



PIONEER SQUARE PROJECT OVERVIEW

GOLF COURSE EXTENSION ROAD

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Location Map



Project Highlights



Elevation



Actual Picture



Residential Mapping



Retail Mapping

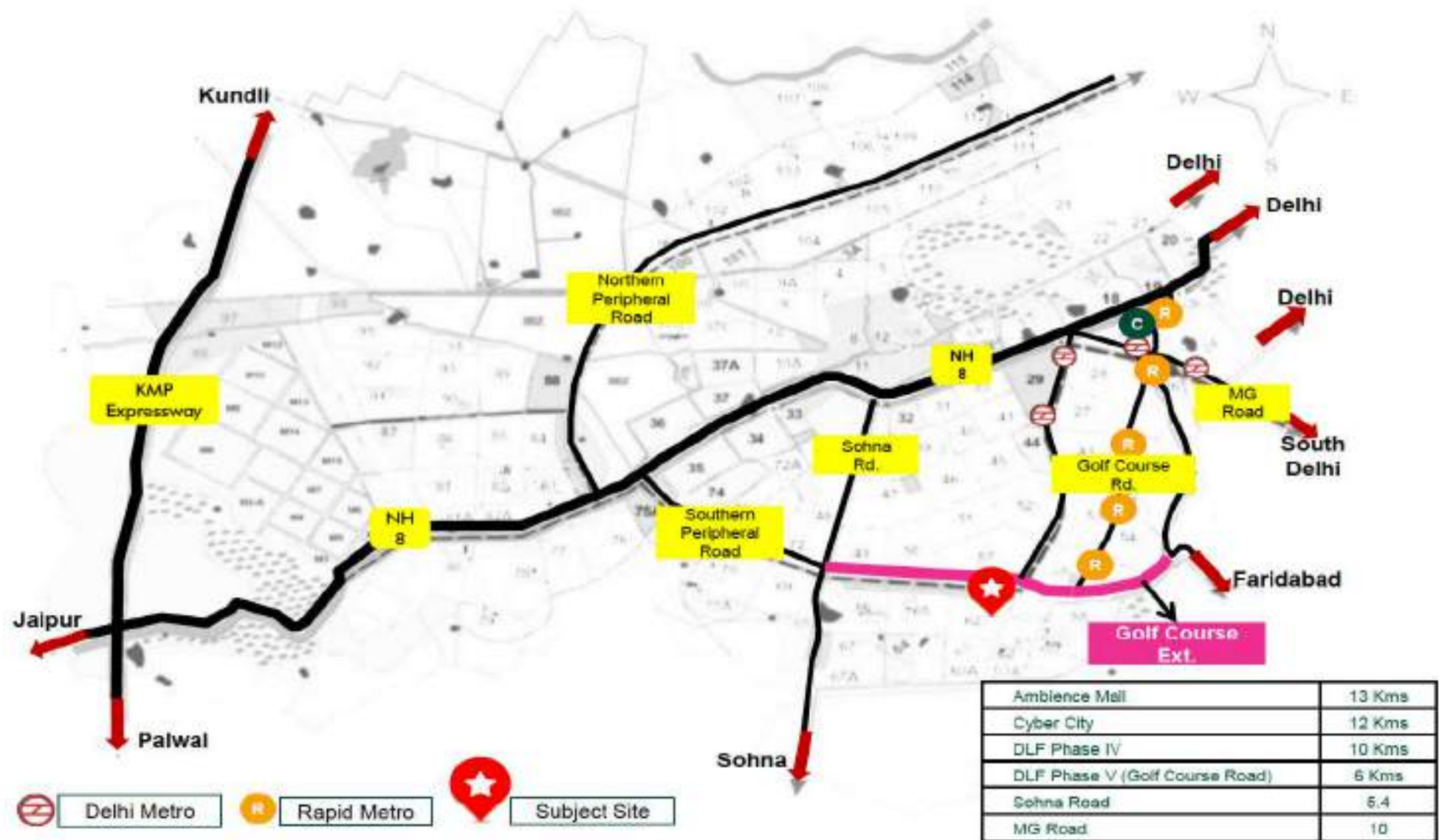


Project Details



Master Plan & Floor Plans

LOCATION MAP



PROJECT HIGHLIGHTS

- A 76 acre integrated township with exclusive residential complexes, premium organized retail, corporate offices and an entertainment destination rolled together across the Gurgaon greens
- Located in Sector 62 on Golf Course Extension Road, which is the only upcoming growth corridor in Gurgaon at present
- The township is situated less than 2 kms from the Sector 55-56 Rapid Metro Station on Golf Course Road and is just a 15 minute drive from Huda City Centre Metro Station, providing it connectivity with Delhi NCR and significant locations through the NH 8 & MG road
- Reputed schools like DPS, Heritage, Amity, GD Goenka, Pathways, Shiskshantar are within 20 a minute drive
- World class hospitals like Medicity, Artemis, Max, Fortis, Apollo also within 20 minutes of driving distance

PROJECT ELEVATION



PROJECT AREA ELEVATION



RETAIL AREA ELEVATION



COMMERCIAL AREA ELEVATION



ACTUAL IMAGES



ACTUAL IMAGES



NEIGHBORING RESIDENTIAL TOWERS



Pioneer Park
886 flats, fully occupied



Presedia
228 flats, all 5 towers
handed over



Araya
254 flats, 3 of 4 towers
handed over

RESIDENTIAL MAPPING IN AREA



Over 16,000 dwelling units, housing more than 1,00,000 people are expected to occupy the residential projects on Golf Course Ext. Road.

PROJECT DETAILS

Project Location	Pioneer Square, Sector 62, Golf Course Extension Road, Gurgaon
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Size of Development	<u>Retail:</u> Pioneer Square – 1,50,000 Sq.ft. <i>Upcoming – 1 million Sq.ft.</i> <u>Office:</u> Pioneer Square – 4,25,000 Sq.ft. Urban Square – 5,00,000 Sq.ft. <i>Upcoming – 2 million Sq.ft.</i>
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Number of Floors	<u>Retail:</u> Ground & First Floor <u>Office:</u> Second to Ninth Floor
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Currents Tenants	<u>Retail:</u> Spencer's, Brand Folio, Tank (by Reliance Brands), Starbucks, The Collective <u>Office:</u> PepsiCo, Sun Life Financials, Corning Technologies, Leighton India, Theiss India, Pioneer Urban
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Basements	4
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Car Parks	900
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Time-Line	Ready & Fully Operational
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PIONEER PARK MASTER PLAN



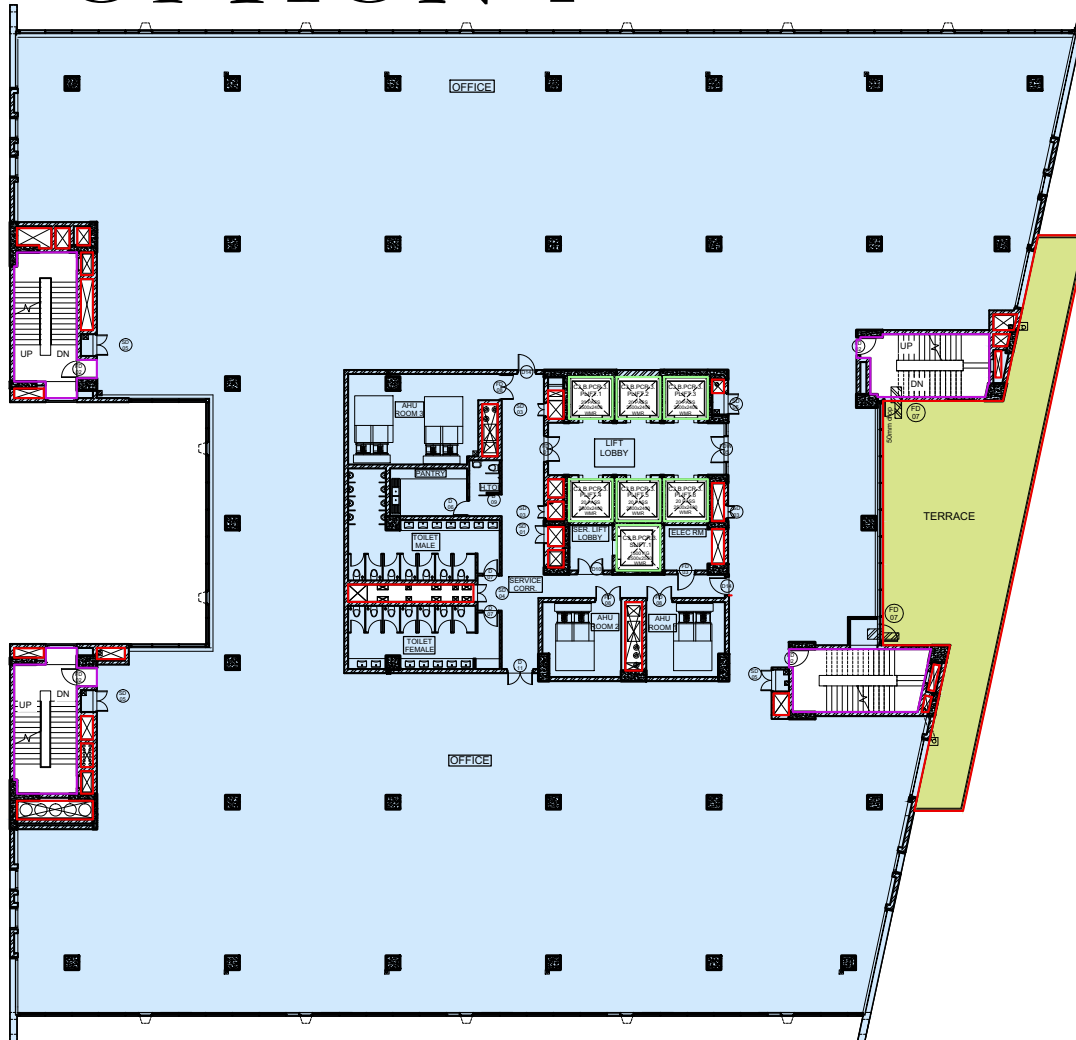
Major Drop-Off Zone



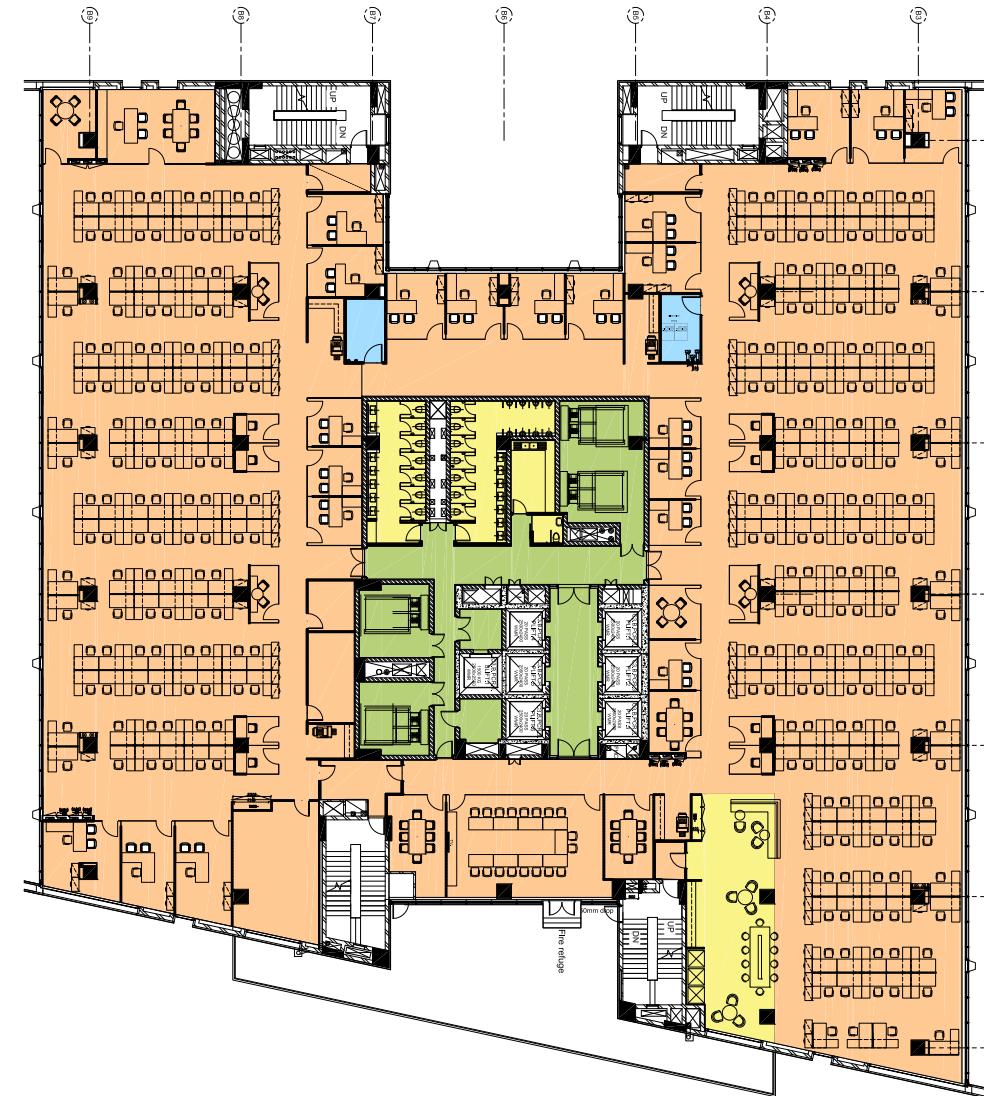
Flow of Traffic

1. Urban Square
2. Retail Plaza & Gardens
3. Sector Road
4. Primary School
5. High Street
6. Office Tower
7. Residential Towers
8. Pedestrian Bridge
9. Club House
10. Park drive
11. Midrise Towers
12. Greens

COMMERCIAL SPACE FLOOR PLAN – OPTION 1



Sample Floor Plate (42,500 sqft. super-area)



Fitted-out Floor Plate

SECOND FLOOR

41,200 sqft.

SECOND FLOOR

9,920 sqft.

Scale 1:500

THANK YOU