. of shops at wing F have slightly sorted designs that vary according to the sizes and shapes which matters for your business. There are total 15 shops in wing F from which shop 1 to 3 are multi-level shops to manage your goods in proper manner and make the shop look sorted and elegant. It also helps in managing the crowd and getting satisfactory reviews from the customers. Moreover, shops 4 to 15 are single shops for your small trades which equally have all the facilities that are provided for the entire wing F. Loading and unloading lifts are present in the building for the ease of goods movements. All the shops are connected through a common staircase and lifts, along with a wide frontage that makes you sure to have easy and comfortable shopping at Shriram Business Park. The respective shop area ranges from 127.88 S.M./1376.50 Sq.ft. to 75.96 S.M./817.63 Sq.ft.



Wing - A
is Exclusively Designed For
Shopping Purpose.

Miniplexes, Gaming Zones, Hotel and Convention Center, spaces for retail shopping, branded showrooms are exclusively planned. It has multiple shops which are bifurcated into multilevel shops on each floor and shops on each floor with wide corridor. It redefines grandness with amazing connectivity through stairs and lifts. It is uniquely planned so that it has a large individual access and frontage. Also the wide passage allows you to roam freely and enjoy the shopping hours. With the spacious design, it is also well ventilated and attractive enough to attract customers to your shop. This grand creation will surely satisfy you with your shopping experience at Shriram Business Park.



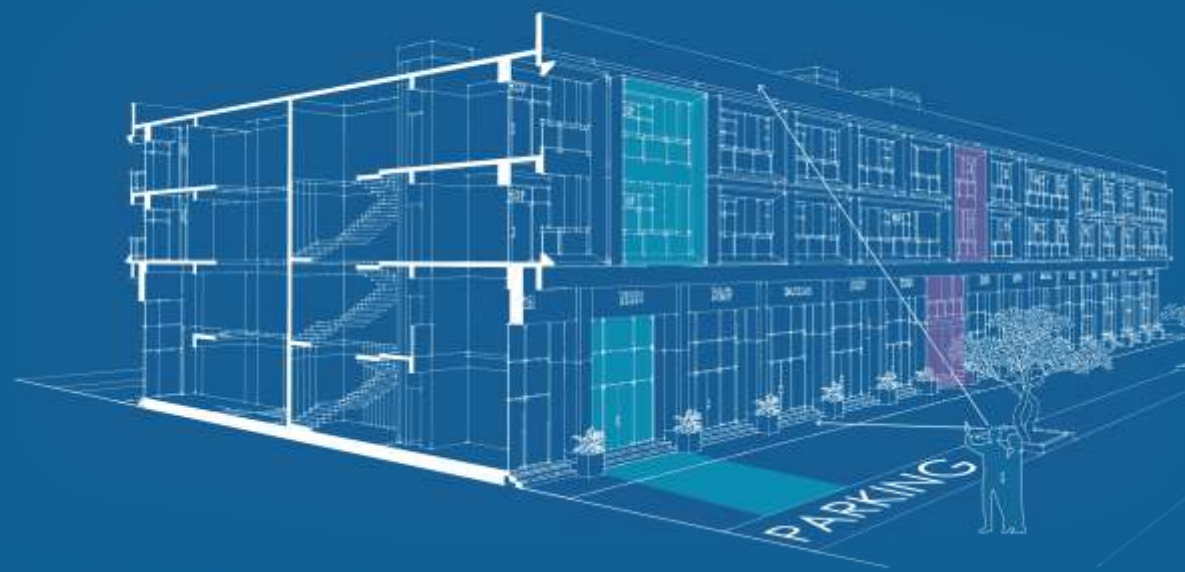
Clear Avenues For Better Directions

30 m road leads to the open courts of the commercial group circumscribed by the shop wings, where lavish landscaping generates a sense of entrance. These courts divide and make finding one's way through shopping blocks easy and convenient.



DYNAMIC FACADE

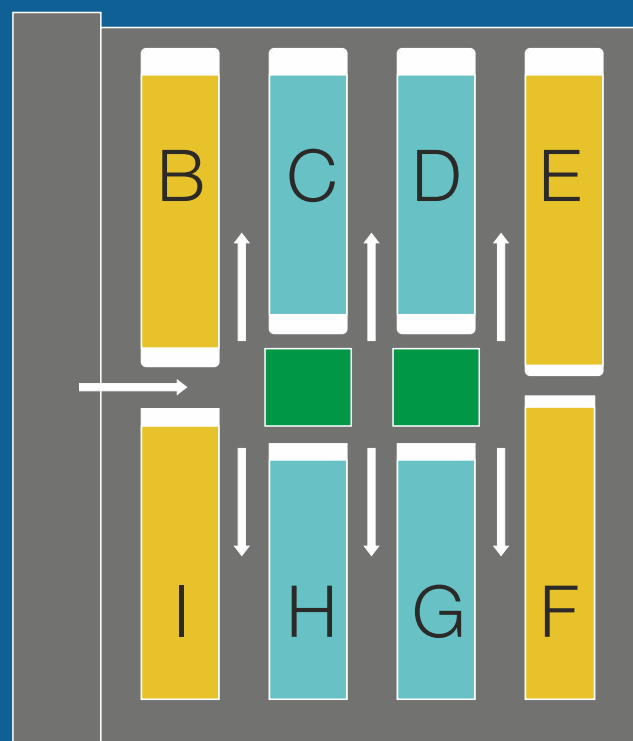
Flexible modules of facade allows buyer to select the elevation scheme among the provided options suitable for the shop and need of the product which is designed considering need of advertisement and expected variations in users choices. Selection of the various facade schemes by the owners will eventually lead to elevation of the building which will be different from the adjacent building blocks.



BRILLIANT BUILDING BLOCK DESIGN WITH EXPANSION FLEXIBILITY

Building Block Design

The individual building block is designed in an unique way to let you explore various floors easily. Providing frontage to each shop buyer and convenient visual accessibility to the customer which will exponentially affect the business. This grid plan also provides the flexibility to reach floors through a vertical internal connection and also externally. A revolutionary step in commercial infrastructure module through introducing multi storey building anchors you full wisdom to manage and reach different sections according to your convenience. Every shop at the respective floors now will be easily accessible through an external staircase. Central core is provided with all basic amenities(toilets, drinking water) which is accessible on each floors. Multistorey anchors also allow owner to rentout individual floorwise shop area.

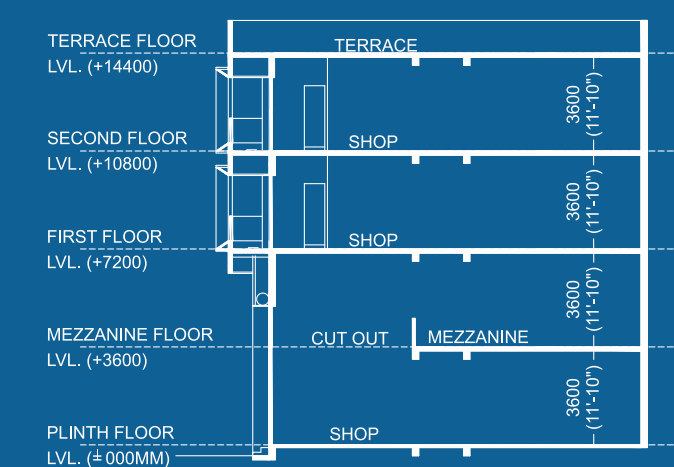
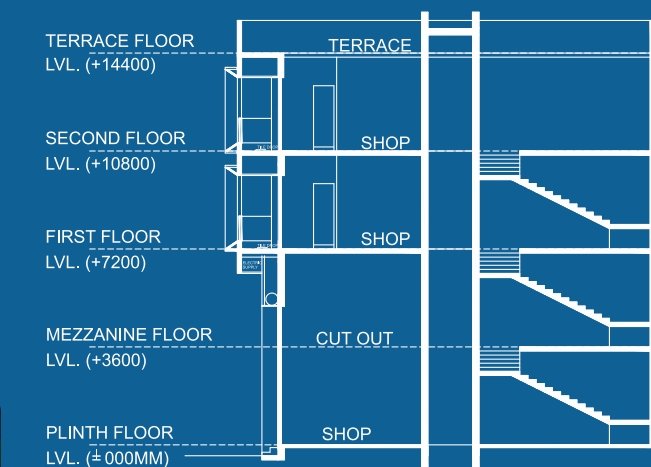
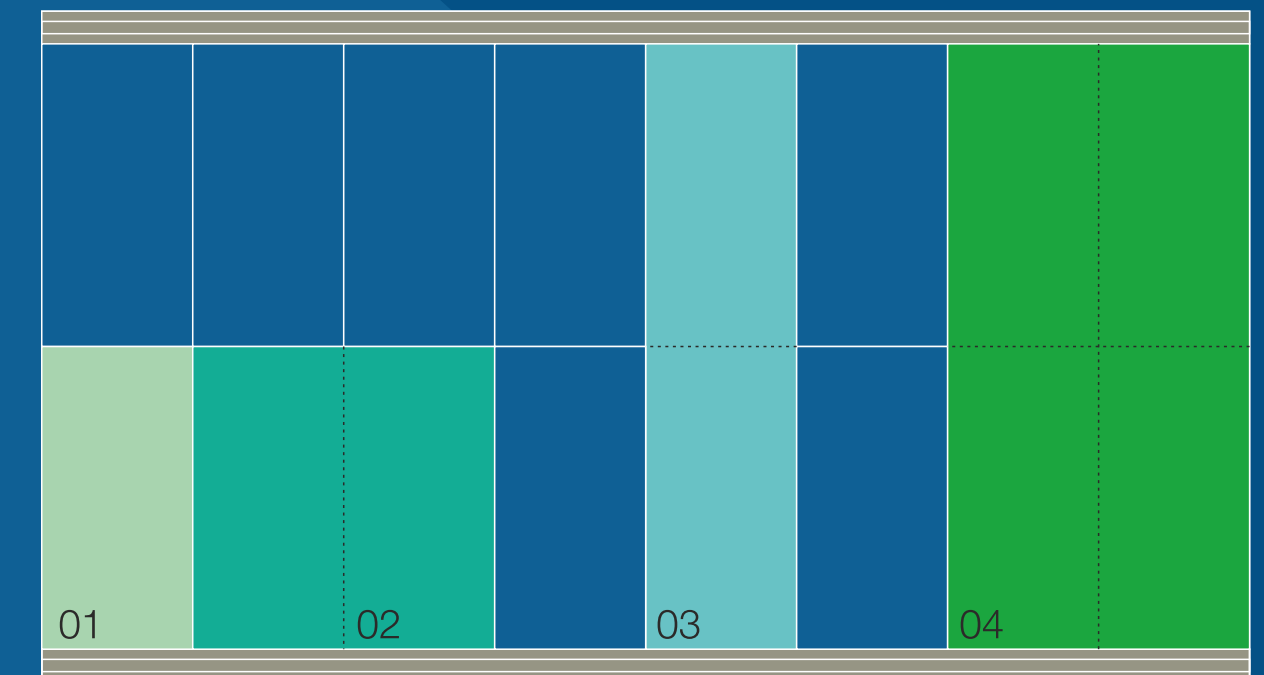


GRID PLANNING

Site is planned in grid iron pattern with courts and open spaces for easy way finding and regulation through site. It also helps to facilitate on-site parking services, landscaping islands and to execute transportation network for better goods movement.

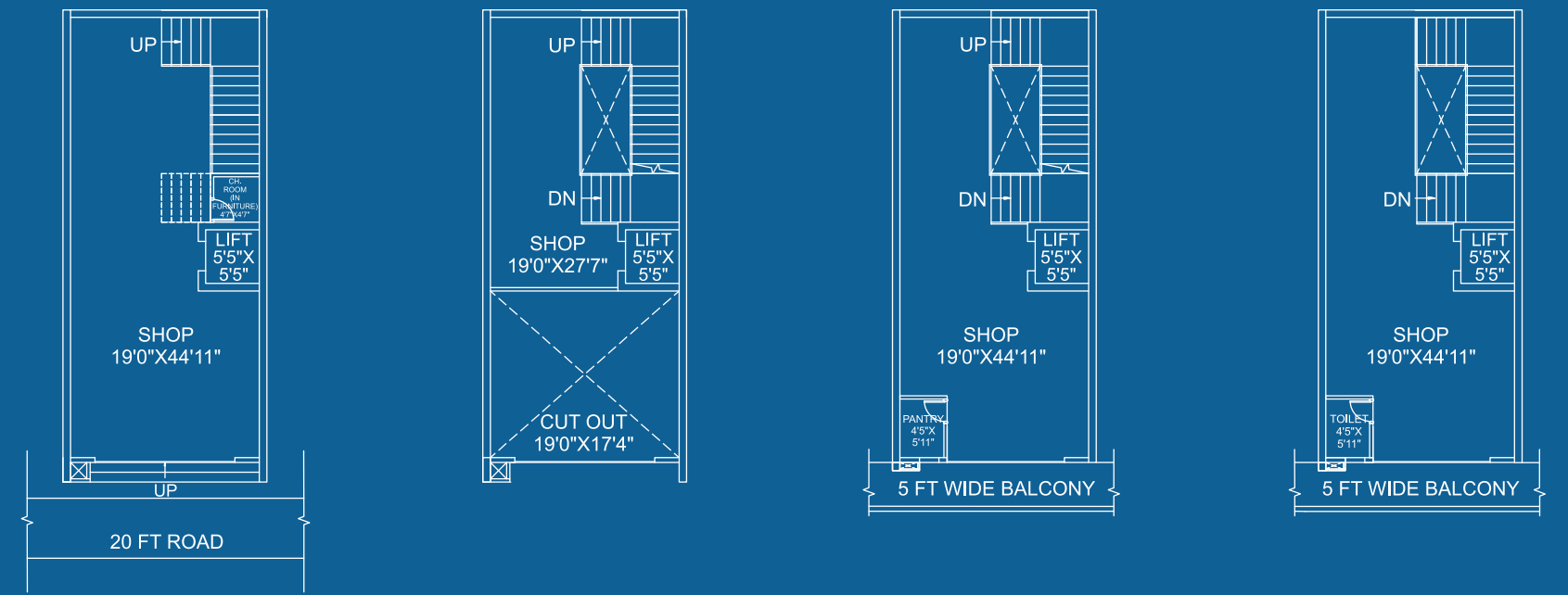
EXPANSION FEASIBILITY

- Opt 1. Single shop is available for the purpose of giving good space for the showrooms and offices.
- Opt 2. Side to side expansion combining two adjacent shops leads to bigger store front.
- Opt 3. Side and back expansion of shops make it a spacious showroom and also gives benefits of both option 1 and 2 along with both side entrance facility.
- Opt 4. Expansion combining two back to back shops to give bigger depth along with both road side entrance.



TYPICAL SHOP SECTION

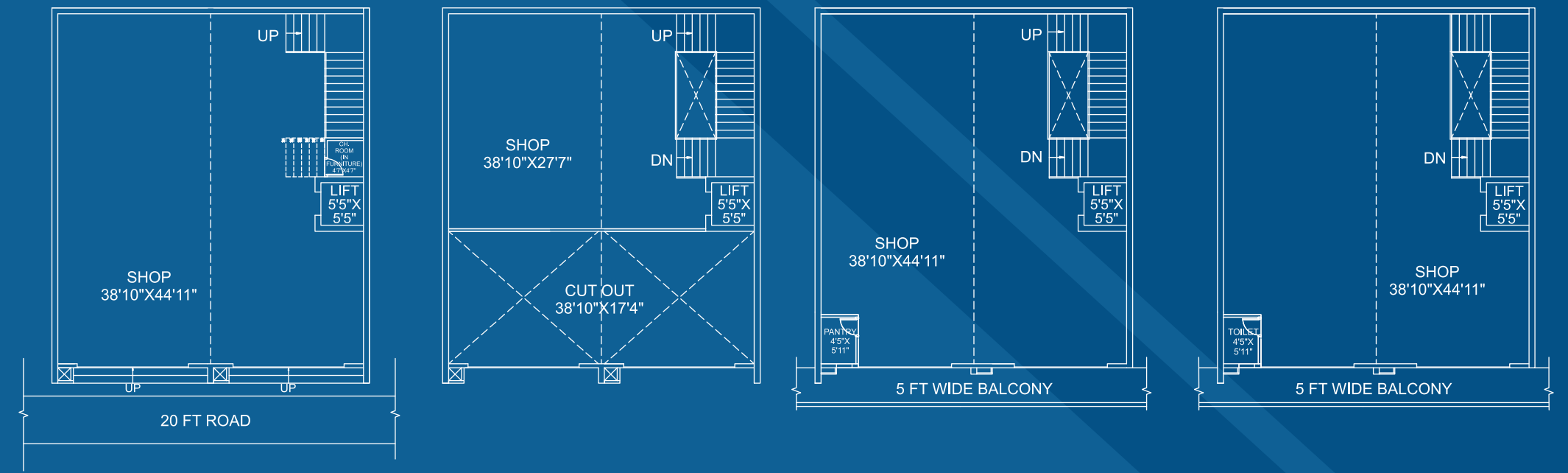
TYPE 1 : SINGLE SHOPS EITHER EAST OR WEST FACING ENTRY
FRONTAGE = 19'0"



GROUND FLOOR MEZZANINE FLOOR FIRST FLOOR SECOND FLOOR



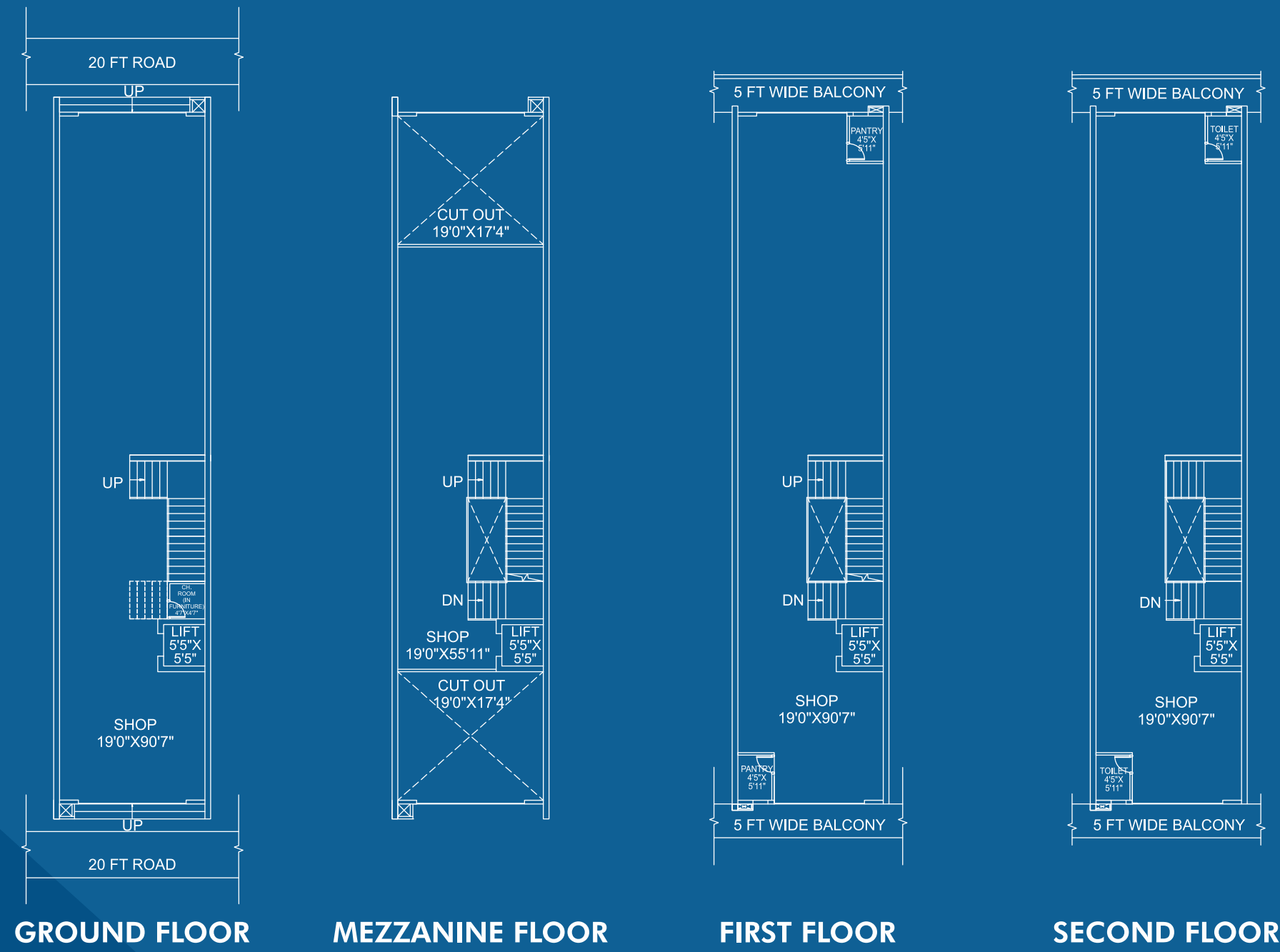
TYPE 2 : 2 SHOPS COMBINED SIDE BY SIDE EAST OR WEST FACING ENTRY,
FRONTAGE = 38'10"



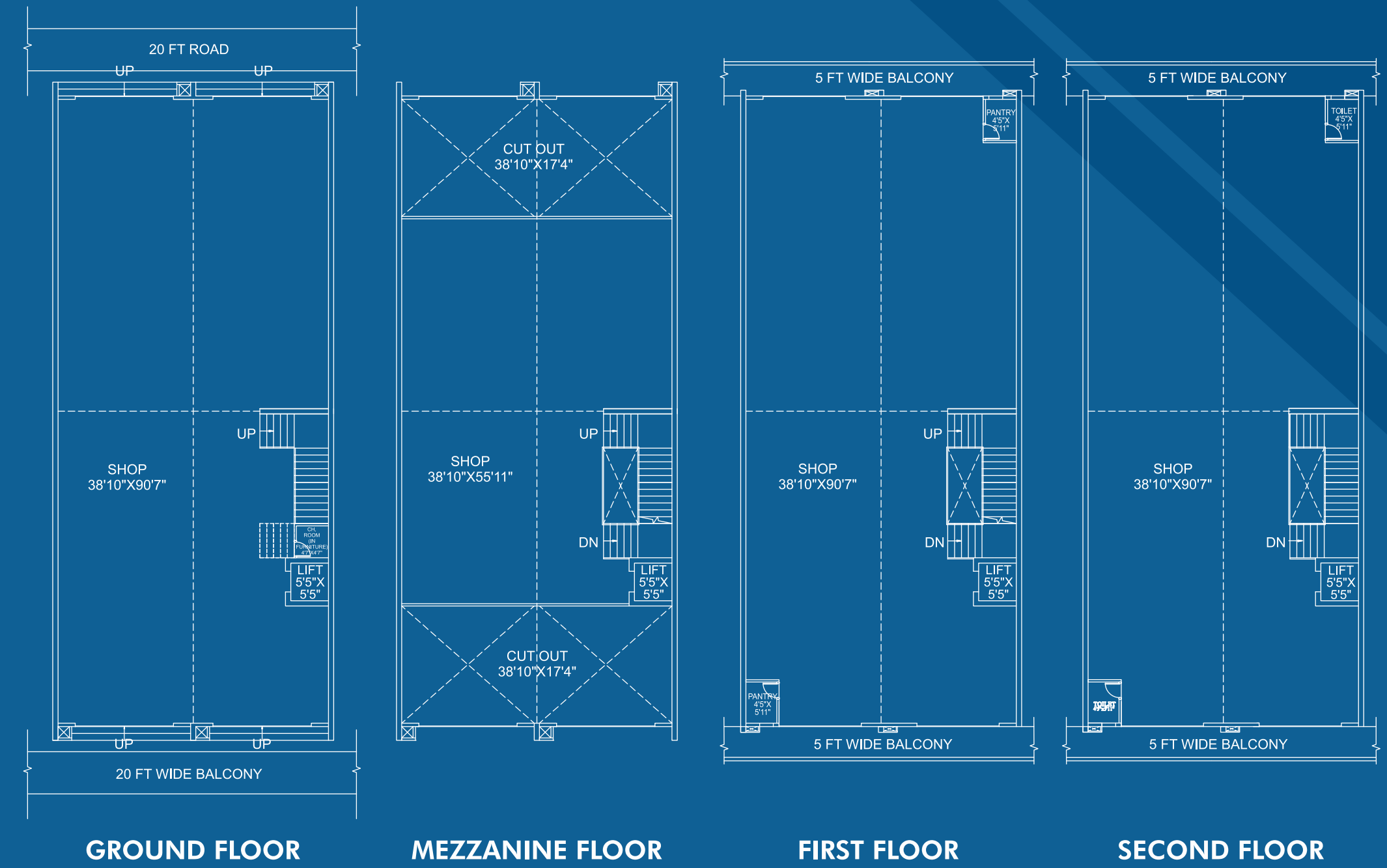
GROUND FLOOR MEZZANINE FLOOR FIRST FLOOR SECOND FLOOR



TYPE 3 : TWO SHOPS COMBINE EAST AND WEST FACING ENTRY,
FRONTAGE = 19'0"



TYPE 4 : 4 SHOPS COMBINED EAST AND WEST FACING ENTRY
FRONTAGE = 38'10"



Open Air Amphitheatre & Event Space



Plaza A Spectacular Space That Pulls The Crowd

Plaza is a beautifully designed open space with incredible scope for container restaurants and haat handicrafts. Amphitheatre and event space are also part of the design, thereby giving this area an extra dynamic and charm. Needless to say, these crowd-pulling attractions make this space one of Shriram Business Park's most specials.



Container Restaurants





3 Types of Parking Facilities

ON ROAD PARKING

Roads in front of the shops are facilitated with car and bike parking facilities to grant customers the 'Park & Shop' experience. This also facilitates easy transportation of goods.

STANDALONE PARKING BUILDING

Shriram business park allows you to park your vehicle with the utmost security with mechanically equipped, standalone parking building designed specially for the exclusive crowd to reduce the on-road parking conjunction. Planters are provided on each floor to add greenery to the internal spaces.

OPEN PARKING SPACES

Along with on-road and standalone parkings, different parking spaces are provided at various places to divide the traffic.



Open Parking Space



On Road Parking Space





FIRE FIGHTING SYSTEM

Fire tender movement and necessary fire equipments are provided



SOLAR POWER

Solar photovoltaic system, which is expected to save up to 31.90% of energy in construction. LED lights in common areas, VFD for lifts, highly efficient pumps, and common solar lighting to further save up to 28.56% of energy.



SEWAGE TREATMENT PLANT

500 KLD sewage treatment plan, developed with an adequate network of drainage lines. Tertiary waste water treatment; the recycled water is used for gardening and flushing



SMART AND SECURED FEATURES (ELV)

- Provision for BMS (Fire, Safety, Security and Common Services Automation) of the campus.
- CCTV for the premises.
- Provision for Satellite TV/Dish Farm/DTH through structured cabling.
- Provision for Telephony Systems.
- Provision for Wi-Fi Infrastructure and LAN Infrastructure.
- Provision for Data Center/Central Control Room Development.
- Provision for Visitor Management and Parking Management System.



FEATURES



SOLID WASTE MANAGEMENT

- Solid waste management system with segregation of biodegradable and non-recyclable/non-biodegradable waste.
- Non-recyclable/non-biodegradable waste is stored and collected separately. All biodegradable waste is treated in an organic waste converter to produce good compost for landscaping.
- Non-biodegradable waste is handed over to the concerned governing body for further disposal.



RAIN WATER HARVESTING

Stormwater drainage network to harvest rainwater for the augmentation of groundwater level. Rainwater harvesting plant has filtration potential of 70% of the collection quantity.



NETWORK OF ROADS AND BRIDGES

- A network of wide concrete roads with sidewalks (footpaths).
- Pedestrian paths connect the entire layout. Bridge has been built on the stream (nala) flowing through the layout.



BOUNDARY WALL AND ENTRANCE



AMPHITHEATRE

An open-air amphitheatre for the customers to relax.



1

1

Boundary wall and entrance



2

2

Network of Roads and Bridges

- A network of wide concrete roads with sidewalks (footpaths).
- Pedestrian paths connect the entire layout.
- Bridge has been built on the stream (nala) flowing through the layout



3

3

Amphitheatre
An open-air amphitheatre for the customers to relax.



SUPPORT FACILITIES

- Entrance gate with grand opening
- Boom barrier gate at main entrance
- Cement road and paving blocks on footpaths
- Ample open and covered parking spaces
- High bright focused light/street light in complete premises
- Provision of wi-fi, broadband connectivity
- Provision of cable and set up box connection
- CCTV at designated areas
- Fire fighting system
- Water supply control and optimization
- Landscape elements to create micro-climate at neighbourhood levels
- Event plaza and chat corner
- Amphitheatre
- Food court
- Skating arenas
- Kids play area
- Walkways/cycle tracks
- Street furniture
- Fountains
- Senior citizen corner
- Garden furniture
- Gazebo

Advantages of Having Shop in A COMMERCIAL HUB



- a) In commercial plotting, we have to provide parking space in our plot that reduces the ground floor shop area; whereas in commercial hub, the systematically designed parking areas help the shop owner to explore the shop area as well as provide the frontage.
- b) In commercial hub, the customer can park in the parking zone and visit various shops, thus enhancing the shopping experience.
- c) Systematically planned recreational spaces, like amphitheatre, event plaza, restaurant, café, garden areas, etc., engage the crowd and re-energize them to continue shopping.
- d) Places like event plaza and amphitheatre provide the advantage to the shop owners to exhibit their merchandise/goods.
- e) Having shop in a commercial hub itself increases the probability of customer flow.
- f) Individual expenses get reduced due to the amenities & safety measures provided in common, which is rare in individual shopping areas.
- g) Synchronized planning of services increases efficiency and help in individual (shop owner's) cost-cutting.

The most Promising location

Shriram Business Park is situated along the fastest growing Vidhan Sabha road of Raipur. It is the first and one of its kind set up in the vicinity and is hence bound to attract a diverse crowd of consumers and traders.

This promising premise and the potential of the project itself make it the business hotspot we all have been waiting for.

PARTICULARS	DISTANCE IN KM.	TIME IN MINUTES
Vidhan Sabha	3	5
Ambuja Mall	2	4
Mantralaya	25	30
New Railway Station	8	22
International Airport	21	27
Pandri Bus Stand	7	15
Jaistambh Chowk	9	20
International Stadium	19	25
Magneto mall	8	18
R.K. Sarda Bhawans School	0	0
Shri Balaji Hospital	4	10
MGM Eye Institute	0	0
Pandri Cloth Market	7	15
Jack n Jill School	4	7

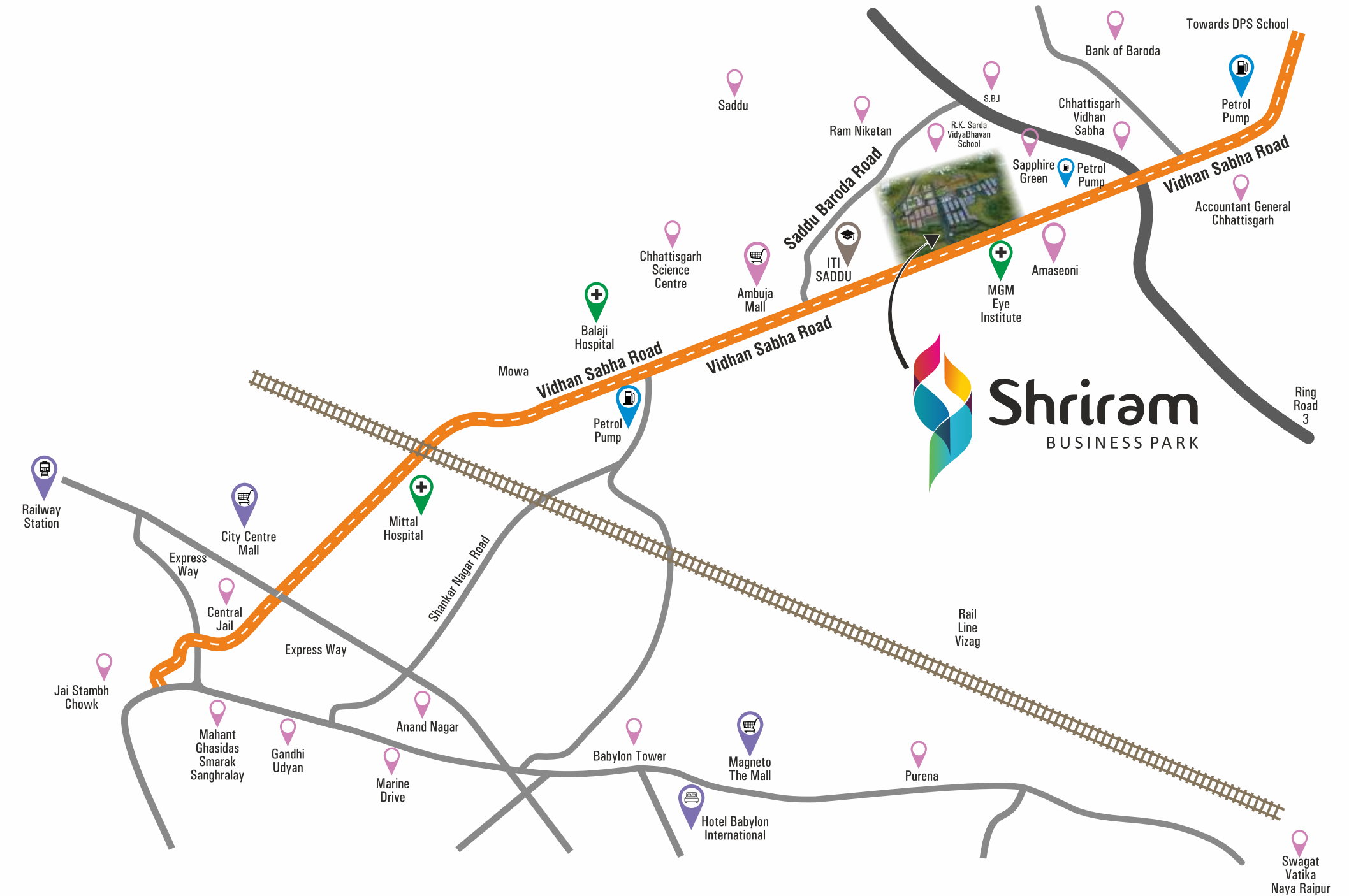


Nearest Railway Station : 6.0 Km.



Nearest Airport : Swami Vivekananda Airport, Raipur, 12 km.

Location Map



Not to Scale



Shop Specification

STRUCTURE

- Earthquake resistant RCC structure

BRICKS

- Traditional / aac blocks / fly ash

FLOORING

Common Area :

- Staircase in granite finished
- Vetrified tiles in common passage and balcony

PLUMBING

Common Toilet :

- Plumbing and sanitary fixtures of branded company

Shops :

- Provision for plumbing and sanitary works

ELEVATORS

- 2 Elevators of branded company only in common area
- In shop only provision of lift shaft

ELECTRICAL

Power & telephone distribution board & MCB

RAILING

- SS Railing in common staircase as per design
- SS or glass railing in passage & balcony area as per design

