

CC

Gateway to Asia's Largest Wholesale & Retail Market

About Chandni Chowk

Major Challenges

Project Information

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Rentals

Floor Plans



ABOUT CHANDNI CHOWK

The oldest and busiest market in India

- Beautifully and artistically designed by Jahanara, daughter of Mughal Emperor Shah Jahan in 17th Century.
- Historical landmarks attracting tourists from all over the world

Business Potential

01

In 2018, estimated business turnover was more than \$400 Billion (Approx Rs. 28 Lakh Crores) and the same is expected to cross \$700 billion (Approx Rs. 50 Lakh Crores) by 2020 as per Walmart's Report

02

Current Footfall

Approx. 6 lakhs to 8 lakhs including tourists on daily basis

03

Existing Business Units

50,000+ Business Units

FAMOUS MARKETS OF CHANDNI CHOWK



**Kucha Mahajani
– Gold &
Diamond**



**Johri Bazar -
Jewellery**



**Bhagirathi
Palace –
Electronic**



**Chawri Bazar-
Metals & Paper
products**



**Meena Bazar –
Dresses**

OTHER FAMOUS MARKETS

- Dariba Kalan for silver jewellery
- Fatehpuri Bazar for cloth and dress material
- Sadar Bazar for spices
- Nayi Sadak for stationary

CURRENT MAJOR CHALLENGES

UNORGANISED PLANNING

CHAOTIC TRAFFIC

NO PROPER PARKING

THREAT OF SEALING & DEMOLITION

FIRE HAZARD

LACK OF AMENITIES

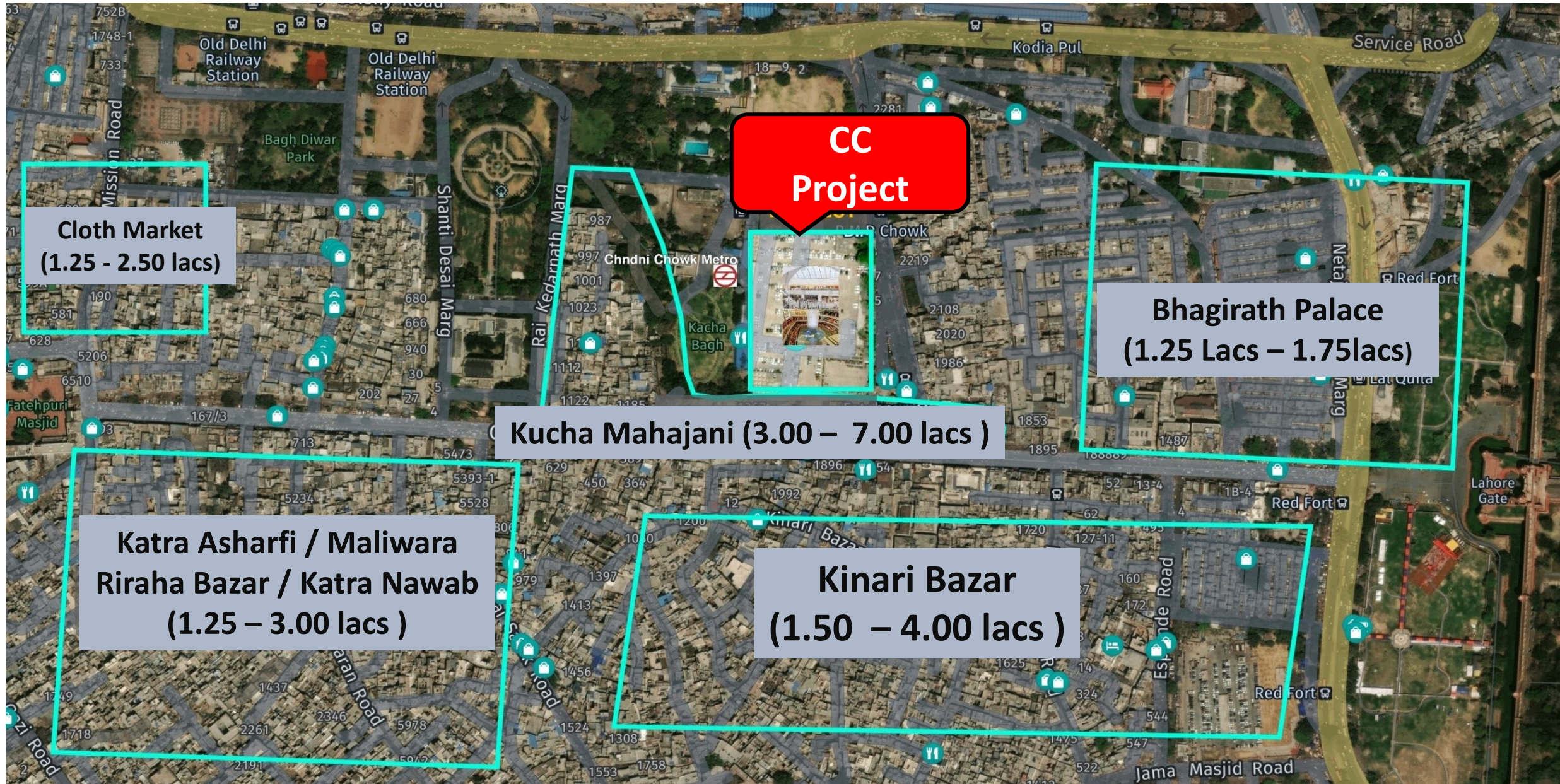
NO INSURANCE

CC – FIRST MAJOR COMMERCIAL DEVELOPMENT IN 300 YEARS

- * Spread across 4.5 Acres
- * Progress monitored by Honorable Delhi High Court
- * Under the PPP model with North MCD
- * Possession by Dec 2021



CC PROJECT SURROUNDED BY MAJOR BUSINESS HUBS



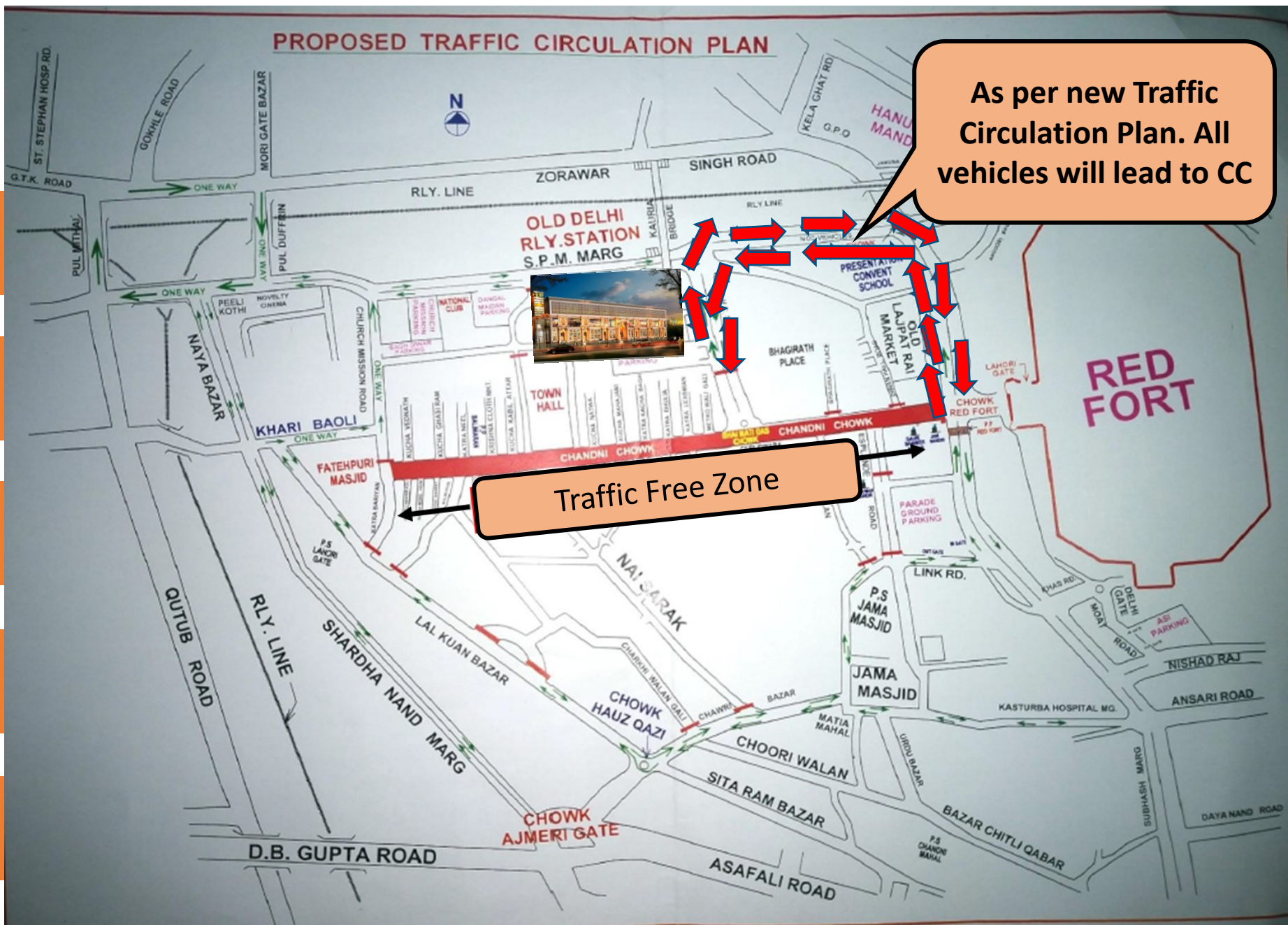
Next to Chandni Chowk Metro station

**Situated on the 100 Ft
wide HC Sen Marg**

Opposite to Sis Ganj Gurudwara

**3 min. walk from Old
Delhi Railway Station**

5 min. walk from Red Fort



PROJECT HIGHLIGHTS



- Retail Space – Ground floor & First Floor
- Food Capital – Second Floor spread over 1.20 lakh sq.ft.
- B1, B2, B3 , Third & Fourth Floor – Parking
- Terrace – Multi purpose public space for events

Parking for more than 2100+ cars and 81 tourist Buses

500 Ft front opening to a 100 ft wide HC Sen Marg

Dedicated space for loading-unloading

Lifts – 10 Passenger, 5 Service, 2 Car and Escalators on each floor

Interiors inspired by Mughal, Indian & British Architecture

Services to be operational 24 X 7

Tourist Help Center

Space for Banks, ATMs and Vaults

5.5 mtr. – 9 mtr. Wide Corridors

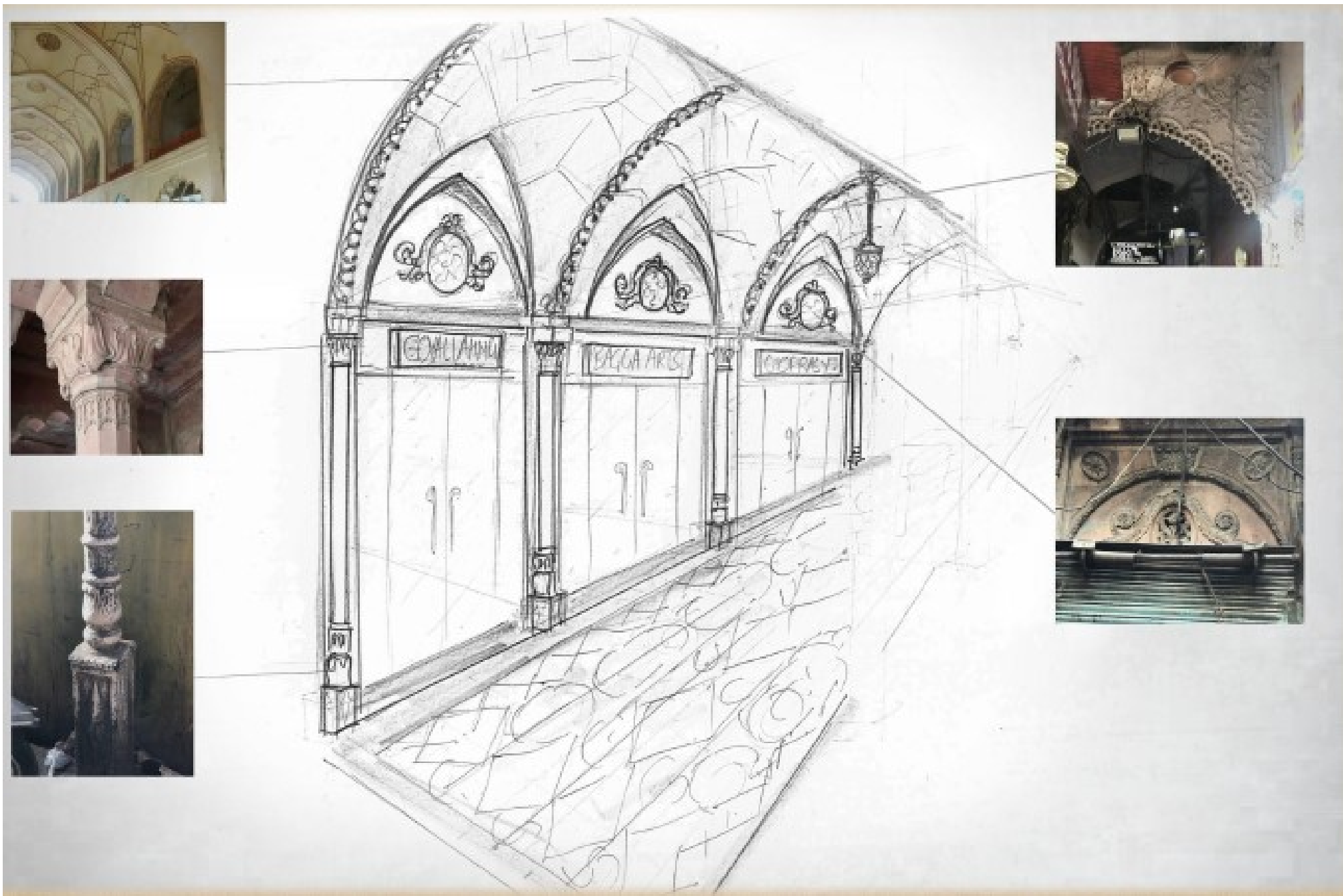
Pick up & Drop off for tourist buses, radio cabs & App based taxi services

PROSPECTIVE VIEWS OF SHOPPING CORRIDORS / LANES INSPIRED BY SURROUNDING ARCHITECTURE

EXISTING IMAGES & ARCHITECTURAL ELEMENTS DETERIORATED WITH TIME



CONTD...



CURRENT RENTALS IN DELHI NCR MARKET

**As per Cushman & Wakefield - Mar'19 Report*

PRIME RENTALS RENTS [#] MAIN STREETS	INR SF/MTH	EURO SF/YR (€ = INR 77.84)	US \$ SF/YR (\$ = INR 69.17)	Q-Q-Q CHANGE	Y-O-Y CHANGE
Khan Market	1350	208	234	0%	3.8%
Connaught Place	1050	162	182	0%	5%
South Extension I & II	700	108	121	0%	0%
DLF Galleria (Gurugram)	675	104	117	0%	0%
Dwarka	450	69	78	0%	0%
Karol Bagh	385	59	67	0%	2.7%
Kamla Nagar	380	59	66	0%	0%
Greater Kailash I , M Block	375	58	65	0%	0%
Lajpat Nagar	250	39	43	0%	0%
Sector 18 Noida	250	39	43	0%	0%
Sec 29 (Gurugram)	235	36	41	0%	-9.6%

PRIME RETAIL RENTS [#] - MALLS	INR SF/MTH	EURO SF/YR (€ = INR 77.84)	US \$ SF/YR (\$ = INR 69.17)	Q-Q-Q CHANGE	Y-O-Y CHANGE
South Delhi	600	92	104	0%	0%
Gurugram	350	54	61	0%	0%
West Delhi	325	50	56	0%	0%
Noida	250	39	43	0%	0%

***Expected Rentals (INR/SQ.FT./MONTH) at CC to be**

Ground Floor – 650 - 900

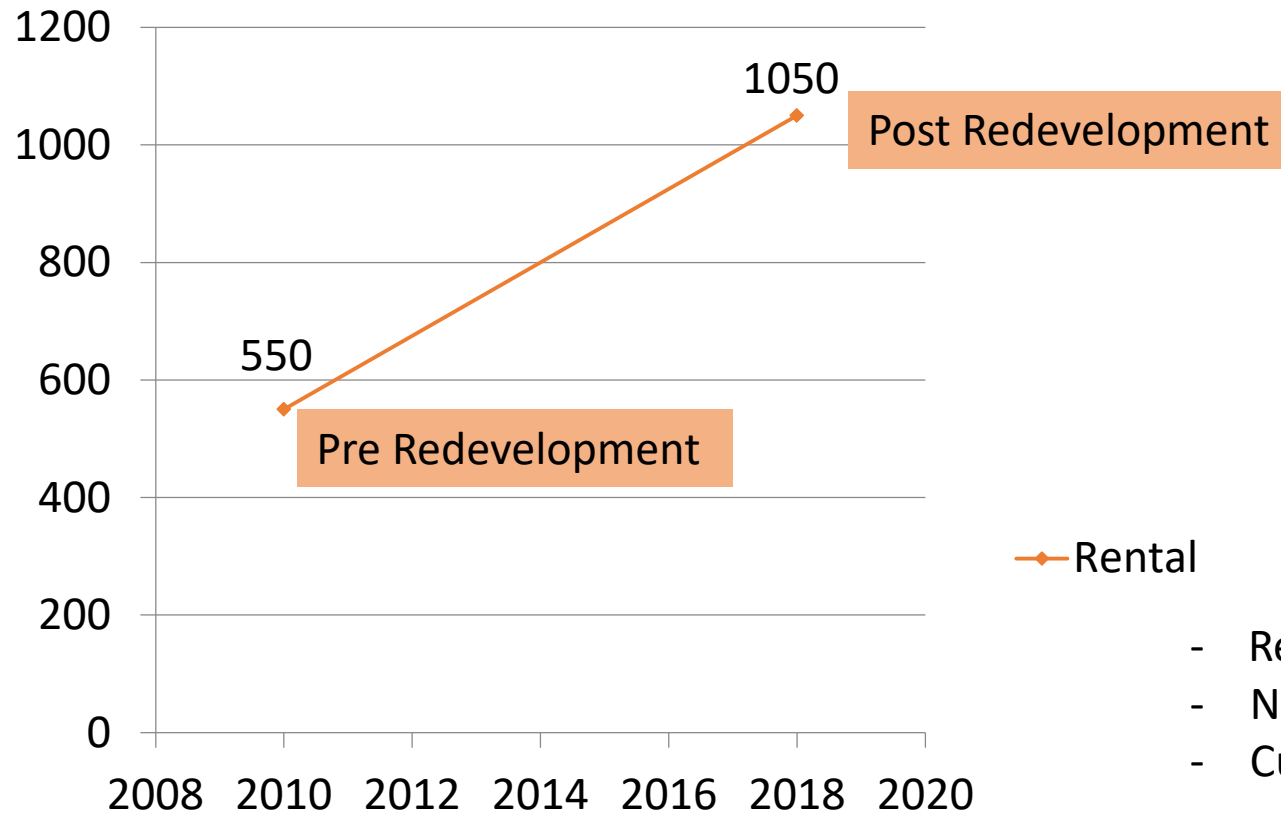
First Floor – 600 - 750

Second Floor – 450 - 650

CASE STUDY

Rental in Connaught Place Pre and Post Redevelopment

Shop Rental – Connaught Place



- Redevelopment started in Yr 2010 & completed by Yr 2016.
- Negative demand in the Year 2010.
- Currently vacancy is ALMOST NIL.

Source – CBRE Report

GROUND FLOOR

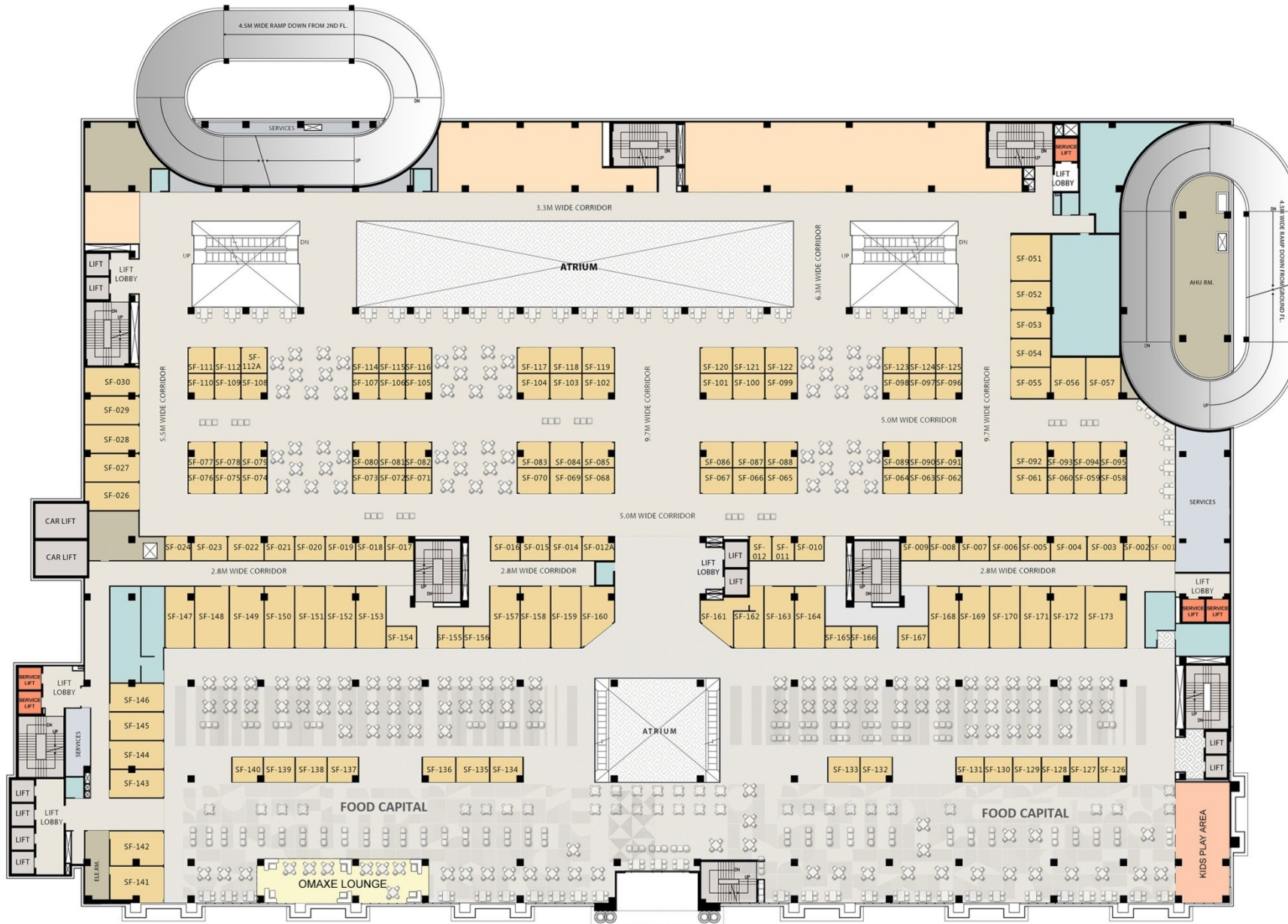


GROUND FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



SECOND FLOOR PLAN