



**Developed By :**  
Vishnudhara buildcon



 **88 66 01 44 99**

Poonam Arcade, Nr. Naranpura Police station, Bhimjipura, Nava Wadaj, Ahamedabad 380013  
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# About Company

ART Nirman Pvt. Ltd. believes that the true and full measures of growth, success and progress lie beyond balance sheet or conventional economic indices. It is best reflected in the difference that business and industry make to the lives of the people. Wadaj is excited with the introduction of Poonam Arcade - a new hotspot of commercial activity at Wadaj, Ahmedabad by reputed and trusted brand Art Nirman Pvt. Ltd. The structure is designed to cater to business persons from every segment with best organization, strong structure and simple design. It will offer an exhilarating range of offices to reflect your ambition and class to your brand. It will offer an exciting range of plush offices and retail spaces that finely blend aesthetics and functionality. Poonam Arcade will transform the appearance and exclusiveness of the area with its excellence.

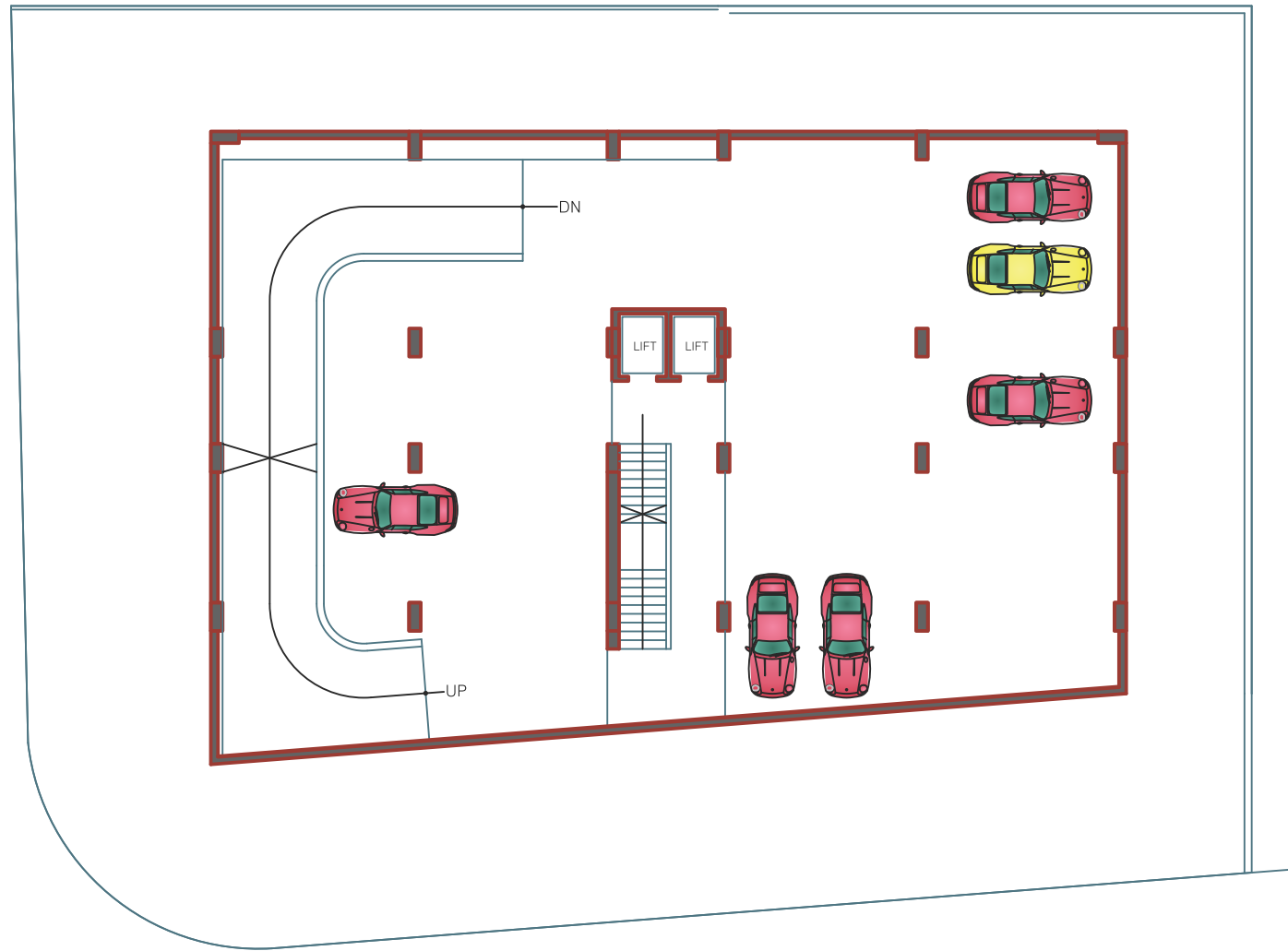
The area is popular due to its location and proximity to railway station, airport etc and offers excellent connectivity.

Our vision is to be an icon in infrastructure and real estate development, by building beneficial and lasting relationship with customers through a continuous improvement.

## Our Past Projects

Bungalows	Residence	Commercial Project
Green Meadows Palash	JBR Residency Ayodhya I & II	Universal Arcade JBR Arcade

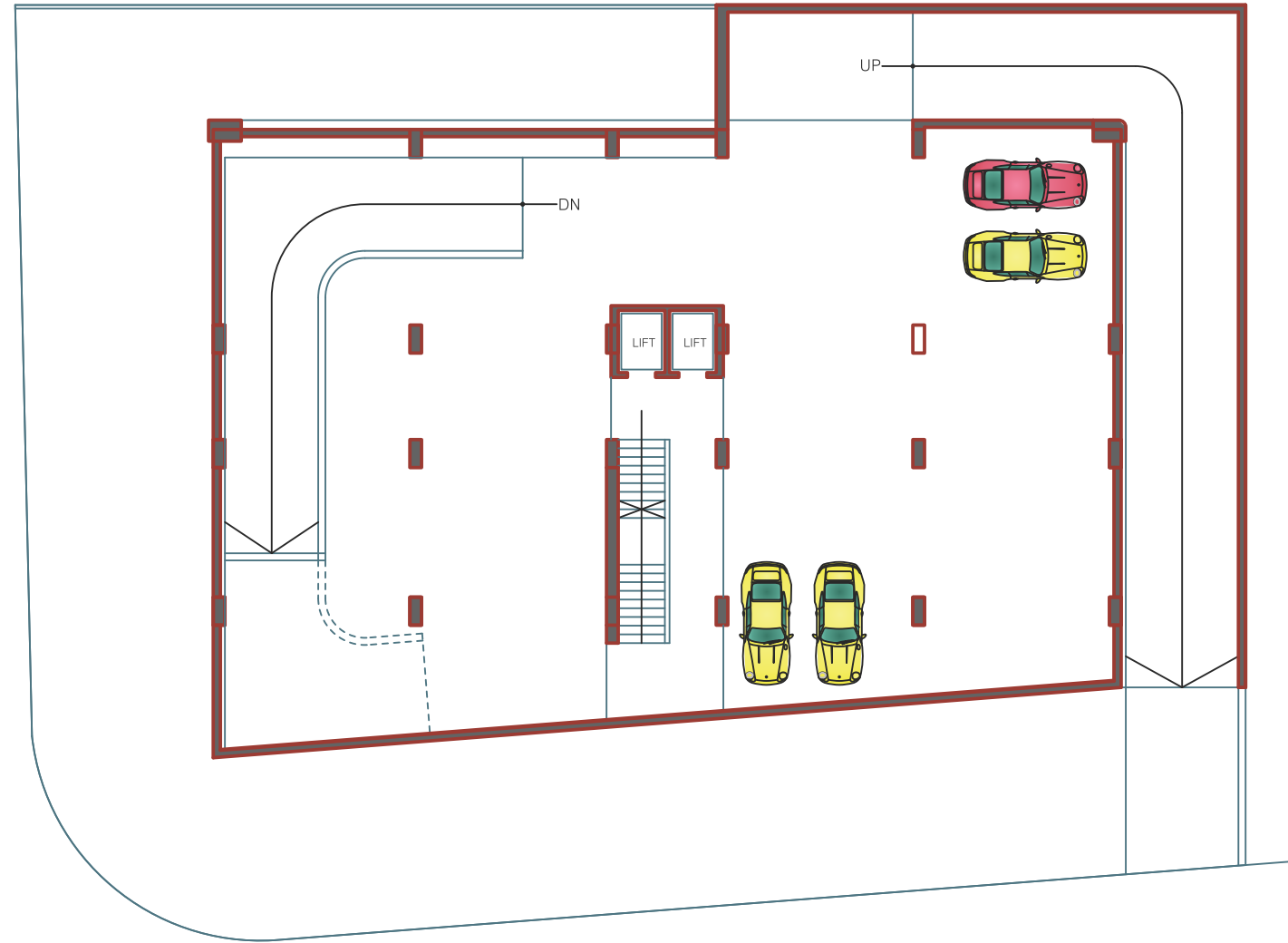




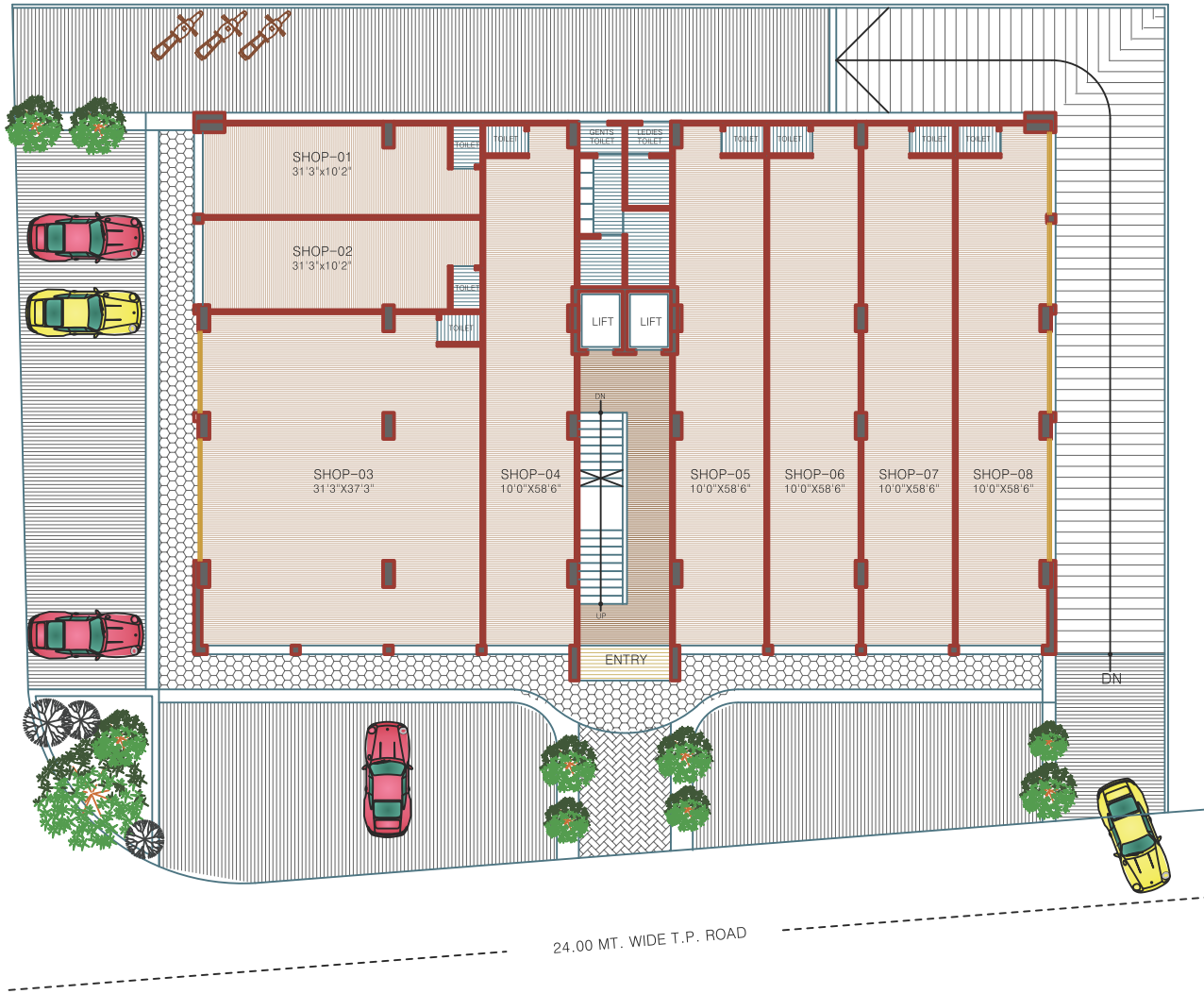
2nd Basement Plan







1st Basement Plan



- |                              |                              |
|------------------------------|------------------------------|
| <b>Shop-1</b><br>31'3"x10'2" | <b>Shop-5</b><br>10'0"x58'6" |
| <b>Shop-2</b><br>31'3"x10'2" | <b>Shop-6</b><br>10'0"x58'6" |
| <b>Shop-3</b><br>31'3"x37'3" | <b>Shop-7</b><br>10'0"x58'6" |
| <b>Shop-4</b><br>10'0"x58'6" | <b>Shop-8</b><br>10'0"x58'6" |

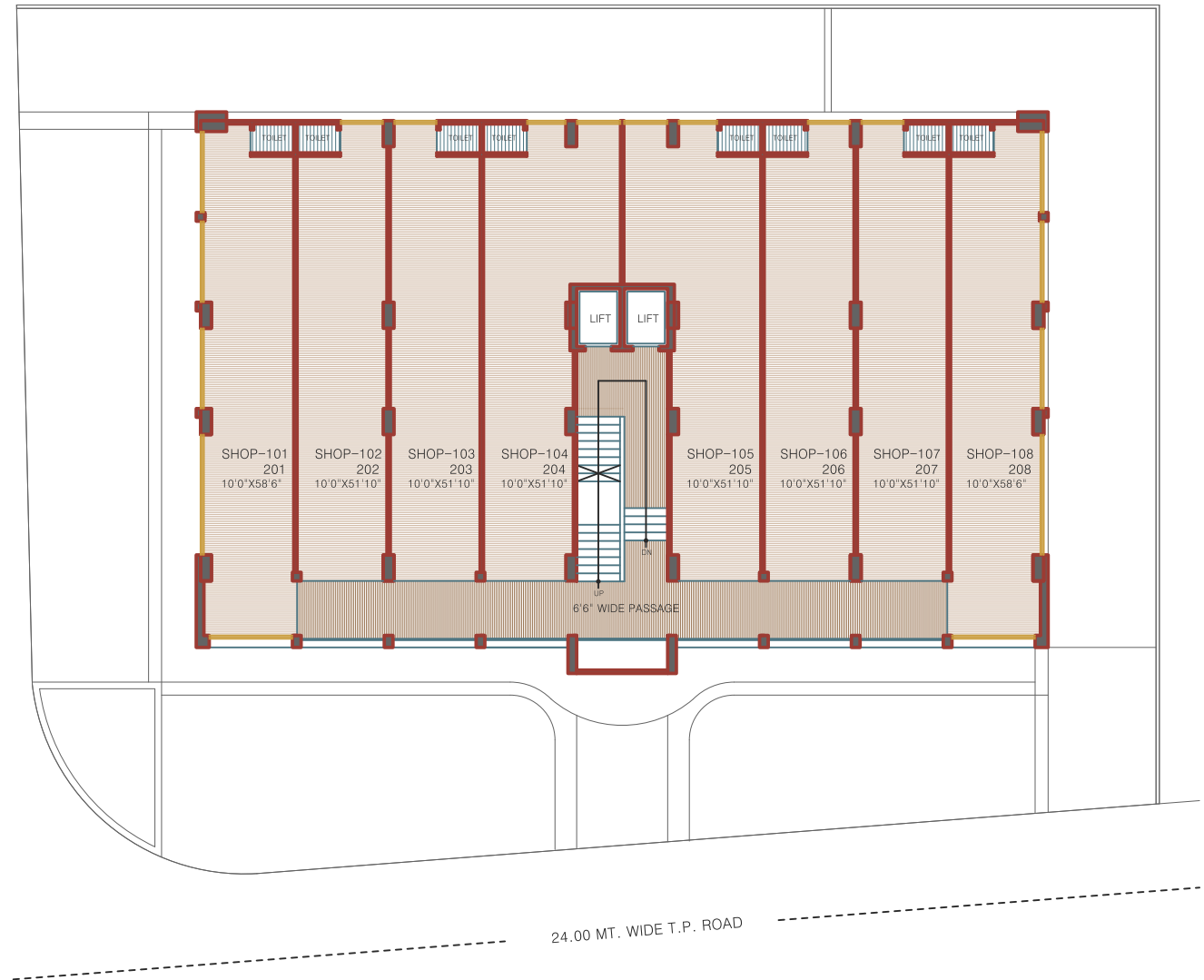


## Ground Floor Plan



<b>Shop - 101,201</b> 10'0"x58'6"	<b>Shop - 105,205</b> 10'0"x51'10"
<b>Shop - 102,202</b> 10'0"x51'10"	<b>Shop - 106,206</b> 10'0"x51'10"
<b>Shop - 103,203</b> 10'0"x51'10"	<b>Shop - 107,207</b> 10'0"x51'10"
<b>Shop - 104,204</b> 10'0"x51'10"	<b>Shop - 108,208</b> 10'0"x58'6"

15.00 MT. WIDE T.P. ROAD



## 1st & 2nd Floor Plan



15.00 MT. WIDE T.P. ROAD



Office 301, 401, 501, 601 10'0"x25'9"

Office 305, 405, 505, 605 10'0"x25'9"

Office 302, 402, 502, 602 10'0"x25'9"

Office 306, 406, 506, 606 10'0"x25'9"

Office 303, 403, 503, 603 10'0"x25'9"

Office 307, 407, 507, 607 10'0"x25'9"

Office 304, 404, 504, 604 10'0"x25'9"

Office 308, 408, 508, 608 10'0"x25'9"

Office 309, 409, 509, 609 10'0"x25'9"

Office 313, 413, 513, 613 10'0"x25'9"

Office 310, 410, 510, 610 10'0"x25'9"

Office 314, 414, 514, 614 10'0"x25'9"

Office 311, 411, 511, 611 10'0"x25'9"

Office 315, 415, 515, 615 10'0"x25'9"

Office 312, 412, 512, 612 10'0"x25'9"

Office 316, 416, 516, 616 10'0"x25'9"



## 3rd to 5th Floor Plan

## Specification:

- **Flooring:** Vitrified tiles in shops and offices | Standard rolling shutters
- **Electrification :** Ample electrical points with modular switches | 3 phase power supply
- **Toilets :** Tiles | Standard vessels and CP fittings | CPVC lines for all water supplies
- **Plaster :** Exterior sand face plaster | Interior walls finished in Birla Putti / equivalent | Exterior walls to have Apex colours

## General Notes:

- The contents of this brochure are purely conceptual and have no legal binding on us.
- The dimensions shown in brochure are approximate.
- The developers reserve the rights to change or revise or make any modification, addition, omission, alteration in the scheme as a whole or any details therein, at their sole discretion.
- Maintenance charges, AMC charges, utility charges, stamp duty, G. E. B. and legal expenses shall be charged extra to prospective acquirers.
- Additional charges for extra parking.
- Irregular payment will cause cancellation of booking.
- All matters are subject to Ahmedabad jurisdiction.
- Calculation as per Code of Conduct published by Federation of Real Estate Developer Association of Gujarat-2002.

## Useful Amenities

Basement Parking | 3 sets of lifts and stairs | Toilets | Matt vitrified tiles in passages | Lavishly landscaped common plot | Adequate exterior lights | Signage space for all the shops | ample visitor's parking facility

## Nearest Places

Wadaj | Naranpura | Ankur | Akhbar Nagar | Subhash Bridge | 132 ft Ring Road

