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# **Earth Sky Gate Project, Gurgaon Sector-88**

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**Draft Project Brief**

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**Earth Group of Companies**

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- 1) Project Name: Earth Sky Gate.
- 2) Location: Sector-88, Gurgaon.
- 3) Plot Size: 13 Acres (Tentative Area).
- 4) FAR Area (Achieved): 9, 90,993 Sqft (Tentative Area).
- 5) Super Area (Approx): 15, 41,330 Sqft (Tentative Area).
- 6) Project Type: Mixed Land Use Project.
- 7) Principal Consultant: Sikka Associates Architects.
- 8) Entertainment & Theme Consultant: M/s Sanderson Group International.

Sanderson Group has been engaged to furnish the following consultancy services:

- a) Theme Design.
  - b) Entertainment Design – Indoor & Outdoor including rides and attractions
  - c) Master Plan Design & Landscape Concept Design.
  - d) Mascot Development and suggestion of Names of the Proposed Theme Destination for Marketing Advertisement and Branding purposes.
  - e) Kids Zone Design.
- 9) Design Brief:

Sky Gate project is a mixed land use project, which consists of Retail spaces, Entertainment spaces, Apartment & Boutique Hotel along with Piazzas for a whole new experience for the visitors.

*Site:*

The project site is located in a suburb of Gurgaon now referred as New Gurgaon, is fast emerging as a vibrant residential and business hub. The site is in close proximity to Industrial Model Township Manesar and is expected that roughly 1.5 million people shall reside in Sectors 85-95 by 2012. With a dozen of residential projects already under construction and many proposed in various categories.

*Location Advantages:*

The project site is strategically located at the junction of Sector 88, flanked by 60m wide Sector Road on the front while 135m road corridor towards the north-west side. This Corner location gives the Project a unique advantage from visual and commercial point of view. Once the Dwarka Expressway is fully operational the site will be well connected from National Highway 8, which would be very near from the site. Metro corridor is also planned along the Dwarka Expressway which will be a major plus point since the metro will be at walking distance from the site.

### *Surroundings:*

- Walking distance from the Proposed Metro and ISBT.
- Proximity to NH8.
- Several prominent developments in surroundings by renowned developers like DLF Ramaprashta, Vatika, SS Group, 3C etc.

### *Architectural Concept:*

EIL envisages a flagship Mixed Use Commercial Development leveraging on the excellent Project Location. The Vision for the project is to create an eclectic Commercial cum entertainment hub along with Residential, to meet, varied needs of the surroundings, while creating a sense of belonging and identity by rich and unique architectural vocabulary.

The design proposal is conceived as a response to the urban corner and the building rises as an Iconic Arch framing the development behind. The building in front frames the events happening in the commercial area at the backdrop and letting the onlooker on the street a part to this.

This instigates the on looker to get inside and be involved in the experiential space behind, in all a complete experience for “inside out “and “outside in”, making the inner court yard merge with the outside. A development acts as an “Urban Phenomena”.

The onlooker is exposed to experiences and incited to enter through the huge arch which is an event and goes to the commercial arena. The piazza forms the centre stage for a lot of performing arts, launching area for products, one stop destination for fashion shows and events being aesthetically and functionally complemented by fountains, lazy rivers, bars, cafes.

Regardless of the form it takes, this mixed - use development shall form an integral part of its surrounding, creating unique places where people can live, work, play and meet everyday shopping and lifestyle needs within a single neighborhood. With its eclectic shops, Hyper Stores, Anchors, Boutique Hotel, sidewalk cafés, distinctive restaurants, all in a “pedestrian - friendly environment”, the proposed project shall have a unique culture and energy where people from all walk of life come together to enjoy a truly urban experience.

The Residential masterpiece which also forms an integral part of the landmark project has got multi-level functional spaces such as Commercial spaces on Ground & 1<sup>st</sup> floor, Food Court on 2<sup>nd</sup> floor, Multiplexes on 3<sup>rd</sup> & 4<sup>th</sup> floor, without compromising on the safety and security of the residents. The Residential units all the way starts from 5<sup>th</sup> floor and has Sky Gardens on distinct levels and Pent Houses to overview the posh commercial arcade from the top, thus, offering the resident to experience a modern commercial cum entertainment hub at a stone throw away. Balconies of most of the units overviews the interesting and happening piazza, thus making the resident owners to enjoy every activity, whether the roller coaster ride, the gladiator games, performance arts, etc, happening in the Piazza by sipping hot coffee in his private couch.

Elaborate Description of each area is as follows:

### **OPEN PIAZZA**

- i. Outdoor Performance Areas.
- ii. Huge Product Launching Area.
- iii. Perfect destination for Fashion Shows and Events.
- iv. Perfect backdrop for events with Fountains and Lazy River complemented with Bars and Café.

### **RETAIL**

- i. Variety in retail, with Large and Small retail vendors.
- ii. Gourmet Super Market, Brewery with Roof Top Bar.
- iii. 40,000 sq ft of Hyper Market.
- iv. Multiple Themed Restaurants with different cuisine for Insatiable appetites and loose purse strings.
- v. Western-Style Open-Air Shopping Center with a “live/work/play” Destination.

### **ENTERTAINMENT**

- i. Dedicated Entertainment zones from world renowned Marvel / Twentieth Century Fox Studio.
- ii. Themed gathering space, especially for events like birthday parties with kids play area and activities.
- iii. 6 screen multiplex with food court.

### **APARTMENT**

- i. Different segments of Apartment sizes to suit different users with private green spaces.
- ii. Luxurious club with spa, gym, café, lounge and bar.
- iii. Separate traffic movement for apartment users, creating complete privacy from retail zone.

### **BOUTIQUE HOTEL**

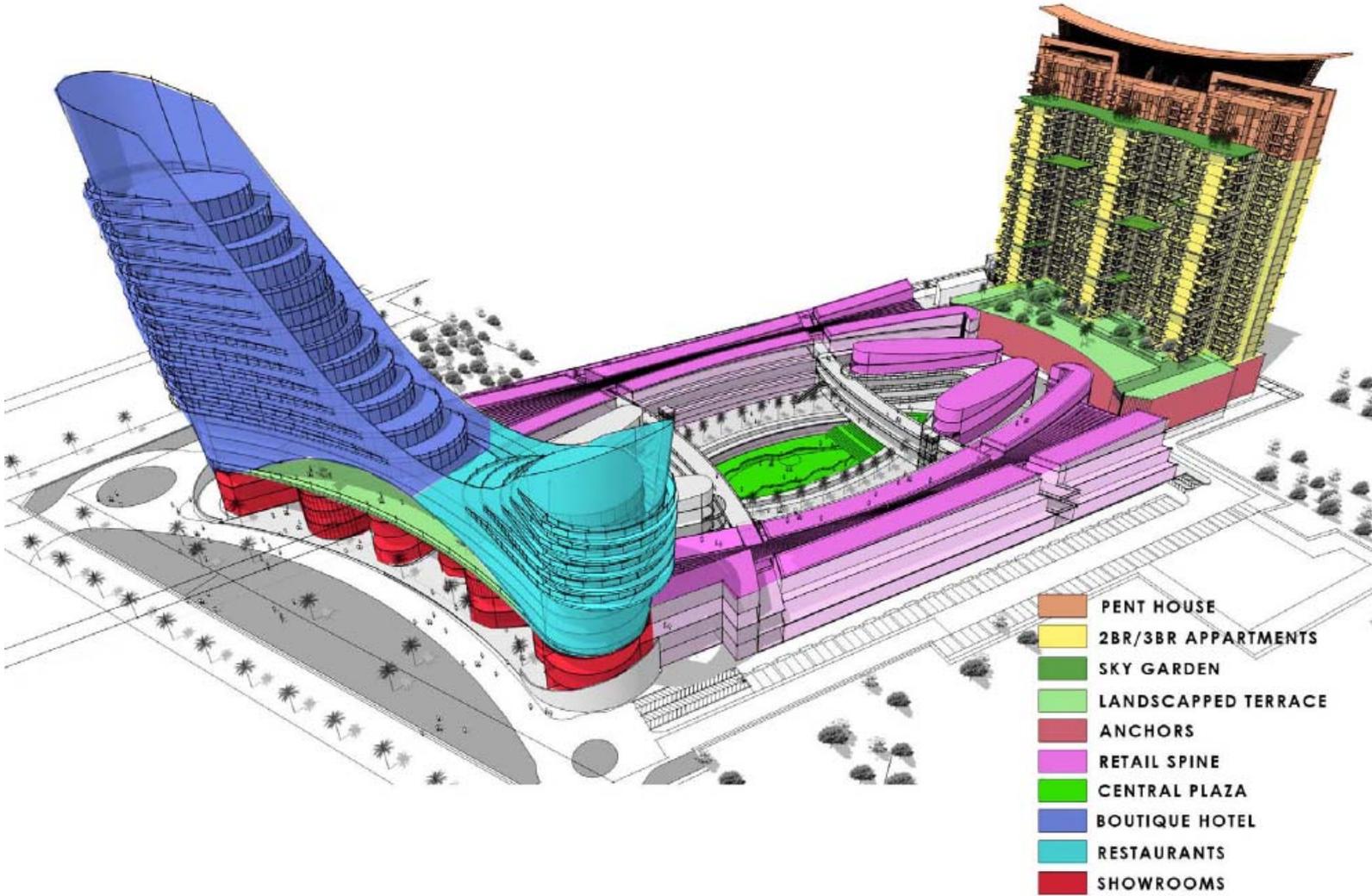
- i. Top floor as Boutique hotel with panoramic view of surrounding.
- ii. Luxurious rooms and Private infinity pools for unmatched luxury.
- iii. Landscaped Terraces and Theme Party area.

10) USP of the Project:

### **“U S E R”(UNIQUE SHOPPING ENTERTAINMENT & RESIDENCES)**

- 1) Variety in shopping experience with different levels fusing a unique approach to Shopping, Entertainment and Residences in an Extraordinary Architectural shell.
- 2) To create a sense of ‘PLACE’ rather than just a ‘Built Environment ‘with piazzas and eventful spaces for variety of events, divided in 4 levels. A mix of open air environment and retail experience. Sky Gate sets the stage for totally distinct streets, each with its own Energy and vibe.
- 3) Gurgaon’s Only Western-Style Open-Air Shopping Center with a “live/work/play” Destination.
- 4) Entire floor allocated for entertainment, complete with gourmet supermarket, street, bazaar, cinemas, restaurants, health club, and outdoor performance area.
- 5) Multiple theme Restaurants with different cuisine for Insatiable appetites and loose purse strings.
- 6) Dedicated Entertainment zones from world renowned Marvel / Twentieth Century Fox Studio.
- 7) Different segments of sizes to suit different Apartment/Business Suites with private green spaces and Business Club.

Tentative Perspective View of Sky Gate Project:



<b>PLOT AREA= 13 acres =5,66,282 sq ft</b>			
<b>Permissible FAR = 9,90,993 Sq ft</b>			
<b>Ground Coevrage = 2,26,512 Sq ft @ 40% OF SITE AREA</b>			
<b>Retail</b>			
<b>Sr. #</b>			
1	L.GROUND FL.	HYPER STORE	SHOPS
		SUPERAREA	SUPER AREA
		59701	
			31200
2	U.GROUND FL.	ANCHOR	
		5821	6500
		7761	363200
3	FIRST FL.	ANCHOR	
		21343	125000
		29104	70200
			32550
4	SECOND FLOOR	ANCHOR	
		21343	28000
			108000
			32550
5	3RD FLOOR+ 4TH FLOOR	AUDITORIUMS	F&B
		40209	1730
			44200
			2900
	<b>SUBTOTAL</b>	<b>185284</b>	<b>846030</b>

**NOTE:**

1) 4TH FLOOR IS SERVICE FLOOR.

2) ALL AREAS ARE TENTATIVE AREAS AND FINAL AREAS FOR EIL MANAGEMENT REVIEW IS AWAITED FROM M/S SIKKA BY 04-FEB-14.