

12 MILES
FROM INDIA GATE

THE PERFECT PINCODE

12th[®]
AVENUE
By RPS GROUP



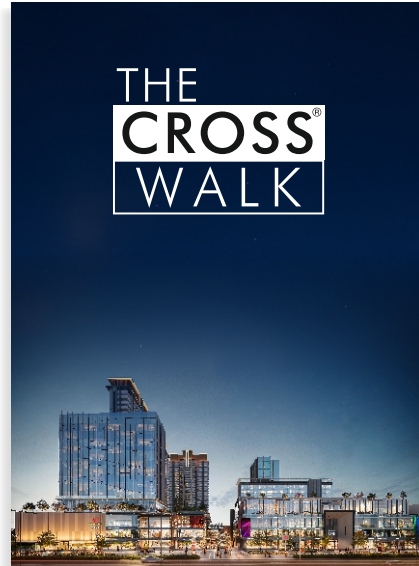
DELHI NCR'S LARGEST MIX LAND USED DEVELOPMENT

A THRIVING ECOSYSTEM OF

34 ACRE



PREMIUM OFFICE SPACE



METICULOUSLY PLANNED RETAIL SPACE



ULTRA LUXURIOUS RESIDENCES



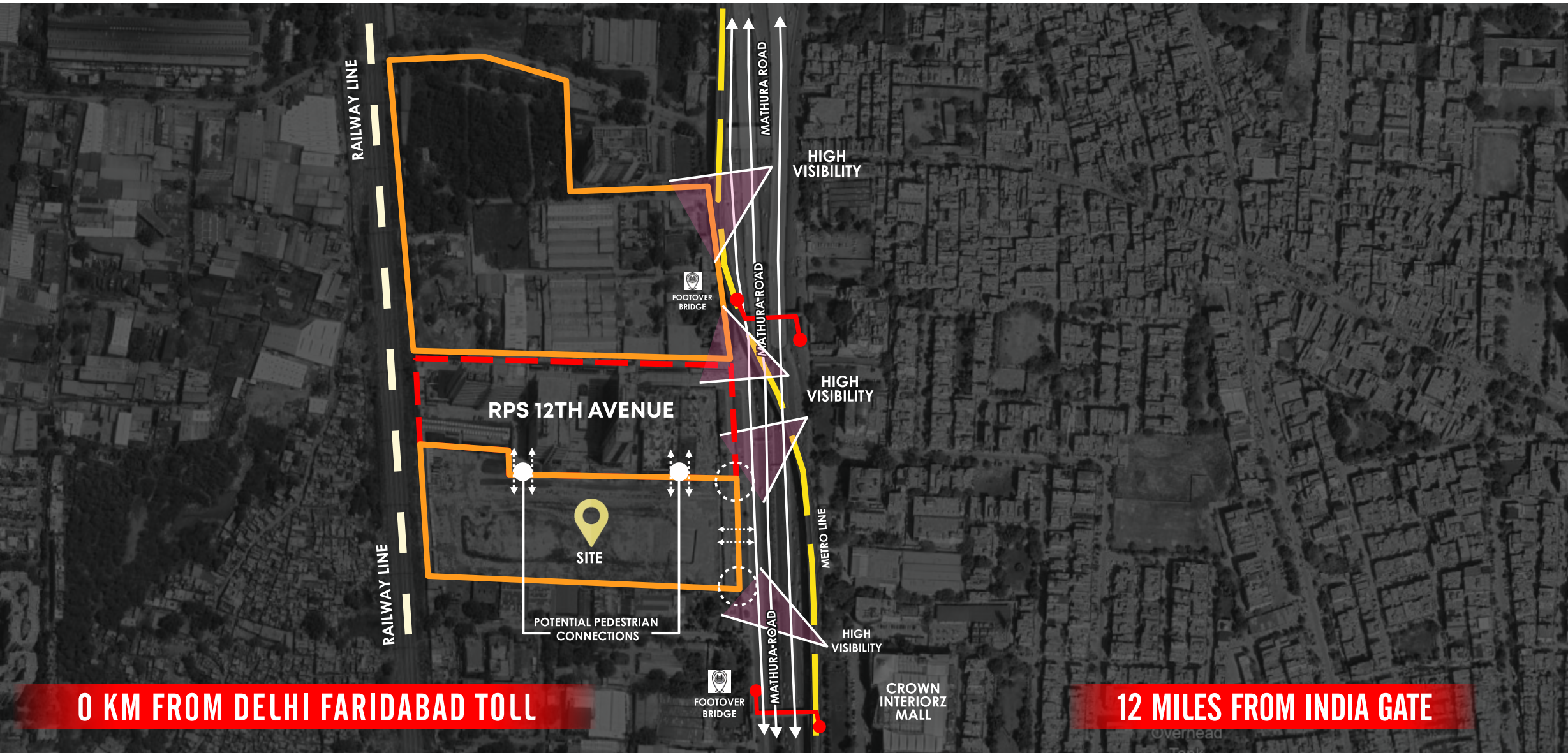
PREMIUM SERVICED APARTMENT
/ HOTEL



BOUTIQUE SHOWROOMS

PROJECT LOCATION

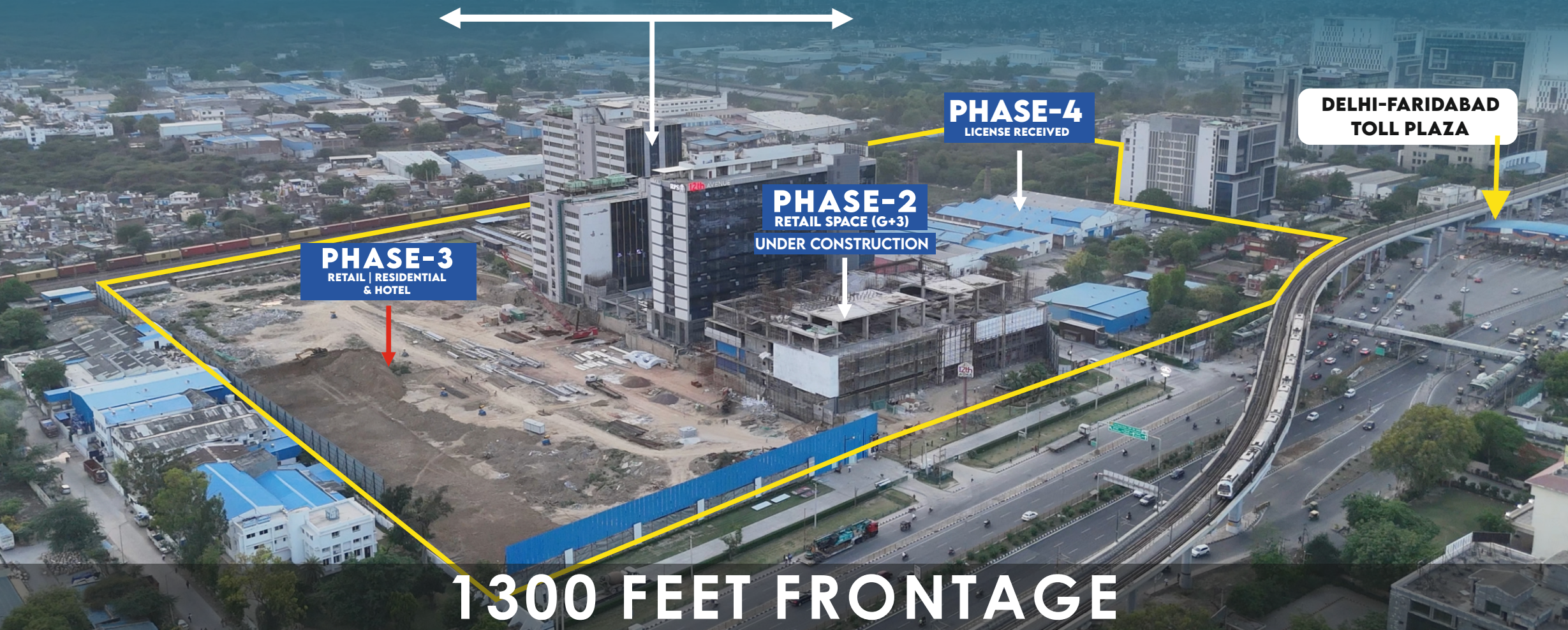
12/6 Milestone, Main Mathura Road NH-2 Sector-27C, Faridabad



0 KM FROM DELHI FARIDABAD TOLL

12 MILES FROM INDIA GATE

RPS 12th Avenue (Phase -1)



PROJECT LOCATION

12/6 Milestone, Main Mathura Road NH-2 Sector-27C, Faridabad



PHASE-3
RETAIL | RESIDENTIAL
& HOTEL

PHASE-1
DELIVERED

PHASE-2
RETAIL SPACE (G+3)
UNDER CONSTRUCTION

PHASE-4
LICENSE RECEIVED

1300 FEET FRONTAGE

COMMUNITY FOCUSED ECOSYSTEM

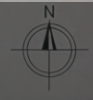


MASTER PLAN

01

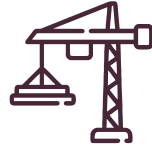


1300 FEET FRONTAGE

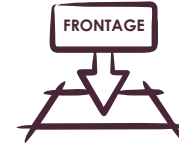




34 Acres
Plot



60 Lakh Sq. Ft.
Built-up Area



1300 Feet
Frontage



Total Car Parking
5000



Retail
18 Lac Sq. Ft.



Office Space
11 Lac Sq. ft.



Residential
12 lac Sq. Ft.



Hotel
1.5 lac Sq. Ft.

300 Meter
From Metro Station

Bang on
Delhi - Mathura Road

5 Mins Drive
From Mohan Cooperative

0 KM
From Delhi-Faridabad Toll

PHASE-1



RPS INFINIA

THE NEXT EVOLUTION OF BUSINESS PARKS

PREMIUM OFFICE SPACE

Overview

EPICENTRE of Everything

12th Avenue is strategically located on Mathura Road, just 0 KM from the Delhi-Faridabad toll, offering unmatched connectivity to Delhi-NCR and beyond. With seamless access to Metro & bang on Mathura road, it stands as a truly central hub.

Spread across 34 acres, this integrated destination brings together Grade A office spaces, high-street retail, entertainment, and luxury residences, all in one ecosystem.

With a growing captive consumer base and world-class infrastructure, 12th Avenue is poised to redefine Faridabad's future as a destination to reckon with.



Connectivity

0KM from South Delhi
Sarai Metro & NHPC Metro Stations



IGBC Green Certified



Office Formats

Co-Working | Studio Offices |
1000 to 5000 Sq. ft | 5000 to 30,000 Sq. ft



DX Cooling System



Integrated Lifts with Parking



Car Parking Approx 1900



Retail Space on Ground Floor



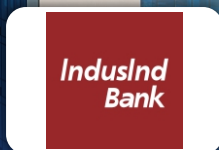
3 Tier Security



Ample Green Space



OVER 400 + OFFICES OPERATIONAL



Where Growth Meets Grandeur
1200 Seats of Premium Co-Working

& work

NOW OPERATIONAL

CO-WORKING ACTUAL IMAGES



CO-WORKING ACTUAL IMAGES



A DESTINATION BEYOND BOUNDARIES



FARIDABAD'S FIRST ORGANISED RETAIL, F&B AND ENTERTAINMENT HUB





CREATIVE CORE OF CULINARY EXPERIENCES

A VIBRANT HUB FOR FINE DINING, CAFÉ, RESTRO BAR



RETAIL

Brands ON BOARD



RETAIL

Brands UP COMING



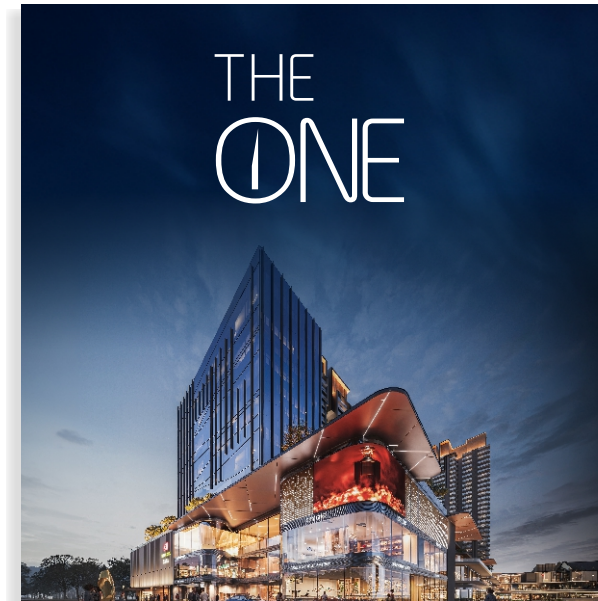
PHASE-3



METICULOUSLY PLANNED RETAIL SPACE



ULTRA LUXURIOUS RESIDENCES



PREMIUM SERVICED APARTMENT / HOTEL

Overview

A WORLD OF
SHOPPING, DINING & DISCOVERY









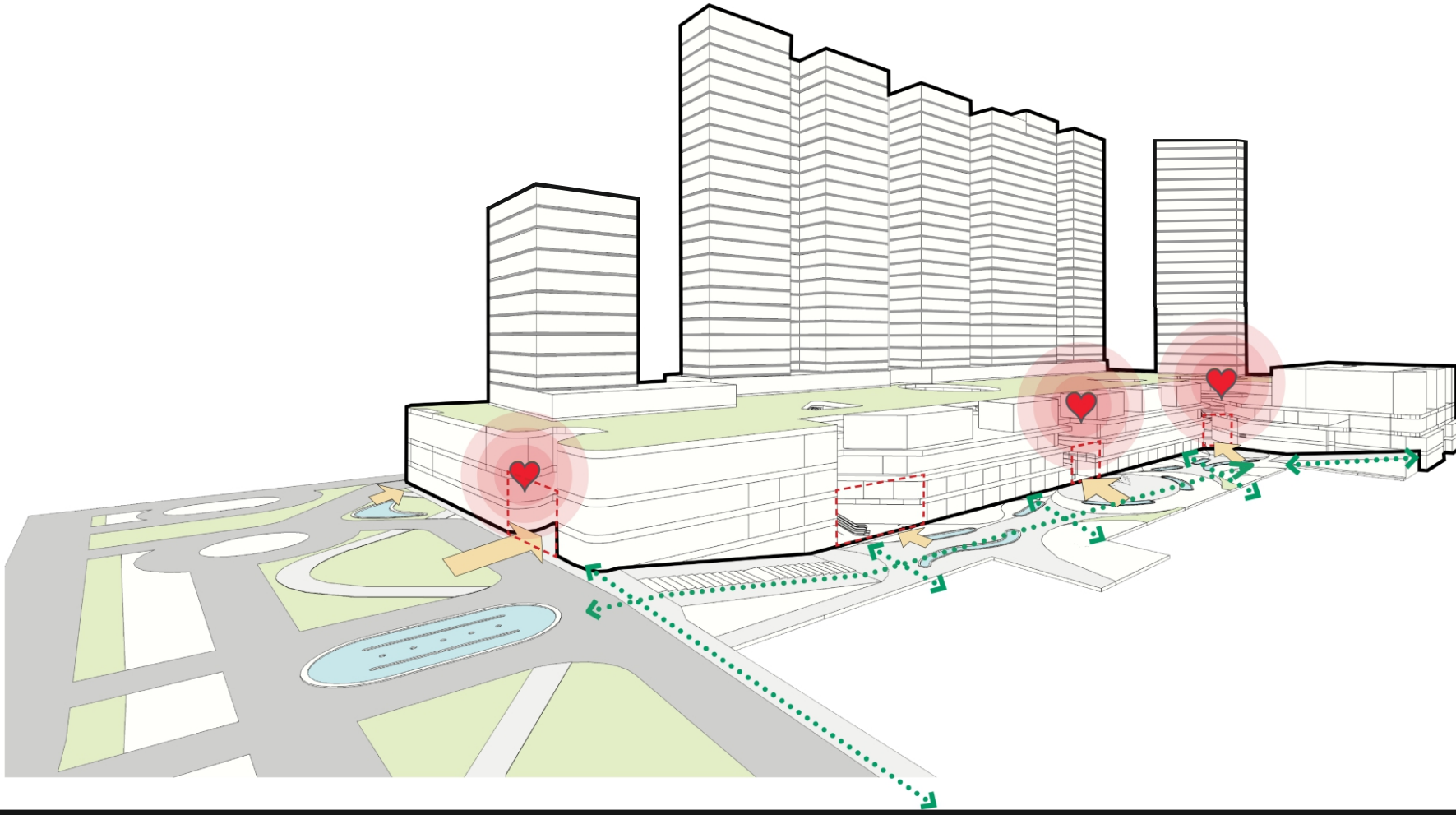






Design Development

Concept Massing



Environmental Analysis

Environmental Strategy



High performing glazing

Double glazing with low-e coating / argon filled and U-values typically below 1.6 W/m²K



Thermal Insulation

Well insulated building envelope of below 0.15 W/m²K to keep the heat out during summer and enhance the efficiency



Renewable Energy Strategy

PV panels on roof to reduce dependency on conventional energy consumption and maximise renewable energy production



Green Roof & Walls

Green roof to help regulate the micro-climate and act as an insulation layer on the most exposed areas from solar radiation



Solar Shading

Horizontal shading to protect from high exposure to solar radiation.



Thermal Bridging

Minimal thermal bridging and good airtightness to minimize fabric heat gain



Adequate Ventilation Strategy

Provision of consistent fresh air throughout the building using mechanical ventilation



Rain Water Harvesting

Water management strategy to collect and reuse rainwater instead of letting it run off



Thermal Mass

Materials with high thermal mass such as concrete to slabs and structural elements to delay heat gain



Responsible Sourcing

Materials to be sourced responsibly with social and environmental accreditation such as ISO 14001 and FSC wood



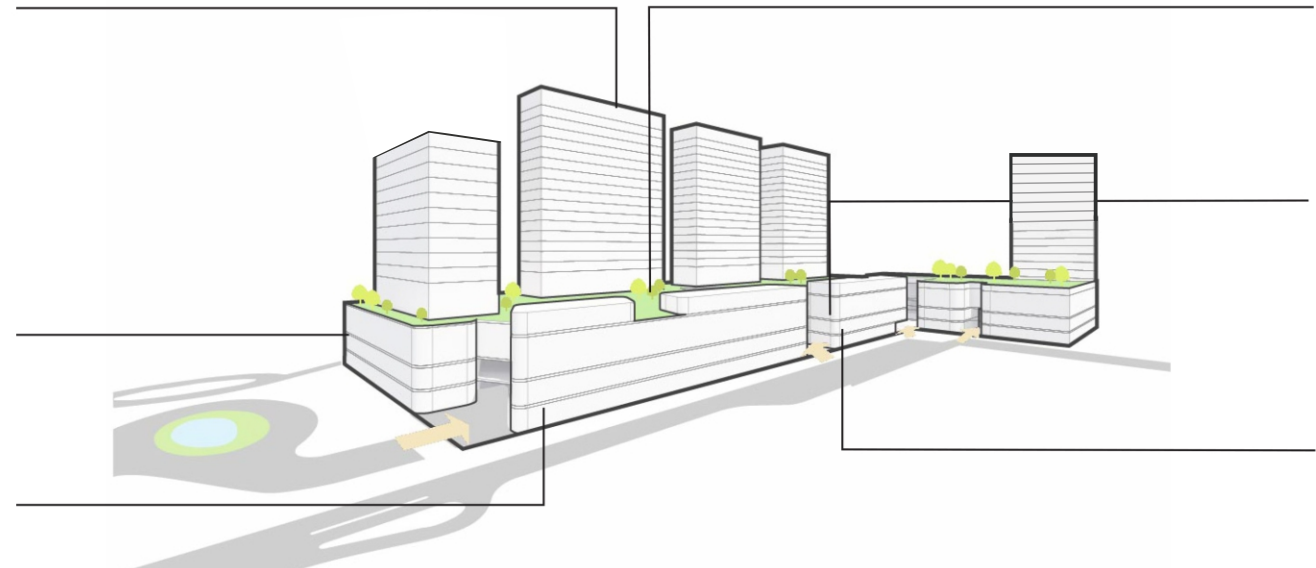
Future proofing

Designed to provide a certain degree of flexibility such that it is adaptable in the future for different uses



Waste Management

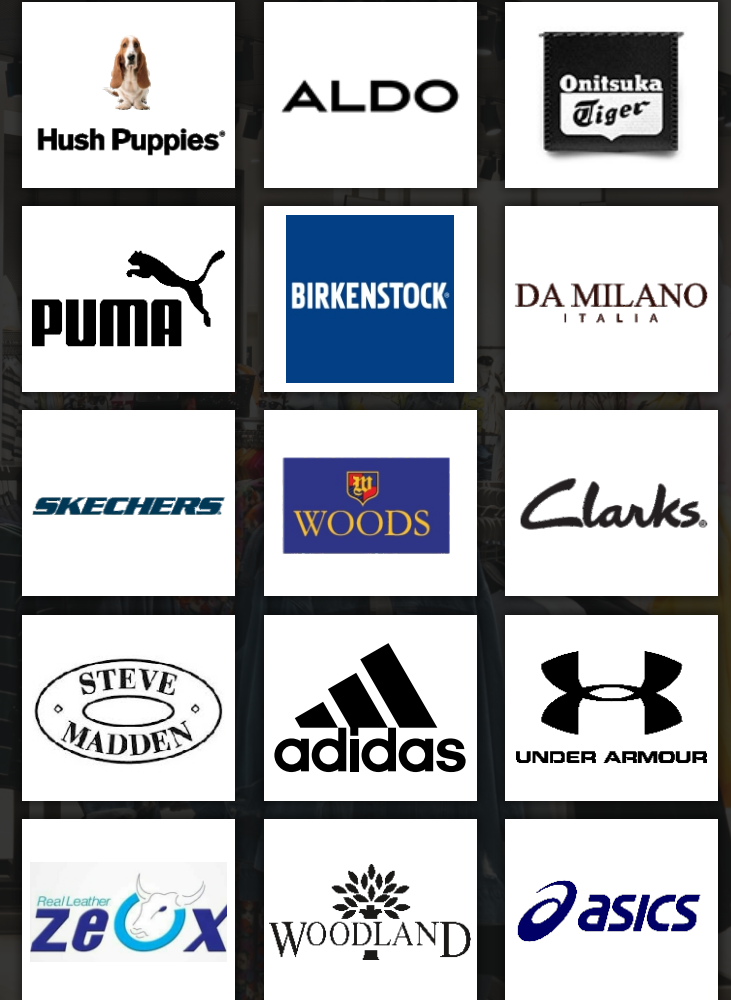
Organic waste can be composted on-site and fed into green spaces as compost



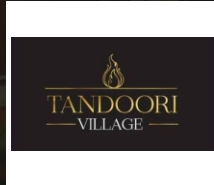
APPARELS



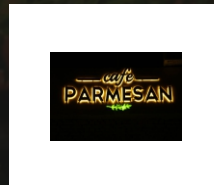
FOOTWEAR



FOOD COURT



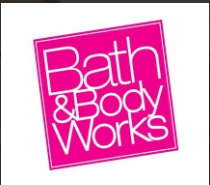
DINE IN RESTAURANTS



CAFÉ & PUBS



BEAUTY & WELLNESS



ELECTRONICS



JEWELRY & WATCHES



MOTHER CARE & INFANTS

One Friday
-KIDS WARDROBE WEAR-

TOMMY HILFINGER
KIDS

Mini
KLUB

mothercare

UNITED COLORS
OF BENETTON.

HAMSTER
LONDON

chicco

mamaearth™

Beebay
fun : adventure : mischief

BOOKS & GIFTS

BAHRI
BOOKSELLERS

SCOOPIES®
Australian owned

ARMONIA
DÉCOR + GIFTS

Hamleys
EST. LONDON 1783

Samsnrite

Gift Planet

KIDS ZONE & THEME PARK

FUN CITY
COME PLAY!

ISKATE
by ROSEATE

playgroup
Kiddy
LAND

SNOW
WORLD

SPORTS EQUIPMENT

DECATHLON

THE WISTERIA

Ultra Luxurious Residences

04



MINUTES
FROM EVERYTHING, MILES ABOVE ALL

THE MASTER PLAN

THE WISTERIAS SOUTH

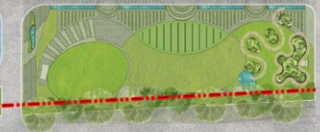
Ultra Luxury 3 & 4 BHK Residences

Premium Serviced Apartments

Tower-1

Tower-2

Tower-3



Metro Track

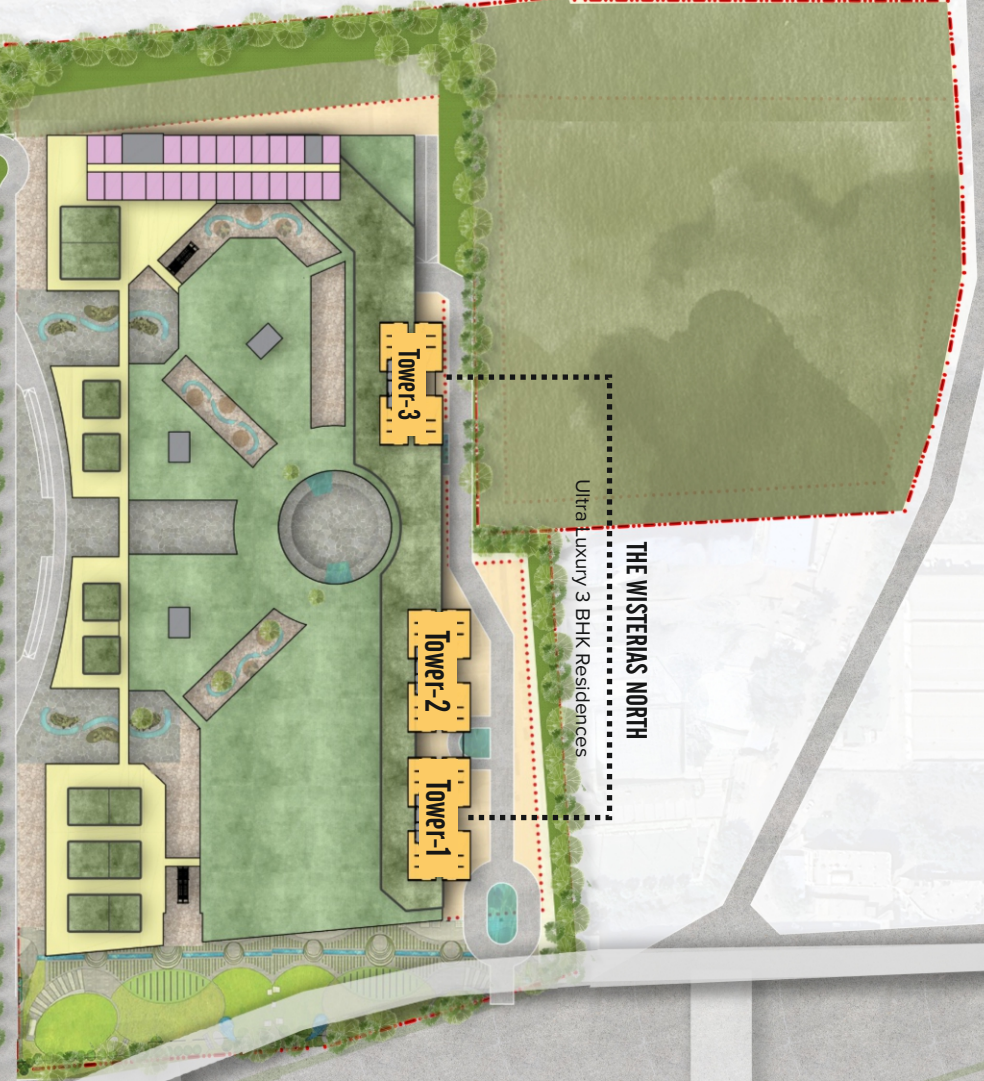
Ultra Luxury 3 BHK Residences

THE WISTERIAS NORTH

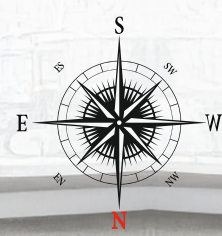
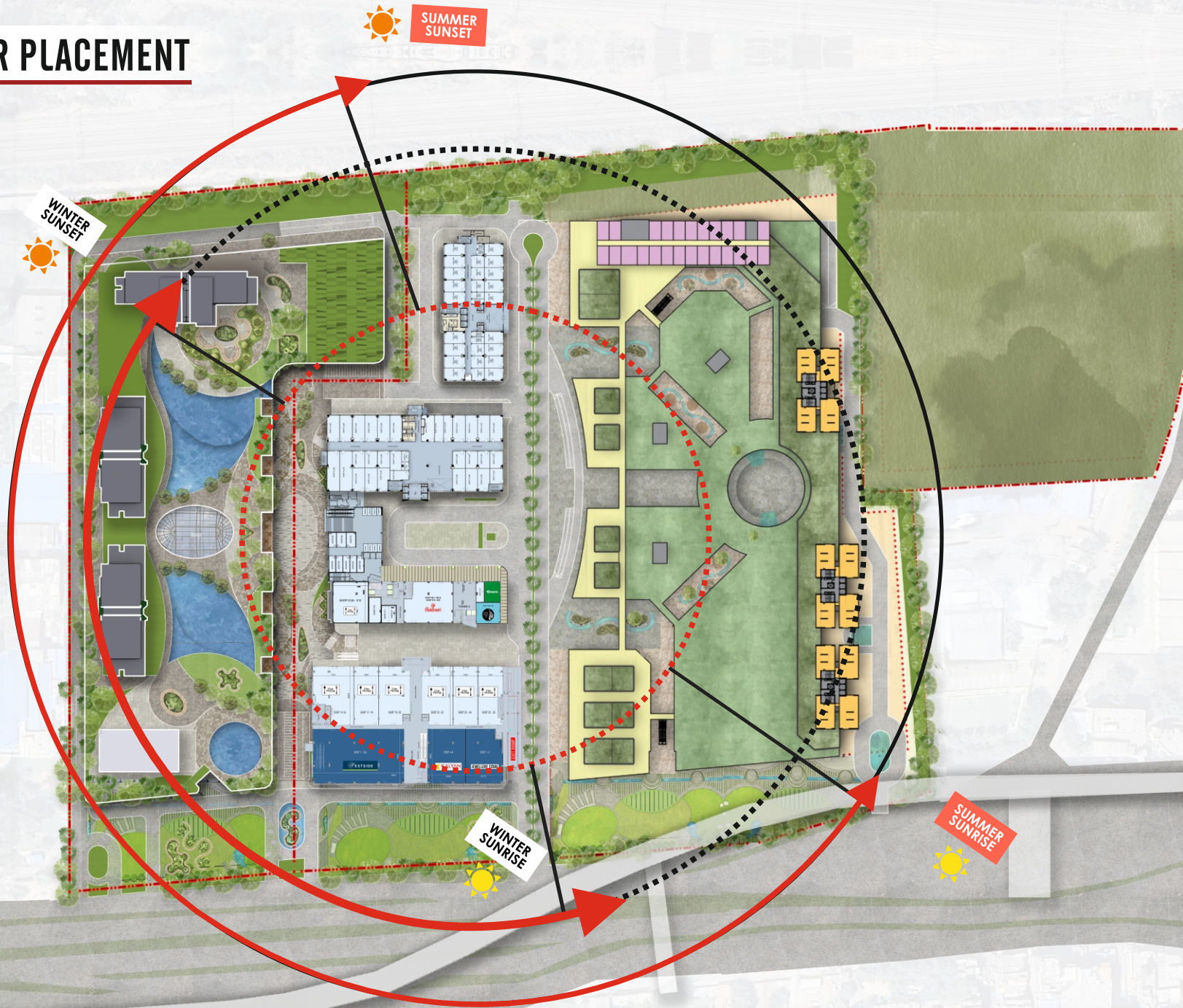
Tower-1

Tower-2

Tower-3



STRATEGIC TOWER PLACEMENT



STRATEGIC TOWER PLACEMENT

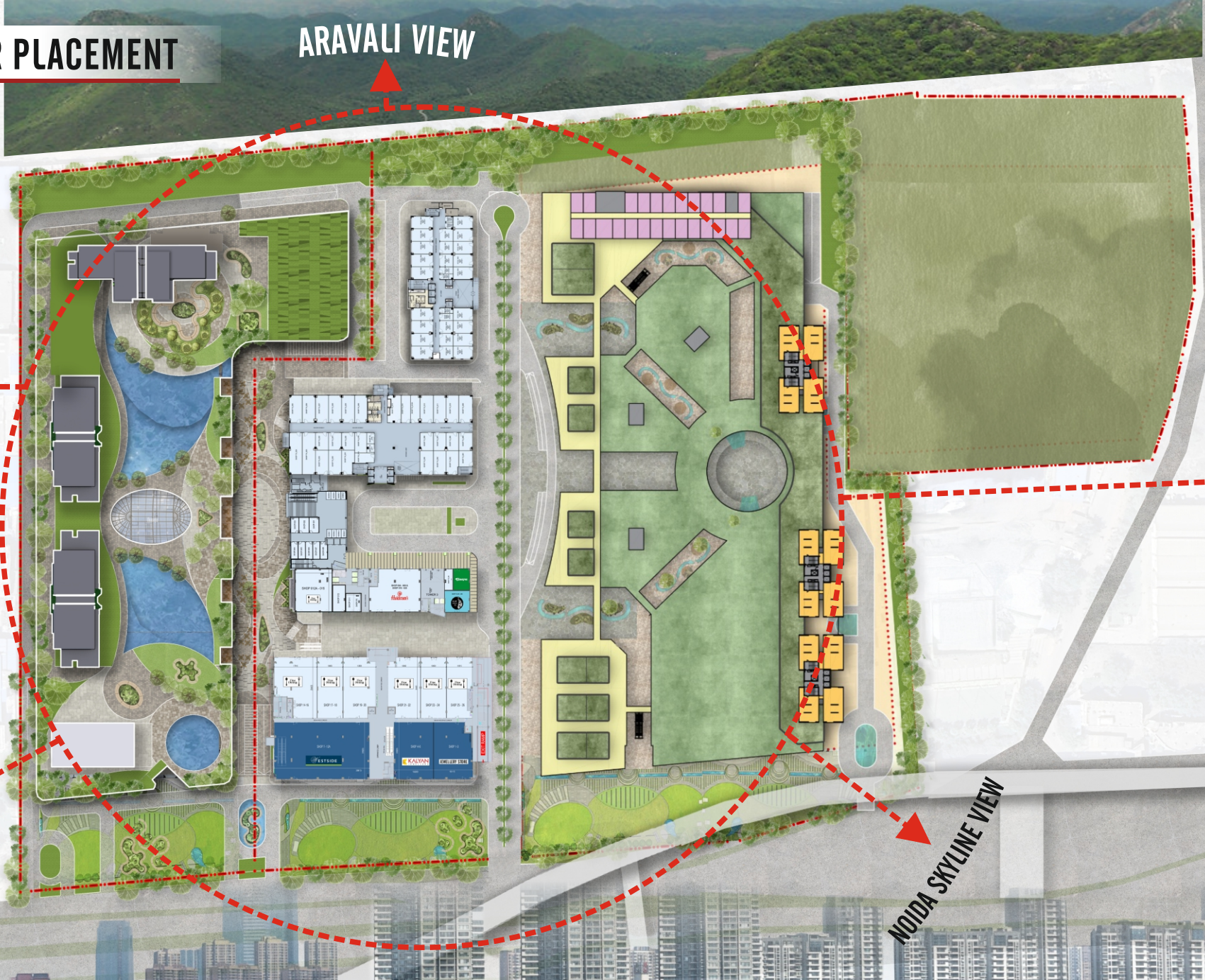
ARAVALI VIEW

FARIDABAD VIEWS

GREATER FARIDABAD VIEW

SOUTH DELHI VIEWS

NOIDA SKYLINE VIEW



TRAFFIC CIRCULATION



- ① Security Check Point
- ② Private Access for the Residents
- ③ Exclusive Lift Lobbies for Each Tower
- ④ Access to Basement with Ample Covered Car Parking



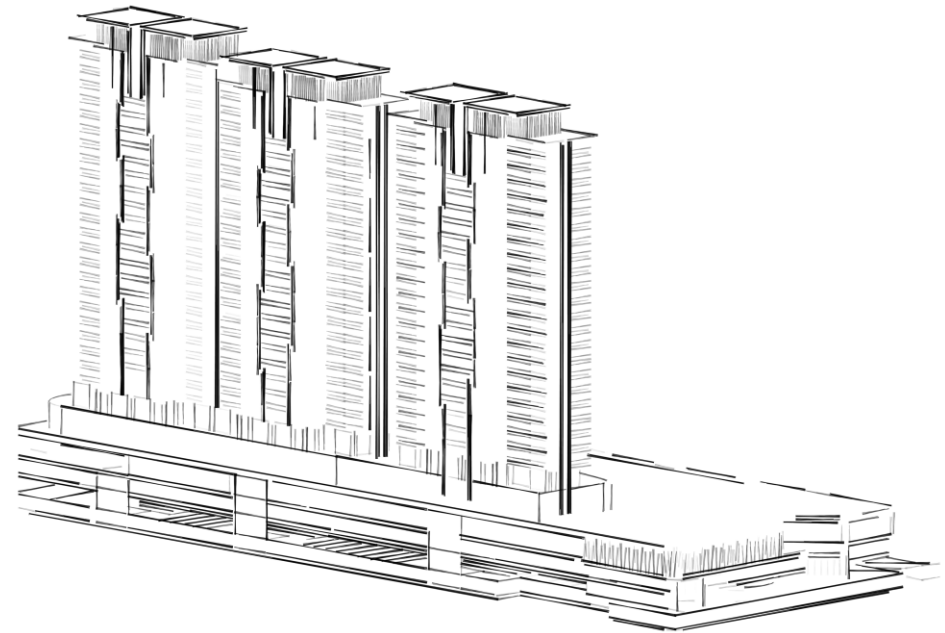
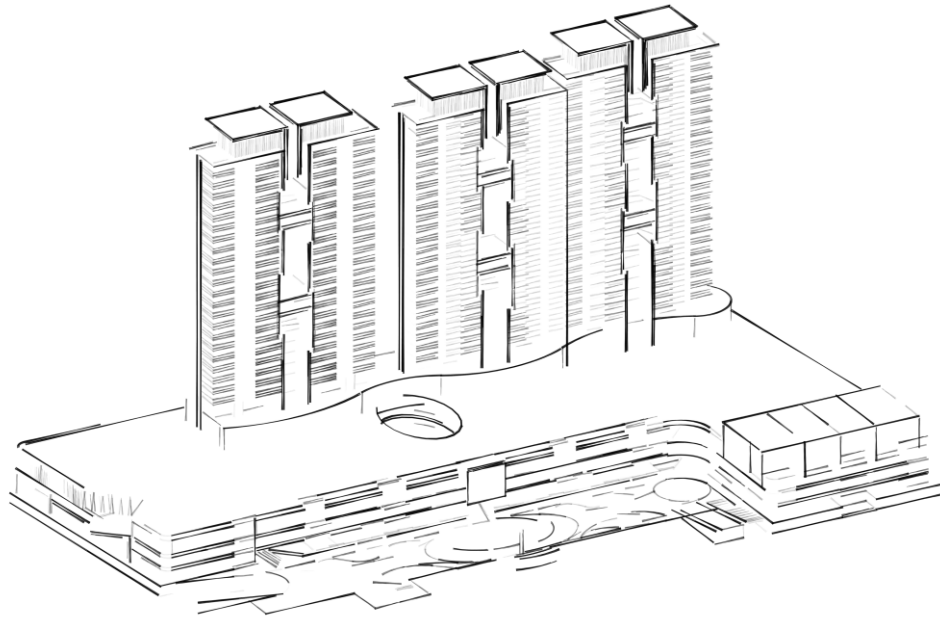
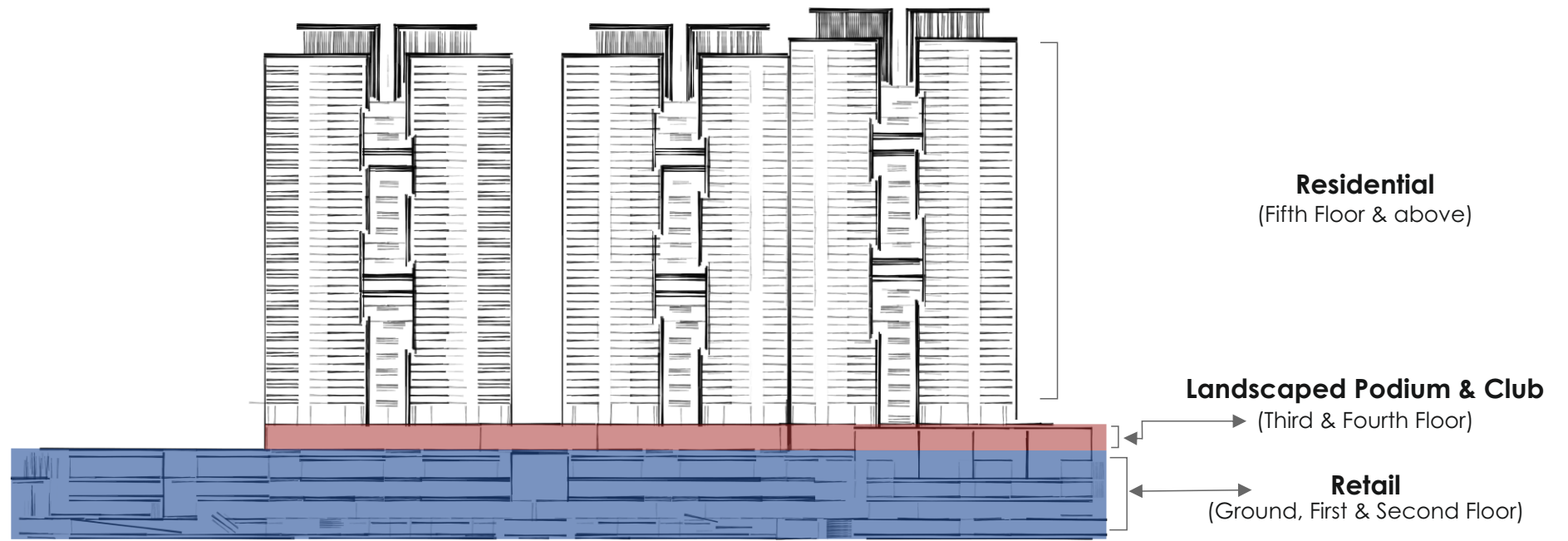
THE WISTERIAS

ULTRA LUXURY 3 & 4 BHK RESIDENCES

IF DREAMS HAD A
PINCODE

FACADE DESIGN

05













PODIUM HIGHLIGHTS

06



Podium Key *highlights*



Recreational Pools



Island Juice Bar



Walking & Jogging Trails



Kids Play Area



Zen Garden



Basketball Court



Pickleball Court



Meditation & Yoga Garden

















UNITS LAYOUTS

07

TOWER SPECIFICATIONS

TOWER - 1

Total Floors - 23

Size - 4600 Sq. Ft.

Core - 2 Apartment per Floor

Total Units - 46

TOWER - 2

Total Floors - 23

Size - 4150 Sq. Ft.

Core - 2 Apartment per Floor

Total Units - 46

TOWER - 3

Total Floors - 26

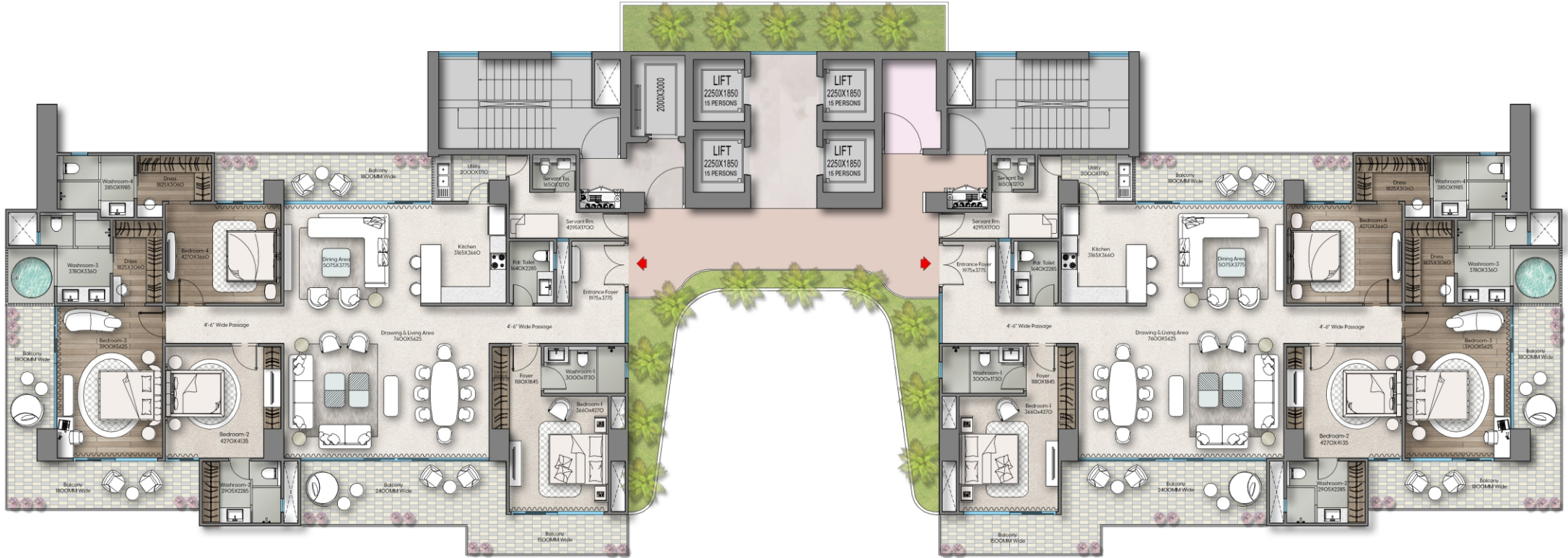
Size - 2950 Sq. Ft. & 4300 Sq. Ft.

Core - 3 Apartment per Floor

Total Units - 78

(2950 sq. ft. - 52), (4300 sq. ft. - 26)

TOWER 1 - CORE

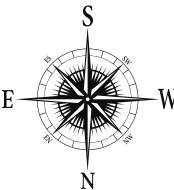


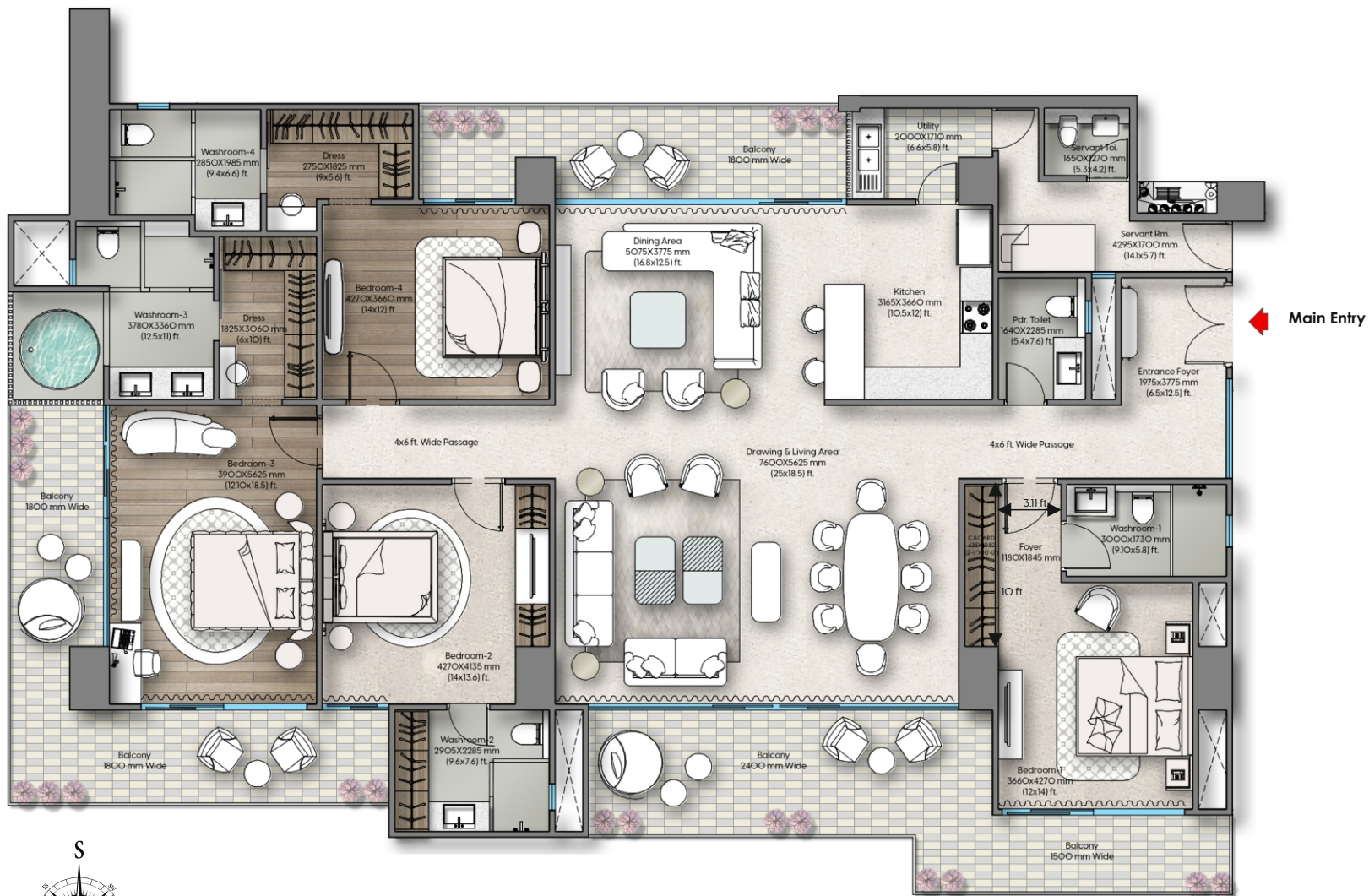
Type - A (4600 Sq. Ft)

4 BHK + Powder Room + Family Lounge
+ Servant

Type - B (4600 Sq. Ft)

4 BHK + Powder Room + Family Lounge
+ Servant





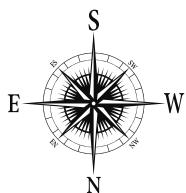
Type - A

4 BHK + Powder Room + Family Lounge + Servant

Super Area - 4600 Sq. Ft.

Covered Area - 3347 Sq. Ft.
(Including Balcony Area)

Carpet Area - 2437 Sq. Ft.



Tower - 1

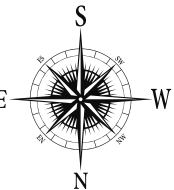
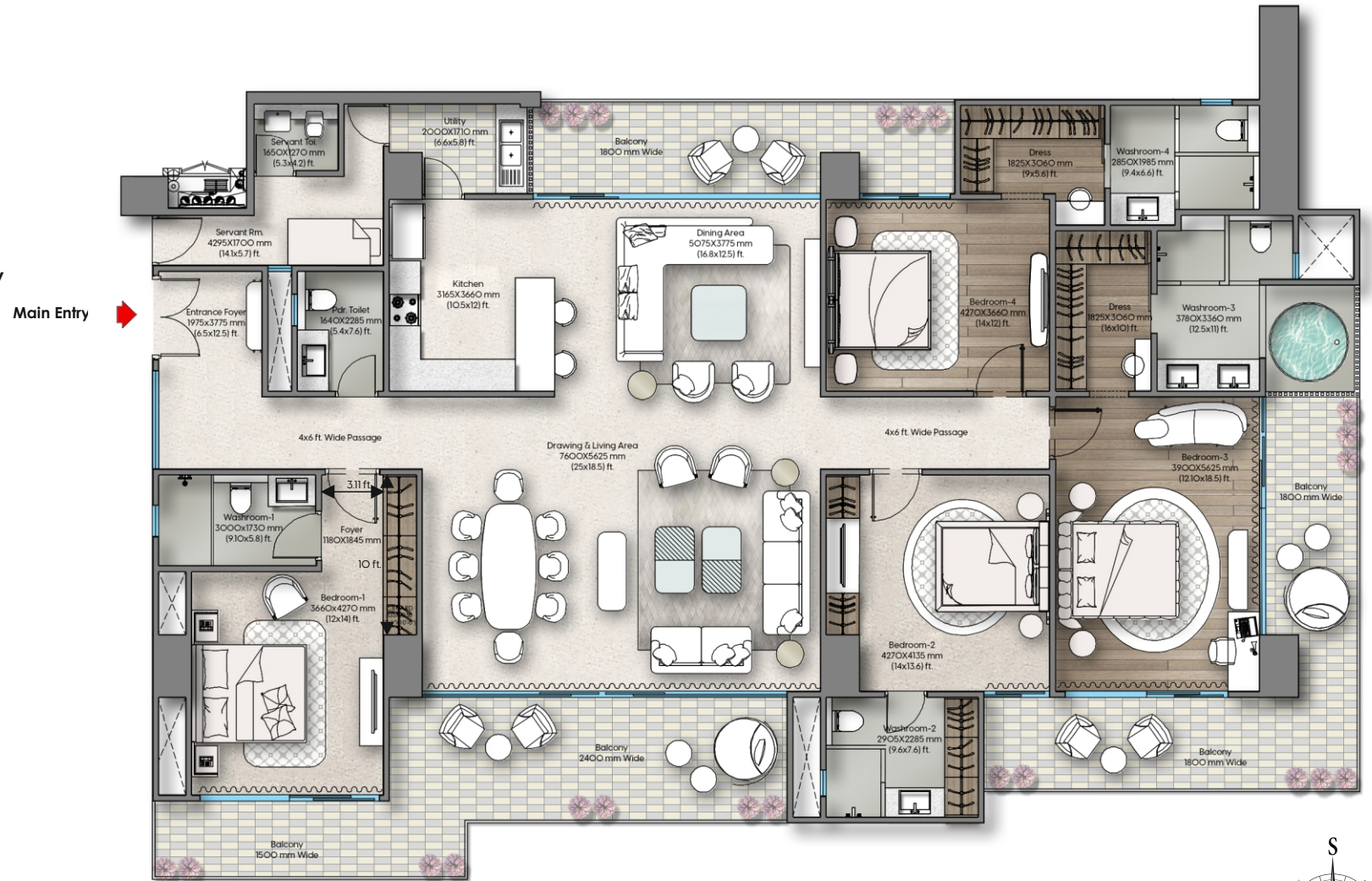


4 BHK + Powder Room + Family Lounge + Servant

Super Area - 4600 Sq. Ft.

Covered Area - 3347 Sq. Ft.
(Including Balcony Area)

Carpet Area - 2437 Sq. Ft.





2801
2701
2601
2501
2401
2301
2201
2101
2001
1901
1801
1701
1601
1501
1401
1201
1101
1001
901
801
701
601
501

2802
2702
2602
2502
2402
2302
2202
2102
2002
1902
1802
1702
1602
1502
1402
1202
1102
1002
902
802
702
602
502

TOWER 2 - CORE

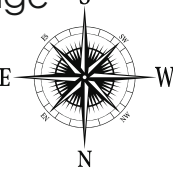


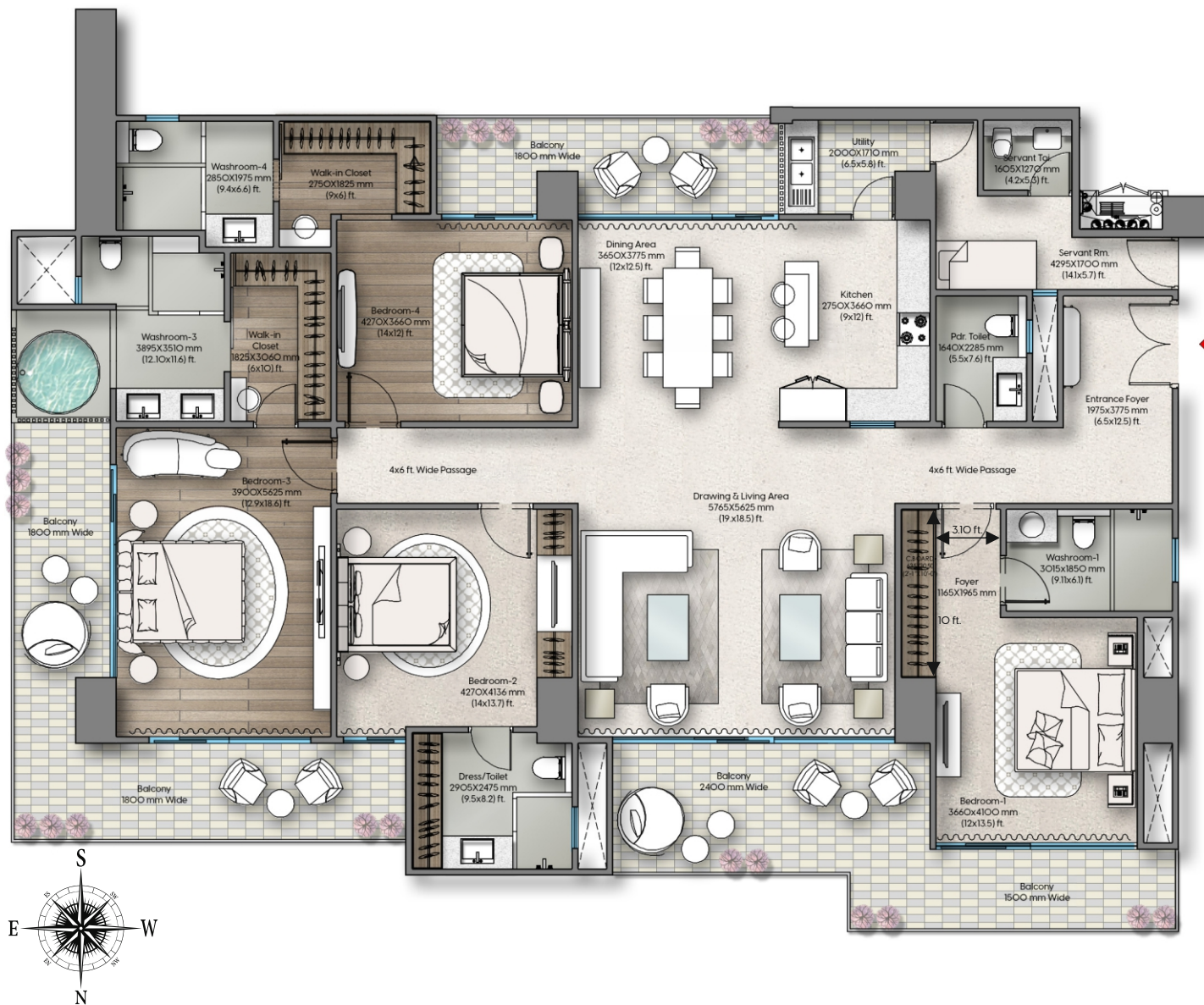
Type - A (4150 Sq. Ft)

4 BHK + Powder Room + Family Lounge
+ Servant (Corner)

Type - B (4150 Sq. Ft)

4 BHK + Powder Room + Family Lounge
+ Servant (Corner)





Type - A

4 BHK + Powder Room + Family Lounge + Servant

Super Area - 4150 Sq. Ft.

Covered Area - 3072 Sq. Ft.
(Including Balcony Area)

Carpet Area - 2263 Sq. Ft.



Type - B

4 BHK + Powder Room + Family Lounge + Servant

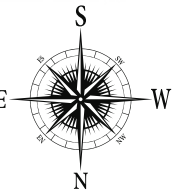
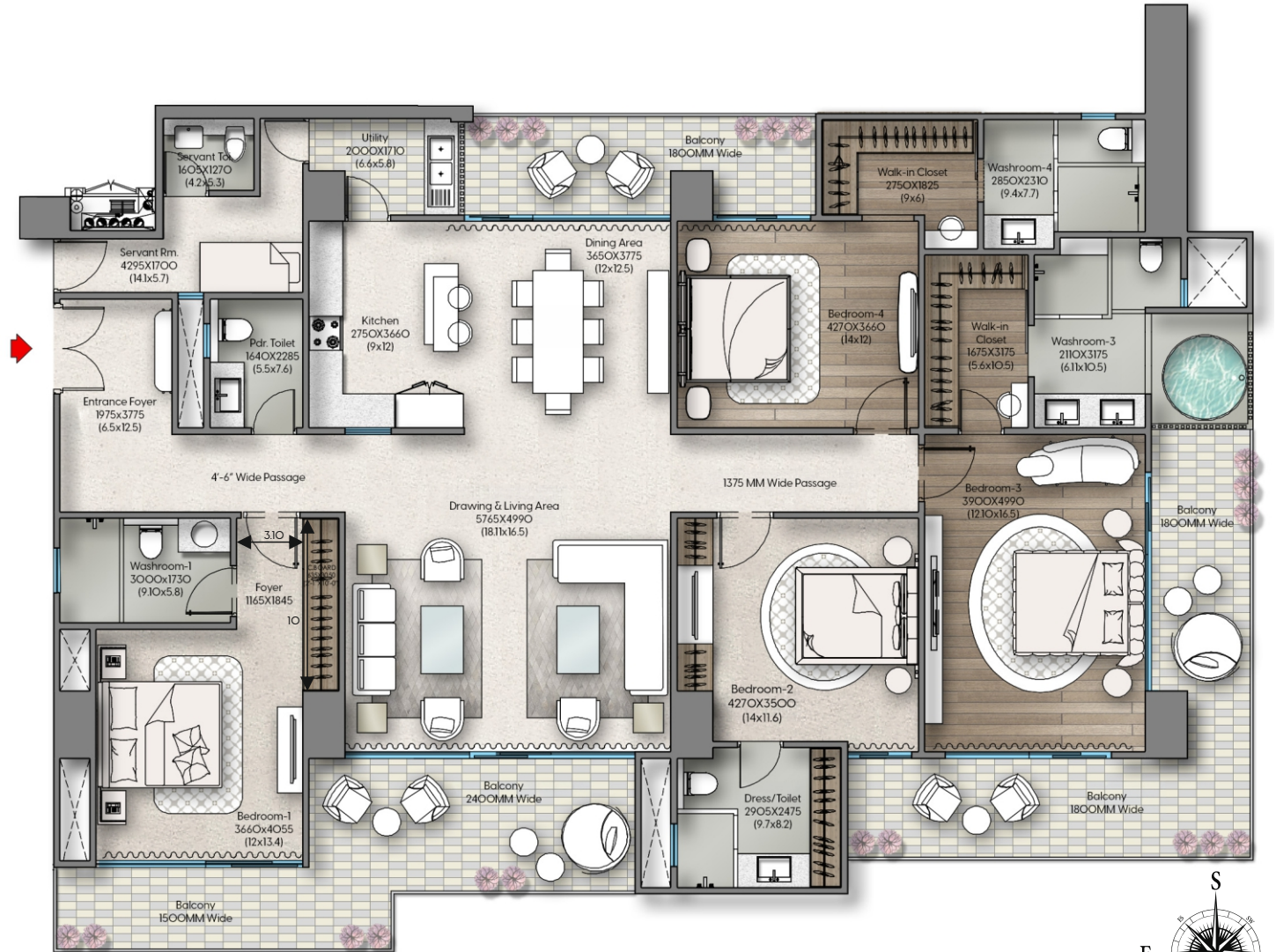
Super Area - 4150 Sq. Ft.

Covered Area - 3072 Sq. Ft.
(Including Balcony Area)

Carpet Area - 2263 Sq. Ft.



Main Entry

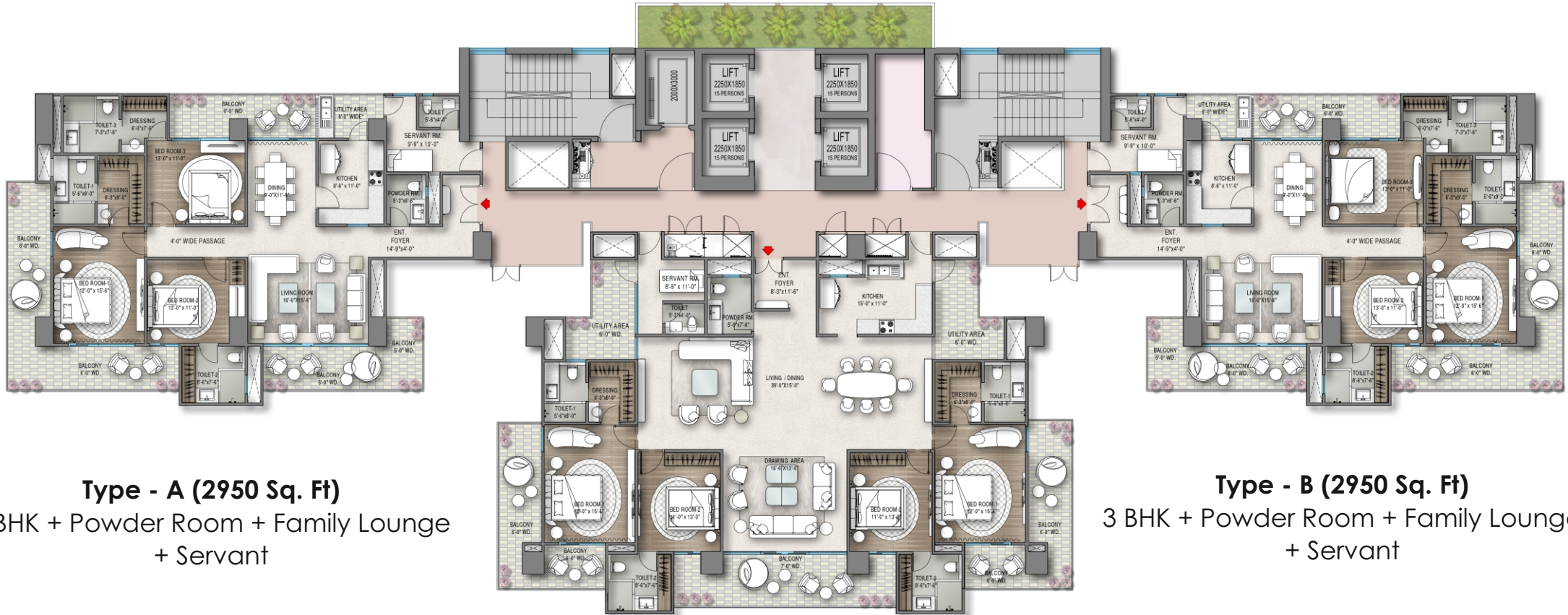




2801
2701
2601
2501
2401
2301
2201
2101
2001
1901
1801
1701
1601
1501
1401
1201
1101
1001
901
801
701
601
501

2802
2702
2602
2502
2402
2302
2202
2102
2002
1902
1802
1702
1602
1502
1402
1202
1102
1002
902
802
702
602
502

TOWER 3 - CORE



Type - A (2950 Sq. Ft)

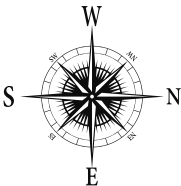
3 BHK + Powder Room + Family Lounge
+ Servant

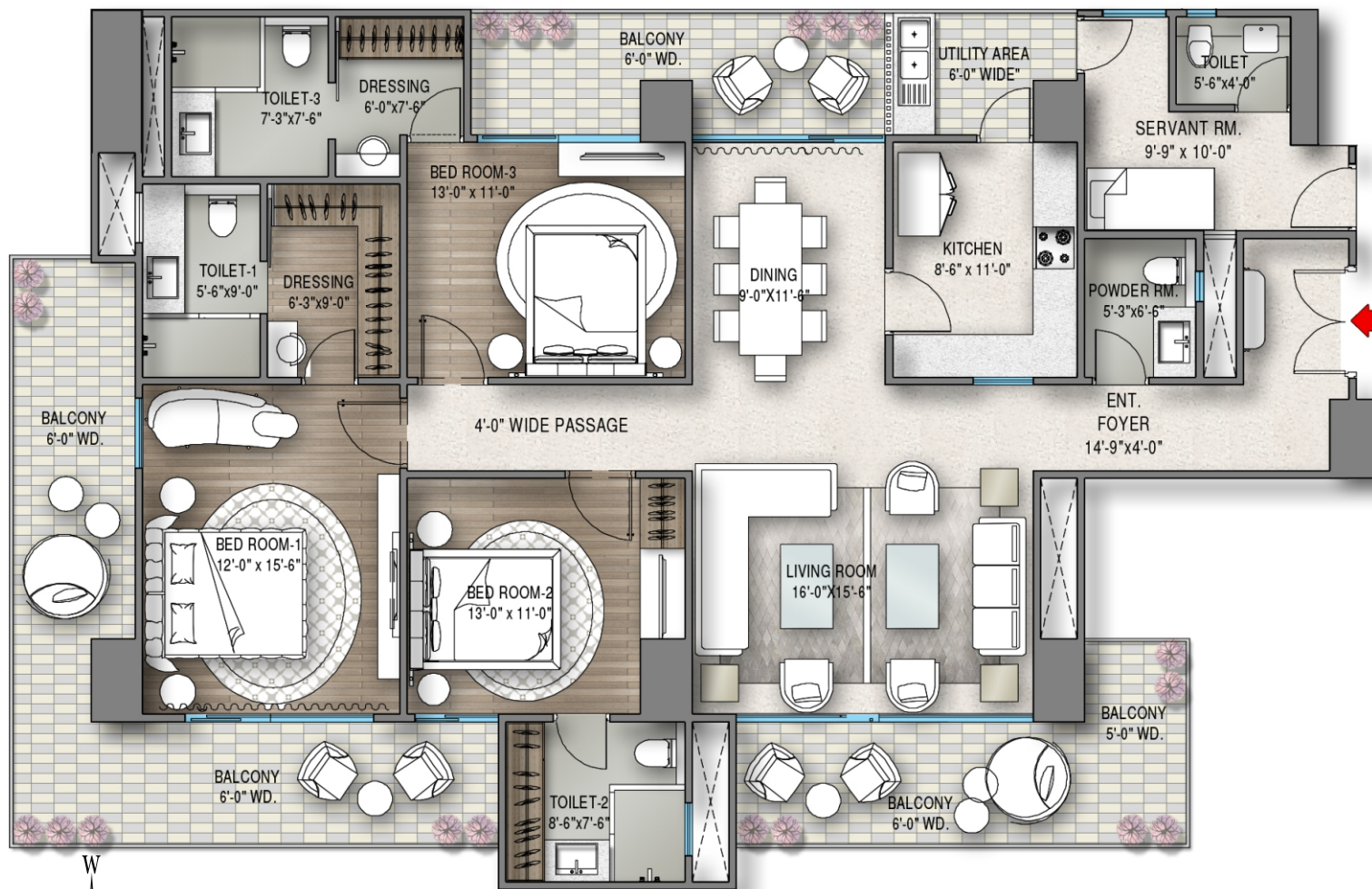
Type - B (2950 Sq. Ft)

3 BHK + Powder Room + Family Lounge
+ Servant

(4300 Sq. Ft)

4 BHK + Powder Room + Family Lounge
+ Servant





Main Entry

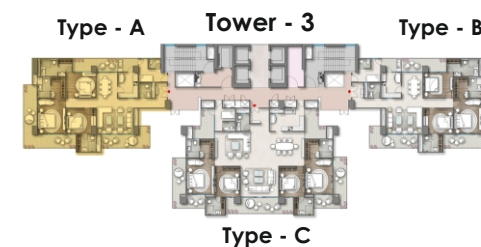
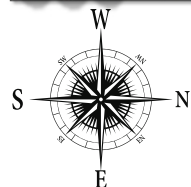
Type - A

3 BHK + Powder Room + Family Lounge + Servant

Super Area - 2950 Sq. Ft.

Covered Area - 2236 Sq. Ft.
(Including Balcony Area)

Carpet Area - 1562 Sq. Ft.



Type - B

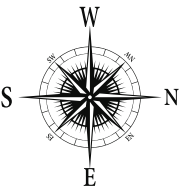
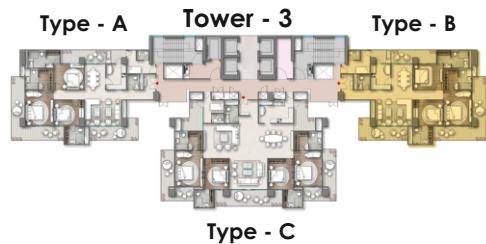
3 BHK + Powder Room + Family Lounge + Servant

Super Area - 2950 Sq. Ft.

Covered Area - 2236 Sq. Ft.
(Including Balcony Area)

Carpet Area - 1562 Sq. Ft.

Main Entry



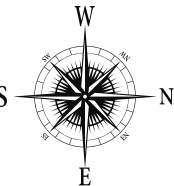
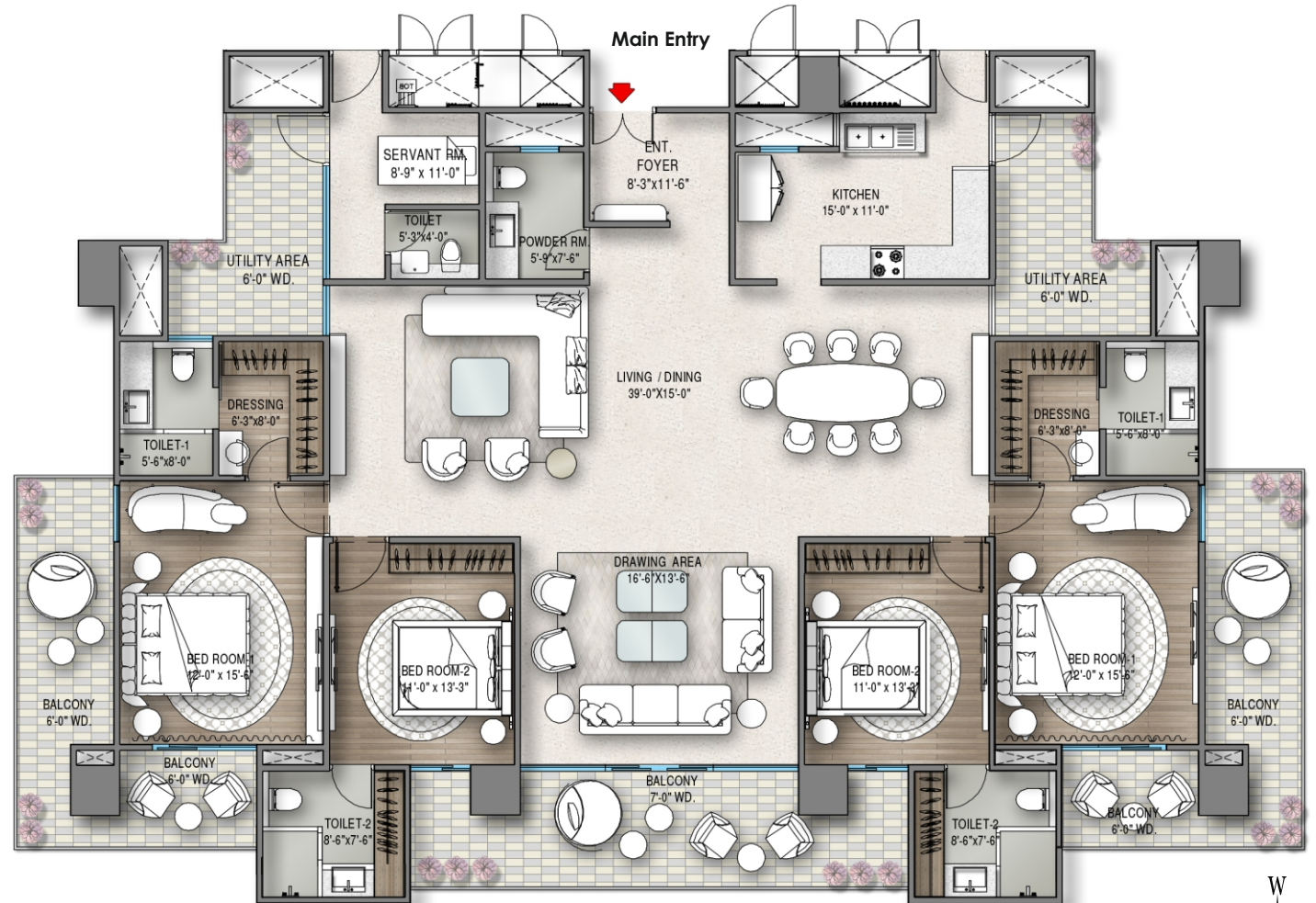
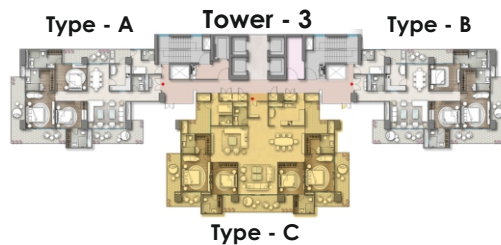
Type - C

4 BHK + Powder Room + Family Lounge + Servant

Super Area - 4300 Sq. Ft.

Covered Area - 3323 Sq. Ft.
(Including Balcony Area)

Carpet Area - 2236 Sq. Ft.





3101
3001
2901
2801
2701
2601
2501
2401
2301
2201
2101
2001
1901
1801
1701
1601
1501
1401
1201
1101
1001
901
801
701
601
501

3103
3003
2903
2803
2703
2603
2503
2403
2303
2203
2103
2003
1903
1803
1703
1603
1503
1403
1203
1103
1003
903
803
703
603
503

3102
3002
2902
2802
2702
2602
2502
2402
2302
2202
2102
2002
1902
1802
1702
1602
1502
1402
1202
1102
1002
902
802
702
602
502

Ultra Luxury *Specifications*



VRV Air Conditioning
with Cooling & Heating



Italian Marble Flooring



Floor to Ceiling
Aluminium Doors & Windows



Wooden Decking / Wooden Tiles
in Balconies



Air Purified Homes



Moisture-Resistant Facade



Water Softener System



Centralised Water Heating
System



Club Exclusive *amenities*

Indoor all Weather Pool	Ball Room	AV Room
State of the art GYM	Library	Foosball
Snooker & Billiards Room	Golf Simulator	Zumba
Multicuisine Restaurant	Coffee Shop	Table Tennis
Wellness Room with Steam & Sauna	Arcade Games	Bowling



THE ONE

Premium Serviced Apartments

11

THE ONE

PREMIUM SERVICED APARTMENT

TRAFFIC CIRCULATION

- ① Access for Served Apartments
- ② Exclusive Lift Lobbies for Served Apartments



THE ONE

Premium Serviced Apartments managed by a 5-star hotel, offering an experience beyond ordinary living.

Combining the comfort of a private residence with the sophistication of world-class hospitality, it offers residents exclusive services, curated amenities, and a standard of luxury that ensures every moment feels extraordinary.

The One is more than an address - it's an experience of prestige, convenience, and timeless elegance.



180 Keys



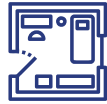
Visiblty from highway



Biggest Hotel on
Mathura Road



Part of 34 Acre Ecosystem



Elegantly Furnished Executive
Apartment



Car Parking Approx 1900



Manage by 5 Star Hospitality
Brand



Biggest Club with Restaurants



Sauna, Spa & Gym



Entrance Lobby

THE
ONE



Premium Fully Furnished Apartment



THE
ONE





Exclusive Swim Lounge

Signature Banquet Suite

THE
ONE



Executive Fitness Suite

Tranquility Spa Retreat

An Address that *Feels Like an achievement*

A 16.5 acre Ecosystem Retail, Office & Residences

Bang on Mathura road and Seamless Connectivity with Delhi- Mumbai Expressway & FNG

With in 10 Mints Drive from

Mohan Co-operative, Jasola, Okhla, Apollo,

All Huda Sectors, Asian Hospital, Manav Rachna University, Hotel Taj

With in 20 Mints Drive from

GK-1 & 2, NFC, Maharani Bagh, Lajpat Nagar, East of Kaliash

Greater Faridabad, NIT, All prominent School, Hospital & Universities

With in 30 Mints Drive from

IGI Airport, Jewar Airport, Connaught Place,

