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Architect

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Smart City Zonal Transport Hub

A city bus transport zonal hub “JV Translife” at Nizampura, Vadodara.
Campus also includes Commercial, Residential, Offices, Banquet, etc.

- factory Mamta Shah & Associates
- coffee Team Leader & Main Co-ordinator
- location Vadodara
- date ▶ 2017





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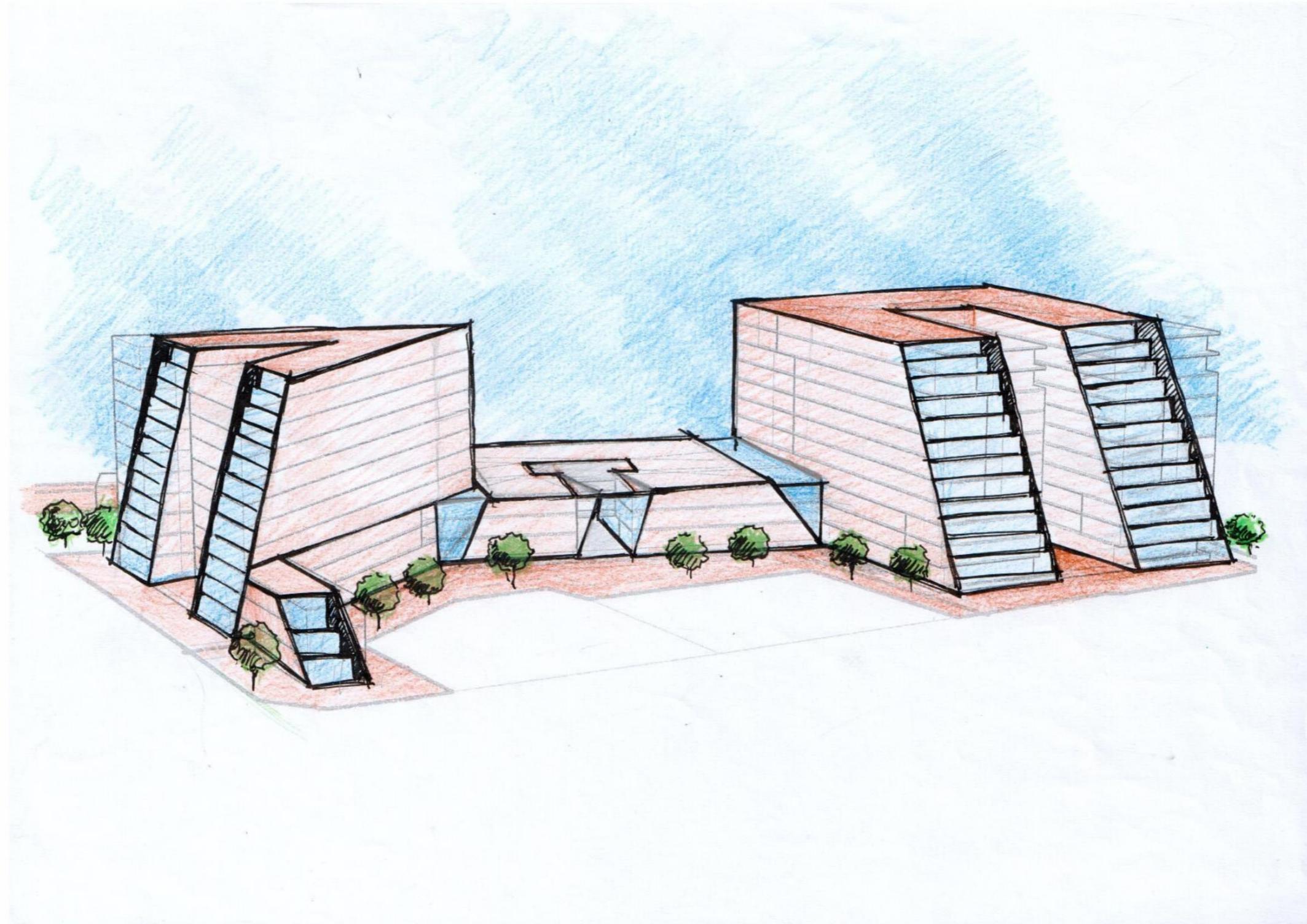
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Conceptual Sketch which got approved by a client, and further work initiated derived from the sketch



CREATING A MODERN MULTI-USE COMPLEX IN NIZAMPURA

JV Translife is our endeavor to create a rich and modern lifestyle in the heart of Vadodara. Located in Nizampura, amongst the city's most preferred residential areas, it shall be a one-of-its-kind project not just in the vicinity, but for the whole city.

A unique amalgamation of Commercial Development with Residential Spaces, this self sustaining campus offers avenues to live, work and play. Planned such that each of the 4 segments (Retail, Offices, Hospitality & Residential) are given due importance, and in-turn compliment each other.

This project comes from renowned names in the real estate sector in Gujarat who have successfully executed numerous prestigious projects. The developers have all the requisite technical and management expertise to execute this project to its glory within the promised time frame.

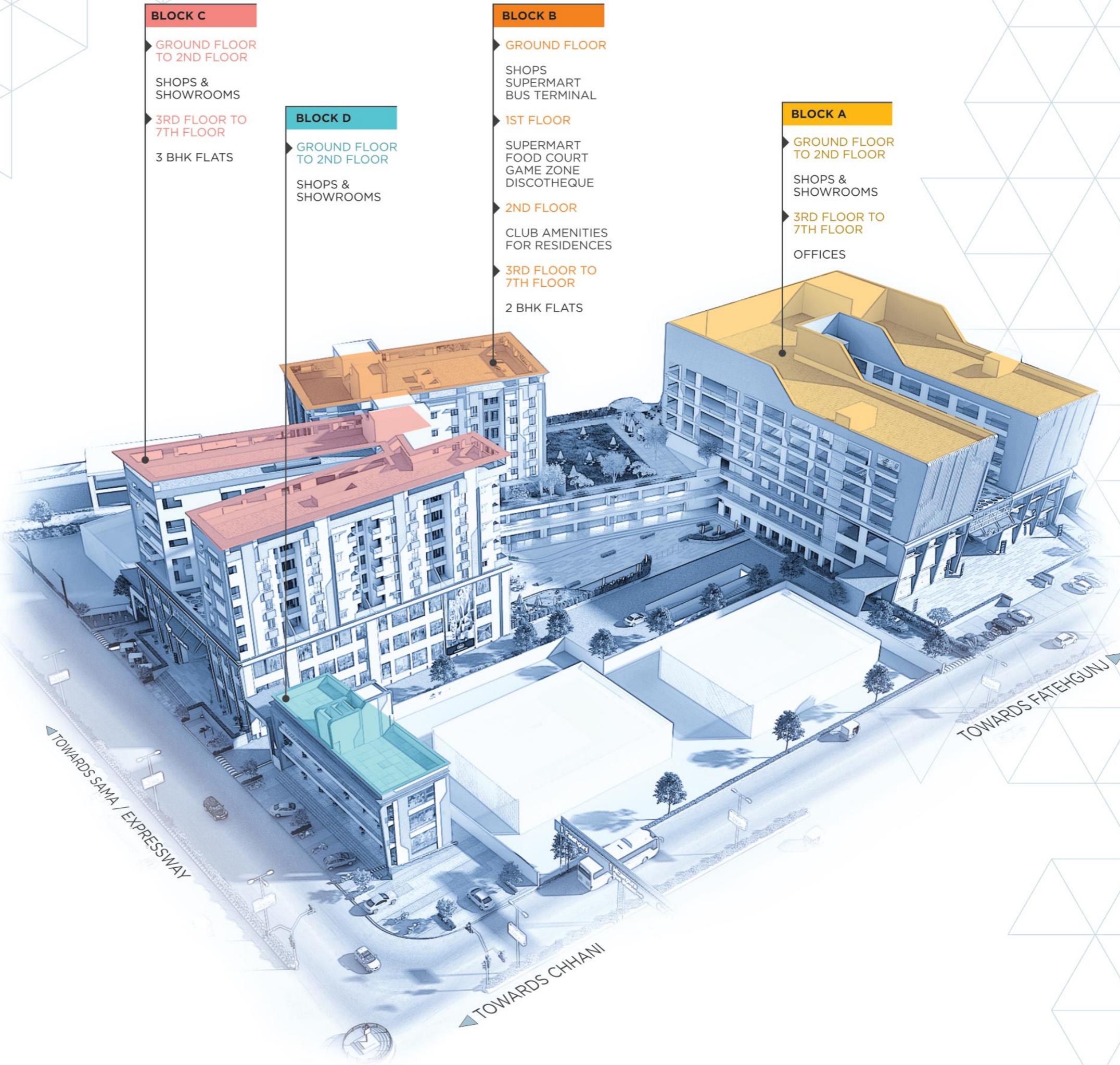
The campus also boasts of the City Bus Terminal, which allows amazing connectivity and convenience for one and all.

THE BEST VALUE. THE BEST INVESTMENT.

A LOCATION THAT IS SUPER-PRIME

A DEVELOPMENT THAT IS TOP-CLASS

TOTAL BUILT-UP AREA OF
APPROX. **5.5 LAKHS** SQ. FT.



One of Vadodara's most advanced Multi-Use Projects

- 2-road access - 30 Mtrs. Nizampura-Chhani Road & 24 Mtrs. road towards Sama
- 4-side open planning ensures unrestricted views and prime visibility
- Smart traffic management planning to ensure easy traffic movement. Internal Roads of RCC / Pattern Design Stone Paving.
- Designer exclusive Drop Off Zone for both Commercial & Residential premises
- Ample Car Parking comprising double basement parking, with provision for stack (mechanical) parking, and ground floor instant parking.
- Double Basement with approx **1.75 Lakhs** sq. ft. parking area apart from Instant Parking
- Residential Units get 1-car allotted parking
- Residential Units under Pradhan Mantri Aawaas Yojana, eligible for Government Subsidy upto Rs. **2.67* Lakhs**

GROUND
FLOOR

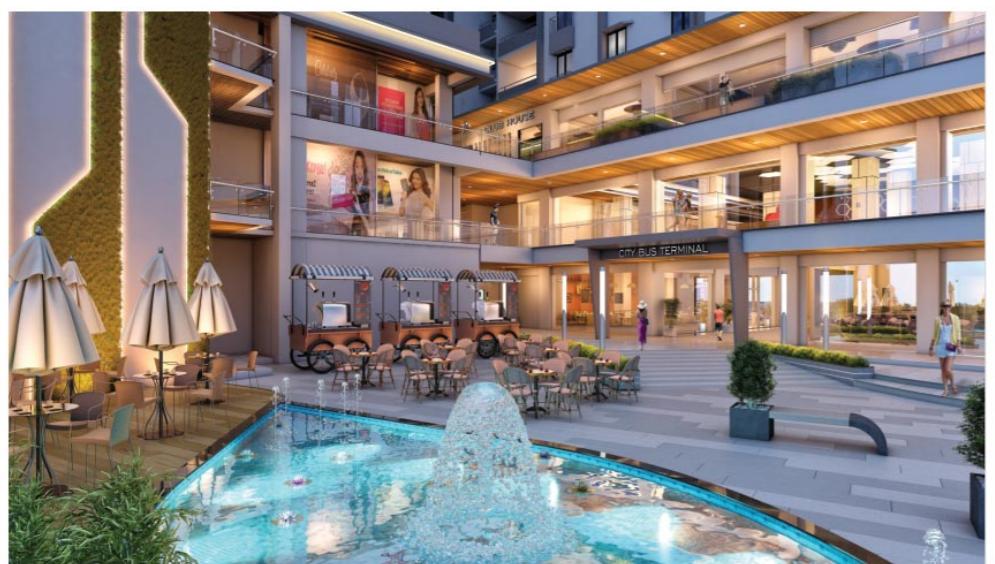


FIRST
FLOOR



SECOND FLOOR







OFFICE COMMERCIAL SPACES

MORE EFFICIENCY & BETTER INVESTMENT OPPORTUNITY

The Office Spaces start from the Third Floor upwards and offer multiple unit sizes to choose from. Get the advantage of the most convenient, centralized location for your office, with added convenience of a host of shops, restaurants and food court right in your premises.

Your corporate offices get a modern ambience and your visitors and staff get the convenience of a central location as well as a Bus Terminal underneath.

- Office spaces ranging from 350 sq. ft. to 25000 sq. ft.
- Beautifully designed 16000 sq. ft. Entrance Plaza ideal for events, promotions & seating
- 10 ft. wide passages and large spill over area on each floor
- Dedicated Lifts from Basement to Offices
- Provision for Common Toilets



BLOCK A (OFFICES)

3rd FLOOR



SPECIFICATIONS (COMMERCIAL)

STRUCTURE

- Earthquake Resistant R.C.C. Framed Structure

FLOORING

- Vitrified Tile Flooring
- Natural Stone/Vitrified Tiles Flooring in corridor & stairs
- Designer Tiles/Granite Flooring

ELECTRICAL

- Shock Proof Protection with Latest ELCB / MCB in each unit
- Designated area for fixing of Air -Conditioner outdoor units as provided by the architect
- Power Backup for Common Area Illumination & Elevators
- Optimum power load for computers, communication equipment and air-conditioning
- Smoke Detectors, Fire Safety Equipments and Hose reel in common areas for Fire Safety as per norms

DOORS & WINDOWS

- Natural Anodized/Powder Coated Aluminium Section Windows
- Laminate / Veneer Finish Decorative Doors with Safety Lock for Offices
- G.I/M.S rolling shutter with colour for showrooms

TOILETS

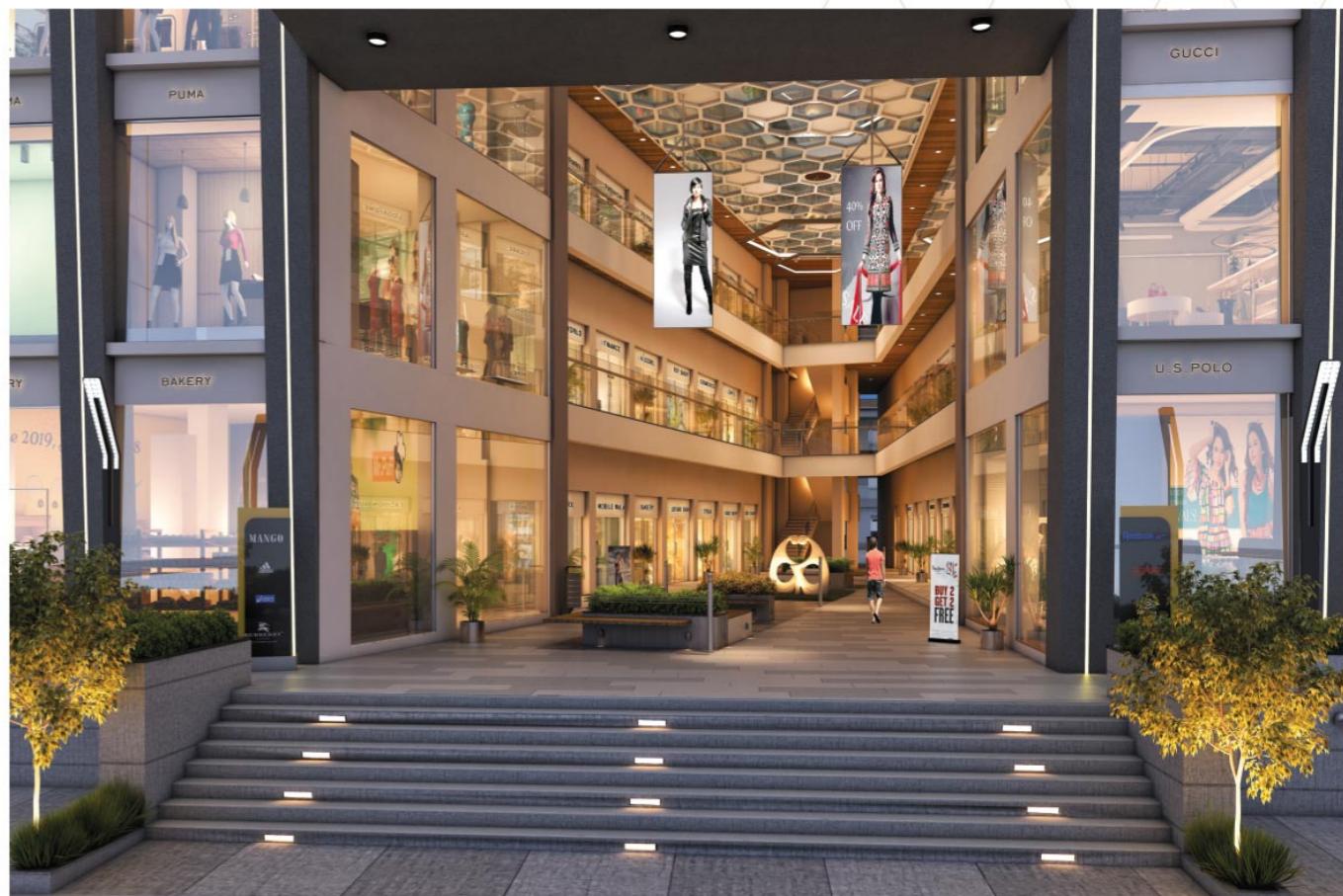
- Ceramic Tiled Floors & Walls up to Lintel Level
- Premium Branded CP Fittings
- Provision for water supply and drainage in each unit

ELEVATORS

- High Speed Elevators with power backup

SECURITY

- Comprehensive Security Infrastructure: 24 hours Security & CCTV Surveillance in common areas





RESIDENTIAL SPACES | 2-3 BHK



DELIGHTFUL HOMES &
A LUXURIOUS LIFESTYLE

A CAMPUS THAT SPELLS
CONVENIENCE

The residential 2-3 BHK Apartments at JV Translife are a class apart. Offering the best of both worlds, the home owners are shielded from the hustle and bustle besides getting desired privacy. The access to the retail, offices or bus stand is however just an elevator away!

The residences are located in the heart of the city, yet they do not need to compromise for luxurious leisure facilities. Be it a landscaped garden, or indoor games and gym or a mini theater...a host of well designed recreational facilities have been planned just for you.

- Residents have separate access, parking and recreational spaces.
- Dedicated Elevators for residential floors from Basement Parking
- Designer Entrance for Residential Zone
- 2000 sq. ft lobby - seating area for visitors (on Ground Floor)
- Over 30,000 sq. ft. of Club Facilities
- No disturbance to the residents by the commercial development underneath.
- Allotted 1-car parking





YOU NEVER EVER HAVE TO TAKE A CLUB MEMBERSHIP!

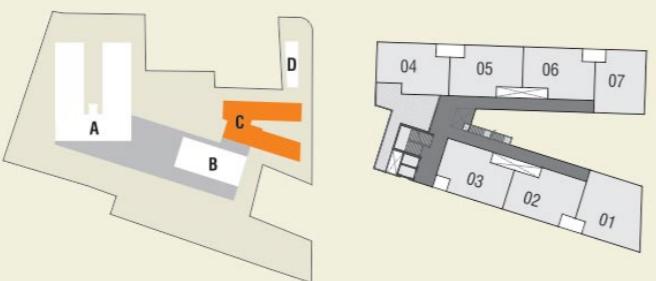
With a host of premium Club Facilities you don't need to leave your premises for any recreation...be it sports, eating out, watching a movie or even hosting a get-together.

- Indoor Games Hall (Table Tennis, Pool, Cards etc.)
- Mini Theater (30 seater)
- Multipurpose Hall / Banquet Hall with Kitchen (250 pax capacity) for any get-together/ celebrations
- AC Gym / Health Club
- Green Landscaped Garden with covered & open to sky seating

- OutDoor Games- Net Cricket, Badminton, Volleyball, Basketball
- Walking Track
- Day Care Center
- Lounge
- Library



2BHK BLOCK B



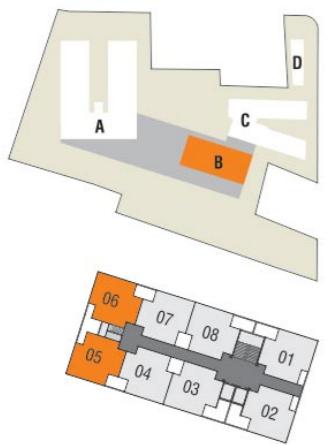
3BHK BLOCK C



2BHK

BLOCK B (TYPE 1)

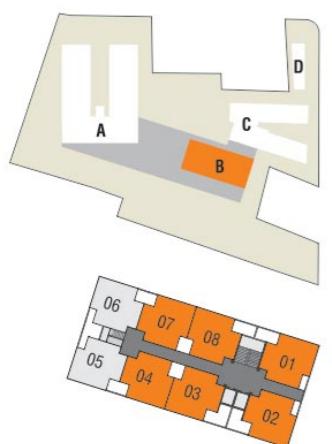
SALABLE AREA:
925.30 Sq.Ft.



2BHK

BLOCK B (TYPE 2)

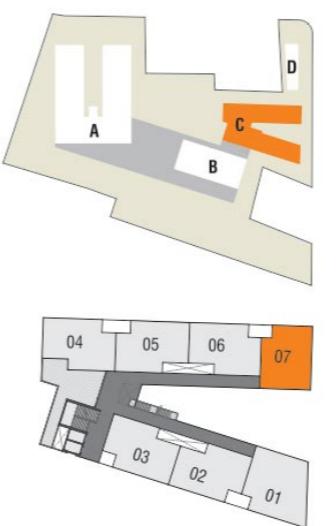
SALABLE AREA:
944.49 Sq.Ft.



3BHK

BLOCK C (TYPE 1)

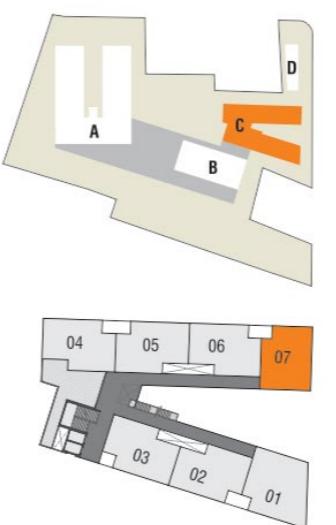
3rd / 5th / 7th Floor
SALABLE AREA:
1265.78 Sq.Ft.



3BHK

BLOCK C (TYPE 1)

4th / 6th Floor
SALABLE AREA:
1265.78 Sq.Ft.

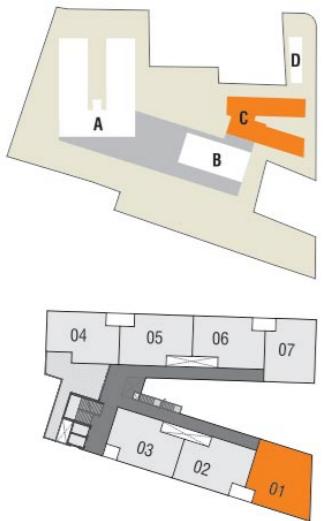


3BHK

BLOCK C (TYPE 1)

3rd Floor

SALABLE AREA:
1265.78 Sq.Ft.

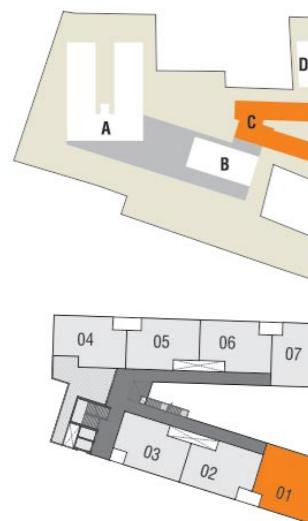


3BHK

BLOCK C (TYPE 1)

4th Floor

SALABLE AREA:
1265.78 Sq.Ft.

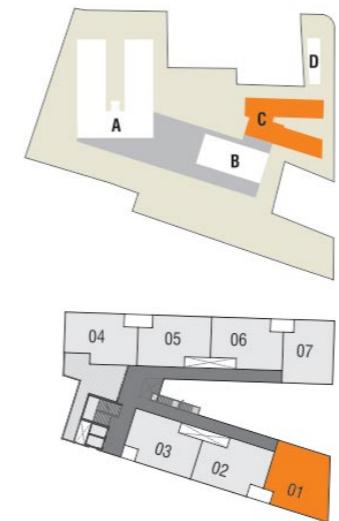


3BHK

BLOCK C (TYPE 1)

5th / 7th Floor

SALABLE AREA:
1265.78 Sq.Ft.

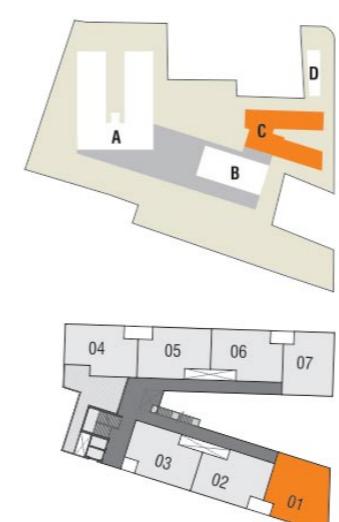


3BHK

BLOCK C (TYPE 1)

6th Floor

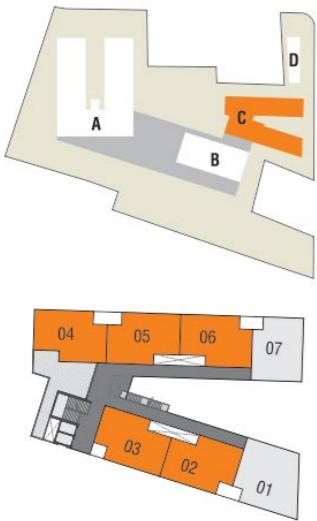
SALABLE AREA:
1265.78 Sq.Ft.



3BHK

BLOCK C (TYPE 2)

Typical Floor
SALABLE AREA:
1414.96 Sq.Ft.



SPECIFICATIONS (RESIDENTIAL)

STRUCTURE

- Well designed RCC frame structure as per structural engineer's design.

FLOORING

- Vitrified flooring in living, dining, kitchen and all bedrooms.

KITCHEN

- Exclusive Granite platform with SS sink and tiles dado up to lintel level. Ceramic tiles dado and kotastone / anti-skid flooring for wash area.

BATHROOMS

- Designer wall tiles and anti-skid ceramic tiles flooring. Concealed CPVC plumbing with standard fittings & vessels.

PLUMBING

- Systematic wall concealed CPVC/UPVC plumbing as per plumbing consultant's design.

DOORS

- Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with laminates.

WINDOWS

- Powder coated Aluminum section windows

ELECTRIFICATION

- Concealed copper ISI wiring, MCB/ ELCB & branded modular switches. Electrical points in all rooms as per architect's drawing. Power Backup for Common Area Illumination & Elevators.

AIR-CONDITIONING

- Provision for Split AC in Master Bedroom.

FINISHING

- Internal Wall:** Smooth plaster with putty finish.
External Wall: Double coat mala plaster with water resistant exterior paint.

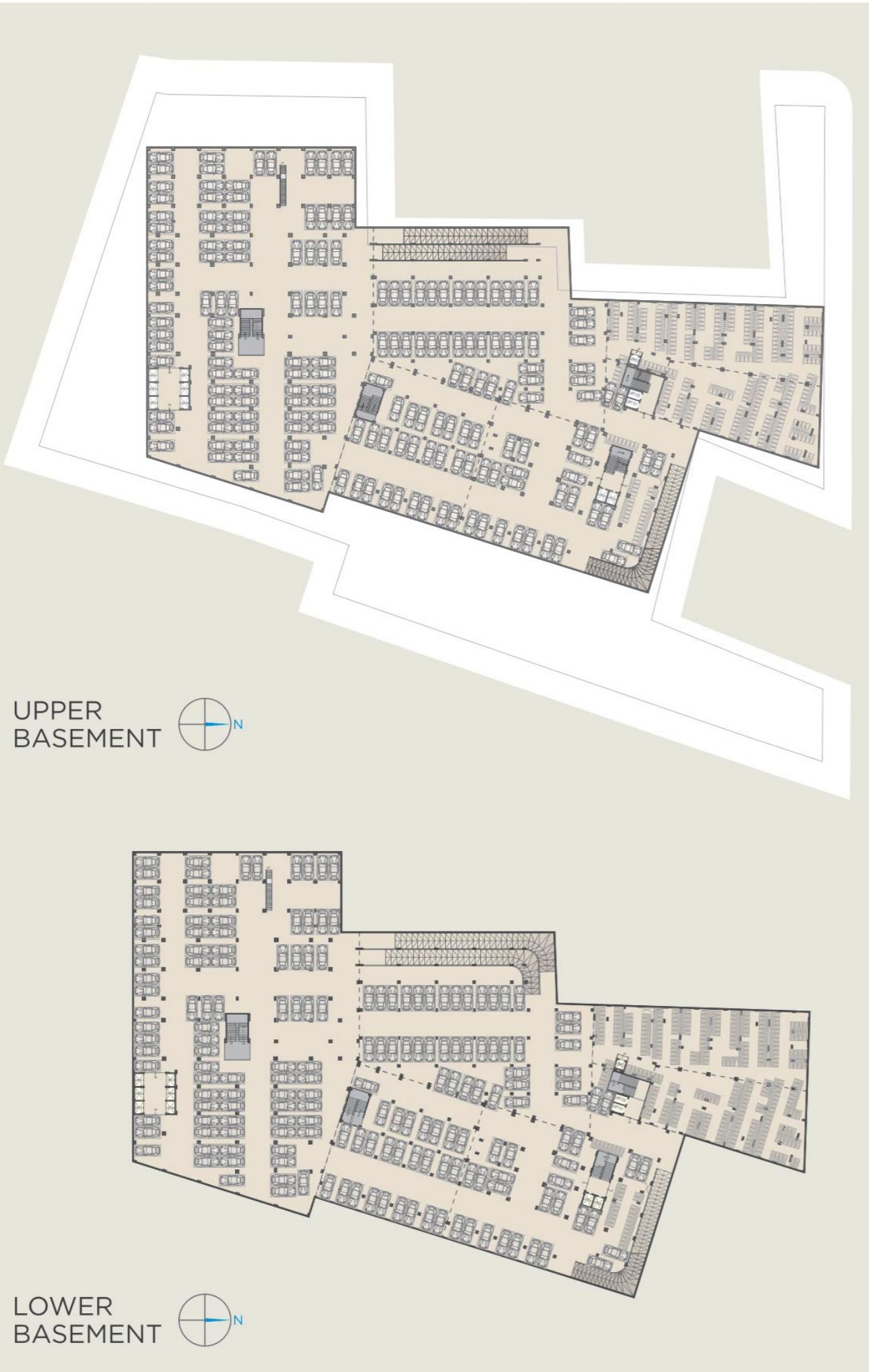
SECURITY

- Comprehensive Security Infrastructure: Gated Community with 24 hours Security, CCTV Surveillance in common areas & intercom access in each unit

ELEVATORS

- Designated Lifts for Residential Zone- 4 nos. (2 nos. for each block)





CONNECTIVITY

PRIME LOCATION & SUPERIOR CONNECTIVITY

One of the key advantages of JV Translife is its perfect location. Surrounded by well developed residential as well as commercial development, it offers numerous locational advantages. Strategically set with 2 road access, i.e. 30 Mtr. Nizampura Road connecting to Chhani & 24 Mtr. road connecting to Sama. It is right in the middle of the commercial activity, yet its planning ensures privacy and security to the residential members.

It has quick access to the Ahmedabad Highway and is conveniently close to the Railway Station & the Airport. The City Bus Port is located within the campus. Every urban convenience within walking distance.

M.S. University	2.0 km.	International Indoor Sports Complex	1.0 km.
Medical Facilities	walking distance	Kamati Baug	2.0 kms.
Temple/Religious	walking distance	Multiplex	1.0 km.
Hotel & Restaurant	In campus/walking distance	Inorbit Mall	4.0 kms.
Retail	In campus/walking distance	Railway Station	3.5 kms.
Nizampura GSRTC Bus Stand	walking distance	Central Bus Stand	3.5 kms.
Post Office	in campus	Airport	5.0 kms.
Petrol Pump & CNG Pump	in campus	Express Highway	2.0 kms.