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Noida  
International  
Airport



Multiple  
Expressway  
Access



Seamlessly  
Linked to  
Delhi



India's  
IT, ITES & MNC  
Hub



U.P.'s  
Commercial  
Capital



NCR's  
Industrial  
Centre

# NOIDA

## RUNWAY TO OPPORTUNITY

### STRATEGIC CONNECTIVITY

Located in the NCR, Noida enjoys excellent connectivity to Delhi, Gurgaon, and Faridabad. The Noida-Greater Noida Expressway and Yamuna Expressway further enhance accessibility.

### THRIVING ECONOMIC HUB

Noida is a major economic centre, particularly in the IT and ITES sectors, with numerous multinational companies operating here.

### WELL-PLANNED INFRASTRUCTURE

Noida boasts well-maintained roads, modern public transportation, and a robust sewage and drainage system.

### CULTURAL MELTING POT

Noida's cultural diversity enriches its scene with a variety of cuisines, festivals, and cultural events representing various backgrounds.

### GREEN OASIS

Despite urban development, Noida maintains green spaces and parks, contributing to residents' quality of life.

### PROMISING GROWTH

Ongoing infrastructure projects and investments ensure a promising future for Noida, promoting continued development and prosperity for its residents.

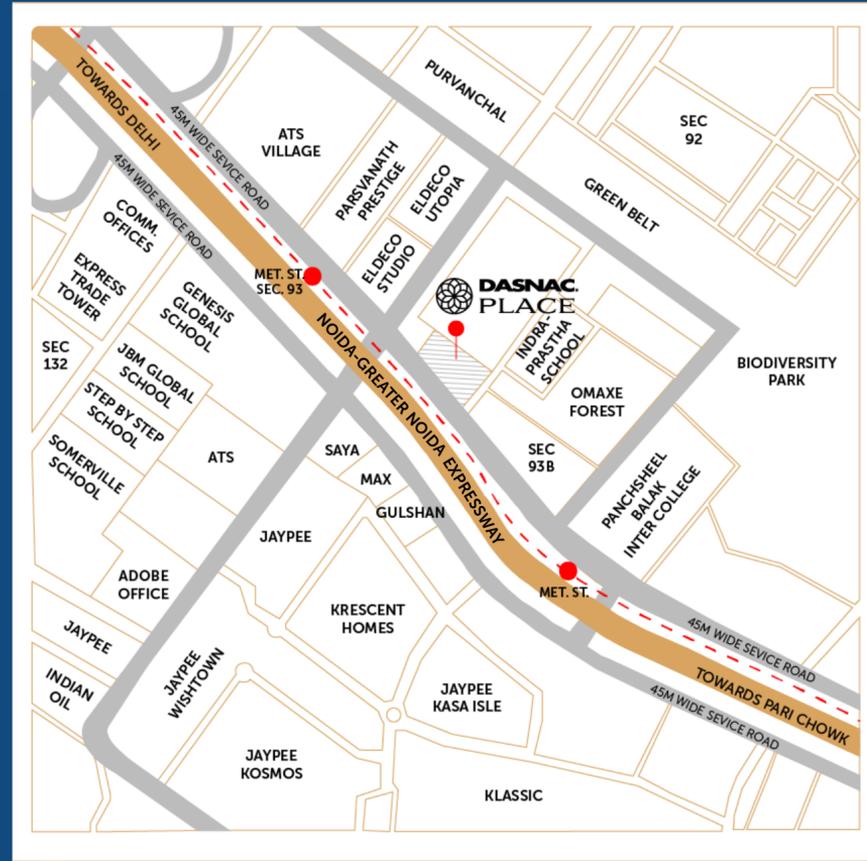


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**LEGEND**

-  NOIDA-GREATER NOIDA EXPRESSWAY
-  DELHI-MEERUT EXPRESSWAY
-  FNG EXPRESSWAY
-  PROPOSED METRO LINE



\* NOT TO SCALE

# NOIDA EXPRESSWAY

## HIGHWAY TO SUCCESS

-  Noida Expressway is the most prime avenue of the Noida-Greater Noida region and one of the most prime and bustling arteries of entire Delhi NCR.
-  About 500 feet of prime commercial road frontage directly and potential to serve as a pitstop for those using Noida International Airport.
-  As a Corner Plot with wide roads on two sides, it has unmatched visibility and attraction.
-  Located at the confluence of the most prime residential sectors of Noida, Sector 93A and 93B that are home to the who's who of Noida.
-  First such substantial retail presence catering to the most upscale and dense residential catchment of Noida Expressway.
-  Fulfils the long-standing shortage of planned retail on the left bank of Noida Expressway.
-  Within close proximity of several schools and offices situated on both sides of Noida Expressway, expected to contribute significantly to weekday footfall.
-  Walking distance from proposed Sector 93. Metro Station that will be connected onwards to Delhi and other Greater Noida.

This plan is not drawn to scale and not intended to be a precise/accurate representation of the location, roads and amenities. The intending buyers are requested to visit the site to ascertain actual location, roads or amenities. The upcoming projects as mentioned in this page are expressly subject to change at the discretion of their respective owners and this represents only tentative proposals known in public domain. The intending buyers are requested to check with respective owners for actual status of upcoming projects and clarification. The promoter has no right in any intellectual property of the respective owners of these upcoming projects and any reference is merely factual.



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# DASNAC PLACE

## UPSCALE TOWN CENTRE

Welcome to DASNAC PLACE, an upscale town centre for those living, studying and working in both sides of Noida Expressway. It especially fulfils the long-standing shortage of planned retail on the left bank of Noida Expressway. It has about 500 feet of prime commercial road frontage that commands visibility of the Expressway. Businesses are poised to thrive at this strategic location with its extremely favourable demand potential. What also sets DASNAC PLACE apart is its commitment to providing an efficient leasing experience. Exclusive leasing rights remain with one party, ensuring a single-window interface for all brands, national and international.

The project adopts a low-maintenance high-street format, and shall command high footfalls and revenues being the first substantial retail presence catering to the most upscale and dense residential catchment of Noida. It will further serve weekday demand from several schools and offices located in close vicinity, ensuring a steady flow of customers. Owing to easy accessibility from Noida Expressway, it will also serve as a pitstop for those using Noida International Airport. Its modular design allows for seamless unit combinations, ideal for brands aiming to offer a holistic family experience encompassing shopping, dining, anchors, a hypermarket, and entertainment options.

Unwavering commitment to sustainability is evident in the project's energy-efficient design which has been accorded the highest pre-certified 'Platinum Green Building Rating' by IGBC. The building façade design features elements like fins, louvers, trellises, pergolas, and night lighting effects. Additionally, biophilic landscape design, including vertical landscape, greenery, and planters on various floors enhances its calm and serenity. Multiple levels of terrace gardens provide relaxing spaces for all visitors to enjoy.

Welcome to an elevated retail experience on Noida Expressway.



## RETAIL SPACES REDEFINED

### HEIGHTENED VISIBILITY

About 500 feet of prime commercial road frontage that commands visibility of Noida Expressway.

### DIRECT ROAD FRONTAGE

Potential for all brands to have signage and visibility directly from the adjacent roads.

### DOUBLE-HEIGHT RETAIL SPACES

Create your brand's grand vision with double-height retail spaces featuring ceilings as high as 20 feet (slab to slab).

### ZONE-WISE PLANNING

A world of retail excellence unfolds across 4 retail levels with zone-wise brand planning.

### HOLISTIC FAMILY EXPERIENCE

Modular design allows seamless unit combinations for brands, suited to shopping, dining, anchors, hypermarket, and entertainment.

### STANDARDISED FLOOR PLANS

Potential to combine units on multiple floors for leasing to a single brand.

### DIVERSE RETAIL EXPERIENCE

Space for a variety of temporary and permanent kiosks, generating a dynamic brand mix.

### AL FRESCO DINING

Floors dedicated to create an al fresco dining experience, with adjoining terraces.

### SINGLE-WINDOW LEASING & OPERATION

Exclusive leasing and operational rights for the entire retail and studio offices shall remain with one party to provide a single-window leasing and operational interface to all brands.

### LOW MAINTENANCE FORMAT

More competitive CAM charges and building fees as a high street, vis-a-vis traditional shopping malls.



## UNPARALLELED DESIGN

### MODERN CONSTRUCTION METHODS

Use of advanced construction technology, including Diaphragm Wall, for a strong structure.

### CONTEMPORARY ARCHITECTURE

Excellence in building façade design including use of fins, louvers, trellises, pergolas and night lighting effects.

### FEWER COLUMNS

Large column-free spans for less hindrance in retail planning.

### LINEAR PLANNING

Straight-line shopfront planning without division of footfall traffic.

### PREMIUM FINISHES

High-quality finishes to recreate the experience of an A-Grade retail asset with superior ROI potential.

### GLOBAL STANDARDS

Follows contemporary design standards for a modern look.

### DISTINCTIVE FAÇADE

Glass façade and signage for all shopfronts for an internationally matched experience.

### STATE-OF-THE-ART SIGNAGE

High visibility signages and large-sized dynamic digital displays inside and outside the building.



## ACCESS AND CONVENIENCE

### OPTIMISED ENTRY AND EXIT

Strategically positioned access/traffic nodes for efficient entry, exit, and circulation.

### SEPARATION OF FOOT TRAFFIC

Separate access/traffic node for retail and studio offices.

### PEDESTRIAN BRIDGE

A unique pedestrian bridge for direct access from the main road to both Ground and Upper Ground Floors.

### PARKING CONVENIENCE

Two basement levels for extensive availability of paid parking with provision for automated parking modules.

### DEDICATED MOTORBIKE PARKING

Motorbike paid parking for patrons and workforce alike.

### IN-HOUSE CUSTOMERS

Footfall from guests of upper floors through dedicated access to retail and F&B floors.

The features, specifications and services etc. as visible in this page are expressly subject to change at the discretion of the developer and this represents only tentative preliminary features, specifications and services etc. suggested by the consultants at the internal review stage. Developer reserves the right to replace any material or feature etc. with an alternative option. Detailed liability of various materials is subject to the manufacturer warranty/guarantee. The intending buyers are requested to visit the site for actual specifications, features and clarification. In this artist's impression, project details and surrounding areas are only for an imagination and may differ from actual completed state/view. The intending buyers are requested to visit the site for actual layout, location, view, description and clarification.



## URBAN OASIS

### PLATINUM RATED GREEN BUILDING

Energy-efficient design has been accorded the highest pre-certified 'Platinum Green Building Rating' by IGBC.

### BIOPHILIC LANDSCAPE DESIGN

Incorporates vertical landscape, greenery and planters on various floors.

### TERRACE GARDENS

Multiple levels offering terrace gardens to create relaxing spaces.

### MICROCLIMATE

Landscape design will contribute to creation of pleasant microclimates.

### SURROUNDING GREENS

Situated adjacent to green belts which will act as fresh oxygen source for the location.

## TRAVERSE IN STYLE

### ESCALATORS

Multiple stacks of escalators providing efficient movement between multiple levels of retail.

### EFFICIENT ELEVATOR SYSTEM

High-Speed and large sized Elevators spread across lift lobbies, including service elevators.

## UNMATCHED SAFETY



### SPACIOUS & SECURE STAIRWAYS

Enhanced fire and life safety with 2 extra-wide staircases. Additional staircases on Ground Floor.



### ADVANCED BUILDING SAFETY

Armoured electrical cables, HRFR electrical wires, smoke detectors, and sprinklers enhance building safety.



### EARTHQUAKE RESISTANT STRUCTURE

Reinforced concrete structure designed for Earthquake Safety as per latest codes.

## EFFORTLESS UTILITIES



### EFFICIENT WATER INFRASTRUCTURE

Water connection and drainage outlets on every floor for seamless operations.



### SPECIALLY ABLED WASHROOMS

Large washroom facilities on every retail floor, including family and specially-abled facilities.

## UNINTERRUPTED POWER & ADVANCED SECURITY



### RELIABLE POWER SOLUTIONS

Dedicated power backup and provisions for installation of air conditioning.



### ADVANCED SECURITY MEASURES

High-tech security systems and 24/7 CCTV surveillance with diligent security staff.



## REDEFINING LUXURY WITH AN ECO-CONSCIOUS VISION

-  Energy-efficient design that has been accorded the highest pre-certified 'Platinum Green Building Rating' by IGBC.
-  Provision for solar panels to support environmental sustainability.
-  Energy-efficient lighting and equipment to reduce carbon footprint and energy costs.
-  Heat reflective glass which would substantially reduce cooling costs.
-  Recycling of water for gardening and flushing of toilets.
-  Rain Water Harvesting with adequate recharge pits for supplementing ground water.
-  On-site Solid Waste Management and Sewage Treatment Plant for a sustainable ecosystem.



# DASNAC®

**38+**  
YEARS OF  
EXPERIENCE

**130+**  
PROJECTS ACROSS  
NORTH INDIA

**17+**  
MILLION SQ. FT. OF  
REAL ESTATE DELIVERED

**6500+**  
HOMES DELIVERED

## ENGINEERING & ARCHITECTURE

Our flagship business has been a leading engineering and architectural group in India for over three decades. We have successfully completed over 125 residential, commercial, education and healthcare projects of over 17 million sq. ft.

## STRATEGIC INVESTMENTS

We make strategic investments in real estate and impactful ventures across sectors and geographies. Within real estate we concentrate on opportunistic value-addition in the built environment and land. We see urbanisation in the developing world as an immense opportunity and evaluate opportunities around this theme for private investments.

## BUILDING CONSTRUCTION

We, equipped with a long-standing engineering and architectural tradition, are capable of managing and executing construction of its projects at the cutting-edge with our construction division.

## NURTURING ENTERPRISE WITH A PASSION TO CREATE CHANGE FOR POSITIVE HUMAN IMPACT

We presently have interests in businesses focused on innovative and meaningful value creation across the real estate value chain. We have acquired expertise across property development engineering, architecture, and building construction. In addition, we make strategic investments in real estate and impactful ventures across sectors and geographies.

## PROPERTY DEVELOPMENT

We are a knowledge-driven leader in property development in North India. We pioneered smart housing in South Asia. We develop properties selectively with an unrelenting focus on quality. Our properties have commanded up to 150% pricing as compared to micro-market averages.

This page is an imaginary creation of the artist with an intention to demonstrate completed projects of the Company which are bound to differ from the physical current state/age of the project. The intending buyers are advised to personally visit any of the projects to learn more about.

# LOWER FLOOR



This plan is prepared for guidance/demo only at the internal review stage and actual plan measurement would be mentioned in the final agreement executed between the parties subjected to variations. All given dimensions are measured between unfinished surfaces and balconies reflect slab area. The units shall normally be in raw/bare shell form.

# GROUND FLOOR



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# FIRST FLOOR

# SECOND FLOOR

