

A thick red border surrounds the central text, consisting of a top bar, a bottom bar, a left vertical bar, and a right vertical bar.

CAPITÄL

City Scape



Retail & Commercial Development of Gurgaon

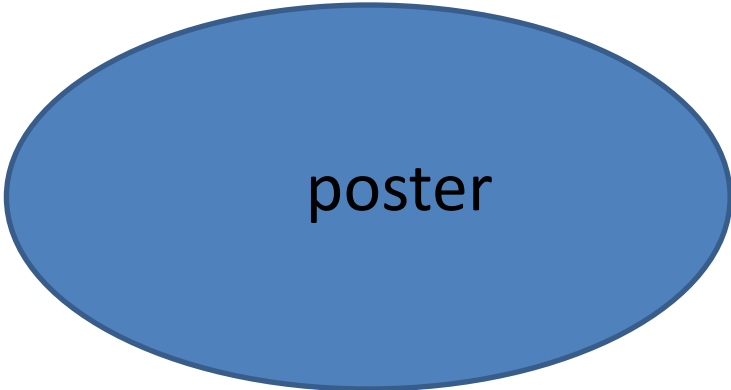
Plenty of demand generators to drive footfall...

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- Strategically located in Gurgaon Sector-66
- High visibility on the 150 m Golf Course Extension road. High traffic movement & connectivity to South Delhi, Faridabad
- 1000,000 sq ft of office & retail complex within 5 minutes of driving distance. Close to 25,000 premium homes within 5 km radius.
- Proximity to Sohna Road, CWG Road, Sector Roads & good connectivity with NH8, MG Road, Netaji Subhash Marg, Metro Station of Sushant Lok (4 kms)
- World famous DLF Golf Course is less than 5 km
- DLF Cyber Park with 100's of MNC's is less than 7 km
- Located on the fastest developing zone of Gurgaon
- Corporate like Dell, Samsung, Hewitt, IBM, Ericsson, Oracle, Maruti Suzuki, Motorola, Siemens, GE, Convergys, AMEX, Coca Cola, General Motors, Fidelity Investments, Hughes, Agilent, Sapient, Mc Kinsey, ITC & more...



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poster

The Capital City Scape is a unique retail destination part of premium commercial destination located in the heart of Gurgaon, on the 150 m wide Golf Course Extension Road at Sector-66, presenting an unrivalled collection of fashion, food, entertainment & lifestyle, the best the world & the region has to offer.

Indulge in a unique shopping experience spread over 135,000 SFT, with boutique stores which are a part of lifestyle development offering the worlds most original, revered & influential brands.

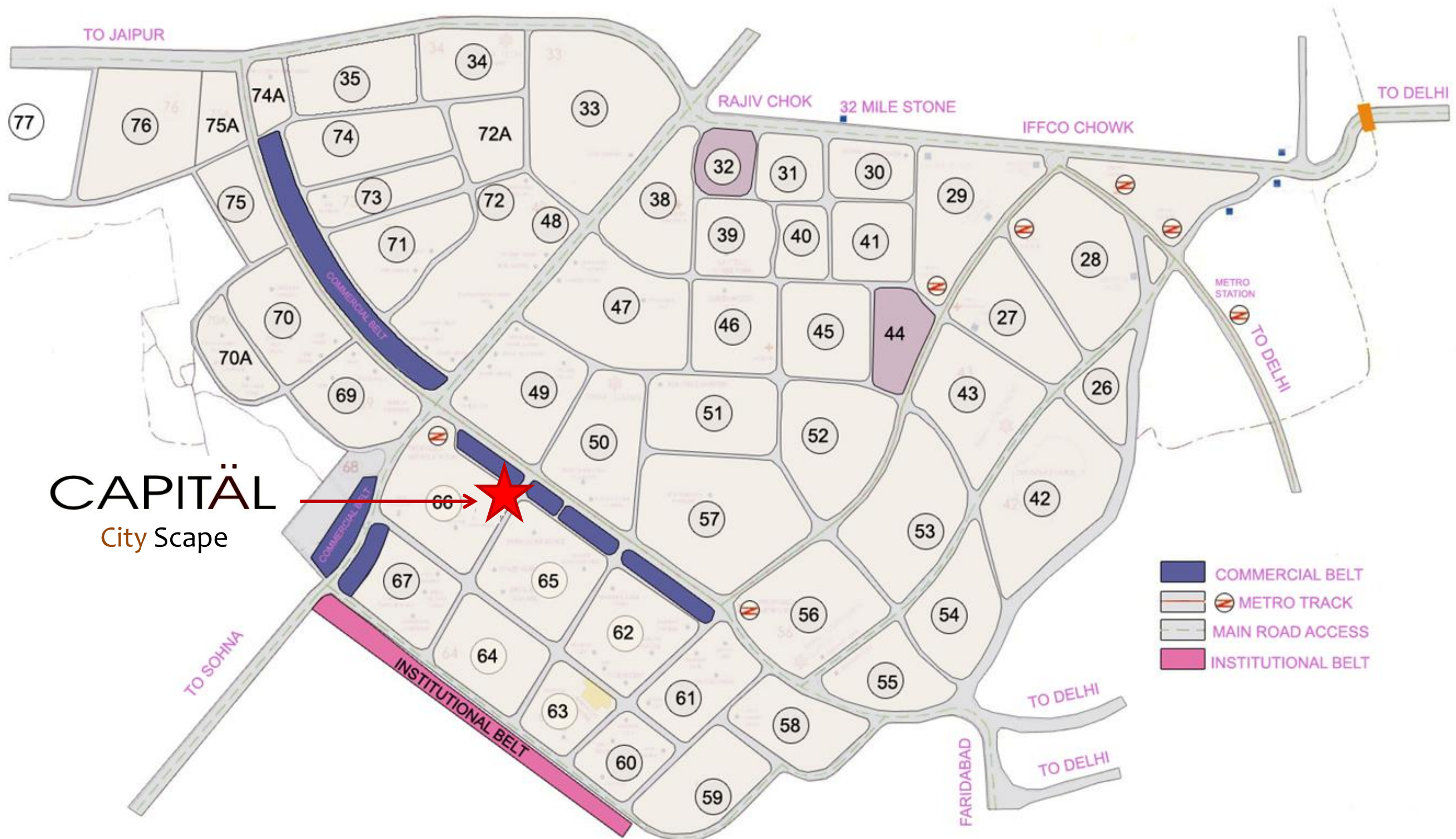
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City Scape

The best investment opportunity on the most landmark location,
on (Approx) 100 m wide Golf Course Extension Road



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RETAIL

The top most brands will be a part of this boutique retail arcade.



City Scape



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Availabilities such as Restaurants, Fashion, Lifestyle Shopping, Accessories, Wellness & more...

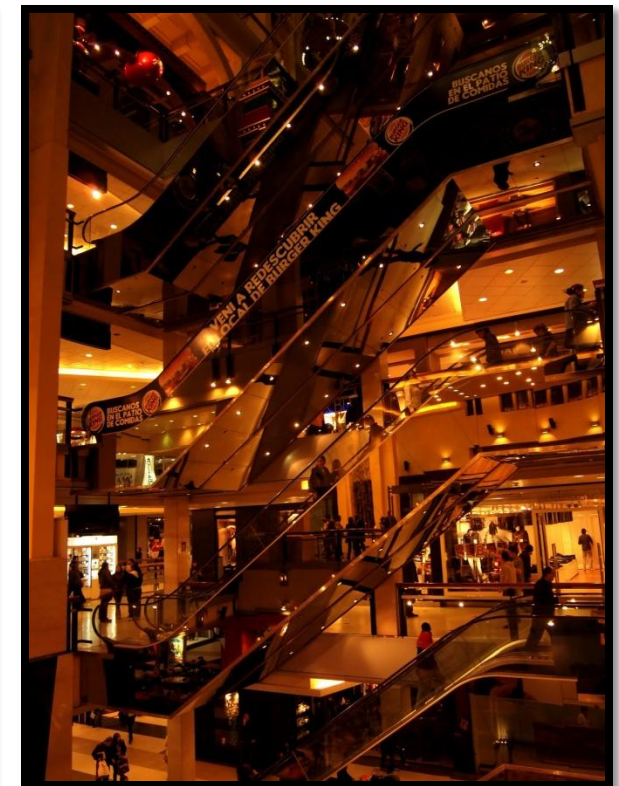


- State of the art Architecture
- Arcade along all store fronts
- A good view from all outlets
- Well designed & landscaped Central Plaza's with paving's & other architectural features
- Ample surface/basement parking
- Dedicated drop off zones & entrances for retail & offices
- Large storefronts



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- Retail with Commercial Project located at Sector-66, Gurgaon. High street format as seen in Europe & America. Located on (Approx) 100 m wide road.
- Facilities & quality standards will be Grade-A. Courtyard style mixed-use development enhancing open-air convenience retail.
- Shopping at the city scape would be a pleasure as it will be a combination of high end retail with specialty outlets such as Cafe's, Bakeries, Restaurants, Pubs, Health Clubs, Beauty Clinics, Boutiques.
- All First Floor units will have high visibility from the Promenade. Provisions for lifts, bridges & escalators.
- High floor heights giving flexibility for mezzanine floor.



Retail Shops on GF & FF

Restaurants with terrace dining on 2nd floor on some blocks

Dedicated Signage Area for all units as per design & conditions

All common area lighting as per norms.

Structure:

RCC slab column structure with masonry partitions

High floor to floor heights, 5m each on GF & FF

Stairs connecting retail levels. Provision for Escalators/Lifts/Bridges.

Landscape:

Contemporary landscape in promenades with paving & decorative features/water bodies, wide pedestrian plaza's with seating areas & food kiosks

Dedicated drop-off & grand entrance for retail areas

On site parking area with lush canopy trees & other landscape features

Finishes:

Exterior- Combination of shutter/Glazing/Painted surface as per design

Lobbies- Combination of stone & painted surface

Tenant floor- Concrete Floor

Common Toilets- Finished toilets with modern fittings & fixtures

HVAC:

Provision for Split AC units. Location for outdoor units will be pre-determined.

Electrical:

Distribution- Provision of cable up to tenants distribution board. Tenant load will be metered.

Power back up- Automatic power back up for lighting, power & AC provided with PLC based auto load manager.

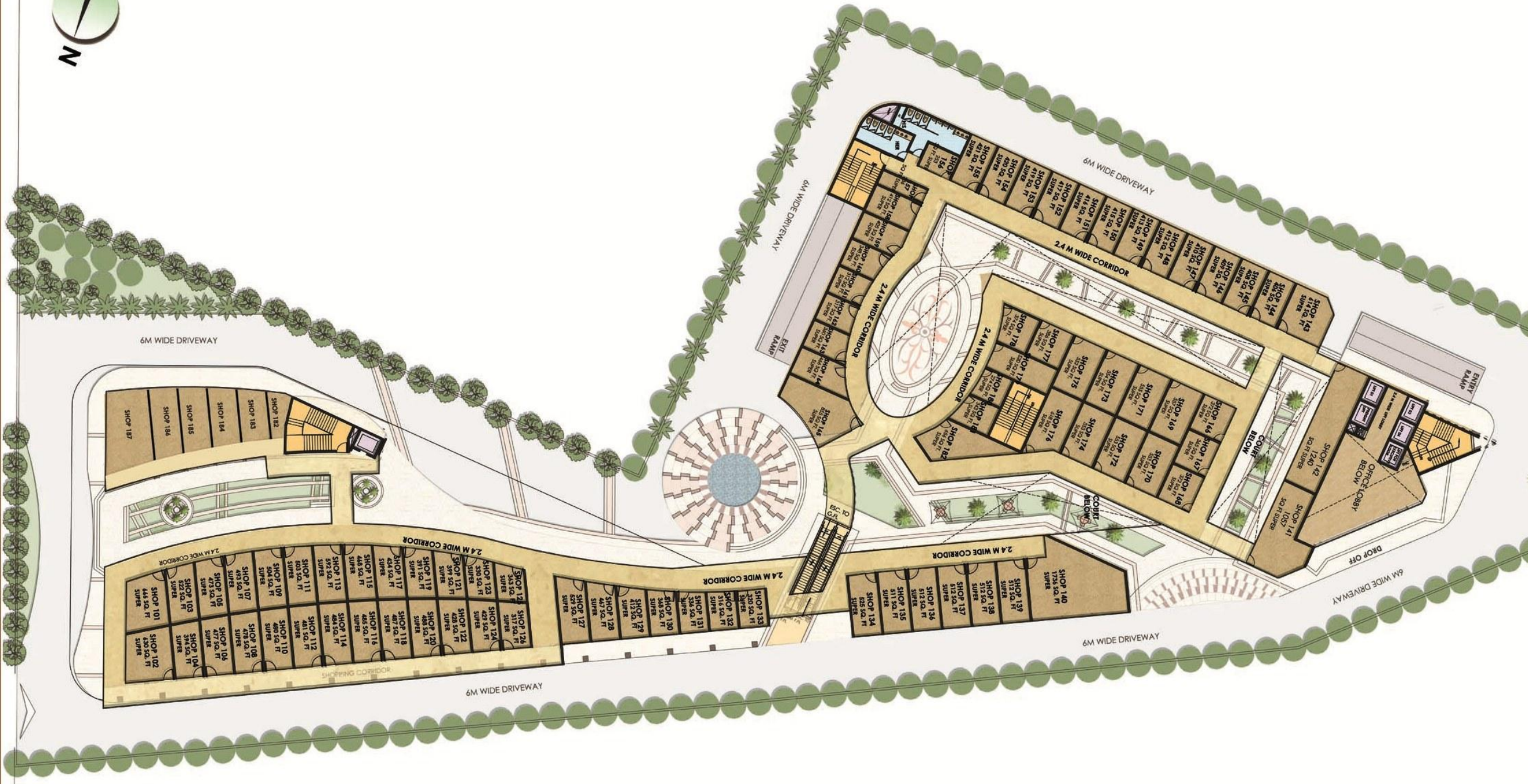




12 M WIDE ROAD

FINING

Ground Floor Plan



First Floor Plan

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At Capital, you're the reason why we constantly aim to better our best. The City Scape commercial complex is a perfect example of this. Located in a prime area, its unique and futuristic architectural design makes it yet another eminent landmark from us.

Strategically located at Sector 66, near Golf Course Extn. Road, Gurgaon, Capital City Scape will be one of the best designed office complexes of Gurgaon. With elegance, style and modern amenities it will be the hub for smart business, and will include retail and commercial space.



Tentative Specifications – Office Suites

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Structure:

RCC slab column structure with masonry partitions
Stairs and lifts connecting retail levels
Provision for Escalator/lifts/bridges

Landscape:

Dedicated drop off and grand entrance for office block
On site parking areas with lush canopy trees and landscapes features

Finishes:

Exterior – Glass façade curtain wall
Lobbies – Combination of stone and painted surface
Tenant floor – concrete floor
Common Toilets – Finishes toilet with modern fitting and fixtures

HVAC:

Split AC Location of outdoor unites will be predetermined
Ventilation and exhausts provided in bathroom and basements.

Electrical:

Distribution – provision of cable up to tenants distribution board .
Tenant load will be metered
Power back up – Automatic power back up for lighting ,
power and A/C provided with PLC based auto load manager

Single :

As per signage and maintenance policy



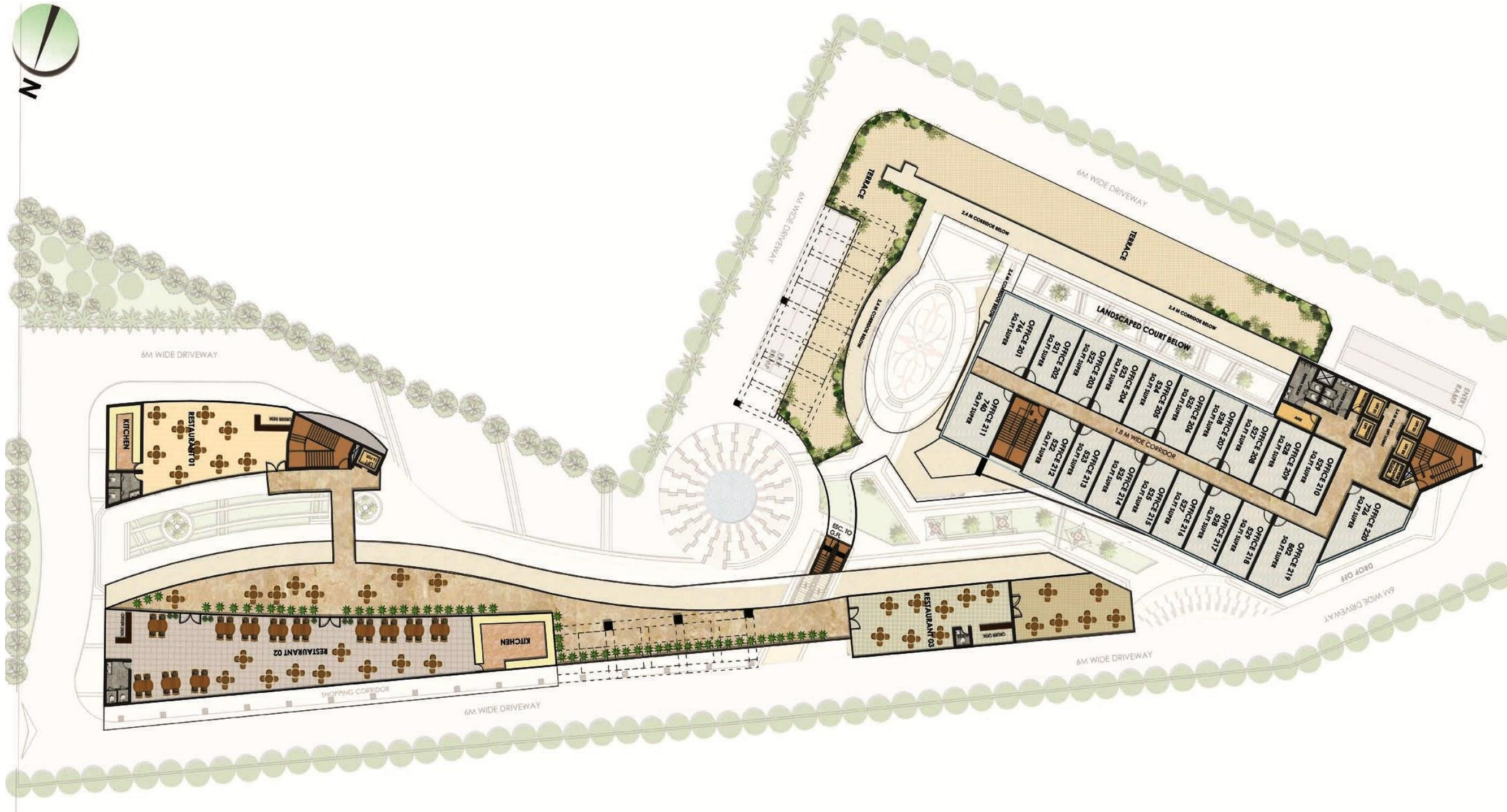
Gurgaon's newest & finest address makes its presence on the Golf Course Extension Road, Sector-66

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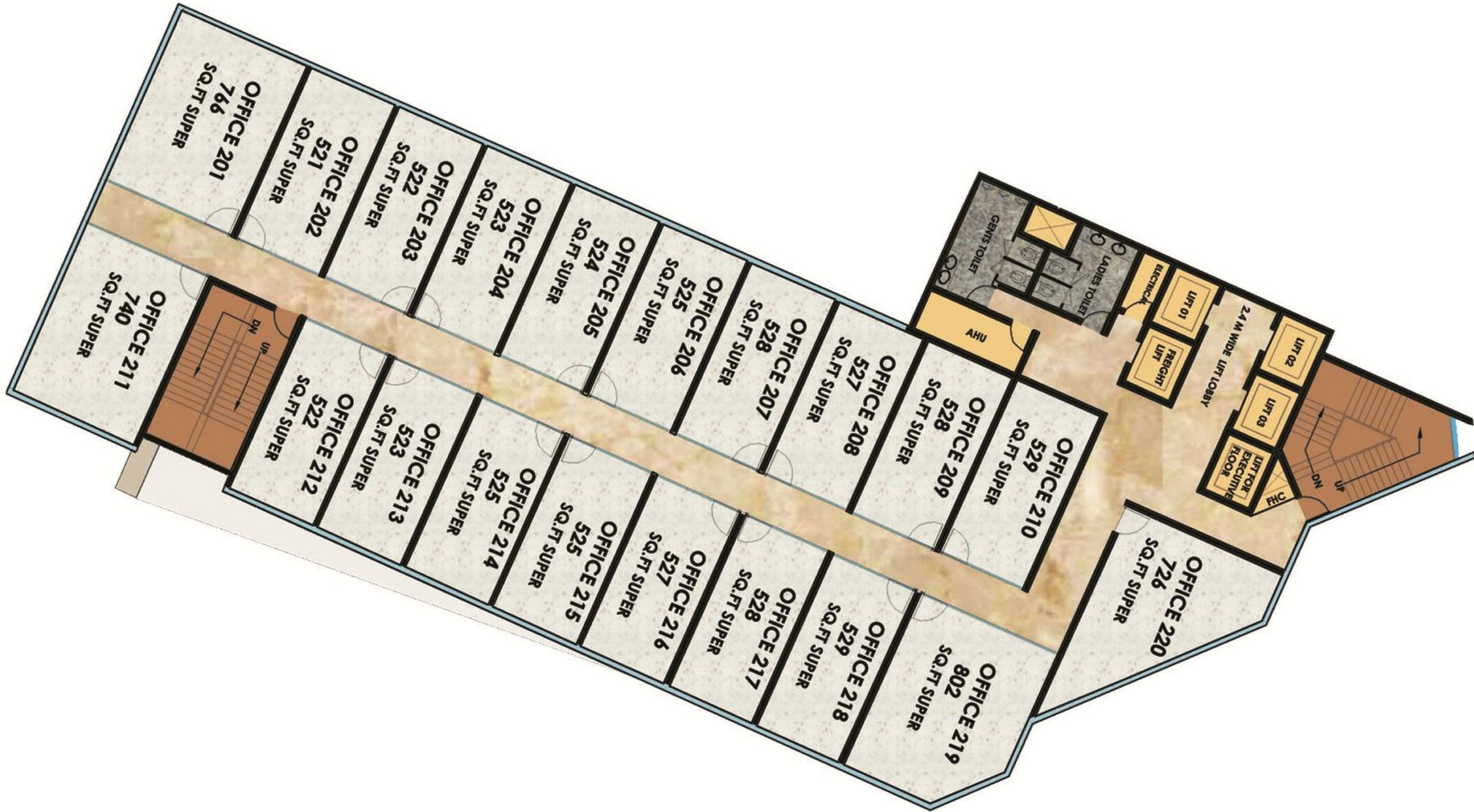


- 2.5 Acres Site Area
- On 100 m Wide Golf Course Extension Road
- 2 minutes from Sohna Road
- 3 minutes from CWG Road
- 5 minutes from Golf Course Road
- 30 minutes from International Airport
- 15 minutes from NH8 & IFFCO Chowk
- 12 minutes from DLF Cyber Park

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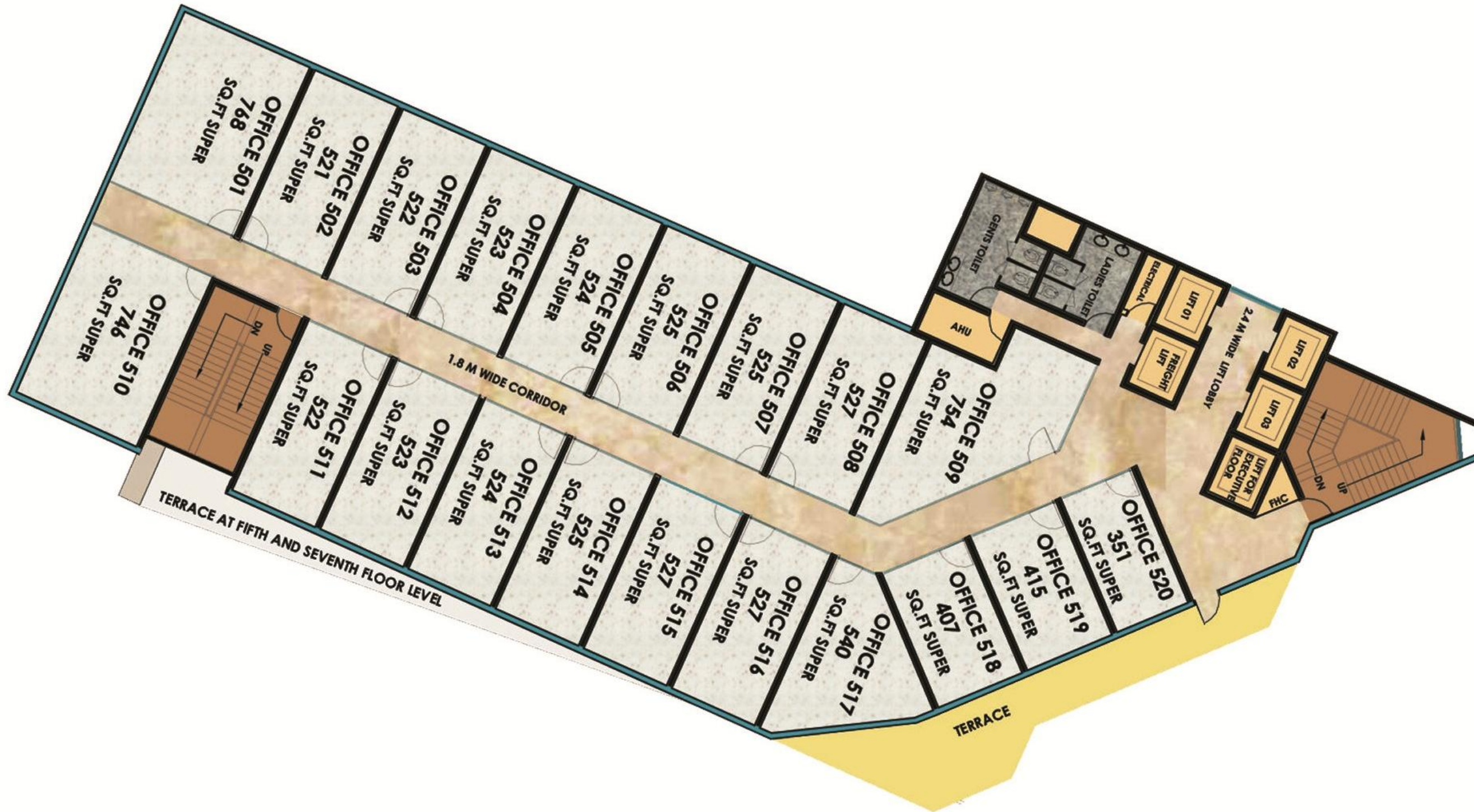


2nd Floor Plan

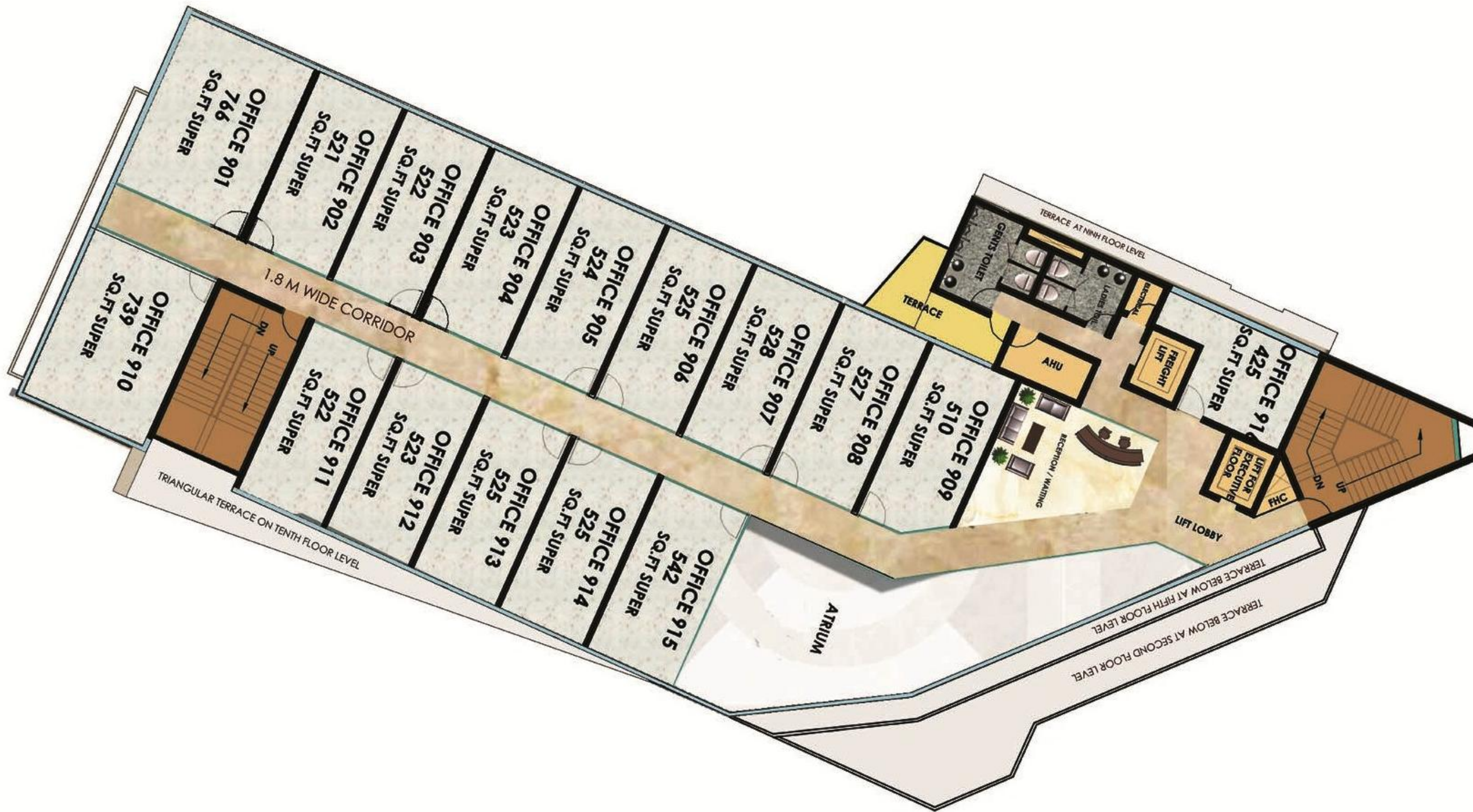


4th Floor Plan

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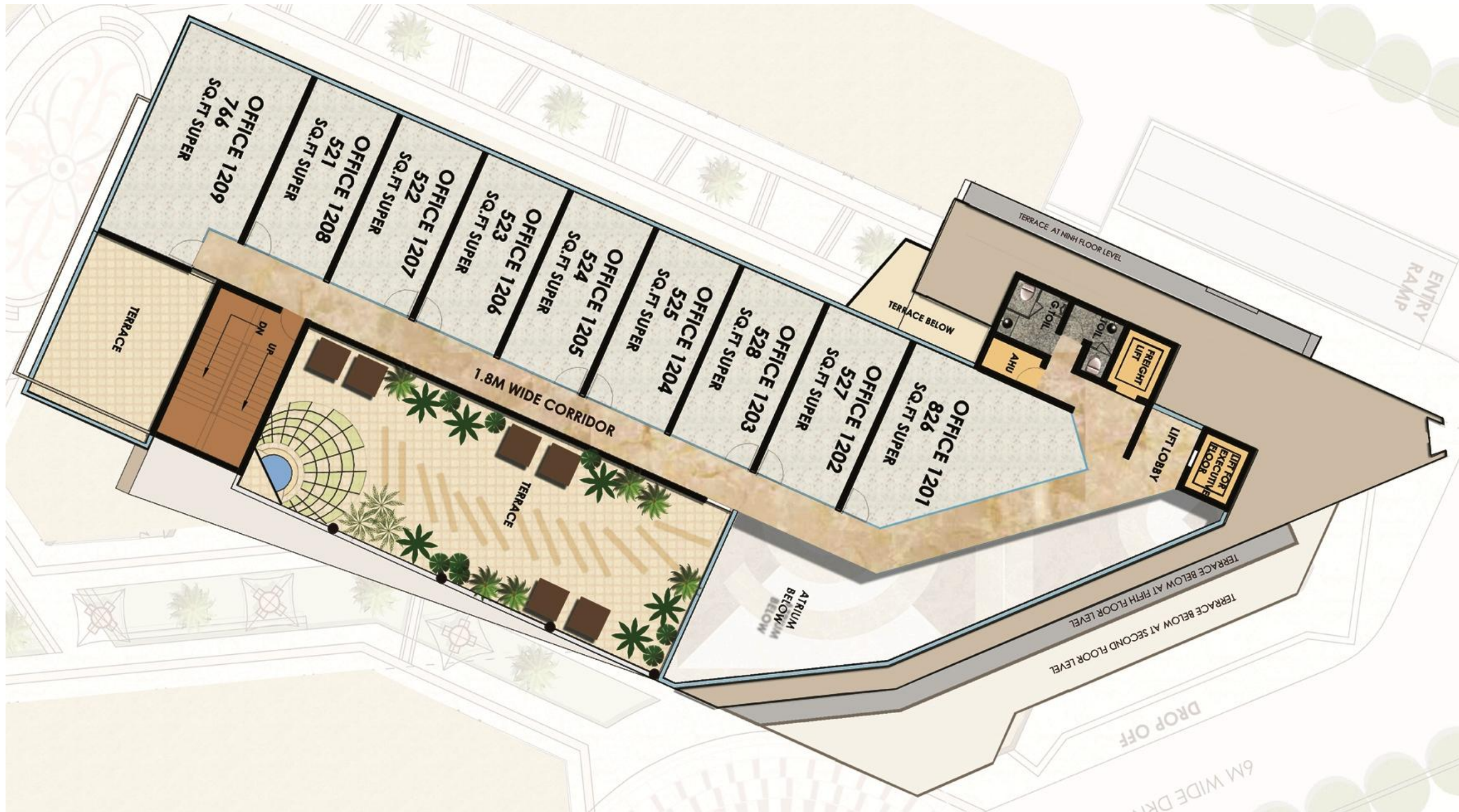


5th- 8th Floor Plan



9th-11th Floor Plan

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12th Floor Plan

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Capital Group have shaped the gurgaon skyline both in terms of IT & Commercial properties in the National Capital Region. The Capital Group has been in existence from the past 26 years led by Mr. B.N. Chandok & functioning aggressively in Delhi/NCR regions comprising of a land bank of 75 acres in Gurgaon alone.

The capital Group stands as a niche player amongst the regional developers & has delivered over 40 million sq ft area in IT & commercial space & further more under development. Capital is rapidly evolving to become a provider of premier lifestyles and modern working spaces, this growth has been in tandem with Gurgaons rapid growth story. Capital has also been known for its reliability and delivery of projects & is a 100% debt free company.

Capital has a strong & impressive list of tenants such as :

HCL, EXLservice.com, Dr. Reddy, Quattro (Spectra mind), TATA Megraul, Barco Electronics, Loreal etc.

Capital has also established itself in the high end residential category of South Delhi and has delivered more than 125 apartments in association with Krishna Conquest Construction (KCC) constructing over 75 million sq ft & has delivered projects like the Park Place and AMEX.

Capital has also been contracting with companies like DLF, Hiranandani etc. all over India from the past 45 years.

List of Projects Delivered :

- Dr. Reddy's Pathnet, 2001
- EXL Services, Noida, 2003
- Pricol, 2001
- RMS BPO 2004
- Fiserv India 2005
- Neemrana Retreat
- Capital MPH IT Park, Gurgaon
- Barco Electronics, 2005
- Tecnova India 2004
- Aricent, 2005
- Quattro BPO Solutions 2004
- Capital Tech Park, Sector-34, Gurgaon
- Corporate Tower,
New Link Road, Gurgaon



Capital Tech, Park Sec-34, Gurgaon



EXL Services 2003

New in the pipeline :

Sector 59
+
3D view



Corporate Tower, Sector-104, Dwarka NPR

A few lines
about it

Group of Companies :



From the meticulous planning, quality of execution, the precision perfect project management, the finishing touches to our ecologically sound practices like rain-water harvesting and exploration of alternative energy solutions, working with Capital Residences is an experience that will leave you totally satisfied and most importantly, without regret.

A few of completed projects :



E-42, Greater Kailash Part-1



C-104, Anand Niketan



KRISHNA CONQUEST Constructions Pvt. Ltd.
The joint venture partners are in the business of constructing landmarks in the city. Aided by an eminent panel of architects and builders, we bring a new dimension to design & optimal space utilization.



The Pinnacle, DLF Gurgaon

Our promoters experience of more than 40 years has established for us an unmatched reputation in terms of quality, reliability, attention to detail and delivery. No wonder when it comes to world class design and execution, one name stands out from the rest –
Krishna Conquest Constructions (P) Ltd.



California Country, Faridabad

Krishna Conquest Constructions (P) Ltd is the brainchild of Mr. B.N. Chandok who is highly respected in the construction and Real estate industry and Mr. S.P. Duggal, a 1959 batch engineer from the Delhi College of Engineering. They are actively supported by Mr. Ravinder Bahl, Mr. Arvind Bahl, Mr. Gaurav Duggal, Mr. Joy Bahl, Mr. Ankur Chandok a highly talented technical team with the assistance of exceedingly motivated management department.



Offices' 63, Sector 59, Gurgaon

**Thank
You!!**

