



COMMERCIAL SET UP IN GREATER NOIDA WEST

IN THE LAST THREE YEARS, EVEN THE GOVERNMENT HAS TAKEN ALL EFFORTS TO MAKE GREATER NOIDA WEST A FOCAL POINT FOR GROWTH. **AK TIWARY WRITES**

With world-class infrastructure and sound connectivity, Greater Noida West, well-regarded as one of the best affordable housing sectors, is coming up with the maximum number of commercial segments like malls, office space, and retail outlets in the Delhi NCR region.

All these commercial properties are commonly located on a 130-metre-wide road, which directly connects to Sports City and NH-9, earlier known as NH-24. These malls, retail and business hubs on this road, which starts from Gaur Chowk at Greater Noida West entry, will have great footfalls.

As per the master plan of Greater Noida Development Authority (GNOIDA), more than 16 malls have been lined up by developers like Gaursons, H and S, Mahagun, Trehan Irish, Galaxy, Saya Group, Investor Clinic, Sarvottamm, Urbainia Spaces, Solitairian and many more for operation in next 2-3 years.

In the last three years, even the government has taken all efforts to make Greater Noida West an epicenter of growth. That is why, today, Greater Noida West has become one of the hottest realty destinations in NCR. Its connectivity links are the primary growth drivers here. Attracting the attention of major domestic and international investors the population density of Greater Noida West is very high which is also claimed to be highest in entire Delhi NCR within 4.5km of its radius.

GNOIDA officials say that 1.5 lakh houses have already been given OC (Occupancy Certificate) in Greater Noida West. Another 2.5 lakh houses are under various stage of construction, which is likely to be completed by 2022. Today over 70,000 houses are ready-to-move-in. Over 1.5 lakh people are already living there; with 2.5 lakh houses to be completed in the next 2-3 years, population of Greater Noida West may double.

Manoj Gaur, CMD, Gaurs Group, said, "With having world class infrastructure this affordable residential zone has no match. Unwontedly with metro becoming operational soon and connectivity increasing via widening of NH 24 and the presence of FNG Expressway, Greater Noida West is becoming a hub for residential and commercial developments. Also with Jewar Airport's work being paced up, the airport in coming few years will immensely help especially this region to attract maximum footfalls for promoting commercial set up."

There are many coming up mall, some are already operational like Gaur City Centre, office-cum-retail shops, IT office spaces, corporate suites, high street shops projects like Apex Floral's Apex Park Square, Trehan



Irish, Golden I, Saya South X, Heart and Soul Boulevard Walk Mall, La Galleria, Aarza Square, NX One Mall, Galaxy Blue Sapphire Plaza, London Mart, Galaxy Diamond Plaza, Marina Wwalk and many more.

All these projects are the golden combination of quality, accessibility, security, and affordability which already offer opportunities not only for start-ups and business owners it is also a great investment opportunity for investors to realize high returns on their investment. A well-known realty firm, Apex Floral, is coming up with its one of premium commercial project "Apex Park Square" to offer luxury high street products under one roof.

Trehan Irish Group is going to launch its most promising retail and recreational high end commercial project IRIS Broadway in Greater Noida West on the main 130-metre-wide road.

Designed by Benoy (the makers of Ferrari World and Dubai City walk), this monumental high street mall will be a 1 million sq ft of

green building with a magnificent 25,000 sq ft of atrium space. In line with the goals of green building, special emphasis is being made on atrium cooling through nature and partial atrium shading structure, amongst other such novelties.

A dedicated air-conditioned F&B floor with 50 kiosks in the food court and 15 restaurants will have an exclusive express escalator of 3 storeys for direct access to the F&B floor. In addition to the planned palpable retail outlets and F&B floor, 3 large banquets, a boutique hotel, a 5-Screen Cinema with over 1200 seats, and an iconic 30 floors' high-rise office tower with a business centre, gym and 24x7 dining with landscaped terraces, are also marshaled within this forthcoming project.

Abhishek Trehan, ED of Trehan IRIS, said: "A Metro station faces our high-street property, where we plan to house a supermarket with 4 other anchor brands as well as a massive-triple height 25,000 sq ft area dedi-

cated to entertainment and adventure amongst numerous other amenities. We are certain that with great connectivity, we would be able to cater to the residential neighborhood of over 5 lakh flats (set to be one of the largest satellite town of NCR) along with other nearby vicinities. Our aim is to have Iris Broadway — Greno West up and running by 2026."

Golden I, a realty firm, is among the largest retail and technology services hub in Greater Noida West, grandly conceived in every sense of the word around the concept of shop-work-live-entertain. Its sprawling 25 acres brings in a sense of magnificence, serving over 10 lakh inhabitants expected to live in the vicinity.

Anand Shukla, MD of Ocean Infra Heights, said: "Today the real-estate sector has emerged as a safer investment option, most investors are considering commercial properties, as they tend to give a higher return on long term investment in terms of market valuation.

"As a multi-discipline business hub, our project comprises a balanced blend of retail, showrooms, lockable offices, food court spaces, hypermarkets, hospitality, corporate suites and residential apartments. Golden I is easily accessed via the FNG Expressway, Delhi-Meerut Expressway, DND Flyway & proposed Jewar Airport."

