

# Specifications: Differentiated in every aspect

## The Mindful Workplace

### Goals

Three important highlights of office that makes this a mindful office.

#### 1. Nourishment

Being surrounded by nature has proven to improve concentration, lessen attention fatigue and drive productivity. Here we are surrounded by greenery on three sides and the linear floor plate design makes sure that everyone enjoys the views of nature and keeps them attune with the diurnal and seasonal changes.

#### 2. Abundant Natural Light

Apart from a free source of light within office space helping in energy efficient strategy, it animates the spaces and creates a drama and diversity. Working in natural light has numerous benefits to mental health that is well understood. These include good sleep, healthier and happier employees, higher productivity, engaged environment, enhanced value of space and reduction in utility cost.

#### 3. Comfort

The placement of core to the West with an opaque façade protects the harsh sun and heat entering the building thereby, avoiding the cold and hot spots in the office space. A VRF air-conditioning system helps in independent control of conditioned air and thus possible reduction in utility cost.

## Architecture

#### 1. Site & Surrounding

Site is located on the prime commercial road of HITEC city in the vicinity of large campuses like Google yet has green open spaces on three sides. An urban property with great connectivity, strong presence and surprising expanding views of green makes for a unique setting.

#### 2. Planning

The building is planned to have a West facing core, with a more solid treatment while the rest three directions has articulated glass façade to enjoy the views of nature and for an impressive view from the road and beyond.

A linear floor plate prominently opens towards the East to ensure that the all users get access to the views and abundant natural light throughout the day.

#### 3. Façade

The glass façade is broken up into a "Bidri" pattern in a manner where one could have a different perspective from far and near.

## Amenities

#### 1. Parkside Lobby

The lobby is designed in a minimal and contemporary look and feel to give a professional and corporate entrance experience. The idea of the 'bidri' pattern echoes in the interiors to reflect the local and the global coming together.

#### 2. Access

The building is fitted with advance and intelligent access and monitoring systems to ensure ease of access, sense of security and efficient management. Turnstiles, RFID access control, Visitor Management systems.

#### 3. Food & Entertainment

The roof top zone looking into the city is energised with a semi open cafeteria and indoor play areas with engaging waterbodies and softscapes.

One can keep the mind and the even the body fit through access to our fitness facility and relaxation facility overlooking the roof landscaped gardens.

## Mechanical Amenities

#### 1. Building management system

Automatic operation and monitoring of all mechanical systems in the building along with auditing for energy efficiency. Fully integrated fire alarm and access control system.

#### 2. Elevators

4 number high speed touchless elevators for guests and two elevators for services.

#### 3. H.V.A.C

VRF system – Highly energy efficient. Independent outdoors units connected to respective ceiling suspended units of the floor.

The entrance reception lobby is air-conditioned with cassettes and ceiling suspended unit with ducting respectively connected to dedicated outdoor unit.

#### 4. P.H.E.

Underground 2-day storage capacity for domestic water. Water distribution by hydropneumatics system, rain water harvesting in underground tank with water treatment plant, low flow sanitary fixtures and STP treated water for flushing and irrigation purpose.

#### 5. Electrical

Electrical demand of 0.4 KVA/10 sq.m. of built up area. Cabling up to tenant distribution point. 100% power back-up. Dry type transformer in basement. Dual source electrical meter recording for normal power and back-up power. Lighting protection as per code. Earthing for all electrical equipment using a permanent earth mat of low resistance. Separate earth mains with electrical and communication shafts to connect all users -electronic/data equipment.

#### 6. Fire & Safety

Fire hydrants, wet risers, water sump, overhead tanks and fire pumps provided as per code. Monitoring through BMS system.

#### 7. Security & Surveillance

Video surveillance for parking floors, social areas and lift lobbies. Boom barriers at all vehicular entry and exit points. Turn styles at entry lobby. Manned security at entry and exit points of premises.