



# HIMALAYA CityCenter

THE CENTER OF HAPPINESS



## LIFE'S COLOURS UNITE

Himalaya City Center perfectly accommodates the vividness of the modern lifestyle.

This montage of Life's Colours is evidently represented by a vivid harmony of lifestyle elements like food, entertainment, and shopping.

Himalaya City Center is the new focal point of the modern lifestyle at Raj Nagar, Extension.

The neighbourhood is emerging as the next habitat for the busy millennials of Delhi NCR and the project is about to make a huge impact on its lifestyle, adding vibrant colours of happiness to it.

## CATCHMENT AREA

The rich catchment area of rapidly developing Raj Nagar, Extension comprises of working-class and potential target audience of affluent homeowners.



**100+**  
Residential



**50+**  
Ready-To-Move-In



**500**  
Acres of green belt  
along the Hindon River



**50,000+**  
Families



**GDA Approved**  
Land



**First Affordable**  
housing city of NCR



**UPCA**  
run BCCI approved  
Cricket Stadium is  
under construction



**Well-Connected**  
to Delhi Metro, NH-24 (16-lane  
High speed corridor to  
Meerut), Delhi-Meerut RRTS  
(under-construction)



**Top Ranked**  
Schools like  
DPS, GD Goenka,  
Modern School, Parevartan  
are already in town

# PROJECT HIGHLIGHTS



**High-Street  
commercial plaza**

**Two side (corner)  
open development**



**Ghaziabad's  
Largest Commercial  
Project**

# PROJECT HIGHLIGHTS



**9 Screen Multiplex  
in Ghaziabad**



**Unlimited shopping with  
the best to choose from**





**Unlimited chatter  
and fun  
with incredible food**

# PROJECT SPECIFICATIONS








## VITAL INFORMATION

 DX-SYSTEM	DX package of Air Conditioning for Shops, retail areas (indoor unit to be provided by the buyer / owner. Only piping tap offworks to be done till one point).
 CEILING HEIGHT	4.0 mt (13'-1") Clear Height under slab for Lower Basement (Parking) 4.25 mt (14'-0") Clear Height under slab for Upper Basement (Parking) 5.475 mt (18' - 0") Clear Height under slab for GROUND FLOOR 4.25 mt (14' - 0") for FIRST and SECOND FLOOR 4.95 mt (16' - 3") Clear Height of MULTIPLEX for each Lower and Upper Floor






## LIFTS AND ESCALATORS

 LIFTS	12 No. of lifts for Shopping Area (Make Otis / Fujitec / Kone / Equivalent)
 ESCALATORS	6 Nos. of Escalators catering Ground to Upper Floors

## LOBBY AND COMMON AREAS







 FLOORING	Tile Flooring
 CEILING	Exposed DECK sheet with running Service Area of Tensile Roof
 WALLS & PAINTING	Dry wall painting partitions OBD up to beam bottom / false ceiling which ever is lower (Make: ICI Dulux / Asian / Berger or Equivalent Quality)
 RAILING	Glass Railing in Internal & External areas
 ELECTRICITY	Common Area Electrical works with Corridor Lighting
 FIRE FIGHTING	As per NBCC
 STAIRCASE	Stone / Tile Flooring

## COMMON TOILETS

 FLOORING	Anti-Skid Tile Flooring
 PAINTING	OBD Paints
 WALL CLADDING	Tile Cladding or Dado up to 7' - 0" height
 WC	European WC as per specifications
 CP FITTING	As per specifications







## SHOPS / FOOD OUTLETS

 FLOORING	Concrete Floor Laid on deck sheet - ready to receive a flooring by owner / buyer
 WALLS	115 mm thick Dry Wall Partition
 CEILING	Steel structure in deck area
 DOORS	Glass doors at Shop Front
 ELECTRICITY	(Metered electricity with cable tap provided as per load sheet at one point) with DG backup
 FIRE FIGHTING	As Per Fire NBCC



## BASEMENT AREA

 FLOORING	Finishing (Concrete)
 LIGHTING	Tube Light / Ceiling Mounted LED Light Fixture
 COMMON PARKING	As per Drawings with provision for Video Surveillance
 RAMP	Trimix Concrete Flooring





## LANDSCAPING

 HARD LANDSCAPE	Tiles / Trimix Concrete / Pavers / Kerb Stone / Chequered Tiles
 SOFT LANDSCAPE	Natural Grass / Artificial Grass Pad / Shrubs / Plants / Tree
 LIGHTING	As per Design



## ESS AND DG (MAX CAPACITY)

 DG SET	As Per Load Requirement (for common areas and common essential services)
 TRANSFORMER	As Per Load Requirement




## STP

 CAPACITY (In Basement)	As per Design (138 KL approx.)
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## ELECTRICITY PANEL

 CAPACITY (In Basement)	As per Design
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# LOCATION HIGHLIGHTS

- In proximity to fully developed group housing, top colleges, schools, banquets and hospitals.
- Located on Main Road, Raj Nagar, Extension, NH-58, Ghaziabad.
- Easy-connectivity to proposed Delhi-Meerut RRTS.

**2-min**

drive to  
**UPCA Cricket Stadium**  
less than 1 km away

**5-min**

drive to  
**Hindon River Metro Station**

**3-min**

drive to  
**Hindon, Elevated road to NH-24**

**8-min**

drive to  
**Hindon Civil Airport**

**8-min**

drive to  
**Narinder Mohan Hospital**

**14-min**

drive to  
**Dilshad Garden Metro**

**15-min**

drive to  
**Noida, Sec-62**

**18-min**

drive to  
**Anand Vihar ISBT**

**25-min**

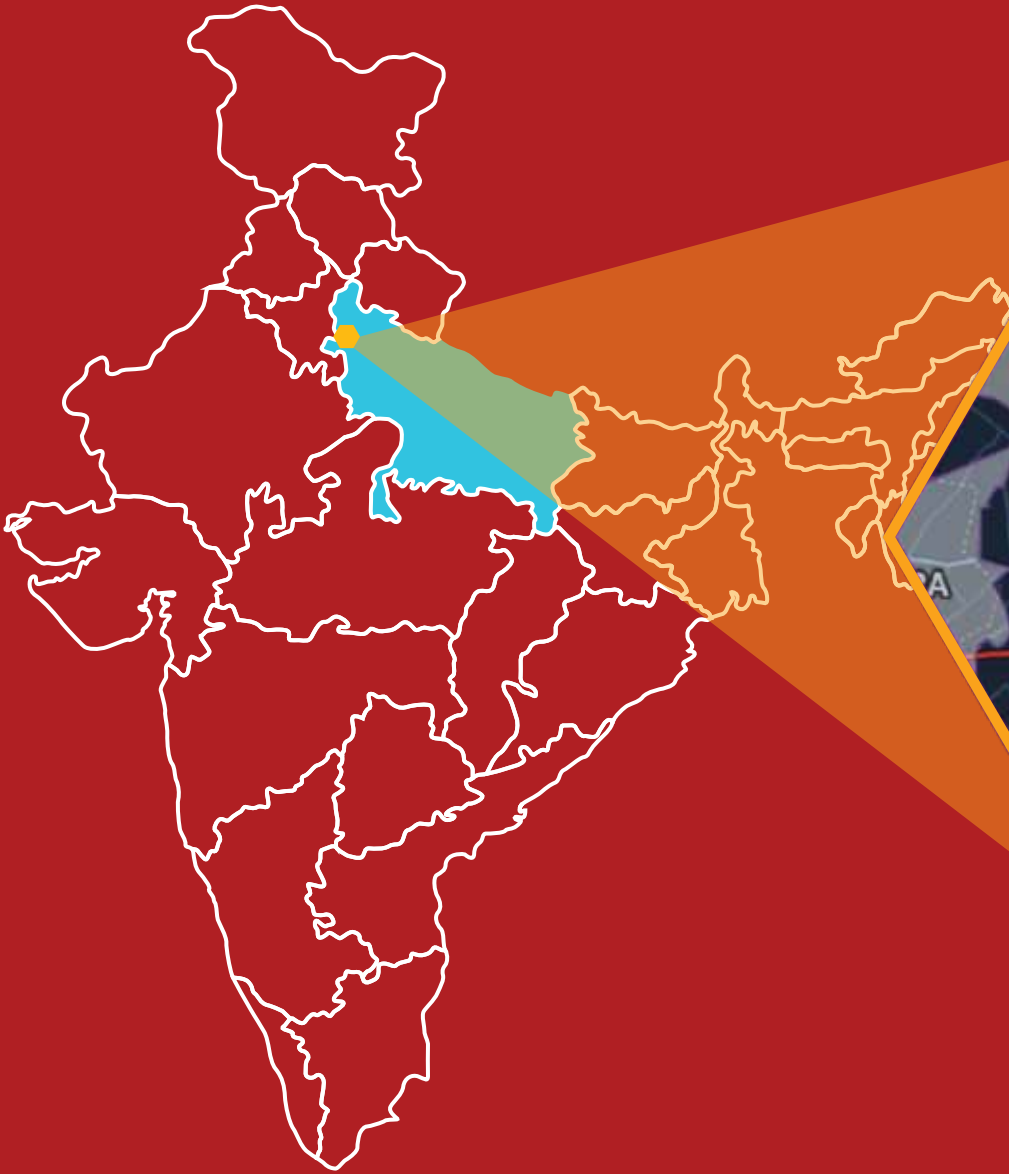
drive to  
**Signature Bridge, Delhi**

**20-min**

drive to  
**Akshardham Temple**

# GAZIABAD | AT A GLANCE

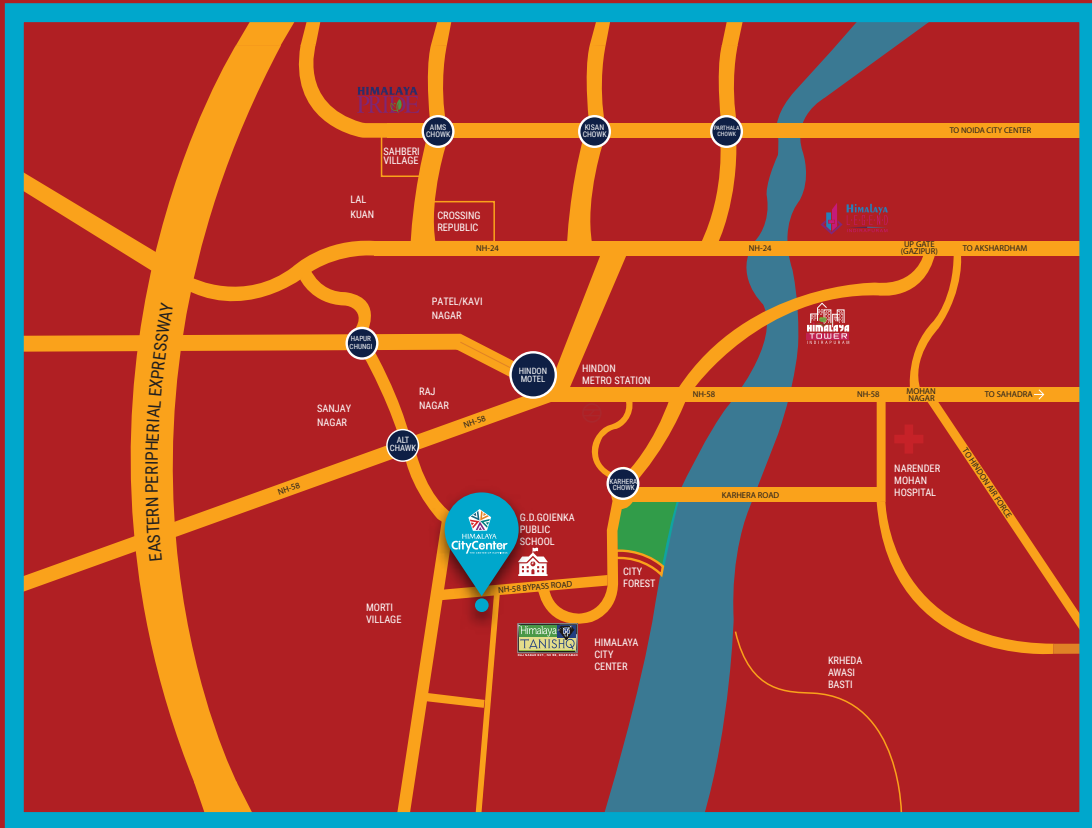
MAP OF INDIA



MAP OF GHAZIABAD



SITE LOCATION



Map Not to Scale ~ For representation purpose only

## KEY CITY DEMOGRAPHICS



**11794**  
Sq. km. Area



**4.68**  
Million Population



**78.07%**  
Literacy Rate

# GHAZIABAD | AT A GLANCE

## KEY FACTS



Ghaziabad is known as the Gateway of Uttar Pradesh, was named after Ghazi-ud-Din, a wazir at the court of Mughal Emperor, Muhammad Shah. It is also the largest city in Western UP.



Ghaziabad is a part of NCR (National Capital Region) and is well-connected to the capital through metro networks, expressways and highways.



Ghaziabad is the 30<sup>th</sup> best city in India in the Ease of Living Index 2020 and improved its ranking by 16 spots.



Ghaziabad is famous across the world for its manufactured engineering products including automobile spare parts, machinery parts, lift, and is one of the biggest supplier of engine of various capacities.



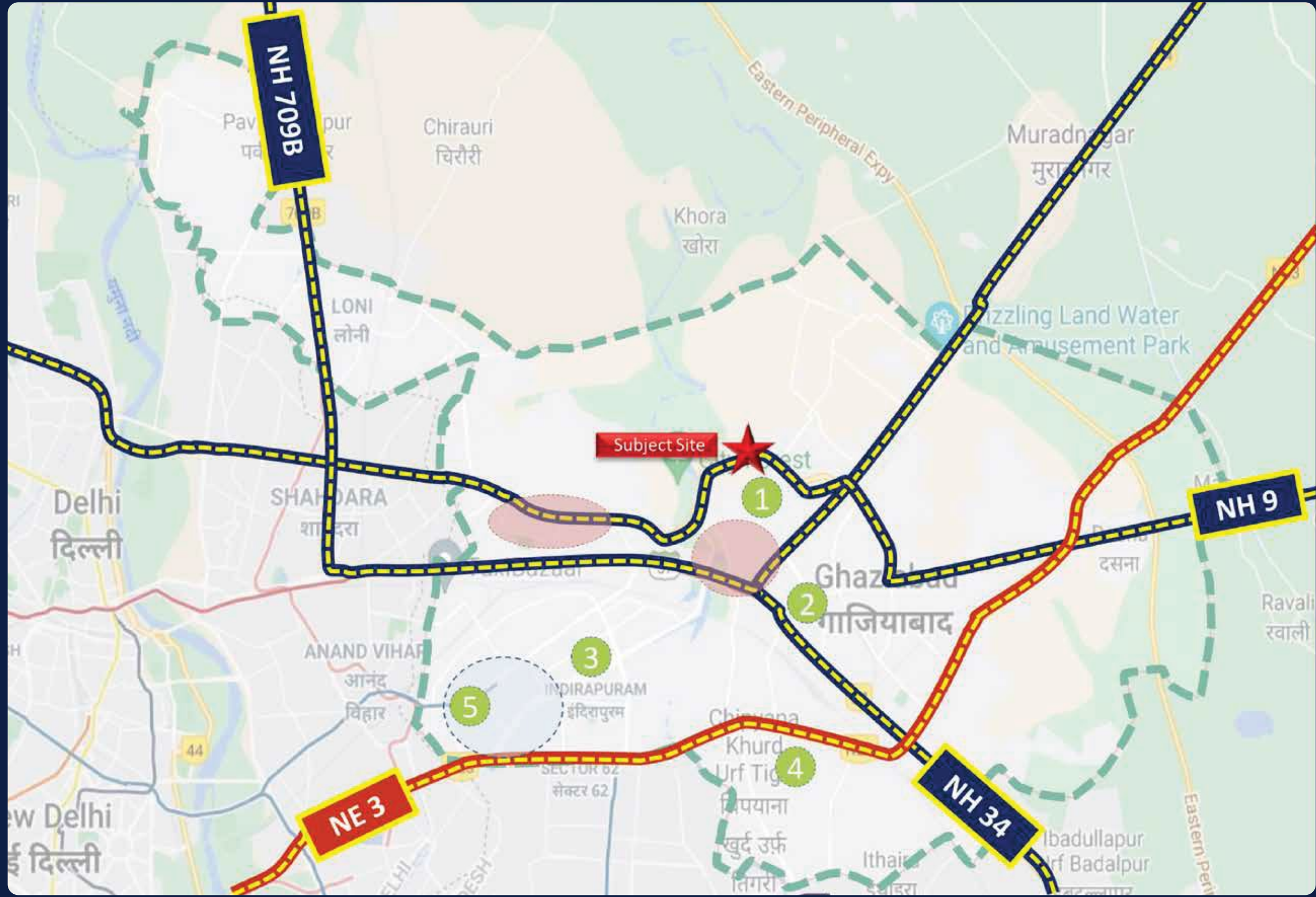
Ghaziabad is considered as an attractive investment because of its connectivity with the most developed cities of India including Delhi and Noida.

Affordable pricing of retail space, emerging posh residential areas and existence of amenities, make it a captivating destination for commercial activity.





# GAZIABAD | OVERVIEW OF REAL ESTATE ACTIVITY



## REAL ESTATE OVERVIEW

- National Highways
- National Expressways
- Industrial Hub
- Key Hospitality Area
- Unorganized Retail Market
- 1 Raj Nagar, Extension
- 2 Turab Nagar
- 3 Indirapuram
- 4 Crossings Republik
- 5 Vaishali

# GHAZIABAD | OVERVIEW OF REAL ESTATE ACTIVITY

## REAL ESTATE OVERVIEW

1

Ghaziabad was listed under the Top 10 most dynamic cities of the world in 2006. The city has emerged as a real estate destination due to its proximity to cities like Delhi, Noida and Gurugram, and the presence of IT, Retail, Financial and Service Sectors in the area.

2

The city constitutes primarily of high-end residential colonies, commercial developments in the form of mall, industrial and manufacturing units and high-street retail.

3

Major residential and commercial hubs of Ghaziabad are Raj Nagar, Extension, Turab Nagar, Indirapuram, Crossings Republik and Vaishali.

4

Overhauled by the national highways (NH-9, NH-34, NH-709B) and National Expressway (NE-3) and well-connected with NCR, Ghaziabad is rising at a fast pace as residential hub for a large number of professionals working in Noida and Delhi.

5

Raj Nagar Extension is located on the new Meerut By-Pass, and is near East Delhi, Noida, further connecting through a six lane expressway with the GT Road and NH-58, offering superior visibility to the projects located in this region.

# GHAZIABAD | TOP 10 FASTEST GROWING CITY

## GHAZIABAD AMONG TOP 10 FASTEST GROWING CITY



### EDUCATION

Education infrastructure development supports an economy of its own.

**University Presence** – IMT Ghaziabad, NIMT Institute of Management and Technology, Advance Institute of Management

**College Presence** – ABES Engineering College, Mewar Institute of Management, KIET Group Colleges

**School Presence** – Delhi Public School, Cambridge School, GD Goenka School, Seth Anandram Jaipuria School, Bal Bharati Public School



### MEDICAL FACILITIES

Medical infrastructure is an effective indicator of extent of development in any area. It also implies that the locality has residents demanding for services, or the area attracts immigrants seeking medical services.

Anyway, the investments serve to some existing market.

**Hospital Presence** – Sarvodaya Hospital and Research Centre, Columbia Asia Hospital, Aarogya Hospital, Max Super Speciality Hospital



### WELL-CONNECTED TO PRIME LOCALITIES

A well-connected location ensures exchange of services and market to and from other connected areas.

Distance from Indira Gandhi International Airport – 1 hour away. The recent operations of Hindon Airport in 2019 has improved the connectivity of the city.

Ghaziabad falls under the NCR Region and is bounded by various **National and State Highways** providing a strategic location to the city.



### RETAIL & ENTERTAINMENT

People tend to prefer malls and high-street retail concept. This has increased demand for such infrastructure along with other offerings such as Family Entertainment Centres (FECs).

Retail developments usually become more successful in areas with more offerings, forming a hotspot.

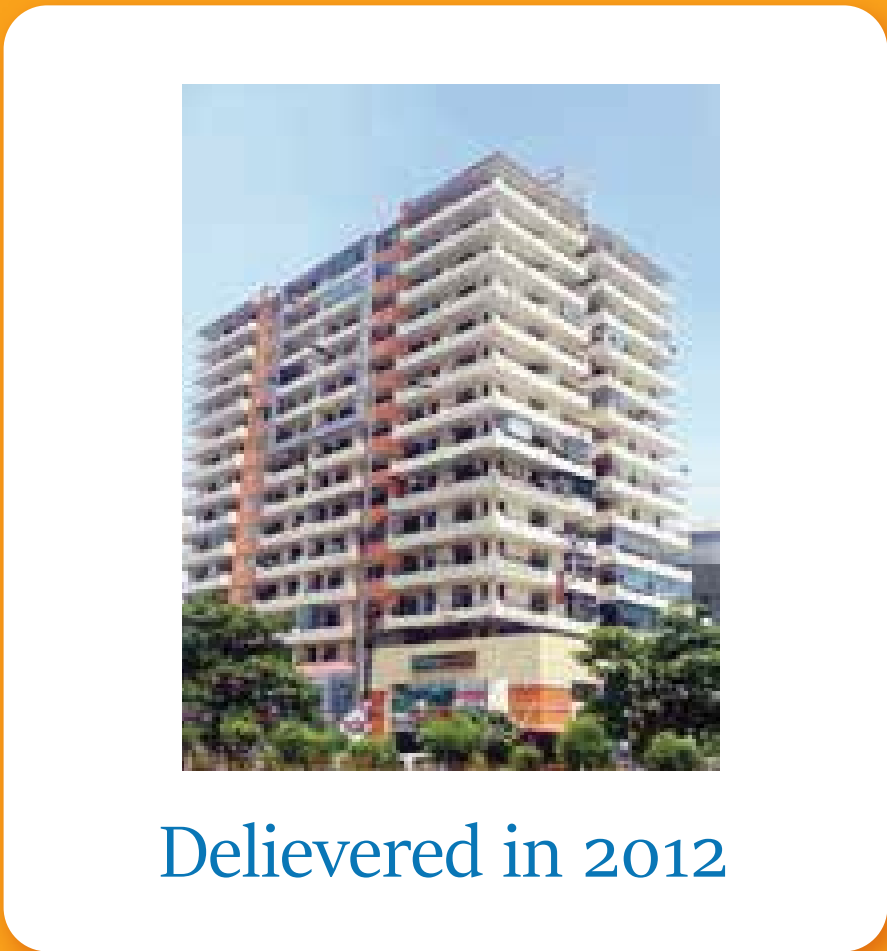
**Malls and Shopping Centre:** Shopprix Mall, Indirappuram Habitat Centre, Opulent Mall

**Upcoming Malls** – KW Delhi 6, Spotlite, Migsun

# DELIVERED PROJECTS



Delievered in 2009



Delievered in 2012



Delievered in 2014



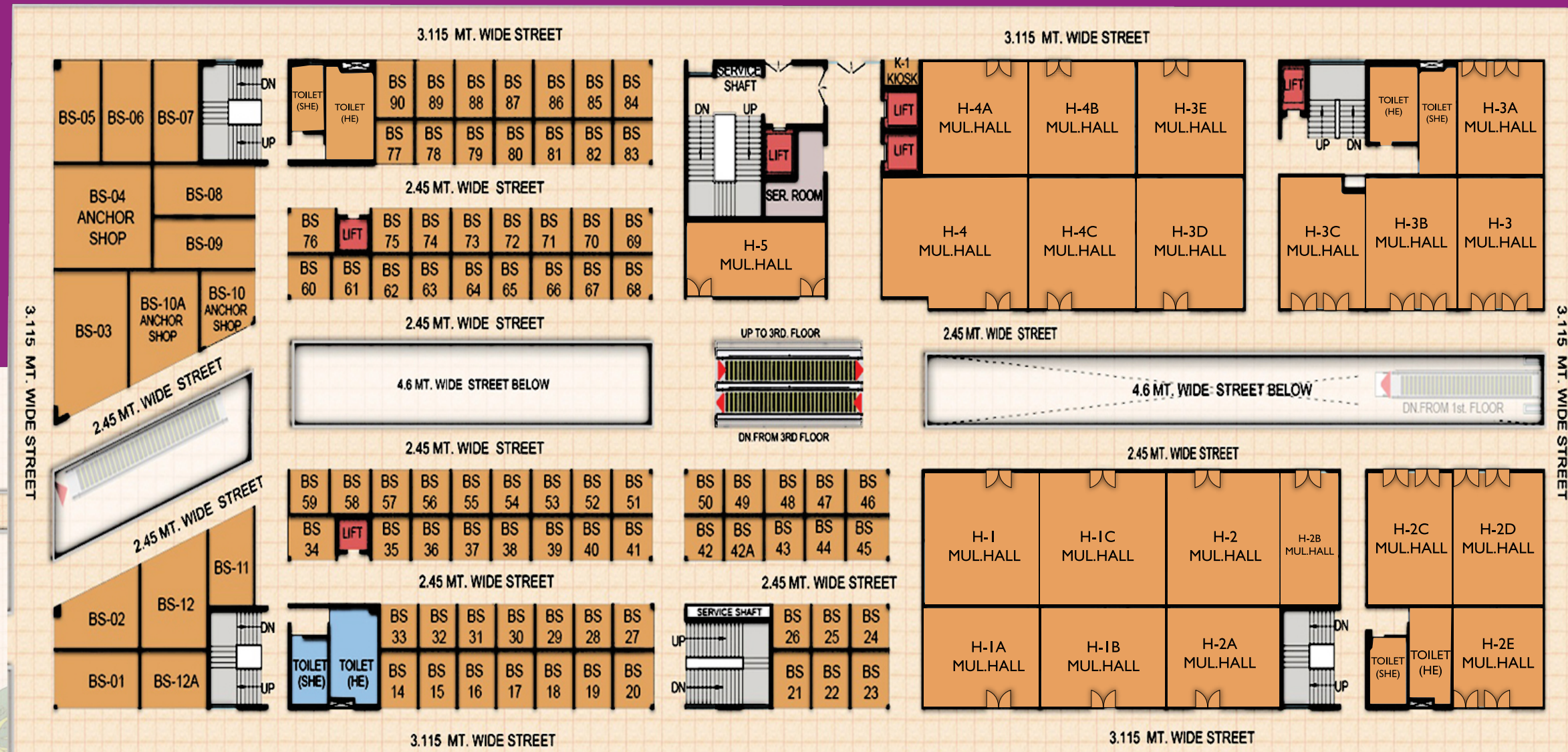
Delievered in 2020







# 2<sup>nd</sup> FLOOR



# LOCATION MAP



HIMALAYA  
**CityCenter**  
THE CENTER OF HAPPINESS

**LARGEST COMMERCIAL**  
in Raj Nagar, Extension, Ghaziabad

**Address:**

Himalaya City Center, Khasra No. 524, Raj Nagar, Extension, Ghaziabad, (UP)- 201017

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Drone Interactive  
Video QR Code