



Corporate Office: First India Place, 1st Floor, Block B, Sushant Lok – 1,
M. G. Road, Gurgaon, Haryana – 122 002, International Toll Free: 1855 498 1421,
National Toll Free: 1800 1200 640, SMS TWS to 56767
E-mail: contact@experion.net.in, www.thewesterlies.in, www.experion.co



www.abcbuildcon.in | +91 8470930121



THE
WESTERLIES
— LIFE NEEDS SPACE —

To grow, to flourish, to prosper. To rejuvenate, to relax, to recoup. Life needs space. And there's no better metaphor for seamless space than free flowing winds. The Westerlies from Experion represents that abundance of space. Nestled amidst swaying trees, winding walkways and chirping birds, what you will discover here is an inspired and holistic lifestyle in low-rise homes.

www.abcbuildcon.in | +91 8470930121





Artistic impression of the bird's eye view of The Westerlies

The Westerlies

Well-balanced neighbourhoods that foster community living, with an integrated landscape plan. Put simply, this is the central design theme for The Westerlies. The township is extremely well-connected to the key focal points in NCR and is designed to offer a high quality, secure and holistic living experience.

In an urban context, it is important to capitalise on the value of open space. The plan envisions expansive stretches across the development, thereby ensuring that all areas in the master plan are no further than 100 MTS from a high quality open space. While it is expansive in nature, it has been designed to also provide localised features of interest and various places to unwind.

The Breeze forms the main avenue for entrance and exit and strives to put forth the best assets like open spaces to play and meditate which is enhanced by the continuous stretch from one side to the other. This central greenspine links up the entire site into a cohesive whole. All the units lie within a ten minutes walk from this landscaped green making it the social and cultural epicenter of the township.



The Town Planners

www.abcbuildcon.in | +91 8470930121



www.abcbuildcon.in | +91 8470930121

The master plan

The master plan envisages the township as a community connected through breathtaking landscape and activity hubs, connecting bridges, and small play pods. It's a refreshing approach, to look at community living in its truest spirit. The development infuses a similar expression to the built-up forms as well, where the inside of the living spaces does not look into internal 'front yard' and the 'backyard' only but extends itself to The Breeze.

The master plan architects - HOK

Hellmuth, Obata and Kassabaum or HOK is a reputed global design, architecture and engineering and planning firm based out of London.

"We believe a good neighbourhood ensures safety and security for all its residents. It allows children to play in an uninhibited environment while providing an equal wide range of leisure and health opportunities for adults and the elderly. Weaved around over one kilometer cycling and jogging routes through 'The Breeze' promote social and cultural exchanges and foster a sense of territoriality and ownership through the community."



The architects' vision **nilaA**

Nilaa + PSDS is a design collaborative that pools in expertise from urban design, housing, architecture and interiors under a unified studio direction. The collaborative believes in executing quality urban and residential environments with strong linkages to nature at all scales.

"While designing a challenging brief of merging the outside and the inside and breaking the convention, we attempted to generate unique contemporary expressions. These were to be simple, elegant, functional and respect the natural elements like light and wind."



The landscape

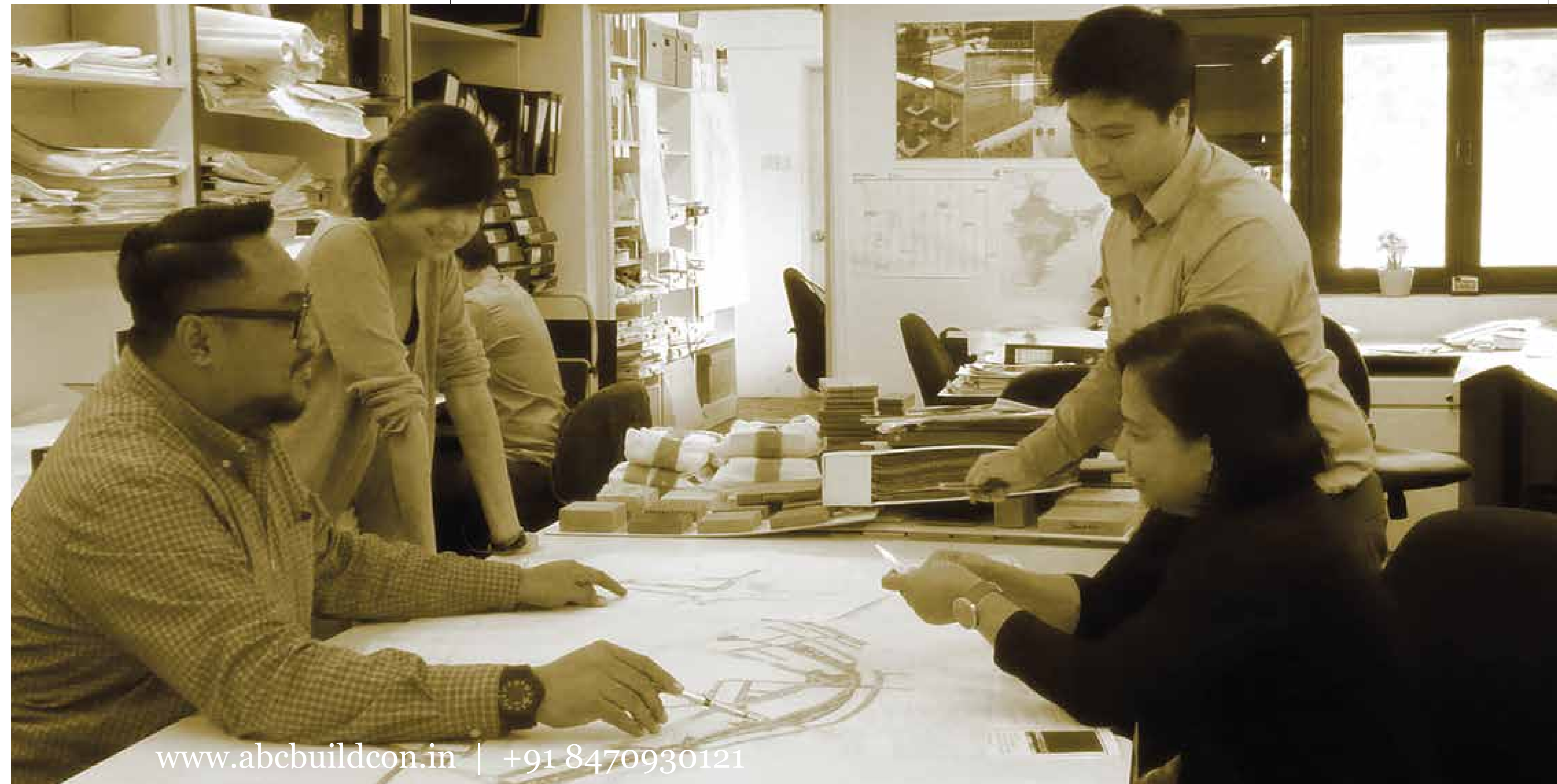
The landscape follows the master plan thoughts and weaves energy within The Breeze with its philosophy of intervening life through nodes of activities like buds of a tree. This implied synergy makes life easy, cohesive and complete. The central landscape which is over 50 MTS deep at its maximum depth infuses life, and more importantly, meaningful spaces as compared to small pocketed greens. Within its limitation, architects attempted to make the green as a mode to bind the social fabric. The water management system and natural topography preservation is the township's attempt at giving back to the planet.

The landscape architects



Belt Collins, an international planning, design and consulting firm based in Singapore, has partnered in conceptualising The Westerlies.

"The representation of The Westerlies is captured in the most articulate way through the 'Tree of Life' - where the buds give rise to growth through fresher buds, symbolising the interconnectivity of all life forms. Symbolically the trunk acts as the main walkway through the estate. The framework of branches acts as the secondary paths and the leaves become the activity zones. The roots play the role of central nodes in the form of the plazas and performance spaces which also double up as kids' play zone and the stepped terrace, injecting vigour and flavour into the neighbourhood."







The Westerlies for you

www.abcbuildcon.in | +91 8470930121



www.abcbuildcon.in | +91 8470930121

Over 100 acres of holistic design

As you walk in through the majestic arch gate, you'll discover an ecosystem conceived for holistic living. Whether it's the dedicated open space that includes 13 acres of green boulevard running from one end of the project to the other or the amenities located around its four primary streets, this is a township designed for fuller and richer lives.



Artistic impression of the arch gate

Spaces to explore

www.abcbuildcon.in | +91 8470930121

- 100 ACRES THE WESTERLIES TOWNSHIP
- 13 ACRES GREEN ZONES
- 52 MTS MAXIMUM DEPTH OF GREEN
- 770 DWELLING UNITS AND PLOTS
- 02 COMMERCIAL HUBS
- 02 SCHOOLS

Artistic impression of the multi-purpose lawn

1100 MTS
03

LENGTH OF BICYCLE PATH
BAR-BE-CUE POD WITHIN EACH COMMUNITY

Spaces to wander

The multi-purpose lawn, part of the easy-commute design

The Westerlies is **connected by four streets**, namely, The Breeze, Mulberry Drive, Chestnut Avenue and Cypress Lane, all designed to allow easy entry and exit to the residents.

The Breeze, the primary street, forms the main artery to the township while the others enable **hassle-free commuting** to the amenity centers.

The Breeze is a 1.1 km. long, lush green open space spread across the township, within walking distance from any part of the site. Cycling, walking, jogging or just to be at ease with your solitude, The Breeze is calling.

Spaces to introspect

The Breeze. A sanctuary within a sanctuary

www.abcbuildcon.in | +91 8470930121

1100 MTS
02 LENGTH OF WALKING PATH
REFLEXOLOGY WALKS





Artistic impression of the children's play zone

04 ZONED CHILDREN'S PLAY AREAS

Spaces to nurture

Children's play zone

Childhood needs ample, well-designed spaces. With a **special area designed exclusively for children** to play and learn, and with provisions for nurseries and primary schools, The Westerlies intends to provide the perfect ambience for curious minds to create memories for a lifetime.

Artistic impression of the walking bridge

Spaces to preserve

A modern, sustainable water management system

www.abcbuildcon.in | +91 8470930121

Among its many eco-friendly elements, The Westerlies proposes a **world-class water management system** with a conscientious and responsible plan incorporating storm water drainage in its landscape strategy.



Artistic impression of the meditation area

- 04 YOGA/MEDITATION PAVILLION
- 02 GENERATION EXERCISE ZONE

Spaces to relax

Meditation area, one amongst the many venues to unwind

Need to soothe the body and the soul? Well, The Westerlies has it all. From meditation areas to plazas to amphitheatres to orchards to tot-lots.

www.abcbuildcon.in | +91 8470930121

Residential styles

At The Westerlies, the luxury of space isn't just limited to its vast exteriors. It is abundant in **floors, duplexes** and **villas**, designed as an ode to indulgence. The residential plots have also been arranged in clusters with open spaces to create quieter neighbourhoods.

The Westerlies also offers **plots** to build your dream abode. To access control points, the township offers an unmatched control on safety and security.



Spaces to indulge

www.abcbuildcon.in | +91 8470930121



VILLA PLOT AREA

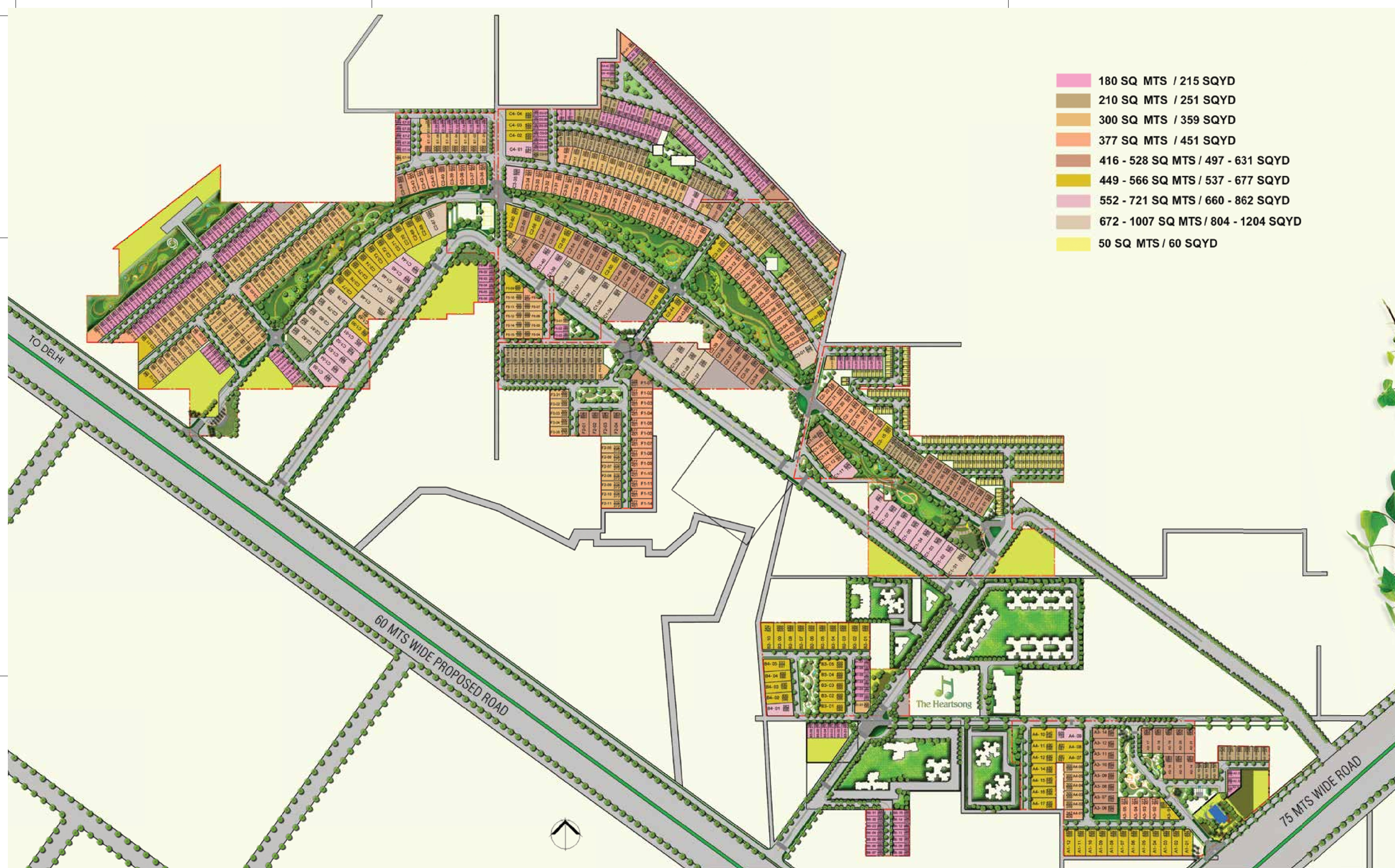
180 SQ MTS	215 SQ YARDS
210 SQ MTS	251 SQ YARDS
300 SQ MTS	358 SQ YARDS
377 SQ MTS	450 SQ YARDS
462 SQ MTS	552 SQ YARDS



The design is in its details

www.abcbuildcon.in | +91 8470930121





- 180 SQ MTS / 215 SQYD
- 210 SQ MTS / 251 SQYD
- 300 SQ MTS / 359 SQYD
- 377 SQ MTS / 451 SQYD
- 416 - 528 SQ MTS / 497 - 631 SQYD
- 449 - 566 SQ MTS / 537 - 677 SQYD
- 552 - 721 SQ MTS / 660 - 862 SQYD
- 672 - 1007 SQ MTS / 804 - 1204 SQYD
- 50 SQ MTS / 60 SQYD

Site details
 Total site area: 100.4 acres
 Total open area: 40%
 Total green area: 13 acres

- The township has provisions for
- Jogging track
 - Play areas
 - Nursery schools
 - Primary school
 - Taxi stand
 - Nursing home
 - Children's play area
 - Seating areas
 - Bicycle paths
 - Reflexology footpaths
 - Pedestrian bridges
 - Yoga/meditation area
 - Bar-be-cue zones
 - 3 generation exercise area



Artistic impression of the view from the balcony

Spaces to reflect

www.abcbuildcon.in | +91 8470930121

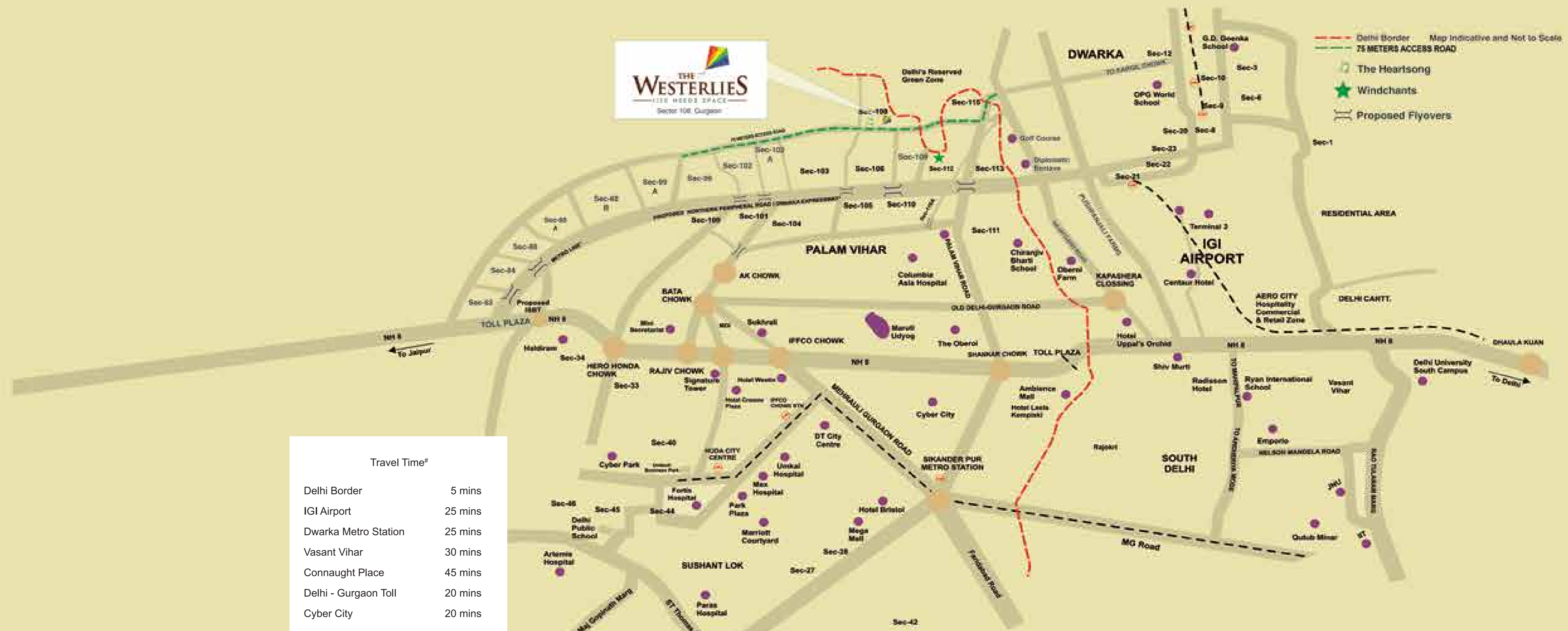


Spaces to evolve

www.abcbuildcon.in | +91 8470930121



To wander, to pause, to reflect. To explore the inner self. To be alone and be together. What everyone needs, is the luxury of space. Spread over a 100 acres, that's The Westerlies for you.



Travel Time*	
Delhi Border	5 mins
IGI Airport	25 mins
Dwarka Metro Station	25 mins
Vasant Vihar	30 mins
Connaught Place	45 mins
Delhi - Gurgaon Toll	20 mins
Cyber City	20 mins

*Post completion of road network
 #Approx. travel time



The Westerlies is being developed by Experion Developers Pvt. Ltd.
a 100% FDI real estate developer.



The positive side of life.

At Experion we do not create structures out of bricks and mortar, but we believe in creating spaces that bestow upon its residents a positive feeling towards life.

We believe that our relationship with those who would grant us the opportunity to become a part of their lives, our valuable customers, should be an unsurpassed experience. It should be an invigorating collection of timeless memories. A feeling of positivity. A dream called home. One that you would love to come back to.

Visit us at experion.co

All plans, specifications, artistic renderings and images as shown in this brochure are indicative and are subject to change as may be decided by the Developer or as may be directed by any competent authority in the best interest of the development. Soft furnishing, furniture, fixtures and fittings do not form a part of the offering. 1 sqm = 10.764 sqft
DGTC, Haryana has granted Licence no. 57 dated 11.7.2013 to few land owners c/o Experion Developers Pvt. Ltd. ("Developer") for development of a residential plotted colony on 100.48125 acres land situated in Sector - 108, Gurgaon. As per the approved layout plan of the colony, there are 770 residential plots including 157 EWS plots, 2 commercial plots and a provision of 2 Nursery Schools, 2 Primary Schools, 1 Taxi stand and 2 Nursing Homes. Approvals can be checked in the office of the Developer. Layout plan can be amended at any time by the Developer subject to the provisions of applicable laws.

www.abcbuildcon.in | +91 8470930121