



Axis Hub Sahibabad Interstate Bus Terminal (ISBT)

- Developed by:- Anand Habitat Sahibabad DOBT & CC Pvt. Ltd.

The logo for ANAND HABITAT & URBANSCAPES is centered on a background of two overlapping, dark, textured triangular shapes that resemble architectural facades. The word 'ANAND' is written in a large, white, bold, sans-serif font with a registered trademark symbol (®) to its upper right. Below it, the words 'HABITAT & URBANSCAPES' are written in a smaller, white, bold, sans-serif font. The background features a faint, large-scale version of the 'ANAND &' text in a dark grey color, creating a layered effect.

ANAND[®]
HABITAT & URBANSCAPES

A legacy that contributed to building urban NCR.

Anand Habitat & Urbanscapes has been part of the KRA Infrastructure Developers group that has been involved in the business of civil construction since decades.

The firm had its inception in the year 1974 under the leadership of Mr. K. R. Anand - a qualified Engineer and Mr. Nikhil Anand, Director - a qualified Architect.

K. R. Anand is a firm of highly qualified and experienced personnel involved in the field of construction activities.



Building
& Housing



Roads, Bridges
& Highways



Sewerage &
Water Pipelines



Stadium



Runways



Ropeways



Steel Structure
Works

A legacy of 150 projects that bear testimony to commitment.

The company has been executing works in various govt. departments and statutory bodies such as **DDA, NDMC, MCD, EIL, DJB, DMRC** Ltd. etc.

The company is a reputed quality oriented leading concern for executing infrastructure land development works in/around and outside Delhi. The company is technically and financially sound to handle work of any magnitude in its field.

Our prestigious clients are **DMRC Ltd, DDA, PWD, NDMC, Hindustan Construction Co., Gammon India Ltd, ITD Cementation Ltd, Maruti Suzuki India Ltd, GMR Projects Pvt Ltd, Larsen & Toubro Ltd, Unitech Ltd, Nagarjuna Construction Co. Ltd, Navayuga Engineering Company Ltd etc., Simplex Infrastructures Ltd., CEC, ITDCM and UTDB.**



Our Mission

To revolutionize urban spaces by offering unparalleled hospitality experiences and dynamic community hubs that adhere to international benchmarks and promote local socio-economic development.

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Who We Are

Anand Habitat Urbanscapes are a group entity of a construction and contracting conglomerate, now diversified into a premier real estate and hospitality development firm, recognized for delivering high-value, integrated mixed-use developments across India.

We are dedicated to crafting urban ecosystems that foster innovation, sustainability, and meaningful community engagement, meeting the diverse needs of travelers, businesses, and local residents.

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Our Team

Led by Nikhil Anand MD, an Architect and Industry Veteran of hundreds of infrastructure projects, our leadership team consists of industry specialists with extensive experience in real estate, hospitality, and infrastructure development. Our global expertise ensures the delivery of high-quality, innovative, and sustainable projects.



EXECUTION PORTFOLIO

PORTFOLIO

ROAD NETWORKS



SIGNATURE BRIDGE ROADS



DWARKA MASTERPLAN ROAD



DEFENCE COLONY UNDERPASS



MAYUR VIHAR LINK ROAD

INFRA



IGI airport Runway



Dwarka Drain Project



Barapullah Sundial



DMRC employee Residential Complex Sarita Vihar

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Execution Portfolio

EXECUTION PORTFOLIO

METRO & TRANSIT INFRA



Karkarduma Metro Station



New Ashok Nagar Metro Station



Akshardham Metro Station



Mayur Vihar II Metro Station

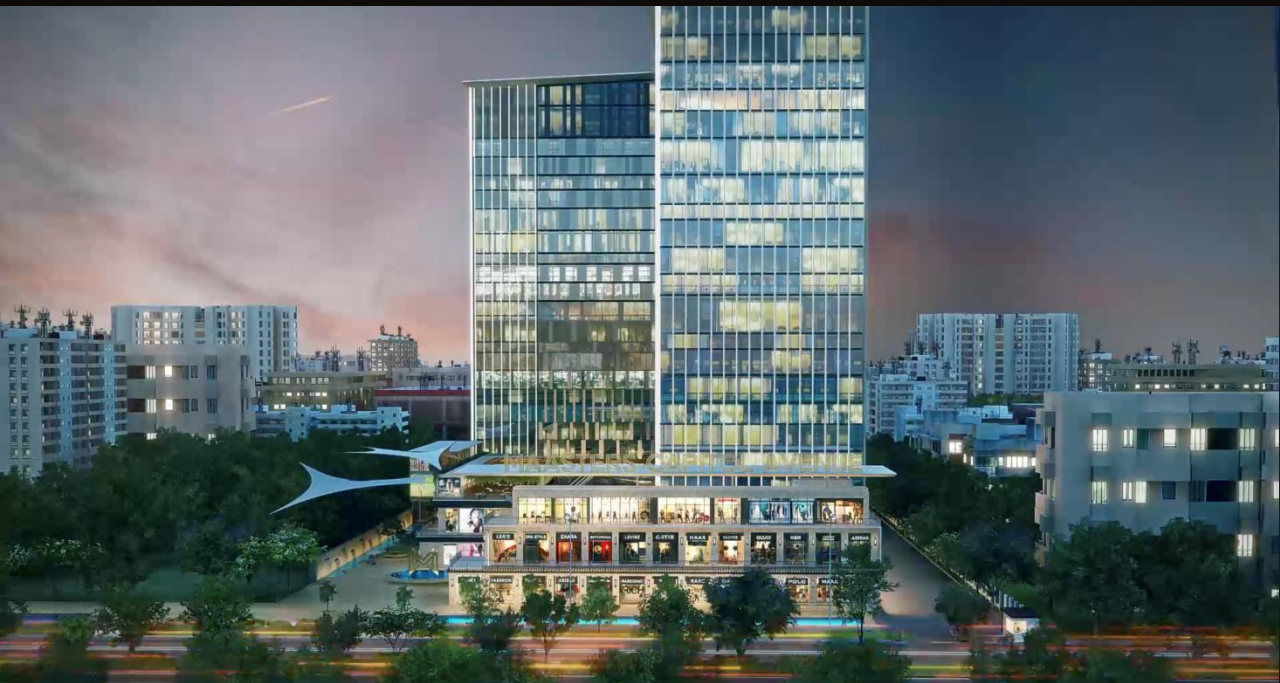


DMRC Metro Railway Tracks

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CAPITOL — A V E N U E —

MAASTERS INERDA



WHERE YOU FIND EVERYTHING AT ONE PLACE

The master development, that is a beautiful amalgamation of Office Spaces, High-Street Retail and F&B

-  OFFICES – The project features contemporary and stylish office space. There is a seamless connectivity with the retail area, for those looking at a leisurely experience after a hard day at work
-  HIGH-STREET RETAIL – Designed on Ground, First & Second floor with large store fronts and glazing areas, all retail units look really beautiful
-  RESTAURANTS AND F&B – The Project boasts of restaurants and food court dotted across the retail and the office area. These spaces cater to all taste buds

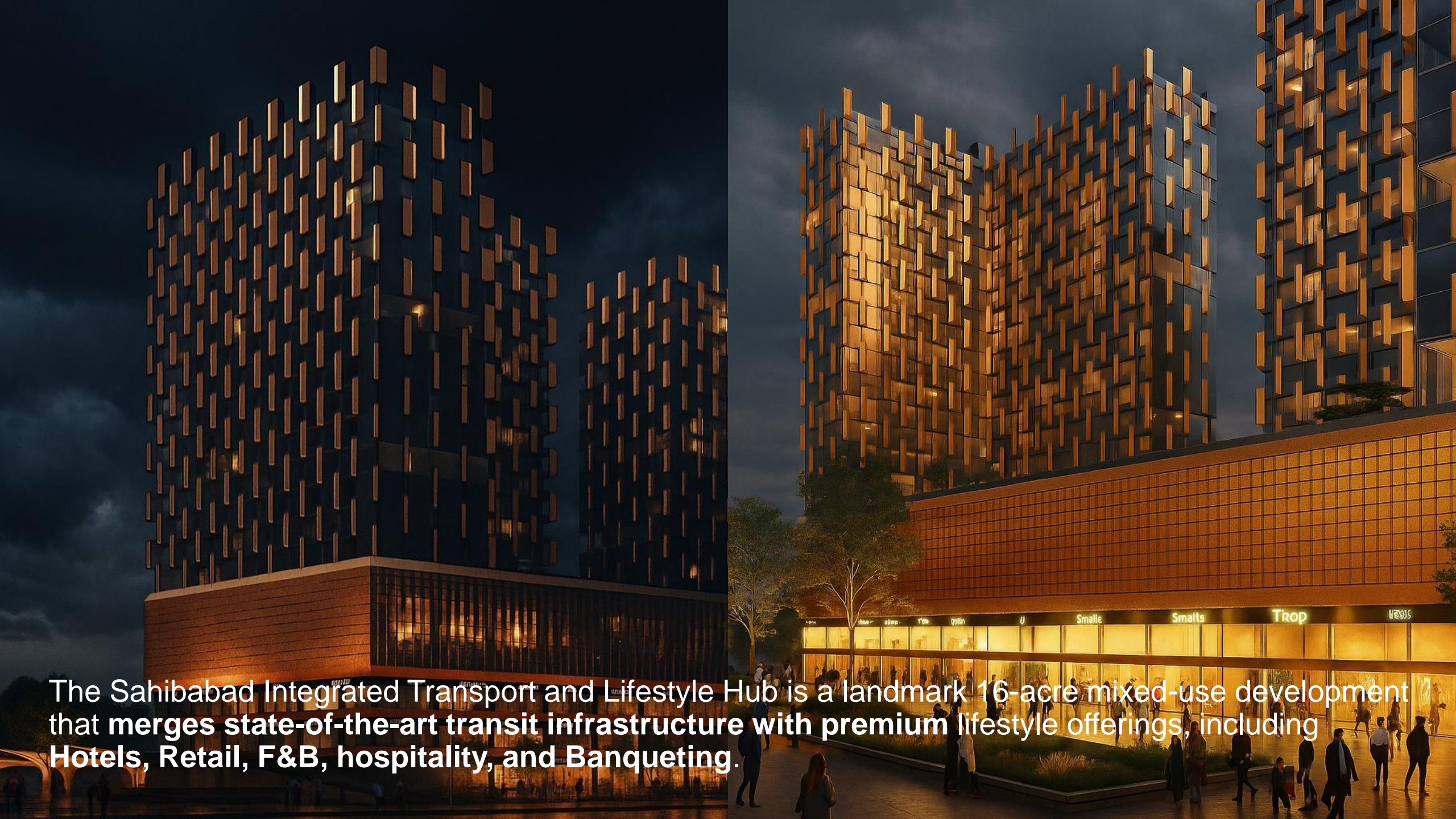
ARTISTIC IMPRESSION





NOW GEARS UP FOR A **NEW TRANSFORMATION**

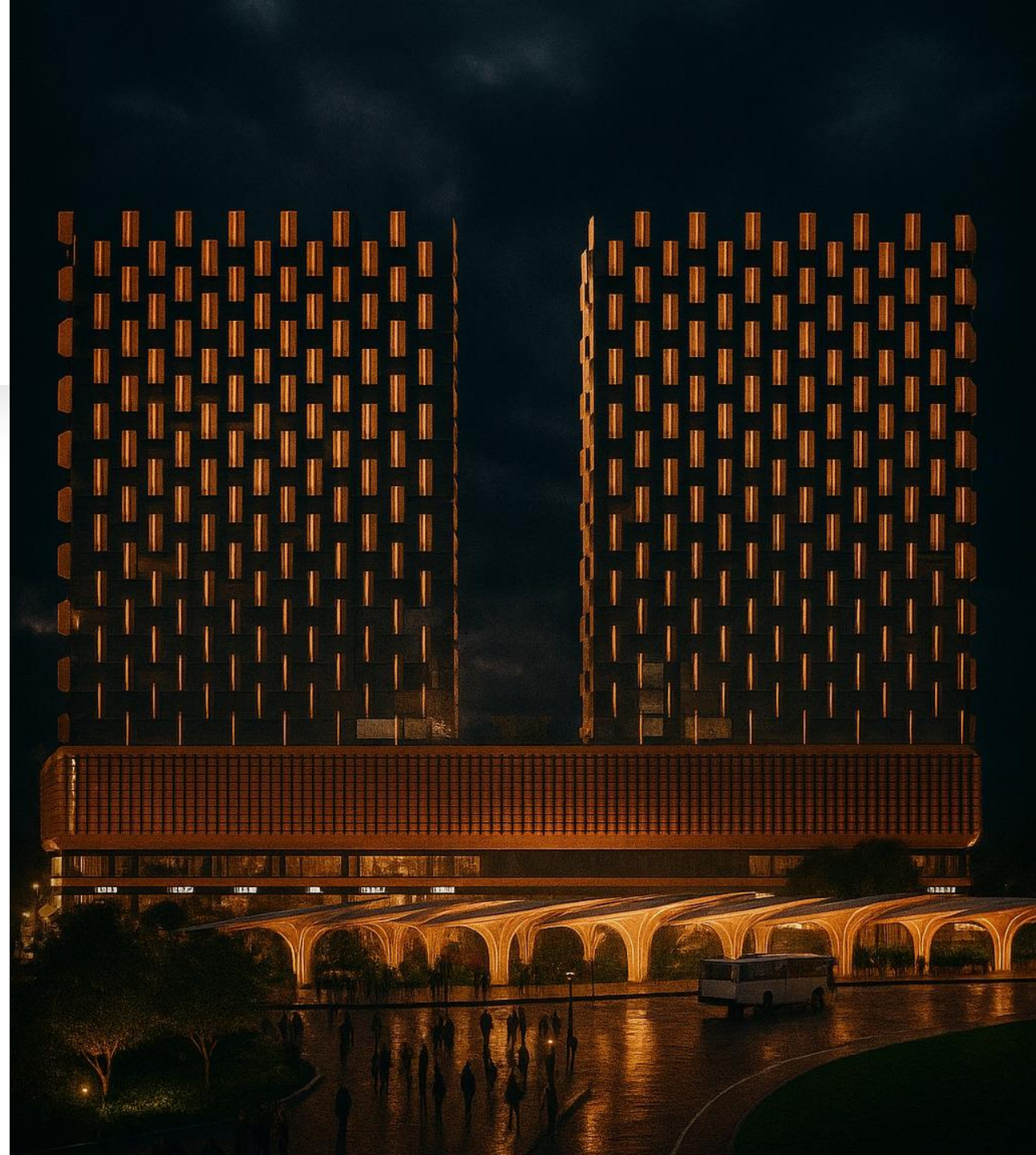
KRA Infrastructure Developers PVT. LTD. has now diversified from a construction company to a real estate firm **ANAND HABITAT & URBANSCAPES** to transform the skylines and landscapes in Retail, Commercial and Residential real estate across NCR and other markets.



The Sahibabad Integrated Transport and Lifestyle Hub is a landmark 16-acre mixed-use development that merges state-of-the-art transit infrastructure with premium lifestyle offerings, including **Hotels, Retail, F&B, hospitality, and Banqueting.**

Why This Project Stands Out

- **For the Commuter:** Unparalleled connectivity through rapid rail and ISBT, reducing travel time and enhancing convenience.
- **For Businesses:** A thriving ecosystem of retail, hospitality, and F&B spaces ensures footfall-driven growth opportunities.
- **For the Community:** A vibrant destination offering world-class amenities, job creation, and a self-sustaining local economy.
- With its forward-looking design and comprehensive offerings, the Sahibabad Integrated Transport and Lifestyle Hub is not just a project; it's a promise to redefine the future of urban living in the NCR.

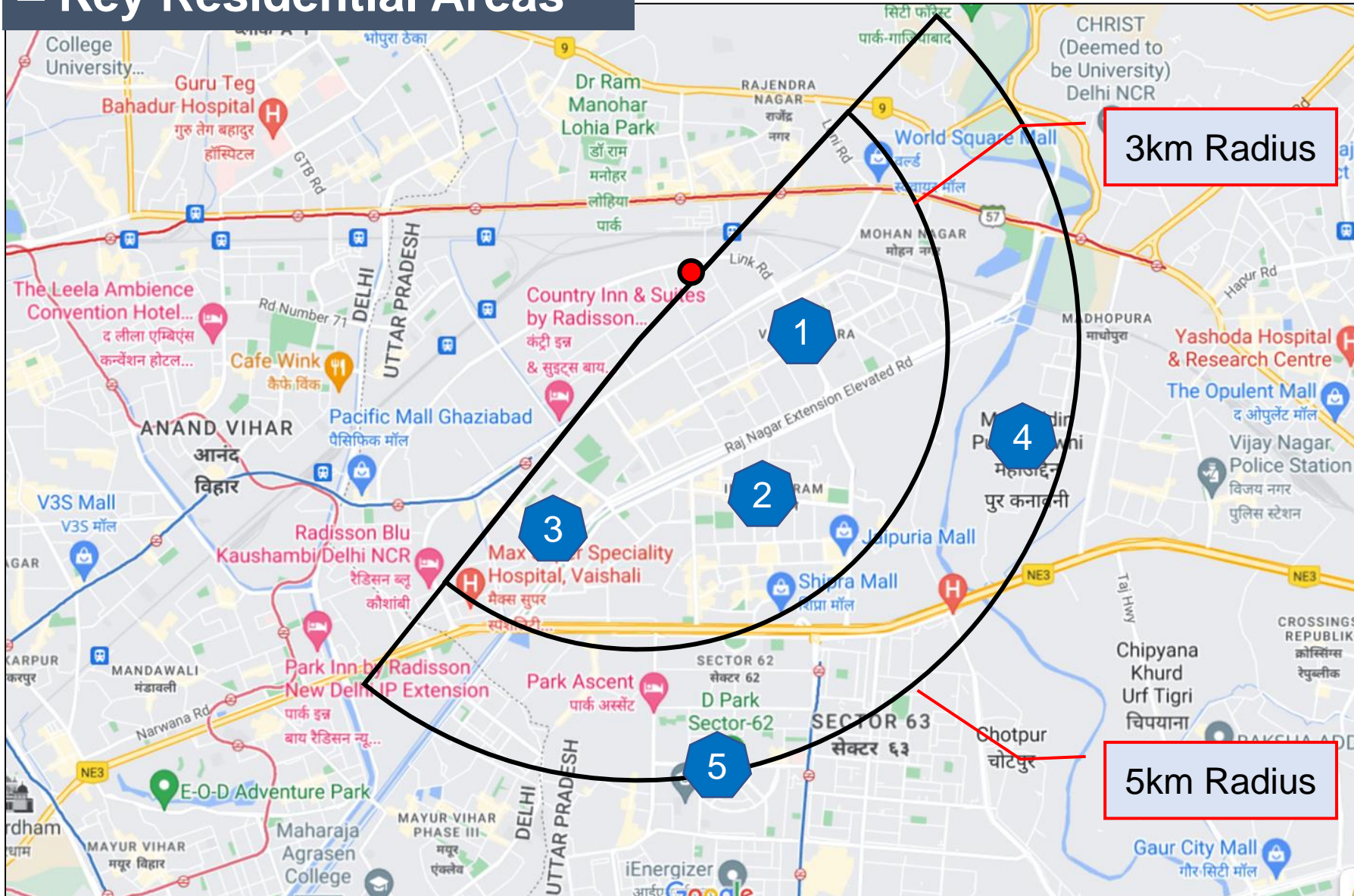


Location & Access

https://maps.app.goo.gl/jkpSTASd_uunrVpYF8



Catchment Area Analysis – Key Residential Areas



Key localities within 3km catchment radius of the mall

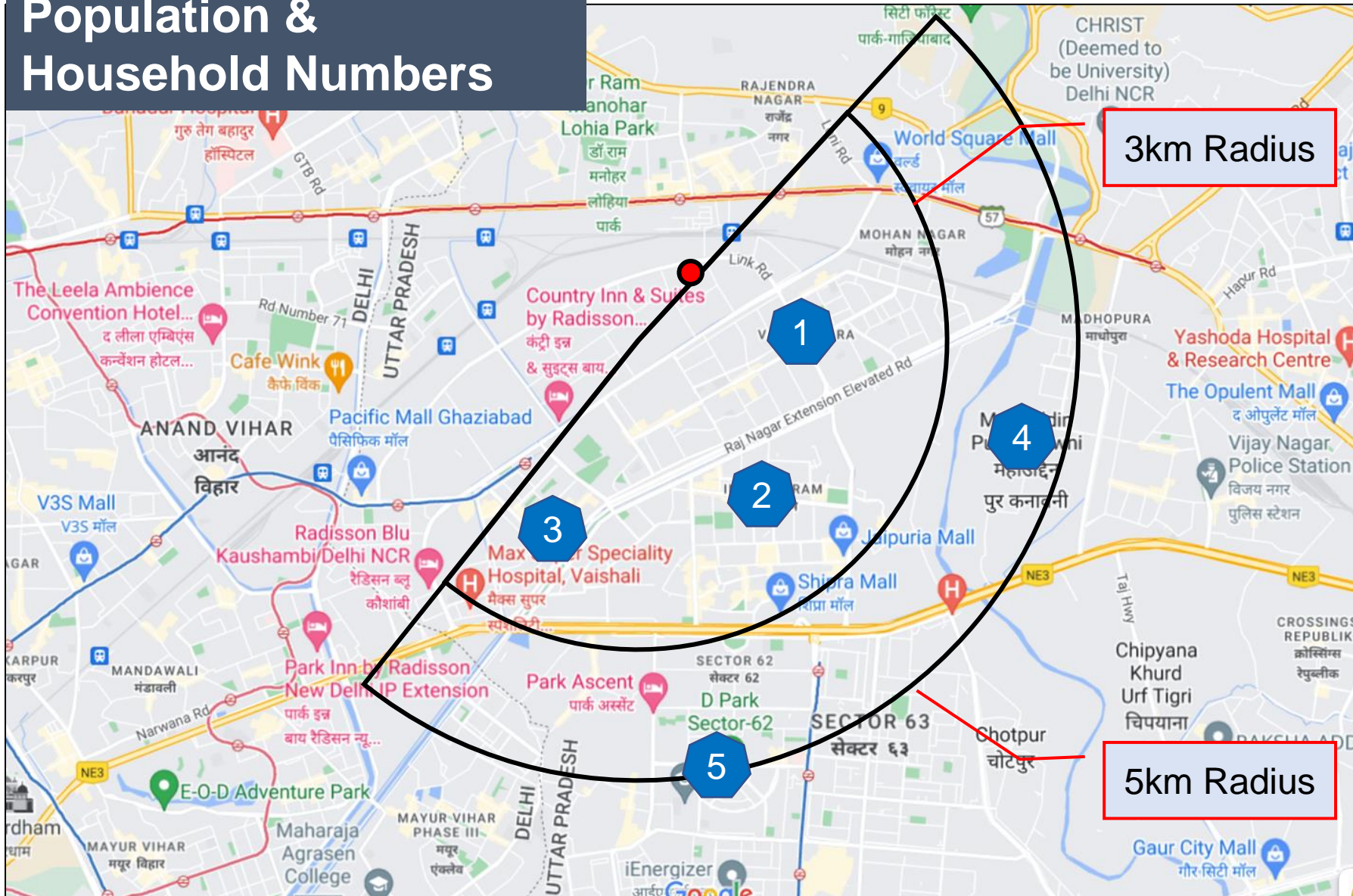
1. Vasundhara
2. Indrapuram
3. Vaishali

Additional localities with 5km catchment radius:

4. Pratap Vihar
5. Sector 62, Noida

Mall is located in proximity of major residential areas

Catchment Area – Population & Household Numbers



Population within
catchment radius of 3km

- 650,000 people

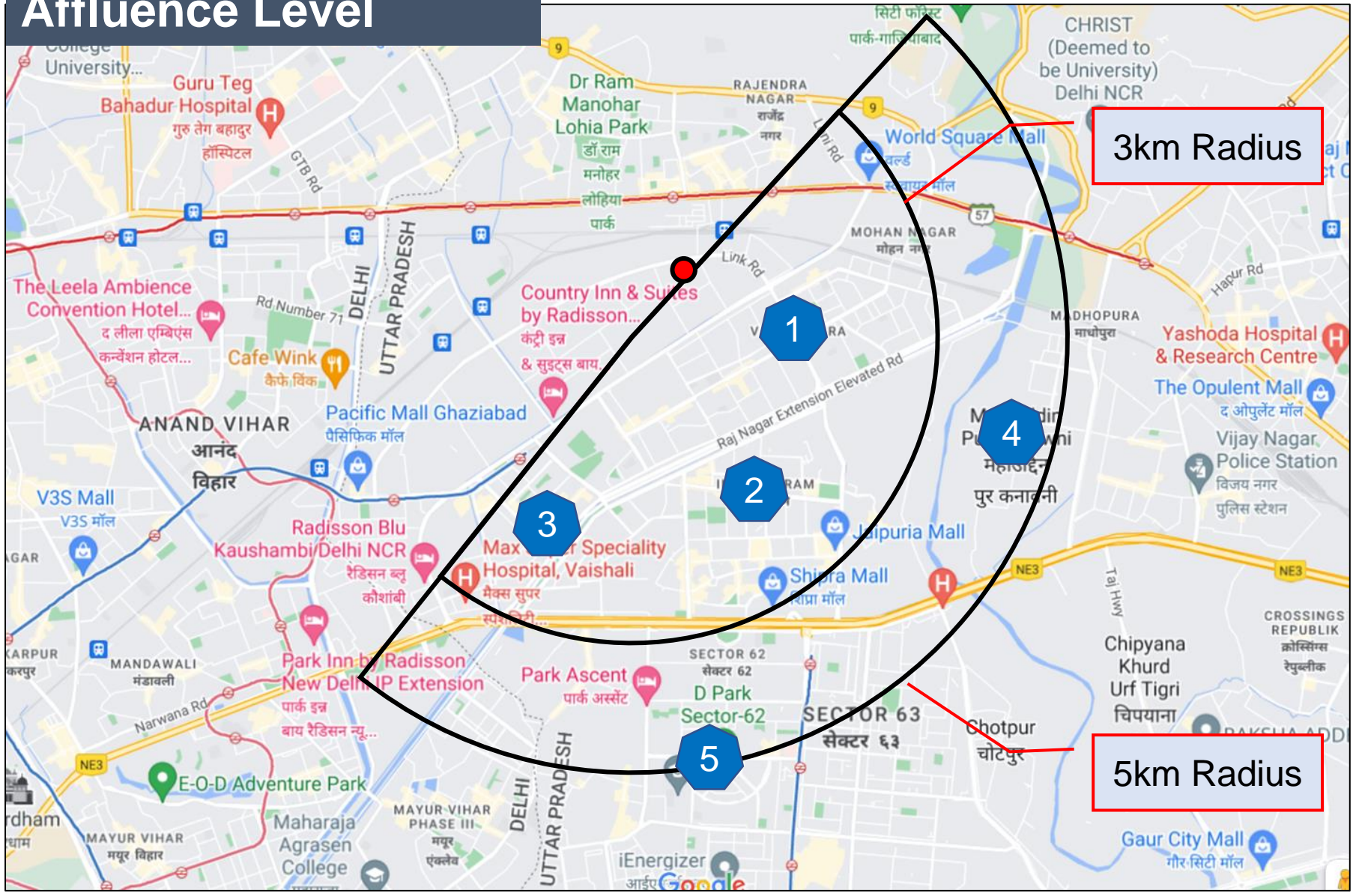
Population within
catchment radius of 5km:

- ~750,000 people

There are between 1.6
Lakh to 1.9 Lakh
households within 3-5 km
radius of the mall.

*There is considerable population
within Mall's catchment area
which will be target audience for
the mall*

Catchment Area – Affluence Level



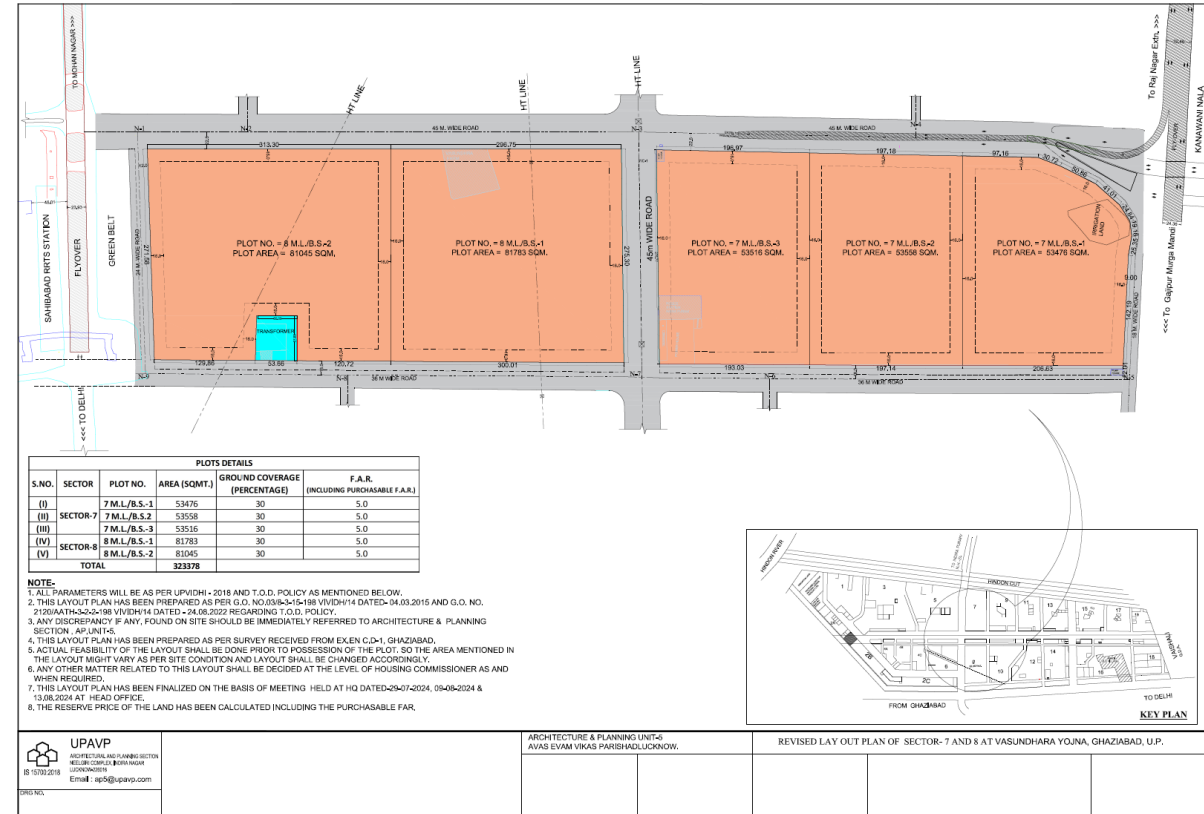
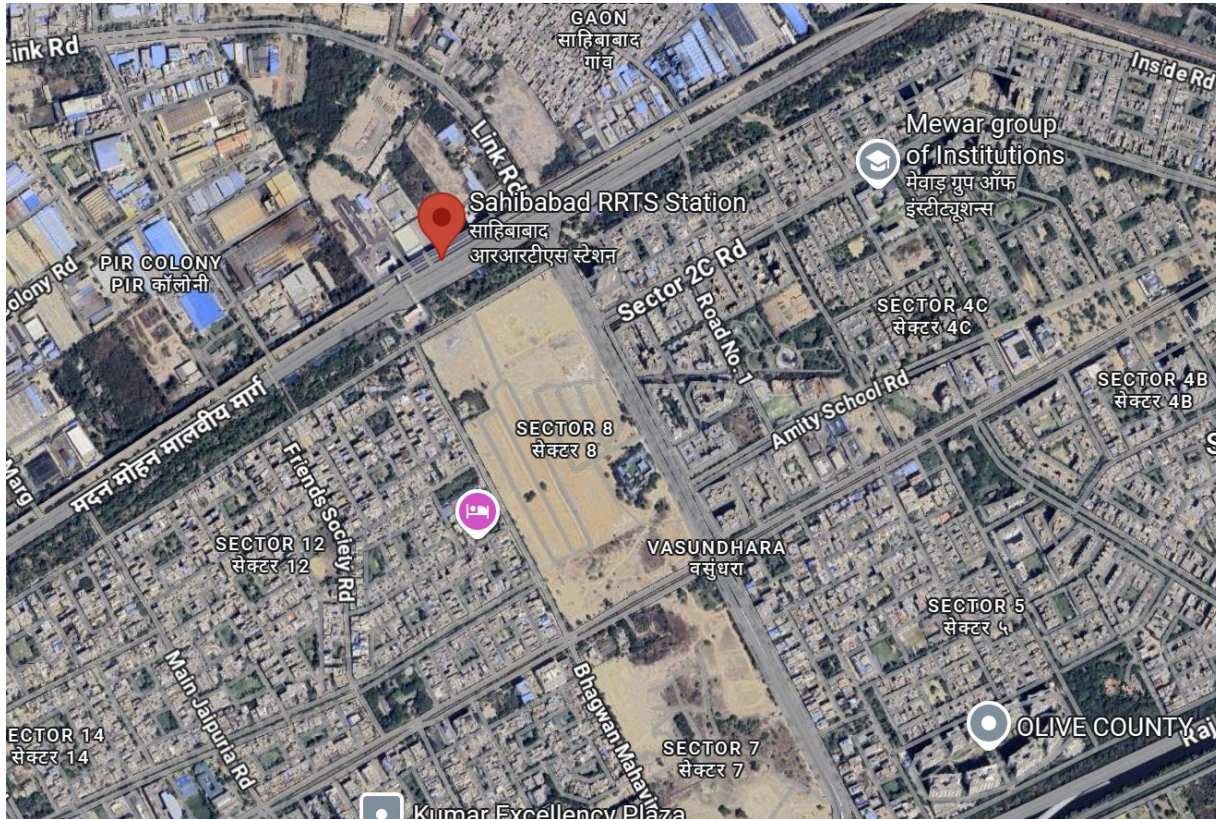
• To assess the affluence level of population within the mall catchment area, we use the real estate price as a proxy.

• The average price for 2BHK & 3BHK units in the localities is as under:

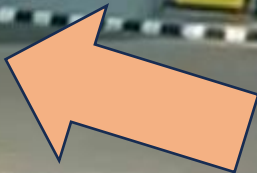
1. Vasundhara: Rs 60-70 Lakh
2. Indirapuram: Rs 65-75 Lakh
3. Vaishali: Rs 65-80 Lakh
4. Pratap Vihar: Rs 45 – 55 Lakh
5. Sector 62, Noida: Rs 65-75 Lakh

The mall has affluent households in its catchment area

AIIMS Planned Opposite the Site



Entry From Main Road



Main Entry into the Campus




Towards Mohan Nagar

Service Road to RapidX Station



Site for



Sahibabad Bus Terminal
Developed by Anand Habitat Sahibabad DOBT & Cc Pvt. Ltd. on PPP Model



Service Road



Main Entry into the Campus

Main Entry

watch this site **transform**

at the convergence of
trade • travel • transit

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GLORIOUS LEGACY OF
52 YEARS • 150 PROJECTS

watch this site **transform**

travel + stay + explore

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52 YEARS • 150 PROJECTS

watch this site **transform**

travel + dine + shop

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Main Entry into the
Campus

Main Entry View

Main Entry into the
Campus



Campus Entry from Main Road



Exit to the Service Road

watch this site **transform**



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52 YEARS + 150 PROJECTS

travel + stay + shop

watch this site **transform**



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travel + dine + shop

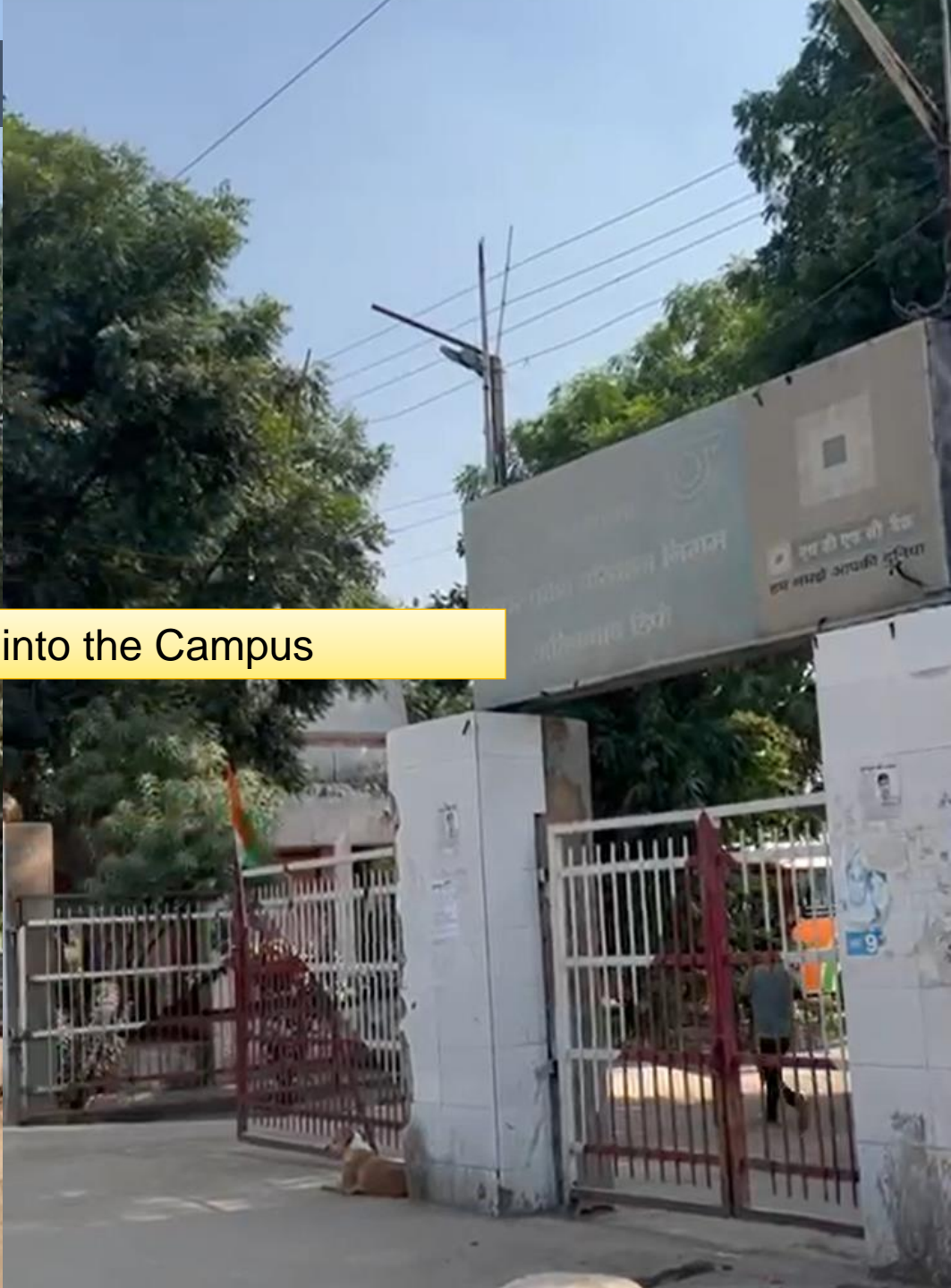
Exit from Campus onto Service Road



Link Road Access



Link Road Entry & Exit into the Campus



Master Plan

Master Plan Overlap



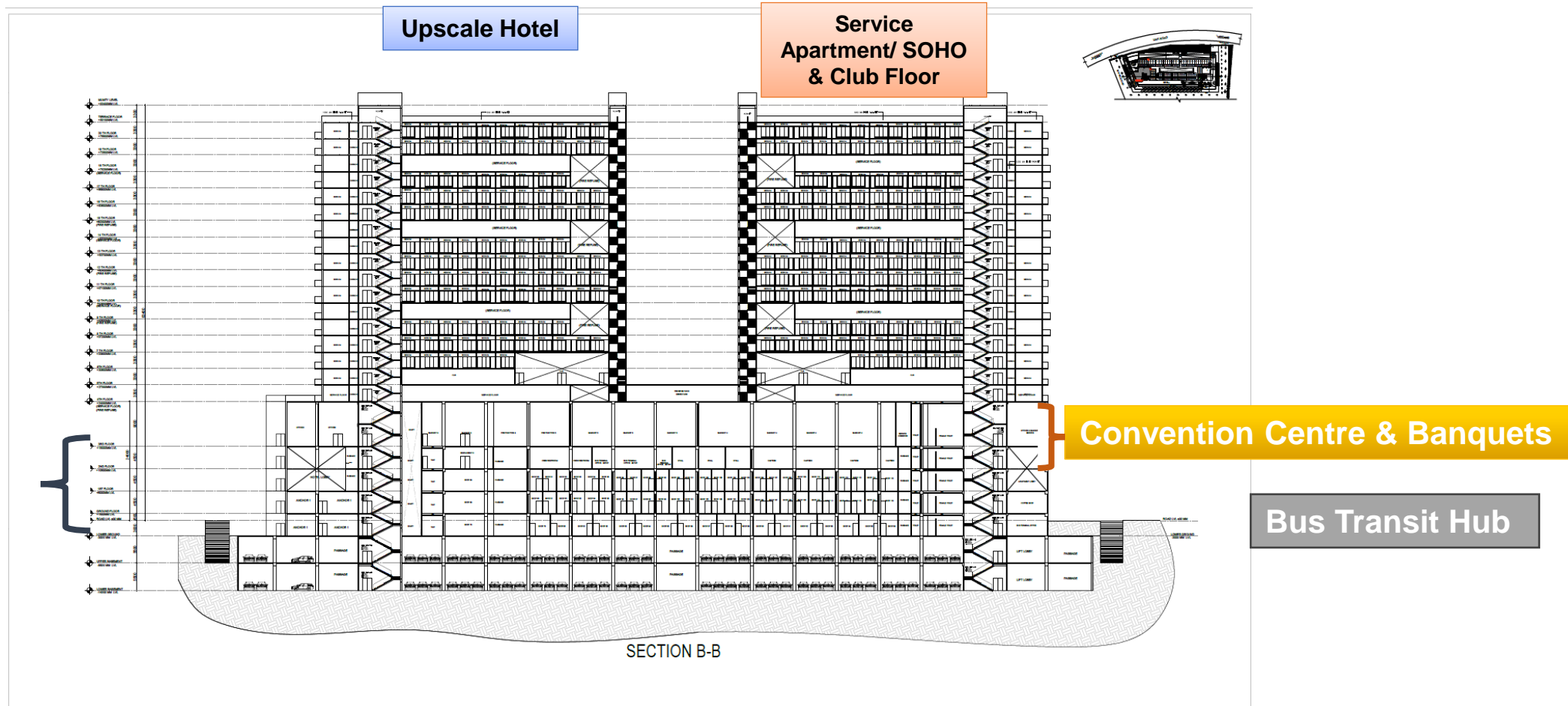


**Mall+ Hotel+
Convention Centre
Block**

Bus Transit Hub

**Metro
Station**

Section Plans for Entire Project





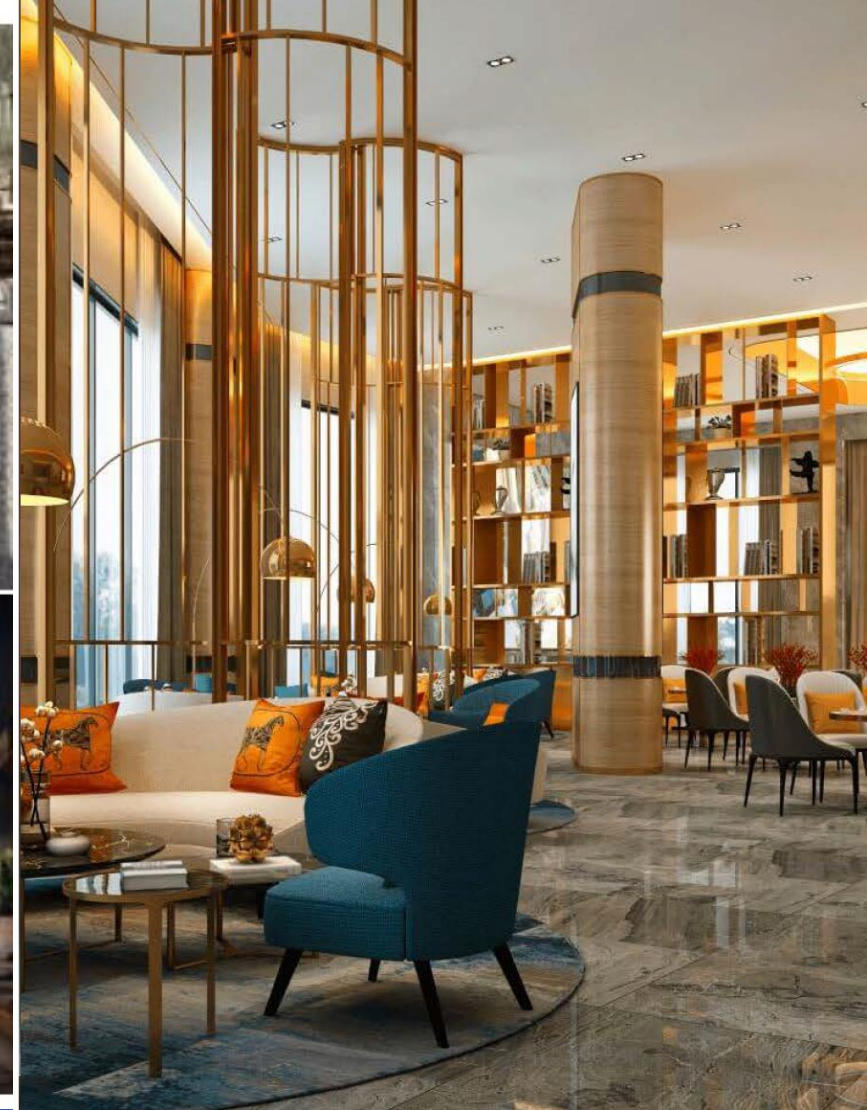
Mix Use Matrix

- **2 Basement Levels:** Dedicated to parking & service areas.
- **Lower Ground Floor:** Transit retail, convenience stores, quick-service kiosks.
- **Ground Floor:** High-footfall retail, anchor stores, essential shopping.
- **First Floor:** Fashion, family retail, electronics, entertainment zones.
- **Second Floor:** Premium dining, wellness, destination retail.
- **Third Floor:** Banquets & event spaces.
- **Fourth Floor:** Service & backend operations.
- **Fifth Floor:** Hotel lobbies, Water Bodies, Landscaping and exclusive F&B





- **Water Bodies & Landscaping on the 5th Floor**



Upscale Hotel



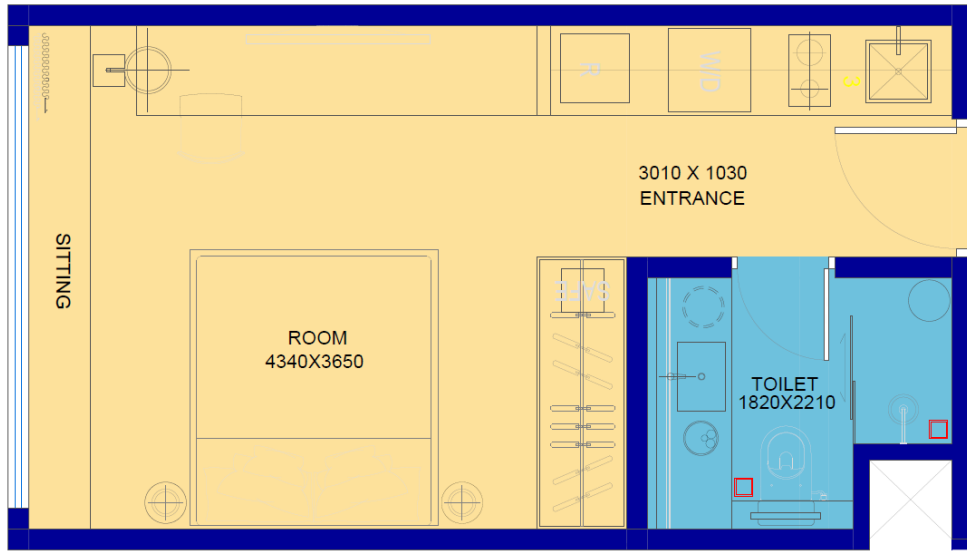
Upscale Hotel & Convention Centre

RE PLAY

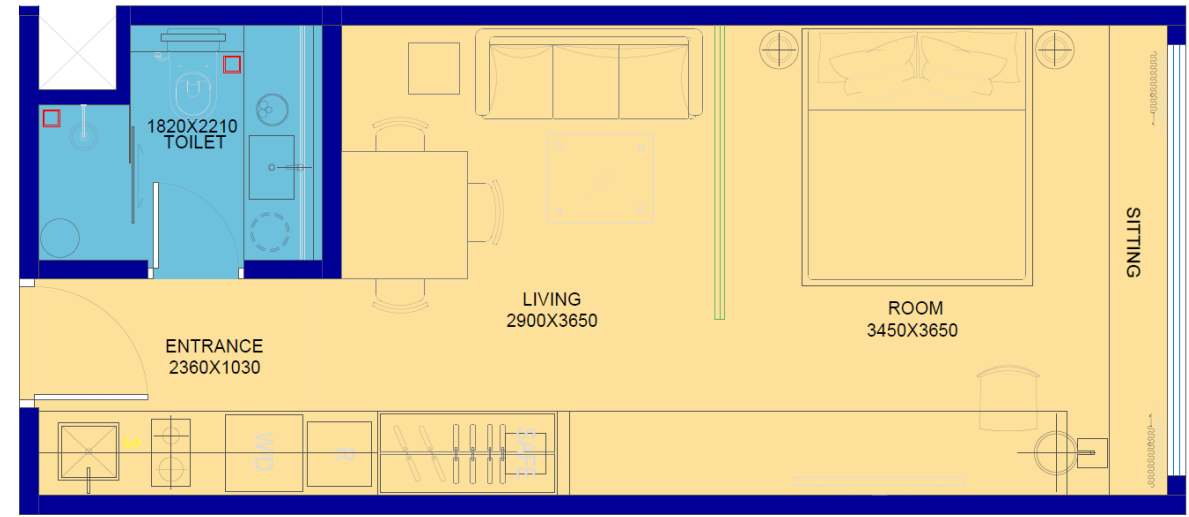
SEPHORA




Budget Hotel & Convention Centre




TYPE - A
 CARPET AREA = 27.25 SQ.MT(293.31 SQ.FT.)
 SUPER AREA = 54.50 SQ.MT(586.64 SQ.FT.)

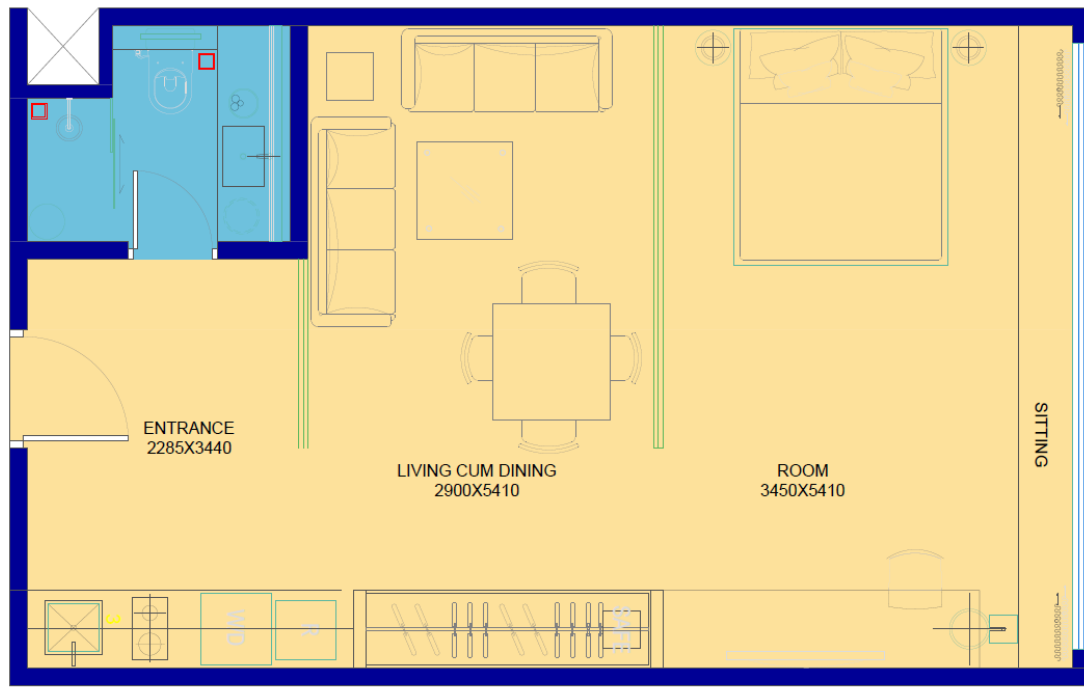


TYPE - B
 CARPET AREA = 35.54 SQ.MT(382.55 SQ.FT.)
 SUPER AREA = 71.08 SQ.MT(765.11 SQ.FT.)

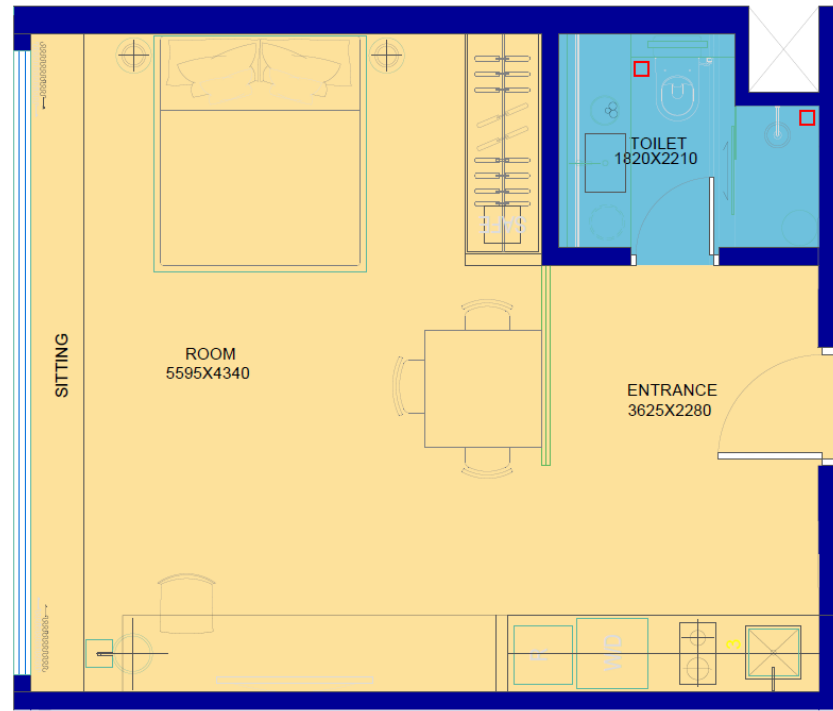
PROPOSED TITLE	DRAWING TITLE	PROJECT CONSULTANTS :-
SAHIBABAD BUS TERMINAL	SERVICE APARTMENT	HOLISTICS URBAN INNOVATIONS PVT. LTD. PLANNING & ARCHITECTURE EPC & KEPC ACTIVITIES GREEN & ENERGY SERVICES BUILDING TECH. SERVICES, THE CORENTHUM, TOWER- A-41, SEC.- 62, NOIDA 201 301 PH.- 0120-4139788 , FAX- 0120-4527788 

PROPOSED TITLE	DRAWING TITLE	PROJECT CONSULTANTS :-
SAHIBABAD BUS TERMINAL	SERVICE APARTMENT	HOLISTICS URBAN INNOVATIONS PVT. LTD. PLANNING & ARCHITECTURE EPC & KEPC ACTIVITIES GREEN & ENERGY SERVICES BUILDING TECH. SERVICES, THE CORENTHUM, TOWER- A-41, SEC.- 62, NOIDA 201 301 PH.- 0120-4139788 , FAX- 0120-4527788 

Type A & B- 600+ Sqft to 765 Sqft



TYPE - C
 CARPET AREA = 51.58 SQ.MT(555.20 SQ.FT.)
 SUPER AREA = 103.16 SQ.MT(1110.41 SQ.FT.)



TYPE - D
 1.35 SQ.MT(445.09 SQ.FT.)
 .70 SQ.MT(890.18 SQ.FT.)

Type C &D- 890 Sqft &1100 Sqft



Retail & Food Hub



Ground Floor

Anchor 1
GF: Covered
Area: 12,000 Sq ft

Fashion Boulevard & Beauty Brands- International & Domestic Brands, Electronics

• **Ground Floor:** High-footfall retail, anchor stores, essential shopping.



PROPOSED TITLE:	DRAWING TITLE:	PROJECT CONSULTANTS:
	GROUND FLOOR PLAN	HOLISTICS URBAN INNOVA' PLANNING & ARCHITECTURE EPC & KEPC GREEN & ENERGY SERVICES BUILDING 1 THE CORENTHUM, TOWER-A-41, SEC- 6

Project by Adventus Consulting-Privileged & Confidential Draft for discussion purposes only



Lower Ground Floor

High Street on the Lower Ground with Pop Ups, Kiosks and Grab & Go concepts, D2C Brands MBO

Lower Ground Floor: Transit retail, convenience stores, quick-service kiosks

PROPOSED TITLE:	DRAWING TITLE:	PROJECT CONSULTANTS :-	NORTH:-
	LOWER GROUND FLOOR PLAN	HOLISTICS URBAN INNOVATIONS PVT. LTD. PLANNING & ARCHITECTURE EPC & KEPC ACTIVITIES GREEN & ENERGY SERVICES BUILDING TECH. SERVICES THE CORENTHUM TOWER-A-41, SEC- 62 NOIDA 201 301	

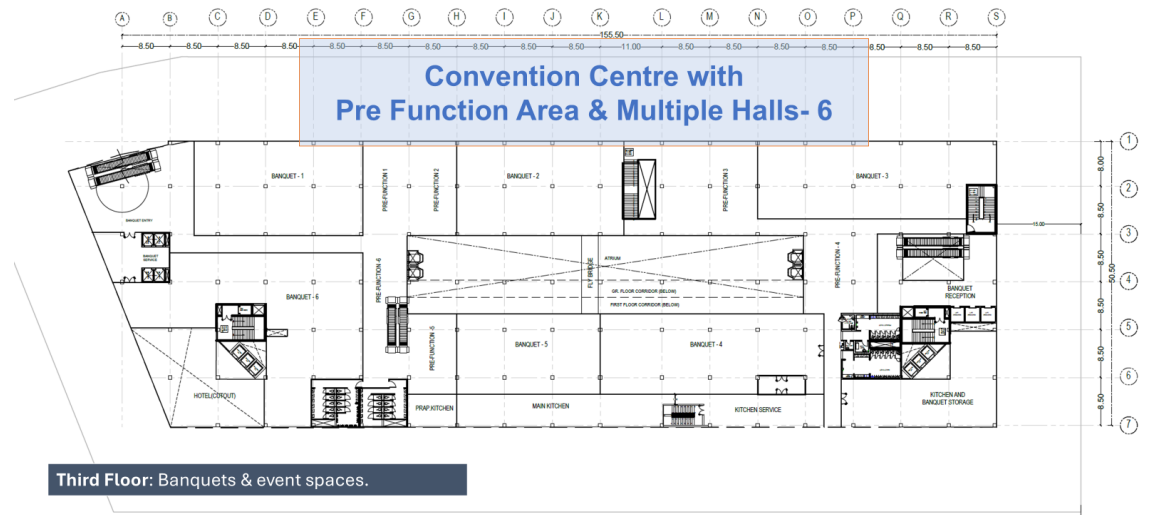
Project by Adventus Consulting-Privileged & Confidential Draft for discussion purposes only

Second Floor



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Third Floor



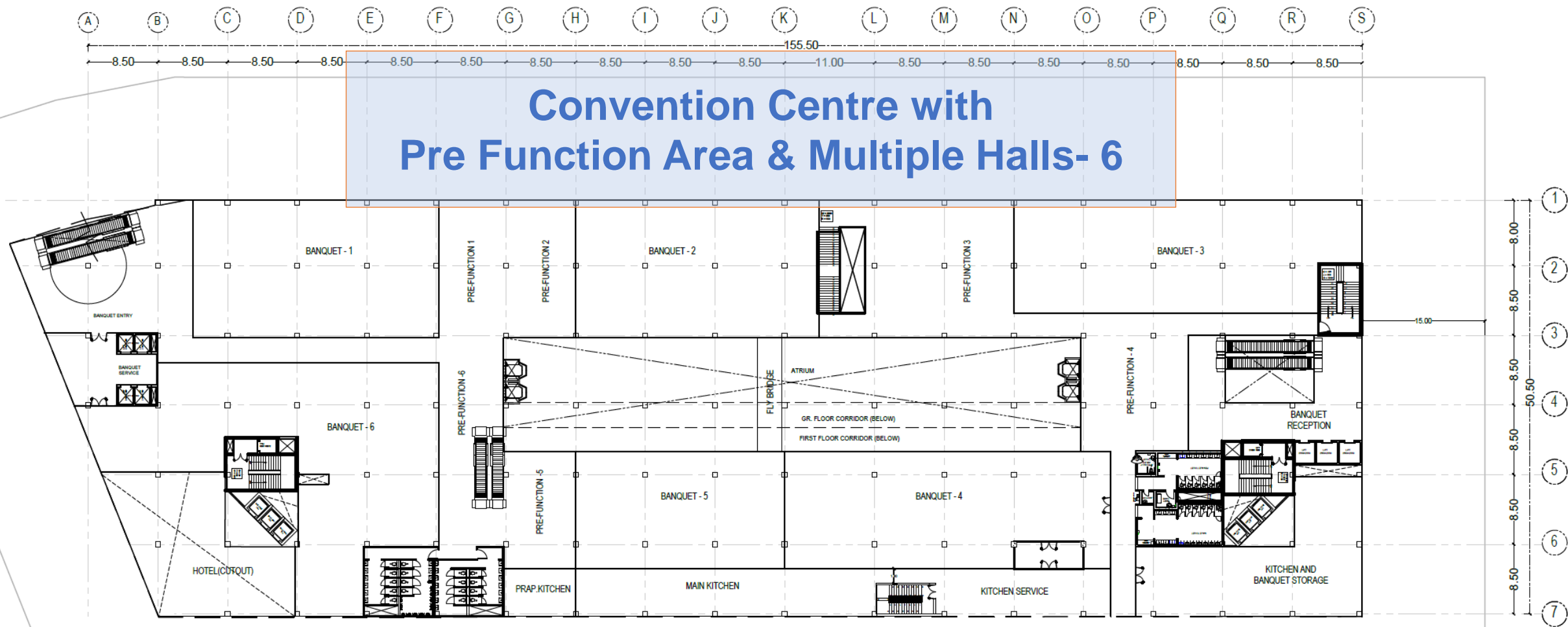
Project by Adventus Consulting-Privileged & Confidential Draft for discussion purposes only

First Floor



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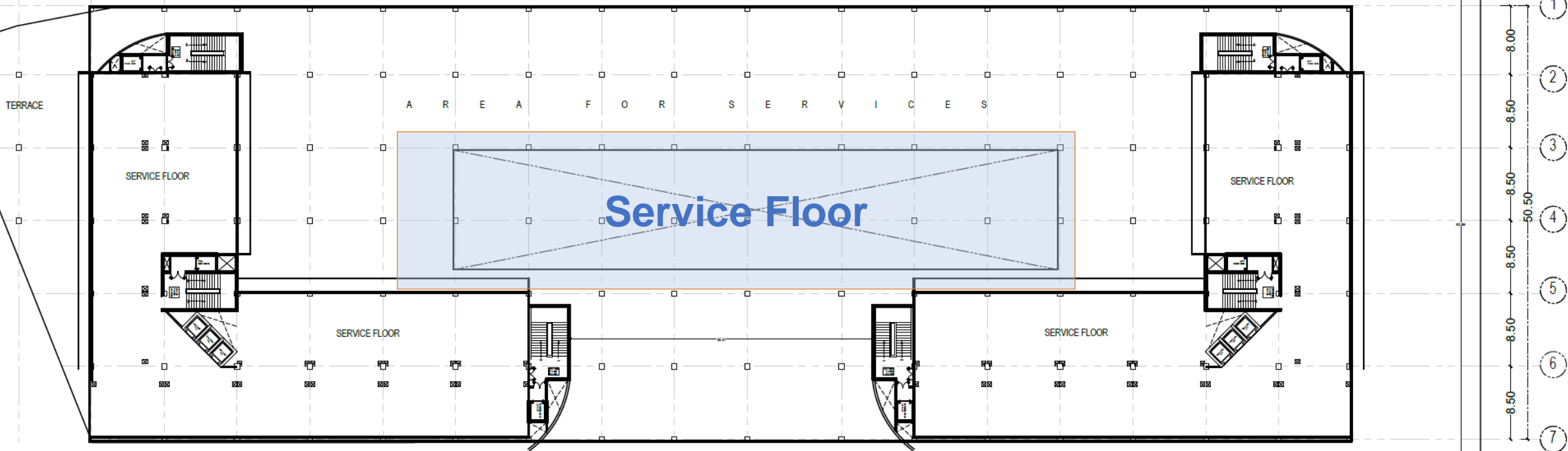
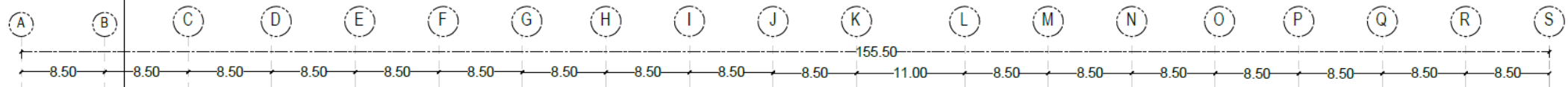
Third Floor



Third Floor: Banquets & event spaces.

Fourth Floor

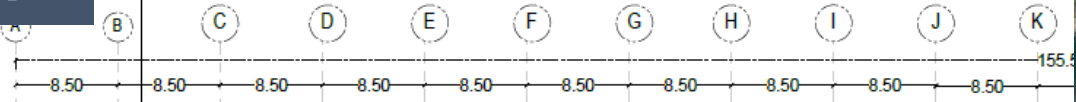
160.00



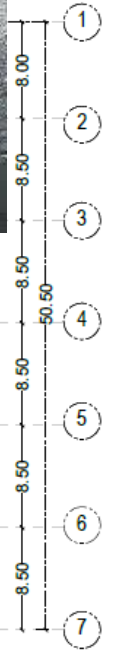
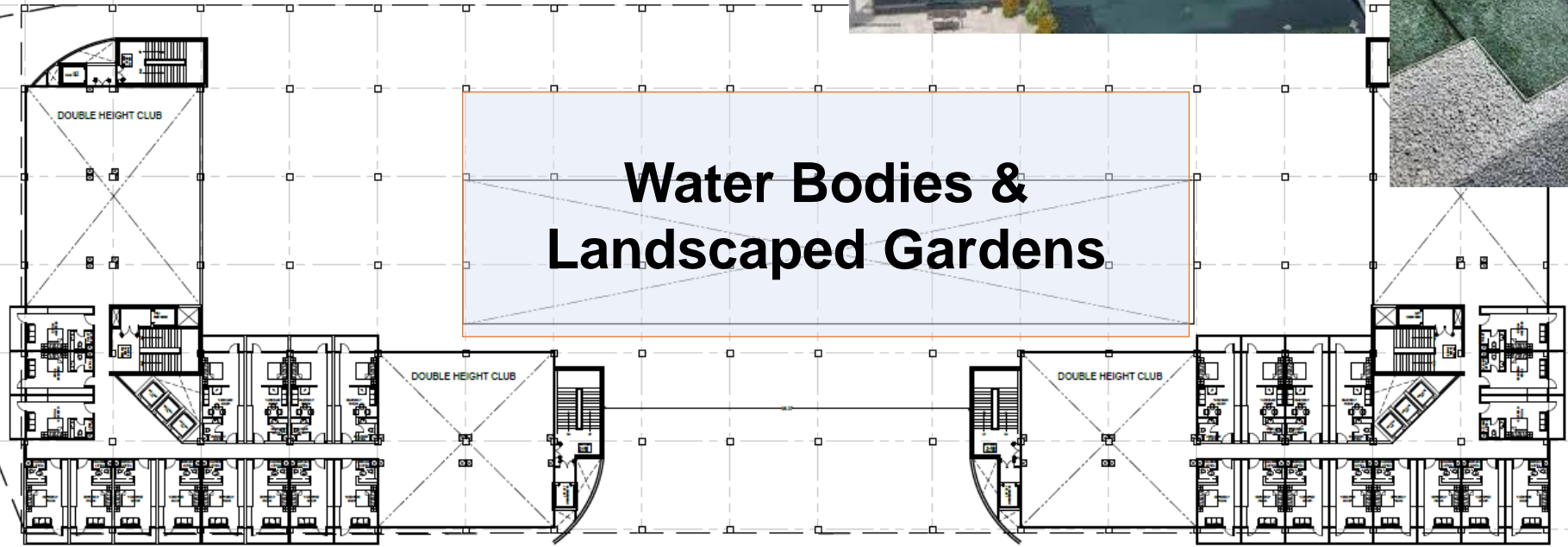
Fourth Floor: Service & backend operations.

Fifth Floor

160.00



Water Bodies & Landscaped Gardens



Fifth Floor: Hotel lobbies and Water Bodies, Landscaped Gardens, Theme Lounge & Bar

TOWER - 5TH FLOOR												
AREA CALCULATION (S.O.D.S)												
S.NO	NAME	CARPET AREA	BALCONY	SHFT	UNIT TOTAL AREA	NOS	FKA	BALCONY AREA/FKA	SHFT	NON/FKA	TOTAL AREA IN (SQ.M)	TOTAL AREA IN (SQ.FT)
1	LOUT TYPE 1	38.77	6.37	0.00	34.84	11	329.87	30.27	3.13	31.37	150.77	1627.11
2	LOUT TYPE 2	10.99	6.37	0.00	11.08	6	189.56	34.83	1.2	36.68	176.28	1897.25
3	LOUT CORNR						23.49				26.98	292.88
4	LOUT BRCL						22.87				24.02	259.02
5	LIFTS/STAIRS SHFT										43.46	467.80
6	STAIR										45.1	486.93
7	PLAN STAIRS										122.56	1325.56
8	CURTAIN I.E						662.83				662.83	7152.81
9	COVER DOOR						22.22				22.22	239.86
10	TOTAL (SQAFT)	68.56	13.74	0.00	36.8	15	1267.5	66.55	4.5	208.74	1536.34	16506.89
11	TOTAL (SQAFT)	706.93	107.12	6.36	899.28		18045.17	3109.50	68.65	2892.77	-	-
TOTAL PLATE AREA = 1536.24												

Disclaimer

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