



HIGH STREET RETAIL SPACES



Karyan Infracom is backed by over 15 years of experience and expertise of the Karyan Group along with select promoters of the Saviour Group - premier real estate developers of Delhi/NCR, offering residential, commercial, retail projects and warehousing in PAN India.



WELCOME TO KARYAN SQUARE

## PROJECT CONCEPTUALIZED BY STUDIO LOTUS

NEW DELHI

# AWARD WINNING DESIGN FIRM

Studio Lotus is an international award-winning design firm. They master in planning, architecture and interiors of large-scale development and commercial spaces, hotels and resorts, government projects.

There most significant clientele includes Max Estates, Royal Enfield, Godrej Properties, DLF, RAAS Group of Hotels, Taj Hotels, Radisson Hotels, Aloft Hotels, Oberoi Realty & many more renowned companies.

## A Plus Design Associates

A Plus Design Associates is accomplished in the field of planning, design, and execution of urban projects. They have designed and built around 7 million sq. mtr. built-up area including townships, commercial complexes, residential developments, hospitals & entertainment centers.

## CESPL

With over 33 years of experience, in mechanical, electrical, plumbing, engineering design and consultancy, CESPL has handled more than 500 projects including group housing, commercial, institutional and township planning projects.





# PROJECT ADVANTAGES

PRIME  
LOCATION  
AT NH-24  
14 LANE  
EXPRESSWAY

WELL  
MAINTAINED  
PEDESTRIAN-  
FRIENDLY  
ENVIRONMENT

AMPLE  
CAR  
PARKING  
SPACE

WIDE  
CORRIDORS

SURROUNDED  
BY DEVELOPED  
SECTORS

LIFTS &  
ESCALATORS

BEAUTIFULLY  
DESIGNED  
FACADE BY  
LOTUS DESIGN

24X7  
POWER  
BACKUP

24X7  
ADVANCED  
SECURITY





## EXCELLING EXPECTATIONS

243  
SHOPS

FINE DINING &  
TERRACE  
RESTAURANTS

2 SIDE  
OPEN PLOT

100% PAID  
UP LAND

9185  
SQUARE METRE  
TOTAL AREA



# WHY WAVE CITY?

Wave city is the first operational Hi-Tech city of North india. The city promises to offer a nurturing environment to its residents and is being developed to provide an entirely new living experience that will be unparalleled.

## 4500

ACRES – Total Development Area

## 1671

ACRES – First Phase of Development Area

## IGBC

Pre Certified – World Largest Platinum Rated Township



5 Min Drive to Eastern Peripheral Expressway\*



5 Min Drive to Delhi Meerut Expressway\*



15 Min From Sector 62 Noida, Metro Station\*



20 Min From Delhi\*



30 min From Akshardham Temple\*



3500 + Family Residing



11000+ Possession Letters handed over

\*As per Google Maps. Transit time estimates during non peak hours. The travel time mentioned above is subject to change during peak hours.

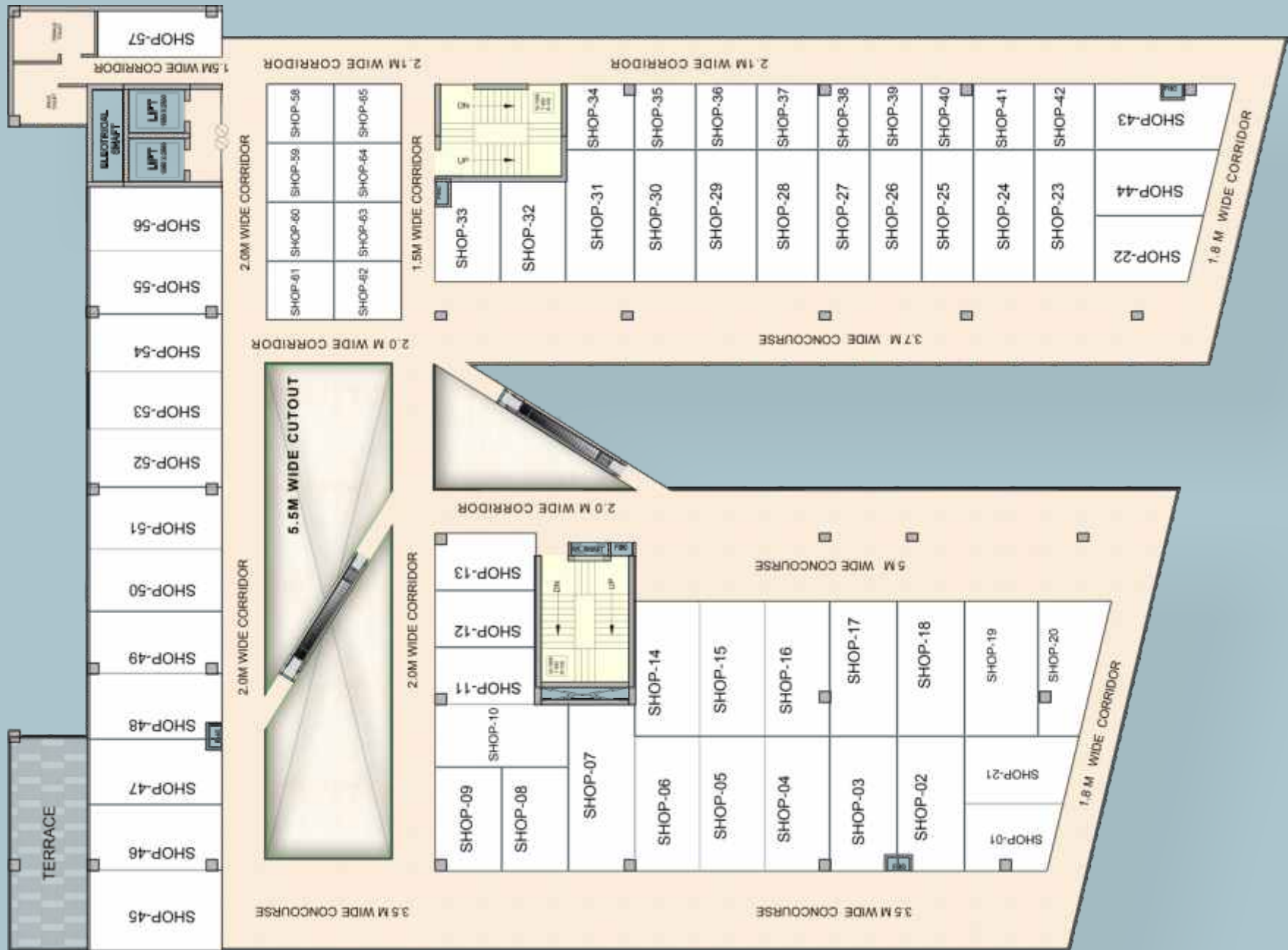
## GROUND FLOOR & SITE PLAN



This detailed floor plan illustrates the layout of a retail building, featuring 41 individual shops and various circulation spaces. The shops are numbered sequentially from SHOP-01 to SHOP-41. The plan includes several corridors of different widths: 1.8M, 1.5M, and 3.4M wide corridors. A central courtyard, highlighted with a red border, contains a 5.5M wide cutout and five planters labeled K1 through K5. A large 5.5M wide cutout is also shown on the left side, adjacent to a -1.5M level area. The plan also depicts a low height area, an electrical shaft, and two lift shafts. The building's footprint is irregular, with a long, narrow section on the right side. The overall layout is designed to maximize retail space while providing adequate circulation and outdoor areas.



# FIRST FLOOR PLAN



## SECOND FLOOR PLAN

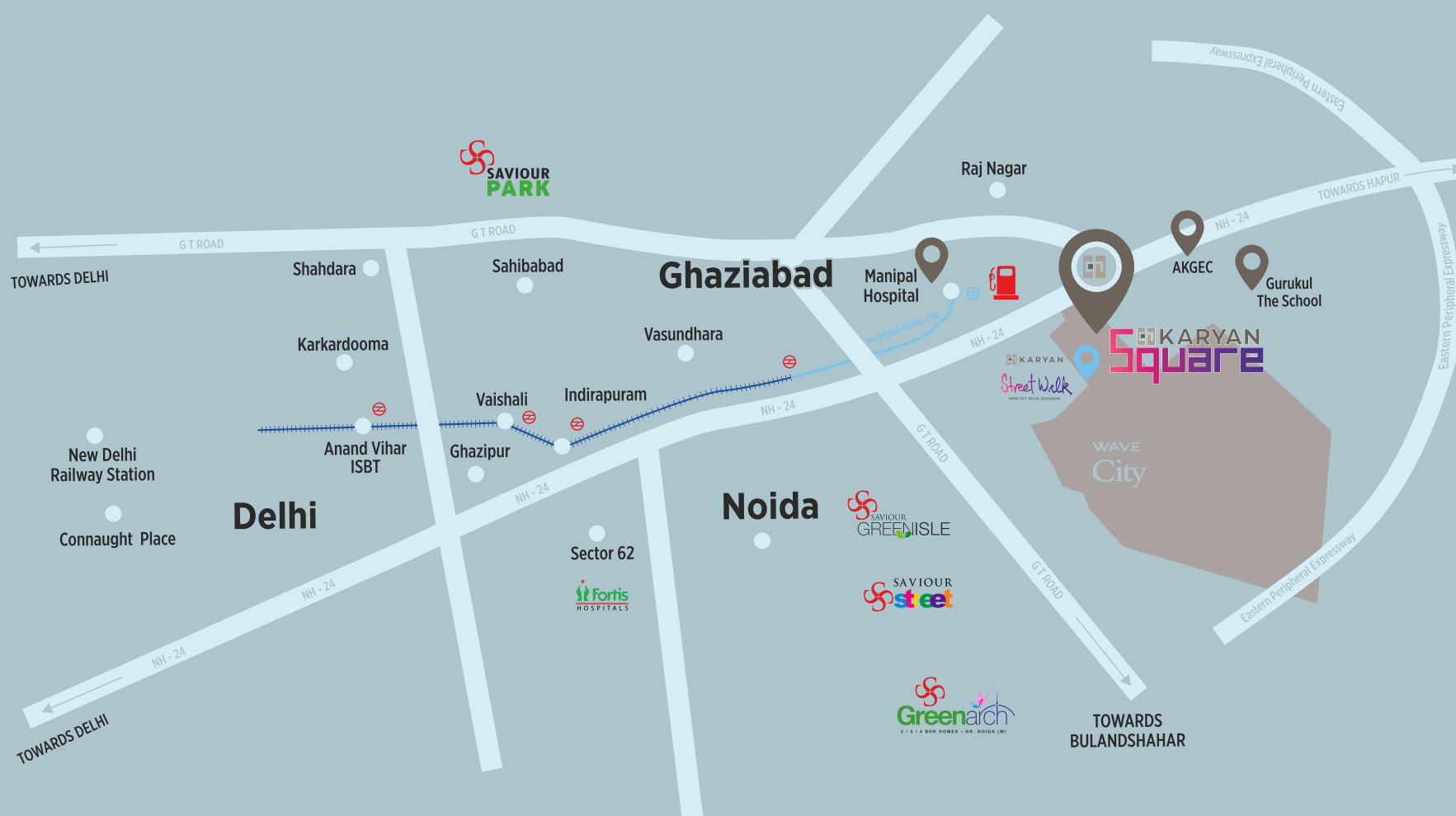




## THIRD FLOOR PLAN



STRATEGICALLY POSITIONED **AT NH 24** PIVOTAL  
**TO WAVE CITY** A 4500 ACRE TOWNSHIP,  
 LARGEST IN NORTH INDIA.



MAP NOT TO SCALE



5 min from  
Eastern Peripheral  
Expressway\*



20 min  
drive from  
Delhi\*



15 min from  
Ghaziabad  
Railway Station\*



5 min from  
Manipal Hospital  
(Columbia Asia)\*

\*As per Google Maps. Transit time estimates as at 6 AM. The travel time mentioned above is subject to change during peak hours.





**M/s KARYAN INFRACOM LLP**  
(Promoter of the Project)

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LOCATE US

