

For tomorrow's Smart Cities, presenting an Office Complex with Brains



India is poised to create over a hundred Smart Cities. And buildings, being the fundamental units of any city, can no longer afford to remain places that simply provide safety and comfort. With our world turning smart, it is time that our buildings become intelligent too.

Presenting Millennium City's
first truly Intelligent Building



At Imperia MindSpace, information technology is used to seamlessly connect a variety of independent sub-systems to optimise total building performance.



Intelligence Pays

Pressure to manage operating costs, higher risks to people and increased energy consumption is pushing global businesses and investors to explore how Intelligent Building technologies can help them meet their triple bottom line targets - Profits, People, Planet.

IMPERIA MINDSPACE Productive, Safe, Green.

PRODUCTIVE

One of the biggest advantages of an Intelligent Building like Imperia MindSpace is that it helps companies improve the productivity of their workforce. Building functions like lift waiting time and parking time are reduced significantly. Integrated systems reduce the downtime and improve work conditions. Healthy indoor air quality, naturally-illuminated workspaces, improved sanitation and increased levels of comfort help bring down employee absenteeism due to sickness by as much as 15% - resulting in an appreciably higher output.

How we do it

- Optimised cooling and ventilation equipment
- Uninterrupted power supply connected to the upcoming smart grid
- Fibre-optic communication and data network
- Optimised people-vehicle-cargo movement management
- Hi-speed elevators with ≤ 60 secs waiting time
- Enhanced fresh air systems with microfiltration [30% above codal requirements] to maintain a healthy and comfortable indoor environment

SAFE

Given the high levels of security and safety requirements expected by today's global companies, Imperia MindSpace is equipped with the most stringent of security measures. The functionality of fully integrated systems makes it possible to monitor vehicular entry, control unauthorised floor access, notify responsible staff of unwanted intrusions, and ensure that lighting, fire, and other building-management systems respond when personnel enter or exit the building. Moreover, the building is designed to meet the most stringent National Building Code & Seismic Zone IV requirements.

How we do it

- Intelligent Building Management Systems for fire detection, gas/water leakage detection, notification and disaster response
- X-ray enabled people-vehicle-cargo screening and floor-access control
- 24x7 CCTV surveillance and motion-detector intrusion monitoring
- Turnstiles positioned before lift lobby to ensure security and restricted access
- Trained worker safety and personal protection staff on 24x7 duty
- Central Command Station to monitor and control the performance of all engineering systems installed in the building

GREEN

Imperia MindSpace is designed to have minimal environmental impact over the building life cycle. Capable of meeting the stringent GRIHA, IGBC and BEE Gold rating norms, the complex lays emphasis on sustainability and energy-efficiency. Intelligent Green Buildings like Imperia MindSpace lead to up to 35% reduction in consumption of electricity and up to 50% of natural water. This sustainable design also significantly lowers the building's carbon footprint over the years.

How we do it

- Flexible cooling - automated chiller plant boosts the efficiency of HVAC by incorporating weather data and information about building occupancy
- Facade designed as per ECBC norms to minimise heat gains and reduce HVAC loads for office spaces
- Integrated facade cleaning system at the terrace to ensure easy maintenance from the outside
- Automated motion detection system that turns off lights and reduces cooling in common areas where occupants are not present
- Power consumption monitoring and control at unit level
- Energy-efficient lighting and low-water-consumption plumbing fixtures
- Landscaping requiring low-irrigation and use of re-cycled grey-water for irrigation and flushing
- Hot and cold water distribution in all washrooms operating on auto sensor controls, with low flow fittings to conserve water. Temperature to be achieved in less than 20 seconds
- Solar PV based power system to supply power to part of common utilities like lighting, pumps etc.

IMPERIA MINDSPACE Designed for Business Growth.

Exclusive parking and charging stations for electric vehicles

6 floors of parking space for 8 floors of office space

Multi-specialty gymnasium with sauna, steam and spa

Over 2,000 sq ft of landscaped podium terrace

Scalable office spaces up to 35,000 sq ft floor-plates

State-of-the-art Business Centre spread over 35,000 sq ft

Café, ATM and Retail at Ground Level

Chairman's Club with putting green

World of Taste - Food Court spread over 10,000 sq ft at Ground Level

Triple-height Atrium at 5th Floor



By integrating access control information with HVAC and lighting control, an Intelligent Building can reduce energy consumption by 20% to 35% and natural waste consumption by up to 50%

Other Features that Match your Business Intelligence

- Piped gas for all restaurants and food court operators
- Modern fire detection system as per NBC norms including smoke extraction system for better disaster management
- Water harvesting, on-site STP and recycling of waste water
- WiFi-enabled campus
- 100% DG power back-up
- Solar based power systems for common area lighting
- Flat slab structure to ensure cleaner floor-plates and better usable heights for interior design and services flexibility
- Post tensioned slabs to provide maximum internal heights
- Metering of energy usages (electrical & air conditioning) for actual billing through centralised billing system

Make the Intelligent Investment Decision

Five global trends make Intelligent Buildings like Imperia MindSpace the preferred choice for owners and investors. Best of all, Imperia MindSpace offers assured returns of 11% p.a. till offer of possession.

Rapid Return on Investment

Investment in Intelligent Building technology typically pays for itself within one or two years by delivering energy savings and other operational efficiencies.

Lower Operating Expense

Studies show that it costs significantly less to operate an Intelligent Building than a generic one. Combining smart building systems and data analytics with facilities management, leads to operational and energy efficiency and savings. CAM charges can be up to 25% lower than market standards.

Higher Rentals

As the world turns increasingly smart, the demand for Intelligent Buildings is on the rise, making them command higher rentals. Global studies show Intelligent Buildings command rental premiums in excess of 15% over generic neighbourhood buildings.

Substantial Energy Savings

In any building, cooling, heating and lighting are the biggest consumers of energy. With the use of the energy-efficient systems, energy bills can be reduced by 8-15% annually.

Improved CSR Profile

Unlike generic buildings, an Intelligent Building is able to measure and report greenhouse gas emissions and earn Carbon Credits. Moreover, it employs advanced green technology to minimise its carbon footprint.

An Intelligent Building makes for a smart investment.

Golf Course Extension Road, Gurgaon

The Epicenter of Growth

- Strategically located in Sec 62
- Golf Course Road-2 min
- NH8 and IFFCO Chowk-15 min
- IGI Airport-30 min
- Cyber Hub with hundreds of MNCs less than 7 km
- High visibility on the 60 m sector road and 2 min drive from 150 m Golf Course Extension Road
- High traffic movement to South Delhi, Faridabad
- Good connectivity with NH8, MG Road, Netaji Subhash Marg, Proposed Metro Station

