



A PROJECT BY

**DRA NARMADA BUSPORT PVT. LTD.**

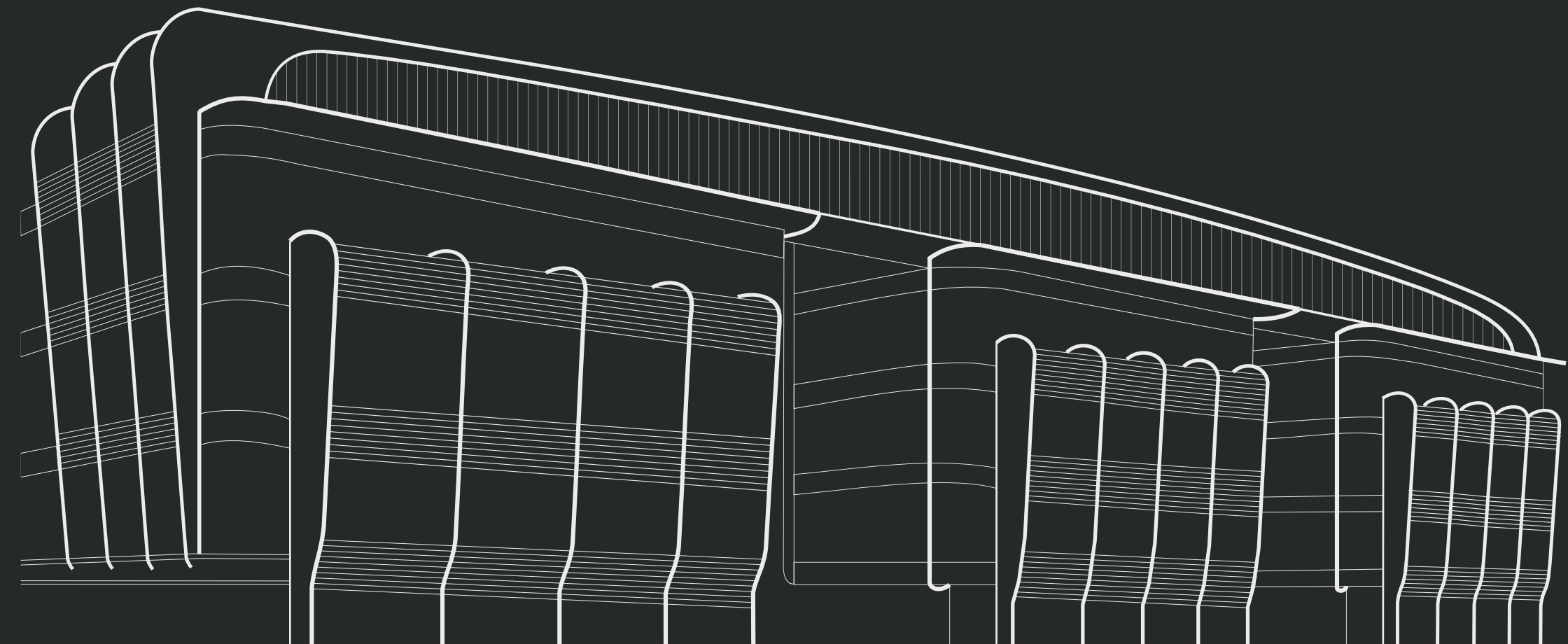
Booking Office : Near Railway Station, Station Road, Bharuch - 392001 (Gujarat) INDIA

Enquiry No. : +91 70461 08881 | +91 70460 88805 | [info@citycenterbharuch.com](mailto:info@citycenterbharuch.com) | [www.citycenterbharuch.com](http://www.citycenterbharuch.com)

**RERA APPROVED PROJECT**

કચ્છી સ્વચ્છતા અભિયાન

દ્રાવિડ ગૃહ સ્વચ્છતા અભિયાન



# A MODERN MIXED-USED ENVIRONMENT WHERE PEOPLE COULD **GATHER, STROLL & SOCIALIZE**

## FROM DESK OF DIRECTORS,

### Dear Patrons,

I, a blessed son of holy land of Bharuch, which is both my Janmbhumi and Karmbhumi, endeavor to reach out to you through this letter, to tell you about turning of my dream project into reality, by giving a grand & prestigious one of a kind one stop commercial hub with fun diverse offerings all under one roof. We have crafted the most innovative, state of the art edifice with cutting edge design.

My happiness can't be expressed in mere words, on presenting this gift to the people of my city, that would be infra structurally unique and "One Stop Business Destination" for all of you.

Unconventional design and highest construction quality including world class amenities, with unbroken and secured after-sales maintenance and preplanned roadmap, are the essential attributes of this project.

This project is "PRIDE OF BHARUCH", where everyone is keen to be a part of this. I would like to urge upon you to look through this project by means of this brochure. offering golden opportunity for investment and to be a partner of the "CITY CENTER", which would be a lifetime asset & memorable gift to our new generation. Become a proud stake- holder of this project and climb up to new height of success.

**IT IS MY EARNEST APPEAL TO YOU TO VISIT US AND GRAB THE OPPORTUNITY, WITH WARM REGARDS,**

**KIRAN MAJMUDAR**



**KIRAN MAJMUDAR**

Founder of BD Buildcon (Formerly known as Bhumi Developers)  
Executive Director of DRA NARMADA BUSPORT PVT. LTD.

Dear Friends,

A city is no different than an atom, with a nucleus that binds it to its core, the heart of its life and all its energy. The city of Bharuch is full of vivacity, culture, celebration, lifestyle, industry and at its heart and core will always be City Center.

At, Dineshchandra R Agrawal Infracon Pvt Ltd, one of the eminent infrastructure development companies at the national level, we have always strived to deliver quality infrastructure ahead of schedule. Whether be it highways, bridges, buildings airports railways, metro-rail, water supply, waste management or even smart cities, our journey has been one of progressive growth and dedicating public infrastructure to the global citizen. City Center is no different as it presents avant-garde design and planning and world class engineering amalgamated with class execution.

We are sure that our vision at DRA Narmada Busport Pvt Ltd to essentially weave City Center as the holistic center of the city and the nucleus of all events and happenings in town will stand up to your expectations. City Center would provide a one stop destination for the citizens of Bharuch and the world as their reliable epicenter for a positive retail experience, a well serviced business center and a refined locus of hospitality. We invite you to witness the creation of this marvellous feat and join hands with us on this journey.

### Best Wishes,

Dineshchandra Agrawal  
Chairman & Managing Director

### WHY CITY CENTER ?

CITY CENTER - A LIFE STYLE CENTER is a Project by DRA Narmada Busport Pvt. Ltd. ( An SPV of Dineshchandra R. Agrawal Infracon Private Limited, Bhumi Developers and Vijay Infrastructure).

This project is an unique epitome of creativity, absolute quality and fabulous luxuries, all under one roof, by the name of "CITY CENTER", taking shape in the heart of the city, establishing highly modernized bus terminal with ground breaking facilities.

The entire venture is planned and developed under the guidance & supervision of renowned architect, consultants and engineers, working round the clock.

# I ♥ BHARUCH





# DIVERSE OFFERINGS UNDER **ONE** ROOF

A hub of social interaction & a link between places to shop, dine, work, care & stay

SUPER STORE **HOTEL**  
FOOD COURT **OFFICES**  
ONE AND ONLY  
**IN BHARUCH**  
**SHOPS** GAME ZONE BANQUETTES  
MULTIPLEX SHOWROOMS  
PARTY PLOTS



YOUR PERFECT  
**BUSINESS**  
DESTINATION

A Location That Needs No Direction.  
A Design That Need No Suggestion.  
The City Center is An Envable  
Creation That Will Need No Introduction.

Infrastructure that permits shoppers efficiency with their time, energy & resources



# A MIXED-USE PLATFORM

THAT CREATES A LIVELY RETAIL, LEISURE & UNIQUE ENTERTAINING EXPERIENCES



## Anchored By

- Hypermarket
- Entertainment Options
- Game Zone
- Food Court
- Multi-screen Cinema
- Spa & Wellness

# A PLACE THAT MEETS THE NEEDS FOR **EVERY EVENT, MOOD & TASTE**

THE CENTER OFFERS MULTIPLE GATHERING SPACES ALLOWING VISITORS TO ENJOY THE CENTER'S ATTRACTIONS ALL DAY LONG



## Unbeatable Place For

- Anniversary Celebrations
- Corporate Events
- Wedding Carnivals
- Memorable Occasions
- Festivals
- Gatherings





THE SCHEME ALSO INCORPORATES A **HOTEL TOWER** WHICH FOSTERS AROUND-THE-CLOCK ACTIVITIES IN THE **EMERGING CITY HUB**



## CENTRAL PLAZA

A **VERSATILE COMMUNITY SPACE** DESIGNED TO **ACCOMMODATE LARGE GROUPS** OF PEOPLE FOR PROMOTIONAL EVENTS, SOCIALIZE, CONCERTS, STROLL AND GATHER



# BRANDED STREET

CREATES AN AUTHENTIC, HOLISTIC ENVIRONMENT WHERE SHOPPERS' NEEDS AND DESIRE ARE REFLECTED IN THE STORES THEY SEE AND THE PUBLIC SPACE IN WHICH THEY CAN GATHER

# WORLD CLASS INFRASTRUCTURE

## PROJECT USP



CCTV CAMERA



SECURITY



AMPLE PARKING



ESTATE MANAGER



HIGHSPEED ELEVATOR



STP (SEWAGE TREATMENT PLANT)

## A Location That Will Offer Every Business Solution!

City center creates a scheme that could seamlessly choreograph diverse experiences targeted at different ages, price points, and interests



APPAREL STORES



SALOON & BEAUTY PARLOR



GROCERY



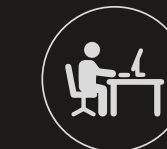
PHARMACY



FOOD COURT/ RESTAURANTS



SPA & RELAXING LOUNGE



OFFICES



TOYS & BOOK STORES



LAUNDRY



WATCHES / CLOCK SHOWROOM



BANK / ATMS



STATIONERY / GIFT STORES



ELECTRONICS STORE



GYM



SPORTS SHOWROOM



HOME APPLIANCES



TUTION / COACHING CENTER



HOME DECOR



FURNISHING



FURNITURE



JEWELLERS



EYE OPTICS



MOBILE STORE



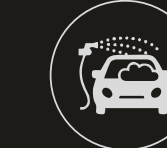
BAKERY



CAFETERIA



FOOTWEAR



CAR SPA

YOUR BUSINESS DESERVES A MODERN VERSATILE PREMISES

@ **PRIME LOCATION**





## GROUND FLOOR

### SHOP

NO	(L)	(B)	CA (sq.ft)	NO	(L)	(B)	CA (sq.ft)
11to10	117'5"	48'4"	5,684	71	24'2"	10'10"	261
11	56'2"	10'11"	608	72	24'2"	10'10"	261
12	54'	10'11"	585	73	24'2"	10'10"	261
13	16'3"	13'5"	218	74	24'2"	10'10"	261
14	16'6"	11'5"	190	75	10'	13'5"	135
15	41'4"	10'10"	448	76	9'6"	11'5"	109
16	40'3"	10'10"	435	77	24'2"	10'10"	261
17	40'	10'10"	434	78	24'2"	10'10"	261
18	40'9"	10'10"	441	79	24'2"	10'10"	261
19	42'	10'10"	455	80	24'2"	10'10"	261
20	49'11"	14'2"	707	81	24'2"	10'10"	261
21	50'11"	13'4"	678	82	17'	11'10"	202
22	47'7"	13"	615	83	17'	11'10"	202
23	48'4"	13'5"	649	84	17'	11'10"	202
24(G+2)	35'3"	11'11"	1,735	85	17'	11'10"	202
25(G+2)	30'	11'11"	1,097	86	24'2"	10'10"	261
26(G+2)	30'	11'11"	1,097	87	24'2"	10'10"	261
27(G+2)	35'3"	11'11"	1,610	88	24'2"	10'10"	261
28	8'4"	13'5"	112	89	24'2"	10'10"	261
29	24'2"	10'10"	261	90	24'2"	10'10"	261
30	24'2"	10'10"	261	91	24'2"	10'10"	261
31	24'2"	10'10"	261	92	24'2"	10'10"	261
32	24'2"	10'10"	261	93	24'2"	10'10"	261
33	24'2"	10'10"	261	94	24'2"	10'10"	261
34	24'9"	10'10"	269	95	24'2"	10'10"	261
35	27'2"	10'10"	294	96	24'2"	10'10"	261
36	15'4"	13'5"	206	97	24'2"	10'10"	261
37	26'8"	11'6"	306	98	24'2"	10'10"	261
38	32'2"	10'10"	348	99	27'9"	11'2"	311
39	36'3"	10'10"	392	100	29'4"	12'4"	362
40	38'5"	10'10"	417	101	29'4"	12'4"	362
41	27'	10'10"	292	102	12'3"	25'7"	314
42	26'9"	10'10"	290	103	23'9"	10'	237
43	12'5"	16'11"	210	104	23'9"	10'6"	251
44	16'11"	11'10"	201	105	23'9"	11'	262
45	39'3"	11'10"	466	106	23'9"	11'	262
46	39'3"	11'10"	466	107	23'9"	11'	262
47	28'	11'10"	334	108	23'9"	11'	262
48	20'3"	11'10"	241	109	23'9"	11'	262
49	24'2"	11'10"	261	110	23'9"	11'	262
50	36'4"	11'10"	393	111	18'9"	10'9"	202
51	36'4"	11'10"	393	112	19'2"	8'3"	157
52	36'4"	11'10"	393	113	12'	8'3"	98
53	22'	11'5"	251				
54	16'1"	13'5"	216				
55	24'2"	10'10"	261				
56	24'2"	10'10"	261				
57	24'2"	10'10"	261				
58	24'2"	10'10"	261				
59	24'2"	10'10"	261				
60	24'2"	10'10"	261				
61	24'2"	10'10"	261				
62	16'9"	13'6"	225				
63(G+2)	44'9"	11'11"	2,274				
64(G+2)	44'9"	11'10"	1,632				
65(G+2)	44'9"	11'10"	1,632				
66(G+2)	44'9"	11'11"	2,029				
67	24'2"	10'10"	261				
68	24'2"	10'10"	261				
69	24'2"	10'10"	261				
70	24'2"	10'10"	261				

PUBLIC HUB FOR  
**TRANSPORT,**  
**ENTERTAINMENT,**  
**RETAIL AND LEISURE**





## FIRST FLOOR

### SHOPS

NO	(L)	(B)	CA (Sq.FT)	NO	(L)	(B)	CA (Sq.FT)
101 to 108	131'5"	61'4"	8,066	168	21'6"	11'11"	256
109	16'3"	13'5"	218	169	21'8"	11'10"	256
110	16'6"	11'5"	190	170	21'8"	11'10"	256
111	41'4"	10'10"	448	171	21'5"	11'11"	256
112	40'3"	10'10"	435	172	24'2"	10'10"	261
113	40'	10'10"	434	173	24'2"	10'10"	261
114	40'8"	10'10"	441	174	24'2"	10'10"	261
115	42'	10'10"	455	175	24'2"	10'10"	261
116	49'11"	14'2"	707	176	24'2"	10'10"	261
117	50'10"	13'4"	678	177	24'2"	10'10"	261
118	47'6"	12'11"	615	178	24'2"	10'10"	261
119	48'4"	13'5"	649	179	24'2"	10'10"	261
120	8'4"	13'5"	112	180	24'2"	10'10"	261
121	24'2"	10'10"	261	181	24'2"	10'10"	261
122	24'2"	10'10"	261	182	24'2"	11'8"	281
123	24'2"	10'10"	261	183	22'6"	12'9"	288
124	24'2"	10'10"	261	184	22'6"	12'4"	278
125	24'2"	10'10"	261	185	22'6"	12'4"	278
126	24'10"	10'10"	269	186	22'6"	12'4"	278
127	27'2"	10'10"	294	187	22'6"	17'2"	387
128	15'4"	13'5"	206	188	17'2"	12'4"	211
129	26'7"	11'5"	306	189	17'2"	9'10"	170
130	32'2"	10'10"	348	190	17'2"	10'5"	180
131	36'3"	10'10"	392	191	17'2"	11'	188
132	38'5"	10'10"	417	192	17'2"	11'	188
133	39'2"	10'10"	424	193	17'2"	11'	188
134	14'6"	10'10"	158	194	17'2"	11'	188
135	13'2"	10'4"	136	195	17'2"	11'	188
136	21'6"	11'10"	256	196	17'2"	11'	188
137	21'6"	11'10"	256	197	17'2"	10'9"	185
138	21'6"	11'10"	256	198	17'2"	8'5"	144
139	21'6"	11'10"	256	199	17'2"	8'3"	140
140	13'8"	11'10"	163				
141	36'4"	10'10"	393				
142	36'4"	10'10"	393				
143	36'4"	10'10"	393				
144	36'4"	10'10"	393				
145	21'11"	11'5"	251				
146	16'1"	13'5"	216				
147	24'2"	10'10"	261				
148	24'2"	10'10"	261				
149	24'2"	10'10"	261				
150	24'2"	10'10"	261				
151	24'2"	10'10"	261				
152	24'2"	10'10"	261				
153	24'2"	10'10"	261				
154	16'9"	13'5"	225				
155	24'2"	11'8"	281				
156	24'2"	10'10"	261				
157	24'2"	10'10"	261				
158	24'2"	10'10"	261				
159	24'2"	10'10"	261				
160	24'2"	10'10"	261				
161	24'2"	10'10"	261				
162	10'	13'5"	135				
163	9'6"	11'5"	109				
164	24'2"	10'10"	261				
165	24'2"	10'10"	261				
166	24'2"	10'10"	261				
167	24'2"	10'10"	261				

### SINGAPORE MARKET SHOP

NO	(L)	(B)	CA (Sq.FT)
1	13'	13'	166
2	13'	12'	160
3	13'	12'	160
4	13'	12'	160
5	13'	17'	220
6	10'	17'	171
7	10'	11'	106
8	10'	11'	110
9	11'	10'	118
10	11'	12'	131
11	11'	12'	131
12	14'	12'	157
13	14'	12'	157
14	14'	10'	142
15	14'	12'	162
16	14'	12'	162
17	14'	10'	147
18	11'	10'	120
19	11'	12'	132
20	11'	12'	132
21	11'	12'	132
22	11'	12'	132
23	11'	10'	120
24	14'	10'	147
25	14'	12'	162
26	14'	12'	162
27	16'	12'	184
28	16'	12'	184
29	16'	11'	170
30	16'	11'	170
31	16'	12'	184
32	16'	12'	184
33	13'	12'	150
34	12'	16'	195
35	12'	16'	195
36	12'	26'	311
37	16'	11'	182
38	16'	11'	170
39	16'	12'	184
40	16'	12'	184
41	16'	11'	174
42	13'	26'	332
43	13'	12'	165
44	13'	12'	165
45	13'	12'	165
46	13'	12'	159
47	12'	12'	148



SINGAPORE MARKET  
CENTRALLY AIR CONDITIONED



## SECOND FLOOR

### SHOPS

NO	(L)	(B)	CA (Sq.FT)	NO	(L)	(B)	CA (Sq.FT)
201 to 208	131'5"	61'4"	8,066	268	21'8"	11'10"	256
209	16'3"	13'5"	218	269	21'8"	11'10"	256
210	16'6"	11'5"	190	270	21'5"	11'11"	256
211	41'4"	10'10"	448	271	24'2"	10'10"	261
212	40'3"	10'10"	435	272	24'2"	10'10"	261
213	40'	10'10"	434	273	24'2"	10'10"	261
214	40'8"	10'10"	441	274	24'2"	10'10"	261
215	42'	10'10"	455	275	24'2"	10'10"	261
216	49'11"	14'2"	707	276	24'2"	10'10"	261
217	50'10"	13'4"	678	277	24'2"	10'10"	261
218	47'6"	12'11"	615	278	24'2"	10'10"	261
219	48'4"	13'5"	649	279	24'2"	10'10"	261
220	24'2"	10'10"	261	280	24'2"	10'10"	261
221	24'2"	10'10"	261	281	24'2"	11'8"	281
222	24'2"	10'10"	261	282	17'1"	12'9"	218
223	24'2"	10'10"	261	283	17'1"	12'4"	211
224	24'2"	10'10"	261	284	17'1"	12'4"	211
225	24'10"	10'10"	269	285	17'1"	12'4"	211
226	27'2"	10'10"	294	286	17'1"	17'2"	294
227	15'4"	13'5"	206	287	17'2"	12'4"	211
228	26'7"	11'5"	306	288	17'2"	9'10"	170
229	32'2"	10'10"	348	289	17'2"	10'5"	180
230	36'3"	10'10"	392	290	17'2"	11'	188
231	38'5"	10'10"	417	291	17'2"	11'	188
232	39'2"	10'10"	424	292	17'2"	11'	188
233	14'6"	10'10"	158	293	17'2"	11'	188
234	13'2"	10'4"	136	294	17'2"	11'	188
235	21'6"	11'10"	256	295	17'2"	11'	188
236	21'6"	11'10"	256	296	17'2"	10'9"	185
237	21'6"	11'10"	256	297	17'2"	8'5"	144
238	21'6"	11'10"	256	298	17'2"	8'3"	140
239	13'8"	11'10"	163				
240	36'4"	10'10"	393				
241	36'4"	10'10"	393				
242	36'4"	10'10"	393				
243	36'4"	10'10"	393				
244	21'11"	11'5"	251				
245	16'1"	13'5"	216				
246	24'2"	10'10"	261				
247	24'2"	10'10"	261				
248	24'2"	10'10"	261				
249	24'2"	10'10"	261				
250	24'2"	10'10"	261				
251	24'2"	10'10"	261				
252	24'2"	10'10"	261				
253	16'9"	13'5"	225				
254	24'2"	11'8"	281				
255	24'2"	10'10"	261				
256	24'2"	10'10"	261				
257	24'2"	10'10"	261				
258	24'2"	10'10"	261				
259	24'2"	10'10"	261				
260	24'2"	10'10"	261				
261	10'	13'5"	135				
262	9'6"	11'5"	109				
263	24'2"	10'10"	261				
264	24'2"	10'10"	261				
265	24'2"	10'10"	261				
266	24'2"	10'10"	261				
267	21'6"	11'11"	256				



## THIRD FLOOR

### OFFICES

NO	(L)	(B)	CA (Sq.FT)	OPD NO	(L)	(B)	CA (Sq.FT)
301	21'4"	10'6"	224	1 to 18	132'11"	61'4"	8,154
302	23'5"	10'6"	247	19	22'10"	10'10"	247
303	21'8"	10'6"	228	20	22'10"	10'10"	247
304	26'4"	10'6"	277	21	22'10"	10'10"	247
305	21'8"	10'10"	234	22	22'10"	10'10"	247
306	23'2"	10'10"	250	23	22'10"	10'10"	247
307	26'3"	10'10"	284	24	22'10"	16'9"	382
308	24'6"	10'10"	266	25	22'10"	16'9"	382
309	26'3"	10'10"	284	26	22'10"	10'10"	247
310	25'11"	10'10"	280	27	22'10"	10'10"	247
311	26'3"	10'10"	284	28	22'10"	10'10"	247
312	26'3"	10'10"	284	29	22'10"	10'10"	247
313	26'3"	10'10"	284				
314	26'3"	10'10"	284				
315	26'3"	10'10"	284				
316	26'3"	10'10"	284				
317	26'3"	10'10"	284				
318	26'4"	10'10"	285				
319	26'3"	10'10"	284				
320	27'5"	10'10"	297				
321	25'2"	10'10"	272				
322	28'11"	10'10"	312				
323	21'9"	10'10"	235				
324	30'3"	10'10"	327				
325	16'7"	11'5"	190				
326	41'4"	10'10"	448				
327	41'3"	10'10"	435				
328	40'	10'10"	434				
329	40'8"	10'10"	441				
330	42'	10'10"	455				
331	43'10"	19'11"	875				
332	44'6"	15'10"	707				
333	44'3"	15'4"	678				
334	43'	14'4"	615				
335	45'8"	15'11"	730				
336	36'8"	16'9"	614				
337	39'	10'10"	422				
338	39'2"	10'10"	424				
339	38'5"	10'10"	416				
340	36'3"	10'10"	392				
341	32'2"	10'10"	348				
342	26'7"	11'5"	306				
343	13'3"	16'5"	217				
344	29'6"	10'10"	320				
345	27'	10'10"	292				
346	26'3"	10'10"	284				
347	26'3"	10'10"	284				
348	26'3"	10'10"	284				
349	26'3"	10'10"	284				
350	26'3"	10'10"	284				
351	26'3"	10'10"	284				
352	26'3"	10'10"	284				
353	26'3"	10'10"	284				
354	38'3"	10'8"	410				
355	26'3"	10'10"	284				
356	26'3"	13'5"	353				
357	32'	30'6"	976				
358	32'	30'	976				

# SPECIFICATIONS

## STRUCTURE

Earthquake resistant R.C.C structure

## FLOORING

Vitrified/Marble/Granite flooring of branded quality & standardised company on each floor

## DOORS & WINDOWS

Decorative main door with wooden frame. All other internal doors will be granite frame flush type with enamel paints. Fully glazed powder coated aluminium section sliding windows with natural/granite sill.

## ELECTRIFICATION

Electrification will be done by Finolex/R.R Cable/Polycab or any equivalent cable & modular switches with ISI standard fittings of branded quality.

## GENERATOR BACKUP

Backup power generator for elevators, escalators, water pump, common passage lighting, parking etc.

## WALL FINISH PAINTS

Interior surface of wall finished with white cement base putty. Outer surface of wall finished by exterior paint texture and acrylic based water repellent colour of branded company.

## BATHROOMS

As per ISI make standard quality bath fitting in all toilets, connection designed fully glazed tiles dado up to lintel level.

## LIFTS

Standard company Auto door Lifts.

## WATER SUPPLY

Provision of bore well, underground tank & overhead tank.

## STAIRCASE

Granite trade and granamite riser with granamite flooring in passage with S.S railing with glass.

## ELEVATION

Combination of ACP, glass & aluminum fins.

## Fire Fighting Norms

As per G. D. C. R. norms.

E UDQGV# H#XVH#

### STEEL



### CEMENT



### FLOORING



### ALUMINUM WINDOWS



### BATHROOM FIXTURES



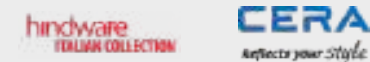
### ELECTRIC WIRE



### MODULAR SWITCHES



### SANITARY WARE



### ELEVATOR



### PLUMBING

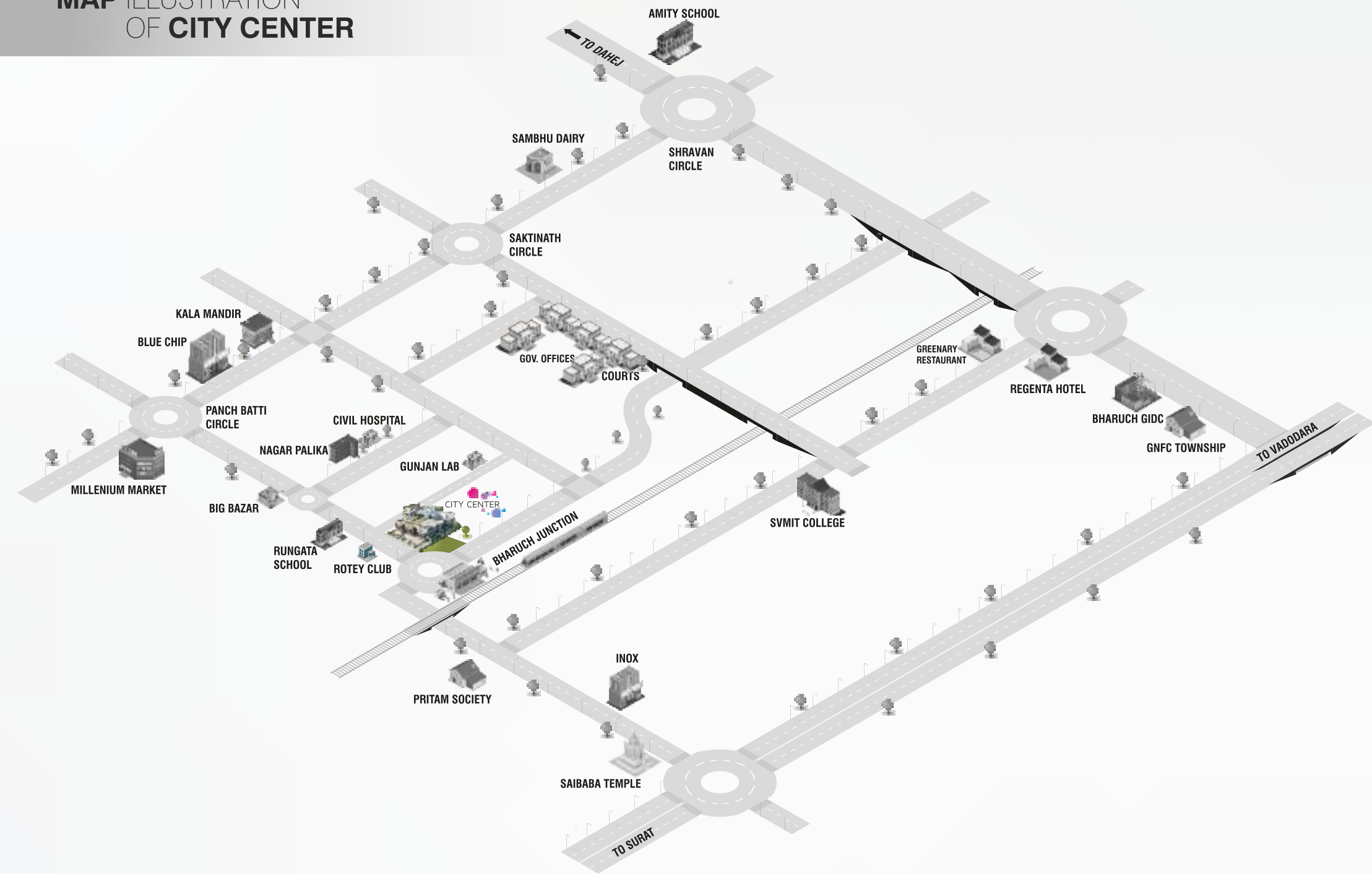


### PAINT



NOTE : Other than above brands any equivalent brand with same quality & durability can also be used.

## MAP ILLUSTRATION OF CITY CENTER



## SITE ADDRESS

Old Bus Station, Near Railway Station, Railway Station road, Bharuch 392001 (Gujarat) India.

### DEVELOPER



DRA NARMADA BUSPORT PVT. LTD.

### ARCHITECT



MAMTA SHAH & ASSOCIATES

### STRUCTURAL ENGINEER



ZARNA ASSOCIATES

### CIVIL CONSTRUCTION WORK



IBD BUILDCON LLP

### MEP CONSULTANT



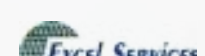
MEPIC

### BUILDING INFORMATION MODELLING CONSULTANT



NAVKAR

### HVAC CONSULTANT



Excel Services

## TERMS & CONDITIONS

- Stamp duty charges, GST & other taxes as applicable will be extra.
- Any internal changes in civil, electrical and plumbing will only be allowed with the permission of the management.
- This brochure is intended only for easy display & information of the scheme & does not form part of the legal document.
- The developer reserves all rights to make any changes in the scheme including technical specification, designs, layout plan and all the occupier shall abide by such changes.
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- All statements of code and conducts detailing out do's and don't will be signed and agreed by the occupier