



be prepared for corporate-retail combo business center



Prime Location, Fully Developed Business District, Bustling Shopping Center, Presence of Prestigious Eating Joints, A Prestigious Corporate Address, Affluent Catchment Area, Easily Accessible, Walking Distance from Metro Station, Next Door to two Five Star Hotels(upcoming), in the Heart of Delhi and above all Most Reasonable Rates.

If these are the parameters for commercial investment, you would not find a single project that can be compared with PP Trade Center.

Coming up in Netaji Subhash Place-Pitampura, PP Trade Center is a reflection of the changing aspirations of retailers and investors seeking commercial space with low operational costs, high visibility and affluent catchment area. The center is designed to render a high street appeal and offers fabulous connectivity for commercial and retail ventures to flourish.

PO

PROJECT OVERVIEW

- GROUND & 1ST FLOORS DEDICATED TO RETAIL
- 2ND & 3RD FLOORS DESIGNATED FOR CAR SHOWROOM
- 4TH TO 7TH FLOOR FOR OFFICES & RELATED SERVICES
- A FINE DINING RESTAURANT WITH PUB ON TOP FLOOR



The architecture of PP Trade Center embodies the vision of a new age architectural identity. The buildings façade is a combination of glass and cladding panels. Partially veiled glass with cladding gives a sense of depth and lightness, which reflects the fusion of the activity inside and outside the building.

The layout is divided throughout by a series of transparent and translucent glass walls built up to create a comfortable level of privacy while retaining the visual connection throughout the space. The amalgam of captivating interior and alluring exterior is going to set stage for a great commercial success story.

- Free hold project • Permanent exterior glass facade • Earthquake resistant R.C.C. framed structure
- Magnificent piazza with Multi-level view • Suitable fire safety arrangements
- 100% power back-up for essential services • Exquisite landscaping and water features



The ground and first floors of the PP Trade Center offer an open and vibrant retail arena with large floor plates for bigger showrooms, connected by wide corridors and elevators. Arranged around a beautifully landscaped courtyard, each showroom has excellent visibility from the courtyard or from exterior.

This fully integrated shopping center will include every modern facility and would make your every trip to it fully enjoyable. Adequate signages, wide corridors, sufficient car parking bays, is just our way to ensure that shopping spree of customers is truly stress and hassle free. The strong presence of affluent middle class in immediate vicinity of the project, makes it an ideal destination for :

Departmental Stores/Branded Retail Outlets/ Fashion Boutiques/Gift Gallery/ Home Appliances /Food Court/Bakery Point/ Speciality Restaurant/ Coffee Shop/ Cyber Cafes/ Gift Shops/ Bank ATMs etc.



- Air-conditioned central piazza
- All shops road facing or piazza facing
- High visibility of showrooms from common areas
- High frontage for showrooms
- Maximum circulation area for better visibility of show windows
- CCTV controlled security system
- Wide corridors for smooth movement



PP Trade Center, is a precursor to the global trend where consumers look forward to shopping as a practical, need oriented activity with not too many distractions and retailers on their part look forward to commercial space with low operational costs, high visibility and affluent catchment area. Offering affordable and futuristic office, retail and leisure spaces in North & West Delhi's finest destination, PP Trade Center is an excellent investment proposition that assures a commendable appreciation in the near future.

The showrooms, food court, cafes will attract not only the residents from the affluent neighbourhood but will also have captive footfalls from the entire commercial center. One can enjoy the privilege of shopping for world class products enjoying the delicacy of finest appetisers and cuisines, having a gala time which infatuates everyone to visit the place time and again.

With 2nd & 3rd floors designated for car showrooms, PP Trade Center offers an ideal platform for premium auto manufacturers to tap into the affluent customer base of North & West Delhi.

ETH

EXTENDED HOURS

- Car showrooms on 2nd and 3rd floors offering high visibility from main road
- Large floor plate for bigger showrooms
- Low investment high revenues
- Optimised space management
- Strategic location of anchor stores
- Service yards with loading/unloading bays





From architectural design to offering world class amenities and infrastructure, one things has been given prime importance. Functionality & Efficiency

Access to office floors is through high speed elevators, offering parking bays on the floor your work at. Fundamentals of passive solar architecture have been imbibed to make it an energy efficient building. The electronic systems, hardware and software platforms have been completely coupled to provide a highly efficient and intelligent building with an integrated building management system.

Overlooking a magnificently landscaped courtyard, these modern offices will increase the efficiency and output of your enterprise manifold.



- Multi-level entry and excellent frontage
- High speed elevators
- Wi-Fi Connectivity
- Ample parking in twin basements and upper levels



PP Trade Center holds an infinite promise of unsurpassed luxury in the best of surroundings. It redefines style in a much broader perspective. The crowning glory of the project is the restaurant with pub on top floor having open terrace area adorned with wall murals, water features and exquisite landscaping.

The restaurant has been designed to reverberate with outstanding opulence. The entrance into its grandiosity would hit the Delhi dwellers with its majestic milieu. The vibrant venue would set the party mood and each meal would turn out to be a banquet of delight!

SS

SILVER DRIVE



• Fine dining restaurant with pub on top floor • Ideal destination for parties & social get togethers

PLAN

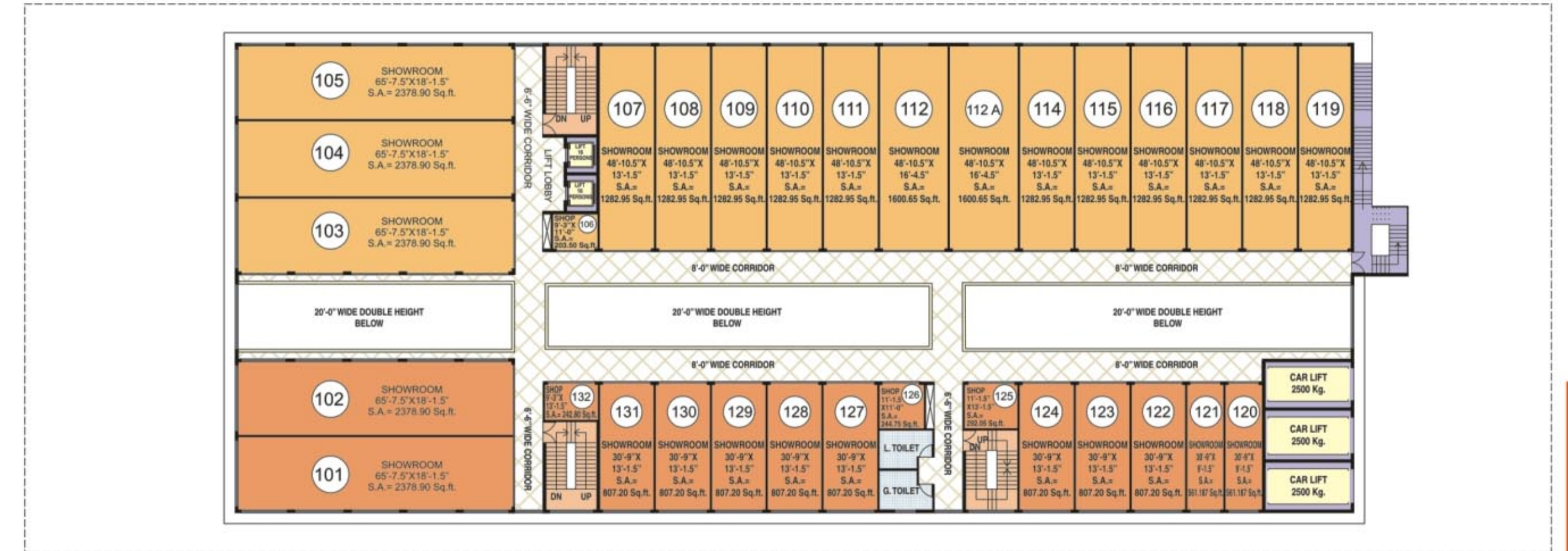


GROUND FLOOR



PLAN

FIRST FLOOR



SPECIFICATION



Type of construction

Earthquake resistant RCC framed structure.



Exterior Finish

Permanent exterior finish.

A transparent design with a glazed glass facade providing visibility to most of the shops.



Internal Finish

POP/ gypsum board false ceiling in common areas, with vitrified tiles flooring.



Doors, Windows and Flooring

Aluminum glass glazing for show windows.

Sensor controlled glass doors for each unit.



Ventilation

Basement parking ventilated through centrifugal fans and exhausts.



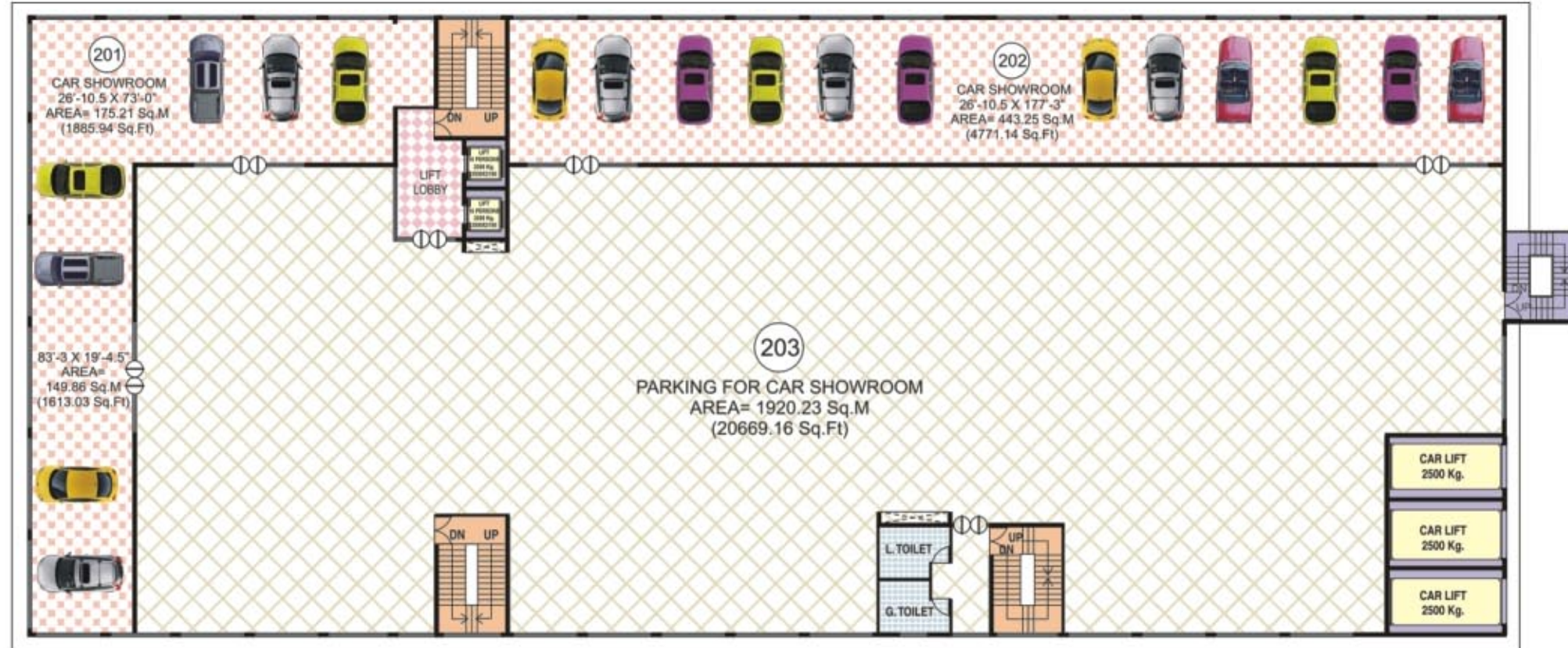
Plumbing and Toilets

Vitrified /ceramic tile flooring/walls, sanitary/ chinaware in light colored shades of standard make. High quality CP fitting and accessories infrared operated electrical hand dryers and flushing system to be provided. Wall hung WC with concealed water saving flush valve Water treatment systems, storage tanks for raw and treated water, soil waste and vent pipes, grease traps for kitchens, rain water harvesting.

PLAN

03

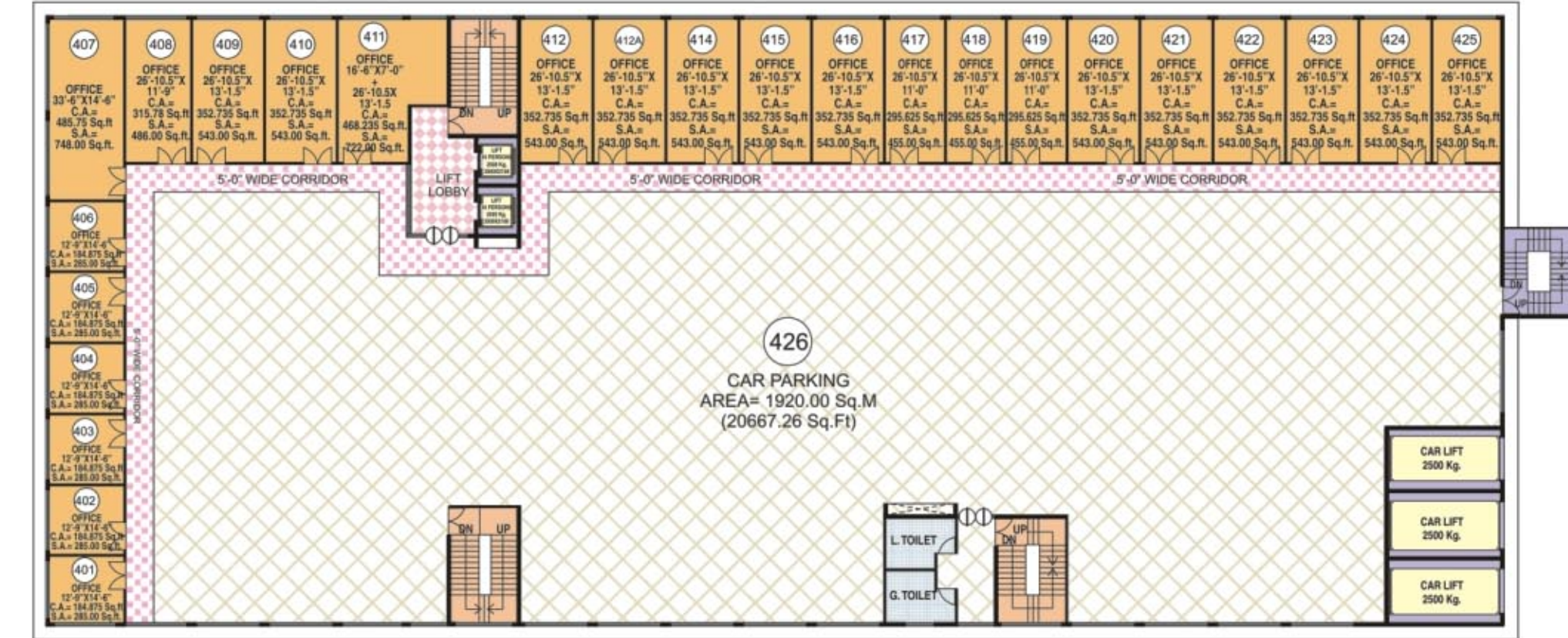
SECOND & THIRD FLOOR



04

PLAN

FOURTH TO SEVENTH FLOOR
(TYPICAL PLAN)



SPECIFICATION



Air-conditioning

Independent air-conditioning for each unit.
Airconditioned central piazza of 1st & 2nd floor.



Fire fighting and detection systems

Fire alarm system, wet riser provided, yard hydrant provided, fire extinguishers, automatic sprinkler system, break glass unit and alarms, water storage tanks in the basement and on terrace.



Electrical system

Uninterrupted power supply with 100% power back-up for common areas.
Electrical wiring upto outlet and separate metering for all shops.



Lighting

Facade lighting, street lighting with provision for advertisement and glow signages for each unit. Effect lighting with energy efficient lamps in common areas.



Security system

CCTV system and other hi tech controls, Round the clock manned security.



Common facilities

Reception and control desk with professional mall management, common toilets on each floor, modern high class lifts, piped music in all public areas, public address system. Parking in the double basement connected through elevators.



- Walking distance from Metro Station
- Full developed business district
- Presence of numerous MNC's, branded outlets, famous food joints
- Main road facing plot
- Excellent approach
- In the heart of fully developed zone
- High appreciation value

DOT

DREAM TEAM

PP Trade Center is the outcome of the PP Buildwell Pvt. Ltd., a well established name in development of commercial and residential projects. The group is expanding, updating and diversifying its operations in real estate development with a keen eye on relevant skill, technology and resources. We benchmark against our previous best, thereby increasing expectations from every new project. We like to meet and exceed expectations and have earned ourselves a reputation of a trusted partner. This trust has been built by delivering quality construction within the committed time and cost, year after year. It is the mission of the organisation to not just focus on the quality of construction but also safety of investment and integrity of commitment.

Prime Location, delivery on schedule and handsome return on investments are the hallmarks of all our projects.



EL

EXTREME LOCATION

Netaji Subhash Place District Centre-Pitampura is one of the most successful business centers of Delhi, infact the only one of its kind in North & West Delhi. It vibrates with verve and vivacity of progress. Next door to the affluent catchment areas of North & West Delhi, the presence of numerous housing societies, reputed educational institutes.....all contribute in shaping Netaji Subhash Place into an ideal location.





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