



Ministry of Housing and Urban Affairs

RETAIL & OFFICE SPACE

DOWNTOWN

Sarojini Nagar, New Delhi



ManSan Builders

PRIVATE LIMITED

RETAIL & OFFICE SPACE **DOWNTOWN** Sarojini Nagar, New Delhi



A Navratna CPSE



A Navratna CPSE

Developed by:
NBCC (INDIA) LIMITED

NBCC

An Overview

NBCC (India) Limited is a NAVRATNA Construction Enterprise of the Government of India, Headquartered in New Delhi. Visioned to make it grow as a niche and most admired organization amongst the peer group and become a major player in the infrastructure development of the Nation, NBCC was founded in 1960.

Bound by the single aim of achieving Excellence in its Pursuit, the Company - operating on a unique business model and making significant global presence brick by brick over the time, has accomplished umpteen milestones one after the other since inception. The excellence and the edge in NBCC's performance today, lies to the fact that it has lived up to its reputation as a technology driven organization keeping itself abreast with the latest. Added to that, it has seamlessly integrated its architectural expertise and engineering virtue with uncommon elan to deliver marvelous feats in its areas of operation namely, Project Management Consultancy (PMC), Engineering Procurement and Construction (EPC) and Real Estate Development. No wonder that NBCC now finds itself as one of the biggest players in the industry, not only at national level but also in global arena.

Besides, NBCC, being a major implementing arm of the Government of India, has of late, been shouldered with the responsibility to take up Redevelopment Works of the Government properties in self-sustaining model. The unique and sustainable model for government infrastructure development, catching the imagination of central

Beginning with dispensation, began taking shape through NBCC already delivered Mega Redevelopment Projects named - New Moti

Bagh GPRA Complex, Delhi - the IGBC certified largest Green Home Complex of its kind in India and East Kidwai Nagar Redevelopment, Delhi, the Company now counts on many such unique projects forthcoming, including the ongoing one of – Integrated Redevelopment of Nauroji Nagar-Sarojini Nagar-Netaji Nagar, Delhi.

The newly added Redevelopment vertical to NBCC's portfolio stands exclusive par se to the organization where it has already proven its worth. As infrastructure development initiative by the Governments at the Centre and across States of the country has already gained momentum, NBCC stands ably poised to participate in this call of National development and also usher in a new era of the Company's growth.



About DOWNTOWN

Sarojini Nagar

DOWNTOWN is all-in-one destination for outing and social gathering, where culture merges with commerce to express an expansive experience.

The midtown Hub is complemented with Sarojini Nagar Metro Station and Sarojini Nagar Market, which are part of the complete development.

The design of the DOWNTOWN building creates a visual harmony with build profile and landscaped atrium. The atriums are designed as street level promenade for public gathering.

The public spaces are implemented with welcoming atriums, open terraces, outdoor furnishings, glazed entrance and facade to provide visual experience and maximum use of the day light



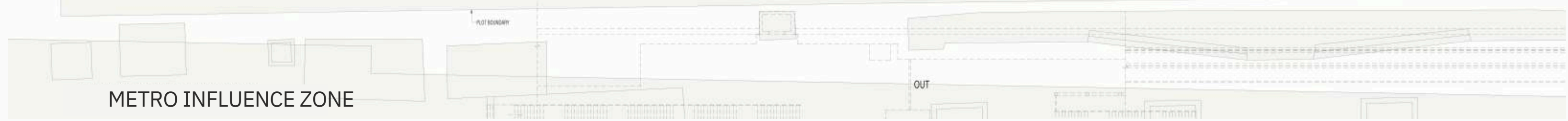
Direct Connectivity from Sarojini Nagar Metro Station



STATE-OF-THE-ART FACILITIES

- ▶ 4 Level of Retail Space
- ▶ 6 Level of Office Space
- ▶ Superb Street Level Promenade
- ▶ Landscaped Central Atrium
- ▶ Open Terraces
- ▶ Stunning Facade with Combination of Glass, GRC Jali and Textured Paint
- ▶ Open Plain Floor Plates
- ▶ 4 Level Basement Parking





METRO INFLUENCE ZONE

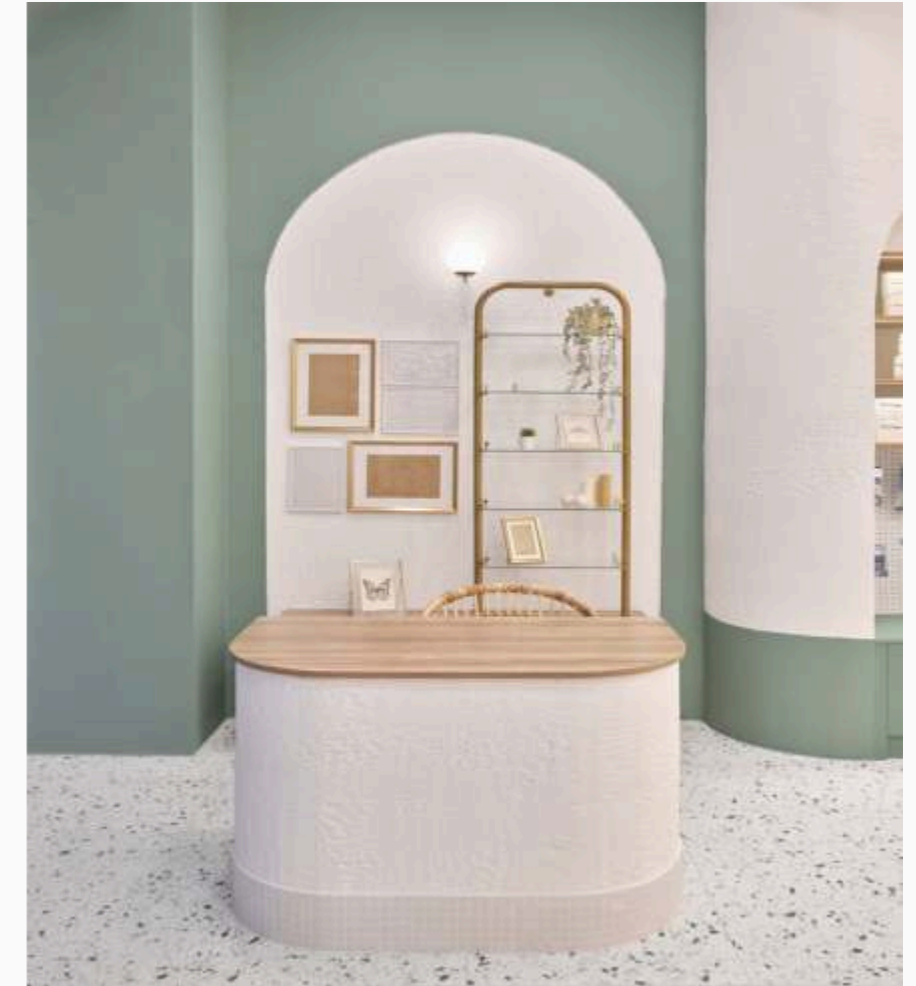
DOWNTOWN Sarojini Nagar, New Delhi. (ADJACENT TO METRO STATION)

- COMMON AREA
- CARPET AREA

*Area in sq.ft
1sq.m = 10.764 sq.ft

LOWER GROUND FLOOR AREA





S.No.	Shop No.	Carpets Area Sqft	Super Built-up Area Sqft
Lower Ground Floor Shop			
1	LG-01	368	683
2	LG-02	356	661
3	LG-03	340	632
4	LG-04	346	642
5	LG-05	344	639
6	LG-06	348	647
7	LG-07	144	267
8	LG-08	367	683
9	LG-09	367	683
10	LG-10	348	647
11	LG-11	344	639
12	LG-12	346	642
13	LG-13	340	632
14	LG-14	312	580


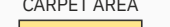
S.No.	Shop No.	Carpets Area Sqft	Super Built-up Area Sqft
15	LG-15	319	593
16	LG-16	327	608
17	LG-17	321	596
18	LG-18	314	584
19	LG-19	309	574
20	LG-20	75	139
21	LG-21	74	138
22	LG-22	250	465
23	LG-23	250	465
24	LG-24	291	541
25	LG-25	281	522
26	LG-26	269	500
27	LG-27	234	434
28	LG-28	172	319
29	LG-29	274	509

S.No.	Shop No.	Carpets Area Sqft	Super Built-up Area Sqft
30	LG-30	274	509
31	LG-31	386	717
32	LG-32	386	717
33	LG-33	390	725
34	LG-34	395	735
35	LG-35	397	738
36	LG-36	394	732
37	LG-37	388	722
38	LG-38	378	702
39	LG-39	202	374
40	LG-40	201	374
41	LG-41	162	301
42	LG-42	248	461
43	LG-43	287	532
44	LG-44	271	504

S.No.	Shop No.	Carpets Area Sqft	Super Built-up Area Sqft
45	LG-45	248	461
46	LG-46	162	301
47	LG-47	201	374
48	LG-48	202	374
49	LG-49	390	724
50	LG-50	388	722
51	LG-51	394	732
52	LG-52	397	738
53	LG-53	397	738
54	LG-54	394	732
55	LG-55	388	722
56	LG-56	390	724
57	LG-57	202	374
58	LG-58	201	374
59	LG-59	162	301

S.No.	Shop No.	Carpets Area Sqft	Super Built-up Area Sqft
60	LG-60	248	461
61	LG-61	271	504
62	LG-62	287	532
63	LG-63	248	461
64	LG-64	162	301
65	LG-65	201	374
66	LG-66	202	374
67	LG-67	378	702
68	LG-68	388	722
69	LG-69	394	732
70	LG-70	397	738
71	LG-71	395	735
72	LG-72	390	725
73	LG-73	386	717
74	LG-74	386	717

S.No.	Shop No.	Carpets Area Sqft	Super Built-up Area Sqft
75	LG-75	274	509
76	LG-76	274	509
77	LG-77	172	319
78	LG-78	234	434
79	LG-79	269	500
80	LG-80	281	522
81	LG-81	291	541
82	LG-82	250	465
83	LG-83	250	465
84	LG-84	74	138
85	LG-85	75	139
86	LG-86	309	574
87	LG-87	314	584
88	LG-88	321	596
89	LG-89	327	608
Sub Total		26153	48596

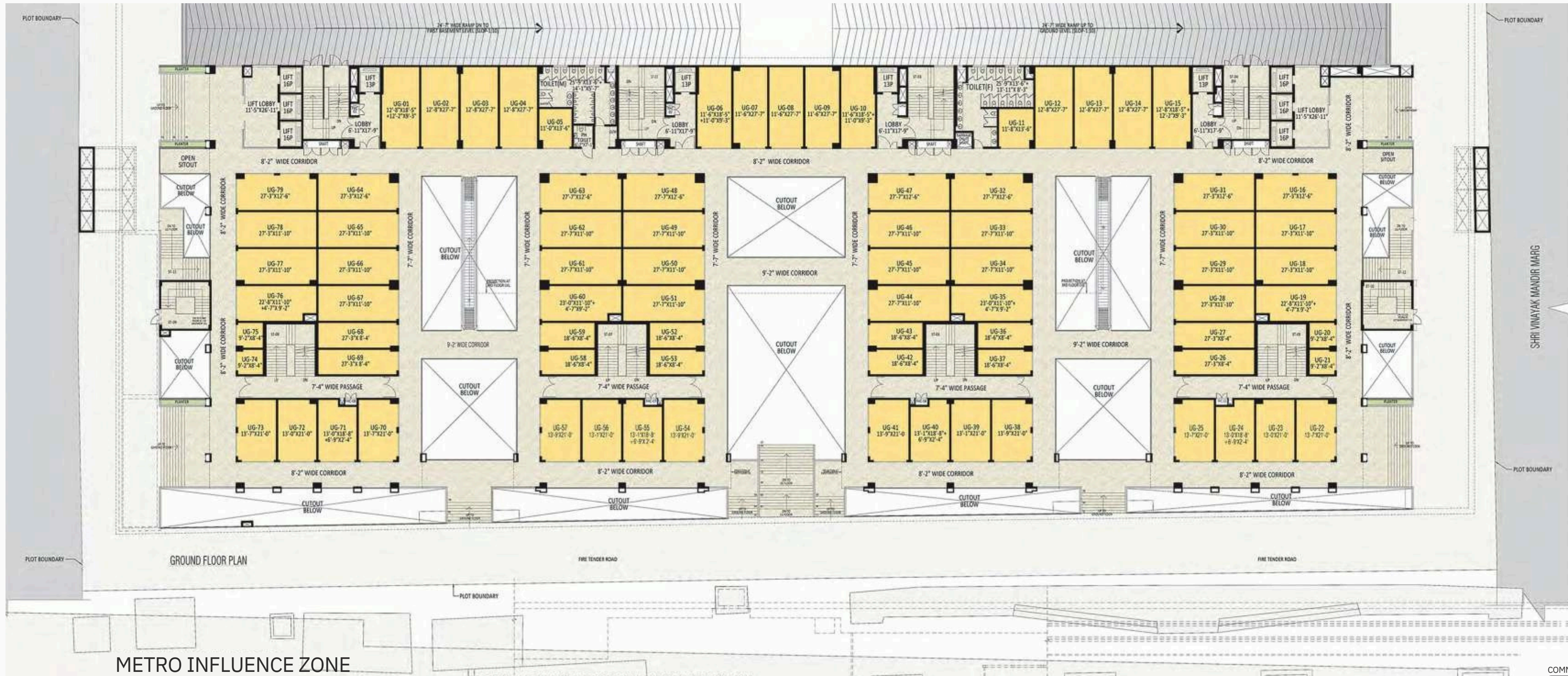
COMMON AREA

 CARPET AREA


*Area in sq.ft
 1sq.m = 10.764 sq.ft

LOWER GROUND FLOOR AREA



DOWNTOWN Sarojini Nagar, New Delhi. (ADJACENT TO METRO STATION)



GROUND FLOOR PLAN

FIRE TENDER ROAD

FIRE TENDER ROAD

METRO INFLUENCE ZONE

DOWNTOWN Sarojini Nagar, New Delhi. (ADJACENT TO METRO STATION)

COMMON AREA
 CARPET AREA

*Area in sq.ft
 1sq.m = 10.764 sq.ft

UPPER GROUND FLOOR AREA





S.No.	Shop No.	Carpets Area Sqft	Super Built-up Area Sqft
Upper Ground Floor Shops			
1	UG-01	340	692
2	UG-02	346	702
3	UG-03	344	699
4	UG-04	348	708
5	UG-05	144	292
6	UG-06	312	633
7	UG-07	309	628
8	UG-08	316	642
9	UG-09	309	628
10	UG-10	312	633
11	UG-11	153	310
12	UG-12	348	708
13	UG-13	344	699



S.No.	Shop No.	Carpets Area Sqft	Super Built-up Area Sqft
14	UG-14	346	702
15	UG-15	340	692
16	UG-16	327	665
17	UG-17	321	652
18	UG-18	314	639
19	UG-19	309	628
20	UG-20	75	152
21	UG-21	74	151
22	UG-22	278	565
23	UG-23	268	545
24	UG-24	257	522
25	UG-25	278	565
26	UG-26	225	457
27	UG-27	225	458

S.No.	Shop No.	Carpets Area Sqft	Super Built-up Area Sqft
28	UG-28	317	644
29	UG-29	317	644
30	UG-30	321	652
31	UG-31	327	664
32	UG-32	329	668
33	UG-33	325	660
34	UG-34	319	649
35	UG-35	309	627
36	UG-36	153	310
37	UG-37	152	309
38	UG-38	282	573
39	UG-39	274	556
40	UG-40	259	525
41	UG-41	282	573

S.No.	Shop No.	Carpets Area Sqft	Super Built-up Area Sqft
42	UG-42	152	309
43	UG-43	153	310
44	UG-44	321	652
45	UG-45	319	649
46	UG-46	325	660
47	UG-47	329	668
48	UG-48	329	668
49	UG-49	325	660
50	UG-50	319	649
51	UG-51	321	652
52	UG-52	153	310
53	UG-53	152	309
54	UG-54	282	573
55	UG-55	259	525

S.No.	Shop No.	Carpets Area Sqft	Super Built-up Area Sqft
56	UG-56	274	556
57	UG-57	282	573
58	UG-58	152	309
59	UG-59	153	310
60	UG-60	309	627
61	UG-61	319	649
62	UG-62	325	660
63	UG-63	329	668
64	UG-64	327	664
65	UG-65	321	652
66	UG-66	317	644
67	UG-67	317	644
68	UG-68	225	458
69	UG-69	225	457

S.No.	Shop No.	Carpets Area Sqft	Super Built-up Area Sqft
70	UG-70	278	565
71	UG-71	257	522
72	UG-72	268	545
73	UG-73	278	565
74	UG-74	74	151
75	UG-75	75	152
76	UG-76	309	628
77	UG-77	314	639
78	UG-78	321	652
79	UG-79	327	665
Sub Total		21643	43970

COMMON AREA
 COMMON AREA
 CARPET AREA

*Area in sq.ft
 1sq.m = 10.764 sq.ft

UPPER GROUND FLOOR AREA



DOWNTOWN Sarojini Nagar, New Delhi. (ADJACENT TO METRO STATION)



S.No.	Shop No.	Carpets Area Sqft	Super Built-up Area Sqft
First Floor Shops			
1	101	279	565
2	102	340	690
3	103	346	700
4	104	344	697
5	105	348	705
6	106	144	291
7	107	312	631
8	108	309	626
9	109	316	640
10	110	309	626
11	111	312	631
12	112	348	705
13	113	344	697

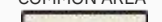

S.No.	Shop No.	Carpets Area Sqft	Super Built-up Area Sqft
14	114	346	700
15	115	340	690
16	116	244	494
17	117	327	663
18	118	321	649
19	119	314	636
20	120	309	626
21	121	75	151
22	122	74	150
23	123	278	563
24	124	268	544
25	125	257	520
26	126	278	563
27	127	225	456

S.No.	Shop No.	Carpets Area Sqft	Super Built-up Area Sqft
28	128	225	457
29	129	317	642
30	130	317	642
31	131	321	649
32	132	327	662
33	133	329	666
34	134	325	657
35	135	319	646
36	136	309	625
37	137	153	309
38	138	152	308
39	139	282	571
40	140	274	554
41	141	259	524

S.No.	Shop No.	Carpets Area Sqft	Super Built-up Area Sqft
42	142	282	571
43	143	152	308
44	144	153	309
45	145	321	649
46	146	319	646
47	147	325	657
48	148	329	666
49	149	329	666
50	150	325	657
51	151	319	646
52	152	321	649
53	153	153	309
54	154	152	308
55	155	282	571

S.No.	Shop No.	Carpets Area Sqft	Super Built-up Area Sqft
56	156	259	524
57	157	274	554
58	158	282	571
59	159	152	308
60	160	153	309
61	161	309	625
62	162	325	657
63	163	325	657
64	164	329	666
65	165	327	662
66	166	321	649
67	167	317	642
68	168	317	642
69	169	225	457

S.No.	Shop No.	Carpets Area Sqft	Super Built-up Area Sqft
70	170	225	456
71	171	278	563
72	172	257	520
73	173	268	544
74	174	278	563
75	175	74	150
76	176	75	151
77	177	309	626
78	178	314	636
79	179	321	649
80	180	327	663
Sub Total		22019	44577

COMMON AREA


 CARPET AREA

*Area in sq.ft
 1sq.m = 10.764 sq.ft

FIRST FLOOR AREA



DOWNTOWN Sarojini Nagar, New Delhi. (ADJACENT TO METRO STATION)



S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
Second Floor Shops			
1	201	279	561
2	202	340	685
3	203	346	695
4	204	344	692
5	205	348	701
6	206	144	289
7	207	312	627
8	208	309	622
9	209	316	636
10	210	309	622
11	211	312	627
12	212	153	307
13	213	348	701

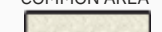

S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
14	214	344	692
15	215	346	695
16	216	340	685
17	217	244	490
18	218	327	658
19	219	321	645
20	220	314	632
21	221	309	622
22	222	75	150
23	223	74	149
24	224	278	559
25	225	268	540
26	226	257	516
27	227	278	559

S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
28	228	225	452
29	229	225	453
30	230	317	637
31	231	317	637
32	232	321	645
33	233	327	657
34	234	329	661
35	235	325	653
36	236	319	642
37	237	309	621
38	238	153	307
39	239	152	306
40	240	282	567
41	241	274	550

S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
42	242	259	520
43	243	282	567
44	244	152	306
45	245	153	307
46	246	321	645
47	247	319	642
48	248	325	653
49	249	329	661
50	250	329	661
51	251	325	653
52	252	319	642
53	253	321	645
54	254	153	307
55	255	152	306

S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
56	256	282	567
57	257	259	520
58	258	274	550
59	259	282	567
60	260	152	306
61	261	153	307
62	262	309	621
63	263	325	653
64	264	325	653
65	265	329	661
66	266	327	657
67	267	321	645
68	268	317	637
69	269	317	637

S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
70	270	225	453
71	271	225	452
72	272	278	559
73	273	257	516
74	274	268	540
75	275	278	559
76	276	74	149
77	277	75	150
78	278	309	622
79	279	314	632
80	280	321	645
81	281	327	658
Sub Total		22172	44576

COMMON AREA

 CARPET AREA


*Area in sq.ft
 1sq.m = 10.764 sq.ft

SECOND FLOOR AREA



DOWNTOWN Sarojini Nagar, New Delhi. (ADJACENT TO METRO STATION)

ENERGY EFFICIENT

- ▶ DOWNTOWN has been designed efficiently that conserves energy and saves cost.
- ▶ Double-glazed glass with low UV factor
- ▶ Roof insulation to prevent heat gain into building
- ▶ Integrated Building Management System to optimize Energy Consumption
- ▶ Use of recycled water in Landscaping & Horticulture lawns
- ▶ Use of Solar Power for partial electricity generation, water heating and lights
- ▶ LED lights/fixtures in common areas
- ▶ Low-flow sanitary fixtures
- ▶ Storm Water Management
- ▶ Sewerage Treatment Plant
- ▶ Solid Waste Management







S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
Third Floor Offices			
1	301	277	425
2	302	337	517
3	303	341	524
4	304	340	522
5	305	344	527
6	306	141	216
7	307	308	473
8	308	307	470
9	309	313	480
10	310	307	470
11	311	308	473
12	312	187	287

S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
13	313	344	527
14	314	340	522
15	315	341	524
16	316	337	517
17	317	242	371
18	318	415	636
19	319	422	647
20	320	415	636
21	321	575	882
22	322	499	766
23	323	387	594
24	324	382	585
25	325	388	596

S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
26	326	388	595
27	327	419	643
28	328	283	434
29	329	284	435
30	330	321	492
31	331	325	498
32	332	316	485
33	333	445	683
34	334	439	674
35	335	458	703
36	336	452	694
37	337	464	712
38	338	454	697

S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
39	339	491	754
40	340	491	754
41	341	491	754
42	342	491	754
43	343	454	697
44	344	464	712
45	345	452	694
46	346	458	703
47	347	439	674
48	348	445	683
49	349	316	485
50	350	325	498
51	351	321	492

S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
52	352	284	435
53	353	283	434
54	354	419	643
55	355	388	595
56	356	388	596
57	357	381	585
58	358	387	594
59	359	499	766
60	360	575	882
61	361	415	636
62	362	422	647
63	363	415	636
Sub Total		24139	37035

COMMON AREA
 COMMON AREA
 CARPET AREA

*Area in sq.ft
 1sq.m = 10.764 sq.ft

THIRD FLOOR AREA



DOWNTOWN Sarojini Nagar, New Delhi. (ADJACENT TO METRO STATION)





S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
Fourth Floor Offices			
1	401	277	425
2	402	337	517
3	403	341	524
4	404	340	522
5	405	344	527
6	406	141	216
7	407	308	473
8	408	307	470
9	409	313	480
10	410	307	470
11	411	308	473
12	412	187	287

S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
13	413	344	527
14	414	340	522
15	415	341	524
16	416	337	517
17	417	242	371
18	418	415	636
19	419	422	647
20	420	415	636
21	421	575	882
22	422	499	766
23	423	387	594
24	424	382	585
25	425	388	596

S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
26	426	388	595
27	427	419	643
28	428	283	434
29	429	284	435
30	430	321	492
31	431	325	498
32	432	316	485
33	433	445	683
34	434	439	674
35	435	458	703
36	436	452	694
37	437	464	712
38	438	454	697

S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
39	439	491	754
40	440	491	754
41	441	491	754
42	442	491	754
43	443	454	697
44	444	464	712
45	445	452	694
46	446	458	703
47	447	439	674
48	448	445	683
49	449	316	485
50	450	325	498
51	451	321	492

S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
52	452	284	435
53	453	283	434
54	454	419	643
55	455	388	595
56	456	388	596
57	457	381	585
58	458	387	594
59	459	499	766
60	460	575	882
61	461	415	636
62	462	422	647
63	463	415	636
Sub Total		24139	37035

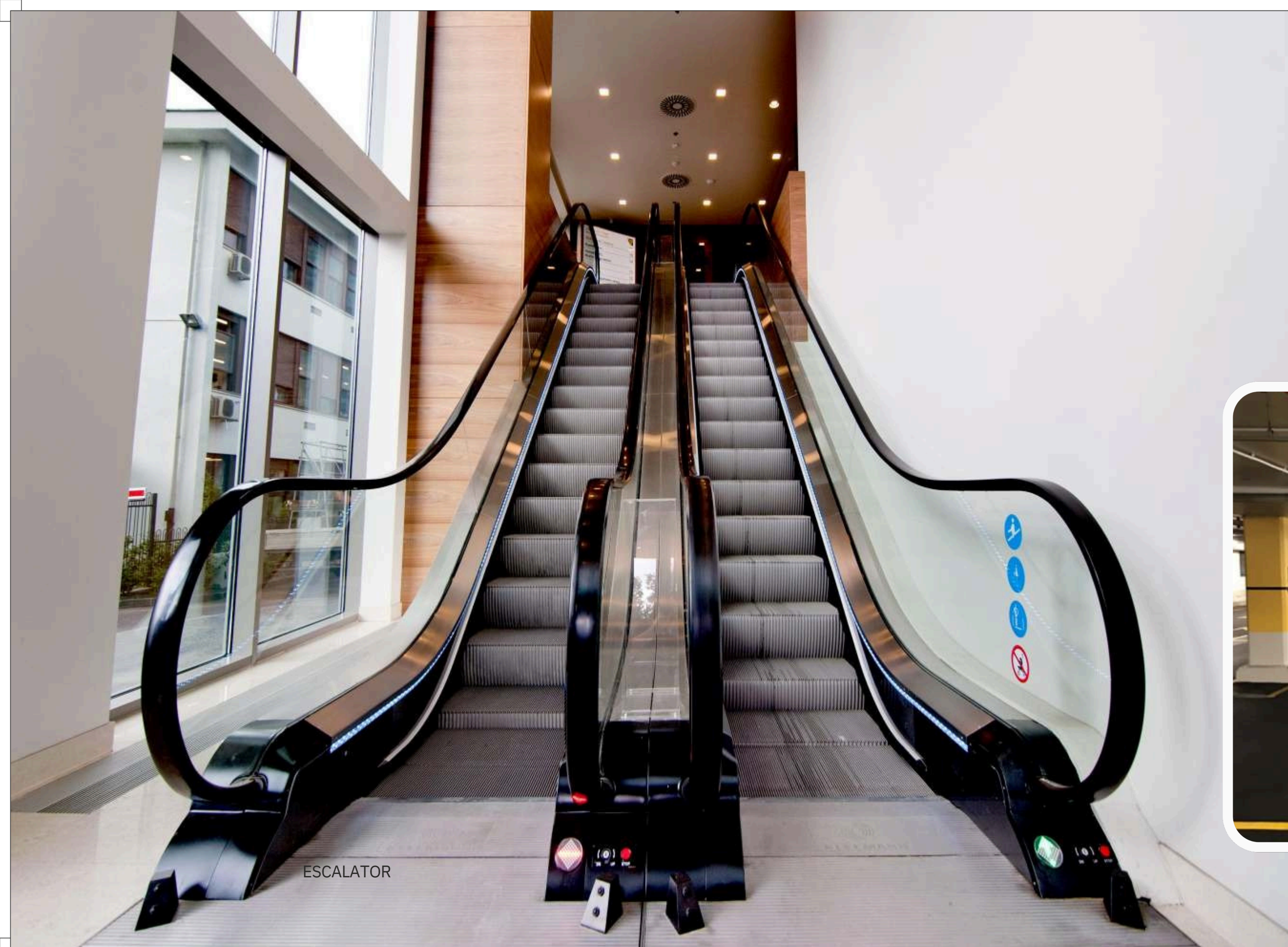
COMMON AREA
 COMMON AREA
 CARPET AREA

*Area in sq.ft
 1sq.m = 10.764 sq.ft

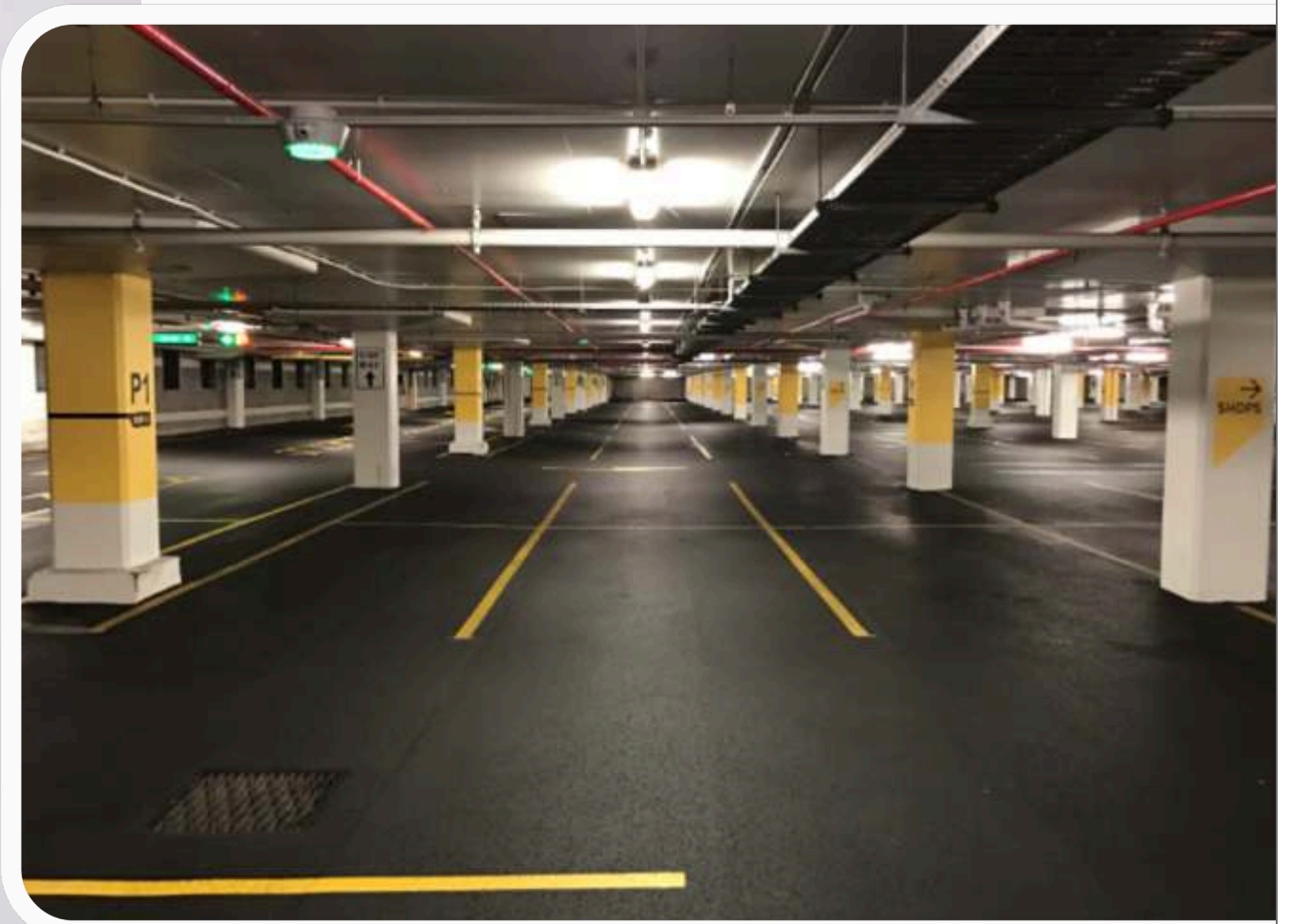
FOURTH FLOOR AREA



DOWNTOWN Sarojini Nagar, New Delhi. (ADJACENT TO METRO STATION)



ESCALATOR



PARKING LOT





S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
Fifth Floor Offices			
1	501	277	425
2	502	337	517
3	503	341	524
4	504	340	522
5	505	344	527
6	506	141	216
7	507	308	473
8	508	307	470
9	509	313	480
10	510	307	470
11	511	308	473
12	512	187	287

S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
13	513	344	527
14	514	340	522
15	515	341	524
16	516	337	517
17	517	242	371
18	518	415	636
19	519	422	647
20	520	415	636
21	521	575	882
22	522	499	766
23	523	387	594
24	524	382	585
25	525	388	596

S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
26	526	388	595
27	527	419	643
28	528	283	434
29	529	284	435
30	530	321	492
31	531	325	498
32	532	316	485
33	533	445	683
34	534	439	674
35	535	458	703
36	536	452	694
37	537	464	712
38	538	454	697

S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
39	539	491	754
40	540	491	754
41	541	491	754
42	542	491	754
43	543	454	697
44	544	464	712
45	545	452	694
46	546	458	703
47	547	439	674
48	548	445	683
49	549	316	485
50	550	325	498
51	551	321	492

S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
52	552	284	435
53	553	283	434
54	554	419	643
55	555	388	595
56	556	388	596
57	557	381	585
58	558	387	594
59	559	499	766
60	560	575	882
61	561	415	636
62	562	422	647
63	563	415	636
Sub Total		24139	37035

COMMON AREA

 CARPET AREA


*Area in sq.ft
 1sq.m = 10.764 sq.ft

FIFTH FLOOR AREA



DOWNTOWN Sarojini Nagar, New Delhi. (ADJACENT TO METRO STATION)


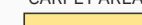


S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
Sixth Floor offices			
1	601	277	445
2	602	337	541
3	603	341	548
4	604	340	546
5	605	344	552
6	606	141	226
7	607	308	495
8	608	307	493
9	609	313	502
10	610	307	493
11	611	308	495

S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
12	612	187	301
13	613	344	552
14	614	340	546
15	615	341	548
16	616	337	541
17	617	242	389
18	618	415	666
19	619	422	677
20	620	415	666
21	621	322	517
22	622	325	522
23	623	319	512

S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
24	624	445	715
25	625	443	711
26	626	458	736
27	627	452	727
28	628	464	746
29	629	454	729
30	630	491	789
31	631	491	789
32	632	491	789
33	633	491	789
34	634	454	729
35	635	464	746

S.No.	Shop No.	Carpet Area Sqft	Super Built-up Area Sqft
36	636	452	727
37	637	458	736
38	638	443	711
39	639	445	715
40	640	319	512
41	641	325	522
42	642	322	517
43	643	415	666
44	644	422	677
45	645	415	666
Sub Total		16946	27217

COMMON AREA

 CARPET AREA


*Area in sq.ft
 1sq.m = 10.764 sq.ft

SIXTH FLOOR AREA



DOWNTOWN Sarojini Nagar, New Delhi. (ADJACENT TO METRO STATION)



DOWNTOWN Sarojini Nagar, New Delhi. (ADJACENT TO METRO STATION)