

# GROWTH PARTNERSHIPS +

The New Way to look at  
**Office Real Estate**





SUCCESS BEGINS WITH + Choosing the Right Office Space

*An organization today expends considerable time and effort in tasks that are ancillary to its core business – office acquisition, maintenance, employee welfare, staff conveyance, etc. These are important tasks and of course they have to be done; but they divert attention and resources from the core work.*

**The ideal office** should be one where you can focus completely on your core business, and the workspace infrastructure takes care of the rest. This is a concept that is gaining ground internationally, and Vatika is among the pioneers in India.

*In doing this, Vatika has redefined the traditional role of ‘landlord’ and approaches commercial real estate more as a collaborative partner and service provider. At Vatika, we don’t just supply office space. We pride ourselves on providing the ‘correct solution’ for the needs of your business. We guide you through the possible options and conduct extensive cost benefit evaluations to set up an office that is streamlined, cost-efficient and growth-oriented. Through deep-level understanding and a range of support services, we become an active contributor to the growth of your business. It’s an approach that works at many levels.*

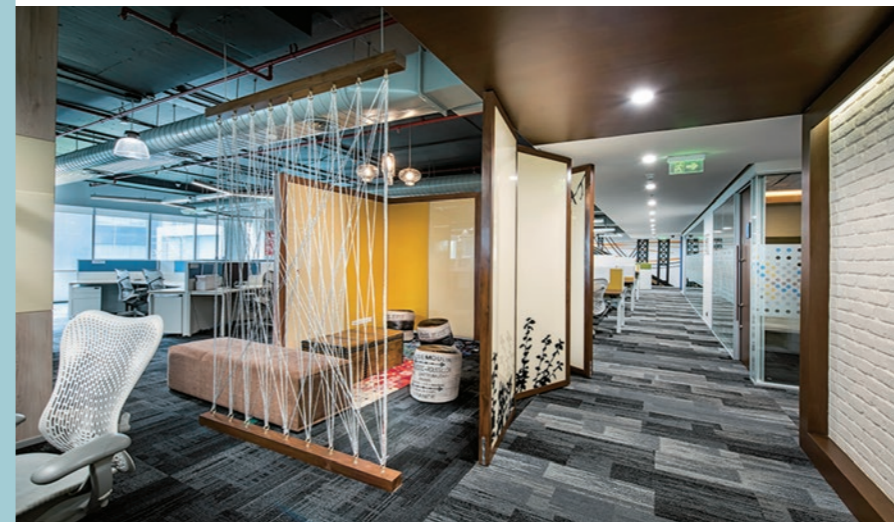
CONFERENCE ROOM AT THE SAP OFFICE, VATIKA TOWERS



LIFT LOBBY AT VATIKA BUSINESS PARK



SAP OFFICE INTERIOR, VATIKA TOWERS



BREAK OUT AREA AT PROFESSIONAL POINT



# THE VATIKA ADVANTAGE



AN IMPRESSIVE DOUBLE HEIGHT LOBBY MARKS THE ENTRANCE TO THE VATIKA TOWERS

## AS A BOOST TO YOUR OPERATIONAL EFFICIENCY

*Many tasks that you loosely classify as 'admin' are actually fields in which we have years of expertise. We can address these needs for you in a more cost-effective manner, and also reduce the work hours your staff spends on these administrative chores.*

**Transport:** Vatika can create and operate transport services for your staff. Pick and drop facilities from and to the Metro station at convenient times in the morning and the evening, so that you don't have to purchase/maintain vehicles for this purpose.

**Meal facilities:** We can arrange daily meal facilities for your staff, either from one of our several restaurants (Coriander Leaf, 56 Ristorante Italiano) or a special kitchen created to suit your specific requirements. We can also set up a cafeteria just for your employees.

**Vendor support:** We also provide support for regular office requirements like computers, computer supplies, printing, etc.

**Rider services:** We can provide you with permanent rider services for picking up and delivering documents, and miscellaneous errands like banking.

**Asset Management/Storage Management:** We can provide you with expertise on how to manage your assets, storage and files in single or multiple locations.

The most important point is that Vatika is large enough to expertly handle a diverse set of your requirements, and yet small enough to be highly responsive to the specific needs of your business. This balance of ability and flexibility is exactly the infrastructure support your business can profit from.

## AS A PARTNER IN PLANNING

*At Vatika, we consider the growth of your business to be central to our own success. So the relationship with you is not about listing rights and duties; we have a genuine interest in your goals and will help you secure the ideal workspace to achieve them.*

**Fitouts:** Office requirements vary from industry to industry, and while we are happy to provide a 'standard' fit-out for your office, we are just as comfortable creating a customized solution based on your exact specifications.

**Design:** Want your office to have a different kind of vibe from all the rest? Or do you have a strict corporate code that your office space must adhere to? In either case, our designers will work with you to bring alive the look you have in mind.

**Space Planning:** Space planning is an exact science, and we have years of experience in creating and executing office layouts that are ergonomic, productive and cost effective. We will help you plan out your office to the last detail.

## AS A PARTNER IN ONGOING GROWTH

**Flexibility:** As business requirements change, we work with you to plan in advance for changes in your space requirement. How do you wish to expand/contract? At which locations? We can even advise you on real estate costs in different places – the market intelligence that we have is much better than what you would get otherwise. Changes are handled smoothly, and your real estate cost stays optimal.

**Strategizing:** With our experience and expertise, we can help you in assessing your workplace requirements. Are you into logistics? Are you into IT? We have data on the needs of almost every industry, both in terms of employee strengths as well as workplace requirements like desks, number of people, work profiles, etc. We take into account the challenges peculiar to your business and help evolve an effective workplace strategy.

**Multi-locational benefits:** If your business expands operations to other cities, we will help you find spaces across the country, and provide admin support even if the premises you choose there are not Vatika properties.

In the spirit of collaborative partnership, Vatika's support and expertise can easily extend to other areas too. To us, a sustained and healthy relationship with clients is the biggest reward. And to this end, we are happy to customize services for you.



# THE VATIKA OFFICE

## QUALITY OF SPACE & WORK ENVIRONMENT

*The quality of your office space and what is around your office often have a significant bearing on how people feel inside it. While each office has its own corporate culture, there are some aspects that are common to every Vatika workspace.*

- Vatika workspaces have a cheerful and friendly environment. Natural light, open spaces, benches, plants – all these elements add up to generate a feeling of positivity and lightness.
- We create offices that are pleasant places to be in, so that your employees look forward to coming to work and enjoy the time they spend at their workplace.
- Vatika projects are a balanced mix of office spaces, shopping outlets, cafes, recreation, and open common areas.
- This holistic approach instills a sense of completeness in an office-goer's workday. Personal and recreational needs can be easily and conveniently addressed, and the work/life balance is not unduly strained.

TOP: LARGE, LANDSCAPED PIAZZA AT VATIKA BUSINESS PARK IS THE PERFECT EXAMPLE OF BREAK-OUT SPACES AT VATIKA PROJECTS

BOTTOM: LANDSCAPING, LIKE AT VATIKA TOWERS, ENHANCES THE AESTHETICS OF OUR BUILDINGS



VATIKA OFFICES ARE JUDICIOUSLY DESIGNED SO THAT EVERY OFFICE GETS NATURAL LIGHTING AND GOOD OUTSIDE VIEWS

## SPACIOUS AND ENERGIZING

*Vatika projects are envisaged from the perspective of their users and inhabitants. How a person feels directly affects how he behaves, and Vatika's human-centric design enhances positivity and productivity:*

- Projects have the semi-informal feel of a campus, designed to be warm and friendly.
- They are designed at the human scale – which creates an excellent working environment and fosters good relationships at work.
- Abundance of common breakout areas where people can unwind and be at ease.
- A traffic-free central piazza on the ground floor with restaurants, cafes and retail outlets to serve as a social hub at the heart of the workplace.
- The informality of the piazza complements and enhances productivity; it is the place for casual interactions, jokes, lunches, and even collaborations.
- Every floor has its own pantry so that efficiency can be maintained without compromising employee comfort.

## SCIENCE AT WORK

*A low pressure, invigorating ambience does not happen by accident – it is a matter of ergonomics and detailing, & Vatika incorporates many proven techniques to achieve this:*

- Double-height lobbies impart a feeling of arrival, space and cheerfulness.
- Floor-to-floor height of 3.75 metres and large column spans of 8 to 9 metres enhance the spaciousness.
- Workstations are never more than 15 or 20 metres away from the façade; this ensures that enough natural light reaches during daytime.
- Even the elevator speeds are calculated to reduce waiting time without compromising handling capacity.



EXPERIENCE ADMINISTRATION-FREE OFFICE RUNNING AT VATIKA PROJECTS, WITH COMPLETE SERVICES CATERED TO BY ENVIRO



## MANAGED BY ENVIRO

*All our office projects are fully managed by Enviro – Vatika’s renowned facilities management company with over 15 years of expertise in this field. Enviro is an ISO 9001:2015 company, certified by TUV SUD and accredited by DAR Germany.*

- Enviro manages 30 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.
- Enviro’s comprehensive maintenance covers everything from security and housekeeping to electrical systems and waste management, and it’s all seamlessly integrated.
- Fully geared to provide a range of business support services too. Vendor management, inventory control, customer care, energy management or tender processing – expert help for all this is available in-house.

At the day-to-day level, this expertise translates into an efficient, smoothly run operation with spotlessly maintained facilities and the confidence that the expanding needs of a growing client business can be easily accommodated.

## ATTRACTIVE TRANSPARENT TERMS



You can choose the bare shell option and do up the space according to your liking and by your own team. Alternatively, our expert team can execute the fit-out as per your specifications.



In case our team does the fit-out, you don’t incur immediate capital expenditure. The cost is amortized and repayment can be spread out over a convenient period.



We have a completely transparent policy on rentals. There are no unexpected escalations in rent – just a pre-agreed 15% increase after every three years.

## GREEN IS THE ECONOMICAL WAY FORWARD

*Buildings that incorporate eco-friendly technologies aren’t just easy on the environment – they are light on the pocket as well. On a monthly basis, their operating costs are significantly lower as they consistently deliver savings in air-conditioning, lighting and other aspects.*

Sustainability and low environmental impact are core values at Vatika, and these are incorporated into Vatika projects right from the design stage. Several of our projects have received recognition from regulatory bodies, including the coveted LEED Gold Standard for INXT City Centre.

Some of the green measures used at Vatika complexes that also keep your operating overheads low:

**Orientation of buildings:** In India, heat gain is more from the southwest and west. We design our buildings to have shorter sides and specially treated facades towards the direction of maximum heat gain. The long sides have more windows and glass to admit the most natural light.

**The building envelope:** The outside walls, windows and roofs are referred to as the building envelop, and our architects design these with the objective of reducing heat transmission while maximizing the penetration of light. Some of the ways we achieve this are the use of low emissivity glass, double glazing, special materials for roof insulation, specifically chosen materials for façade cladding, and shading elements on the facades to reduce heat and glare.

**Landscaping:** Landscaping need not be only an aesthetic element. At Vatika, we use specific trees and plants to create a micro-environment that enhances the physiological ambience of the project along with its beauty.

**Renewable energy:** Vatika is progressively shifting to renewable energy like photo voltaic cells. The installation of PV cells has been completed in several Vatika projects and the proportion of energy sourced through solar photo voltaic panels is gradually increasing.

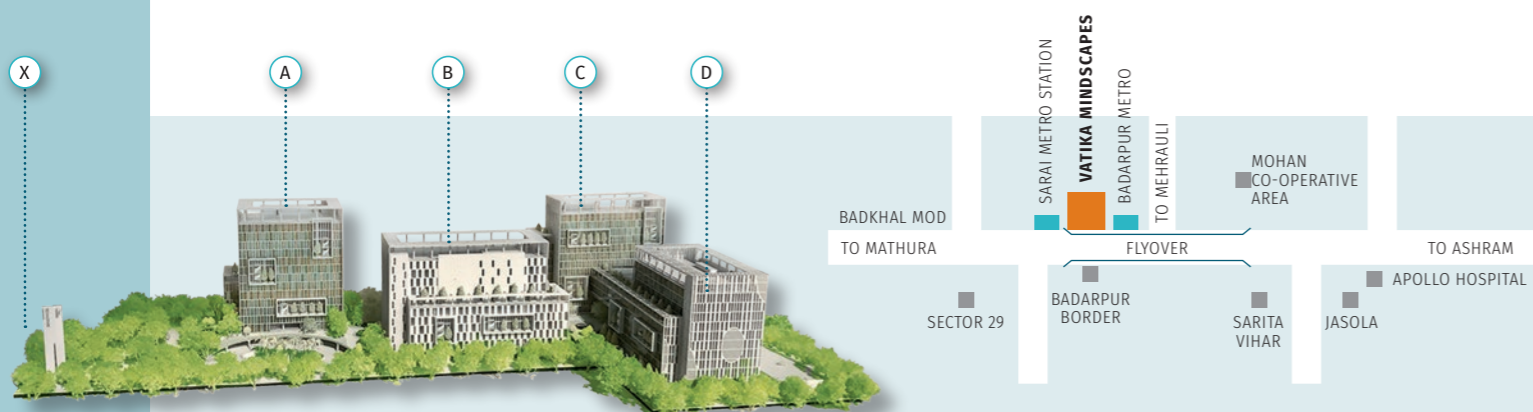
**Low-energy systems:** Electrical and mechanical equipment and systems are carefully assembled to minimize energy consumption during operations. For example, our air conditioning systems are a mix of air-cooled and water-cooled machines optimized by engineers after carefully mapping the characteristics of each building. Emerging technologies like Heat Recovery Wheels and Thermal Storage are also used to design the most optimal systems.

**Building Management Systems:** Advanced algorithms are used to monitor and manage lighting, air conditioning, DG sets and fuel consumption. These automated systems lower the energy consumed and prolong the life of equipment.



## MINDSCAPES

<b>Complex Size</b>	1.2 million sq. ft. spread across 4 towers
<b>Location</b>	On main Mathura Road
<b>Connectivity</b>	Sarai metro station is adjacent to the complex
<b>Floor Plates</b>	25,000 – 60,000 sq. ft.
<b>Features</b>	Car Parking in Basements, Cafeteria, Café Unwind (food court), Landscaped Central Urban Piazza, Restaurants, ATMs and Eateries on Ground Floor

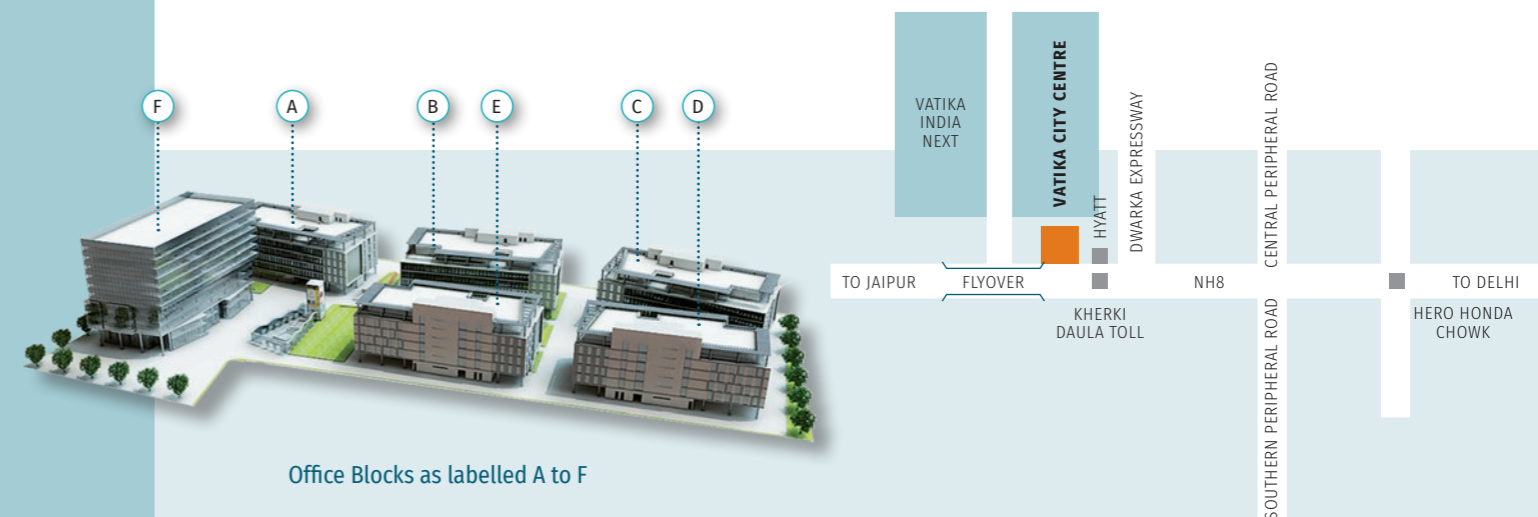


Office Blocks as labelled A to D  
X shows Sarai Metro Station, at project entry




## CityCentre

<b>Complex Size</b>	1 million sq. ft. Gold LEED certified office campus spread across 6 towers
<b>Location</b>	Sector 83, Gurgaon. On main NH8, adjacent to Hyatt Regency
<b>Key Highlight</b>	Part of 546 acres integrated township 'Vatika India Next' with residential, schools, community retail, PVR, 780 seater auditorium, sports academy
<b>Floor Plates</b>	25,000 sq. ft. with an option of independent towers of 1,30,000 sq. ft.
<b>Features</b>	Car Parking in Basements, Cafeteria, Café Unwind (food court), Landscaped Central Urban Piazza, Restaurants, ATMs and Eateries on Ground Floor



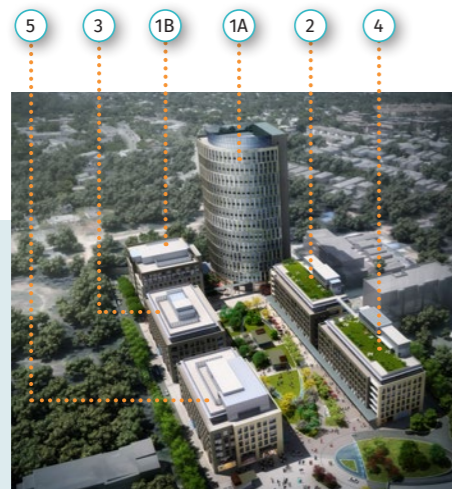
Office Blocks as labelled A to F



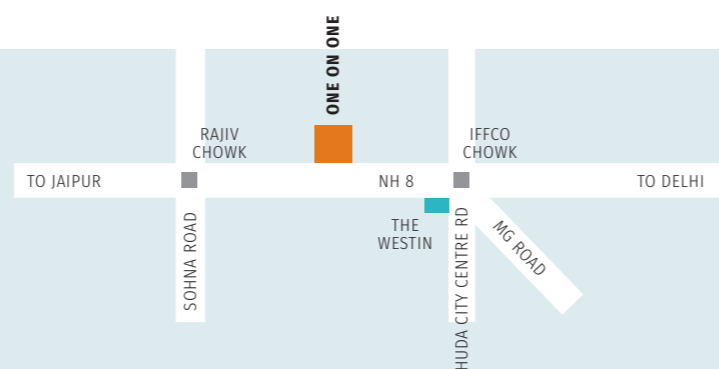
**One On One** will be the most prestigious business address in Sector 16, Gurgaon, on NH8. The 12-acre project is in the form a large, elegant piazza framed by six graceful structures ranged along its sides. The 2 acre piazza will be the focal point of restaurants and retail outlets on the ground floors of the surrounding buildings. One On One has been designed in line with Green Building norms and will have a 4 star GRIHA rating.



<b>Complex Size</b>	1.4 million sq. ft. office campus spread across 6 towers. The project has pre-certified 4 star GRIHA rating
<b>Location</b>	Sector 16, Gurgaon. On main NH8, opposite The Westin Gurgaon
<b>Floor Plates</b>	Efficiently designed floor plates, from 22,000 to 27,000 sq. ft.
<b>Features</b>	Car Parking in three Basements, Landscaped Central Urban Piazza, Fine Dining Restaurants, ATMs and Eateries on Ground Floor



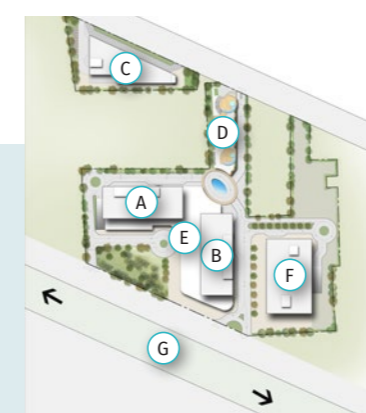
Office Blocks as labelled 1A to 5



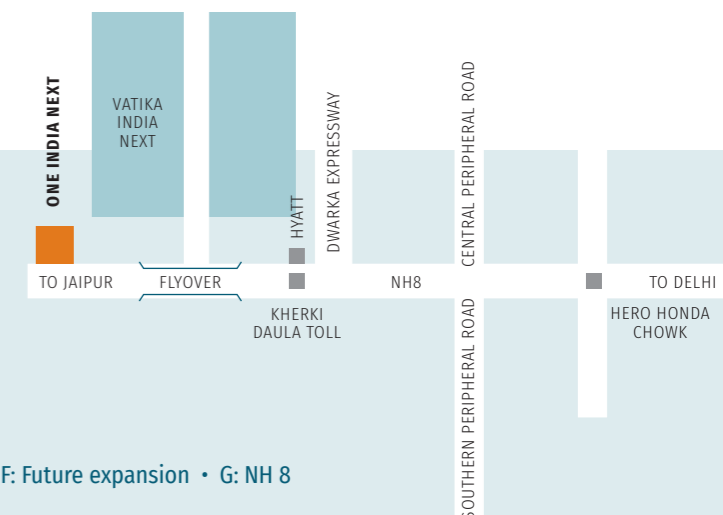
**One India Next** is a 10 acre modern, smart office campus which will soon come up in Sector 82A, Gurgaon. The project enjoys a 500 ft wide frontage on NH8 in Gurgaon's largest commercial belt. The lower levels of One India Next will comprise over 2.5 lac sq ft of retail mall which will attract footfalls from the office complex as well as residential zones in the surrounding areas. The project features efficient floor plates and is designed to have a 4 star LEED rating.



<b>Complex Size</b>	2.2 million sq. ft. smart office and retail campus spread across 3 towers. The project will be designed to have a 4 star LEED rating
<b>Location</b>	Sector 82A, Gurgaon. On main NH8, with more than 500 ft frontage
<b>Key Highlight</b>	Part of 546 acres integrated township 'Vatika India Next' with residential, schools, community retail, PVR, 780 seater auditorium, sports academy
<b>Floor Plates</b>	Efficiently designed floor plates ranging from 18,000 to 25,000 sq. ft.
<b>Features</b>	Car Parking in Basements, Food Street, Landscaped Urban Piazza, Restaurants, Retail, ATMs and Eateries on Ground and First Floor



A, B: Office • D: Food Street • C, E: Retail • F: Future expansion • G: NH 8



# VATIKA AS A PARTNER



*Then there are the additional, intangible rewards that being with Vatika brings to you. Things that don't directly translate into money saved, but deliver immeasurable value through peace-of-mind, convenience and prestige.*

**Service-industry orientation:** We don't think of ourselves as a real estate company, but as a services provider. That means processes are smooth, people are responsive and all issues get handled easily.

**Reputation:** With a spotless record spanning four decades, the Vatika name stands for quality, professionalism and refinement. Vatika projects are the preferred addresses of the best Indian and multi-national companies.

**Prime locations:** Vatika projects enjoy the huge advantage of being conveniently located. Most are located on important roads, at prominent intersections, in close proximity to Metro stations, or at prime spots in established and emerging commercial areas. This provides quick and easy accessibility to your employees and clients, as well as added prestige to your business.

**Scale:** A stand-alone commercial project will give you office premises and little else. But as a Vatika customer, you get access to a lot more – customised services, extensive infrastructure, top-notch maintenance, and extended services at other Vatika properties and 13 Vatika Business Centres in 8 cities.

## COMMERCIAL

FIRST INDIA PLACE  
Gurgaon

VATIKA TRIANGLE  
Gurgaon

VATIKA ATRIUM  
Gurgaon

VATIKA TOWERS  
Gurgaon

VATIKA CITY POINT  
Gurgaon

VATIKA BUSINESS PARK  
Gurgaon

VATIKA MINDSCAPES  
Mathura Road

VATIKA PROFESSIONAL POINT  
Gurgaon

INXT CITY CENTRE  
Gurgaon

ONE INDIA NEXT  
Gurgaon

ONE ON ONE  
Gurgaon

**6 mn sq ft  
commercial and  
retail projects  
delivered**



**FIRST INDIA PLACE**  
171,000 sq. ft. spread over 2.13 acres



**VATIKA TOWERS**  
380,000 sq. ft. spread over 4.04 acres



**VATIKA BUSINESS PARK**  
870,000 sq. ft. spread over 6.88 acres



**VATIKA CITY POINT**  
170,000 sq. ft. spread over 2.1 acres



**VATIKA TRIANGLE**  
140,000 sq. ft. spread over 1.5 acres

### Corporate & Registered Office

Vatika Limited  
Vatika Triangle, 4th Floor  
Sushant Lok, Phase I, Block A  
Mehrauli - Gurgaon Road  
Gurgaon - 122002  
Haryana, India  
CIN - U74899HR1998PLC054821

connect@vatikagroup.com  
www.vatikacollections.com  
www.vatikagroup.com



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