



BUILT FOR VISIONARIES
LIKE YOU



A BUSINESS POWERHOUSE DESIGNED FOR AMBITIOUS LEADERS

S Plus is more than a commercial address—it's your launchpad for market dominance, brand authority, and exponential growth. Positioned at Ognaj, S.P. Ring Road, it offers high-impact visibility, seamless connectivity, and a meticulously curated environment where businesses don't just grow—they thrive. From the expansive layouts to the premium amenities, every element has been thoughtfully curated to create a perfect setting for thriving enterprises. Here, your success isn't just a possibility—it's a promise.

JEM N Haeon®
PRIME
TIME
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SHIVALIK
BUILDING LANDMARK SINCE 1978

S PLUS

A premier retail &
business space



SPACES THAT DRIVE ENTERPRISE EXCELLENCE



Every workspace at S Plus is designed to command attention, inspire innovation, and accelerate business performance.

SHOWROOMS

1,370 to 4,414 sq. ft., offering premium frontage & visibility.

SHOWROOM FLOOR HEIGHT:
14 and 12 feet for an expansive and premium retail experience.

OFFICES

699 to 1,897 sq. ft., designed for agility & operational efficiency.

OFFICE FLOOR HEIGHT
10.5 feet, providing a spacious and well-ventilated workspace.



WHY?

S PLUS

YOUR NEXT STRATEGIC MOVE



Prime Address on S.P. Ring Road
A Location That Commands Influence & Growth Proximity to Key



Business Zones
Science City, Vaishnodevi Circle & Gota.



Strategic High-Growth Corridor
Positioned in an evolving commercial nucleus. High-Value Investment



Potential
Premium commercial appreciation for sustained returns.



Unmatched Business Exposure
High-visibility location on S.P. Ring Road.



Rapid Possession Timeline
Ready by December 2027, ensuring rapid ROI.



High Appreciation Potential
Invest in a fast-growing commercial hub.



SME & Corporate-Friendly Spaces
Thoughtfully designed for every business scale.



Future-Ready Infrastructure
Combining elegance, technology & sustainability.

ARCHITECTURE & DESIGN:
ENGINEERED FOR BUSINESS DOMINANCE



- G+12 Tower**
An architectural beacon of commercial excellence.
- Triple-Height Entrance Foyer**
A grand welcome that reinforces prestige.
- 57% Open Spaces**
Ensuring an expansive, high-energy business environment.
- Optimized Floor Layouts**
8+ Showrooms & Offices per Floor for visibility & seamless operations.

- Owner-Exclusive Lifts**
Prioritizing privacy & exclusivity for business leaders.
- 9 High-Speed Elevators**
Maximizing efficiency & convenience.
- Three-Level Basement Parking**
Ensuring effortless accessibility.





GROUND FLOOR PLAN

- | | |
|---|---|
| 01 Entry | 07 Cafe sitting |
| 02 Security cabin with RFID for members | 08 Creeper covered pergola sitting |
| 03 Pickup /drop off plaza with covered canopy | 09 Exit with security and RFID for members |
| 04 Sculpture garden | 10 Ramp entry / exit |
| 05 Outdoor working area | 11 2 Nos cafeteria |
| 06 Amphi seating with creeper covering | 12 Lavish triple height reception area
With waiting lounge |





FIRST FLOOR PLAN



SECOND FLOOR PLAN

THIRD FLOOR PLAN



FOURTH FLOOR PLAN





FIFTH FLOOR PLAN



SIXTH TO TWELVE FLOOR PLAN



ELEVATE YOUR WORKSPACE EXPERIENCE

Designed to Inspire, Enable & Empower



CAFE
LOUNGE



OPEN
TERRACE



INDOOR
GAMES ZONE



TRAINING
ROOM



SCULPTURE
GARDEN



AMPHI
SEATING



OUTFIT
ZONE



SMART SECURITY
SYSTEMS

SPECIFICATION

STRUCTURE

- R.C.C frame structure.

WALL FINISH

- Inside wall : single coat mala plaster with double coat putty finish
- Exterior walls : double coat plaster with heritage texture.

DOORS & WINDOWS

- Main door designer flush door with wooden frame & natural veneer with mortise lock
- Internal flush doors with laminate.

FLOORING

- Premium quality vitrified flooring (600x1200).
- Premium tiles sized (600x600) in all toilets.
- All staircase/foyer/shopping passage with granite/ vitrified flooring.

TOILETS & PLUMBING

- CPVC-UPVC pipes and branded plumbing accessories with company warranty.
- Premium quality cp fitting as per architect’s selection.

ELECTRIFICATION

- Three phase concealed copper wiring with elcb/mcb with internal distribution board



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TIME

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BUILDING LANDMARK SINCE 1998

Site Address :

Near Ognaj Circle, Beside Krystal By Shakti farm party plot, Ahmedabad, Gujarat 380060, India

RERA NO. : PR/GJ/AHMEDABAD/AHMEDABAD CITY/Ahmedabad Municipal Corporation/CAA14731/270125/300328
Rera Website : gujrera.gujarat.gov.in

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