

If you are ready for IT
we are ready with it.



Anant Raj

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Manesar, Haryana

Taking technology business to the next level

Actual picture



North East Exterior View



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The Developer's Vision

The Anant Raj Group established in 1969, has to its credit landmark projects created through 4 decades of trust and experience.

The philosophy of 'BUILT TO LAST' has brought great laurels and an unending line of satisfied customers. The developed projects of over 18 million sq.ft. in residential, commercial and hospitality defines the group's dedication and focus.

Anant Raj's vision is to create a perfect blend of iconic, visually stunning, bold futuristic and technically brilliant campus which would integrate state-of-the-art technology and the best possible materials to create a resort like environment for the technology related industry.

Actual picture





Reception lobby - North entrance



Ready for operations



Connecting corridor (5F)

An Introduction

Your preference for an elegant and extraordinary work culture now has a heavenly address. A fully integrated global technology park located in Manesar, Gurgaon, Anant Raj brings its most vital product in the forefront.

A sprawling lush green 10 acre eco-friendly Technology Park with built-up area of 1.8 million sq. ft. in the beginning of the breathtaking Sector-8, Manesar, Anant Raj is all set to make work a pleasurable experience.

Anant Raj TechPark flaunts a luxurious, fully furnished housing complex, functional shopping area, pleasing recreational area and state-of-the-art technology towers. The technology park has a lofty sense of meticulousness reflecting in the design of the exteriors, interiors and attention to details, which is the hallmark of all Anant Raj Projects.

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'QUALITY IS OUR MOST VITAL PRODUCT'



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*Amrass impression



Metro connectivity



Expressway



Airport

The Perfect Locale!

Strategically located on the National Highway (NH-8), Manesar is well-connected to the major residential and commercial areas.

Advantage Manesar!

Manesar is emerging as a "Next Generation IT-ITeS Destination" in the Gurgaon district.

Prominent location on the expressway, IMT Manesar is the destination to be on NH-8. With an estimated 1 million technology professionals zooming in, Manesar is the new Silicon Valley of the world.

With dynamic HSIIDC policies supporting it and strong land-use planning, Manesar is destined to be the home for world's biggest technology giants.

Environmental bliss is what describes Manesar the best. Abundant plain and open areas, eco-friendly habitat, Manesar is ready to meet the new world challenge!

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Proposed Metro connectivity to Manesar will reduce travel time

Dedicated power sub-stations

Access from under development KMP (Kundli - Manesar -Palwal) Expressway connecting the National Highways NH-1, 2, 8 and 10

Proposed Dwarka-Gurgaon road connecting Dwarka to NH-8 near Kherki Dhaura (Haldiram's)

20-25 minute drive from the International Airport and 30 minute drive from the heart of the capital

Close to IT & BPO hubs of Gurgaon

Actual picture



Central Courtyard with Amphitheatre



Aerial view*



Lobby*



Meeting room*

*Artistic impression

Why Anant Raj TechPark?

Competitive Lease Rates - Less than half the rates of comparable projects in Gurgaon

Flexible Leasing Options from 2000 sq.ft. to 1 lac sq.ft. per floor

The first **Ready-for-fit-out** structure with floor plate of 1 lac sq.ft.

It offers **Valuable Services** like Technology Towers, Retail Area, Service Apartments, Recreation Area and Banks

Grid power allotted to the campus

Centralized DG Sets to cater to full load power back-up

The company has **Decades of Experience** in the business, which assures the occupants of impeccable service

Proposed Green Building

An integrated **Autonomous Complex** to offer all work-essential factors

Actual picture





Reception*



Rest room*



Corridor*

*Artistic impression

Space Advantage

Well proportioned site measuring precisely 38,212 sq.m.

All services are placed in the basement to achieve minimum travel distances, thus maximizing efficiency

Future provision for all power & service requirements

4.2 m. floor to floor height to get minimum 10' to 12' after false ceiling and create aesthetical spaces

Independent access, identity and 4-sided ventilation for each building

The Engineering Marvel

Iconic blend of Art & Technology that would stand the testimony of time

Most stable structure

Sensor controlled façade lighting for engineering excellence

Fully Functional HVAC Control System

Centralized chiller system

Sensor controls AHU's wired to BMS room for temperature & humidity control

Treated fresh air with ozonizers and carbon mono-oxide filters

Parking areas ventilated & carbon mono-oxide filters installed

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Actual picture

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CCTV cameras



Fire fighting system



CCTV surveillance

Safety Parameters

Special earthquake-proof measures have been taken in designing the building. Interior layouts, furniture and other impediments have been designed such that it ensures minimum travel distances to all cores incase of actual emergency.

Handicap-friendly Complex

24X7 Security Surveillance with CCTV & PA System

Complete Fire Detection & Fighting System

Energy Conservation Parameters

Installation of complete BMS System for optimized service utilization

Use of solar panels, recycling & harvesting of non-renewable resources to ensure complete conservation of energy

Use of highly efficient double insulated glass to reduce heat loads and other harmful rays

Insulation in all the terraces and use of non-absorptive reflective materials

Vehicle Access Advantage

Separate two-way minimum 10 m. wide roads

3 tier basement parking

Hassle-free basement entry & exists through 10 m. wide ramps

Separate vehicle drop-off loops for each building



Seminar Hall*



Meeting room*



Business centre (FF)



Incubation centre (350 seats)

*Artistic impression

Getting Business-ready!

It's a whole new world inside Anant Raj TechPark! A world of unperturbed communication and networking. Anant Raj has taken every possible step to keep everyone inside the park connected vehemently with the hi-tech conference halls. Specially designed plug & play workstations pace up the work flow. And fully equipped business centre with Wi-Fi system in place, eases business building and communication.

Business Centre

Conference Halls

Plug & Play Workstations

Vertical shafts connecting at all levels for dish & radio antennas

BMS system covering the entire complex

Sound system compiled with the PA system

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Business centre reception



Gymnasium



Yoga & Meditation center



Library

The Workplace that Appeals!

Here at Anant Raj TechPark, working is no different than spending quality time at a luxurious resort! The central landscape is interspersed with several water bodies, fountains, greenery & recreational areas. Creating a refreshing environ to work in!

Breezy tropical gardens

Sand Stone block floored pathways

Brush concrete finish car porches & traffic plazas

Abundant greenery in front & along boundary wall

Water fountains

Anant Raj TechPark also takes care of workplace fundamentals.

Service Apartments

Cafeteria & Shopping Center

Health Club & Spa

Yoga & Meditation Center

Travel Desks

Library

Sports Area

Amphitheatre

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Shopping



Fine dining



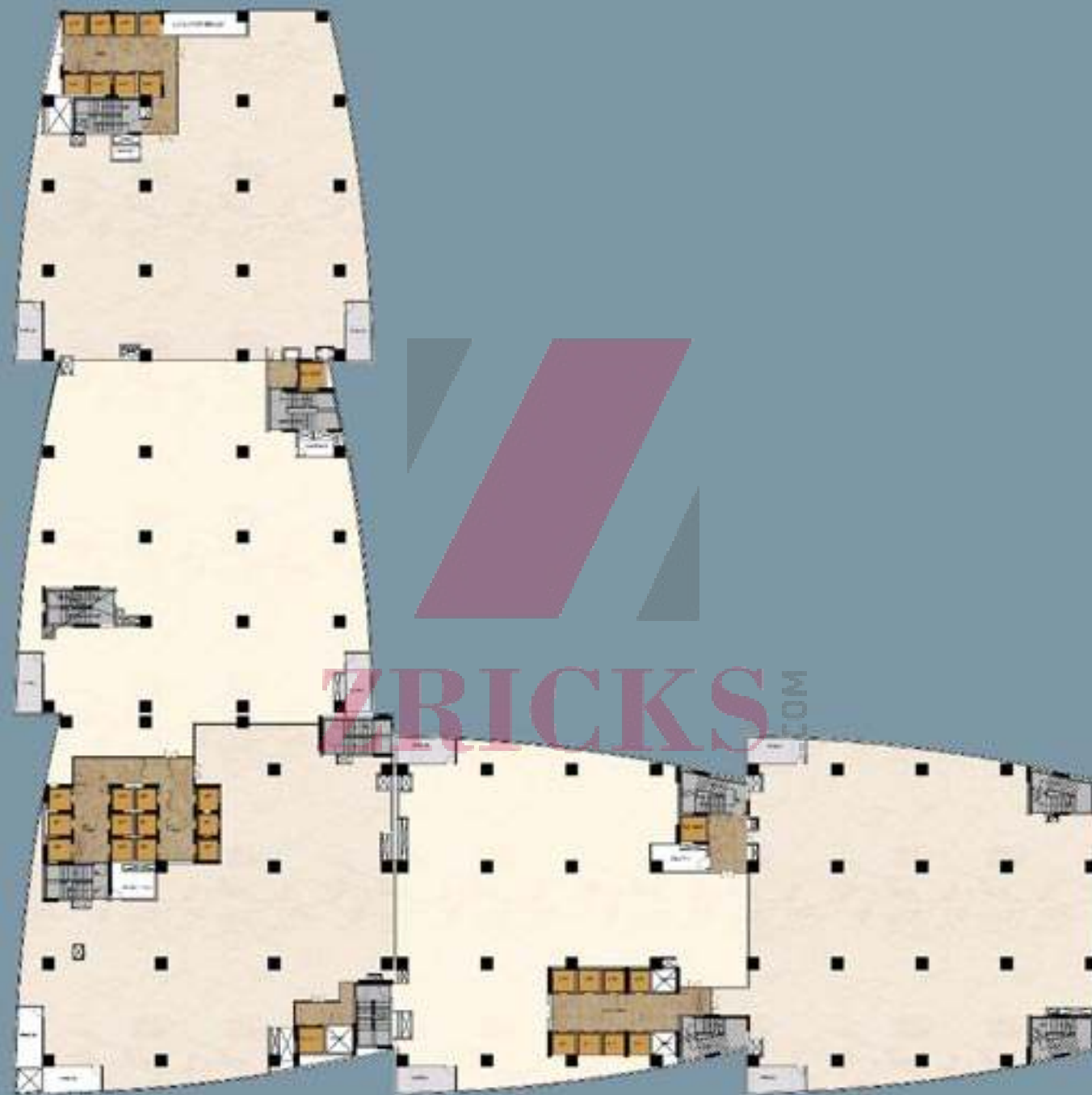
Parking

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Site Map

1. Drop-off West Lobby
2. Main Entrance
3. Bank
4. Food Court/Cafeteria
5. Drop-off North Lobby
6. Power Station
7. Exit
8. Ramp 2
9. Amphitheatre
10. Ambulance Parking
11. Recreational Area
12. Shopping/Food Court
13. Service Entry
14. Bus Parking
15. Service Apartments
16. Pool
17. Ramp 1
18. Fine Dining
19. Cafeteria
20. Drop-off South Lobby

Typical Floor Plan





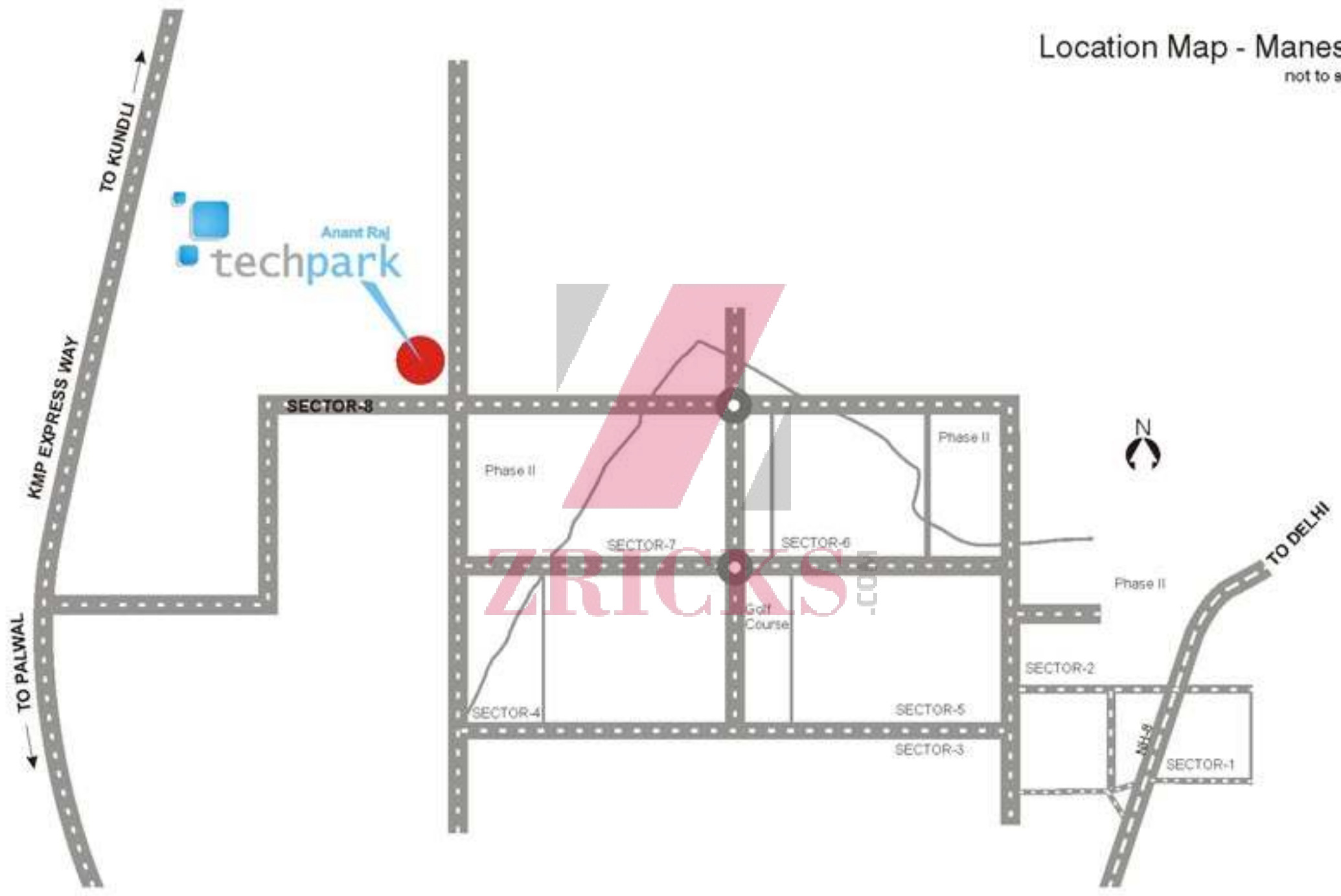
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techpark

Ground Floor Plan

Actual picture



Location Map - Manesar
not to scale





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