

# Concept Design/Marketing Pack

**MARKET  
PLACE**

**RET006A - MARKET PLACE-1, Sector - 83**



VLA DESIGN  
4th Floor, Vatika Triangle,  
Sushant Lok-I, Block A,  
M.G.Road, Gurgaon. Tel:4177777

**08 th. OCTOBER 2012**



## Market Place 1, INXT

#

**N**eighborhood Retail is an essential component of a township. Besides addressing the daily needs of the residents – e.g. grocery, stationery, pharmacy etc., such a market also offers basic services such as saloons and clinics.

The Vatika INXT Marketplace is one such complex in the 700 acre township which enjoys an excellent location, while retaining the character and catchment of a neighborhood market. The complex is fronting the biggest commercial belt in Gurgaon and is very close to the National Highway 8.

The Complex is designed to be convenient and very accessible, with several residential pockets within a walking proximity. There is also adequate provision for surface parking.

Based on the 'Shop Cum Office' (SCO) typology, the scale and format is that of a convenient retail / small offices complex, though the design and visual vocabulary will impart the look and feel of a well organized commercial complex.

The complex can be accessed from all sides including the 4-lane 24M wide road on two sides which forms a major circulation artery for sector 83.

The complex comprises of 24 'shop cum office' (SCO) modules, each module being Ground + 2 with a basement. The modules are grouped into three blocks with wide walkways along the shop-fronts for easy and comfortable pedestrian movement. Adequate surface car-parks have been provided for convenience of the visitors as well as retailers.

The arrangement and sizes of the modules offers a lot of flexibility in sizes of establishments that can operate from this complex. All shops are designed in such a manner that each block can be sub divided into 6 numbers of smaller shops or offices. The subdivisions can be accessed directly from the staircase such that it is not necessary to pass through one shop to access the other. The modules can also be combined together if desired.

The layout is such that all blocks can be accessed at all levels from rear as well as the front facades. The blocks have shop fronts on both sides and hence the Market Place does not have a backside.

Market place, INXT



Vatika limited architectural Design

[www.abcbuildcon.in](http://www.abcbuildcon.in) | +91 8470930121

**MARKET  
PLACE**

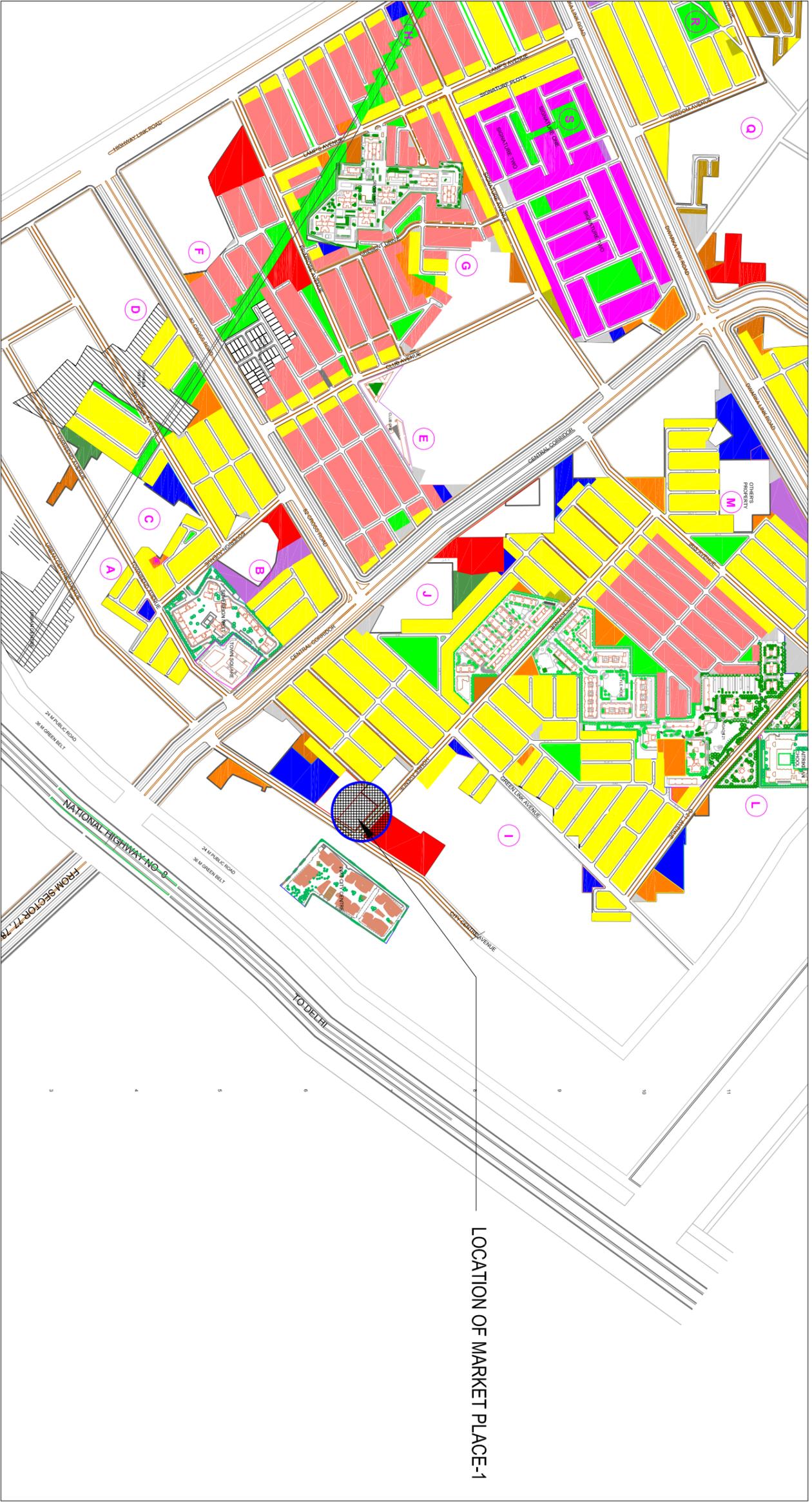
# Specifications

RET -006A, MARKET PLACE-01

---

|  |   |                 |          |                 |             |          |                 |              |          |                 |          |          |                 |
|--|---|-----------------|----------|-----------------|-------------|----------|-----------------|--------------|----------|-----------------|----------|----------|-----------------|
| <b>PROJECT</b>                               | Retail cum Office Complex in Vatika India Next, which is a 700 acre township being developed by Vatika Ltd. in Gurgaon.   |                 |          |                 |             |          |                 |              |          |                 |          |          |                 |
| <b>Location and approach</b>                 | Located in Sector 83 and abutting 24 mt (75 ft approx.) wide roads on two sides.  |                 |          |                 |             |          |                 |              |          |                 |          |          |                 |
| <b>General Arrangement and Configuration</b> | The complex comprises of Retail Blocks (G+2) with Basement, Ground, First and Second Floor.   |                 |          |                 |             |          |                 |              |          |                 |          |          |                 |
| <b>Floor to Floor Height</b>                 | <table><tr><td>Ground Floor</td><td>4.68 mts</td><td>(15 ft – aprox)</td></tr><tr><td>First Floor</td><td>3.60 mts</td><td>(11 ft – aprox)</td></tr><tr><td>Second Floor</td><td>3.60 mts</td><td>(11 ft – aprox)</td></tr><tr><td>Basement</td><td>3.60 mts</td><td>(11 ft – aprox)</td></tr></table>  | Ground Floor    | 4.68 mts | (15 ft – aprox) | First Floor | 3.60 mts | (11 ft – aprox) | Second Floor | 3.60 mts | (11 ft – aprox) | Basement | 3.60 mts | (11 ft – aprox) |
| Ground Floor                                 | 4.68 mts  | (15 ft – aprox) |          |                 |             |          |                 |              |          |                 |          |          |                 |
| First Floor                                  | 3.60 mts  | (11 ft – aprox) |          |                 |             |          |                 |              |          |                 |          |          |                 |
| Second Floor                                 | 3.60 mts  | (11 ft – aprox) |          |                 |             |          |                 |              |          |                 |          |          |                 |
| Basement                                     | 3.60 mts  | (11 ft – aprox) |          |                 |             |          |                 |              |          |                 |          |          |                 |
| <b>Finishes</b>                              |   |                 |          |                 |             |          |                 |              |          |                 |          |          |                 |
| <b>Shops – Internal Finishes</b>             | Raw shell – With rough plaster on walls.  |                 |          |                 |             |          |                 |              |          |                 |          |          |                 |
| <b>External Finishes</b>                     | Glazed Shop Fronts on upper floors. Roller shutters on Ground floors.   |                 |          |                 |             |          |                 |              |          |                 |          |          |                 |
| <b>External Area and Landscape</b>           | SCO's organized in a well planned manner with walkways, trees, shades, etc. External finishes suitable for retail environment.<br>Adequate surface parking and well designed drop off zones.<br>Well planned signage – dedicated area for each retail unit.<br>Lighting and illumination of external areas designed scientifically to appropriate lux levels. |                 |          |                 |             |          |                 |              |          |                 |          |          |                 |
| <b>Power Distribution</b>                    | Power supply cables shall be drawn to the distribution boards on each floor. Space provision for installation of individual AC units by shop owners.  |                 |          |                 |             |          |                 |              |          |                 |          |          |                 |
| <b>Plumbing Installations</b>                | Provision for wet points on each floor for toilets to be built in future by shop owners as per their requirements.  |                 |          |                 |             |          |                 |              |          |                 |          |          |                 |

*Disclaimer: Specifications are indicative and are subjected to change as decided by the architect. Minor variations may be required during execution of work. The Applicants / Allottees do not bear any right to raise any objections in this regard.*



LOCATION OF MARKET PLACE-1



VLA DESIGN  
 4th Floor, Vatika Triangle,  
 Sushant Lok-I, Block A,  
 M.G.Road, Gurgaon. Tel:4177777

KEY PLAN



RET00GA - MARKET PLACE-1, Sector - 83

Marketing Pack



Scale : NTS



[www.abcbuildcon.in](http://www.abcbuildcon.in) | +91 8470930121



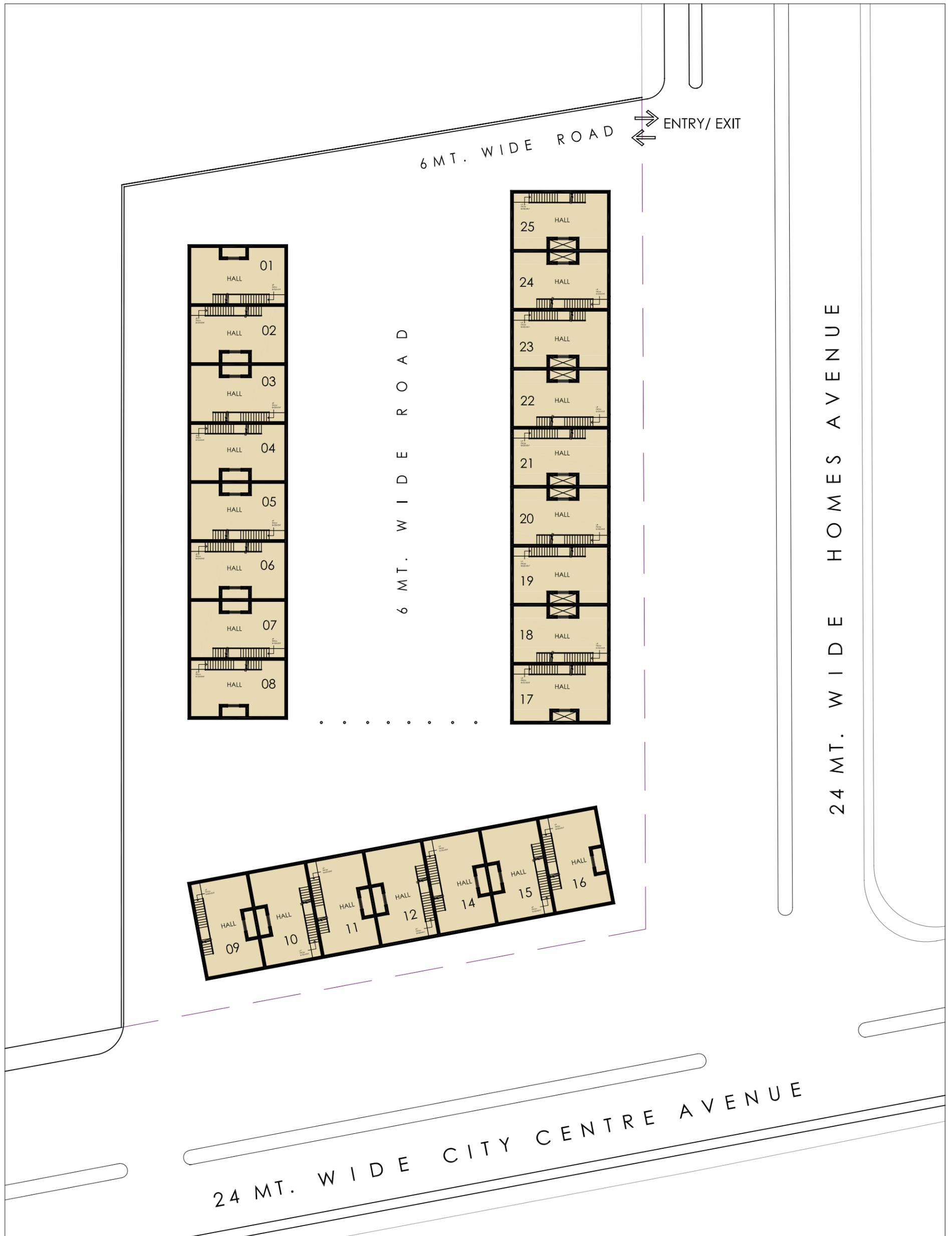
VLA DESIGN  
 4th Floor, Vatika Triangle,  
 Sushant Lok-I, Block A,  
 M.G.Road, Gurgaon, Tel-4177777

**SITE PLAN**



**RETO06A - MARKET PLACE-1, Sector - 83**





[www.abcbuildcon.in](http://www.abcbuildcon.in) | +91 8470930121

**BASEMENT FLOOR PLAN**



VLA DESIGN  
4th Floor, Vatika Triangle,  
Sushant Lok-I, Block A,  
M.G.Road, Gurgaon. Tel-4177777



**RET006A - MARKET PLACE-1, Sector - 83**





[www.abcbuildcon.in](http://www.abcbuildcon.in) | +91 8470930121

**GROUND FLOOR PLAN**



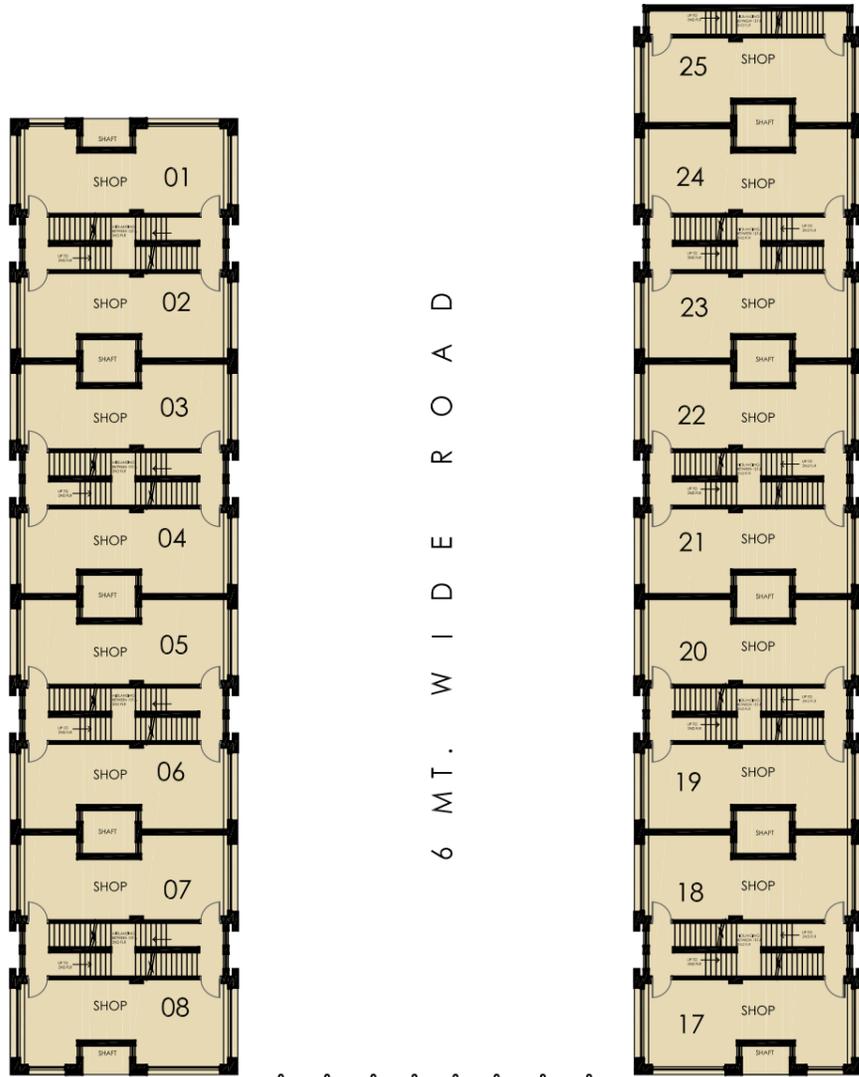
VLA DESIGN  
4th Floor, Vatika Triangle,  
Sushant Lok-I, Block A,  
M.G.Road, Gurgaon. Tel-4177777



**RETO06A - MARKET PLACE-1, Sector - 83**

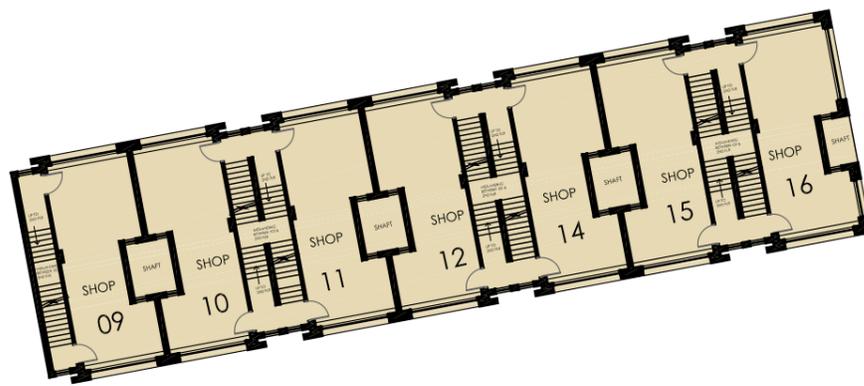


6 MT. WIDE ROAD → ENTRY/ EXIT



6 MT. WIDE ROAD

24 MT. WIDE HOMES AVENUE



24 MT. WIDE CITY CENTRE AVENUE

[www.abcbuildcon.in](http://www.abcbuildcon.in) | +91 8470930121

**FIRST FLOOR PLAN**



VLA DESIGN  
4th Floor, Vatika Triangle,  
Sushant Lok-I, Block A,  
M.G.Road, Gurgaon. Tel-4177777



**RETO06A - MARKET PLACE-1, Sector - 83**





[www.abcbuildcon.in](http://www.abcbuildcon.in) | +91 8470930121

**SECOND FLOOR PLAN**



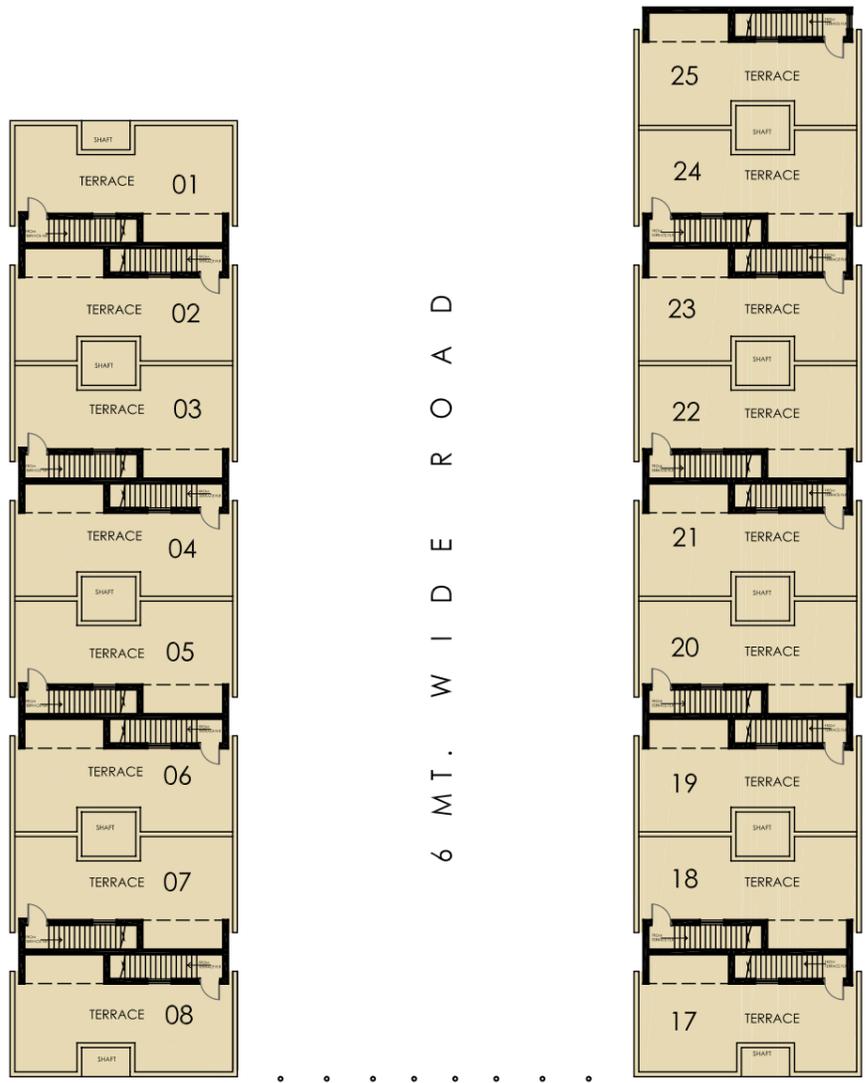
VLA DESIGN  
 4th Floor, Vatika Triangle,  
 Sushant Lok-I, Block A,  
 M.G.Road, Gurgaon. Tel-4177777



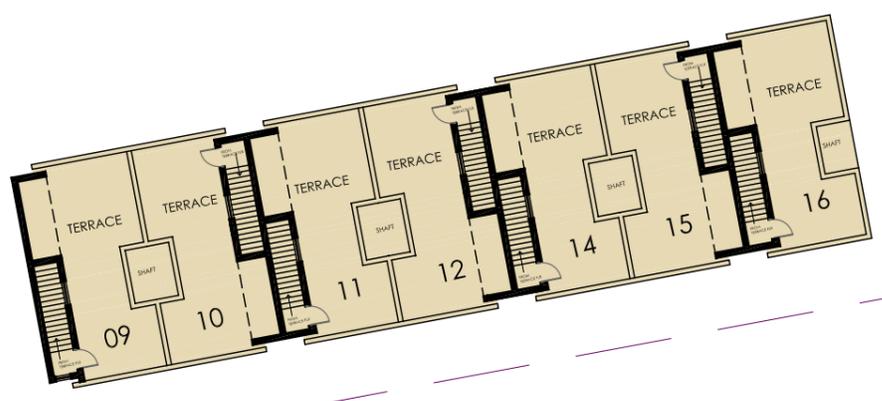
**RETO06A - MARKET PLACE-1, Sector - 83**



6 MT. WIDE ROAD → ENTRY/EXIT



24 MT. WIDE HOMES AVENUE



24 MT. WIDE CITY CENTRE AVENUE

[www.abcbuildcon.in](http://www.abcbuildcon.in) | +91 8470930121

**TERRACE PLAN**

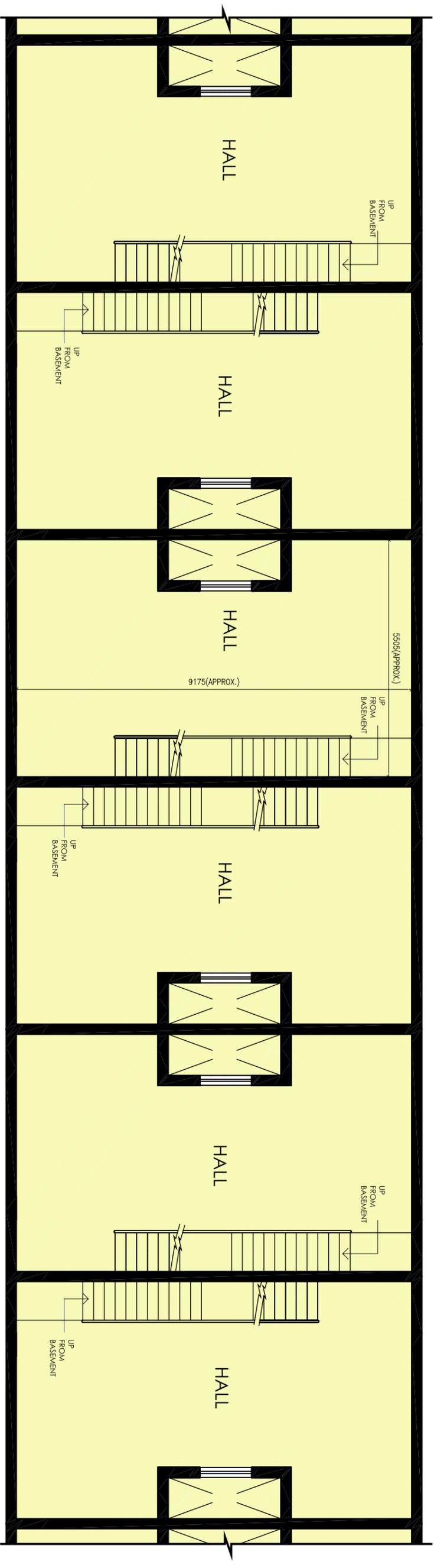


**RETOOGA - MARKET PLACE-1, Sector - 83**



VLA DESIGN  
4th Floor, Vatika Triangle,  
Sushant Lok-I, Block A,  
M.G.Road, Gurgaon. Tel-4177777





**BASEMENT PLAN**



VLA DESIGN  
 4th Floor, Vatika Triangle,  
 Sushant Lok-I, Block A,  
 M.G.Road, Gurgaon. Tel:4177777

**LAYOUT PLANS (BASEMENT)**

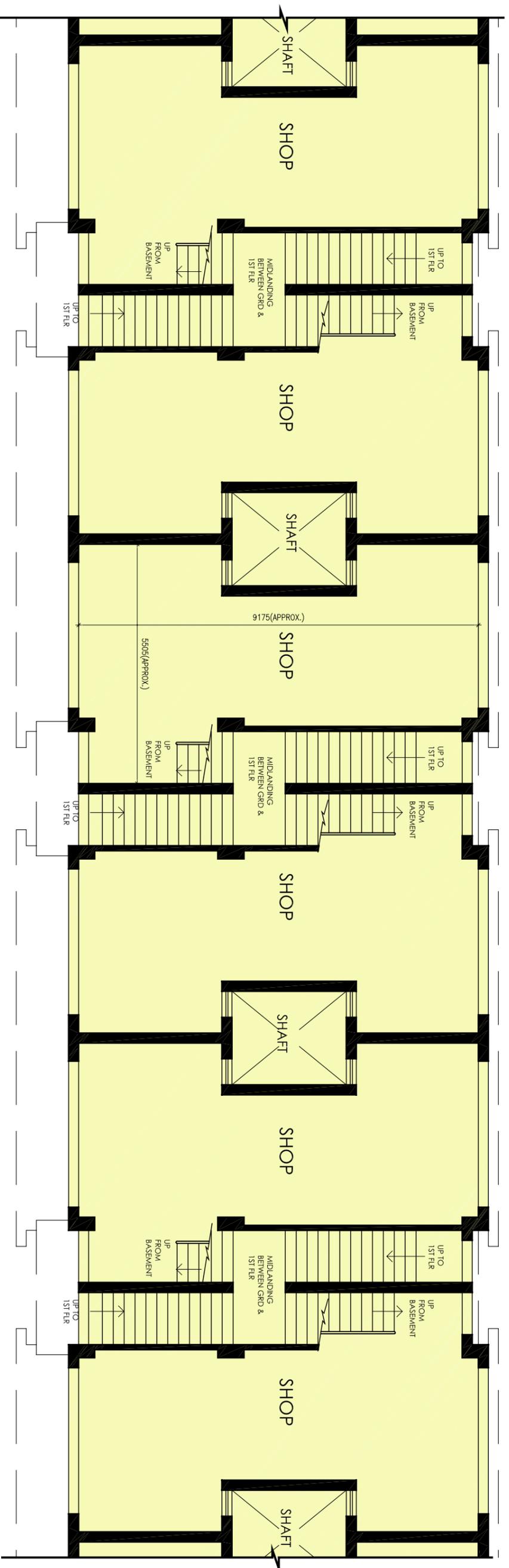


**RET006A - MARKET PLACE-1, Sector - 83**

**Marketing Pack**



Scale : NTS



**GROUND FLOOR PLAN**



VLA DESIGN  
 4th Floor, Vatika Triangle,  
 Sushant Lok-I, Block A,  
 M.G.Road, Gurgaon. Tel:4177777

**LAYOUT PLANS (GROUND FLOOR)**

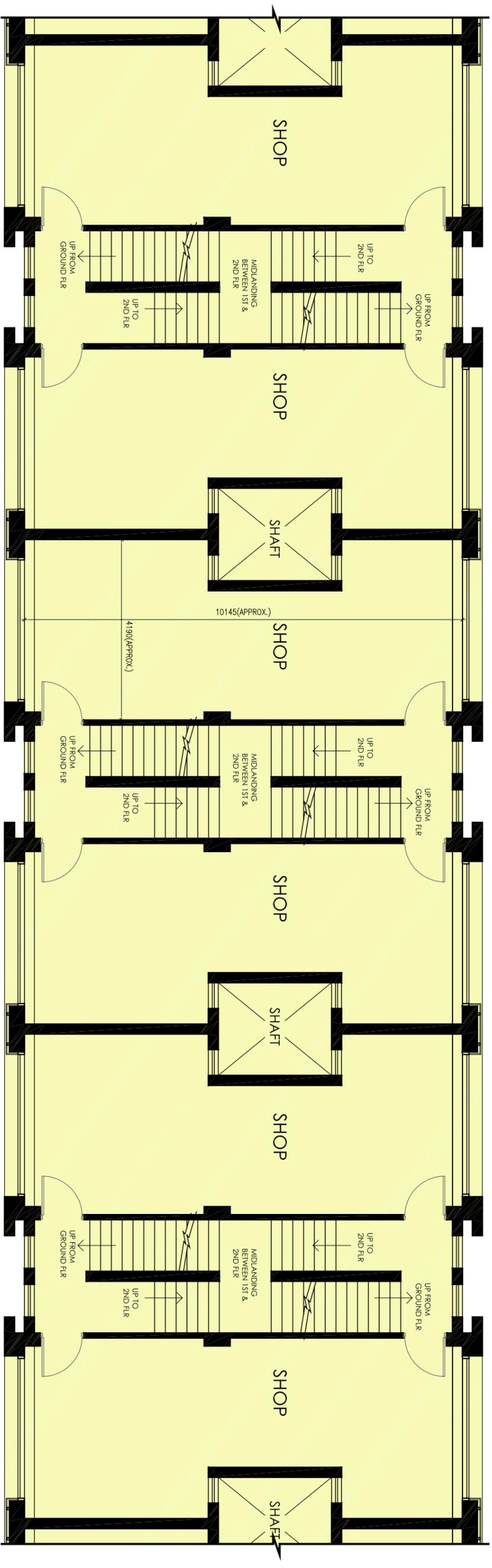


**RETODGA - MARKET PLACE-1, Sector - 83**

**Marketing Pack**



Scale : NTS



**FIRST FLOOR PLAN**



VLA DESIGN  
 4th Floor, Vatika Triangle,  
 Sushant Lok-I, Block A,  
 M.G.Road, Gurgaon. Tel:4177777

**LAYOUT PLANS (FIRST FLOOR)**

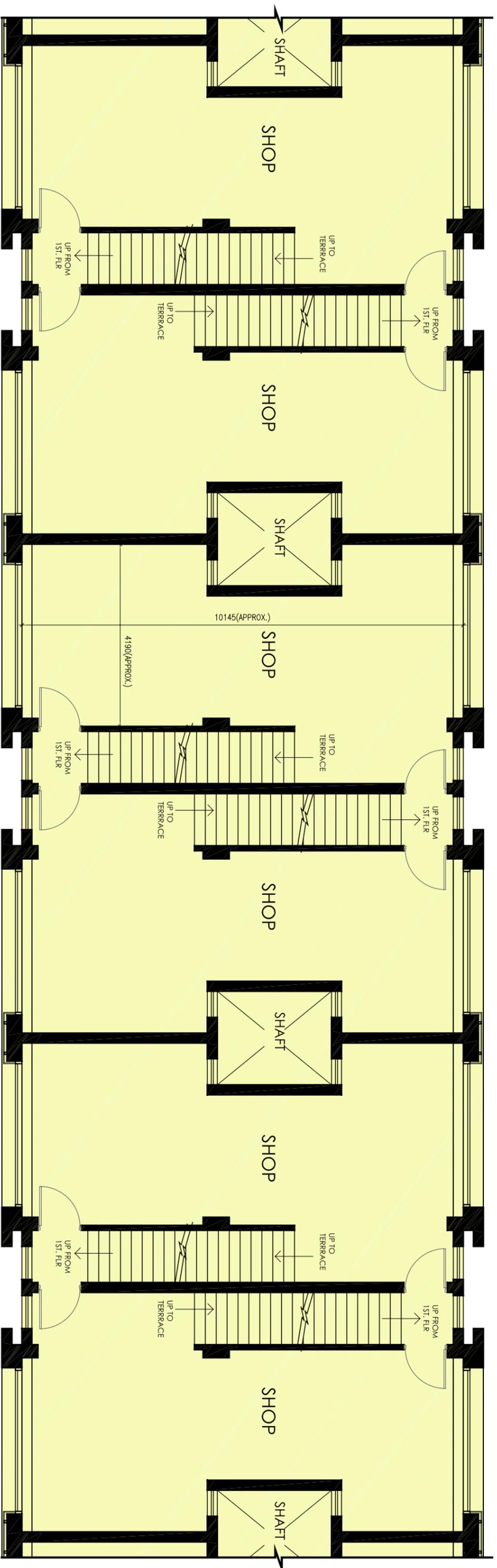


**RETUOGA - MARKET PLACE-1, Sector - 83**

**Marketing Pack**



Scale : NTS



**SECOND FLOOR PLAN**



VLA DESIGN  
 4th Floor, Vatika Triangle,  
 Sushant Lok-I, Block A,  
 M.G.Road, Gurgaon. Tel:4177777

**LAYOUT PLANS (SECOND FLOOR)**

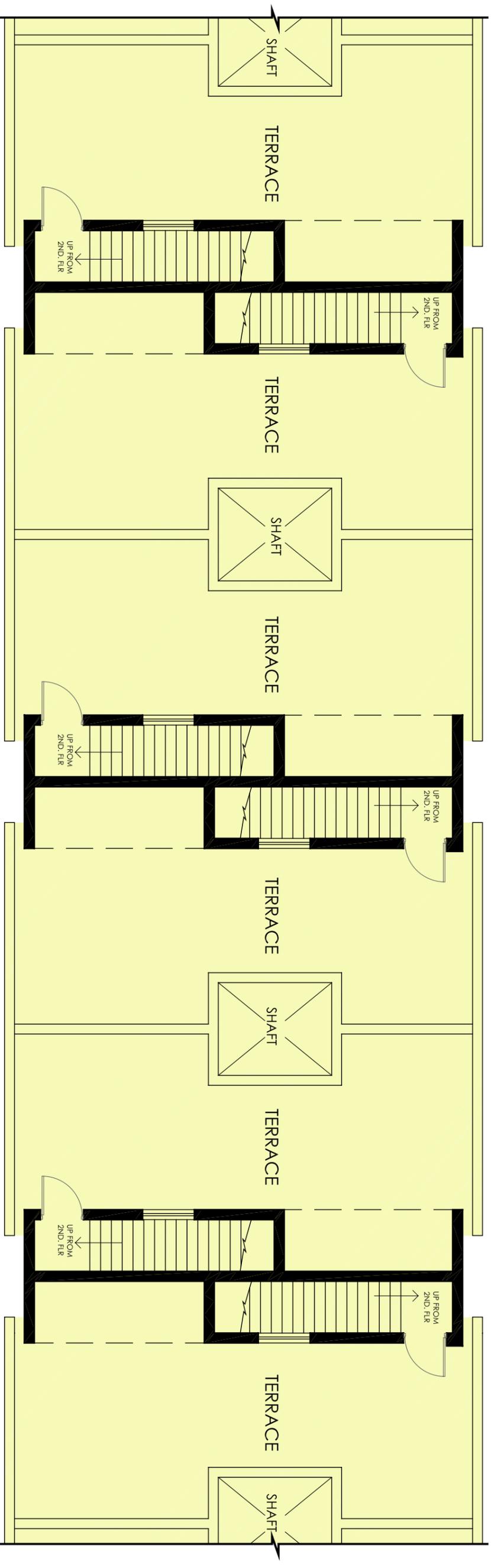


**RETUOGA - MARKET PLACE-1, Sector - 83**

**Marketing Pack**



Scale : NTS



**TERRACE PLAN**



VLA DESIGN  
 4th Floor, Vatika Triangle,  
 Sushant Lok-I, Block A,  
 M.G.Road, Gurgaon. Tel:4177777

**LAYOUT PLANS (TERRACE FLOOR)**



**RET006A - MARKET PLACE-1, Sector - 83**

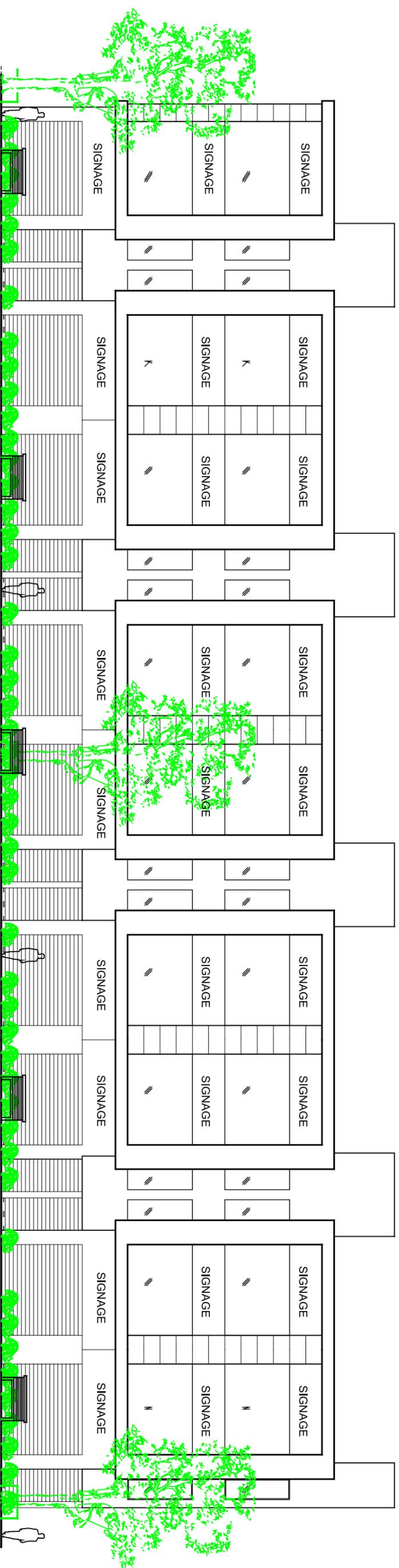
**Marketing Pack**



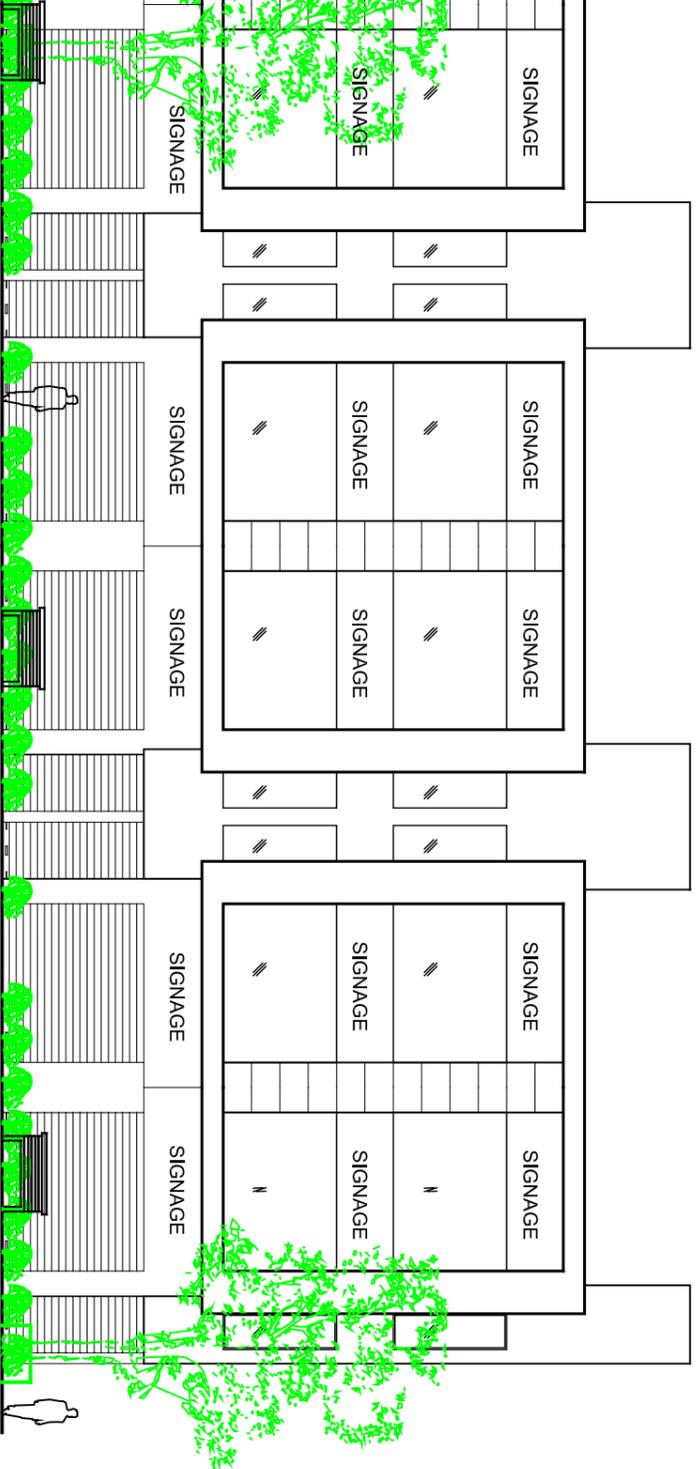
Scale : NTS



**FRONT ELEVATION**



**REAR ELEVATION**



**TYPICAL ELEVATION**



VLA DESIGN  
 4th Floor, Vatika Triangle,  
 Sushant Lok-I, Block A,  
 M.G.Road, Gurgaon. Tel:4177777

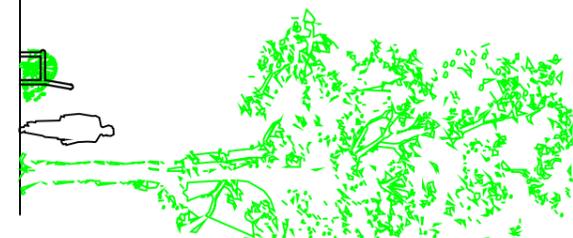
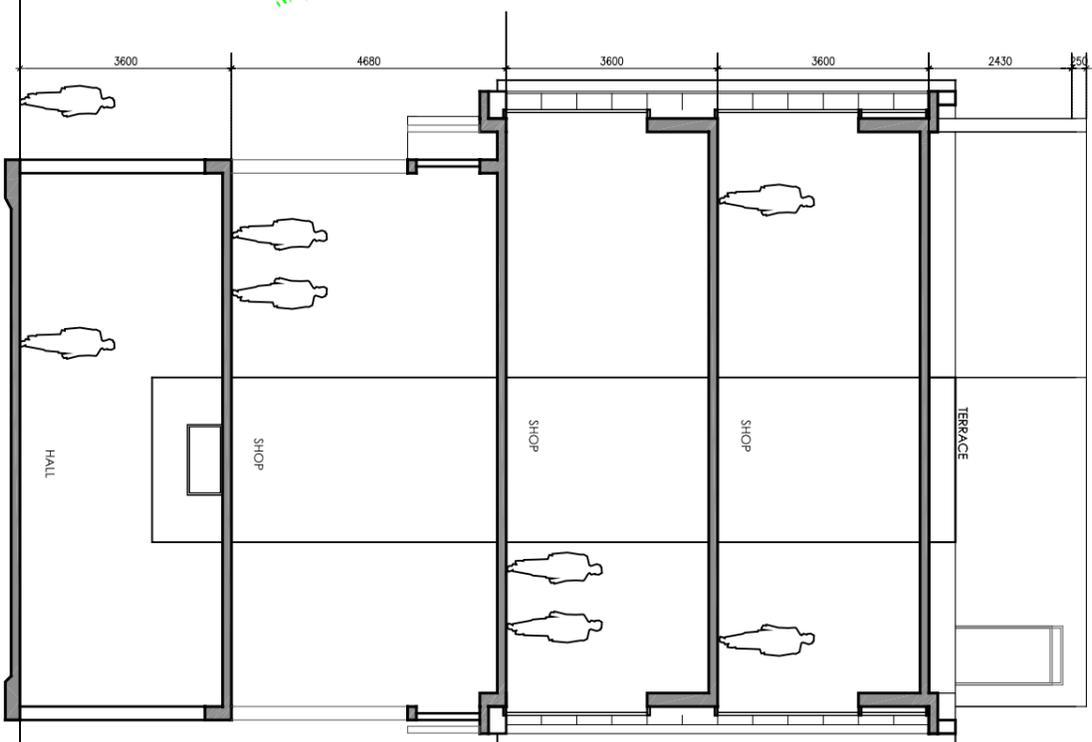
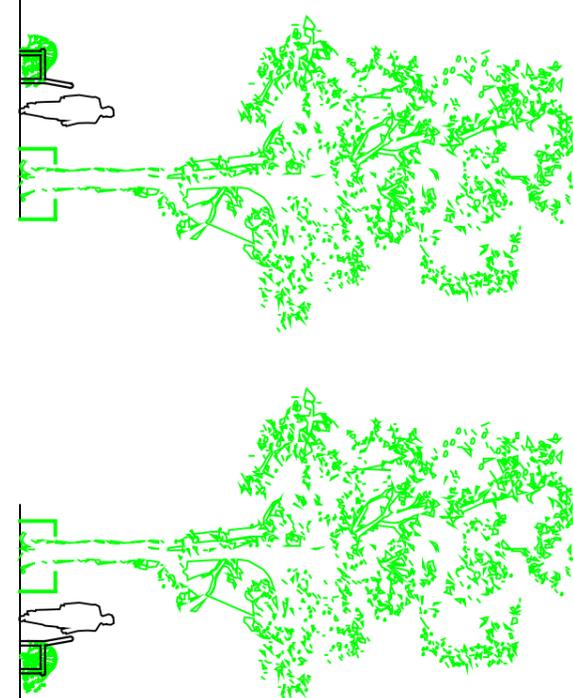
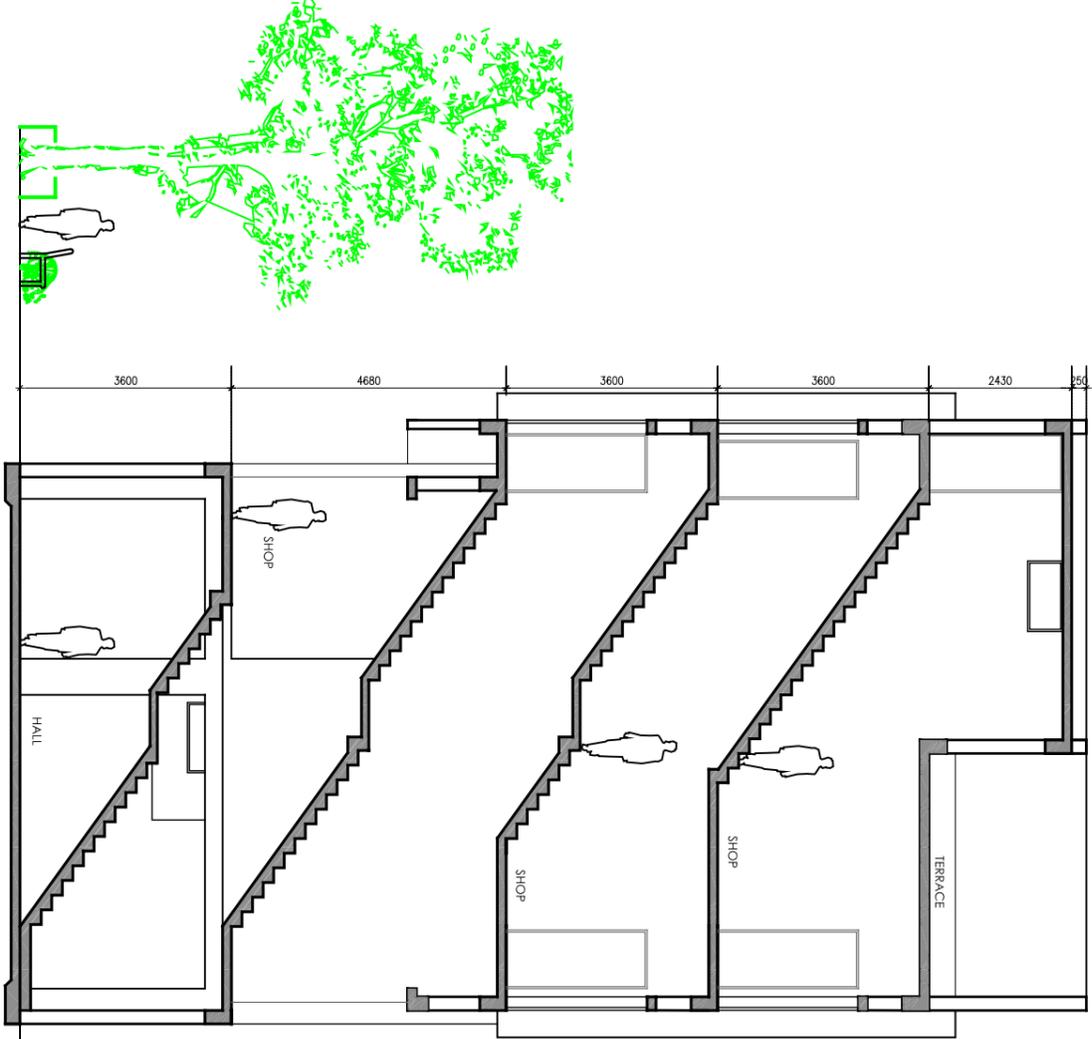


RET006A - MARKET PLACE-1, Sector - 83

Marketing Pack



Scale : NTS



**TYPICAL SECTIONS**

