



Your Gateway to
CHANDIGARH

3 BHK LUXURY FLOORS | 3/4 BHK LUXURY VILLAS | COMMERCIAL BAYSHOPS

THE GATEWAY





THE GATEWAY

A & A GREENS

THE GATEWAY is a self-sufficient cosmopolitan township built on the solid foundation of your trust. Designed and planned for the utmost comfort and serenity for its residents, this vibrant society comes with all features and amenities that define a modern urban family life.

The perfect Gateway to the City Beautiful, Chandigarh enjoys a handpicked location that offers seamless connectivity. This area is becoming a happening spot for the new urbanites with the new Kharar flyover connecting The Gateway to the International Airport road within minutes. The flourishing suburb location provides an alternate to the heavy congested city centers and residential localities situated across Zirakpur, Kharar, Landran road, Sunny Enclave and Airport road.

THE GATEWAY enjoys convenient access to nearest highways and ensures prompt connectivity to major establishments like Mohali IT Park, Max Healthcare Hospital, Chandigarh University and VR Punjab Mall. The stellar location makes it a valued asset with immense potential for capital appreciation.

THE GATEWAY

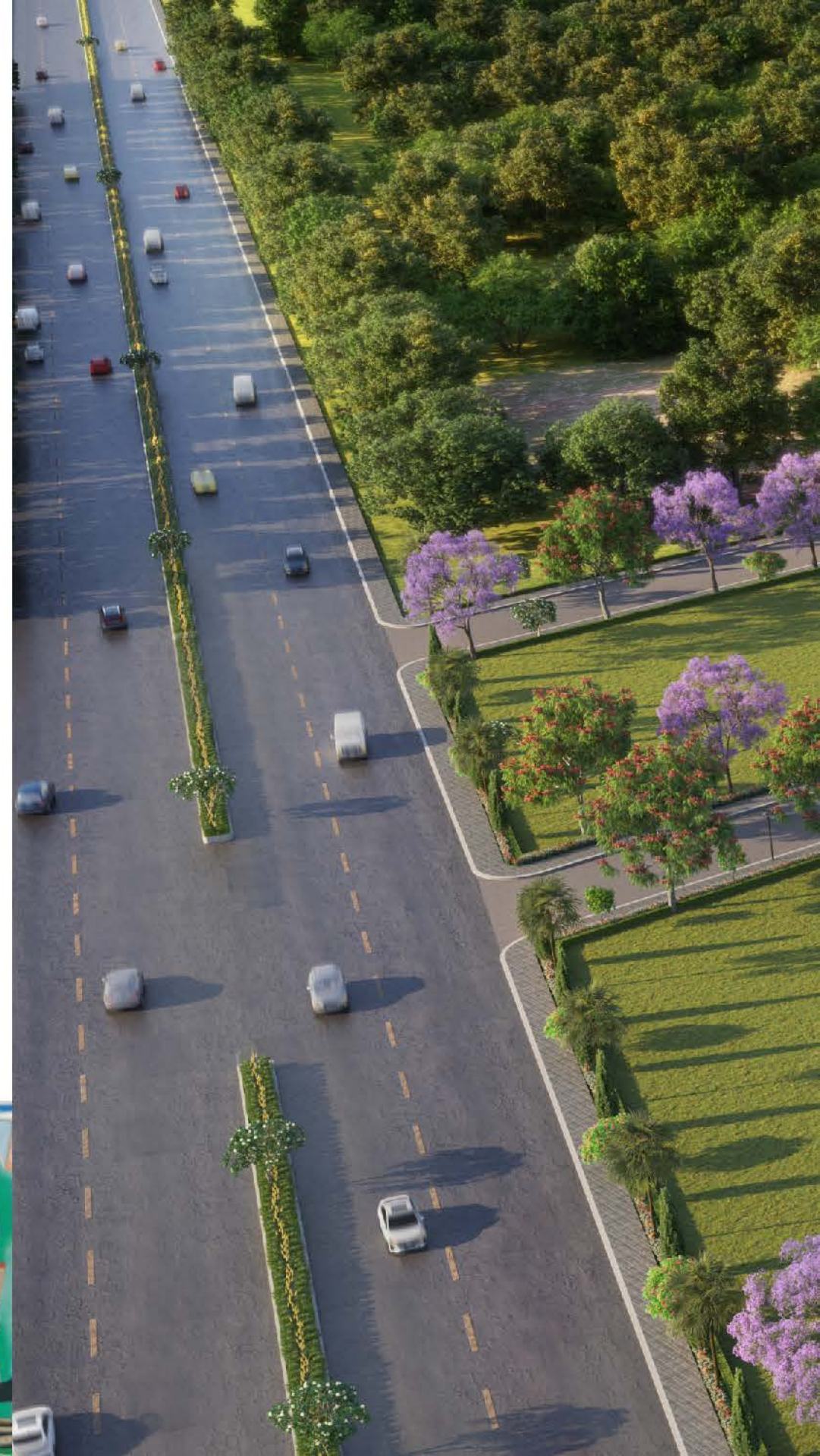
A&A Greens

Tricity's Most Desirable Address

Welcome to THE GATEWAY, a township nestled along the Chandigarh-Ludhiana Expressway sprawling around ten acres is eager to accommodate your cherished dreams. Conjuring all elements of blissful luxury, The Gateway lives up to all your expectations. A close proximity to major arterials and key-points of the region keep you well-connected to the outerworld without compromising the tranquil environment in the premises.

The well-crafted structures reflect the optimum use of sun and wind elements revealing architectural excellence. The contemporary style of French architect Le Corbusier inspires the functional blend given to concrete and bricks. This self-sufficient cosmopolitan township is offering 3 BHK Luxury Floors, Independent 3 BHK & 4 BHK Luxury Villas and trendy Commercial Bayshops.

THE GATEWAY is the idyllic oasis you have always aspired for.









THE GATEWAY

Clubhouse

A playground to a happy life!

A contemporary community centre, The Clubhouse reflects the socio-centric vision of The Gateway. The Clubhouse is a lively place for social get-togethers and community functions. Playing on legendary Le Corbusier's architectural style, The Clubhouse is, in fact, the largest community centre in the region. This ultra-modern community venue is well equipped with infrastructural brilliance and showcases a soothing design concept. Beautifully manicured lawns, pristine surroundings, welcoming array of lotuses and water lilies liven up the ambience and serve as a perfect retreat from a hectic urban life.

The two storeyed Clubhouse houses conference rooms, assembly hall and meeting rooms. A large entrance foyer invites you towards a welcoming reception area before guiding you towards well-planned divisions of The Clubhouse. The entire community centre is well-lit, airy and aesthetically designed with glass partitions. The classic Le Corbusier style is all visible in The Clubhouse which displays his paintings on brick clad walls. There can't be a better way of paying tribute to the eminent architect than showcasing his architectural accomplishments on our canvas.

A safe secure campus ensuring a nice timeout for kids, adults and senior citizens alike.

Terrace Garden Cafeteria

The rooftop terraced garden coupled with a cool cafeteria is going to be one of your favourite spots while being a privileged resident at The Gateway. Apart from being a jovial window to picturesque scenic views around and below, the rooftop garden cum café serves as a pleasant setting where you relish some memorable moments with your family and friends over those steaming cuppas of coffee. The cafeteria provides ample space for holding private and business functions.

The selective plants in the cafeteria are a visual treat, besides helping you unwind and rejuvenate in a natural ambience.



The in campus meditation garden is a serene wellness sanctuary which promises complete relaxation for body, mind and soul. The placid meditation and yoga avenue is marked with ornamental lights, textured foliage and moss covered stones. The magic is further complete with a soulful chirping of birds, gurgling of running water and floral scent swimming around. To sum up, all elements of peace and relaxation join together at this peaceful meditation garden to delight you and bring you face to face with a different world feeling.

Meditation Garden



Amenities

Where your dreams are beautifully materialized



- Gated secured community with 24 x 7 CCTV surveillance
- Convenience Bayshops
- Walking tracks and landscaped green parks
- Kids play area
- Low pollution area with peach and pear trees plantation
- Grand entrance plaza & gate
- 35 feet wide internal roads
- LED street lighting and underground electric system
- Uninterrupted water supply
- Efficient sewage system
- Rainwater harvesting system
- Provision for fiber optic internet

Wet waste Composting

Wet Waste Composting – Keeping Pace with the Clean Environmental needs, THE GATEWAY Community is well equipped with in-house Composting Hardware, you can segregate your organic wet waste and create manure for your kitchen garden.



Perfectly Manicured Green Areas – An expert team of Gardeners keep the surroundings healthy and green.

Grow your own
Veggies



Peach & Pear Trees

Our Farm to Table Initiative begins with the Peach & Pear Trees which are organically grown for the community. The blossoming peach and pear fruit bearing trees add colour and happiness to your life. Thoughtful landscaping water bodies, terrace garden gets you close to nature and makes breathing so easy.

Security & Road Space

We offer you luxurious spaces inside & outside your homes, 35 feet wide roads offer ample parking space to park your cars and yet do not hinder your movement. Neatly marked road signs help maintain one way traffic movement within the society for your personal convenience.

24x7 CCTV system, Underground electrical cables, LED street lighting & lush green gardens create a safe zone for your kids to play & grow together.





3 BHK Independent Floors

If you have always aspired for a comfy life with the finest luxury, our 3 BHK floors are the perfect fit for you. The exquisitely designed floors surprise you with stunning features and intelligent space utilisation. Beautifully handcrafted 3 BHK floors redefine your perception of a modern life blessed with all luxury and comfort elements.

Designed to impress with magnificent exteriors and suave interiors, these abodes are truly value for money homes for you. The architectural marvels are reflected in lavish inflow of sunlight, fresh air and optimum space utilisation. Quality construction, spacious bedrooms, superior cabinetry, provision for optical fibre cable for internet, vitrified tiles, round the clock security, safe and peaceful ambience ensure a blissful living here.



Brighten images



THE GATEWAY



3 BHK Independent Floors

A splendid view of the exterior magnificence and a glimpse of the interior architectural brilliance shows that we passionately listen to the whispering of your dreams, and we are most concerned to excute them in that fashion.

The starry features of our 3 BHK floors include:

**FAMILY LOUNGE | WORK FROM HOME SPACES | SPACIOUS
BALCONIES AND OPEN TERRACES PROMISING SCENIC
VIEWS | POWDER ROOM | BRANDED INTERNAL FITMENTS**





THE GATEWAY Villas

The elite class independent villas are as spacious as your dreams. Conceived for a select privileged families, these freehold spacious villas showcase exquisiteness and grandeur in all segments of design and space. Quality construction, intelligent planning, marvellous design language and luxury oozing from every nook and corner are the hallmarks of these villas.

Adorned by classy front yards and beautifully landscaped gardens, these plush residences offer luxury and comfort in pure form. Only reputed and select brands find their place in construction, décor and internal fittings. The residents are in for an out of the world experience with peaceful living amidst an oasis of luxury.



The starry features of our 3 BHK & 4 BHK Villas include:
FRONT & REAR COURTYARDS | PERSONAL WORK FROM HOME SPACES | LARGE BALCONIES AND OPEN TERRACES
PROMISING SCENIC VIEWS | FAMILY LOUNGE | BRANDED INTERNAL FITTMENTS | POWDER ROOM

MUFTISH

CUMA EK

VAN HUSAIN

BRANDS

SUPREM

SOGH GIB

KEMUJAG



THE GATEWAY

Commercial

Bayshops with SOHOs

The bustling commercial corner in THE GATEWAY premises is a boon for residents and businessmen alike. This happening shopping arcade conceptualised by The Gateway comprises of ultra-modern shopping facilities, onsite eateries, groceries, retail outlets, medical facilities, SOHO and quite office spaces. While this shopping cum business spot makes The Gateway a self-sufficient township, it serves as a potential business platform for the investors too.



A perfect investment haven for an ambitious entrepreneur willing to invest in exclusive commercial bayshops along the business-centric Chandigarh-Ludhiana Expressway (NH-95). Updated business amenities, business oriented location, tech inspired premises, latest infrastructural facilities, positive corporate vibes and generous parking space make this spot a promising launch pad for your business

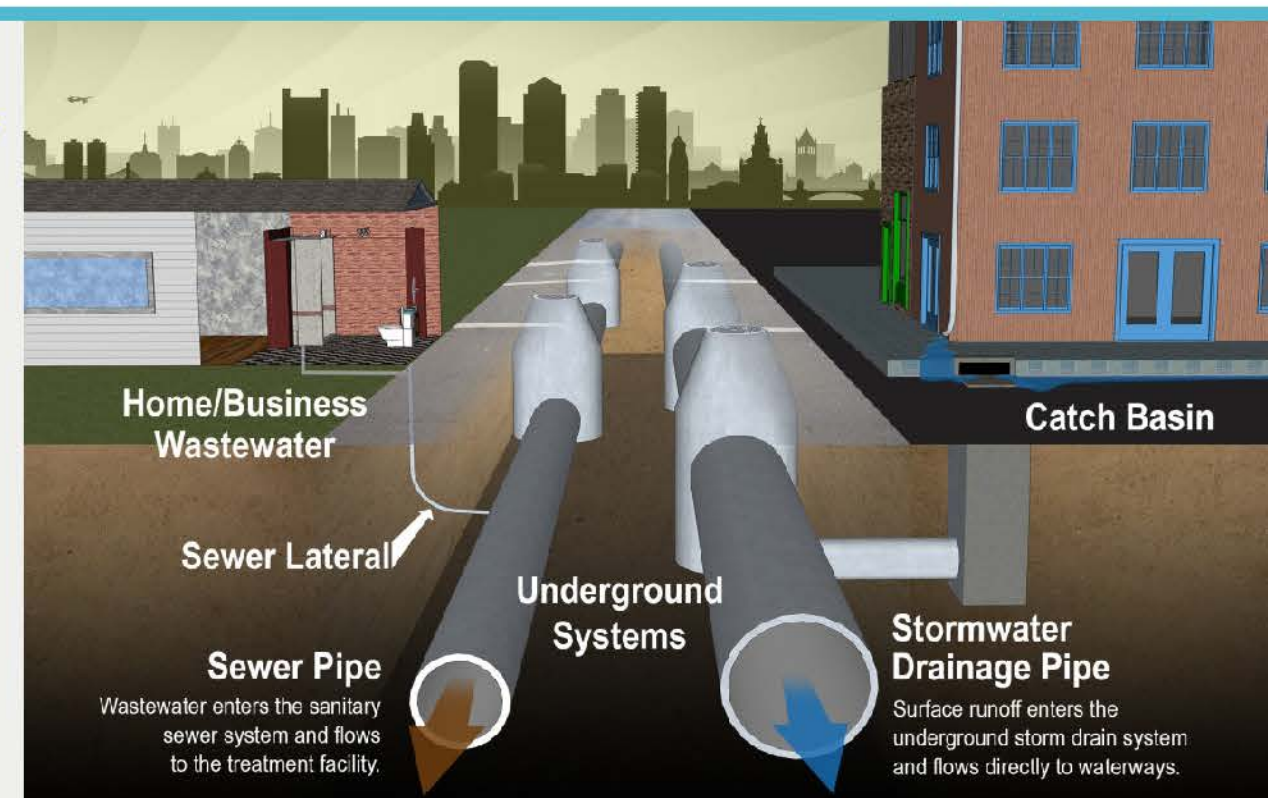
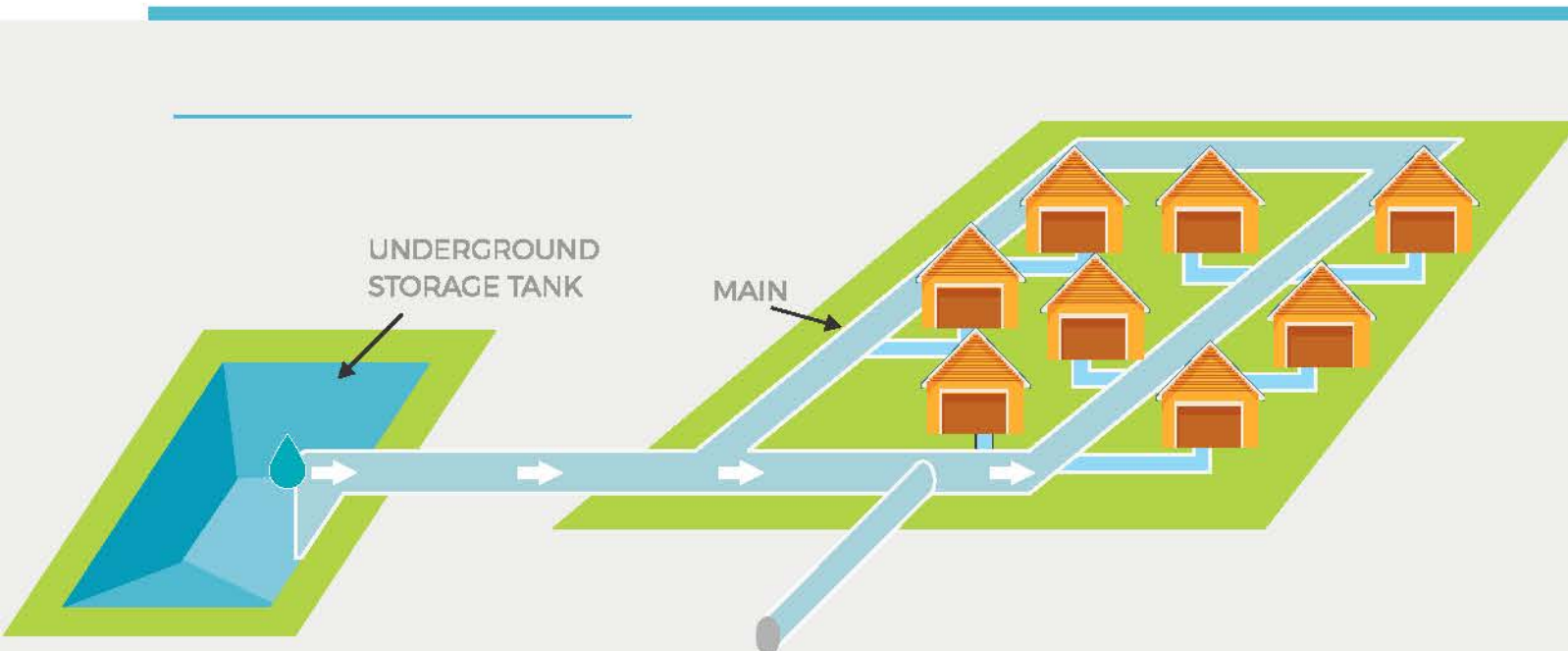
Water System

Water Supply Distribution

Domestic Water Supply to the complete site shall be distributed through Hydro Pneumatic pumps installed at the underground storage reservoir through ductile iron pipes of reputed make as per Indian standards. The source of water supply shall be through borewell which shall be at adequate depth so that sufficient supply is available as required. All the units shall be provided with domestic water supply connections with adequate pressure such that the water will reach the water tanks.

Sewerage System

All the units shall be provided with sewer connections which shall be connected to the main sewer pipes, sufficient manholes at adequate distances are constructed for ease in inspection and maintenance of the system. The complete system is designed through calculations using Mannings formula and adequate pipe sizes and slopes for the system efficiency are worked out.



Note : Valves are located at a variety of locations throughout the distribution system for maintenance .

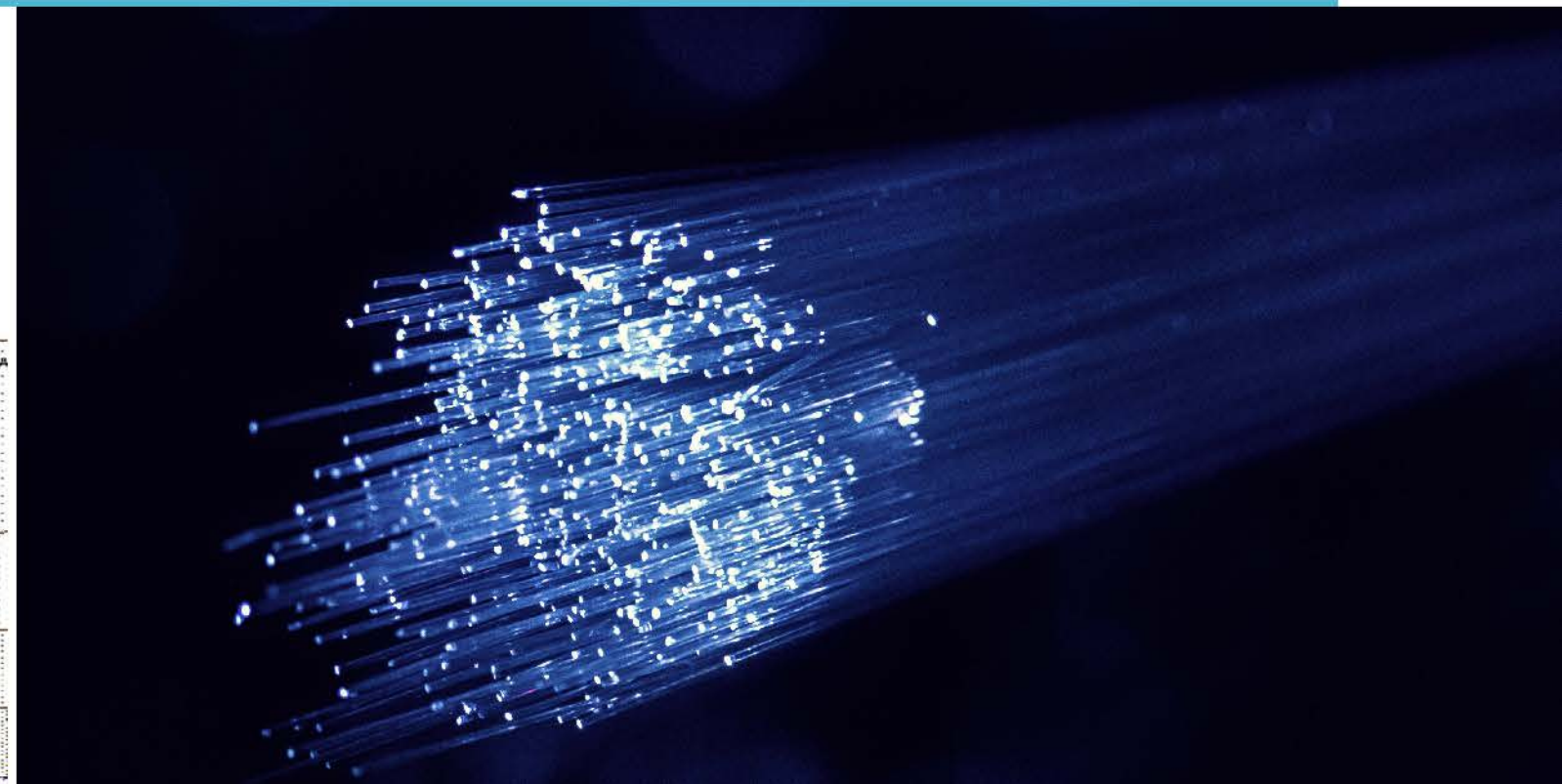
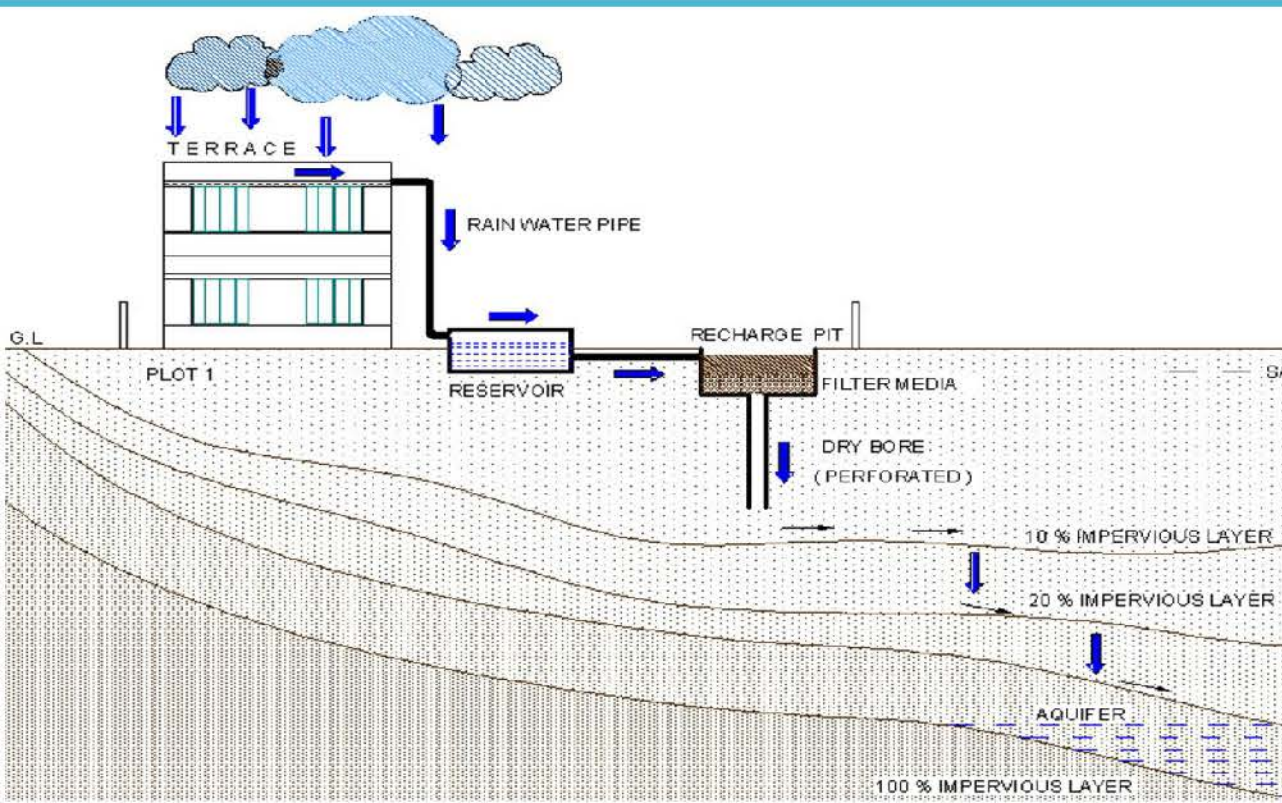
Rainwater Harvesting

Storm Water Drainage System

The storm water drainage system is designed for the complete site considering adequate rainfall intensity as per the bye laws. The complete system is designed through calculations using Mannings formula and adequate pipe sizes and slopes for the system efficiency are worked out. The storm water shall be artificially recharged into the ground through ground water recharging pits, which are placed at strategic locations to avoid water logging.

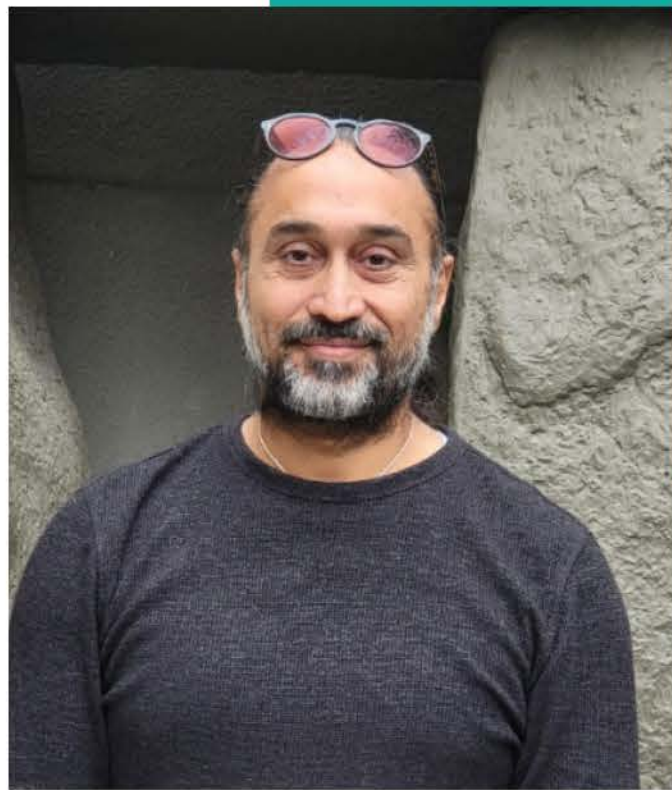
Optical Fibre Cable

Yet another exclusive feature at THE GATEWAY that speaks of our futuristic vision is the provision for laying conduits to enable optical fibre cable network in residential lanes and the commercial complex. The superior quality sturdy cables and conduits will ensure high-speed transmission of internet facilities. The underground network of optical fibres withstands weather abuse and day-to-day aerial obstacles. With 'work from home' becoming the norm for future working classes, and online academic schedules shaping up as the next model of learning for school/college going children, this feature will be a blessing in disguise for the residents at THE GATEWAY



THE GATEWAY

Architect



Harpreet Singh

AANN SPACE
ARCHITECT & INTERIOR DESIGNER

"Architects don't invent anything.
they just transform reality."

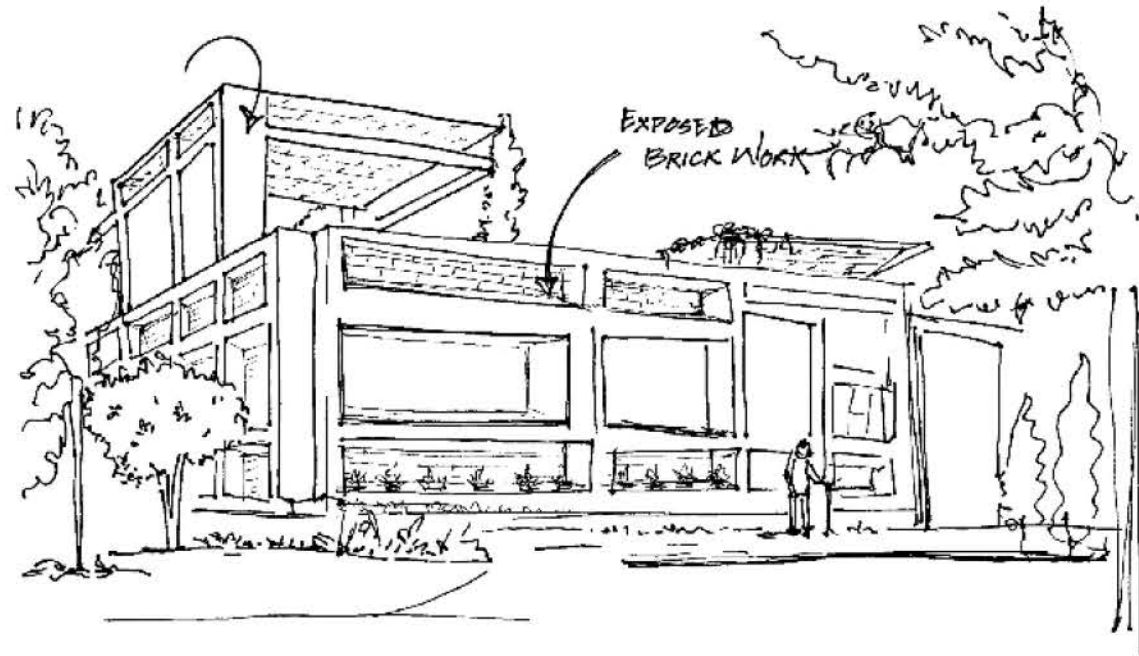


"The promoters belong to Chandigarh and had a vision of designing a mini township on the lines of the City Beautiful. We focused on a great functional blend between the built mass and landscaped areas and have tried to incorporate Le Corbusier's love affair with concrete and bricks. To offer the residents a complete earthy ambiance, we suggested using exposed brick as the prime material for the entrance gate as well as the clubhouse.

Thus, a simple palette of materials used straightforwardly elevates this community living, yet giving it a posh character."

Ideology

"My nature of practice has been to use the Sun and Wind to their advantage and craft an environment that is ecologically sound and naturally beautiful."



Clubhouse

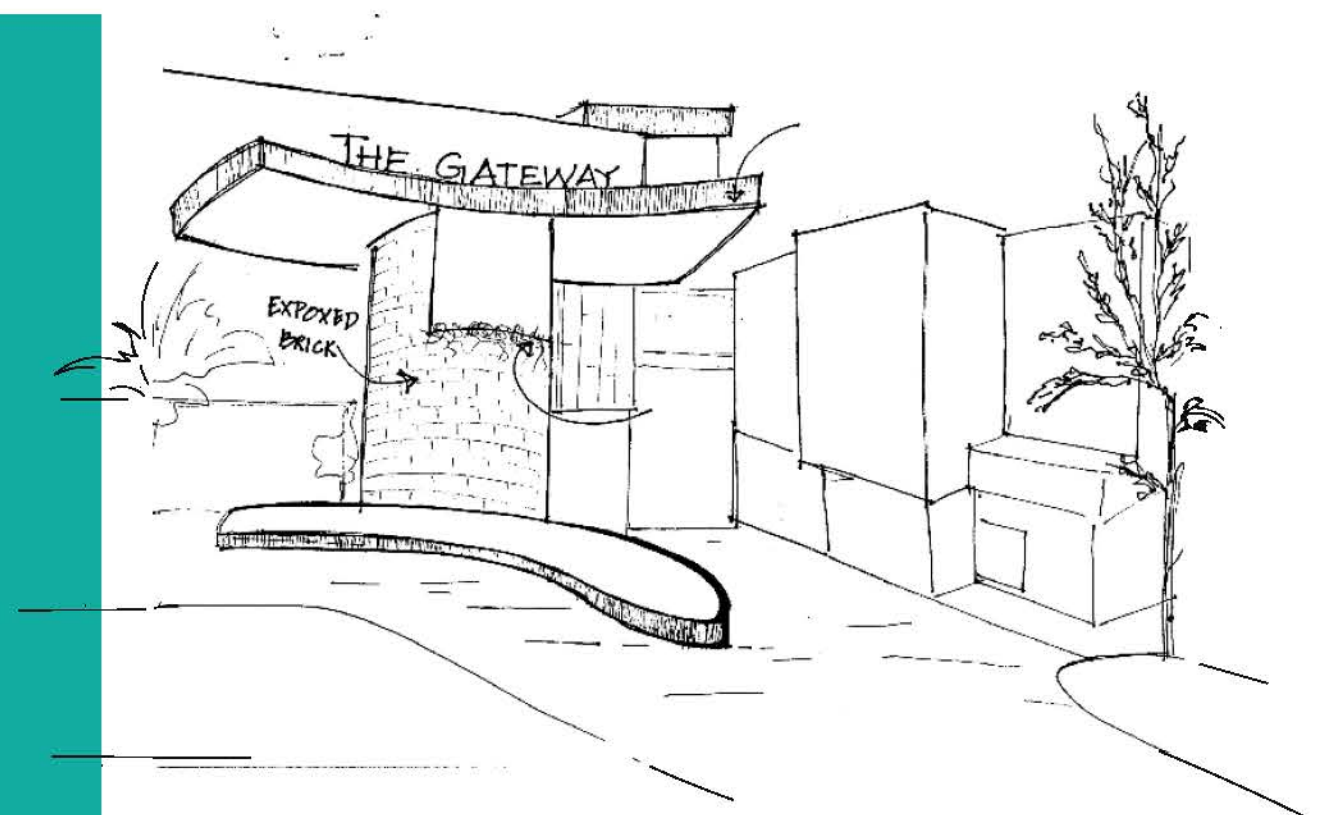
It is an experimental oasis and a visual interface between the outdoor landscape and indoors creating a metaphor for a moving visual experience accommodating meeting and conference rooms and interesting seating spaces on different levels on the first floor. The layout is kept utmost practical of the 2-storey built mass. The simple plan optimizes circulation and accessibility.

The ground floor is where one gets adequate space in the outdoors before entering. As we enter through a large entrance foyer, that opens into the reception area, there are different spaces full of natural light with glass partitions. The brick clad walls are decorated with paintings inspired by Le- Corbusiers work.

Entry Gate

For the main entrance gate, the client approached us with a simple request that the entrance gate should speak loud and clear. The entrance reflects the theme of the whole project inspiring us to conceive the building and choose its architectural form and vocabulary. What we have attempted in The Gateway is a harmonious reconciliation of the diverse set of design factors that are part of any architectural project and an interplay of materials and volumes.

Crucial to the form-making was the act of puncturing, seemingly vast brick walls with soaring geometric voids, creating dramatic shadows as the harsh Indian sun made its way through the sky. On the façade, thin brick cladding are supported by a framework of crisp MS Jall/screens. The 18 ft high roof is made up of semi-circular beams with MS fins.



THE GATEWAY

Inspiration



In 1951, having seen his plans for numerous cities rejected, Le Corbusier finally received the opportunity to put his ideas into practice. After India gained independence in 1947, the country's first prime minister, Jawaharlal Nehru, envisioned a new capital for the Punjab state that would represent India's entry into the modern world. He tapped Le Corbusier for the job after the project's first architect, Matthew Nowicki, was killed in a plane crash. Chandigarh was planned to house 300,000 inhabitants, spread over 47 numbered sectors organized on a grid. Each sector, measuring 800 x 1200 meters, consists of a self-sufficient unit with basic services such as shops, school, health center, and areas for recreation and worship. As in his other projects, Le Corbusier prioritized the automobile, connecting the sectors through wide boulevards. To conform to the modern ideas of functionality and efficiency, the city was zoned according to its different uses: residential buildings, a commercial center, a medical and university complex, and a recreation area, and a central park around a large artificial lake.



Charles-Édouard Jeanneret

SWISS-FRENCH MODERN ARCHITECT, URBAN PLANNER,
DESIGNER, SCULPTOR, PAINTER, AND WRITER



THE GATEWAY

An ode to the city beautiful.

- Beautiful Exteriors & Facades
- Exceptional Quality & Craftsmanship
- Termite Proof PVC Modular Kitchen & Door Frames
- Anti-Skid Tiles
- Unmatched Living Standards & Services
- Underground Electrical System
- Provision for Convenience Bayshops on site.
- Provision for Fiber Optic Internet
- Wide Roads
- High Rentals



THE CLUBHOUSE

Bhagamajra-Kharar Toll Plaza



Technical Specifications



MODULAR KITCHEN

Walls	Ceramic Tiles
Flooring	Vitrified Tiles/Ceramic Tiles, Anti Skid
Doors	Flush Door Shutter/Skin Doors
External Window & Glazing	UPVC Frames & Shutters
Switches	Modular (Goldmedal/Havells or Equivalent)
Others	Granite Counter Top, Double Stainless Steel Sink



TOILETS

Walls	Plastic Emulsion Paint & Ceramic Tiles Upto 7Ft.
Flooring	Anti Skid Tiles
Doors	Flush Door Shutter/Skin Doors
Fittings & Fixtures	Parryware/Hindware/Kerovit (or Equivalent)
External Window & Glazing	UPVC Frames & Shutters
Switches	Modular (Goldmedal or Equivalent)



STAIRCASE

Walls	Plastic Emulsion Paint
Flooring	Granite/Anti Skid Vitrified Treads



FLOORING

Flooring	Superior quality vitrified tiles
Balconies & utility Areas	Ceramic Tiles
Others	Anti Skid ceramic Tile floors



PAINTS

Internal Walls	Plastic Emulsion Paint
External walls	Anti-Fungal weather shield paint



DOORS & WINDOWS

Internal	Flush Shutter Doors with Termite Proof Seasoned WPC Door Frames in paint Finish
External	Window/Glazing in UPVC



SAFETY & SECURITY

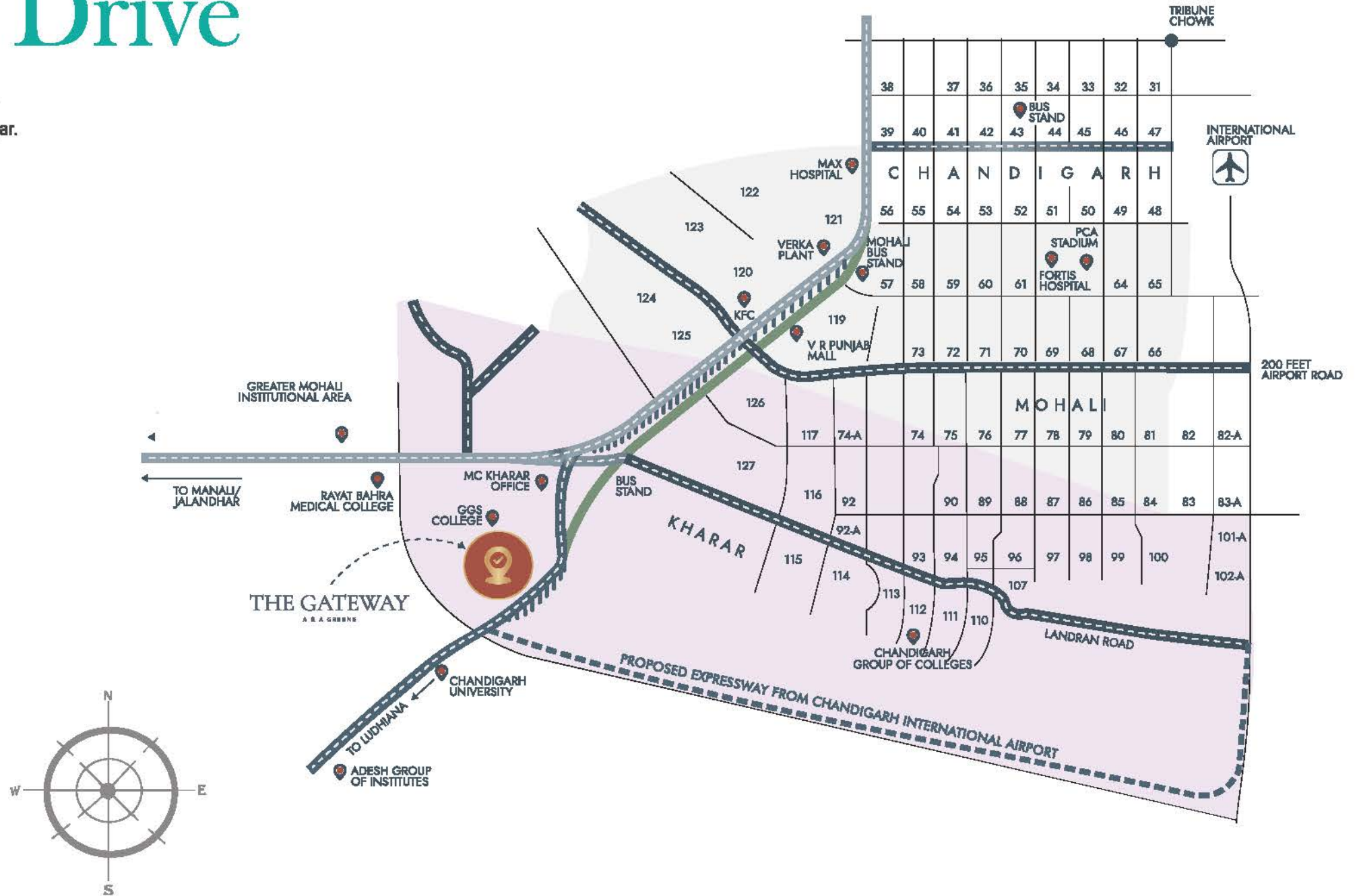
24x7 CCTV Surveillance & Security

THE GATEWAY

Location & Drive

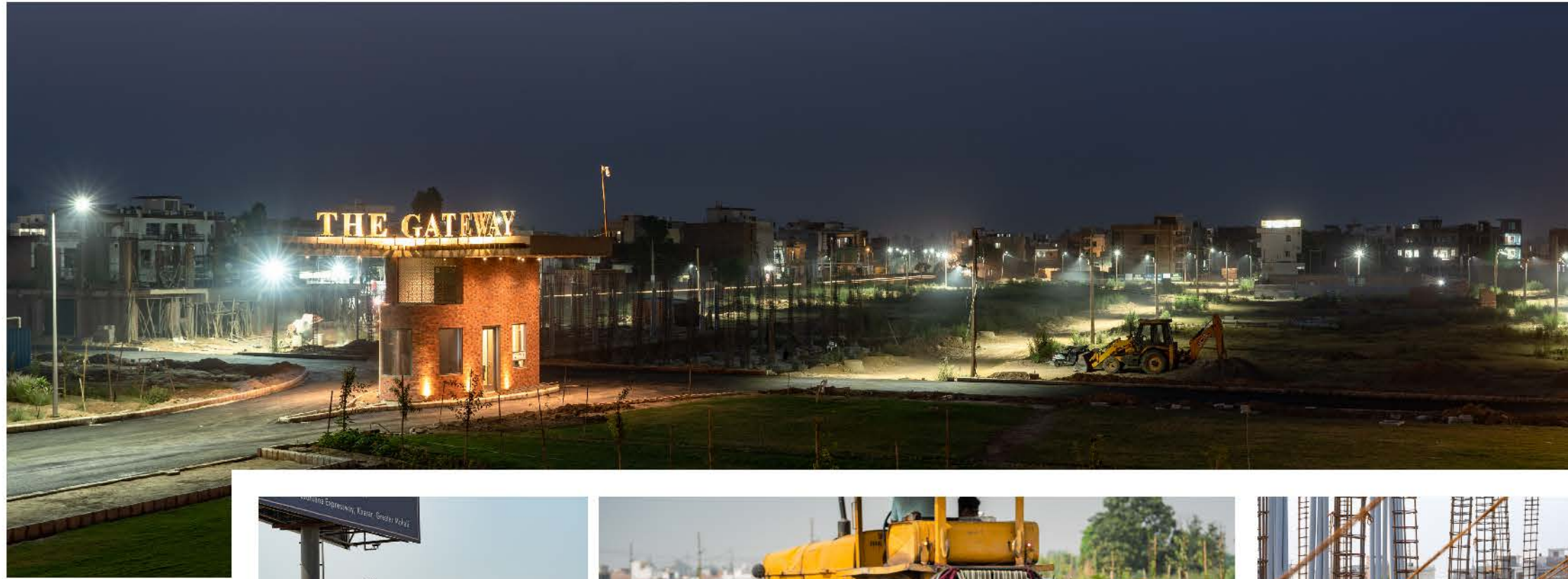
The property sits on the Chandigarh-Ludhiana Expressway in the developing area of Kharar, Greater Mohali, S.A.S Nagar.

-  3 Minutes
Chandigarh University
-  14 Minutes
Max Hospital
Fortis Hospital
-  5 Minutes
Kharar Bus Stand
-  15 Minutes
Quark City
Mohali Industrial Area
-  5 Minutes
Rayat & Bahra University
& Medical College
-  20 Minutes
ISBT 43
-  10 Minutes
VR Mall
-  20 Minutes
PGI
-  15 Minutes
ISBT Mohali
-  30 Minutes
International Airport



THE GATEWAY

Work in Progress



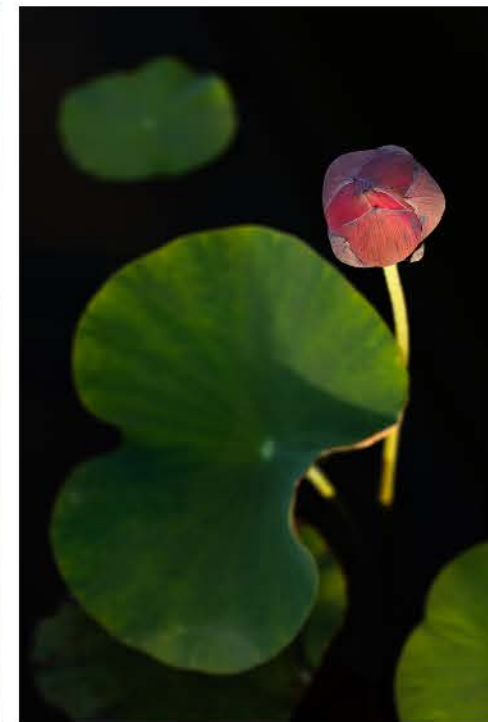
THE GATEWAY

Work in Progress



THE GATEWAY

Work in Progress





The Gateway A & A Greens

Site Address: Chandigarh - Ludhiana Expressway, NH-95, Tehsil Kharar, S.A.S. Nagar, Mohali, Punjab

Call : +91 74021 41111

Disclaimer - The specification and images used in the project brochure are conceptual. This brochure provides general information and cannot form the basis of any legal commitment. The company reserves the right to make amendments as and when required. The construction of the project will be carried out as per the plans approved by the competent authorities.

