RAJHANS
BLUE CLOUD

WE NOT ONLY

BUILD

WE ADD

VALUES

RAJHANS

Led by visionary first-generation entrepreneurs, Rajhans Group is one of the leading conglomerates operating in Realty, Confectionery, Entertainment, E-commerce, Textile, and Hospitality sectors. Within its real estate division, the group has carved a niche for itself by excelling in Residential, Commercial, Industrial, Leisure, and Logistics developments. With over two decades of experience, Rajhans Realty has constructed remarkable landmarks, solidifying its reputation as the most reliable and sought-after real estate developer in the industry. Driven by a commitment to quality and propelled by innovation, Rajhans Realty is dedicated to crafting high-quality structures that meet contemporary standards.

Leveraging rapid advancements, a consistent track record of growth, and customer satisfaction, the group boasts an impressive aggregate built-up area spanning millions of square feet. This immense feat is supported by a team of distinguished engineers, designers, architects, and consultants who meticulously attend to every intricate detail.

Our developments seamlessly blend luxury and functionality, earning recognition as coveted landmarks and reliable investment opportunities. We relentlessly aspire to create even more aesthetically pleasing and efficient spaces that can fulfill the demands of our esteemed customers and similarly offer them more sustainable scopes. At Rajhans Realty, our customers are at the core of what we do, and therefore, we expand to serve their property needs across geographies in better ways.

In addition to earning trust from our extensive customer base, a list of esteemed real estate awards further cements our reputation in the industry. Driven by a vision to spread happiness, we are poised to make a mark in all our pursuits.

ABOUT
RAJHANS BLUE CLOUD

Discover the epitome of commercial excellence at Rajhans Blue Cloud, the visionary project by Rajhans Realty. Strategically situated on VIP Road, one of Surat's most vibrant and sought-after addresses, Rajhans Blue Cloud is set to redefine the standards of modern business hubs.



MODERN BUSINESS EXCELLENCE AT ITS PINNACLE

SHOWROOMS & OFFICES





Creative representation only. Actual characteristics may differ as per site condition.

Named to symbolize the limitless potential represented by the expansive blue sky, Rajhans Blue Cloud signifies progress and prosperity. With its elegant architecture, unrivalled amenities, and prime location, it offers the perfect environment for businesses to thrive and soar to new heights.



Creative representation only. Actual characteristics may differ as per site condition.

Explore the epitome of modernity at Rajhans Blue Cloud, a cutting-edge commercial destination where commerce, culture, and community converge to create an unparalleled experience. Come, be a part of the Blue Cloud community, where every visit is infused with brilliance.

Creative representation only. Actual characteristics may differ as per site condition.

INDULGE IN LUXURY & STYLE





Imagine a place where every detail is meticulously crafted to inspire creativity and foster growth. From its sleek, modern design to its state-of-the-art amenities, Rajhans Blue Cloud is designed to take your business aspirations to new heights.

Creative representation only. Actual may vary on completion.



Creative representation only. Actual characteristics may differ as per site condition.



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ENTRANCE FOYER
Where elegance meets grandeur; welcoming you to a realm of timeless sophistication.



Creative representation only. Actual characteristics may differ as per site condition.

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WAITING LOUNGE
Where guests are enveloped in an atmosphere of comfort and tranquillity.

Creative representation only. Actual characteristics may differ as per site condition.



Creative representation only. Actual characteristics may differ as per site condition.



SHOWROOM ENTRANCE
The threshold of style and elegance.

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LIFT LOBBY
The sleek and inviting lift lobby accentuates overall ambience.

Creative representation only. Actual characteristics may differ as per site condition.



OWNERS' LOUNGE
Setting the stage for success.

Creative representation only. Actual characteristics may differ as per site condition.



MEETING ROOM
Where ideas converge and vision unfold.

Creative representation only. Actual characteristics may differ as per site condition.



TRAINING CENTRE
Where knowledge meets innovation.

Creative representation only. Actual characteristics may differ as per site condition.



CONFERENCE ROOM
Unleash strategic insights.

Creative representation only. Actual characteristics may differ as per site condition.



BUSINESS BOOSTERS

- Outstanding architectural design
- Impressive double-height foyer with reception for offices
  Two escalators with lobby for showrooms
- Two conference rooms
  Three meeting rooms
- Optimized access to natural light
- Showrooms - 14 feet height &
  Offices - 11 feet height
- 100% power backup & EV charging facility
- Enhanced visibility for showrooms & offices
- Two owner-exclusive high-speed elevators
  Eight elevators for visitors
  One service elevator
- Luxury retail with leading brands on ground and first floor
- Luxury brands under one roof
- Exclusive lounge for owners
- Aesthetically pleasing landscaping
- Column-free unit space
- Corporate training centre
- Three basement + ground level parking

SPECIAL FEATURES

- Advanced building design in Surat's finest and most convenient business location
- Unique glass, aluminum, and ACP materials in the facade elevation design
- Full-height large vision glass for maximum natural lighting in the showrooms and offices
- Splendid showroom with maximum frontage and direct visibility from the road
- Double-height grand entrance foyers with reception and visitor waiting lounge on the ground level for the offices
- Two dedicated double-height entrance lobbies with two-way escalators connecting the showroom retail stores with leading brands on the ground and first floors
- Showrooms on the ground and first floors with expansive 14 feet height
- Offices on the second to eleventh floors with 11 feet height
- Virtually column-free offices giving full interior flexibility
- Open landscaping at the ground floor level
- Well-planned three basement levels and ground level parking
- Dedicated ramps for entry and exit with separate gates for better vehicular movement

FACILITIES

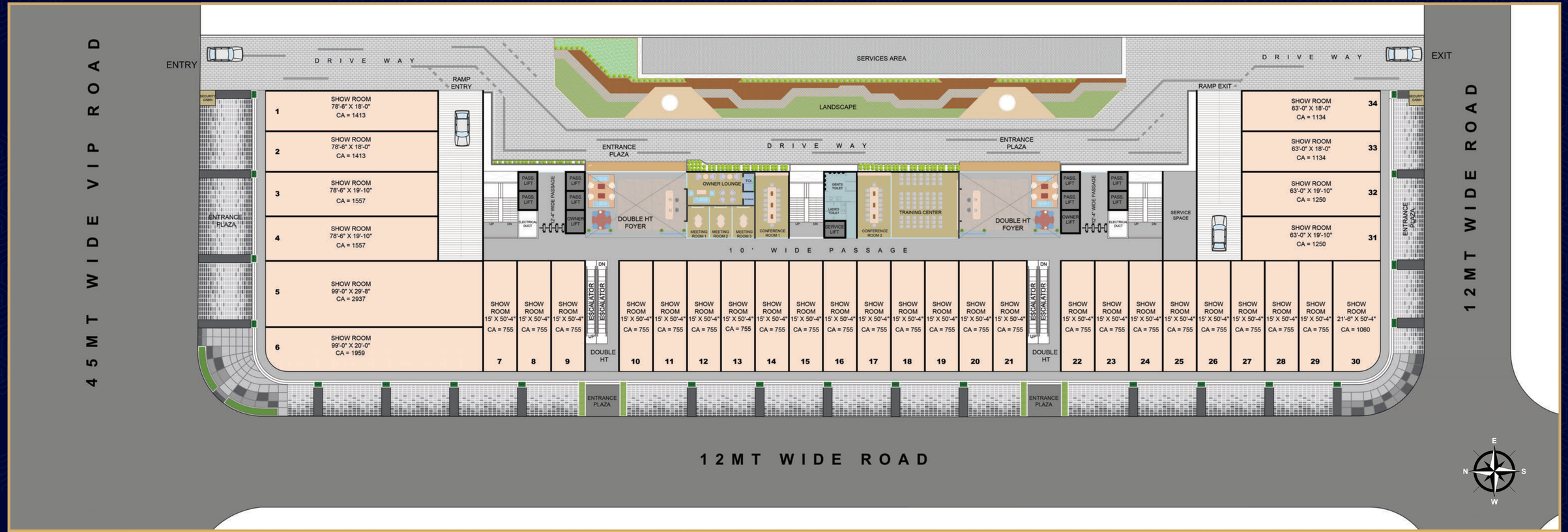
- Two dedicated fully automatic high-speed elevators with an access control system for owners
- Eight fully automatic high-speed elevators for visitors and employees
- One separate service elevator and staircase for goods and service staff
- Well-designed lift lobby at all floor levels
- 100% adequate power backup
- Electric vehicle common charging facility on the premises for cars and two-wheelers
- Separate Male & Female common washrooms on each floor
- Boom Barrier at entrance security
- Refuge area for emergencies
- CCTV monitoring of key common areas
- Advanced fire-fighting system with sprinklers and fire alarms for common areas

AMENITIES

- Owner's lounge with access system
- Corporate training centre
- Two conference rooms
- Three meeting rooms

UNIT SPECIFICATIONS

- Branded vitrified tiles on the flooring
- Putty on all internal plastered walls
- Provision of shafts and pipelines for washroom and AC outdoor units within each office
- Meter provision with individual DB for each unit



GROUND FLOOR PLAN



1ST FLOOR PLAN



2nd FLOOR PLAN

45MT WIDE VIP ROAD

12MT WIDE ROAD



12MT WIDE ROAD

TYPICAL
(3rd TO 11th)
FLOOR PLAN

E
N
S
W

KEY PLAN

SCAN FOR LOCATION MAP



RAJHANS®

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Site Address
Rajhans Blue Cloud, Beside VIP High Street, Opposite Vijay Sales, VIP Road, Vesu, Surat, Gujarat 395007

Corporate Office Address
Rajhans Empire, Beside Le Méridien Hotel, Near Airport, Dumas Road, Surat, Gujarat - 395007, Phone: 0261-2961100, 2961101

Mumbai Office Address
823, 824, 825 Rajhans Helix 3, 8th Floor, Lal Bahadur Shastri Marg, Ghatkopar (West) - 400086, Mumbai, Maharashtra

Principal Architect
(ARH) Rushikesh H. (Andheri (E), Mumbai)

Authority Approval Consultant
Rajmandir (Surat)

Landscape & Interior Designer
Arris Architects (Mumbai)

Structural Consultant
Er. Jalil A. Sheikh (Surat)

MEPF Consultant
Atomep Enteam (Ahmedabad)

Facade Consultant
(FES, Mulund (W), Mumbai)

RERA No.:

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