



AN
EXQUISITE
BUSINESS
DESTINATION

MOTIA'Z
Royal 
BusinessPark
www.motiagroup.com

LOCATION MAP



CHANDIGARH

PANCHKULA

SECTOR 21 PANCHKULA

SECTOR 20 PANCHKULA

MOTIAZ
Royal BusinessPark

CHANDIGARH INTERNATIONAL AIRPORT

CHANDIGARH RAILWAY STATION

PARAS DOWNTOWN SHOPPING MALL

NH-22

NH-22

TO PATIALA

PR-7

PR-7

NH-22

TO MOHALI

TO DELHI

MOHALI





BUSINESS CENTRE

Efficient workspaces with maximum space utilization



IMPECCABLE RESTAURANT

Let meaningful conversations spark over scrumptious delicacies



ICONIC HOTEL

The luxury of being yourself



INVITING BANQUET

Turning Moments into Lasting Memories



IDEAL OPEN SPACES

Awaken your soul with exquisite open spaces



GOOD INVESTMENT. GREAT LIVING
SOHO provides the much needed comfort of office
and home together under one roof.

S

O

H

O

100%

Get the 100% advantage
of a business at the most
promising location



SOHO | SUPER AREA : 495 Sq.Ft.



TYPICAL SOHO LAYOUT PLAN



RETAIL

The charm of strategic location will definitely pull more business in the retail space at Motia'z Royal Business Park.

OFFICES

Respect. That's what you feel and get the moment you shift your office to Motia'z Royal Business Park. After all, the Boss is the one who stands tall.





REVITALIZING SOUL
SPA / STEAM / SUANA



CONCIERGE
SERVICES

Pamper yourself...you deserve it.
Room Service | Emergency call services
Doctor on Call | Bank/Postal Services



ENERGIZING
GYMNASIUM

Hit the gym to make
fitness your way of life



INDOOR
GAMES

Give yourself a break...
Billiards | Table Tennis | Chess | Carrom



SWIM

A rejuvenating swim for
a vitalizing experience



THE ADVANTAGE OF AMENITIES

- Fully Furnished Soho & Service Apartments (Option Available)
- Double height hall for official meets, birthday or get-togethers
- Separate meeting & conference room
- Wide corridors and a huge waiting area
- Exquisite Terrace
- Swimming Pool, Gymnasium, Spa/Sauna/Steam & Open Air Restaurant
- Complete wi-fi enabled zone
- High speed lifts in all blocks
- Concierge Services
- Top Facility Management

INCREDIBLE LOCATION

- Situated at Chandigarh-Delhi National Highway 22
- Gateway to Punjab, Haryana, Himachal Pradesh and Chandigarh
- Direct access from Chandigarh - Delhi Highway
- Located on the periphery of Motia Royal Citi, Zirakpur
- 10 Minutes from Railway Station
- 12 Minutes from Sector 17 Plaza, Chandigarh
- 10 Minutes from the Alchemist Hospital
- 14 Minutes from PGI & PU
- 5 Minutes from International Airport

THE INFRASTRUCTURAL ADVANTAGE

- Ideally located in an Integrated Township of 35 Acres.
- Power backup for Soho, Shops, Offices, Service Apartment, Lifts, Lights etc.
- 24 hours purified water supply.
- Ample natural air & light in almost all areas.
- Round the clock CCTV Surveillance
- Convertible technology (for furnished option)
- Earthquake resistant RCC framed structure.
- Wide common staircase.
- 8 feet wide walking corridors.
- Minimum loading – maximum usable area.
- Balcony access unit
- Ample Parking space in the basement

MAJOR OPERATIONAL BRANDS

RelianceSMART

Sa Re Gita Ma
SOUND BY DESIGN

TVS 

 **MindRoots**

 **CLOUD
PARTICLE**


Rahul Interiors & Exteriors
— We make your dreams come true —

 **OLA**

 **OYO**

WGV
WALIA GLOBAL VENTURES
— Import • Export • Distribution —

awfis
where work meets life

CA

sunjin

 **Quality**
RESTAURANT AND FAST FOOD LLP
SWEETS & RESTAURANT


Preet
WELCOME TO NEW WORLD


First Fly Travel
Your Travel Planner


**MARCHING AHEAD
ALCOSTAR**


PRORICH AGRO
Punjab, India


Mr. Cook


THE BREW ESTATE
— CRAFT BEER —

 **iQuasar
Software
Solutions**


**MOTIA
GROUP**
www.motiagroup.com


Soft Intels


MOŠKI
MERGING STYLE WITH ELEGANCE


Radico
RADICO KHAITAN LTD.


HBHC



ALCOSTAR GROUP OF COMPANIES



HBHC



SAREGAMA INDIA LTD.



RELIANCE SMART



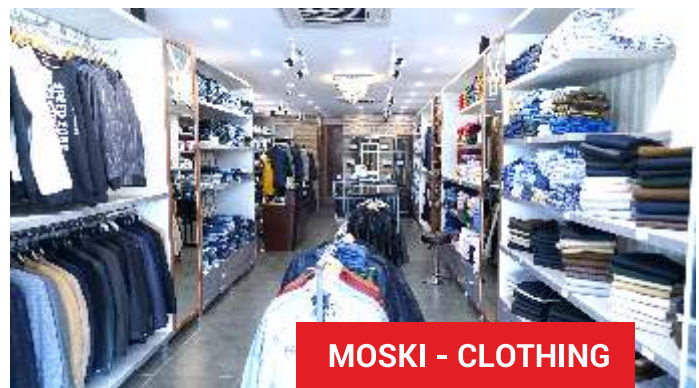
AWFIS



QUALITY SWEETS & RESTAURANT



PREET WELLNESS & MAKEOVERS



MOSKI - CLOTHING



CA - KARTIK & ASSOCIATES



MIND ROOTS



TVS MOTORS



THE BREW ESTATE



WALIA GLOAL VENTURES



CLOUD PARTICLE



FIRST FLY TRAVEL



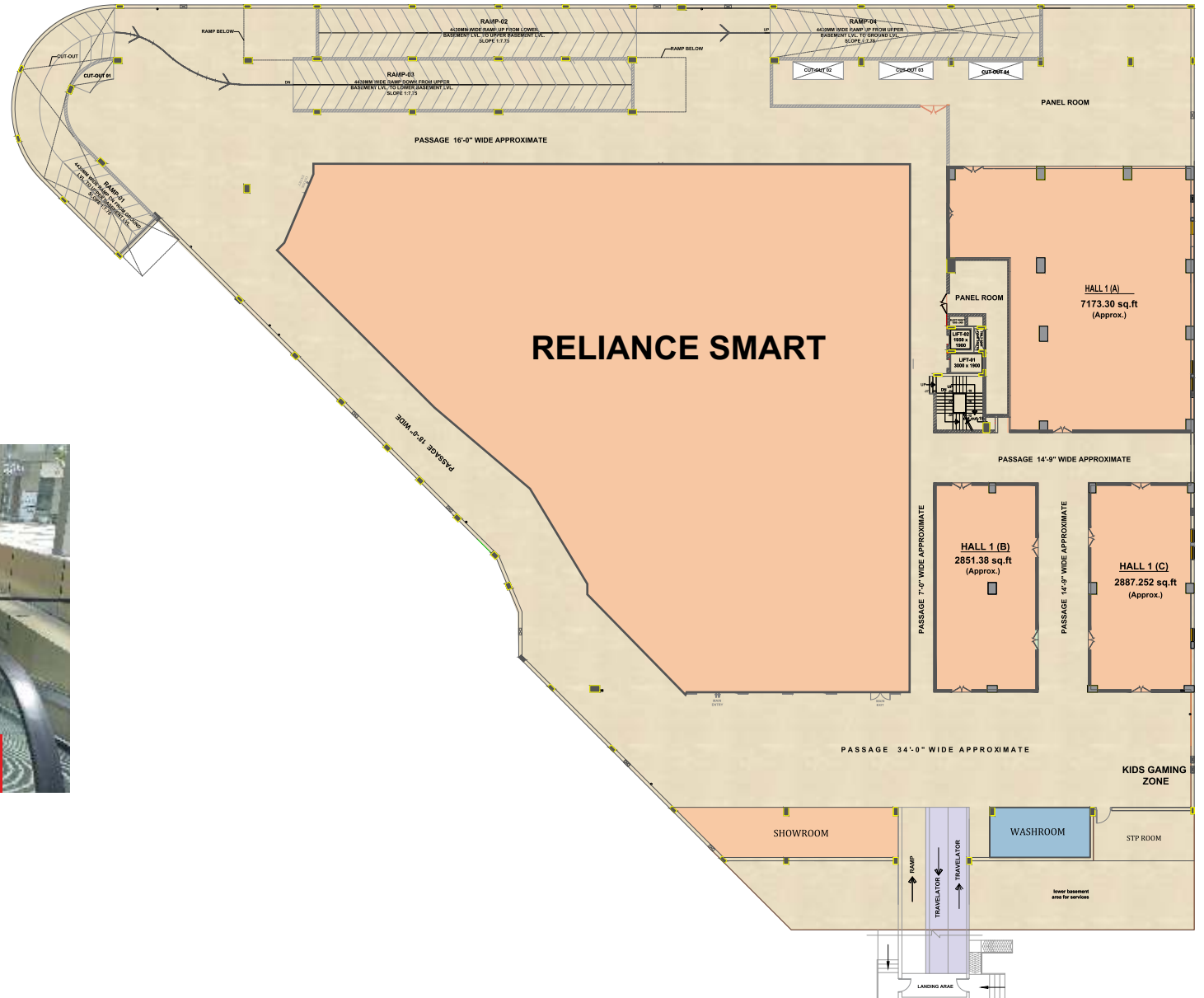
RADICO KHAITAN LTD.

LAYOUT PLANS

LOWER BASEMENT PARKING



UPPER BASEMENT



- RETAIL
- CIRCULATION RETAIL
- TOILET

CHANDIGARH-DELHI HIGHWAY

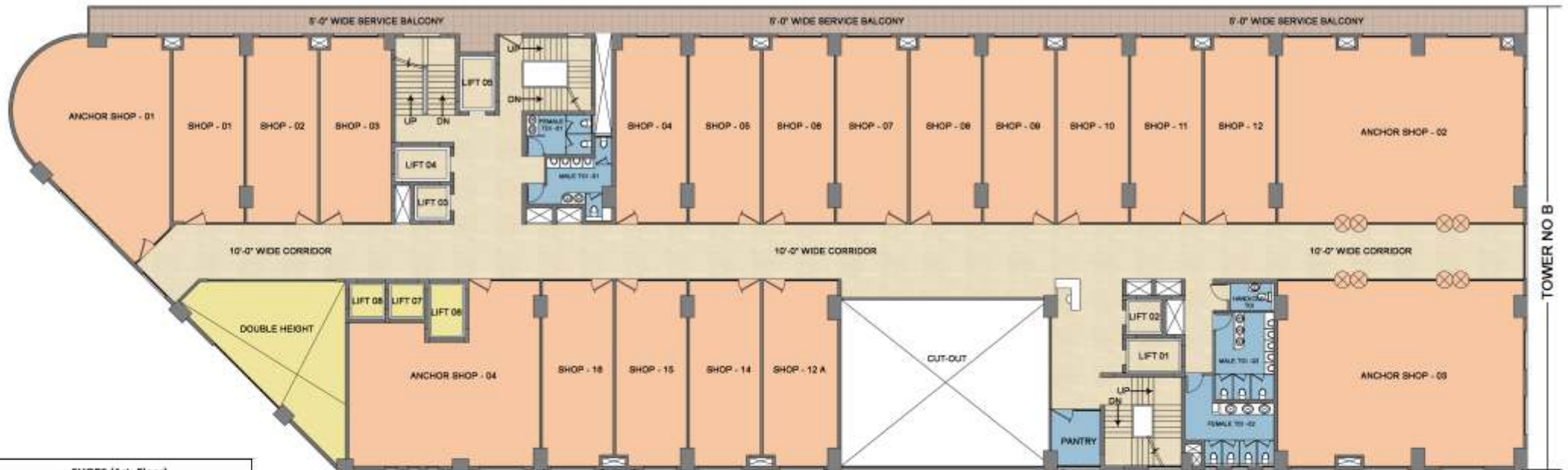
GROUND FLOOR



SHOPS (Ground Floor)		
Description	Dimension	Super area(Sqft)
Shop 1	13'-3" x 34'-3"	680.129
Shop 2	13'-3" x 34'-3"	680.129
Shop 3	13'-3" x 34'-3"	680.129
Shop 4	13'-3" x 34'-3"	680.129
Shop 5	13'-3" x 34'-3"	680.129
Shop 6	13'-3" x 34'-3"	680.129
Shop 7	13'-3" x 34'-3"	680.129
Shop 8	13'-3" x 34'-3"	680.129
Shop 9	13'-3" x 34'-3"	680.129
Shop 10	13'-3" x 34'-3"	680.129
Shop 11	13'-3" x 34'-3"	680.129
Shop 12	13'-3" x 34'-3"	680.129
Shop 12 A	13'-6"x17'-1.5"	346.481
Shop 14	13'-6"x17'-1.5"	346.481
Shop 15	13'-3" x 34'-3"	680.129
Shop 16	13'-3" x 34'-3"	680.129
Shop 17	13'-3" x 34'-3"	680.129
Shop 18	13'-3" x 34'-3"	680.129
Anchor shop 1		1379.239
Anchor Shop 2	45'X34'-3"	2309.871
Anchor Shop 3	45'-3"X34'-3"	2322.704
Pantry	10'-11"x9'-7"	156.784

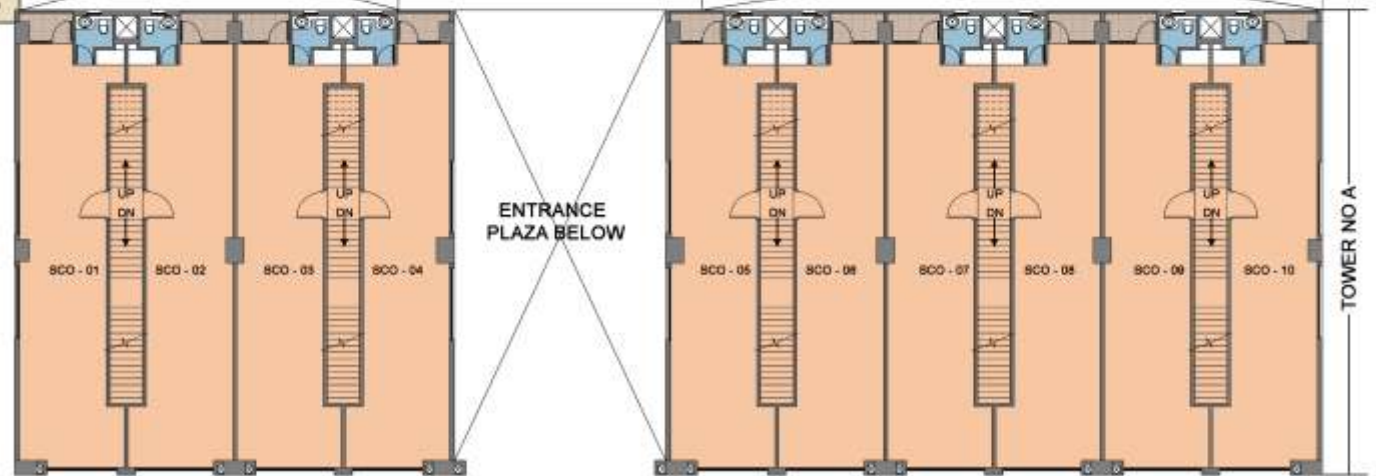
CHANDIGARH-DELHI HIGHWAY

1ST FLOOR



SHOPS (1st Floor)		
Description	Dimension	Super area(sqft)
Shop 1	13'-3" x 34'-3"	680.129
Shop 2	13'-3" x 34'-3"	680.129
Shop 3	13'-3" x 34'-3"	680.129
Shop 4	13'-3" x 34'-3"	680.129
Shop 5	13'-3" x 34'-3"	680.129
Shop 6	13'-3" x 34'-3"	680.129
Shop 7	13'-3" x 34'-3"	680.129
Shop 8	13'-3" x 34'-3"	680.129
Shop 9	13'-3" x 34'-3"	680.129
Shop 10	13'-3" x 34'-3"	680.129
Shop 11	13'-3" x 34'-3"	680.129
Shop 12	13'-3" x 34'-3"	680.129
Shop 12 A	13'-6"x34'-3"	692.961
Shop 14	13'-3" x 34'-3"	680.129
Shop 15	13'-3" x 34'-3"	680.129
Shop 16	13'-3" x 34'-3"	680.129
Anchor shop 1		1379.239
Anchor Shop 2	45'X34'-3"	2309.871
Anchor Shop 3	45'-3"X34'-3"	2322.704
Anchor Shop 4		1779.211
Pantry	10'-11"x9'-7"	156.38

- RETAIL
- CIRCULATION HOTEL & SER. APARTMENT
- CIRCULATION RETAIL
- TOILET



CHANDIGARH-DELHI HIGHWAY

2ND FLOOR



SHOPS (2nd Floor)		
Description	Dimension	Super area(sqft)
Shop 1	13'-3" x 34'-3"	680.129
Shop 2	13'-3" x 34'-3"	680.129
Shop 3	13'-3" x 34'-3"	680.129
Shop 4	13'-3" x 34'-3"	680.129
Shop 5	13'-3" x 34'-3"	680.129
Shop 6	13'-3" x 34'-3"	680.129
Shop 7	13'-3" x 34'-3"	680.129
Shop 8	13'-3" x 34'-3"	680.129
Shop 9	13'-3" x 34'-3"	680.129
Shop 10	13'-3" x 34'-3"	680.129
Shop 11	13'-3" x 34'-3"	680.129
Shop 12	13'-3" x 34'-3"	680.129
Shop 12 A	13'-6"x34'-3"	692.961
Shop 14	13'-3" x 34'-3"	680.129
Shop 15	13'-3" x 34'-3"	680.129
Shop 16	13'-3" x 34'-3"	680.129
Shop 17	13'-3" x 34'-3"	680.129
Shop 18	13'-3" x 34'-3"	680.129
Shop 19	13'-3" x 34'-3"	680.129
Shop 20	13'-3" x 34'-3"	680.129
Anchor Shop 1		1379.239
Anchor Shop 2	45'X34'-3"	2309.871
Anchor Shop 3	45'-3"X34'-3"	2322.704
Anchor Shop 4		1779.211
Pantry	8'-7.5"x10'-10"	139.69

- RETAIL
- CIRCULATION HOTEL & SER. APARTMENT
- CIRCULATION RETAIL
- TOILET

CHANDIGARH-DELHI HIGHWAY

3RD FLOOR



CHANDIGARH-DELHI HIGHWAY

4TH & 5TH FLOOR



CHANDIGARH-DELHI HIGHWAY

6TH FLOOR



CHANDIGARH-DELHI HIGHWAY

7TH FLOOR



8TH FLOOR



- SOHO
- CIRCULATION
- TOILET

S. no.	Dimension	Area (sq. ft.)
SOHO-805	13'-2"x21'-6"	495.00
SOHO-806	13'-2"x21'-6"	495.00
SOHO-807	13'-2"x21'-6"	495.00
SOHO-808	13'-2"x21'-6"	495.00
SOHO-809	13'-2"x21'-6"	495.00
SOHO-810	13'-2"x21'-6"	495.00
SOHO-811	13'-2"x21'-6"	495.00
SOHO-812	13'-2"x21'-6"	495.00
SOHO-813	13'-2"x21'-6"	495.00
SOHO-814	13'-2"x21'-6"	495.00
SOHO-815	13'-2"x21'-6"	495.00
SOHO-816	18'-6"x21'-6"	675.00
SOHO-817	18'-6"x21'-6"	675.00
SOHO-818	13'-2"x21'-6"	495.00
SOHO-819	13'-2"x21'-6"	495.00
SOHO-820	16'-4"x21'-6"	565.00
SOHO-821	13'-2"x21'-6"	495.00
SOHO-822	13'-2"x21'-6"	495.00
SOHO-823	13'-2"x21'-6"	495.00
SOHO-824	13'-2"x21'-6"	495.00
SOHO-825	13'-2"x21'-6"	495.00
SOHO-826	13'-2"x21'-6"	495.00

CHANDIGARH-DELHI HIGHWAY

9TH FLOOR



S.no.	Dimension	Area (sq. ft.)
SOHO-905	13'-2"x21'-6"	495.00
SOHO-906	13'-2"x21'-6"	495.00
SOHO-907	13'-2"x21'-6"	495.00
SOHO-908	13'-2"x21'-6"	495.00
SOHO-909	13'-2"x21'-6"	495.00
SOHO-910	13'-2"x21'-6"	495.00
SOHO-911	13'-2"x21'-6"	495.00
SOHO-912	13'-2"x21'-6"	495.00
SOHO-913	13'-2"x21'-6"	495.00
SOHO-914	13'-2"x21'-6"	495.00
SOHO-915	13'-2"x21'-6"	495.00
SOHO-916	18'-6"x21'-6"	675.00
SOHO-917	18'-6"x21'-6"	675.00
SOHO-918	13'-2"x21'-6"	495.00
SOHO-919	13'-2"x21'-6"	495.00
SOHO-920	16'-2"x21'-6"	565.00
SOHO-921	13'-2"x21'-6"	495.00
SOHO-922	13'-2"x21'-6"	495.00
SOHO-923	13'-2"x21'-6"	495.00
SOHO-924	13'-2"x21'-6"	495.00
SOHO-925	13'-2"x21'-6"	495.00
SOHO-926	13'-2"x21'-6"	495.00
SOHO-927	13'-0"x22'-0"	500.00
SOHO-928	13'-2"x21'-6"	495.00

CHANDIGARH-DELHI HIGHWAY

10TH TO 13TH FLOOR



S.no.	Dimension	Area (sq. ft.)
SOHO-1005	13'-2"x21'-6"	495.00
SOHO-1006	13'-2"x21'-6"	495.00
SOHO-1007	13'-2"x21'-6"	495.00
SOHO-1008	13'-2"x21'-6"	495.00
SOHO-1009	13'-2"x21'-6"	495.00
SOHO-1010	13'-2"x21'-6"	495.00
SOHO-1011	13'-2"x21'-6"	495.00
SOHO-1012	13'-2"x21'-6"	495.00
SOHO-1013	13'-2"x21'-6"	495.00
SOHO-1014	13'-2"x21'-6"	495.00
SOHO-1015	13'-2"x21'-6"	495.00
SOHO-1016	18'-6"x21'-6"	675.00
SOHO-1017	18'-6"x21'-6"	675.00
SOHO-1018	13'-2"x21'-6"	495.00
SOHO-1019	13'-2"x21'-6"	495.00
SOHO-1020	16'-2"x21'-6"	565.00
SOHO-1021	13'-2"x21'-6"	495.00
SOHO-1022	13'-2"x21'-6"	495.00
SOHO-1023	13'-2"x21'-6"	495.00
SOHO-1024	13'-2"x21'-6"	495.00
SOHO-1025	13'-2"x21'-6"	495.00
SOHO-1026	13'-2"x21'-6"	495.00
SOHO-1027	13'-0"x22'-0"	500.00
SOHO-1028	13'-2"x21'-6"	495.00

CHANDIGARH-DELHI HIGHWAY

ROOF TOP FINE DINING - 8TH FLOOR

Constructed Deck Area = 4451.80 Sq. Ft

Terrace Area = 7535.92 Sq. Ft

Total Area of 8th Floor Approx. = 11987.72 Sq. Ft



CHANDIGARH-DELHI HIGHWAY

ROOF TOP FINE DINING ~ 13TH FLOOR

Total Area of 13th Floor Approx. = 15881.67 Sq. Ft

(All inclusive on the roof top)



CHANDIGARH-DELHI HIGHWAY

SAFETY FEATURES

Fire Exit - Staircase



Well Lit Staircase



Service Staircase



Service Lift



Basement Parking

All pictures shown are actual.

SAFETY FEATURES



Proper Safety Measures



Electric Control Panel



Cable Laying Through Tray



Fire Fighting System



Fire Panels

SAFETY FEATURES

Transformers, Generator - Power Back Up



Pressure Pump



Sewage Treatment Plant



Exhaust & Fresh Air System



Water Softner Plant

DELIVERED PROJECTS

MOTIA'Z
MotiaCiti



RESIDENTIAL PLOTS, ZIRAKPUR

MOTIA'Z
MotiaPlaza



INDEPENDENT COMMERCIAL UNITS

MOTIA'Z
Royal BusinessPark



COMMERCIAL PROJECT, ZIRAKPUR

MOTIA'Z
MotiaHeights



RESIDENTIAL PROJECT, ZIRAKPUR

HIGH STREET
VIP ROAD



COMMERCIAL PROJECT, VIP ROAD ZIRAKPUR

MOTIA'Z
RoyalCiti



LUXURY APARTMENTS, ZIRAKPUR

ONGOING PROJECTS

MOTIA'Z
GUILDFORD
SQUARE



COMMERCIAL PROJECT,
PR-7 AIRPORT ROAD, ZIRAKPUR

MOTIA HUYS



INDEPENDENT FLOORS,
PEER MUCHALLA

MOTIA'Z
HARMONY
GREENS



INDEPENDENT LUXURY FLOORS
WITH LIFT, SANAULI

MOTIA HUYS



COMMERCIAL ARCADE,
PEER MUCHALLA

MOTIA'Z
HARMONY
GREENS



COMMERCIAL ARCADE,
SANAULI

MOTIA'Z
GILLESTATE



PLOTTING & SHOWROOMS - COMING SOON

MOTIA'Z
Royal
BusinessPark



MOTIA DEVELOPERS PVT. LTD.

 Chandigarh-Delhi Highway, Zirakpur (Punjab)

 8860095959

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Download Brochure



Location