



# PROJECT DETAILS

**Project Name:** INDUS CENTRAL

**Location:** Khasra No. 545 & 546, Roshanpur Dorli, Roorkee Road, Meerut

**Promoter:** M/s Indus Valley Promoters Ltd.

**Head Office:** Rainbow Chambers, 2, P.L. Sharma Road, Meerut – 250001

**Contact:** +91-121-2663441, 2663444

**Website:** www.indusvalleypl.com

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## SALIENT FEATURES OF THE PROJECT

The project “*INDUS CENTRAL*” is a Commercial and Residential Complex situated on Roorkee Road, Meerut. The development is on 60 Meters wide road.

The project is conceived as an integrated development comprising **independent retail outlets, apartments, and residential units**. It consists of **two basements, a ground floor, and seven upper floors**, functionally distributed as follows:

- **Ground to Second Floor:** Commercial / Retail Shops
- **Third to Sixth Floor:** Residential Units
- **Seventh Floor:** Apartments

An atrium has been provided at the ground floor level to enhance visibility and accessibility to the retail spaces. Adequate provision has been made for **covered car parking spaces** within the two basement levels.

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## ABOUT THE PROJECT

### **Ownership:**

The property is a freehold asset purchased directly from the landowners.

### **Plan Approval:** MDA/BP/2024-25/0276

Building plans duly sanctioned on 12.11.2025, through MDA, Meerut

### **Area Details:**

- **Plot Area:** 2,296.00 Sq. m.
- **Land Use:** Commercial
- **Total Covered Area:** Approx. 8,390.98 Sq. m.

### **Construction Status:**

- **Date of Commencement:** [12.11.2025]
- **Expected Completion:** [11.11.2029]

# **PROJECT SPECIFICATIONS – INDUS CENTRAL**

## **A. Shops / Commercial Areas**

<b>Item</b>	<b>Specification</b>
<b>Flooring</b>	Vitrified tiles / stone flooring as approved
<b>Ceiling</b>	Exposed roof slab finish
<b>Doors</b>	Toughened glass door at shop front / as per architectural drawings
<b>Walls</b>	Plastered finish as approved
<b>Fire Fighting</b>	As per relevant norms and standards

## **B. Common Area: (Commercial)**

<b>Item</b>	<b>Specification</b>
<b>Flooring</b>	Vitrified tiles / stone flooring as approved
<b>Ceiling</b>	False ceiling as approved
<b>Walls &amp; Painting</b>	Emulsion paint / stone cladding as approved
<b>Electrical Works</b>	Common area electrical installation with corridor lighting
<b>Fire Fighting</b>	As per relevant norms
<b>Staircase</b>	Stone flooring as approved

## **C. Basement Area**

<b>Item</b>	<b>Specification</b>
<b>Flooring</b>	Trimix flooring
<b>Lighting</b>	Ceiling-mounted fixtures / tube lights
<b>Parking</b>	Adequate parking provision as per requirement
<b>Fire Fighting</b>	As per relevant norms

## **D. Lifts & Escalators**

<b>Item</b>	<b>Details</b>
<b>Lifts</b>	3 Nos. Passenger Lifts
<b>Escalators</b>	As per approved design and specification

## **E. Common Toilets**

<b>Item</b>	<b>Specification</b>
<b>Flooring</b>	Vitrified tiles / stone flooring as approved
<b>Ceiling</b>	False ceiling as approved
<b>Walls</b>	Tile cladding / stone finish as approved
<b>Chinaware</b>	Wall-hung W.C. and Wash Basin of approved make
<b>C.P. Fittings</b>	Branded fittings of approved make

## **Residential Apartment Units**

The residential apartment is designed in accordance with **architectural and structural drawings**, ensuring **optimum space utilization, natural lighting, and cross ventilation**. All units are provided with adequate electrical points, plumbing provisions, and A/C points in compliance with **CPWD specifications and NBC norms**.

<b>Item</b>	<b>Specification</b>
<b>Flooring</b>	Vitrified tiles / stone flooring as approved
<b>Ceiling</b>	False ceiling as approved
<b>Walls</b>	Emulsion paint / tile cladding as approved
<b>Chinaware</b>	Wall-hung W.C. / Wash Basin of approved make
<b>C.P. Fittings</b>	Branded fittings of approved make
<b>Doors &amp; Windows</b>	Laminated wooden doors / Aluminium frames as per architectural drawings

## **Lobby & Common Areas (Residential Block)**

<b>Item</b>	<b>Specification</b>
<b>Flooring</b>	Vitrified tiles / stone flooring as approved
<b>Ceiling</b>	False ceiling as approved
<b>Walls &amp; Painting</b>	Emulsion paint / stone cladding as approved
<b>Railing</b>	Stainless steel / glass railing as approved
<b>Electrical Works</b>	Common area electrical installations with adequate lighting
<b>Fire Fighting</b>	As per statutory norms
<b>Staircase</b>	Stone flooring as approved