





TO GIVE REAL SERVICE, YOU MUST ADD SOMETHING WHICH CANNOT BE MEASURED OR BOUGHT WITH MONEY; AND THAT IS SINCERITY & INTEGRITY.

The future holds promise for all those who can see and for all those who have a vision.

But what good is a vision that can benefit only a few?

Our endeavour, as Trogon Group is to always be inclusive and collaborative for greater good, better growth and collective progress."

MAHENDRA PATEL

CHAIRMAN, MD - TROGON GROUP

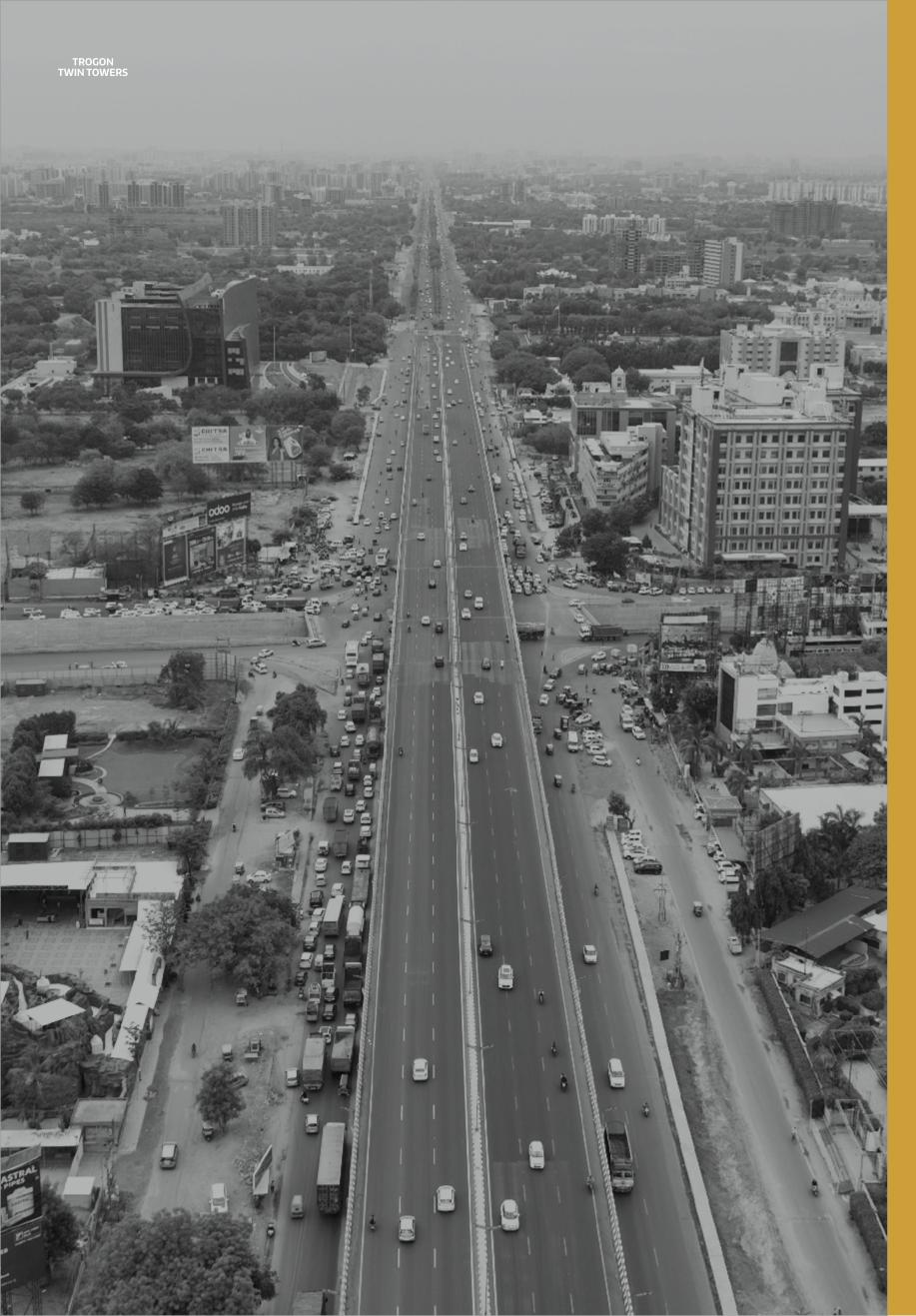
Ahmedabad's first Twin Tower architecture is set to become iconic as Trogon Twin Towers take shape at one of the most progressive 'city-junctions',

The Ahmedabad-Gandhinagar Twin City node.

Trogon Group's vision is beyond an opportunity as a developer as it extends this idea to all or anyone with a similar progressive mindset.

Defined by two tall & futuristic identical towers constructed together as part of a single complex and shared infrastructure, Trogon Twin Towers are set to become landmarks and symbols of development & progress.





AT THE CENTRE OF TWIN CITY DEVELOPMENTS

The Gandhinagar- Ahmedabad Twin Cities are first defined by their individual capacities of growth, their geographies, their cultural and political positions and the individual influx of economy as a fuel to progress.

While an entrepreneurial mindset and a rapid urban development defines one, the other is the capital & a planned city of Gujarat recognised today by the GIFT City poised to become the most important Financial Centre in the world.

Vaishnodevi Crossroads is exactly where these two cities connect as the most important node on The Sarkhej Gandhinagar Highway. This node is already developing into a Business Hub, attracting various industries, educational institutes, medical infrastructure, creating better economic opportunities and a favourable ecosystem. Connectivity to Transportation Hubs further facilitates better and efficient-logistics, with a ring road connecting perpendicularly.

Trogon Twin Towers are right at this Twin City node, providing an opportunity to all to be a part of this development story.



ANICONIC ARCHITECTURE AT THE TWIN - CITY NODE IS AN OPPORTUNITY

Retail Spaces, mid level Terrace Dining, quick access Office Spaces of varied foot prints and ample parking with new age support infrastructure, technology and human needs are extremely well laid out as sensitive architecture that responds well.

It is only your progressive mindset that can lead you to envisage what the future holds for you, for the location, for the city and for development as we see around us.

32 LEVELS

A Wholesome Business Ecosystem

125 METERS TALL | 1.8 MILLION SQ. FT. | COMMERCIAL SPACES

VERTICAL SEGMENT CONFIGURATION

TERRACE			TERRACE
OFFICE		12'	LEVEL 32
OFFICE		12'	LEVEL 31
OFFICE		12'	LEVEL 30
OFFICE		12'	LEVEL 29
OFFICE		12'	LEVEL 28
OFFICE		12'	
OFFICE		12'	LEVEL 27
OFFICE		12'	LEVEL 26
OFFICE		12'	LEVEL 25
OFFICE		12'	LEVEL 24
OFFICE		12'	LEVEL 23
		12'	LEVEL 22
OFFICE		11'	LEVEL 21
OFFICE		11'	LEVEL 20
SKIP FLOOR			LEVEL 19
OFFICE		11'	LEVEL 18
OFFICE		11'	LEVEL 17
OFFICE		11'	LEVEL 16
OFFICE		11'	LEVEL 15
OFFICE		11'	LEVEL 14
OFFICE		10' 6"	LEVEL 13
OFFICE		10' 6"	LEVEL 12
OFFICE		10' 6"	LEVEL 11
OFFICE		10' 6"	LEVEL 10
OFFICE		10' 6"	LEVEL 9
OFFICE		10' 6"	LEVEL 8
OFFICE		10' 6"	LEVEL 7
OFFICE		10' 6"	LEVEL 6
RESTAURANT	ATA ATA	14'	LEVEL 5
SHOWROOM		14'	LEVEL 4
SHOWROOM		14'	LEVEL 3
SHOWROOM		14'	LEVEL 2
SHOWROOM		14'	LEVEL 1
SHOWROOM		14' 9"	LEVEL GROUND
PARKING			BASEMENT - 01
PARKING			BASEMENT - 02
PARKING			BASEMENT - 03
PARKING			BASEMENT - 04

WORK SPACE (LEVELS 6 TO 32 + TERRACE)

TRANSITIONS TERRACE (FOOD & BEVERAGE)

RETAIL SPACE (GROUND + 4 FLOORS)

BASEMENT SPACE (4 LEVEL PARKING)

ASCENDING TOWARDS AN ASPIRING FUTURE













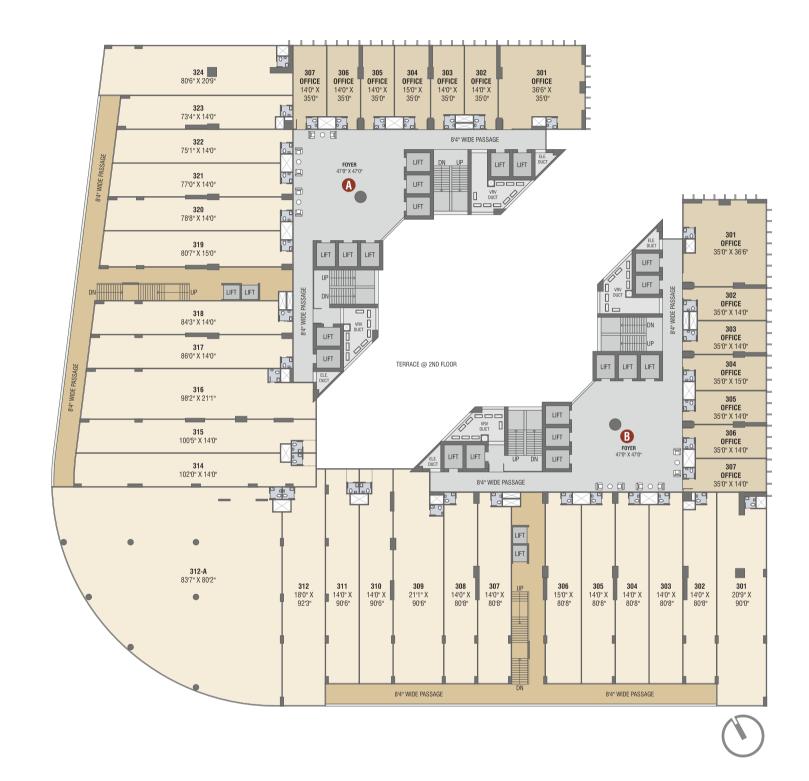
- 1 Entrance/Exit ramp
- (12) Signage wall with water feature
- (13) Security cabin with boom gate
- 14 Driveway with granite flooring
- (15) Informal sit out area with benches and trees
- (16) Central plaza with planting island and light sculptures
- 17 Internal driveway with avenue planting
- 18 Rear building exit plaza with informal sit out areas
- (19) Internal green planting island
- 10 Central entry plaza with elemental planters and sculptural trees
- 111 Central water feature with bubblers and stone sculptures
- 12 Sit out plaza with benches and trees
- 13 Rear area plantation for screening the services area
- 14 Internal ramps to basement
- 15 Peripheral plantation along the compound wall
- 16 4-wheeler parking zone with tree plantation
- 17 2-wheeler parking zone with tree plantation
- 18 Commercial Entry plaza
- 19 Commercial Frontage- elemental planters with lawn and Front Signage









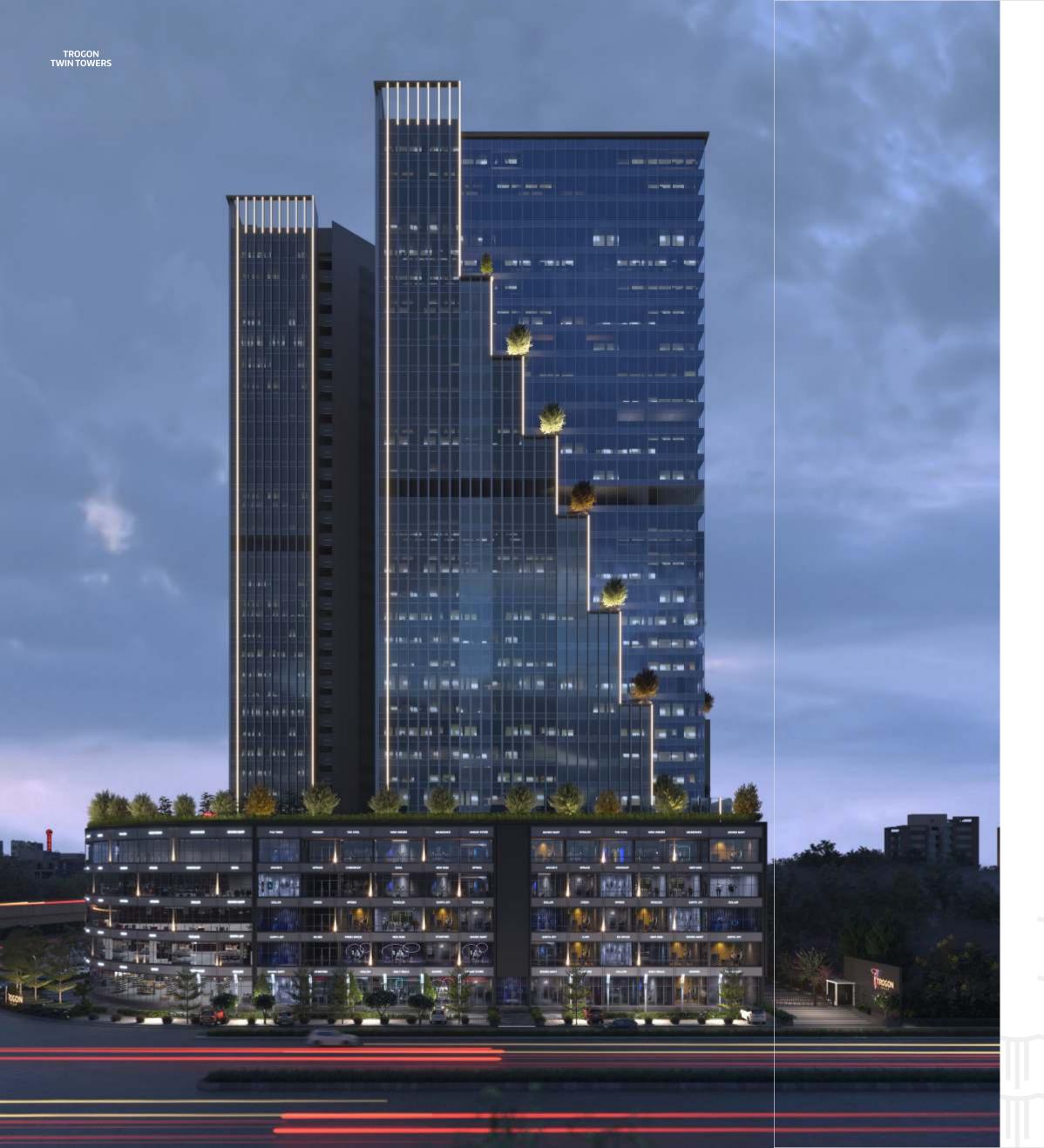




LVL 3

LVL 4

LVL 2



A SYMBOL OF PROGRESS AND PRIDE

Opportunities come in different forms and sizes, but like everything else, they remain for a limited period. It is only upto us how we convert this into our progress and an everlasting pride of ownership.



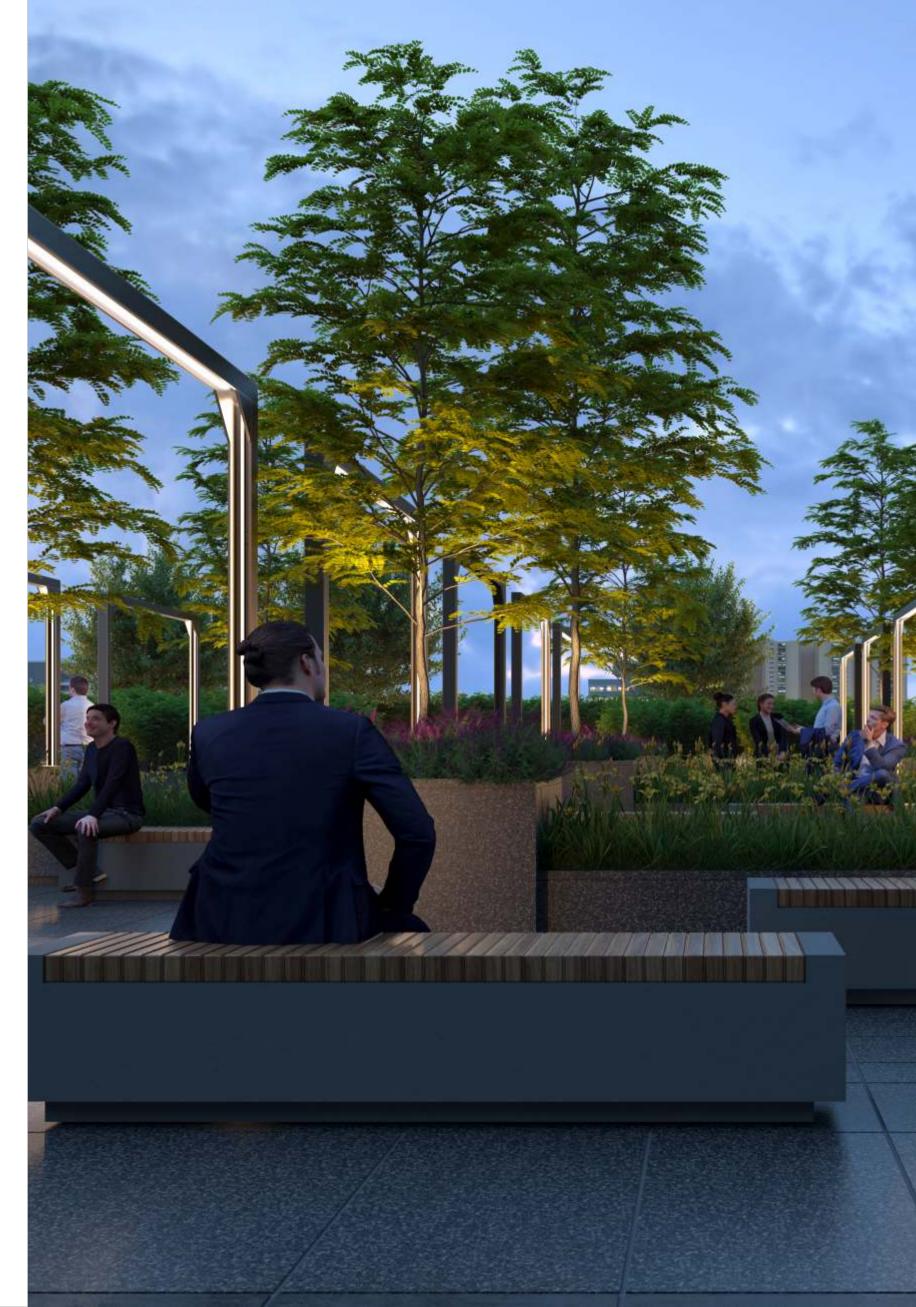


























LVL 9









LVL 13

LVL 11 LVL 12 LVL 13









LVL 17 LVL 16 LVL 15

WORK LVL 14









SKIP LVL 19 LVL 20













WORK LVL 21

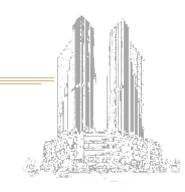








WORK LVL 24











LVL 28 LVL 29 LVL 30 LVL 31 LVL 32

WORK LEVEL 27



AN ADDRESS FOR GROWTH & SUCCESS

Besides being iconic and future ready as an Architectural statement, Trogon Twin Towers taps into the social and financial growth of the Twin Cities- Gandhinagar & Ahmedabad.

Easy connectivity, world class social infrastructure in the vicinity and wholesome ecosystem within the large complex, TTT is an address that beckons success.





24 HIGHSPEED ELEVATORS

SMART CARD ENABLED SPECIAL ACCESS & GENERAL ACCESS ELEVATORS

SEMINAR HALL

PROFESSIONALLY DESIGNED FUNCTIONAL GATHERING SPACES

DAY CRÈCHE

END-TO-END CHILD CARE AND DAY CARE SERVICES

CONFERENCE ROOM

EQUIPPED WITH PRE-SET AUDIO VIDEO FACILITY & EXCLUSIVE SEATING

ROBOTIC CLEANING

MECHANISED SYSTEMS FOR
WINDOWS AND FACADE MAINTENANCE

SECURITY

CCTV SURVEILLANCE / MULTI-TIER SECURITIES

ADANI CORPORATE SHREE SHAKTI CONVENTION SGVP INTERNATIONAL SHRI MATA VAISHNODEVI ZYDUS CORPORATE HOUSE SP RING ROAD TRAGAD TUNNEL SP RING KD HOSPITAL SARKHEJ GANDHINAGAR ADANI SHANTIGRAM HOUSE CENTRE ROAD SCHOOL TIRTHDHAM HIGHWAY LOCATION THAT MEANS BUSINESS

SARDAR DHAM	500 MTR.
ZYDUS CADILA CORPORATE OFFICE	500 MTR.
NIRMA UNIVERSITY-AHMEDABAD	750 MTR.
DR. BABASAHEB AMBEDKAR OPEN UNIVERSITY	1.00 KM.
RELIANCE CORPORATE HOUSE	2.50 KM.
AHMEDABAD-GANDHINAGAR TWIN CITY CONNECTIVITY METRO STATION	3.00 KM.
ADANI SHANTIGRAM TOWNSHIP	3.20 KM.

	AHMEDABAD-MUMBAI BULLET TRAIN STATION	6.00 KM.
	NARENDRA MODI STADIUM AHMEDABAD	9.60 KM.
	MAHATMA MANDIR-GANDHINAGAR-CONVENTION CENTRE	15.20 KM.
7	SARDAR VALLABHBHAI PATEL INTERNATIONAL AIRPORT	15.50 KM.
	AHMEDABAD RAILWAY STATION	15.80 KM
<u>m</u>	GUJARAT VIDHAN SABHA-GANDHINAGAR- ADMINISTRATION	17.90 KM.
	GUJARAT INTERNATIONAL FINANCE TEC-CITY (GIFT CITY)	20.50 KM.



SALIENT FEATURES

4 LEVEL BASEMENT PARKING 2200 SQ. FT. LARGE FOYERS ON EACH OFFICE FLOOR FLOOR TO CEILING HEIGHT: OFFICE - UPTO 12'.0" & RETAIL 14'.9" **EXPANDABLE OFFICE SPACES** DEDICATED ENTRY FOYERS WITH HELP DESK FOR OFFICE TOWERS 24 HIGH SPEED ELEVATORS DESTINATION CONTROLLED ELEVATORS (OFFICE TOWERS) **BUSINESS CENTRE: CONFERENCE ROOMS & SEMINAR HALLS** CAFÉ KIOSKS TERRACE RESTAURANTS AT LEVEL 5 CRÈCHE / DAY CARE POWER BACKUP FOR COMMON UTILITIES FACADE LIGHTING HI-TECH SURVEILLANCE SYSTEM FIRE SAFETY FEATURES PROFESSIONAL PROPERTY MANAGEMENT TEAM

UNIT ATTRIBUTES

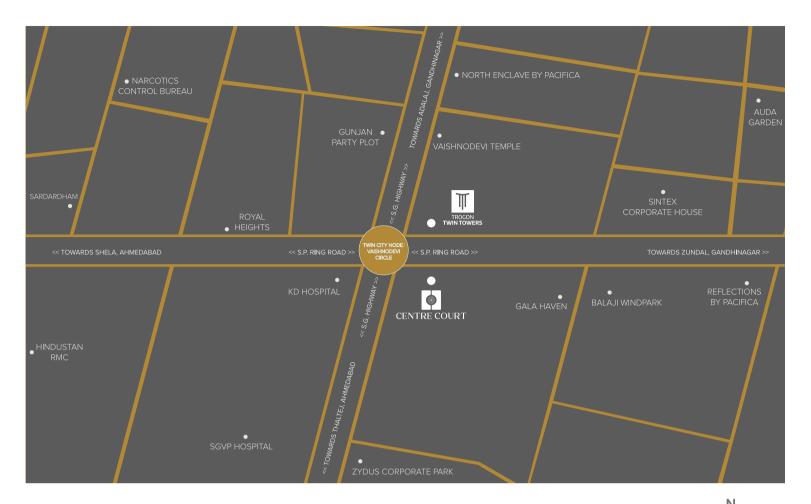
DESIGNED AS A 'GREEN BUILDING'

VITRIFIED TILES FLOORING

CONVENIENT AC OUTDOOR UNIT LOCATION

ADEQUATE POWER LOAD FOR EACH UNIT

INDIVIDUAL REST ROOMS IN EACH UNIT WITH CERAMIC TILES AND **RELEVANT SANITARY FITTINGS**







SITE ADDRESS

TROGON TWIN TOWERS

Vaishnodevi Cricle, Sarkhej - Gandhinagar Highway, Ahmedabad, Gujarat 382210.



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PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/CAA12218/A1C/040124 | www.gujrera.gujarat.gov.in

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TROGON TWIN TOWERS







The vision of Radhe group has given the people of Mehsana, quality homes and work places over past two decades. The values of trust, ethics & transparency today remain the unchanged pillars as the corporate entity takes on a new form and identity. The group is today poised for larger forays in terms of project sizes and typologies, equipped with deep and wide construction experience. The Twin City node shall soon witness a very substantial and well designed residential Apartment Complex by Trogon Group.

E. sales@trogongroup.com | W. www.trogongroup.com

PROJECT TEAM

ARCHITECTURAL DESIGN



CONTRACTOR



M.E.P. CONSULTANT



DIAPHRAGM WALL CONTRACTOR



STRUCTURAL CONSULTANT



PROJECT MANAGEMENT **CONSULTANT**



LANDSCAPE DESIGNER



GREEN BUILDING CONSULTANT



FACADE CONSULTANT



BRAND CONSULTANT





