

Plot Area - 19987sqmt (4.9 acres)

Permissible Ground Coverage @ 40%

FAR @ 4.0

— Spread over an total area of 4.9 acres, it has dedicated separate zones for retail, restaurants, multiplex, food court, Multipurpose Hall ,Offices studio apartments etc.

— Dispersed into two blocks, dedicated for Leasing and Sale .

— Total built up area approx 12 lac sq. ft. spread across 22 levels (Leasing + Sale) offering unmatched shopping, entertainment & Work environment, Office studio & apartments.

— 06 Screen Multiplex ( Approx. 615 seats)

## FLOOR WISE DESCRIPTION

— Basement-1 & 2	Parking & Services
— Lower Ground Floor	Commercial / Retail
— Ground Floor to Third Floor	Retail / Restaurant / Offices / S.C.O
— Fourth Floor	Multiplex / Retail / Offices
— Fifth Floor	Multiplex / Retail / Food Courts / Offices
— Sixth Floor	Multiplex / Retail / Food Courts / Offices
— Seventh Floor	Offices / Food Courts
— Eighth Floor	Offices
— Ninth Floor	Service Floor
— Tenth & Eleventh Floor	Multipurpose Hall / Facilities Floor etc.
— Twelfth to Twenty First Floor	Hotel / Service Apartments / Office Studio

## PROPOSED WORLD STREET MALL

WORLD STREET MALL AT GREATER NOIDA WEST, NOIDA EXTENSION – UTTAR PRADESH

Disclaimer : – Visual representation shown in the brochure are purely conceptual. All Buildings, Plans, Specification, Layout Plans, etc. are tentative and subject to variation & modification by the company or the competent authorities.

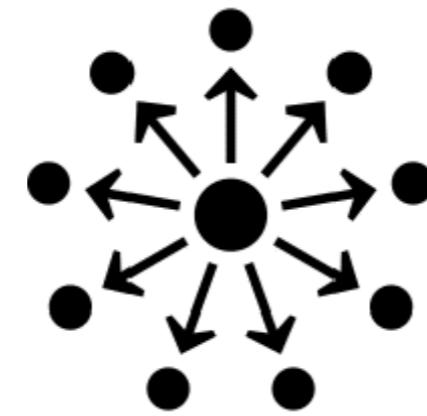
ARCHITECTS:



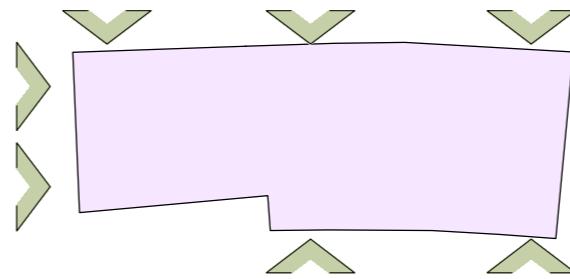
**ATWIN**®



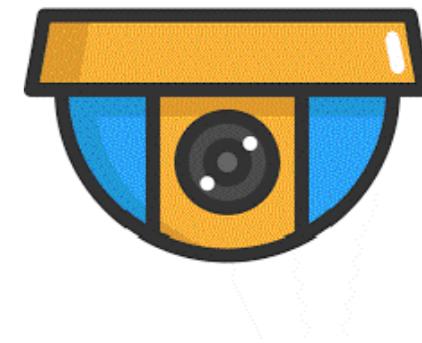
Located in Greater Noida  
(West)



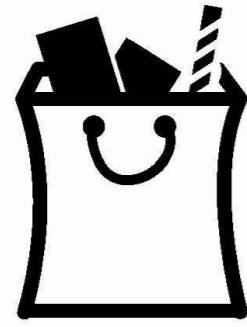
Total development spread  
over 19987 sq.m. approx.  
4.9 acre area



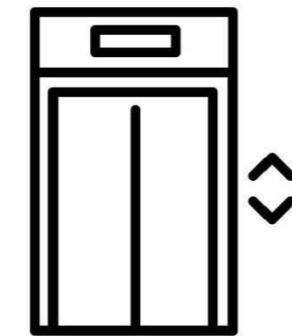
3 side open retail corner plot.  
Adjacent to COCO Petrol pump  
with largest frontage.  
All side accessible plot.



Latest building management system  
with CCTVs, smoke detectors and  
firefighting system / sprinklers  
as per NBC Fire approval



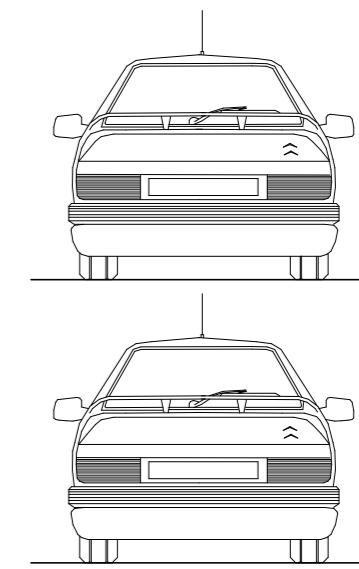
Mixed- use luxury high  
street development



Multiple passenger elevators for  
Retail / Offices / Food Outlets etc.



Multiple entries & exits, provision  
for ATM kiosks, help desk &  
information centre



Provision for mechanical  
car parking place  
across 2 levels with  
1600 + car parks.

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## OFFICES



A layout offering spaces for growing entrepreneurs, businesses & professionals alike.

- Smart compact business studios.
- One dedicated high end tower with shopping hub at lower floors.
- Power back-up and CCTV surveillance
- Latest fire-safety prevention & fire-fighting system with approvals.
- High speed elevators for faster conveyance
- Ample parking

## SHOPPING



Retail and Commercial spread across 9 levels that are designed to cultivate repeat business in a vibrant well-lit environment.

- Thoughtfully designed specific module of either side of Atriums with good frontage.
- All shops in the development are designed to gain maximum visibility through Atriums / Edges with no dead end corridors.
- Daily Conveniences / Retail.

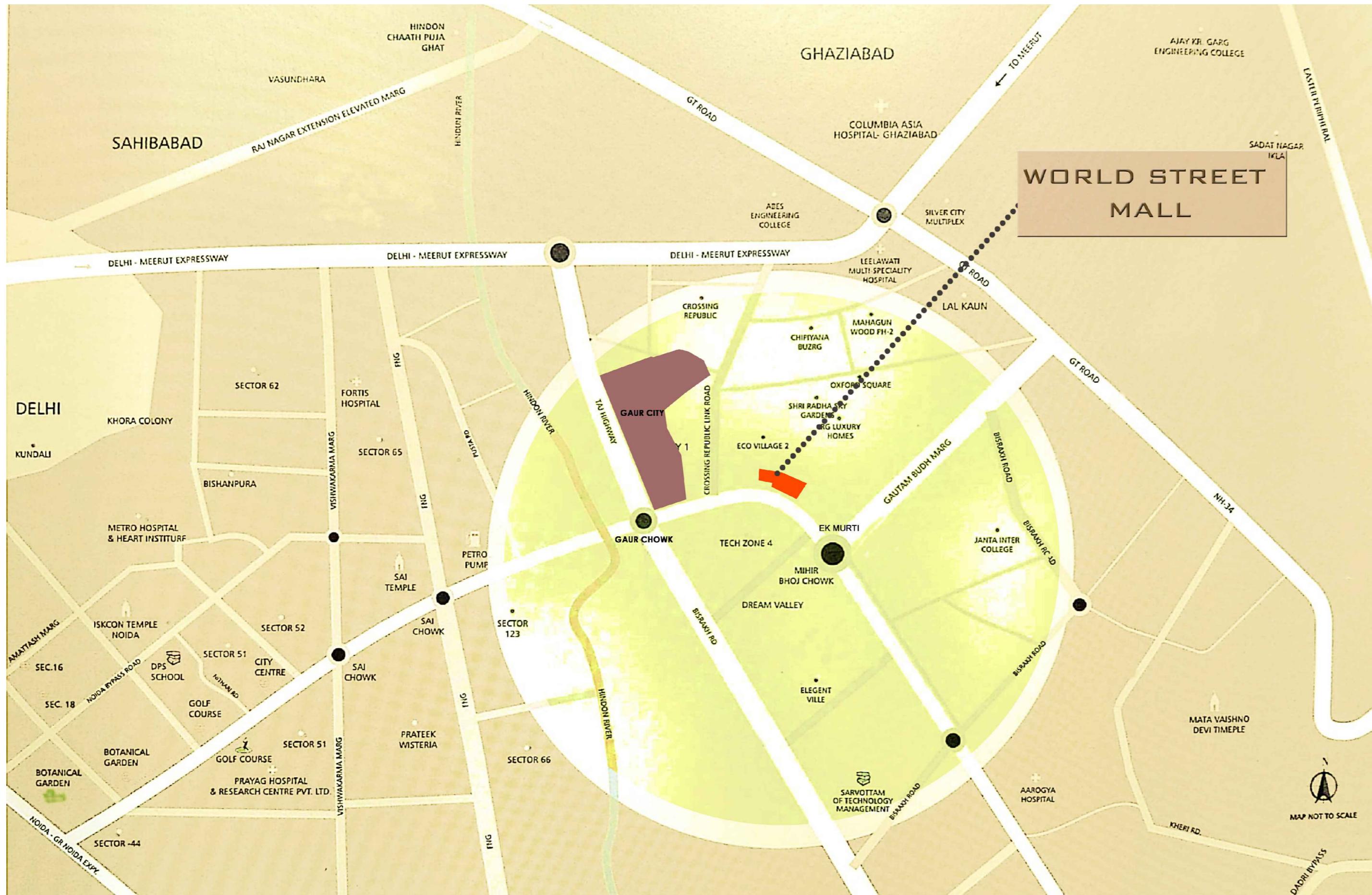
## FOOD COURT



Dedicated 4 floors planned for touch of flavours with varied dining choices.

- Space for Pubs / Lounges.
- Sidewalk cafes / Counters.
- Space for big theme restaurants.
- Food Courts / Outlets.

## THE LOCATION



# CATCHMENT OF OVER 5 LAC FAMILIES WITHIN 6 KM

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## PROXIMITY TO

1. NH-9
2. SECTOR 78, NOIDA
3. SECTOR 120, NOIDA
4. GAUR CHOWK
5. GAUR CITY MALL
6. GAUR INTERNATIONAL SCHOOL
7. CROSSING REPUBLIC RESIDENTIAL

## DEVELOPMENT

## ARCHITECTS:

ATWIN®

# WORLD STREET MALL PROPOSED SPECIFICATIONS:



## FLOOR DESCRIPTIONS

TOTAL NO. OF SHOPS

2468 approx.

NO. OF FLOORS

Two Basements (Parking & Services), Lower Ground Floor to Fourth Floor  
(Shopping / Restaurants / Retail) Fifth Floor to Sixth Floor (Shopping / Food Courts / Retail / Office)  
Seventh Floor (Shopping / Retail / Food Courts / Office)

## NO. OF SHOPS PER FLOOR

### LOWER GROUND FLOOR

302 Shops, Kiosk - 109 No (Approx.)

### GROUND FLOOR

286 Shops (Approx.)

### FIRST FLOOR

282 Shops (Approx.)

### SECOND FLOOR

282 Shops (Approx.)

### THIRD FLOOR

278 Shops (Approx.)

### FOURTH FLOOR

278 Shops (Approx.)

### FIFTH FLOOR

215 Shops (Approx.)

### SIXTH FLOOR

215 Shops (Approx.)

### SEVENTH FLOOR

214 Shops (Approx.)

## PROJECT CONSULTANTS

### DESIGN ARCHITECT

Atwin Architects

### SERVICES CONSULTANT

V Consulting

### STRUCTURE DESIGN CONSULTANT

VMS (Vakil Metha Sheth Consulting Engineers)

### CONSTRUCTION METHODOLOGY

Conventional System (Composite - Steel & RCC Structure)

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ARCHITECTS:

**ATWIN<sup>®</sup>**

## VITAL PROJECT RELATED INFORMATION

AIR CONDITIONING	DX package of Air Conditioning for Shops ( No Split AC )
CEILING HEIGHT	4.6 m Clear Height under slab for Basement 1 & 2 (Parking) 4.3 m (14' - 0" approx.) Clear Height under slab for Lower Ground Floor To Eighth Floor
LIFTS AND ESCALATORS	
SEPARATE LIFTS	5 No. of lifts for Shopping Area (Make Otis / Fujitec / Kone / Equivalent)
SPECIFICATION OF LIFTS	SS Finish from Inside and Outside (As Per Detail)
LOBBY AND COMMON AREAS	
FLOORING	Granite Flooring / Tile
CEILING	Exposed RCC with running Service Area
PAINTING	OBD Paints (Make: ICI Dulux / Asian / Berger or Equivalent Quality) and Exposed Services
RAILING	M.S Railing in Internal Area & Glass Railing in External Area
ESCALATORS	2 Nos. of Escalators catering from Basement 2 to Basement 1 and 2 Nos. of Escalators from Lower Ground to Ground floor and 5 Nos. of Escalator from Ground Floor to Seventh Floor for Upward & Downward Movement at each floor. (Make: Otis / Fujitec / Kone / Equivalent)
WALLS	Plastered Walls with Granite & Tile Finishing up to 4' - 0"
ELECTRICITY	Common Area and Corridor Lighting
FIRE FIGHTING	As per NOC
STAIRCASE	Granite Flooring / Tile
LIGHTING	Tube Light / Ceiling Mounted LED Light Fixture

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ARCHITECTS:



## COMMON TOILETS

### FLOORING

Male, Female And Specially-abled  
Anti-Skid Tile Flooring

### PAINTING

OBD Paints and Exposed Services

### WALL CLADDING

Tile Cladding on Dado

### WC

European WC / Floor / Wall Mounted

### CP FITTING

Chrome Plated

## SHOPS / OFFICES / FOOD OUTLETS

### FLOORING

Expose RCC Slab - Ready to receive any Flooring by Owner / Buyer

### WALLS

75 mm thick Dry Wall

### CEILING

Exposed RCC Ceiling (No Furnishing)

### DOORS

M.S Rolling Shutters ON opening fixed inside of the shop front

### ELECTRICITY

One DB as per Required Load will be Provided Separate Meter for Power Backup

### FIRE FIGHTING

As Per Fire NOC

## BASEMENT AREA

### ROAD AND PARKING

VDF Trimix Concrete Flooring

### LIGHTING

Tube Light / Ceiling Mounted LED Light Fixture

### COMMON PARKING

As per Drawings

### RAMP

Chequered Tiles / Trimix Concrete Flooring

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ARCHITECTS:



**LANDSCAPING**
**HARD LANDSCAPE**

Tiles / Trimix Concrete / Pavers / Kerb Stone / Chequered Tiles

**SOFT LANDSCAPE**

Natural Grass / Artificial Grass Pad / Shrubs / Plants / Trees

**LIGHTING**

As per Design

**ESS AND DG (MAX. CAPACITY)**
**DG SET**

As Per Load Requirement

**TRANSFORMER**

As Per Load Requirement

**STP**
**CAPACITY (IN BASEMENT)**

As per Design (Area Approx. 350 sq.m.)

**ELECTRICITY PANEL (IN BASEMENT)**

As per Design (Area Approx. 370 sq.m.)

**FLOORING**

IPS Flooring

**WALLS**

OBD Paints (Make: ICI Dulux / Asian / Berger or Equivalent Quality) and Exposed Services

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Located in Greater Noida (West)

At the cross section  
of 130 m road & 60 m road

3 side open plot right at the  
facing 130 m Noida &  
Greater Noida West link road

Only 5 minutes drive from Crossing  
Republic residential development and  
15 minutes drive from Noida City  
Center Metro Station

### PROPOSED METRO CONNECTIVITY

