



**GLS**  
**Courtyard**  
 Sector 95, Gurugram.

**GLS INFRAPROJECTS PRIVATE LIMITED**  
 Regd. Office : 707, 7th Floor, JMD Pacific Square, Sector 15,  
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Disclaimer: The Real Estate (Regulation and Development) Act 2016 and the rules made there have brought significant changes to the real estate sector. The Promoter/Developer is fully committed to be compliant with the provisions laid down under RERA. Promoter/ Developer urges every applicant to inspect the site where the project is proposed to be constructed and shall not merely rely upon or to be influenced by any architectural impression, plan or sales brochure and therefore requested to make personal judgment prior to submitting an application for booking. The images shown here are indicative of design and for illustration purpose only. Further, the actual design may vary in fit and finish from the one displayed above. Project details/specification can also be accessed at the office of Haryana Real Estate Regulatory Authority; website <https://haryanarera.gov.in>. \*T&CAppl. 1sq.mt.=10.7639sq.ft.

**A BUSINESS ADDRESS  
 DESIGNED TO SUCCEED.  
 A VISION GEARED  
 TO PROPEL GROWTH.**

**#TheFutureIsYours**



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## Shop-cum-Office Plots

**An idea understandably gaining momentum in New Gurugram, with a rich legacy in Delhi and Chandigarh.**

SCOs thrive on quick connectivity and access to density-rich catchments. While the retail world gets increasingly digitized, commercial and retail spaces have made a resounding comeback post pandemic – an interesting time-tested phenomenon. People love to congregate and there is no surrogate for a good leisurely walk with family and friends, shopping to ones' heart's content.

Prime examples of the legacy of SCOs exist in the fabled GK 1 and 2 markets in South Delhi, the plush Khan Market in New Delhi and the famed Sector 17 in Chandigarh – the density of offerings making for a varied experience for shoppers. New Gurugram, with its planned precincts, affordable and right-priced

residential offerings and a litany of MNCs offering employment opportunities, makes it the hotbed for SCOs to thrive. Residents of the NCR region are increasingly seeing value in these micro-markets, driving a sustained and inevitable mass migration.

Inheriting the concept of a marketplace, Shop-cum-Office (SCO) plots offer the flexibility of owning a commercial land parcel with a plethora of common amenities, services and facilities – with the legacy and trust of a trusted branded developer. GLS offers the conviction of several delivered projects across Gurugram, with 5,000 families testimony to its vision.



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New Gurugram's planned precincts, with designated sectors for housing and commercial development - ensures a self-sustaining ecosystem. From affordable, value and premium Grade A housing to a hub for leading corporate and retail establishments, to an abundance of rich social infrastructure and wide roads offering seamless connectivity - New Gurugram is blue-printed to create the next wave in Indian real estate. A deliberate and inevitable urban drive to decongest other parts of the National Capital Region, New Gurugram today boasts of structured, planned ecosystems bustling with Grade A residential, commercial offerings where lakhs of families thrive and appreciate a fresh, liberating new world order.

# Advantage New Gurugram



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## Compelling rationale towards the ownership of GLS Courtyard:

**Seamless arterial connectivity from all sides:** Think superlative, seamless connectivity from all directions. Access to Gurugram, Delhi and IGI Airport towards the North, Faridabad towards the East, proposed entertainment and fashion hub towards the West and IMT Manesar towards South. Sector 95 is well-connected to three of the major highways - NH48, Dwarka Expressway and the Kundli-Manesar-Palwal(KMP) Expressway.

**10min.**  
drive from  
Dwarka Expressway

**15min.**  
drive to  
KMP Toll Plaza

**20min.**  
drive from  
NH48

**50min.**  
drive to  
Indira Gandhi International  
Airport, T-3, via NH 48

REACH PRIME LOCALES OF GURUGRAM IN HALF AN HOUR



Representative Image



Representative Image



Representative Image



Representative Image

### 1 Hub for industrial growth

The influx of well-known IT/ITeS/BFSI in the vicinity and Auto/FMCD industries in IMT Manesar have driven residential demand in the region, with the clear need for quality and premium retail, commercial and leisure spaces for a dense, well-habited catchment. (Gurugram is home to over 250 of Fortune 500 companies and has the 3rd highest per capita income in India.)

### 2 The rise and rise of New Gurugram Sector 95

Large branded developers have made forays in this sector, with gated communities offering secured living environs at palatable and attractive price points. The aspirational segment (INR 5,000-7,500 per sq. ft.), accounts for nearly 50% of the total demand in the region. A rich catchment of more than 40,000 families and counting - make for an unmissable success story.

### 3 Strong social infrastructure

World-class educational institutes like DPS, St. Xavier's School, Amity University, healthcare facilities including the likes of Medanta, Aarvy, etc. with some of the internationally well-known leisure and hospitality avenues like Hyatt Residency and Holiday Inn, as also logistics parks - are present in the vicinity.

### 4 Planned civic infrastructure

The expansion of New Gurugram is part of a deliberate vision of Gurgaon-Manesar Urban Complex (GMUC), 2031. It incorporates excellent intra-sector connectivity, with wide roads, underground electrical and fibre-optic cabling generating 33kva of uninterrupted electricity and an abundance of green cover, decongesting the main city and creating a sustainable ecosystem.





# Nearby Landmarks

A CATCHMENT OF MORE THAN  
**40,000**  
FAMILIES NEARBY



## Education

Dronacharya College of Engineering	— 5.0 km / 08 min.
RPS International School	— 5.0 km / 10 min.
Bharat Ram Global School	— 6.0 km / 11 min.
St. Xavier's School	— 7.5 km / 13 min.
DPS, Sector 84	— 7.5 km / 15 min.
MDS Public School	— 9.0 km / 17 min.
Matrikiran High School	— 10.0 km / 17 min.
Euro International School	— 10.5 km / 20 min.
Shri Ram Public School	— 10.5 km / 20 min.
SGT Medical College, Hospital & Research Institute	— 10.5 km / 23 min.
Amity University	— 19.5 km / 33 min.



## Healthcare

Aayushman Hospital	— 1.0 km / 02 min.
Aarogya Multi-Speciality Hospital	— 3.0 km / 07 min.
Sanjeevani Hospital	— 3.5 km / 08 min.
Kartik Hospital	— 4.0 km / 07 min.
Diamond Hospital	— 4.5 km / 11 min.
Aarvy Healthcare Super Specialty Hospital	— 5.5 km / 10 min.
Genesis Hospital	— 7.5 km / 13 min.
Miracles Apollo Spectra Hospital	— 7.5 km / 15 min.
Medeor Hospital, Manesar	— 9.5 km / 19 min.
SGT Hospital	— 12.5 km / 23 min.
Medanta Hospital	— 18.0 km / 33 min.



## Corporate Parks

VSR Park Street	— 7.5 km / 14 min.
Vatika Town Square INXT	— 9.5 km / 19 min.
Eros Corporate Park, Manesar	— 10.0 km / 20 min.
SVH 83 Metro Street	— 11.0 km / 21 min.
M3M Broadway	— 18.0 km / 33 min.
Spaze ITech Park	— 19.0 km / 40 min.



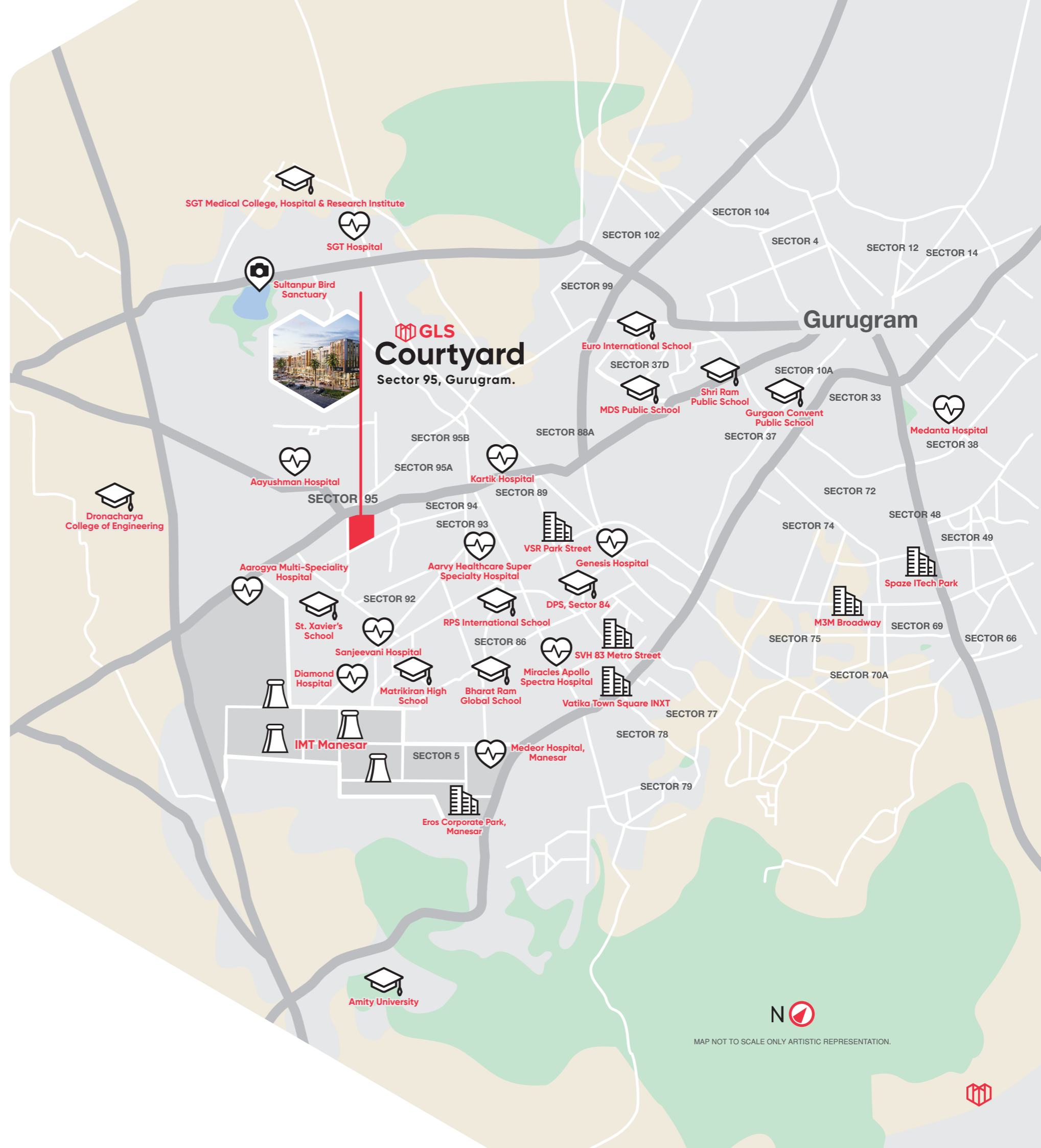
## Industries

IMT Manesar	— 7.0 km / 14 min.
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## Tourist spot

Sultanpur Bird Sanctuary	— 13.0 km / 15 min.
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**GLS**  
**Courtyard**

**The launchpad, a dose of adrenaline for your business dreams.**



Image shown is for illustration purpose only.

Smartly-planned and aesthetically designed SCO development, GLS Courtyard offers you a unique, distinctive opportunity of select 34 plots - that allows you to appropriate the future.

**#TheFutureIsYours**

# Features



**Delectable and limited Shop-cum-Office plots across 2.95 acres with areas ranging between 88.53 sq. yards - 306.104 sq. yards**



Over 40,000 family and counting in a rich catchment surround GLS courtyard



Great frontage for all shops (open on three sides - 60 meter wide sector dividing road front, 11.73 meter flanking road, 24 meter backside road)



Large size units compared to other projects in vicinity; optimal length to width ratio used for dimensions



Architectural drawing set provided for your easement



Development allowance up to 6 floors (B + G + 4 + Terrace)



Uniform façade of the marketplace



Open air boulevards and promenades



Ample parking space with easy access



Well-appointed entrance, safety, security and other facilities



Lowest maintenance charges



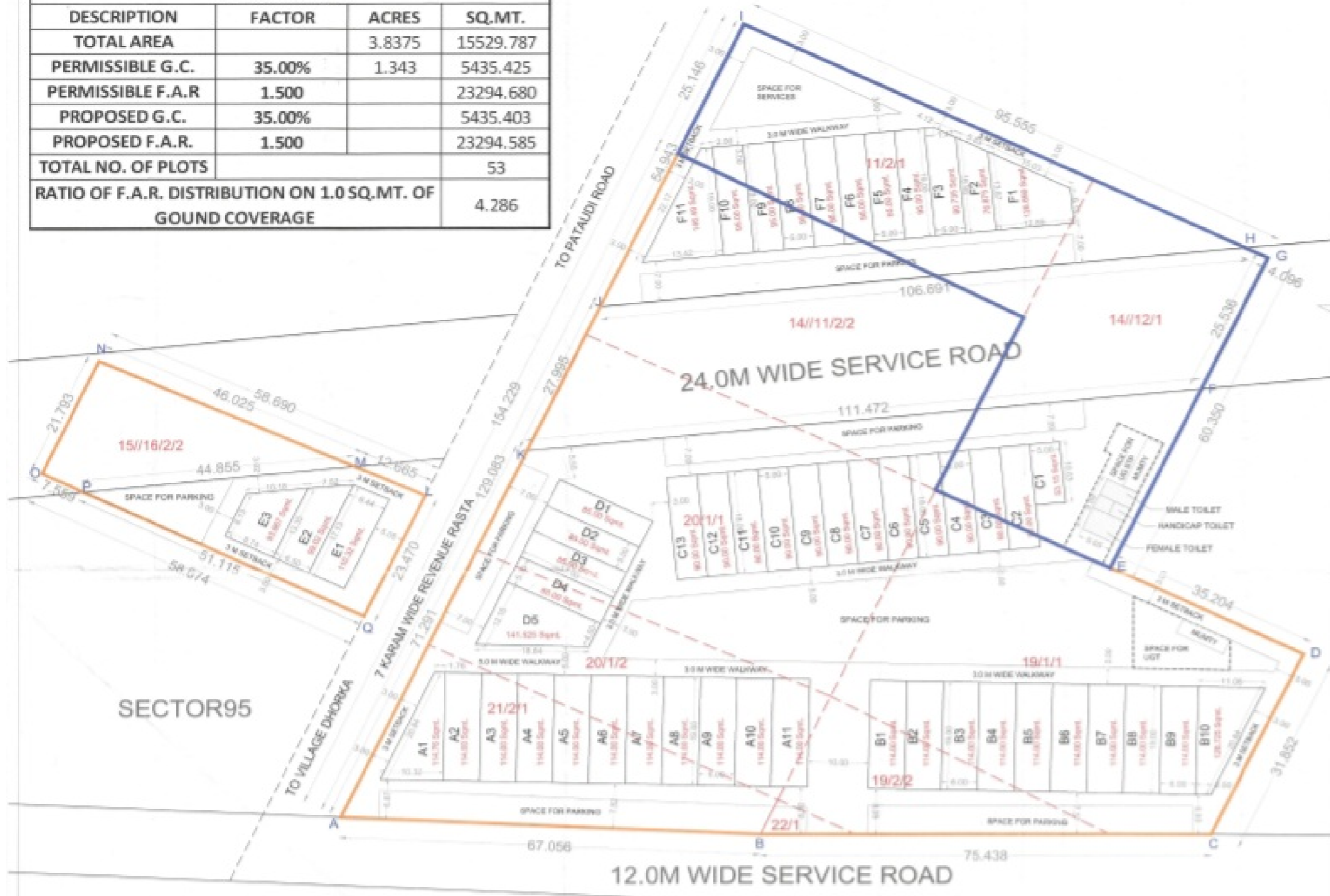
Adequate power back-up for common areas



All plots vastu compliant with huge open space and 60 meter wide sector dividing road frontage



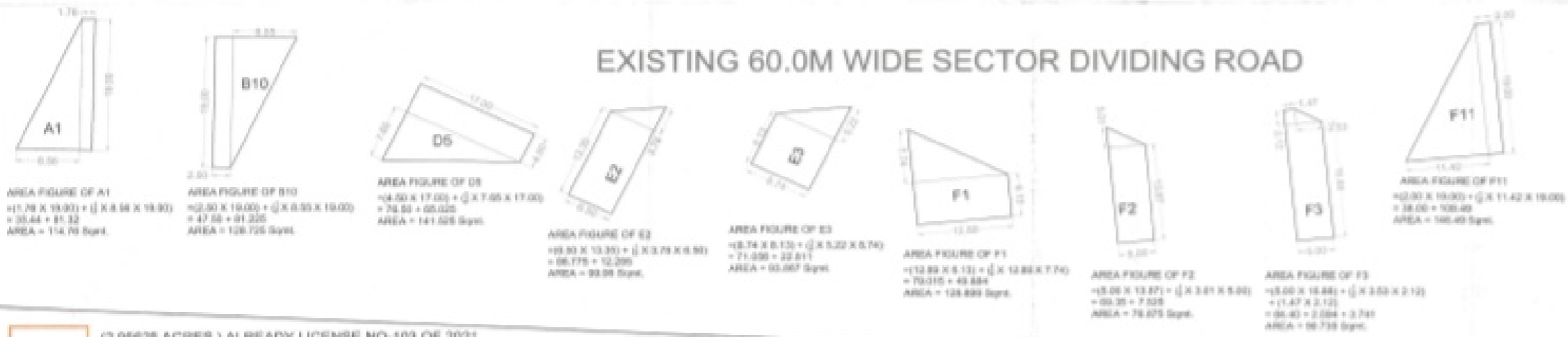
AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
TOTAL AREA		3.8375	15529.787
PERMISSIBLE G.C.	35.00%	1.343	5435.425
PERMISSIBLE F.A.R	1.500		23294.680
PROPOSED G.C.	35.00%		5435.403
PROPOSED F.A.R.	1.500		23294.585
TOTAL NO. OF PLOTS			53
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ.MT. OF GOUND COVERAGE			4.286



**LEGEND**

- Entry / Exit
- Palm Boulevard
- Kiosks with Outdoor Dining
- Water Feature
- Outdoor Spill Over Space
- LED Screen
- Amphitheater
- Parking
- Water Feature
- Arrival Plaza

**EXISTING 60.0M WIDE SECTOR DIVIDING ROAD**



(2.95625 ACRES ) ALREADY LICENSE NO-103 OF 2021  
 (0.88125 ACRES ) PROPOSED ADDITIONAL AREA

**12.0M WIDE SERVICE ROAD**





# Amenities at a glance



## Inspired by first world marketplaces – with abundant open spaces for congregation:

Pop-up markets, musical extravaganzas, social events getting celebrated to enthrall your audience. GLS Courtyard sports a central plaza, well-designed internal arterial roads and sublime, standardized aesthetics. Bustling, and how!



**Seating lounges:** Provision for outdoor seating, with strategically-placed planters make for a coveted after-office venue and a spot of retail therapy.



**Large LED screen:** A large screen for outdoor entertainment or for display of promos, with an amphitheater-styled seating.



**Convertible spaces:** An exclusive provision for markets can be easily converted into extra parking for visitors, if required. Whatever the need, a modular solution is close at hand.

## Impressive entrance gate with 60 meter impressive frontage and adequate light columns and signage space



- ♥ Entrance Water Cascade Feature
- ♥ Ample Parking Space
- ♥ Vehicular Drop-Off Area
- ♥ Service Area
- ♥ Retail Street/Pedestrian Active Area
- ♥ Large LED Screen
- ♥ Planters with intermittent Seating
- ♥ Public Utility Block



Image shown is for illustration purpose only.



# Route Map

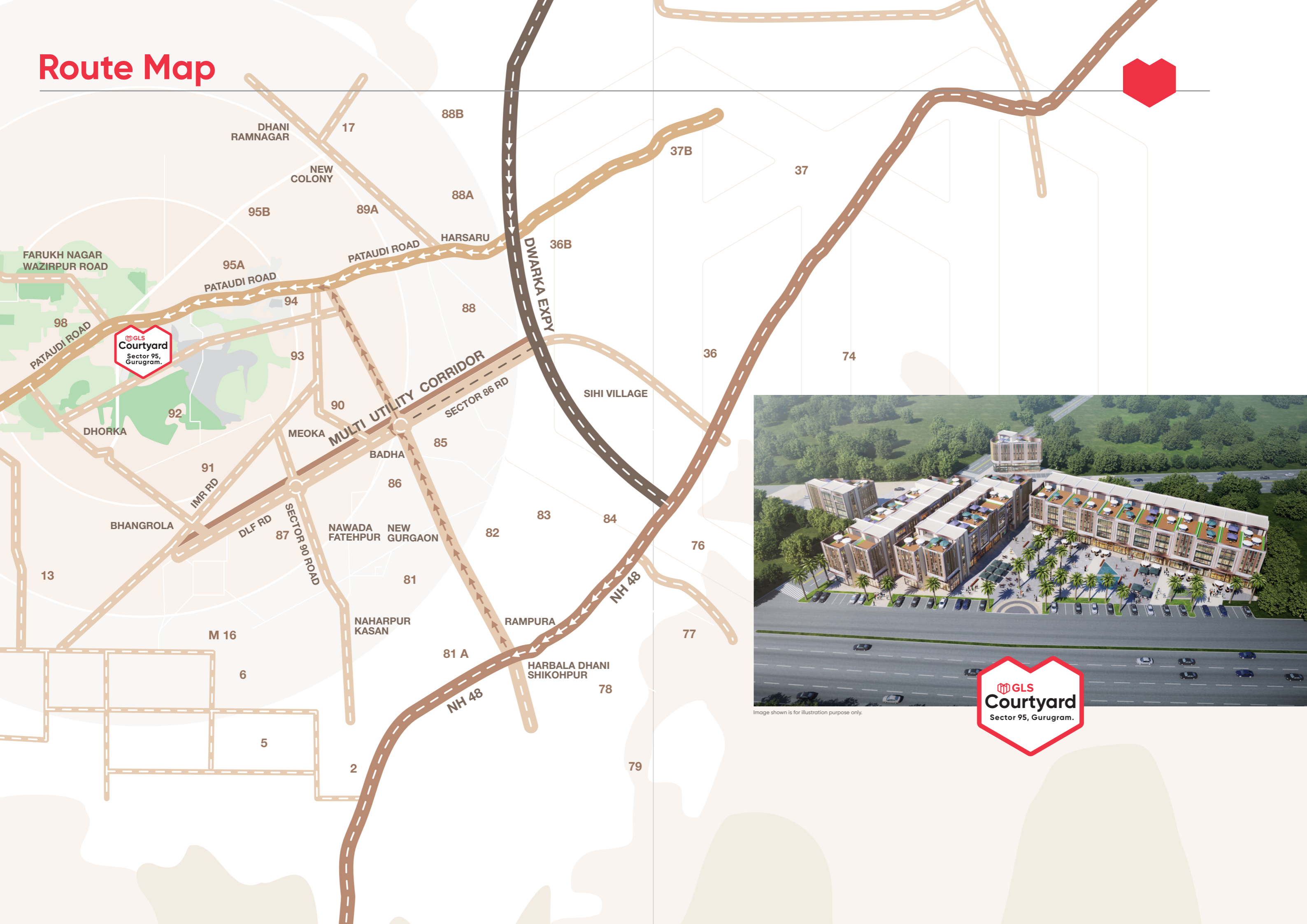


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# Projects

HOMES & HAPPINESS  
DELIVERED BEFORE TIME



PROUD TO DELIVER HAPPINESS TO  
MORE THAN 5100 FAMILIES



ARAWALI HOMES

Delivered before time



ARAWALI HOMES-2

Construction ahead of schedule



AVENUE 86

Construction ahead of schedule



AVENUE 51

Delivered 6 months before time



AVENUE 81

Construction ahead of schedule



SOUTH AVENUE

Construction ahead of schedule



CROWN AVENUE

Construction ahead of schedule



CROWN PLAZA

Delivered before time

## GLS Courtyard Sector 95, Gurugram.

GLS has been in real-estate business for almost a decade now, it was incorporated in 2012. Our vision is to offer affordable living choices to our customers by building economic homes in the prime location of Delhi NCR with high-quality construction materials, modern lifestyle trends and choicest amenities. All our projects are a combination of the finest amenities and modern lifestyle and are delivered well on time. Our persistent efforts to make the process of buying, owning and living at GLS easy, is what enhances loyalty among our customers.

**MR. SURINDER SINGH**  
Director, GLS Infra



