

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

Coming Soon



LOCATION

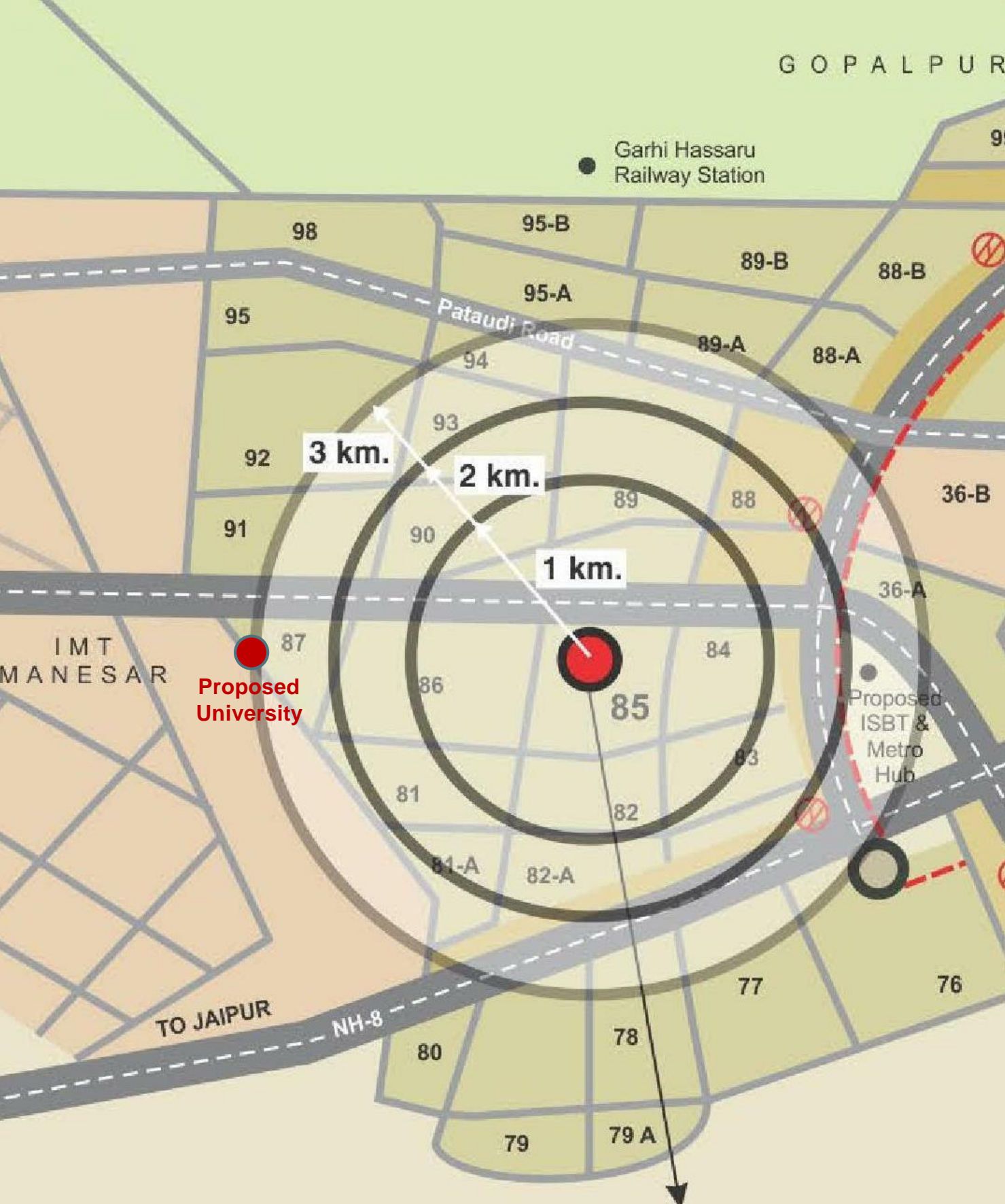
- Strategically located in Sector 85 on 159 meter wide multi utility corridor
- Proposed metro station within walking distance
- 3 KM from ISBT, MRTS Depot and NH- 8
- Metro line connecting Dwarka line(Sector 88) to Manesar is on this corridor.

Key Distances

Proposed Metro Station & ISBT - 5 Minutes

IGI Airport - 30 Minutes

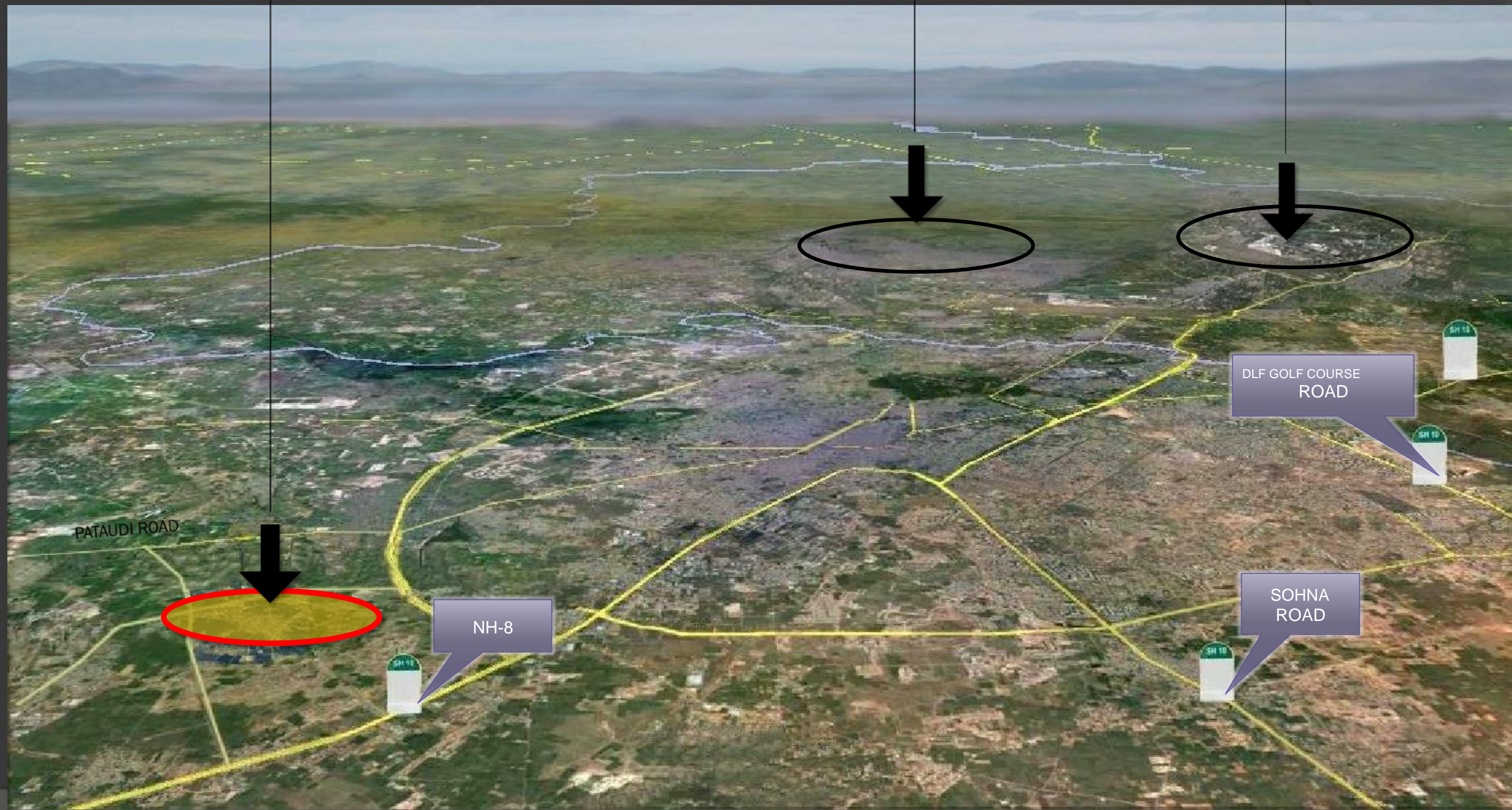
Rajiv Chowk - 15 Minutes



**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*
- *Second Floor is planned for Specialty Format stores*
- *Third and Fourth Floor consist about 1400 seats 7 Audi Multiplex with Entertainment Zone and Food court.*
- *5th and 6th Floor earmarked for coworking space*
- *7th 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



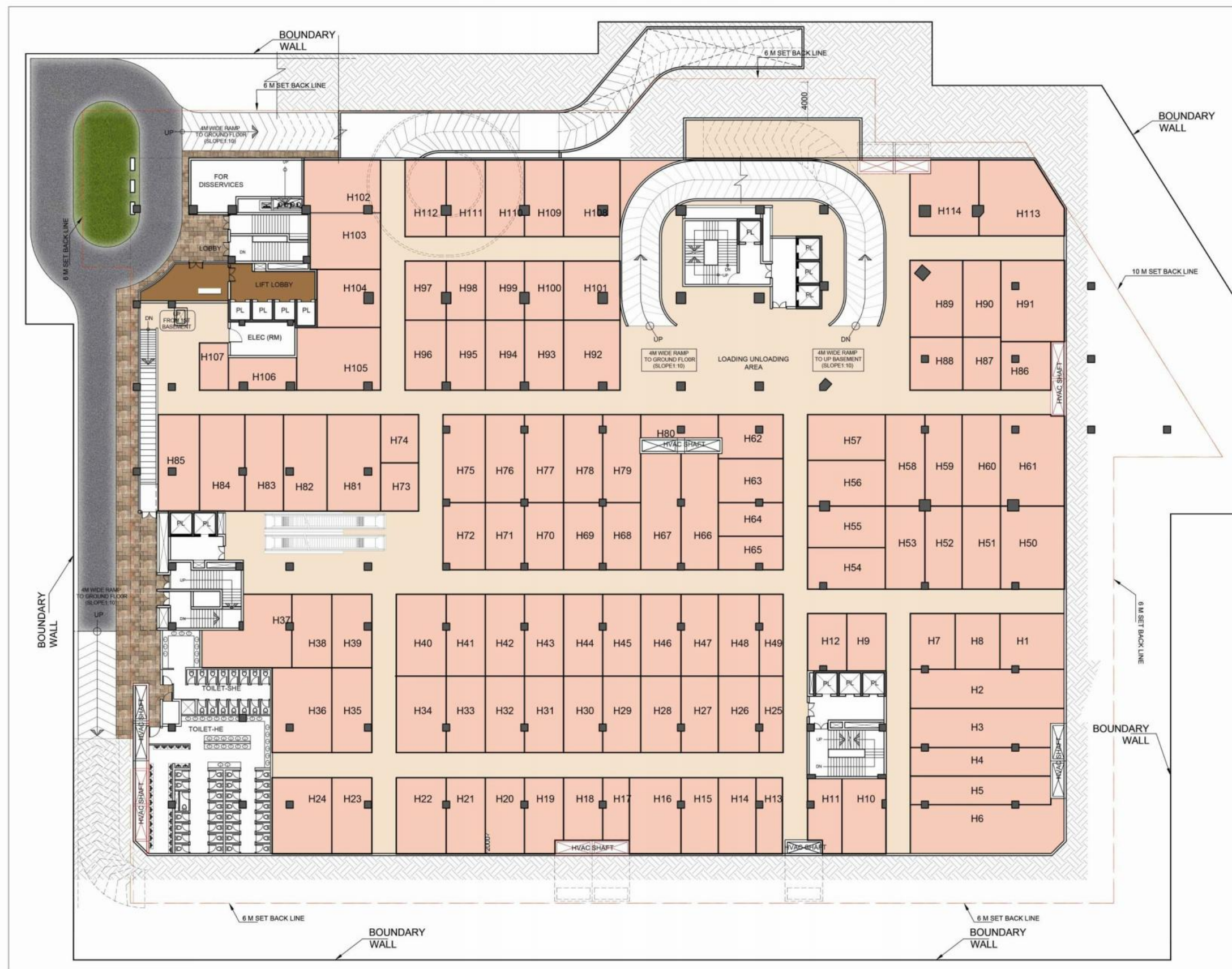
PROJECT COMPLETION TIMELINES

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

KEY CONSULTANTS FOR THE PROJECT

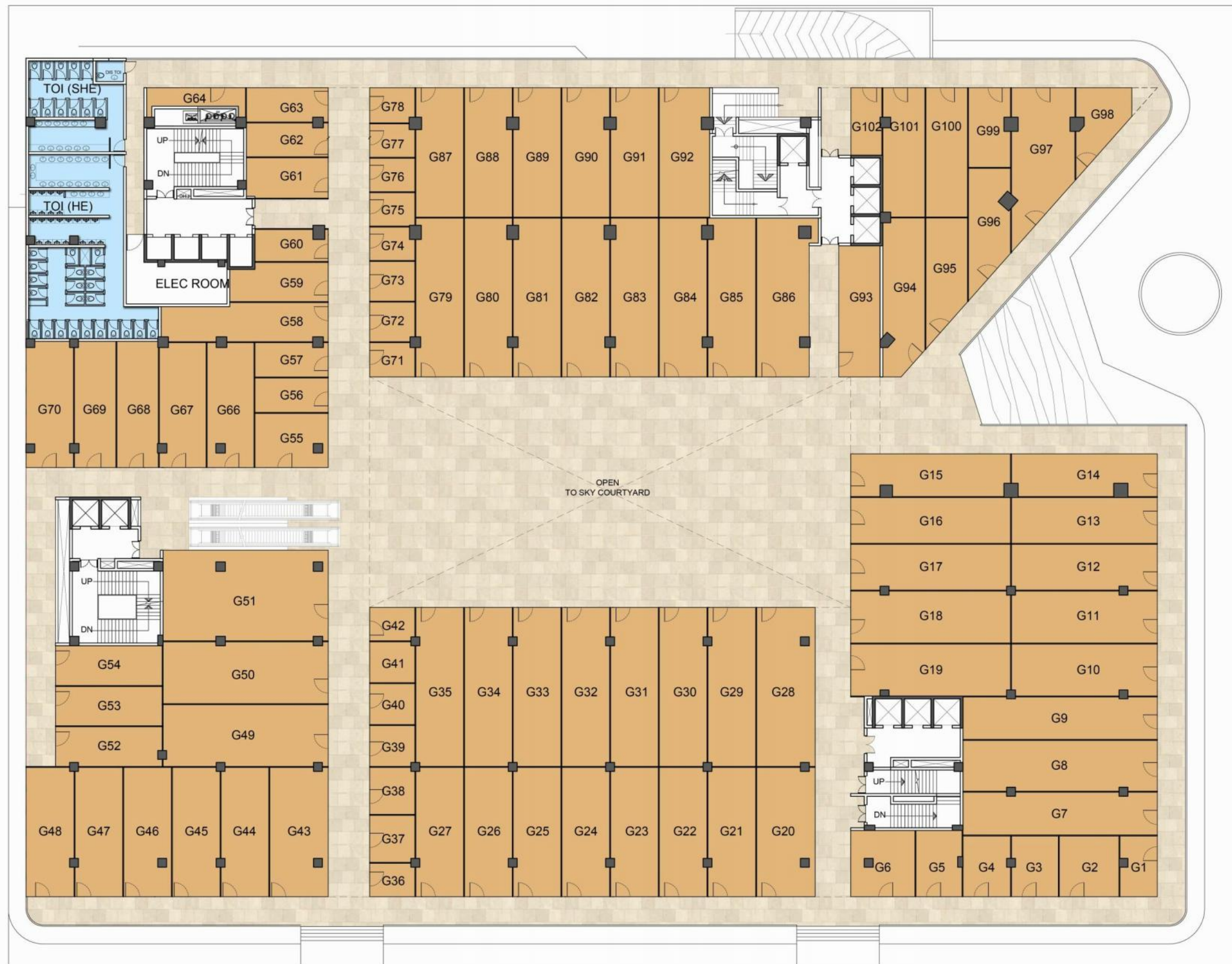
1. CBRE : FOR PROJECT POSITIONING, DESIGNING, ZONING AND LEASE ACQUISITION.
2. INDULGE STUDIO : FOR CONCEPT AND DESIGN OF MULTIPLEX AREA. THEY ARE ALREADY ENGAGED BY MULTIPLE MULTIPLEX OPERATOR FOR DESIGNING MULTIPLEX.
3. MR. ANANT VERMA (EX-MD, DLF- DT CINEMAS & CYBER HUB) FOR PLANNING OF CINEMA AND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

Lower Ground Floor

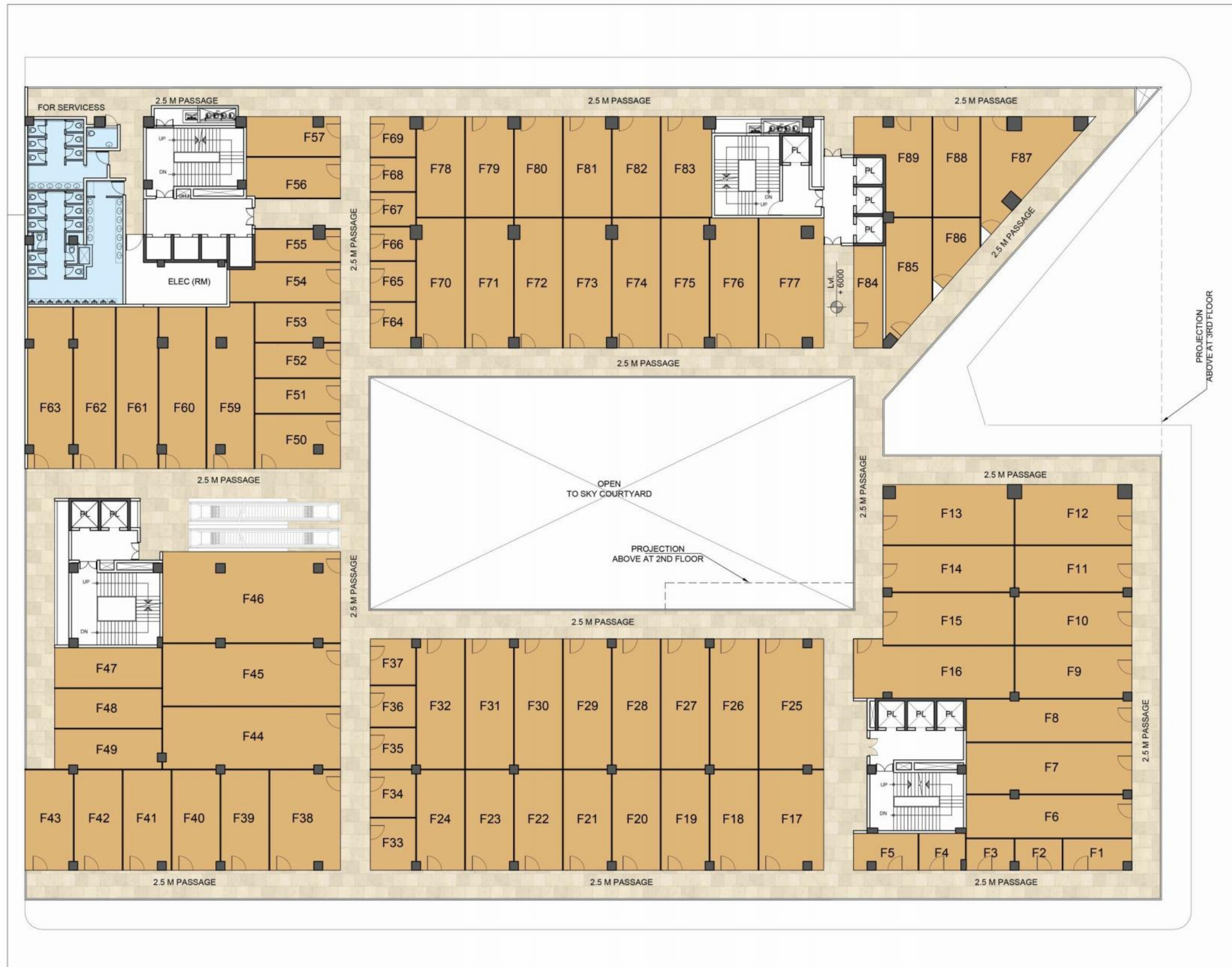


* Floor plans are tentative and subject to modifications

Ground Floor



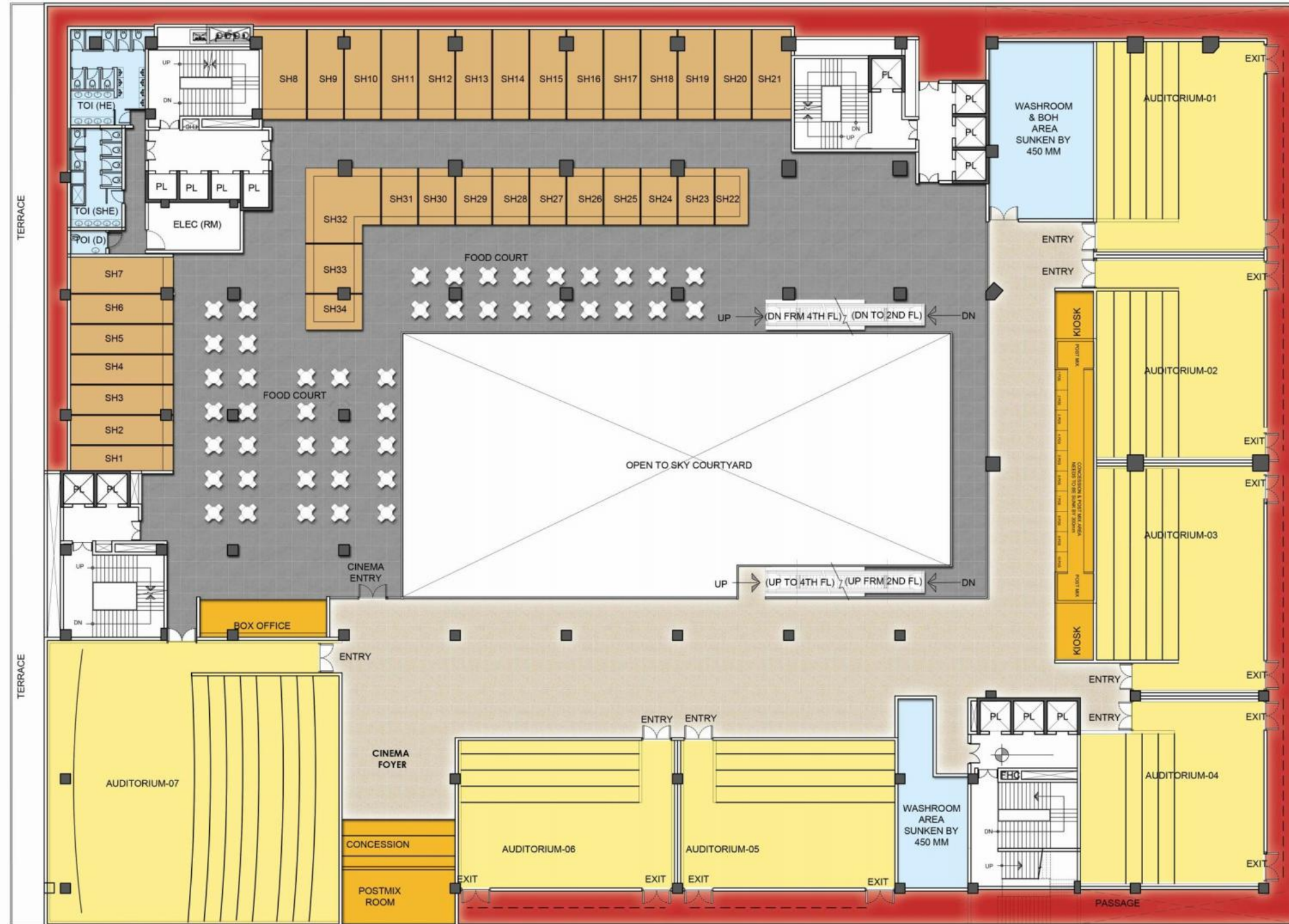
First Floor



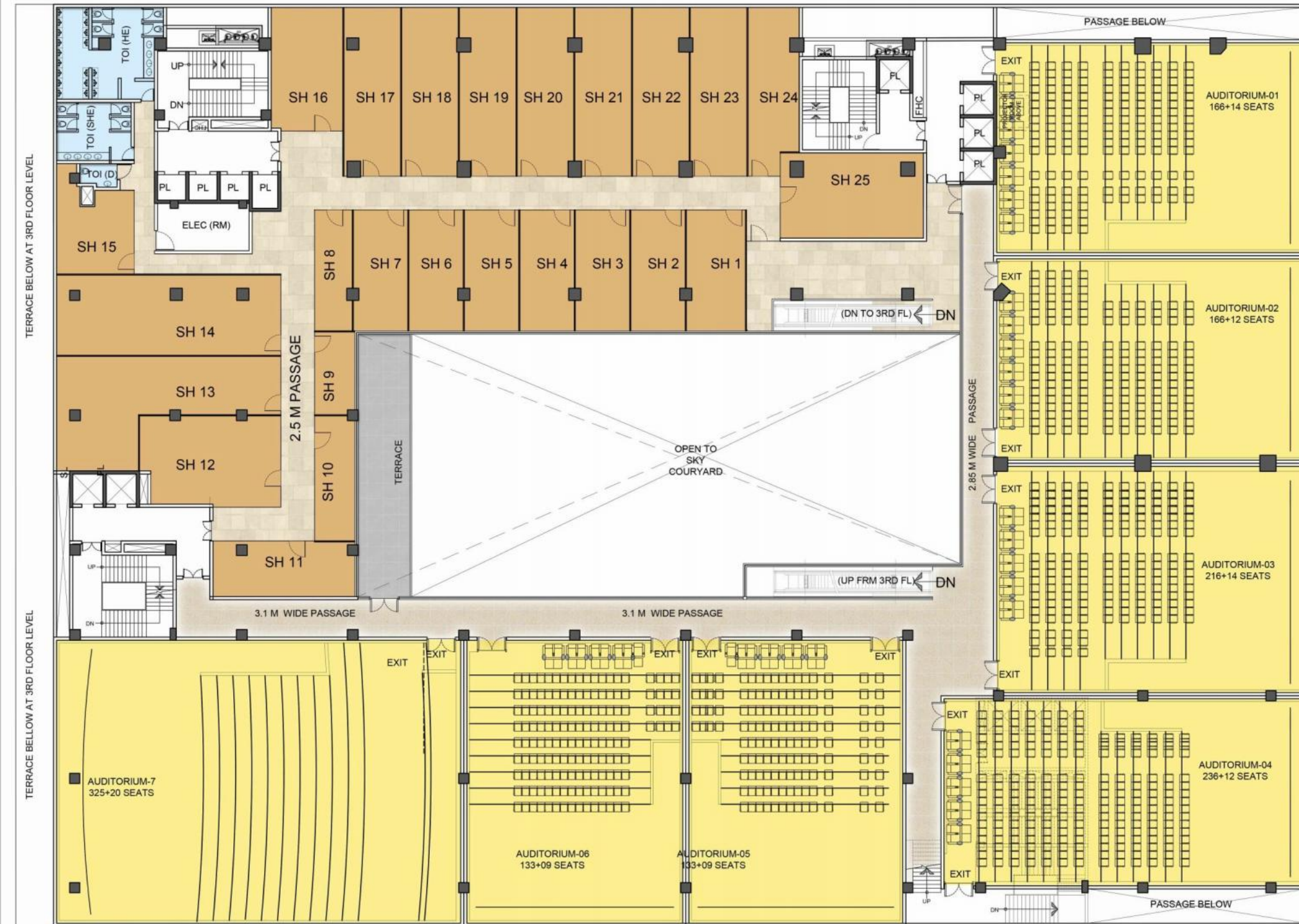
Second Floor



Multiplex Third Floor



Multiplex Fourth Floor



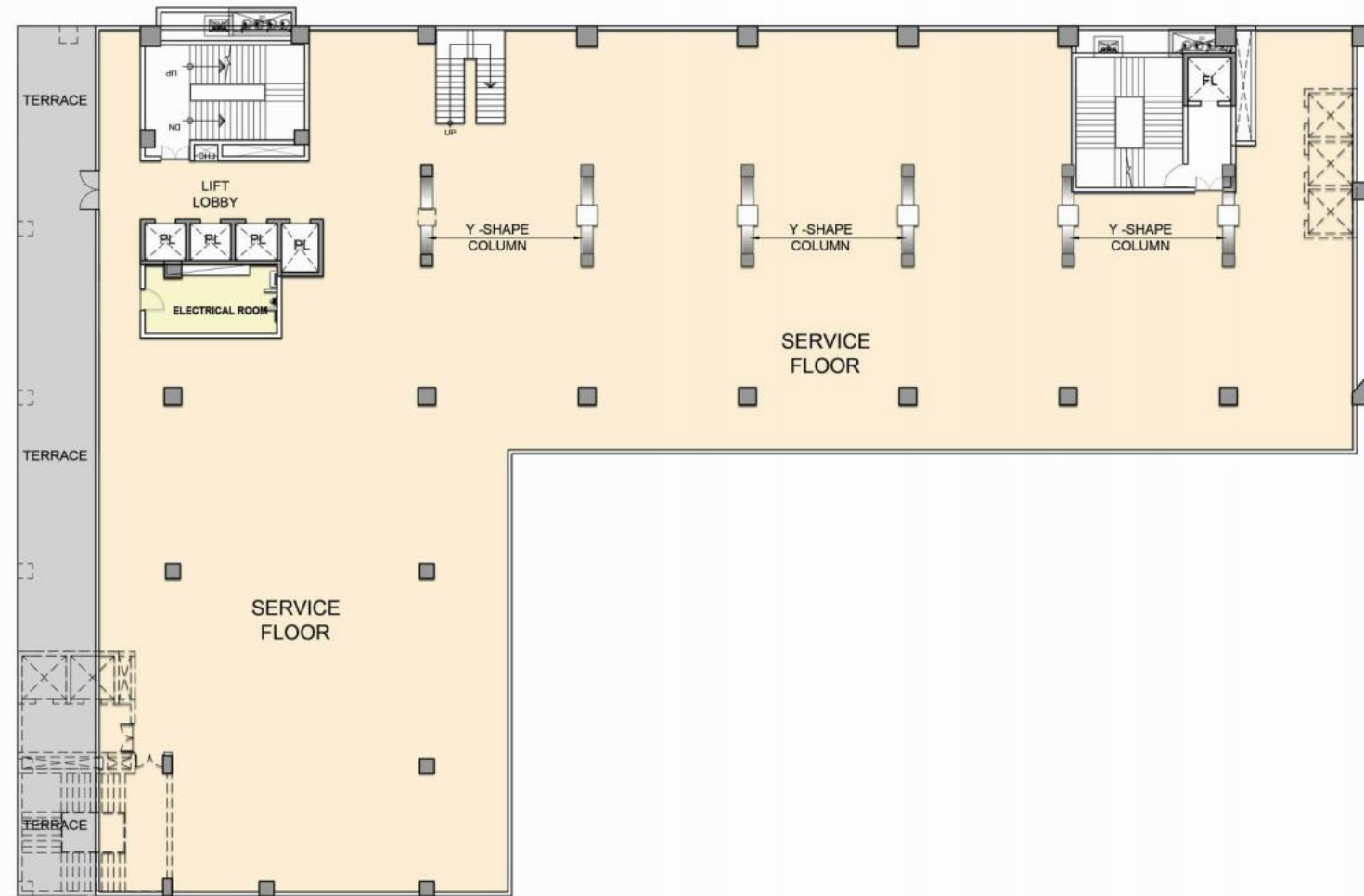
Office 5th Floor



Office 6thFloor



Service Floor 7th Floor



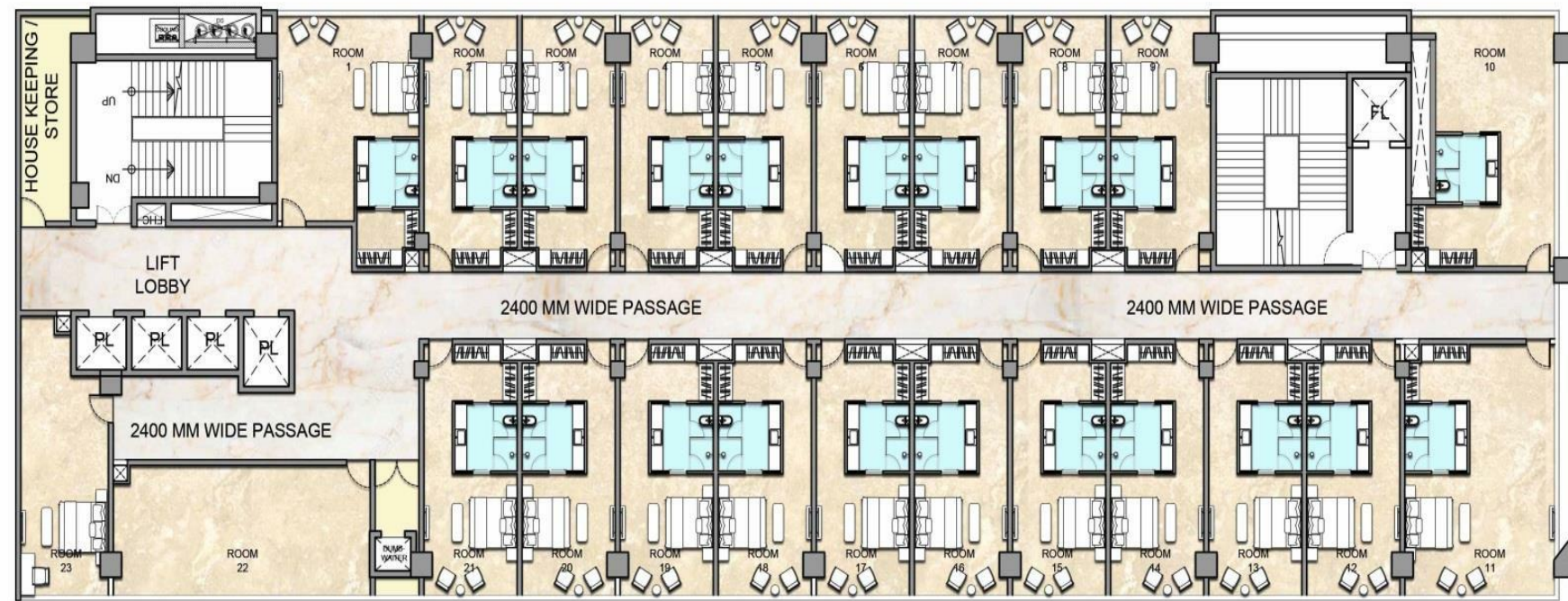
Hotel and Banquets 8th Floor



Hotel 9th Floor



10th, 11th, 12th Typical Floor



Terrace

