



Where Lives Thrive

A Limited Collection of Exceptional Residences





THE COURTYARD



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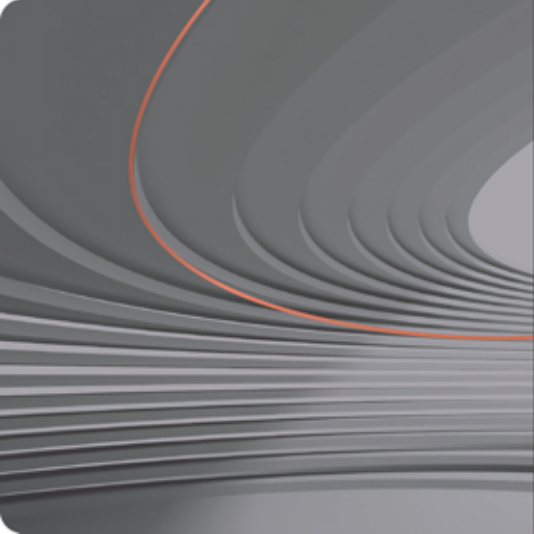
Values & tradition with the forward-thinking spirit of modern architecture, is the foundation to the legacy I'm taking forward. We, from Trigon Group, travelled and took inspiration from architecture across India and Internationally. Through this journey, we decided to incorporate innovative architecture that not only empowers but also elevates living standards for families of today and generations of tomorrow.

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Ms. Dixi Patel
MD, Trigon Group



CONNECTIVITY • CLASS • COMMUNITY • COMFORT



CONNECTIVITY



CENTRE COURT

Where Lives Thrive

AT TWIN CITY NODE (vaishnodevi junction)

Defined by their individual superblock development,
Mahabubnagar & Goud Nagar are distinguished by their geographies,
cultural landscape and economic influences all converging at the
Twin City Node on the Barker-Goud Nagar Highway

KD
Hosur

WHAT'S NEARBY?

Surrounding activities lie at the
heart of the living experience at
CENTRAL COURT



TRANSPORTATION

SARDAR VALLABHBHAI PATEL INTERNATIONAL AIRPORT	16 KM	20 MIN
AHMEDABAD RAILWAY STATION (SABARMATI)	11 KM	15 MIN
KHOJVAR RAILWAY STATION	4 KM	7 MIN
SABARMATI BULLET TRAIN STATION	8 KM	15 MIN



TEMPLES

MARUTIHAM - HANUMAN TEMPLE	0.3 KM	1 MIN
SHRI VISHNODEVJI TRITHDHAM	0.9 KM	2 MIN
SHREE SALAJI TEMPLE	1 KM	4 MIN
VISHNA LAKSHDHAM	4 KM	5 MIN
SATS SHAMNATHJI TEMPLE	5 KM	10 MIN



EDUCATIONAL INSTITUTES

HIRANMI SCHOOL	1 KM	2 MIN
SOUP INTERNATIONAL SCHOOL	1 KM	2 MIN
GEMS GENESIS INTERNATIONAL SCHOOL, EGRO	1.2 KM	5 MIN
ADAM INTERNATIONAL SCHOOL	4.5 KM	8 MIN
APOLLO INTERNATIONAL SCHOOL, TRAGAD	31 KM	35 MIN
NRMA UNIVERSITY	0.9 KM	1 MIN
ADAM UNIVERSITY	2.7 KM	5 MIN



HEALTH & TREATMENT

KD HOSPITAL	0.3 KM	1 MIN
SOUP HOLISTIC HOSPITAL	1 KM	2 MIN
SOLA CIVIL HOSPITAL	6.4 KM	10 MIN
HOSPITAL AT ADAM SHANTIGRAM	4.5 KM	10 MIN



SHOPPING & ENTERTAINMENT

PALLADIUM MALL, AHMEDABAD	9.4 KM	15 MIN
AHMEDABAD ONE MALL	10 KM	20 MIN
SHREE SALAJI AGORA MALL	8.7 KM	12 MIN
NARENDRA MODI STADIUM	9.6 KM	15 MIN



CORPORATE INFRASTRUCTURE

ZYDUS CORPORATE HOUSE	1.5 KM	3 MIN
KD NATIONAL CORPORATE HOUSE	4 KM	5 MIN
LUBI PUMP CORPORATE HOUSE	3 KM	5 MIN
IT SEZ BY GANESH CORPORATION	6 KM	8 MIN
GIFT CITY	20 KM	30 MIN



RECREATIONAL CLUBS

SAVVY SHIRAJ	5 KM	9 MIN
SPORTS CLUB GUARAT	10 KM	20 MIN
OLD RAJPATH CLUB	10 KM	20 MIN
OLD RAJPATH CLUB	16 KM	20 MIN
NEW RAJPATH CLUB	22 KM	38 MIN
NEW KARNATAKI CLUB	30 KM	47 MIN



TOWNSHIP

ADAM SHANTIGRAM TOWNSHIP	3.2 KM	5 MIN
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C L A S S

ARCHITECTURE WITH A CONSCIENCE



MANSI SHAH
Principal Architect

A prominent architect in Gujarat.

Ms. Mansi Shah brings a decade of experience and has over 100 projects under her broad portfolio. Mansi Shah Architects (MSA).

Mansi's architectural philosophy is a harmonious blend of tradition and modernity, with each project manifesting her belief in the power of architecture to shape lives and communities. With a keen eye for detail and a focus on quality craftsmanship, she leads her team at MSA in creating spaces that resonate with purpose and standing. This synergy is what perfectly aligns Tropen Group and MSA.



ANDY FISHER
Lifestyle Building Design Consultant

A highly reputed international architect.

Mr. Andy Fisher has over 30 years of experience working on international projects in Europe and Asia. Andy Fisher Workshop is a creative and collaborative team, undertaking a wide range of projects including hotels and resorts for international brands, with extensive experience in designing large scale mixed use, residential, commercial and retail developments.

With a complete focus on design, the environment and designing in culturally diverse locations, Andy's association and consultancy offerings have uniquely created a blough experience for the residents of Cactus Court.

CONNECTIVITY • CLASS • COMMUNITY • COMFORT

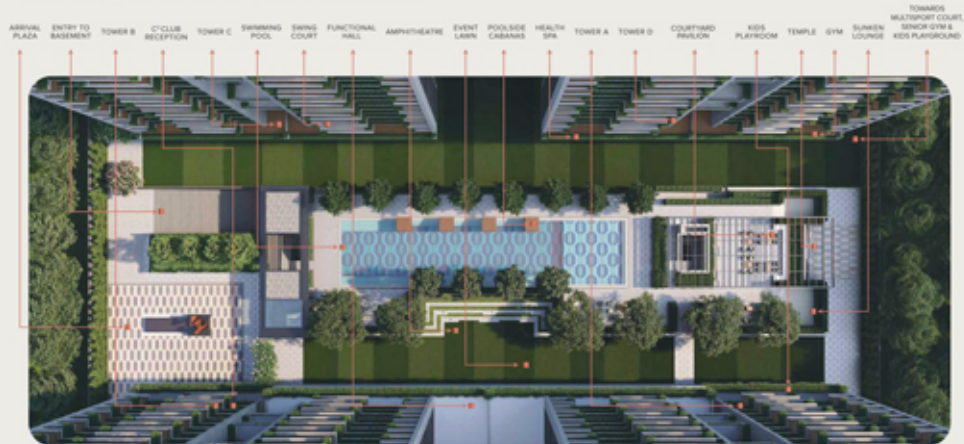
Water elements, trees & multiple levels & the landscape are welcoming, soothing yet full of life.


CENTRE COURT
Where Lives & Live

SWIMMING POOL

CENTRALLY YOURS

GROUND FLOOR MASTER PLAN



CENTRE COURT CLUB

Where Class & Communing take Centre Stage

Inspired by the unifying central courtyard design of our residences, the Centre Court Club (CC) stands as the vibrant heart of our community. More than just a space, it's an experience—a place to gather, celebrate, and forge lasting memories. The name itself evokes the spirit of connection, reflecting the club's role as a hub of activity and interaction for all residents.

The Centre Court Club beautifully harmonizes cultural heritage, natural elements, and contemporary design. It's a celebration of Gujarat's rich artistic and architectural legacy, where the intricate patterns woven into the fabric of the space connect us to tradition while embracing modern luxury. Every detail, from the carefully chosen materials to the thoughtfully curated ambience, speaks to a commitment to craftsmanship and sophistication.

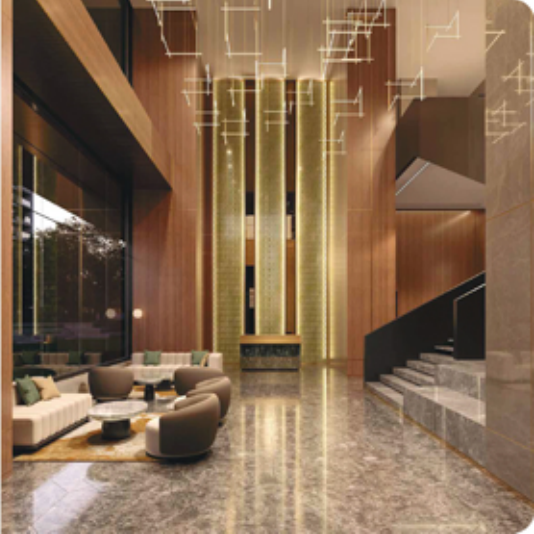
It's a place where neighbours become friends, where celebrations come to life, and where the spirit of community thrives. Here, amidst the echoes of tradition and the comforts of modern living, the Centre Court Club becomes a living tribute to the art of connection.

Ground Floor

Reception & Waiting Lounge Area
Function Hall with service facilities
Kids' Playroom

First Floor

Club Library
Club Lounge
Meeting Rooms
Communal Space
Games Zone



OUTDOOR AMENITIES



SWIMMING POOL
(20m Olympic Size)



KIDS
WADING POOL



POOLSIDE CABANA
& PAVILIONS



COURTYARD PAVILION
& SERVICE AREA



EVENT LAWN



TEMPLE



BARBECUE AREA



AMPHITHEATRE



SUNKEN LOUNGE

SEMI-OUTDOOR AMENITIES



MULTISPORT COURT
(Basketball, Basketball,
Football, Volleyball)



BOX CRICKET



KIDS ADVENTURE ZONE
(Wall Hoops, Wall Climbing)



RELAXATION
VERANDAH



JOGGING &
CYCLING TRACK



SENIOR
GYMNASIUM

INDOOR AMENITIES

GROUND FLOOR



CENTRE COURT CLUB
KIT



RECEPTION
& WAITING LOUNGE AREA



FUNCTIONAL HALL
WITH CATERING SERVICES



SPA, STEAM
& SAUNA



YOGA &
MEDITATION ROOM



GYMNASIUM

FIRST FLOOR



LIBRARY



CLUB LOUNGE



MEETING PODS



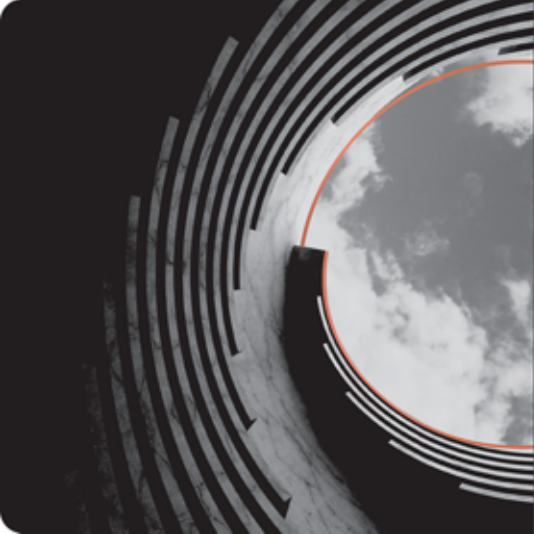
COMMUNAL SPACE



GAMES ROOM



MEETING ROOMS



COMMUNITY



ARRIVAL PLAZA



AMPHITHEATRE



Swimming Pool

*Make a splash every day—
dive into an Olympic-sized
swimming pool, designed for your
ultimate relaxation and fitness.*



*Play your way, whether it's a
friendly match or serious training.*

Multisport Court

Temple

*Temple at Centus Court brings
peace, harmony, and mindfulness
to your everyday life.*



*A safe and fun space for
the little ones.*

Toddler's Room



Gymnasium

*For an energizing workout,
catered just for you.*



*For those who prefer quieter
pursuits and the space
provides a tranquil escape.*

Yoga & Meditation

Library

*Fosters a sense of community
by creating a shared space
for residents to connect
over knowledge and ideas.*



*The meeting room enhances living
at Center Court by offering a
dedicated space for work or
gatherings. It enables productivity
and collaborations within the
comfort of home.*

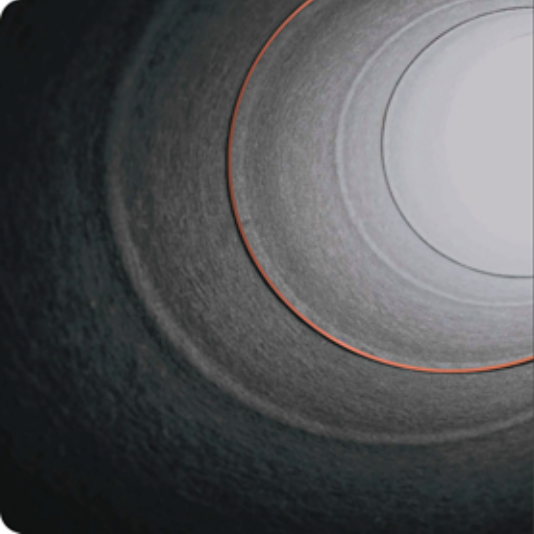
Meeting Room



GAMES ROOM



LIBRARY



COMFORT



4 TOWERS

286 UNITS

4264 SQ.FT. ONWARDS

77% OPEN SPACE, 23% CONSTRUCTED AREA

The campus is a no vehicle zone, ensuring safety.

Central Courtyard, is the heart of the development, which fosters a sense of community.

Strategically positioned in between residential towers, the landscape area is designed to create a space that resembles an oasis for residents of Centre Court.

An arrival plaza that provides a seamless pickup and drop-off experience, enhanced by cascading water features.

The Courtyard, abode of greenery promotes a sustainable & eco-friendly environment.

Water features, trees, & varied levels create diverse experiences in the space.

TYPES OF UNITS

4BHK

DUPLEX (4B2HK)

PENTHOUSE (5B2HK)

25' long terrace lounge extending the living area.

Each unit features a planter box with a drip irrigation system integrated into the outer façade.

10' long terrace adjoining the master bedroom.

Full-height windows (FHW) maximize natural light.

Clear ceiling heights range from 10'5" to 10'11".

Bedrooms are designed to provide panoramic views.

Clean column grids allow for multiple layout customization options.

Separate servant room and utility area with no interference with living spaces.

Spacious bedrooms enhance the living experience.



LIFT LOBBY



TROGON TWIN TOWERS FACING DUPLEX



SPECIFICATIONS

GREEN FEATURES

IGBC Gold Rated Green Building Certification

Energy Efficiency:

Optimal Building Envelope with the use of AAC blocks for walls and China Mosaic on the roof to reduce heating loads.
Incorporation of solar panels for renewable energy generation.
Efficient HVAC system with eco-friendly refrigerants.

Water Efficiency:

Low-flow plumbing fixtures to minimize water consumption and wastewater generation.
Provision of STP to recycle wastewater.
Dual Plumbing: To reuse recycled water for flushing.
Water Conservation Systems.

Materials:

Conscious procurement of materials to reduce embodied carbon emissions (low environmental impact).
Procurement of green pre-certified materials.

BUILDING ENGINEERING

Earthquake Resistant Structure:

Our earthquake resistant structure design meets to the latest National Building Code, ensuring structural integrity and safety in seismic events.
Eco-friendly construction materials.
Ductile reinforcement and rich concrete mix for enhanced construction durability.

Robust Fire Resistance:

All infrastructure systems are designed with fire resistance for a specified duration, prioritizing occupant safety (Type 1 construction).
Fire resistance design for structural elements.

Extreme Wind Design:

The building is designed to withstand extreme wind conditions, ensuring unparalleled comfort for residents.
Design wind load speed of 29m/s as per the latest code provisions.

Aluminium Formwork Excellence:

Advanced aluminium formwork technology ensures superior construction quality.

Flexible Spaces:

Minimal structural intrusions allow for clear room spaces, offering maximum flexibility in layout customization.

Safety First:

Fire-fighting systems are installed as per regulatory requirements.

AESTHETICS

APARTMENTS

Flooring:

Prayer, Living Room, Dining Room, and Kitchen – Italian look-alka tiles (1000 x 800 mm).
Bedroom – Italian look-alka tiles.
Balcony – Granite.

Kitchen:

Granite platform with stainless steel sink and premium wall tiles.
Anti-slip tiles in wet areas.

Shore:

Kota or equivalent material for shelves.

Interior Finish:

White putty and exposed RCC ceilings.

Bathrooms:

Premium vitrified anti-slip tiles.
Maragha/Kotler/Stone or equivalent bathroom fittings.

Windows:

Aluminium sliding windows.

Door:

Main door with veneer finish, wooden flush doors for other areas.

PARKING

Marking: Designated markings for each car and visitor parking signage at relevant points. A separate car wash area will be provided.

EV Charging Point: Charging stations with superchargers will be installed in dedicated spaces.

Security: BMS, CCTV cameras will be installed at designated locations, with a dedicated surveillance room.

SPECIFICATIONS

TECHNICAL

MECHANICAL

Air-Conditioning:

VRF system provided (Dekko/ Mitsubishi or equivalent in each unit).

Vertical Transportation:

High-speed elevators from Hitachi/ Kone/Schindler or equivalent.
Personal foyer lifts – 04 per tower.
Service lift – 01 per tower.

ELECTRICAL

Earthing:

Structural earthing and lightning protection system.

Data & Voice Cabling:

Multicore fibre cabling to each unit for flexibility with service providers and improved speed.

Cabling:

Low smoke, zero halogen cables for all electrical outlets; armoured cables for minimal maintenance.

Detectors:

Early warning systems for gas leaks, fire/smoke, subsinks, and emergencies.

FRLS Wiring System:

The internal wiring system will be FRLS (Fire Retardant/Low Smoke).

PLUMBING

CPVC pipes or equivalent for water supply.

Heat pump provided in each unit.

Temperature Controlled Pipes:

Insulated pipes to ensure a temperature-controlled water supply with no variations due to extreme temperatures.

Pressure Regulatory System:

Maintains consistent water pressure across all bathroom fixtures.

Insulation of terrace pipe and overhead tanks.

Efficient Sewage Treatment:

A membrane-based sewage treatment plant ensures effective waste management.

Reliable Power Backup:

Backup power with DG sets for all common amenities.

Sustainable Power:

Solar panels supplement the power grid, contributing to an eco-friendly energy mix.

Water Supply/ Treatment:

RO hybrid system to ensure the best quality water.
A sewage treatment plant (STP) of adequate capacity as per regulatory norms.
Treated sewage will be used for flushing and landscaping purposes.
Rainwater harvesting pits will be provided to recharge groundwater levels (as per norms).

Common Area:

Power for common area lighting will be sourced from solar, transformers, and DG sets.

Solar Power:

A solar system will be provided on the terrace with a rating as per requirements.

Misc:

Mechanical ventilation will be provided in basements as per norms.

BILLING

Internal:

Water, gas and electricity meters will be provided for each flat.

External:

An application-based system will be provided for monitoring domestic energy consumption and billing purposes.

TWO ICONIC PROJECTS
AT TWIN CITY NODE
(vaishnodevi junction)



THE TEAM

PRINCIPAL ARCHITECT



STRUCTURAL CONSULTANT



CONTRACTOR



PROJECT MANAGEMENT CONSULTANT



BRAND CONSULTANT



LIFESTYLE BUILDING DESIGN CONSULTANT



LANDSCAPE DESIGNERS



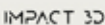
DAPHNEACM WELL CONTRACTOR



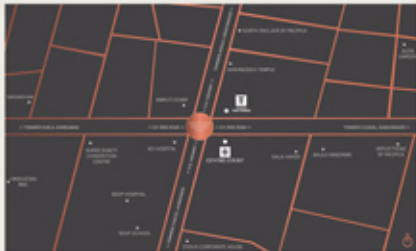
MEPP CONSULTANT



COI PARTNER



LOCATION MAP



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SOCIAL MEDIA @springmud

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Abstract

CONNECTIVITY • CLASS • COMMUNITY • COMFORT