

 **HOMELAND**

Mixed Use Development @ QuarkCity Phase 2, Mohali

29<sup>th</sup> March 2025

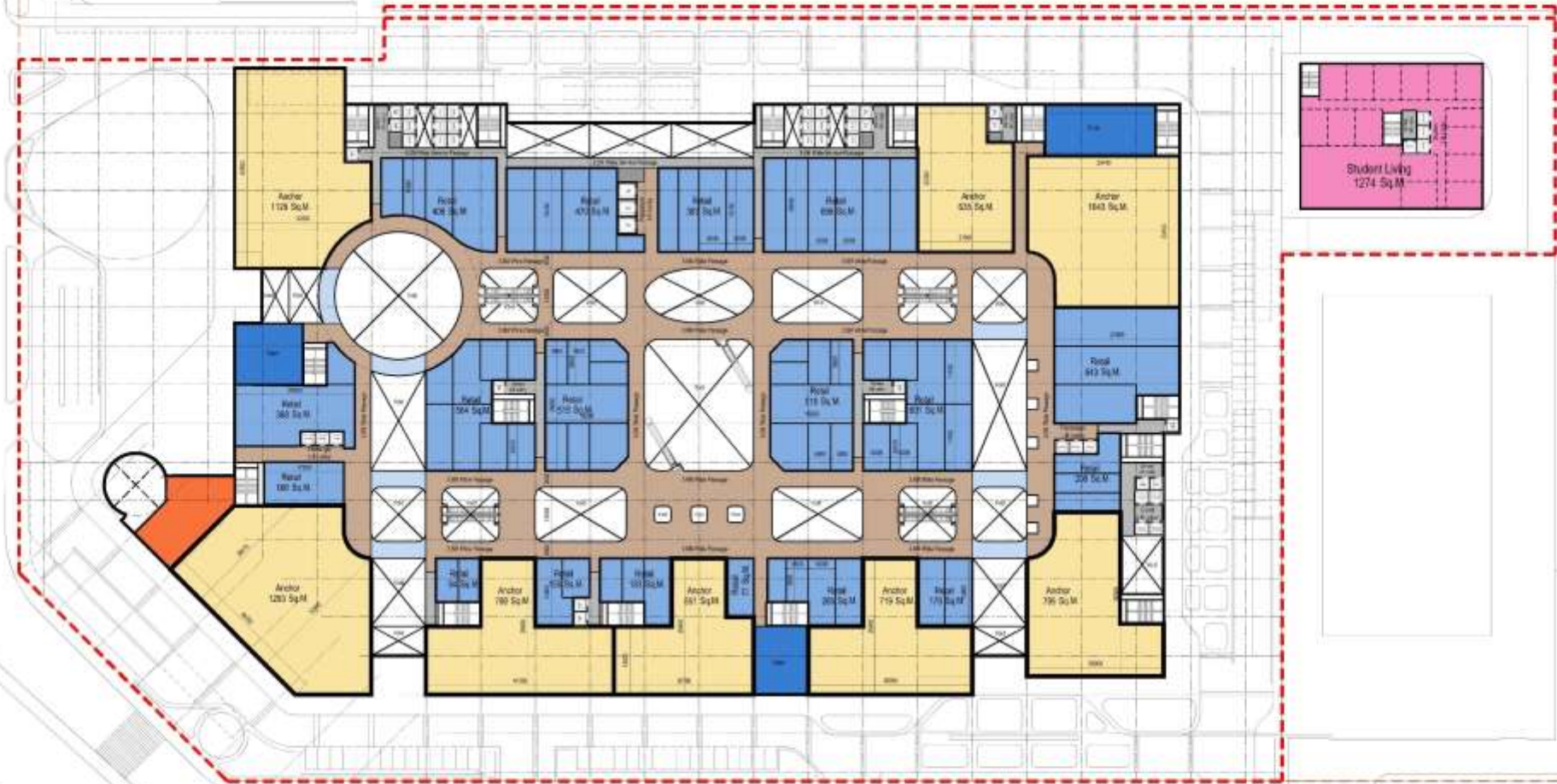
*Phase 2*

1st Floor Plan of Lathrop-Covington Building. The plan shows a large central area with various rooms, including offices, service apartments, and a central courtyard. Rooms are color-coded: orange for offices, blue for service apartments, and yellow for common areas. The plan includes labels for 'MALL / OFFICE ENTRY', 'MALL / OFFICE EXIT', 'MALL ENTRY', 'MALL EXIT', 'DROP-OFF', 'PICK-UP', 'OFFICE / SERVICE APARTMENT / BEDROOM ENTRY / EXIT', and 'Pond Gully'. A red dashed line outlines the building's perimeter. A small pink area is labeled 'Student Living 1274 Sq.M.'

## Pre-Concept I Lower Ground



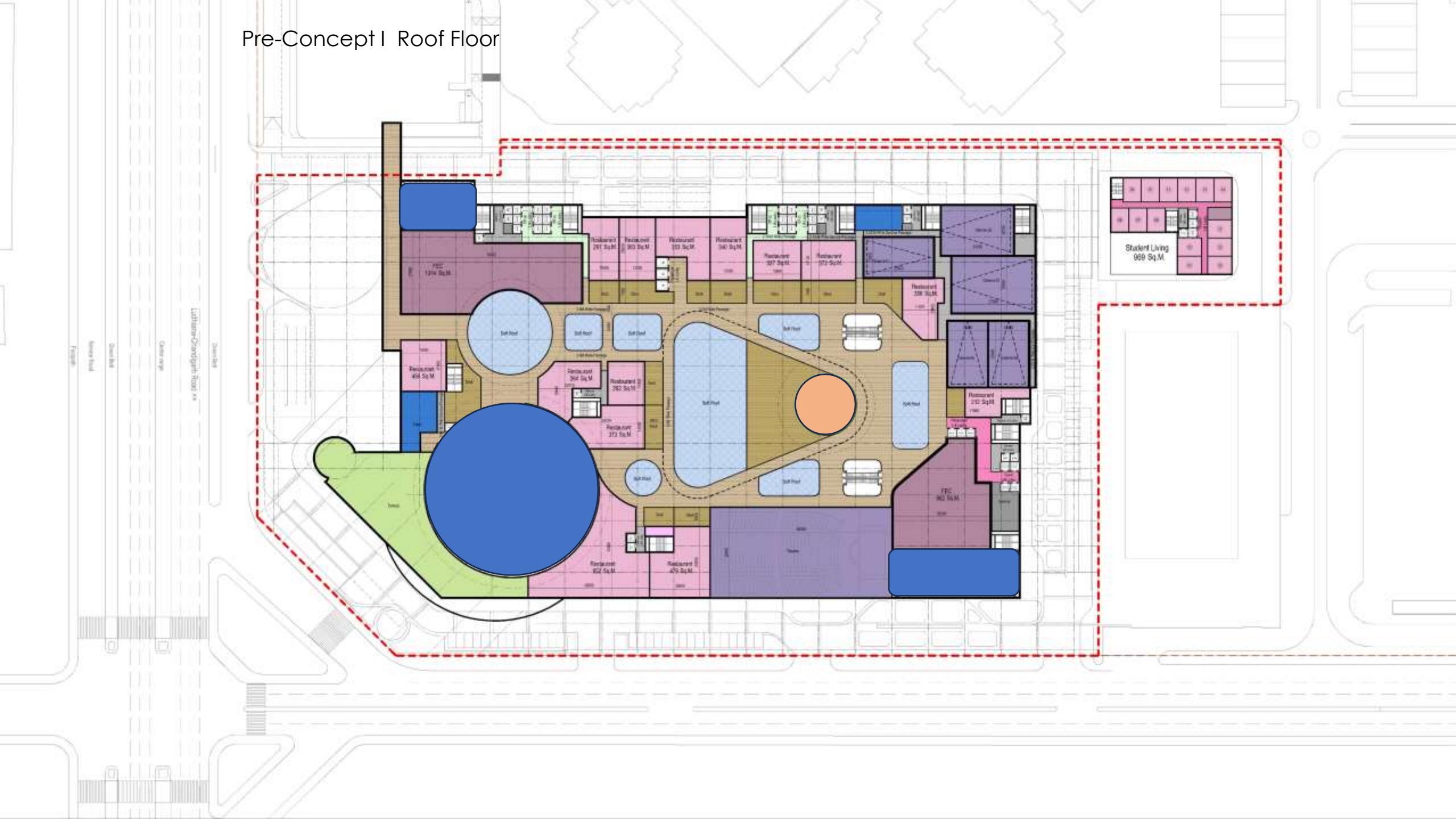






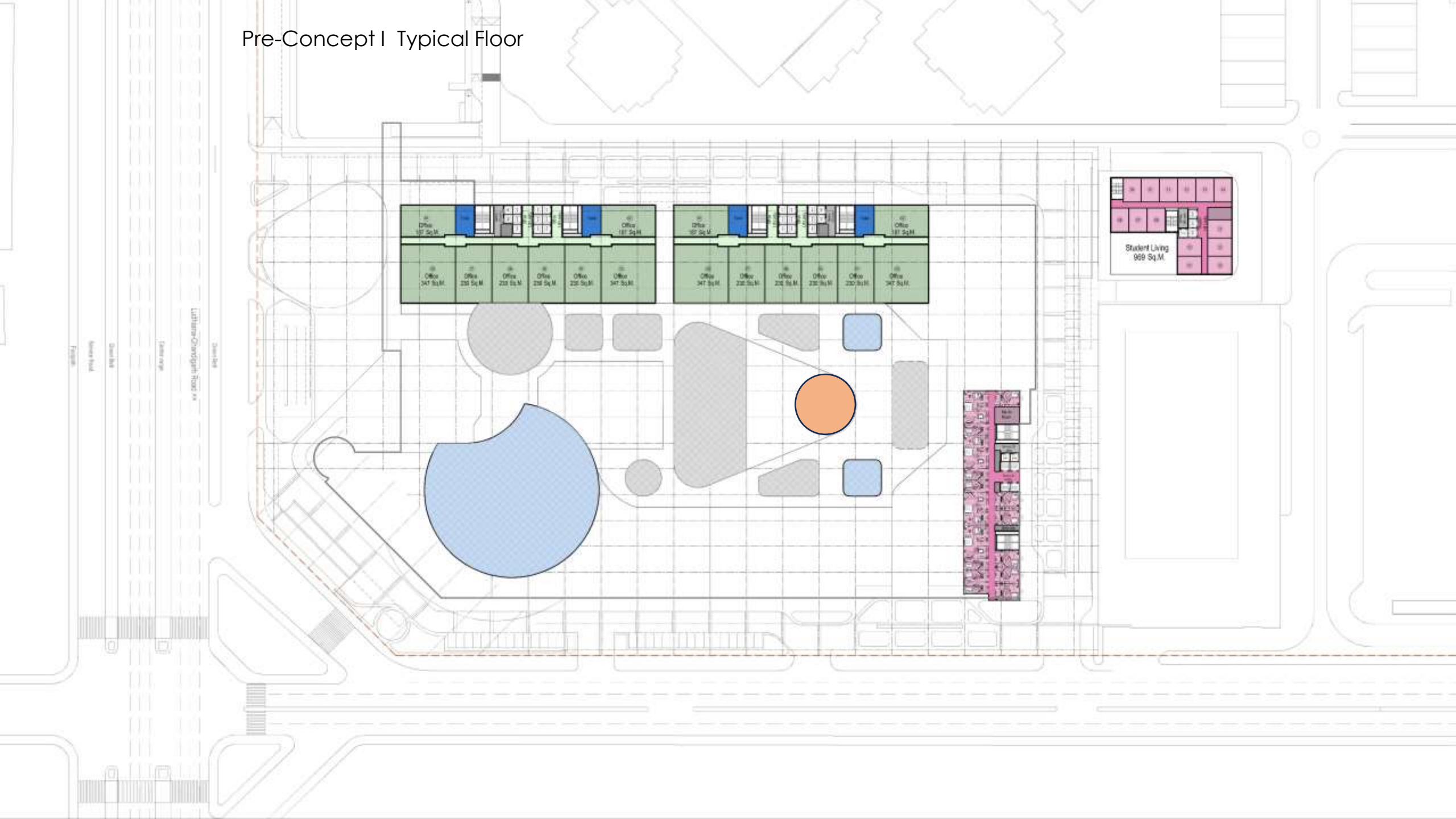


Pre-Concept I Roof Floor

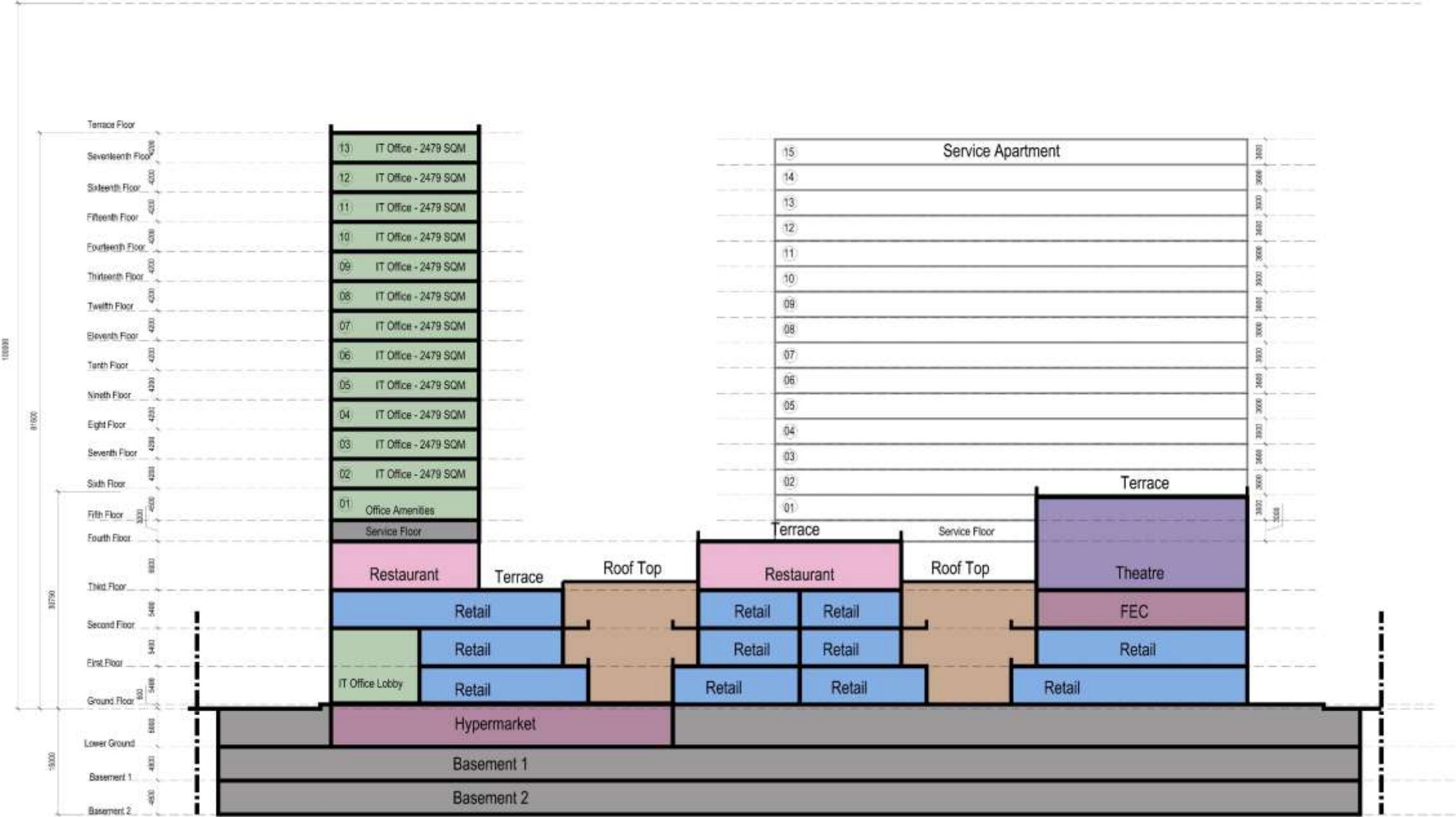




Pre-Concept I Typical Floor



Pre-Concept I Section



*massing*





































Bentel Associates																												28-Mar-25
Quark City - Phase 2																												

Area Statement

Sl. No	Descriptions	Leasable Area														GLA		GBA Mall		GBA Service Apartment		GBA Office Tower 1 & 2		Parking, Services and Loading/ Unloading Area		Total Construction Area		Parking Bays	
		Anchor		Inline Stores		Hypermarket		Café + Restaurants		Food Court Seating Area		Covered FEC		Cinema															
		1 No						20 Food Stalls + 3 QSRs + Seats				5 Screens																	
		(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)						
																		-	-	-	-	-	-	41,673	4,48,568	41,673	4,48,568	4 Wheeler	
1	Basement 2																	-	-	-	-	-	-	41,673	4,48,568	41,673	4,48,568	1,074	
2	Basement 1																	-	-	-	-	-	-	41,673	4,48,568	41,673	4,48,568	1,074	
3	Lower Ground Floor	2,019	21,733	833	8,966	3,742	40,279	132	1,421	-	-	-	-	-	-	6,726	72,399	8,720	93,862	-	-	-	-	32,953	3,54,706	41,673	4,48,568	657	
4	Ground Floor	2,606	28,051	13,633	1,46,746	-	-	-	-	-	-	-	-	-	-	16,239	1,74,797	24,876	2,67,765	273	2,939	1,209	13,014			26,358	2,83,718		
5	1st Floor	7,063	76,026	6,757	72,732	-	-	-	-	-	-	-	-	-	-	13,820	1,48,758	21,267	2,28,918	-	-	-	-			21,267	2,28,918		
6	2nd Floor	1,101	11,851	5,197	55,941	-	-	-	-	3,364	36,210	3,014	32,443	1,237	13,315	13,913	1,49,760	22,650	2,43,805	-	-	-	-			22,650	2,43,805		
7	3rd Floor	-	-	-	-	-	-	5,343	57,512	-	-	2,276	24,499	2,185	23,519	9,804	1,05,530	14,370	1,54,679	-	-	619	6,663			14,989	1,61,342		
8	4th Floor (Service Floor)																	-	-	-	-	-	-	6,693		6,693	72,043		
9	5th Floor																		-	1,258	13,541	5,435	58,502			6,693	72,043		
10	6th Floor																			1,258	13,541	5,435	58,502			6,693	72,043		
11	7th Floor																			1,258	13,541	5,435	58,502			6,693	72,043		
12	8th Floor																			1,258	13,541	5,435	58,502			6,693	72,043		
13	9th Floor																			1,258	13,541	5,435	58,502			6,693	72,043		
14	10th Floor																			1,258	13,541	5,435	58,502			6,693	72,043		
15	11th Floor																			1,258	13,541	5,435	58,502			6,693	72,043		
16	12th Floor																			1,258	13,541	5,435	58,502			6,693	72,043		
17	13th Floor																			1,258	13,541	5,435	58,502			6,693	72,043		
18	14th Floor																			1,258	13,541	5,435	58,502			6,693	72,043		
19	15th Floor																			1,258	13,541	5,435	58,502			6,693	72,043		
20	16th Floor																			1,258	13,541	5,435	58,502			6,693	72,043		
21	17th Floor																			1,258	13,541	5,435	58,502			6,693	72,043		
22	18th Floor																			1,258	13,541		-			1,258	13,541		
23	19th Floor																			1,258	13,541		-			1,258	13,541		
24	20th Floor																				-					-			
25	21st Floor																				-					-			
	Total	12,789	1,37,661	26,420	2,84,385	3,742	40,279	5,475	58,933	3,364	36,210	5,290	56,942	3,422	36,834	60,502	6,51,244	91,883	9,89,029	19,143	2,06,055	72,483	7,80,207	1,22,992	12,51,842	3,06,501	32,99,177	2,805	
		21.14%		43.67%		6.18%		9.05%		5.56%		8.74%		5.66%		100.00%													

Notes									
	Retail Efficiency						65.85%		
	Parking opertaional requirement for mall							+	2,118

# thank you

## Johannesburg

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