



TOWN SQUARE

SECTOR 82A, GURGAON.

For VATIKA LIMITED


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CONTENTS:-

- a. VISION
- b. ARCHITECTURAL CONCEPT
- c. PRODUCT HIGHLIGHTS
- d. AMENITIES

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Vision	<i>The Office Tower at Town Square, Sector 82A, Gurgaon- An iconic building that has become a shining landmark in New Gurgaon. Excellently located, low maintenance offices are now available. Ideal for doctors, travels agent, lawyers, chartered accountants, architects, interior designers and other independent professional. The project is part of mega integrated township - Vatika India Next.</i>
Architectural Concept	The INXT Town Square situated adjacent to the new India Next Township forms a vital hub of activities for the surrounding communities as well as a key destination for the wider district. The INXT Town Square follows the principles set out in the master plan with its linkages and open spaces connected to the major street network and the open space 'green link' framework. The development comprises of retail shops and office. A 'beehive' of small retail shops at ground and first levels are formed around sheltered arcades that lead from the primary streets to the new town square. Three retail blocks of two to three storeys are arranged to maximise the 'street-related' character of shops and to create permeability within and to Town square. Also within these three retail blocks are formed shopping passages that bring its unique character, qualities, and identities as well as connecting bridges above. Some of the first level retail shops and the second or uppermost level units are situated with overlooking terraces and balconies that would serve food type uses and enrich the town center's vibrancy and attraction. The mid-rise office building at the western part of the site forms a backdrop to the retail center and brings 'landmark' identity to INXT Town Square as seen from afar. The office spaces are designed for smaller users and local businesses

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	that reinforce the sustainability of INXT as a mixed-use township with locally distributed commercial, retail and communities uses where residents have the ability to walk or cycle to these services and destinations. Town square forms a nucleus of activities that are reinforced with service nodes for market stalls, local festivities and community events. The development provides convenient underground car park spaces as well as some surface parking and drop-off areas.
Product Highlights- Office Tower	• Iconic Building, 500m from Delhi-Jaipur Highway NH8 • Low operation & maintenance cost • Easy accessibility from 84m and 24m wide roads • Common areas design to have a premium corporate look • Washrooms on every floor, wet point in most offices • Excellent standard of maintenance • Cafes, restaurants and several other amenities • 3 level basement car parking • 100+ retail stores operational in Town Square

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Amenities- Office Tower	• VRV air-conditioning • Restaurants and retail is part of the complex • 3 level basement parking • 100% power backup • Elevators with less waiting interval strategically located • Finished common washrooms and plush lobbies
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VATIKA TOWN SQUARE (RET004)				
Project Name:		TOWN SQUARE	Block -D	
S no	Packages	Description	Cost	
1	Structure	Mass Excavation	20	
		Dewatering	104	
		Water Proofing below raft	101	
		Structural Work by Contractor	1,074	
		Diff- 2.25 & awarded contract	320	
		Cement Component	314	
		Reinforcement	724	
				2,657.04
2	MEP -Mechanical	VRV System	343	
		Ventilation	256	
				598.98
3	MEP - Electrical	High Side Electrical	36	
		Low Side Electrical	118.8	
				154.63
4	MEP-Plumbing & FF	Internal & External Plumbing & fire	337.89	
				337.89
5	Internal Finishing		126.71	
		Including Fire Doors,Internal Plaster,etc		126.71
6	External Finishing		381.45	
		Including External Plaster,Windows ,Painting,etc		381.45
7	Design Cost		243.295	
8	External Development		500	
A	Total			5,000.00
	EDC			756.91
	IDC			92.20
	Land Cost			0.00
	Others Cost			4736.89
B	Total			5,586.00
	Grand Total			10,586.00

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