



**SHOP, SAVOR, THRIVE:
YOUR ULTIMATE RETAIL
AND CULINARY DESTINATION**



Envisioned by ALC as a destination for people who always want the best in life, DISTRICT ONE, on a prime location - dividing road of sector 67 & 68, right between Airport road and Municipal Corporation office, blends form with function to represent the imagination to create a unique premium commercial destination with Retail Spaces, Food Hub & Convenience Market.

- ◆ GMADA allotted 4.05 Acres Land
- ◆ Ideal Product Mix of SCO & DSS
- ◆ Double Storey Shops with 100% Ground Coverage
- ◆ SCO Sites with 100% Ground Coverage
- ◆ High-end Retail Outlets
- ◆ Food Hub & Convenience Market





USP's AT DISTRICT ONE

- ◆ Located on dividing road of sector 67 & 68, right between Airport road and Municipal Corporation Office.
- ◆ High visibility and efficient circulation to drive footfall.
- ◆ Proximity to premium residential & commercial development.
- ◆ Established IT Park in vicinity.
- ◆ Wide Frontage more than 700 ft. on sector dividing road and 200 ft. on Airport road.
- ◆ From food court to fine dining, exquisite attractions for everyone.
- ◆ First sector market on Sector Dividing & Airport road with 6 entry/exit points.
- ◆ Tie-ups with best brands.
- ◆ Double Height on the second floor which is first of its kind in Tricity.
- ◆ Ample surface parking.

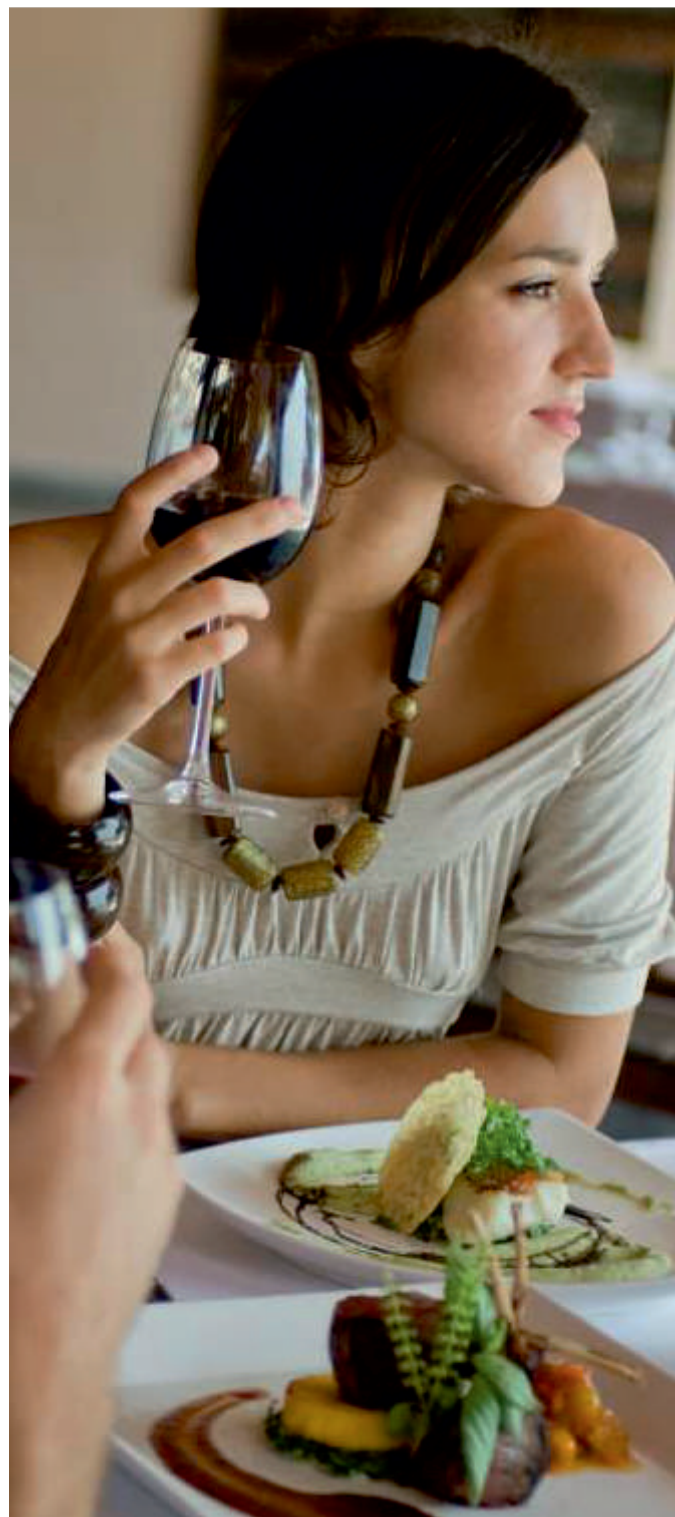




SCO- SHOPS CUM OFFICE

- ◆ Basement, Ground Floor, First Floor and Second Floor with Lift.
- ◆ Both side open SCO facing residential as well as sector dividing road.
- ◆ 100% ground coverage for more retail space at ground level.
- ◆ First of its kind of Development with Double Height of 18 ft. on the Top Floor.
- ◆ 30% mezzanine coverage allowed on the second floor in SCO Sites.
- ◆ Ample Surface Parking.
- ◆ Ideal for Eateries, Retail, Lounges, Cafe's, Saloons, High-end Offices, IT Peripheral-Electronic Stores, Groceries Stores, Path Labs, Doctor's Clinic, Fashion Life Style & Gymnasium etc.





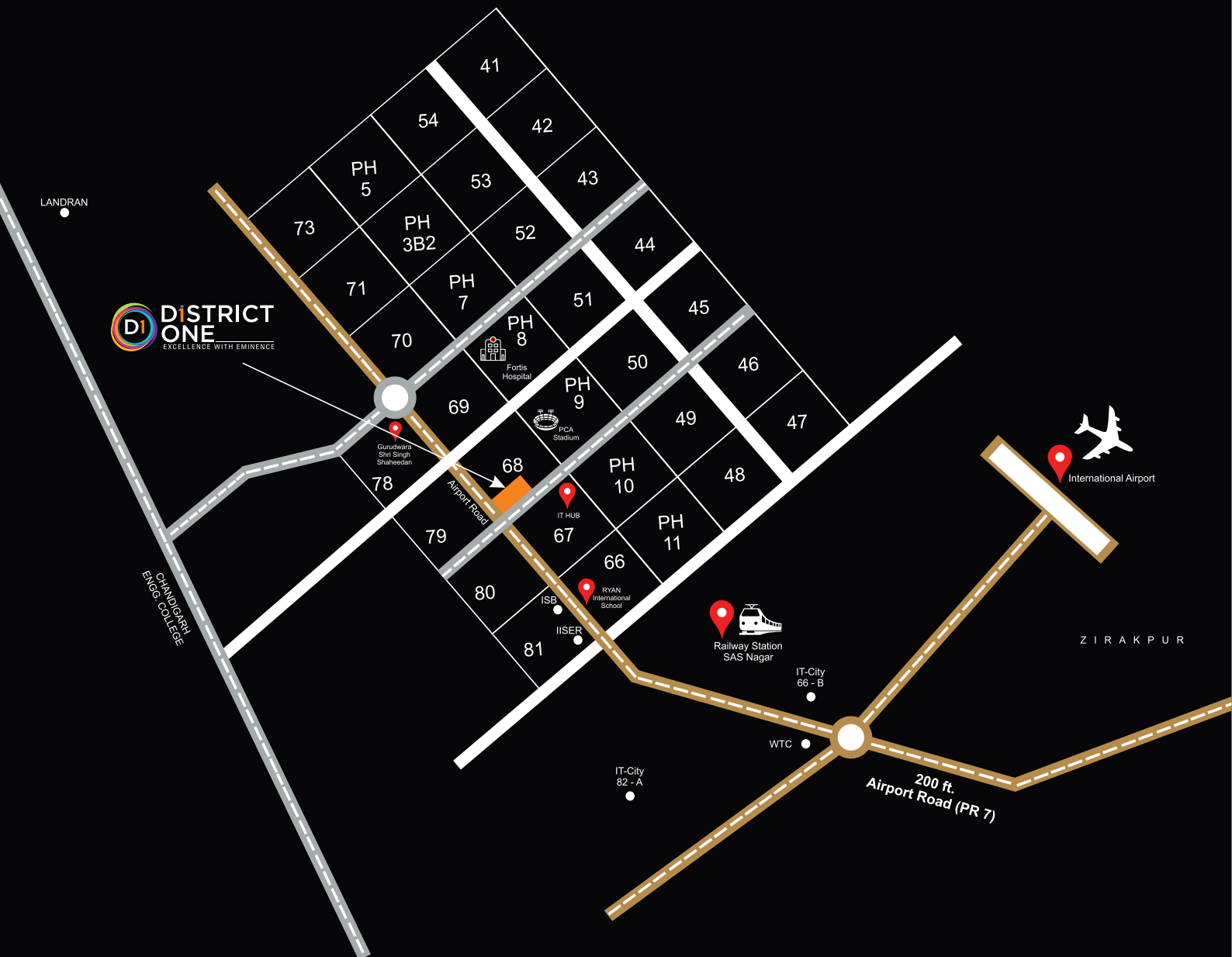
DSS-DOUBLE STOREY SHOPS

- ◆ Basement, Ground Floor and First Floor.
- ◆ First of its kind Development with Double Height on the Top Floor.
- ◆ 100% ground coverage for more retail space at ground level.
- ◆ Unmatched Visibility.
- ◆ Ideal for Eateries, Brand Show Room, Cafe's, Pharmacy, Ice Cream Parlor, Accessories etc.





SECTOR 68, ADJOINING MC OFFICE



POSITIONED FOR MAXIMUM GROWTH

- ◆ Only High street market in New Mohali which can cater to adjoining sectors for their shopping and daily needs.
- ◆ Unmatched visibility with more than 700 ft. frontage on sector dividing road and more than 200 ft. frontage on airport road.
- ◆ Opposite to operational IT Hub of sector 67 with more than fifty thousand employees.
- ◆ Catchment area of premium residences with more than Ten thousand households.



Punjab | New Chandigarh | Himachal | Delhi NCR

Sector 68, Adjoining MC office
S.A.S Nagar (Mohali) - 160062

Tel. +91-9115-92-9115

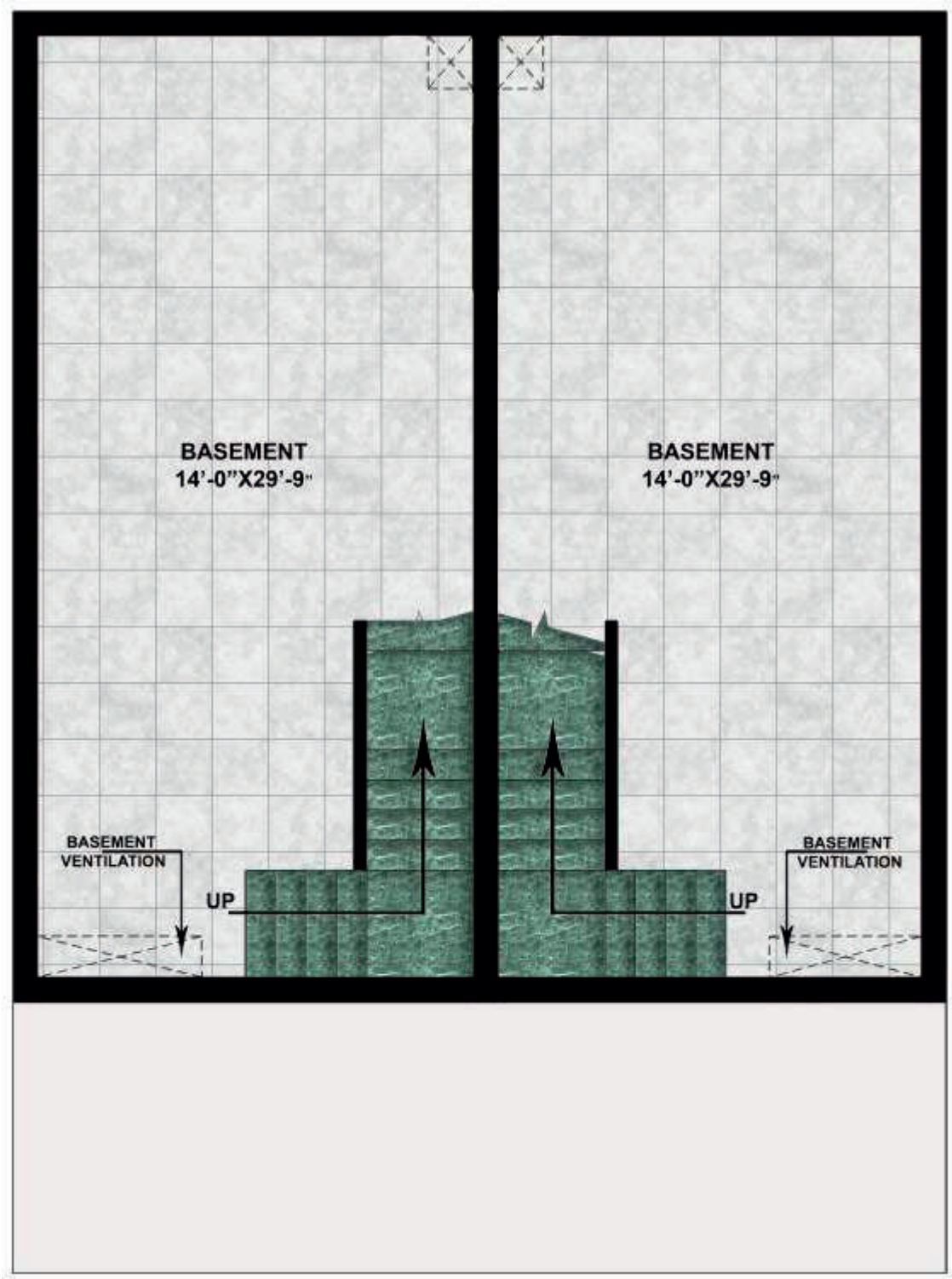
www.aroralandcorp.com

SITE PLAN



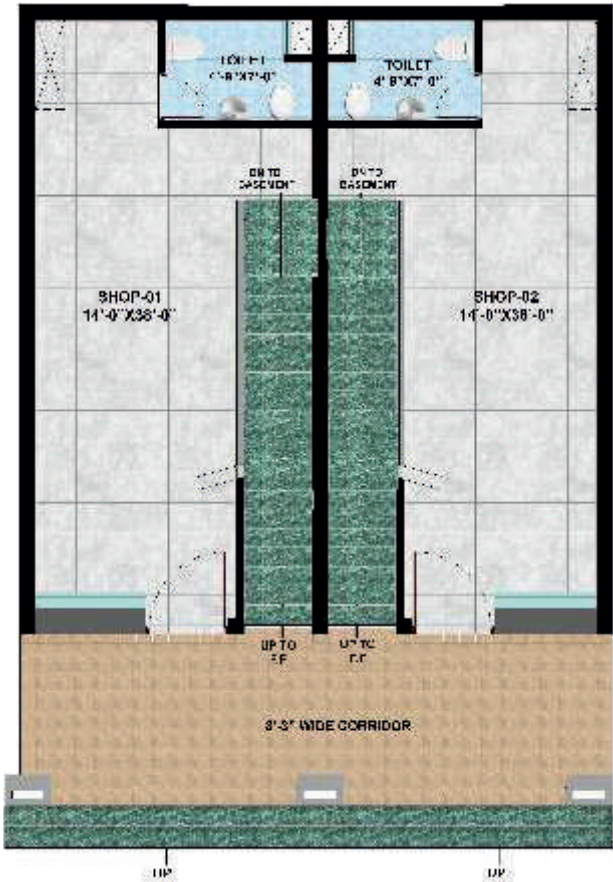
DSS FLOOR LAYOUT

Basement Floor Plan

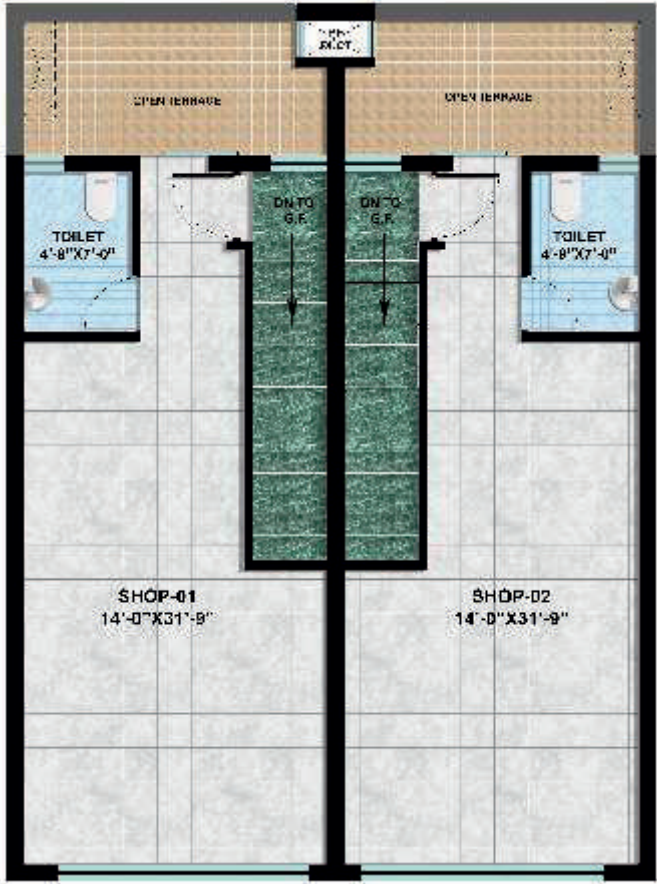


DSS FLOOR LAYOUT

Ground Floor Plan

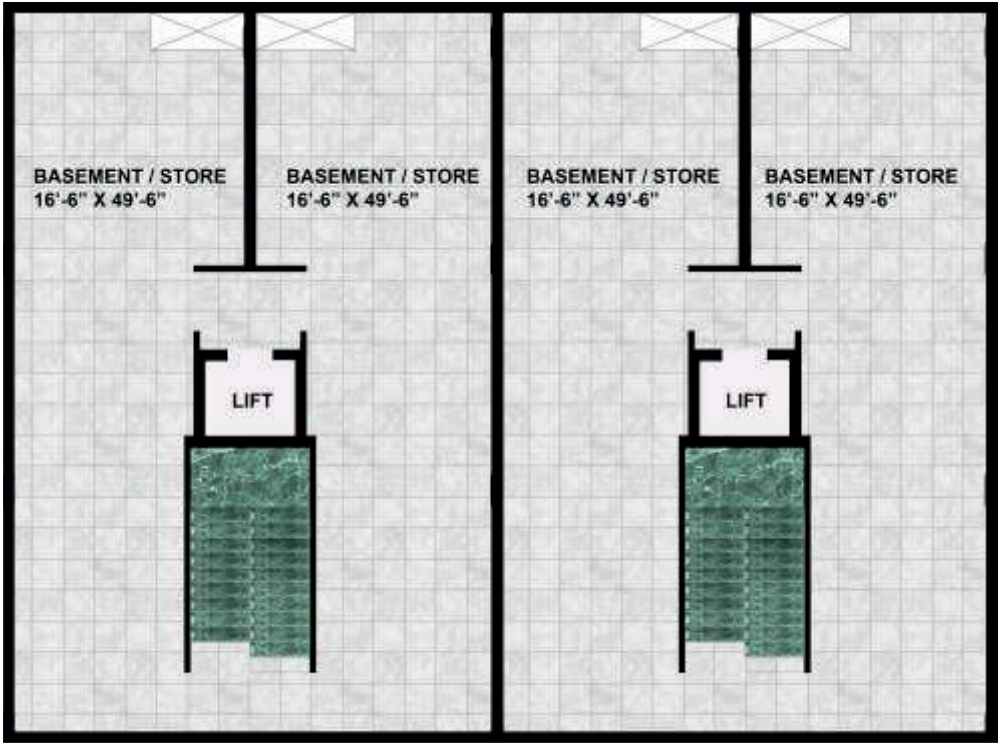


First Floor Plan

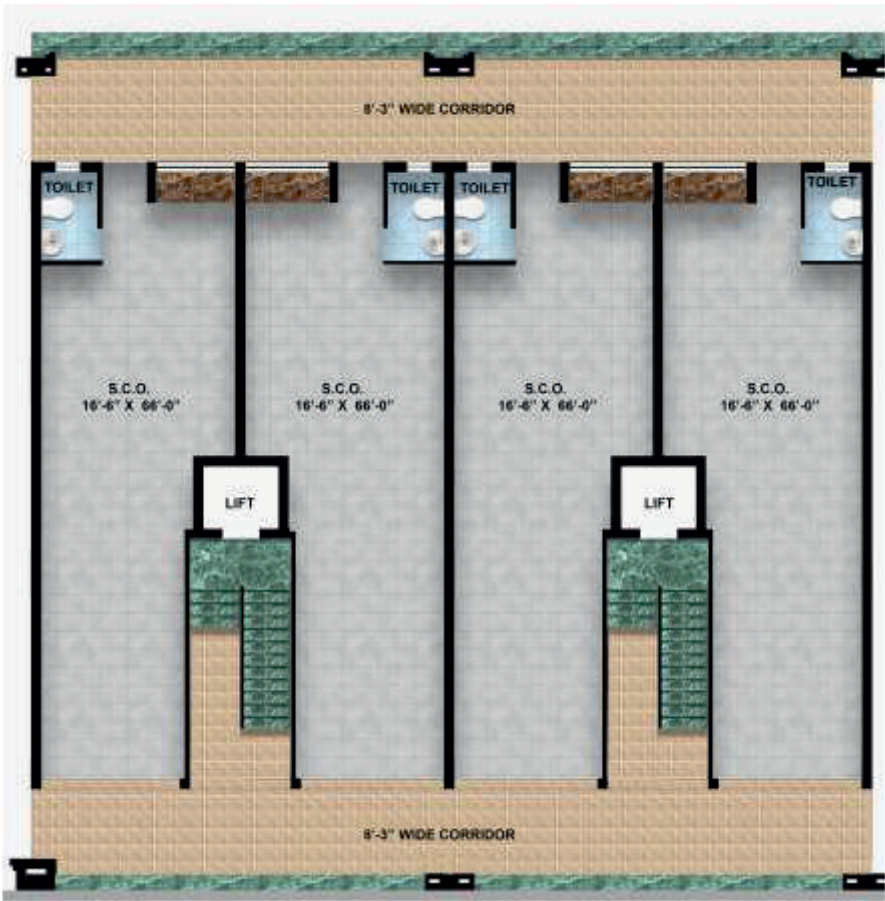


SCO FLOOR LAYOUT

Basement Floor Plan

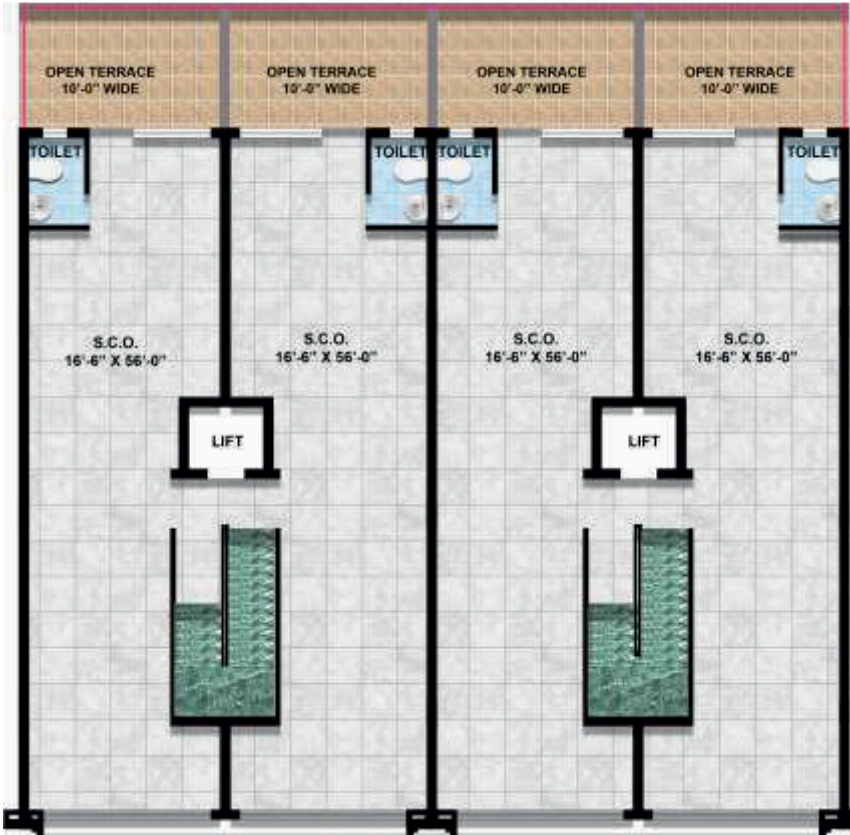


Ground Floor Plan



SCO FLOOR LAYOUT

First Floor Plan



Second Floor Plan

