



Welcome to the World of "Diverse Enterprising"

A place that forms an independent business world of its own, imbibes in itself various commercial categories and is located at one of the most strategic locations of GURGAON.

# 68 Avenue









## Address with Strategic Importance

Positioned in the commercial zone, **68 Avenue** is coming up as the most thrilling commercial destination in the city. **68 Avenue** offers an added advantage of having a truly corporate environment in the vicinity.

- Abutting over 60 mtr. wide Sohna Road with added green belt and service road. Green belt and service road not only provide the ease of access but also act as a buffer from the external noisy environment and maintain a peaceful and serene atmosphere inside the building.
- Just 2 mins. away from proposed Metro Station
- Well connected to NH-8
- Just 30 mins. drive from International Airport

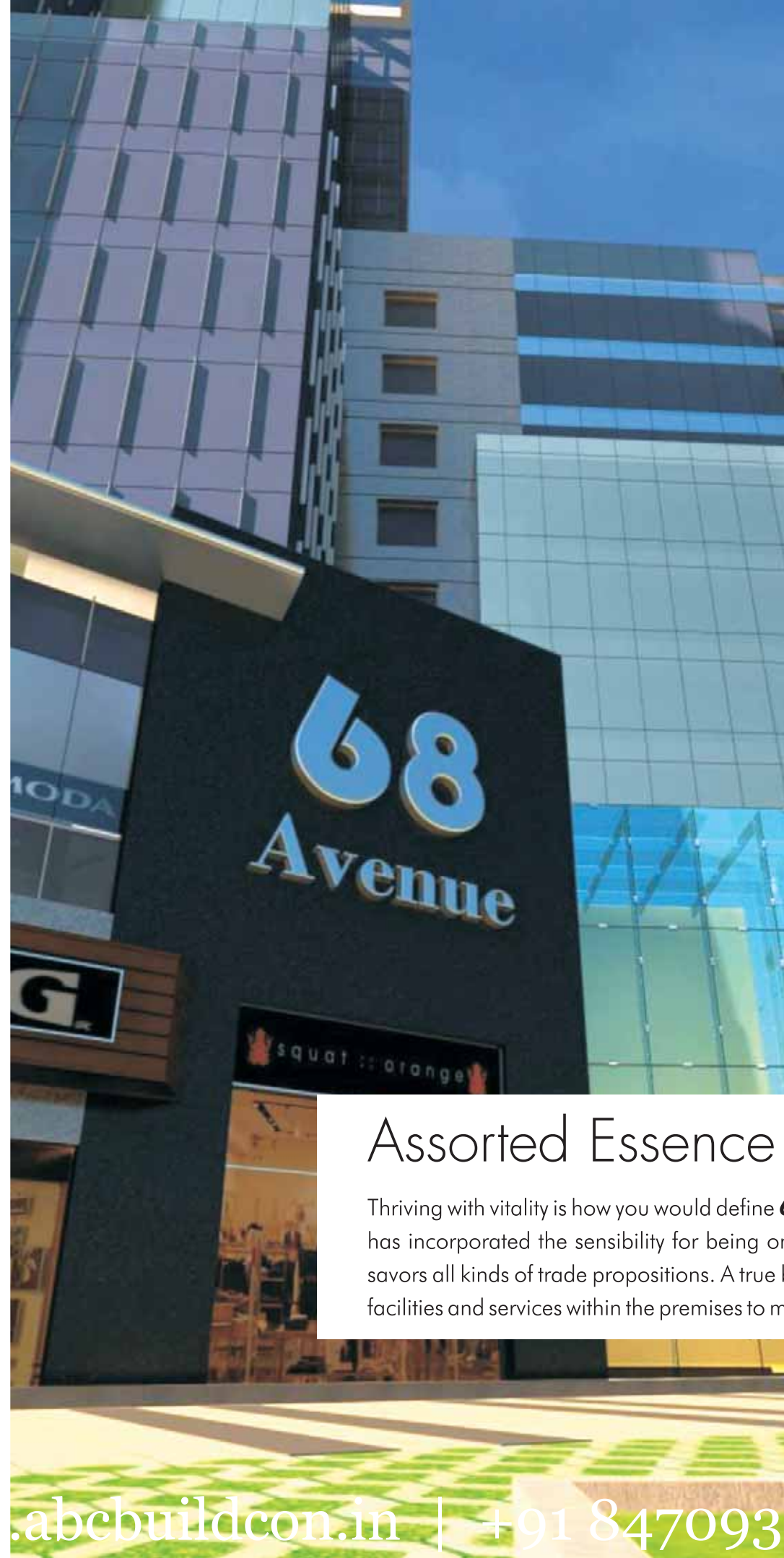




TOWER - A

TOWER - B





## Assorted Essence of Living

Thriving with vitality is how you would define **68 Avenue** which has carved in itself a distinct idea of space organization. It has incorporated the sensibility for being one of the most effective business hub and is the ultimate destination which savors all kinds of trade propositions. A true business real estate novelty, **68 Avenue** is equipped with every conceivable facilities and services within the premises to make work & stay an absolute pleasure.







## Shopaholic's Utopia

Be it shopping, eating out, gaming, reading a book or listening to music, Retail Mall at **68 Avenue** offers a plethora of choices. This new age shopping destination is true delight for shopping connoisseurs. Be it clothes, trendy jewellery, designer items, footwears, body care products or cosmetics, it is stacked with the best national & international brands and ensures that you find everything out here which is part of your shopping list.

- Well Designed Retail Spaces
- User Friendly Service Areas
- Prominently Visible Exhibition Centres
- Magnificent Art Galleries
- Kids Relax & Play Areas
- Spa & Salon Facilities
- Gymnasium & Health Clubs
- 3-Tier Security System
- Convenient Parking Space



## Elegant Corporate Space to Encourage Innovation

Based on a truly unique concept of space development, Office Spaces at **68 Avenue** have much more than what a business needs. Exclusively planned and designed to suit the needs of the corporate world, the place has state-of-the-art architecture, modern technologies, world-class facilities and everything that takes business to newer heights. **68 Avenue** is meant to be an aspired place by all top-notch business names. Office Spaces offer unparalleled efficiency and convenience.

- Customized Office Spaces
- Vibrant Environment
- Video-Conferencing, Voice and Data Risers & Wi-Fi Connectivity
- Conference Facilities
- Ample Space for Parking
- 100% Power Backup
- Automated Fire Detection and Control System
- 24x7 Video Surveillance















## A Relaxing Stay

Whether you are in the city for business or leisure, highly professional and personalized Serviced Apartments at **68 Avenue** are perfect for your stay. The accommodation is furnished with modern amenities that add more comfort and class to your stay. A very welcoming, attentive and courteous staff, soothing ambience and calm neighborhood ensure that the visitors have a very pleasant time.

- Contemporary Style Interior Designs
- Stunning Views of Immediate Surroundings
- Transformation of Body & Soul with Advanced Gymnasium and Swimming Pool
- Relax & Rejuvenate with Spa, Fitness & Wellness Centres
- Personalized Laundry Services
- Exclusive Conference & Lobby Areas with High Speed Elevators and Escalators



## Array of Scrumptious Delights

When it comes to the matter of palate, variety is spice of life . This is the place to get yourself spoiled for mouth watering aromas waft from multi-coloured counters. Fine Dinning Restaurants at **68 Avenue** are perfect place to take a break and taste wide variety of mouth watering and tempting multi-cuisines in a fun-filled ambience. So if you want to pamper your taste buds and eat something really delicious, just drop in at **68 Avenue**.

- Multi-Cuisine Restaurants
- Coffee Shops
- State-of-the-Art Bar
- Fast Food Joints
- Ice-creams & Food Kiosks
- Memorable Dinning Experience at beautifully landscaped Terrace Gardens



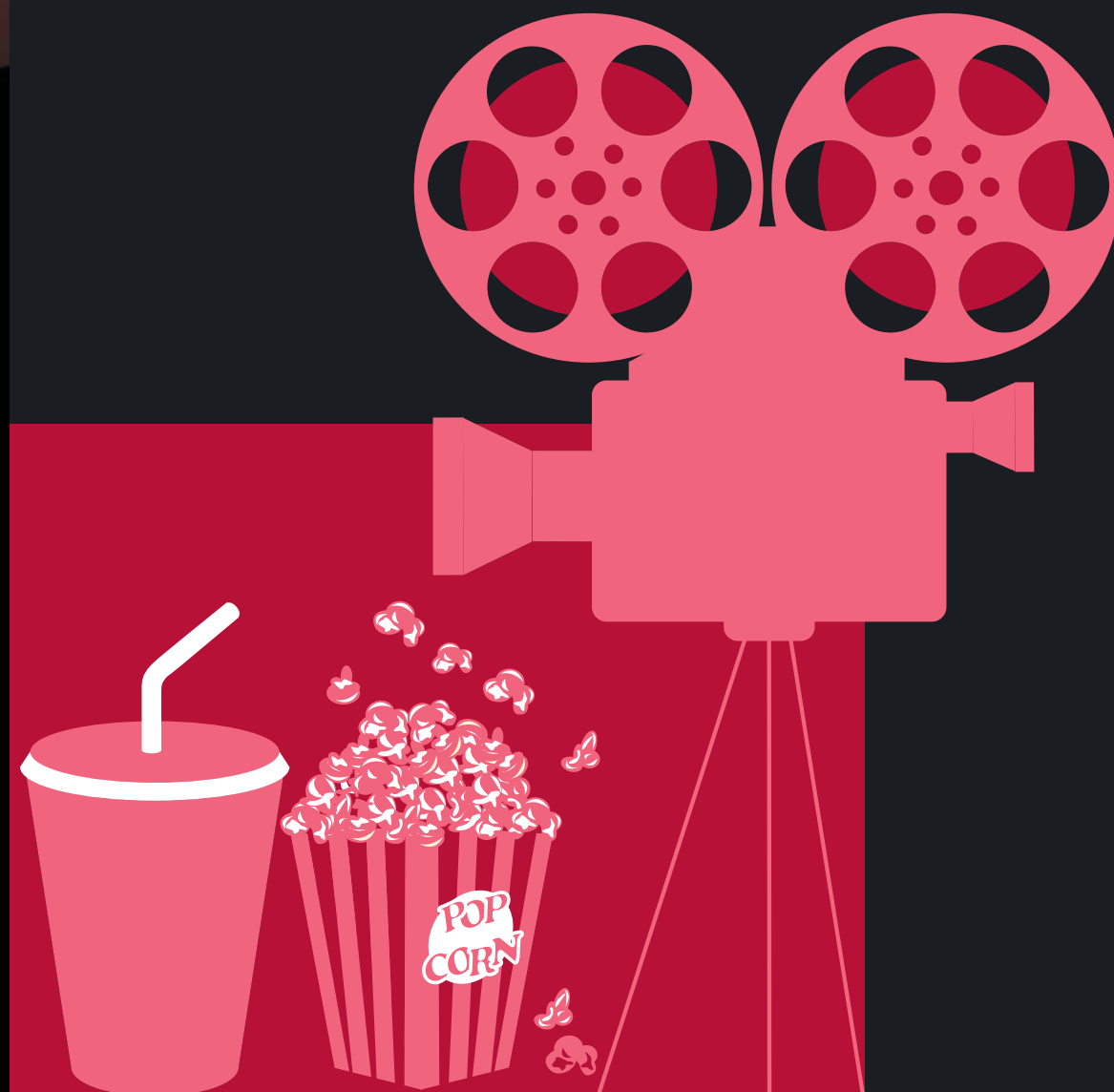












## Lights | Camera | Action

A state-of-the-art Miniplex is the finest entertainment centre at **68 Avenue**. With superior quality surround sound, high resolution picture quality, comfortable seating arrangements and unmatched ambience, the Miniplex ensures more entertaining and unmatched movie viewing experience for movie lovers.

Aesthetically designed multi-cuisine restaurants in this Miniplex provide wonderful choice for foodies. Well planned seating areas help them relax and enjoy the flavours of delicious food to achieve overall harmony in the oasis of luxury dining. Here visitors will find a magnificent blend of elegant surroundings, exquisite cuisine, pleasing decor and satisfying services that indulge all their senses.

- State-of-the-art Theatre
- High Quality Digital Technology via Satellite
- Ultra Modern Digital Sound Quality
- Facility to Feature Multilingual Films
- Full High Definition Quality Projection
- Comfortable Seats with Ample Leg Space
- Leisure Corner with Sit-in Advantage





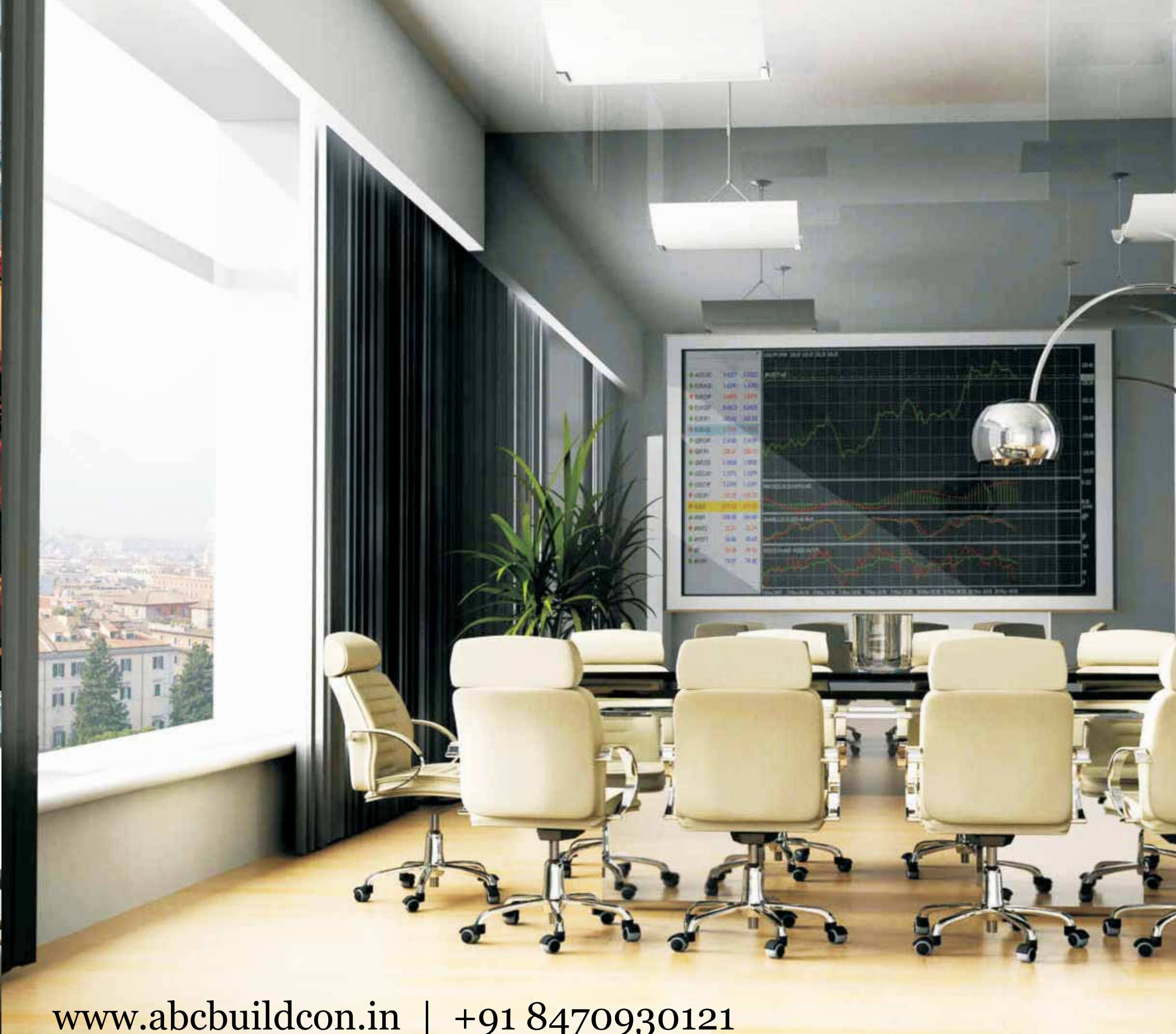
SOSA is a unique concept that offers convenient working & pleasurable stay together. Situated in Sec. 68, Gurgaon, it redefines the way of working & staying altogether and brings a great experience to the tenants. SOSA is a marvelous fusion of great location, ultramodern facilities & flawless services and all sets to add more value to business and stay of the tenants.















- Round the Clock Office Facilities
- Global Teleconnect
- Multibranded Shopping Mall
- Spa & Fitness Centres
- Club Facilities
- Sophisticated Parking
- 3-Tier Security
- 24 X 7 Secretarial Assistance





## Business @ Ease

A unique creative interaction between the building and the people enhancing permeability across the site of **68 Avenue**. The design pays close attention to having access to landscape, greenery 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
- Luxurious Lobby and Low Maintenance External Facade
- 24x7 Video Surveillance
- Adequate Signage Space & High Visibility of Shops / Showrooms
- Close Proximity to almost all Transport Facilities
- World-Class Facility Management















**VSR Infratech Pvt. Ltd.**, a trusted name in India for Real Estate development, solely aims at striving hard to fulfill customers' needs and wants. Its important assets are quality, commitment, integrity and innovative technology upgradation. Hence, with the best ideas of brand equity and value-addition, VSR is continuously overarching the standard of flawless execution. A cluster of core businesses is the key drive behind its growth and success.

### Company Milestones

#### Current Projects

- Taksila Heights, 11.48 acres of group housing, Sector 37 C, Gurgaon  
(Advanced stage towards completion)
- 114 Avenue: Mixed use Commercial Development at Sector 114  
Delhi Extension, Gurgaon, Haryana
- 68 Avenue, Sector 68, Gurgaon, Haryana

#### Future Projects

- Integrated Industrial Township of 130 acres near  
KMP Expressway Manesar, Gurgaon
- Cyber Park on Old Delhi Road near Maruti Udyog, Gurgaon
- Group Housing Project of 11 Acres at Haridwar, Uttarakhand

### Development Management Company



**V Square Development Company Pvt. Ltd.** specializes in managing the complete development cycle, from initial concept, construction and project management services to sales and marketing. The team comprises of experienced professionals, capable of delivering world class Real Estate solutions across Residential Group Housing, Hotels, Retail, Office and Large Scale Master-Planned Communities.

With the vision to be India's leading and most recognized Development Management Consultancy Company, we believe in bringing value addition to our clients, investors, customers and employees and creating a benchmark by adhering to the best in quality, design, delivery on commitment, honesty, transparency and value for money. By maintaining the highest level of professional competence, company acts as the client's trusted partner to ensure highest return on every investment. The team uses proven methods, focusing on the technical and financial aspects of development management, seeking innovative methods to integrate cutting-edge applications in the fields of marketing, master planning, development management and real estate market trends.

**68 Avenue** is being developed and marketed by **V Square Development Company Pvt. Ltd.** Diligent thought and foresight, expertise and dedication of its team is speeding up the development and facilitating the marketing activities with high-level of satisfaction.

Project Architect

DESIGNED & CONCEIVED BY:



**SANJIV TANDON ARCHITECTS PVT. LTD**



# Specifications

STRUCTURE	Earthquake Resistant-RCC Structure
LANDSCAPE	Dedicated Drop-off Zone and Entrances for Retail on-site Parking Areas with Lush Canopy of 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 and First. 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
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 : Tenants' 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

The map illustrates the location of the '68 Avenue' project, marked with a green circle and the number 68. The project is situated near the intersection of Sohna Road and Golf Course Road. Key landmarks and infrastructure include:

- Hospitals:** Max Hospital, Artemis.
- Metro Stations:** Several proposed and existing metro stations are indicated by red circles with a cross.
- Golf Course:** A green area labeled 'GOLF COURSE' is shown near the project.
- Commercial Belt:** A blue shaded area labeled 'COMMERCIAL BELT' is shown along the Golf Course Road.
- Major Roads:** Sohna Road, Golf Course Road, and Golf Course Extn. Road.
- Landmarks:** DLF Corporate Greens, Hero Honda Chowk, Rajeev Chowk, IFFCO Chowk, Trident Hotel, Bristol Hotel, Crown Plaza, Westin Hotel, Kingdom of Dream.
- Directions:** Arrows indicate directions to Jaipur, Delhi, Faridabad, and Vasant Kunj.
- Airport:** An icon of an airport is shown in the top right corner.
- Compass Rose:** A compass rose is located in the bottom right corner, showing North (N), South (S), East (E), and West (W).

• Map not to scale, merely indicative of “68 Avenue” location





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Development Management Company



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# 68 Avenue

## TOWER - A

Site Plan







# 68 Avenue

## TOWER - B

Site Plan







# 68 Avenue

## TOWER - A

Ground Floor Plan  
**RETAIL**





# 68 Avenue

## TOWER - A

1st Floor Plan  
RETAIL





# 68 Avenue

**TOWER - A**

**2nd Floor Plan**





Third Floor Plan

Fourth Floor Plan



# 68 Avenue

## TOWER - A

3rd & 4th Floor Plan

**SERVICED APARTMENTS**





# 68 Avenue

## TOWER - A

5th, 6th, 7th & 8th  
Floor Plan

**SERVICED APARTMENTS**



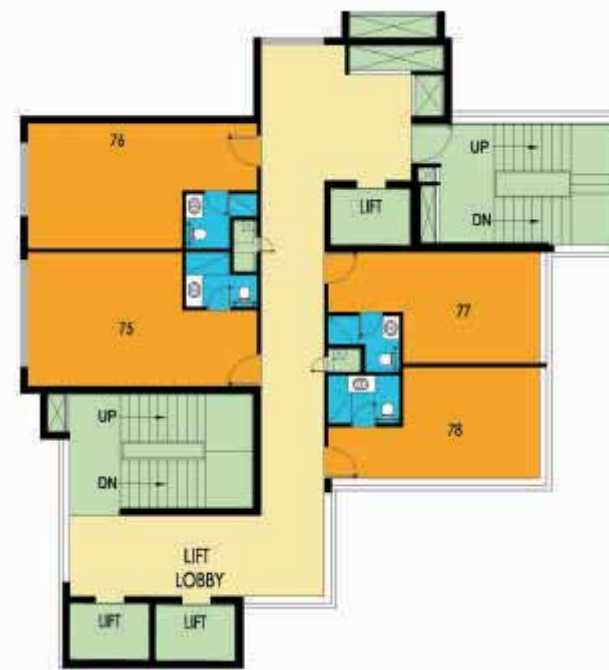


**Ninth Floor Plan**



**Eleventh Floor Plan**

**Tenth Floor Plan**



**Twelveth Floor Plan**



**68**  
**Avenue**

**TOWER - A**

**9th, 10th, 11th & 12th  
Floor Plan  
SERVICED APARTMENTS**





# 68 Avenue

## **TOWER - B** Ground Floor Plan **RETAIL**





**68**  
**Avenue**

**TOWER - B**  
**1st Floor Plan**  
**RETAIL**





# 68 Avenue

**TOWER - B**  
**2nd Floor Plan**  
**MINIPLEX AND**  
**RESTAURANTS**





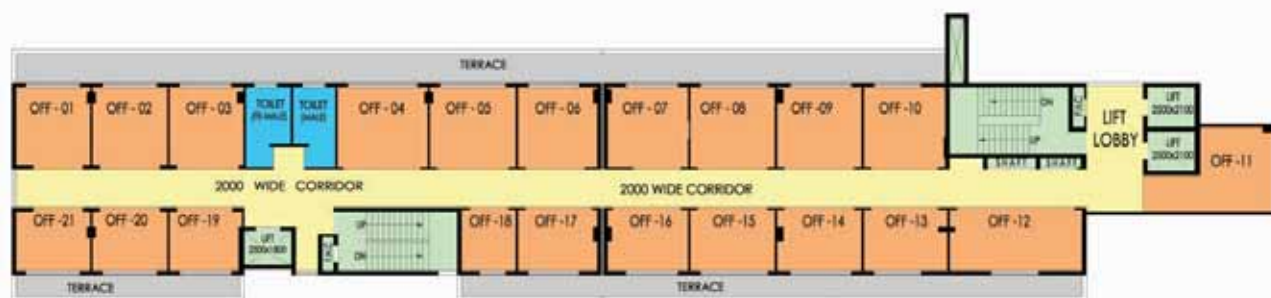
← Third Floor Plan →



← Fourth Floor Plan →



← Fifth Floor Plan →



# 68 Avenue

## TOWER - B

3rd Floor Plan  
**SOSA**

4th Floor Plan  
**SOSA**

5th Floor Plan  
**OFFICES**