

A WINDOW TO YOUR DREAMS

sears 2



Developers **SHREEDHAR INFRASTRUCTURE**
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Structural Consultants:
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Post Tensioning Consultant:
PTS
POST TENSION SERVICES INDIA PVT. LTD.

Scan for Website:



RERA No.:

design:stnks&arrow_19@08240_02010



OFFICES & SHOWROOMS



**ARISE...ASCEND...
REACH FOR THE SKY!**

Welcome to **Sears II** - a window to your dreams. Designed to grab eyeballs, Sears II a breathtaking business premises, that blends classy contemporaneity with future-ready functionality.

The very urban, never before seen cut-out in the middle of the East & West Towers, enhances both aesthetics and privacy. This unique design quirk that creates a visual metaphor of a huge open window, elevates the sense of connectivity and sharing to the next level. The office spaces smartly 'float' above the showrooms to improve their exclusivity without limiting footfalls on the lower floors. The architectural 'window' will channelize natural light and fresh air too!

Styled to Stun | A spectacular structure for assured business success





Grand double-height showrooms that offer both a sleek facade and maximum visibility for your brands. Large sizes that impart sophistication and the luxury of space for all your requirements. Smart doorway detail to add that extra touch of style.

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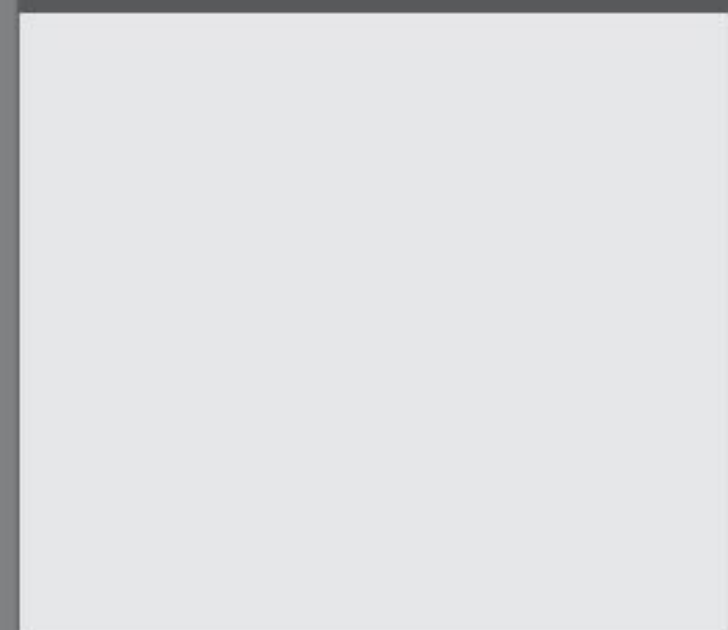
Double Height Showrooms



Sprawling offices spaces, roomy enough to house all your aspirations. An intricate external cladding for road-facing offices that bring in abundant natural light but keep out unnecessary distractions. A dedicated grand entrance foyer that ensures both privacy and ease of access. And an air conditioned lounge so your guests can wait comfortably.

Grand Entrance Foyer

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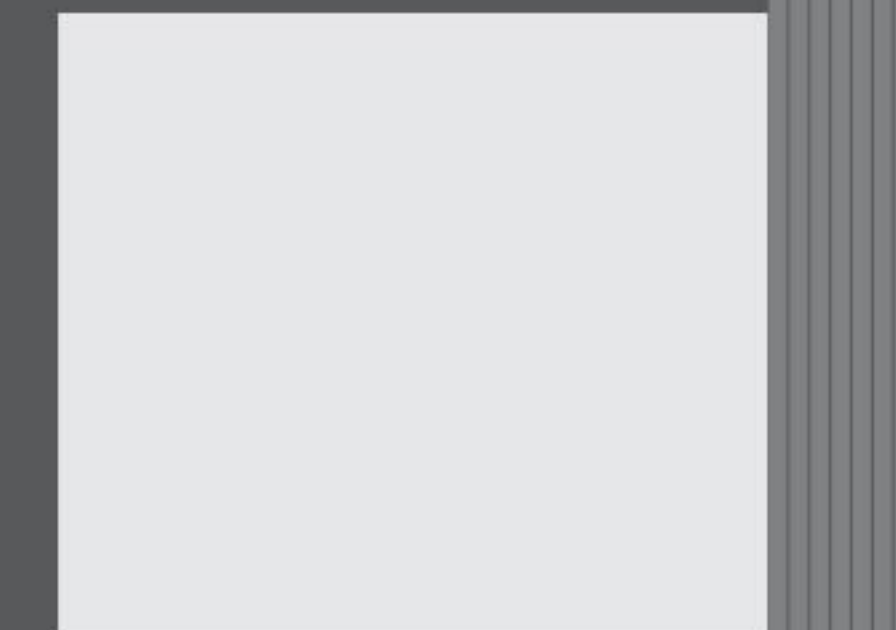


GROUND LEVEL FLOOR PLAN



SHOP	C. AREA	B. AREA
01	1373.00	1463.00
02	1227.00	1275.00
03	1222.00	1310.00
04	1285.00	1378.00
05	1311.00	1365.00
06	1269.00	1318.00
07	1269.00	1318.00
08	1314.00	1365.00
09	1285.00	1378.00
10	1222.00	1310.00
11	1227.00	1275.00
12	1373.00	1463.00

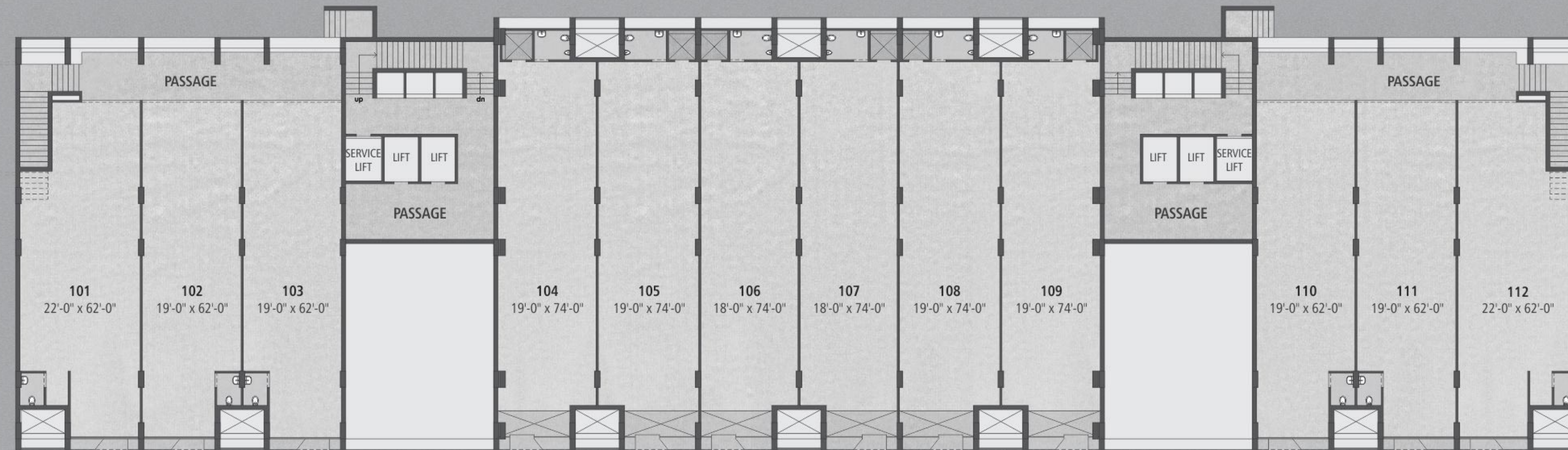
(AREA IN SQ.FT.)



←----- SEVASI

GOTRI ----->

LEVEL 1
FLOOR PLAN



SHOP	C. AREA	B. AREA
101	1218.00	1310.00
102	1077.00	1120.00
103	1075.00	1151.00
104	1280.00	1378.00
105	1305.00	1364.00
106	1264.00	1318.00
107	1264.00	1318.00
108	1308.00	1364.00
109	1279.00	1378.00
110	1075.00	1151.00
111	1077.00	1120.00
112	1218.00	1310.00

(AREA IN SQ. FT.)

←----- SEVASI

GOTRI ----->

WEST WING

OFFICE	C. AREA	B. AREA
201-401	470.00	516.00
202-402	472.00	502.00
203-403	555.00	603.00
204-404	733.00	789.00
205-405	618.00	651.00
206-406	1091.00	1141.00
207-407	1091.00	1141.00
208-408	615.00	669.00
209-409	535.00	585.00
210-410	535.00	585.00

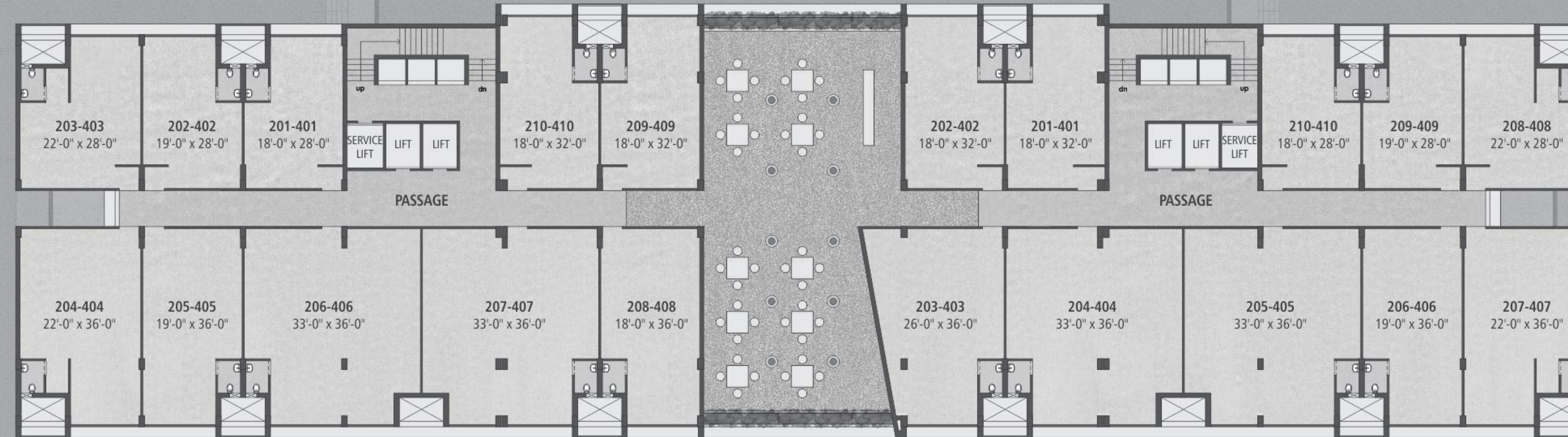
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LEVEL 2 / 3 / 4
FLOOR PLAN

EAST WING

OFFICE	C. AREA	B. AREA
201-401	535.00	585.00
202-402	535.00	585.00
203-403	775.00	837.00
204-404	1091.00	1141.00
205-405	1091.00	1141.00
206-406	618.00	651.00
207-407	733.00	789.00
208-408	555.00	603.00
209-409	472.00	502.00
210-410	470.00	561.00

(AREA IN SQ.FT.)



WEST WING

EAST WING



WEST WING

OFFICE	C. AREA	B. AREA
501	470.00	516.00
502	472.00	502.00
503	555.00	603.00
504	733.00	789.00
505	618.00	651.00
506	1091.00	1141.00
507	1091.00	1141.00
508	615.00	669.00
509	535.00	585.00
510	535.00	585.00

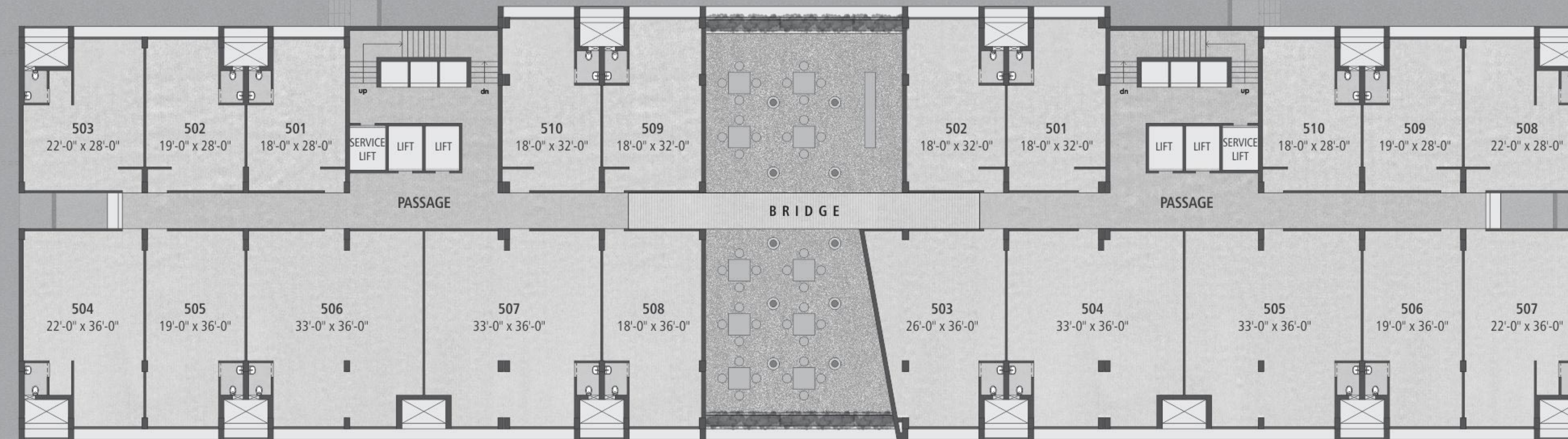
(AREA IN SQ.FT.)

LEVEL 5 FLOOR PLAN

EAST WING

OFFICE	C. AREA	B. AREA
501	535.00	585.00
502	535.00	585.00
503	775.00	837.00
504	1091.00	1141.00
505	1091.00	1141.00
506	618.00	651.00
507	733.00	789.00
508	555.00	603.00
509	472.00	502.00
510	470.00	561.00

(AREA IN SQ.FT.)



WEST WING

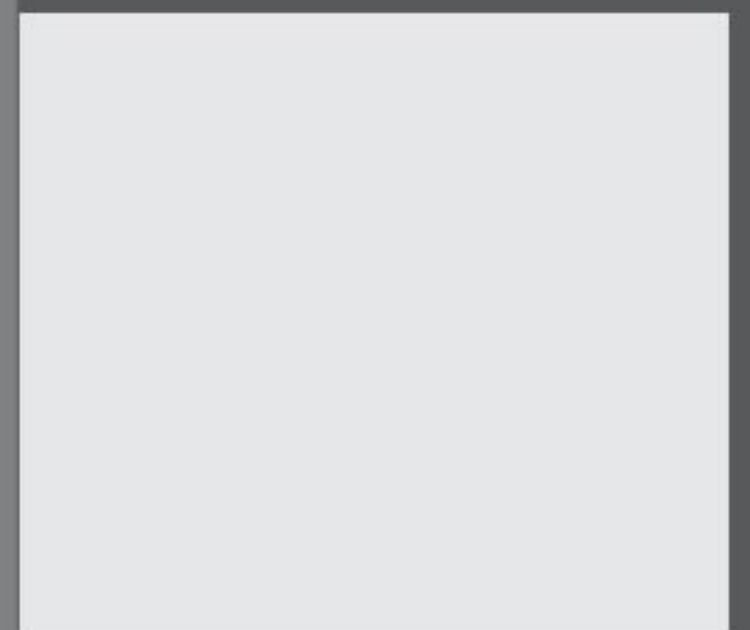
EAST WING



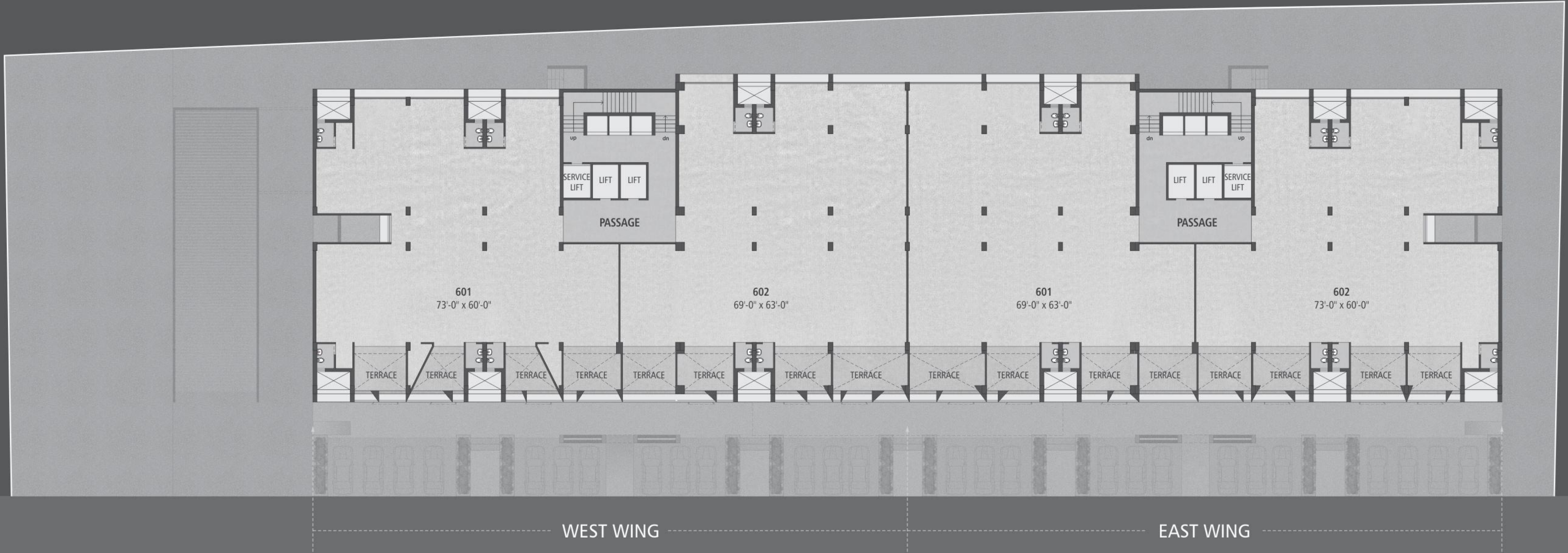
WEST WING

OFFICE	C. AREA	B. AREA
601	3687.00	3859.00
602	3795.00	3895.00

(AREA IN SQ.FT.)



**LEVEL 6
FLOOR PLAN**



EAST WING

OFFICE	C. AREA	B. AREA
601	3795.00	3895.00
602	3687.00	3859.00

(AREA IN SQ.FT.)



WEST WING

EAST WING



SPECIFICATIONS

External Facade

- Mix of stone with weather proof texture paint, glass windows with aluminum Sun-screen along the main road for Thermal Insulation
- Air conditioning provision inside each offices

Flooring

- Mirror polished Vitrified tiles flooring in Offices
- Polished Marble/Granite at lift lobbies

Walls (Foyer/Lobby)

- Vitrified cladding to walls and columns
- Lift lobbies: Polished Granite/Marble cladding, plastered wall with emulsion paint
- Office: Cement-Sand plastered wall with putty
- Doors and windows with stone jambs

Lift Installations

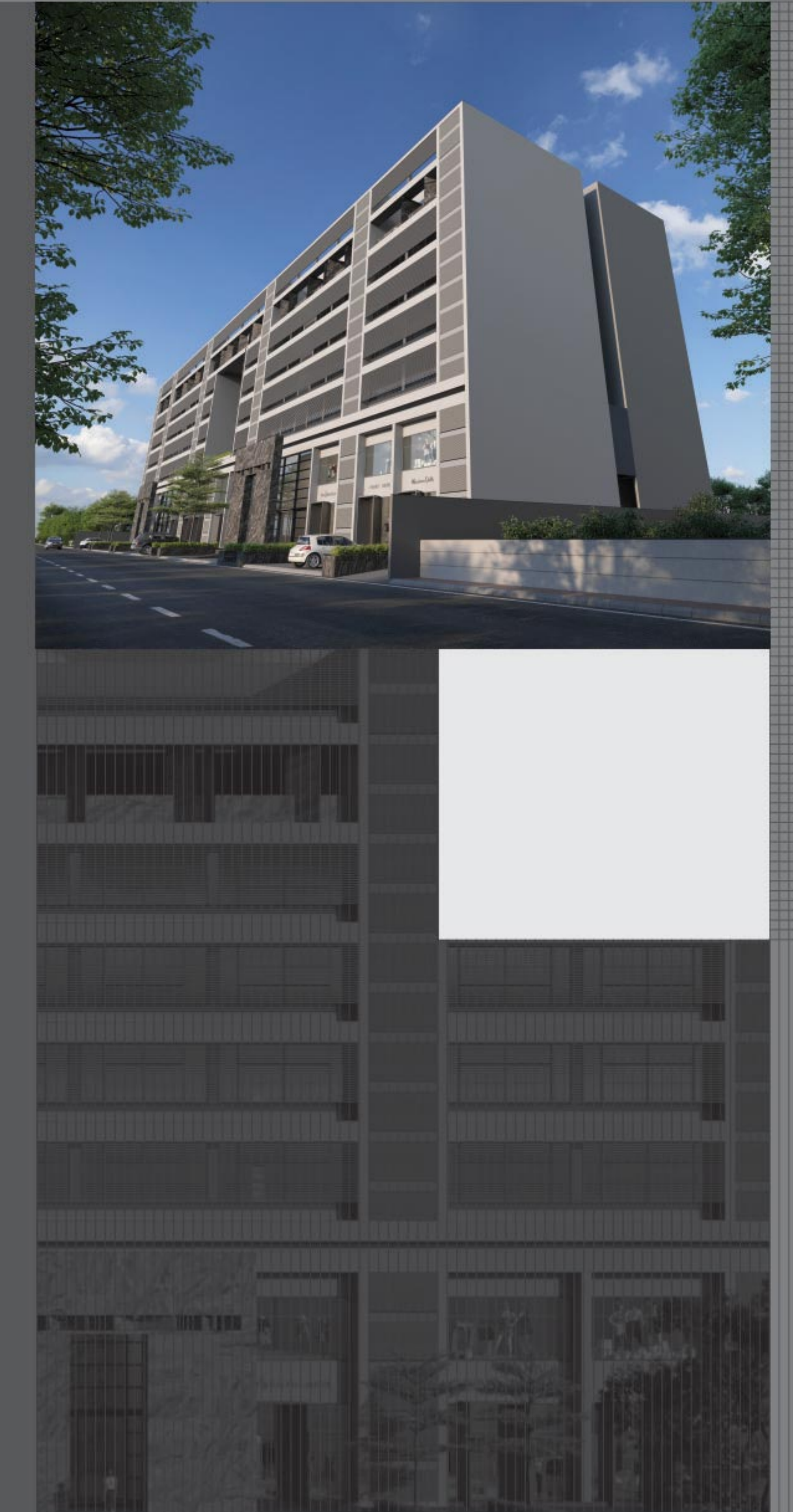
- Building is served with 4 passenger and 2 Service lifts

Electrical Provision

- Individual distribution board, Standby generator to supply power to all common areas

Services

- Separate Shafts for outdoor air-conditioning units, water supply, drainage pipes, data cable routes
- In house Cafeteria



BASEMENT 1



BASEMENT 2



LOCATION

Located on the bustling Gotri-Sevasi Road, Sears Towers II is perfectly poised for success. Well-connected to all major areas of the city and surrounded by a thriving residential neighbourhood, this is where your enterprise will flourish, today and tomorrow.

 Google 22°19'07.2"N 73°07'16.1"E

OPP. SEVASI HIGH SCHOOL, GOTRI-SEVASI MAIN ROAD, VADODARA

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