



ARV ARCADE

UPRERA NO.



**THE COMMERCIAL HOTSPOT,
WHERE BUSINESS MEETS EXCELLENCE**



OVERVIEW

- Best connectivity compared to emerging markets.
- At the entrance to Rajnagar Extension.
- 05 mins Drive to NH 58 & Rapid Metro.
- 15 mins drive to Domestic Airport.
- 20 plus Group housing projects on the same road.
- 05 plus upcoming group housing projects on this road.
- First Commercial Project 30-meter road.
- Well, connected to upcoming bypass of Rajnagar Extension.
- 25,000 families in the immediate vicinity [approximately 1.2 lac people]

HIGHLIGHTS

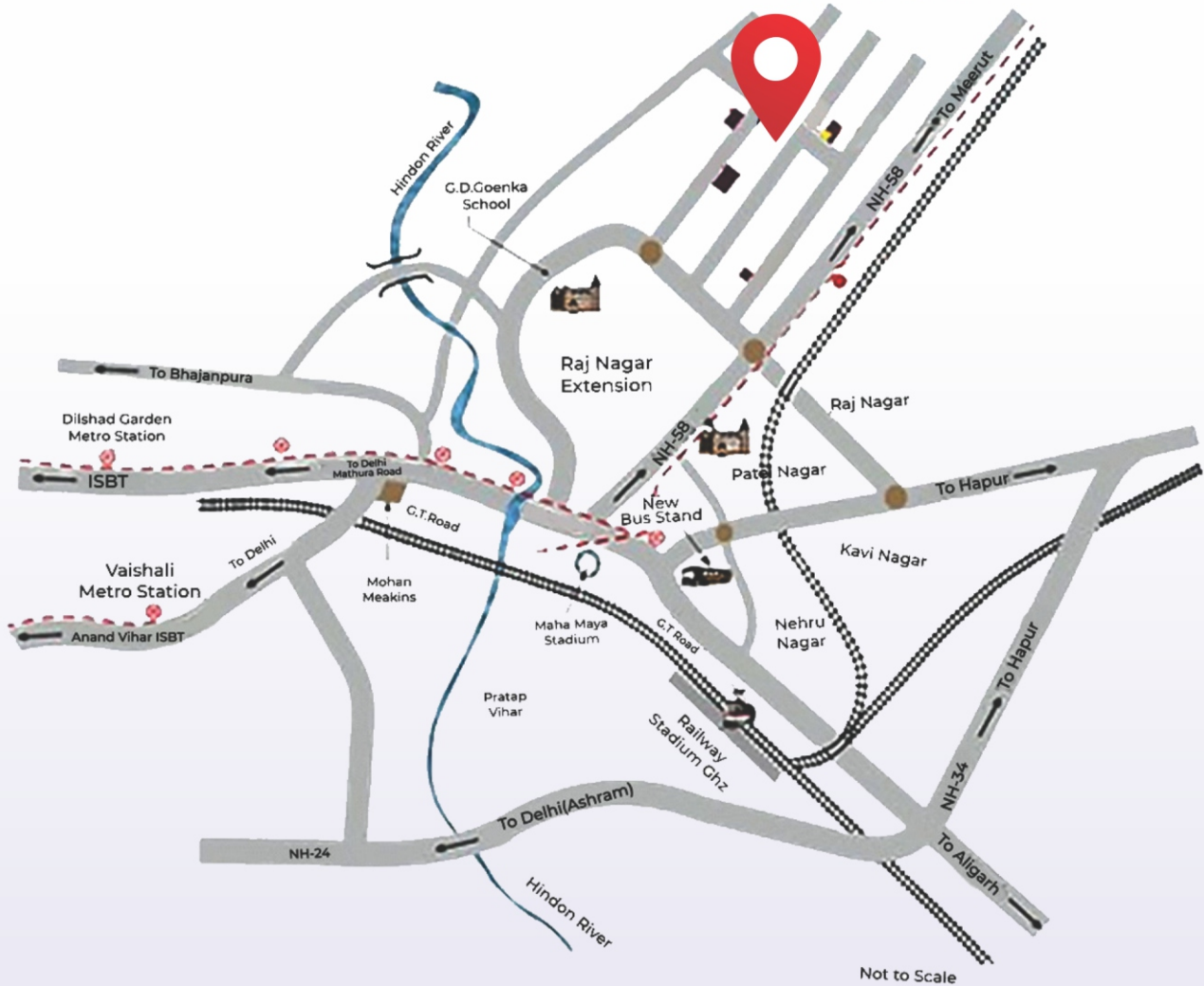
- Product mix of retail shops, showroom, office spaces, and studio apartments.
- Commercial project with 80,000 sqft of built up area.
- Ample parking space for visitors and staff
- High-speed elevators and escalators
- 24x7 security and power backup
- Modern architecture and design.



LOCATION MAP



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CONNECTIVITY

Connectivity	Yamuna Expressway	Noida Extension	Rajnagar Extension	Remarks
Airport	Yet to come	No	Yes	commercial flights operating out of Hindon Airport
Railway Station	No	No	Yes	Ghaziabad
Elevated Road	Partial	No	Yes	12 km long – direct access
Metro Rail	No	No	Yes	Connecting Delhi
Rapid Rail	No	No	Yes	Connecting Meerut and Delhi
Proximity to major Highways	No	No	Yes	National highways [3] – NH 9, NH 34 & 709B Eastern Peripheral Expressway [EPE]
Closest to Delhi	No	No	Yes	Signal free drive.
Travel time from Akshardham Temple	46 mins	33 mins	26 mins	First crossing after entering Rajnagar Extension

SECOND FLOOR PLAN



SECOND FLOOR

SHOP	PARTICULAR	SIZE	CARPET AREA (SQ.MT.)	CARPET AREA (SQ.MT.)	COVERED AREA (SQ.MT.)	COVERED AREA (SQ.MT.)	SELLABLE AREA
1	OFFICE	15'-10"X23'-11"	36.60	394	48.25	519	866
2	OFFICE	9'-8"X23'-11"	22.25	239	28.77	310	519
3	OFFICE	9'-8"X23'-11"	22.25	239	28.77	310	519
4	OFFICE	9'-8"X23'-11"	22.4	241	28.77	310	519
5	OFFICE	9'-8"X23'-11"	22.25	239	28.77	310	519
6	OFFICE	12'-8"X23'-11"	29.15	314	37.29	401	672
7	OFFICE	9'-8"X23'-11"	22.40	241	28.77	310	519
8	OFFICE	9'-8"X23'-11"	22.25	239	28.77	310	519
9	OFFICE	9'-8"X23'-11"	22.25	239	28.77	310	519
10	OFFICE	9'-8"X23'-11"	22.25	239	28.77	310	519
11	OFFICE	16'-0"X23'-11"	34.35	370	46.18	497	833
12	OFFICE	9'-6"X22'-4"	20.22	218	26.63	287	480
12A	OFFICE	9'-8"X22'-4"	20.99	226	26.41	284	476
14	OFFICE	12'-8"X22'-4"	26.92	290	34.19	368	616
15	OFFICE	9'-8"X22'-8"	20.78	224	26.39	284	476
16	OFFICE	9'-8"X22'-8"	20.99	226	26.43	284	477
17	OFFICE	9'-10"X22'-4"	21.01	226	27.51	296	496
18	OFFICE	14'-9"X16'9"	23.86	257	33.78	364	609
TOTAL			329.67	3549	501.93	5403	10151

FOURTH & FIFTH FLOOR PLAN



FOURTH AND FIFTH FLOOR

SHOP	PARTICULAR	SIZE	CARPET AREA (SQ.MT.)	CARPET AREA (SQ.MT.)	COVERED AREA (SQ.MT.)	COVERED AREA (SQ.MT.)	SELLABLE AREA
1	GUEST ROOM (01)		35.81	385	48.06	517	867
2	GUEST ROOM (02)		32.54	350	42.37	456	764
3	GUEST ROOM (03)		34.12	367	43.95	473	792
4	GUEST ROOM (04)		35.02	377	45.53	490	821
5	GUEST ROOM (05)		38.47	414	49.33	531	889
6	GUEST ROOM (06)		32.54	350	42.37	456	764
7	GUEST ROOM (07)		34.12	367	43.95	473	792
8	GUEST ROOM (08)		38.83	418	51.52	555	929
9	GUEST ROOM (09)		26.93	290	37.50	404	676
10	GUEST ROOM (10)		31.48	339	40.65	438	733
11	GUEST ROOM (11)		32.25	347	41.56	447	749
12	GUEST ROOM (12)		30.46	328	38.49	414	694
12A	GUEST ROOM (12A)		36.27	390	46.68	502	842
	TOTAL		438.84	4724	571.96	6157	10312

SIXTH & SEVENTH FLOOR PLAN



SIXTH & SEVENTH FLOOR

SHOP	PARTICULAR	SIZE	CARPET AREA (SQ.MT.)	CARPET AREA (SQ.MT.)	COVERED AREA (SQ.MT.)	COVERED AREA (SQ.MT.)	SELLABLE AREA
1	OFFICE	9'-8"X23'-11"	22.44	242	32.30	348	582
2	OFFICE	9'-8"X23'-11"	22.44	242	27.86	300	502
3	OFFICE	9'-8"X23'-11"	22.44	242	27.86	300	502
4	OFFICE	9'-8"X23'-11"	22.40	241	27.86	300	502
5	OFFICE	9'-8"X23'-11"	22.25	239	27.86	300	502
6	OFFICE	12'-8"X23'-11"	29.15	314	36.06	388	650
7	OFFICE	9'-8"X23'-11"	22.4	241	27.86	300	502
8	OFFICE	9'-8"X23'-11"	22.25	239	27.86	300	502
9	OFFICE	9'-8"X23'-11"	22.25	239	27.86	300	502
10	OFFICE	9'-8"X23'-11"	22.40	241	27.86	300	502
11	OFFICE	9'-6"-23'-11"	22.06	237	31.58	340	569
12	OFFICE	9'-6"-16'-9"	15.47	167	22.04	237	397
12A	OFFICE	9'-8"X16'-9"	16.02	172	21.86	235	394
14	OFFICE	12'-8"X16'-9"	20.83	224	28.28	304	510
15	OFFICE	9'-8"X16'-9"	15.97	172	21.84	235	394
16	OFFICE	9'-8"X16'-9"	16.02	172	21.78	234	393
17	OFFICE	9'-10"X16'-9"	16.07	173	22.73	245	410
18	OFFICE	8'-7"X16'-9"	13.98	150	26.47	285	477
TOTAL			254.87	2743	438.62	4721	8795



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Address : Raj Nagar Extension,
Ghaziabad, Uttar Pradesh