



A large, multi-story commercial building with a classical architectural style, featuring prominent arches and columns. The building is illuminated at dusk, with warm interior lights and exterior lighting highlighting its facade. The ground floor is lined with retail stores, including Adidas, H&M, Prada, Puma, Zara, Reebok, Burberry, and Levi's. The upper floors have balconies and large windows, some displaying advertisements for Polo and Zara. The building is set against a backdrop of a city skyline and a clear sky.



# SPATIAL INTENT





*“ Transforming Shopping  
into  
experience”*



**SITE**



**LOCATION**



**SIGNATURE  
GLOBAL**

# SOHNA

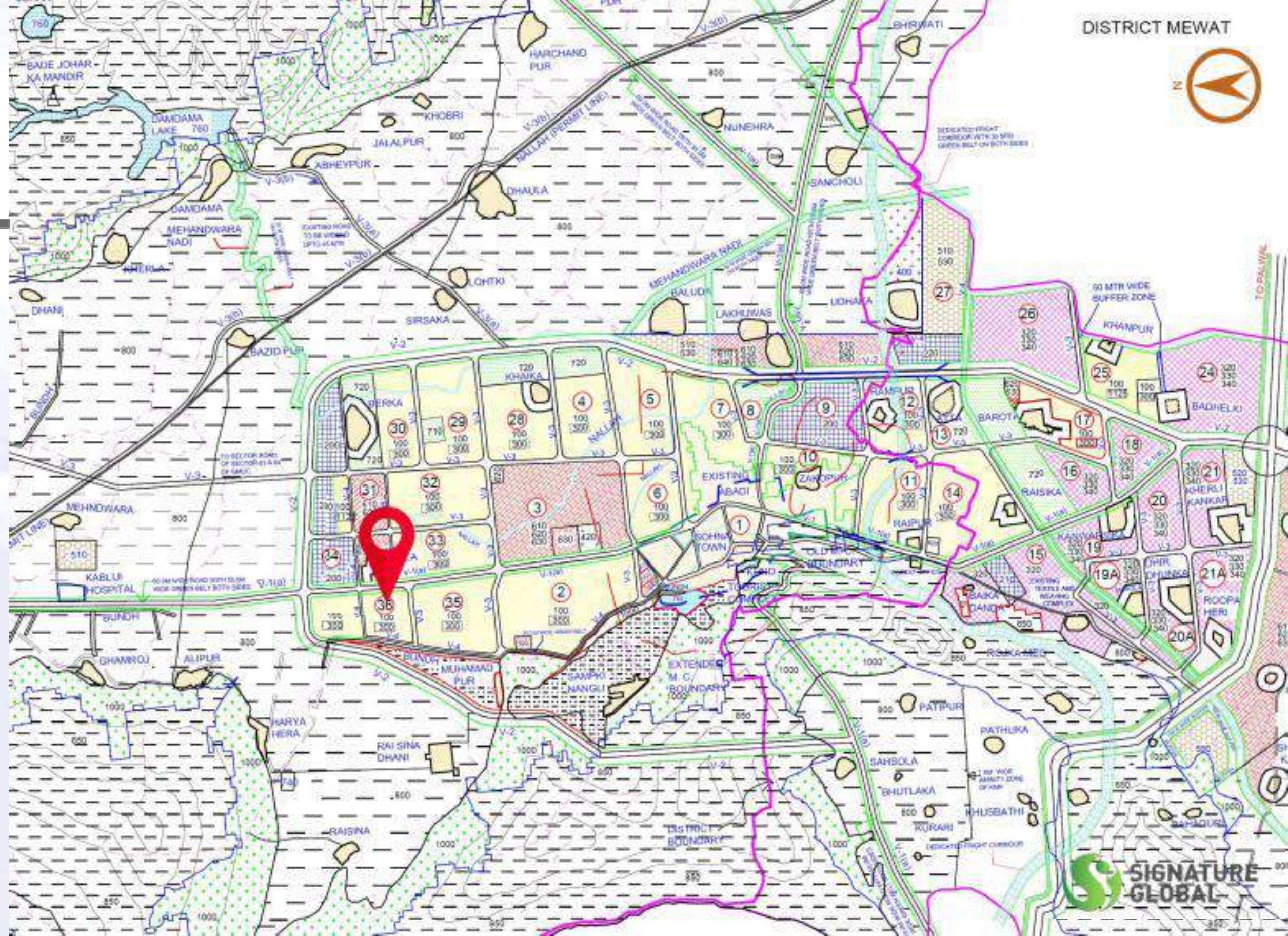
FINAL DEVELOPMENT  
PLAN 2031

## Location

Sector-36

**Land Area**

2.15 Acres





PLAN

SERENAS

SECTOR-36

SGP -4 & 5

SGP -2 & 3

Total Land  
2.15 Acres



◀ TOWARDS SOHNA CORE CITY

TOWARDS GURGAON ▶

Dhunela धुनेला

DME TOWARDS MUMBAI ▼



# PRODUCT CONFIGURATION



**FOOD**



**MULTIPLEX**



**ENTERTAINMENT**



**HYPERMARKET**



**RETAIL**



**36**

**COMMERCIAL**

**FUNCTIONAL  
ARRANGEMENT**

**DESIGN BLOCKS**



**RESTAURANT WITH OPEN AREA**

**MULTIPLEX & RESTAURANT**

**FOODCOURT & ENTERTAINMENT**

**RETAIL | ANCHOR**

**RETAIL | ANCHOR**

**RETAIL | ANCHOR**

**HYPERMARKET**

**PARKING**

**PARKING**

**PARKING**

**LEVEL 5**

**LEVEL 4**

**LEVEL 3**

**LEVEL 2**

**LEVEL 1**

**GROUND**

**LG**

**B-3**

**B-2**

**B-1**

## SOHNA 2.15 ACRE AREA BREAKUP

### DRAFT AREA PROGRAM

S.No.	DESCRIPTION		Sq.M.	Sq.Ft.	Acres
1	Total Plot Area		8700.73	93654.63	2.15
2	Net Plot Area excluding green and service road		7365.27	79279.73	1.82
3	Permissible FAR for Commercial Area	1.75	12889.22	138739.53	3.18
4	Total permissible Ground Covarage	60%	4419.16	47567.84	
5	Number of Parking required		258		

### PROPOSED ACTUAL CARPET and SALE AREA

	DRAFT CARPET AREA		DRAFT SALE AREA	
	Sq.M.	Sq.Ft.	SQFT	FACTOR
LOWER GROUND FLOOR	1333.63	14355.22	31581.48	Loading 2.2 on Carpet
UPPER GROUND FLOOR	1349.39	14524.84	29049.68	Loading 2 on Carpet
FIRST FLOOR	1363.31	14674.72	29349.43	Loading 2 on Carpet
SECOND FLOOR	1272.04	13692.25	27384.51	Loading 2 on Carpet
THIRD FLOOR (FOOD COURT)	441.95	4757.18	19028.72	Loading 1.2 on Builtup area
THIRD FLOOR (ENTERTAINMENT)	299.27	3221.33	11274.67	Loading 1.2 on Builtup area
FOURTH FLOOR (RESTAURANT)	395.02	4251.97	15094.50	Loading 1.2 on Builtup area Including Terrace
FIFTH FLOOR (BAR)	129.80	1397.16	9377.42	Loading 2 on Carpet Area of BAR and Including Terrace
CINEMA THREE SCREEN			25000.00	Loading 1.2 on Builtup area and Terrace Exta
<b>Total</b>			<b>197140.41</b>	



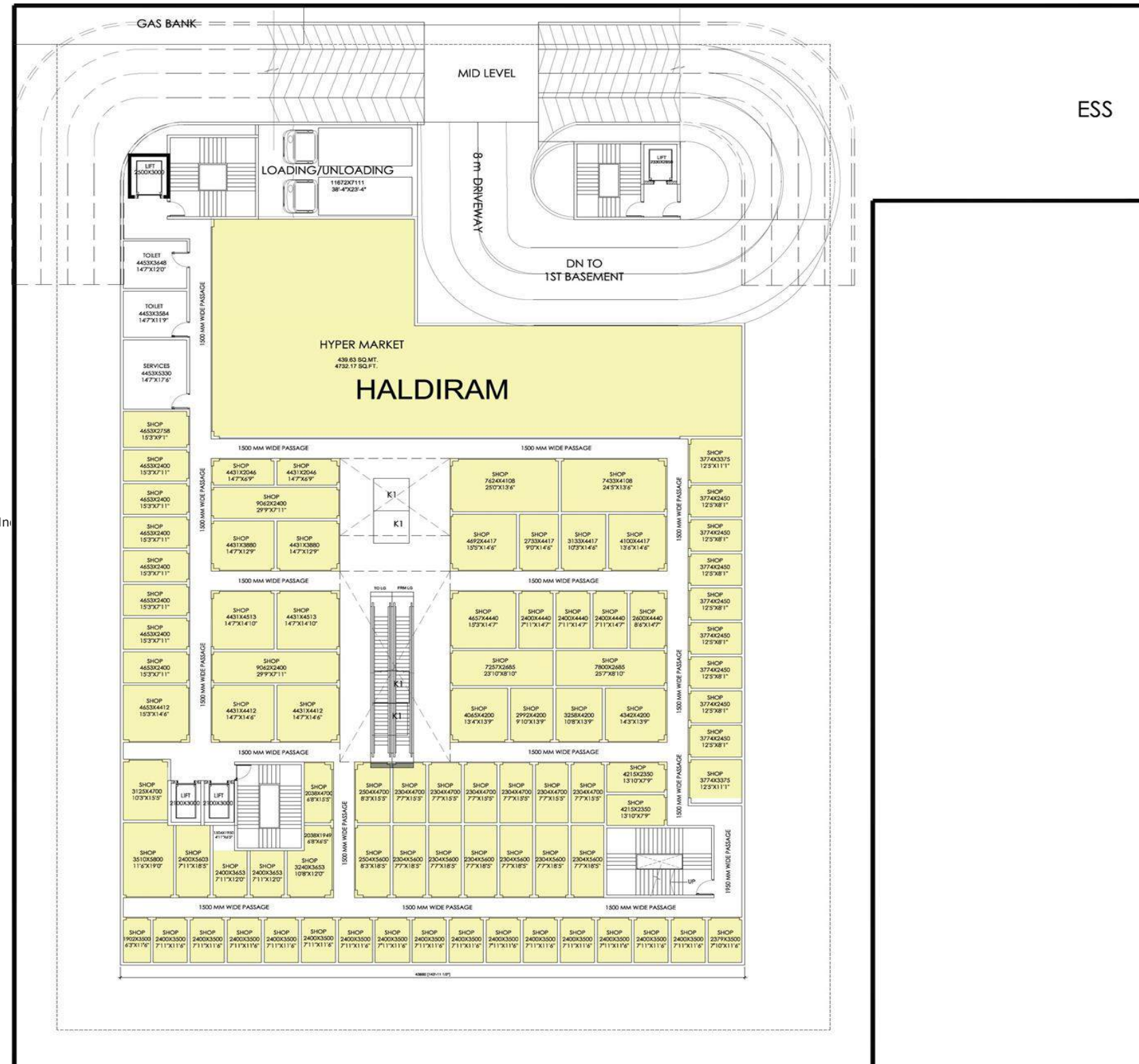
# Retail Zoning Plans

Sector – 36 | Gurugram

# Lower Ground Floor (Fashion & lifestyle + Home needs)



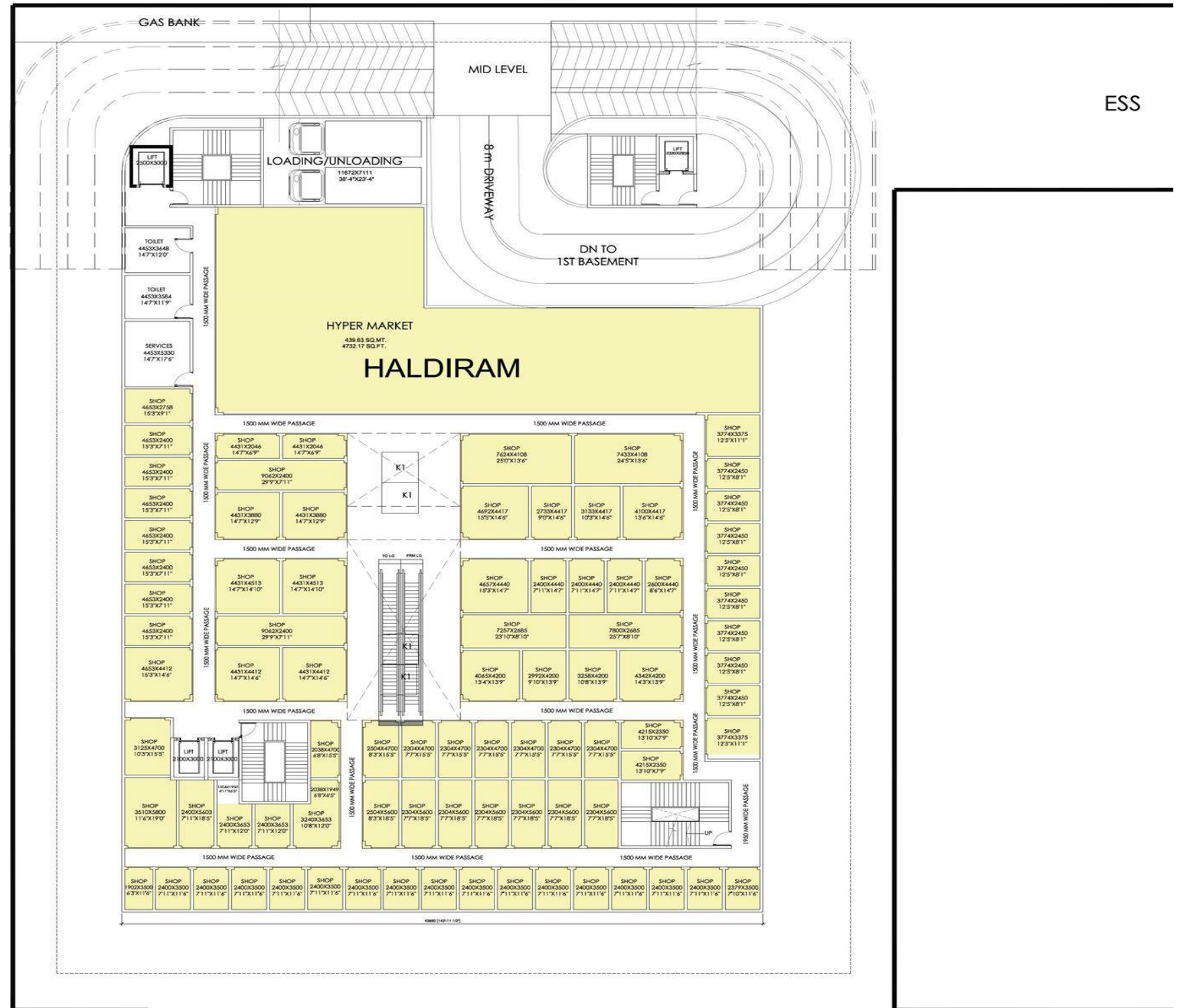
- Value Fashion apparel
- Home needs
- Footwear, Bags
- Accessories
- Home Furnishing
- Furniture
- Electronics
- Food





# Ground Floor (Fashion & lifestyle)

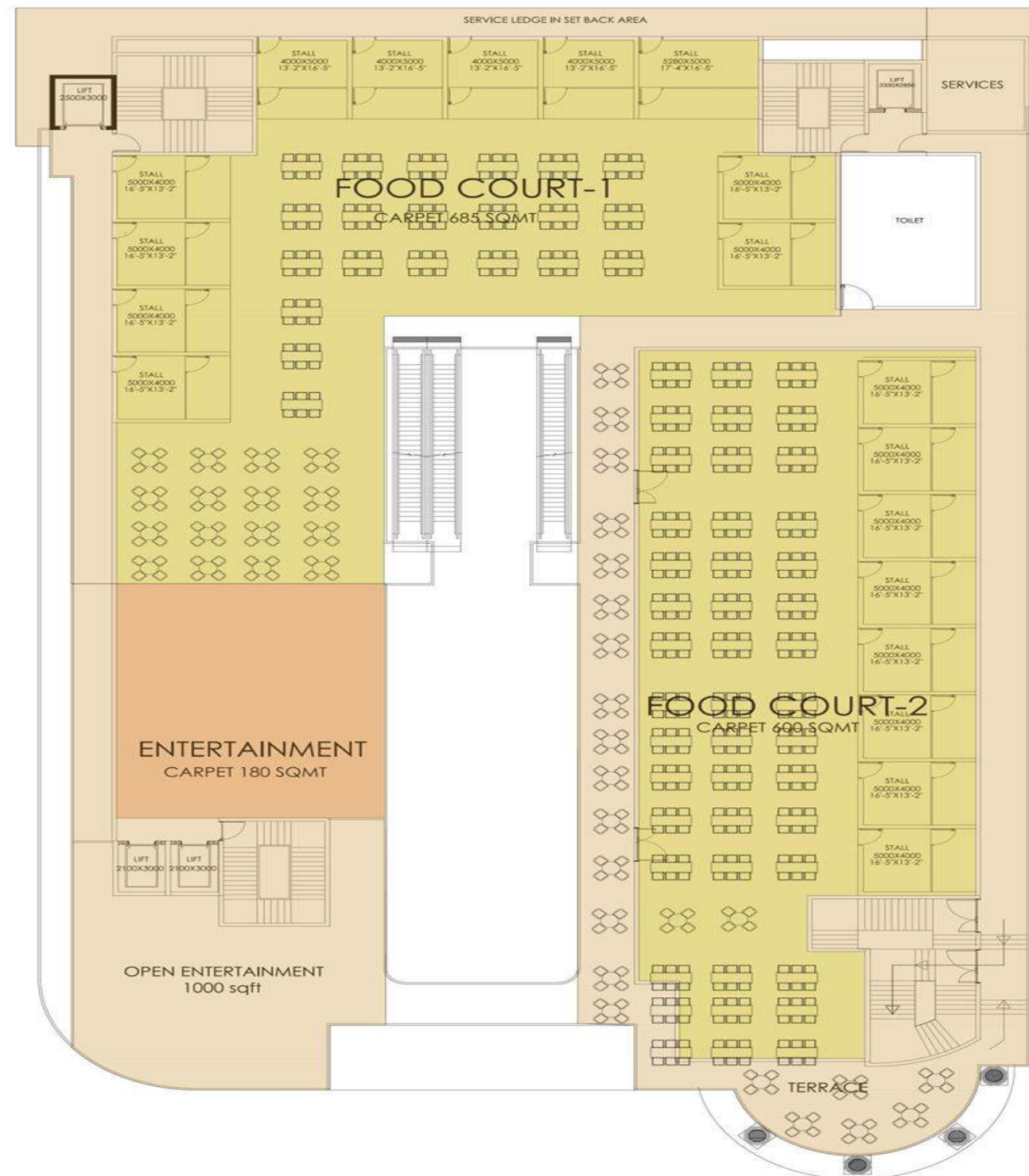
- Lifestyle Fashion apparel
- Footwear, Bags
- Sports wear
- Cosmetics
- Eyewear, Watches & Other Accessories
- CDIT
- Food



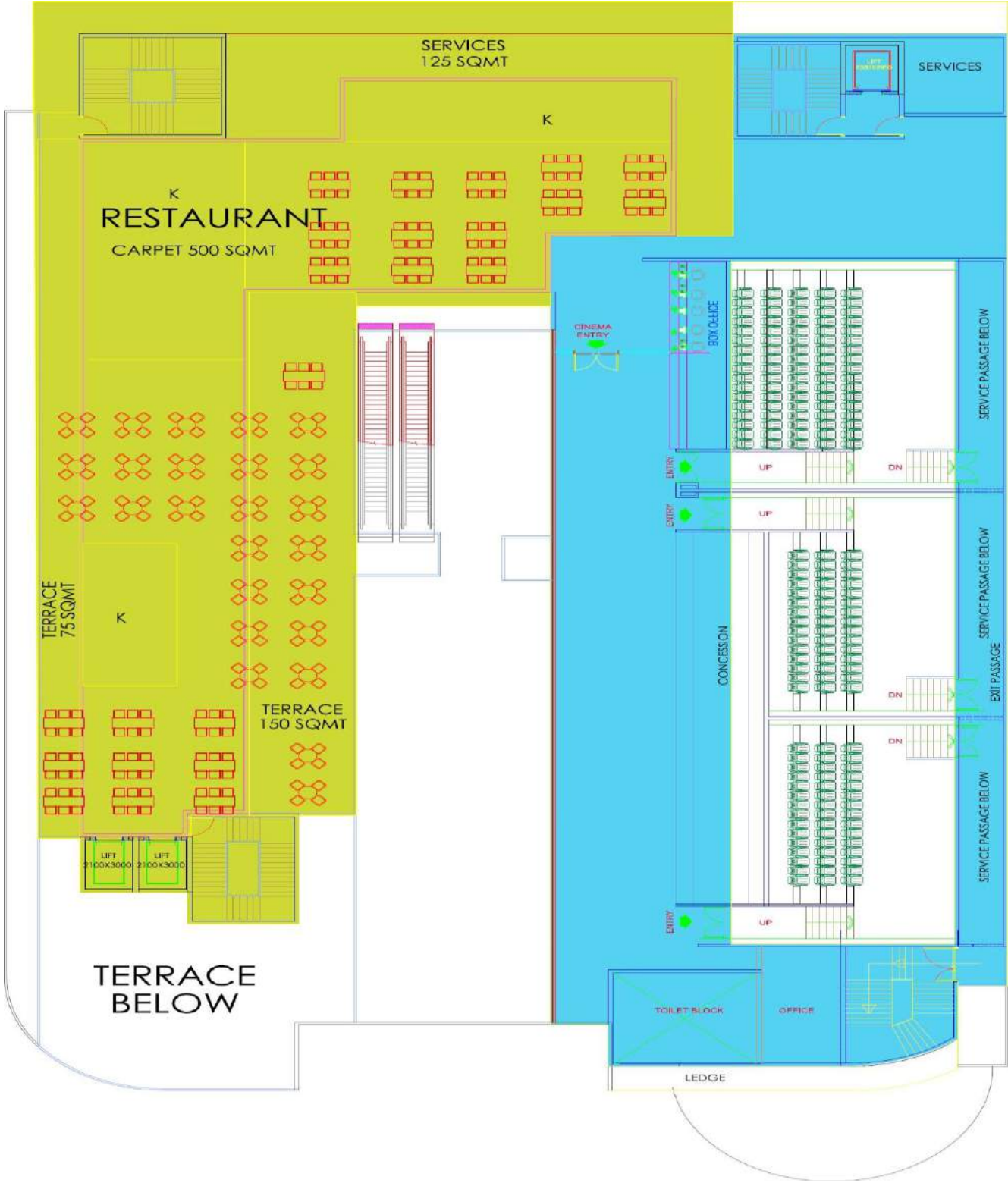
Sector – 36 | Gurugram



# Third Floor - (Entertainment & Food court)



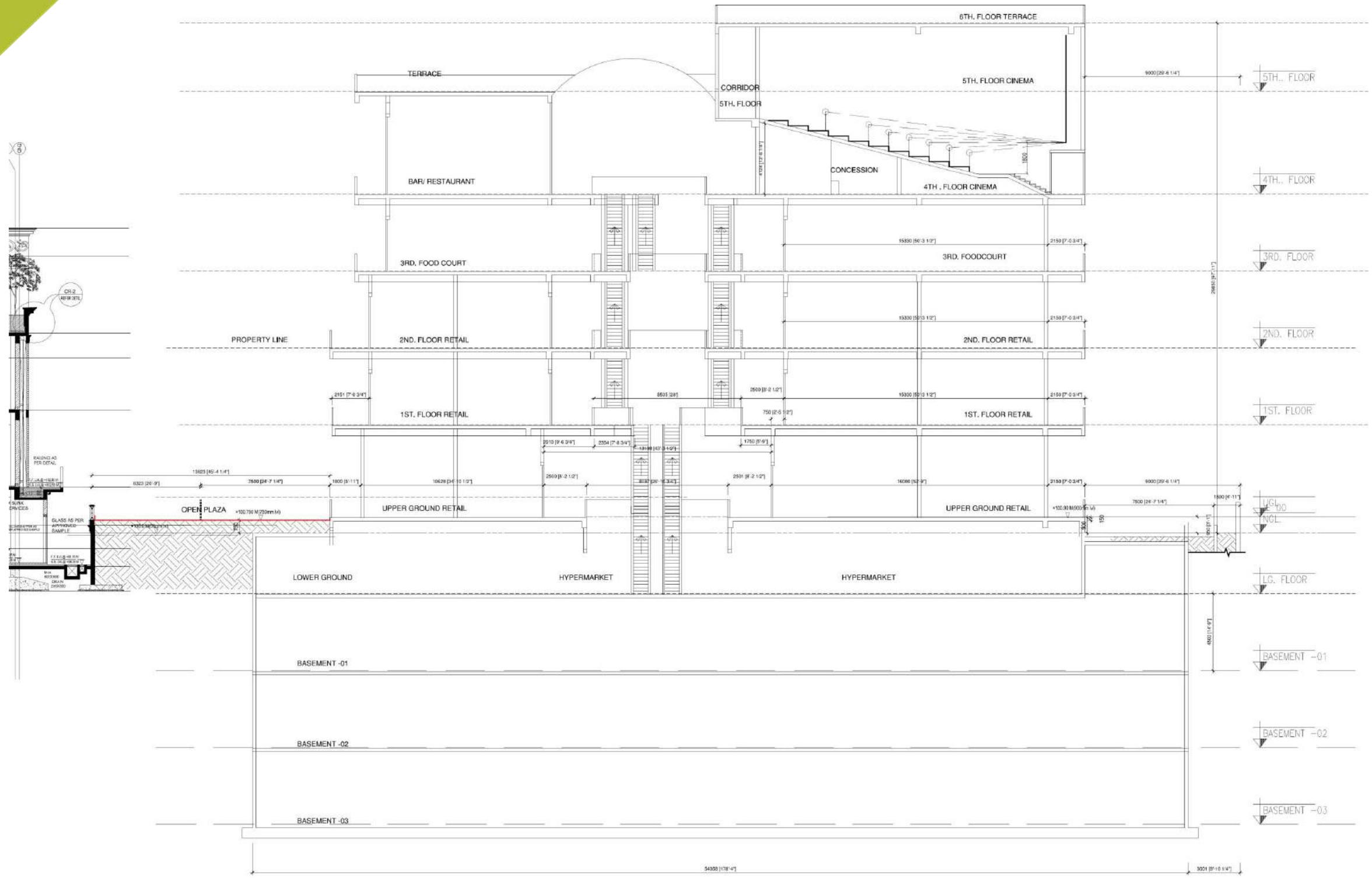
# Fourth Floor - (Multiplex & Restaurant )



# Fifth Floor - ( Sky Bar Restaurant )



# SECTION



SECTION X.X.

# BRANDS UNDER DISCUSSION

**MULTIPLEX**



**FOODCOURT**



**ENTERTAINMENT ZONE**



THANK YOU !