



# **CODE113**

# **RETAIL**

**A VISION FOR THE FUTURE**

PRESENTING

A 246 ACRES OF ENORMOUS MASTER DEVELOPMENT

**1<sup>ST</sup> FROM NEW DELHI**



SMART CITY DELHI AIRPORT



*CREATING*  
**OUR OWN CITY IN THIS  
RAPIDLY DEVELOPING ZONE**



CREATING AN OPPORTUNITY WORTH  
**1 LAKH** CRORES IN THIS ZONE



SMART CITY DELHI AIRPORT

**The Largest Retail Address  
of  
Dwarka Expressway**

**Bang on  
National Highway**





MANHATTAN, NEW YORK



MARINA BAY, SINGAPORE



DOWNTOWN, LOS ANGELES



CANARY WHARF, LONDON

BRINGING A GLOBAL REALTY  
**EXPERIENCE TO INDIA**

**ENVIOUS  
LOCATION**

**UNMATCHED  
PROPOSITION**

**UNPARALLEL  
VISION**



## Dwarka Expressway to be operational in 2023: Nitin Gadkari



The expressway begins from Shiv-Murti on NH-8 and ends near Kherki Daula Toll Plaza

NEW DELHI: The Dwarka Expressway, also known as the Northern Peripheral Road, will be operational in 2023 and will ease traffic congestion on Delhi-Gurugram Expressway, Union minister [Nitin Gadkari](#) said on Monday.

Taking to Twitter, Gadkari said Dwarka Expressway, which is being developed as the first elevated urban expressway in India, will reduce pressure on Delhi-Gurugram Expressway and arterial roads that experience heavy traffic, primarily from the commuters of west Delhi.

THE BIGGEST ANNOUNCEMENT  
MADE AS ON - **11<sup>TH</sup> JULY, 2022**

- **9,000 Crore Project to Ease Traffic on NH8**
- **Air Pollution To Reduce Immensely**
- **Direct Access to IICC in Dwarka**
- **Add On Connectivity to IGI Airport**



# IICC

India International  
Convention &  
Exhibition Centre



Core project driven  
by Indian Govt.



Adjacent to Dwarka  
Express Metro &  
Delhi Metro

26,000 Cr of  
massive  
development



SMART CITY DELHI AIRPORT

ENJOYING A SOCIAL FABRIC OF DELHI/GURUGRAM

ESTIMATED FOOTFALLS OF  
**1.2 LAKH+**

**25+**  
RESIDENTIAL  
PROJECTS

**IICC**

DIPLOMATIC  
ENCLAVE II

INTERNATIONAL  
AIRPORT

DELHI'S LARGEST  
TRANSPORTATION  
HUB

SPORTS  
COMPLEX

**15+**  
INTERNATIONAL  
SCHOOLS

**10+**  
5 STAR HOTELS

**10+**  
MULTI-SPECIALITY  
HOSPITALS

CREATING A LINEAR RETAIL FORMAT ON  
**NATIONAL HIGHWAY**



# THE EXPRESSWAY EXITS AT - GLOBAL CITY

**1002.36 acres** of land with  
**12.88 million square**  
meters of built-up area

**Mixed-use land** with  
inspiring workspaces and  
bespoke city-centric living

Office Spaces, Residential Towers,  
Hospitals, Hotels, Exhibition-cum-  
Convention Center, and Retail

**Central Business District (CBD)**  
of the NCR offering everything  
needed to work, play, and rest



# NEW DELHI

## A SNAPSHOT OF OPPORTUNITIES IN NEXT FEW YEARS



### POLITICAL & ECONOMIC HUB

The Government of Delhi has been committed towards creating a progressive business environment.

### ATTRACTIVE AVENUES OF INVESTMENT

The new Industrial Policy 2010-23 aims to provide a conducive environment for knowledge-based & hi-tech IT/ITEs industries.

### ON A FAST PACE GROWTH

Delhi, the national capital of India is the fastest growing states. It logged a GDP of over \$150 Billion in 2021-22, primary drivers of growth being expansion of service sector.

### RICH SKILL POOL

30% workforce qualified for occupations such as engineering, medicine, law and consultancy

### POLICY & INFRASTRUCTURE SUPPORT

Important centre of trade and commerce with a number of key industry associations operating in the state.

### A HUB OF INTRINSIC DEVELOPMENT

The government is also encouraging activities allied to industries, such as consultancy, IT, training of skilled manpower through vocational training programmes and entrepreneurial development programmes.



# DWARKA EXPRESSWAY – FUTURE OF REAL ESTATE

REAL ESTATE  
SECTOR TO  
CONTRIBUTE A  
SIGNIFICANT  
13% TO INDIA'S  
GDP BY 2025

MARKET SIZE  
BOUND TO GROW  
DELHI/NCR TO HAVE  
THE MAX GROWTH,  
**DEW – NEW REALTY  
HOT-SPOT**

ORGANISED RETAIL  
REAL ESTATE STOCK  
IS EXPECTED TO  
INCREASE BY 28% TO  
82 MILLION SQ.FT. BY  
2023



MASTER DEVELOPMENT



MULTIPLE  
ENTRIES

HEAVEN FOR  
INVESTORS

CATERING  
TO EVERY  
NEED A  
HUMAN CAN  
DESIRE



GIVEN THE ENORMITY,  
THIS PROJECT LIKELY TO BE

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**A MAJOR LANDMARK  
ON OUR INDIAN MAP**



SMART CITY DELHI AIRPORT



# ALL SET TO BE YOUR MOST PROMISING INVESTMENT



A ONE-OF-KIND

**GLOBAL RETAIL  
EXPERIENCE ON  
DWARKA  
EXPRESSWAY**



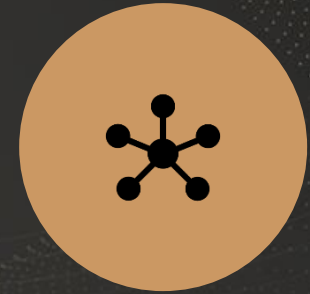
CAPTIVE AUDIENCE

**1.25 LAKH +  
FROM DWARKA &  
GURUGRAM**



PRICES AT PAR

**WITH DELHI, POST  
COMPLETION OF  
DWARKA EXPRESSWAY  
BY 2023**



CONNECTIVITY

**ALL MAJOR  
LANDMARKS IN  
THE AREA**



BY THE TIME PROJECT GETS DELIVERED  
PRICES EXPECTED TO BE

1

LAKH PER SQ.FT



3 SIDE ACCESS ENSURING  
OPTIMUM VISIBILITY



# UNIQUE RETAIL FORMAT FOR SHOPPERS



M3M

DOUBLE HEIGHT SHOWROOMS



SEAMLESS CONNECTIVITY  
EASY PEDESTRIAN &  
VEHICULAR MOVEMENT



INSPIRING  
CREATIVITY

REFINED  
ARCHITECTURE

FLUID CEILING  
DESIGN TO  
BOOST  
PRODUCTIVITY





3 LEVELS OF  
SHOPPING BLISS



# OPEN TERRACE & F&B





RESTAURANTS

&

FOOD COURT

ZONES

# A UNIQUE DESIGN

# HI-VISIBILITY RETAIL

# METICULOUSLY PLANNED RETAIL UNITS

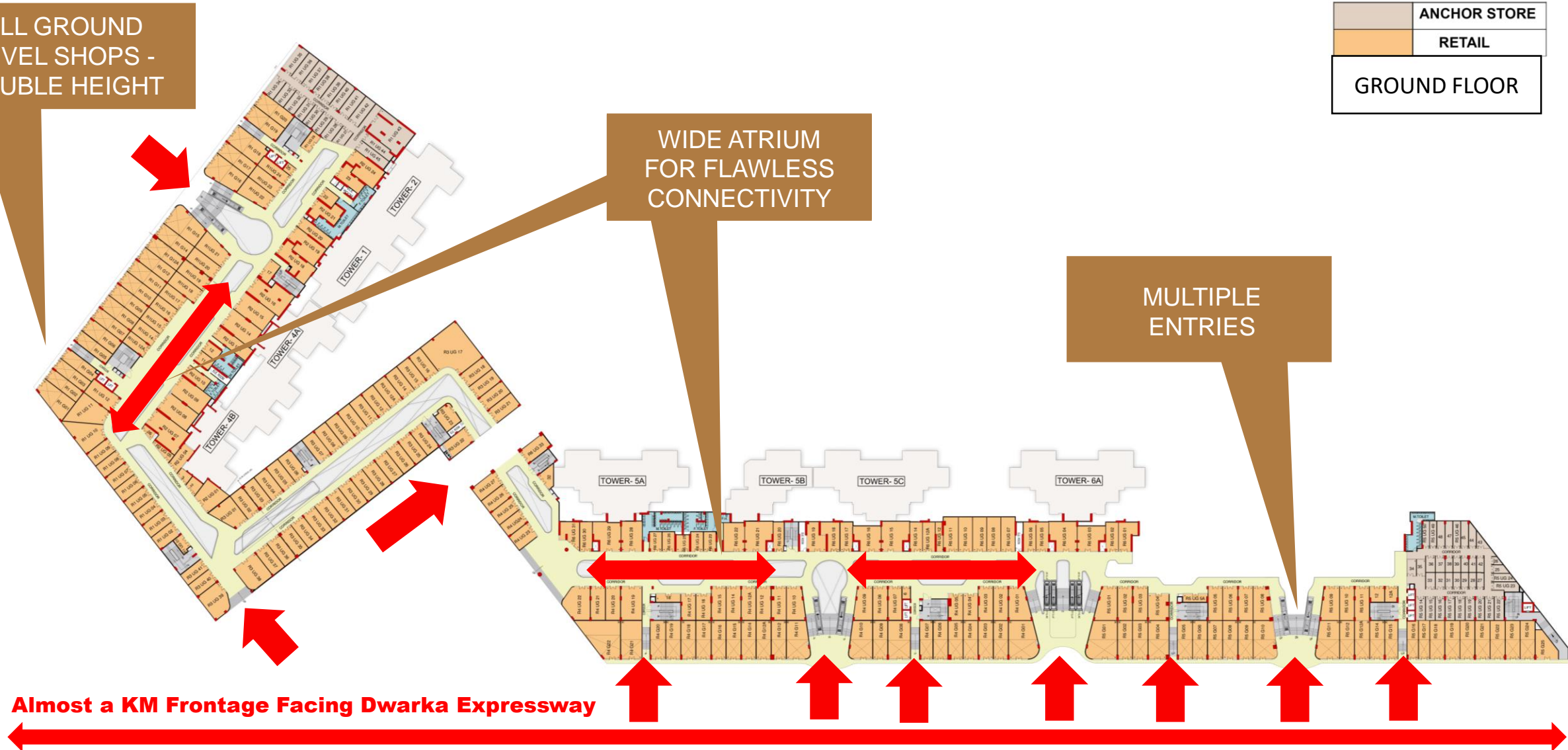
ALL GROUND LEVEL SHOPS - DOUBLE HEIGHT

WIDE ATRIUM FOR FLAWLESS CONNECTIVITY

MULTIPLE ENTRIES

	ANCHOR STORE
	RETAIL
GROUND FLOOR	

Almost a KM Frontage Facing Dwarka Expressway





	ANCHOR STORE
	RETAIL

1<sup>ST</sup> FLOOR

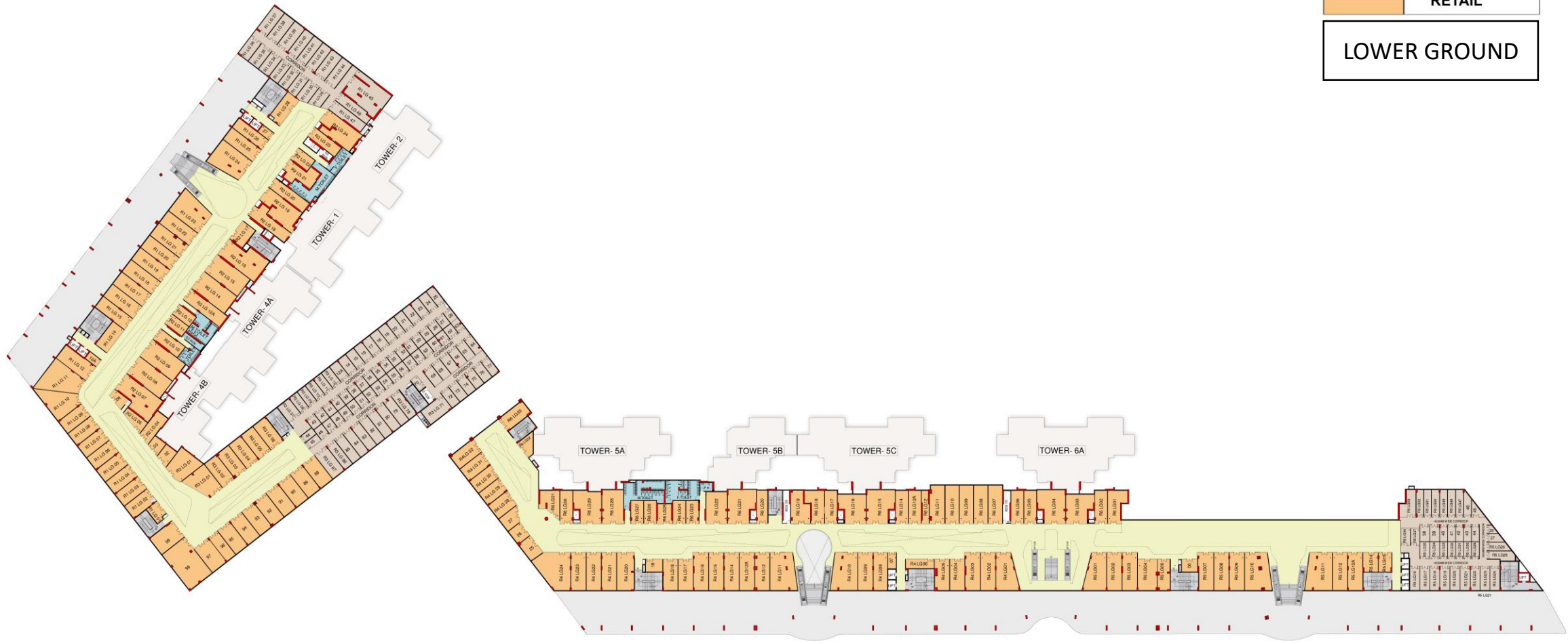
	<b>ANCHOR STORE</b>
	<b>RETAIL</b>

**2<sup>ND</sup> FLOOR**



	ANCHOR STORE
	RETAIL

LOWER GROUND



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**HAPPY SELLING**