

KEY HIGHLIGHTS OF PROJECT

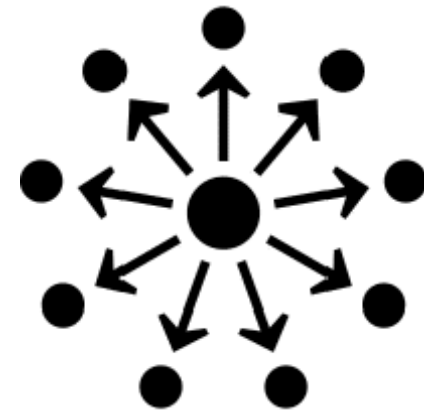
- Plot Area - 19987sqmt (4.9 acres)
- Permissible Ground Coverage @ 40%
- FAR @ 4.0
- Spread over an total area of 4.9 acres, it has dedicated separate zones for retail, restaurants, multiplex, food court, Multipurpose Hall ,Offices studio apartments etc.
- Dispersed into two blocks, dedicated for Leasing 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

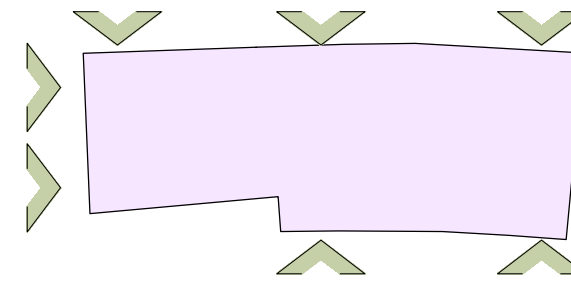
- | | |
|---------------------------------|--|
| — Basement-1 & 2 | Parking & Services |
| — Lower Ground Floor | Commercial / Retail |
| — Ground Floor to Third Floor | Retail / Restaurant / Offices / S.C.O |
| — Fourth Floor | Multiplex / Retail / Offices |
| — Fifth Floor | Multiplex / Retail / Food 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 |



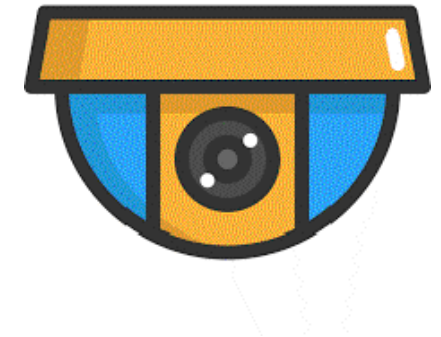
Located in Greater Noida
(West)



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



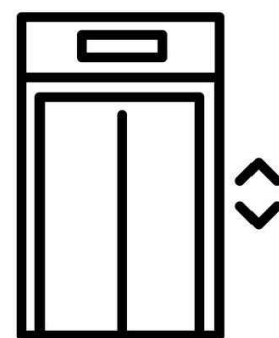
3 side open retail corner plot.
Adjacent to COCO Petrol pump
with largest frontage.
All side accessible plot.



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



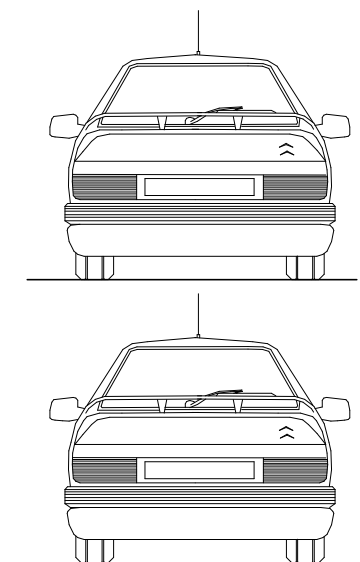
Mixed- use luxury high
street development



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.

PROPOSED WORLD STREET MALL

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

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ARCHITECTS:

ATWIN[®]

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.

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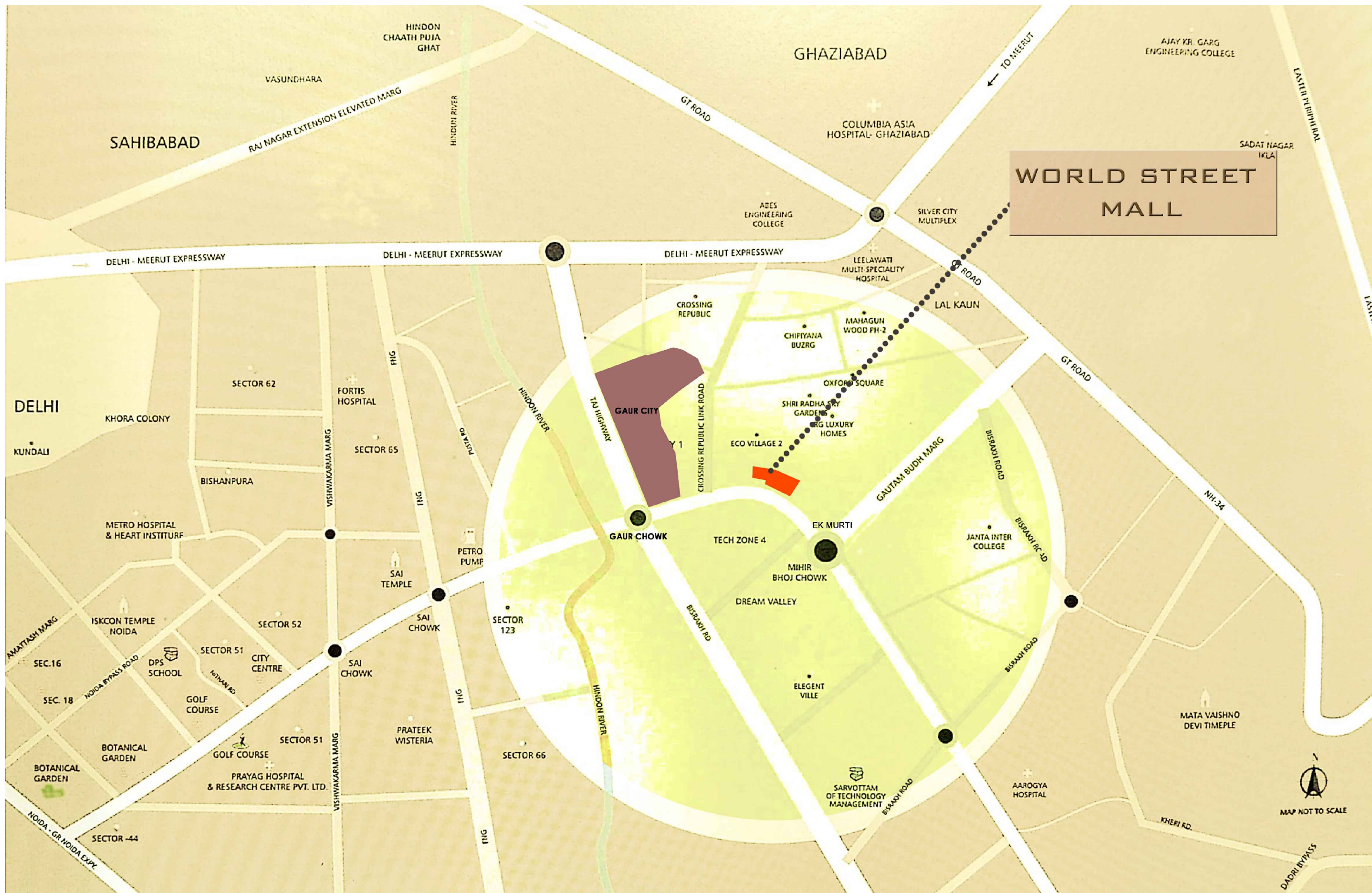
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THE LOCATION



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

CATCHMENT OF
OVER 5 LAC FAMILIES
WITHIN 6 KM

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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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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 Gound 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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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 <u>Provided Separate Meter for Power Backup</u>
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

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



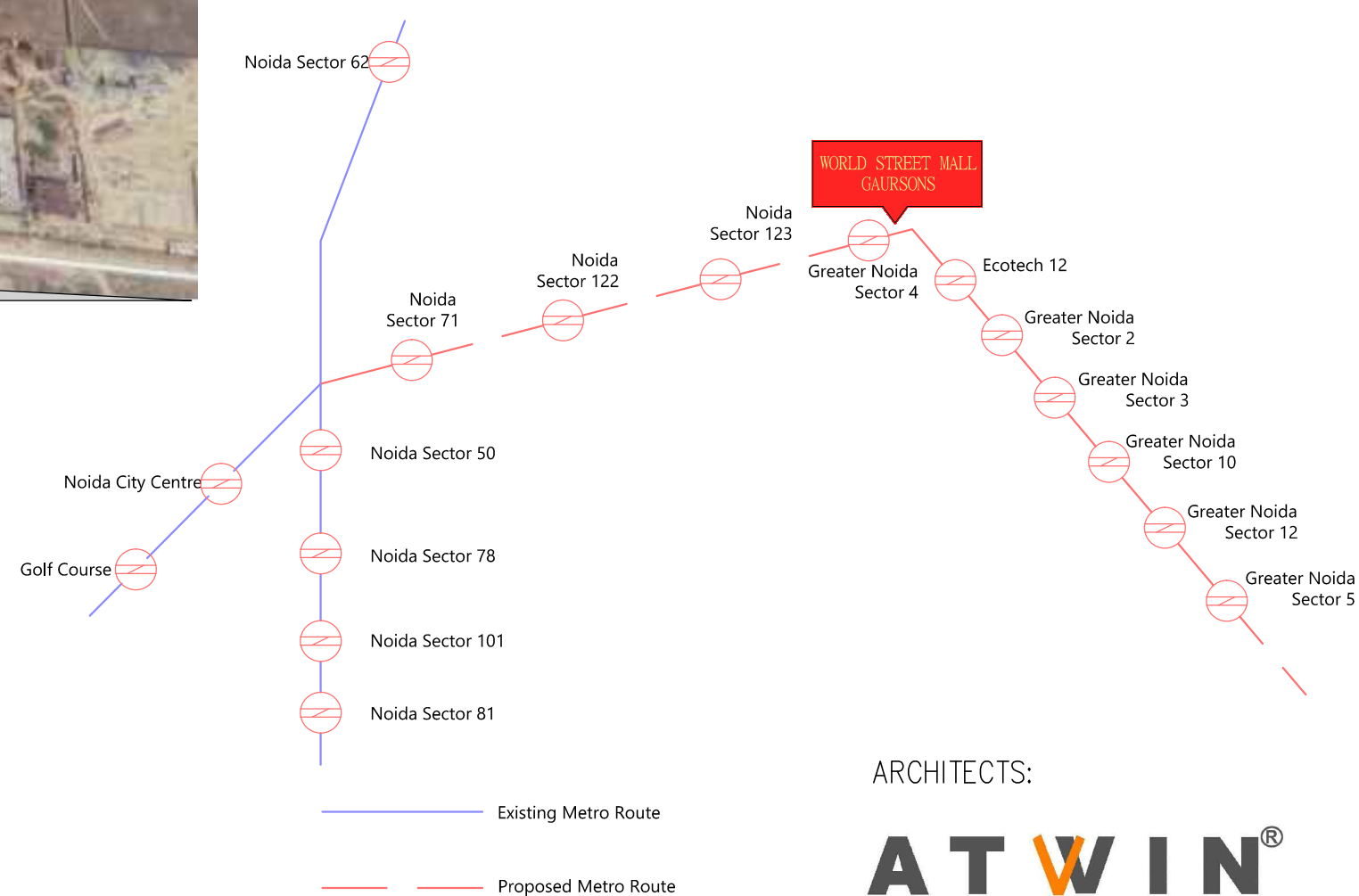
Located in Greater Noida (West)

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 MERTO CONNECTIVITY



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