



Groundbreaking Connectivity

New VIP Street comes with direct access to a variety of locations

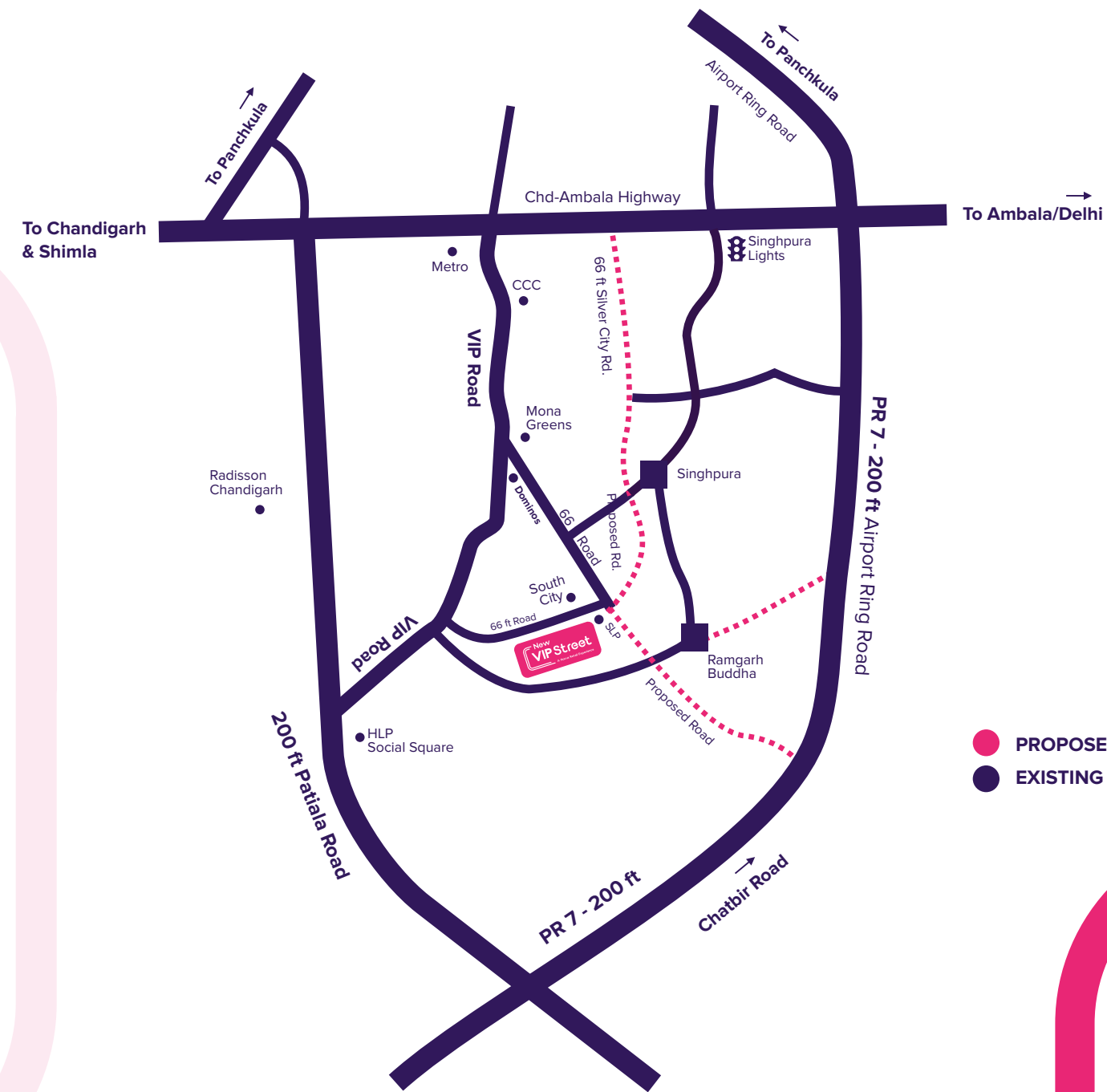
Connected to Delhi -NCR via the Chandigarh-Ambala highway.

Connected to Punjab via the Zirakpur-Patiala highway and the airport road junction.

Connected to Himachal Pradesh via the Zirakpur-Panchkula road.

Presently, there are **Two active roads** located on-site at New VIP Street. **Two more roads are proposed**, which guarantees exponential appreciation that makes New VIP Street a safe investment for the future.

Whether you are an investor, an entrepreneur, a shopper, or just a visitor — New VIP Street is a value proposition like never before.



● PROPOSED ROADS
 ● EXISTING ROADS

- ▶ 15 Mins to **Chandigarh Railway Station**
- ▶ 20 Mins to **ISBT Sector 17**
- ▶ 12 Mins to **International Airport**
- ▶ 5 Mins to **Amcare Private Hospital**
- ▶ 20 Mins to **Govt Medical College, Sector 32, CHD**
- ▶ **15,000** dwelling units within a radius of 1 km
- ▶ Almost **125** **Posh Residential Societies** within 5 km radius of VIP Road
- ▶ Excellent Connectivity to both **Chandigarh-Delhi Expressway & Chandigarh-Patiala Highway**
- ▶ Situated near the new **Ring Road** connecting the **International Airport** with Mohali and Panchkula

New VIP Street

A Novus Retail Experience

SHOWROOMS | SHOPS | OFFICES | RETAIL

ZIRAKPUR — A YOUNG COSMOPOLITAN

50,000 migrating families residing in the vicinity of VIP Road alone.

In the past 20 years, Zirakpur has evolved from a regional transit hub and logistical focal point with warehouses to a destination of unmatched residential and commercial activity. It has now transformed into a cosmopolitan hub with over 50,000 migrating families residing in the vicinity of VIP Road alone.

With multiple residential towers spread across the skyline, Zirakpur has increased its catchment area for any business owner.

Chandigarh's cosmopolitan nature sees new settlers every year who ultimately end up putting their roots down in Zirakpur. The time is now — for the development of formal, neighborhood-focused retail plazas in such suburban pockets. They are a lucrative opportunity for brands and entrepreneurs to penetrate the densely populated suburbs of Zirakpur.



VIP ROAD — UNIQUELY DIVERSE

The prime address in Zirakpur — VIP Road is a hotbed of residential activity with many out-of-town settlers fixing their roots here.

From aspirational individuals of small income groups to white collar corporate employees working in banks, everybody here caters to businesses that have mushroomed on this singular road.

But the diverse and voluminous audience that is offered by VIP Road is often lost amid a haphazard commercial segment that is disorganised. The need of the hour at VIP Road is an organised commercial retail experience — a destination that is well planned, meticulously designed & architecturally superior to everything else that has existed before it.

The incoherence in retail at VIP Road nullifies the large footfall offered by the area for businesses.

A revolutionary seed needs to be planted that will provide order in the chaos.



NEW VIP STREET — A THOUGHTFUL INVESTMENT

An Unmatched Proposition

Located on the **66 ft** wide connecting VIP road.

A catchment of over **15,000 families**.

Over **75,000 sq. ft of area**.

A limited inventory of **196 boutique units**.

Parking for over **300 vehicles**.

The retail and commercial landscape of VIP Road requires a systemic update. New VIP Street promises to be a destination that will provide a novel experience with unrivaled amenities and features in a one-of-a-kind organised commercial retail development.

SHOWROOMS

Premium solution designed to cater to the complex needs of large companies.

SHOPS

High-quality construction with a large façade that offers great visibility for direct-to consumer brands.

OFFICES

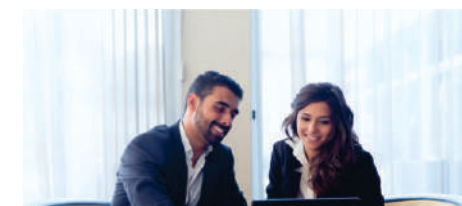
Boutique solutions for the budding entrepreneur establishing a visionary startup.



Retail Stores



Hypermarket



Smart Offices



Playarea



Microbrewery



Food Court



3 Side Open Site layout



Roof Top Food Court



24 X 7 CCTV Surveillance



Parking for over 300 vehicles



Secured Play Area on Roof Top



24 X 7 Electricity & Water Supply



3 High Speed Elevators



Separate wetrooms in individual units



Upto 11 ft wide Corridors

Amenities includes public utilities with separate wet rooms in individual units, 24 hours power backup, on-site hotel with microbrewery, an active terrace with kids play zone, a large food court and a 3-side-open site layout.



THE DEVELOPERS

Hare Krishna Buildtech is the collective vision of dynamic entrepreneurs brought to life. The group aims to develop meaningful real estate that is meticulously designed with a valuable purpose. Hare Krishna Buildtech emerges from the realms of an oversaturated real estate market to deliver innovative projects that offer a pathbreaking solution to investors and buyers. Each Hare Krishna Buildtech project is thoughtfully planned and executed — designed to fill the gap of a discerning clientele in the regional real estate market.