





ELEGANS– Design Theme ›

- **Self Contained** IT Business destination
- **Adaptive and flexible design** with highly efficiency floor plate with large span structure.
- Vastu Compliant design
- Soft Iconic Façade designed to Maximise **light, ventilation & climatic compliant.**
- **Excellent Parking Ratio** with provisions of Stacking at one levels
- **Ideal for Single tenant as well as Multitenanted facility.**
- **Planned Breakout area and Amenities** for employees

Space for amenities and generous Green Tot-lot zone

ELEGANS - Project details >



Details	
Site area	2.6 Acres
Building Height	48 meters
Built-up area achievable	Approx. 565000 sft
Area planned for parking	One slot for every 750 sft
Floor plate area	Approx. 47910 sft
Total number of floors	4B + G + 11 Floors
Floor to floor height	3.9 mtrs
IGBC Rating	Gold rated Green Building

ELEGANS– Google Map >

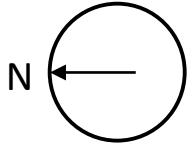
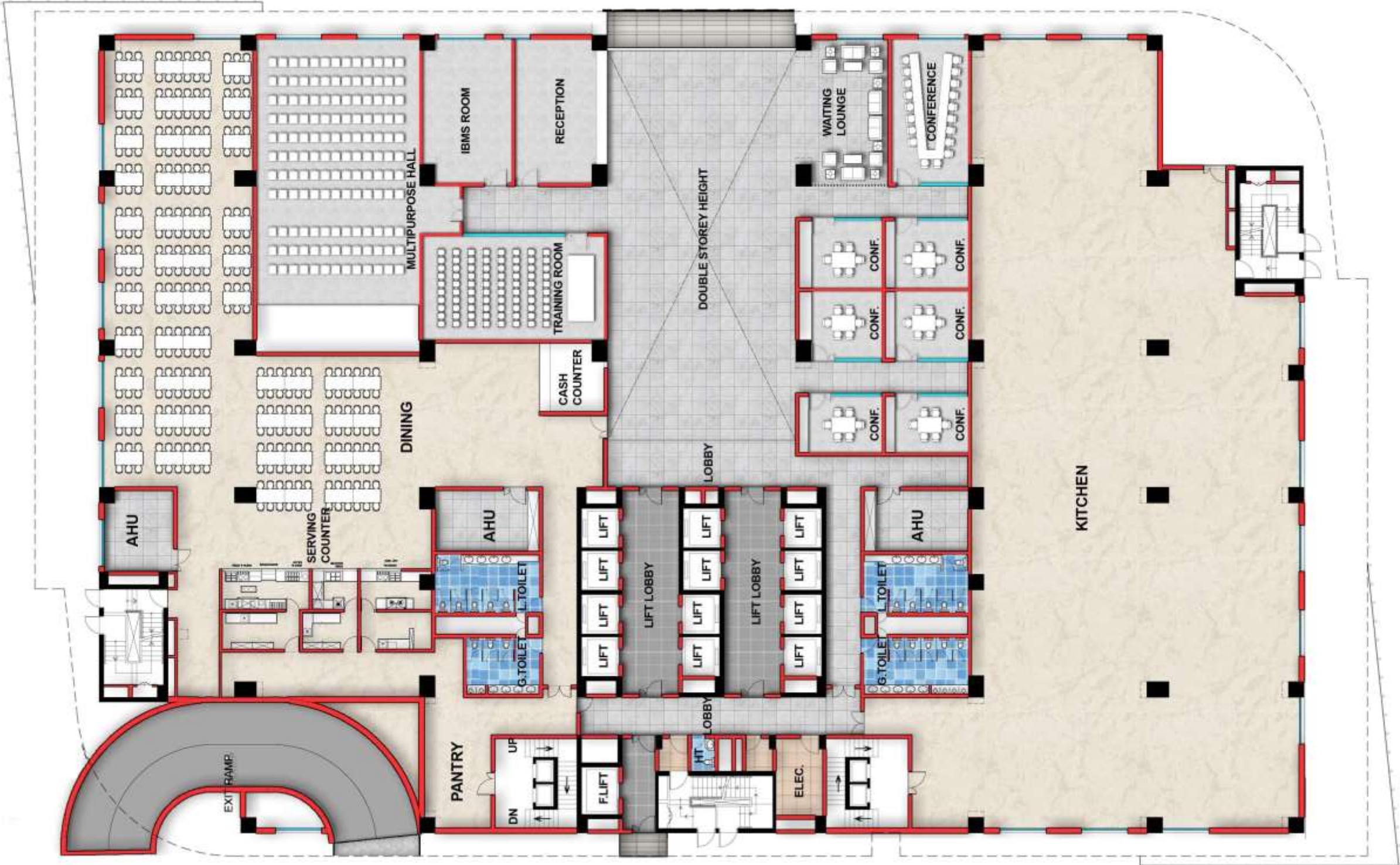


ELEGANS– Site Layout ➤

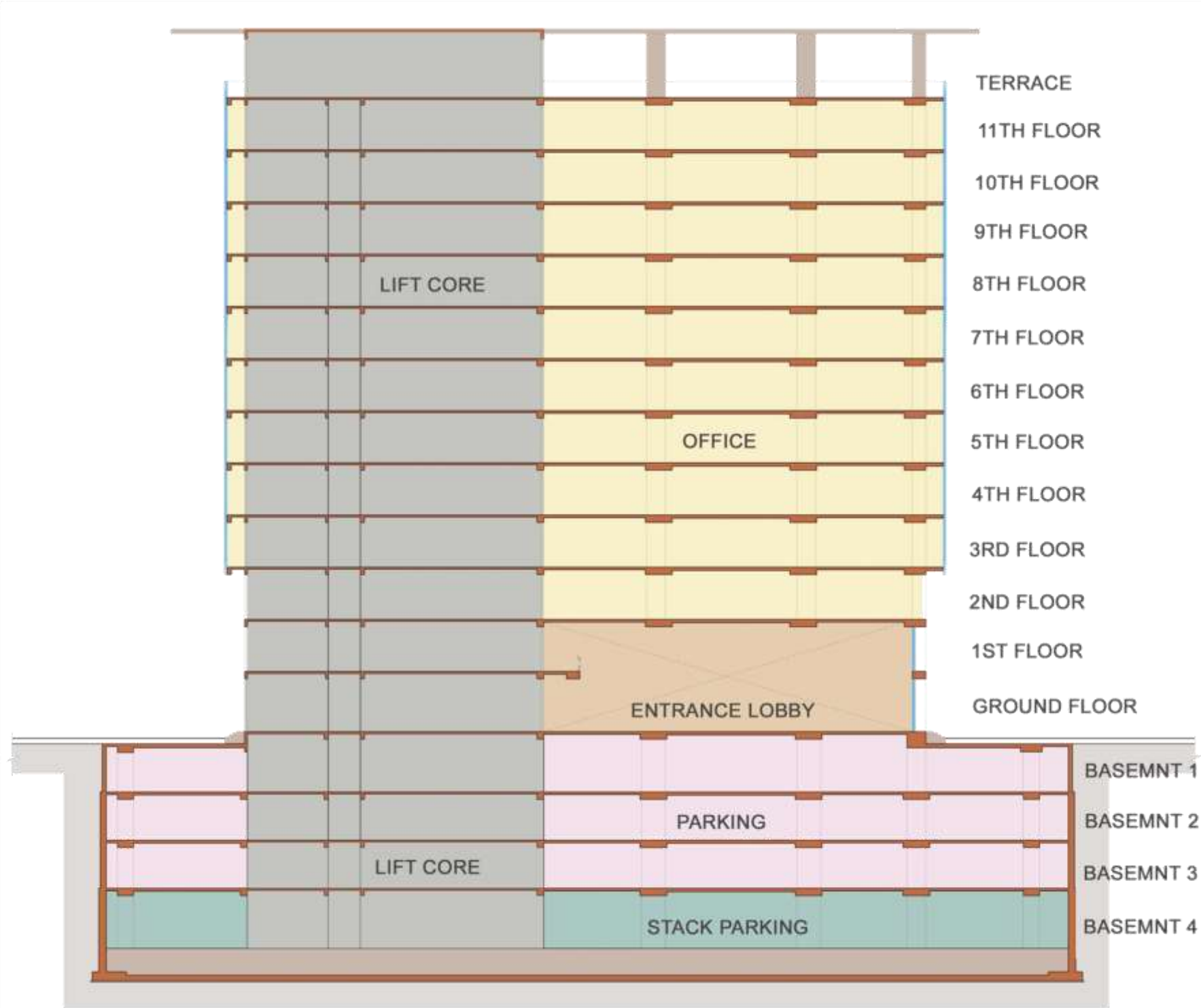
- LEGENDS
- 1. Drop Off
 - 2. Lobby/reception
 - 3. External Parking
 - 4. Core
 - 5. Tot Lot - 10% of Total Site Area



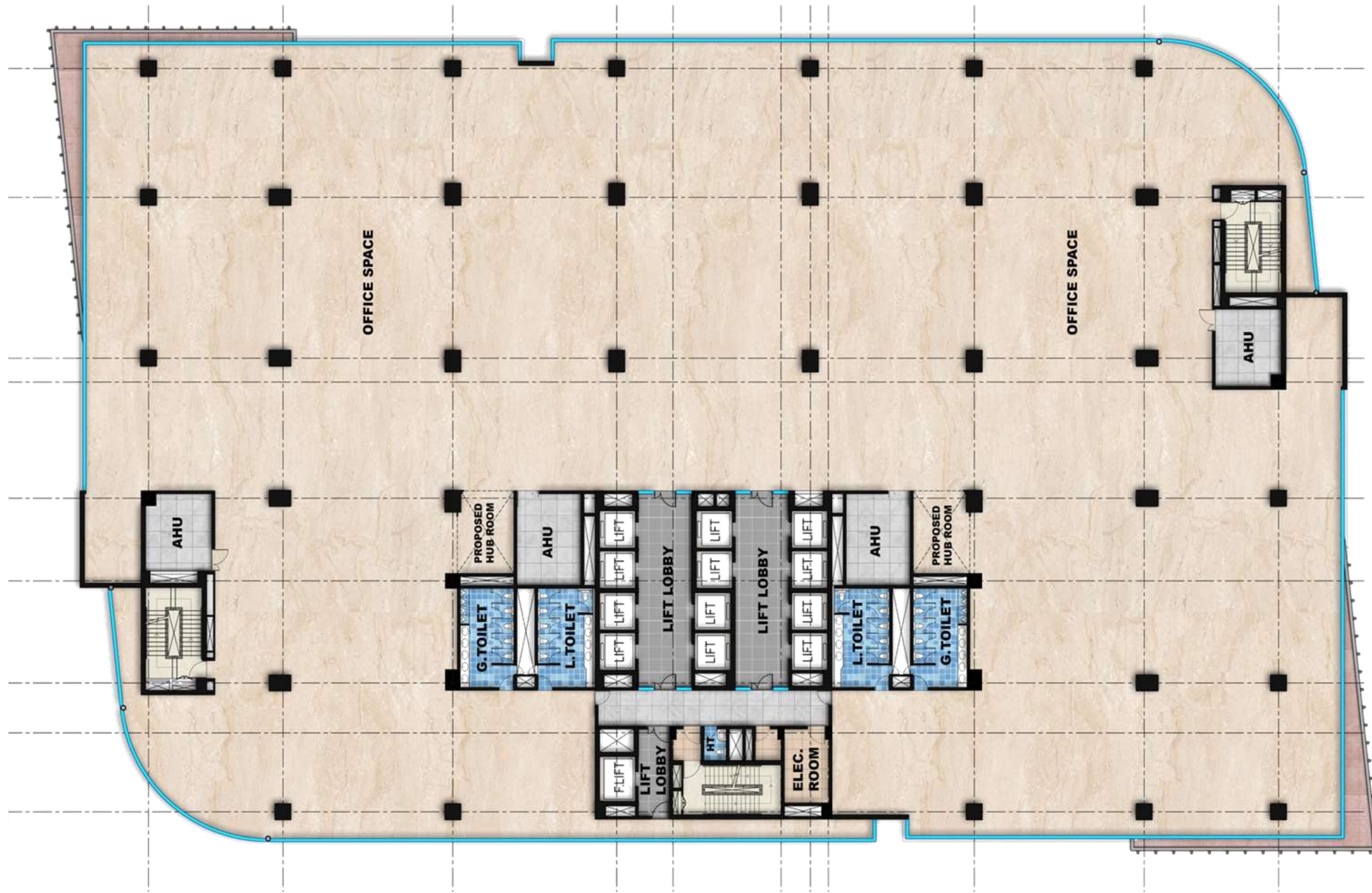
ELEGANS– Schematic Ground Floor Layout ›



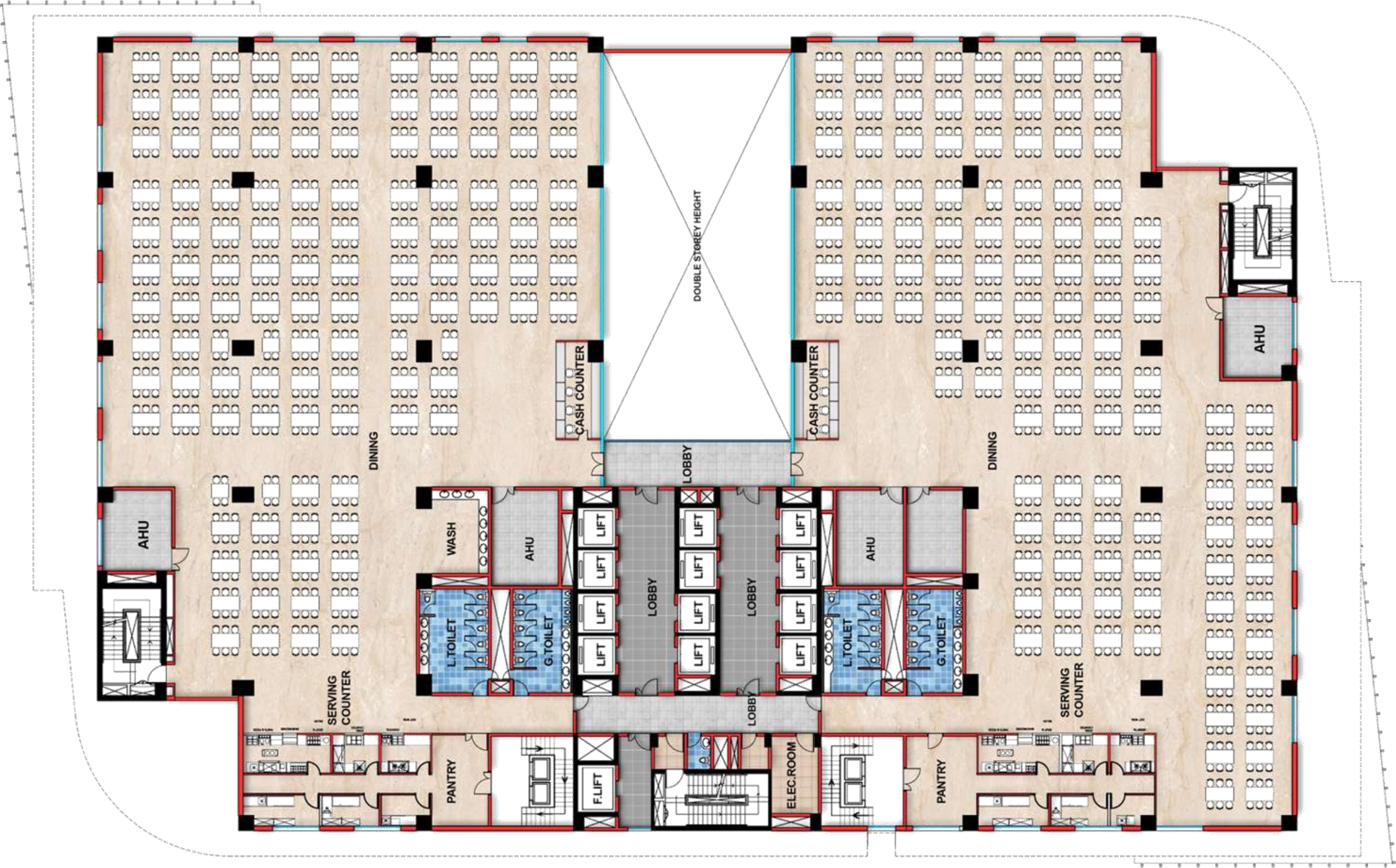
ELEGANS– Schematic Section ➤



ELEGANS– Floor plan (Typical) ▶



ELEGANS– First Floor plan ➤



FIRST FLOOR PLAN- CENTRALISED FOOD COURT OPTION- 1556 seats

ELEGANS – Floor plan (Test fit) ➤



LEGEND

- | | |
|--------------------------|---------|
| 1. RECEPTION | |
| 2. LOUNGE | |
| 3. VIDEO CONFERENCE ROOM | |
| 4. MEETING ROOM – 10 PAX | |
| 5. MEETING ROOM – 6 PAX | |
| 6. MEETING ROOM – 4 PAX | |
| 7. CABIN | 16 Nos |
| 8. CUBICLE | 30 Nos |
| 9. STORE ROOM | |
| 10. PANTRY | |
| 11. PHOTOCOPY ROOM | |
| 12. CABIN 1 | |
| 13. WORKSTATIONS | 592 Nos |
| 14. TOTAL OCCUPANCY | 638 NOS |

ELEGANS – Typical basement parking plan ➤



- LEGENDS**
- 1. PARKING SPACE
 - 2. CORE
 - 3. FIRE STAIRCASE
 - 4. MAIN STAIRCASE
 - 5. LT PANEL ROOM
 - 6. DRIVER TOILETS
 - 7. UPPER PART CHILLER PLANT ROOM

Amenities

- Provision for CAFETERIA with indoor and outdoor seating
- Provision for GYMNASIUM with a spill over green spac
- Provision for BUSINESS CENTER for delegates and short term use
- Flexibility with OCCUPANT for any other facility



Building Services

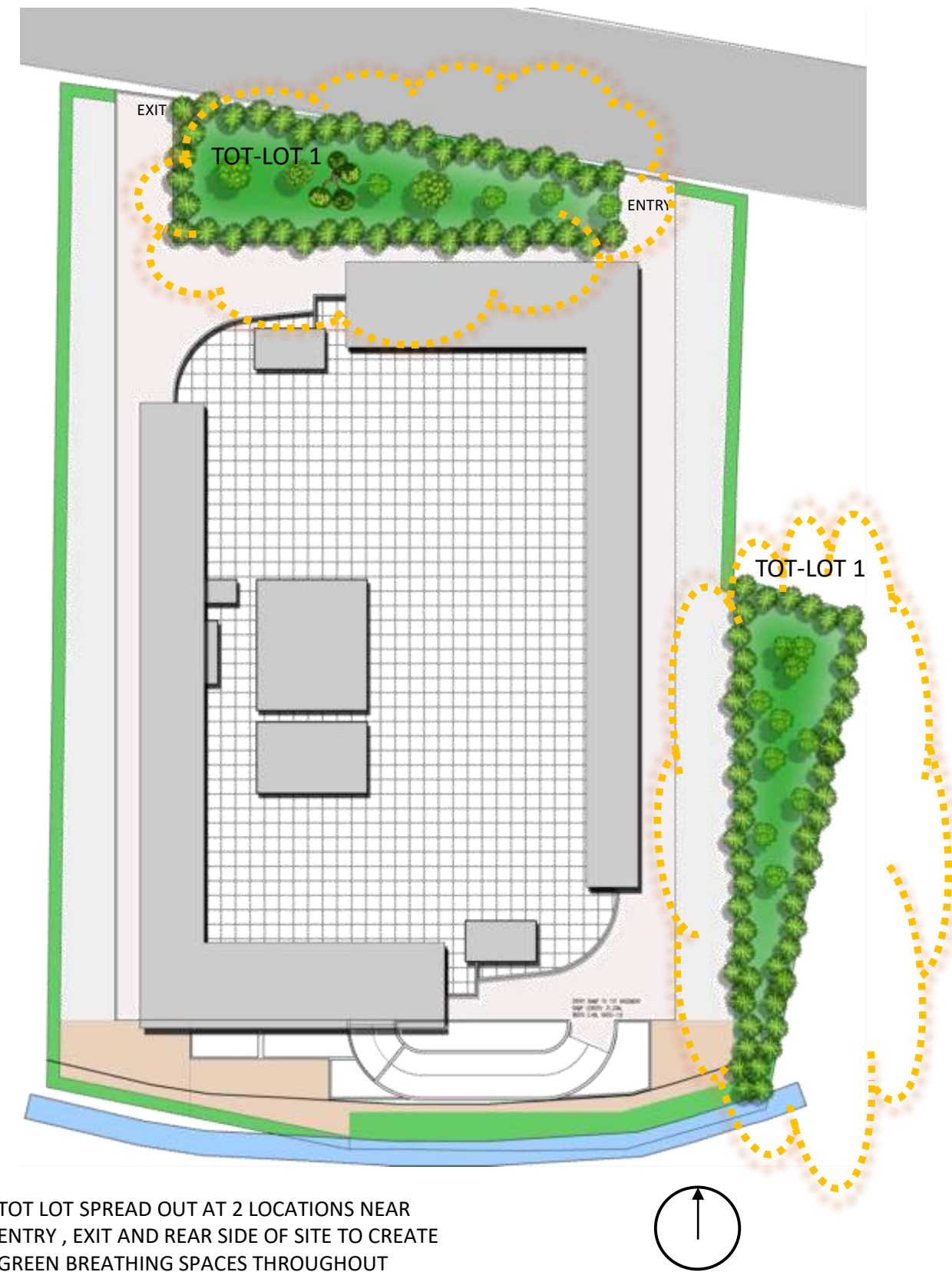
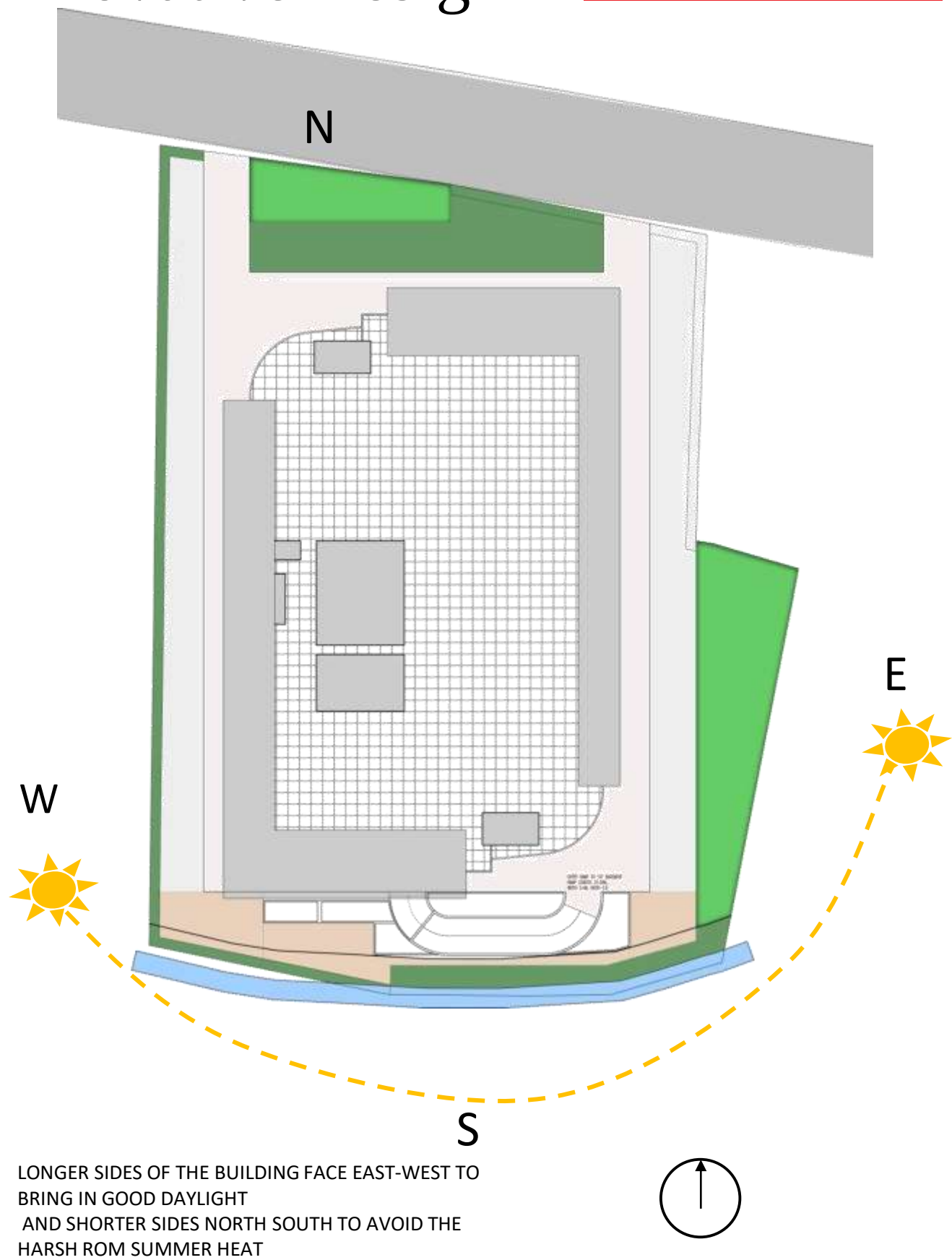
- 24/7 DG back up
- Transformer and RMU provision
- Electrical Supply Panel Room
- Centralised Air Conditioning (HVAC) System
- Provision for Cooling Towers
- Under Ground Tank for Water Supply
- Sewage Treatment Plant
- Rain water Harvesting pits
- Solid Waste Management system



Innovative Design ➤

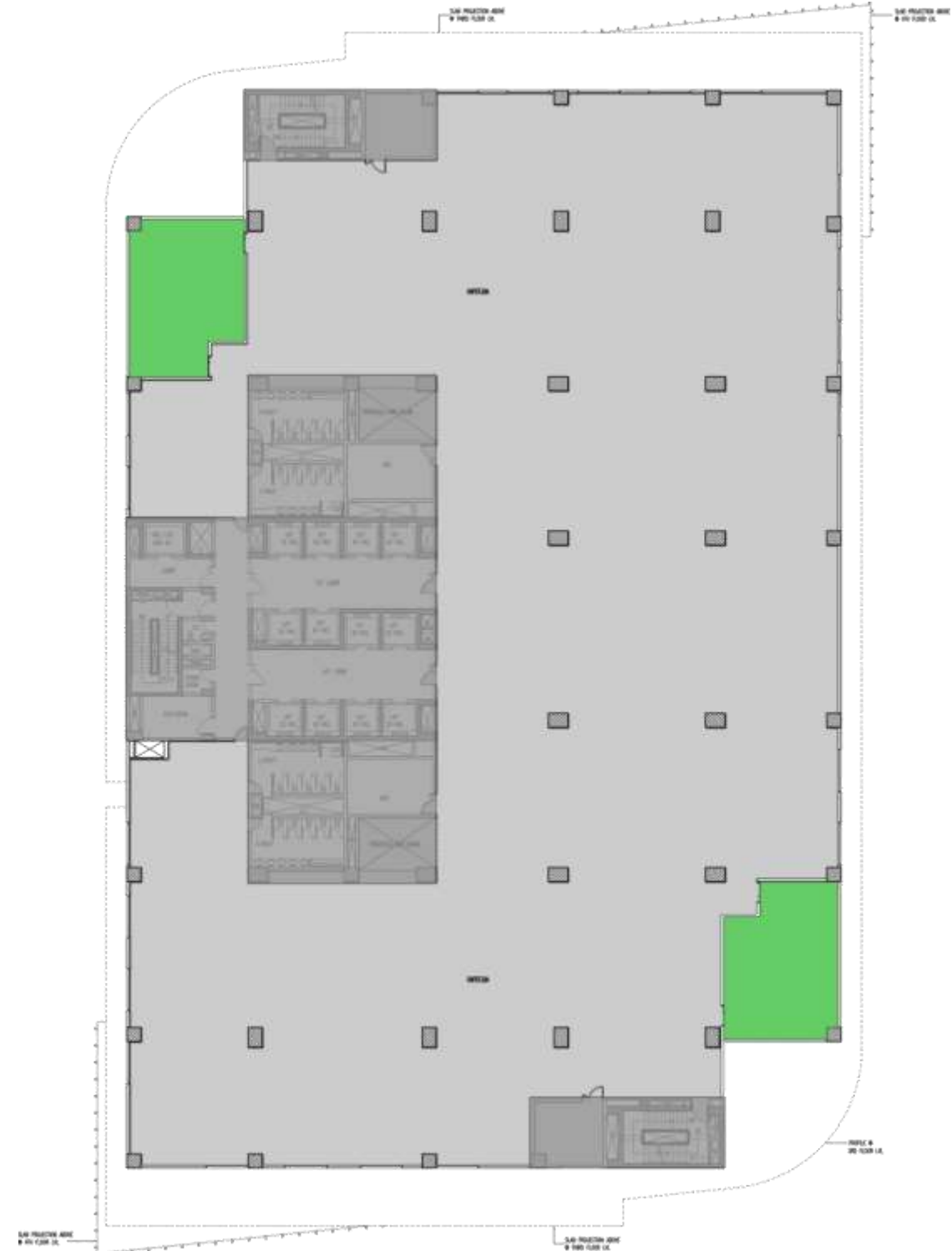
CLIMATIC RESPONSE

GREEN SPACES

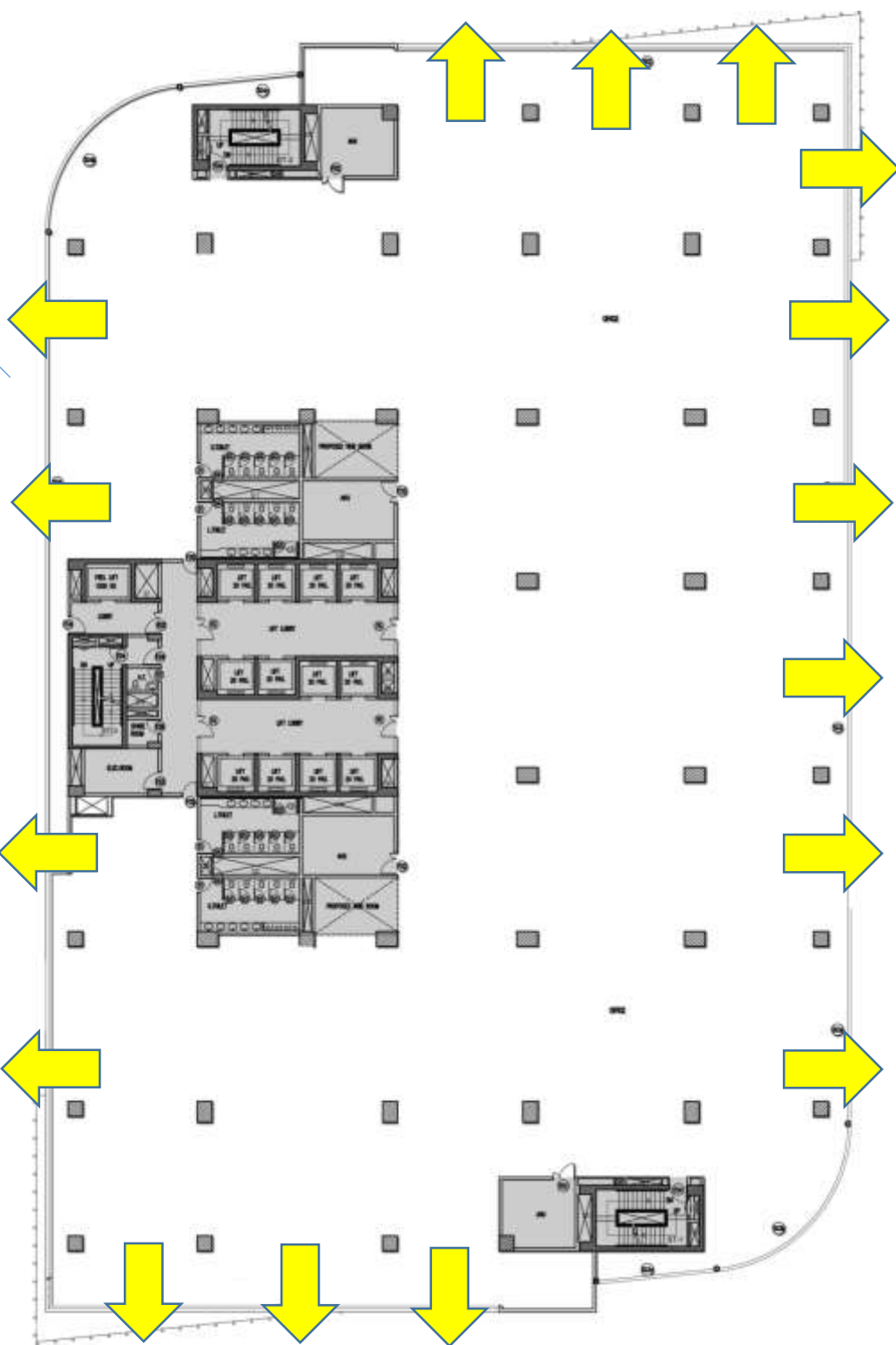


Intelligent Design

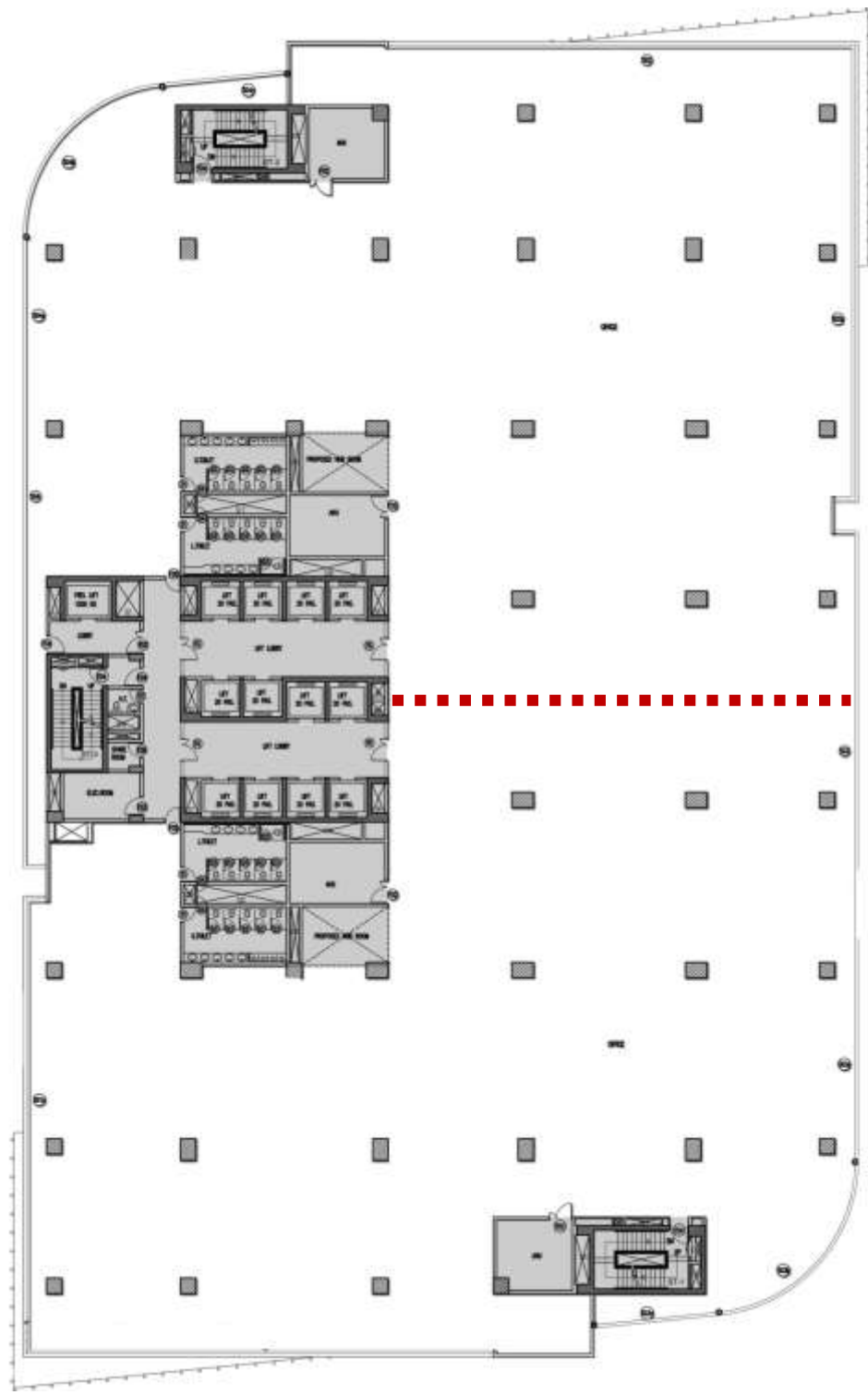
TERRACES CREATED AT CRITICAL FLOORS THAT CAN USED AS GREEN SPILL OVER SPACES FROM THE BREAKOUTS AND OFFICE



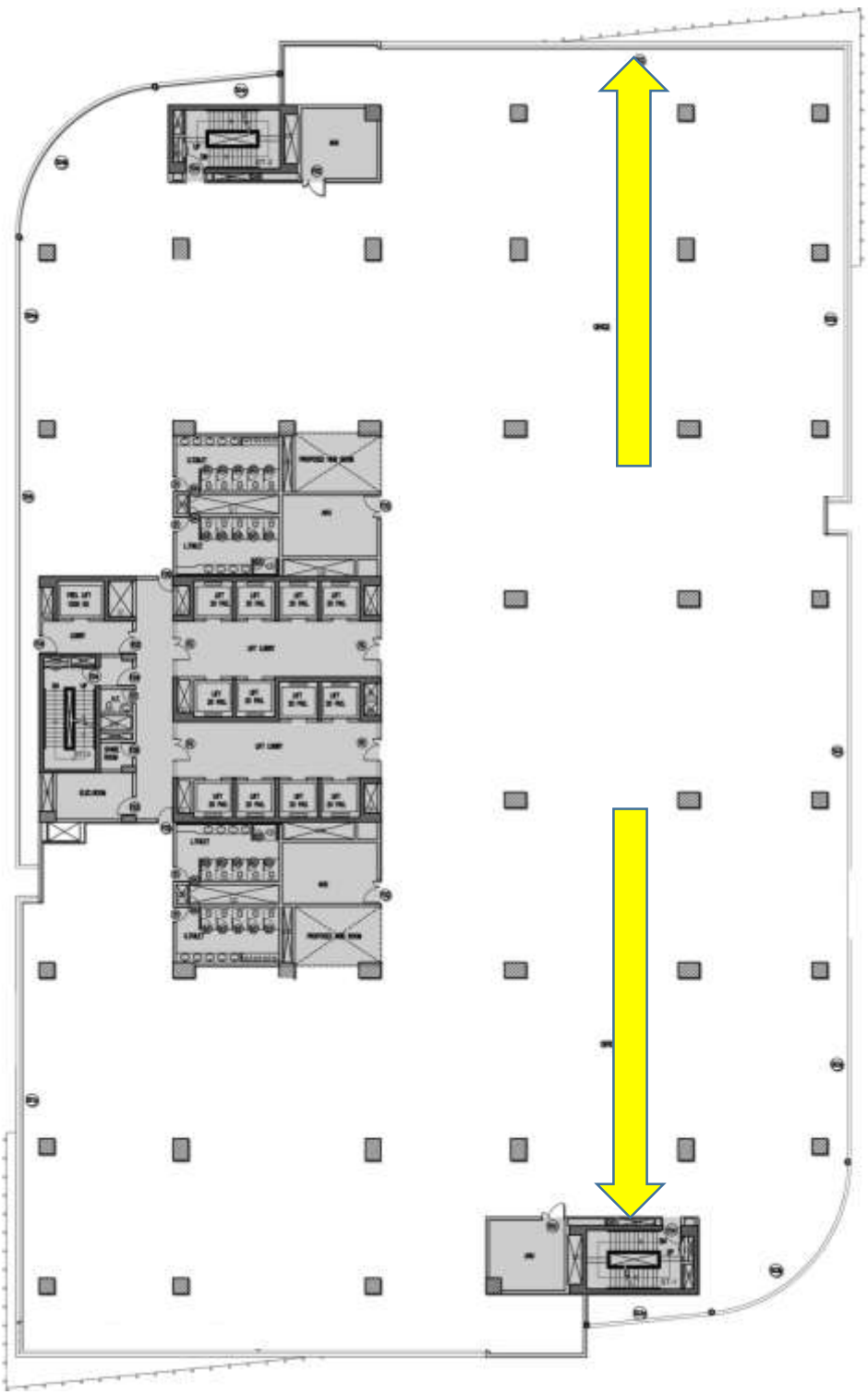
Efficient Design ➤



**DESIGN PROVIDES FOR MAXIMUM VISIBLTY AND INTURN
MAXIMUM NATURAL LIGHT PENETRATION INTO THE WORK
AREA. A GREEN BUILDNG INITIATIVE**



**MAXIMIZED CARPET AREA BUT EFFICIENT DESIGN OF SERVICE
AND TRANSPORTATION ZONES. EASY SUBDIVSION POSSIBLE
WITH ADDITION OF ANY EXTRA AREA**



**SERVICE CORES AND LIFT CORES POSITIONED TOWARDS
THE OUTER PERIPHERY OF FLOOR PLATE
TO PROVIDE A LARGE UNINTERRUPTED FLOOR PLATE THAT
IS EASILY SUBDIVISIBLE INTO SMALLER MODULES.**