



The Galleria

S H O P P I N G H U B

A JOINT VENTURE



EARTH GROUP - "BEST OR NOTHING"

Utilizing the latest technology tools, Earth Group continually strives to offer agents and clients the latest trends in construction and real estate, thus ensuring outstanding results. It has been the group's constant effort to provide the best amenities amidst aesthetic value while also preserving nature in each and every project. They also offer a unique perspective in terms of sheer craftsmanship and class.

SOHAM GROUP - "YOUR DREAM MAKER"

Fulfilling dreams and delivering the best value for each square feet is Soham Group's collective vision since 1991. Soham Group has an impressive track record of building homes, and constructing lifestyle that reflects optimal end user experience in commercial spaces. The Group has always approached business with trust and respect that has resulted in several productive long-term relationships with partners, contractors, consultants, and agencies across Surat, since several decades.

The Galleria

SHOPPING HUB

A comprehensive shopping hub, The Galleria presents an outstanding avenue for shopping and business whether it is a retail or office space. Located in the vicinity of the famous Sanjeev Kumar Auditorium, the business hub is constructed across an area of more than 1,00,000 sq. ft. Aligned with every entrepreneur's need, the hub offers spacious spaces, a prime location, high visibility, maintenance-free campus, and huge parking lots too.



212
SHOWROOMS
& SHOPS



142
OFFICE SPACES



A SOPHISTICATED EXTERIOR WITH A SYMMETRICAL FACADE AND A BALANCED DESIGN, THE GALLERIA PRESENTS BEAUTY IN ITS BEST FORM...



WITH MARVELLOUS GRACE AND POISE, THE GALLERIA PRESENTS A PERSPECTIVE THAT BENEFITS EVERYONE

With a large number of affordable shops and offices, an ideal location amidst a residential area assuring footfalls, and a perfect avenue for several utility businesses, The Galleria offers the best USP for business cases in every way.



Granite-finish
Exterior for
long lasting &
natural look



Landscape has sittings
& greenery plants.
That enriches utility &
peacefulness of campus



APF
Approved
Project for
Finance



BLESSED WITH CLASS AND CHARISMA,
EXPERIENCE IMMENSE CONNECTIVITY
UNDER ONE CANOPY

- Ideal business hub at Adajan in Surat
- Adjacent with residential spaces, brings huge advantage to businesses
- Two-side facing roads for maximum connectivity from length and breadth of the area



THE BEST AMENITIES THAT YOUR BUSINESS NEEDS, FIND ITS PRESENCE HERE...

With a slew of amenities adorned by the business hub including advertising kiosks, free WiFi, passenger and goods lifts and the like, you can experience it all. The Galleria also features ample parking slots and excellent outdoor signage for visitors and shoppers galore.

- | | | |
|--|---|---|
|  VASTU APPROVED DESIGN |  ONSITE TECHNICAL SUPPORT DIRECTORY |  CCTV SECURITY |
|  FREE WIFI ZONE FOR ALL |  ADVERTISING KIOSK ON EACH FLOOR |  FIRST AID KIT |
|  PASSENGER & GOODS LIFT |  AUTOMATIC ON/OFF LIGHTENING SYSTEM FOR CAMPUS |  GOODS TROLLEY |
|  INDIVIDUAL RO WATER FILTER |  BACK-UP POWER GENERATOR |  FIRE ALARM |





GROUND FLOOR PLAN
SHOWROOMS & SHOPS



-  MOBILE STORE
-  ELECTRONICS
-  MEDICAL STORE
-  JEWELLERY
-  BANK
-  CAFÉ
-  FAST FOOD





FIRST & SECOND FLOOR PLAN
SHOWROOMS & SHOPS



- | | | | | |
|---|---|---|---|--|
| 
BOOK SHOP | 
RESTAURANT | 
OPTICALS | 
READY-MADE | 
INSURANCE |
| 
FURNISHING | 
SALON | 
LABORATORY | 
GIFT GALLERY | |

FIRST FLOOR SHOP SPACES: 101 TO 171
SECOND FLOOR SHOP SPACES: 201 TO 271





THIRD & FOURTH FLOOR PLAN OFFICES



THIRD FLOOR OFFICE SPACES: 301 TO 371
 FOURTH FLOOR OFFICE SPACES: 401 TO 471





**BASEMENT
PLAN**



152 CARS
PARKING



PARKING
LOT



BOOM BARRIER
ENTRY



CONVEX
MIRRORS



15.00 MT. WIDE ROAD

18.00 MT. WIDE ROAD



COMMON AMENITIES

- BRAND SIGNAGE DISPLAY IN LOBBY
- MAIL BOX
- SIGN BOARD PROVISION FOR EACH UNIT
- CABLE POINT FOR EACH UNIT
- BASIN IN EACH UNIT
- COMMON WASHROOM
- VISITOR'S CAR PARKING
- BASEMENT PARKING
- FIRE SAFETY ACCORDING TO NBC NORMS
- EXCELLENT OUTDOOR SIGNAGE

Notes

- Stamp Duty, Registration Charges, Legal Charges, GEB & SMC Charges & Taxes, Maintenance Charges, VAT, Service Tax etc. will be borne by the Purchaser.
- Any additional Charges or duties levied by the Government/ local authorities during or after the completion of project like SMC Tax, betterment charges etc. will be borne by the Purchaser.
- In the interest of continual developments in design & quality of construction, the developer reserves the right to make any sort of change in the project including technical specifications, planning design, layout etc. All Purchasers shall have to abide by such changes.
- Any kind of external changes are strictly not allowed during or after the completion of the project. This brochure is intended only for easy display & information of the project & doesn't form part of the legal document.
- The floor area and dimensions mentioned herein are approximate and shall vary as per the architect approvals and will include standard site variance.
- All issues related to conflict of interest in connection with "The Galleria" will be subject to Surat Jurisdiction only.



SPECIFICATIONS

ELECTRIC SYSTEM

- Power Load**
Balancers as per requirements
- Power Supply**
Individual Single Phase Low Tension Line
- Elevators**
3 Passengers Lifts of 6-8 Capacity and 2 Stretcher Lifts of Schindler/ ThyssenKrupp or equivalent
- Supply of Water Source**
Municipal Supply + Boring
- Security**
Intercom, CCTV, Boom Barrier Entry
- Fire Safety**
Fire Extinguisher, Fire Hydrant, Wet Riser as per NBC Norms

INTERIOR UNIT FINISHES

- Wall Finishes**
Internal White Putty on Walls
- Flooring**
Granamite Tiles 2'-0" x 2'-0" in Shops & Offices
- Shutter**
Manually Operated G.I. Rolling Shutter

EXTERNAL UNIT FINISHES

- Plaster**
Outside Double Coated Mala Finish Plaster with Texture Grains
- Elevation**
Copper-finish Exterior for a smooth and suave look

INTERIOR COMMON AREA FINISHES

- Staircase**
Granite Stone finish Staircase
- Passage Flooring**
Granamite Tile/ Granite Flooring at all floors
- Common Toilet**
All Sanitary fittings of Cera/ Hindware or equivalent brand. Plumbing fittings of Jaguar/ Kohler or equivalent brand

COMMUNICATION

- Electrification**
Concealed wiring with standard accessories, T.V., Telephone Unit, Internet and LAN



LOCATION PLAN



The Galleria SHOPPING HUB

CONNECTIVITY

PRESENT

- L.P Savani Circle2.5 km
- Gujarat Gas Circle2.5 km
- Bhatha Gam3.0 km
- Athwa Gate4.0 km

FUTURE

- (After Completion of two Major Bridges)
- Pal-Umra Bridge0.50 km
 - Cable Stayed Bridge1.25 km
 - Athwalines2.5 km
 - SVNIT College2.5 km
 - VR Mall6.0 km
 - Airport10.0 km

A Joint Venture



The Galleria

Nr. Sanjeev Kumar Auditorium
Opp. New RTO Office, Pal, Adajan
Surat-395 009.

Architect



Structure Consultants
Kalpesh Shah

Legal Advisor
Sanjay J Patel

3D Arch. Visualization
Niranjn Sagar

Rera Reg. No.: PR/GJ/SURAT CITY/SUDA/CAA00223/210917

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