

For VATIKA LIMITED

A handwritten signature in black ink, appearing to read 'Dhevi', is written over the 'For VATIKA LIMITED' text.

Authorised Signatory


HIGH STREET @ INXT  
VATIKA INDIA NEXT, GURGAON

CONTENTS:-

1. DESIGN DRIVERS

- a. KEY STATISTICS
- b. LOCATION
- c. GENERAL
- d. DESIGN OBJECTIVES
- e. RETAIL PROFILING
- f. RETAIL
- g. MULTIPLEX
- h. CORE/COMMON AREAS
- i. SIGNAGES
- j. BASEMENTS
- k. EXTERNAL ENVIRONMENT
- l. STRUCTURE
- m. HVAC
- n. ELECTRICAL
- o. PLUMBING

For VATIKA LIMITED



Authorised Signatory

## 1. Design Drivers

### Key Statistics

Site Area	3.34 acres
Catchment area	Apart from the residents of the Vatika India Next Township, a major catchment of the retail shall be habitants of New Gurgaon and Manesar area.
Item	Design Attributes
LOCATION	<ul style="list-style-type: none"> <li>▪ The 3.34 Acres site in Sector-83 in proximity to NH-8 enjoys an excellent location, surrounded with 700 Acres of developed Vatika India Next township.</li> <li>▪ The site has a huge potential given its location in the 200 m commercial belt and its exposure to the residential population in the vicinity.</li> <li>▪ The site is flanked by 24 m wide roads on it two sides giving it more visibility and making it easily accessible.</li> <li>▪ The above mentioned key points make it an excellent choice for the High street Retail &amp; Commercial office tower.</li> <li>▪ The project is also flanked by Market place on one side and INXT City Center on the other.</li> </ul>
GENERAL	<ul style="list-style-type: none"> <li>▪ The complex comprises of low-rise Retail Blocks with shops of different sizes spread across various levels with multiplex on the top of it.</li> <li>▪ The internal street of the retail block is Non-Air conditioned.</li> <li>▪ There is adequate surface parking and proper drop offs planned for the project.</li> <li>▪ Strategy for cab pickup and drop should be carefully worked out keeping in mind the growing usage and availability of the cabs.</li> <li>▪ The circulation is wheelchair &amp; shopping cart friendly.</li> </ul>
DESIGN OBJECTIVES	<ul style="list-style-type: none"> <li>▪ The personality of Retail is high street retail.</li> <li>▪ It should be designed to amalgamate the three projects and create a retail &amp; entertainment hub with many F&amp;B outlets.</li> <li>▪ Since this is not a cover mall typology but a high street retail concept with open environment retail, therefore the main objective is to create a vibrant urban retail environment destination with large public spaces that allow people to spend time and hang around.</li> </ul>
RETAIL PROFILING	<p>Personality of retail is :</p> <ul style="list-style-type: none"> <li>▪ High Street Retail.</li> <li>▪ Mall inside-out version</li> <li>▪ Interactive public spaces/urban plaza</li> </ul>

For VATIKA LIMITED

Authorised Signatory

	<ul style="list-style-type: none"> <li>▪ Spaces to "hang around"</li> <li>▪ Experiential retail and entertainment destination</li> <li>▪ Good visibility and convenient access</li> <li>▪ Elements of urban recreation-Water bodies, public art, street like environment</li> <li>▪ Lower operational cost.</li> </ul> <p>The Retail cum multiplex shall include the following :</p> <ul style="list-style-type: none"> <li>▪ Incidental Coffee Shops on ground floor, Ice Cream Parlors &amp; Juice bars on every floors</li> <li>▪ Specific or Categorized Retail Spaces.</li> <li>▪ Lifestyle shops, Ready to wear apparel and footwear, Electronics and ATM's etc. shall be on ground level.</li> <li>▪ First floor are expected to be occupied by Food zone, Fine dine Restaurants and F&amp;B outlets (quick service formats), Bakery etc.</li> <li>▪ Second and Third floor shall be dedicated to multiplex screens including lobbies, projection rooms, foyers etc. Set of Male &amp; Female toilets is to be provided within the multiplex premises.</li> <li>▪ Access to the multiplex levels will be provided with the help of lifts, Escalators and Staircases. Also space for Box office for generating the tickets shall be provided on the Ground floor as well other than the main ticket counter.</li> </ul>
RETAIL	<ul style="list-style-type: none"> <li>▪ All the retail shops are Air conditioned.</li> <li>▪ Installation of dry scrubbers should be made necessary only for F&amp;B units with high CFM requirement. Cafes and units with low CFM should not be made mandatory.</li> </ul>
MULTIPLEX	<ul style="list-style-type: none"> <li>▪ Cinematography norms applicable to the state are adhered to.</li> <li>▪ NBC fire and life safety norms mandatory have been followed.</li> <li>▪ Proper circulation is worked out with reference to the auditorium capacities and exit levels .</li> <li>▪ Auditorium layouts and the toilet layouts coming under the multiplex areas should be proposed by keeping the multiplex operator in loop. These shall be liable to changes as per the operator ID scheme.</li> </ul>
CORE/ COMMON AREAS	<ul style="list-style-type: none"> <li>▪ The core should be well placed and well connected to the basement parking.</li> <li>▪ Adequately sized service lifts should be provided.</li> <li>▪ The corridors are adequately sized, finished in appropriate materials and is differently abled friendly.</li> <li>▪ Care is taken to provide water evacuation points in the places where rain/sun protection is not provided eg. Staircases, top terrace, foyer etc.</li> <li>▪ It is suggested that the corridors flowing inside the blocks but connected to the plaza should be finished with the same material as the plaza to give it a look of a street.</li> <li>▪ Adequate sized toilets in adequate numbers are designed with the following key points as suggestions.</li> </ul>

For VATIKA LIMITED

Authorised Signatory



	<ul style="list-style-type: none"> <li>○ Labyrinth entrances into toilets should be encouraged as it ensures doorless entry.</li> <li>○ Ledges should be provided for people to place their belongings.</li> <li>○ There can be opportunities provided for putting up of advertisements in certain areas (wall tiles, stall doors), thereby reducing the areas for finished surface. The same would also deter people from tempering and reduce the maintenance cost.</li> <li>○ Coat/purse hooks should be provided on the wall rather than stall doors.</li> <li>○ Space for diaper change should be provided in the women's toilet.</li> <li>○ A couple of low urinals for children should be provided in the men's toilet.</li> <li>○ The toilet paper roll should be mounted slightly higher for better visibility.</li> <li>○ The placement of mirrors should be carefully done to avoid sightlines into the toilets from outside thus ensuring privacy as well as sense of security.</li> <li>○ There should be adequate natural light in the toilets and they should have a proper exhaust.</li> <li>○ Toilet count and sanitary fixtures should be as per NBC norms.</li> <li>○ The fixtures used should be water saving fixtures. Appropriate plumbing system and choice of materials to be made accordingly.</li> <li>○ The materials used for the finishing should lend a warm character to the toilet.</li> </ul>
SIGNAGES & SHOP FRONTS	<p>Signage is of prime importance for any retail business. There are four major types of signage in retail</p> <ol style="list-style-type: none"> <li>1. Basic Outdoor Signage <ol style="list-style-type: none"> <li>a. Directional</li> <li>b. Informational and Statutory</li> </ol> </li> <li>2. Business related signage <ol style="list-style-type: none"> <li>a. Brand names (including the store)</li> <li>b. Shop fronts and merchandise display</li> </ol> <ul style="list-style-type: none"> <li>▪ While the directional signage shall be important for the purpose of navigation and place marking (Parking, pedestrian crossing etc) the signage for the business should be thought through carefully. Equal opportunity to advertise in order to tap on the foot falls and impulsive buying must be presented to each while protecting the premise of the architectural design.</li> <li>▪ Well planned dedicated space should be provided to each retail unit for its signage. It must be ensured that while the benefit of having a shop on the ground floor is evident in terms of location and opportunity to advertise, the shops on the upper floors must also be allocated appropriate signage locations along the main corridor.</li> <li>▪ The shops on the upper floor shall have the visibility and distant visibility benefits but they must be easy to locate while walking under the shaded corridor and tap on impulsive buyers who may have missed the signage from outside.</li> <li>▪ 4 ( 5X5mts. ) or other standard size of MULTIPLEX logo signage space to accommodate all brands of MULTIPLEX to be provided on</li> </ul> </li> </ol>

For VATIKA LIMITED

Authorised Signatory

	<p>the front façade along with movie banners equal to number of screens (Refer MOU).</p> <ul style="list-style-type: none"> <li>▪ Client Directory Signage in Main Entrance Lobby on Ground Floor as well as lift lobby of each floor.</li> <li>▪ Retail directory should be planned at the basement level as well as ground floor.</li> <li>▪ Opportunities to advertise must be built into design at as many available spaces as possible without disrupting the visual harmony.</li> <li>▪ Provision in the shopfronts on ground floor retail for canopy shall be provided.</li> <li>▪ Provision of up stand in the Retail shop fronts is not preferable as it blocks the flexibility for the tenants for any secondary access. The same should not be provided.</li> </ul>
BASEMENTS	<ul style="list-style-type: none"> <li>▪ Redundant corners are utilized and garbage collection room or other miscellaneous spaces are carved out.</li> <li>▪ Proper access control and security are planned at the entry to the basements.</li> <li>▪ While laying down of ramps and working out of parking layouts, care has been taken to avoid traffic conflicting zones.</li> <li>▪ Proper loading/unloading bays are planned for in the basements around the service lift for ease of movement of goods.</li> <li>▪ Garbage disposal room is planned for in basement.</li> </ul>
EXTERNAL DEVELOPMENT	<ul style="list-style-type: none"> <li>▪ All external areas are designed in a mix of hard and soft finishes and provided with shading elements to function as places of public interaction.</li> <li>▪ The materials chosen for the piazza finishes are pedestrian friendly.</li> <li>▪ The street furniture is planned and discreetly built into the architecture of the complex.</li> <li>▪ The materials used for finishing external surfaces are aesthetically pleasing and easy to maintain.</li> </ul>
STRUCTURE	<ul style="list-style-type: none"> <li>▪ 300 mm filling to be considered in all the shops for doing a partially raised floor for encasing services inside the shop near the shaft. Area should be demarcated clearly in clients fitout guidelines.</li> <li>▪ It was suggested that services like cooling towers not to be placed above steel roof as far as possible because such a heavy load will increase the cost of steel roof design.</li> <li>▪ Landscape load along with fire tender movement is finalised for proper loading considerations.</li> </ul>

For VATIKA LIMITED  
  
 Authorised Signatory



HVAC	<ul style="list-style-type: none"> <li>▪ Systems approved for the project are, Chilled water for the auditorium and commercial offices &amp; cooling water for the retail section below MULTIPLEX.</li> <li>▪ The foyer of Auditorium is treated with evaporative cooling or air-conditioning as per the approval from the operator. To be detailed out further in the next stages of design.</li> <li>▪ The evaporative cooling system might be provided in the common areas of retail below MULTIPLEX if required.</li> <li>▪ Cooling tower locations to be finalized, preferable on roof of MULTIPLEX.</li> <li>▪ Provision for 24 x 7 area can be chilled water tap off with secondary system, The secondary system will be different for different zones like auditorium / offices etc. (as per HVAC consultant).</li> <li>▪ There shall be provision of space in retail shop for ceiling mounted scrubber &amp; indoor machine (to be built in BBA and guidelines).</li> <li>▪ Space for precision AC's is built in the office tower.</li> </ul>
ELECTRICAL	<ul style="list-style-type: none"> <li>▪ 100% power back shall be provided in the complex.</li> <li>▪ New Load Norms are expected from DHBVN and will help in reducing the capacity of High side equipment (transformers) accordingly. This shall be taken up as and when the information as available.</li> <li>▪ Central AVR for the complex is planned.</li> <li>▪ DG sets is Heat exchange type with cooling towers proposed on Terrace, No dedicated DG set will be provided for Multiplex.</li> <li>▪ Adequate number of spare shafts is provided for provisioning of Telephone, Voice and Data connectivity.</li> </ul>
PLUMBING	<ul style="list-style-type: none"> <li>▪ Provisions for toilets inside the shops to be demarcated with provisioning in structure only for partial raised floor. Routing of piping to be done in a way that minimum shop area is affected. Above points to be built in to BBA as well as fitout guidelines.</li> <li>▪ Township STP shall be used for the project.</li> <li>▪ Two pipe system has been proposed based on the toilet fixture layout and future provisioning for toilets in Retail area.</li> <li>▪ Water conserving fixtures is used. The water closets shall be dual flush (3/6 ltrs.), the urinals shall be infra-red auto operation flushing system suitable for 1 ltr/ flush system.</li> <li>▪ The provision of temporary services should be planned as per habitation and construction phasing. The same should be evaluated.</li> </ul>

For VATIKA LIMITED

Authorised Signatory

HIGH STREET (RET012)				
Project Name:		HIGH STREET	1A,1B,1C	
S no	Packages	Description	Cost	
1	Structure	Mass Excavation	22	
		Dewatering	116	
		Water Proofing below raft	112	
		Structural Work by Contractor	1,194	
		Diff- 2.25 & awarded contract	356	
		Cement Component	349	
		Reinforcement	805	
				2,952.71
2	MEP -Mechanical	VRV System	326	
		Ventilation	243	
				569.70
3	MEP - Electrical	High Side Electrical	406.45	
		Low Side Electrical	166.72	
				573.17
4	MEP	Internal & External Plumbing & fire	434.22	
				434.22
5	Internal Finishing		948.34	
		Including Fire Doors,Internal Plaster,etc		948.34
6	External Finishing		309.89	
		Including External Plaster,Windows ,Painting,etc		309.89
7	Design Cost		201.44	
8	External Development		260.53	
A	Total			6,250.00
	EDC			810.81
	IDC			163.82
	Land Cost			41.04
	Others Cost			1715.33
B	Total			2731.00
	Grand Total			8,981.00

For VATIKA LIMITED  
  
 Authorised Signatory