



# DOWNTOWN



AJANTA

by

AJANTA DEVELOPERS



## **Vision**

To be the leading visionary and innovative property development organisation in India, delivering unrivalled quality driven by integrity and an outstanding work ethic.

## **Mission**

To create homes for our customers that provide exceptional value for money and constantly strive to enhance the quality of life for every Indian through sustainable design and innovation.

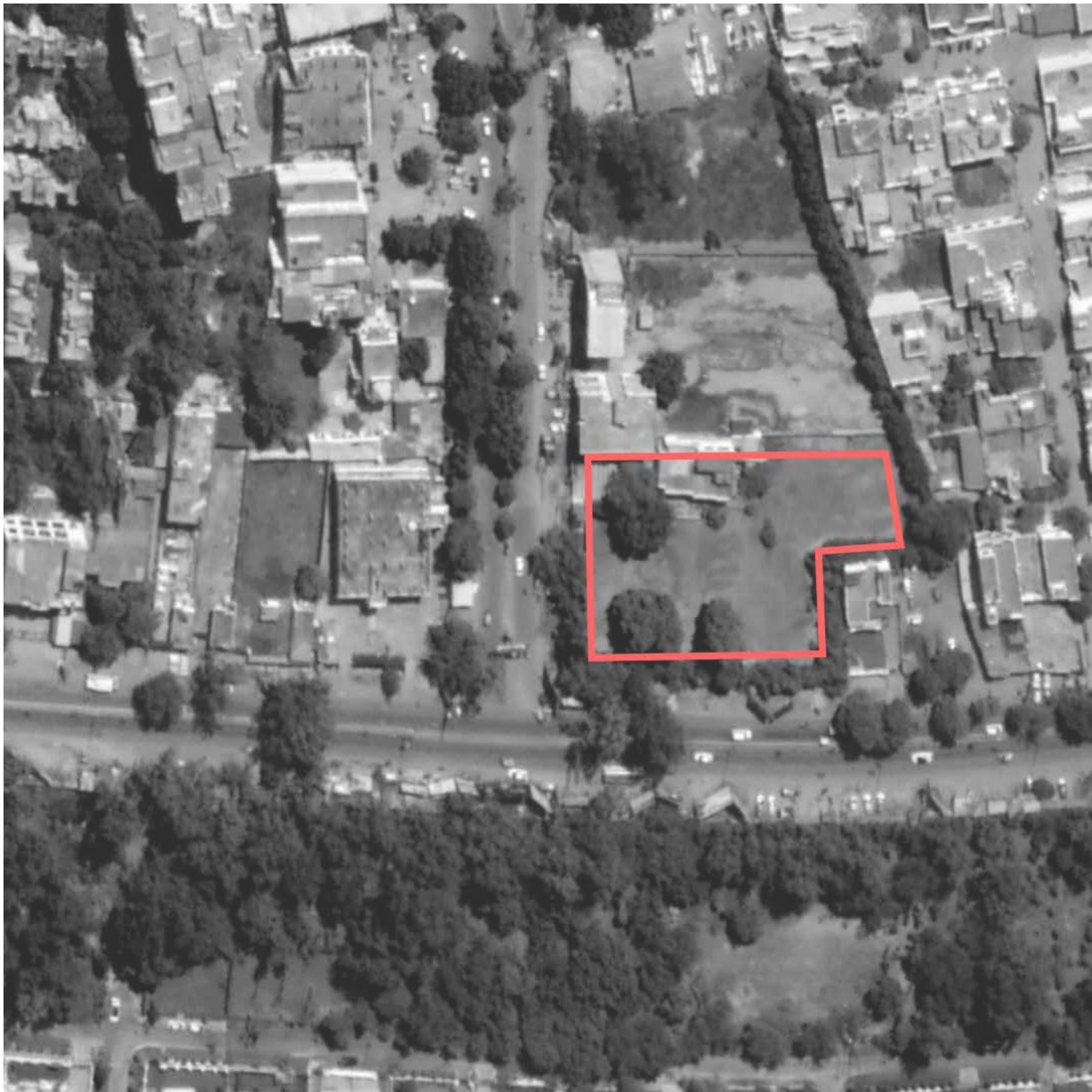


Through it's years of evolution, the Ajanta Group has built a solid reputation through organic growth and superlative performance.

As a prominent owner of land in Meerut, Ajanta has, over the years created an inventory of carefully selected properties across the city.

Ajanta Developers is a team of young and dynamic individuals who have successfully delivered seven residential and commercial projects in the last seventeen years. Their experience and expertise has resulted in zero pendency and unanimous, customer satisfaction

Being a self-funded company with no debts or liabilities, they have an impeccable track record. Every project they have completed, including the current proposed projects are fully compliant with national and state regulations.



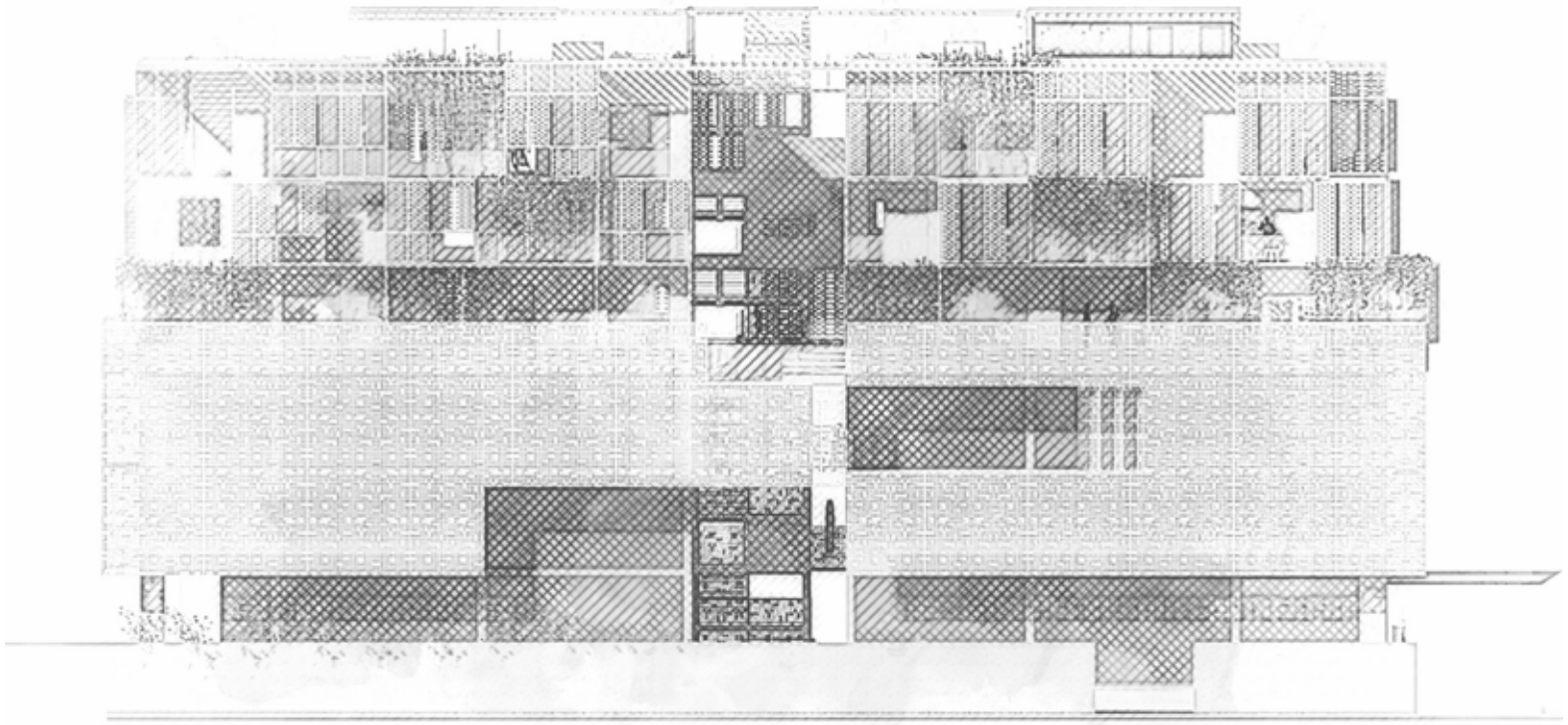
# Introduction to Meerut

- Meerut is situated between the fertile banks of the Ganga and Yamuna. With this enviable location, Meerut and its surroundings has some of the most fertile soil in India and an excellent source of quality fresh water.
- As an education hub in western Uttar Pradesh, the city in a important part of the National Capital Region and an important city of Uttar Pradesh.
- Meerut which offers excellent connectivity and extremely affordable real estate within a 75 Kms radius of Delhi and will soon be linked by an expressway reducing trave time.
- The Government's focus on development and connectivity for this city is reflected through these upcoming expressway projects. Karnal-Meerut, Bulandsher- Meerut, Dheradun-Meerut, Pauri-Meert and Garh-Meerut.
- An investment of RS. 14,000 crores in this access controlled highway and the state of the art connectivity with the RRTS (Rapid rail transit system) connecting New Delhi to Meerut, will make it an increasingly attractive destination as one of the fastest developing cities in the NCR.
- Being one of the largest producers of sports goods, Meerut is also known as the sports city of India and the city also enjoys the unique distinction of being the largest producer of musical instruments in India.

## Connectivity by road

Expressway	Road	Status
Delhi – Meerut	Delhi road	Finishing soon
Karnal - Meerut	Sardhana road	Running
Bulandsher - Meerut	Hapur road	Under construction
Dheradun - Meerut	Roorkee road	Running
Pauri – Meerut	Mawana road	Under construction
Garh – Meerut	Garh road	Under construction





## The Architecture

Malik Architecture has been providing comprehensive design solutions across a spectrum of programmes for the last 40 years. Their approach to architecture is an amalgamation of 'ecology' and 'spirit'—to develop a contemporary design syntax for the Indian subcontinent creating a seamless cohesive and integrated approach to design and sustainability.

Ajanta Developers and Malik Architecture plan to create an iconic project which will serve the need for superlative apartment living combined with a luxury retail experience of global standards. Malik Architecture is doing this by creating an edifice with interactive open and semi open spaces for its occupants and visitors.

## Downtown Key Features

- Modern mixed use development with direct access from two side roads and the building itself, designed to be approached from every direction
- Located on Mavana road opposite Defence Colony, at the entrance to Ganga Nagar
- A seamlessly integrated smart building with well planned MEP Services designed by one of the top consultants of the country
- Concept and design by Malik Architecture (Mumbai), one of the leading design firms in the country
- 75% of the property will be landscaped open spaces with movement areas and pause points planned keeping in mind the inhabitants and community
- The lush landscape and pathways will be punctuated with installations and other displays of public art
- With a ground floor height of 4.5 meters, stack parking in the basement ( for the first time in Meerut ) and separate entry / exit for residential and commercial spaces this project will become an exclusive and premium hub galvanizing the community with leisure, arts, culture and luxury retail





## Retail Overview

- The location of the project in a prime residential district of Meerut provides the perfect setting for a mixed use, high quality, luxury retail and commercial spaces.
- The exclusive retail experience is inspired by the traditional Indian bazaar street with a shaded promenade providing access to shops similar to an arcade. The retail space on the ground level also has an internal street providing access for a more discreet shopping experience.
- The project has been designed to provide the community with a vibrant commercial space with quiet and discrete access to the residences.
- A residential lobby, off on one side of the building, with its position overlooking a large garden immediately establishes a “Premium” experience.
- The three retail levels and the three residential levels above them, are planned around open, semi open and private areas that seamlessly blend the public and private without intrusion. This symbiosis provides a balance of life and leisure essential for a thriving community.

## Downtown- Site Layout



## Downtown - Site Layout

01. Commercial - Pedestrian Entry
02. Commercial Landscape / Outdoor Activity Space
03. Commercial - Vehicular Entry
04. Commercial and Residential – Vehicular Exit
05. Soft Interactive Site Boundary
06. Commercial Lobby – Lower Ground
07. Retail Space
08. Commercial Lobby
09. Commercial Vertical Circulation Core
10. Outdoor Activity Space
11. Visitor's Parking (Commercial)
12. Residential Entry – Pedestrian
13. Security Cabin
14. Residential Entry – Vehicular
15. Residential Drop Off
16. Residential Lobby
17. Residential Recreation Space



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