

Luxurious specs for new-age businesses

STRUCTURE	RCC / Steel Structure as per relevant IS Code
LANDSCAPE	Landscaped Plaza with water body Pedestrian Plaza designed with seating area with food Kiosks
FINISHES	Combination of Stone, Tiles, Painted Surface and Glazing etc.
External	Combination of Stone, Tiles, Painted Surface.
Lobby	Combination of Stone, Tiles, Painted Surface.
Basement	Brooms finish concrete.
Toilet	Finished Toilet with modern fittings and fixtures
PARKING	Basement Car Parking & services
SECURITY	Basement Driveway, Lift Lobby and Peripheral Security
FIRE SAFETY	Basement Driveway, Lift Lobby and Peripheral Security
Video Surveillance	Basement Driveway, Lift Lobby and Peripheral Security
HVAC	Basement Driveway, Lift Lobby and Peripheral Security
AC System	Provision for HVAC system
Ventilation and Exhaust	Provided Common toilet and Basement as per norms
ELECTRICAL	Provision of cables up to tenants premises
Distributions	Tenants Load will be metered through intelligent metering system
Metering	Provided
Lighting Protection & Earthling Pits	Provided
DIESEL GENERATOR	100 % Power automatic backup suitable diversity and load factor
SIGNAGE	Main Lobby equipped with tenants directory and directional signs.
Internal	External signage as per developers design and conditions.
External	
COMMUNICATION CABLES / TV CONNECTIONS	Provision for Data and Voice



AIS DEVELOPER LLP
The Galleria RERA No.: UPRERAPRJ418328

T-THREE PROMOTERS LLP
The Galleria 1 RERA No.: UPRERAPRJ548209

AIS Developers and T-three Promoters, recognized as one of the top most builders of the state, formed an alliance many years ago to bring together their expertise and construct exceptional projects. All projects, from commercial to residential, were built with Vaastu centric approach and were delivered on the committed date. So far, no construction has reported any damage. In fact, the quality is highly appreciated by all the buyers. Proceeding with the same commitment and values, this partnership is aiming to bring various high-end projects in next 10 years. After-all, the alliance believes in only one thing, delivering the best.

Registered Office: 218, J S Arcade, Sec-18, Noida-201301	Corporate Office: C-1123, Noida One Building, Sec-62, Noida-201301	Lucknow Site Office: Plot No. CP-4/32, Sec-4, Gomti Nagar Extension, Lucknow - 226010, U.P.
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The Galleria

Gomti Nagar Extn. Lucknow

Luxurious space for connoisseurs

High Street ~ Retail ~ Commercial



Here lies the heart of your business

Location plays a major role in a business's success. Situated in the upcoming prime location at Gomti Nagar Extension, Lucknow, this project provides the maximum exposure to your business by bringing you close to all kind of customers, from middle-class to upper class. So, all you need to do is just engage.

We very well know the taste of a connoisseur like you. Therefore, whether it is tiles or the entire interior, ventilation or the complete Vaastu, fine corners or the glass of the window, we are making sure that from small to big, everything is of high class and taste. Taking care of every nitty-gritty, we ensure that you and your customers experience utmost bliss here

Window Shopping

Bakery Shops & Eateries

High Street Retail & Hypermarket

Restaurant & Coffee Shops

Health & Wellness



All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. * Terms & Conditions Apply. Isqm = 10,764 sq. ft. www.uip-rera.in/projects

LOWER GROUND FLOOR PLAN

Table with columns for Shop No., Shop Sizes (Length, Width), Carpet Area (Sq. Ft.), Built-up Area (Sq. Ft.), and Saleable Area (Sq. Ft.). Includes data for WING - 1 (LG 1-40) and WING - 2 (LG 1-40).

Table with columns for Shop No., Shop Sizes (Length, Width), Carpet Area (Sq. Ft.), Built-up Area (Sq. Ft.), and Saleable Area (Sq. Ft.). Includes data for WING - 1 (LG 1-40) and WING - 2 (LG 1-40).

UPPER GROUND FLOOR PLAN

Table with columns for Shop No., Shop Sizes (Length, Width), Carpet Area (Sq. Ft.), Built-up Area (Sq. Ft.), and Saleable Area (Sq. Ft.). Includes data for WING - 1 (UG 1-39) and WING - 2 (UG 1-39).

Table with columns for Shop No., Shop Sizes (Length, Width), Carpet Area (Sq. Ft.), Built-up Area (Sq. Ft.), and Saleable Area (Sq. Ft.). Includes data for WING - 1 (UG 1-39) and WING - 2 (UG 1-39).

1ST FLOOR PLAN

Table with columns for Shop No., Shop Sizes (Length, Width), Carpet Area (Sq. Ft.), Built-up Area (Sq. Ft.), and Saleable Area (Sq. Ft.). Includes data for WING - 1 (FF 1-39) and WING - 2 (FF 1-39).

Table with columns for Shop No., Shop Sizes (Length, Width), Carpet Area (Sq. Ft.), Built-up Area (Sq. Ft.), and Saleable Area (Sq. Ft.). Includes data for WING - 1 (FF 1-39) and WING - 2 (FF 1-39).

2ND FLOOR PLAN

Table with columns for Shop No., Shop Sizes (Length, Width), Carpet Area (Sq. Ft.), Built-up Area (Sq. Ft.), and Saleable Area (Sq. Ft.). Includes data for WING - 1 (SF 1-36) and WING - 2 (SF 1-36).

Table with columns for Shop No., Shop Sizes (Length, Width), Carpet Area (Sq. Ft.), Built-up Area (Sq. Ft.), and Saleable Area (Sq. Ft.). Includes data for WING - 1 (SF 1-36) and WING - 2 (SF 1-36).

T-THREE PROMOTERS LLP
The Galleria 1 RERA No.: UPRERAPRJ548209
WING - 1

AIS DEVELOPER LLP
The Galleria 1 RERA No.: UPRERAPRJ418328
WING - 2

T-THREE PROMOTERS LLP
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WING - 1

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WING - 2

T-THREE PROMOTERS LLP
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WING - 1

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WING - 2

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WING - 1

AIS DEVELOPER LLP
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WING - 2



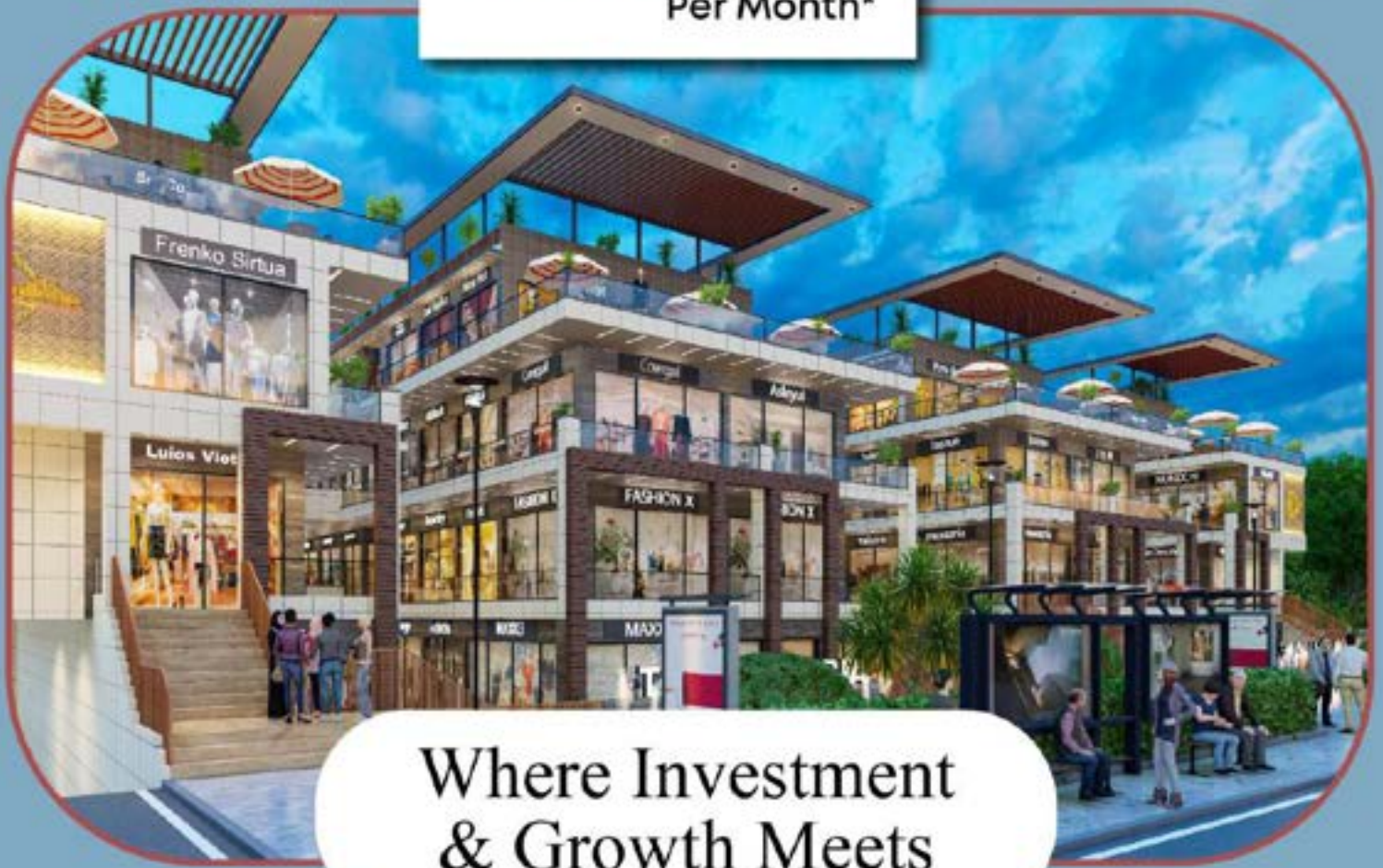


invest
₹ 30 Lac

Get
₹ 30,000
Per Month*



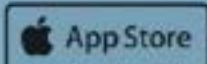
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Where Investment
& Growth Meets

EXPECTED BRANDS

*T&C Apply



Unbeatable Retail Opportunities in OUR HIGH STREET COMPLEX

Enquire Today!



Get
12% **Assured**
Rental PER ANNUM

Mechanical Basement Parking

Surrounding population 50,000 families Expected

High Street ~ Retail ~ Commercial



Shop Sizes from 136 to 1000 sq.ft.

Gomti Nagar Extension, Lucknow



Upgrading your business to the
perfect space



Ekana Stadium



Ch. Charan Singh Airport



RML Hospital



**Gomti Nagar
Extension,
Lucknow**



- Ekana Stadium 5 mins. • Airport 15 mins.
- Hazratganj 18 mins. • Near RML Hospital
- Railway Station 25 mins.
- 35,000 Families within Vicinity



UPRERAPRJ418328

Shop Sizes from 136 sq.ft. to 1000 sq.ft.



invest



₹ **30** Lac

Get
₹ **30,000** per month*

एक दुकान जो साथ रहें जीवन भर



UPCOMING SHOPS



Book the Premium **RETAIL SHOP** in Gomti Nagar Extension, Lucknow



UPRERAPRJ418328

Your Business Deserves the Best Location



- Ekana Stadium 5 mins. • Airport 15 mins.
- Hazratganj 18 mins. • Near RML Hospital
- Railway Station 25 mins. • 35,000 Families within Vicinity

High Street ~ Retail ~ Commercial





12%
ASSURED RENTAL PER Annum*



BEST INVESTMENT OPPORTUNITY

- World Class Amenities
- 24x7 Security
- Water Bodies
- Basement Car Parking
- Fire Safety
- 100% Power Back-up



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*T&C Apply