



Real value in a changing world

Unitech - *Gardens Galleria*

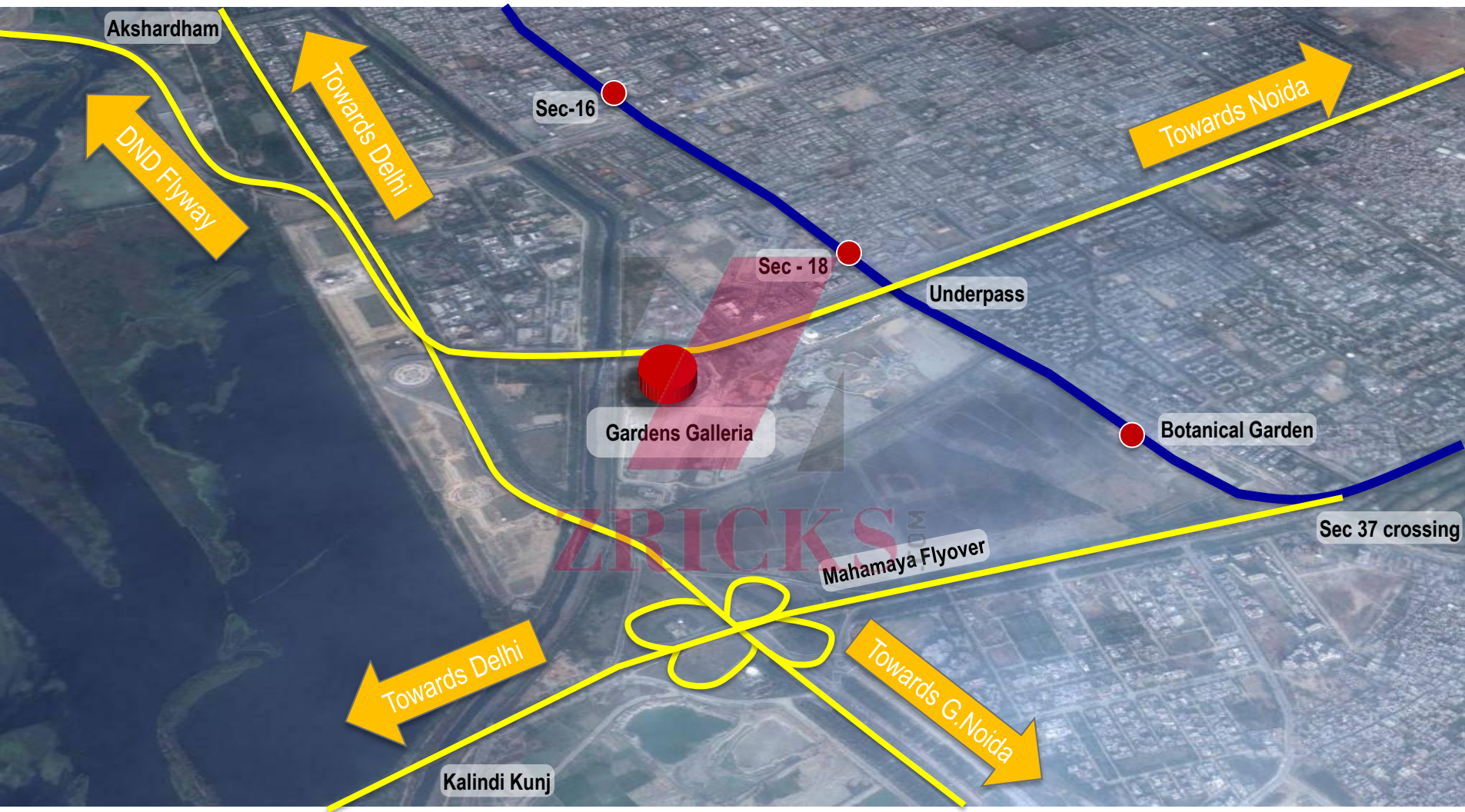
ZRIS



The Gardens Galleria



Site Accessibility

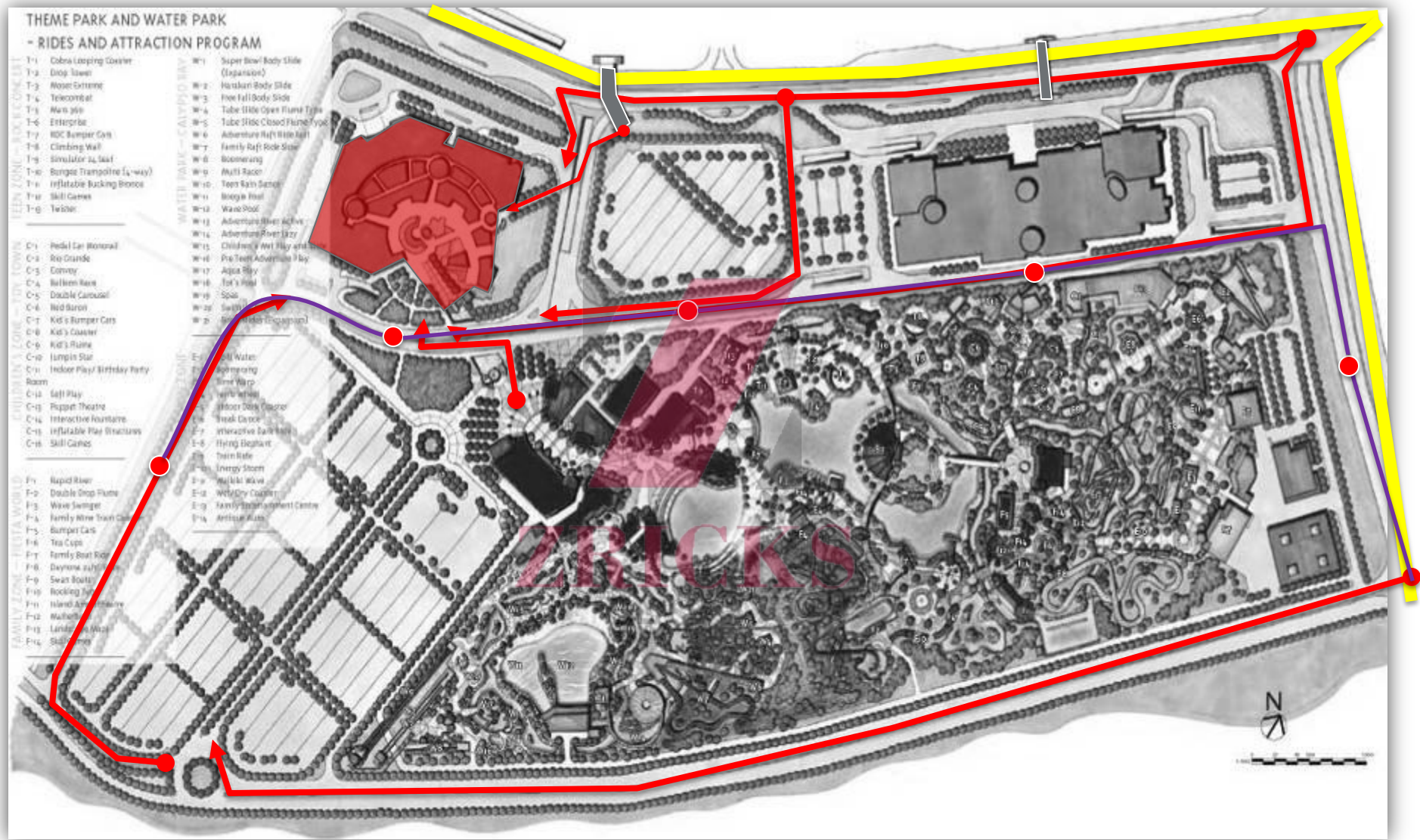


Site – Potential Assessment

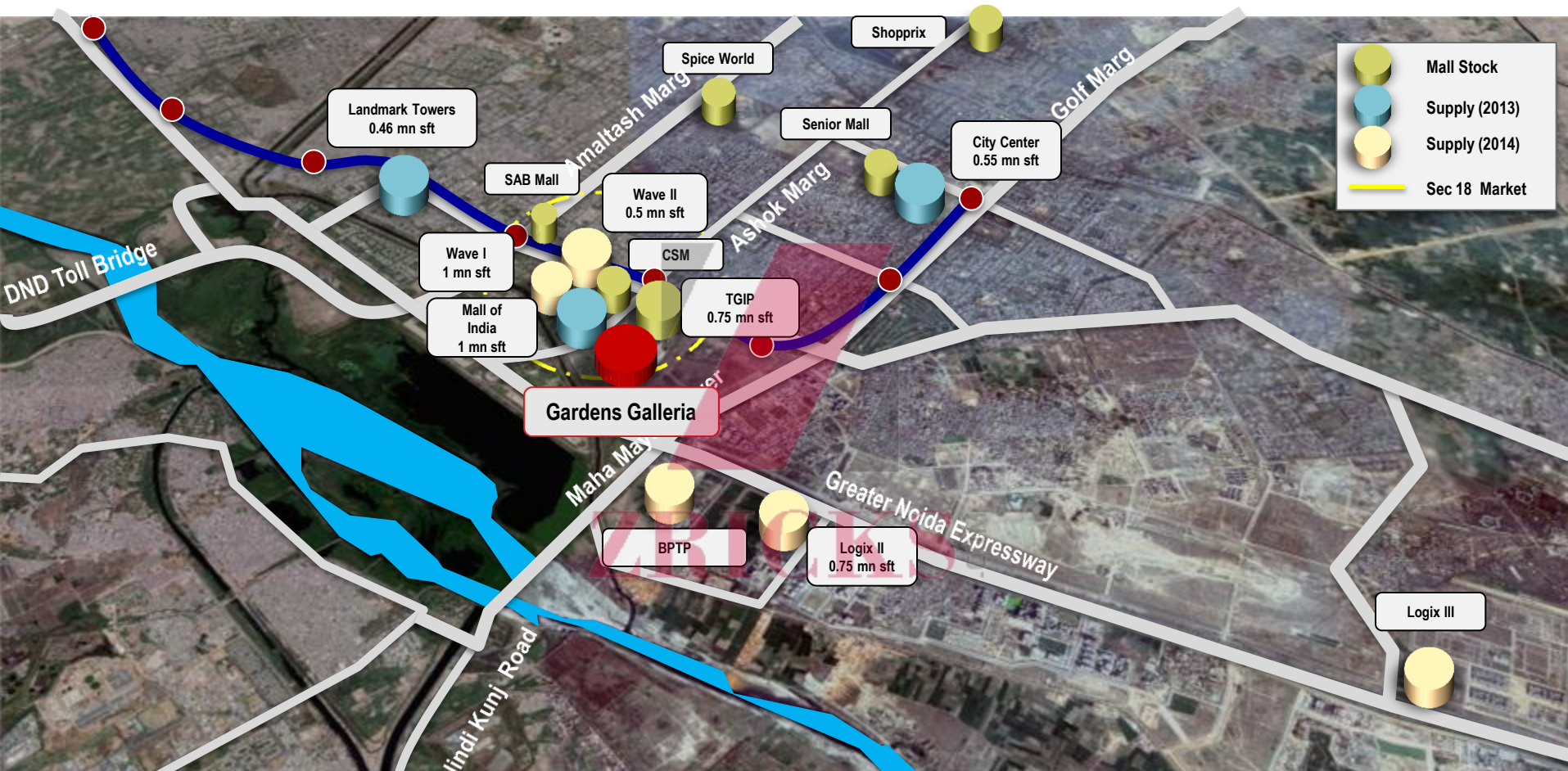
Future Plan



Master Plan



Noida – Retail Real Estate Snapshot



In the present scenario, 70% of the total mall space combined with 0.3 mn sft of high street is present in and around Sec 18

Site – Potential Assessment

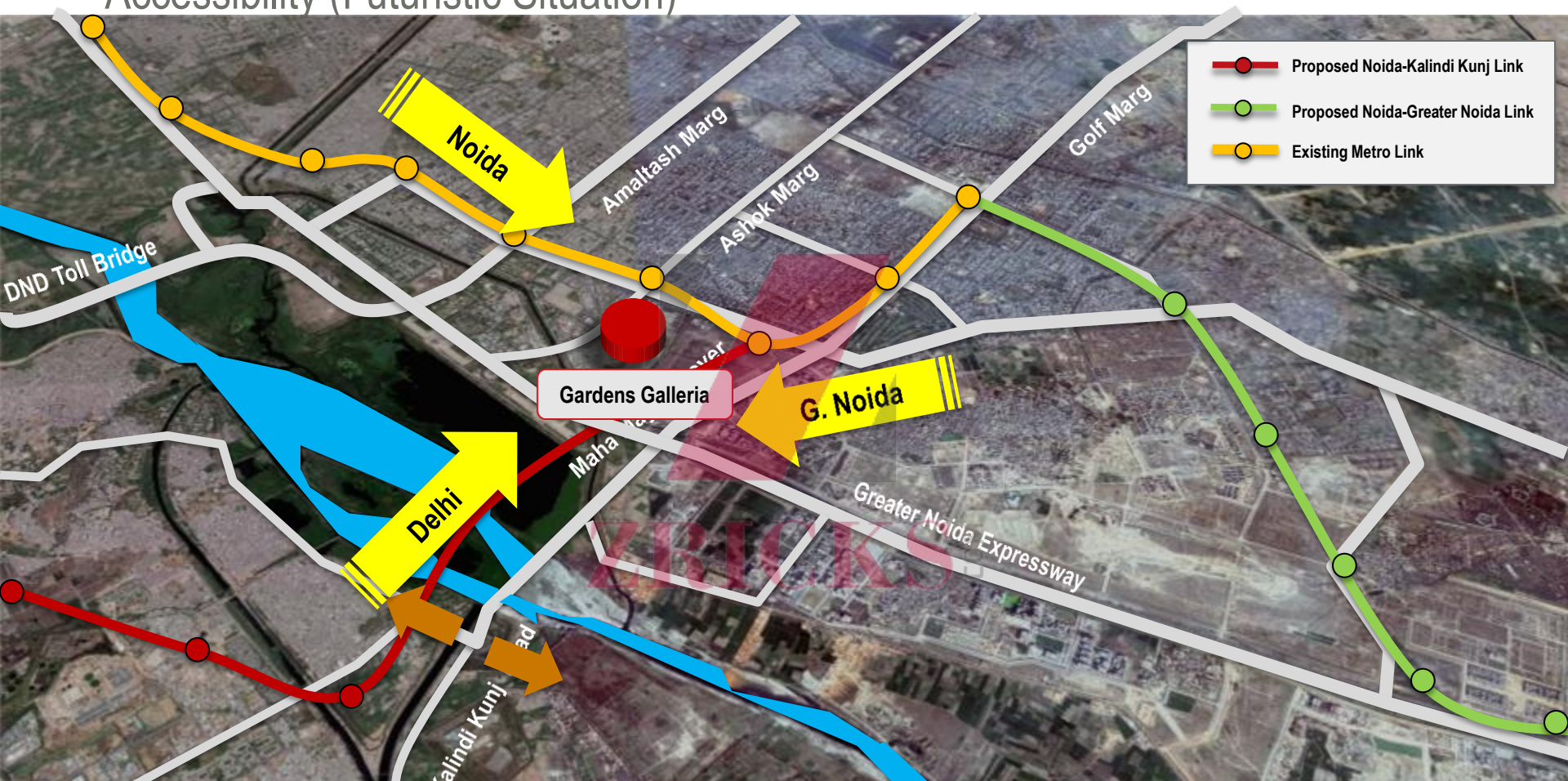
Location & Linkages



Subject site is well connected to South Delhi and other parts of NCR through road

Site – Potential Assessment

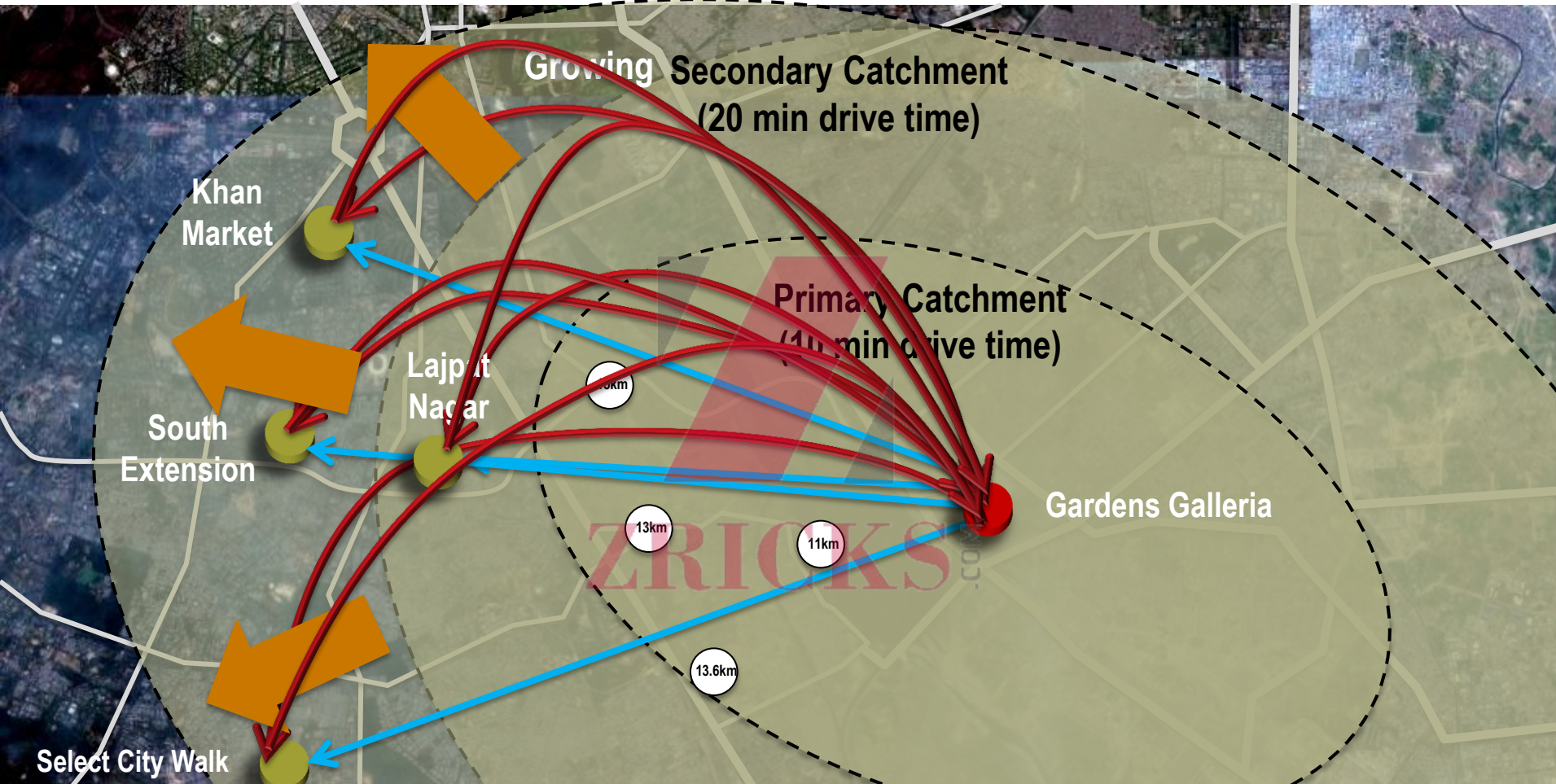
Accessibility (Futuristic Situation)



However, with the extension of **Metro corridor, widening of Kalindi Kunj Bridge**, development of **Underpass** from Sector 44 would result in an increased traffic passing around the site

Site – Potential Assessment

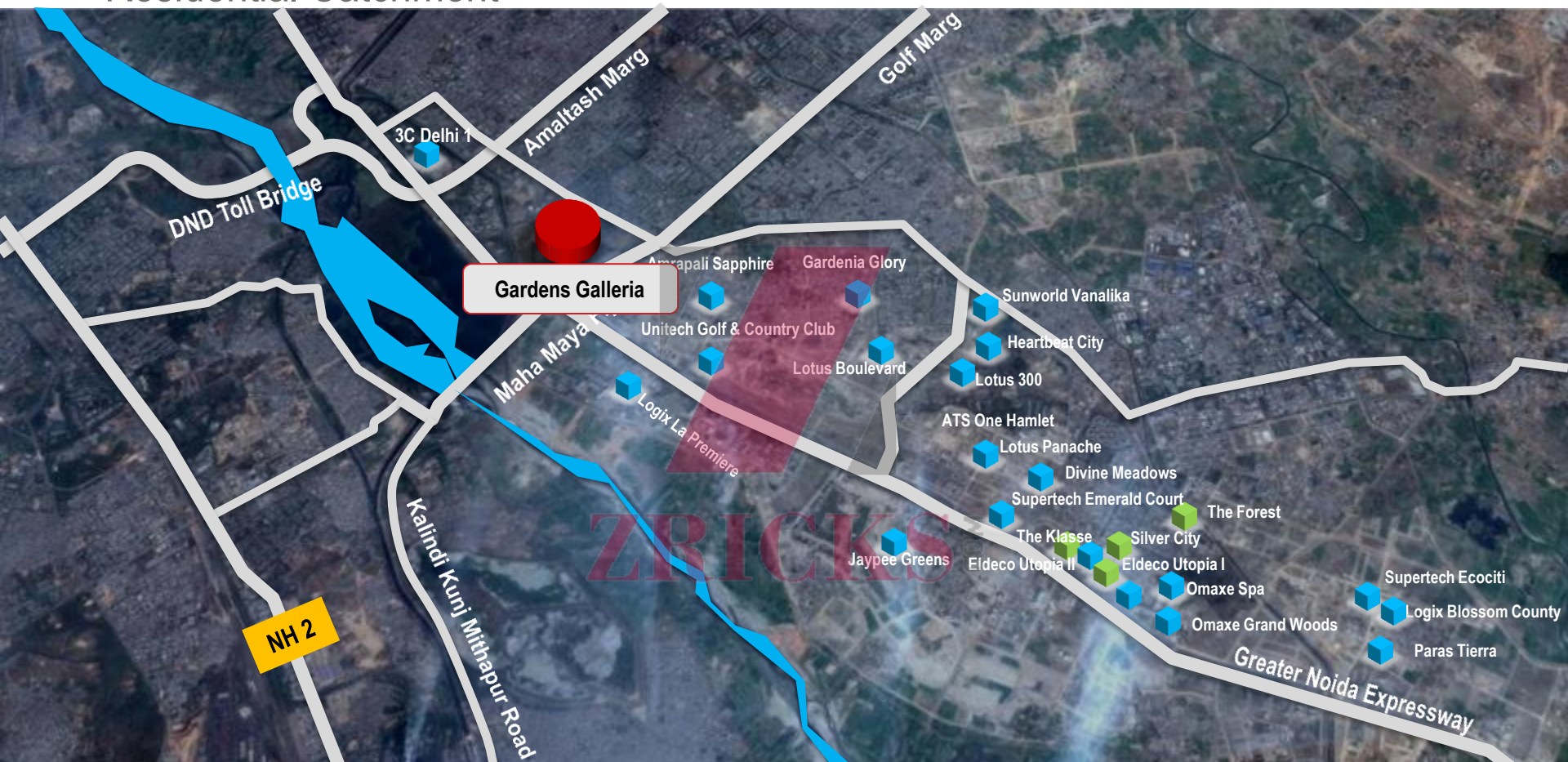
Catchment Delineation & Movement



Situation 2014 - 15, Opportunity for the Site – **Growing Catchment**
Infrastructural Developments around the site and Improved Accessibility

Site – Potential Assessment

Residential Catchment



Array of **Premium/Luxury Residential Projects** planned in the catchment – 3C Delhi 1 (Sec 16), Jaypee Greens (Sec 128), Unitech Golf & Country Club (Sec 96)

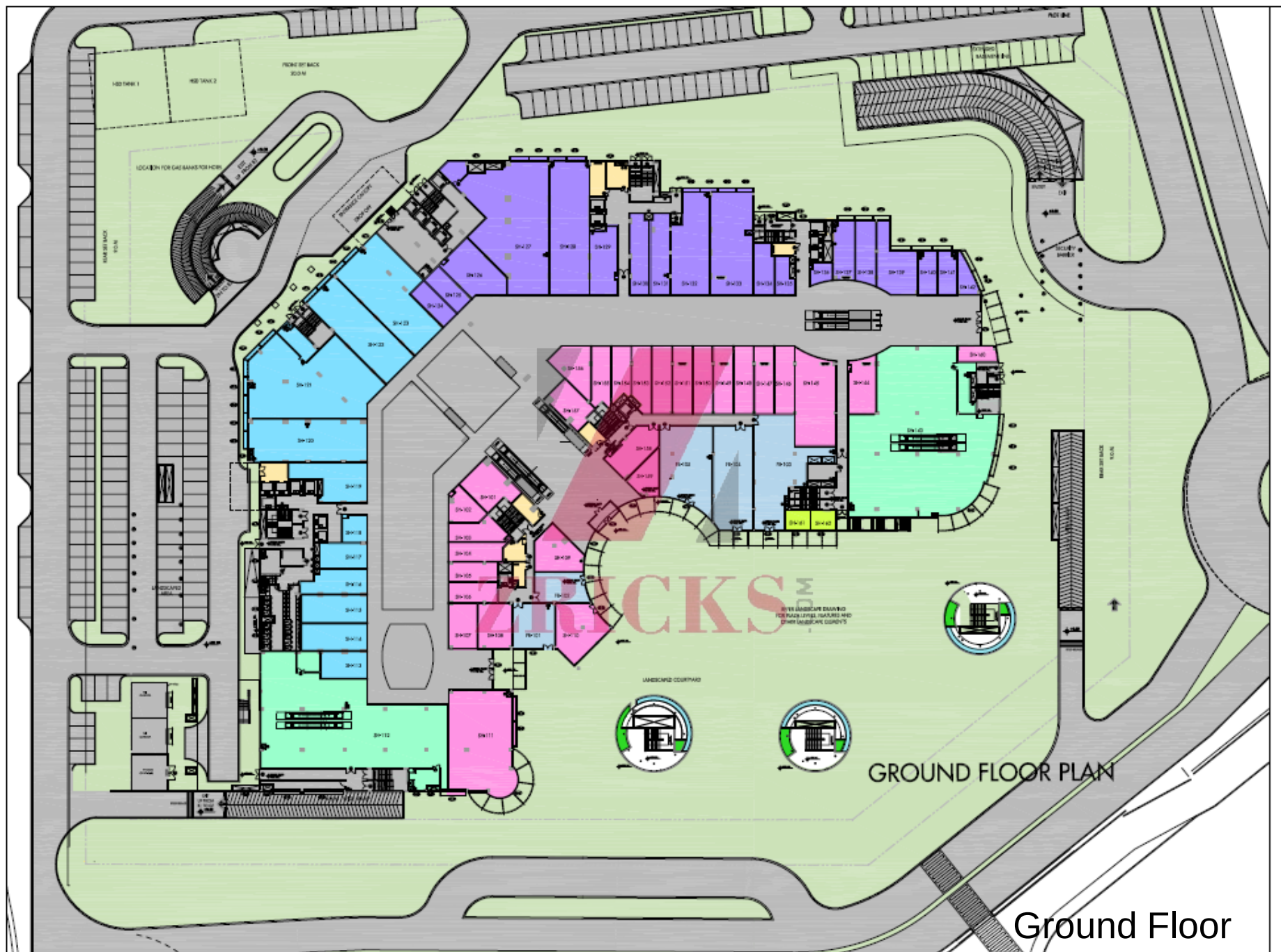
Site – Potential Assessment: Floating Population

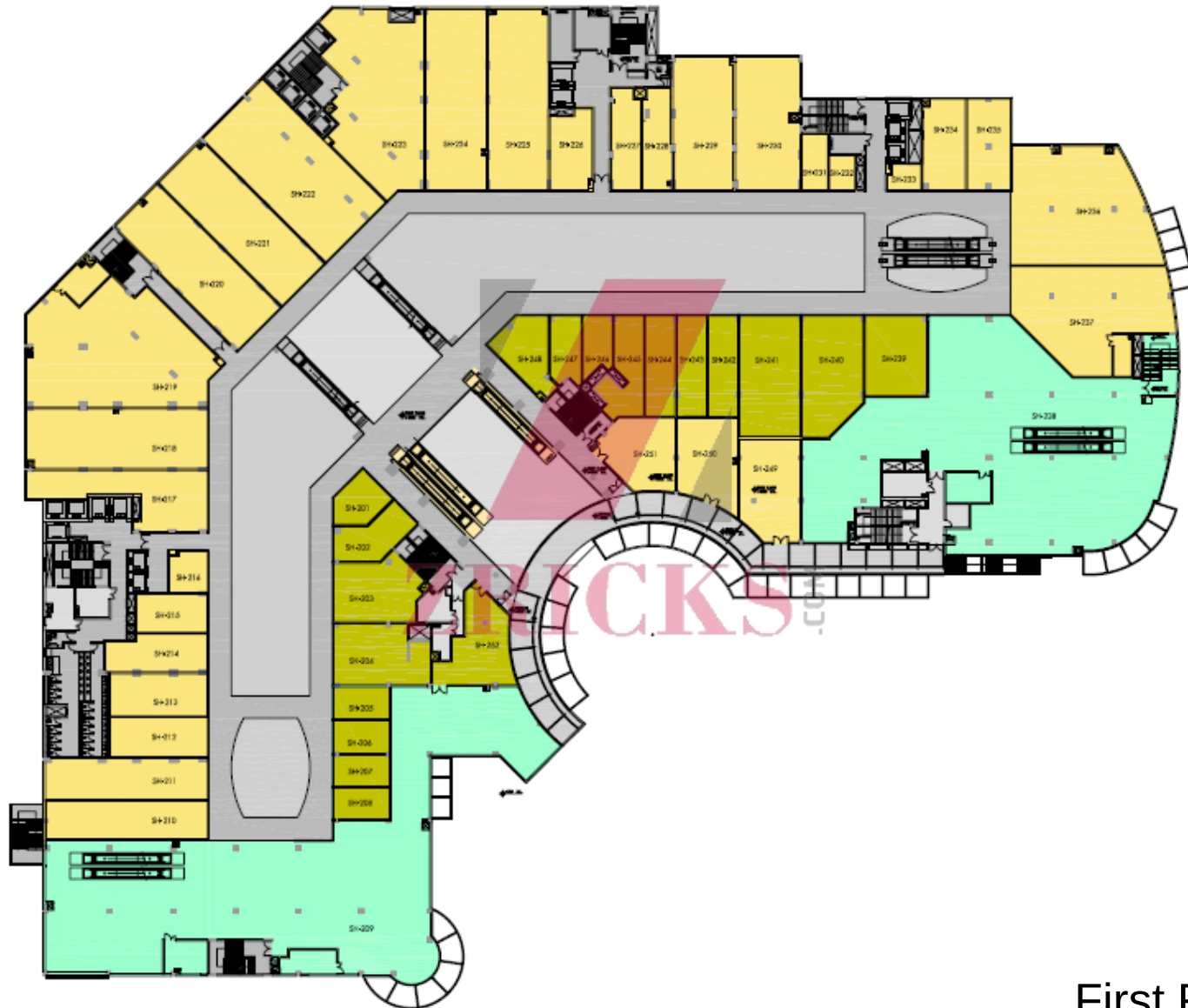
Office Catchment



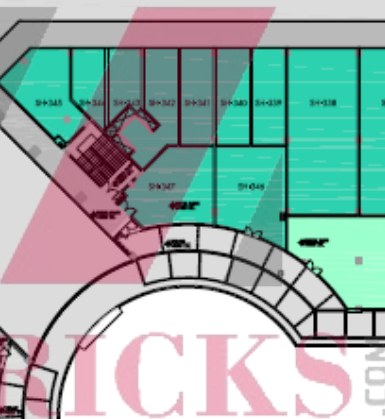
As of now, Total Stock on the Expressway: **5.23 mn sft** which is likely to increase to **10.1 mn sft** by 2014-15.
This would translate into an increased **working population** of 76,000 – 110,000 persons by 2014-15







First Floor



Second Floor