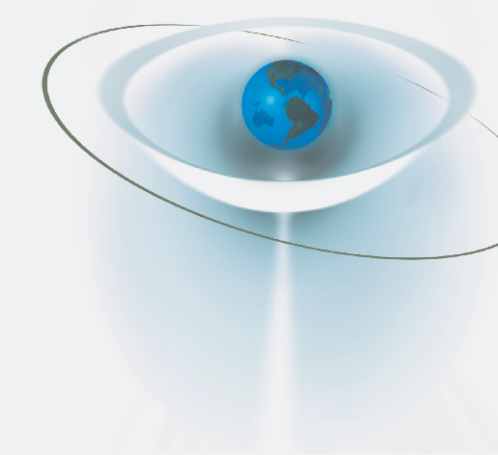


www.landmarkcyberpark.com





an ideal working atmosphere
can bring dramatic changes





so, how about having a modern hi-tech office that's eco-friendly?

how about a work environment that turns work into fun?

and how about availing unique facilities to enjoy and indulge?

so that your productivity and profitability goes up and up?

I N T R O D U C I N G



Where everything changes at lightning speeds, keeping pace is vital. Integrating technologies with design ideas and bringing synergies in the business processes is important to sustain and grow. In the globalised market scenario establishing and enhancing corporate image is vital.

Landmark, with its visionary endeavour is launching Landmark Cyber Park. A mega project to serve to the IT sectors and the retail industries of future. Designed for the future with the elements of GREEN building, Landmark Cyber Park integrates technology with functionality and builds a strategic focal point for IT and retail giants.



energy efficient building design
to 'save the planet' and cut user-energy costs

incorporates all the elements of eco-friendly building



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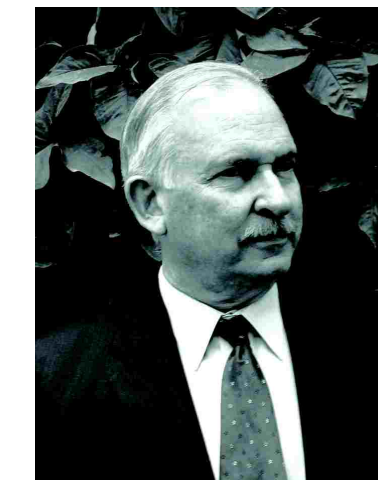
a huge project of 15 lac sq. ft.
covered area

designed by christopher charles benninger architects

internal sky courts to allow natural light
to filter down to working areas without heating up the structure

stepped garden terraces
in the sky courts to cool air

double, triple & quadruple height lobbies

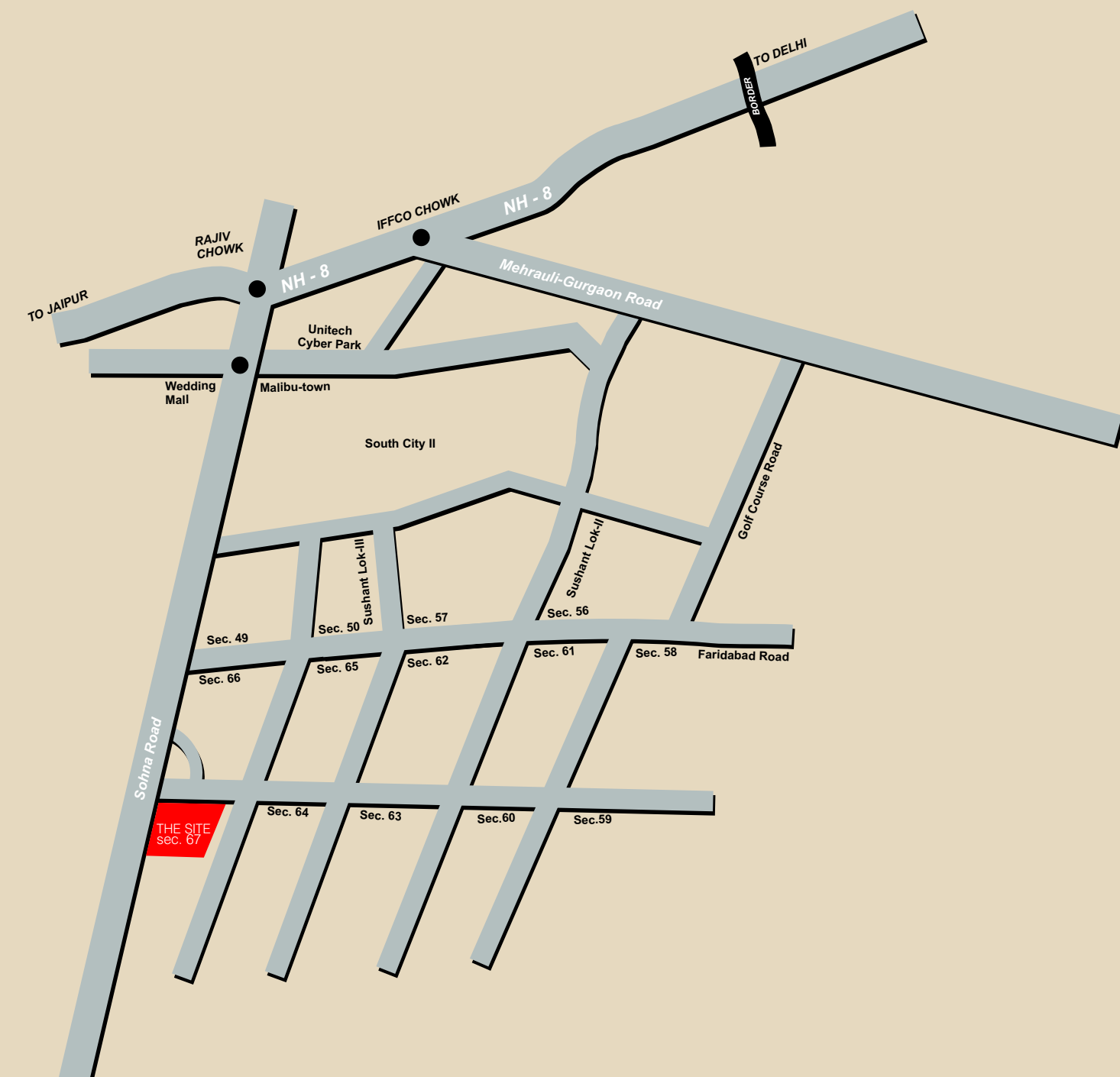


Landmark Cyber Park, Gurgaon is India's most advanced address for Information Technology establishments. This iconic state-of-the-art sustainable centre is designed by Christopher Charles Benninger Architects, an award winning design house of international repute. Christopher Charles Benninger Architects create products ranging from capital cities and new towns to educational campuses and corporate headquarters; housing estates and complexes; hotels and resorts.

As architects they bring to the context more than just utilitarian goals. They seek the poetry in the place, the lyricism in the built-forms and vibrancy in the inhabitants' lives. They endeavor to create environments, ambiances and milieus, which enrich lives and make living a meaningful experience.



gurgaon
india's new business destination
the economic hub of north india
country headquarters of a large number of MNCs
close to international & domestic airports
world class city infrastructure and amenities
an epicentre of commercial & retail activities



the location

sector 67, gurgaon

easy access from Delhi-Gurgaon expressway
with widest sector roads

upcoming Delhi Metro Station within 1 km



LANDMARK
CYBER PARK | GURGAON
IS THE PLACE

Gurgaon, one of the fastest growing cities in the world, is also one of the most dynamic ones. Fast connectivity with Delhi and major centres in North India and close proximity with the International Airport give it an advantage over competition. Further, Landmark Cyber Park is located in the heart of Gurgaon, thus making easy access to all the amenities and infrastructure in and around Gurgaon.

optimum space
management right from
basement to the top floor

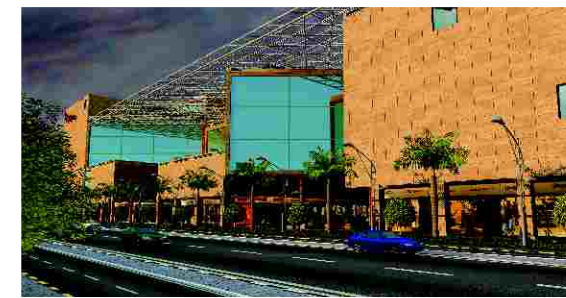
glass facade designed
to face north and north east
to avoid heating

open span design
with large floor plates

the columns are designed
and placed intelligently
to minimise
space wastage



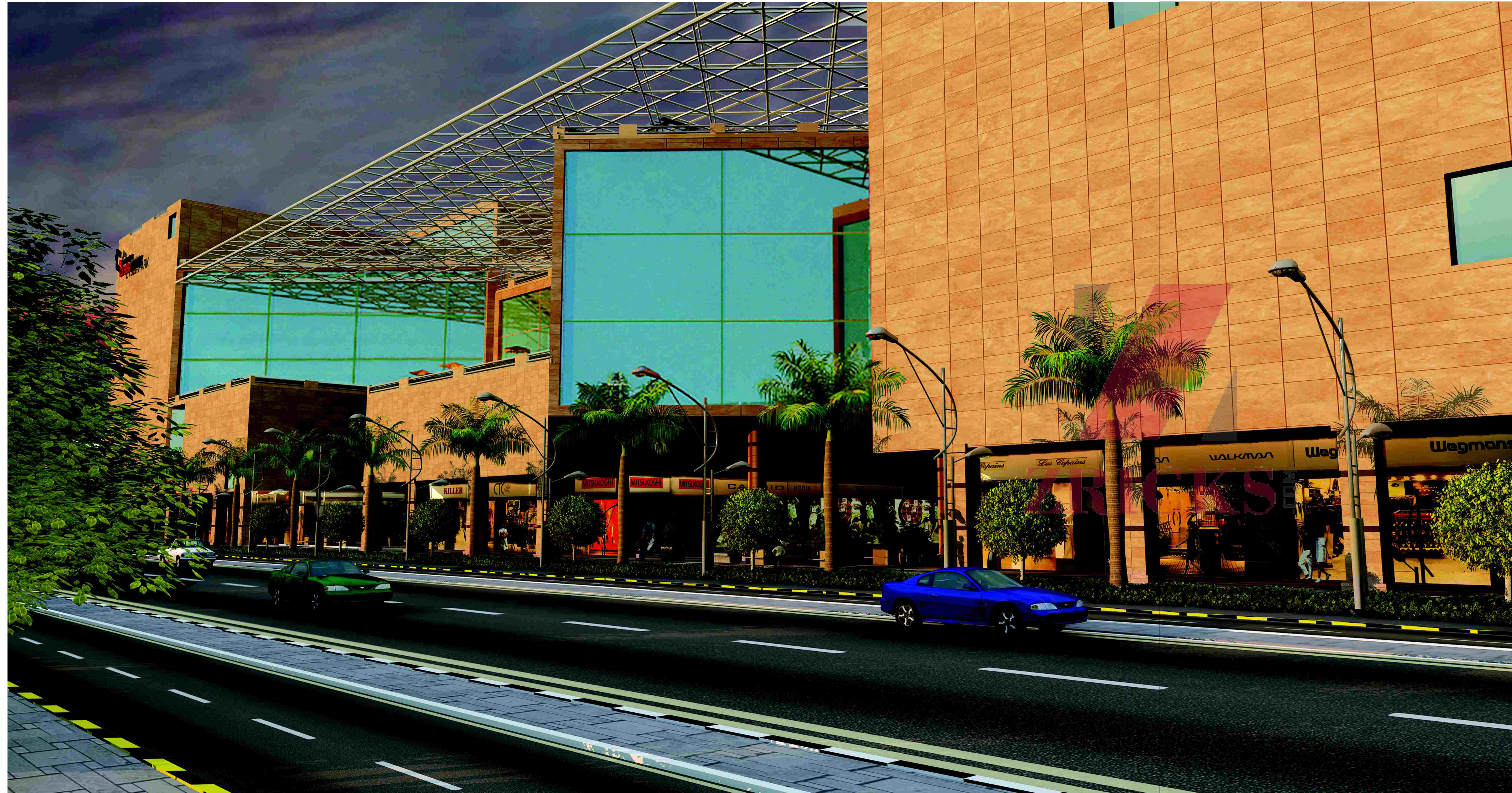
PLANNED TO EXUDE
DESIGNING BRILLIANCE



India being a tropical country its south facade is the most heated one. Hence, the entire glass facade has been designed to face North and North East and South side is planned to be nearly complete solid. The North facade is also facing the road so that the glazed facade is also completely visible from road. Optimum space management has ensured more space in a planned manner. The basement has been designed in square form whereas the floors are in triangle shape. There will also be a helipad to address the emergency and executive visits.



SPACE, SPACE and MORE SPACE



the total covered area is 15 lac sq. ft.
three level underground car parking
with ample surface parking
world class amenities such as health club, library,
medical facilities, cafes, computer expendables
convenience shops covering huge area on the ground level





caters to the demanding
IT industry

technology supported infrastructure

entry is given
on all the three sides

designed for positive impact
on the natural environment,
human health, and the economy

break out areas to maximize both
economic and
environmental performance

helipad on the rooftop



Landmark Cyber Park is a state-of-the-art IT hub that caters to the fast paced IT work culture that operates on a 24x7 schedule. This new age structure is technologically advanced featuring 100% Wi Fi support backed by fiber optic connectivity. Further 100% power back-up is provided to ensure uninterrupted working needs of IT Industry.

The design provides seamless movement right from basement parking, to ground level drop-offs through grand sky courts and garden terraces, and through high-speed vertical movement systems. The latest fire detection and security facilities back up the comfortable work areas.



addressing the need
of 24x7 work culture





The design addresses today's fast paced work culture that has entered into 24x7 x365 days work schedule.

Break-out areas have been designed to compliment intense work spaces and executive areas that all integrate within the building fabric. There are terrace gardens that gives a view. The ground floor is a system of gardens, courts, amenities and walkways shaded by pergolas within the sky courts.

break out areas like
open courts and plazas

terrace food court, terrace garden
and swimming pool

business centre
and conference rooms

recreation centre,
health club and library

change rooms
and rest room to rejuvenate

car washing



ZRICKSE



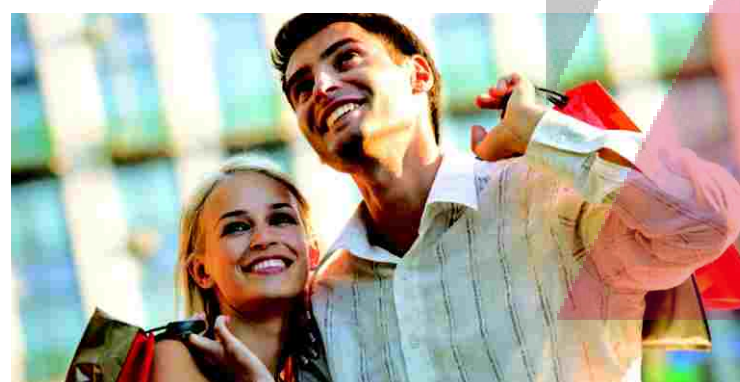
ground floor
dedicated to retail

long facade facing road
for retail outlets

connected plaza
supports retail activity

branded international
showrooms and outlets

food courts,
atms, banks and
other service providers



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LANDMARK CYBER PARK | DEDICATED FLOOR FOR RETAIL

To break the monotony, and to refresh and increase the work ability, break out areas like open courts, plazas and retail outlets will occupy the ground floor. There is long facade for branded outlets covering huge areas in the ground floor. Intelligently designed Plazas will have landscape greens with the sitting facilities. Open courts and the double, triple and quadruple height lobbies will not only give massiveness to the building but also enhance the indoor air quality which results in public health. The columns are designed and placed intelligently for better Retail frontage.

so, is this the latest corporate address
you were looking for?



STRUCTURE

Number of Floors

Ground + (Ten) Floors
Three level basement

Building Height 45 m

Floor to Floor

Ground floor 6.00 m
Typical floor 3.90 m

Elevators 18 nos

Other Features

Double / Triple / Quadruple Height Lobbies for better ambience
Retail Outlets / ATMs, Landscaped Courtyards & Spacious Plaza

Building

Earthquake resistant building as per latest NBC norms

Typical Column Sizes

750 Diameter circular column
750 x 750 Square column

FINISHES

External Facade

Sandstone (pinkish or beige) and polished granite panels
Composite aluminum sheet
Textured exterior paint as per design
Bright painted steel members like truss
Heat reflective glass in exterior walls and structural glazing to match elevations

Lighting

Wash down lights (General on walls), focus lighting on display
Back light display
Strobe lighting for additional lighting purpose-garden

Lobby and common places

Flooring

Polished granite in decorative pattern
Entrance lobby & common places-vitrified tiles

Internal Walls

Polished granite in decorative colorful pattern
Partial cladding
Vitrified tile cladding
High gloss stainless steel cladding in high traffic zone
Decorative high gloss and textured paint in major portion

Ceiling

POP/gypsum board false ceiling as required to conceal services in public areas only
Decorative high glass aluminum ceiling as per design in public areas only

Lighting

Lobby and common places

Concealed lighting in ceiling with high luminance (non glare fitting)
Decorative strip lighting in wall/ceiling corners
Focus lighting in special areas
Internal moving strobe lighting to create dynamic movement
Concealed floor light in selected areas

Elevators

Passenger and freight lift of recognized make for movement of passengers and goods

Flooring

High density P.V.C. tiles

Internal Walls

Stainless steel panels with decorative edging

Lights and controls

Bright concealed lighting as per manufactures specification
Digital automatic control and state of the art view and call systems incorporated

Public Toilets

Floors

Vitrified/Ceramic tiled flooring in pattern

Walls

Decorative ceramic dado in patterns
Plastered and painted with high gloss permanent paint above

Fittings

High quality vitreous fittings and china ware, color to match with décor

Fixtures

High quality C.P. fittings

Accessories

C.P. and S.S. (Chrome plated) accessories like towel rails and dispensers to meet the décor
Electrical Accessories-Like dryer to be built in

Door (Toilet)

35 mm thick high quality commercial flush door with painted and veneered finish to match the internal décor
Window-Powder coated aluminum to match décor

SHOPS AND COMMERCIAL

Flooring

Cement concrete flooring
White washed walls

Frontage

Powder coated aluminum front façade with 8mm shutter proof security glass walls
Strong concealed rolling shutters with partial chain link openings
Burglars alarm on all shop front
Electrical and AC control within premises
Modular switches and boards

INTERNAL COURTS

Vitrified tile paving in patterns as per design with portions in granite
Lighting and facilities as per internal open areas

LANDSCAPING

Flooring in high strength decorative colored cement concrete tiles in patterns to suit overall design
Water bodies and fountains internally lit and with external face lighting to suit design
Coordinated music system with water bodies
Well-drained R.C.C. roads with daylight type high mast lighting
Focus light to highlight walkways, ramps etc.
Green areas to have dense perennial greenery with backlighting

PARKING

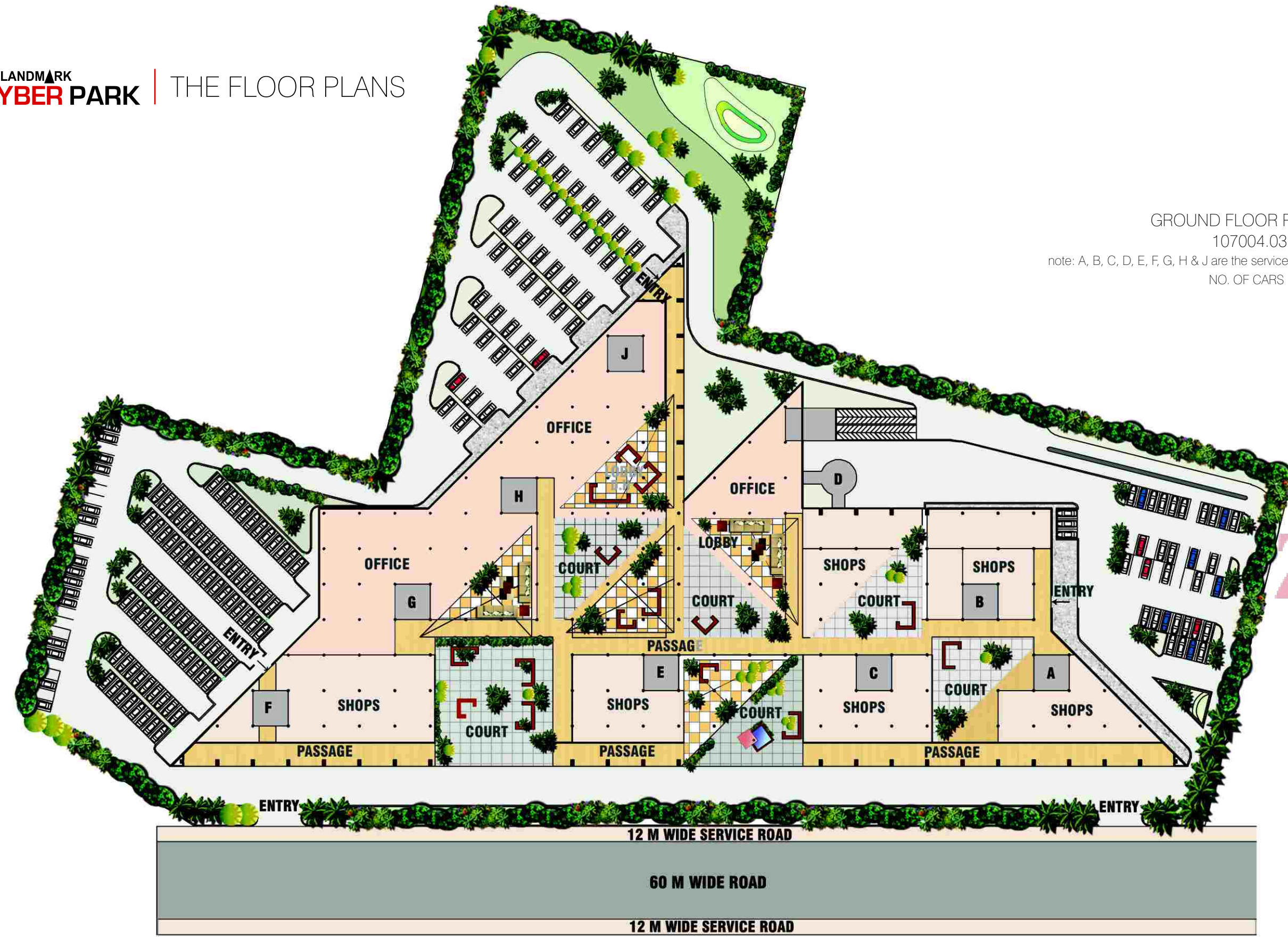
Total Parking	2000 cars
Basement parking	1700 cars
Surface parking	300 cars

OTHERS

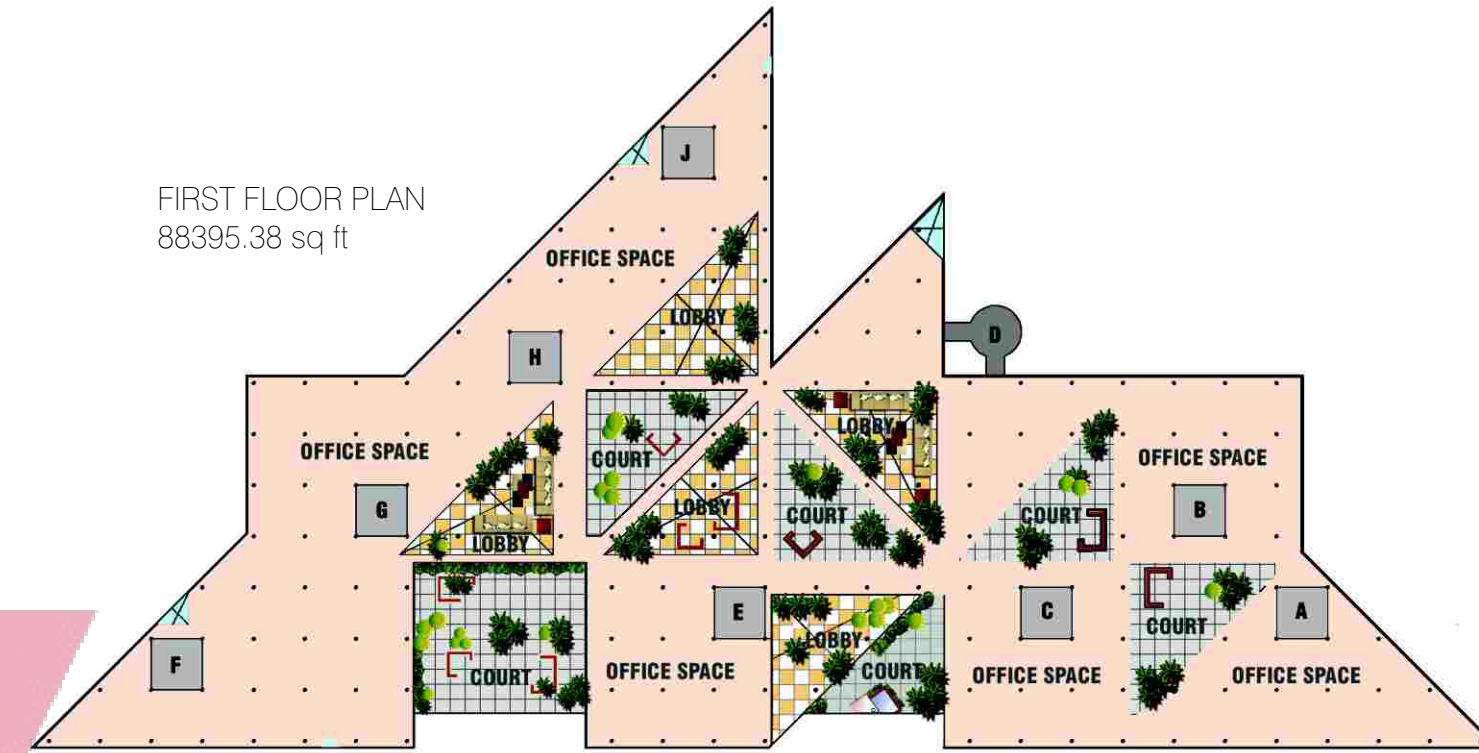
Central air conditioning
100% power back-up
Latest fire alarms and fire fighting systems
Round the clock security systems
CCTV and other high tech controls
Public address system
Piped music in all public areas

Note: All design specifications are tentative and are subjected to change during execution as per the architectural design concepts.

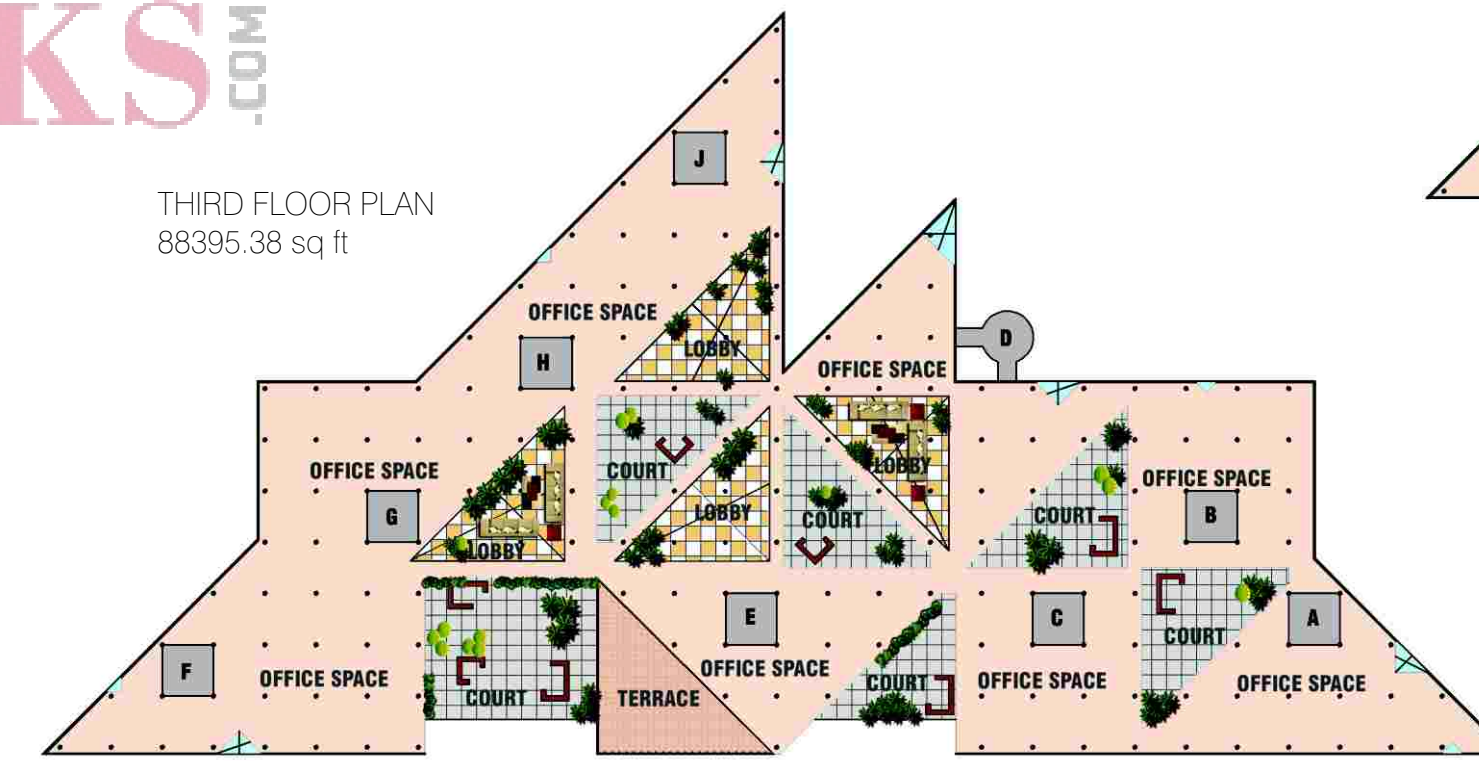




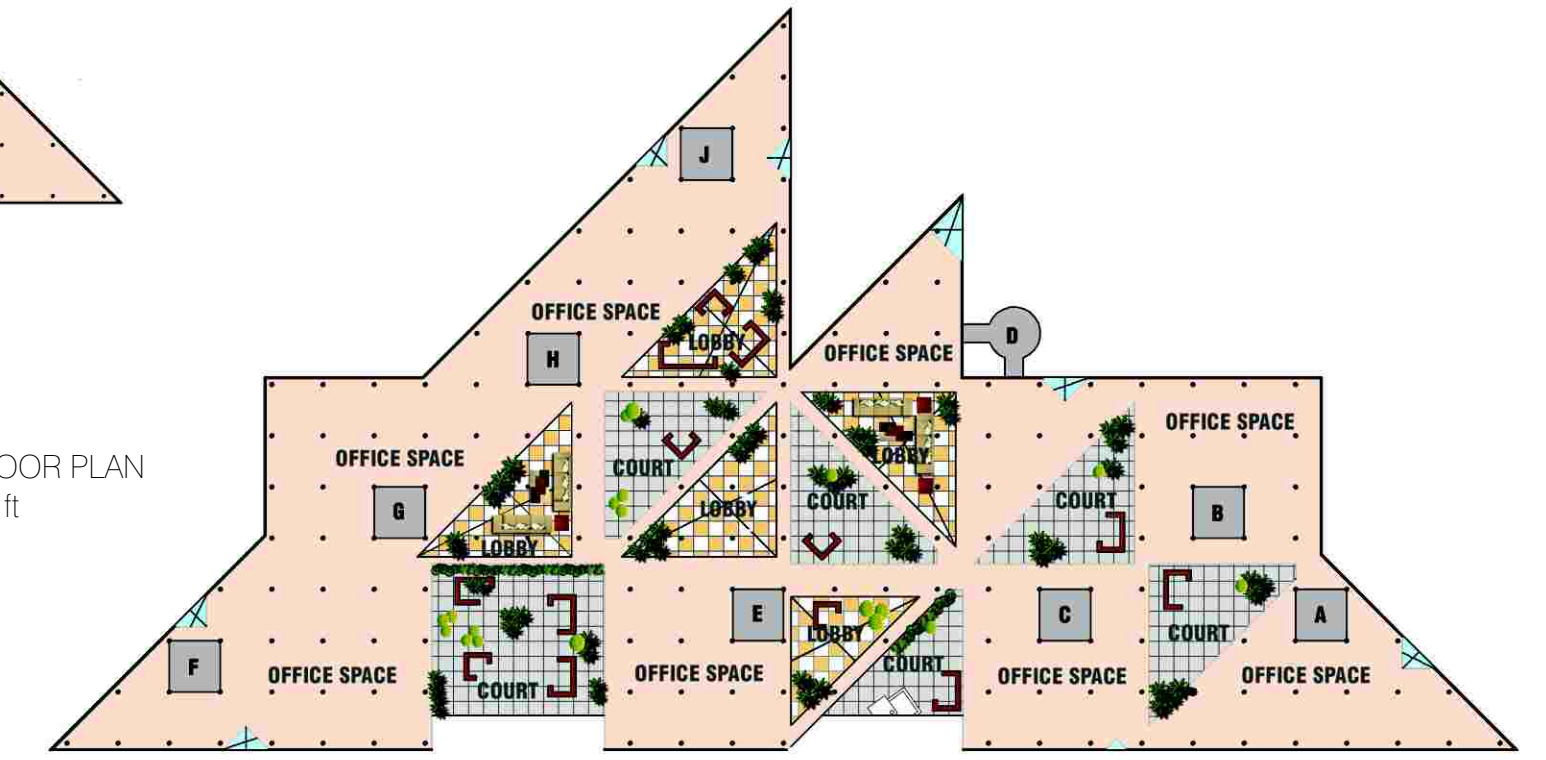
GROUND FLOOR PLAN
107004.03 sq ft
note: A, B, C, D, E, F, G, H & J are the service cores
NO. OF CARS = 300



FIRST FLOOR PLAN
88395.38 sq ft

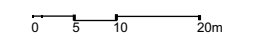


THIRD FLOOR PLAN
88395.38 sq ft

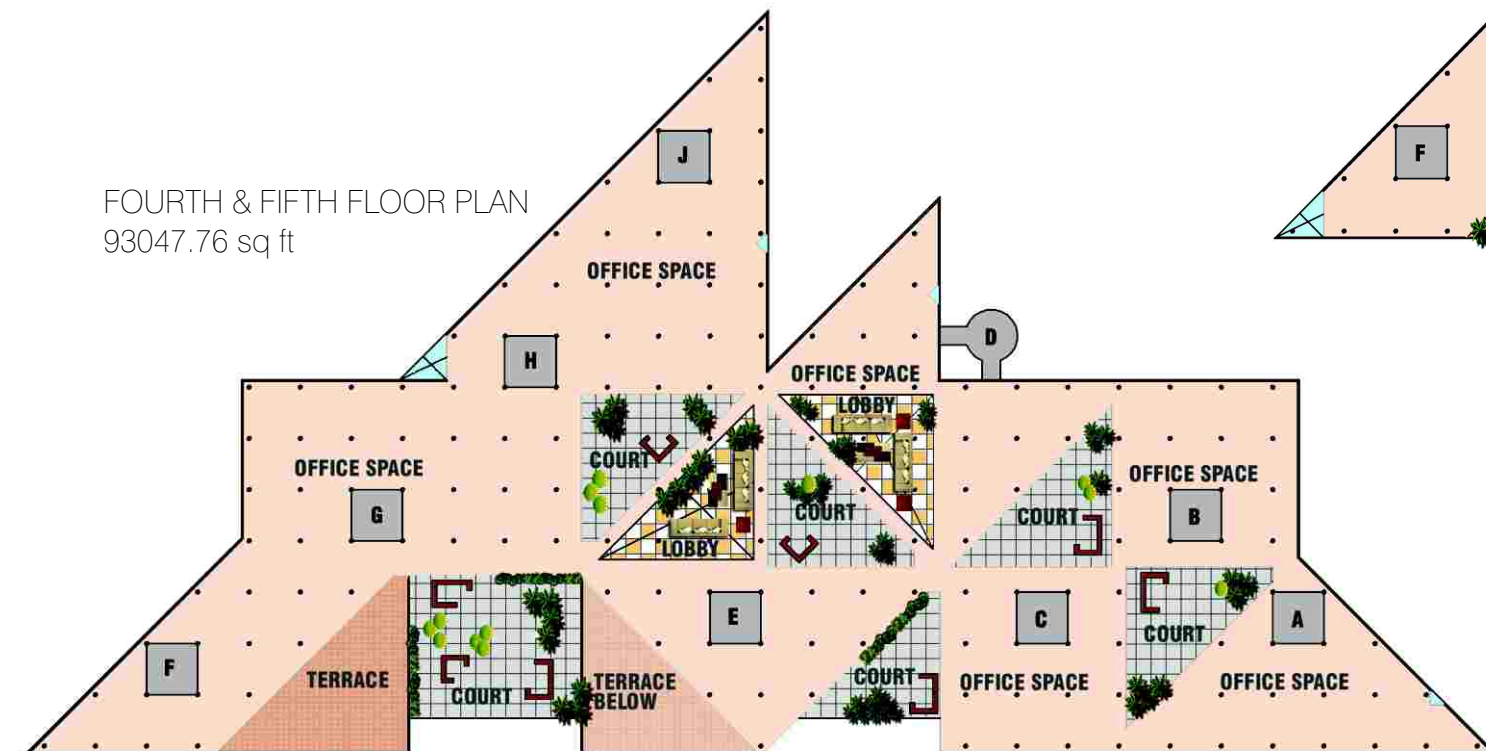


SECOND FLOOR PLAN
88395.38 sq ft

note: A, B, C, D, E, F, G, H & J are the service cores

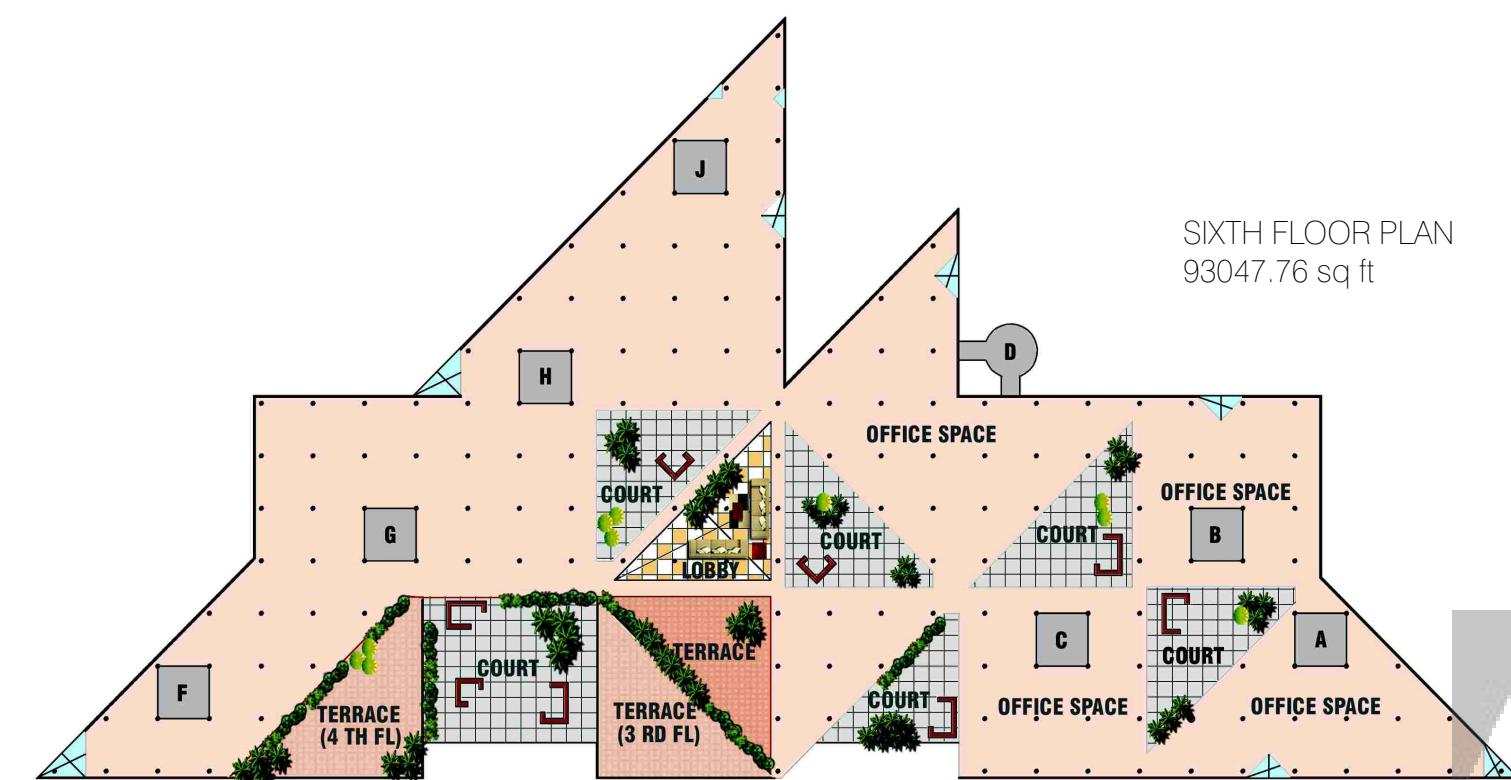


FOURTH & FIFTH FLOOR PLAN
93047.76 sq ft

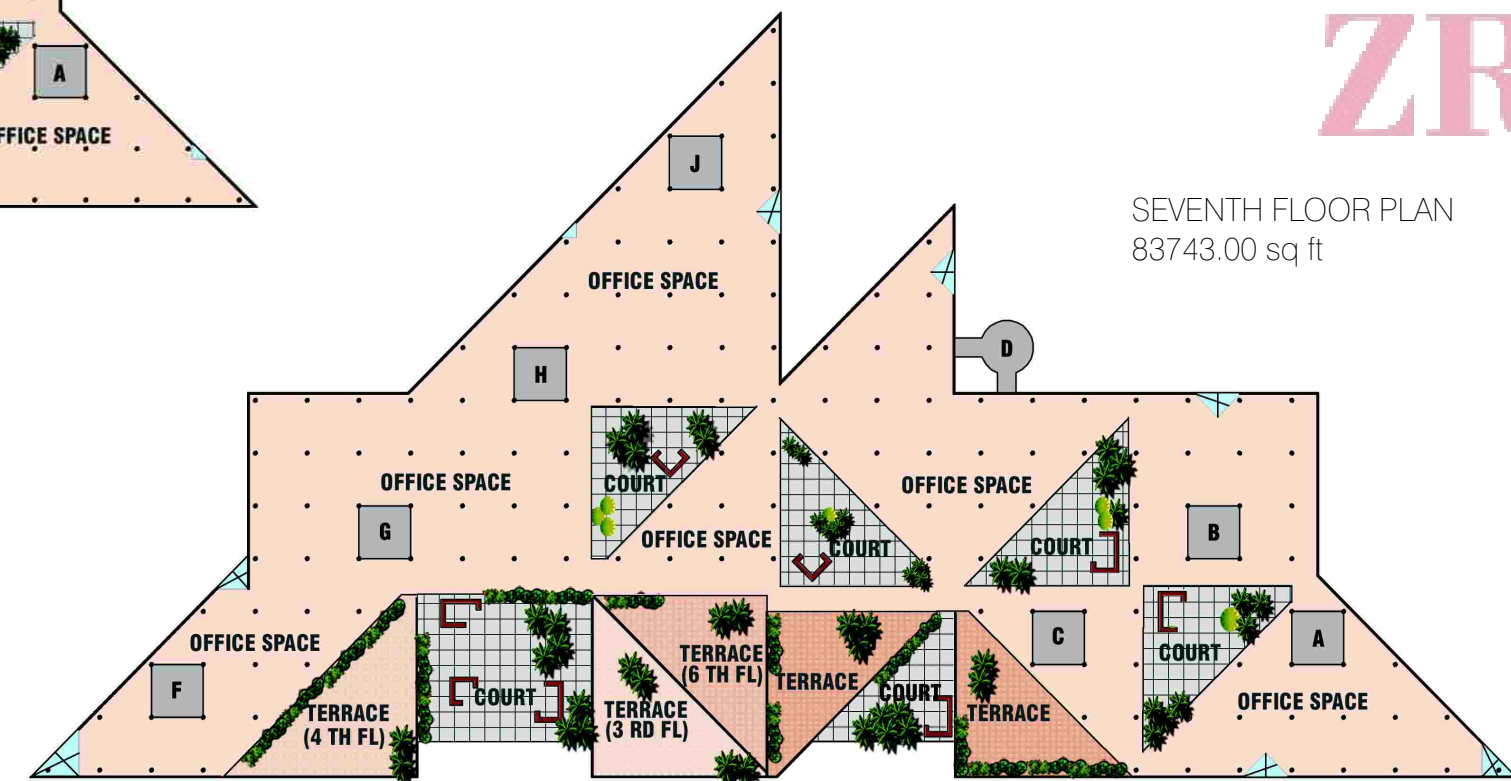


note: A, B, C, D, E, F, G, H & J are the service cores

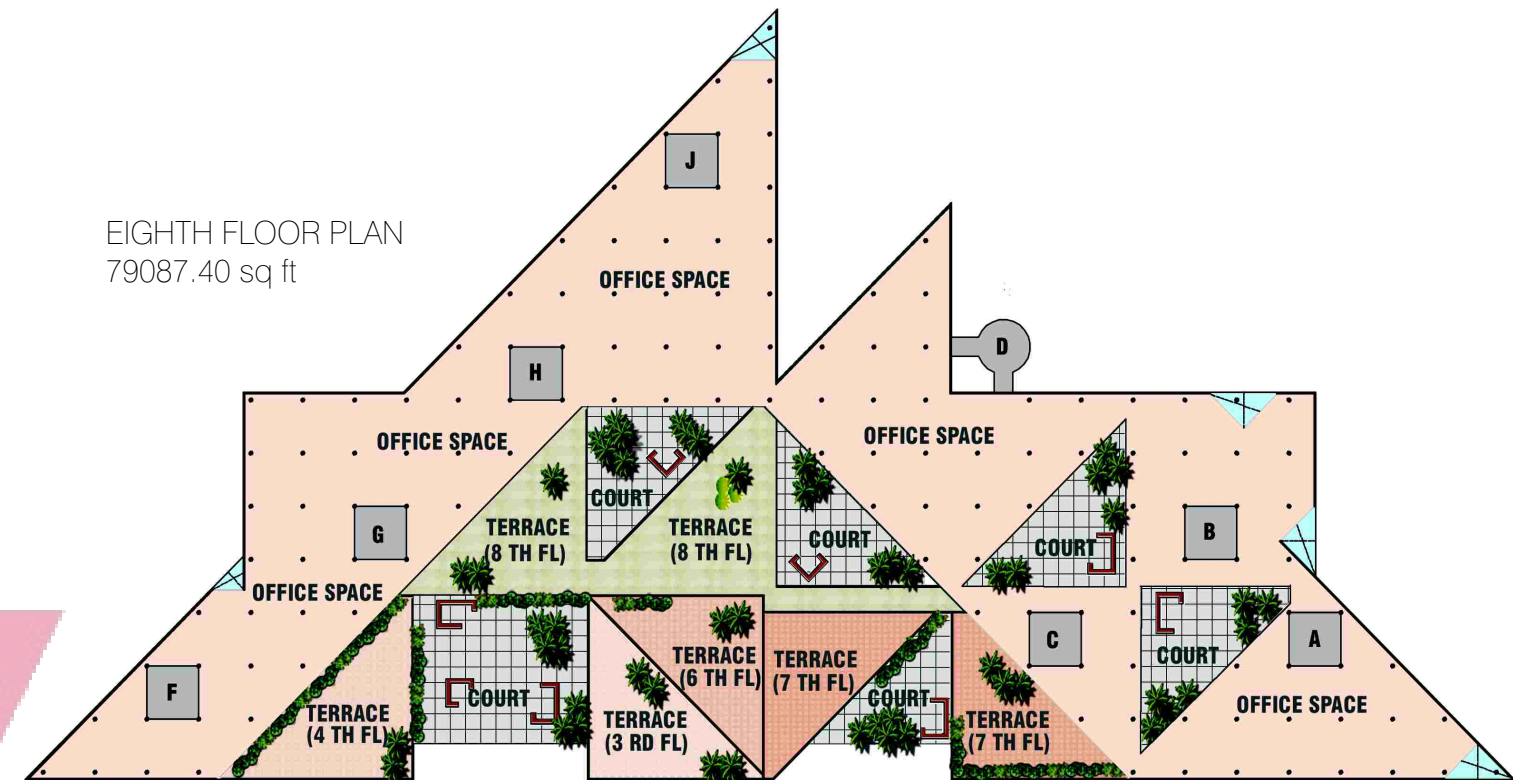
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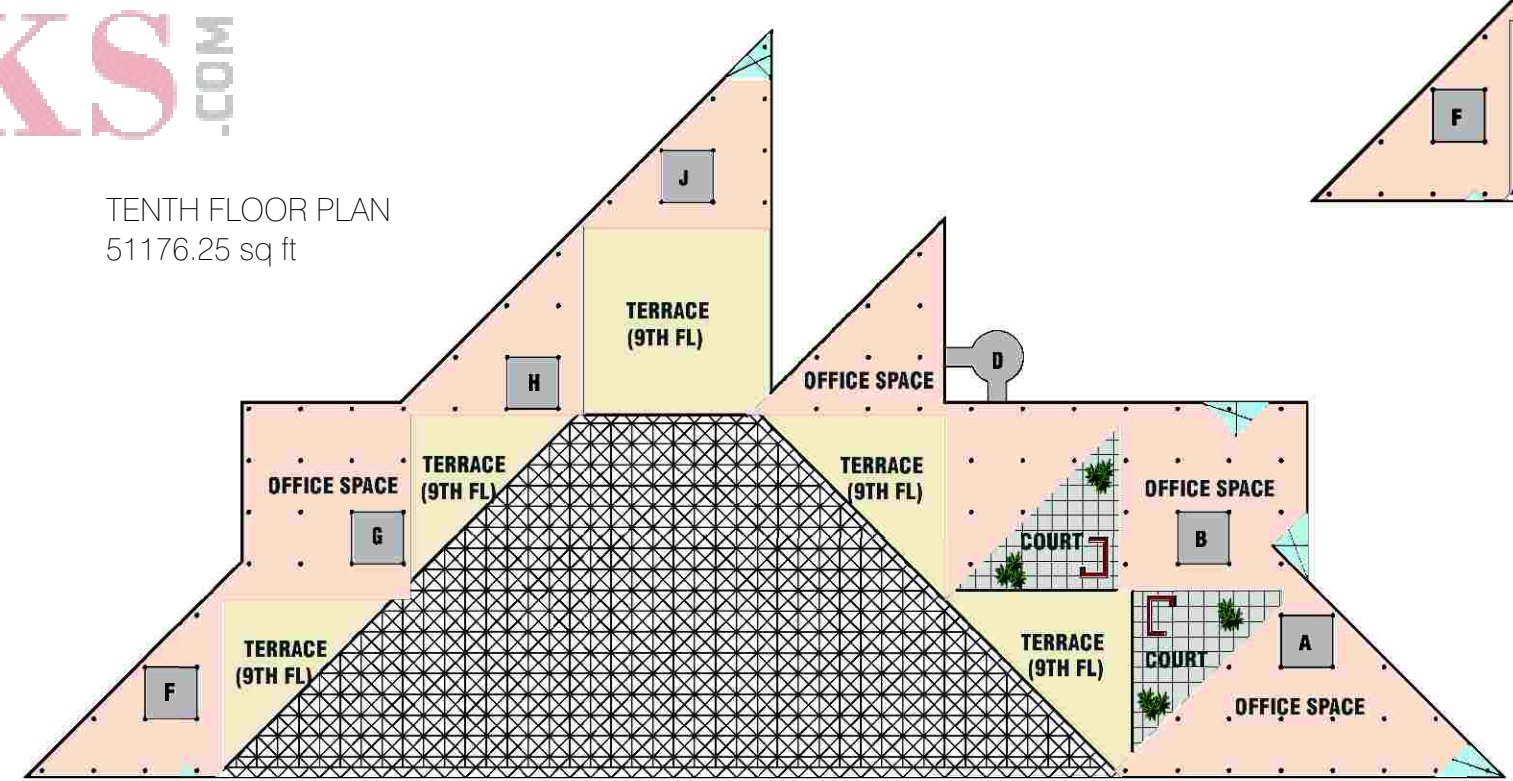
SIXTH FLOOR PLAN
93047.76 sq ft



SEVENTH FLOOR PLAN
83743.00 sq ft



EIGHTH FLOOR PLAN
79087.40 sq ft



TENTH FLOOR PLAN
51176.25 sq ft

note: A, B, C, D, E, F, G, H & J are the service cores

0 5 10 20m

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ISO 9001: 2000
certified company

delivering high quality projects
since inception

professional
management team

superior project
management
& timely delivery

quality, innovation
and technology focused

ZRICKS
DOM

LANDMARK | A COMPANY THAT THINKS,
THINK · CREATE · LEAD | CREATES AND LEADS



Landmark was born with a vision. The vision to turn ideas into landmarks. As one of the fastest growing group in realty, the organization focuses on delivering the finest in quality. With its ISO 9001: 2000 certification, the company has proved its mettle in meeting the quality standard and delivering commitments. It has consistently set quality benchmarks in property development through its residential, retail, commercial & hospitality landmarks. Its innovative ideas are always technology focused. And the convictions of its highly qualified group of professionals help in superior project management & time delivery. Its business ethics have helped win thousands of discerning customers across segments. The company has already completed and delivered a number of projects including Golden Villas, Golden Heights, Platinum Heights and Platinum Villas.

LANDMARK
THINK · CREATE · LEAD

PROJECTS OVERVIEW

GOLDEN VILLAS: A mini township spread in 85 acres on NH 8 near Dharuhera

GOLDEN HEIGHTS: A residential project on NH 8, near Dharuhera

PLATINUM VILLAS & HEIGHTS: A residential project on National Highway 8 near Rewari

LANDMARK - THE MALL: A premium mall in Gurgaon

LANDMARK TOWER: A Corporate centre in Faridabad

FIVE STAR HOTEL: World class premium hotel on NH 8

LANDMARK RESIDENCY: A residential project on 12.5 acres in Gurgaon

A mid-segment hotel to service the regular travellers at Sector 66, Gurgaon



one of its kind project in gurgaon
new age structure
open span design for easy movement
zone v seismic compliance
special focus on aesthetics & utility
scientific allocation of spaces
electronically controlled doors
hi-tech round the clock security
cctv and other high tech controls
public address system.
piped music in all public areas
100% power back up
centralised heating & air conditioning
water softening & ro plants
sewerage treatment plant
sophisticated fire detection &
protection systems
fresh air treatment unit
hi speed elevators
landscaped greens &
spacious campus
100% wi fi support
backed by fibre optic connectivity
smart card entrance facilities



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Note : Visual representations shown in this brochure are purely conceptual. All building Elevations, Specifications, Layout Plans etc are tentative and subject to variation & modification by the company or the competent authorities sanctioning plans.

