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NEO DOWNTOWN

Premium Office & Retail Spaces

A PROJECT BY
BBD Group & Ved Shree Group

THE NEW FACE OF BUSINESS IN LUCKNOW

Known as the 'City of Nawabs', Lucknow is now stepping forward as one of India's fastest-growing business destinations.

BBD and Ved Shree Group bring to the city a landmark commercial project designed to redefine its business landscape -

Neo Downtown.

With its modern planning, premium office spaces, and vibrant retail avenues, NeoDowntown is set to become the new economic address of the city. Here, your ambition will find its stage and your business will discover a new direction.

From a lavish entrance lobby that greets your business associates and clients, to office spaces tailored for your business needs, this project has got you covered. The ample parking space and world-class amenities promise more than just work. Step into a world where your work finds the right platform and where business success is promised.

REDEFINING BUSINESS LANDSCAPE IN LUCKNOW



/ Prime Location



/ Proximity to Key Areas



/ Customized Spaces



/ Lavish Entrance Lobby



/ Great Frontage for
Retail Spaces



/ Ample Parking Space



/ Top-notch Amenities



A PRIME LOCATION FOR YOUR SUCCESS STORY



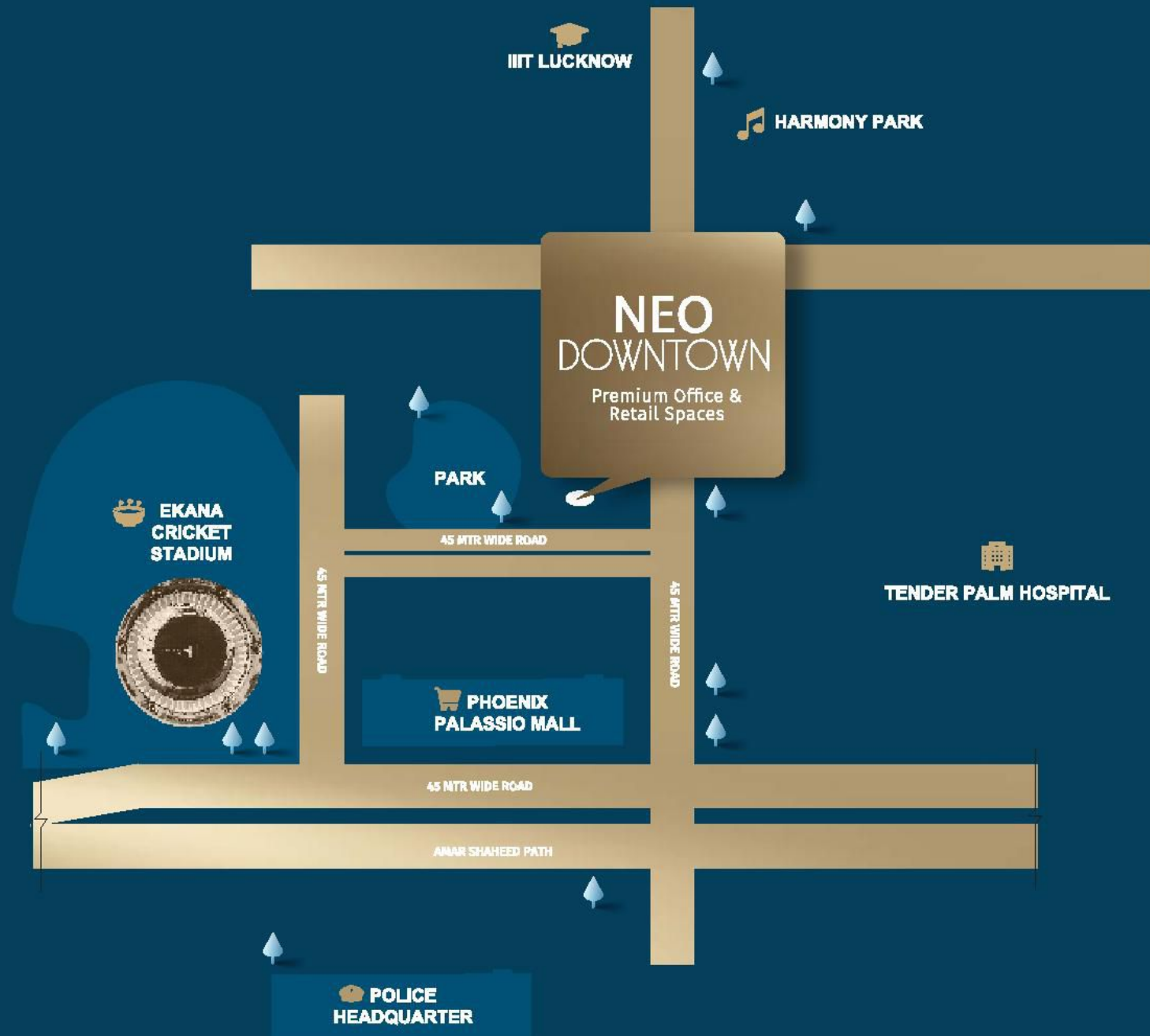
Situated in the commercial business district of Lucknow's most promising growth corridor, Neo Downtown enjoys a **prime address in the heart of the city**. With seamless connectivity, high footfalls, and unmatched visibility, it sets the stage for thriving business opportunities.

This location is emerging as a hub for **new industries, ventures, and mid-scale enterprises**, driving social and infrastructural development in the region. Along with that, it promises a vibrant environment and every necessity within easy reach. Neo Downtown will be the new landmark of this location. Just minutes away from Phoenix Palassio, International Cricket Stadium, world-class hospitals and educational institutes, this business address will house all your dreams and aspirations.

It is a destination that is desirable and strategic and paves the way for your business success. Write your success story, here in the heart of Lucknow.

LOCATION MAP

-  **PHOENIX PALASSIO**
100 mtr
-  **EKANA INTERNATIONAL CRICKET STADIUM**
500 mtr
-  **HCL**
2 km
-  **GOMTI NAGAR RAILWAY STATION**
5 km
-  **Airport**
12 km
-  **MEDANTA HOSPITAL**
2 km
-  **IIIT LUCKNOW**
1.7 km
-  **HARMONY PARK**
1.2 km





A LANDMARK FOR BOTH WORK AND PLAY



Luxurious Entrance Lobby



Premium Retail Plaza



Ample Car Parking



Advanced Firefighting
Systems



Dedicated Retail Entry



Security Cabins & CCTV



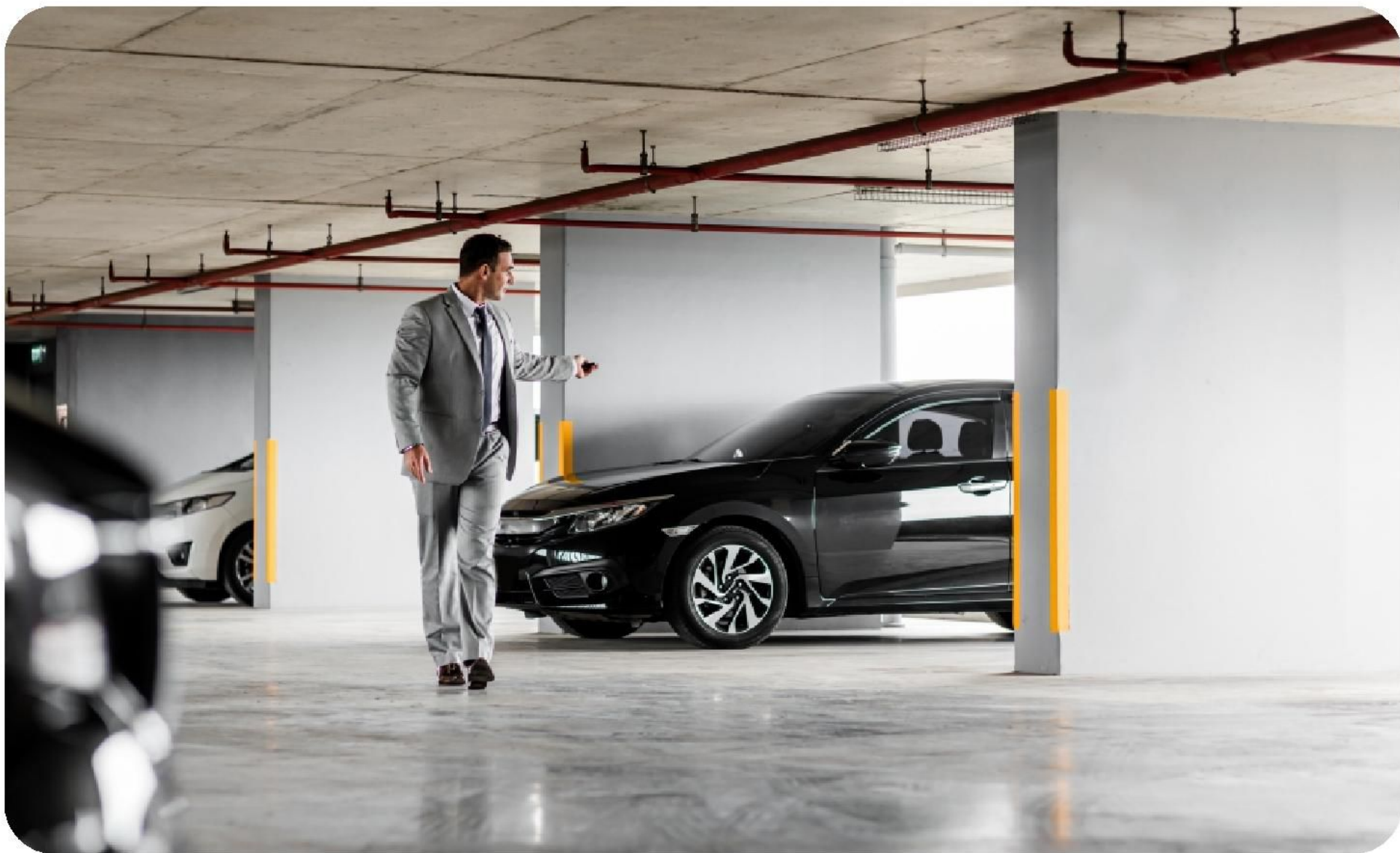
Service Entry/Exit



EV Charging Stations



Equipped With Latest
BMS Equipment



Ample car parking space



Restaurant



Corridor



Premium retail spaces



Lift lobby



Premium offices



Water view

SPECIFICATIONS

COMMERCIAL BUILDING						
1	Structure	R.C.C framed structure with masonry/block partitions				
2	Exterior finish	As per the design and combination of clear and tinted glass/structural glazing/stone/tile/ACP/WPC/MS perforated screen/aluminium louvers/and texture painted				
	RETAIL/SHOPS					
3	Basement	CC Flooring	ACC Brick Wall	Painted Ceiling	M S Window	
4	LG, GF, FF, SF & TF	Vitrified Tile Flooring in Shops & Common areas	Plastered surface till brick/block work	R.C.C ceiling	Glazed window	
5	Entrance lobby	Granite stone	Acrylic emulsion paint/granite cladding	False ceiling	Glazed window	
6	Lift lobbies (Granite Flooring)	Acrylic emulsion Paint/granite cladding and ceramic tiles		Gypsum false ceiling	Glazed window	
	OFFICE FLOORS					
7	Unit office (5th to 14th floor)	Unit office (5th to 14th floor)	Plastered surface till brick/block work	R.C.C ceiling	Glazed window	
8	Office corridors (2nd to 4th floor)	Office corridors (2nd to 4th floor)	Acrylic emulsion	Gypsum false ceiling	Glazed window	
9	Lift lobbies (2nd to 4th floor)	Lift lobbies (2nd to 4th floor)	Acrylic emulsion/granite stone and ceramic tiles	Gypsum false ceiling	Glazed window	
	OTHER COMMON AREAS					
10	Common toilets/handicap toilet	Ceramic tiles	ceramic tiles	Moisture resistant false ceiling	Aluminium glazing	Granite/marble counter/CP fittings and sanitary ware
11	Staircase	Kota stone	Acrylic emulsion/enamel paint	Acrylic emulsion paint	Aluminium glazing	MS railing
12	Security	CCTV in lift lobbies, boom barriers at basement entry/fire alarm systems connected to central control room				
13	Elevators	Four elevators to cater all floors				
14	Electrical	All the units for shops and offices will have three phase MCB (single MCB as incomer) & rating as per UPPCL norm				
15	Firefighting	As per the conditions laid in the fire NOC				
16	Signages	Provision of signage spaces in façade for retail shops				
17	Parking	Double stack mechanical parking in the basement				

ABOUT THE DEVELOPER



With a legacy of over four decades, Ved Shree Group has established itself as a trusted name in the construction industry. Over the years, we have earned a reputation for transforming visions into reality through unmatched craftsmanship and meticulous attention to detail.

Our diverse portfolio spans residential, commercial, and government projects, including landmark developments for railways, medical colleges, and more, which are a true reflection of our versatility and the trust we've built across sectors.

As we look ahead, our focus remains firmly on the values that have defined us for 40 years. For us, "Crafting Dreams, Shaping Spaces" is more than a slogan - it is the philosophy that guides every brick we lay and every milestone we achieve.

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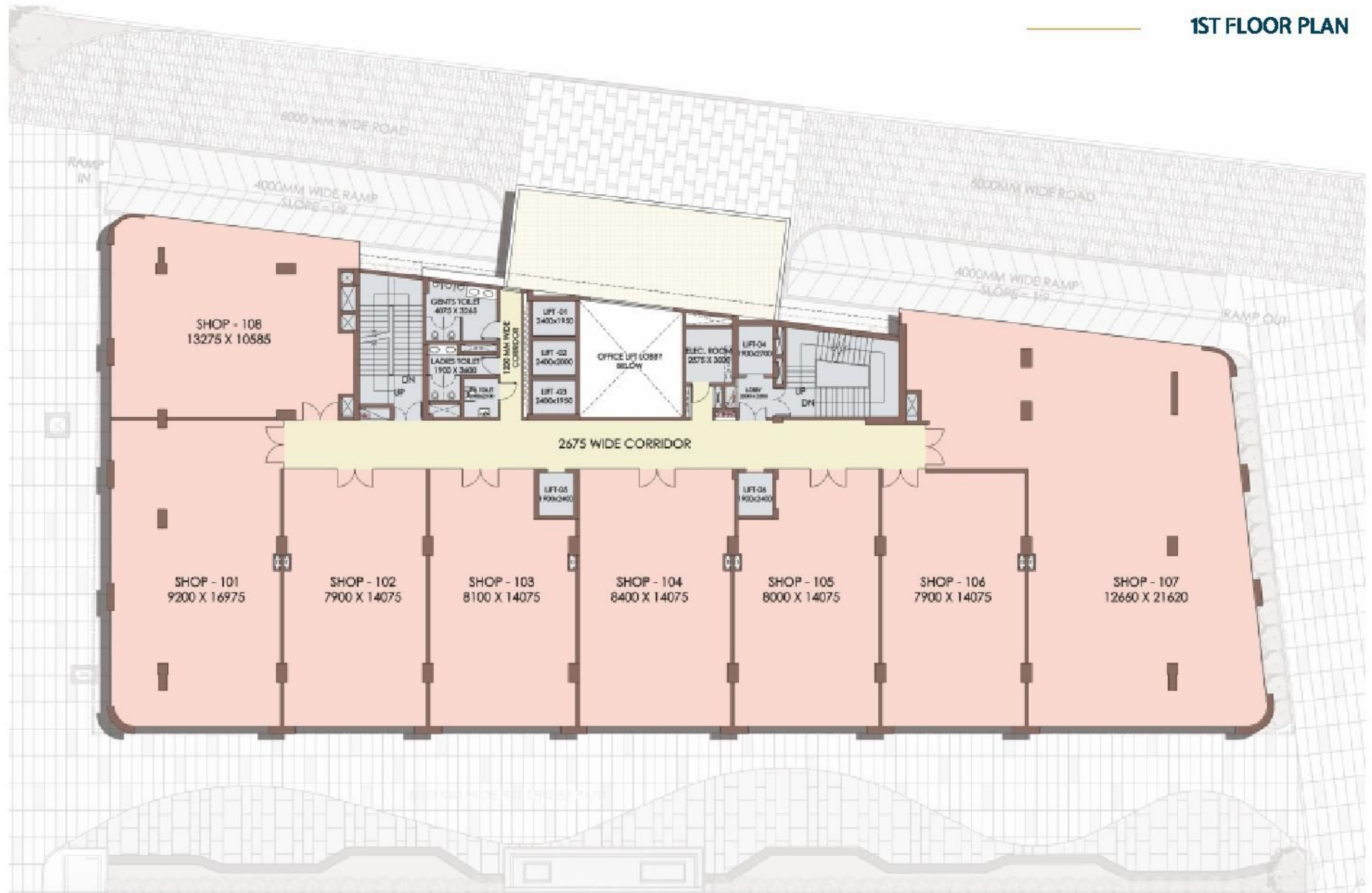
BBD Group was founded in 1996 by the visionary Late Dr. Akhilesh Das Gupta. What began as an educational society has grown into a trusted name known for its commitment to quality, innovation, and customer satisfaction. Today, BBD Group is a leader in technical and professional education, supporting diverse communities through a strong network of dynamic institutions and a robust academic ecosystem.

Over the years, the group has strategically expanded its presence into real estate, hospitality, and automobiles, while staying true to its core values of excellence and service.

As part of its automobile division, Viraj Distributors Pvt. Ltd. operates as an authorized Volkswagen dealership in Lucknow, earning a strong reputation for reliable service, customer-centric approach, and consistent performance.

FLOOR PLANS

1ST FLOOR PLAN



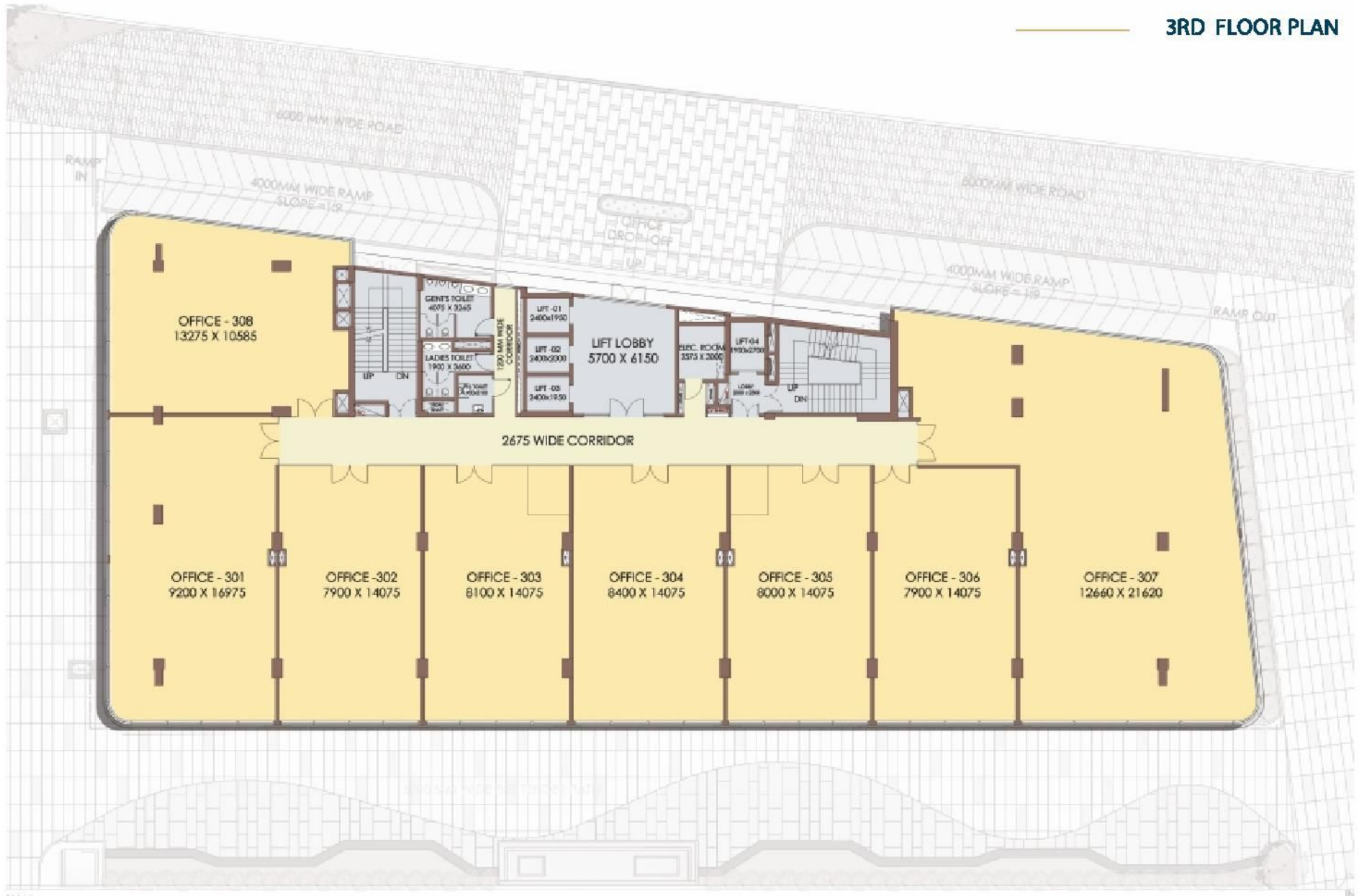
FIRST FLOOR PLAN

2ND FLOOR PLAN



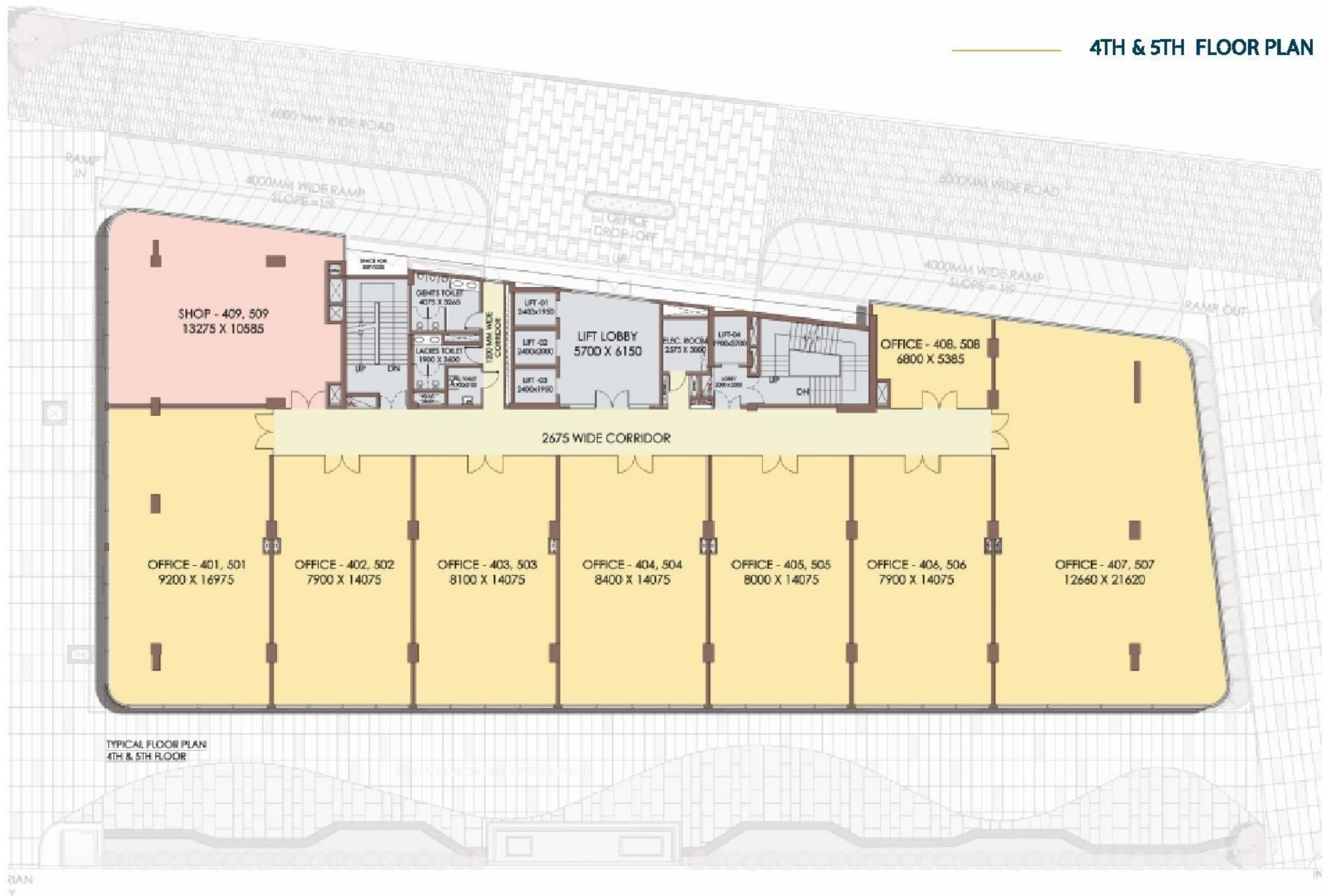
SECOND FLOOR PLAN

3RD FLOOR PLAN

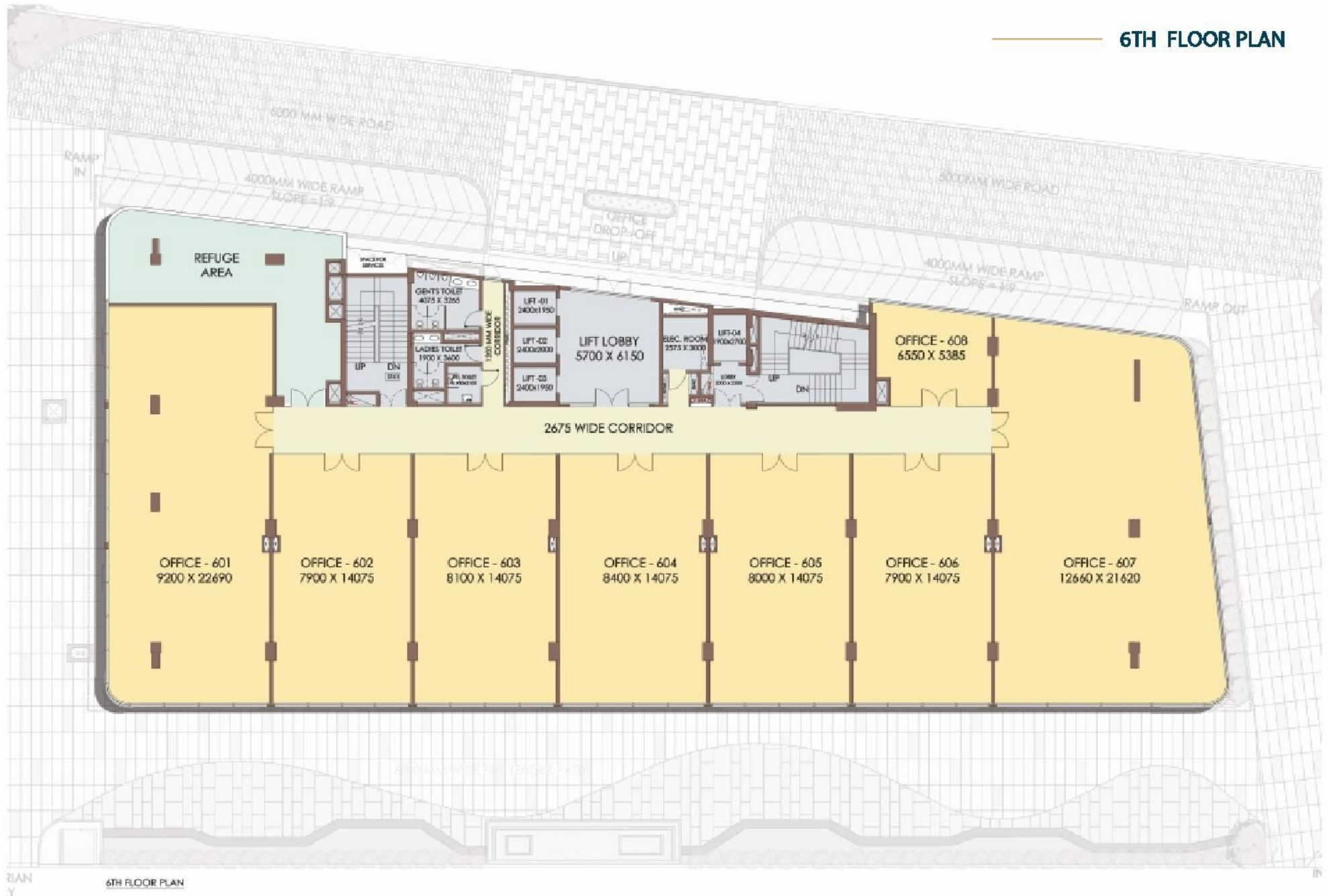


3RD FLOOR PLAN

4TH & 5TH FLOOR PLAN

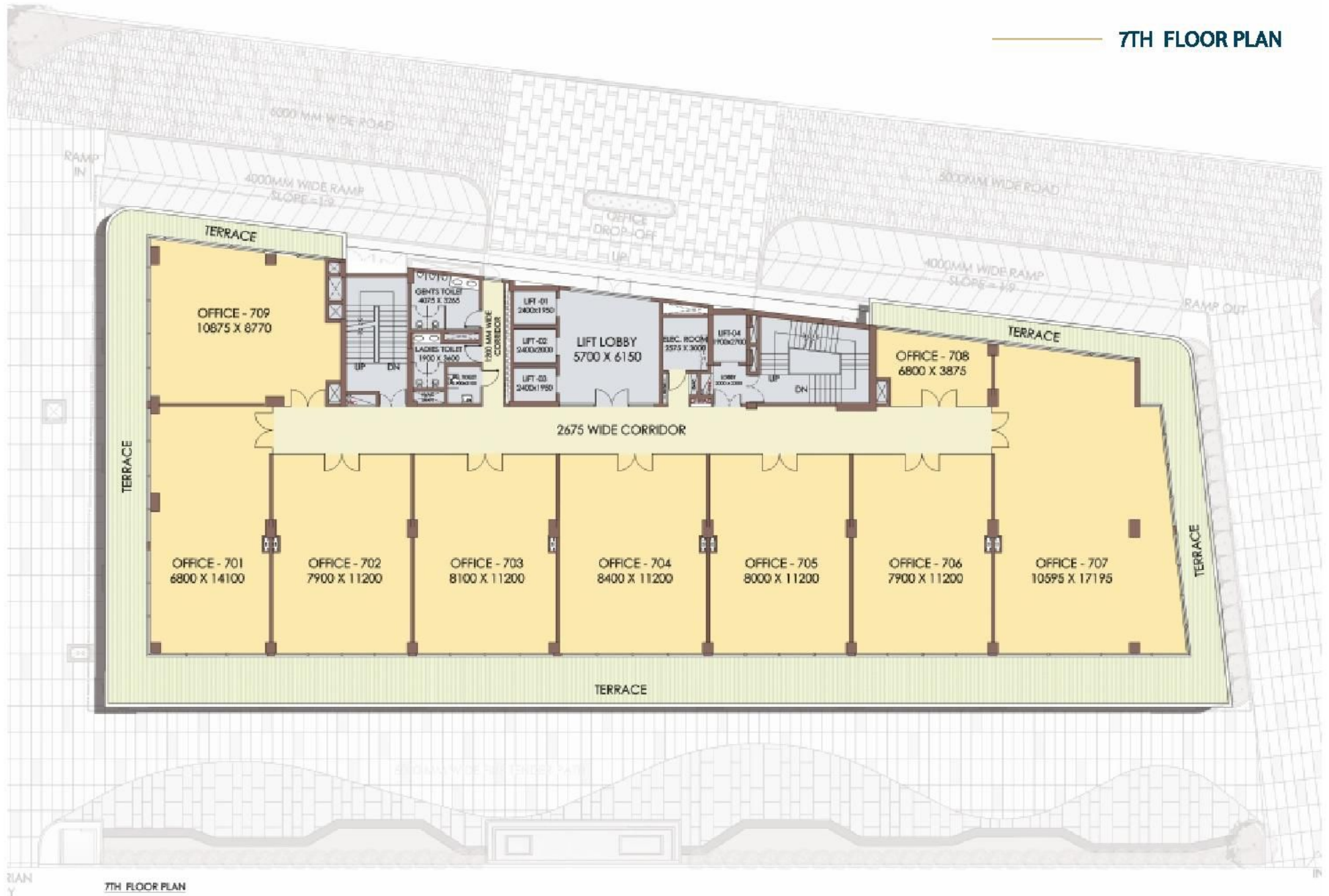


6TH FLOOR PLAN



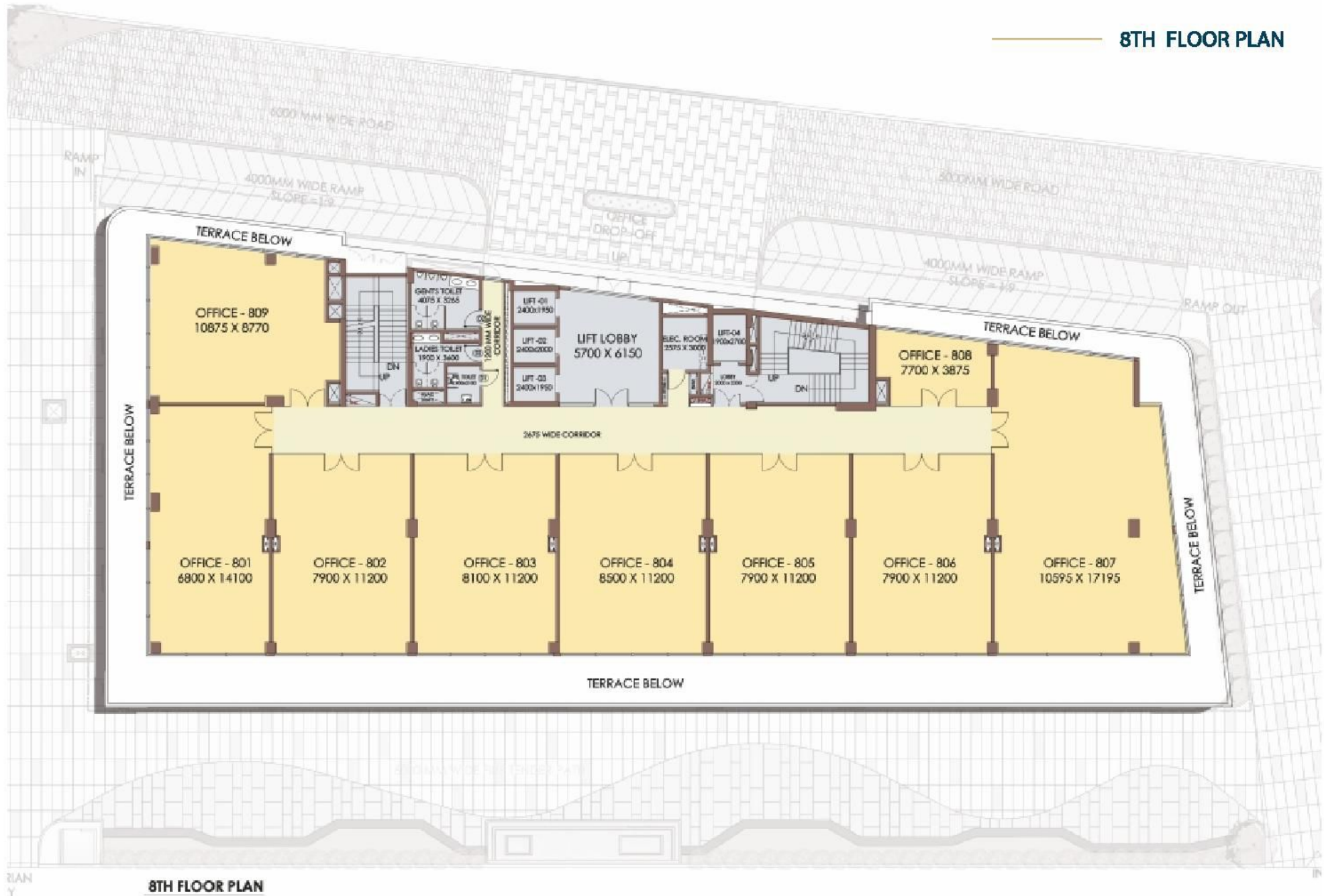
6TH FLOOR PLAN

7TH FLOOR PLAN



7TH FLOOR PLAN

8TH FLOOR PLAN



8TH FLOOR PLAN



A project by



Co-Developer



CREDITS

Architect: Sikka Associates Architects (SAA), New Delhi

Landscape Designer: Integral Designs, New Delhi

Lighting Consultant: Light Vision India, Pune

Facade Consultant: DEMA, New Delhi

Structure Designer: Optimum Design, New Delhi



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