

AEROCITY



NEW DELHI





Dear Readers,

We at GMR have always taken pride in bringing world class urban infrastructure in the service of the Nation, which have a multiplier effect on the economy.

Curated with the same ethos and values, I am pleased to introduce GMR Aerocity, a unique & innovative paradigm that is transforming urban planning and travel. Situated in New Delhi, a thriving business hub, Aerocity is ideally positioned for leading organizations to establish their headquarters and is quickly emerging as a premier and India's first Global Business District.

At GMR, we view Delhi International Airport not just as the 'Gateway to a New India,' but as the epicenter of a dynamic, integrated city ecosystem. In its vicinity, Aerocity has been meticulously developed with sustainability at its core, aligning with the highest environmental and social standards. Inspired by Prime Minister Sh. Narendra Modi's vision that "people must be at the heart of any infrastructure growth story," Aerocity embodies this belief by prioritising accessibility, sustainability, and community in every aspect of its design.

Imagine an urban environment where convenience and modernity blend seamlessly. Aerocity features a people-centric, mixed-use space with world-class hotels offering luxury and comfort just steps from the airport. Its office spaces are tailored to meet the needs of global enterprises, fostering a productive and innovative business atmosphere. Additionally, Aerocity presents a diverse array of leading restaurants, cafes and outlets creating a vibrant culinary and retail hub. This comprehensive approach not only ensures adaptability to future needs but also stimulates the local economy and supports sustainable growth. Aerocity transcends the concept of a mere transit hub; it represents a self-sustaining city within a city, establishing new benchmarks for urban development.

As an organisation passionate about nation building, GMR Group is excited to bring this vision to fruition.

Join us in exploring GMR Aerocity—a beacon of innovation, connectivity and progress for the future.

Warm Regards,

G M Rao
Group Chairman





Actual Image



Dear Readers,

Welcome to GMR Aerocity, an extraordinary blend of innovation, convenience, and vibrancy set against the backdrop of Delhi's dynamic landscape. Designed as a modern urban precinct for business and leisure, Aerocity is poised to redefine city living and hospitality in India.

Aerocity, a pioneering concept, redefines India's airport ecosystem by offering a unique blend of accessibility and premium amenities for corporates, business travellers, and tourists. Strategically located near Delhi Airport, it takes the airport experience to an entirely new level. This vibrant hub blends business, leisure, and luxury featuring elite office spaces, world class dining, and top-tier hospitality in its fold. Our vision extends beyond mere functionality; we endeavour to curate a comprehensive experience which is an amalgamation of cultural immersion, leisurely pursuits and tranquil green spaces, catering to one's diverse interests with an array of amenities and attractions.

Spanning 25 million ft², Aerocity is set to become India's first truly Global Business District, boasting a stellar lineup of international retail brands, exceptional dining experiences, entertainment options, best-in-class hotels and state-of-the-art commercial offices. Home to numerous leading corporations, it is poised to become a global business hub with state-of-the-art work spaces and a comprehensive infrastructure. Aerocity offers the dual advantage of unparalleled connectivity to the country's largest airport along with seamless road and metro access.

Sustainability lies at the core of our development. Green spaces are seamlessly integrated, enhancing the well-being of all who visit or reside here. Our commitment to environmental stewardship ensures that Aerocity not only thrives but also contributes positively to its surroundings.

I invite you to explore GMR Aerocity—a visionary nexus where commerce meets culture, and where every moment promises inspiration and opportunity.

Warm Regards,

Kiran Kumar Grandhi
Corporate Chairman

India's Growth: 2,500 Years of Heritage,
Inspiring 1.5 Billion Dreams. Thriving Tech Hubs,
Emerging Global Business Districts –
The Ideal Launchpad for Business Success.





From Cultural Canvas to Corporate Core—India’s Evolution

India’s dynamic economy, the fastest-growing globally, stands at the confluence of tradition and innovation, driving significant economic activity – contributing around 15% of the world’s growth in 2023. This sustained activity, fuelled by strategic reforms, a talented young population, and evolving trade regulations, positions India as a global epicentre of trade and innovation. New Delhi, at the heart of this growth, has transformed from a historic capital to a modern hub for business and culture, reflecting India’s capacity to merge heritage with cutting-edge development. This stable political environment, coupled with cost-effective infrastructure positions New Delhi as a prime destination for global business, inviting international collaboration and innovation.

15%
Global Growth

One of the fastest-growing economies, India advances as a corporate epicentre.¹

3rd
GDP Rank by 2027

India is projected to rise from its current 5th position, showcasing significant economic growth.²

\$447.46 Billion
Export Leadership

India’s merchandise exports reached a record \$477.46 billion in 2023, showcasing its growing strength in global trade.³

Representative image

1: www.imf.org | 2: www.indiatoday.in | 3: www.pib.gov.in

NEW DELHI

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New Delhi: The Gateway to Global Dialogue, Discovery and Opportunity

New Delhi, the global gateway to India, has served as a pivotal nexus for diplomacy, trade, and commerce for centuries. Even today, it remains the first impression for many visitors, from foreign dignitaries to business travellers. The city's vibrant culture and burgeoning economy continue to epitomise its global engagement. Beyond its role in international relations, it's a premier tourist destination, as the gateway to India's storied history and breathtaking natural landscapes. With ambitious plans to elevate its tourism sector into a \$1 trillion industry by 2047, New Delhi is poised for remarkable expansion.

As the seat of key government offices, including the New Parliament House and the Bharat Mandapam Convention Centre, New Delhi hosts significant national and international events, attracting continuous high-profile footfall. These landmarks, along with the residences of top officials like the President and Prime Minister, further establish the city as the heart of Indian governance and culture.

India's economic ascent finds its pulse in New Delhi, boasting a GDP that ranks among the world's fastest-growing economies. Events like the 2010 Commonwealth Games and the G20 Summit showcased its capability to command international attention, solidifying its position as both the nation's beating heart and its dynamic future.



Representative image

Epicentre of Transformation

Delhi's transformation transcends its ancient heritage, emerging as a modern urban icon at the forefront of progress on the Indian subcontinent.



Delhi's story is one of profound metamorphosis, evolving from the capital of ancient empires to a premier modern global metropolis. With a rich history spanning millennia, the city has seamlessly transitioned into a hub of innovation and urban progress.

As Delhi drives forward, it embraces the future while preserving its illustrious past. The result is a unique urban environment where contemporary vision blends effortlessly with timeless heritage. Global sophistication thrives alongside local culture, establishing unprecedented benchmarks for city planning that are seamlessly integrated into every facet of life.



Representative images

Delhi: A Global Economic Hub
& Vibrant Metropolis

New Delhi charts a dynamic economic course, from remarkable investment growth and a positive outlook by the International Monetary Fund to significant advancements in digital infrastructure and a thriving real estate market, marking its rise as a global economic leader.



9.17%

2nd

+1

5000+

150

33

Economic Growth

2024’s outlook signals a robust increase in economic growth, with Delhi’s economy projected to grow at 9.17% in FY24 compared to the previous year, fueling economic momentum.⁴

GDP Ranking

The city holds the second-highest GDP in the country, with per capita income around 2.5 times the national average.⁵

Over 1 Gigawatt

By 2024, India’s data center capacity will surpass 1 gigawatt, with Delhi NCR emerging as a key hub, driven by advancements in digital and 5G technologies.⁶

Start-ups Surge

The nation has become the leading hub for start-up capital, surpassing Bengaluru.⁷

Flight Network

Delhi ranked as the world’s 9th busiest airport, connects to 150 destinations and is served by 67 airlines.⁸

Million

The projected population of Delhi by 2024 underscores its dual status as a thriving economic and cultural hub.⁹

4: www.newindianexpress.com | 5: www.statista.com | 6: www.moneycontrol.com
| 7: www.business-standard.com | 8: www.hindustantimes.com | 9: www.worldpopulationreview.com

Delhi's Cities Development

In the long history of cities in Delhi, Aerocity is the 9th and the loftiest in its aspirations. Delhi served as the political and financial centre of several empires of medieval India and the Sultanates like the Mughal Empire. Today, it continues to evolve with developments such as Yashobhumi, the New Parliament, and a large metro network.

- 1

1060
Lal Kot

Anangpal Tomar II builds a fortress and declares it the capital.
- 2

1180
Qila Rai Pithora

Prithviraj Chauhan expands fortified area.
- 3

1297
Siri

Ala-ud-Din Khilji builds the first Muslim city as a defence against attacks by the Mongols.
- 4

1321
Tughlaqabad

Ghiyath al-Din Tughluq builds a new capital.
- 5

1326
Jahanpanah

Refuge of the world Muhammad Bin Tughlaq extends the city farther northeast and built fortifications around it.
- 6

1540
Sher Shah

Dinpanah Purana Qila Sher Shah Suri continues building or rebuild Humayuns Dinpanah.

Popularly believed to be the site of the ancient city of Indraprastha.
- 7

1638
Shahjahanabad
Purani Dilli

Shah Jahan's grand walled city was built further north along the river.
- 8

1911
New Delhi

George Vs British Raj built India's new capital city on the axis from Raisina Hill and Dinpanah.
- 9

GMR
Aerocity

Begins construction of India's first sustainable TOD city with 30 million ft² of mixed commercial development with a working population of 5000,000.



AEROCITY

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Redefining the Future of Business

India’s finest Global Business District: Aerocity rises as a global icon, seamlessly blending business, leisure, and sustainability.

Aerocity, a meticulously planned 230-acre urban development, redefines the modern business district. This first-of-its-kind project in India seamlessly integrates state-of-the-art business centres, world-class amenities, and vibrant green spaces. Strategically positioned near Delhi Airport, Aerocity offers unparalleled global connectivity and fosters a thriving ecosystem for businesses and residents alike. Experience a dynamic work environment committed to environmental responsibility.



Artistic Impression

Core Guiding Principles

Globally connected, community-focused, and sustainability-driven: foundations for a transformative urban experience.

01

Location

Strategically located at the gateway to New Delhi, Aerocity combines global accessibility with an unrivalled position, welcoming the world to India's doorstep.

02

Multimodal Connectivity

Aerocity brings together air, ground and metropolitan transportation to offer fast global and local connections.

03

Public Realm

Aerocity's public spaces artfully merge nature, culture, and thoughtful urban design, creating a dynamic environment that fosters engaging community events and interactions.

04

Dynamic Mixed-Use Community

Aerocity combines hospitality with retail and F&B, commercial, and leisure spaces into a vibrant, world-class community deeply rooted in local culture.

05

Holistic Lifestyle Experiences

Aerocity complements daily life with a wide range of gastronomic, commercial and cultural offerings, which contribute to creating unique daily experiences.

06

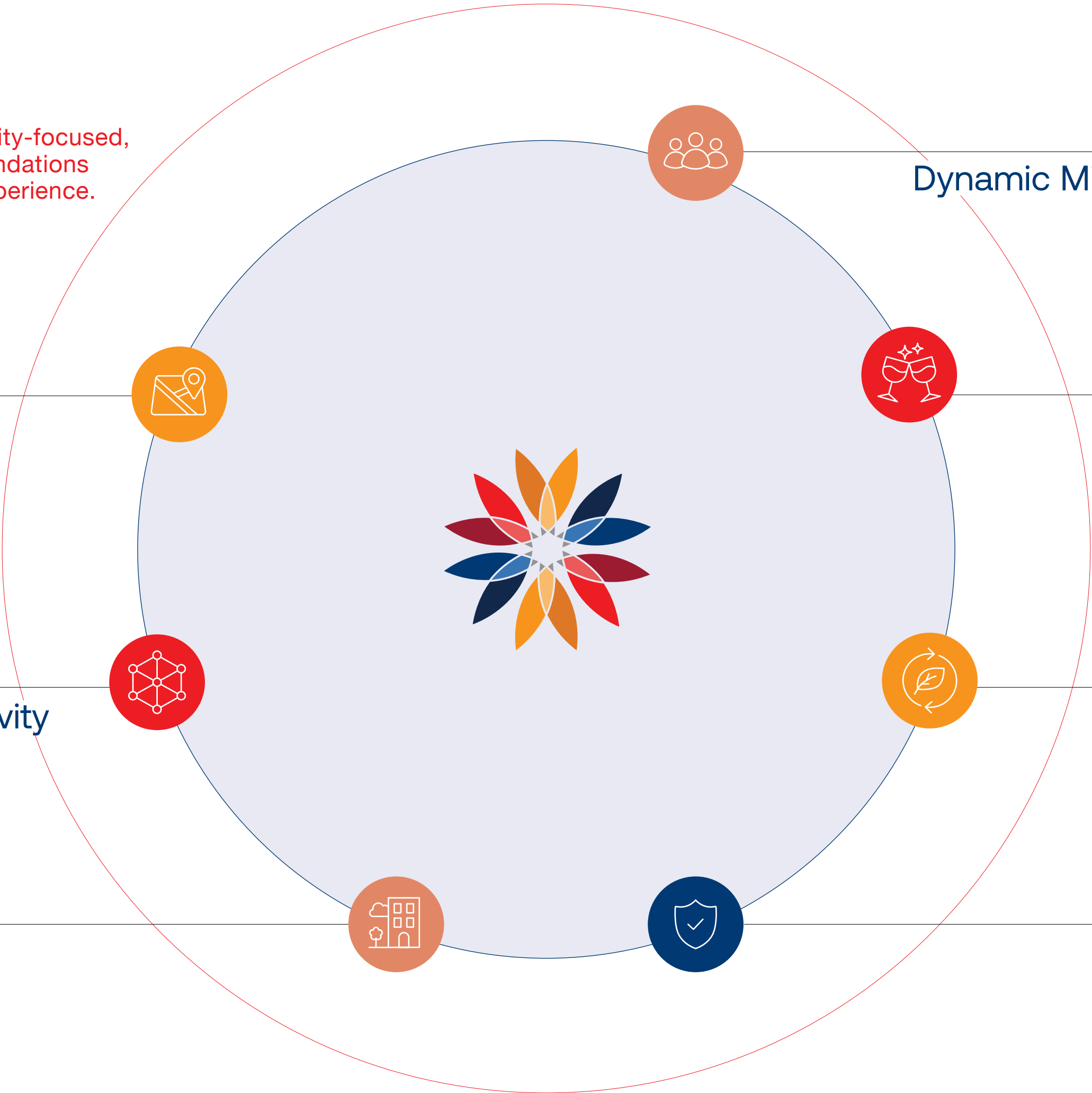
ESG Principles

Committed to sustainability, this development integrates green practices and community well-being into its core strategy.

07

Safety & Security

Aerocity ensures a secure environment with advanced, integrated security systems protecting every facet of urban life.



Masterplan

In Aerocity, the Hospitality, Gateway, and Downtown Districts intersect to forge a vibrant business ecosystem of world-class offices, business centres, premium retail, luxurious stays, top-tier amenities and social infrastructure. The Hospitality District caters to discerning global business travellers, the Gateway District is poised to become a bustling business centre, and the Downtown District anchors a comprehensive business environment in the capital's heart.



HOSPITALITY DISTRICT

- 1 Worldmark 1
- 2 Worldmark 2
- 3 Worldmark 3
- 4 Holiday Inn
- 5 Ibis
- 6 Aloft
- 7 Pride Plaza
- 8 Novotel
- 9 Pullman
- 10 Andaz by Hyatt
- 11 JW Marriott
- 12 Lemon Tree
- 13 Redfox
- 14 Roseate
- 15 JW Marquis
- 16 St. Regis
- 17 Aerocity Metro Station

GATEWAY DISTRICT

- A Worldmark 4
- B Worldmark 5
- C Worldmark 6
- D Worldmark 7
- E Worldmall
- F Transit Center

DOWNTOWN DISTRICT 1

The Epicentre of Global Connections

A multi-layered connectivity hub, Aerocity seamlessly integrates with Indira Gandhi International Airport, offering over 250 daily international flights for effortless travel across the globe, within India, and throughout Delhi.



Connectivity at the Core

Aerocity redefines connectivity, merging local charm with robust global networks and a strategic integration with Indira Gandhi International Airport. Drawing a steady stream of global and local business travellers, Aerocity empowers commerce and facilitates movement.



Effortless Accessibility

Situated within six hours' reach of major international hubs, Aerocity guarantees effortless travel to and from major global business districts. Enhanced by existing metro connectivity, forthcoming Regional Rapid Transit Connections, and a robust network of highways and national roads, Aerocity links not only to the heart of Delhi NCR but also extends its reach worldwide.



Integrated Mobility Infrastructure

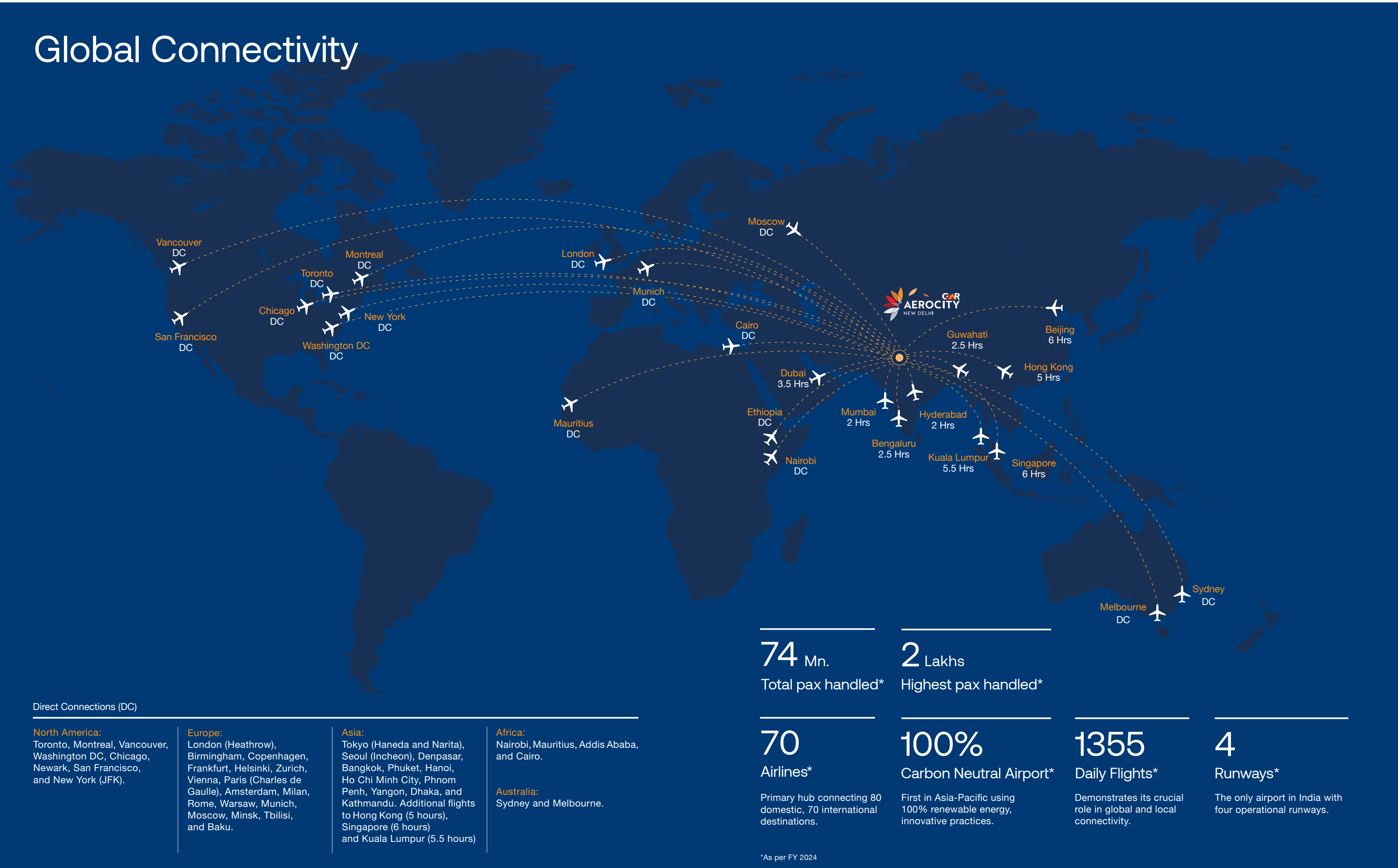
Aerocity's robust transport ecosystem includes shuttle services and the APM, which connects key districts while linking to the Airport Terminals. The Transit Center seamlessly connects the metro, RRTS, and APM, providing the necessary foundations for business and leisure, perfecting the art of accessible urban living.

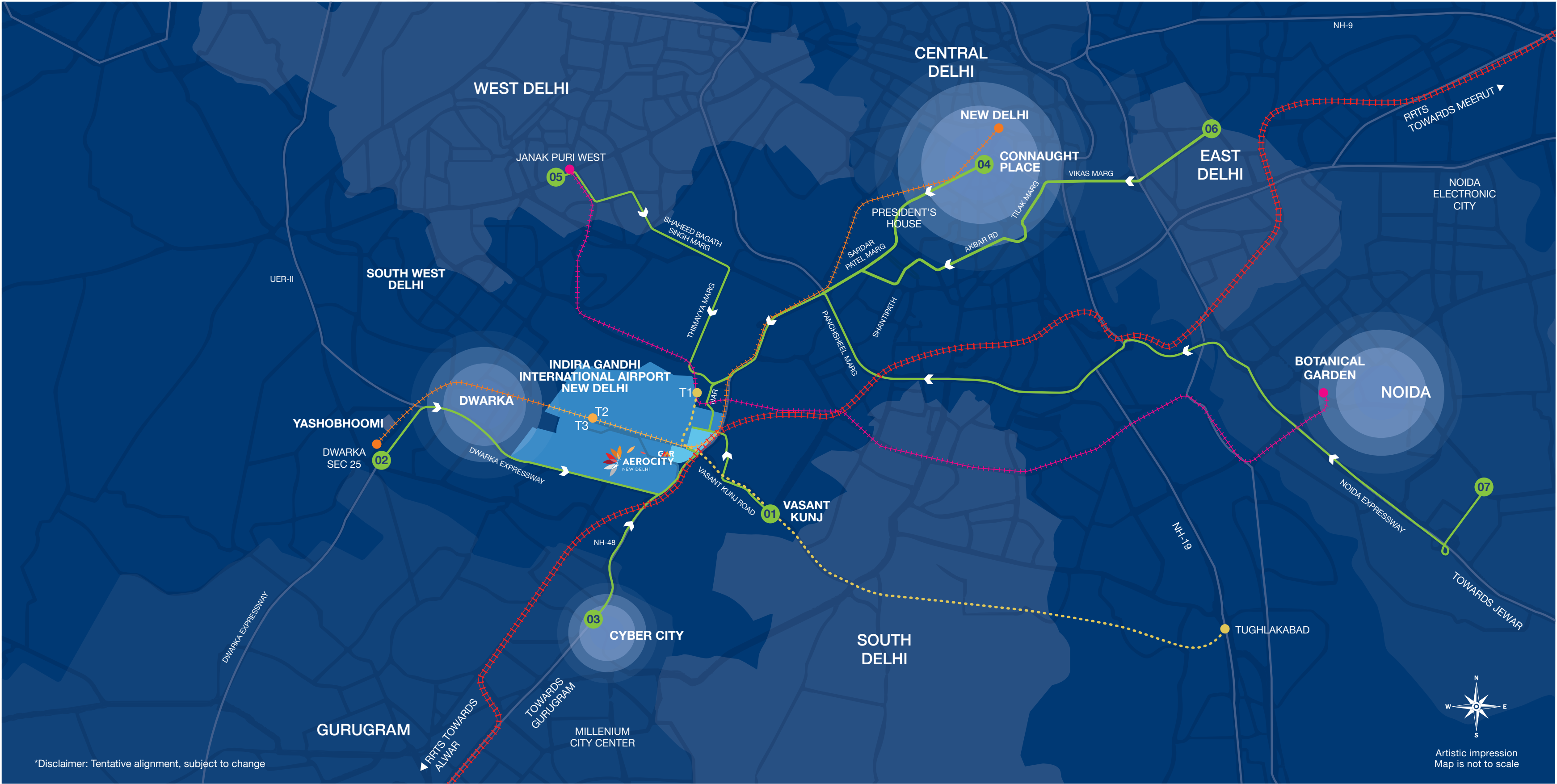
Actual Image



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Global Connectivity





Estimated travel time from key locations to Aerocity

Road Connectivity	Metro Connectivity
01 15 Min. from Vasant Kunj	13 Min. from Dwarka Sec 21
02 25 Min. from Dwarka Sec 25	18 Min. from New Delhi metro
03 25 Min. from Cybercity	52 Min. from Janakpuri West
04 35 Min. from Connaught Place	73 Min. from Botanical Garden
05 35 Min. from Janakapuri West	
06 49 Min. from Preet Vihar	
07 65 Min. from Noida	

*Travel time mentioned are approximate

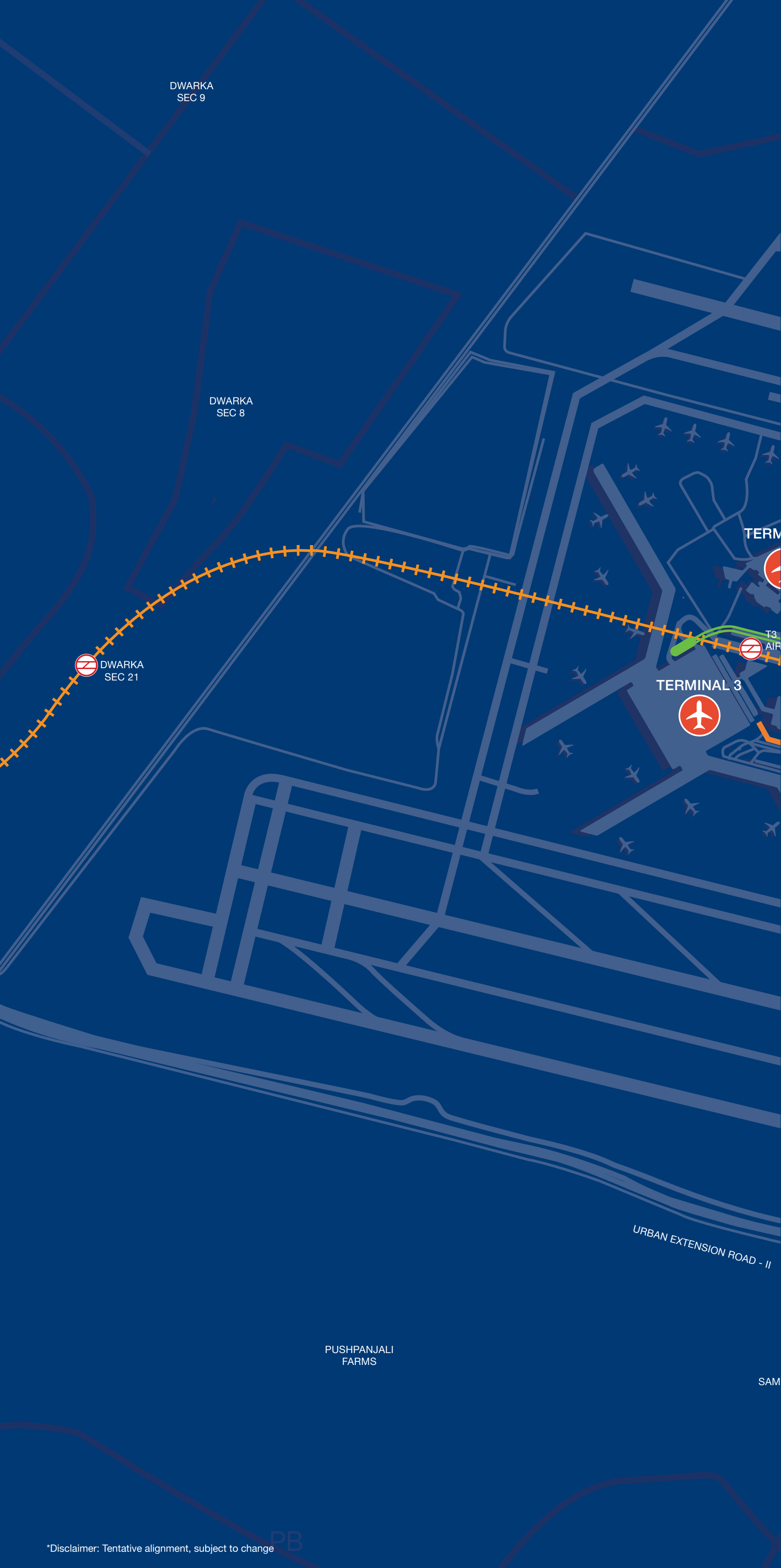
- IGI Airport
- GMR Aerocity
- Key Hubs

Regional rapid Transit system (RRTS)

- Meerut to Alwar

Delhi Metro

- Golden Line (upcoming)* – Tughlakabad to Terminal 1 IGI Airport
- Magenta Line – Botanical Garden to Terminal 1 IGI Airport to Janakpuri West
- Airport Express Line – New Delhi to Delhi Aerocity to Terminal 3 IGI Airport to Yashobhoomi



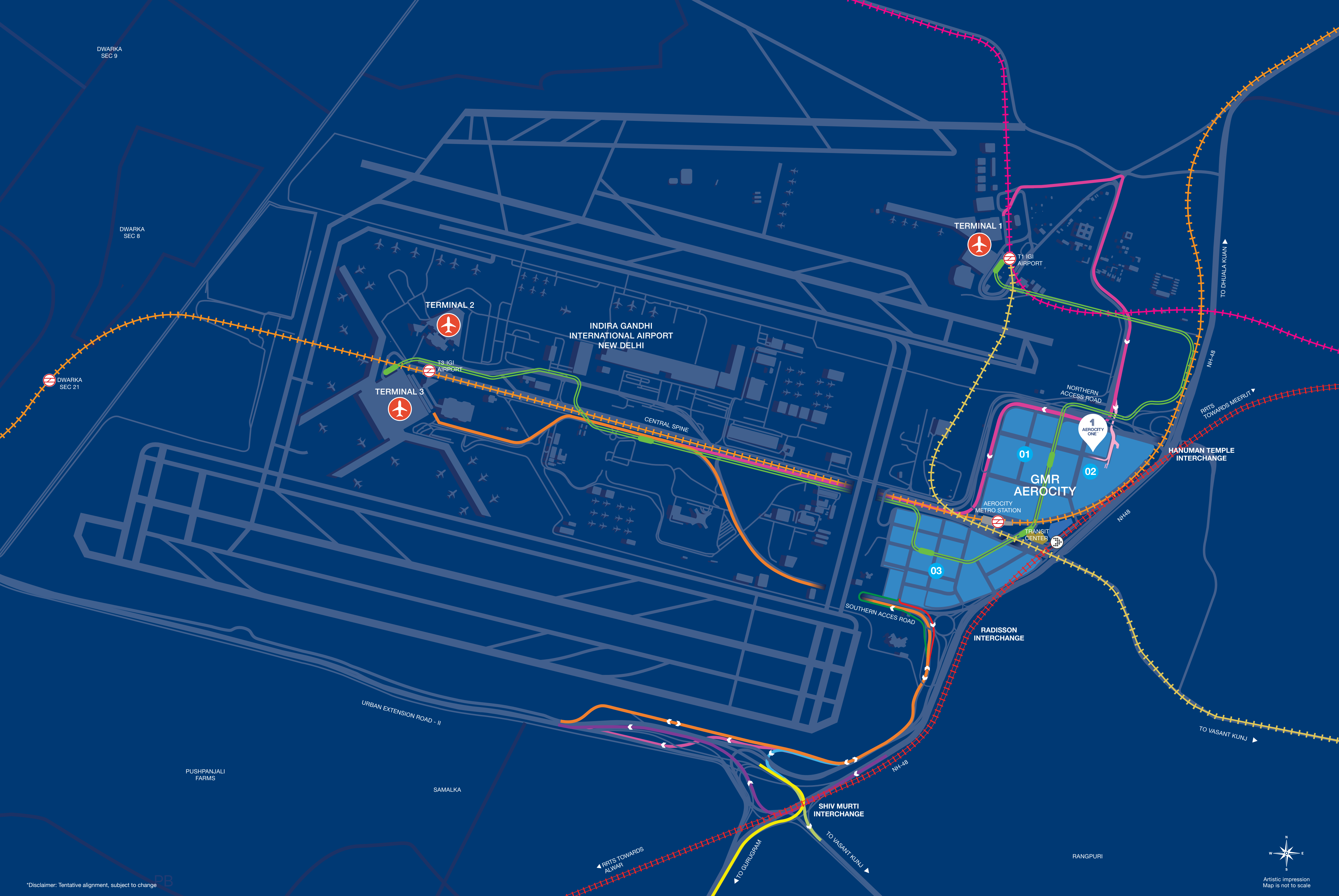
Aerocity boasts exceptional connectivity through a network of major expressways, linking it to Delhi and the NCR. Its proximity to Indira Gandhi International Airport offers an added advantage.

The area is also well-served by metro networks, enhancing access to key parts of Delhi. Strategically positioned at the convergence of critical transit routes, Aerocity’s reach will further expand with the upcoming Regional Rapid Transit System (RRTS), connecting it to key cities beyond Delhi.

The Epicentre Connections

Express Connectivity

	ROAD BASED	METRO & RRTS BASED
EXISTING	<ul style="list-style-type: none">- Delhi – Jaipur Expressway (NH-48) connects to Gurgaon- Northern Access Road connects to Central and West Delhi- Southern Access Road (Partially)- Dwarka Expressway- Urban Extension Road (UER) – II (Partially) connects North Delhi - Dwarka - IGI Airport	<ul style="list-style-type: none">- Airport Express Line – New Delhi to Yashobhoomi Dwarka Sector - 25, linking IGI Airport.- Magenta Line (T1) – Botanical Garden to Janakpuri West (West Delhi)
UNDER DEVELOPMENT	<ul style="list-style-type: none">- Urban Extension Road (UER) – II connects North Delhi - Dwarka - IGI Airport- Southern Access Road connects Dwarka to IGI Airport	<ul style="list-style-type: none">- Golden Line (Phase 4) Tughlakabad to Terminal 1 IGI Airport

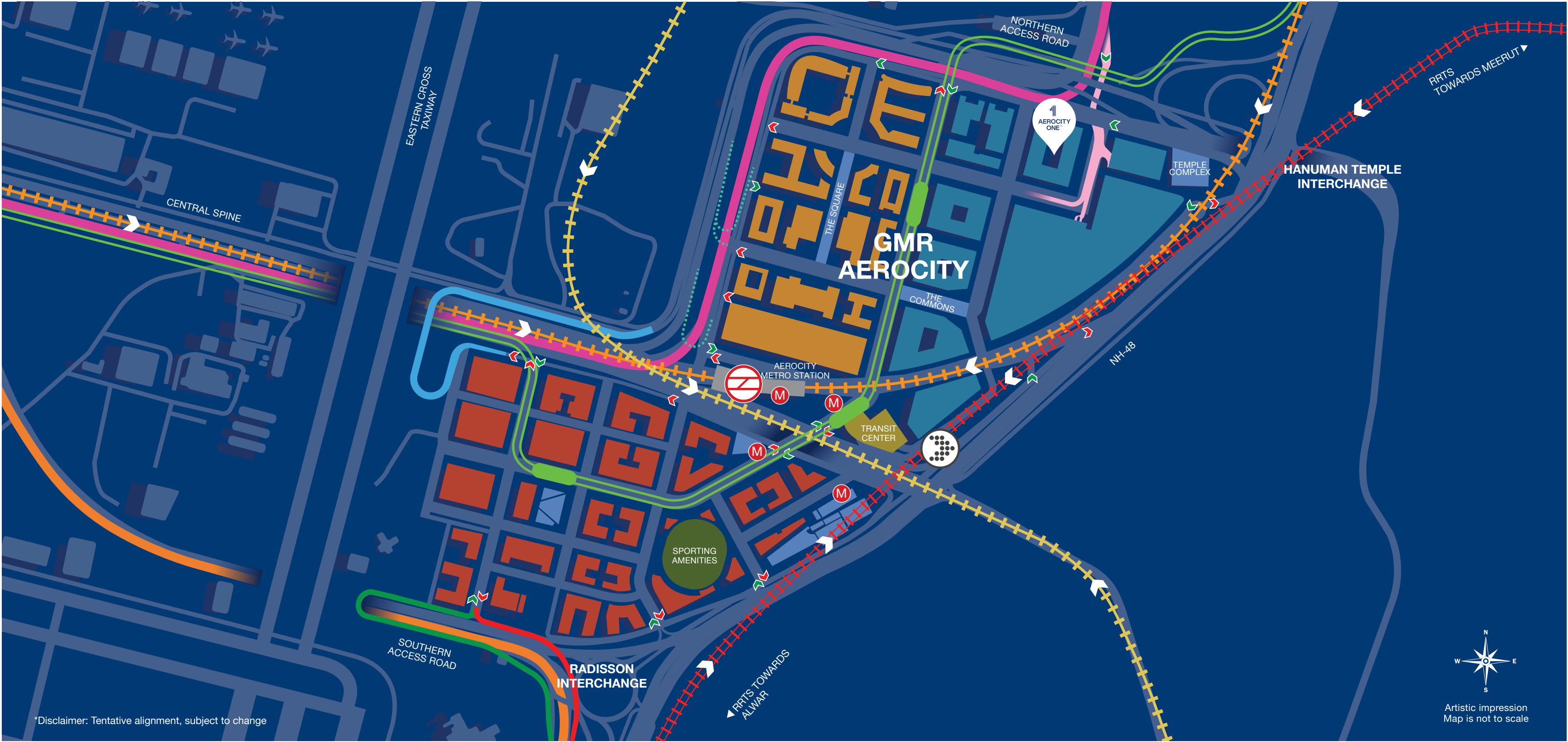


The Epicentre Connections

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Interchange at Shiv Murti Jn.	- Dwarka to Gurugram - IGIA (NH-48) to Dwarka - Dwarka to IGIA - IGIA to Gurugram - IGIA to Dwarka - IGIA to Vasant Kunj	Interchange at Radisson Jn.	- Dwarka to IGIA - Dwarka to Aerocity - Exit from Downtown District (Future proposal)*
NAR Connection	- Northern Access Road (NAR) Connecting Terminal 1 to Terminal 3 - Flyover Connection from Aerocity Towards Terminal 3	Automated People Mover (APM)	- APM Line – T1 to T3 of IGI Airport - APM Stations

Regional Rapid Transit System (RRTS)	- Meerut to Alwar	Delhi Metro	- Golden Line (upcoming)* – Tuglakabad to Saket to Delhi Aerocity - Magenta Line – Botanical Garden to Terminal 1 IGI Airport to Janakpuri West - Airport Express Line – New Delhi to Delhi Aerocity to Terminal 3 IGI Airport to Dwarka 21 to Yashobhoomi Dwarka 25
GMR Aerocity Districts	01 - Hospitality District 02 - Gateway District 03 - Downtown District	Transit Center & Metro Station	- Aerocity Metro Station - Transit Center



NAR Connection

- Northern Access Road (NAR) Connecting Terminal 1 to Terminal 3
- Flyover Connection from Aerocity Towards Terminal 3
- U-Turn from Downtown District to NAR (Upcoming)*
- U-Turns from Hospitality District to NAR

Aerocity Ingress & Egress

Delhi Metro

- Golden Line (Upcoming)*
- Airport Express Line (Operational)

Automated People Mover (APM)

- APM Line
- APM Stations

Regional Rapid Transit System (RRTS)

Interchange at Radisson Jn.

- Dwarka to IGIA
- Dwarka to Aerocity
- Exit from Downtown District (Future proposal)*

GMR Aerocity Districts

- Hospitality District
- Gateway District
- Downtown District

Transit Center & Metro Station

- Aerocity Metro Station
- Transit Center
- Metro Entry and Exit

Aerocity offers unparalleled connectivity to global and local networks, integrating advanced transportation solutions that improve fluidity and elevate its urban caliber.



An integrated ecosystem crafting a seamless urban flow, merging round-the-clock shuttle services, metro access, and walkable designs to redefine metropolitan connectivity and lifestyle.

A Multi-Layered
Mobility Ecosystem



Seamless Intra-District Connectivity

Effortless Movement Within Aerocity

A 24/7 shuttle network, Metro Feeder Buses, and walkable pathways ensure smooth and convenient travel within the district.



Transit Center

We Connect You to the World

The Transit Center serves as a vital hub, seamlessly connecting RRTS, Airport Express, Delhi Metro, and APM. With a multi-level car park accommodating 500 vehicles, it features a vibrant marketplace, a visitor centre and amenities such as a medical centre. Engaging exhibit installations, retail and F&B options further enrich the experience of the commuters and visitors using the Transit Center.



Advanced Mobility Solutions

Future-Proofed Connectivity

An Automated People Mover loop, proposed Shuttle System offer future-focused options for seamless last-mile connections.



Multimodal Connectivity

Design Guidelines

Aerocity’s development is driven by robust urban design guidelines ensuring it evolves as a seamlessly connected, smart commercial district. These guidelines prioritise vibrant public spaces, robust infrastructure, and seamless connectivity within various parts of Aerocity.

The SmartCity Concept

Aerocity transforms urban living with a pioneering blend of sustainability, smart technology, and architectural ingenuity. Beyond its role as a global business hub, Aerocity is a testament to future-ready urban planning, where efficiency, environmental sustainability, and community well-being are interwoven seamlessly. This development not only addresses today’s urban challenges but sets a precedent for tomorrow’s cities.

The Right Steps Today, Greener Footprints Tomorrow



- 1

Reduced fossil fuel dependency
- 2

Green roof
- 3

Maintaining native landscape
- 4

Maximizing rain water harvesting
- 5

Water conservation
- 6

Carbon sequestration
- 7

Sustainable waste management
- 8

Reduced carbon footprints
- 9

Aquifer replenishment



Green Innovation

Integrating lush greenery with innovative environmental solutions for urban sustainability.



Technological Advancements

Empowered by advanced ICT systems to enhance connectivity and city-wide efficiency.



Efficiency and Optimisation

Buildings designed with efficient operational areas create functional and optimised spaces that benefit from plenty of natural daylight.



Water Management

A dual water system showcases a commitment to sustainable water use and management.



Mobility and Accessibility

Seamless connectivity underscores smart mobility solutions.



Cultural and Community Focus

Fostering a vibrant cultural scene, becoming a hub for art, cuisine, and community events.



Energy Excellence

Boasting zero power outages, exemplifying energy reliability and efficiency.



Sustainable Design

Embracing LEED standards for architectural harmony with the ecosystem.



Lifecycle and Sustainability

Guided by in-house energy analysis to minimise life cycle costs.



Adaptive Climate Solutions

Balancing walkability with energy-efficient buildings for Delhi’s climate.



Global and Local Connectivity

Serves as a focal point for both global business and local exploration.



Future Vision

Forward-looking expansion plans promise to redefine urban excellence and global connectivity.



A Hospitality District with Global Appeal

Status	Functional district.
Area Coverage	Spans across 62+ acres.
Total Space	Offers 6+ million ft² of development.
Office and Retail Space	Includes approximately 2 million ft² of office and retail space, catering to a mix of business and leisure needs.
Room Inventory	3,785 keys operational and 1,278 upcoming.
Hospitality Operators	Hosts 11 diverse hospitality players of global repute, ensuring supremely premium service and hospitality.
Amenities	An extensive conferencing facility is under development to support business events and conferences, enhancing its role as a premier MICE venue.

The Nexus of Commerce and Comfort

Aerocity’s Hospitality District is envisioned to redefine urban luxury, integrating premier accommodations with vibrant retail and sophisticated office spaces. Tailored for global travellers and businesses, it is designed to host world-class forums and high-profile conferences, enhancing Aerocity’s profile as a leading global business hub and enriching the visitor experience with a fusion of functionality and style.

Strategically situated just 10 minutes from Delhi Airport, it offers unparalleled convenience for MICE events, boasting world-class hotels and a diverse range of dining options crafted by renowned chefs.



Actual Image





Actual Image

Gateway District Unveiled

Status	Under development.
Area Coverage	Spans across 70 acres.
Commercial Development	Approximately 4.6 million ft ² of premium corporate space.
Retail Expansion	Boasts 2.8 million ft ² of destination retail, arguably the largest in the country.
Diverse Offerings	Features a rich mix of global retail brands, top-tier dining, office spaces, and leisure options.
Innovative Living Solutions	Introduces state-of-the-art long-stay accommodations tailored for modern urban lifestyles.

Crafting the Future of Work and Play

The Gateway District exemplifies a dynamic fusion of premium offices, destination retail, and serviced apartments, creating a vibrant hub for business and leisure. Having the potential to house offices for more than a hundred of the world’s largest corporations, it stands as a critical centre for global and local business activities. Complementing its commercial appeal, the district boasts over 100 top-tier food and beverage establishments, offering a rich array of culinary delights that cater to diverse palates. This blend of corporate presence, retail diversity, and culinary excellence makes the Gateway District a leading example of urban functionality and lifestyle sophistication, drawing professionals and visitors alike to experience its unique offerings.



Artistic impression



Artistic impression

Downtown District Dynamics

Status	Upcoming development
Strategic Location	Span across approximately 90 acres.
Business Hub	Prominent upcoming part of global business district tailored for top tiers corporates and conglomerates
Comprehensive Ecosystem	Features premium office spaces, world-class amenities, and robust social infrastructure.
Diverse Facilities	Includes Sporting Amenities, Performing Arts Center, and facilities dedicated to Medical & Healthcare.
Sustainable Development	Emphasises low-impact development practices to maintain ecological balance.

The Future of Work and Community

Aerocity Downtown spans 90 acres at the very core of Delhi, establishing itself as the city’s definitive business hub. As the third and final precinct in Aerocity’s master plan, it is poised to become the cornerstone for corporate Delhi upon the completion of The Gateway District. This precinct is designed to foster corporate growth and productivity by offering premium office spaces and world-class amenities within a vibrant social infrastructure.

In Aerocity Downtown, businesses will thrive in an environment that marries professional needs with leisure and lifestyle amenities. The area is planned to stimulate both commerce and community, featuring beautifully landscaped spaces, accessible retail at ground level, and intelligently designed parking solutions. Work-life balance is reimagined, blending business with leisure to create a community that’s as productive as it is pleasurable.



Artistic Impression



Artistic Impression

Public Realm: The Complete Street

Aerocity’s public realm offers an engaging environment where thoughtfully designed spaces ensure easy movement. Cycling tracks, accessible features, and vibrant art installations come together to create a lively atmosphere. Convenient amenities and interactive elements invite exploration, fostering a vibrant and connected community.



Cycling Track &
Wide Sidewalks



Pedestrian Cross Walks



Shuttle Points



Universal Accessibility



Public Art Installations



The Transit Center









Representative image



Representative image

Public Realm: The Complete Lifestyle

Immerse yourself in a vibrant lifestyle where activity and community thrive. Engage with dynamic social spaces, cultural events, and recreational facilities that foster active participation and interaction. Experience a setting designed to keep energy levels high and connections strong, enhancing every aspect of daily life.

-  Utsav
-  The Square
-  The Commons
-  Performing Arts Center
-  Sporting Amenities
-  Expansive Series of Open Green Spaces

Redefining Urban Integration

Aerocity sets a new paradigm in urban living with its cross-sectional vision, seamlessly weaving work-life balance, walkability, and vibrant street life into its fabric. This holistic ecosystem merges premium workspaces with rich cultural and leisure amenities, fostering a community where productivity and wellness coexist. Designed to integrate work, retail, amenities, culture, and well-being, Aerocity exemplifies an integrated approach to urban development, that prioritises connectivity, culture, and sustainability, making it a benchmark for future urban landscapes.



Artistic impression



A lifestyle of exemplary hospitality, world-class stays, diverse dining, and sustainable design promoting efficient commuting and communication.



A Work-Life Balance

Aerocity’s mixed-use design blends work and leisure, enhancing life quality and employee satisfaction. Workplaces offer immediate access to retail, dining, cultural amenities, and healthcare facilities promoting productivity and well-being through strategic green spaces and wellness-focused design.



Pioneering Walkability

Walkable urban design with optimised blocks for accessibility and proximity. Pedestrian-friendly grid enhances movement through appealing, functional spaces, art, and retail. Fostering lively street life, reducing vehicle use, and promoting community engagement.



Street Life

Aerocity’s 360-meter high street combines retail with dining and exclusive bicycle lanes, creating a vibrant urban corridor. A pedestrian-centric promenade that boasts curated art installations and innovative kiosks, it encourages lively community interactions and sustainable urban mobility.



Actual Image



Utsav Cultural Center

A dedicated space within The Square, Utsav enriches Aerocity's cultural tapestry. It hosts workshops, discussions, and performances, fostering a thriving community spirit.



Actual Images



Public Art Installations

The diversified art installations, enhance the cityscape, celebrate cultural diversity and inspire the creativity of residents and visitors.



Artistic impression

Performance Areas

Hosting an array of events from music extravaganzas to all sorts of experiential engagements, these areas are vibrant hubs for diverse entertainment and cultural engagement.



Convenience Retail

Aerocity elevates retail with diverse shopping options, blending luxury brands and bespoke services across its vibrant avenues for a smooth shopping experience.

Cafés & Restaurants

High street features eclectic cuisines in cafés and food avenues with alfresco seating, creating a chic, cosmopolitan dining experience in the heart of the city.



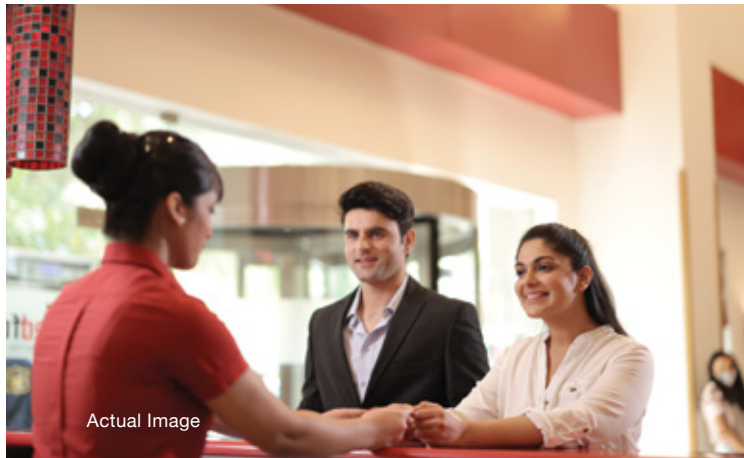
Actual Image

Cultivating Creativity: Aerocity's Artistic Pulse

Aerocity integrates art and culture, enhancing the environment and community. Vibrant installations and 'Art Walks' deepen the pedestrian experience. Designed as a hub for creative expression, hosting diverse cultural activities.



Artistic impression



Actual Image

Hospitality

Located just a 10-minute drive from Delhi Airport, Aerocity epitomises convenience and luxury in travel hospitality. With diverse, world-standard hotels offering stunning airport views and top-tier cuisine, Aerocity excels as a global MICE destination, ideal for both transit passengers and visitors.



Representative image



Actual Image

India's First Entertainment Destination Mall

Arguably India's largest entertainment-based retail destination at 2.8 million ft², offers world-class shopping, dining, and entertainment, featuring luxury retail and an array of gourmet dining options.

Secure by Design: A Blueprint for Safety

Aerocity establishes a global standard for urban safety, embedding state-of-the-art security measures from the design phase to ensure a secure environment. By integrating smart security technologies and preemptive planning, Aerocity balances accessibility with robust safety, making it a model of secure urban living. This strategic approach ensures that safety and security are central to every facet of Aerocity, providing peace of mind for all residents and visitors.

Security within Aerocity is foundational to its experience.

360 Degree Surveillance

A comprehensive network of over 400 CCTV cameras for unwavering 24x7 surveillance.

Central Oversight

Streamlining operations through a centralised control hub for swift, coordinated responses.

Manned Security

Expertly trained security teams vigilantly on duty around the clock.

Advanced Protection

Multi-layered security including AI-enhanced systems like facial recognition, biometric identification, touch-free access system and real-time analytics ensuring enhanced & secure visitor experience.

AI Innovations

Implements AI for predictive analytics and efficient traffic management, significantly improving visitor experience and security at all touchpoint.



Actual Image



Representative images



Innovating Urban Spaces: K+R Design

At the forefront of urban design, K+R Design, situated in Los Angeles and under the leadership of Neil Kritzingner and Srinivas M. Rao, emerges as a laboratory of innovation dedicated to exploring new ideas that redefine human habitats.



Neil Kritzingner
Principal



Srinivas M. Rao
Principal

Grounded in a relentless pursuit of understanding—engaging with emerging technologies and ideas to dissect the anatomy of success and failure in urban projects—K+R distills the essence of what makes environments thrive. Through this reflective process, the team equips itself to craft design solutions that are not only creative and authentic but inherently sustainable. With a keen eye on the future, K+R stands as a beacon of progressive design, where every project is a step towards reimagining the potential of spaces and communities.

Execution Partners

With trusted expertise, Aerocity collaborates with a distinguished network of engineering and design firms, benefiting from a wealth of experience and innovative solutions.



Meinhardt Group

Meinhardt is a leading engineering firm known for innovation and excellence, with over 69 years of experience. Their global team of 6,000 professionals across 61 offices delivers sustainable and commercially successful solutions for complex projects, spanning tall buildings, infrastructure, aviation, and more. Meinhardt blends Eastern and Western expertise, aspiring to be the preferred partner for urban solutions worldwide.



Redmond Schwartz Mark Design

For over 25 years the multi-disciplinary team at RSM Design has created award-winning graphic connections with architecture. Our studios have collaborated with some of the world's most noted architects, developers, and institutions to seamlessly combine branding, wayfinding, art, and graphics into the built environment. The designs span the spectrums of locations, scales, project types, and cultures to create unique experiences through the lens of environmental graphics.



Tata Consulting Engineers Limited (TCE)

Established in 1962, TCE is a premier integrated engineering consultant with over 12,000 projects across 60+ countries. Known for its role in India's major nuclear initiatives, TCE offers end-to-end engineering solutions in power, infrastructure, and resources. TCE's expertise in digital engineering and Industry 4.0 solutions makes it a desirable partner for complex global projects.

Delhi International Airport Limited

Delhi International Airport Limited (DIAL), managed by GMR-led consortium, exemplifies the success of GMR. DIAL, spanning over 5,000 acres, serves over 74 million passengers annually and positions Delhi within a 5-6 hour flight radius of major global cities. As Asia-Pacific's first Carbon Neutral Airport, DIAL prioritizes both connectivity and sustainability. Ongoing expansions like Phase 3A solidify DIAL's position as a crucial gateway, contributing to Aerocity's role as a global hub.

GMR Aero Realty: A Hub for Growth

GMR Aero Realty reimagines urban development with modern precincts that prioritise accessibility, connectivity, and eco-conscious design. By creating dynamic, self-sustaining communities where business, leisure, and culture converge, these developments transform airport vicinities into thriving hubs of economic and cultural vitality, setting new standards in urban planning through innovation, sustainability, and a future-forward approach.



GMR Aero Realty team is a dynamic group of experts dedicated to redefining urban development. They blend innovative design with sustainable practices to create vibrant communities. Every project reflects their dedication to exceed global standards.



Abhishek Jain

Chief Commercial Officer
GMR Aero Realty - Delhi



Shailendra Ajri

Chief Development Officer
GMR Aero Realty



Mihir Misra

Head of Design
GMR Aero Realty



Shweta Malhotra

Head of Design
GMR Aero Realty - Delhi

GMR Group Shapes Global Infrastructure

GMR Group’s expertise extends beyond airports, encompassing a diverse infrastructure portfolio that drives progress across India and beyond. With a commitment to sustainability and innovation, GMR delivers world-class solutions.



Airports

Designing, developing, and operating airports with end-to-end solutions across the value chain.



Energy

Developing reliable and efficient power generation and transmission solutions.



Services

Providing essential services that support infrastructure development and operation.



Transportation

Building smart and sustainable transportation networks for seamless connectivity.



Sports

Promoting sports excellence through world-class infrastructure and facilities.



Urban Infrastructure

Creating integrated urban spaces that foster vibrant communities.



Foundation

Giving back to society through impactful social initiatives.





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