




# hi street



UPRERA Project QR Code

Head Office: 117, Sreshtha Vihar, Delhi - 110092

Sales Office: Plot C-3, Koyal Enclave, Ghaziabad, Near Hindon Airport, Uttar Pradesh - 201005

 958-22-23-24-9

 [www.oxyinfra.co.in](http://www.oxyinfra.co.in)

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Note: 1 Hect. = Approx 2.47 Acres | 1 Acre = Approx 4,046.86 Sq. Mtr. | 1 Sq. Mtr. = Approx 10.764 Sq. Ft.

# Experience Meets Innovation

With over 25 years of experience in various industries, including real estate, we are passionate about creating innovative projects. Our work extends not only within Uttar Pradesh, but also beyond. Our partnership with the Government of Uttar Pradesh at the UP-Investor Summit 2023 reflects our commitment to developing excellent residential and commercial projects.

At Oxy Infra, we aim to offer cost-effective solutions with transparency and fairness. Our priority is to maintain high project standards while providing value to our clients. We take pride in being affordable without compromising quality. Building strong client relationships through exceptional service and ethical practices is our ultimate goal.





# hi street

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A KABIR KHAN FILM

OFFICIAL FIRST LOOK (HINDI)

CHEMPION LAVI'S HELFIGURE REEBACK ROX

TAMMY LAVI'S ROX PREDA ROX

PARK AVENUE JOCK & JAMES

DANGLY CURIOS JUCK & JAMES DINGLARD

PARK AVENUE GIUGIU SWLWII JUCK & JAMES

GIUGIU PARK AVENUE



**200 METRES  
AWAY**



## Sky is the Limit

Situated just 200 meters from Hindon Airport, NCR, **Oxy Hi Street** enjoys a distinctive location within a thriving development zone. This close proximity offers a remarkable opportunity to engage with the area's rapid growth and explore promising prospects.

It's not just about being part of a future brimming with opportunities; it's about actively contributing to a flourishing community. Imagine opening retail space or business moments away from a bustling airport, opening doors to both local and global horizons. **Oxy Hi Street** is not just a destination; it's an invitation to be a part of something extraordinary.





**ONLY MULTIPLEX  
IN 7KM**



## Cinema Reimagined

Cinema has always been a magical journey, transcending mere entertainment to evoke profound emotions. At **Oxy Hi Street**, we're delighted to introduce the area's first multi-screen cinematic experience, meticulously designed to cater to the community.

Imagine the joy of experiencing the latest blockbusters, heartwarming dramas, and thrilling adventures. **Oxy Hi Street's** multiplex isn't just about movies; it's about the art of cinematic immersion.





FIRST MULTI-BRAND  
STORE



## Fashion for All

As the region's first high street, **Oxy Hi Street** has attracted leading apparel brands and multi-brand stores looking to tap into this growing market. This isn't just about shopping; it's about exploring a fashion universe where style meets variety.

Stroll along its inviting avenues and discover the latest trends, timeless classics, and unique selections from renowned labels. Whether you're a fashion enthusiast or simply looking for a wardrobe upgrade, **Oxy Hi Street** promises an inclusive and enriching fashion experience. It's where individual style finds its canvas amidst a backdrop of diversity.





\*Project Render



**A CULINARY  
PARADISE**



## Culinary Hub

In this densely populated area, the desire for a diverse and vibrant food court that caters to all age groups has always been evident. **Oxy Hi Street** fulfills this need by offering a culinary haven where various outlets come together to create a delightful fusion of cuisines, from fast food to quick meals.

**Oxy Hi Street** isn't just a food court; it's a bustling hangout spot where friends and families gather to savour a wide array of culinary delights. Whether you're craving a quick bite or a leisurely meal, this culinary paradise invites you to explore and enjoy every moment.





\*Project Render



**FIRST FINE DINING  
IN VICINITY**



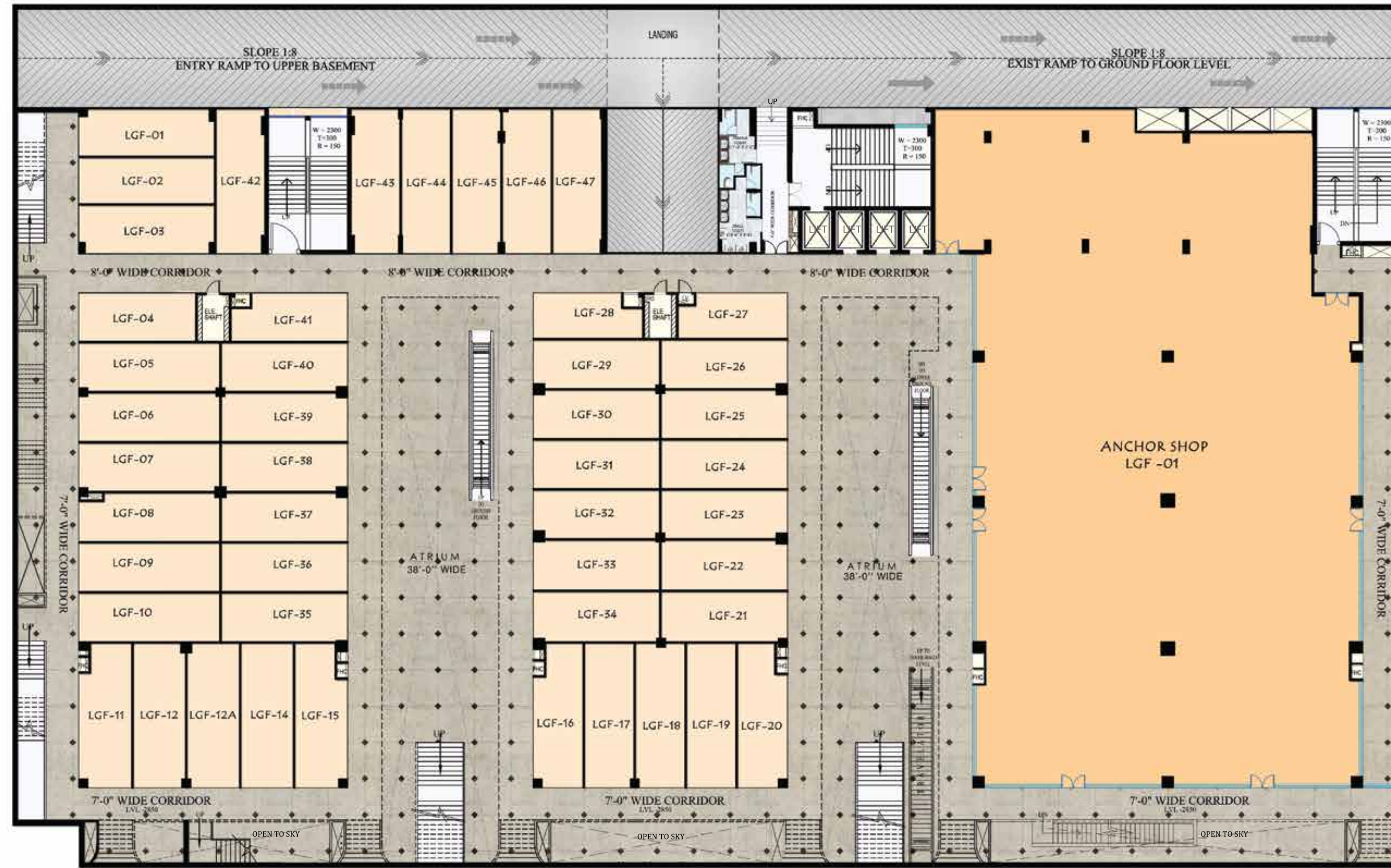
## Open Air Dining at Its Finest

At **Oxy Hi Street**, dining transcends the ordinary, offering an array of culinary experiences, from sophisticated fine dining to the enchantment of open-air indulgence. Picture yourself savouring delectable dishes crafted by culinary artisans, all while basking in the refreshing ambience of the open sky. It's more than just a meal; it's a culinary journey, a celebration of flavours, and an ode to togetherness.

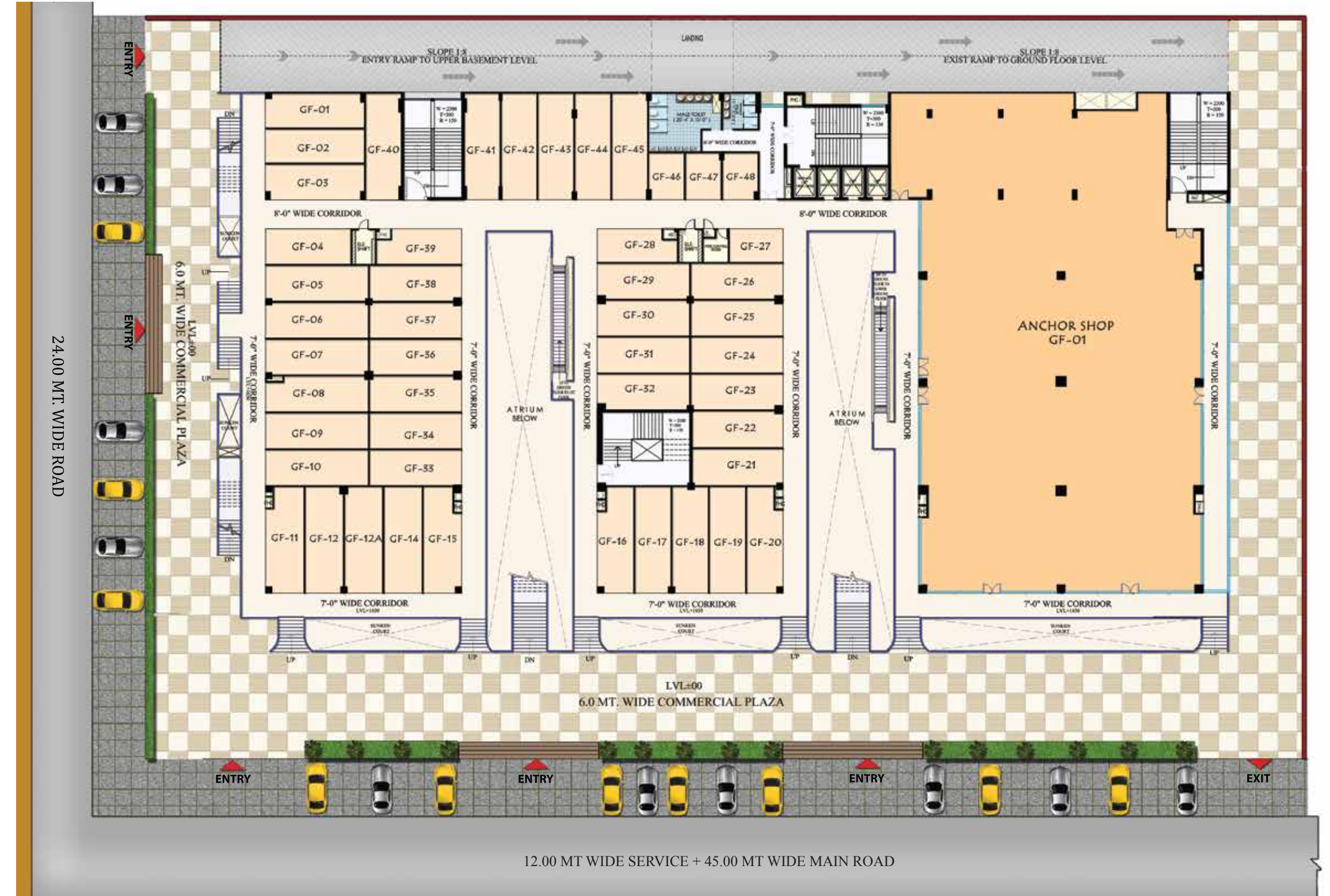
Gather your loved ones, cherish special moments, and embrace the joy of dining beneath the vast expanse of the sky. **Oxy Hi Street's** dining options are a reflection of life's finer pleasures, waiting for you to savour.







Lower  
Ground Floor



Ground  
Floor





# First Floor

## Food & Beverage



## Retail Shopping



## Beauty



## Anchor Stores

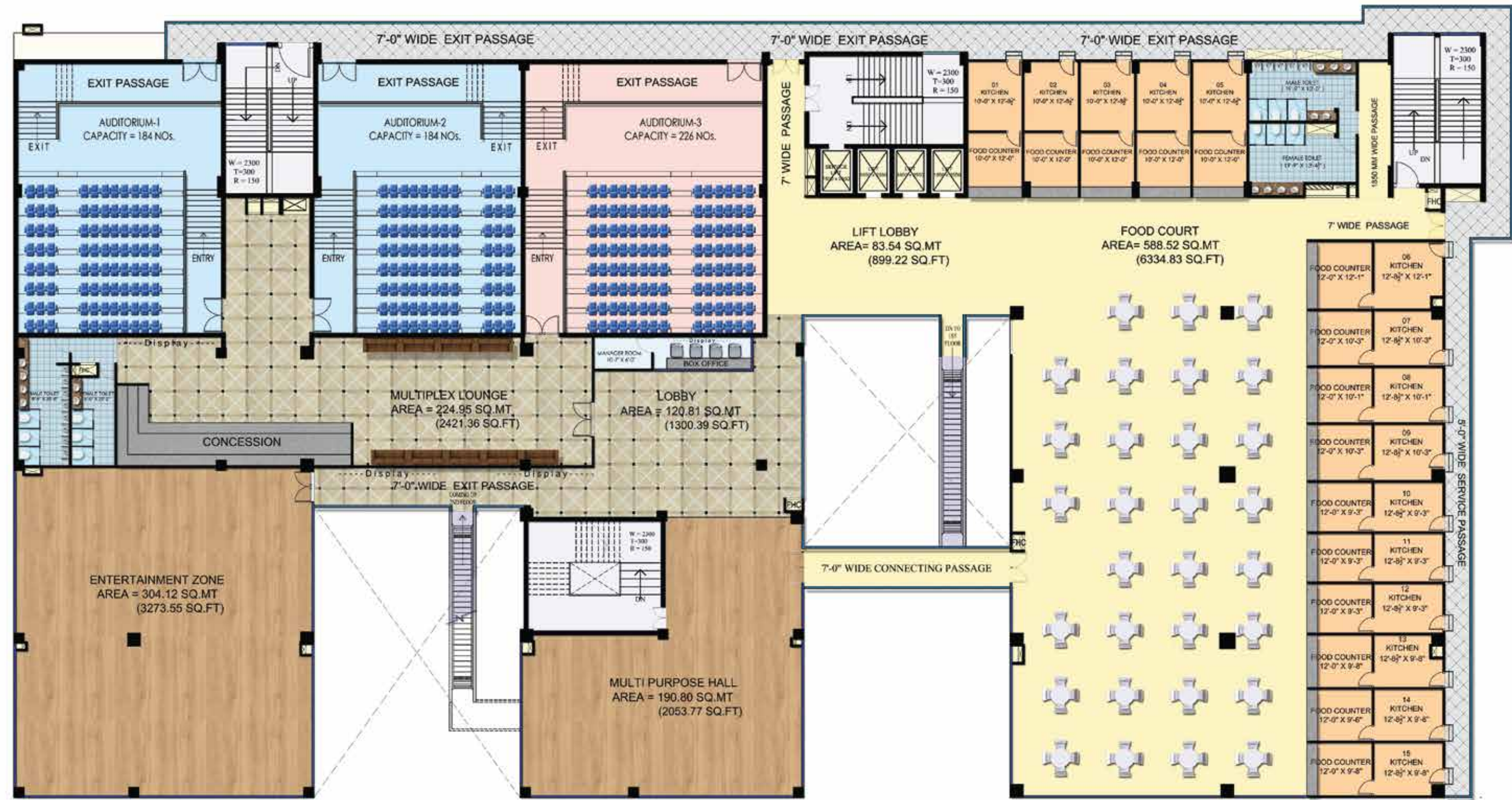


## Entertainment



# Brand Opportunities





Second Floor

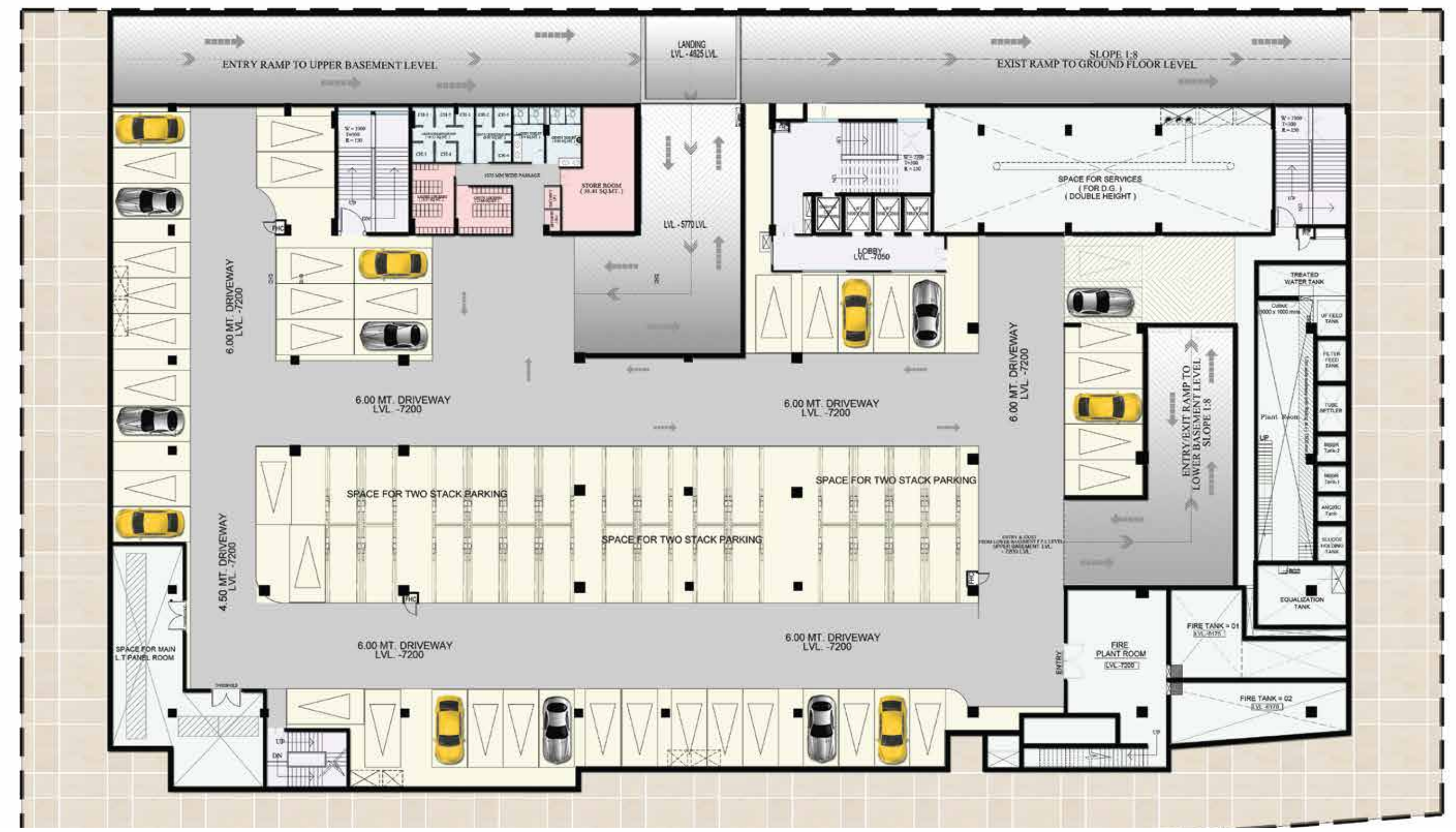


Third Floor





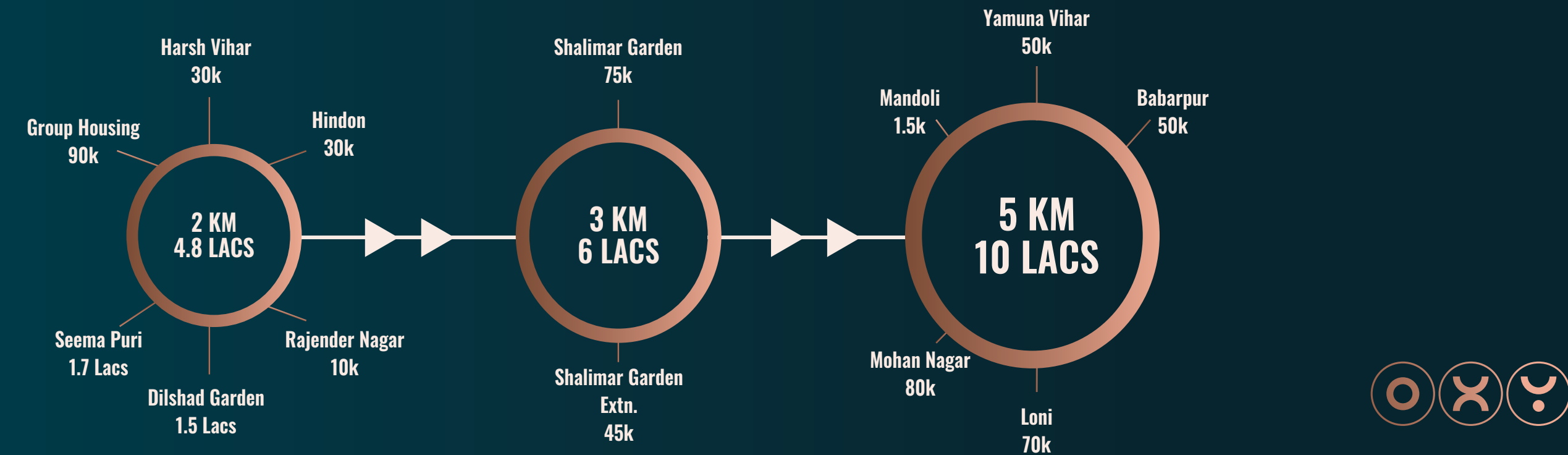
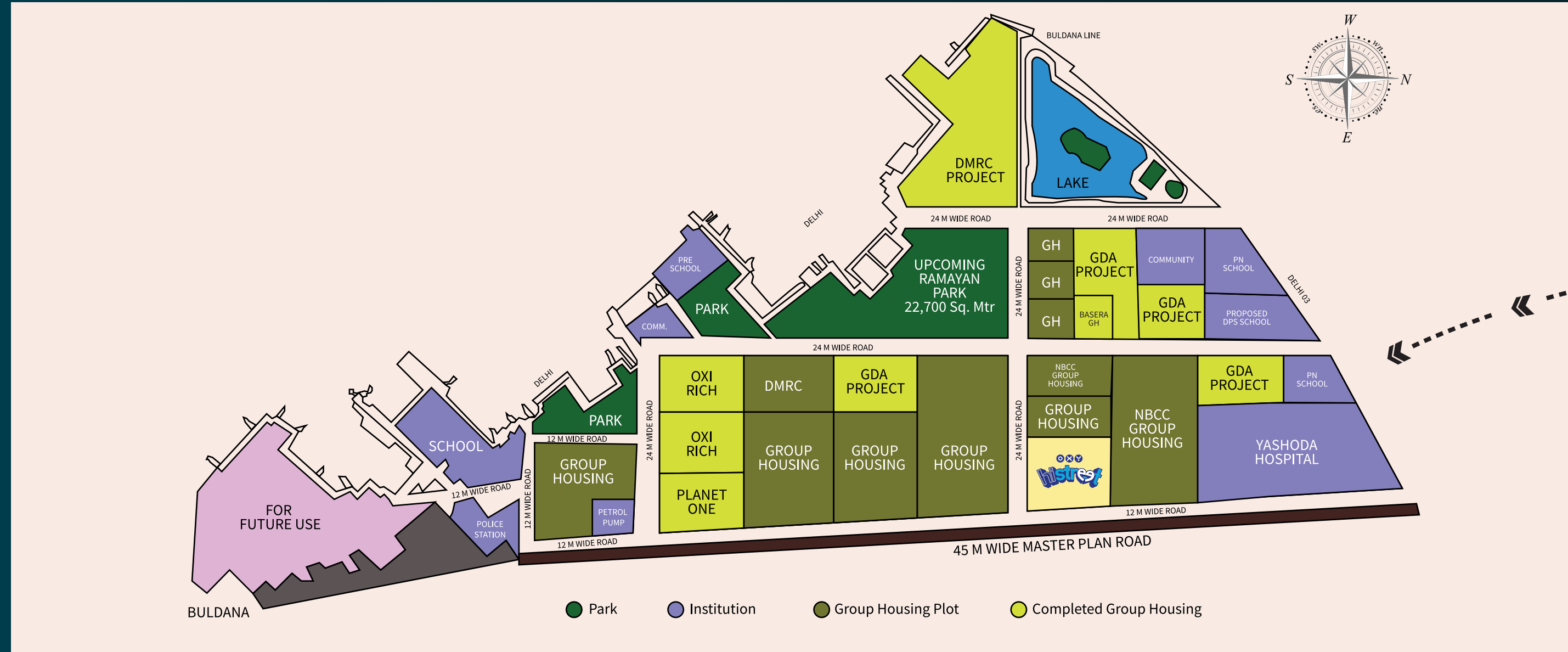
Lower  
Basement



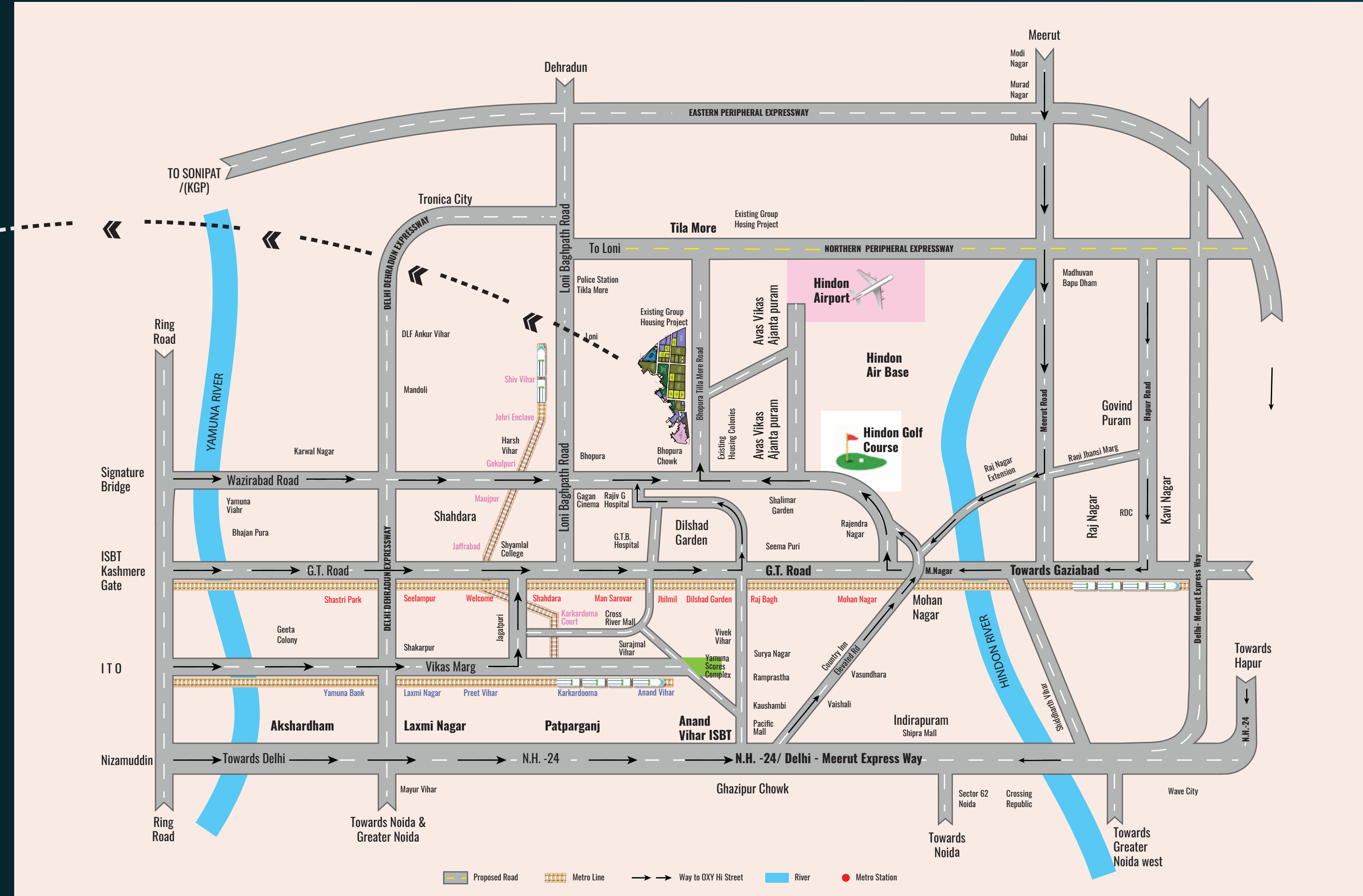
Upper  
Basement



# Koyal Enclave



# Location Map





# Specifications

<b>BASICS</b>	Total No. of Shops	259	<b>BASEMENTS SPECS</b>	Flooring	Trimix Concrete/VD Flooring
	No. Of Floors	2 Basement + 5 Floors		Lighting	Ceiling Mounted LEDs
<b>NO. OF SHOPS PER FLOOR</b>	Plot Area	5,994 Sq. Metres	<b>UTILITIES</b>	Common Parking	2 Floors of Common Parking
	Land Zoning	Freehold Authorised Commercial by GDA		Ramp	Trimix Concrete/VD Flooring
	Plot Direction	East Facing (Vastu Friendly)	<b>LIFTS &amp; ESCALATORS</b>	Electricity Panel	As Per Approved Sanction Maps
	Lower Basement	103 Car Parking		Fire Fighting	As per Govt. Norms
	Upper Basement	93 Car Parking		STP/WTP	As Per Approved Sanction Maps
	Lower Ground Floor	86 Shops		DG	PNG/CNG Enabled As Per Approved Sanction Maps & Govt. Norms
	Ground Floor	87 Shops		<b>LANDSCAPING</b>	Passenger Lift
First Floor	86 Shops	Service Lift			1 x Lift (Make : Otis/Kone/Schindler or Equiv.)
Second Floor	3 Screen Multiplex with 600 Seats, Food Court & Entertainment Zone	<b>COMMON AREAS</b>		Escalators	6 x Nos. (Make : Otis/Kone or Equiv.)
Third Floor	Open-Air Fine Dine Restaurant		Travellator	1 x Travellator (Make : Otis/Kone or Equiv.)	
<b>SHOPS SPECS</b>	Flooring	Concrete Floor i.e. Fit for Tile/Marble Installation	<b>LANDSCAPING</b>	Hard Landscape	Mix of Tiles, Trimix Concrete, Pavers, Kerb Stone & Chequered Tiles
	Walls	100 mm Thick Wall Partition without Paint		Soft Landscape	Mix of Natural Grass, Artificial Grass Pad, Shrubs, Plants & Trees
	Ceiling	RCC Roof Without Plaster		Lighting	Pole Lighting
	Doors	Glass Door & Partition	<b>COMMON AREAS</b>	Flooring	Stone/Tile Flooring
	Plumbing	Wet Point (Water Inlet & Outlet)		Walls	Dry Wall Partitions with OBD Paint up to Beam-Bottom
Chiller	AC Chiller Plant/Dx System Supply Connection will be supplied upto the Shop. Indoor Unit will be charged as per market rate. Make: Daikin or Equiv.	Ceiling		Exposed RCC Roof with Running MEP Services	
Electricity	Dual Meter with Electric Cable till Shop	Railing		SS Railing & Glass	
Fire Fighting	As Per Govt. Norms	Electricity		Pole Lighting	
<b>CEILING HEIGHT I.E. SLAB TO SLAB</b>	All Retail Shops	4.5m ~ 14' 9"	Staircase	Stone Flooring	
	Food Court & Entertainment Zone	5.1m ~ 16' 9"			
	Fine Dine Restaurant	4.5m ~ 14' 9"			
	Multiplex Audi	12m ~ 39' 4"			
	Lower Basement	3.8m ~ 12' 6"			
Upper Basement	4.35m ~ 14' 3"				

\*1 Sq Mtr = 10.764 Sq. Ft . T&C Applied



