

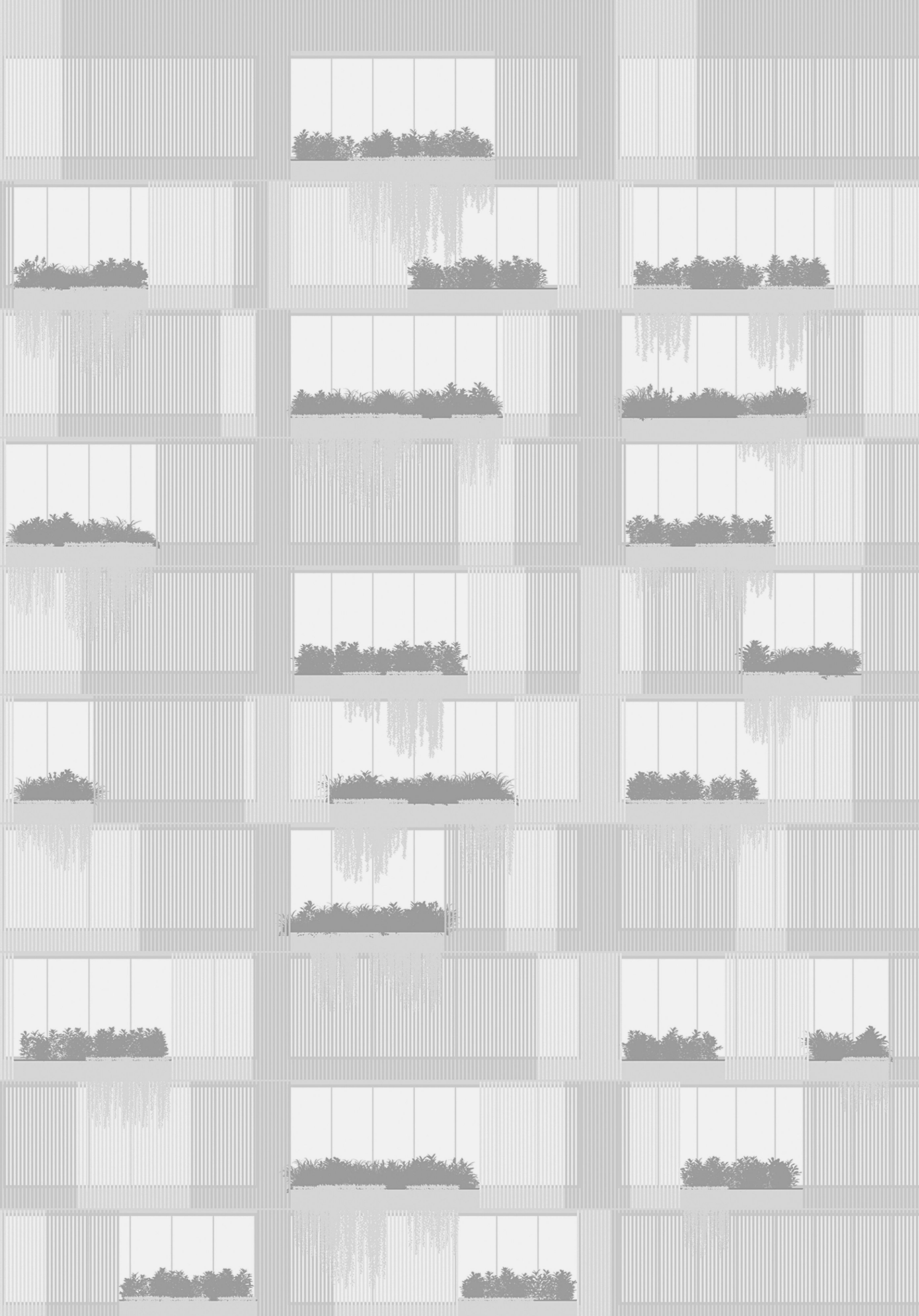


ISCON INFINITY

T O W E R



SPACES FOR BUSINESS BRILLIANCE





AN EPITOME OF ELEGANCE AND AFFLUENCE

Here is a once-in-a-lifetime opportunity to redefine your business address at Iscon Infinity Tower. Located in the heart of Surat, the prestigious address elevates your corporate presence. Enjoy seamless connectivity to major city hubs, making every business interaction more efficient.

Located in The Prime Area of Surat

Floors: 4B+G+ 11 Office Floors

16 elevators in a commercial building

NBC compliance planning

The project provides required technical and planning flexibility to make all hospitals NABH complaint

Biophilic & Disabled-friendly design

Premium retail spaces on the ground floor and first floor

Four staircases on office floor to combat emergency

YOUR GATEWAY TO BUSINESS SUPREMACY

ISCON INFINITY TOWER

Spaces for Business Brilliance

Iscon Infinity Tower stands as a beacon of business supremacy in Surat's vibrant commercial landscape. It combines an advantageous location with sophisticated amenities, providing a gateway to success. Enjoy the convenience of a prestigious address that enhances your corporate reputation.



STRATEGIC LOCATION, UNMATCHED POTENTIAL

Position your business at the strategic location of Surat with Iscon Infinity Tower. The project with premium business spaces offers unmatched access to key commercial areas like Majura Gate, Adajan, Varachha, Katargam and Old City Area, ensuring you stay ahead of the competition.





ELEVATE YOUR BUSINESS STANDARDS

Step into a world where business meets luxury at Iscon Infinity Tower. The iconic development in Surat is crafted for companies that aspire to excel. Benefit from a central location that offers superb visibility and accessibility. The tower's sophisticated amenities include spacious layouts, eco-friendly designs, and premium retail spaces.



LOCATION MAP

CONNECTIVITY

LAL DARWAJA	1 MIN.
MAJURA GATE	10 MIN.
ADAJAN	11 MIN.
KATARGAM	2 MIN.
SURAT RAILWAY STATION	5 MIN.
SURAT GSRTC	5 MIN.
BRTS STATION	1 MIN.
METRO STATION	5 MIN.
GUJARAT GAS CRICLE	8 MIN.

COMMERCAIL

BOMBAY MARKET	8 MIN.
SARDAR MARKET	10 MIN.
APMC MARKET	5 MIN.
MAHIDHARPURA	
DIAMOND MARKET	5 MIN.
TEXTILE MARKET	5 MIN.
MINI BAZAR - VARACHA	10 MIN.
GAJERA CIRCLE	9 MIN.

HEALTH

KIRAN HOSPITAL	4 MIN.
SIMS HOSPITAL	4 MIN.
VENUS HOSPITAL	2 MIN.
IDCC HOSPITAL	5 MIN.
SMIMER HOSPITAL	7 MIN.
NEW CIVIL HOSPITAL	11 MIN.
MAHAVIR HOSPITAL	14 MIN.



WAITING LOUNGE @ GROUND FLOOR

THE ULTIMATE BUSINESS ENVIRONMENT

Create a lasting impression with a workspace that embodies innovation and style at Iscon Infinity Tower. Modern office suites are complemented by luxurious common areas and on-site retail facilities, ensuring a dynamic and productive atmosphere. Make a statement with a workspace that inspires success.





FULFILLING THE NEEDS OF MODERN BUSINESSES

At Iscon Infinity Tower, every feature is meticulously planned to enhance your corporate image and operational efficiency. Enjoy the prestige of an address that reflects your ambition and success. Elevate your business to new standards of distinction.

GROUND FLOOR PLAN

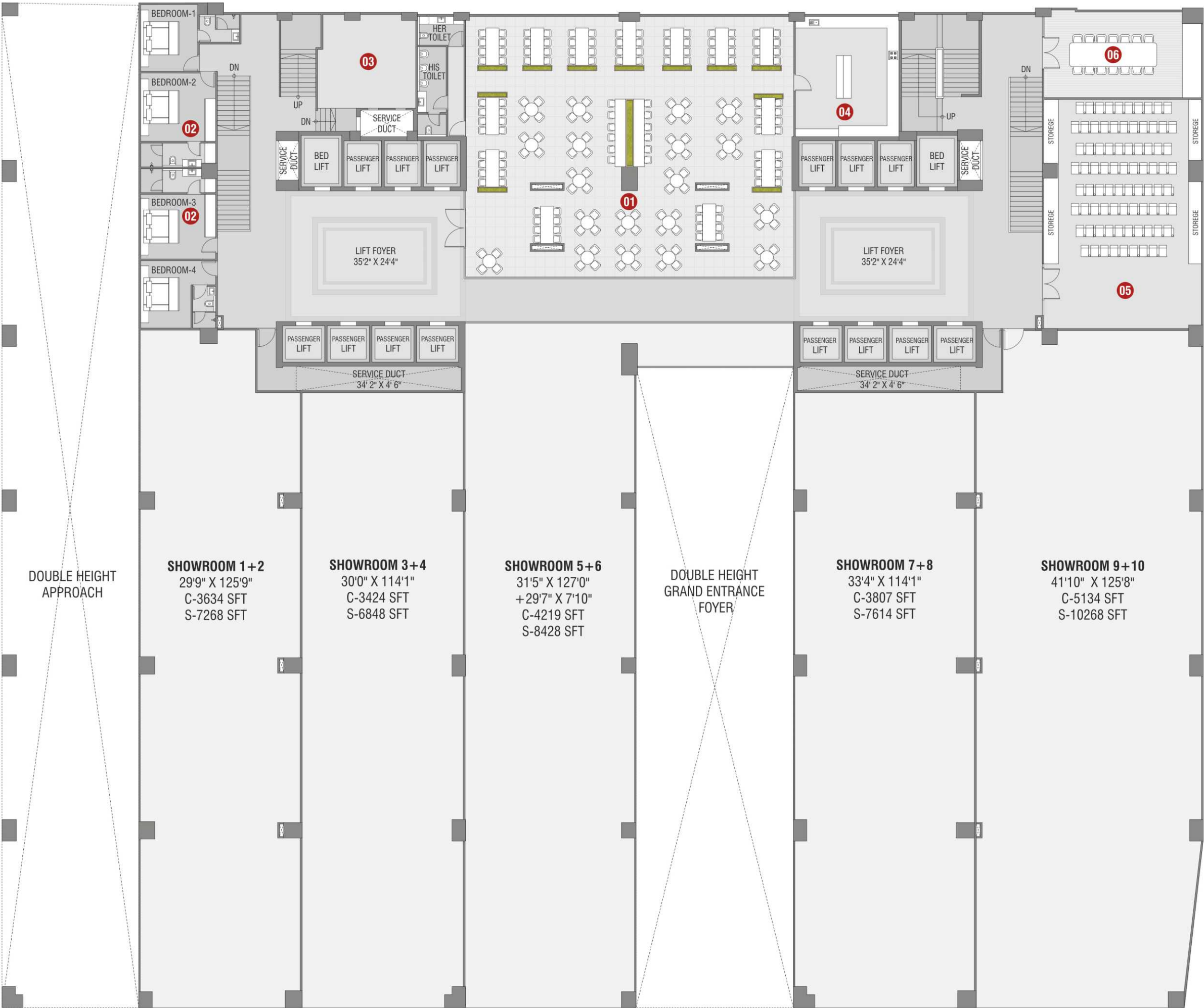


LEGEND

01	VEHICLE ENTRY
02	SECURITY CABIN
03	DOUBLE HEIGHT APPROACH [25'0" X 187'0"]
04	EMERGENCY DROP OFF
05	SERVICE STEPPED AREA ABOVE RAMP
06	WAITING LOUNGE
07	DOUBLE HEIGHT GRAND ENTRANCE FOYER
08	BUILDING MANAGEMENT AREA
09	GARDEN AREA
10	SEATING AREA
11	SPACE FOR ELECTRICAL TRANSFORMER, DG SET, UNDER GROUND WATER TANK
12	SHOWROOM PARKING
13	VEHICLE EXIT
14	PEDESTRIAN ENTRY / EXIT



1ST FLOOR PLAN



LEGEND

01	DINING AREA [61'0" X 48'6"]
02	GUEST ROOM
03	BIO MEDICAL WASTE MANAGEMENT SPACE [18'3 X 17'6"]
04	KITCHEN [19'3" X 22'5"]
05	AUDITORIUM [29'5" X 42'7"]
06	CONFERENCE [29'5" X 16'0"]

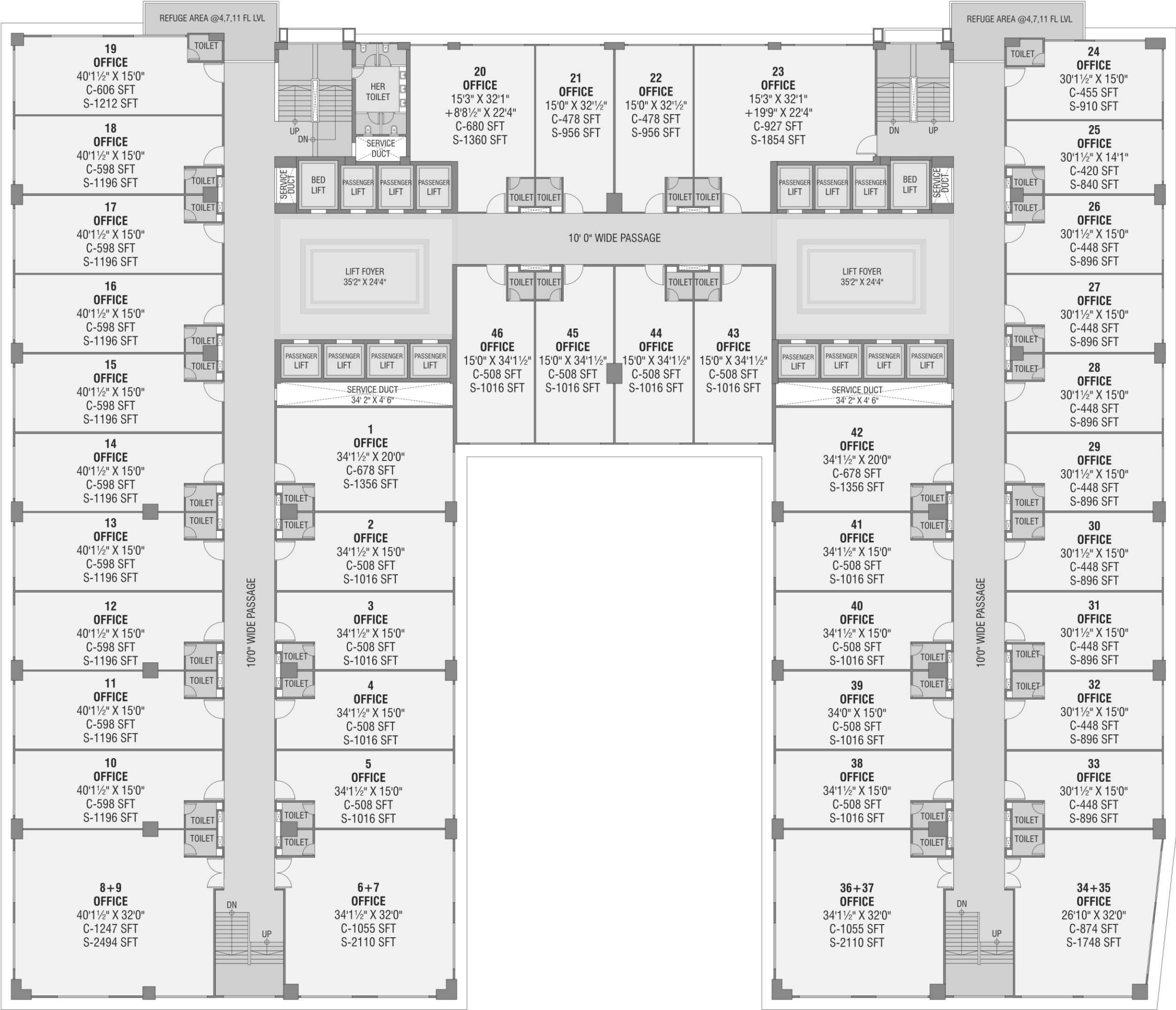
2ND
FLOOR PLAN

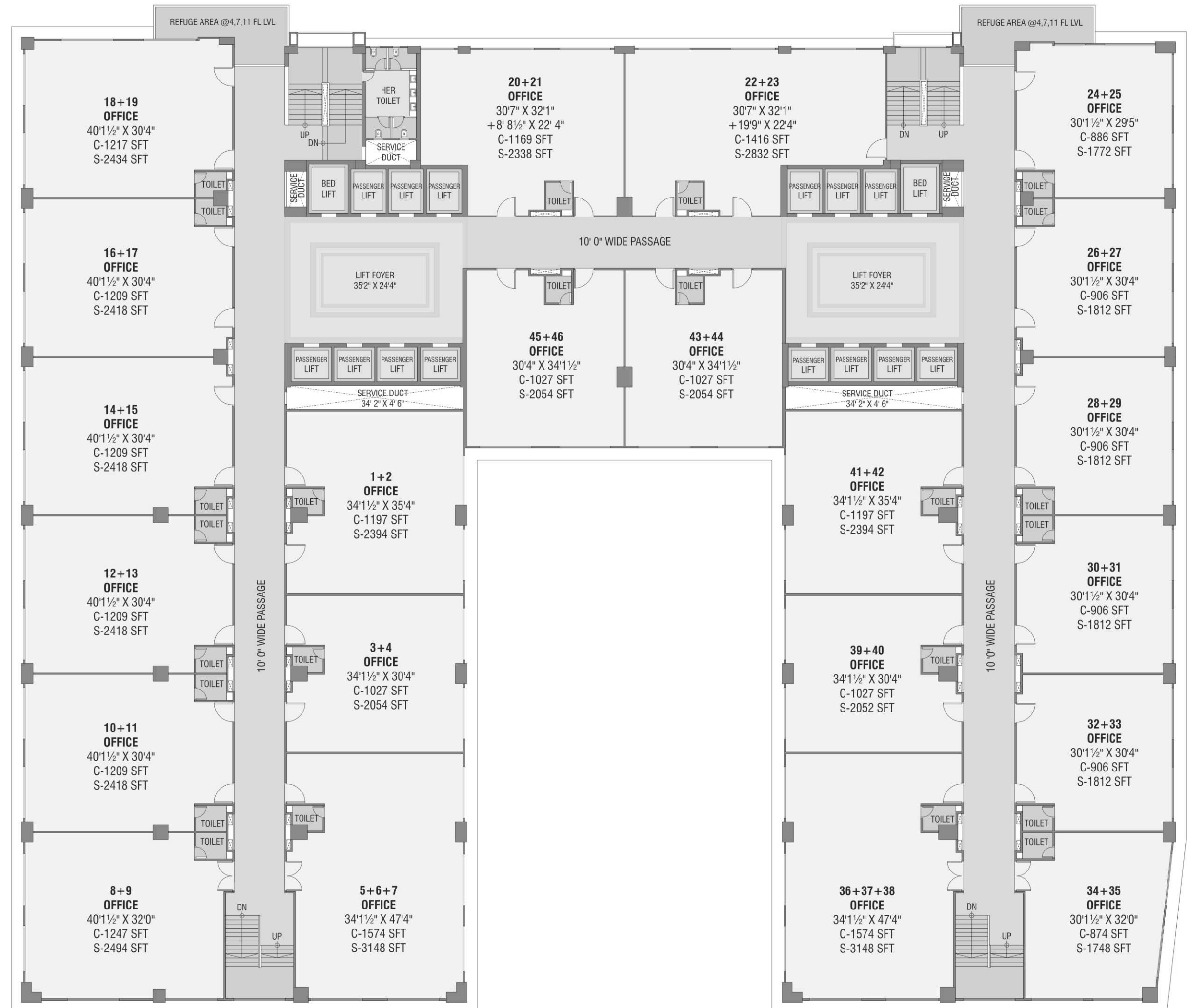


LEGEND	
01	CAFÉ [46'4" X 33'8"]
02	CLOUD KITCHEN [7'10" X 19'11"]
03	OPEN KITCHEN [7'10" X 19'11"]
04	OPEN CAFETERIA
05	CO. WORKING SPACE
06	YOGA SPACE
07	SCULPTURE AREA



3RD TO 10TH
FLOOR PLAN





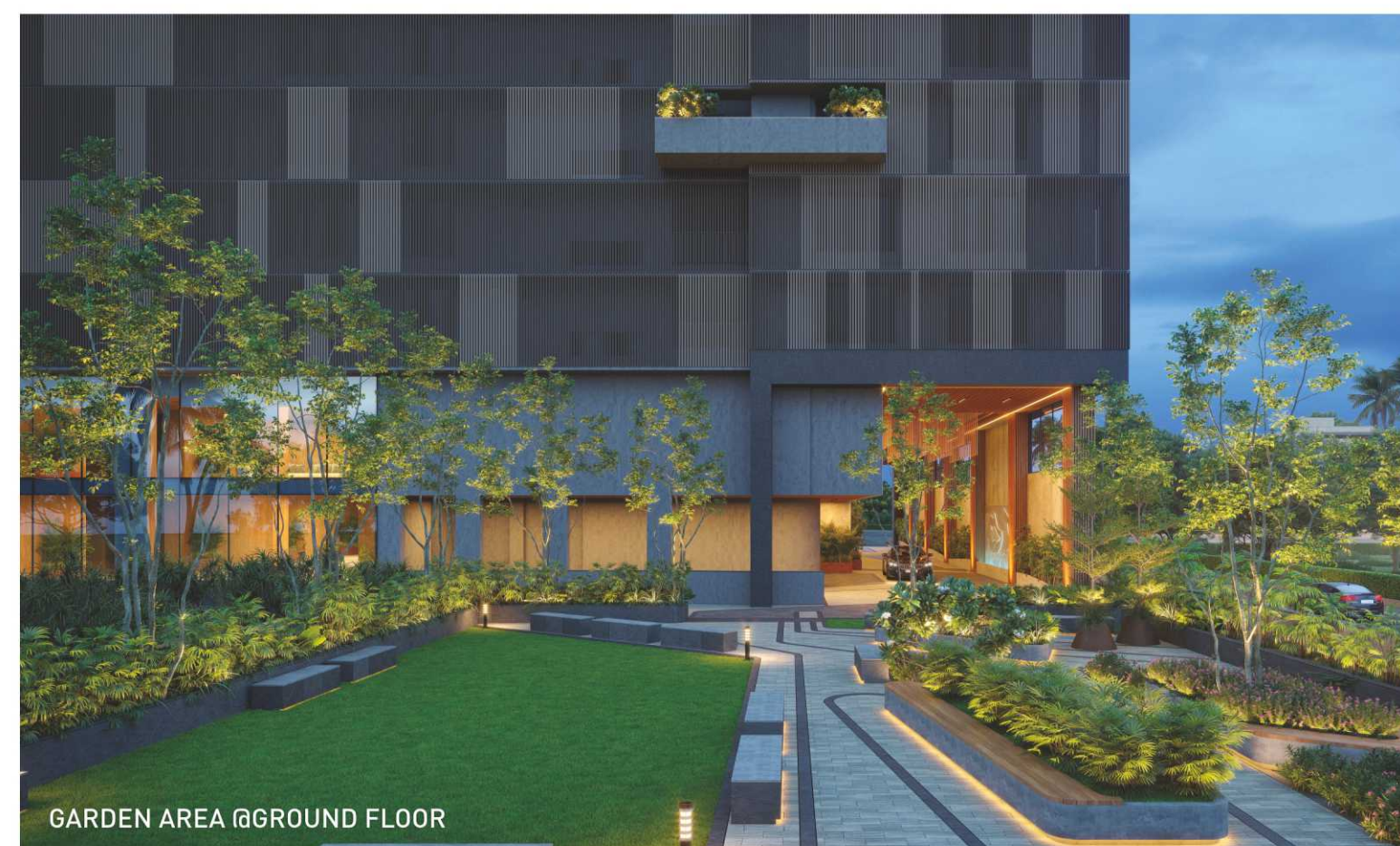


A SMOOTH PASSAGE
INTO THE WORLD OF SUCCESS!



A REFRESHING VIEW OF THE CORPORATE LIFESTYLE

Rejuvenate. Relax. Recharge. Beautifully curated gardens bathe in sunlight, offering a haven of positivity and energy. As twilight descends, the landscape transforms into a luminous dreamscape, a perfect place to unwind and recharge.





AUDITORIUM @1ST FLOOR



CONFERENCE AREA @1ST FLOOR

CORPORATE EXCELLENCE AT ITS BEST

With some striking amenities never seen before in commercial properties in the city, Iscon Infinity Tower stands apart! A vast cafeteria, with fully functional kitchen or an auditorium perfect for presentations or company-wide events and comfortable guest rooms for out-of-town guests or business partners along with vibrantly colored conference room to take brain-stormed ideas to definite success; Iscon Infinity Tower has it all.



FOOD COURT WITH DINING AREA @1ST FLOOR

RELISH THE SUCCESS IN STYLE.

Special clients need special attention. And how can we forget those successful deals sealed over a coffee or lavish luncheons? Treat your business guests or visitors in style at Iscon Infinity Tower at elegantly designed cafeterias.



SPECIFEICATION



Floor Finish

- Good quality vitrified tiles in flooring



Sanitary ware

- Jaquar/ Grohe/ Simpolo or equivalent make
- Plumbing Astral / Ashirwad / Hindware



Wall surface

- Putty on all plastered wall



Doors

- Flush door for office unit



Windows

- Aluminum Secation window



Air conditioning

- Provision copper piping for split AC for office area



Electrical

- Concealed copper wiring
- Power back up for common area basement and lift passage



Television / internet and telephone

- All will be in fibre cabel system FTTH



Reception Foyer And Lobby

- Well designed reception foyer & waiting area at all floor levels

RULES & REGULATIONS:

- All expenses of legal documents like stamp duty, registration fees, GST, advocate fees, DISCOM Expenses, society formation and registration, incidental charges (drainage, water supply, IC, etc.) will be charged separately and shall be borne by the purchaser.
- Other charges such as SMC Taxes, electrical connection charges, electricity bill, society maintenance charges and security deposit are to be borne by the purchaser in advance before sale deed documentation/ possession. The purchaser will have to borne society maintenance charges from the date of BUC.
- Any additional charges of duties taxes levied by government/ local authority during or after the completion of the project will be borne by the purchaser.
- Changes of any sorts in external elevation and internal common areas shall not be permitted.
- Business practices leading to pollution or causing material damage to the building or members is not allowed in the premises.
- Internal changes shall not be permitted on elevation wall, grill, external color and in common space.
- RCC members (Beam, Column, Slab etc) must not be damaged during interior work.
- Low voltage cables such telephone, TV and internet cables shall be laid as per consultant's service drawings with prior consent of the developer. No wire/cables/conduits shall be laid or installed such that they form hanging formation on the building exterior faces.
- Common passages and areas, landscaped areas are not allowed to be used for personal purposes.
- Before Possession, Execution of Sale Deed is compulsory.



Security

- CCTV camera on each floor and intercom system to reception area to security to every office



Facade

- Breathable facade which allows all offices to modify there internal space



Elevators

- Fully automatic elevators of Schindler / Kone equivalent make



Parking

- B4 (dobule height with mechanical parking) B3+B2+B1



Site Development

- Granite/ Granamite flooring in all over open space



Structure

- All PT structure to reduce column and beam size



Paint

- Dulux / Asian or equivalent make



Mechanic air exhaust system

- For Basement and OTS



Fire safety

- Emergency fire fighting system as per SMC norms

DISCLAIMER:

- Dimensions mentioned in the brochure are approximate and indicative, subject to change and the area mentioned is calculated as per the provisions of RERA Act
- All rights are reserved by developer to amend, modify or improve in plan, dimensions, specifications, features, amenities etc. as required during or after construction and shall be binding to all
- Everything shown in this brochure such as interior design /furniture fixtures/lighting/plantation/architectural presentation /3d Views/Photos/tagline and literature/measurement etc is just for the purpose of presentation/explanation and will not be a part of agreement/legal documents.
- The north direction shown in the brochure is approximate and can be erroneous.
- Irregular payments may lead to cancellation of booking.
- If any changes in rules & regulations are carried out by SMC or any government authorities, then all members will have to be bound to the same.
- Waiting lounge at ground floor/dinning area, conference room, auditorium, guest rooms at first floor/ cafe and terrace sitting at second floor these all facility will be paid facility and operated by private/professional operator.
- 99 years SMC leased property starting from 2024 to JP ISCON PVT. LTD.
- Subject to Surat jurisdiction.



Site Address: Iscon Infinity Tower,
Gotalawadi, Nr. Railway Station,
Lal Darwaja, Ring Road, Surat - 395004

+91 70467 42050

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isconinfinitysales@gmail.com

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more information

Principal Architect



SHRI LABH ARCHITECTS
AR. LABHU VAGHASIA

B.ARCH, FIIA, AIID, GOVT. APPROVED VALUER,
VISITING FACULTY SCET
MEMBER - IGBC

Facade Design | Interiors
Landscape



designcore

MANISH CHOKSI | URVI CHOKSI
B. ARCH.

Structure Consultant



Bhagat & Associates
Consulting Engineers & Valuers
Computer Aided Structure Design

DHARAMBHAI BHAGAT

RERA REG. NO.: PR/GJ/SURAT/SURAT CITY/Surat Municipal Corporation/CAA14132/180924/311229
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