



An Ultramodern Destination that Augments Business

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**14 avenue**
Ensuring Progress at Every Step



VSR
DELIVERING A BETTER TOMORROW

Welcome to the world of “Innovative Business Experience”

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Assorted Flavours From Life

Make a leap to the future with “114 Avenue”. Based on a truly unique concept in space development, it has everything a business needs and much more. Situated at **Delhi Extension, Gurgaon, Haryana**, “114 Avenue” is one of the most innovative iconic business hubs with a spectacular frontage incorporating with cutting edge designs and concepts. Spread on a prime piece of land, the whole development shows a perfect balance between aesthetic sensibility and functional efficiency which reflects the expertise in delivering the best of both worlds. This most sought after future commercial hub would not only help grow your business, but also provide great business pleasure with diverse tastes of life.

- Great assortment of Retail, Office Spaces, Business Centre, Fine Dining Restaurants and Service Apartments – all in one destination
- Three side open plot, one side facing existing Nazafgarh-Gurgaon Highway, one side facing 60 meter upcoming sector road complemented by 12 meter service lane and one side facing the Revenue Road of Delhi
- Aesthetically sculpted landscape
- Congestion free and peaceful environment augmented by the green, terrace gardens and water bodies
- The beautifully designed spacious walkways
- Each block with separate lobby and entrance congregating on to the center of the site





Situated Amongst Splendid Settings

Located in a 100% commercial sector, “114 Avenue” is set to become the most happening commercial destination in the vicinity. This unique integrated business hub is located at Sector-114, **Delhi Extension**, Gurgaon, Haryana, on the 60 meter upcoming sector road connecting to the 150 meter Dwarka-Gurgaon Expressway and Metro corridor.

114 Avenue offers an added advantage of having a truly corporate environment in the entire neighbourhood

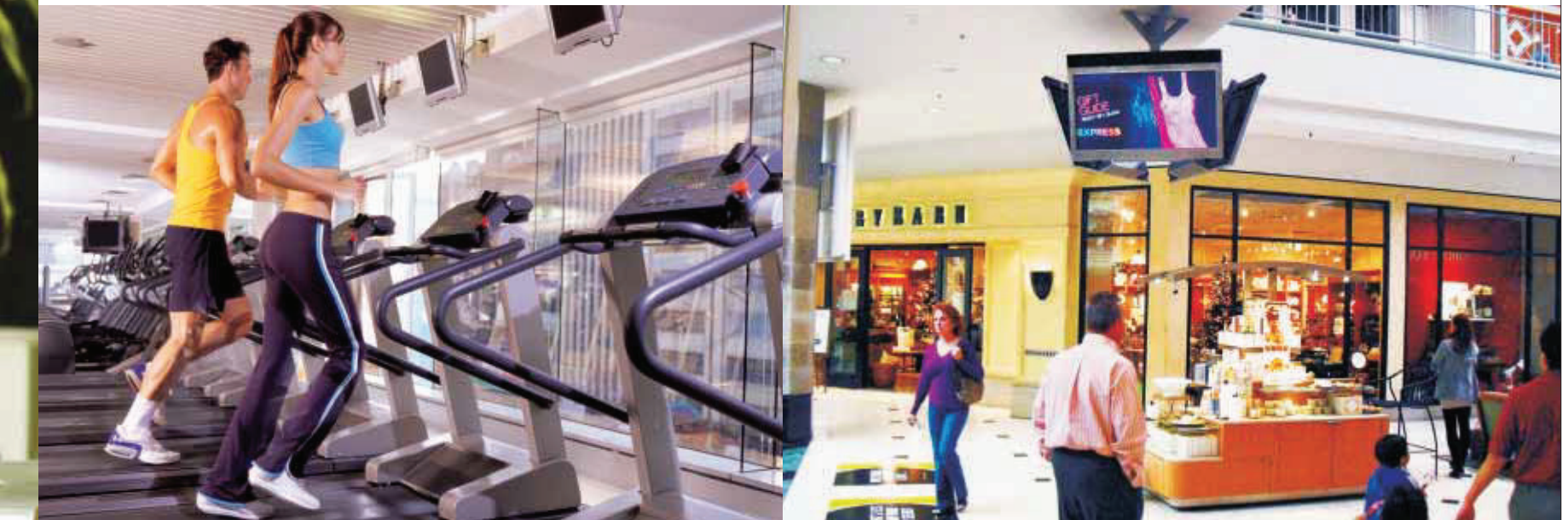
- 3 kms from Dwarka Sector 29 and 30 (Fully Developed Area) • 4 kms from Indira Gandhi International Airport, Delhi
- 1.5 kms from proposed model railway station at Bijwasan • Near to upcoming 5 Star Hotel
- Direct access from Palam Vihar (Fully Developed Area), well connected to Dwarka through proposed Northern Periphery Road on 60 meter wide road, one side facing Revenue Road
- Adjacent to Dwarka Phase II, where Government is coming up with the Diplomatic Enclave • In close proximity to residential sectors 102 to 109 of Gurgaon, where all the renowned developers have taken position
- Close to proposed Golf Course and Metro Line



Shopper's Wonderland

The Retail experience at "114 Avenue" will be an absolute Shopaholic's Paradise, where you will be spoilt with varied choices. It would be a unique amalgamation of various world renowned brands matching the tastes and likes of every individual. Every minute spent at this modern retail zone would be every customer's delight.

- Well planned retail spaces
- Prominently visible shop windows and signages to create a distinct pull
- Wide corridors and grand central plaza
- Special business centres
- Maximum visibility to all retail outlets
- Gymnasium and Health club
- Hassle-free parking experience
- World-class security systems
- Exclusive and dedicated hi-speed elevators and escalators
- Well planned hyper store to meet the daily needs





Smart Corporate Spaces to Augment the Productivity

Looking for small, shared or virtual office space, "114 Avenue" provides customized office spaces which fit your specific business needs. The perfect podium for your business is powered by technology and driven by service. Every inch of the space promises to rephrase the definition of commercial centres by setting new standards of design and innovation, which demonstrate unparalleled efficiency and convenience.

- Customized office spaces • Vibrant and beautifully landscaped environment
- Strategically located • Advanced communication facilities
- Modern business centre facilities • 24x7 Power back-up
- 24 hour video surveillance
- Exclusive independent entrance lobby with hi-speed elevators
- Ample space for parking



Potpourri of Delectable Cuisines

A casual dinner, a private party, a corporate function or simply just a take away, a cluster of restaurants at "114 Avenue" offers a splendid culinary experience to the visitors. The ambience, atmosphere and the flavours at this ultimate luxury dining paradise make visitors' dining experience memorable and leave them with a desire to come back again and again. Foodies can indulge their palate with an imaginative selection of cuisine from all over the world.

- Multi-Cuisine Specialty Restaurants
- Coffee Shops
- State-of-the-art Restro-Bars
- Fast Food Joints
- Ice-Cream Parlors & Food Kiosks
- Memorable dining experience at beautifully landscaped terrace gardens



Delightful Staying Experience

Professional and personalized service standards at “114 Avenue” provide its business travelers a feeling of being at home while being away from home. Service Apartments play an important part, where one can forget about ones day to day necessities and focus totally on ones business. An ideal destination, being closest to the airport and the business hub allows the guest a hassle free and comfortable stay experience, taking care of their said and un-said requirements within the complex.

- Furnished with best of living, dining, kitchen and bedroom facilities
- Appealing terrace views from the apartments • Panoramic view of the surrounding • Daily housekeeping service
- Personalized laundry service • Room service • Exclusive lobby with dedicated hi-speed elevators and escalators
- Recreational and Fitness facilities • Grocery/ Food delivery services • Doctor on call



Perfect Place to Generate Ideas

The Business Centre at “114 Avenue” offers an impressive choice of international standard facilities suitable for a range of meetings, presentations and training so that occupants can meet their business goals with great ease. Specially designed for hosting the business activities of occupants of offices and service apartments. It embodies innovation with a constant endeavour for excellence in design, quality and creativity, thereby ensuring increased productivity. This business centre sets itself apart through the exceptional business centre services and amenities that it offers.

- Wi-Fi connectivity
- Modern communication facilities
- A complete business centre with well equipped conference rooms having receptions and other related facilities for customized requirements
- Perfect ambience for creating the right mood

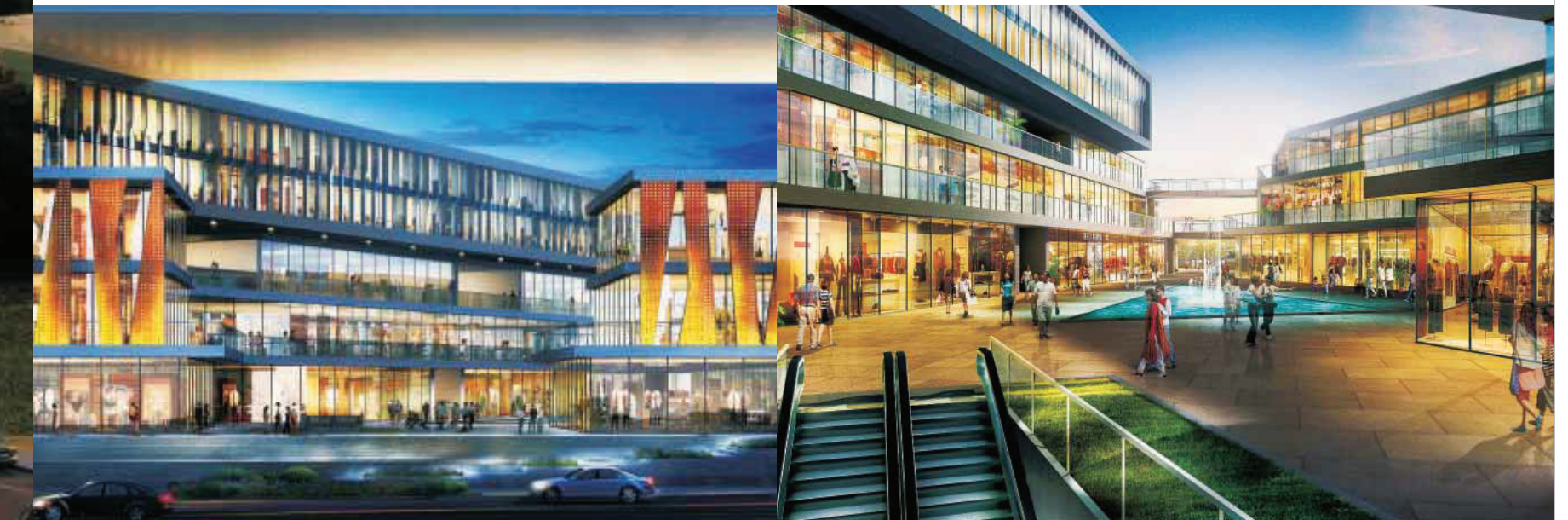




Avant-garde Services at Your Doorstep

A unique creative interaction between the building and the people enhancing permeability across the site of “114 Avenue”. The design pays close attention to having access to landscape greens and terrace gardens from all the floors to generate a pleasant panorama at all times. Well planned spaces ensure convenience so that one can focus ones energy on business plans rather than small worries of daily life.

- Integrated Business Management System
- Energy efficient design
- Earthquake resistant RCC structure
- High speed elevators and escalators
- Multilevel parking with mechanical parking system
- Luxurious lobby finishing and low maintenance external façade
- 24 hour video surveillance
- Adequate signage space & high visibility of shops / showrooms
- Within close proximity to almost all transport facilities
- World class facility management





VSR Infratech Private Limited is a part of the “SLV Group” which has a multi-dimensional portfolio of companies that operates in various business domains across India. The group has always strived hard to keep its commitments and the driving force has been “Customers” – their needs, ideas and demands. In all our business ventures, we have been acknowledged for quality, commitment, integrity, innovative technology up-gradation, brand equity and value addition. VSR’s vision is to become one of the India’s largest real estate developers having focus on the development of Commercial Complexes, Integrated Modern Townships, Residential and the likes. The core businesses of the group are Security Solutions, Mall/Integrated Facilities Management, Real Estate Development and Service Apartments.

Company Milestones

Current Projects

- Taksila Heights, 11.48 acres of group housing at Sector 37 C, Gurgaon (Advanced stage towards completion)
- 114 Avenue: Mixed use commercial development at Sector 114, Delhi Extension, Gurgaon, Haryana

Future Projects

- Industrial project of 130 acres at Manesar
- Cyber Park on Old Delhi Road, Near Maruti Udyog Vihar
- Group Housing Project, Haridwar

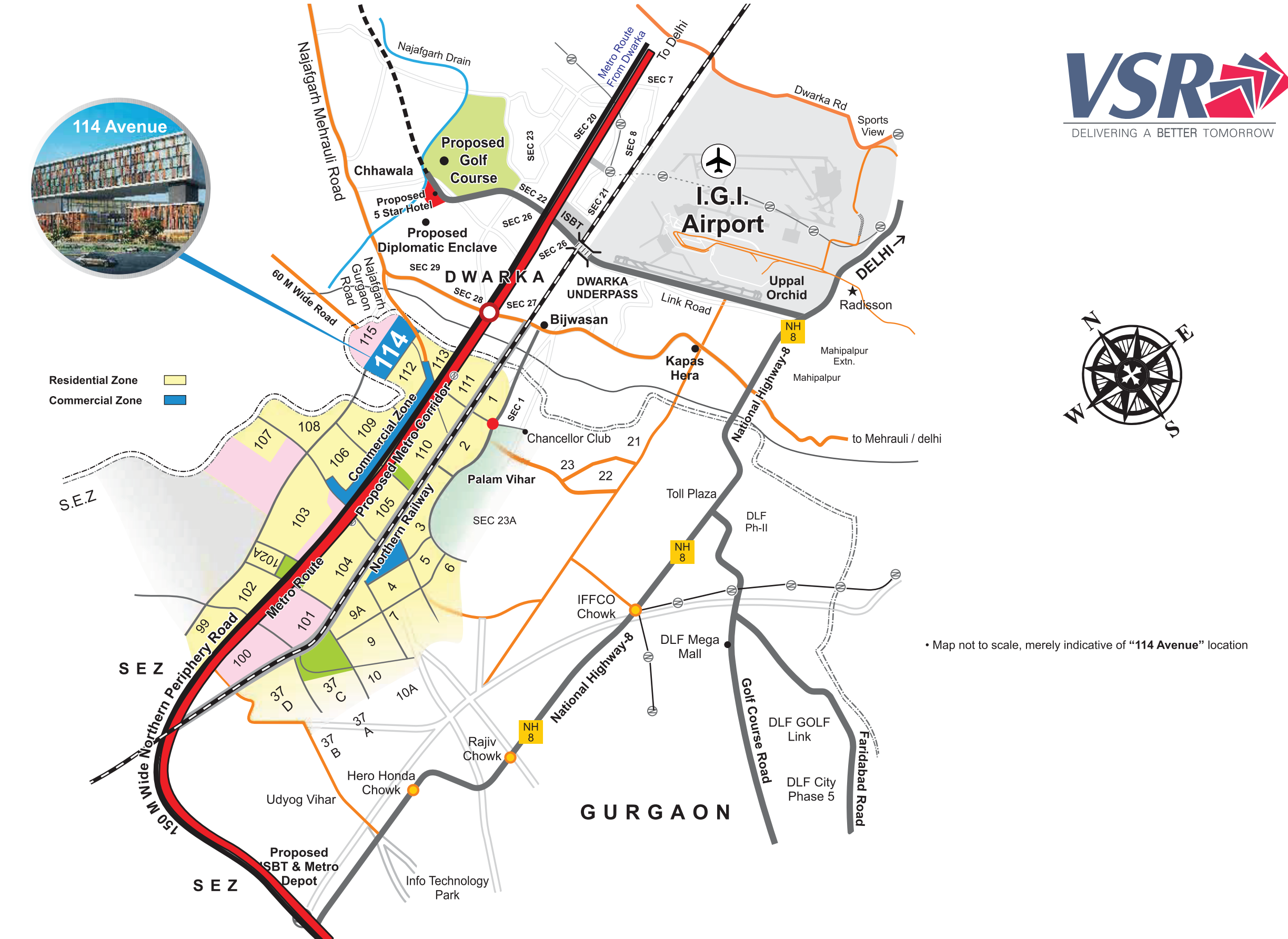
Project Architect: Morphogenesis

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Specification

STRUCTURE	Earthquake resistant RCC structure
LANDSCAPE	Richly landscaped central plaza. Pedestrian plaza designed with seating areas and food kiosks. Dedicated drop-off zone and entrances for retail on-site parking areas with lush canopy trees and landscape features
FINISHES	Exterior : Combination of glass, marble, stone and painted surface Lobbies : Combination of stone and painted surface Basement : Broom finish concrete Tenant Floor Finish : Concrete floor Wash Room : Finished toilets with modern fittings and fixtures
RETAIL SHOPS	Retail Floors - Ground, First and Second. Large store fronts and glazing area for retail units. Arcade along all retail units Dedicated signage areas for all units as per design. Restaurant with terrace dining provided on second floor
PARKING	Multilevel basement for parking and services. Adequate surface parking. Provision of access and video surveillance
SECURITY	Video Surveillance : Real time monitoring. Ensures greater workplace safety Manned Security : Boom barriers at all vehicular entry and exit points
LIFE SAFETY	Wet Riser/Hose : Provided as per norms Reels/Sprinklers/Fire Extinguishers : Provided as per norms External Fire Hydrants
HVAC	AC system : Space provision for split AC units Ventilation and Exhaust : Provided for common toilets and basements
ELECTRICAL	Distribution : Provision of cable upto tenants distribution board Metering : Tenant load will be metered separately
DIESEL GENERATORS	100% automatic backup provided for lighting, power and AC provided with PLC based auto load manager
SIGNAGE	Internal : Main lobby equipped with tenant directory and directional signs External : External signage as per developers design and conditions
COMMUNICATION	Cable TV connection : Provision for cable TV Telephone : Provision for fixed line

Location Map



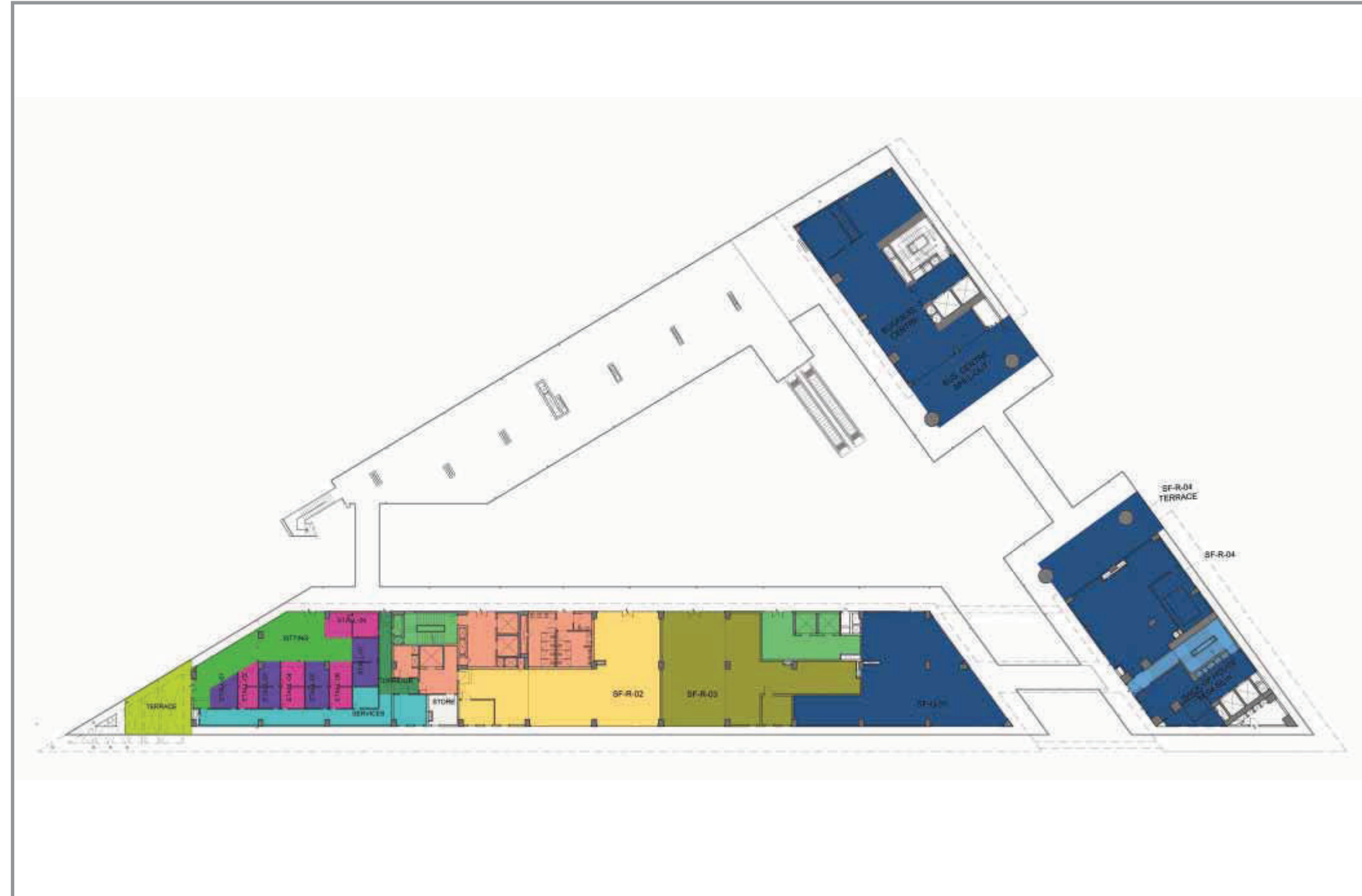
Ground Floor Plan



First Floor Plan



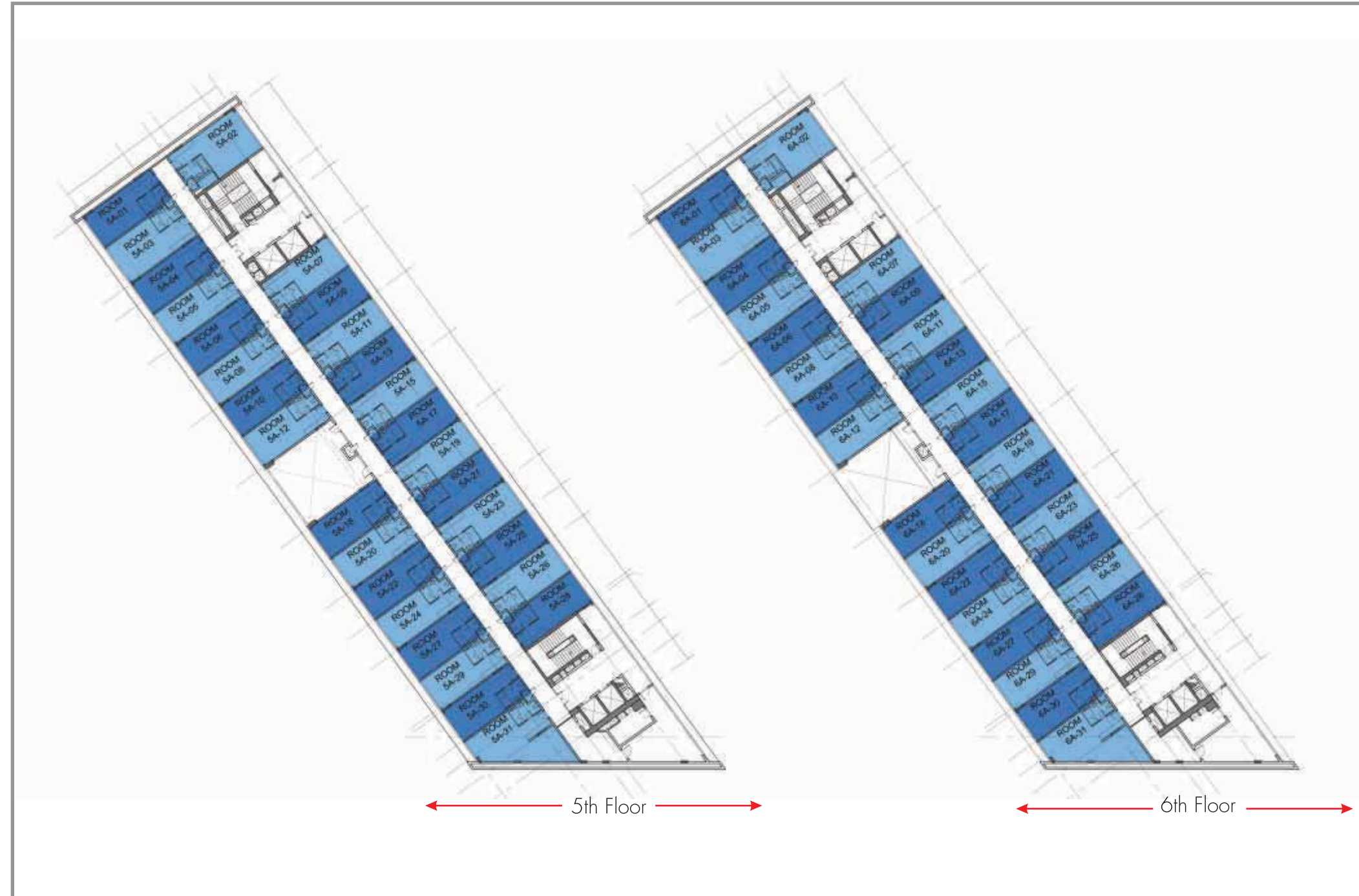
Second Floor Plan



Office Typical Floor Plan (3rd - 4th Floor)



Serviced Apartment Typical Floor Plan (5th - 6th Floor)



Serviced Apartment Typical Floor Plan (7th - 8th Floor)

