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1.3 mn sq ft Premium Commercial Campus

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On Mathura Road

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LOCATION

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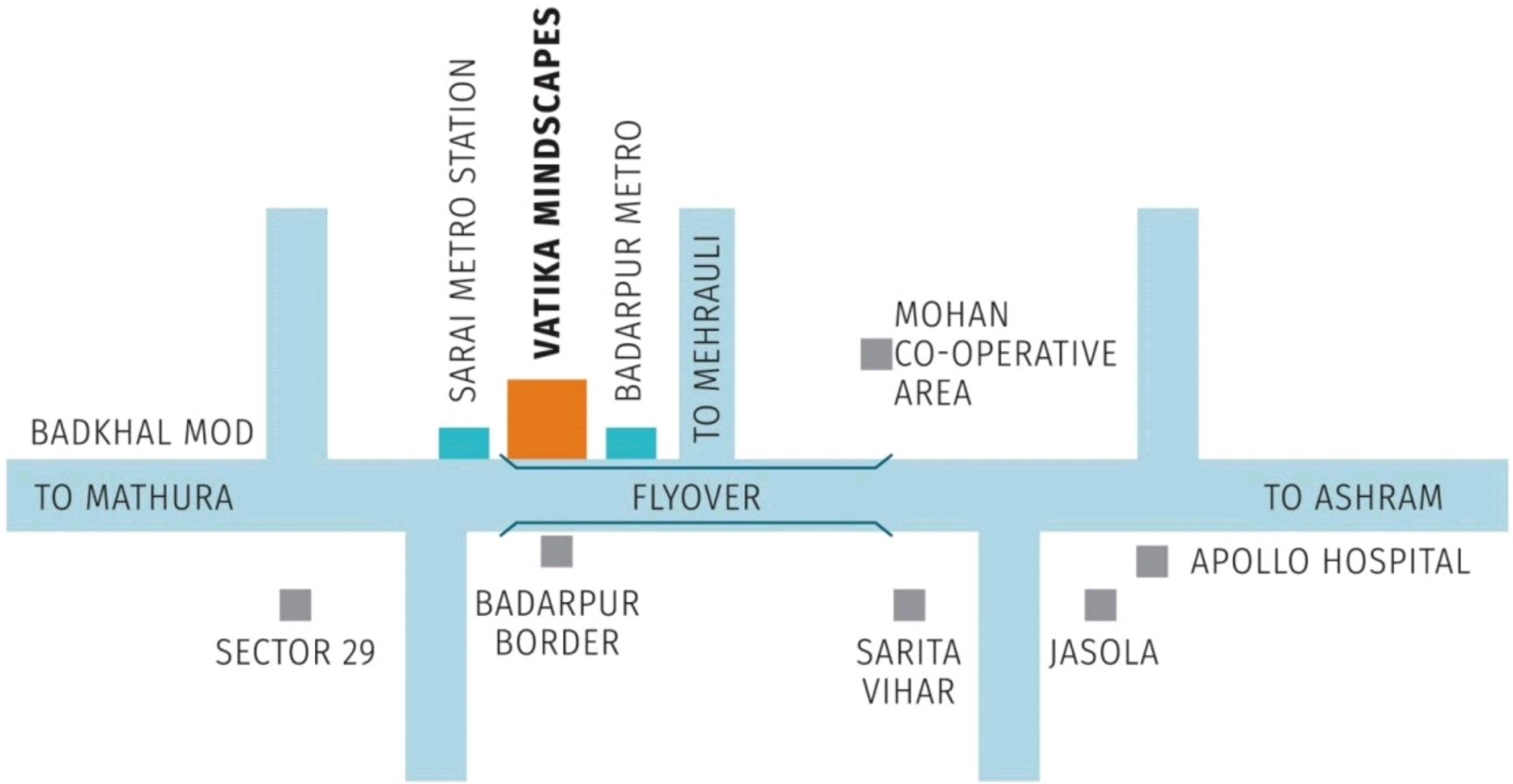

Adjacent to Sarai metro station

F&B within the campus

8 mins drive from South Delhi

Hotels within 5 mins drive

Well Connected Premium Office Destination

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BUILDING CONFIGURATION

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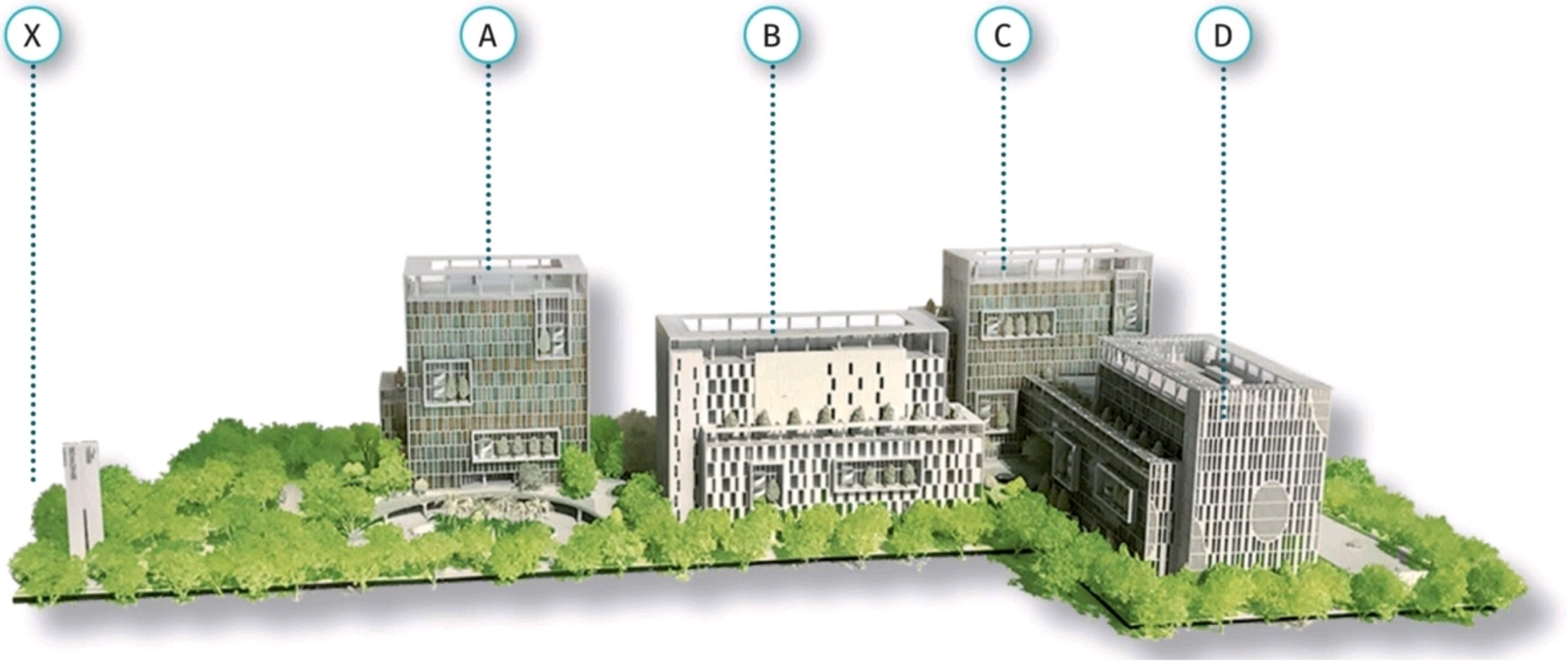
Sarai Metro Station



Office blocks are Labelled A to D

1.3 Million sq ft Premium Office Space spread across 4 Towers

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Tower	Floors	Super Area
Tower A	Ground + 14	2,84,426
Tower B	Ground + 11	4,00,498
Tower C	Ground + 14	2,90,000
Tower D	Ground + 9	3,03,750
Total		**12,82,674**
Stand Alone Retail Block		4,000

BUILDING CONFIGURATION

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NEW AGE WORKPLACE

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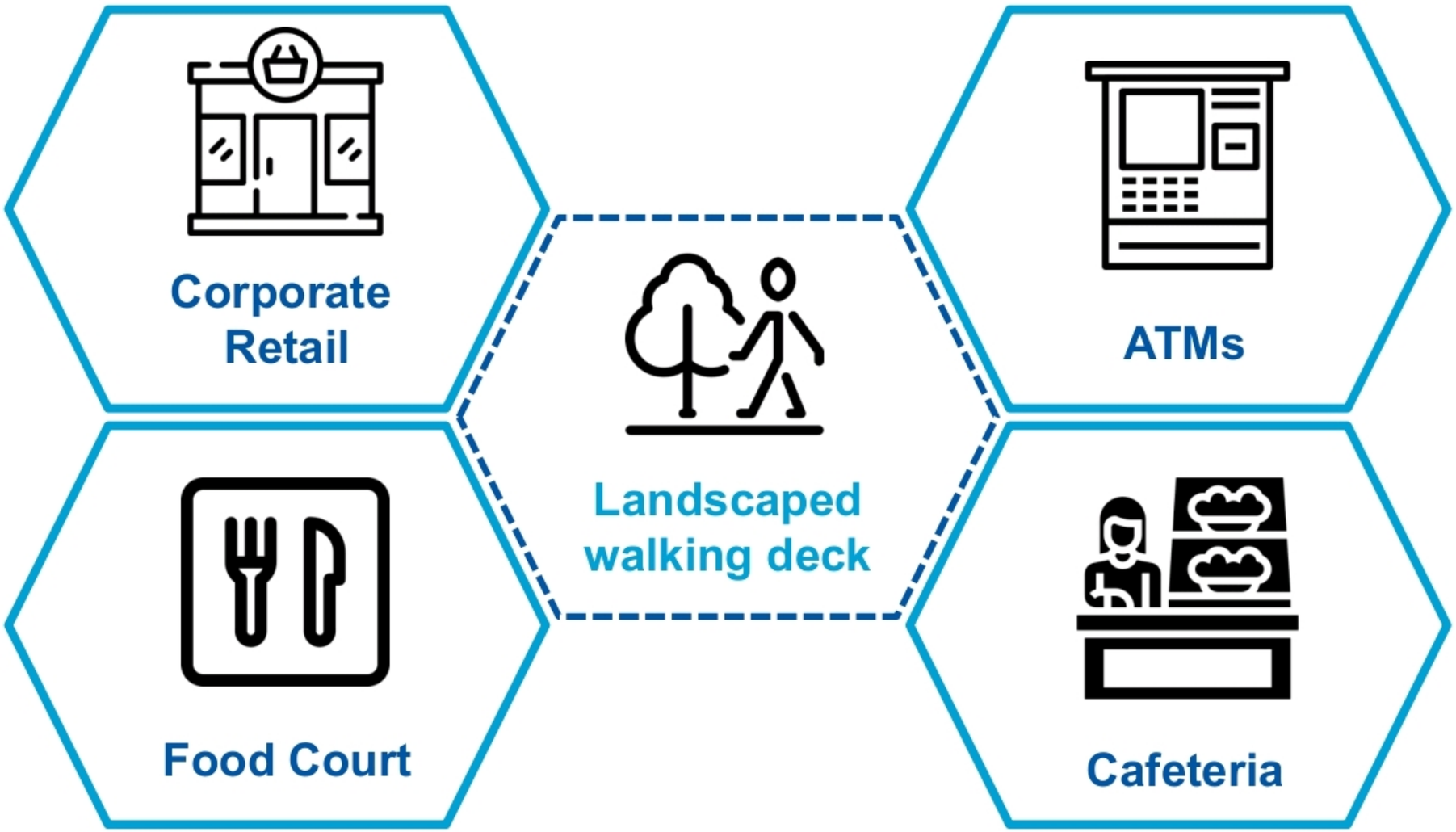

AMENITIES

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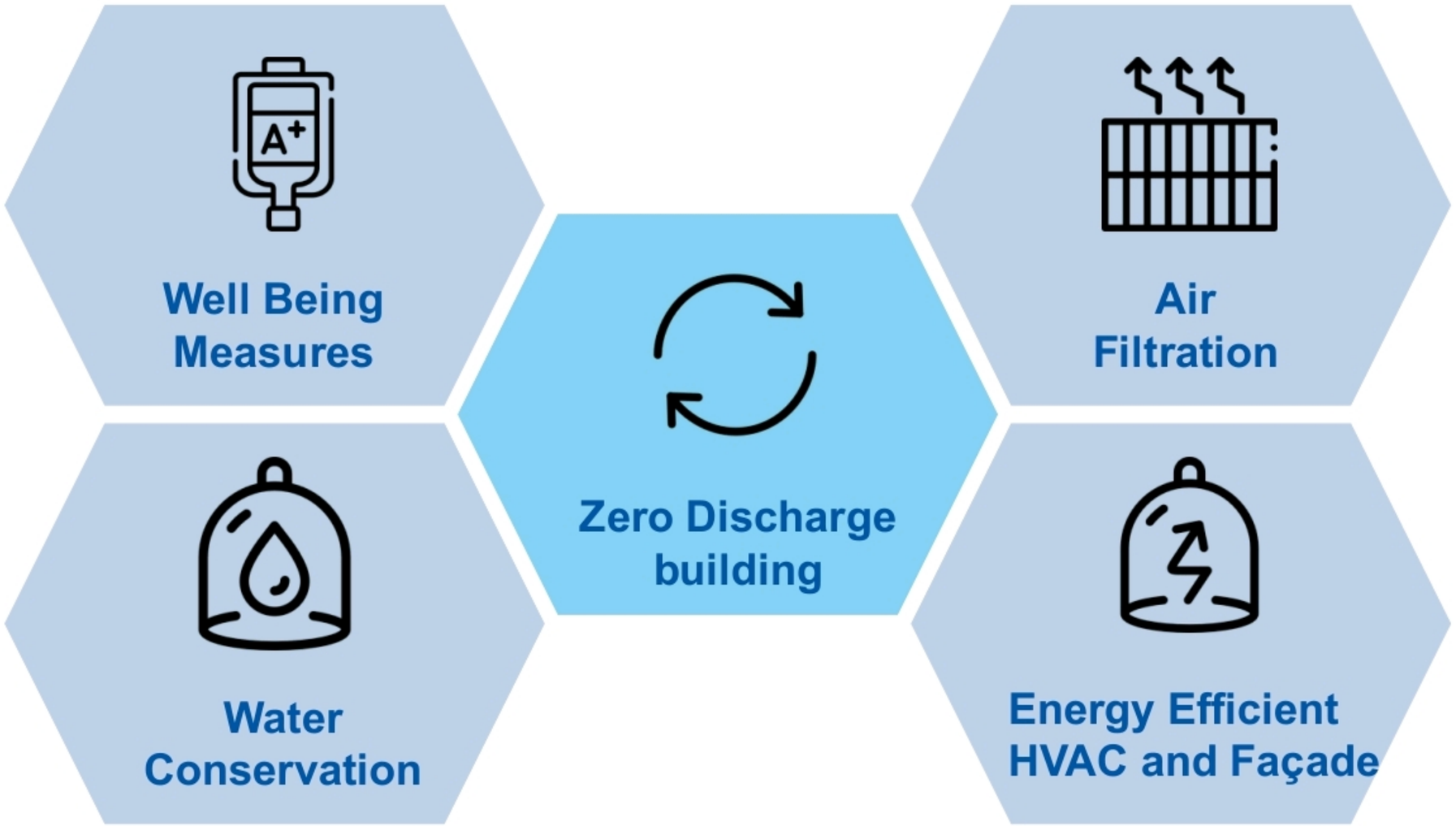

SUSTAINABILITY MEASURES

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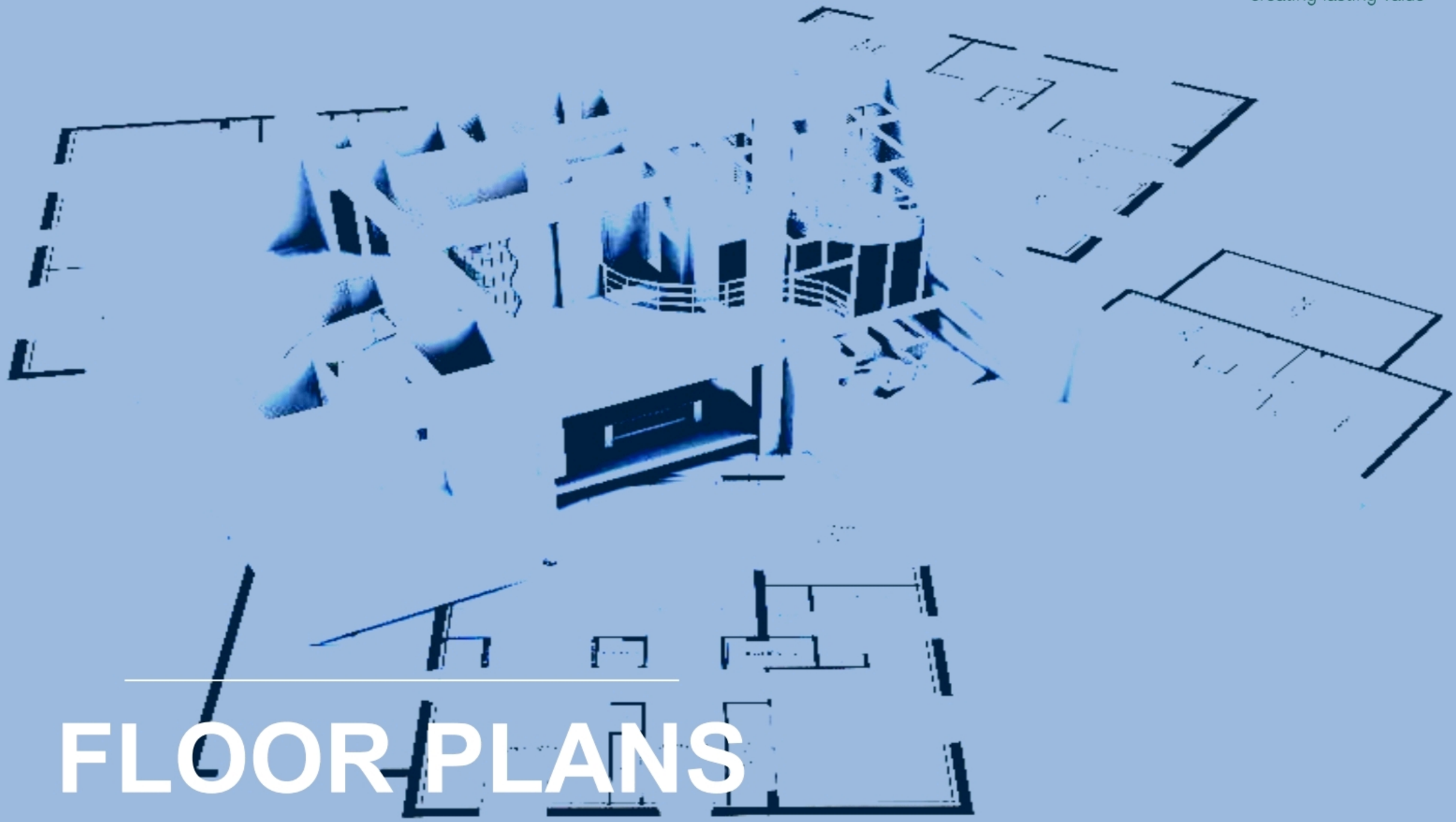

FLOOR PLANS

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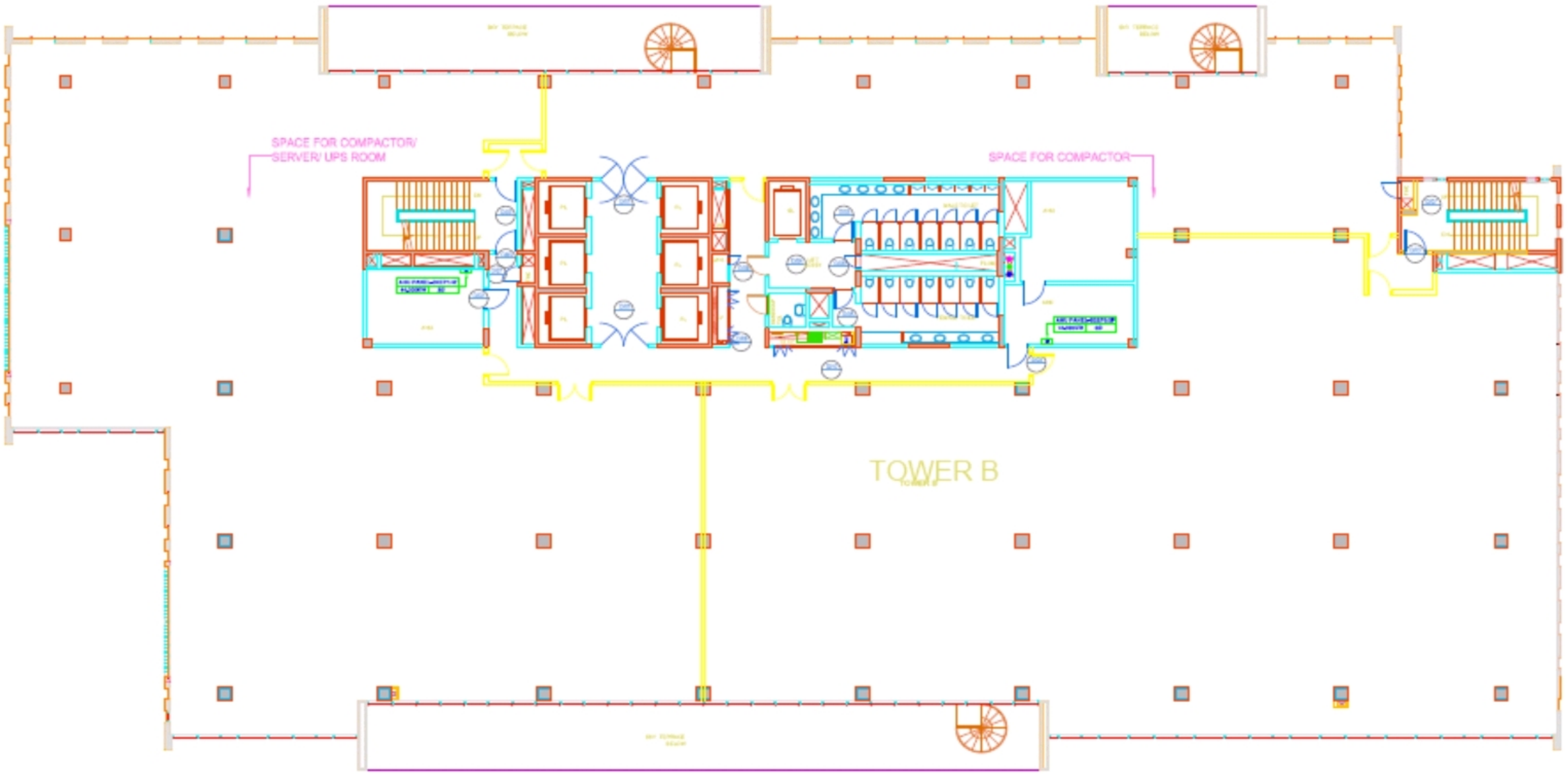

Typical Floor (Block B) - 1st to 5th Floor

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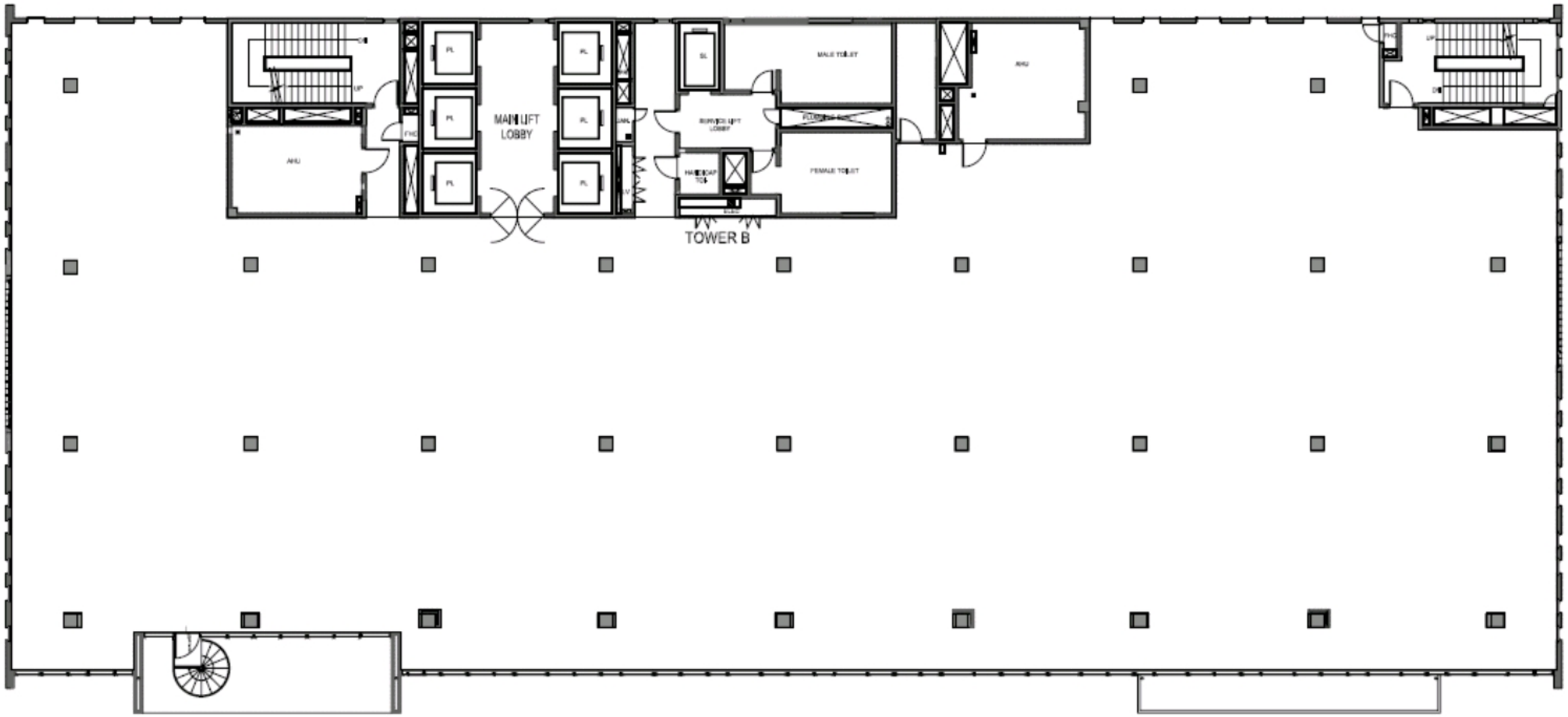

Typical Floor (Block B) - 6th to 11th Floor

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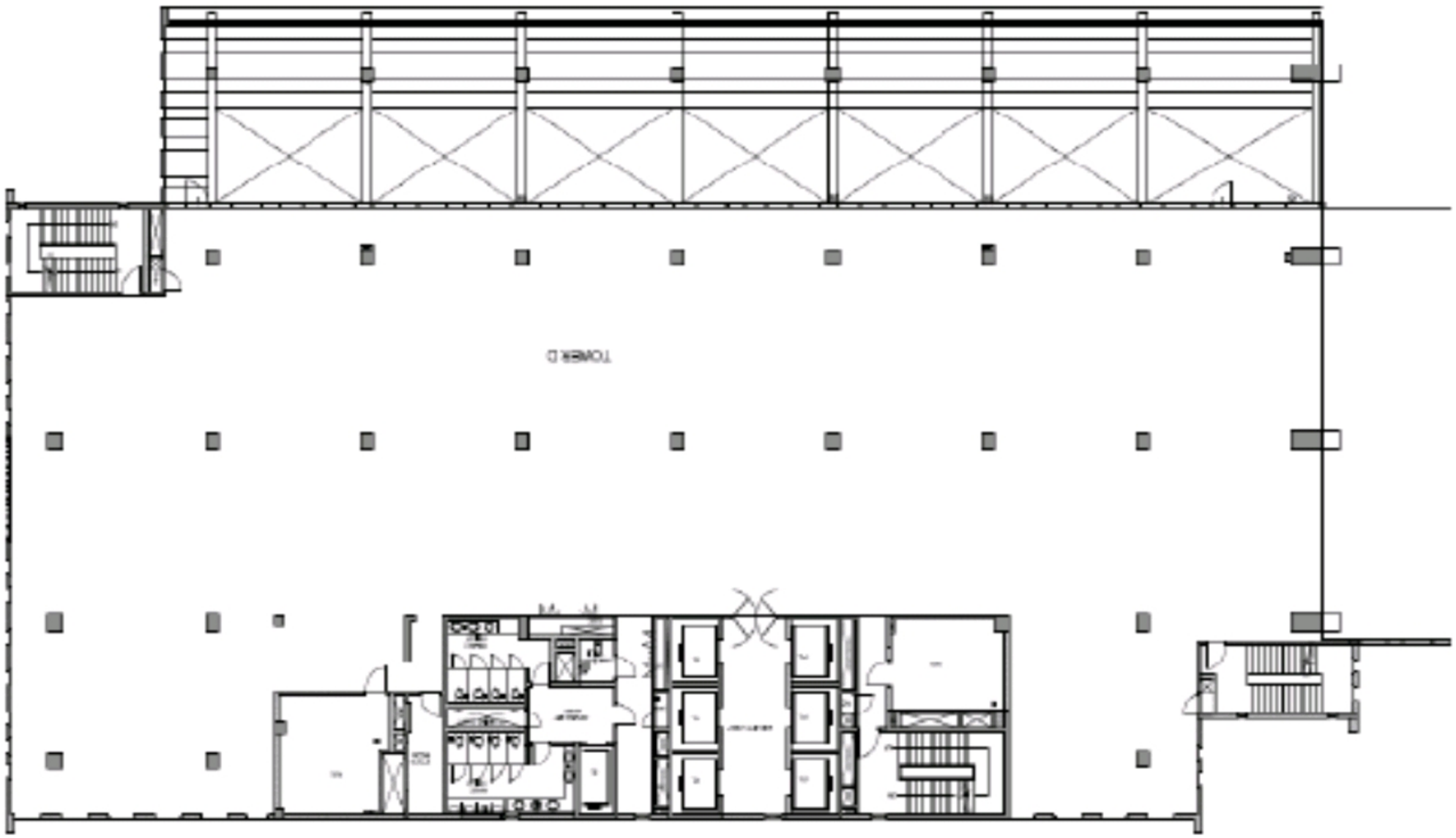

Typical Floor (Block D) - 1st to 5th Floor

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FACT SHEET

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Equipment	Details
Building Design Concept	The project has been envisaged as a CAMPUS development with 4 buildings spread inside a vibrant green. The built up masses to follow the keywords of designing “INSIDE OUT”. The design aim at creating an active environment that caters to the needs of the occupants. The aim is to harmonically stitch all the buildings together, accentuating the Campus feel. Optimal size floor plates and the overall objective is to create a building that has a futuristic approach with an open and intelligently planned environment.
USP of Floor Plate design	PT slab system with Capitals
Floor Loading	Block A&B: live load 400kg/m2 Block C&D: live load 300 Kg/m2
Type of Chillers	Centrifugal Chiller
Make of Chillers	Carrier
Chiller Capacity	3x 720 TR(Water Cooled)+2x320 TR(Air-Cooled)
USP of Chillers	iKW/TR: 0.63
AHU Make	Waves/Suvidha

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Equipment	Details
DG Sets Configuration	8 x1500 KVA(HT)
DG Sets Make	Sudhir
Air Filtration System in Common Areas	AHU for Corridor Air-conditioning, MERV-8 filter is used.
Air Filtration System in Tenant Space	Tenant Area AHUs have MERV-8 filter.
ASHRAE Standard Ratings	HVAC system designed as per ASHRAE.
Glazing	Double Glazed
Façade USPs	•Punched windows with minimal curtain glazing •The punched windows to be single glazed. • An attractive amalgamation of Glazed facade and Fittings creates an interaction between the interior and external designs and elements •Minimal stone cladding •Most of the surfaces of each building to be textured paint finish. •The interactive space between all the blocks THE DECK creates an architecture user friendly interactive space which culminate an aesthetic and architecture features of facade connect through each other
Well Being Measures	•Fresh air is being provided as per ASHARAE 5 CFM per person+ .05 CFM per Sq.ft.). MERV-8 Filter provided in AHU.

TECHNICAL SPECIFICATIONS

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Equipment	Details
Rain Water Harvesting	Provided 4 Nos. Rain water harvesting pit and 4 Nos. Rain water recharge pit
Zero Discharge Building	Yes, STP recycled treated water used within building
Water Conservation Measures	Yes, recycled treated water used for horticulture, flushing, HVAC cooling water, used water saving fixtures and flushing
Energy Conservation Measures	1.High Efficiency Chiller iKW/TR 0.63 2. Premium efficiency Motor: IE2 3. Use of LED lighting
Lifts (Make, Capacity and Speed)	Block A & B- Kone -17 pax- @ 1.7m/sec speed Block C & D- Hitachi-17 Pax- @ 1.7m/sec speed
USPs for Lifts	All cabin car walls of SS make with 900 mm hand grab bars. With an aesthetic culmination of SS metal & Lift lobby, creates a mood and feeling of design and aesthetics.
Security Layers and Systems for common areas	•Access Control system (All basement lift lobby: access card control and ground floor: Flap Barriers /turstile with electronic card swipe) •Manned Security (Check posts at key locations within the complex) •Boom Barrier (at basement entry and exits) and •CCTV Surveillance (Main Entrance, Main Lift Lobby, Basement Lift Lobbies / Ramps & Staircase Exit)
Air Conditioning System	Water Cooled Chiller System+ Air Cooled Chilling (Partial)

TECHNICAL SPECIFICATIONS

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ACTUAL VIEWS

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Designed by Singapore Based Architects, Warner Wong

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Water Bodies and Covered Walkways

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Drop Off Zones

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Aesthetically Designed Landscapes

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Entry to the complex and 1st Floor Level – Walking Deck

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Façade Designed to reduce Heat Load

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Cafeteria Space with Natural Light

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Cafeteria Space with Natural Light

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Plush lobbies

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Main Lobby

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OUR CLIENTS

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HYUNDAI CONSTRUCTION EQUIPMENT INDIA	TMS The TMS Group	HALDOR TOPSØE
Continental The Future in Motion	SYSTRA	LARSEN & TOUBRO It's all about Imagineering
JSS RESPONSIVE RELIABLE RESULTS	BMR	FUTURE FUELS CRC
ATSservices	SIMON India	KKSPUN INDIA LTD (Formerly known as KK Spun Pipe Pvt. Ltd.) PRECAST CONCRETE SOLUTIONS
moodagent	JYOTI STRIPS PVT LTD Jyoti Strips	hpl additives

ESTEEMED CLIENTS – VATIKA MINDSCAPES

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VATIKA GROUP

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VATIKA Group has consistently focused on developing people oriented projects that are commercially viable, architecturally outstanding and designed for the foreseeable future.

3 decades

6 mn sq ft: Commercial & Retail Projects

7 mn+ sq ft: Residential Projects

1,000 acres developed Township

FIRST INDIA PLACE
0.17 Mn sq ft

VATIKA BUSINESS PARK
0.9 Mn sq ft

VATIKA CITY CENTRE
0.1 Mn sq ft

VATIKA TRIANGLE
0.14 Mn sq ft

VATIKA TOWERS
0.4 Mn sq ft

VATIKA CITY POINT
0.17 Mn sq ft

VARDAAN REALTORS

Faridabad: B-4145, Main Road
Green Field Colony, Faridabad.

Greater Faridabad : Sector 88, KST
Shopping Arcade, Main, Kheri Rd,
Gr.Faridabad.

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+91 888 200 0040