

IOHIA
WORLDSPACE



EXCLUSIVE
VILLA COMMUNITY.



LOHIA



**EXCLUSIVE
VILLA COMMUNITY**

New Moradabad



Live in
**HARMONY
WITH NATURE.**



New

FACE OF

REALTY.



Lohia Global - Building a Legacy of Progress

Lohia Global, founded in 1979, is a diversified business conglomerate with over 45 years of industry experience. With operations spanning exports, energy, automobiles and building materials, the group is driven by a singular purpose: to uplift communities and enhance lives across the globe.

Anchored in timeless values and fueled by innovation, every Lohia Global venture is a brushstroke in a larger canvas of purpose delivering excellence, creating lasting value, and touching lives. With each stride in technology and synergy across sectors, we continue to shape a world of better products, richer experiences, and a brighter tomorrow. Real estate is our next frontier - a new chapter that echoes the legacy we've built and the future we imagine.

Our Group Companies



Designco

Decorating Homes Worldwide.

Taking India's finely crafted wood, glass, and metal products to homes around the world.



Maple Ceramica

Crafted Living.

Moving towards providing world-class finishes to Indian homes with material innovations & technological advancements.



Lohia Energy

Powering a greener tomorrow.

Harnessing the power of the sun to generate energy from barren deserts to any terrain.



Lohia Auto

Connecting people to places.

Developing the next generation of vehicles that provide clean, efficient, reliable, & affordable city & rural transportation.



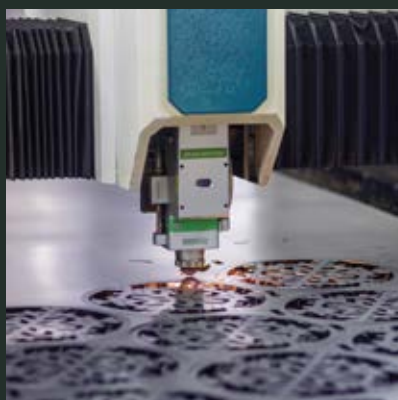
Lohia Workspace

New perspective to the realty.

Developing landscapes that mirror nature to construct global structures where life blossoms and work prospers.

Our Strengths

5 Sectors



10+ Factory Units



100+ Acres of Campus



8+ Offices



7000+ Employees



Legacy
**WE
ADVANCE.**

Welcome to

IOHIA
WORLDSPACE

Driven by a desire to deliver upon the promise

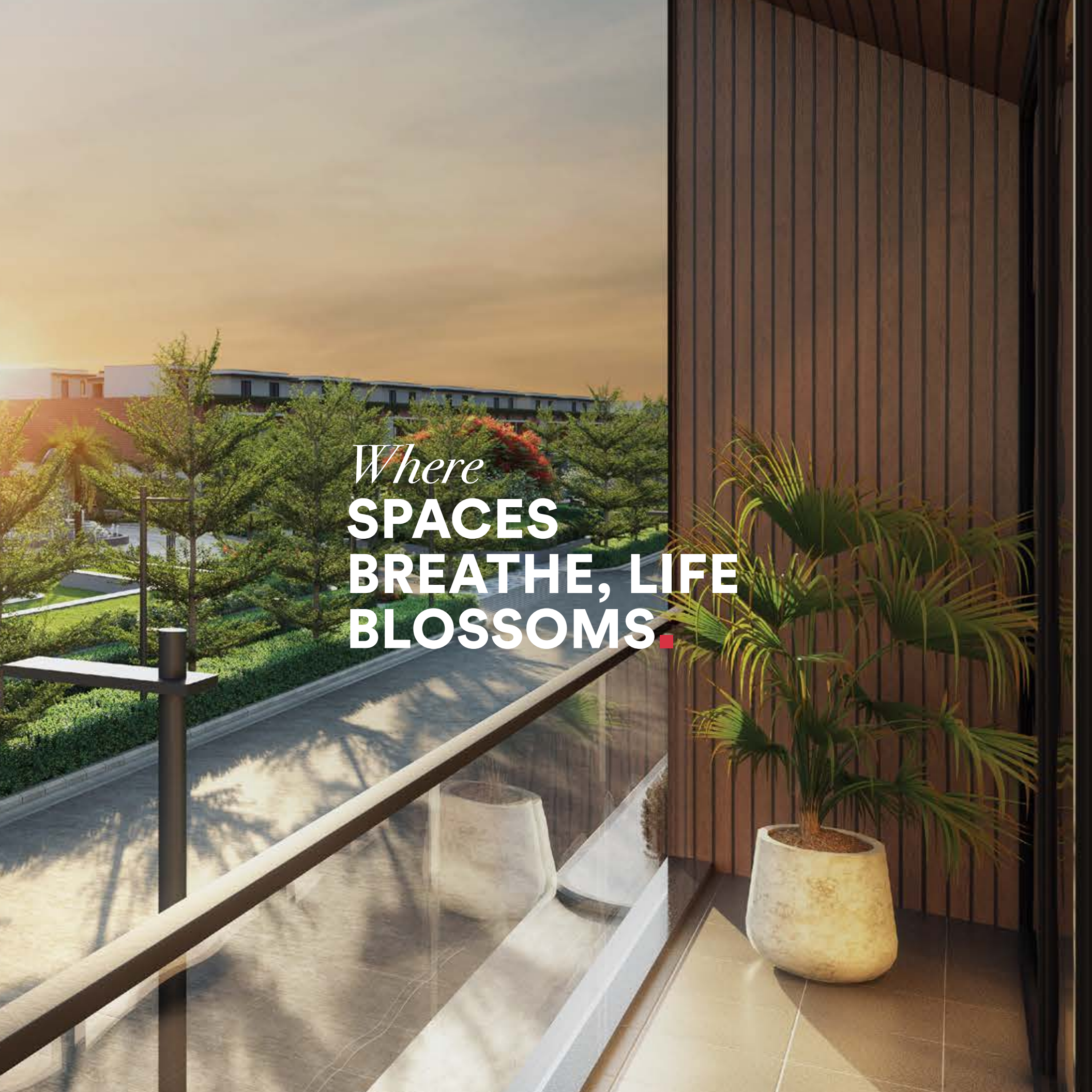
Lohia Worldspace is committed to building spacious, well-planned environments that go beyond just homes offering a lifestyle rooted in comfort, connection, and pride. Our developments are designed to provide ample space for greenery, community interaction, and modern living, creating a balanced experience that blends convenience with a sense of belonging.

We believe that thoughtful architecture can positively shape how people live. By allowing natural light, open spaces, green zones to flourish and enhance everyday life.

Every project we undertake is guided by strong values, rigorous research, innovation, and a long-term vision. With a deep sense of social and environmental responsibility, we strive to deliver developments that are commercially viable, environmentally sustainable, and genuinely livable.

Our goal is to support the development of better homes, better communities, and better cities for today and for generations to come.





Where
**SPACES
BREATHE, LIFE
BLOSSOMS.**

Brass City to Smart City

Born from the legacy of world-renowned brass craftsmanship, Moradabad now shapes a new identity where tradition glows softly beneath the surface of smart infrastructure and urban progress.



Traditional Living to Modern Living

Moradabad is evolving, and so is the way people live. The city is undergoing a quiet shift where age-old ways of life are giving way to thoughtfully designed, modern environments.



Moradabad to New Moradabad

New Moradabad marks the city's bold leap into the future with wider roads, expansive green zones, and forward-looking infrastructure. It is not an extension of the old; it's a cityscape designed for a modern way of life.



Conventional Homes to



Where every home has access to:

- | Play Ground
- | Amphitheatre
- | Temple
- | Club House
- | Green Walkways
- | 24X7 Security







घर हो,
VILLA JAISA.

Your
NEW
ADDRESS.

Lohia One is the first residential venture by Lohia Worldspace in New Moradabad, a township deeply rooted in our legacy and vision. Spread across 10 acres, this exclusive villa community offers lush green spaces and smart architecture, thoughtfully crafted for families who seek comfort, privacy, and aspire to own a villa of their own.

Lohia One brings together modern living and serene surroundings to offer a truly elevated lifestyle in New Moradabad, the city's prime destination and a hub of future growth.

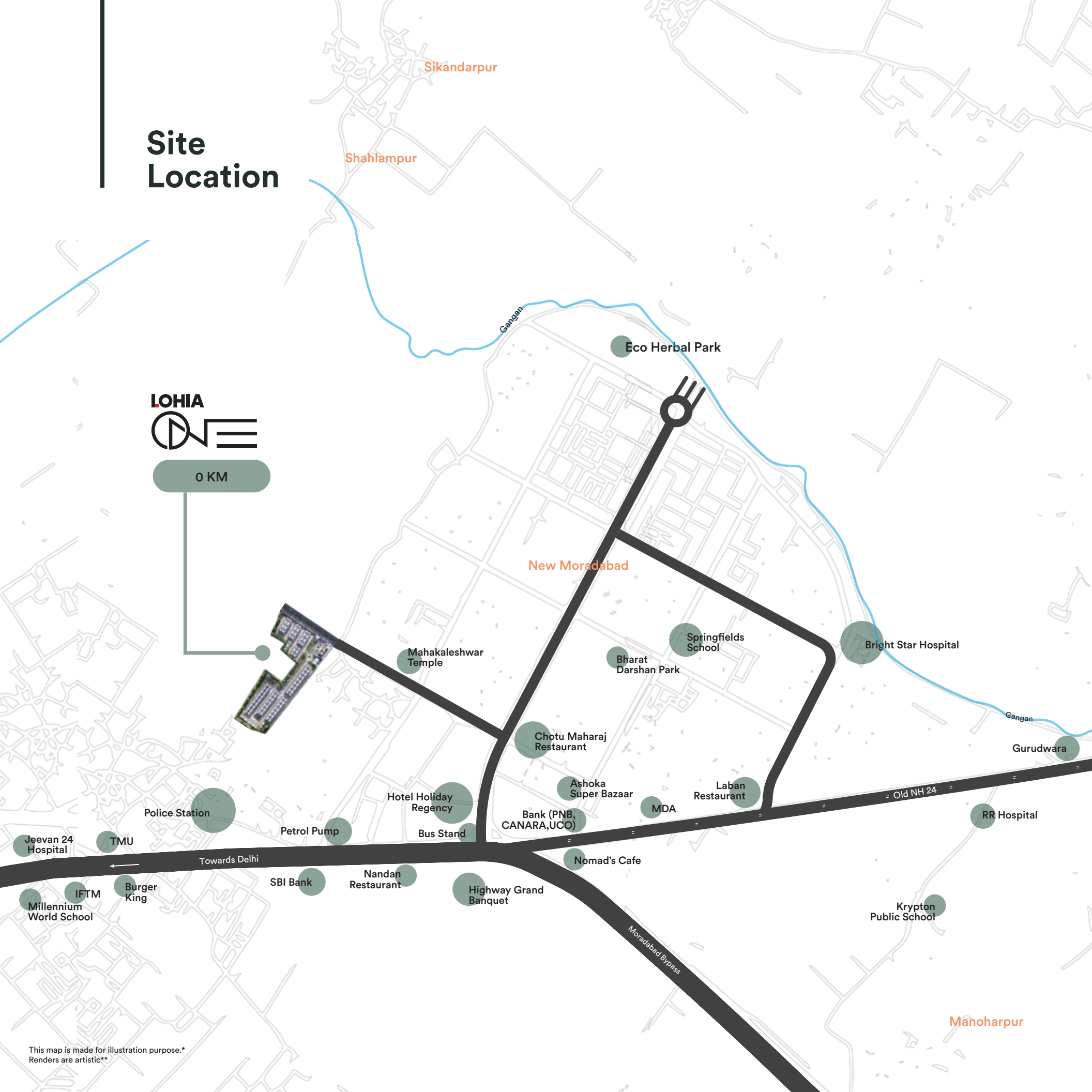


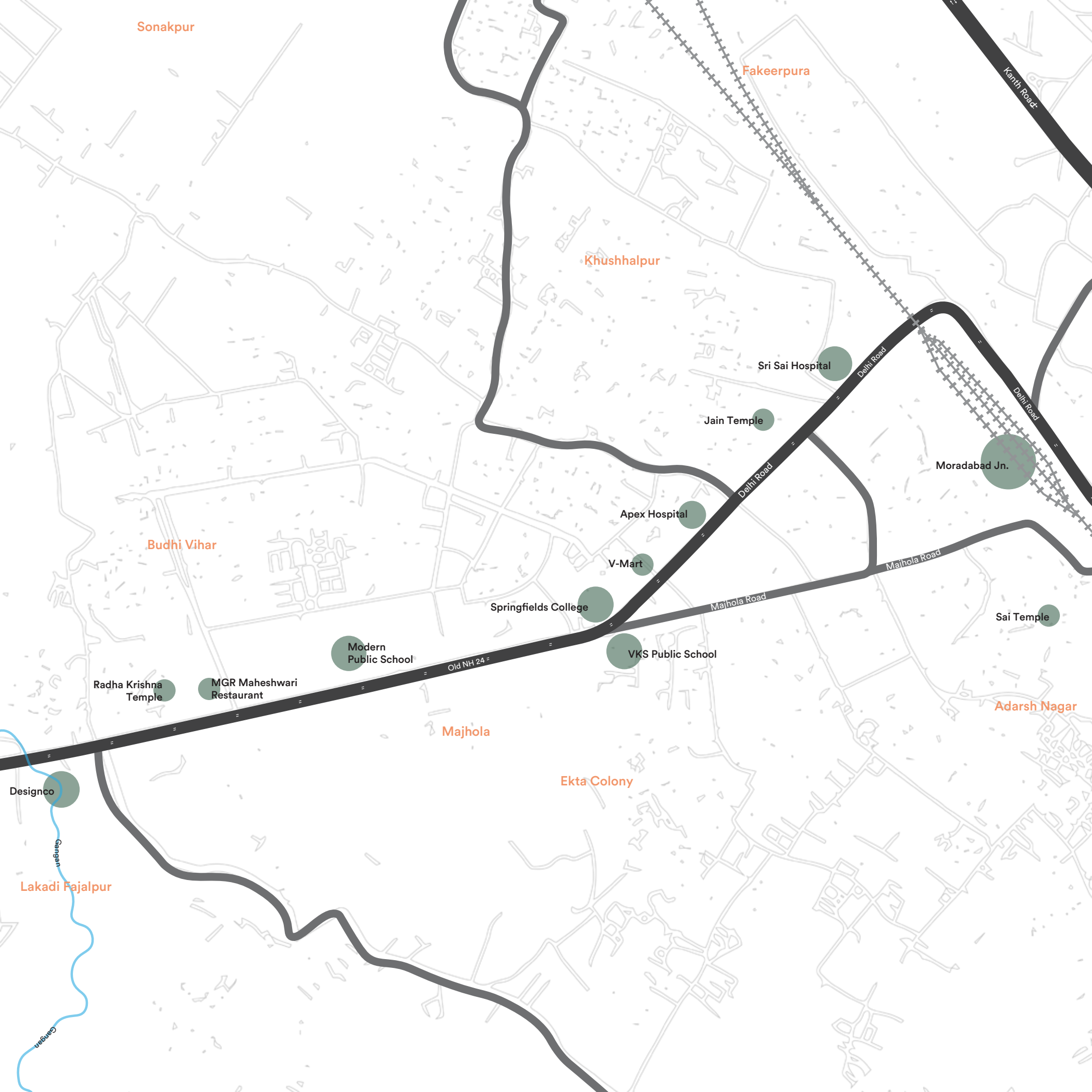
10 Acres



New Moradabad

Site Location





Sonakpur

Fakeerpura

Khushhalpur

Budhi Vihar

Majhola

Ekta Colony

Adarsh Nagar

Lakadi Fajalpur

Sri Sai Hospital

Jain Temple

Moradabad Jn.

Apex Hospital

V-Mart

Springfields College

Modern
Public School

VKS Public School

Sai Temple

Radha Krishna
Temple

MGR Maheshwari
Restaurant

Designco

Old NH 24

Majhola Road

Majhola Road

Delhi Road

Delhi Road

Kanth Road

Delhi Road

Location & Connectivity

Nestled in one of Moradabad’s most promising locales, Lohia One offers seamless highway access and close proximity to schools, hospitals, and key destinations. Enjoy the ease of a well-connected lifestyle where everything you need is always within reach.

Hospitals

Bright Star Hospital (3.9 Km)
RR Health Care (4.5 Km)
Jeevan 24 Hospital (8.2 Km)
Sri Sai Hospital (8.7 Km)
Apex Hospital (8.7 Km)

Banks / ATMs

Punjab National Bank (2 Km)
Canara (2 Km)
UCO (2 Km)
State Bank Of India (3.1 Km)

Parks / Hotels

Eco Herbal Park (1 Km)
Bharat Darshan Park (1 Km)
Hotel Holiday Regency (1.9 Km)
Highway Grand Banquet (2.6 Km)

Restaurants / Cafés

Nandan Restaurant (1.3 Km)
Nomad’s Cafe (2.5 Km)
Chotu Maharaj Restaurant (2.5 Km)
Laban Restaurant (3.5 Km)
Burger King (4.4 Km)
MGR Maheshwari Restaurant (7 Km)

Schools / Institutes

Springfields School (2.5 Km)
TMU Medical University (4.6 Km)
IFTM University (4.9 Km)
Krypton Public School (4.9 Km)
Modern Public School (5.6 Km)
Millennium World School (6.6 Km)
Springfields College (7.2 Km)
VKS Public School (7.6 Km)

Religious Places

Mahakaleshwar Temple (500 M)
Gurudwara (4.4 Km)

Bus Stop - Zero Point (1.5 Km)
Police Station (1.1 Km)
Petrol Pump (1.3 Km)
Railway Station (10.7 Km)

Retail Markets

Ashoka Super Bazaar (2.5 Km)
V-Mart (8.6 Km)



Move
INTO NEW.

Master Plan



10 Acres
Township



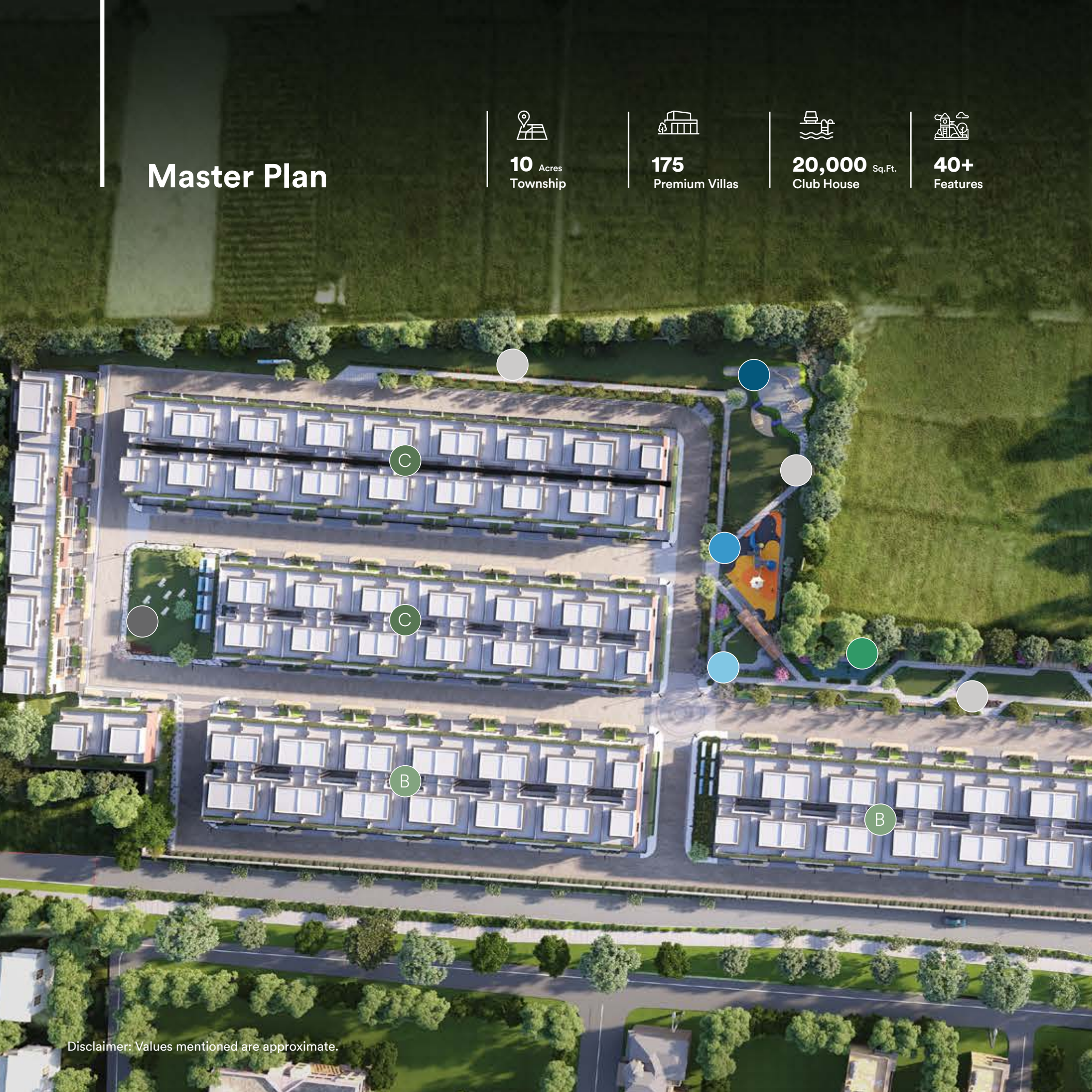
175
Premium Villas



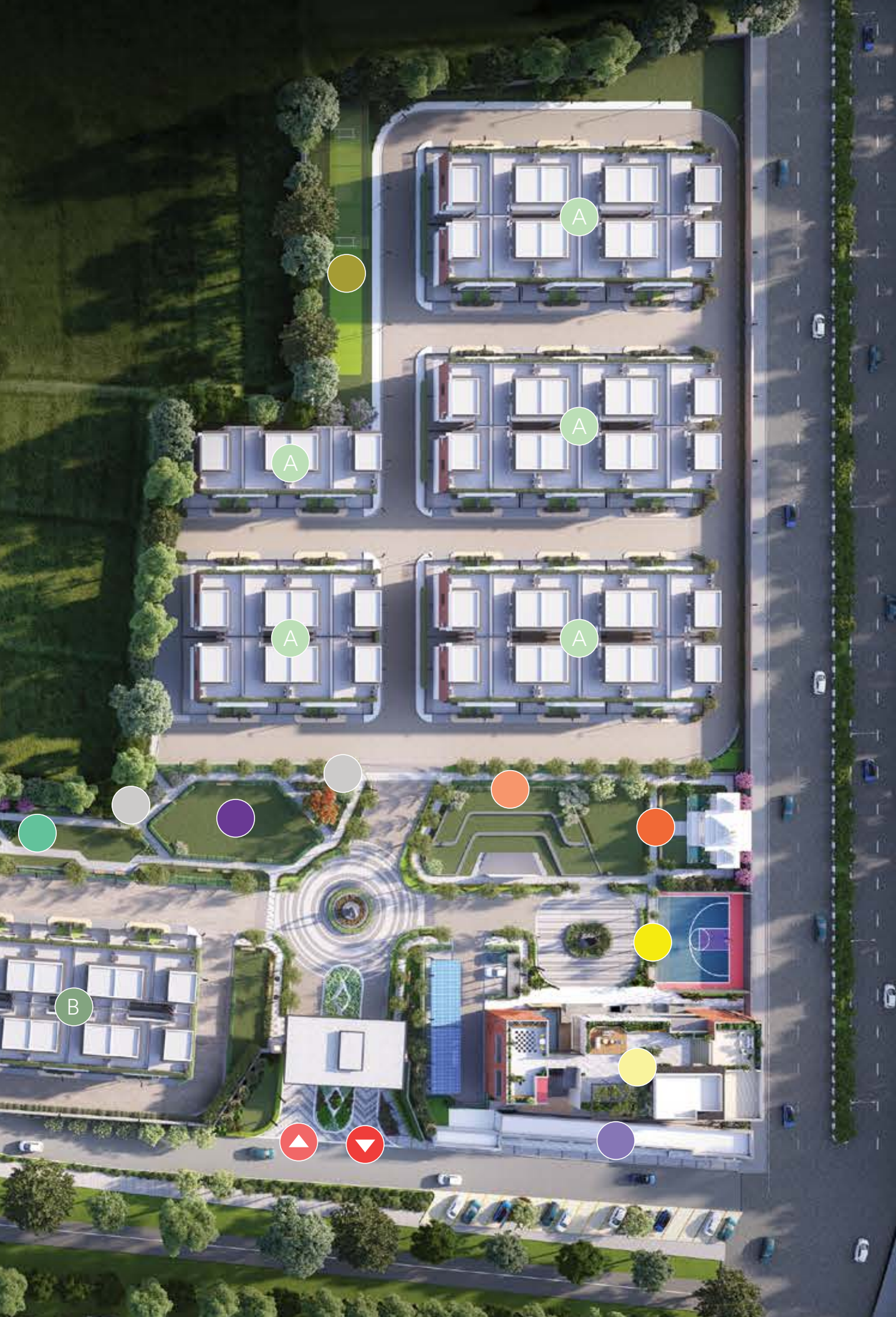
20,000 Sq.Ft.
Club House



40+
Features



Disclaimer: Values mentioned are approximate.



- Entry
- Exit
- Type A Villa
- Type B Villa
- Type C Villa
- Club One
- Basketball Court
- Cricket Pitch
- Amphitheatre
- Temple
- Commercial
- Community Gathering Space
- Landscape Plaza
- Open Air Gym
- Elderly Zone
- Toddlers Zone
- Kids Play Area
- Jogging Tracks
- Yoga/Meditation Space



Township Highlights

40+ Features

- | | | |
|------------------------------------|--------------------------------|-------------------------------------|
| SVA Griha Certified | Basketball Court | Indoor Squash Court |
| Maximum Open & Green Area | Kids Play Area With Sand Pit | Mini Theater |
| Grand Entrance Gate | Low Density Living | Steam |
| Lavish Theme Garden | Open Gym | Library |
| 3 Tier Security | Cricket Pitch | Pool/Table Tennis/Carrom/Chess |
| 24X7 Water | Open Amphitheater | Indoor Yoga/Gym |
| 24X7 Electricity Supply | Temple | Indoor Kid's Zone |
| Modern/Energy Saving Street Lights | Earthquake-proof Structure | Meeting/Co-working Space |
| Sewerage Treatment Plant | EV Charging Points | Smart Digital Lock |
| Rain Water Harvesting | Solar Panel Car Port | VRV/VRF Air Conditioning (In Villa) |
| Senior Citizen Seating Zone | Dedicated Walkway (Pedestrian) | Modern Kitchen |
| Community Gathering Area | Premium Lounge (In Club House) | Wardrobe (In Bedrooms) |
| Open Yoga/Meditation Space | Swimming Pool | Commercial Arcade |
| Jogging Track | Indoor Badminton Court | |



Low-rise
Township

Cricket Pitch



Basketball
Court



Open Gym



Open
Amphitheatre



Open Yoga/Meditation Space



Temple







Kids Play Area



Where
COMMUNITIES CONNECT.



CLUB



Ultra-Modern Club House

Your Everyday Escape

At Lohia One, we believe that a genuine sense of community is essential to enriching everyday life and creating meaningful memories. Whether it's enjoying simple moments or celebrating life's milestones, a vibrant community enhances the way we live.

Bringing this vision to life is a state-of-the-art clubhouse, spread across 20,000 sq. ft. thoughtfully designed as a centre of wellness, leisure & connection. With premium amenities and luxurious spaces, it's where comfort meets community and everyday living is elevated.

| **Gym**

| **Swimming Pool**

| **Dance/Yoga Room**

| **Library**

| **Mini Theatre**

| **Indoor Squash & Badminton Court**

| **Co Working Space/Meeting Room**

| **Steam Room**

| **Kids Play Room**

| **Indoor Play Area**



Club One - Entrance



Club One - Back





Gym

Indoor
Badminton
Court



Swimming
Pool



Dance/Yoga Room



Indoor Play Area



Kids
Play Area



Mini
Theatre





CLUB 

IOHIA



**EXCLUSIVE
VILLA
COMMUNITY.**



Floor Plan Villa Type - A

Plot Area: 100 Sq.Mt.

Carpet Area: 1652 Sq.Ft.

Built-up Area: 1819 Sq.Ft.

Saleable Area: 2155 Sq.Ft.

| Living Cum Dining | 3 Bedroom
| Family Lounge | 5 Washroom
| Kitchen | Servant Room
| Store Room | Utility Area
| Zen Garden | Car Parking
| Open Terrace

Ground Floor

- 1 Garden/Entrance 13'8"X7'2"
- 2 Living/Dining Room 12'11"X21'0"
- 3 Kitchen 8'10"X13'2"
- 4 Washroom 5'0" X 7'10"
- 5 Utility 14'7"X5'0"
- 6 Bedroom 11'3"X11'1"
- 7 Store 3'3" X 8'6"
- 8 PWD Washroom 6'6"X4'10"
- 9 Car Parking 10'2"X17'2"

Ground Floor

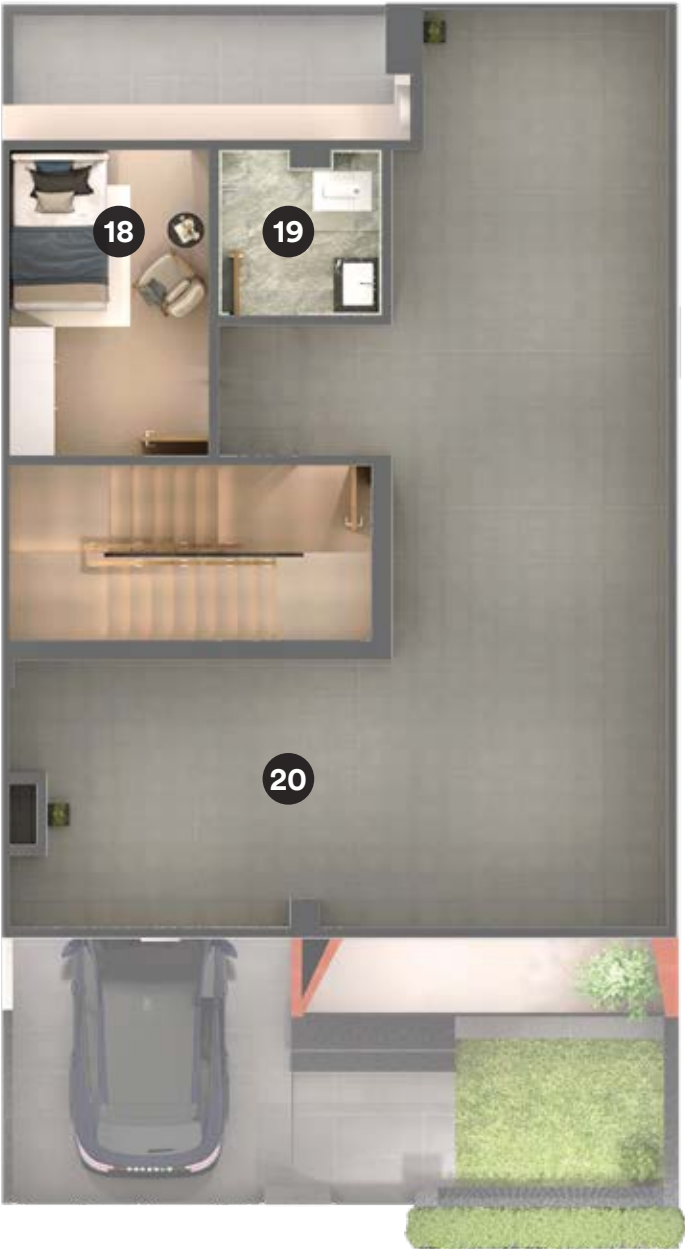


Disclaimer: Sizes may vary from villa to villa the size taken here is standard.

First Floor



Terrace



First Floor

- 10 Balcony 13'3"X3'0"
- 11 Master Bedroom 13'3"X14'0"
- 12 Bedroom 10'10"X14'10"
- 13 Washroom 8'10"X5'0"
- 14 Balcony 12'2"X3'3"
- 15 Family Lounge 12'8"X8'3"
- 16 Walk-In Closet 10'6"X4'8"
- 17 Washroom 10'2"X5'5"

Terrace

- 18 Room 7'2"X11'6"
- 19 Washroom 5'11"X6'3"
- 20 Open Area 523 Sq.Ft.

Floor Plan Villa Type - B

Plot Area: 85 Sq.Mt.

Carpet Area: 1407 Sq.Ft.

Built-up Area: 1540 Sq.Ft.

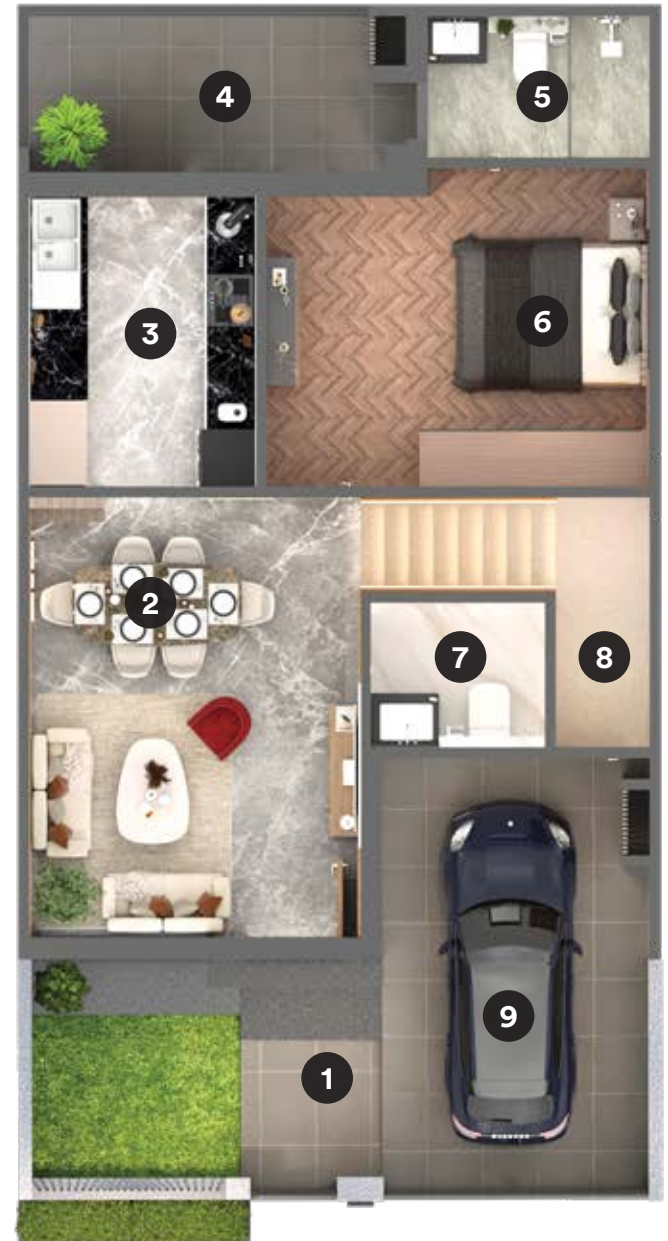
Saleable Area: 1830 Sq.Ft.

| Living Cum Dining | 3 Bedroom
| Family Lounge | 5 Washroom
| Kitchen | Servant Room
| Store Room | Utility Area
| Zen Garden | Car Parking
| Open Terrace

Ground Floor

- 1 Garden/Entrance 12'3"X7'2"
- 2 Living/Dining Room 11'6"X15'3"
- 3 Kitchen 7'10"X10'0"
- 4 Utility 13'1"X5'6"
- 5 Washroom 7'8"X5'0"
- 6 Bedroom 13'3"X11'0"
- 7 PWD Washroom 6'0"X5'0"
- 8 Store 3'3"X8'8"
- 9 Car Parking 9'3"X14'10"

Ground Floor



Disclaimer: Sizes may vary from villa to villa the size taken here is standard.

First Floor



Terrace



First Floor

- 10 Balcony 11'10"X3'0"
- 11 Master Bedroom 11'10"X11'1"
- 12 Family Lounge 9'5"X11'9"
- 13 Balcony 9'5"X3'4"
- 14 Washroom 7'8"X5'0"
- 15 Bedroom 11'8"X11'0"
- 16 Vestibule 4'9"X4'7"
- 17 Washroom 4'10"X8'4"
- 18 Shower 3'10"X3'1"

Terrace

- 19 Open Area 418 Sq.Ft.
- 20 Washroom 6'8"X4'6"
- 21 Room 7'2"X8'2"

Floor Plan Villa Type - C

Plot Area: 75 Sq.Mt.

Carpet Area: 1303 Sq.Ft.

Built-up Area: 1400 Sq.Ft.

Saleable Area: 1627 Sq.Ft.

| Living Cum Dining | 3 Bedroom
| 4 Washroom | Kitchen
| Servant Room | Store Room
| Utility Area | Zen Garden
| Car Parking | Open Terrace

Ground Floor

- 1 Garden/Entrance 12'1"X5'0"
- 2 Living/Dining Room 11'4"X15'6"
- 3 Kitchen 7'6"X13'4"
- 4 Washroom 5'0"X7'7"
- 5 Utility 13'7"X5'4"
- 6 Bedroom 9'9"X11'0"
- 7 Car Parking 9'4"X14'6"

Ground Floor



Disclaimer: Sizes may vary from villa to villa the size taken here is standard.

First Floor



Terrace



First Floor

- 8 Balcony 11'3"X3'0"
- 9 Bedroom 9'10"X10'6"
- 10 Master Bedroom 14'1"X10'4"
- 11 Washroom 7'6"X5'4"
- 12 Balcony 7'0"X3'0"
- 13 Office/Study 7'5"X8'10"
- 14 Washroom 9'10"X5'2"

Terrace

- 15 Room 6'10"X7'2"
- 16 Washroom 4'4"X7'2"
- 17 Open Area 350 Sq.Ft.



Villa Features

| Zen Garden

| Digital Main Door Lock

| Car Parking

| Modular Kitchen

| Private Terrace

| Utility Area

| Wardrobe

| Spacious Balcony

| VRV/VRF

| Dual Plumbing Technology



Living Cum
Dining Room

Master
Bedroom



Bedroom





Bedroom



Kids Room



VRV/VRF Air Conditioning



Powder Room



Washroom

Specifications

A: Multi-Layered Security

- 1:

CCTV
Surveillance is enhanced through a comprehensive Closed-Circuit Television (CCTV) system, providing vigilant monitoring.
- 2:

Boom Barrier
Controlled entry is ensured with the implementation of boom barriers, enhancing security measures.
- 3:

Access Control (VMS for the Society)
Restricting unauthorised entry, an advanced access control system is in place to ensure only authorised individuals get entry.
- 4:

Digital Door Lock
Cutting-edge security with digital door locks, fortifying the integrity of entrances.
- 5:

Network of Security Guards
A dedicated network of security guards further reinforces the safety infrastructure, providing a physical layer of protection.

B: Building Engineering

- 1:

Earthquake Resistant Structure
Our design adheres to Zone 4 standards, ensuring structural integrity and safety in seismic events.
- 2:

External Intelligent Lighting
Enjoy a timer-controlled external lighting system for enhanced energy efficiency.
- 3:

Aluminium Formwork Excellence
The use of advanced aluminium formwork ensures exceptional construction quality.
- 4:

Flexible Spaces
Minimized structural intrusion allows for clear room spaces, offering maximum flexibility in layout customization.

C: Technical Specifications

- Premium 3-bedroom with family lounge + 1 servant room, homes meticulously crafted for a refined lifestyle.
- Indulge in opulence with tile flooring in the living, dining and kitchen.
- Bedrooms exude elegance with laminated wooden flooring and complementing modular wardrobes.
- Experience culinary delight in a fully equipped modular kitchen featuring top-notch appliances - microwave, hob, and chimney.
- Enjoy climate control with HVAC air-conditioning system for the utmost comfort.
- Washrooms feature a touch of sophistication with glass shower partitions and convenient vanity.
- Step out onto expansive balconies adorned with toughened glass and MS railings, offering a panoramic view of luxury.

D: Apartments Specification

1: Living / Dining / Passage

Wall: POP Punning with Paint

Floor: Premium Vitrified Tiles Flooring

Ceiling: Paint Over POP False Ceiling

Door: Main Entrance Door with Digital Lock

HVAC Air Conditioners

Lights

Ceiling Fan

Modular Switches

2: Master Bedroom / Bedrooms

Wall: POP Punning with Paint

Floor: Laminated Wooden Flooring

Ceiling: Paint

Doors: Engineered Door with Hardware

HVAC Air Conditioners

Lights

Ceiling Fan

Modular Switches

3: Kitchen

Wall: Premium Vitrified Tiles Upto False Ceiling

Floor: Premium Vitrified Tiles Flooring

Ceiling: Paint Over Pop False Ceiling

Stone Counter Top

Stainless Steel Sink

Sink Mixer

Chimney

In-Built HOB

In-Built Microwave

Instant Geyser

Exhaust Fan

Ceiling Fan

Lights

Modular Switches

Specifications

4: Family Lounge

Wall: POP Punning with Paint

Floor: Premium Vitrified Tiles Flooring

Ceiling: Paint

Lights

Modular Switches

5: Servant Room

Wall: POP Punning with Paint

Floor: Premium Vitrified Tiles Flooring

Ceiling: Paint

Door: UPVC Door and Window

6: Balcony / Terraces

Wall: Paint

Floor: Premium Vitrified Tiles Flooring

Ceiling: Paint

Door: UPVC Door and Window

7: Master Bath / Other Baths

Wall & Floor: Premium Vitrified Tiles

Ceiling: Paint

Door: Engineered Door with Hardware

Sanitaryware (WC, Wash Basin)

CP Fittings

Shower Cubicle

Vanity with Engineered Stone Top

Mirror

25 ltr Geyser

Lights

Modular Switches

8: PWD Washroom

Wall & Floor: Premium Vitrified Tiles

Ceiling: Paint

Door: Engineered Door with Hardware

9: Servant Washroom

Wall & Floor: Premium Vitrified Tiles

Ceiling: Paint

Door: UPVC Doors and Windows

Best-in-class Brand Partnerships

1:	Digital Lock	: Dorset, IPSA or equivalent.	14:	Kitchen Appliances	: Kaff, Glen, Hafele or equivalent.
2:	Door Hardware	: Dorset, IPSA or equivalent.	15:	Modular Wardrobe	: Spacewood, Doorway or equivalent.
3:	Ceiling & Wall Paint	: Asian, Dulux, Jotun or equivalent.	16:	Kitchen, wardrobe and vanity Hardware	: Hettich, Hafele or equivalent.
4:	Tile	: Kajaria, Somany, Simpolo or equivalent.	17:	Granite	: Indian brand.
5:	UPVC Door/Window	: Window Magic, Pabros or equivalent.	18:	Engineered Stone	: Johnson, AGL, Techno Quartz or equivalent.
6:	Wooden Door	: Spacewood, Doorway or equivalent.	19:	C.P Fitting	: Jaquar, Kohler, Parryware or equivalent.
7:	POP	: Sakarni, Trimurti or equivalent.	20:	Sanitaryware	: Jaquar, Kohler, Parryware or equivalent.
8:	Light	: Philips, Atcom, Havells or equivalent.	21:	Glass Cubicle	: Jaquar, Shankar Glass or equivalent.
9:	Exhaust Fan	: Havells, Crompton or equivalent.	22:	Geyser	: AO Smith, Jaquar or equivalent.
10:	Ceiling Fan	: Crompton, Havells or equivalent.	23:	Mirror	: As per available brand.
11:	Air Conditioner	: Mitsubishi, Daikin, Samsung or equivalent.	24:	Wooden Flooring	: Pergo, Mikasa, Action Tesa, Lamiwood, EGGER Home or equivalent.
12:	Modular Kitchen	: Spacewood, Doorway or equivalent.			
13:	Modular Switch	: Havells, Anchor, Schneider or equivalent.			

Certification & Membership

Certified



SVA Griha

Member



Credai

Member



CII

Member



Naredco

Accolade



Villa Project of the Year 2025



Partners

Principal Architect



TOD Innovations

Interior Design (Sample Villa)



Studio Ooleena

Landscape Consultant



Prakriti Design Studio

Services Consultant



SNC Consultants

Architect (Club)



Studio DOT

Civil Contractor



MCC

Brand Consultant



Yellow Design

Structure



Manish Consultant

Lighting Consultant



Design Matrix



Lohia One is more than just a place to live - it's a thoughtful step towards a better life.

Rooted in trust and built for the future, it reflects Lohia Worldspace's promise of creating sensible spaces and nurturing community. Whether you're starting a new chapter or seeking a tranquil

escape. Lohia One offers a connected, secure, and truly fulfilling lifestyle, where every detail is crafted to inspire comfort, pride, and lasting memories.

Disclaimer

1. Opening sizes/shapes/positions, ducting, balconies, and landscape are subject to change.
2. The specified room measurements, structural sizes and real sizes may vary owing to finishing.
3. The furniture depicted in the picture is simply to demonstrate the available space and the anticipated location.

All plans, specifications, artistic renders, and pictures depicted in this brochure are just suggestive and subject to modification as determined by the firm or directed by any competent body in the best interests of the development. Soft furnishings, furniture, and electronics are not included in the package.





Collection A/C Details Of Lohia One:
Bank Account Name: Lohia Developers (India) Pvt. Ltd. collection account for Lohia One
Account Number: 43711463236
Bank Name: State Bank Of India
IFSC Code: SBIN0004113



**EXCLUSIVE
VILLA COMMUNITY.**

Site Address: Lohia One

Opposite Sector 6, New Moradabad,
Uttar Pradesh – 244102

Call: **+91 70 80 90 60 60**

Email: **hello@lohiaworldspace.com**

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lohiaworldspace.com



Township Location