

Reinstate your stand
@ CG Road



- **Chimanlal Girdharlal Road**, colloquially known as the **C.G. Road**, is a name long associated with Ahmedabad & its commercial growth.
- In 2010, it was ranked in "**Main Streets Across the World 2010**" by real estate firm Cushman & Wakefield on 3rd position for its strongest growth in Asia Pacific region behind Linking Road, Mumbai & Central, Hong Kong.
- In last 4 decades or more, it has given many growth stories in Ahmedabad especially in the Realty Market & even today it continues to do so.



CG ROAD GETS
ITS NEW RULER





OFFICES

586 Sq. Ft. onwards

SHOWROOMS

1294 Sq. Ft. onwards

Dynasty means a lineage of hereditary leaders and rulers in field of Business, Politics, etc. that are from same family who continue the legacy of Greatness.

Located on CG Road, Dynasty comes with the promise of Excellent Offices and Showrooms for discerning clients of Ahmedabad.

But we believe Dynasty stands tall beyond just workspaces.

It's an acknowledgement of your success.
A chance to Reinststate Your Stand.



Sky Bags

BOMBAY DYEING

L'OREAL

Sony

SAMSUNG

YOGI SELECTION

METRO

Airtel

Domino's Pizza

SHOBHA FABRICS

BHAGWATI

BARISTA

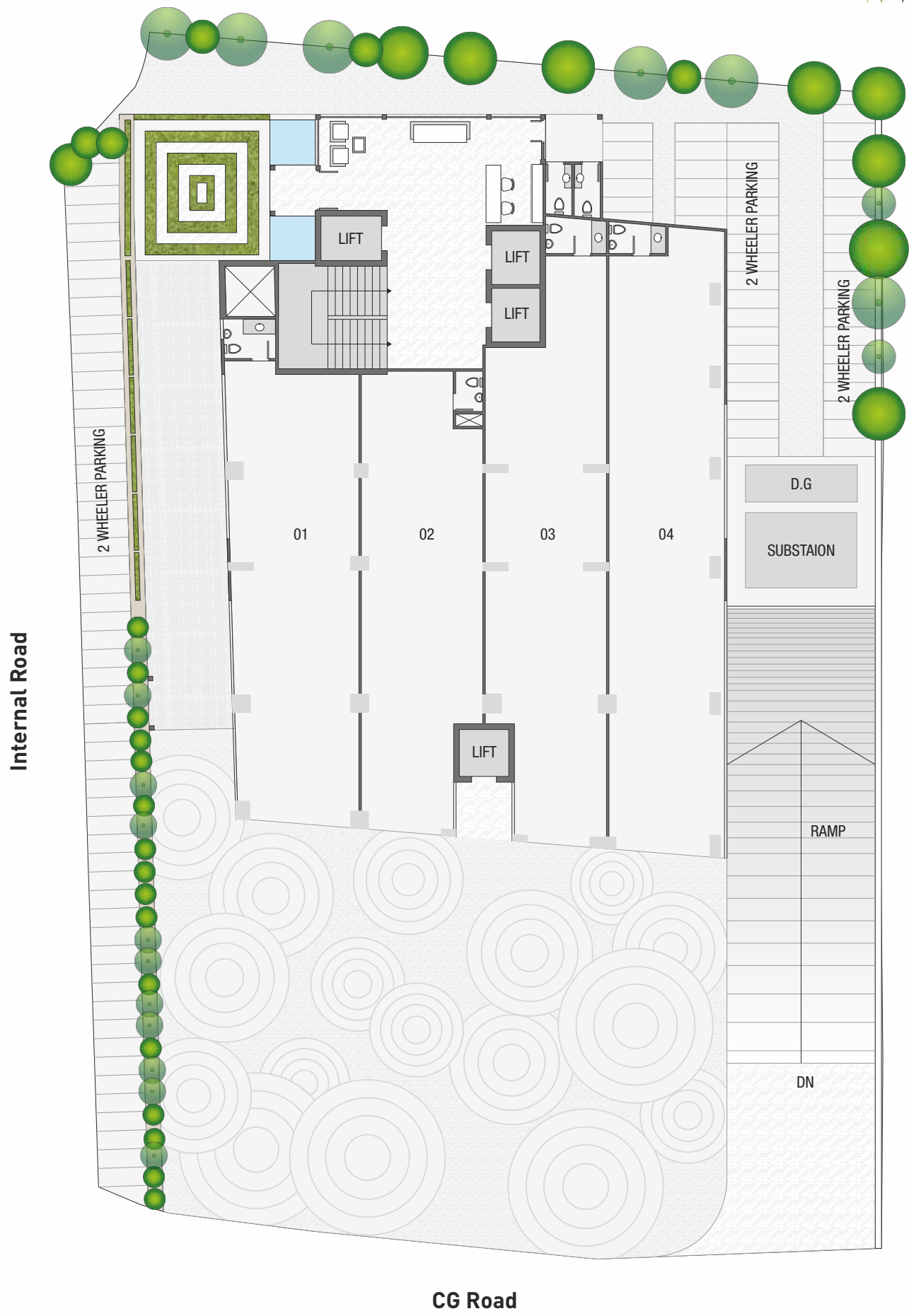
CROSSWORD

BHAVAN

PAKESH

DYNASTY

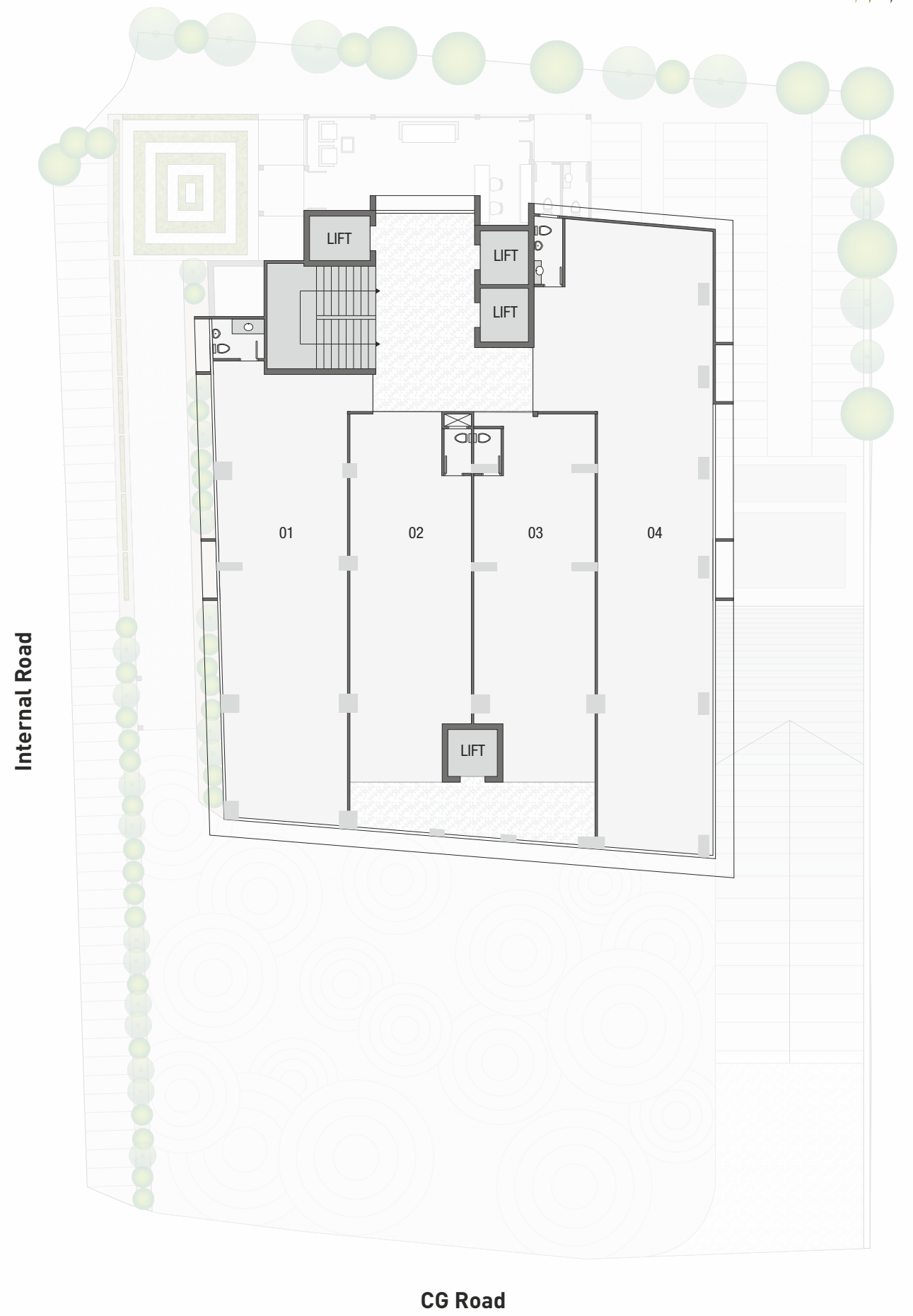
**GROUND
FLOOR PLAN**



NO	01	02	03	04
SQ.FT. (SBA)	1819	1590	1967	2235



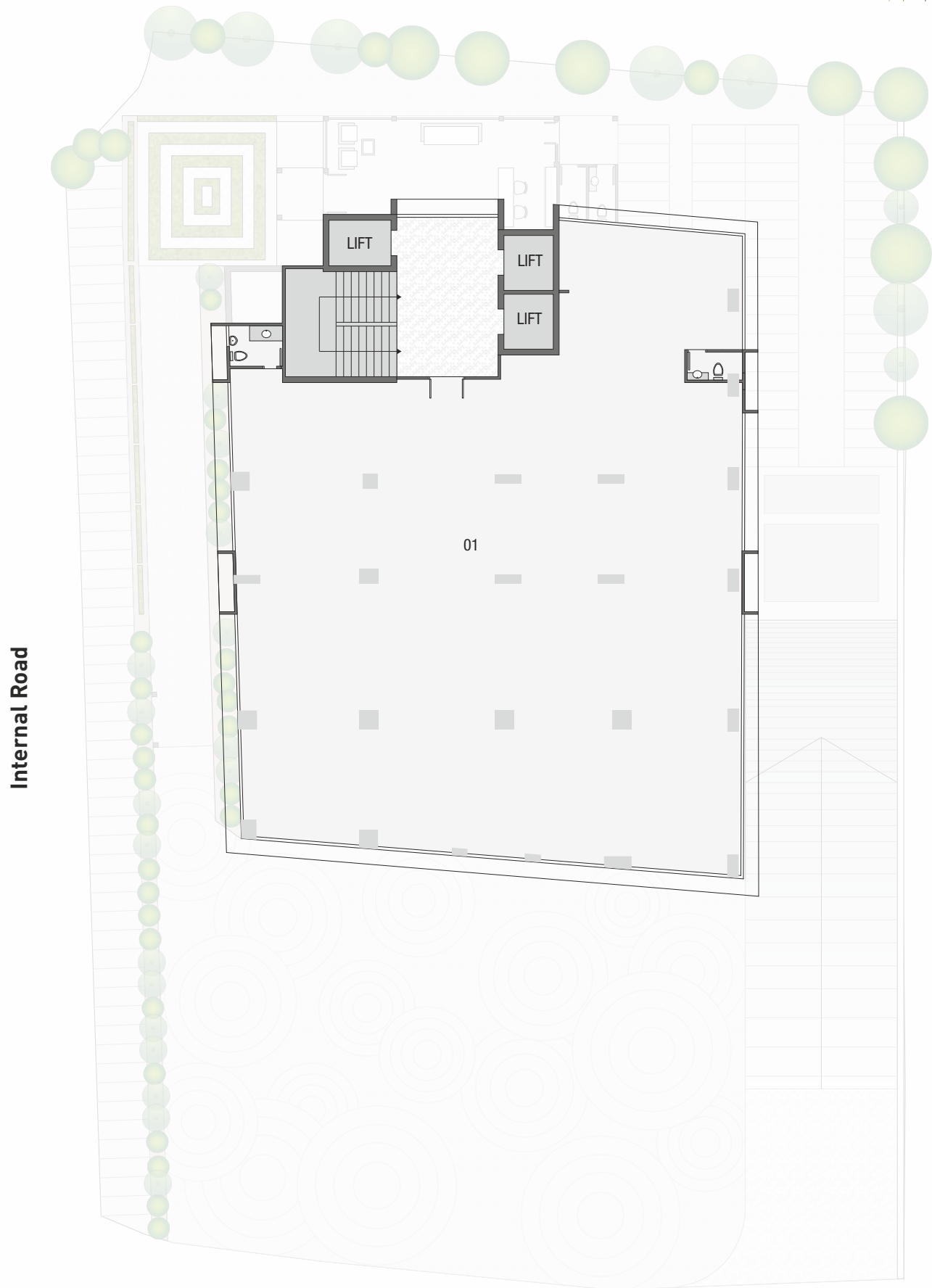
**1st - 2nd - 3rd
FLOOR PLAN**



NO	01	02	03	04
SQ.FT. (SBA)	1848	1294	1294	2711



CORPORATE
FLOOR PLAN

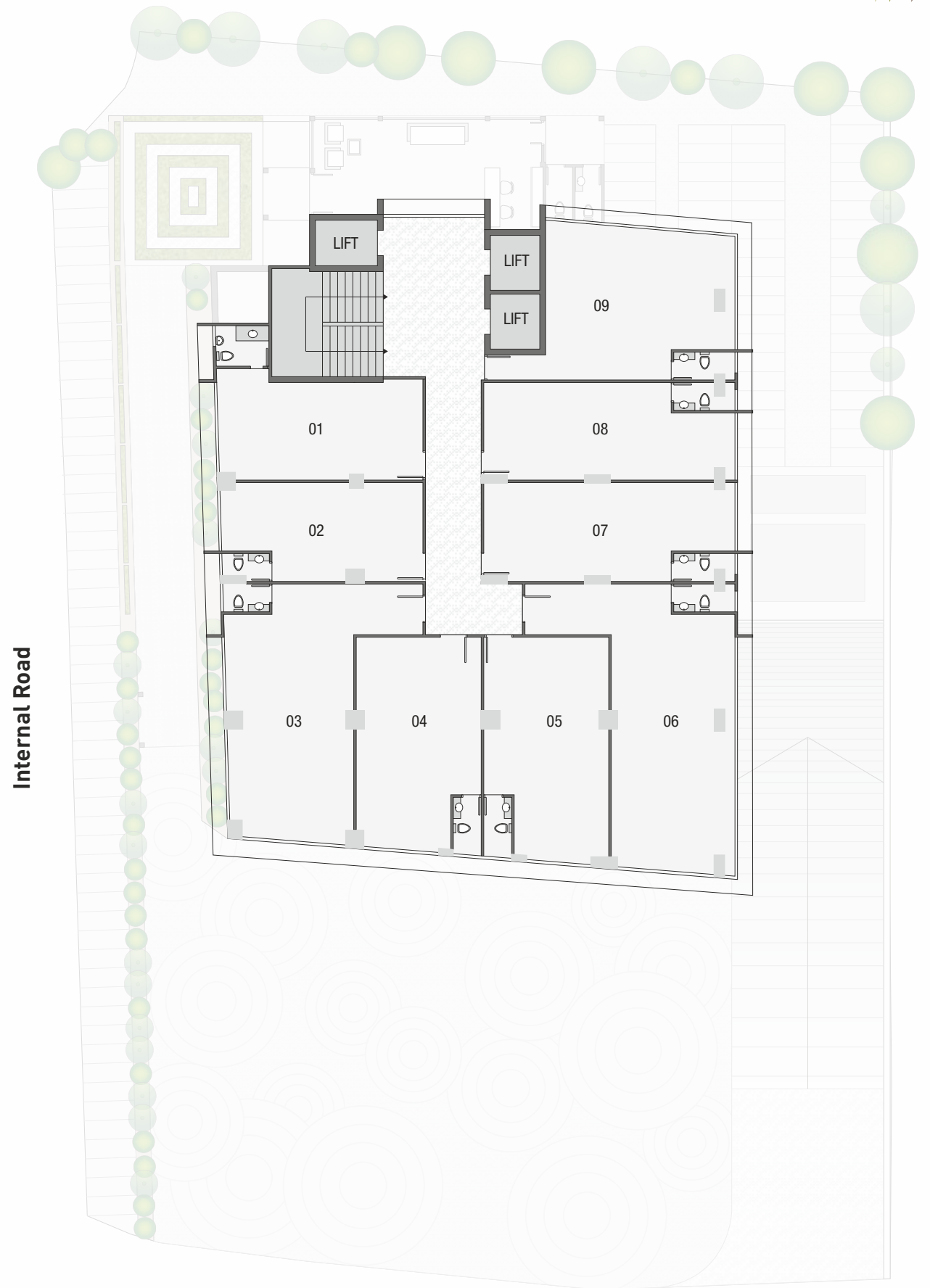



CG Road

NO	01
SQ.FT. (SBA)	7909



TYPICAL
FLOOR PLAN

CG Road

NO	01	02	03	04	05	06	07	08	09
SQ.FT. (SBA)	670	586	1062	780	814	1170	727	716	927





Smart Design

- Tallest Commercial of CG Road
- Introducing S.L.I.D.E. – A Unique Façade Element
- Ever Changing Building Envelope
- Modern Spaces for Varied Needs



New-Age Amenities

- Spaciously Designed Plaza at the Entrance
- Grand Foyer & Waiting Lounge
- Business Center
- Roof Top Café & Recreation Zone
- Triple Basement with Stack Parking
- Solar Power for Common Amenities
- Flat Slab Structure



Phenomenal View

- Experience the never seen before Skyline of Ahmedabad
- Eastern Beauty and Western Modernism meet at Dynasty



IT'S NOT AN OFFICE SPACE
IT'S AN OPPORTUNITY SPACE



Dynasty has everything an ideal investment has. CG Road remains the heart of the city and one of the most comfortable place to commute.

Considering the fact that CG Road will remain the major financial hub for the years to come, and with the increasing dearth of new-age offices in the vicinity, the future of Dynasty is indeed promising.



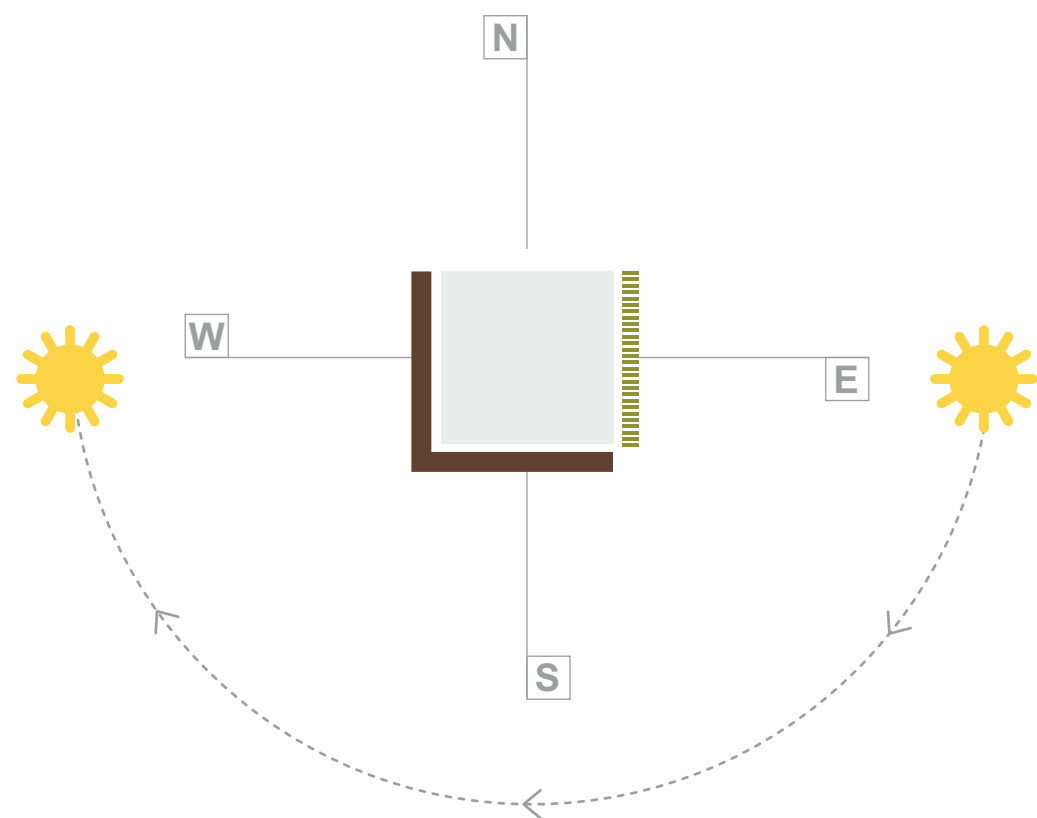
Smart Design



BUILDING ENVELOPE FOR ALL WEATHER OFFICES



S.L.I.D.E. A UNIQUE FAÇADE ELEMENT

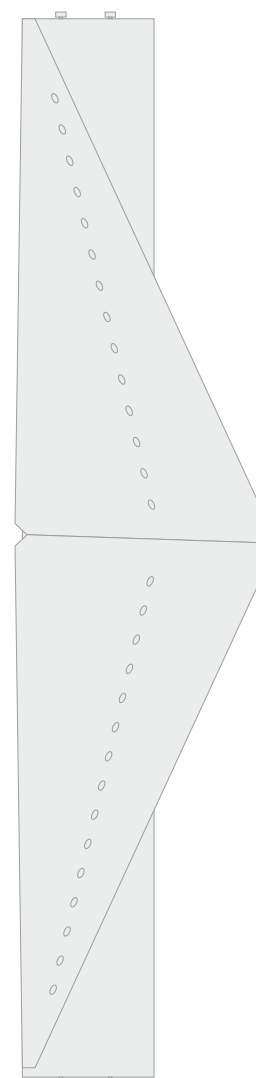


- Sun path diagram tells you how the sun will impact the building throughout the year.
- Our buildings are designed keeping this in mind to ensure that the harshness and heat of sun is minimized and office spaces remain weather friendly.
- Our previous projects are a testimony of this thought process.



Left: Phoenix (Vijay Cross Roads)
Center: Capstone (Parimal Garden)
Right: Kairos (Drive - In Road)

INTRODUCING S.L.I.D.E. : Sun-control Louvers - Ingenious, Dynamic & Exquisite



- Aesthetically designed louvers incorporating nature's elements, beauty and utility.
- Feel the mélange of modern design and practicality at Dynasty.



Smart Design



Louvers Closed (View from inside)



Louvers Open (View from inside)

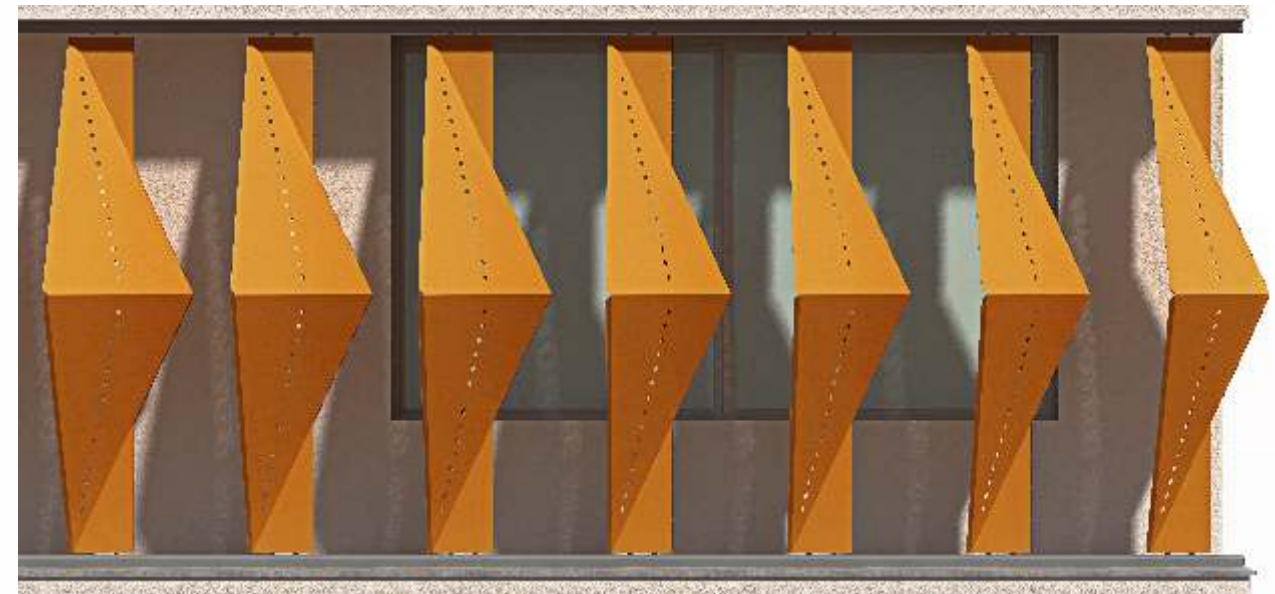


Feel the beauty of SLIDE, from inside and outside of your office.

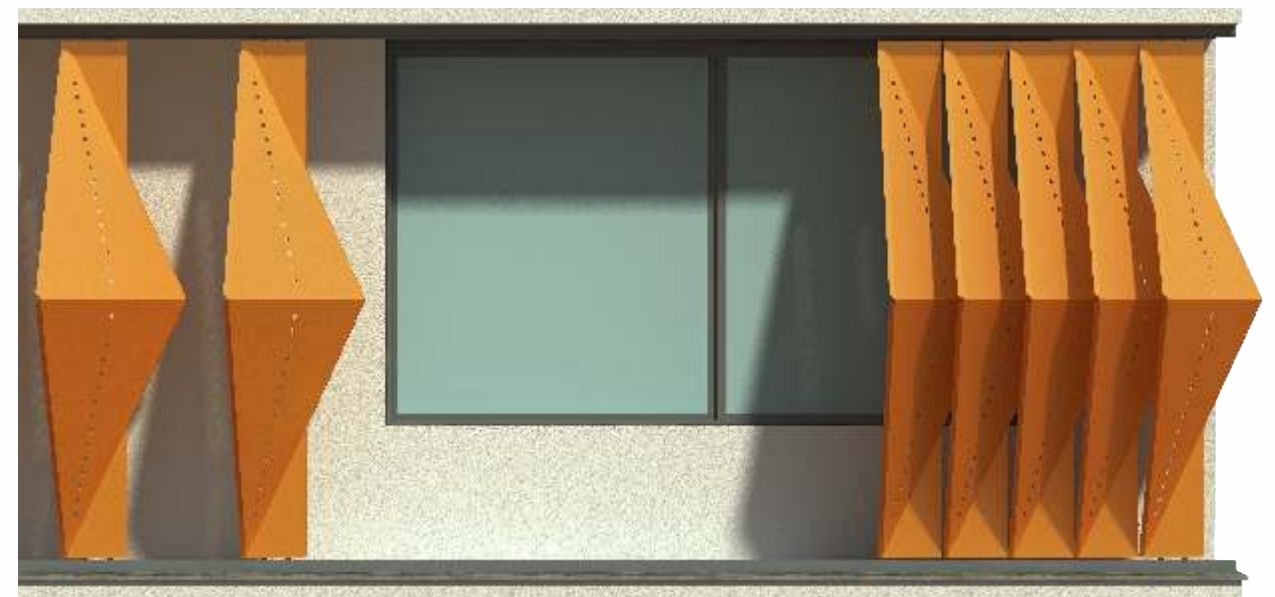
- Uninterrupted view when needed
- Protection from harsh elements of weather
- Energy efficient workspaces

Experience the true blue all weather offices.

Louvers Closed (View from Outside)



Louvers Open (View from Outside)



Greatness & Stature
awaits you at Dynasty



Smart Design

Dynasty - Enhancing
the legacy of CG Road



Smart Design



Sky Bags

BOMBAY DYEING

L'OREAL

Sony

SAMSUNG

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METRO

Airtel

Domino's Pizza

SHOBHA FABRICS

BHAGWATI

BARISTA




CROSSWORD

BHAVAN




PAKESH

Feel the welcoming embrace of Dynasty at "The Plaza".

An exclusive retail zone for: Shopping, Leisure & Fun.

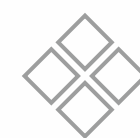
-  Aesthetically crafted Grand Entrance Foyer at Dynasty.
-  Pleases your senses and provides you with state of art business utility services.
-  Pleasure and business served together.






-  Bank on us to provide you with great business experience at Dynasty.
-  Conference Rooms, Video Conferencing Facility, Multi-Purpose Desks, Business Lounge, etc.
-  Varied requirements, one place - Dynasty Business Center.



- ① Conference - I
- ② Conference - II
- ③ Multipurpose Desks
- ④ Manager's Desk



ROOF TOP
CAFÉ 

-  Pleasure & Awe gets a new name at Dynasty's Rooftop Café.
-  Experience the never before seen Skyline of Ahmedabad.
-  Feel & celebrate the 'High' of success at D-Lounge 15.



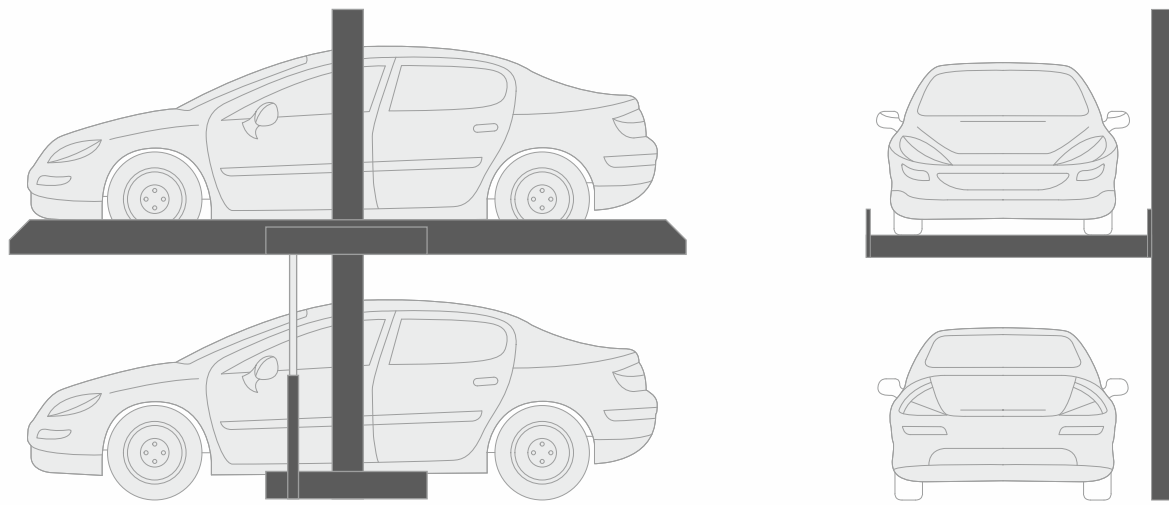
STACK PARKING & SOLAR PANELS



Stack Parking systems have provided relief since they come with a number of advantages - optimal utilisation of space, lower maintenance and operational cost, secure and environment-friendly.

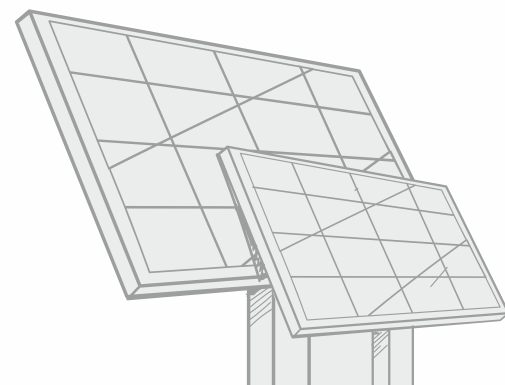
This allows two passenger cars to be parked one above the other. Its single post saves space and offers flexibility.

At Dynasty, get Hassle Free Stack Parking in Basements. Feel the Operational Beauty of Multiple Stack Parking Facility.



Introducing Solar Power Enabled Lighting at Dynasty. With dedicated solar panels at rooftop for common lighting, Dynasty provides:

- Clean source of energy.
- Reduces common maintenance bills.
- Helps in reducing carbon footprint.



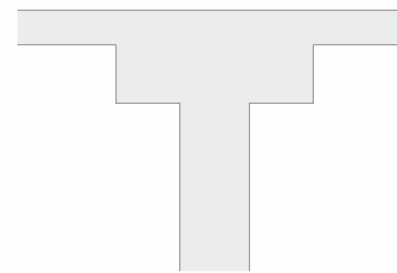
FLAT SLAB STRUCTURE



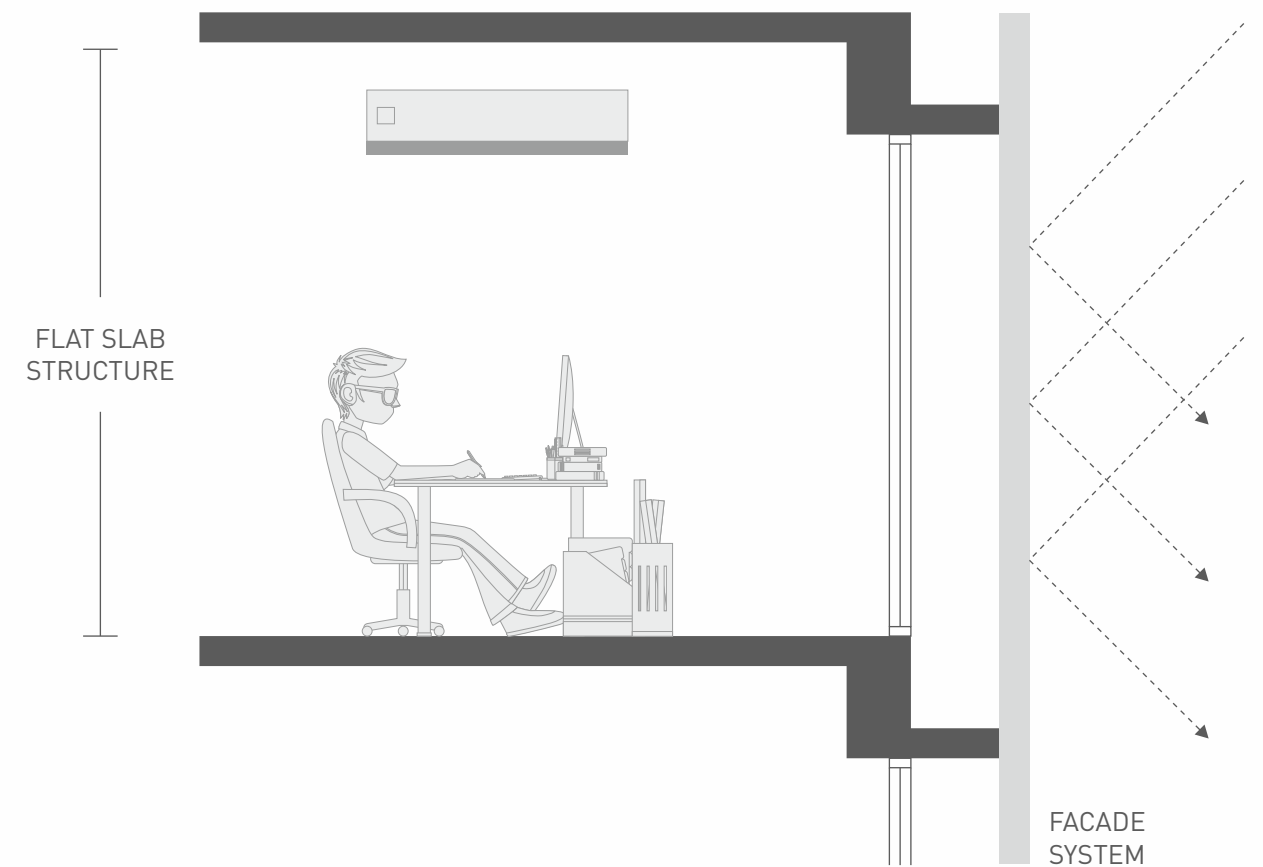
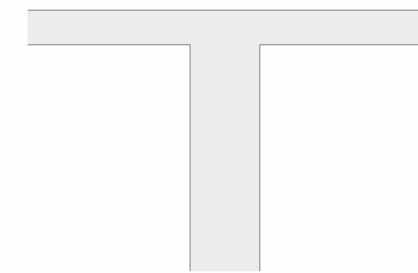
Common practice of construction is to support the slabs by beams and to support the beams by columns. This is called beam - slab construction. This reduces available net clear ceiling height.

At Dynasty, beams are avoided and columns directly support slabs. This is called flat slab design. These flat slabs look aesthetically appealing and enhance the utility of office too.

TYPICAL SLAB WITH BEAMS



FLAT SLAB



*Actual onsite views from 40 meters



VIEW FROM OFFICE NO. 1, 2 & 3



VIEW FROM OFFICE NO. 5 & 6



VIEW FROM OFFICE NO. 3 & 4

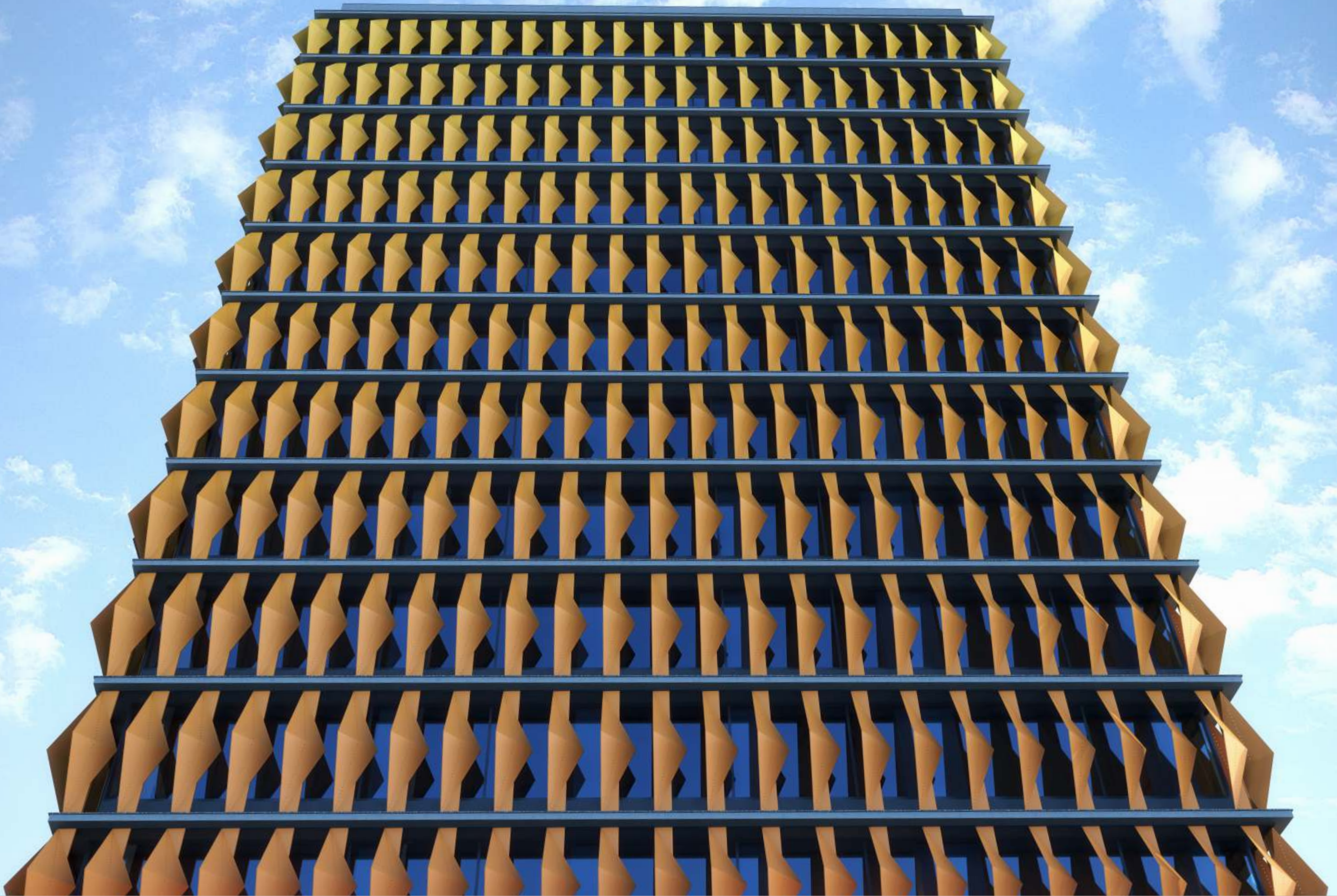


VIEW FROM OFFICE NO. 6, 7, 8 & 9



Phenomenal View

Behold the Greatness
of Dynasty





FACILITIES

Feel secure at CCTV enabled premise that ensures safety & security.

Get Hassle free Stack Parking Facility in Basements.

Get connected to the world with dedicated Wi-Fi zones for quick references.

Generator Backup for elevators, foyer and common utilities.

Stationery and Printing Facilities at ground floor business utilities area.

Avail Concierge Services at the Manager's Desk.



SALIENT FEATURES

- Earthquake Resistant RCC Structure
- Quality Flooring
- 4 High End Elevators
- Personal Toilet for Each Office
- Separate Ducts for Electrification & AC
- 24 hrs Water & Electric Supply

RULES & REGULATIONS

- Stamp Duty, Registration Charges, Legal Documentation Charges, Service Tax, Maintenance Deposit, Torrent Charges and any other charges shall be borne by members separately.
- Any additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the member.
- Internal changes shall be done with prior permission, within time limit & shall be charged in advance.
- Changes in external elevation shall not be permitted.
- All rights reserved by the developer for alteration / modification / improvement in specifications and changes in dimensions and planning shall be binding to all.
- Business practices leading to pollution or causing material damage to the building or members are not allowed in the premises.
- Irregular payments may lead to cancellation of booking/s.

DISCLAIMER

- This brochure and model are not part of any legal documents.
- All the dimensions / measurements given are unfinished and approximate.
- The photographs & artistic impressions are for reference only. Actual building may vary from the representation mentioned in the brochure.



The Group has been one of the prominent developers of Ahmedabad and since inception we are creating quality living and commercial spaces in the city. We build products that have classy appeal, are of practical usage and provide value for money.

The projects that we have created have been well received by our customers and have created a kind of benchmark for quality construction & excellence in the areas where we have built our projects. Our practices have instilled much trust in our customers, contractors, agencies and community thereby enhancing our goodwill quotient.

In an Industry marred with irregularity of construction practices, delay and unethical acts we have created our niche by being fair and transparent in our dealings. Goodness is what we stand for. Goodness is our defining feature. The success of our previous projects has been proof of that Goodness and we have shown that being good and being profitable can coexist simultaneously.

OUR ACHIEVEMENTS



Exclusive Showrooms & Offices
Near Vijay Crossroads, Navrangpura



Exclusive Showrooms & Offices
Near Parimal Garden, Opp. Chirag Motors



Exclusive Showrooms & Offices
Near Manav Mandir, Drive In Road



3 BHK Apartments
Opp. Naranpura Post Office, Naranpura



2 & 3 BHK Apartments
B/h. Sterling Hospital, Gurukul

Architect

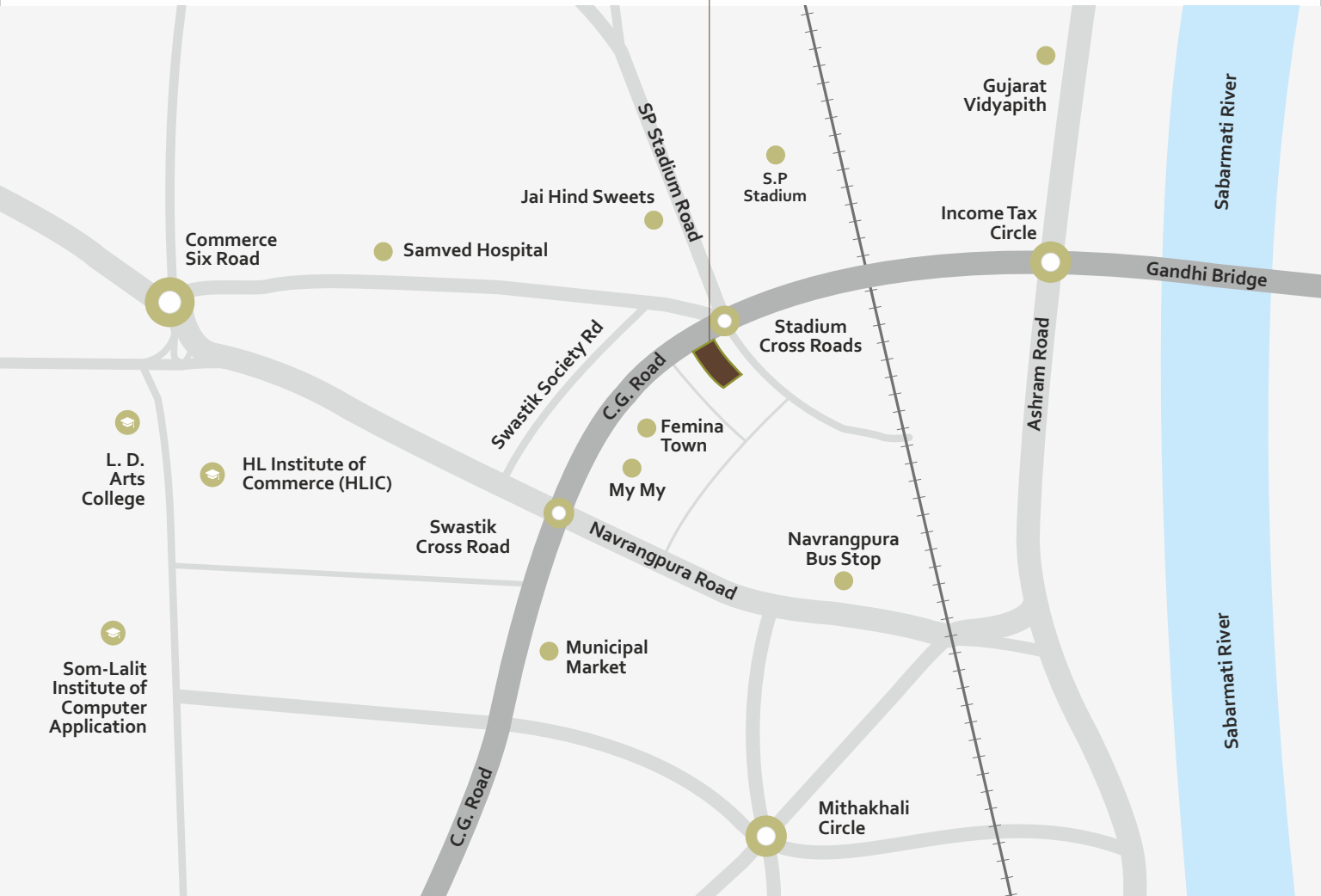
Pratik Soni, Ujjval Panchal
(Dilip Soni Architects)

Structural Consultant

Siddharth Desai
(Sarjan Consultants)

Liaising Consultant

Rutul Rajput, Milap Kothari
(Setu Engineers)



Dynasty @ C.G. Road

Beside Pintoo Garments, Nr. Stadium Circle, Navrangpura, Ahmedabad 38 00 09

Project By:



Riocorn

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