

EMAAR  
INDIA

A business address  
designed with ingenuity,  
crafted with finesse and  
geared for success.

#GearedForSuccess



EMAAR  
INDIA

\*T&C apply, GST and Maintenance Charges extra as applicable.

Disclaimer: **Colonnade** is a Commercial Complex project which is being developed on land admeasuring 2.25 acres (0.9105427 hectares) situated at Sector 66 in the revenue estate of Village Badshahpur, District Gurugram, Haryana. The Commercial Complex comprising of retail shops, office spaces, spaces for restaurants, etc. is being developed in planned manner over a period of time pursuant to License bearing No. 163 of 2008 dt. 19.08.2008 renewed/revised from time to time, with the last revision vide Memo No. LC-1032-II-JE(VA)-2021/20254 dt.19.08.2021 granted by the Director Town and Country Planning, Haryana ('DTCP') in favour of M/s Logical Developers Private Limited, in collaboration with Emaar MGF Land Ltd. (now known as Emaar India Limited) as per DTCP approved building plan vide Memo No. ZP-493/AD(RA)/2015/3490 dt. 04.03.2015 and revised vide Memo No. ZP-493/AD(RA)/2021/20545 dated 20.08.2021 and any further revisions in future. The Transit-Oriented Development ("TOD") permission for enhancement of FAR from 1.75 to 2.25 has been granted vide memo no. LC-1032-JE(VA)/2018/31918 dated 20.11.2018 by DTCP alongwith revised zoning vide. DRG No. DTCP-6692 dated 20.11.2018. The Project, Colonnade, is duly registered with HRERA - Gurugram, Haryana, vide HRERA registration No. 156 of 2017 dt. 28.08.2017. (website: www.haryanarera.gov.in). The terms of allotment/sale shall be subject to (a) Application Form, and/or Allotment Letter, and/or Buyer's Agreement and/or Conveyance Deed; (b) licenses, building plans and other approvals. Project Land and its receivables are mortgaged with [ ] [details of bank or FI/ NBFC, if applicable].

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**Emaar India Limited (formerly known as Emaar MGF Land Ltd.)**

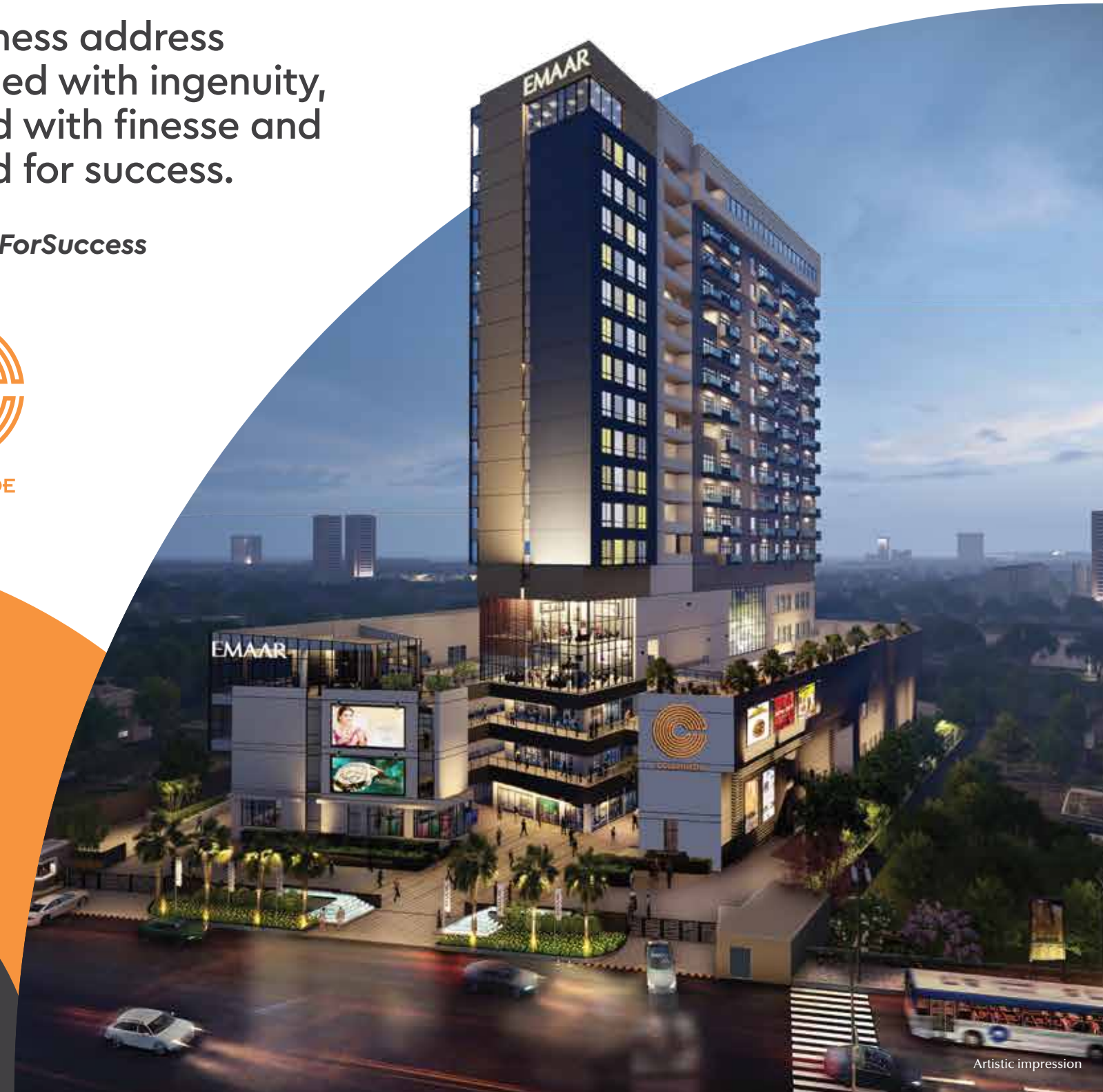
Registered office: 306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi 110017. Tel: (+91 11) 4152 1155, 4152 4618. Fax: (+91 11) 4152 4619.

CIN: U45201DL2005PLC133161. Email: enquiries@emaar-india.com | in.emaar.com

1 Hectare = 2.471 Acre, 1 Acre = 4840 sq.yds. or 4046.86 sq.mtrs., 1 sq.mtr. = 10.764 sq.ft.

The Company makes no explicit or implicit guarantee/warranty of the accuracy of distance or any representations or sources, nor accepts any responsibility any thereof. Distance is as per google map.

This is purely conceptual, illustrative, and used for indicative purposes only and not a legal offering. Digital/ print material / representation, artistic renderings and images are artistic impressions, and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artistic impressions / digital material / representation, artistic renderings and images as depicted/ shown herein. All specifications, amenities, surroundings, greens areas, etc. of the Project shall be as per the final buyer's agreement between the Parties and subject to change, addition, deletion or amendment as may be decided by the Company or as directed by any competent authority in the best interest of the development.



Artistic impression



## Emerging Modern Commercial Spaces in a vibrant business ecosystem at Sector 66, Gurugram.

Presenting **Emaar Colonnade** – A thoughtfully planned and meticulously executed business hub with **modern commercial spaces**. An unmissable opportunity for aspiring businesses and the latest addition to our prestigious lineup of landmark commercial projects.

Emaar Colonnade is strategically located **right on Golf Course Extension Road** at Sector 66 Gurugram, just a few minutes' drive from IGI Airport and next to the proposed Metro Station, offering unmatched connectivity and close proximity to important business hubs.

An impressive structure with dedicated retail, office and mixed-use spaces, with multiple passenger lifts and escalators and an admirable array of convenience features and amenities. Set amidst a bustling ecosystem with **a vibrant neighbourhood of over 20,000\* families**, it empowers your business with just the right ambience it needs to grow and flourish. Lend your business the flexibility it deserves with these near ready-to-move-in spaces suitable for businesses across sectors.

With the project nearing completion, it's time you start planning your next business leap now.

\*Source: <https://timesofindia.indiatimes.com/city/gurgaon/new-setors-will-turn-gurgaon-into-a-metropolis-make-them-the-citys-pride-mr-cm/articleshow/63010765.cms>



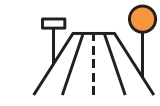




## Distinctive features that will elevate your business to the next league.



Modern Commercial Spaces from 27.87 sq.m. to 1207.73 sq.m. (300 sq.ft. to 13,000 sq.ft.) offering unmatched flexibility



Right on 90 meter wide Golf Course Extension Road



Vibrant neighbourhood of over 20,000\* families



4-level basement parking



Well-ventilated spaces with abundant sunlight



High-speed elevators, central air-conditioning and hi-tech telecom systems



Construction nearing completion



Proposed Metro\* coming up soon

\*Source: <https://timesofindia.indiatimes.com/city/gurgaon/new-setors-will-turn-gurgaon-into-a-metropolis-make-them-the-citys-pride-mr-cm/articleshow/63010765.cms>

\*Source: <https://themetrorailguy.com/gurgaon-metro-information-map-updates>



Right where the action is.  
Right where the progress is made.  
Right where the success is rewritten.

### Gurugram – The Millennium City\*

- 2<sup>nd</sup> largest IT hub
- 3<sup>rd</sup> largest financial & banking hub
- 3<sup>rd</sup> largest exporter of software
- Houses more than 250 Fortune 500 companies
- More than 11% employment in the BPO sector in India
- 3<sup>rd</sup> highest per capita income in India
- Biggest outsourcing hub in the country
- Most preferred city for rental investments in the country as per several reports
- Presence of high-end condominiums, entertainment and recreation centres, and big malls

\*Source – <https://en.wikipedia.org/wiki/Gurgaon>



### Golf Course Extension Road – Gurugram's prime hub with dynamic today and glorious tomorrow.

- Golf Course Extension Road has been growing as a realty hub with multitude of residential and commercial real estate projects
- The social infrastructure, reputed schools, hospitals and 5-star hotels nearby are contributing to the emerging demand of premium real estate
- The micro-market is witnessing the launch of several completed and under construction projects for the end users and the investors
- The proposed Metro<sup>#</sup> line along the Golf Course Extension Road linking to Golf Course Road, is likely to increase the price value of the properties on the Golf Course Extension Road

\*Source: <https://themetrorailguy.com/gurgaon-metro-information-map-updates>

### Location Advantages: Investment Potential.

#### Proposed developments

- Next-generation mobility systems such as Regional Rapid Transit System (RRTS), Gurgaon-Manesar-Bawal Mass Rapid Transit System (MRTS)\*
- The Orbital Rail alongside the Kundli-Manesar Expressway\*
- ISBT with bus terminal at Kherki Daula\*
- Long Rapid Metro – 170.19 km new routes proposed connecting Gurugram to Manesar, Faridabad with internal route extensions<sup>#</sup>
- Delhi-Faridabad Metro Rail Link<sup>#</sup>
- Dwarka Expressway nearing completion\*

\*Source: <https://themetrorailguy.com/gurgaon-metro-information-map-updates>  
\*Source: <https://asetyogi.com/gurgaon-master-plan/>



### Future Development as per Master Plans<sup>\$</sup>

- GMDA's plans to turn SPR into an arterial road under the New Gurgaon-Sohna Master Plan 2031 through metro connectivity
- Infra upgradation initiatives like Metro expansion are planned in 2020–21
- Infrastructural enhancements envisioned in Master Plan 2025 – Institutional Belt proposed along the Southern Peripheral Road

<sup>\$</sup>Source: <https://asetyogi.com/gurgaon-master-plan/>

<sup>\$</sup>Source: <https://www.financialexpress.com/money/new-gurgaon-the-new-growth-corridor-of-national-capital-region/2231999/>

<sup>\$</sup>Source: <https://www.dwarkaexpresswayprojects.in/dwarka-expressway-status.html>





# Social Infrastructure

## Prominent Landmarks

Vatika Chowk	6 mins   1.4 km
Sector 55/56 Metro Station	13 mins   5.6 km
Subhash Chowk	14 mins   5.6 km
Rajiv Chowk	15 mins   6.4 km
Kherki Daula Toll Plaza	16 mins   8.6 km
IFFCO Chowk	21 mins   9 km
Cyber City	28 mins   14.6 km
IGI Airport	40 mins   24 km

## Business Hubs

Golf Course Road	10 mins   5.6 km
Cybercity	28 mins   14.6 km
Udyog Vihar	27 mins   14.8 km
Aerocity	39 mins   23 km

## Healthcare

CK Birla	8 mins   3 km
Cloud Nine	9 mins   3.1 km
Artemis Hospital	13 mins   5.2 km
Medanta Medicity Hospital	15 mins   5.9 km
Fortis Memorial Research Institute	18 mins   7.7 km
Aary Hospital	19 mins   8 km
Max Healthcare	19 mins   9.6 km
NCI-AIIMS, Jhajjar	55 mins   25.2 km

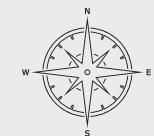
## Education

St. Xavier's School	5 mins   400 m
Heritage Xperiential Learning School	6 mins   3.1 km
Alpine Convent School	7 mins   3.1 km
Amity International School	10 mins   3.9 km
Scottish High International School	13 mins   4.9 km
Delhi Public School	14 mins   5.9 km
The Shri Ram School	24 mins   9.5 km
Shiv Nadar School	24 mins   11.6 km

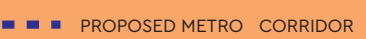
## Hotels

Hilton DoubleTree	9 mins   3 km
IBIS	19 mins   8.6 km
Hotel Le Meridien	28 mins   14.8 km
Mapple Emerald	27 mins   16.9 km
JW Marriott, Aerocity	25 mins   21.8 km
Holiday Inn, Aerocity	36 mins   21.9 km

Disclaimer: The Company makes no explicit or implicit guarantee/warranty of the accuracy of distance or any representations or sources, nor accepts any responsibility any thereof. Distance is as per Google maps.



MAP NOT TO SCALE ONLY. ARTISTIC REPRESENTATION.



Every project facet is thoughtfully crafted.  
After all, every business should create awe.



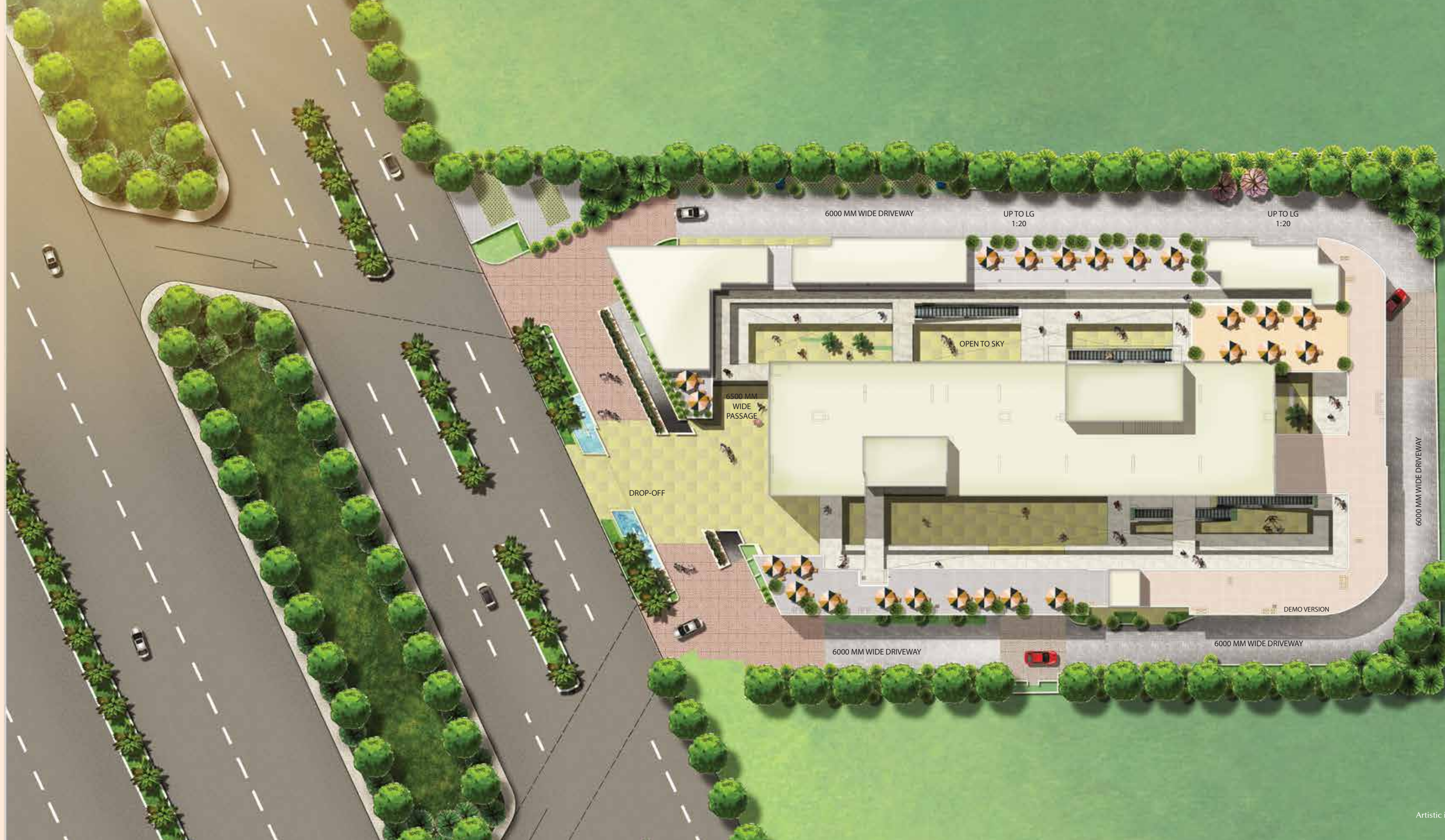
## Key features and amenities

- Well-planned modern commercial spaces with immense customisation possibilities
- A perfect blend of form and function
- Large frontages & common corridors
- Retail block is topped with a multi-storied tower offering offices
- One level of retail is dedicated to specialty restaurants with terrace dining options
- Abundant sunlight & well-ventilated spaces
- Open-to-sky landscaped retail promenade with paving and decorative features

- Separate entrance and lobby for offices
- 4-level basement parking with sufficient parking bays
- Modern high-speed elevators, central air-conditioning, hi-tech telecom systems
- Equipped with a modern-life safety and security system
- Adequate power back-up for common areas
- Convenient pick-up and drop-off points
- Well-appointed entrance with water feature
- Planters with seating arena



M A S T E R P L A N





# GROUND FLOOR

## FLOOR PLANS



- RETAIL TENANT
- HYPERMARKET
- PUBLIC CIRCULATION
- B.O.H.

**Emaar Colonnade**  
Sector 66, Gurugram



# 1<sup>st</sup> FLOOR



- RETAIL TENANT
- PUBLIC CIRCULATION
- B.O.H.
- SHAFTS

**Emaar Colonnade**  
Sector 66, Gurugram

# 2<sup>nd</sup> FLOOR

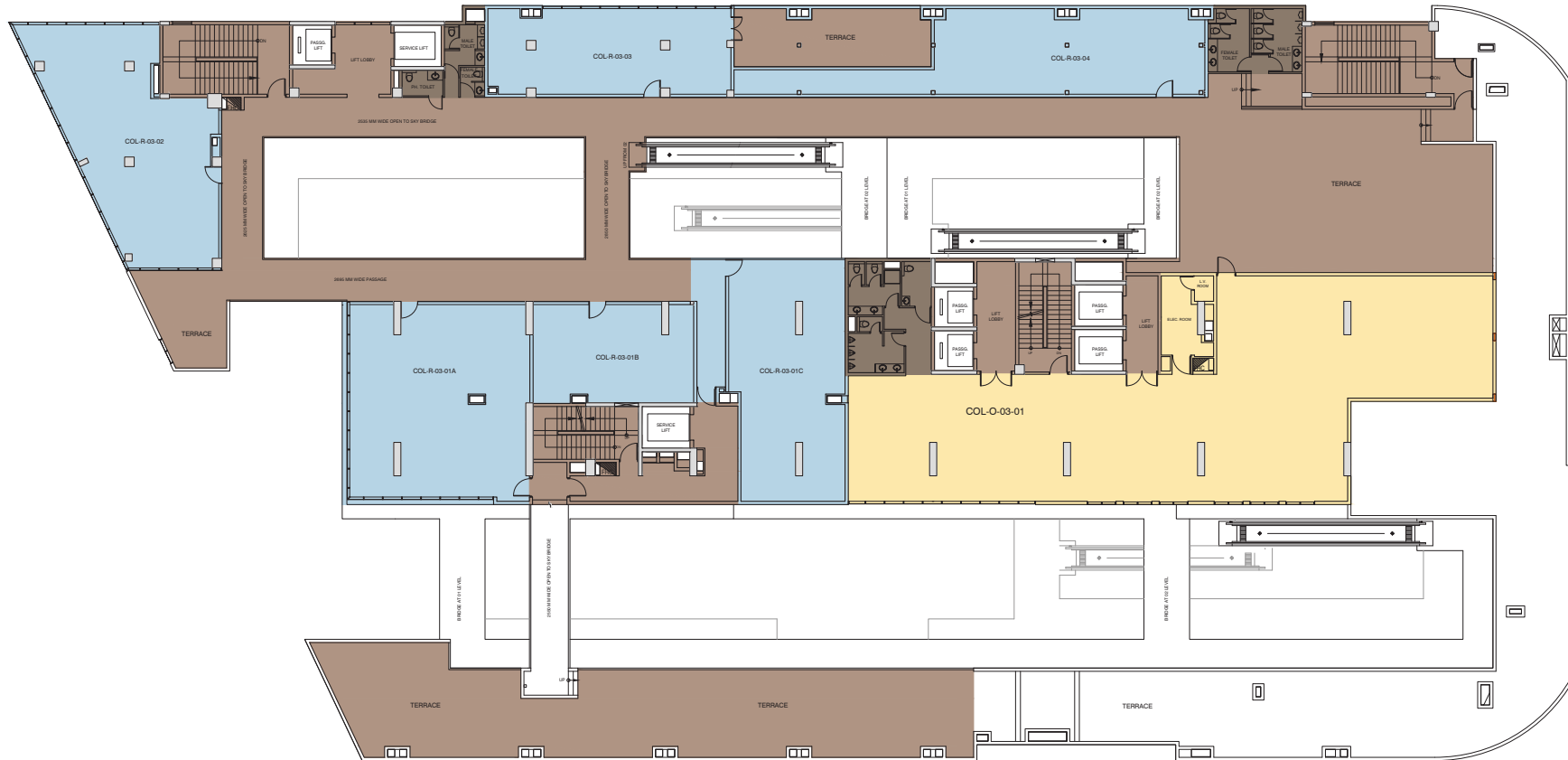


- RETAIL TENANT
- PUBLIC CIRCULATION
- B.O.H.

**Emaar Colonnade**  
Sector 66, Gurugram



# 3<sup>rd</sup> FLOOR



- OFFICE/HOTEL
- FOOD & BEVERAGE
- PUBLIC CIRCULATION
- B.O.H.

**Emaar Colonnade**  
Sector 66, Gurugram

# 4<sup>th</sup> FLOOR

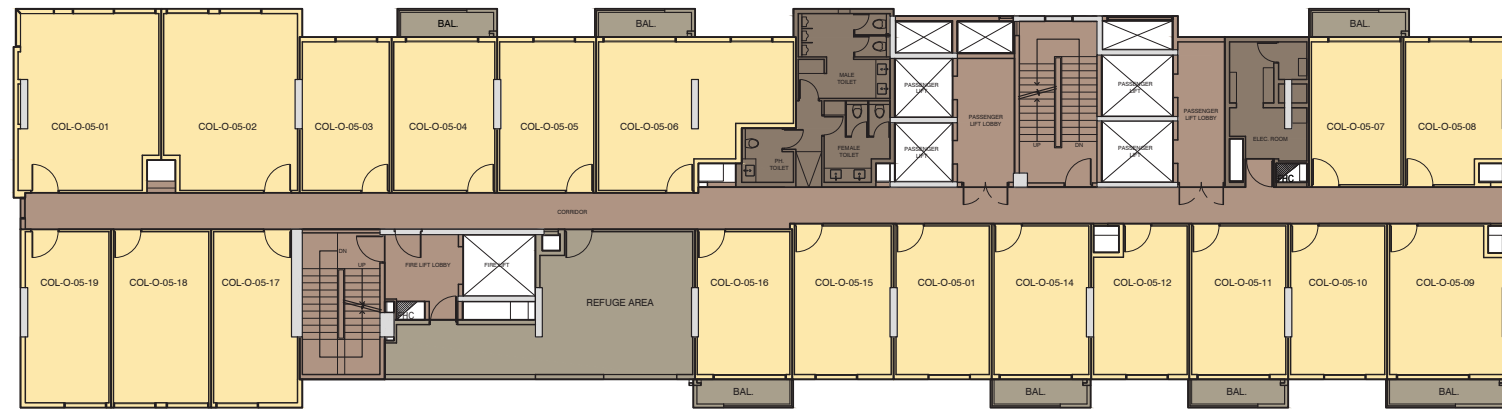


- COL-O-04-01/HOTEL
- PUBLIC CIRCULATION
- B.O.H.

**Emaar Colonnade**  
Sector 66, Gurugram



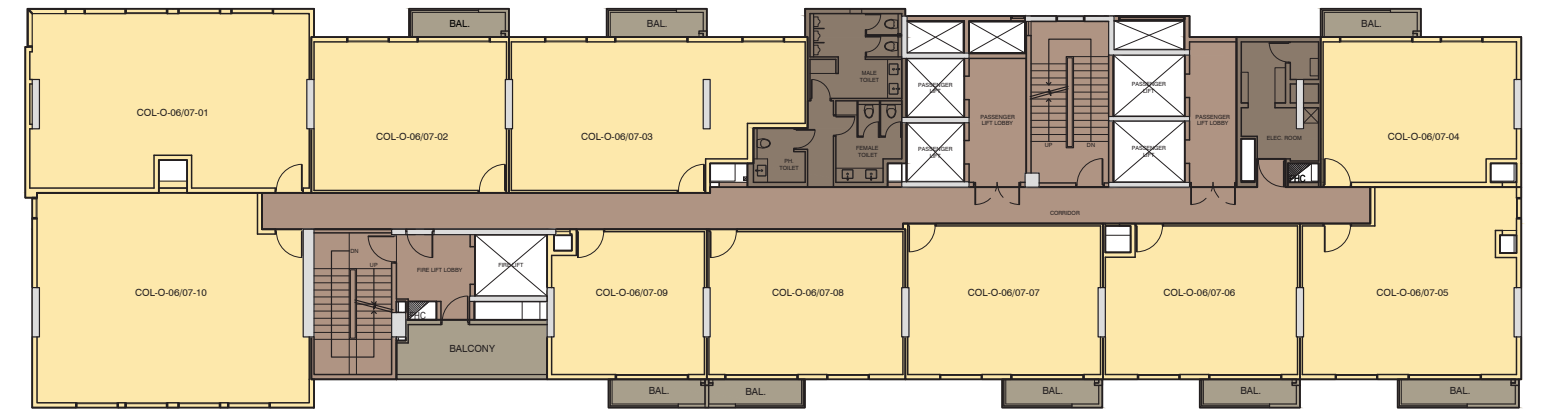
# 5<sup>th</sup> FLOOR



- COL-O-05-01/HOTEL
- PUBLIC CIRCULATION
- B.O.H.
- BALCONY/TERRACE

**Emaar Colonnade**  
Sector 66, Gurugram

# 6<sup>th</sup> & 7<sup>th</sup> FLOOR

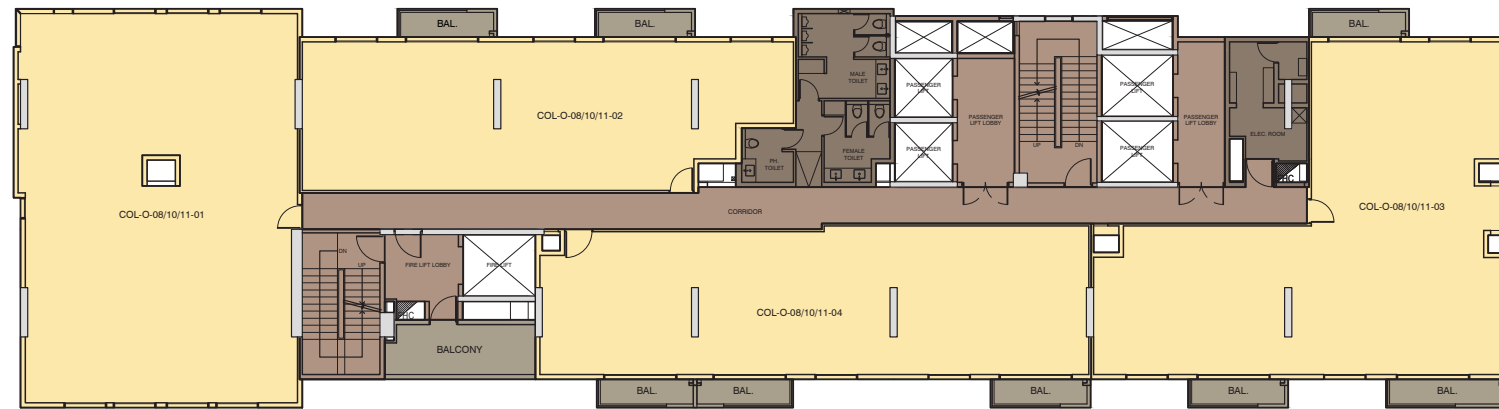


- COL-O-06/07-01/HOTEL
- PUBLIC CIRCULATION
- B.O.H.
- BALCONY/TERRACE

**Emaar Colonnade**  
Sector 66, Gurugram



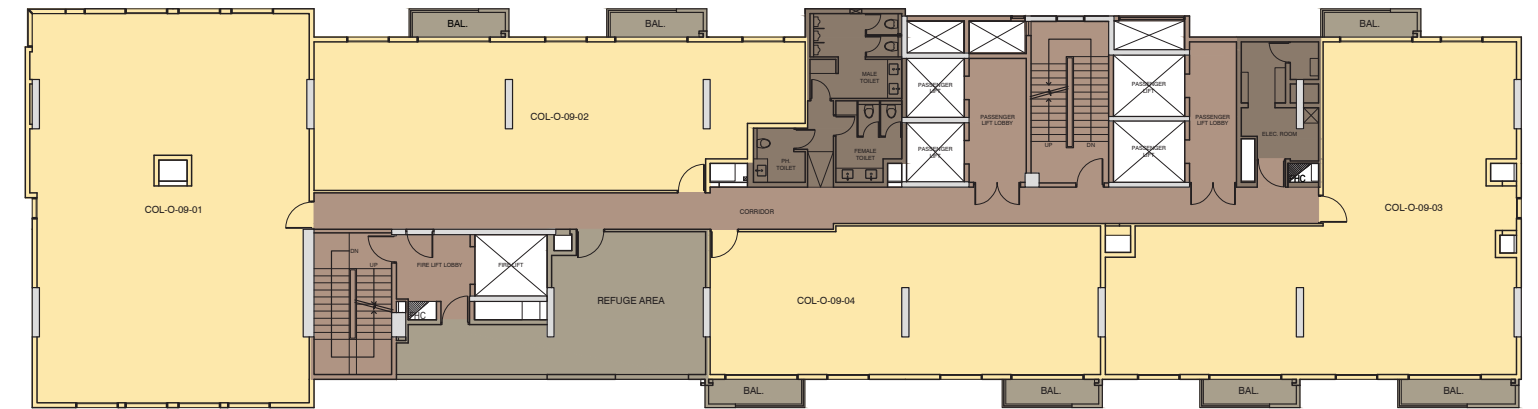
# 8<sup>th</sup>, 10<sup>th</sup> & 11<sup>th</sup> FLOOR



- COL-O-08/10/11-01/HOTEL
- PUBLIC CIRCULATION
- B.O.H.
- BALCONY/TERRACE

**Emaar Colonnade**  
Sector 66, Gurugram

# 9<sup>th</sup> FLOOR

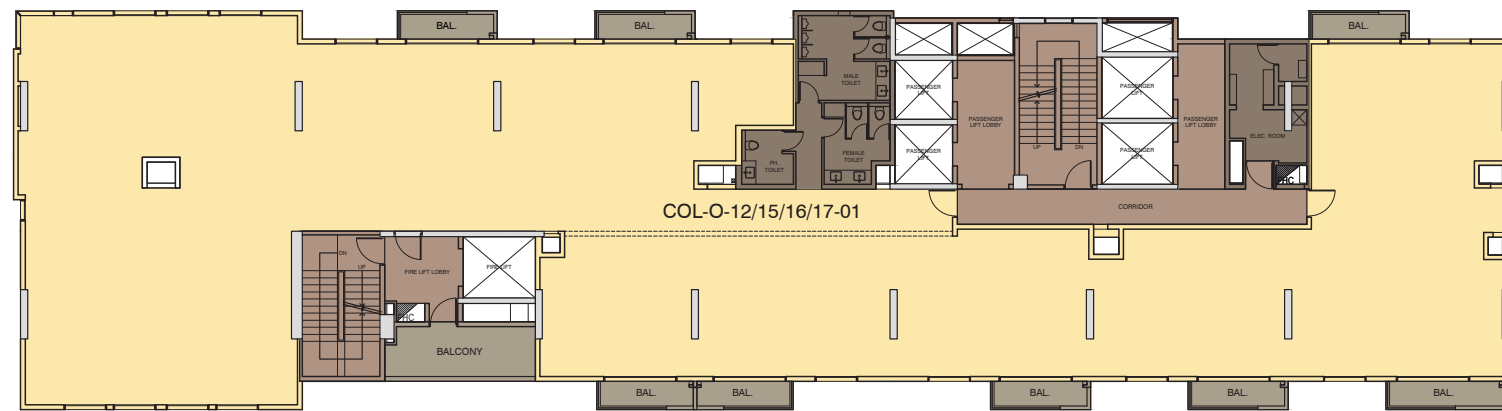


- OFFICE
- PUBLIC CIRCULATION
- B.O.H.
- BALCONY/TERRACE

**Emaar Colonnade**  
Sector 66, Gurugram



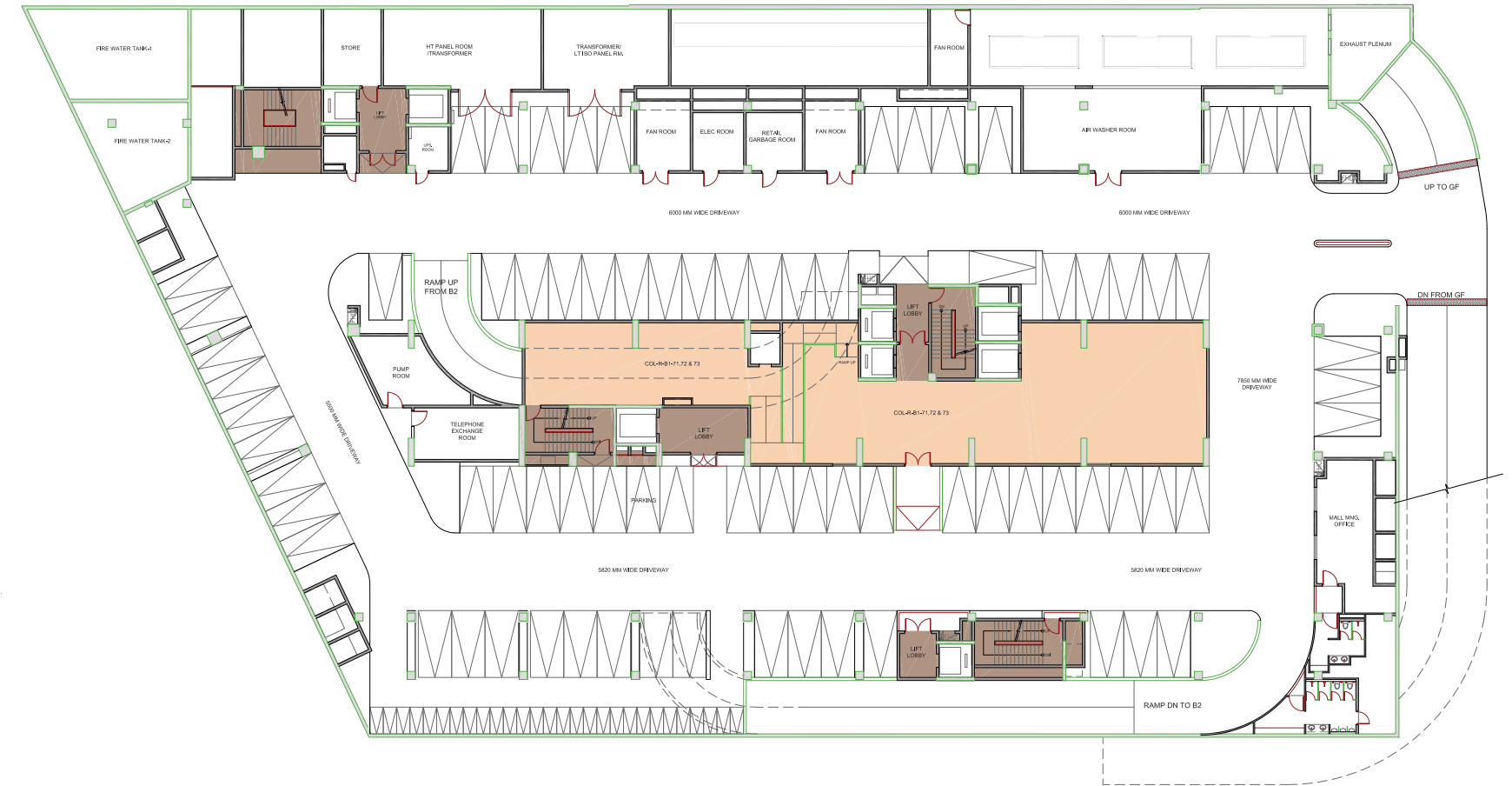
# 12<sup>th</sup> FLOOR



- OFFICE/HOTEL
- PUBLIC CIRCULATION
- B.O.H.
- BALCONY/TERRACE

**Emaar Colonnade**  
Sector 66, Gurugram

# B-01 FLOOR



- HYPERMARKET
- PUBLIC CIRCULATION

**Emaar Colonnade**  
Sector 66, Gurugram



## Intelligently crafted office spaces.



## Office Specifications

### Structure

**Structure:** RCC beam slab for super structure and flat slab for sub-structure with column structure with brick/concrete/AAC block/fly ash partitions

**Elevators/Escalators:** Adequate elevators connecting the office floor levels

**Slab to Slab Height:** Office floors – 3.75 mtrs. (floor to floor)

### Landscape

Landscaped retail promenade with paving and decorative features, hard & soft landscape, water bodies and seating areas

### Finishes

**External Finishes:** Aesthetically designed, low maintenance, durable and hard finishes

**Lobbies:** Combination of tiles and painted surface

**Basement:** Brushed concrete/VDF

**Tenant Floor Finish:** Concrete floor to be finished by tenant

**Toilets:** Finished toilets with modern fittings and low flow fixtures

### Parking

**Parking:** Multilevel basement for parking and services

### Security

**CCTV Surveillance:** All entry/exits in the complex, external access points and lift lobbies

**Manned Security:** At all entry, exit points and patrol as needed

### Life Safety

**Wet Riser/Hose Reel/Sprinklers/Fire Extinguishers/ External Fire hydrants:** Provided as per NBC

### HVAC

**AC System:** Air-Conditioning has been provided

**Office Area:** Only chilled water tapping from centralized chiller

**Ventilation and Exhaust:** Provided for common toilets and basements

### Electrical

**Distribution:** Cable up to tenant's distribution board

**Prepaid Metering:** Provided

**Lightening Protection & Earthing Pits:** Provided

**Emergency Lighting:** Emergency lighting in selected common areas

### DG

**Diesel Generators:** Power backup for building services, retail units, office units and common areas

### Signage

**Internal:** Directional, utility and emergency signage where appropriate

**External:** External signage as per developer's design/fit-out guideline

## Retail spaces crafted with finesse.



## Retail Specifications

### Structure

**Structure:** RCC beam slab for super structure and flat slab for sub-structure with column structure with brick/concrete/AAC block/fly ash partitions

**Elevators/Escalators:** Adequate escalators and elevators connecting the retail levels

**Slab to Slab Height:** Retail floors – 4.5 mtrs. (floor to floor)

### Landscape

Landscaped retail promenade with paving and decorative features, hard & soft landscape, water bodies and seating areas

### Finishes

**External Finishes:** Aesthetically designed, low maintenance, durable and hard finishes. Glass shop front in retail shop fronts.

**Lobbies:** Combination of tiles and painted surface

**Basement:** Brushed concrete/VDF

**Tenant Floor Finish:** Concrete floor to be finished by tenant

**Toilets:** Finished toilets with modern fittings and low flow fixtures

### Parking

**Parking:** Multilevel basement for parking and services

### Security

**CCTV Surveillance:** All entry/exits in the complex, external access points and lift lobbies

**Manned Security:** At all entry, exit points and patrol as needed

### Life Safety

**Wet Riser/Hose Reel/Sprinklers/Fire Extinguishers/ External Fire hydrants:** Provided as per NBC

### HVAC

**AC System:** Air-Conditioning has been provided

**Retail Area:** DX system unit with common cooling tower

**Ventilation and Exhaust:** Provided for common toilets and basements

### Electrical

**Distribution:** Cable up to tenant's distribution board

**Prepaid Metering:** Provided

**Lightening Protection & Earthing Pits:** Provided

**Emergency Lighting:** Emergency lighting in selected common areas

### DG

**Diesel Generators:** Power backup for building services, retail units, office units and common areas

### Signage

**Internal:** Directional, utility and emergency signage where appropriate

**External:** External signage as per developer's design/fit-out guideline



**The landmarks that the world admires.  
The name that everyone trusts.**

One of the most valuable and admired Real Estate Groups worldwide, EMAAR stands synonymous with thoughtful architecture, excellent engineering and impeccable execution. With proven competencies across a myriad of portfolios – Commercial, Residential, Retail, Hospitality and Leisure, EMAAR is a well-recognised name, known for its iconic assets in Dubai and other International Markets.

Emaar India carries its global legacy with a formidable portfolio of remarkable residential and commercial spaces across the country viz. Delhi/NCR, Mohali, Lucknow, Indore and Jaipur.



