




SECTOR 49, GURUGRAM

RETAIL & OFFICE BLOCK





*People do not buy goods and services,
they buy relations, experiences and stories.*



NOTES ON INVESTMENT

With a vision of delivering an urban destination befitting the lifestyle of the 2020 generation and beyond, SS100 in Gurugram is conceived by remarkable young designers of the industry. Created with a collaborative approach of meticulous planning, technical expertise, aesthetic design and global best practices, SS100 is going to provide a smooth and savvy lifestyle experience. Hope you enjoy the details of the project that we are sharing over the next few pages, enabling you to make an informed decision about your investment in SS100.

Chairman, SS Group

SS100: AN URBAN HUB TO WORK AND PLAY



ARTISTIC IMPRESSION



SS100 HAS GOT EVERYTHING COVERED

ON GOLF COURSE EXTENSION ROAD

AN IGBC GOLD RATED BUILDING

RETAIL, DINE AND WORK PARK

DEDICATED HANGOUT AREA

SS100 is a premium commercial destination, combining the multi-tasking of shopping, dining and working in a stunning and distinctive environment.

Right on the prime Golf Course Extension Road in Gurugram, it is located near the cross-section of Southern Peripheral Road (SPR) and Sohna Road.

It is in walking distance of prime residential addresses and the commercial hub of Gurugram.

SS100 by SS Group will be developed in compliance with the energy efficient IGBC Gold Rating standards, making it even more desirable with the millennial workforce.

SS100: WORK AND PLAY WITH A VIEW





An Overview

IMMACULATE
GLASS OVAL
ARCHITECTURE
WITH AN IGBC
GOLD RATING

JUST THE RIGHT MIX
OF RETAIL, F&B AND WORK
TO CREATE A REMARKABLE
EXPERIENCE THAT IS LOCALLY
RELEVANT AND GLOBALLY
ACCLAIMED.

Retail Block of
98,431 sq.ft.
with Multitude
of F&B & Leisure Spaces

Corporate Block
of 191,000 sq. ft.

Energy Efficient IGBC
Gold Rated Complex

24x7 Security with
Surveillance Cameras

High Speed
Escalators & Elevators

SHOPPING



ARTISTIC IMPRESSION

Shopping

MAXIMUM
VISIBILITY
MINIMUM
BLIND SPOTS





AN URBAN HUB TO SHOP

Shopping is more than a regular activity. It's a therapy, it's a social event, it's a way to build bonds. More and more shoppers are giving value to experiences and this is where SS100 outpaces others with its better design, smoother access and a gorgeous oval shaped atrium.

OVER THREE FLOORS

DEDICATED PREMIUM RETAIL

SHOPS WITH HIGH CEILINGS

HIGH VISIBILITY OF MERCHANDISE

DINING



ARTISTIC IMPRESSION

Dining

FOOD IS THE REASON TO STEP OUT

THE RECIPE OF SUCCESS LIES IN EASY ACCESS,
CHOICE OF CUISINES, AND PROXIMITY TO HIGH END RESIDENCES.

AN URBAN HUB OF DINING

Admiring nature while cherishing every single bite is all you need to make it an evening to remember in Gurugram. It is said that simplicity is the ultimate sophistication; what's simpler than spacious cafes overlooking an illuminated cityscape! Dining options with pretty ambience, fairy lights, chilled air and the choice of sumptuous multi-cuisine menus; all come together at SS100 to make your visit a delight.

INTERNATIONAL HIGH-END CUISINE

QUICK, CASUAL & FINE DINING OPTIONS

PUBS, BISTROS & MICRO BREWERIES

VALUE-LED FOOD & BEVERAGE TENANTS



OFFICES



ARTISTIC IMPRESSION

Offices

WORK SPACES INSPIRED BY THE NEW NORMAL.

Calling all corporate shakers, business nomads, freelancers, energetic entrepreneurs, international company, project teams, start-ups and well-established companies. The Work Spaces at SS100 is a novel concept of shop-work-play and is unarguably one of the best destination on Golf Course Extension Road, Gurugram. Home to world-class facilities, the Work Spaces offer flexible unit sizes and styles.



Offices

ENHANCE YOUR WORK ENVIRONMENT WITH GREEN BUILDING PRACTICES

SS100 is an energy efficient IGBC Gold Rated Pre-Certified office tower that is designed in a way to reduce the overall environmental impact of the building. Green design will be implemented during the construction process to ensure that there is minimum wastage of energy with optimum utilization of natural resources.





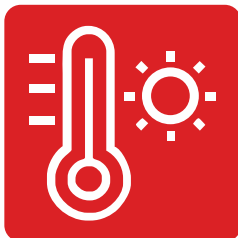
CLIMATE RESPONSIVE ARCHITECTURE

- Sustainable and avant-grade oval architectural concept
- Efficient area utilized for green open spaces
- Maximum area receive natural sunlight



ENERGY EFFICIENCY

- Climate responsive glass clad architecture
- Well insulated walls and roofs to minimize heat gain
- Use of recyclable products, gypsum ceiling, glass, MDF
- High efficiency HVAC system to reduce energy consumption



WATER EFFICIENCY

- Low discharge building
- Reduce consumption of water
- Recycling of sewage waste & storm water management



ECO-FRIENDLY MATERIALS

- Maximum use of regional materials
- Use of recyclable products, gypsum ceiling, glass, MDF
- Eco-friendly construction practices



HEALTHY WORK ENVIRONMENT

- Optimum space utilization with central corridor
- Interior materials with low volatile organic compound (VOC) emissions
- Optimized indoor environment by including natural day light & air in the environment

THE FUTURE OF OFFICES HAVE ARRIVED

ENERGY EFFICIENT, LOW COST

EARTHQUAKE RESISTANT STRUCTURE

FLEXIBLE FLOOR LAYOUT

HIGH FLOOR PLATE EFFICIENCY

HIGHER FLOOR TO CEILING HEIGHT

LANDSCAPED TERRACE GARDENS WITH SIT OUTS

INTELLIGENT BUILDING MANAGEMENT SYSTEM

QUALITY FACILITY MANAGEMENT SYSTEM

MULTIPLE EVACUATION POINT

SEPARATE PARKING FOR OFFICES AND RETAIL



DOUBLE HEIGHT
ENTRANCE LOBBY



CENTRALIZED
AIR-CONDITIONING



HIGH SPEED ELEVATORS



FITNESS CENTER



RESTAURANTS AND CAFES



OFFICE SUPPLY STORES



RETAIL SPACES



BANKS/ATMS



3-TIER SAFETY AND
SECURITY MEASURES



FIRE ALARM SYSTEM



100% POWER BACK-UP

The Location

GOLF COURSE EXTN. ROAD GURUGRAM'S PROMISING GROWTH CORRIDOR

Fast appreciating prices, excellent connectivity and a steadily growing business hub, Southern Peripheral Road aka Golf Course Extension Road has become a prime area with sought after residential and commercial destinations. The seamless connectivity to NH8, Sohna Road & Golf Course Road in Gurugram further enhance its unrivalled positioning. Here, work and leisure join hands for a wholesome experience.



PRESTIGIOUS LOCATION



FAST GROWING RESIDENTIAL HUB



AIRPORT & METRO IMPACT



EXPRESSWAY CONNECTIVITY



UPGRADED CIVIC INFRASTRUCTURE



CONSTANT PRICE APPRECIATION

The Location

CATCHMENT 5 LAC FAMILIES WITHIN 5 KM

Located in Sector-49, on Southern Peripheral Road right next to a fully developed residential township, Vatika City

On a 90m main road and 30m of green belt with service road on both sides

Impeccable frontage with 2 side access to retail and office zone

Surrounded by premium residential developments of Sectors 61, 62, 65, 66 & 67 and the old Sectors 55, 56, 57, 49 & 50

Within close proximity of proposed Rapid Metro extension from Sector 56 to Vatika Chowk, via Southern Peripheral Road.



WITHIN 5 MINS

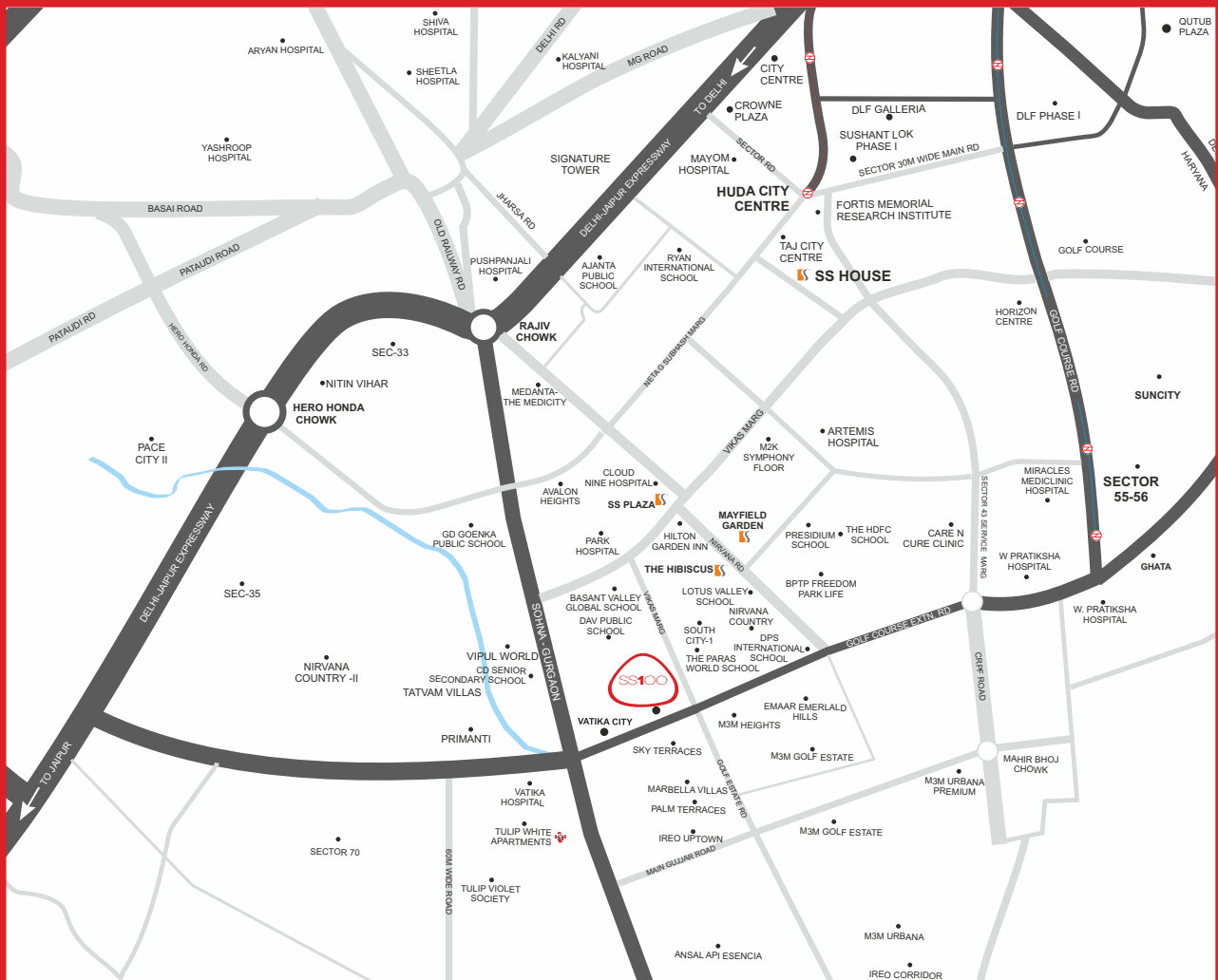
Vatika Chowk
Golf Course Road
DAV School
Basant Valley Global School

WITHIN 10 MINS

The Hibiscus by SS Group
Pratisha Hospital
Hero Honda Chowk
Delhi Jaipur Highway
Proposed IKEA

WITHIN 15 MINS

Rajiv Chowk
Huda City Center Metro Station
Fortis Hospital
One/Two Horizon Centers



FACT SHEET



| | |
|--------------------------------|--|
| PROJECT SIZE | Site Area: 1.334 acre <ul style="list-style-type: none">Retail area : 98000 sq.ft.* approx.Office area : 191000 sq.ft.* approx. |
| NUMBER OF FLOORS | G + 15 + Service Floor (G + 3rd) - Retail (5th-16th) - Office |
| TYPICAL FLOOR SIZE | <ul style="list-style-type: none">Retail 25000 sq.ft.* approx.Office 16500 sq.ft.* approx |
| LEASING DEPTH | 45 ft. approx. (for office) |
| SUSTAINABILITY | Griha - 4 star rating |
| PARKING | 1 : 976 sq.ft. |
| 9 ELEVATORS | 5 nos. for office , 2 nos. for retail and 2 nos. for services |
| 2 ESCALATOR | For retail only |
| EARTHQUAKE RESISTANT STRUCTURE | Earthquake resistant structure designed in accordance with IS:456, IS:1893 Part 1, IS : 13920, IS; 16700 for zone IV (Z = 0.24), R = 3 and I = 1.2 |
| AIR CONDITIONING | 100 % air conditioned |
| POWER BACKUP | 100% power back up |
| FLOOR TO FLOOR HEIGHT | GF - 5.4m, 1st & 2nd Floor - 5.1m, 3rd Floor - 4.8m, Typical office - 3.9m |
| COMMON AMENITIES | Separate entry for retail and office Double height entrance lobby- 10m high for office Atrium in middle of retail floor - 20m high Pedestrian friendly plaza at the front offering retail access and greenery |
| DESIGN CONSULTANTS | Studio U + A LLC, New York |
| MEP CONSULTANTS | AEON Consultants |
| STRUCTURE CONSULTANTS | DESMAN Engineering and Construction Management Consultants |
| ICONIC PRESENCE | <ul style="list-style-type: none">Premium Office locationPanoramic view of Gurugram |

FACT SHEET



EFFICIENT, WELL CONCEIVED FLOOR PLATES

- Optimum leasing depth: Allow employees even in the center of the building to enjoy natural light and have a view to the outside
- Greater versatility in floor plan layouts
- Floor plates designed to be flexible to allow tenants efficient, open as well as closed floor plan

9 FEET FINISHED CEILING HEIGHTS

- Higher floor to ceiling heights enhances, the feeling of space, increases, natural light available
- Aesthetically/visually superior interiors

INTERNATIONAL QUALITY FAÇADE

- Double pane glass for energy efficiency, noise and heat insulation
- Excellent light transmission for more natural light
- High clarity - visual appeal

RETAIL AMENITIES / COMMON AMENITIES

- Male, female and differently abled toilets
- Office and retail with open terrace area as spill-out area.
- Service floor between retail and office floors catering to utilities for both type of occupancy

PRE-FITTED FOR WIRELESS COVERAGE

Entire building pre-laid with cables to enable ability to plug in and provide high trength in-building wireless coverage for all service providers

PRE-TREATED AIR

Air intake into HVAC systems is pre-treated and filtered

FIRE FIGHTING SYSTEM

- Addressable fire detection systems interfaced to tenant's fire alarm systems
- 2-hour fire-rated doors

EFFICIENT INTELLIGENT ELEVATORS

Yes

INTELLIGENT BUILDING MANAGEMENT SYSTEM

Provided

BACK OF HOUSE FACILITIES

- Drivers area
- Staff resting and toilet area
- Garbage sorting and storage provision
- Loading docks
- 24 Hour CCTV surveillance
- 3-Tier security

OVER
17.33 MILLION^{*}
SQ.FT. DELIVERED

OVER
20 PROJECTS
DELIVERED RESIDENTIAL & COMMERCIAL

OVER
14.66 MILLION
SQ.FT. APPROX. UNDER CONSTRUCTION

HUGE LAND BANK
IN DELHI NCR

OVER
2 DECADES
OF EXPERIENCE

OVER
75000+^{*}
CUSTOMER BASE



BUILT ON VALUES

DELIVERED PROJECTS IN GURUGRAM

RESIDENTIAL

- | Mayfield Garden, Sector - 47, 50, 51, 52 & 57
- | Southend, Sector - 48 & 49
- | Southend Floors, Sector - 49
- | Radiance Residency, Sector - 49
- | Southend Elite, Sector - 49
- | Georgian Residency, Sector - 51
- | The Palladians, Block - A, Sector - 47
- | The Palladians, Block - D, Sector - 50
- | The Palladians, Block - D, Extension - 50
- | The Lilac (I), Sector - 49
- | The Lilac (II), Sector - 49
- | Delight & Splendors, Sector - 57
- | Aaron Ville, Sector - 48
- | Aaron Ville Floors, Sector - 48
- | The Hibiscus, Sector - 50
- | The Coralwood, Sector - 84
- | Almeria, Sector - 84
- | & many more.

COMMERCIAL GURUGRAM

- | SS Plaza, Sector - 47
- | SS Omnia, Sector - 86

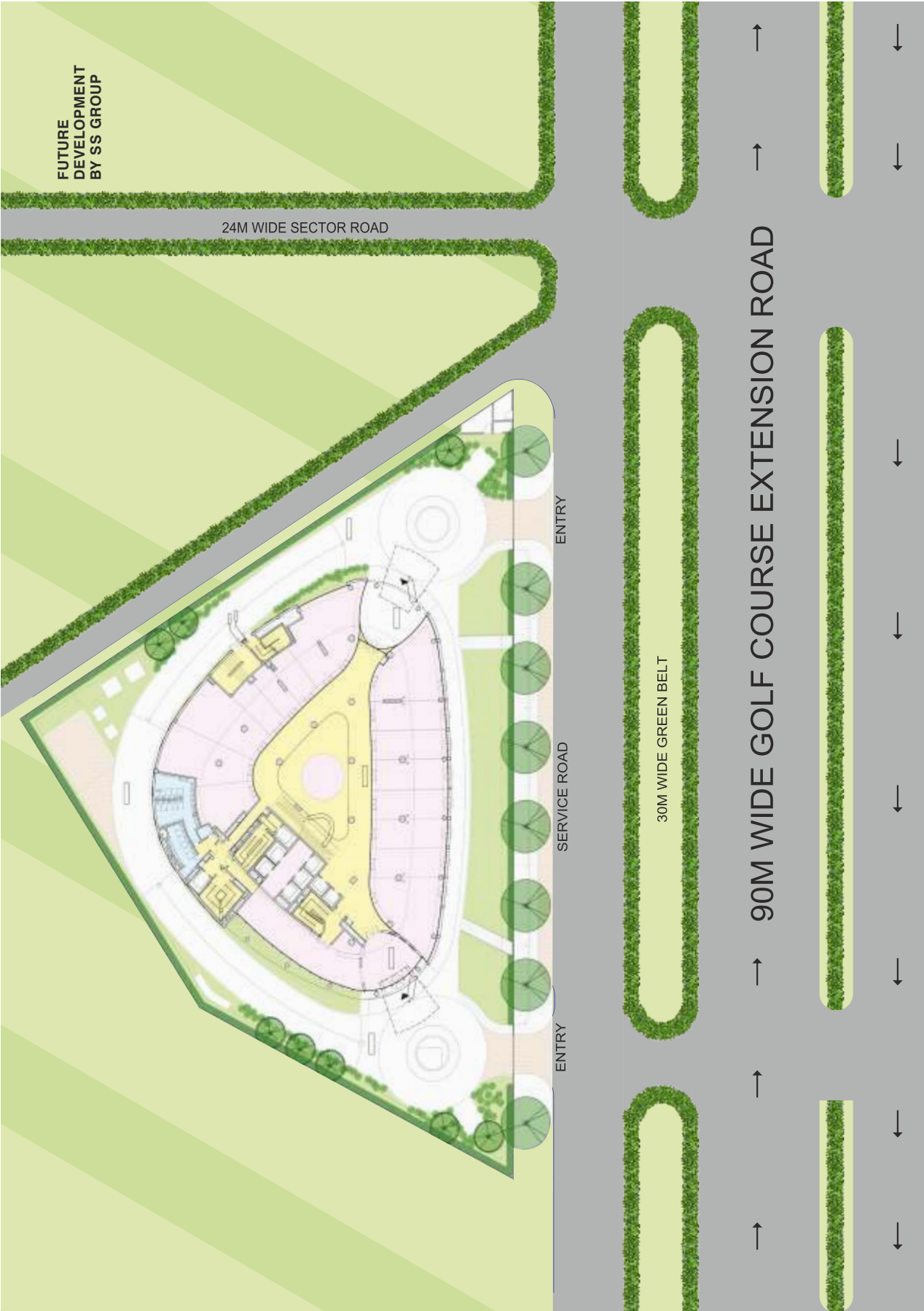
ONGOING PROJECTS IN GURUGRAM

- | The Leaf, Sector - 85
- | SS Highpoint, Sector - 86
- | SS100, Sector - 49

UPCOMING PROJECTS IN GURUGRAM

- | Group Housing & Commercial
Sector - 84, 85, 86 & 90
- | Group Housing & Commercial NH-8
Dwarka Expressway, Sector - 83
- | Commercial, Sector - 33 & 48

SITE PLAN





ACTUAL IMAGE SS GROUP CORPORATE OFFICE



SS Group is a well-known, trusted and one of the oldest business conglomerates with strong presence in real estate development. Established in the year 1992, the Group has the experience of over two decades in development & delivery of unique, innovative, high quality and user



BUILT ON VALUES

CORPORATE OFFICE
77, SS House
Sector-44, Gurugram
Haryana - 122003

CALL
+91-124-4335100

EMAIL
sales@ssgroup-india.com

**1 sq. meter = 10.764 sq. ft. and 1 acre = 4048 sq. meter.

Disclaimer: All images are an artistic conceptualization and does not support to replicate the exact products.

"Statutory Information: Licence No. 28-33 of 1997 granted to Sukh Realtors Pvt. Ltd.(now SS Group Pvt. Ltd.), Shiva Profins Pvt. Ltd., Esteem Towers Pvt. Ltd., North Star Towers Pvt. Ltd., Blue Chip Properties Pvt. Ltd. and Green Gem Estates Pvt. Ltd. for commercial colony on land measuring 1.334 Acres at Sector-49, Gurugram, being promoted and developed by SS Group Pvt. Ltd. & Others. Building Plans approved vide approval Memo No. 4987 dated 01.10.2019. Project registered with HARERA Gurugram vide Registration no. 21 of 2020. Status of other approvals can be checked in the Promoter's office."

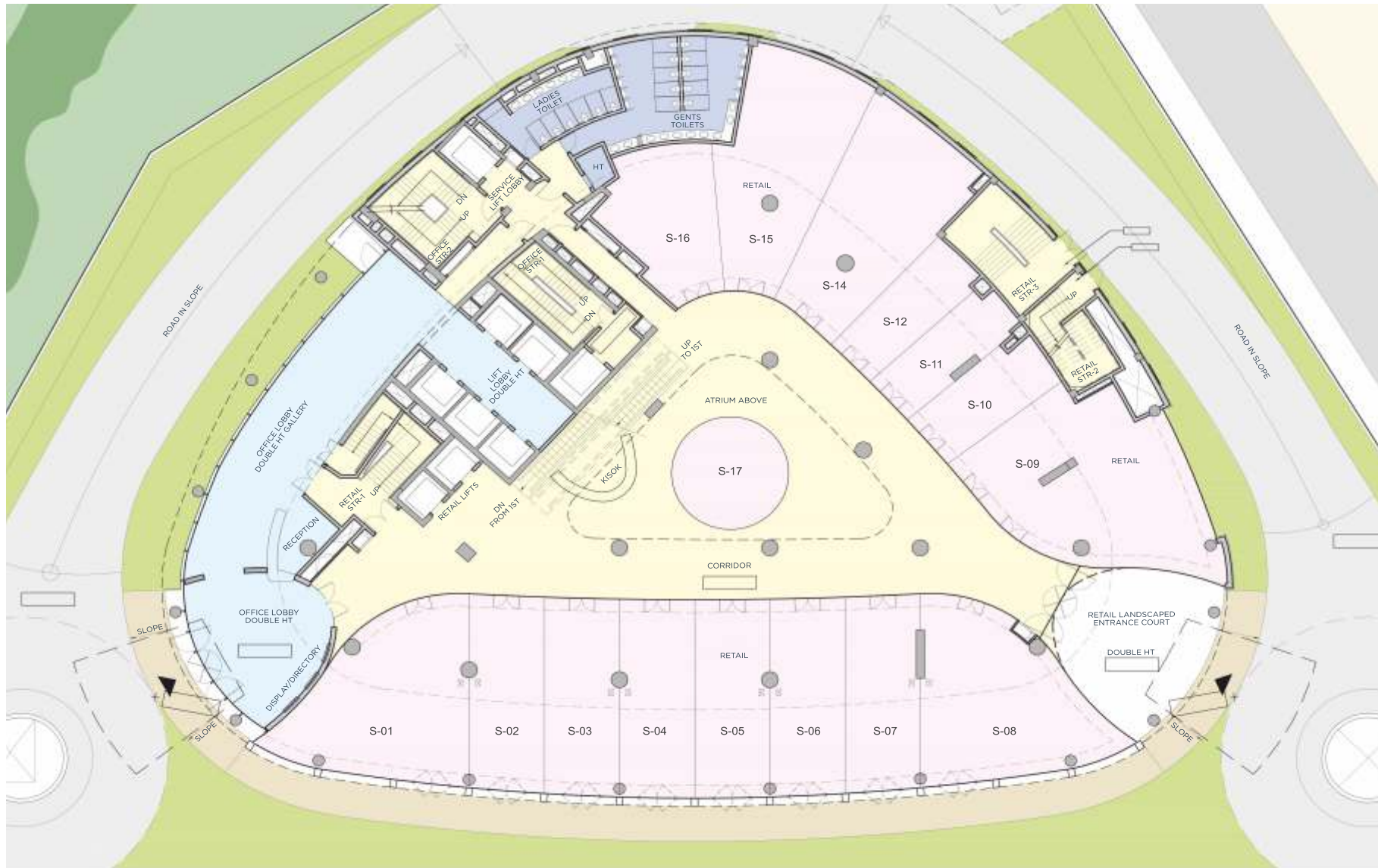


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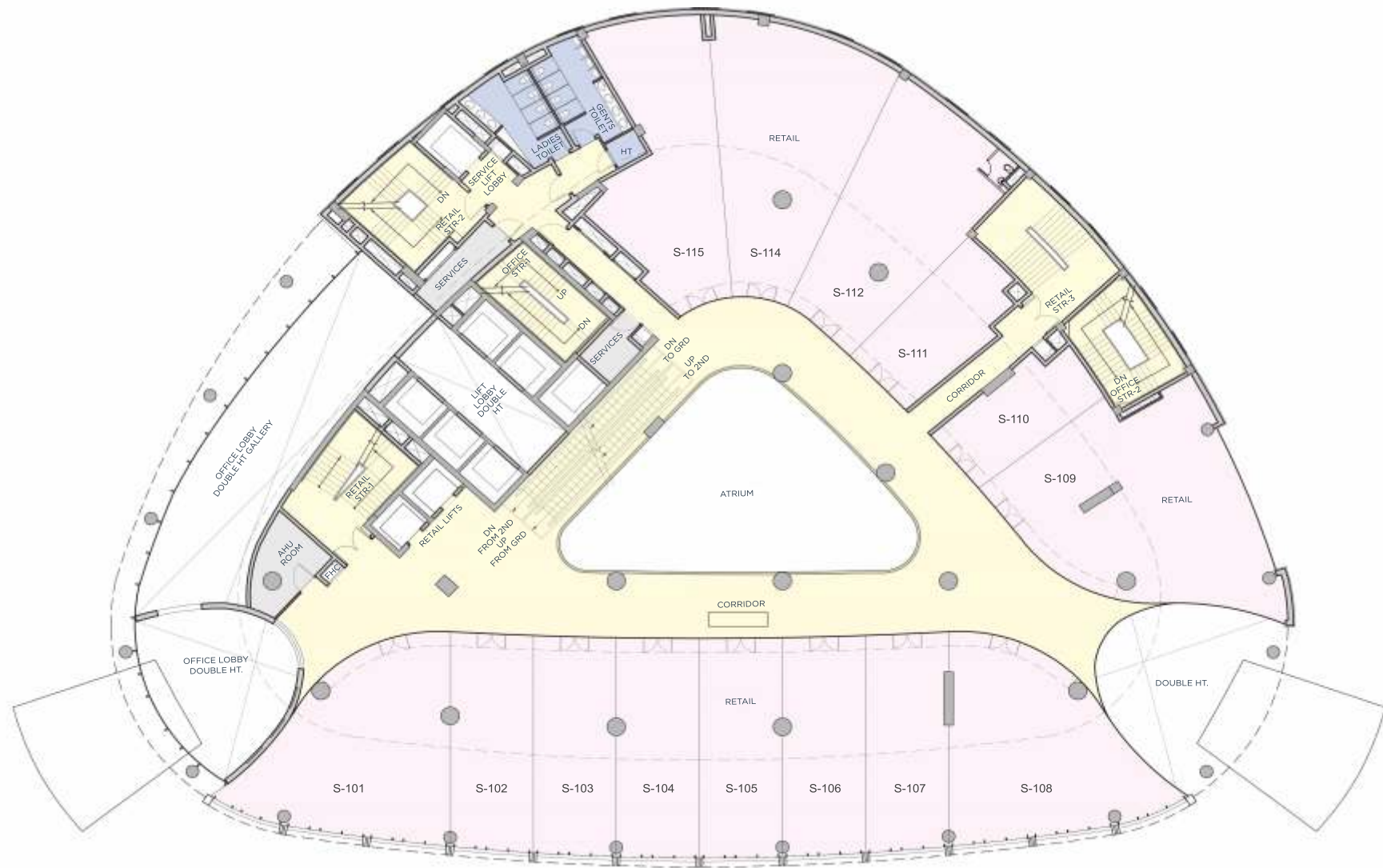




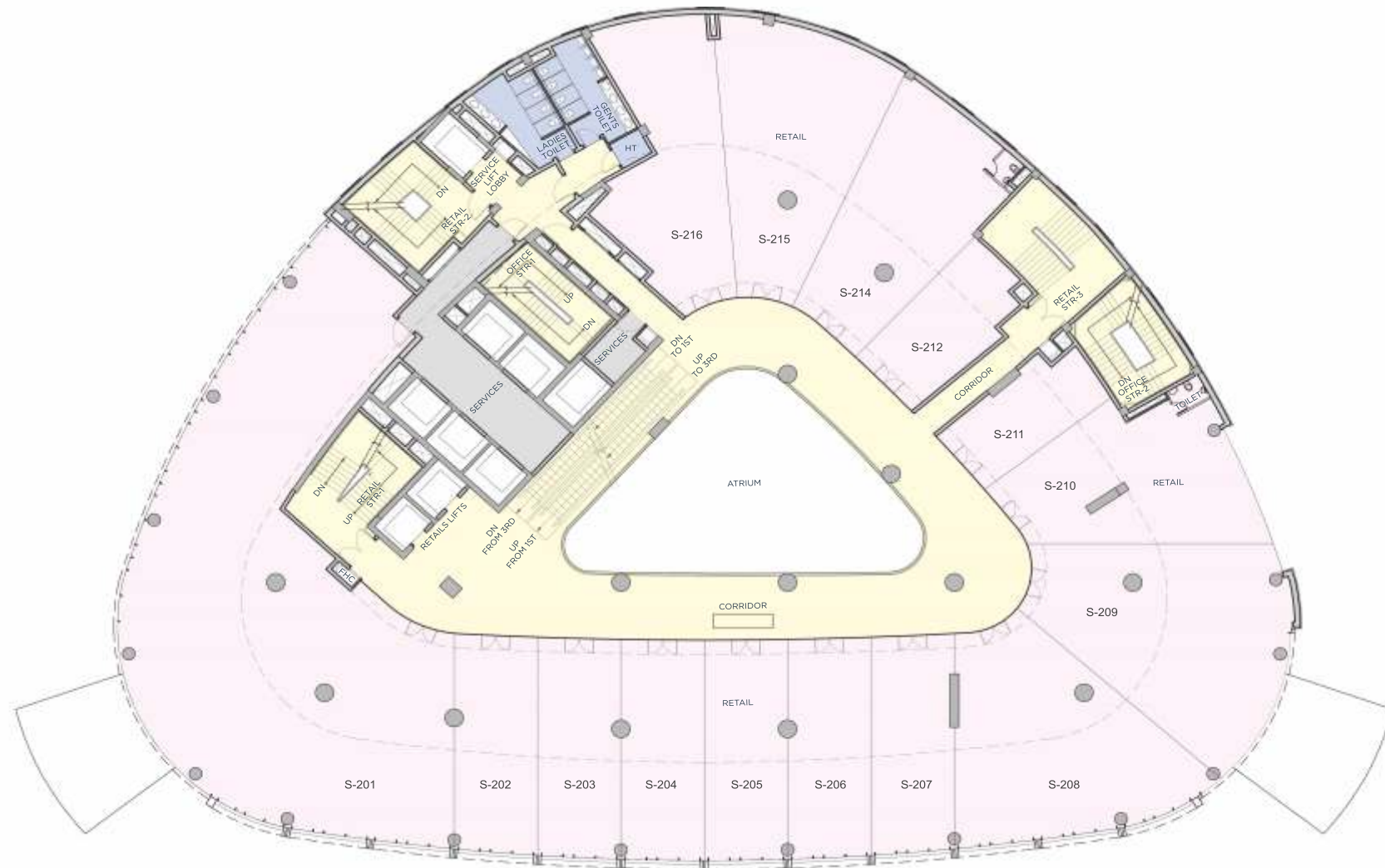
GROUND FLOOR PLAN



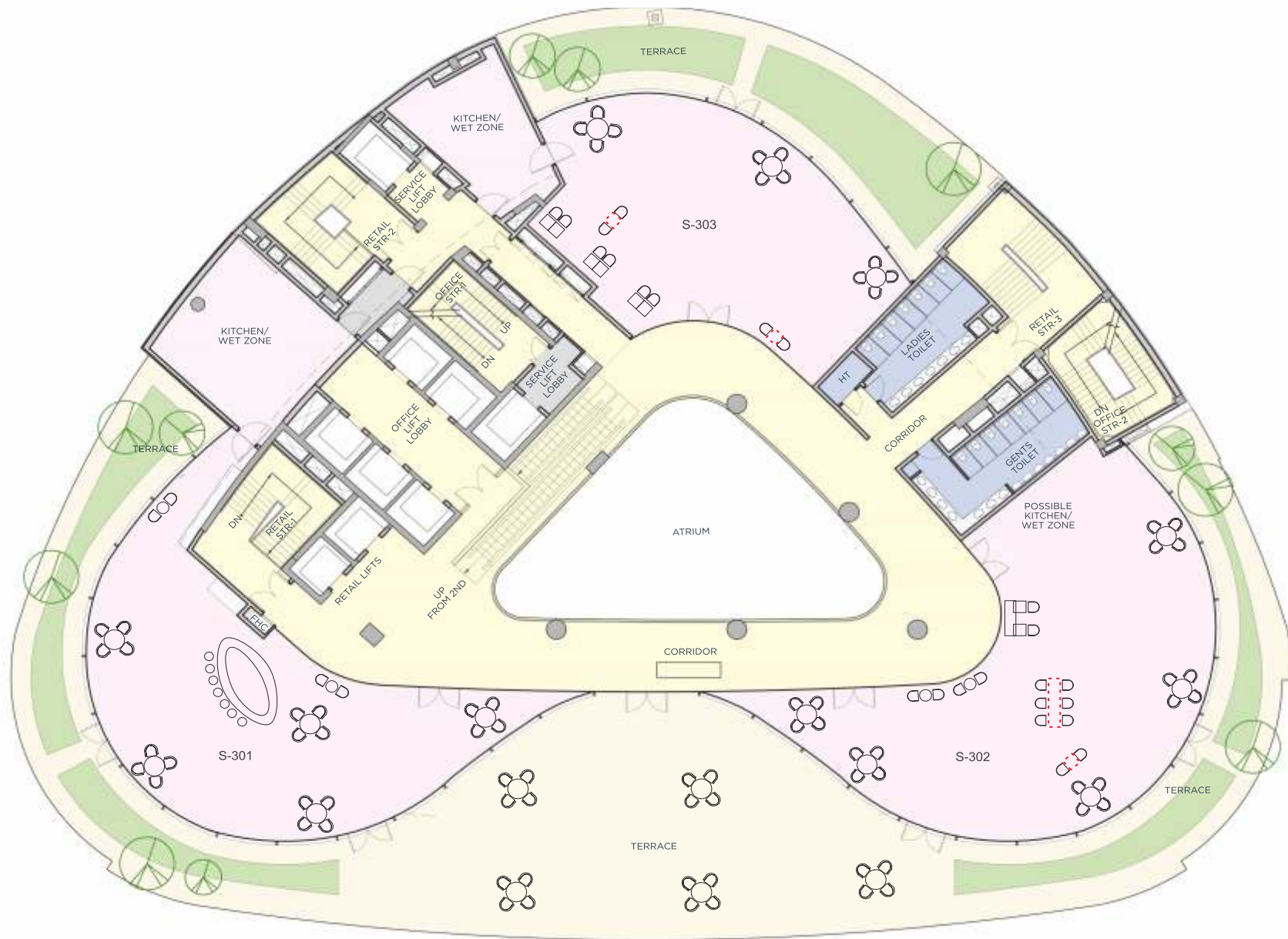
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN





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