



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

GHAZIABAD | 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 30th 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.

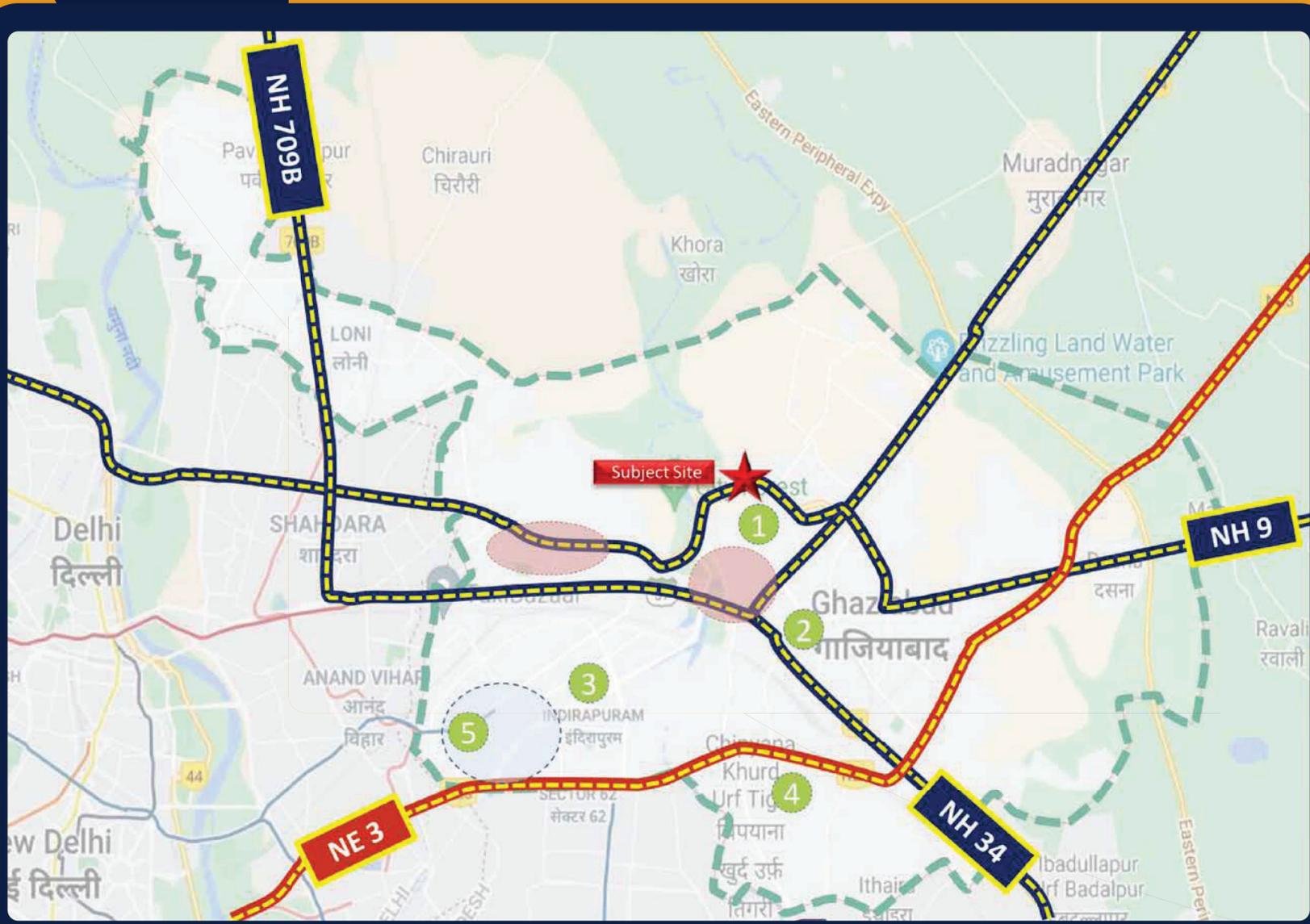


Ghaziabad is considered as an attractive investment because of its connectivity with the most developed cities of India including Delhi and Noida.

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.

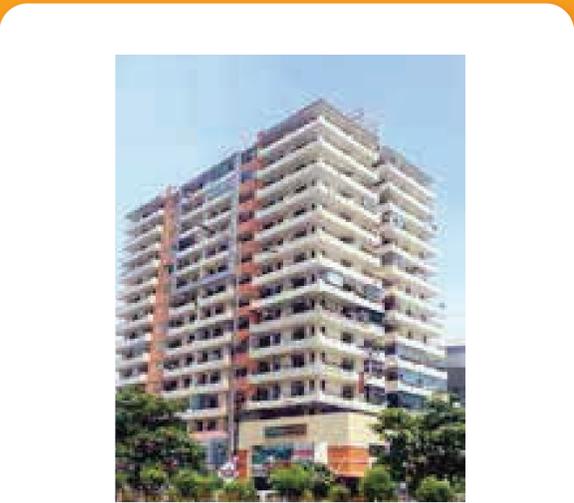
Malls and Shopping Centre: Shopprix Mall, Indirappuram Habitat Centre, Opulent Mall

Upcoming Malls – KW Delhi 6, Spotlite, Migsun

DELIVERED PROJECTS



Delievered in 2009



Delievered in 2012



Delievered in 2014



Delievered in 2020

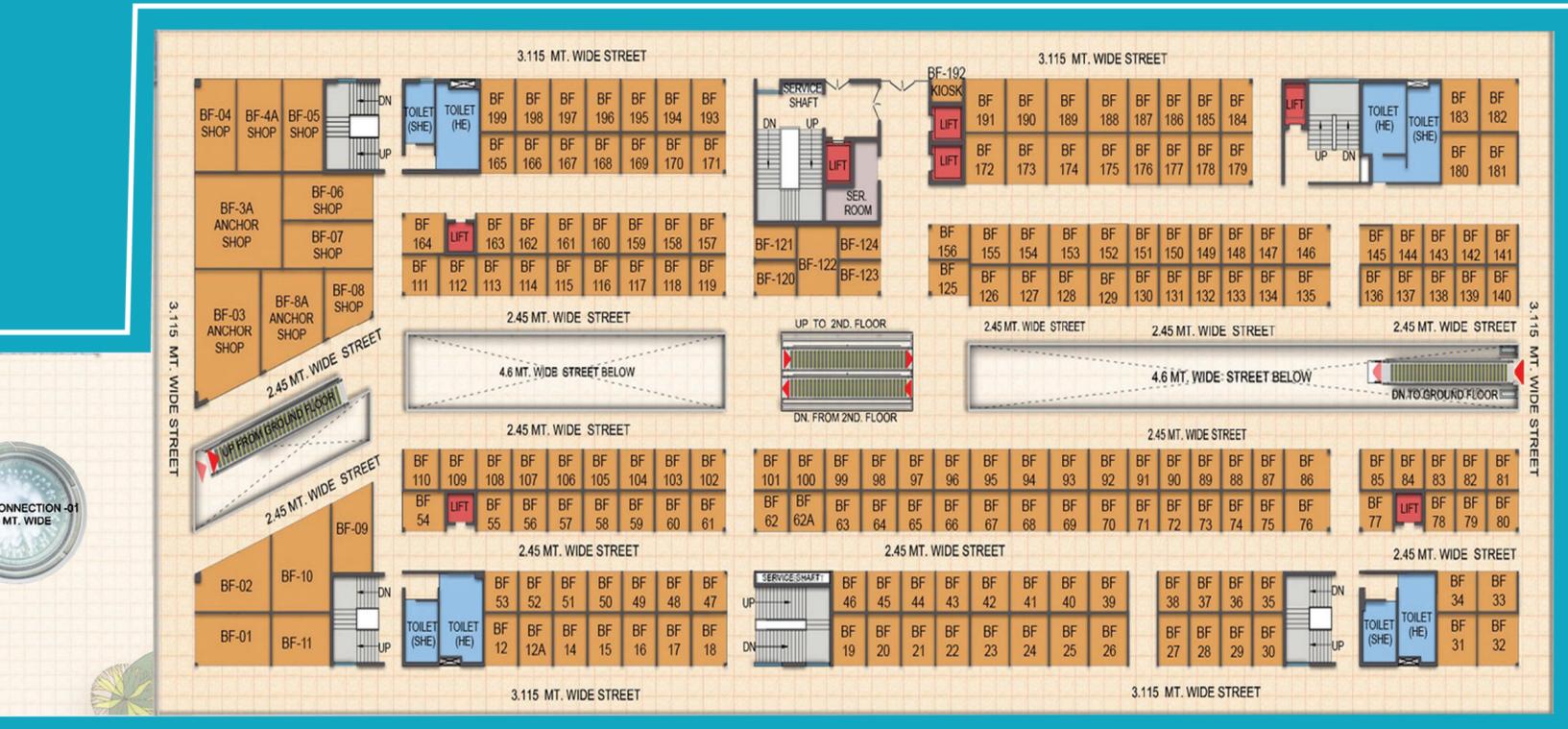


GROUND FLOOR



Disclaimer: While every attempt has been made to ensure the accuracy of the specifications and floor plans shown but all measurements, positioning, fixtures, fittings and any other data are an approximate interpretation for illustrative purposes only and are not to scale. These specifications and floor plans may change in case of any Government/Authority orders or any architectural, structural or service requirement; under the sole discretion of the company Himalaya.

1st FLOOR



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LOCATION MAP



HIMALAYA
CityCenter
THE CENTER OF HAPPINESS

LARGEST COMMERCIAL
in Raj Nagar, Extension, Ghaziabad

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Address:

Himalaya City Center, Khasra No. 524, Raj Nagar, Extension, Ghaziabad, (UP)- 201017
| **E-mail: info@himalayacitycenter.com**

For Sales Enquiry: 9873180237 | For Customer Support: 9873180237

Phase-1 UPRERAPRJ728824 | Phase-2 UPRERAPRJ433171
www.up-rera.in



Drone Interactive
Video QR Code