



YASHIKA 104

Affordable Housing



1 BHK+STORE UNIT TYPE-6

CARPET AREA = 47.91 SQMT / 515.70 SQFT

BALCONY AREA = 7.90 SQMT / 85.03 SQFT



S.NO.	TYPE OF AREA	DIMENSION	AREA IN SQFT
1	LOBBY	15'-6" X 9'-6"	147.25
2	KITCHEN	8'-0" X 8'-3"	66.00
3	BEDROOM-1	10'-0" X 11'-0"	110.00
4	STORE	10'-4" X 10'-0"	103.00
5	TOILET	5'-9" X 5'-3"	30.18
6	TOILET	5'-9" X 5'-3"	30.18
7	VESTIBULE		29.09
TOTAL			515.70

8	BALCONY		85.03
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1 BHK+STORE UNIT TYPE-7

CARPET AREA = 48.20 SQMT / 518.82 SQFT

BALCONY AREA = 6.02 SQMT / 64.79 SQFT



S.NO.	TYPE OF AREA	DIMENSION	AREA IN SQFT
1	LOBBY	15'-6" X 9'-6"	147.25
2	KITCHEN	9'-0" X 8'-3"	74.25
3	BEDROOM-1	10'-0" X 11'-0"	110.00
4	STORE	10'-4" X 10'-0"	103.00
5	TOILET	5'-9" X 5'-3"	30.18
6	TOILET	5'-9" X 5'-3"	30.18
7	VESTIBULE		23.96
TOTAL			518.82

8	BALCONY		64.79
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2 BHK+STORE UNIT TYPE-3

CARPET AREA = 56.21 SQMT / 605.04 SQFT

BALCONY AREA = 8.09 SQMT / 87.08 SQFT



S.NO.	TYPE OF AREA	DIMENSION	AREA IN SQFT
1	LOBBY	6'-6" X 9'-6"	61.75
		6'-9" X 7'-6"	50.62
2	KITCHEN	6'-9" X 8'-9"	59.06
3	BEDROOM-1	10'-0" X 10'-3"	102.50
4	BEDROOM-2	10'-0" X 10'-3"	102.50
5	TOILET	4'-6" X 6'-9"	30.37
6	TOILET	4'-6" X 6'-9"	30.37
7	STORE	10'-0" X 10'-0"	100.00
8	VESTIBULE		67.87
TOTAL			605.04

9	BALCONY		87.08
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2 BHK UNIT TYPE-5

CARPET AREA = 47.91 SQMT / 515.70 SQFT
BALCONY AREA = 7.90 SQMT / 85.03 SQFT



S.NO.	TYPE OF AREA	DIMENSION	AREA IN SQFT
1	LOBBY	15'-6" X 9'-6"	147.25
2	KITCHEN	8'-0" X 8'-3"	66.00
3	BEDROOM-1	10'-0" X 11'-0"	110.00
4	BEDROOM-2	10'-4" X 10'-0"	103.00
5	TOILET	5'-9" X 5'-3"	30.18
6	TOILET	5'-9" X 5'-3"	30.18
7	VESTIBULE		29.09
TOTAL			515.70

8	BALCONY		85.03
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2 BHK UNIT TYPE-8

CARPET AREA = 44.82 SQMT / 482.44 SQFT
BALCONY AREA = 7.0 SQMT / 75.34 SQFT



S.NO.	TYPE OF AREA	DIMENSION	AREA IN SQFT
1	FOYER		24.64
2	LOBBY	10'-0" X 11'-6"	115.00
3	BEDROOM-1	10'-9" X 10'-3"	110.18
4	TOILET	6'-9" X 4'-6"	30.37
5	KITCHEN	11'-3" X 6'-0"	67.50
6	BEDROOM-2	9'-0" X 11'-6"	103.50
7	TOILET	5'-0" X 6'-3"	31.25
TOTAL			482.44

8	BALCONY		75.34
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3 BHK UNIT TYPE-1

CARPET AREA = 59.29 SQMT / 638.19 SQFT
BALCONY AREA = 14.10 SQMT / 151.77 SQFT



S.NO.	TYPE OF AREA	DIMENSION	AREA IN SQFT
1	FOYER		20.77
2	LOBBY	10'-0" X 8'-0"	80.00
		8'-6" X 4'-6"	38.28
3	KITCHEN	10'-0" X 6'-0"	60.00
4	VESTIBULE		72.77
5	TOILET	6'-9" X 4'-6"	30.37
6	BEDROOM-1	10'-6" X 9'-0"	94.50
7	BEDROOM-2	10'-6" X 10'-0"	105.00
8	BEDROOM-3	10'-3" X 10'-0"	102.50
9	TOILET	8'-0" X 4'-3"	34.00
TOTAL			638.19

10	BALCONY		151.77
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3 BHK UNIT TYPE-2

CARPET AREA = 56.21 SQMT / 605.04 SQFT
BALCONY AREA = 8.09 SQMT / 87.08 SQFT



S.NO.	TYPE OF AREA	DIMENSION	AREA IN SQFT
1	LOBBY	6'-6" X 9'-6"	61.75
		6'-9" X 7'-6"	50.62
2	KITCHEN	6'-9" X 8'-9"	59.06
3	BEDROOM-1	10'-0" X 10'-3"	102.50
4	BEDROOM-2	10'-0" X 10'-3"	102.50
5	TOILET	4'-6" X 6'-9"	30.37
6	TOILET	4'-6" X 6'-9"	30.37
7	BEDROOM-3	10'-0" X 10'-0"	100.00
8	VESTIBULE		67.87
TOTAL			605.04

9	BALCONY		87.08
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3 BHK UNIT TYPE-1A

CARPET AREA = 59.29 SQMT / 638.19 SQFT
BALCONY AREA = 5.82 SQMT / 62.64 SQFT



S.NO.	TYPE OF AREA	DIMENSION	AREA IN SQFT
1	FOYER		20.77
2	LOBBY	10'-0" X 8'-0"	80.00
		8'-6" X 4'-6"	38.28
3	KITCHEN	10'-0" X 6'-0"	60.00
4	VESTIBULE		72.77
5	TOILET	6'-9" X 4'-6"	30.37
6	BEDROOM-1	10'-6" X 9'-0"	94.50
7	BEDROOM-2	10'-6" X 10'-0"	105.00
8	BEDROOM-3	10'-3" X 10'-0"	102.50
9	TOILET	8'-0" X 4'-3"	34.00
TOTAL			638.19

10	BALCONY		62.64
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3 BHK UNIT TYPE-4

CARPET AREA = 59.29 SQMT / 638.19 SQFT
BALCONY AREA = 7.64 SQMT / 82.23 SQFT



S.NO.	TYPE OF AREA	DIMENSION	AREA IN SQFT
1	FOYER		20.77
2	LOBBY	10'-0" X 8'-0"	80.00
		8'-6" X 4'-6"	38.28
3	KITCHEN	10'-0" X 6'-0"	60.00
4	VESTIBULE		72.77
5	TOILET	6'-9" X 4'-6"	30.37
6	BEDROOM-1	10'-6" X 9'-0"	94.50
7	BEDROOM-2	10'-6" X 10'-0"	105.00
8	BEDROOM-3	10'-3" X 10'-0"	102.50
9	TOILET	8'-0" X 4'-3"	34.00
TOTAL			638.19

10	BALCONY		82.23
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- 1-WATERBODY
- 2-SCULPTURE
- 3-COMMERCIAL-1
- 4-COMMERCIAL-2
- 5-RESIDENTIAL TOWER
(T1,T2,T3,T4,T5,T6)
- 6-COMMUNITY HALL
- 7-KIDS PLAY AREA
- 8-OUTDOOR GYM
- 9-YOGA AND MEDITATION
- 10-OUTDOOR SITTING AREA
- 11-PET FRIENDLY ZONE
- 12-WISDOM PARK
- 13-EV CHARGING POINT
- 14-CRICKET PITCH

SITE PLAN

GLS Consultants

Choose Wisely Live Well...

Amenities

- Kids Play Area
- Outdoor Gym
- Yoga and Meditation Lawn
- Multipurpose Court
- Outdoor Sitting Area
- Cricket Net
- Library
- Pet Friendly Zone
- Community Hall
- Wisdom Park (Chess/Carrom)
- FTTH(Fiber to the home)(Provisional)
- EV charging point(Provisional)
- Wi-Fi (Provisional)



YASHIKA CROSSROAD-104

Commercial Shops

GLS Consultants
Choose Wisely Live Well...



27'-6" WIDE ROAD



11'-0" WIDE ROAD

CROSSROAD

104

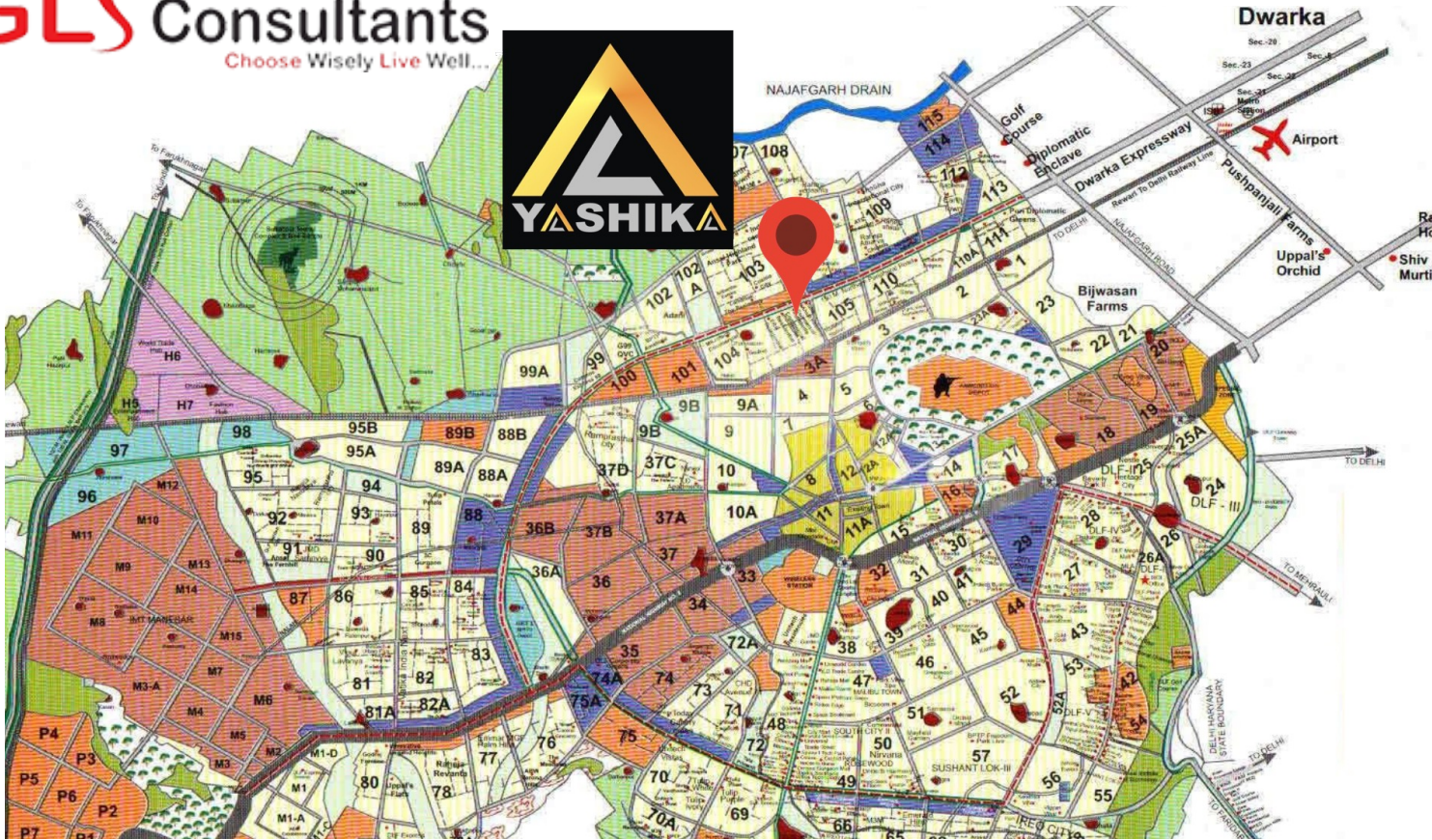
GLS Consultants
Choose Wisely Live Well

SITE PLAN

Welcome to CrossRoad 104

HIGH STREET MARKET located in the prime Sector of 104. It is located on 24-meter-wide road and is surrounded by over 2,500 families in the vicinity. It consists of Ground floor, First Floor and 10,000 Sq FT of area allotted to food court on the Second floor. The Area of each shop will be ranging from 200-600 Sq FT. These Low maintenance shops are best suitable for:

1. Chemists/Pharmacies
2. Banks
3. Boutique
4. Doctors
5. Dentist
6. Beauty Parlor
7. Bakery
8. Hair Salon
9. Dry Cleaner
10. Departmental Store
11. Fast Food
12. Florist
13. Photo Studio
14. Sweet Shop
15. Daily Needs Store
16. Garment Shop
17. Footwear
18. Gift Shop
19. Optical Store
20. ATM
21. Mobile Shop
22. Ice Cream Shop
23. Coffee Shop
24. Milk Booth
25. Tours and Travels
26. Fashion and Jewellery Store
27. Stationary
28. Cosmetic Store
29. Furnishing Store
30. Chartered Accountants
31. Tax Consultants
32. Car Accessories
33. Property Consultant
34. Electronics Store
35. Architect/Interior Designer
36. Dry Fruit Store
37. Wine and Beer Shop
38. Fine Dining Restraunts
39. Paan Shop
40. Sporting Goods Store
41. Pet Shop
42. Veterinary Clinic
43. Cyber Café
44. Tutoring Center
45. Gaming/Play Area
46. Telecommunication Services
47. Advocates
48. Telecommunication Services



Location Advantage

- Located at Sector-104, Gurugram.
- 100 meters away from Dwarka Expressway.
- Connectivity to the proposed Metro Corridor.
- Located adjoining high-end society like Emerald Bay, Hero Homes and Godrej Summit.
- IGI Airport is approximately 9 Km.
- Hospitals, Shopping Malls, Schools and Colleges are in close proximity. (DPS school is 200 meters away).

Contact Us

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