



**CBD**  
COMMERCE BUSINESS DISTRICT



WORK  
SPACE.  
FUN  
PLACE.  
**ONE  
PLACE.**



# About

CBD is a commercial Development in Faridabad that will represent the future of retail and Commercial Office spaces in the NCR.

CBD Faridabad is an emerging destination for corporate houses and retail brands to set up their business space. The complex is located in sector-39 on main Surajkund-Faridabad road, enjoying a high attention of investors and end users. Retail spaces and business spaces are available in different sizes, between 350 sq. ft. to 2,000 sq. ft. It has an innovative design which is all set to become Faridabad's retail hotspot. The project shall offer a wide range of facilities such as easy day shopping in large multi branded outlets, wide boulevards with coffee shops, lounges and street eating joints, wide pedestrian walk ways to ensure leisurely shopping experience and aesthetic landscaping.

Available two floors for retails & five floors for office. CBD designed according to international standards retail environment dedicated entrances for office & retails.

# Project Details

**Project Type - Retail cum Office Spaces**

**Total Space - 50,000 Sq Ft Retail, 98000 Sq Ft Office Space**

**Plot Area - 2.143 Acres**

**Landmark - Near Hotel Taj Vivanta ( Formerly Claridges Hotel ) on SurajKund-Faridabad Road  
Adjacent to " Goldfinch Hotel " ( Formerly Express Sarovar Portico Hotels & Resorts )**

**Construction - Construction in full swing ( 90% Construction Completed )**

**Features -**

1. All Commercial Space facing the SurajKund road for maximum exposure.
2. Close proximity to 5-Star Hotels & Residential Neighborhood
3. Excellent Connectivity with Gurgaon via new Gurgaon-Faridabad highway
4. On Surajkund-Faridabad Highway ( Opposite SurajKund Mela Parking )

**Distance Chart**

- » 0 Km From Delhi
- » 6 Km From Nehru Place
- » 8 Km From Greater Kailash { G.K }
- » 15 min Drive From Metro Station
- » 20 min Drive From Gurgaon

# Location



## CBD

COMMERCE BUSINESS DISTRICT  
Sector 39, SurajKund Road Faridabad  
**RETAIL cum OFFICE**

0 Km from Delhi

6 Kms from Nehru Place

On Suraj-Faridabad Highway

Close proximity to 5-Star Hotel & Residential Neighborhood

Excellent Connectivity with Gurgaon via Gurgaon-Faridabad Highway

15 min from the Metro Station

“ Commerce Business District ” Location Map



## Wish - List of Brands -



Exclusively marketed by SIRIUS D&E, this retail project is a perfect bouquet of class , taste and style, where you can experience luxury style shopping with a variety of F&B in a single huge complex.

# Brands Finalized / Under conversation



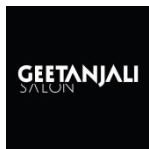
Twenty Four Seven Convenience Stores - Ground Floor



Punjab Jewellers - Ground Floor



Chaayos – Ground Floor



Geetanjali Salon – First Floor



SSIPL Retail – Ground & First Floor



Reliance Digital – Ground & First Floor



**CBD**





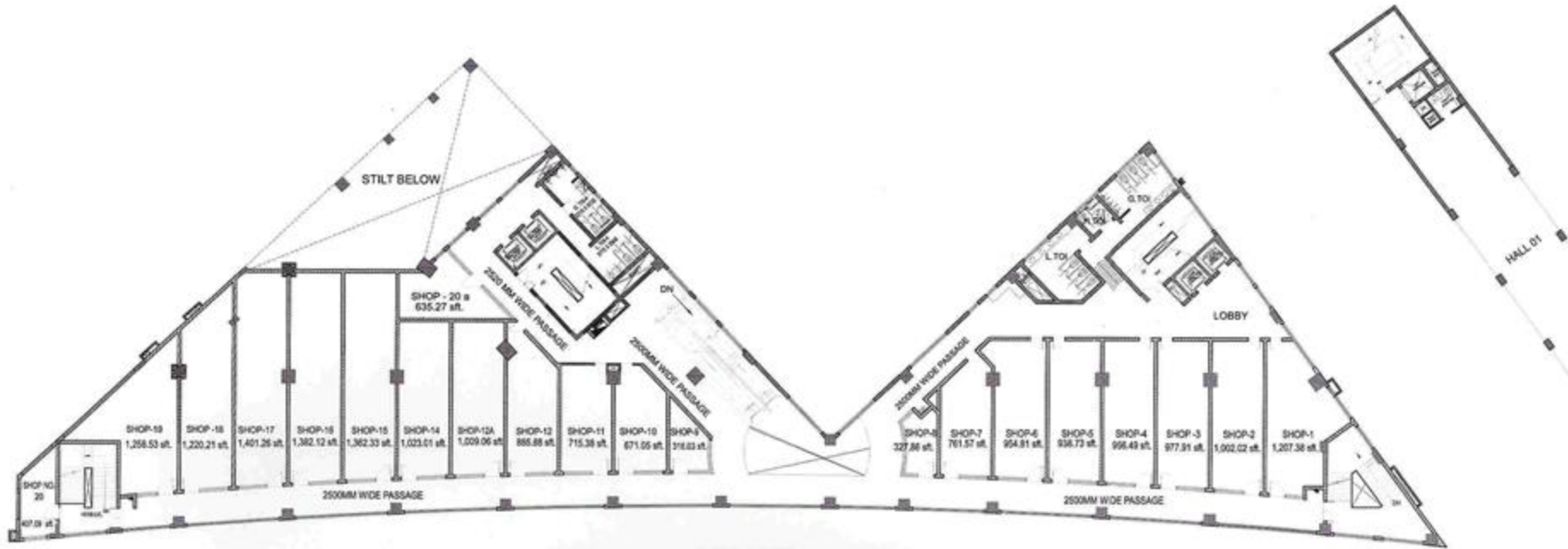
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GROUND FLOOR PLAN





FIRST FLOOR PLAN



# CBD

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## SECOND FLOOR PLAN



**CBD**

COMMENCE BUSINESS DISTRICT

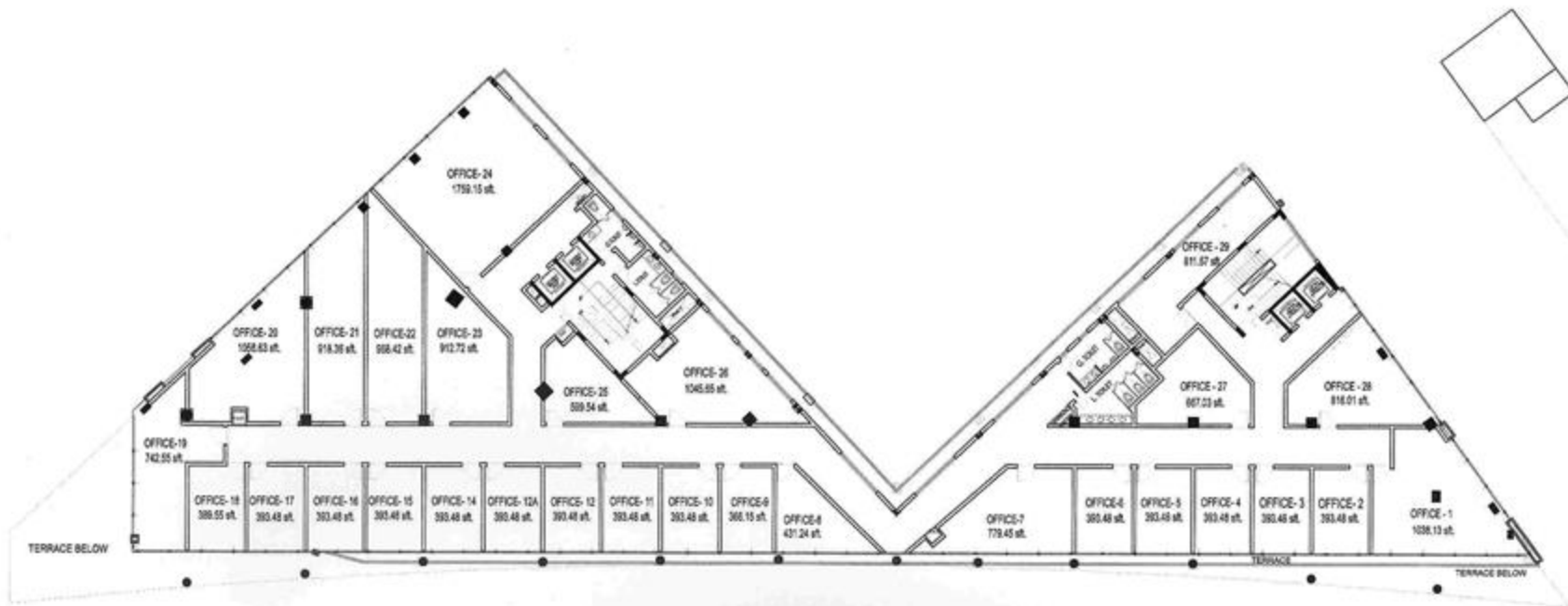


## THIRD FLOOR PLAN



# CBD

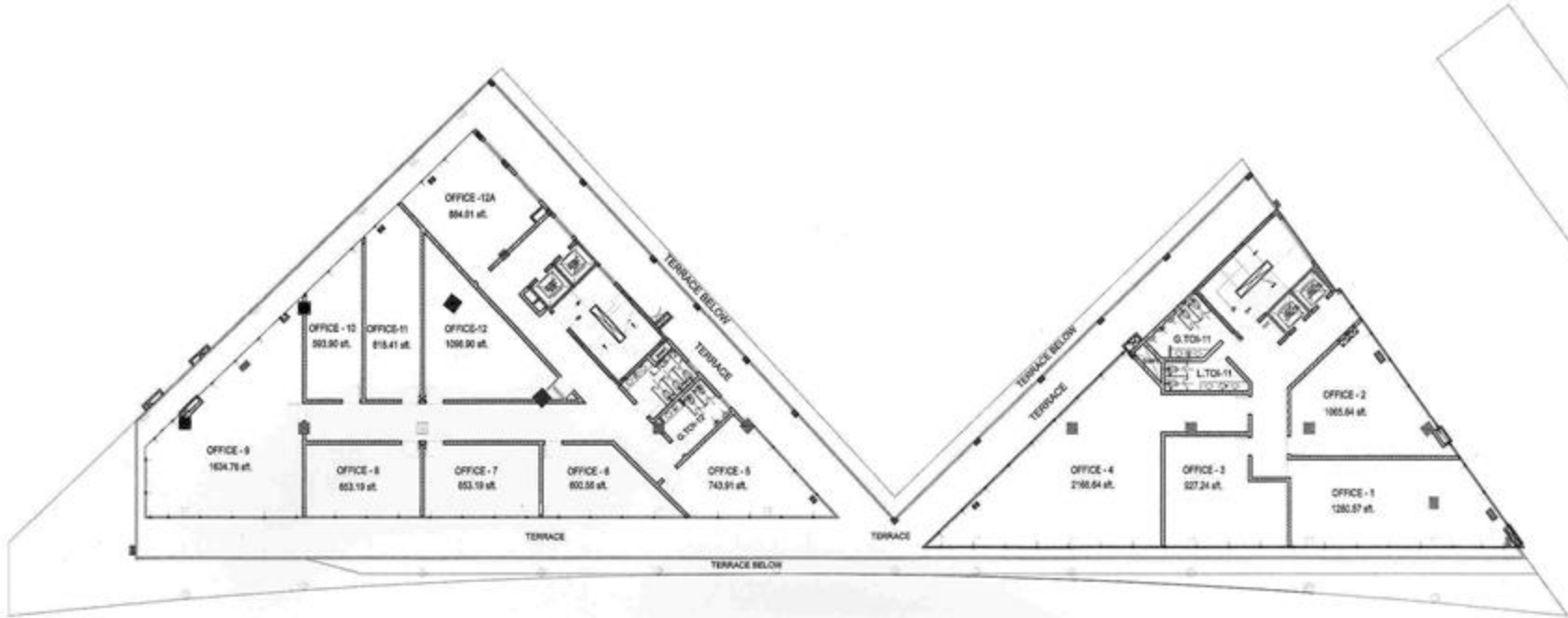
COMMERCE BUSINESS DISTRICT



## FOURTH FLOOR PLAN



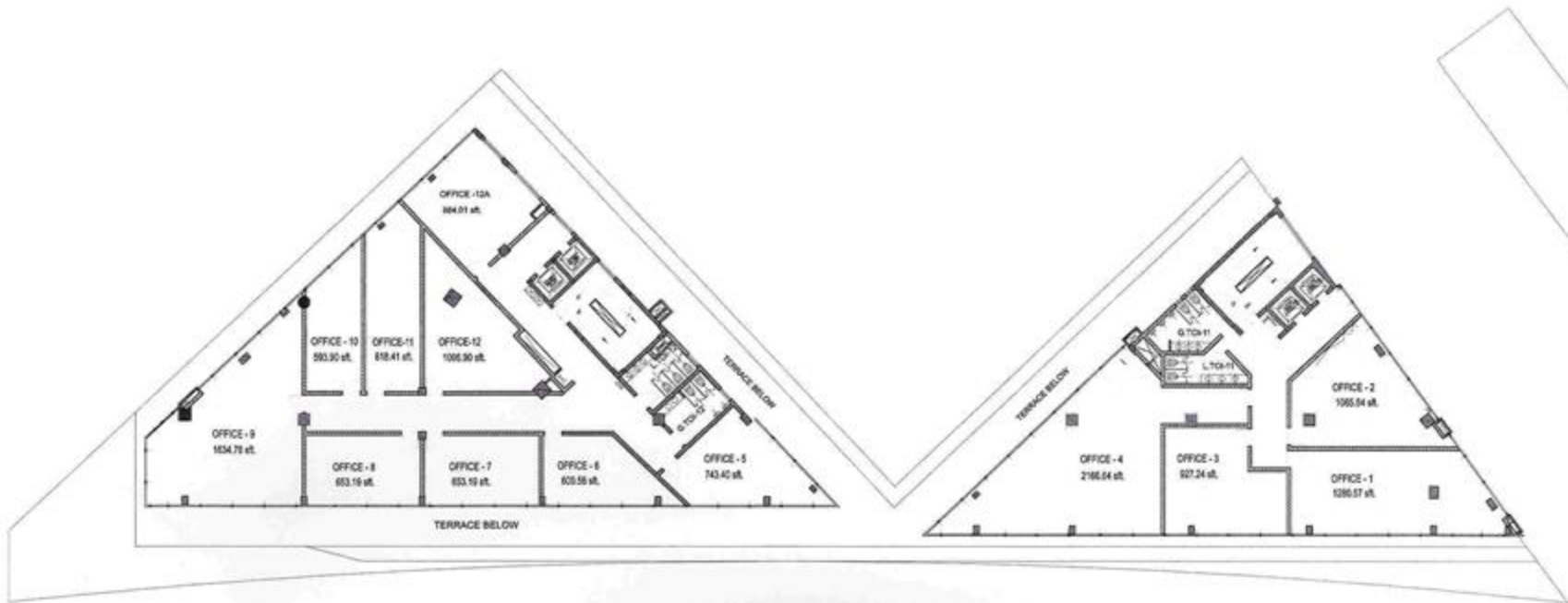
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## FIFTH FLOOR PLAN



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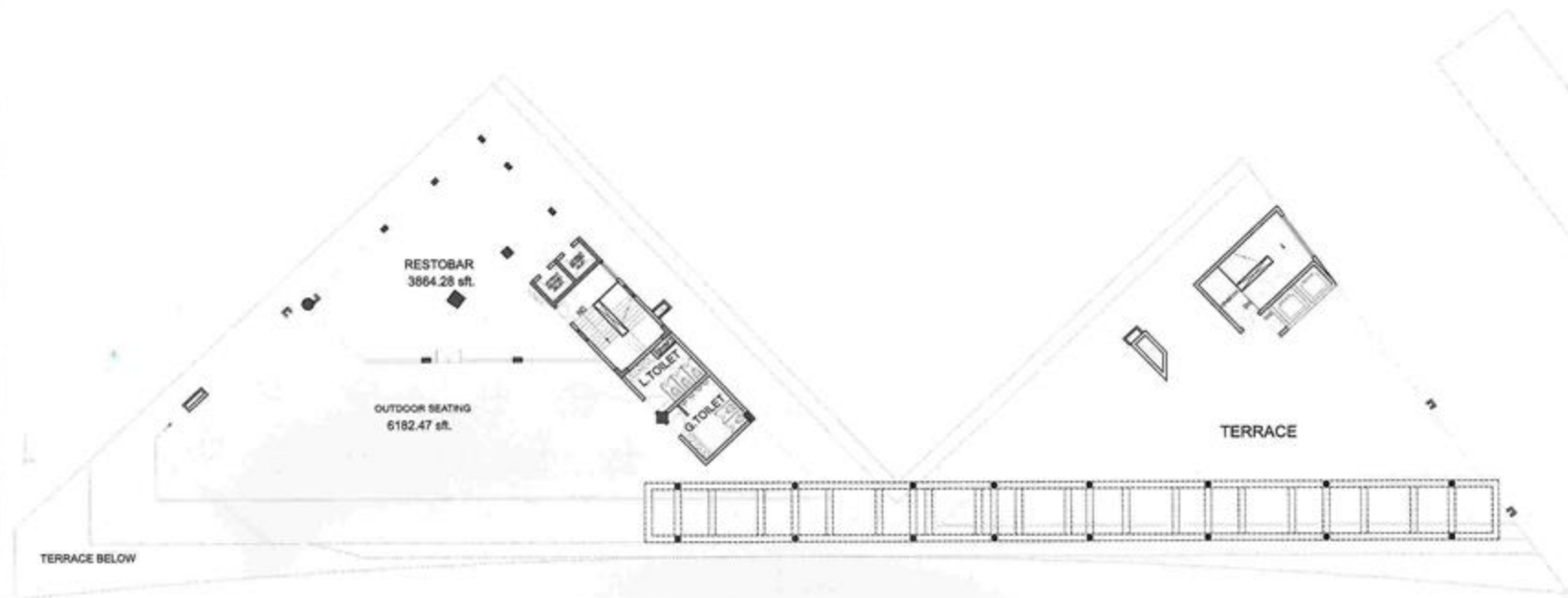


## SIXTH FLOOR PLAN



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TERRACE FLOOR PLAN

# **SURVEY FOR NEIGHBOURHOOD AREAS WITH EXPECTED POPULATION**

for **C.B.D. PROJECT, FBD**

- CHARMWOOD VILLAGE - 40,000
- LAKHARPUR VILLAGE - 45,000
- PUL PRAHLAD PUR - 60,000
- DAYAL BAGH CALONY - 55,000
- GURUKUL BASTI - 35,000
- ANANGPUR VILLAGE - 40,000
- R.P.S. GREEN VALLEY - 20,000
- N.H.P.C COLONY - 15,000
- GREEN FIELD COLONY - 30,000
- VISHKARMA COLLONY - 20,000
- SHIV DURGA VIHAR - 15,000
  
- **TOTAL EXPECTED POPULATION = 3,75,000**



# NEW PROJECTS COMING NEARBY

- OMAXE HILLS
- UPCOMING SCHOOL IN CHARMWOOD VILLAGE
- IBIZA - SHALIMAR RESIDENCIAL PROJECT
- EXPECTED GROWTH - 5% OF POPULATION PER YEAR

# MICRO DETAILING FOR CHARMWOOD VILLAGE MAJORLY CONSIST OF

- ROYALE RETREAT - I & II
- BELVEDRE TOWER
- KENWOOD TOWER
- WOODBURRY TOWER
- EROS GARDEN VILLAS
- MAYFAIR TOWER
- SUPER HOME
- ANSALS MALL
- RELIANCE OUTLET
- E.W.S. HOUSES

## EDUCATIONAL INSTITUTES NEARBY

- MANAV RACHNA INTERNATIONAL SCHOOL
- MANAV RACHNA INTERNATIONAL UNIVERSITY
- SURAJKUND INTERNATIONAL SCHOOL
- SHEMROCK INTERNATIONAL SCHOOL
- GOVT. SCHOOL , LAKARPUR, FBD

# U.S.P.( UNIQUE SELLING PROPOSITION )

# SURAJKUND MELA IN FRONT OF C.B.D





**SIRIUS D&E**

**VIPPS CENTRE, 2, LSC , BLOCK EFGH**

**MASJID MOTH, GK-II**

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