

A - GRADE PROJECT

# CAPITAL BUSINESS PARK

SECTOR-48, SOHNA ROAD, GURGAON

# CAPITAL GROUP - HOW IT STARTED

- Capital Group forayed into the real estate industry back in 1987, as a construction specialist with state of the art capabilities to deliver high performing real estate.
- Unrivalled construction quality coupled with service excellence & timely completion has helped the group emerge as a prominent developer and earn the trust of its clients - most of which are Fortune 500 companies with major presence in Delhi NCR.
- Capital Group develops self owned projects as well as provides construction capabilities as a third party contractor to prominent tenants.
- Today, Capital Group holds over 3 decades of experience in turnkey building contracts, leasing solutions & real estate developments, owning circa 1 M SF of leased area in prime locations and continues to establish presence across Indian markets.



# EXISTING CLIENTELE

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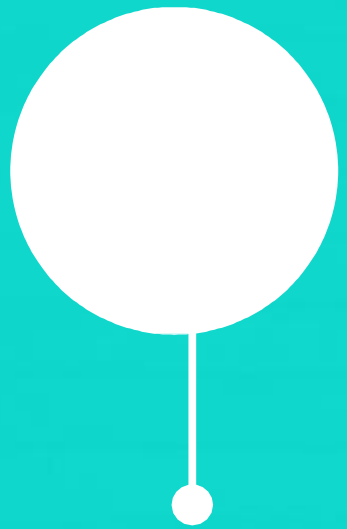
## WORDS OF INSPIRATION

Focusing on the customer  
makes a company more  
resilient.

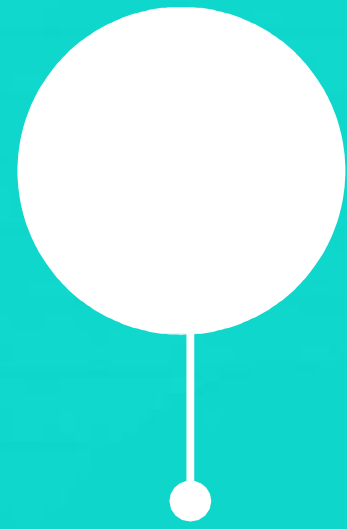
- JEFF BEZOS



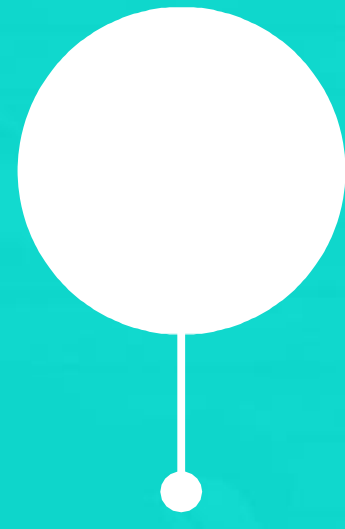
# THE PROJECT



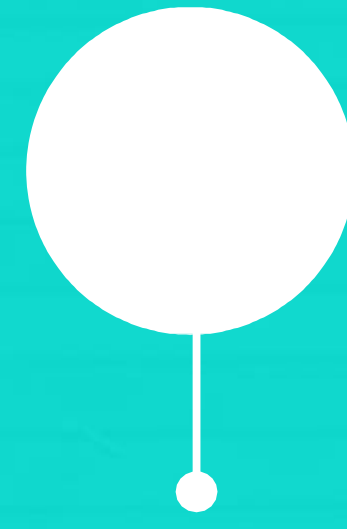
Strategically located, intelligently designed and equipped with technology driven facilities.



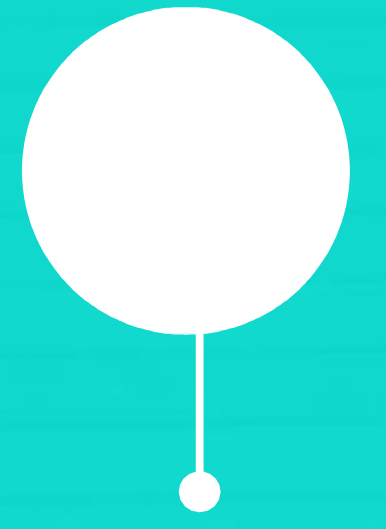
Spread over 7 acres with excellent visibility from sixty meter wide road.



Total development of 1.1 million sq.ft.



Floor plate spanning from 50,000 SF - 80,000 SF



In close proximity to proposed metro station at Subhash Chowk

# KEY PROJECT HIGHLIGHTS

## STRUCTURE

Total Area - 11,00,000 SF

Total Floors - 2 Basements + Ground + 13

Floor Size - 50,000 sq.ft. approx.

## SUSTAINABILITY

GRIHA Certified

## TIMELINES

PHASE - I - Ready for fit-outs

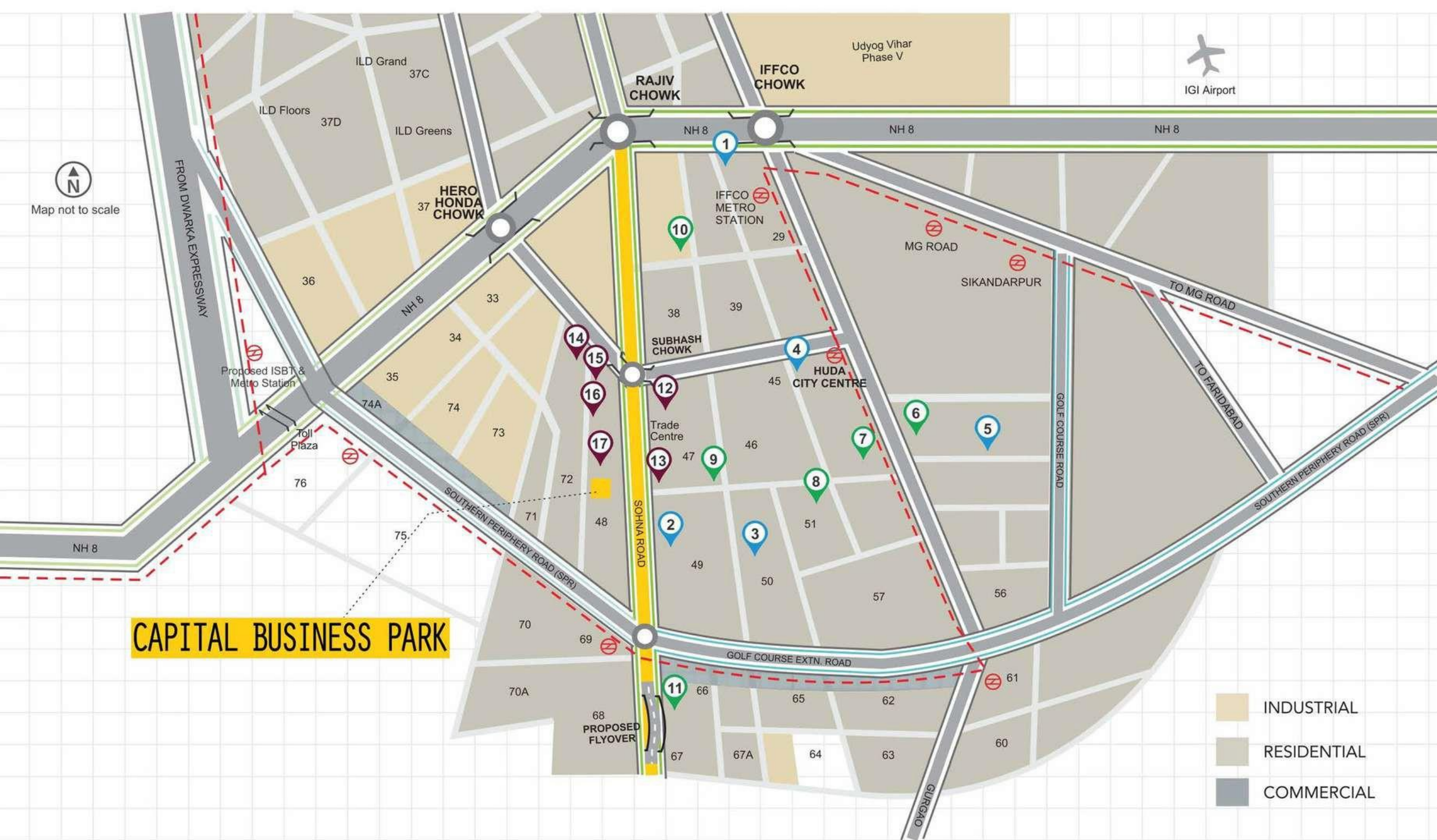
PHASE - II - Q4 2019



**CAPITAL  
VALUES  
EVERY  
CUSTOMER'S  
CONVENIENCE**

CAPITAL BUSINESS PARK





WELL CONNECTED TO ALL PROMINENT POINTS IN THE CITY.

EASILY ACCESSIBLE FROM THE AIRPORT, METRO STATIONS, NH 48 & OTHER ARTERIAL ROAD.

LIES IN CLOSE PROXIMITY TO MANY GLOBALLY RENOWNED SCHOOLS & HOSPITALS.

**LUXURY HOTELS**

- 1. Crown Plaza
- 2. Fortune Hotel
- 3. Hilton Garden Inn
- 4. Vivanta By TAJ
- 5. Park Plaza

**HEALTHCARE**

- 6. Max Hospital
- 7. Fortis Hospital
- 8. Artemis Hospital
- 9. Park Hospital
- 10. Medanta-The Medicity
- 11. Sanjeevani Hospital

**RETAIL ZONES AND BUSINESS CENTER**

- 12. ILD Trade Center
- 13. Raheja Mall
- 14. Omaxe Celebration Mall
- 15. Decathlon
- 16. Welldone Tech Park
- 17. IRIS Tech Park

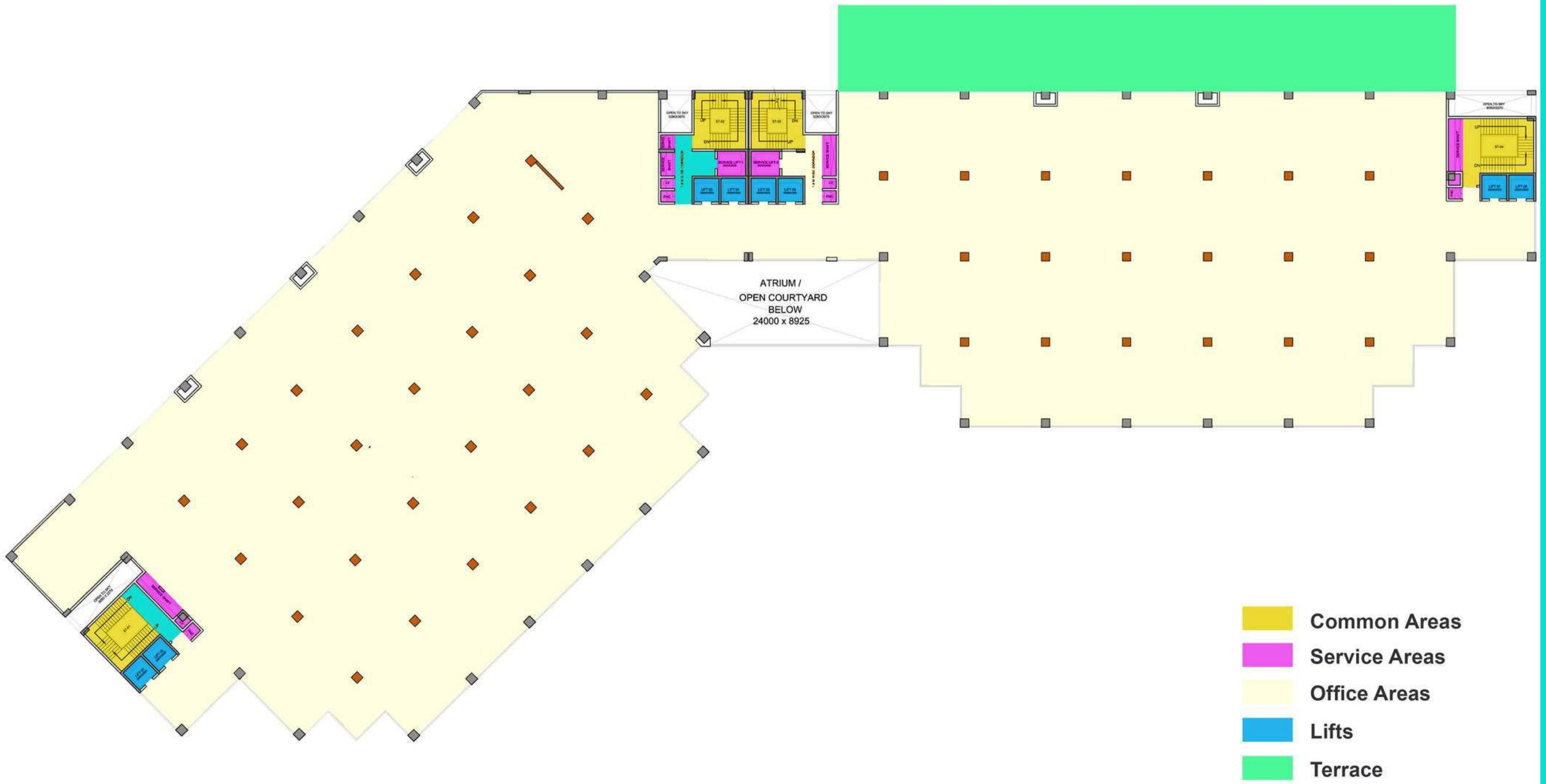
# TIME & DISTANCE





# SITE PLAN

# FLOOR PLAN





# SITE PICTURES

# SITE PICTURES





SITE PICTURES



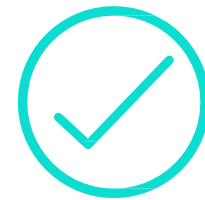
SITE PICTURES



# THE FORM OF FUNCTION



**HIGH SPEED  
ELEVATORS**



**AIR  
CONDITIONED  
OFFICE LOBBIES**



**CCTV  
SURVEILLANCE  
ENABLED**



**COMPREHENSIVE  
SECURITY  
INFRASTRUCTURE**



# THE GREEN EQUATION

- | ABUNDANT NATURAL LIGHT
- | LEED GOLD RATING
- | RAIN WATER HARVESTING PITS
- | SEWAGE TREATMENT PLANT

# EXPERIENCE 9 x 5

ORGANIC  
FLOW OF  
SPACE

WORLD  
CLASS  
AMENITIES

AMPLE  
PARKING  
SPACE

AMPLE F&B  
OPTIONS

CAPITAL BUSINESS PARK

# TENANT COMFORT



## HIGH PERFORMANCE GLASS

Productive office space due to all round vision glass that enhances natural light, reduces noise penetration & maintain indoor comfort.



## LIFE SAFETY

Increased tenant safety allowing tenants to concentrate on their core expertise.



## HIGH END SECURITY MEASURES

International standard security systems and design providing safer working environments.

# TENANT COMFORT



## ADVANCED AIR CONDITIONING

Best-in class HVAC systems to ensure the cleanest and freshest air.



## LEED RATED

Healthier working environment that enhances tenant productivity and reduces employee sickness.



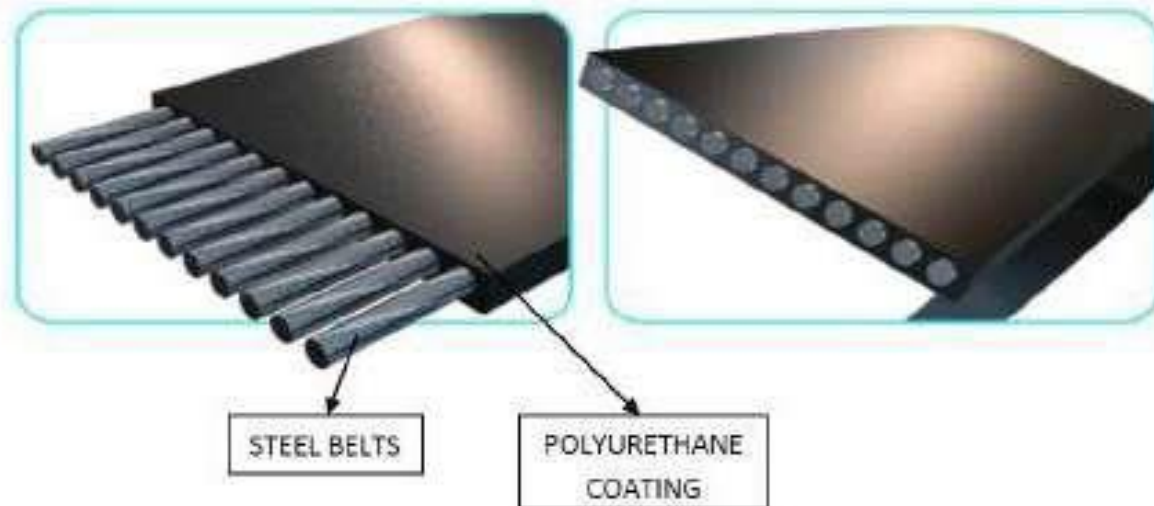
## FAST, EFFICIENT ELEVATORS

Larger and efficient elevators providing smoother & enhanced user experience.

# EFFICIENT ELEVATORS: GEN 2 TECHNOLOGY

## ✓ Polyurethane – Coated Steel Belt

- Reduced Wear & Enhanced Durability
- Enhanced Ride Quality
- Reduced Building Cost



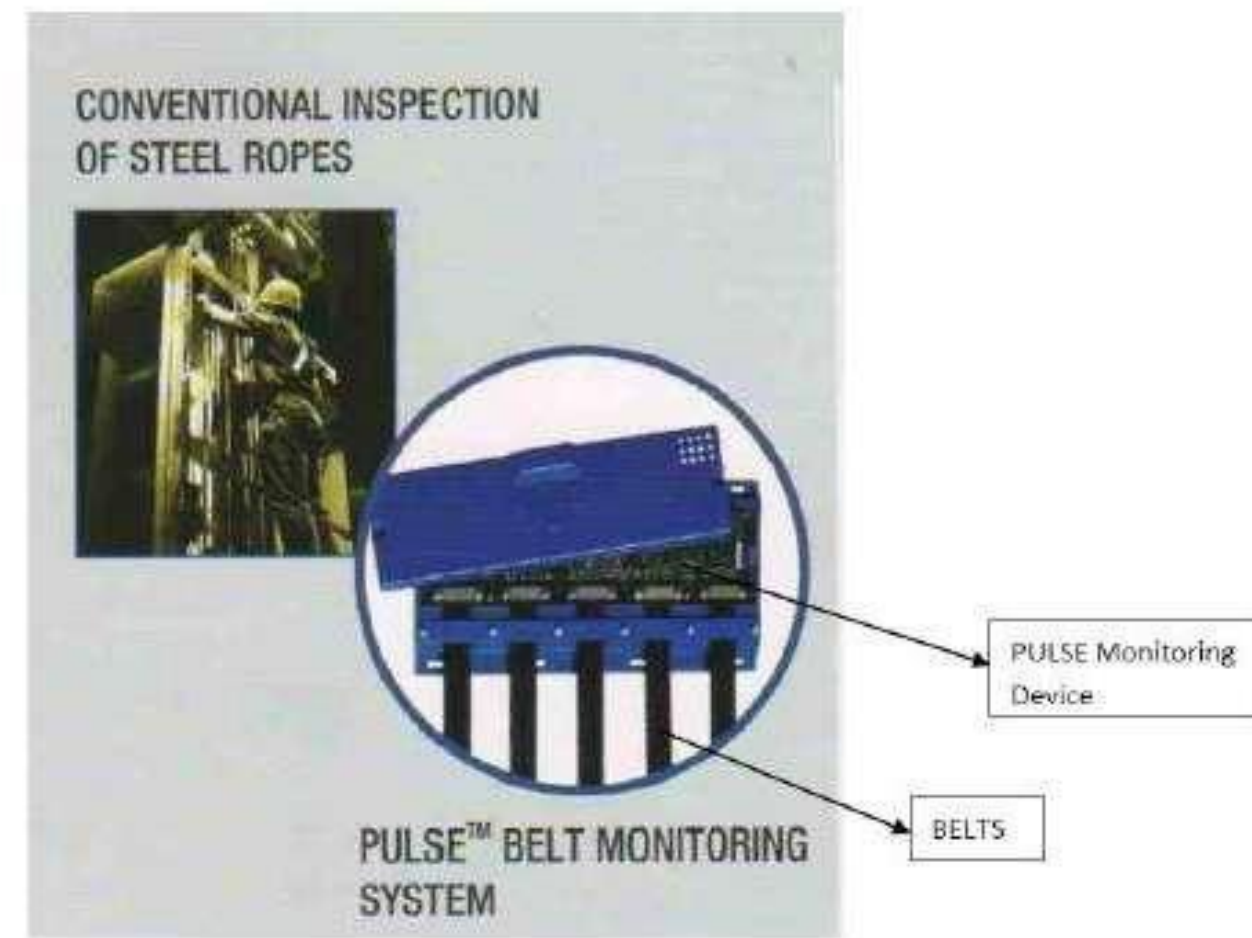
## ✓ Regenerative Drive

- Energy Saving
- Environmental Friendly



## ✓ Pulse Monitoring System

- Enhanced Safety
- Better Inspection Quality
- Reduced Maintenance Downtime





# AMENITIES

- **BUSINESS CENTRE MANAGED BY INTERNATIONAL SERVICE PROVIDER**
- **CONCIERGE SERVICE/ TRAVEL & FINANCE DESK**
- **ATM'S & MEDICAL CENTRE IN THE COMPLEX**
- **F&B OUTLETS, COFFEE SHOPS & FOOD COURT**
- **SHUTTLE SERVICES TO THE NEAREST METRO STATION**

# GET IN TOUCH WITH US

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