

PROJECT DETAILS

Project Name: INDUS CENTRAL

Location: Khasra No. 545 & 546, Roshanpur Dorli, Roorkee Road, Meerut

Promoter: M/s Indus Valley Promoters Ltd.

Head Office: Rainbow Chambers, 2, P.L. Sharma Road, Meerut – 250001

Contact: +91-121-2663441, 2663444

Website: www.indusvalleypl.com

SALIENT FEATURES OF THE PROJECT

The project “*INDUS CENTRAL*” is a Commercial and Residential Complex situated on Roorkee Road, Meerut. The development is on 60 Meters wide road.

The project is conceived as an integrated development comprising **independent retail outlets, apartments, and residential units**. It consists of **two basements, a ground floor, and seven upper floors**, functionally distributed as follows:

- **Ground to Second Floor:** Commercial / Retail Shops
- **Third to Sixth Floor:** Residential Units
- **Seventh Floor:** Apartments

An atrium has been provided at the ground floor level to enhance visibility and accessibility to the retail spaces. Adequate provision has been made for **covered car parking spaces** within the two basement levels.

ABOUT THE PROJECT

Ownership:

The property is a freehold asset purchased directly from the landowners.

Plan Approval: MDA/BP/2024-25/0276

Building plans duly sanctioned on 12.11.2025, through MDA, Meerut

Area Details:

- **Plot Area:** 2,296.00 Sq. m.
- **Land Use:** Commercial
- **Total Covered Area:** Approx. 8,390.98 Sq. m.

Construction Status:

- **Date of Commencement:** [12.11.2025]
- **Expected Completion:** [11.11.2029]

PROJECT SPECIFICATIONS – INDUS CENTRAL

A. Shops / Commercial Areas

Item	Specification
Flooring	Vitrified tiles / stone flooring as approved
Ceiling	Exposed roof slab finish
Doors	Toughened glass door at shop front / as per architectural drawings
Walls	Plastered finish as approved
Fire Fighting	As per relevant norms and standards

B. Common Area: (Commercial)

Item	Specification
Flooring	Vitrified tiles / stone flooring as approved
Ceiling	False ceiling as approved
Walls & Painting	Emulsion paint / stone cladding as approved
Electrical Works	Common area electrical installation with corridor lighting
Fire Fighting	As per relevant norms
Staircase	Stone flooring as approved

C. Basement Area

Item	Specification
Flooring	Trimix flooring
Lighting	Ceiling-mounted fixtures / tube lights
Parking	Adequate parking provision as per requirement
Fire Fighting	As per relevant norms

D. Lifts & Escalators

Item	Details
Lifts	3 Nos. Passenger Lifts
Escalators	As per approved design and specification

E. Common Toilets

Item	Specification
Flooring	Vitrified tiles / stone flooring as approved
Ceiling	False ceiling as approved
Walls	Tile cladding / stone finish as approved
Chinaware	Wall-hung W.C. and Wash Basin of approved make
C.P. Fittings	Branded fittings of approved make

Residential Apartment Units

The residential apartment is designed in accordance with **architectural and structural drawings**, ensuring **optimum space utilization, natural lighting, and cross ventilation**. All units are provided with adequate electrical points, plumbing provisions, and A/C points in compliance with **CPWD specifications and NBC norms**.

Item	Specification
Flooring	Vitrified tiles / stone flooring as approved
Ceiling	False ceiling as approved
Walls	Emulsion paint / tile cladding as approved
Chinaware	Wall-hung W.C. / Wash Basin of approved make
C.P. Fittings	Branded fittings of approved make
Doors & Windows	Laminated wooden doors / Aluminium frames as per architectural drawings

Lobby & Common Areas (Residential Block)

Item	Specification
Flooring	Vitrified tiles / stone flooring as approved
Ceiling	False ceiling as approved
Walls & Painting	Emulsion paint / stone cladding as approved
Railing	Stainless steel / glass railing as approved
Electrical Works	Common area electrical installations with adequate lighting
Fire Fighting	As per statutory norms
Staircase	Stone flooring as approved