

ONE
ONONE



Premium Office Development on NH 8

GEO LOCATION



AERIAL VIEW



LOCATION ADVANTAGE



20 min (approx)



Medanta Hospital
8 min (approx)



Iffco Chowk
8 min (approx)



Galaxy Hotel & 32 Milestone
2 min (approx)



Sec 29 – Food & Pub Area
7 mins (approx)



Westin
8 min (approx)



Star Mall
5 min (approx)



Fire Station – Sec 29
8 min (approx)

SIGNAL FREE ACCESS



Iffco Chowk & Signature Towers underpass/flyovers will be operational by March 2018 leading to smooth non stop flow from airport directly to Vatika One On One

WHAT NHAH HAS IN STORE FOR THE DELHI-MANESAR STRETCH

1 Dwarka Expressway (from Shiv Murti at Mahipalpur to Kherki Dhaula)

Length **11.5**

WORK TO START **Mar 2018**

DEADLINE **30 months**

➤ Interchange at Sector 74 (meeting point of SPR & Dwarka Expressway)

➤ Interchange at UER-II & NH-8 junction

WORK TO BE AWARDED **Jan 2018**

DEADLINE **30 months**

2 Improvement of Shankar Chowk (elevated U-turns &



underpass)

WORK TO START **Mar 2018**

DEADLINE **18 months**

3 Improvement of Shankar Chowk, Signature Tower, Rajiv Chowk & Honda Chowk
LIKELY COMPLETION **Mar 2018**

4 Improvement of Gurgaon-Sohna Road stretch (NH-248A)

WORK TO START **Jan 2018**

DEADLINE **30 months**

5 Underpass from Ch Bakhtawar Singh Road toward Delhi at Rajiv Chowk

LENGTH **615m**

STATUS **Completed**

6 4-lane flyover at Maharana Pratap Chowk on MG Road

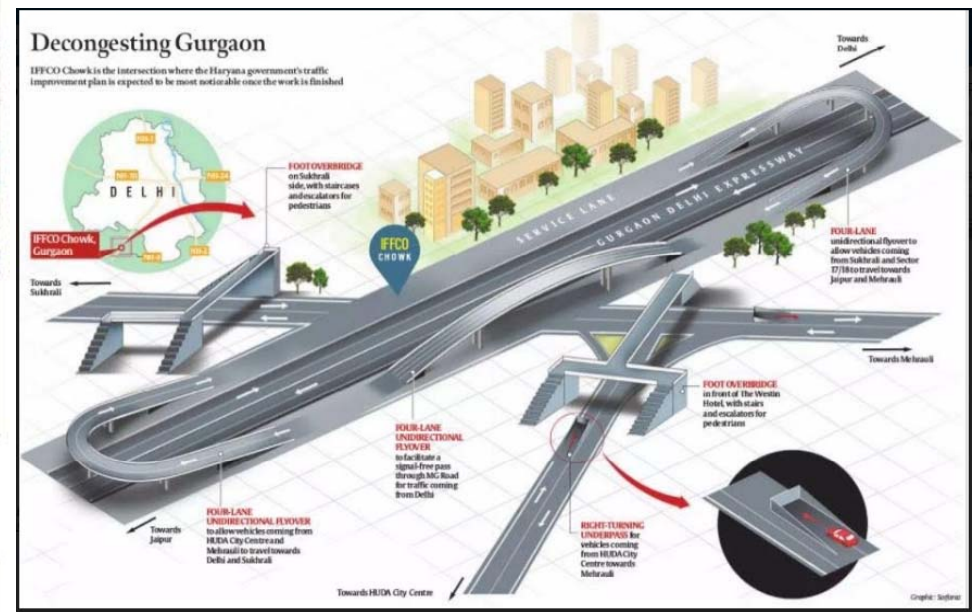
LENGTH **1.82 km**

STATUS **Completed**

7 Hero Honda Flyover

LENGTH **1.4 km**

STATUS **Completed**



[Source: http://timesofindia.indiatimes.com/city/delhi/7-projects-to-reduce-load-on-nh-8-stretch/articleshow/60049975.cms](http://timesofindia.indiatimes.com/city/delhi/7-projects-to-reduce-load-on-nh-8-stretch/articleshow/60049975.cms)

SITE PLAN



- ① ENTRY
- ② EXIT
- ③ DROP-OFF
- ④ PARKING
- ⑤ CENTRAL COURT
- ⑥ FORE COURT
- ⑦ PAVILION 1
- ⑧ PAVILION 2

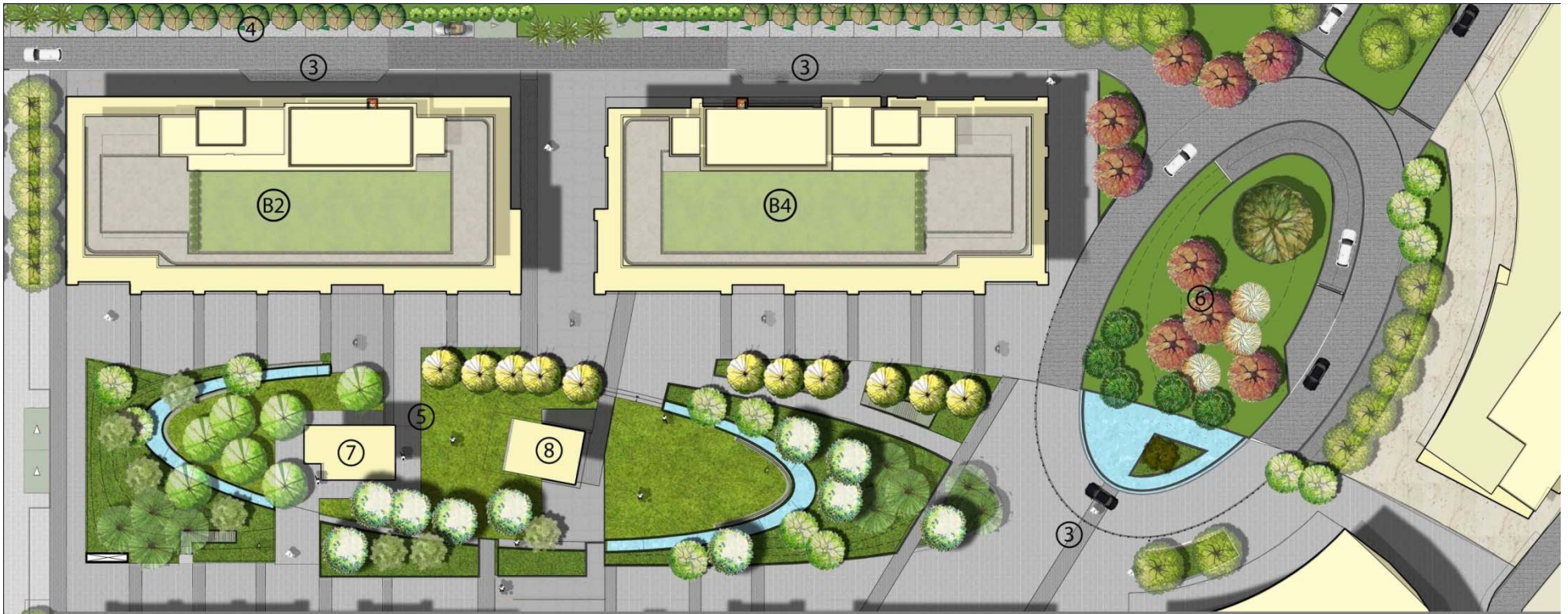
- VISITORS PARKING
- TEMPORARY PARKING ON 24M WIDE ROAD
- DROP OFF
- BENCHES

OVERVIEW



- ✓ *1.4 Million Sq.ft of Commercial Office Destination*
- ✓ *Accessible from NH 8 via 24 M wide road*
- ✓ *Future Expansion has been provisioned*
- ✓ *6 Independent Towers facing the piazza*
- ✓ *Exclusive Towers of 1.6 lac Sqft, 2.3 Lac Sq.ft & 5.5 Lac Sq.ft (approx)*
- ✓ *24000 Sq. ft floor plates with a provision of connectivity of two floor plates in two blocks*
- ✓ *Almost 2 acres of Piazza with landscapes & Break Out Areas*
- ✓ *Business Centre will be part of the campus for interim needs*
- ✓ *Recreational facilities is planned in the campus*
- ✓ *Terrace Gardens on Two towers for corporate get togethers*

LANDSCAPES & URBAN SPACES



LANDSCAPES & URBAN SPACES



LANDSCAPES



INTEGRATING PIAZZA VIEWS



4* GRIHA DESIGN FEATURES



FAÇADE DESIGN FEATURES

- ✓ *Optimisation of Natural Day Light*
- ✓ *Minimize the direct heat gain from sun inside the space*
- ✓ *Optimum outdoor lighting with time control switch to decrease light pollution*
- ✓ *Greater thermal comfort due to heat resistive wall, roof and windows*

RENEWABLE RESOURCES

- ✓ *Use renewable energy to reduce dependency on fossil fuels*
- ✓ *Zero water discharge from complex*
- ✓ *Rain water harvesting to recharge ground level*
- ✓ *Efficient waste management practice to maximize the resource recovery*
- ✓ *Ensured potable and recycled water quality to promote health and hygiene*

ADDITIONAL FEATURES

- ✓ *Use of native trees and shrubs to minimize the water consumption for landscaping and increase biodiversity*
- ✓ *Conserve and reuse of onsite fertile soil*
- ✓ *Refrigerant, insulation and fire fighting system used in the projec has no ozone depletion substances.*



GREEN BUILDING BENEFITS



- ✓ *Decrease in operational cost*
- ✓ *Increased productivity of occupants*
- ✓ *Ability to attract best quality employees*
- ✓ *Better operations and management*
- ✓ *Better metering and monitoring of energy and water*
- ✓ *Corporate Social Responsibility Benefits*
- ✓ *Reduced carbon footprint of the building*

WELL BEING MEASURES



- ✓ *Controlled ventilation*
- ✓ *Circulation of filtered air*
- ✓ *Indoor smoking ban*



- ✓ *Clean, treated water available.*
- ✓ *Periodic water testing and cleaning.*

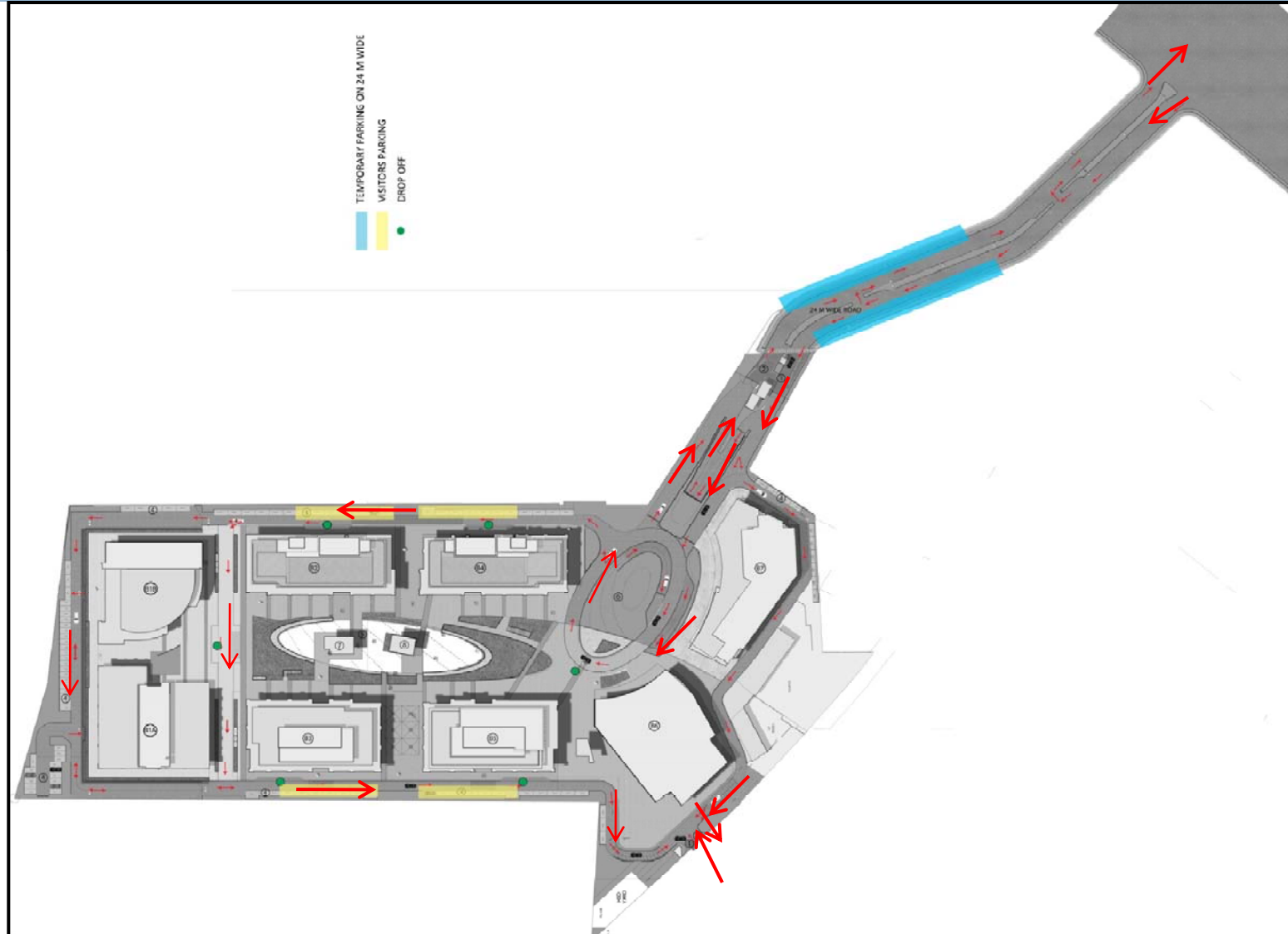


- ✓ *Window shading & daylight management to control glare*
- ✓ *Optimum window to core depth*
- ✓ *Optimum window to wall ratio to contain unwanted ingress of heat and glare.*



- ✓ *Well designed staircases to promote usage of stairs instead of lifts.*
- ✓ *Encouraging pedestrian movement on site with well designed plaza.*
- ✓ *External spaces carved for play, fitness & recreation.*
- ✓ *Bicycle storage and support*

TRAFFIC MANAGEMENT



ENTRY TO BLOCKS



LIFANG DRAFT
力方国际数字科技有限公司
www.lifang-cg.com

DROP OFF ZONE



DROP OFF ZONE



AMENITIES & SOCIAL INFRA

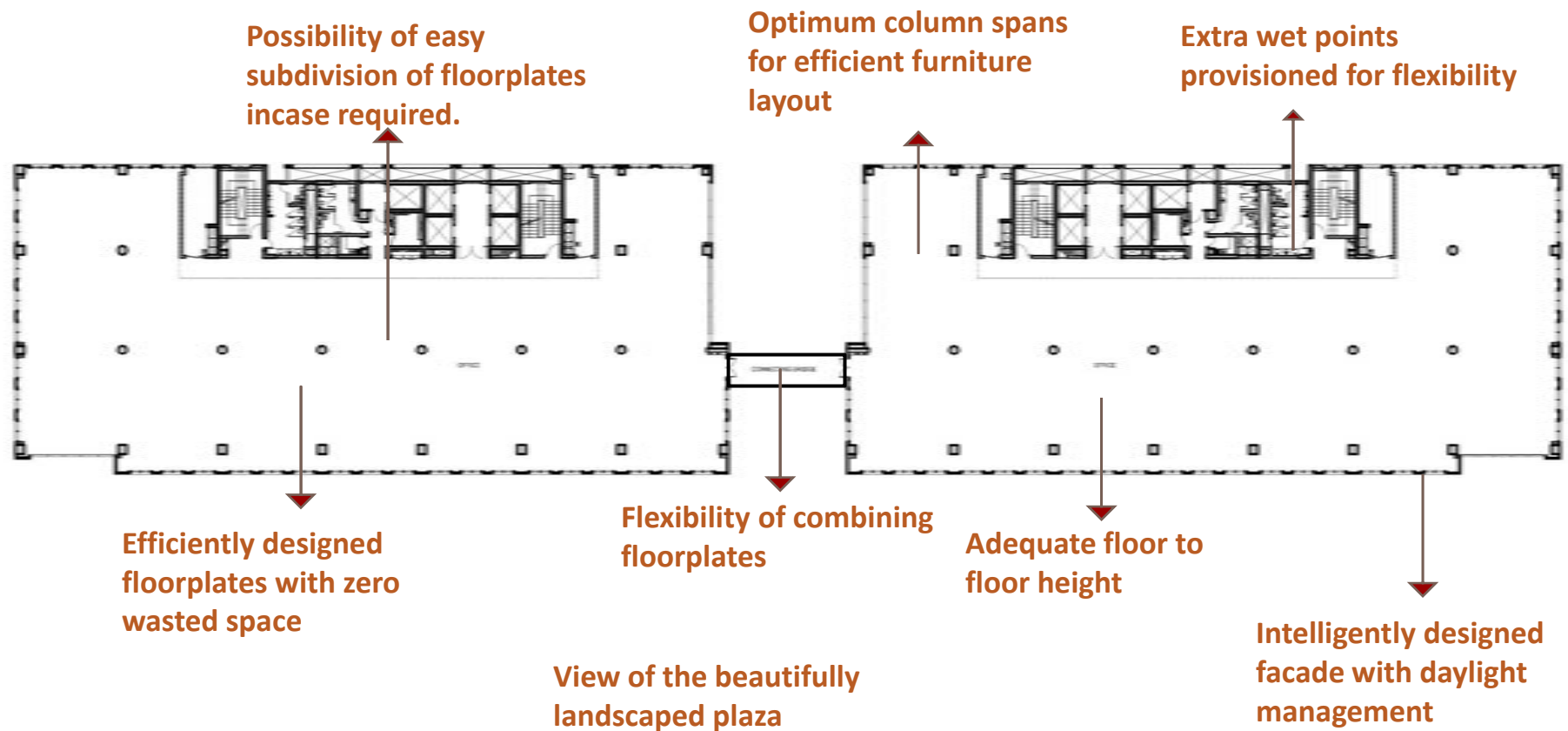


ELEGANT LOBBIES



Artistic Impression of the Lobby Areas
** Images are depiction and design under finalization*

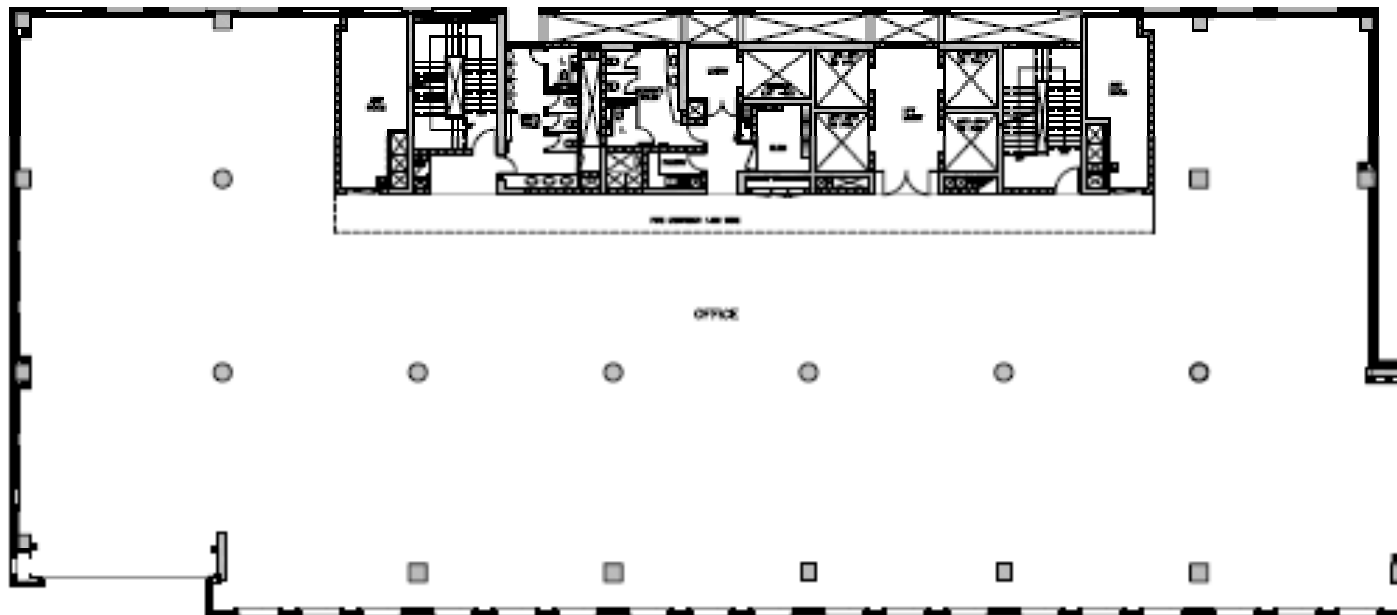
EFFICIENT FLOOR PLATE



TYPICAL FLOOR PLATE



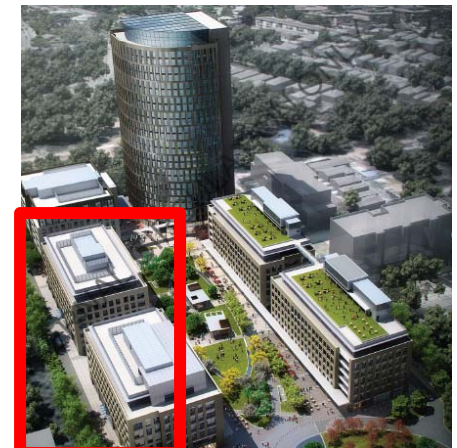
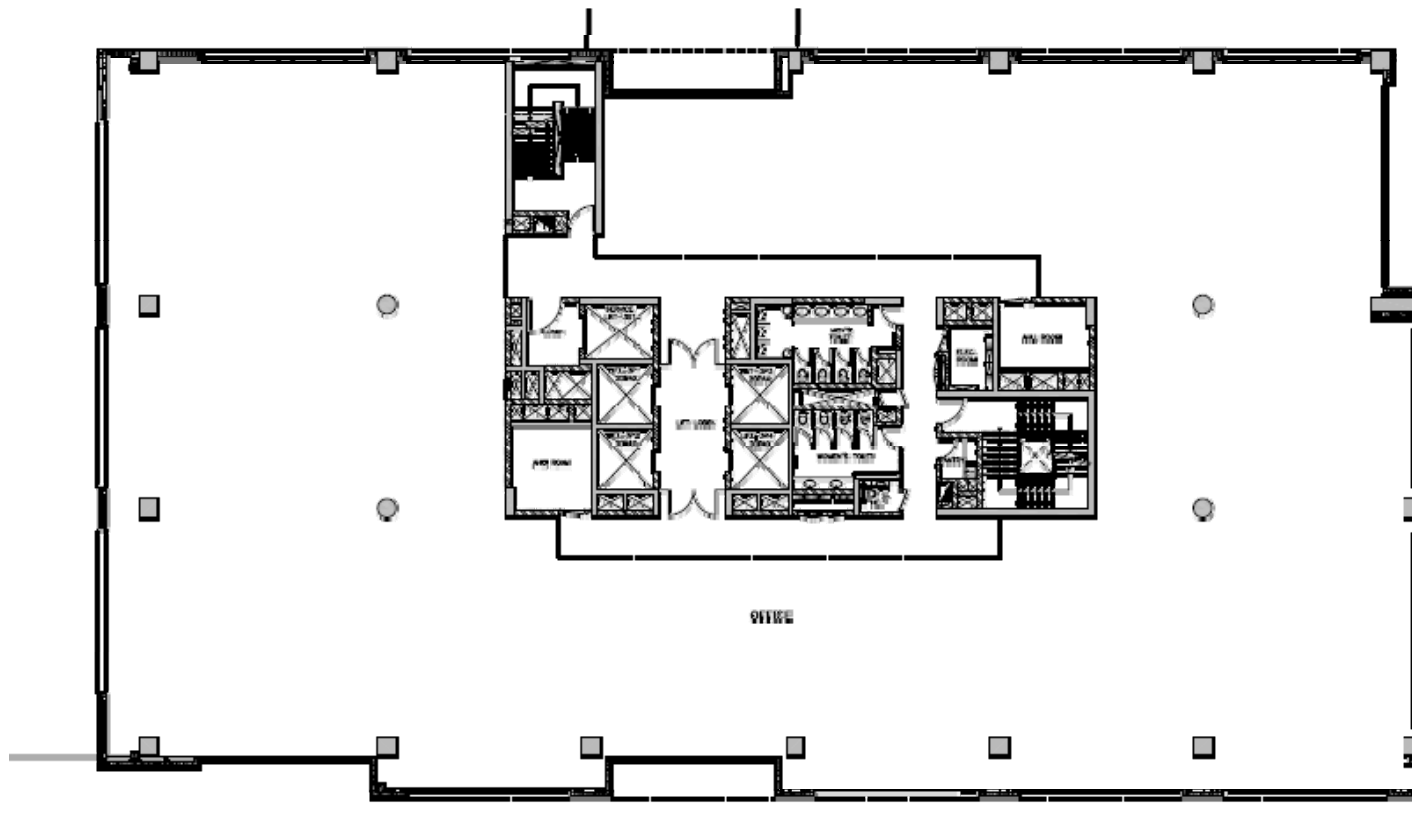
(2&4)- Phase 1 (Mar'18)



TYPICAL FLOOR PLATE



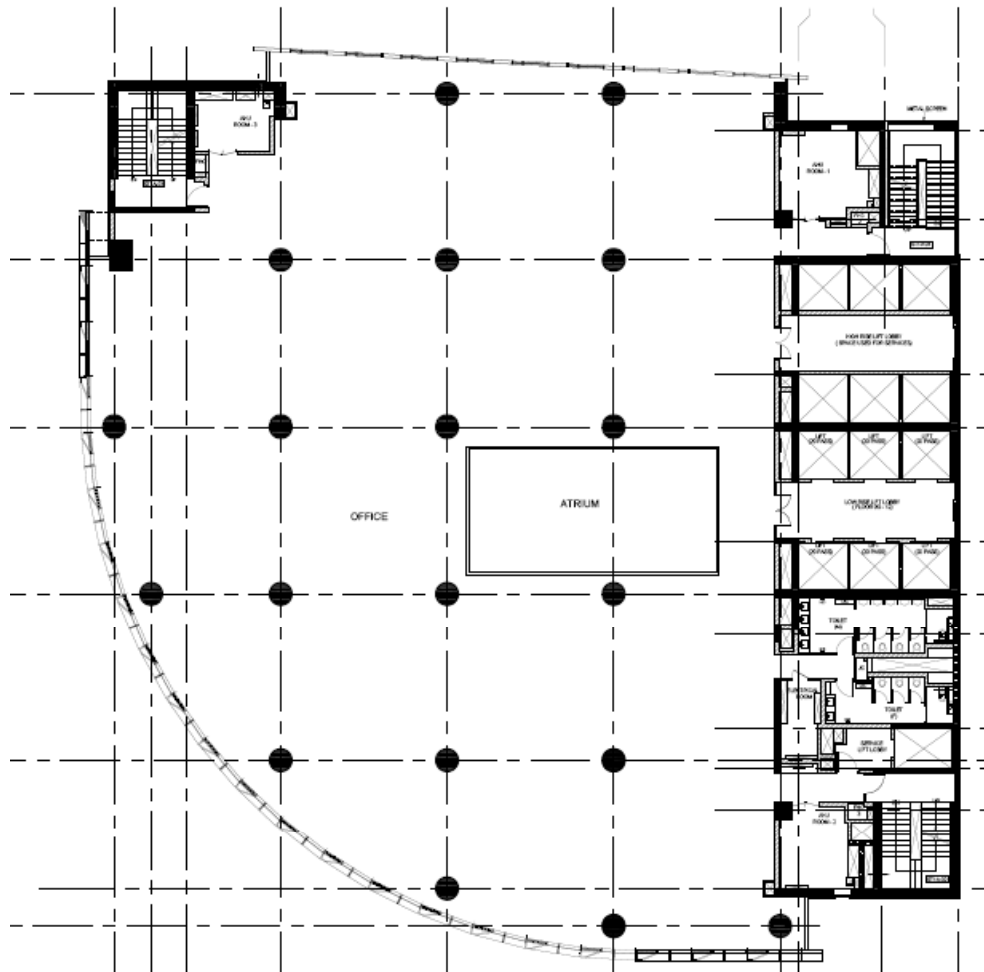
(3&5)- Phase 1 (Mar'18)



TYPICAL FLOOR PLATE (1 A)



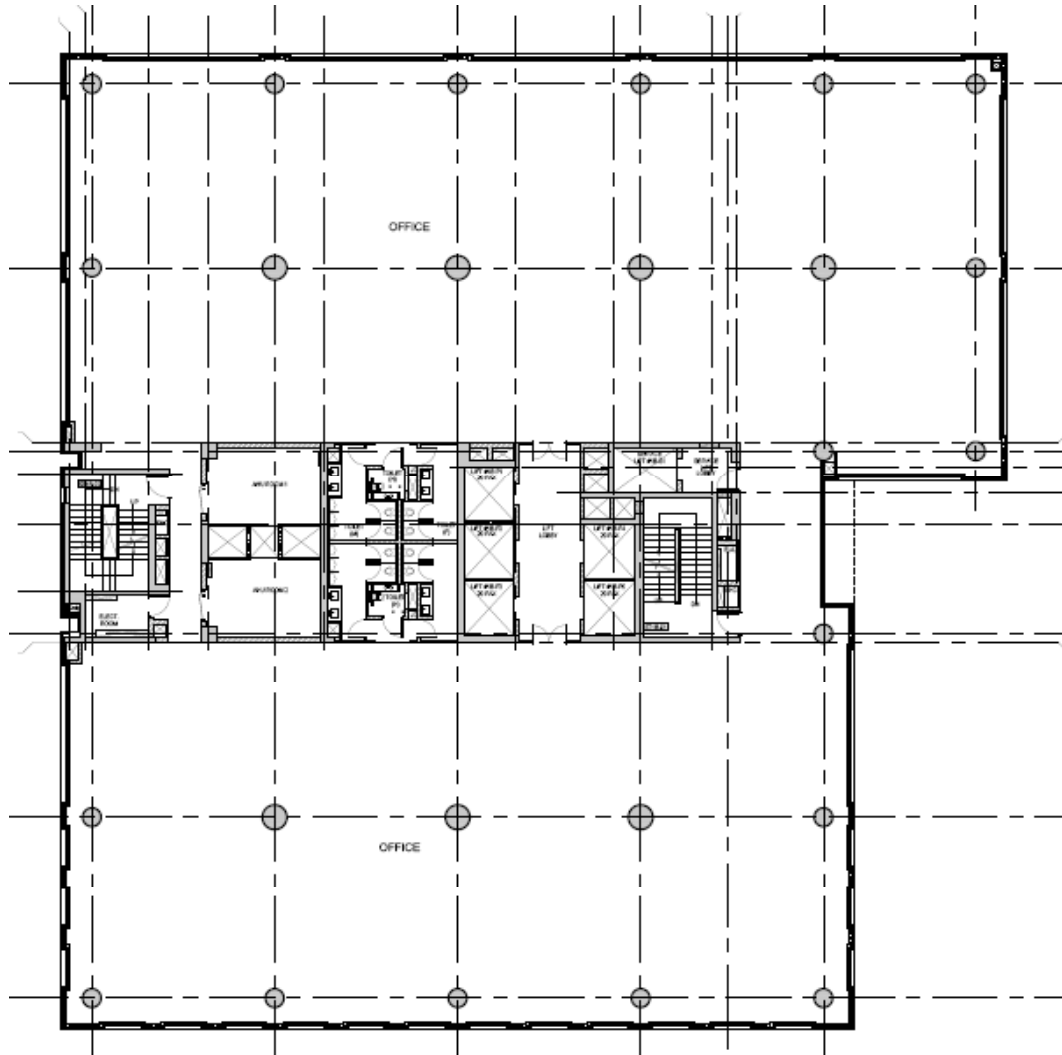
PHASE 2 – Y'19



TYPICAL FLOOR PLATE (1B)



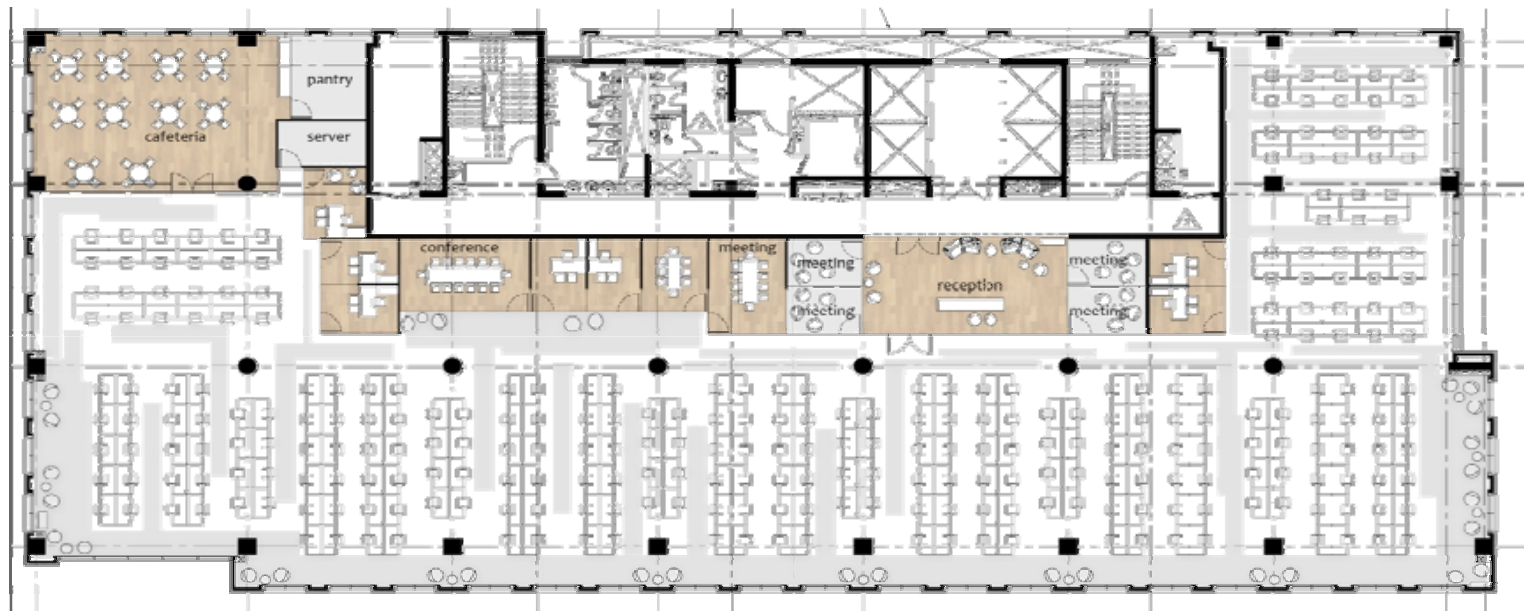
PHASE 2 – Y'19



TEST LAYOUT (Block 2)



23250 Sq.ft (Super Area) – 276 workstations



info:
workstations - 276

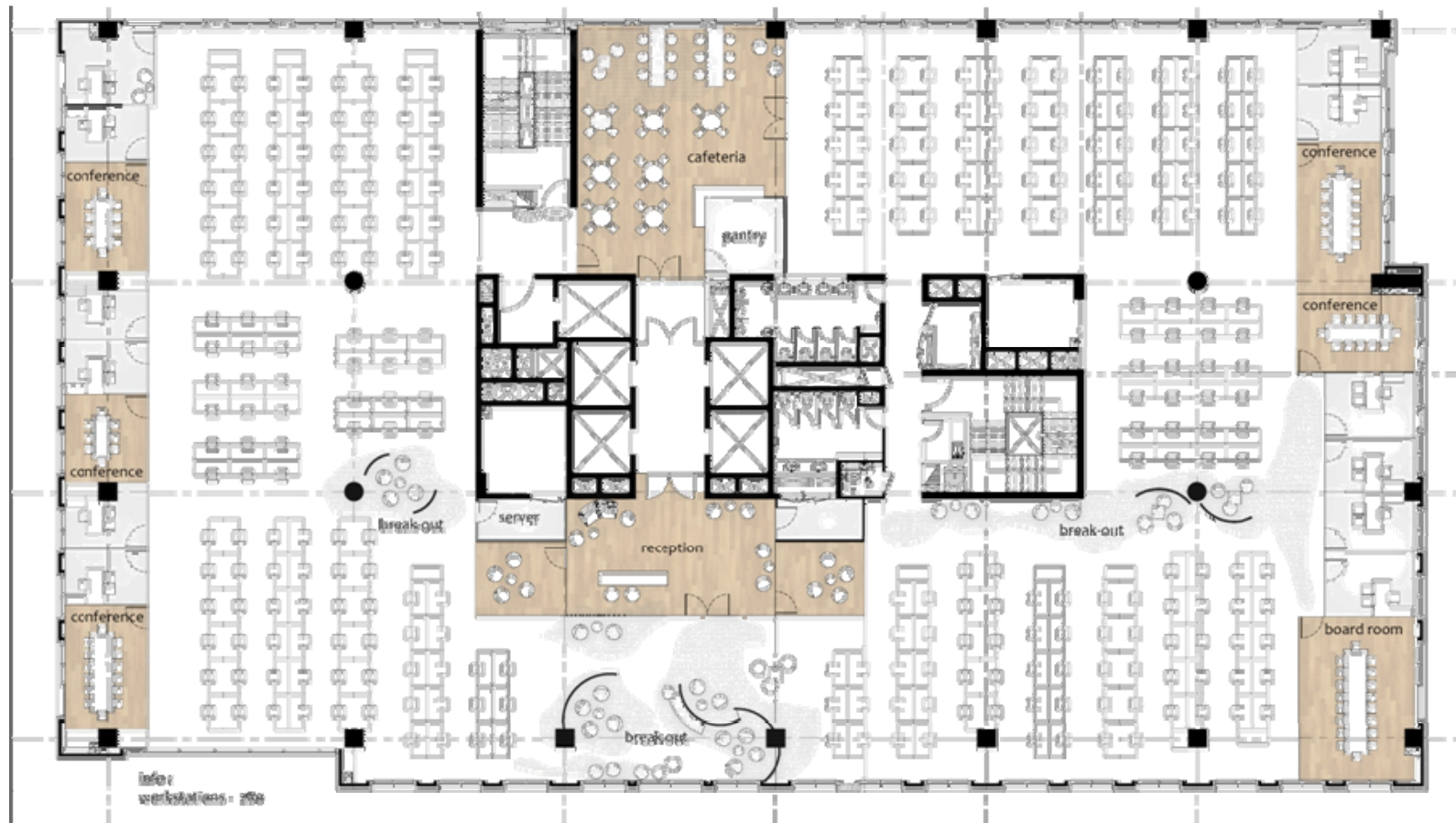
BLOCK 2 - 2ND FLOOR - IT OFFICE LAYOUT

TEST FIT-OUT FOR VATIKA
HIVE INDIA

TEST LAYOUT (Block3)



25750 Sq.ft(Super Area) – 280 workstations



TEST LAYOUT (1 A)



info :
workstations - 204

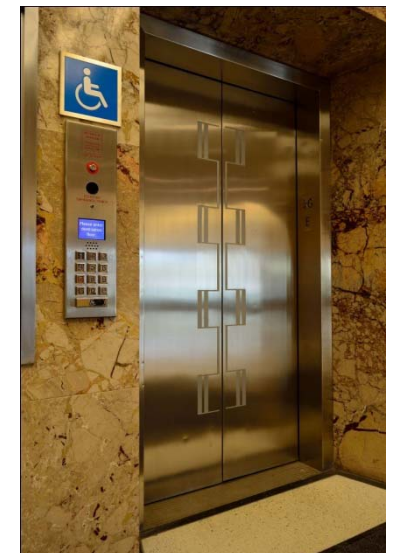
BLOCK 1A - 6TH FLOOR : INTERACTIVE OFFICE LAYOUT

TEST - FITOUT FOR VVTHA
HIV, INDIA

ADVANCED SECURITY SYSTEMS



- ✓ *Turnstiles in lobbies/basements*
- ✓ *Destination Control in high rise*
- ✓ *Visitor Management System*
- ✓ *CCTV in lobby/entry/exit*
- ✓ *Boom Barrier in basement*
- ✓ *Separate retail elevators*



Artistic Impression of security systems
** Images are depiction*

Enviro – Vatika’s renowned facilities management company with over 15 years of expertise in this field.

- ✓ ISO 9001:2015 company, certified by TUV SUD and accredited by DAR Germany;***
- ✓ Manages more than 70 million sq. ft. of space for 60 client companies in 67 locations;***
- ✓ 1,800 full-time employees, including 200 experts, to ensure everything works perfectly;***
- ✓ Manages Internal Offices – One stop solution for all internal office maintenance needs;***
- ✓ Application based Client Service Sell with TAT’s and escalation matrix.***

“Your **care** is at the **core**
of our services”

AREA STATEMENT



Block No.	Super Area (Approx)	Average Floor Plate
Block 1 A	5,52,000 (Gr + 23)	23,500
Block 1 B	2,36,000 (Gr+9)	27,500
Block 2	1,54,000 (Gr+6)	23,000
Block 3	1,69,000(Gr+6)	25,000
Block 4	1,54,000(Gr+6)	23,000
Block 5	1,69,000(Gr+6)	25,000

TECHNICAL SPECIFICATIONS



Features	Configuration
Column to Column Distance	9 M
Spacing from the core	18 M approx (Side Core) 10.5 M (Central Core)
DG configuration	9 nos. 1500/2000kVA with space planning for 12 nos. 2000kVA DG Sets (DHVBN supply will also be there)
HVAC	Chiller Based Air Conditioning
Lifts	Kone
Handicap Friendly	Yes
Floor Plate Efficiency	85% (approx)
Transformers	4 nos. 6300kVA, 33/11kV (Oil Cooled) + 6 nos. 1250/1600kVA, 11/0.415kV (Dry Type) + 4 nos 2000kVA, 11/0.415kV (Dry Type) + 4 nos. 1600/2000kVA (CSS-Oil Cooled)
BMS	Yes
Façade	Double Glazed with sun glare control
Earthquake Resistance	Sesimic Zone 4

DESIGN CONSULTANTS



Category	Consultants
Architects	Studio u + a
HVAC	Gupta Consultant & Associates
Landscape	HM White
Electrical	T S Sethi
PMC	Jai Jai Ram
Structural	VMS

STUDIO u + a (Architect)



Masdar City Centre, Abu Dhabi



Retail Building RT – 4, London

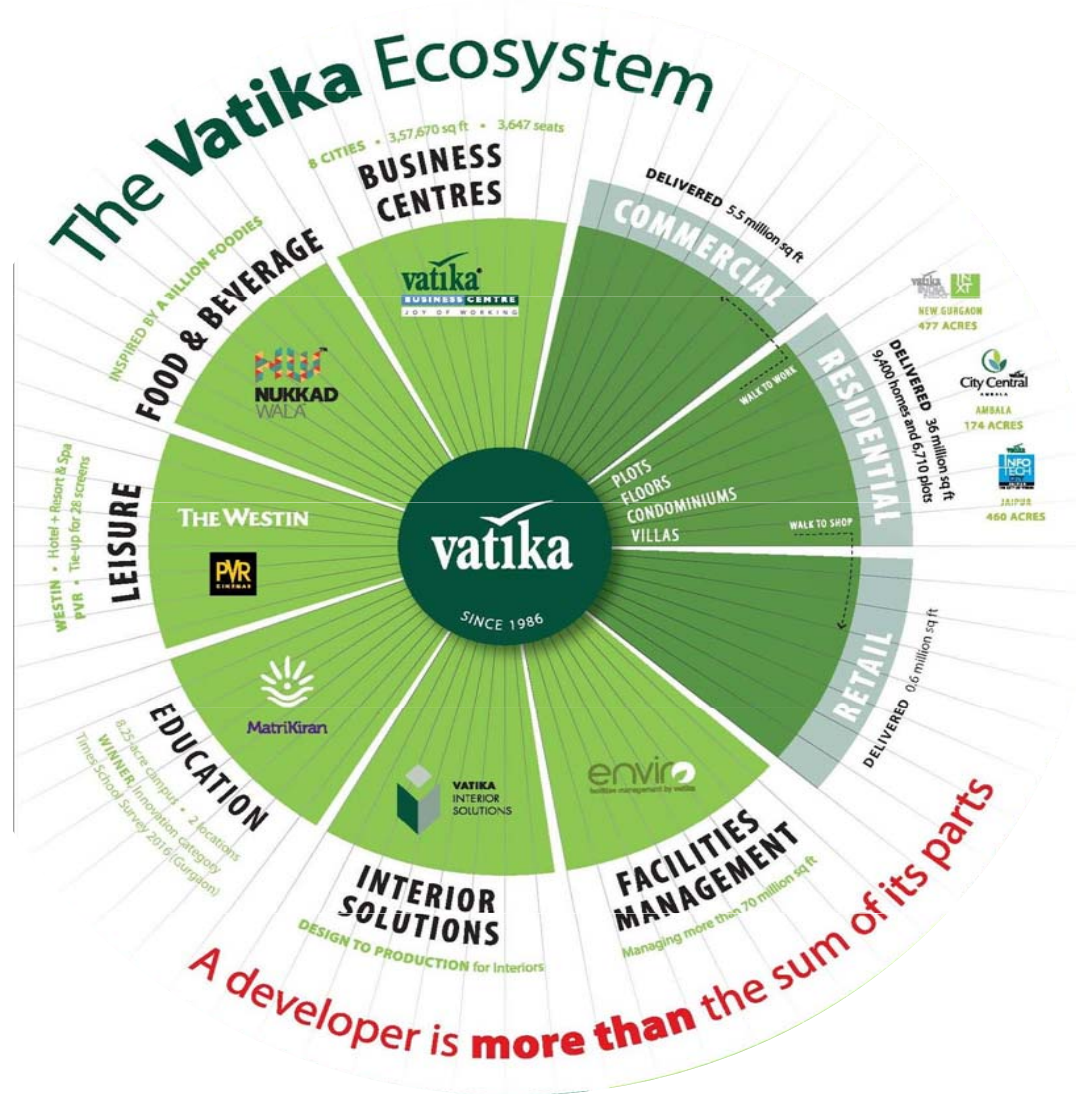


Four Seasons Pvt. Residences, Bangalore



West One, Bangalore

VATIKA GROUP



DELIVERED PROJECTS



VATIKA CITY POINT
170,000 sq. ft. - M G Road



VATIKA TRIANGLE
130,000 sq. ft. - M G Road



FIRST INDIA PLACE
170,000 sq. ft. - M G Road



VATIKA TOWERS
384,000 sq. ft. - Golf Course Road



VATIKA ATRIUM
220,000 sq. ft. - Golf Course Road



PROFESSIONAL POINT
158,000 sq. ft. - Golf Course Extn. Road

DELIVERED PROJECTS



VATIKA BUSINESS PARK
870,000 sq. ft. - Sohna Road



VATIKA MINDSCAPES
12,00,000 sq. ft. - Mathura Road

THANK YOU