



GINNI
ESTATE

YOUR GATEWAY TO GREAT SHOPPING



PROJECT BY
Gajanand Realtors Private Limited



B + LG + UG + 4

Floor Tower, With Premium
Commercial Space

70000 Sq.ft

Gross Sellable / Leasable
Area

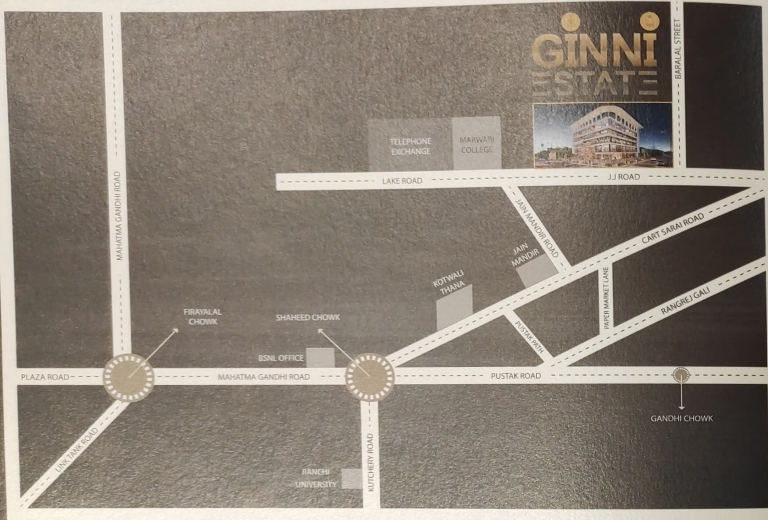
126

Fully Air Conditioned Shop
Spaces With Floor To Floor
Height Of 12 Feet

4 & 2

Wheeler Parking Space In
The Basement

Centrally Located At
Upper Bazar



GINNI ESTATE



PREMIUM COMMERCIAL ZONE

- Centralized Air conditioning
- Goods-Carrying Lift for retail items
- Central Atrium with escalators & glass elevators

LOCATED IN THE
HEART OF RANCHI



SHOPPING

Geared towards retail therapy, GINNI ESTATE, Ranchi offers spacious and thoughtfully designed showrooms. The atrium welcomes the shoppers with a complete panorama of national and international brands. The lower ground, ground and first floors are dedicated to upscale and exclusive brands. Second, Third & fourth floors have a galaxy of small retail shops which adds the flavour of shopping

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- Garments /
- Footwear /
- Cosmetics /
- Kidswear, Toys /
- Jewellery /
- Beauty Salon /
- Electronics /
- Sarees /
- Fashion Boutiques /
- Roof top open restaurant / Food court /

Witness The Rising Curvee
AMPLE CHOICES

Beautifully Designed Façade

15000 Sqft Basement Parking

Hybrid Power Backup Facility

Comprehensive Fire Fighting System

Branded Highspeed Lifts & Escalators

Complete Security With Electronic Surveillance

Ample Owners & Visitors Parking

DAY VIEW



SPECIFICATIONS

FLOORING INSIDE SHOP

Branded high quality vitrified tiles

LOBBY / PASSAGE AND STAIR

Italian Marble / Granite

CAR PARKING FLOOR

Floor Tiles / Kota Stone

TOILET

Full height vitrified tiles in walls and floor, traps, tiles / Granite on floor
White basin, E.W.C and urinal pan
Toilet / Shower in equivalent CP sanitary fittings

ELECTRIFICATION

Decentralised electrification with modular switches
Telephone / cable / DTTA points in all shops
Auto Guard in Drinking water Zone

AIR CONDITION

Centralized A/C Condition Shops



STRUCTURE

R.C.C. frame structure.

FINISHING OF INTERNAL WALL IN SHOP

P.O.P. over cement plaster.

COMMON AREA WALL

Plastic Paint over P.O.P. / Texture finish.

FINISHING OF EXTERNAL WALL

External Acrylic water proof paint / Texture Finish / Reflective and Clear Glazing/ ACP

WINDOW

UPVC Window

SHUTTER

Perforated G.I. Rolling Shutter with enamel paint.

HAND RAIL

Stainless steel glass handrail in stairs, atrium & passage.



WATER SUPPLY

Through overhead tank from deep tube well boring.

GENERATOR FACILITY

*Eco Generator for Common Area, Lift, Escalator
B 250 watts for shops upto 200 Sq.ft.
B 500 watts for shops above 200 Sq.ft. and upto 500 Sq.ft.
B 1 K.V.A. for shops above 500 Sq.ft. and upto 1000 Sq.ft.



LIFT

Otis/ Kone
Two 13 passengers glass lift
One goods lift



ESCALATOR

Otis/ Kone



FIRE FIGHTING SYSTEM

As per norms



INTERCOM

Intercom Facility to each shop

WI-FI

Wi-Fi enabled complex

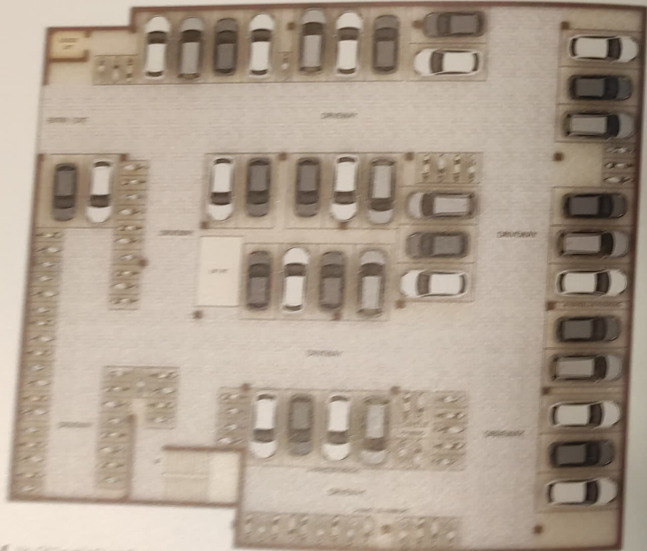
CLOSE CIRCUIT SECURITY SYSTEM

C.C.T.V. surveillance enabled complex



COMMON SERVICES & FACILITIES

BASEMENT PLAN

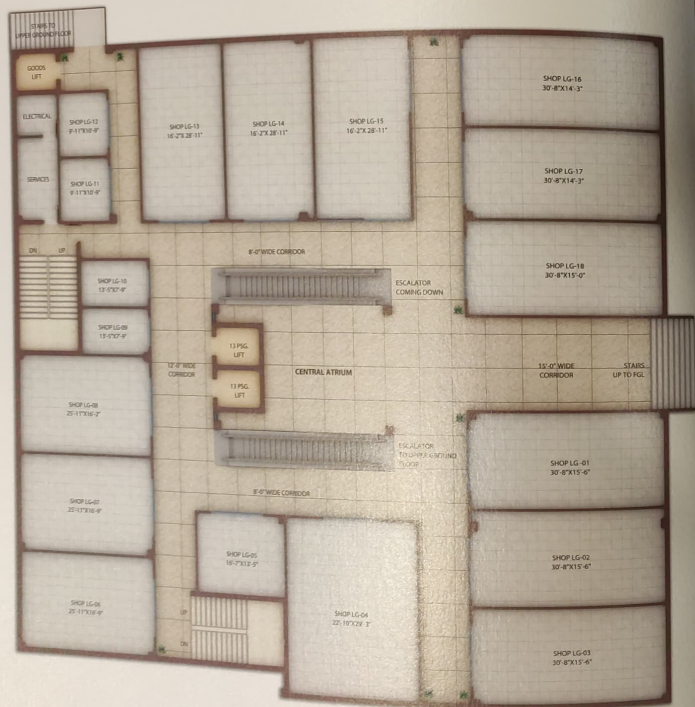


- No. of 2 Wheeler Parking = 6
- No. of Single Parking = 22
- Total No. of Parking = 28
- No. of 4 Wheeler Parking = 5



SITE PLAN





LOWER GROUND FLOOR

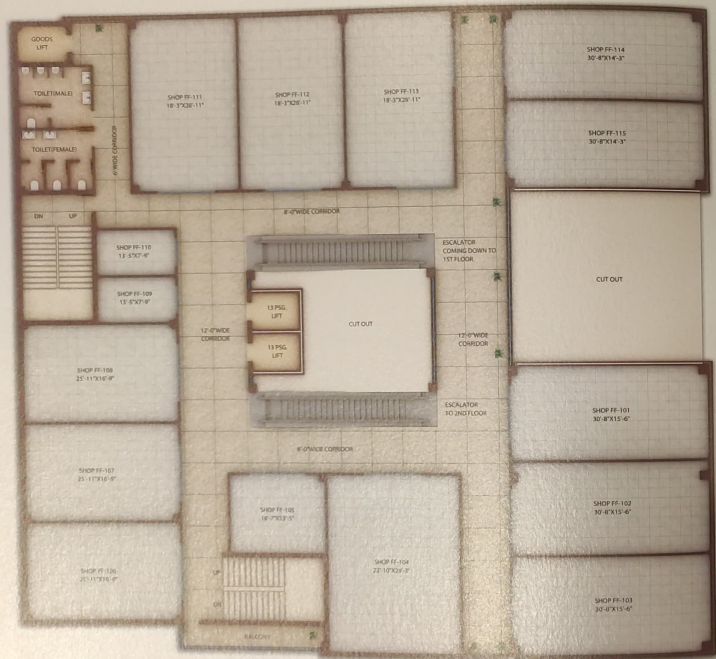
SHOP NO.	RERA CARPET AREA	BUILT-UP AREA	SUPER BUILT-UP AREA
LG 01	474 sqft	502 sqft	835 sqft
LG 02	476 sqft	504 sqft	837 sqft
LG 03	476 sqft	522 sqft	867 sqft
LG 04	668 sqft	708 sqft	1177 sqft
LG 05	222 sqft	238 sqft	395 sqft
LG 06	434 sqft	478 sqft	794 sqft
LG 07	434 sqft	462 sqft	767 sqft
LG 08	435 sqft	463 sqft	769 sqft
LG 09	104 sqft	114 sqft	190 sqft
LG 10	104 sqft	114 sqft	190 sqft
LG 11	105 sqft	114 sqft	190 sqft
LG 12	105 sqft	114 sqft	190 sqft
LG 13	467 sqft	496 sqft	824 sqft
LG 14	466 sqft	494 sqft	821 sqft
LG 15	466 sqft	498 sqft	828 sqft
LG 16	436 sqft	483 sqft	803 sqft
LG 17	436 sqft	464 sqft	771 sqft
LG 18	459 sqft	487 sqft	810 sqft



UPPER GROUND FLOOR

SHOP NO.	RERA CARPET AREA	BUILT-UP AREA	SUPER BUILT-UP AREA
UG - 01	718 sqft	755 sqft	1255 sqft
UG - 02	718 sqft	775 sqft	1288 sqft
UG - 03	465 sqft	493 sqft	819 sqft
UG - 04	439 sqft	470 sqft	781 sqft
UG - 05	222 sqft	238 sqft	385 sqft
UG - 06	433 sqft	477 sqft	792 sqft
UG - 07	434 sqft	462 sqft	767 sqft
UG - 08	435 sqft	466 sqft	774 sqft
UG - 09	104 sqft	114 sqft	190 sqft
UG - 10	104 sqft	114 sqft	190 sqft
UG - 11	164 sqft	174 sqft	290 sqft
UG - 12	164 sqft	174 sqft	290 sqft
UG - 13	164 sqft	174 sqft	290 sqft
UG - 14	164 sqft	174 sqft	290 sqft
UG - 15	160 sqft	171 sqft	284 sqft
UG - 16	160 sqft	171 sqft	284 sqft
UG - 17	180 sqft	171 sqft	284 sqft
UG - 18	160 sqft	171 sqft	284 sqft
UG - 19	885 sqft	947 sqft	1574 sqft





1ST FLOOR PLAN

SHOP NO.	RERA CARPET AREA	BUILT-UP AREA	SUPER BUILT-UP AREA
FF.101	476 sqft	509 sqft	846 sqft
FF.102	476 sqft	504 sqft	837 sqft
FF.103	474 sqft	522 sqft	867sqft
FF.104	669 sqft	708 sqft	1177 sqft
FF.105	222 sqft	238 sqft	395 sqft
FF.106	433 sqft	477 sqft	792 sqft
FF.107	434 sqft	462 sqft	767 sqft
FF.108	434 sqft	466 sqft	774 sqft
FF.109	104 sqft	114 sqft	190 sqft
FF.110	104 sqft	114 sqft	190 sqft
FF.111	528 sqft	558 sqft	928 sqft
FF.112	527 sqft	557 sqft	926 sqft
FF.113	530 sqft	562 sqft	933 sqft
FF.114	436 sqft	483 sqft	803 sqft
FF.115	436 sqft	470 sqft	781 sqft

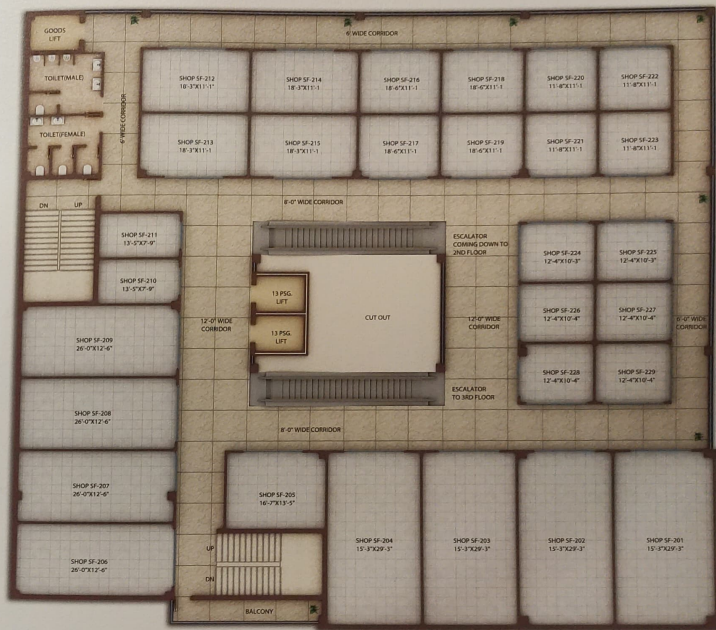


2ND FLOOR PLAN

SHOP NO.	RERA CARPET AREA	BUILT-UP AREA	SUPER BUILT-UP AREA
SF - 201	447 sqft	494 sqft	821 sqft
SF - 202	447 sqft	475 sqft	789 sqft
SF - 203	447 sqft	475 sqft	790 sqft
SF - 204	448 sqft	479 sqft	796 sqft
SF - 205	222 sqft	238 sqft	396 sqft
SF - 206	323 sqft	363 sqft	604 sqft
SF - 207	323 sqft	347 sqft	576 sqft
SF - 208	323 sqft	347 sqft	576 sqft
SF - 209	323 sqft	349 sqft	581 sqft
SF - 210	104 sqft	115 sqft	191 sqft
SF - 211	104 sqft	115 sqft	191 sqft
SF - 212	202 sqft	214 sqft	356 sqft
SF - 213	202 sqft	214 sqft	356 sqft
SF - 214	201 sqft	214 sqft	355 sqft
SF - 215	201 sqft	214 sqft	355 sqft
SF - 216	149 sqft	159 sqft	264 sqft
SF - 217	149 sqft	159 sqft	264 sqft

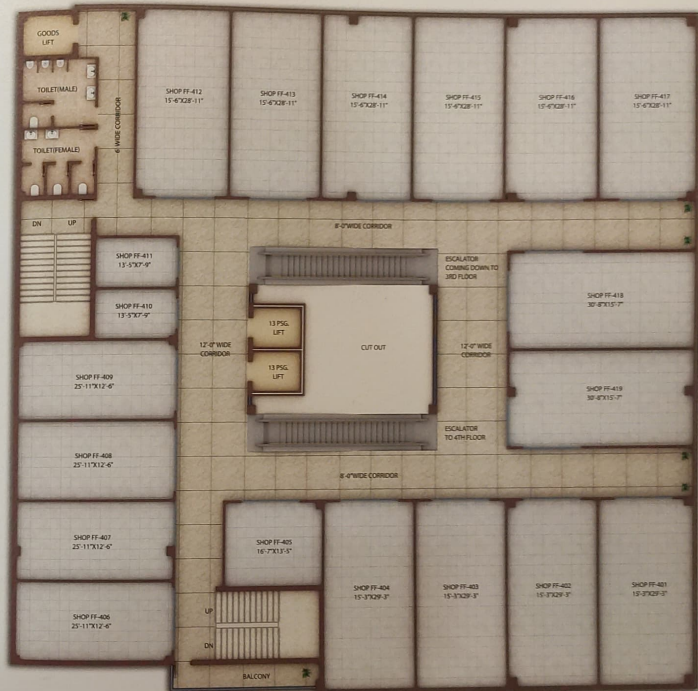
SHOP NO.	RERA CARPET AREA	BUILT-UP AREA	SUPER BUILT-UP AREA
SF - 218	149 sqft	159 sqft	264 sqft
SF - 219	149 sqft	159 sqft	264 sqft
SF - 220	129 sqft	138 sqft	229 sqft
SF - 221	129 sqft	138 sqft	229 sqft
SF - 222	129 sqft	138 sqft	229 sqft
SF - 223	129 sqft	138 sqft	229 sqft

SHOP NO.	RERA CARPET AREA	BUILT-UP AREA	SUPER BUILT-UP AREA
SF - 224	122 sqft	132 sqft	219 sqft
SF - 225	122 sqft	131 sqft	219 sqft
SF - 226	122 sqft	132 sqft	219 sqft
SF - 227	122 sqft	131 sqft	218 sqft
SF - 228	122 sqft	132 sqft	219 sqft
SF - 229	122 sqft	132 sqft	219 sqft



4TH FLOOR PLAN

SHOP NO.	RERA CARPET AREA	BUILT-UP AREA	SUPER BUILT-UP AREA
FF - 401	447 sqft	494 sqft	821 sqft
FF - 402	447 sqft	475 sqft	789 sqft
FF - 403	447 sqft	475 sqft	790 sqft
FF - 404	447 sqft	479 sqft	796 sqft
FF - 405	222 sqft	238 sqft	396 sqft
FF - 406	323 sqft	363 sqft	604 sqft
FF - 407	323 sqft	347 sqft	576 sqft
FF - 408	323 sqft	347 sqft	576 sqft
FF - 409	323 sqft	349 sqft	581 sqft
FF - 410	104 sqft	115 sqft	191 sqft
FF - 411	104 sqft	115 sqft	191 sqft
FF - 412	448 sqft	477 sqft	792 sqft
FF - 413	449 sqft	477 sqft	793 sqft
FF - 414	449 sqft	476 sqft	792 sqft
FF - 415	449 sqft	477 sqft	793 sqft
FF - 416	449 sqft	477 sqft	792 sqft
FF - 417	448 sqft	495 sqft	823 sqft
FF - 418	477 sqft	506 sqft	841 sqft
FF - 419	477 sqft	506 sqft	841 sqft





AERIAL VIEW

GINNI ESTATE

DEVELOPERS



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DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of GINNI ESTATE. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and /or architects.