

CONCEPT NOTE



PROPOSED
COMMERCIAL PROJECT
TEPLA, PUNJAB

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Artistic View (Proposed)

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THE CONCEPT

RIO CELEBRATION, TEPLA

Staycation based commercial projects are in high demand today. These projects are although outside city limits to cut the noise but still within easy reach.

In today busy schedule people go out on a weekend with friends and family to a location which can offer them, shopping, food, entertainment and stay facilities at all one place.

Such places attract high traffic nowadays and are a great attraction for all brands and investors alike

Strategically located at Tepla, near Banur RIO Celebrations is on of a kind of destination which has a great combination of high Street Retail World Class Cuisine Entertainment and a Hotel with 5 star facilities.

PROPOSED PROJECT FEATURES

TOTAL LAND

An iconic 8 acre (approx) development featuring 1000 ft. high visibility frontage.

LOCATION

Banur – Ambala – Delhi Highway at Tepla (Near Shambhu Border)

PRODUCT

Single Story, Double Height Showrooms, Shops, Entertainment, Food Court, Restaurants, Luxury Boutique Hotel

ARCHITECT

Internationally & Nationally acclaimed Gian P. Mathur & Associates

COMMERCIAL OPPORTUNITY:

One of the strongest emerging commercial opportunities in the Patiala - Rajpura belt - Rio Celebration, Tepla.

KEY BUSINESS MATRIX:

- A destination, not just a commercial project
- Maximized visibility and footfall
- A future Ready Business Asset
- An investment into the future
- High ROI potential

SPECIAL ATTRACTIONS

- Double height (20 ft. approx.) Showrooms
- World Class Landscaping with water bodies and fountains
- European themed Hi Street Market
- Over 100 ft. high Giant Wheel besides after special rides.
- Staycation concept development
- 1000 ft. wide frontage on highway for great visibility

GREAT INVESTMENT OPPORTUNITY

- Covers Chandigarh Capital Region footprint catering to 30 kms radius and highway traffic
- Iconic all-season market to cater to all segments
- 4 Drive Thru
- Double height showrooms
- Pre-leased options, factory outlet market
- 156 Keys Luxury Boutique Hotel
- Highway Connectivity





Artistic View (Proposed)

High Street Retail

Food, Entertainment, Shopping Experience



Artistic View (Proposed)

Ferris Wheel

The Landmark that pulls the crowd



Artistic View (Proposed)

Hotel

To support staycation concept

THE LOCATION



Map not to scale.

WHY TEPLA

Real estate success starts with location economics, not emotions. Tepla sits at a strategic junction between Rajpura, Patiala, Ambala, and Chandigarh corridor. This is not deep rural - it is a transition zone, where land prices are still affordable, but demand is rising.

STRATEGIC JUNCTION

- Rajpura, Patiala, Ambala, and Chandigarh

PROXIMITY TO INDUSTRIAL HUBS

- Driving employment and demand

AFFORDABLE PRICING

- Compared to city centers

NH-205A CONNECTIVITY

- Excellent road network access

GROWING COMMERCIAL CORRIDOR

- Expanding business opportunities

HIGH FOOTFALL POTENTIAL

- Ensuring future value



DRIVE THRU





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