

PARK   
STREET

Developed by VSR

Sector 85, Gurugram

# VSR Infratech Pvt Ltd

**VSR is promoted by SLV Group , largest and highly respected security services and Facility Management Company in NCR for last three decades.**

**Over the last 10 years the group has diversified into Real Estate development.**

**Our Completed Projects are**



**Taksila Heights - Group  
Housing Project  
Sector 37 C, Gurugram -  
800 Flats**



**Group Corporate Office  
Sector 44, Gurugram 40000 sqft**

# ON GOING PROJECTS

## 68 AVENUE

Sector 68, Sohna Road.  
Retail/Hospitality /F&B  
Entertainment/Offices

**Ready for Possession**

## 114 AVENUE

Sector 114, NPR, Gurugram  
High Street Retail/Hyper Market/ F&B  
Entertainment/ Offices

**Possession in Sept 2019**

## PARK STREET

Sector 85, New Gurugram  
High Street Retail/ Hyper Market/ F&B  
Multiplex/ Entertainment/ Offices

**Construction in Full Swing**



## LOCATION

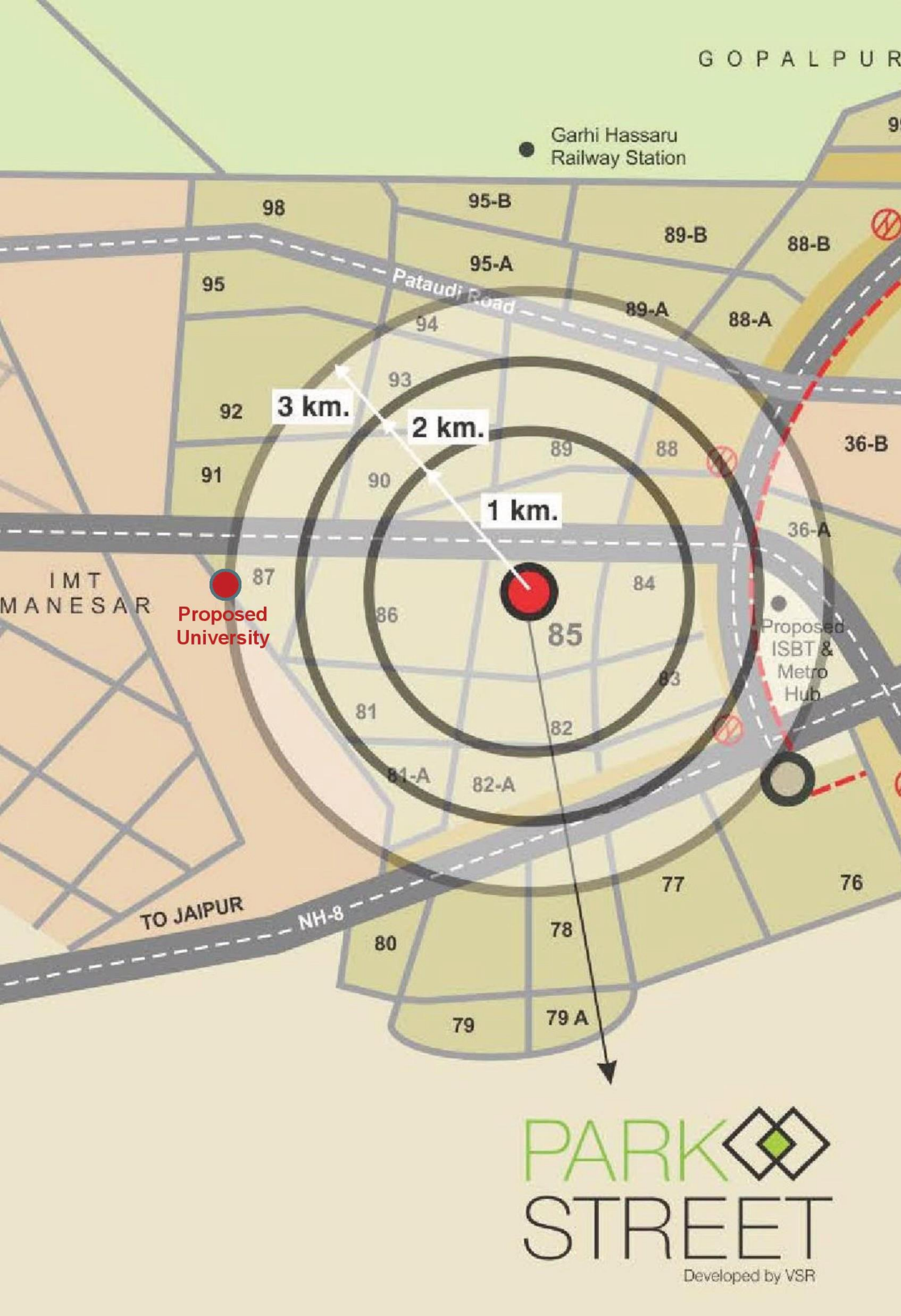
- Strategically located in Sector 85 on 159 meter wide multi utility corridor
- Proposed metro station within walking distance
- 3 KM from ISBT, MRTS Depot and NH- 8
- Metro line connecting Dwarka line( Sector 88) to Manesar is on this corridor.

### Key Distances

Proposed Metro Station & ISBT - 5 Minutes

IGI Airport - 30 Minutes

Rajiv Chowk - 15 Minutes



**PROPOSED SITE AT SEC-85,  
GURGAON**

DWARKA

INDIRA GANDHI INTERNATIONAL  
AIRPORT



PATAUDI ROAD

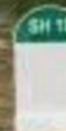
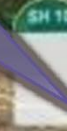
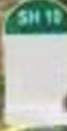


NH-8



DLF GOLF COURSE  
ROAD

SOHNA  
ROAD





## Location Advantage

- **Ready Residential and upcoming Student Catchment.**
- **Gurgaon University is coming up in Sector 87 at Kankrola village is under construction**
- **FORE School of Management is coming up in Sector 86-87 in 52 Acre.**
- **25 Hectare site for University is just opposite project site.**
- **First mover advantage with our product mix that immediately caters to the existing and upcoming catchment**

# CATCHMENT

- Residential Projects for 15000 families under various stages of completion. About 3000 families are already staying in close vicinity. Large sized education institutes are under various stages of development.





**CATCHMENT AREA**



# PROJECT HIGHLIGHTS

- *Total saleable area is about 6.00 lacs square feet and is divided as under as per floor planning*
- *LGF planned for Hyper Market and Large Format stores*
- *Ground and First Floor with two anchor stores, vanilla retail and Food and Beverages*
- *Secord Floor is planned for Specialty Format stores*
- *Third and Fourth Floor consist about 1400 seats 7 Audi Multiplex with Entertainment Zone and Food court.*
- *5<sup>th</sup> and 6<sup>th</sup> Floor earmarked for coworking space*
- *7<sup>th</sup> Floor onwards planned for a hotel with banquet, swimming pool and a restaurant.*
- *Parking – two basements and surface parking provision.*

---

**All standard features are incorporated as per norms and need, like ,adequate Elevators and escalators, 100% Power Back up, CCTV surveillance, 24x7 security, Fire Fighting etc.**

---

# PROJECT ELEVATION



•Subject to modifications

## SPECIAL FEATURES

HIGH VISIBILITY PLOT WITH ROAD ON 3 SIDES.

LOW MAINTENANCE COMMON AREA COST MODEL.

RETAIL SHOPS HEIGHT IS 4.5 MTR

HYPER MARKET HEIGHT IS 5 MTR  
FOOD COURT AND ENTERTAINMENT ZONE  
HEIGHT IS 4.50 MTR.

ADEQUATE PARKING SPACE WITH 2  
BASEMENTS AND SURFACE PARKING HAVE  
BEEN PROVIDED FOR THE CONVENIENCE OF  
CUSTOMERS



**PARK STREET –COMMERCIAL PROJECT**

**STATUS OF APPROVALS**

| SNO. | APPROVAL TYPE           | AUTHORITY                             | DATE     | REMARKS         |
|------|-------------------------|---------------------------------------|----------|-----------------|
| 1    | Receipt of LOI          | DTCP                                  | 16-09-13 | Received        |
| 2    | Receipt of License      | DTCP                                  | 02-12-13 | Renewal Applied |
| 3    | Zoning                  | DTCP                                  | 03-12-13 | Received        |
| 4    | Site office drawings    | DTCP                                  | 28-03-14 | Received        |
| 5    | Height Clearance        | Airport Authority of India            | 17-02-14 | Received        |
| 6    | Building Plans          | DTCP                                  | 02-05-14 | Received        |
| 7    | Fire Fighting Plans     | Chief Fire Officer                    | 11-11-14 | Received        |
| 8    | Aravali Clearance       | Deputy Commissioner, Gurgaon          | 15-01-14 | Received        |
| 9    | Environmental Clearance | SEIAA                                 | 06-08-14 | Received        |
| 10   | Forest Clearance        | Dy. Conservator of Forest             | 08-05-13 |                 |
| 11   | Pollution Clearance     | Haryana State Pollution Control Board | 07-01-15 | Received        |
| 12   | Power Intimation        | DHBNV                                 | 17-01-14 | Intimated       |
| 13   | Water Assurance         | HUDA                                  | 13-03-14 | Received        |
| 14   | TOD approval            | DTCP                                  | 31-10-18 | Applied         |

**The Approvals listed above are on the basis of 1.75 FAR. The company shall obtain revised approvals wherever necessary.**

## TENTATIVE ZONING OF PROJECT

| FLOOR                         | CATEGORY                   | APPROX AREA ( SQFT) | BREAK UP                          |
|-------------------------------|----------------------------|---------------------|-----------------------------------|
| LOWER GROUND                  | HYPER MARKET               | 50000               | SINGLE TENANT                     |
| LOWER GROUND                  | VALUE/ELECTRONIC STORES    | 24000               | TWO                               |
| LOWER GROUND                  | SMALL BRANDS               | 9000                | ABOUT SIX                         |
| RETAIL FLOOR                  | ANCHOR STORE               | 50000               | TWO                               |
| RETAIL FLOOR                  | VANILLA BRANDS             | 80000               | MULTIPLE SHOPS                    |
| <b>RETAIL FLOOR</b>           | <b>FOOD &amp; BEWRAGES</b> | <b>10000</b>        | <b>TWO</b>                        |
| SECOND FLOOR                  | SPECIALITY FORMAT          | 55000               | MULTIPLE SHOPS                    |
| FOOD COURT                    | ANCHOR & VANILLA BRANDS    | 31000               | MULTIPLE                          |
| ENTERTAINMENT                 | RIDES & GAMES              | 25000               | SINGLE OPERATOR                   |
| MULTIPLEX                     | AUDI & CONCESSIONAIRE      | 55000               | SINGLE OPERATOR                   |
| 5 <sup>th</sup> FLOOR ONWARDS | CO-WORKING AND HOTEL       | 160000              | MULTIPLE OFFICES + 110 KEYS HOTEL |



| Options  | Tentative Area(sq. ft.) | Sale Price (In Rs. Per sq. ft.) | Booking Amount (In Rs.) |
|--|-------------------------|---------------------------------|-------------------------|
| <b>Ground Floor (Retail)</b>                         | <b>500</b>              | <b>14,950</b>                   | <b>10 lacs</b>          |
| <b>First Floor (Retail)</b>                          | <b>500</b>              | <b>10,950</b>                   | <b>5 lacs</b>           |
| <b>Second Floor (Restaurant &amp; Entertainment)</b> | <b>350</b>              | <b>8,250</b>                    | <b>5 lacs</b>           |
| <b>Third Floor ( Food Court)</b>                     | <b>500</b>              | <b>8,250</b>                    | <b>5 lacs</b>           |
| <b>Fourth Floor ( Food Court)</b>                    | <b>500</b>              | <b>8,250</b>                    | <b>5 lacs</b>           |
| <b>Multiplex</b>                                     | <b>4,500</b>            | <b>10,250</b>                   | <b>21 lacs</b>          |
| <b>Hypermarket</b>                                   | <b>500</b>              | <b>8,450</b>                    | <b>5 lacs</b>           |
| <b>Business Centre Fully Furnished</b>               | <b>500</b>              | <b>8,450</b>                    | <b>5 lacs</b>           |

\* EDC, IDIC, IFMS, PLC Administration Charges, Stamp Duty ,Taxes and other charges are extra as applicable

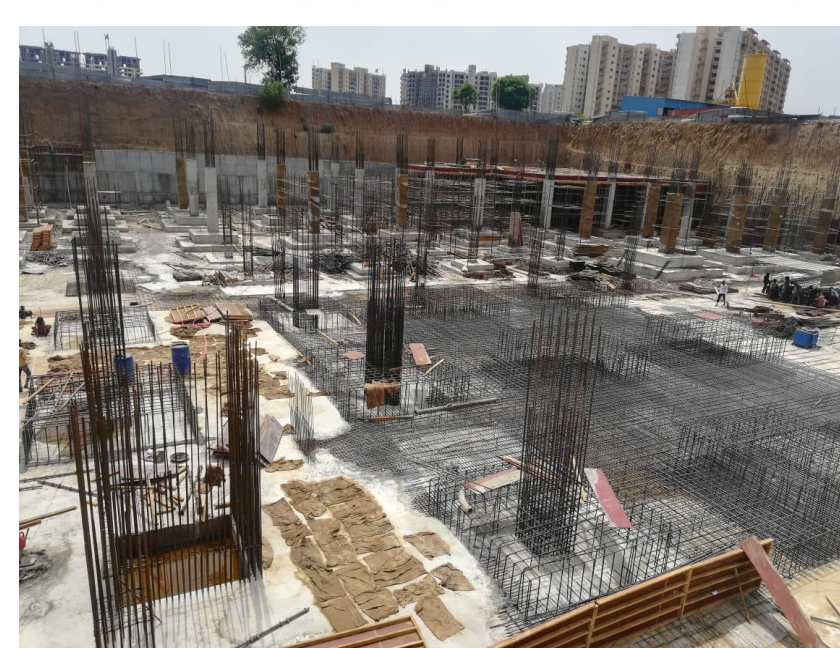
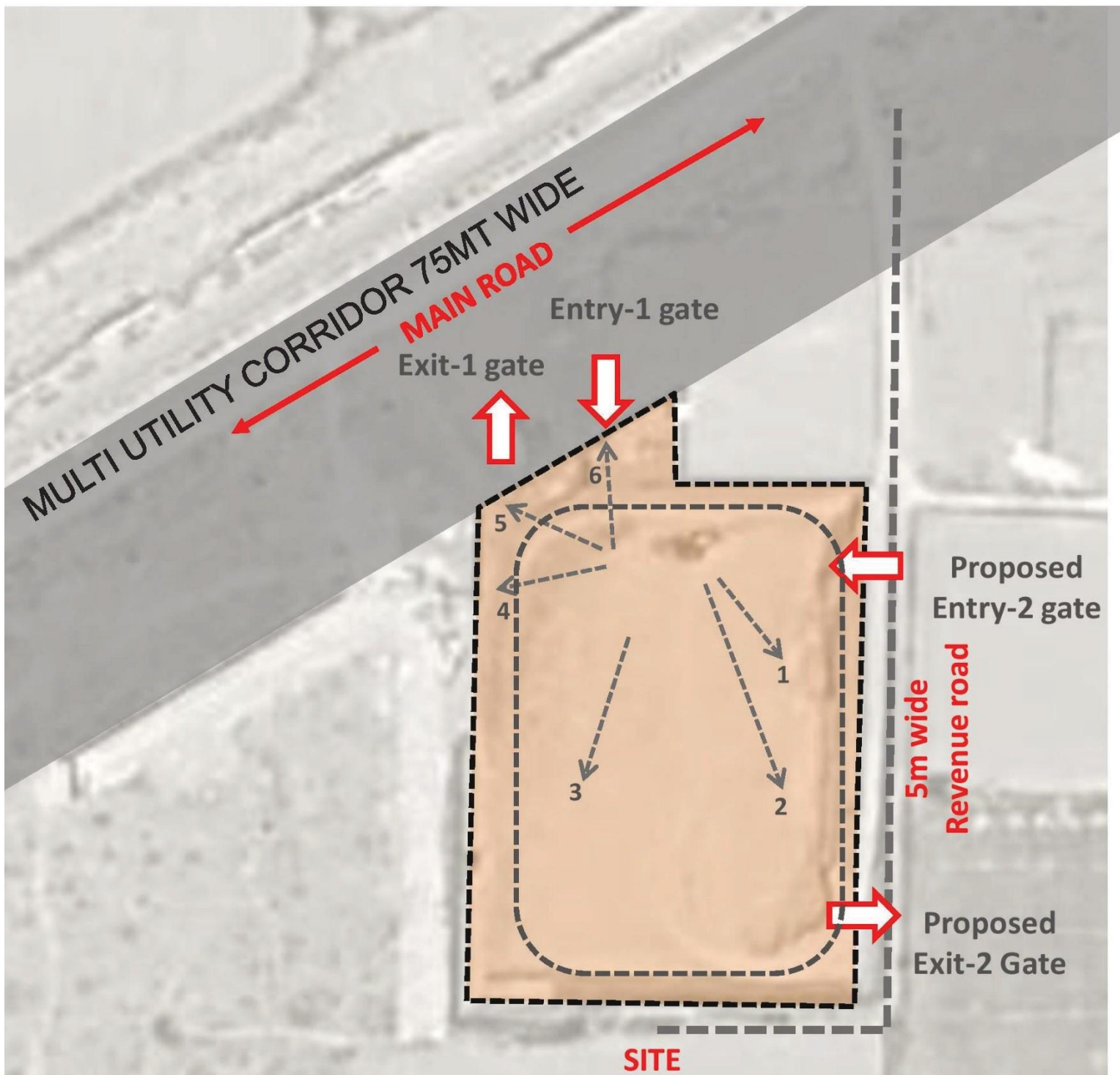
VISIT: [www.vsrinfotech.in](http://www.vsrinfotech.in)

MAIL: [info@vsrinfotech.in](mailto:info@vsrinfotech.in)

# PROJECT COMPLETION TIMELINES

- Commencement of Construction
  - Design, Drawing & Other Approvals under TOD Scheme
  - Offer of Possession
- Jan 2019
  - April 2019
  - Dec 2021

# SITE



Excavation is complete work to start from January 2019.  
Completion time – 3years





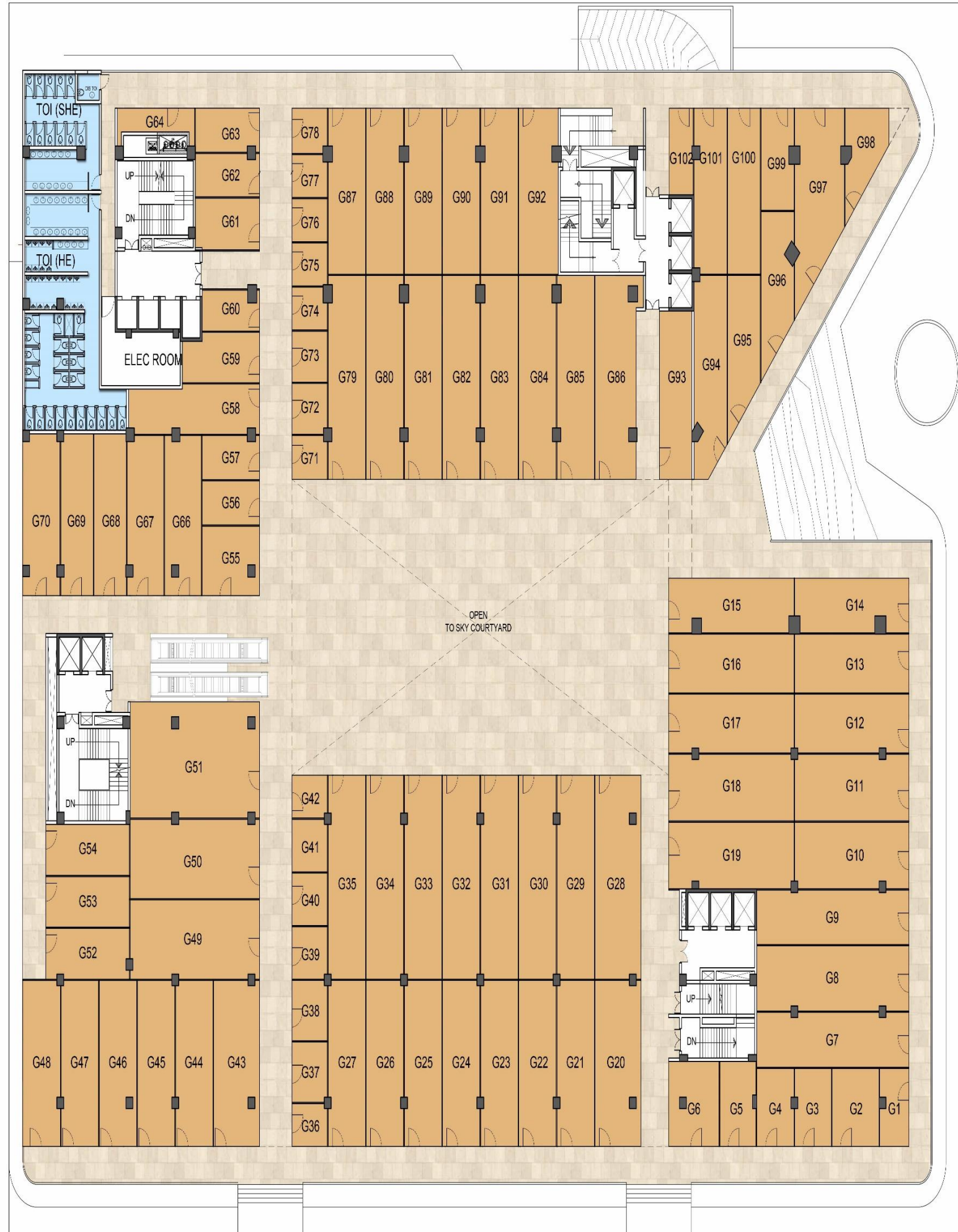
# ACTUAL PICTURES AS ON 14<sup>th</sup> June 2019



## KEY CONSULTANTS FOR THE PROJECT

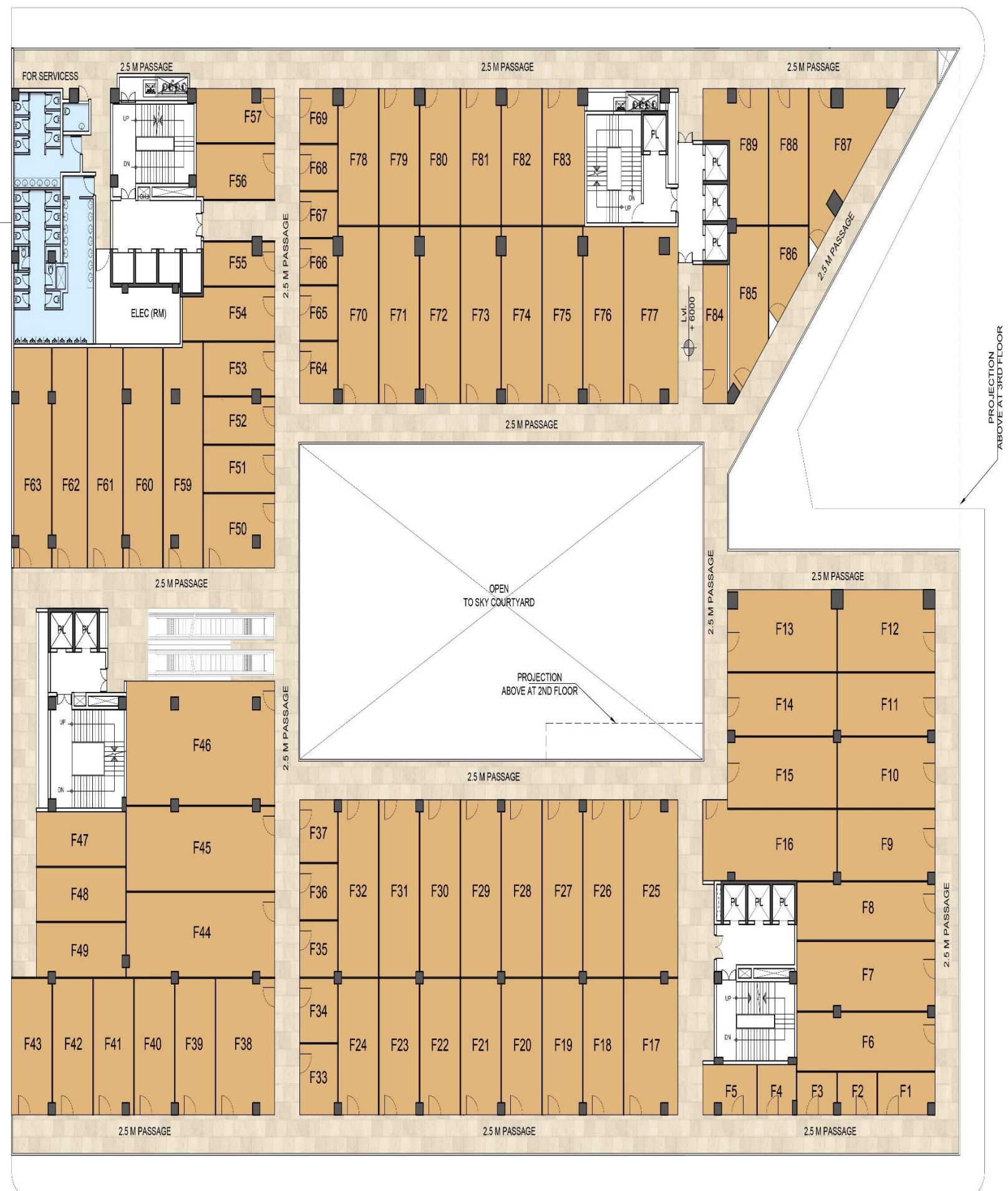
1. CBRE : FOR PROJECT POSITIONING, DESIGNING, ZONING AND LEASE ACQUISITION.
2. INDULGE STUDIO : FOR CONCEPT AND DESIGN OF MULTIPLEX AREA. THEY ARE ALREADY ENGAGED BY MULTIPLE MULTIPLEX OPERATOR FOR DESIGNING MULTIPLEX.
3. MR. ANANT VERMA ( EX-MD, DLF- DT CINEMAS & CYBER HUB) FOR PLANNING OF CINEMA AND FOOD COURT .

# Ground Floor

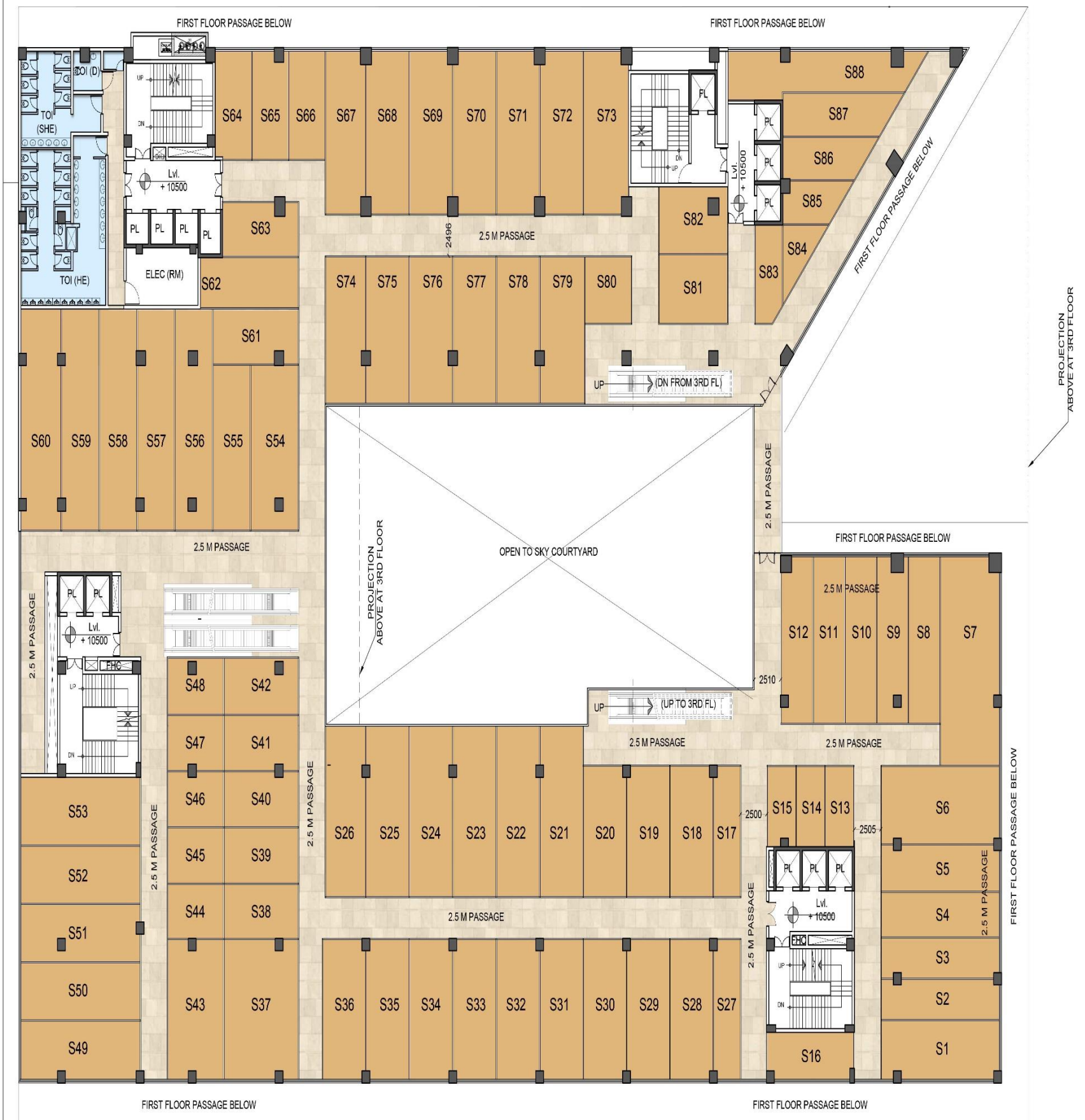


• Floor plans are tentative and subject to modifications

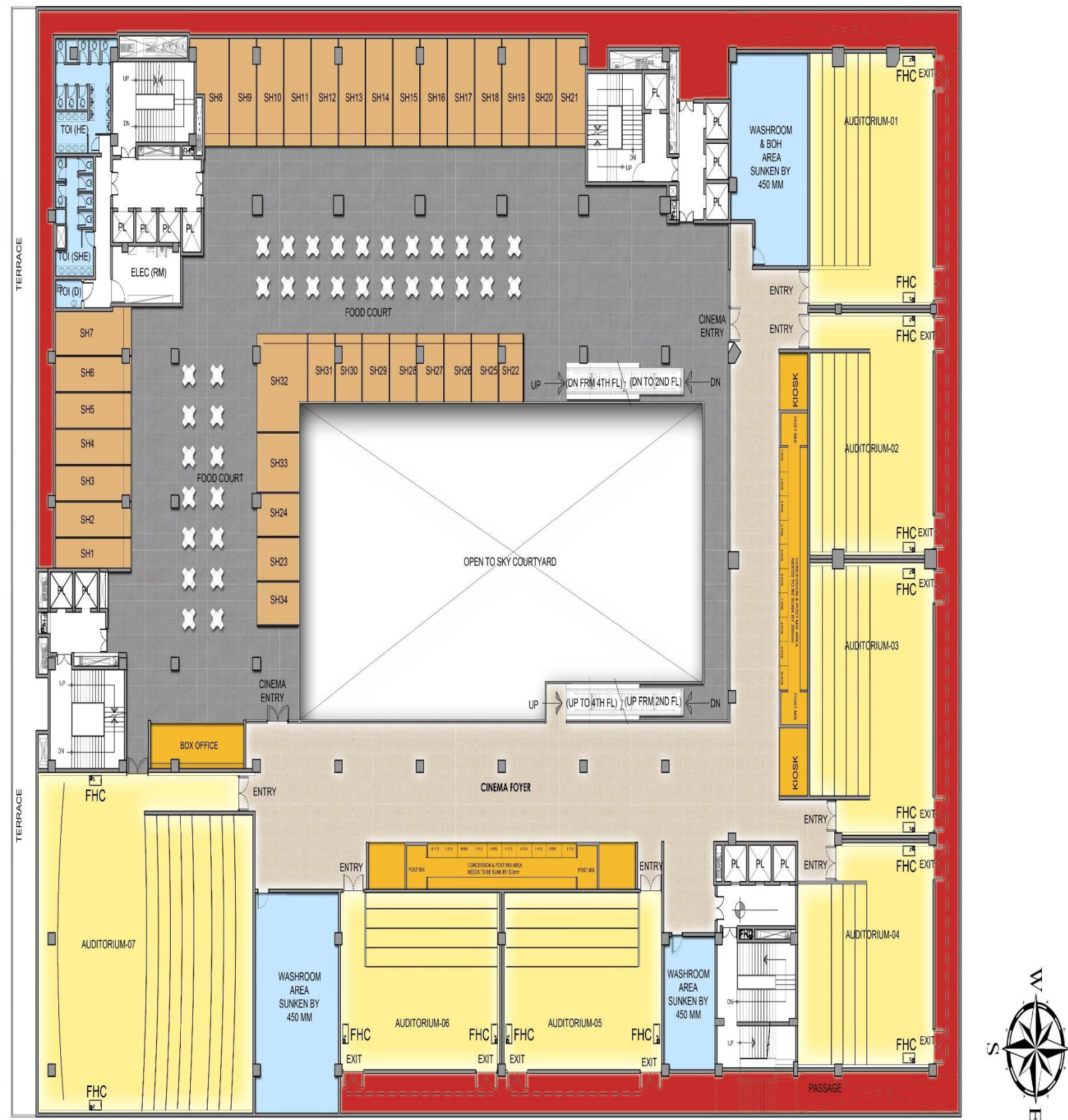
# First Floor



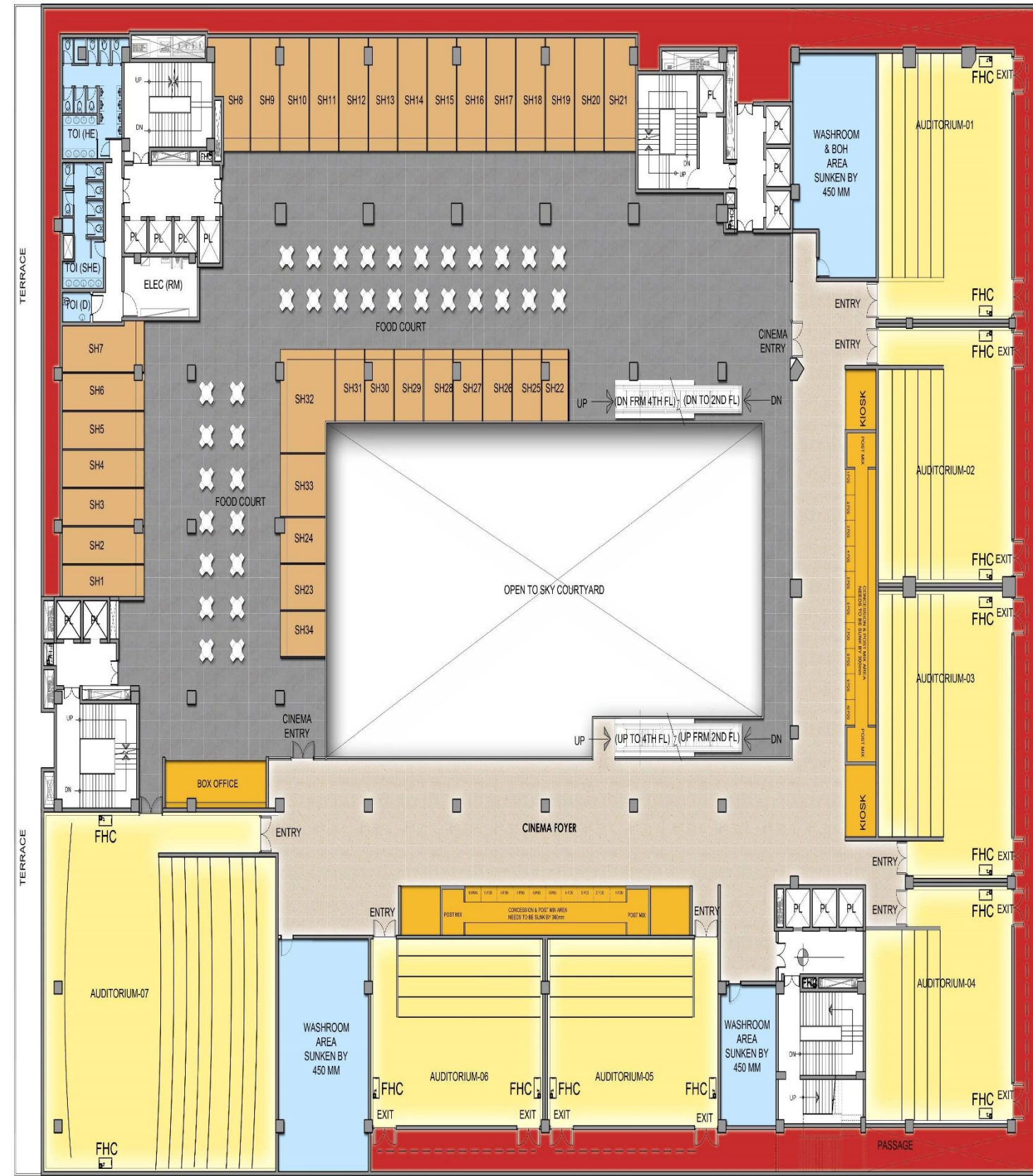
# Second Floor



# Multiplex Third Floor

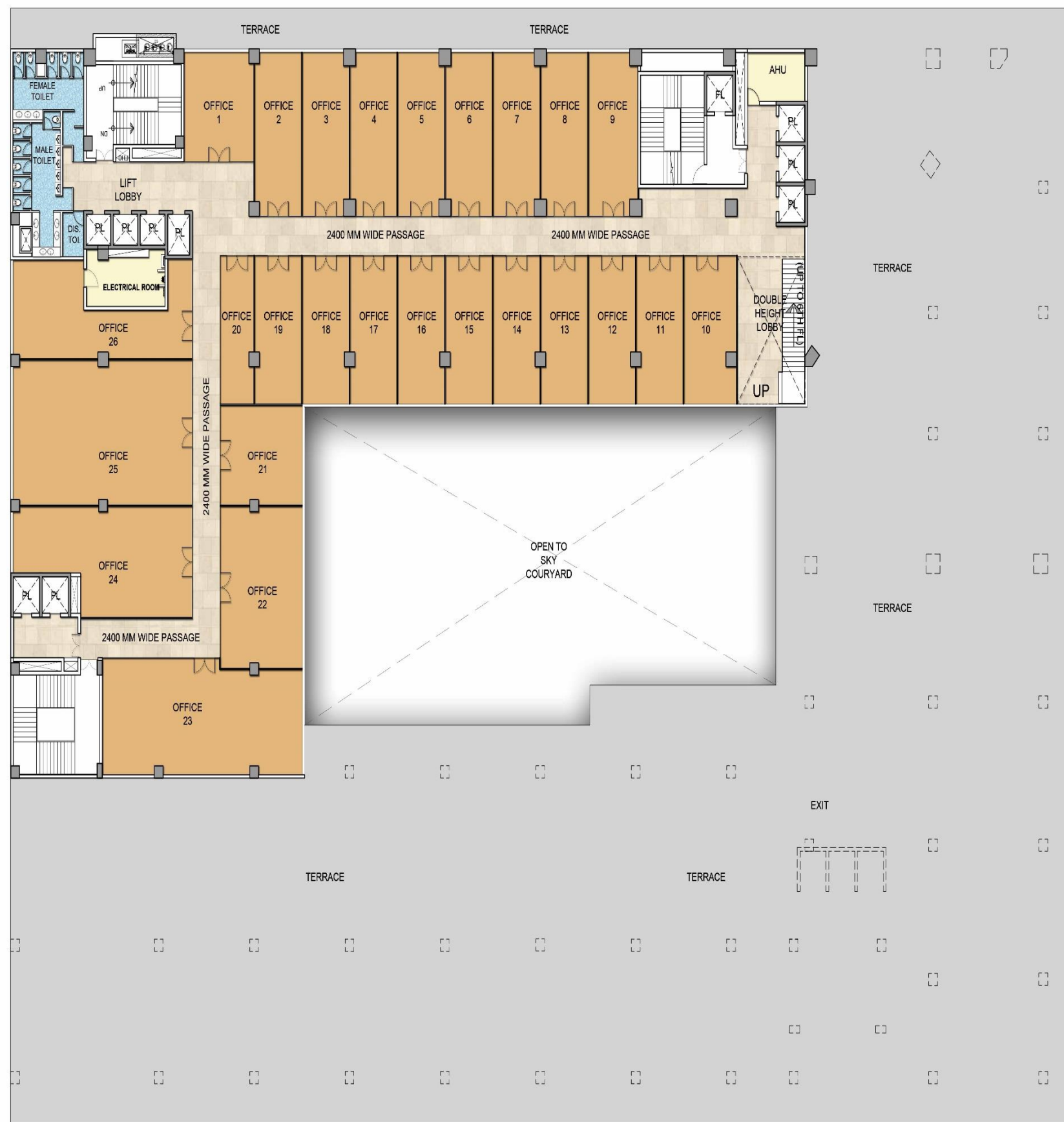


# Multiplex Fourth Floor



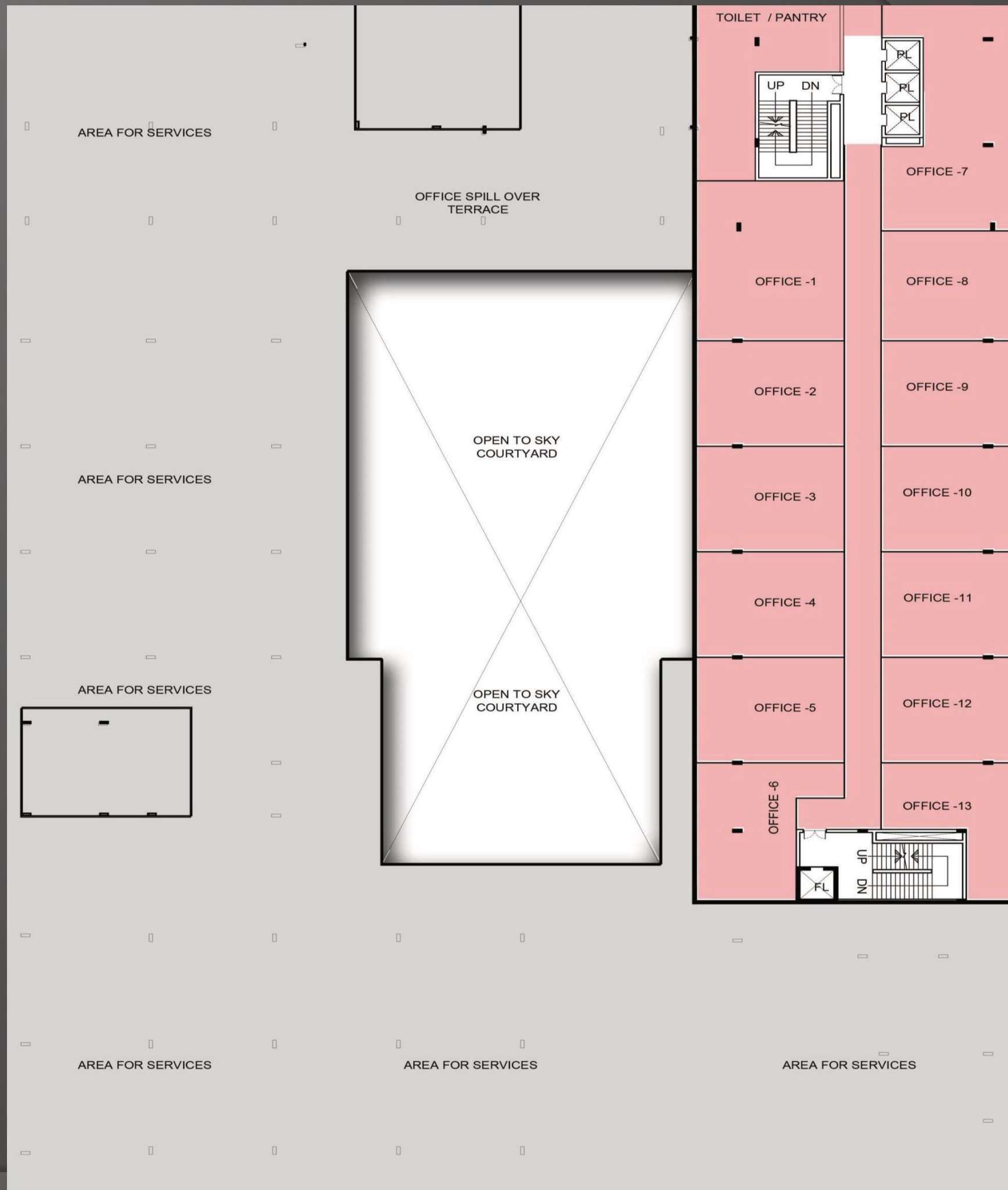
PARK STREET , SECTOR 85 , GURUGRAM

# Office 5<sup>th</sup> Floor





# Typical Office Floor



# KS Propmart Pvt Ltd

Plot. No. 14, Institutional Area,  
Sector 44, Gurugram.

**Disclaimer :** The material contained in this presentation is provided for general information purpose and does not constitute as actual for any purpose whatsoever. The Images and elevation used in presentation are artistic in nature and actual elevation and plans may vary on completion of project. This presentation may not be construed as legal document.