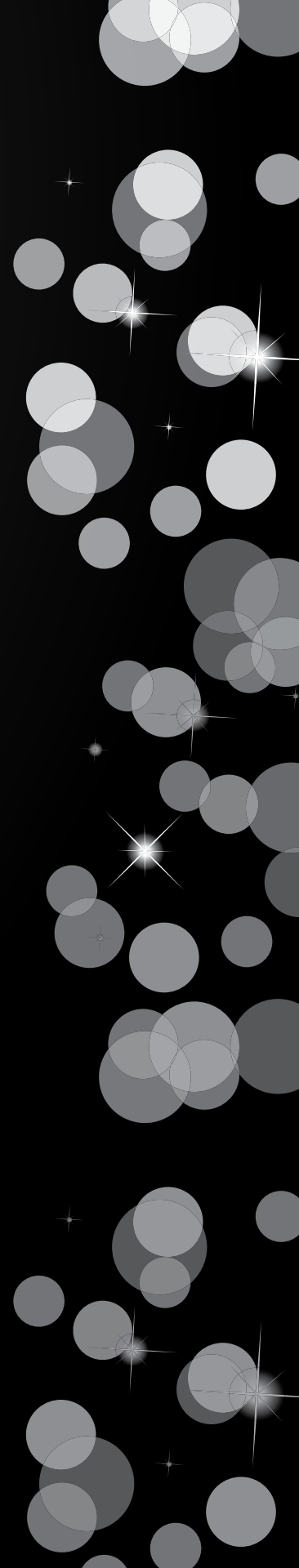


— **unitech** —
global gateway

THE PRIVILEGED STAR IN COMMERCIAL SPACES

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unitech

Amongst India's leading builders, Unitech has an outstanding track record in large-scale, integrated real-estate development. Our strong engineering heritage allows us to successfully address the enormous potential of the infrastructure sector.

Unitech is credited with office space development of over 12 million sq.ft including commercial destinations like Global Business Park, Signature Towers, IT park developments like Cyberpark and SEZs like Infospace in Gurpaon, Noida & Kolkata which are now landmarks and stand tall.

They say it's a small world...

We at Unitech believe we are the reason behind it.





Commercial Towers-Gurgaon ▶

◀ Infospace Gurgaon



Unitech Cyber Park-Gurgaon ▶



Infospace-Holkata ▶



◀ Signature Towers-Gurgaon



◀ Unitech Business Park-Gurgaon



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◀ Unitech Trade Centre-Gurgaon

Infospace Noida-Gurgaon ▶





THE FUTURE IS HERE

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The Shimmering Skyscraper

Global Gateway stands tall flaunting its magnificence at the very onset of The Millennium City. Located at the edge of South Delhi and in the heart of it all, it is the ideal business hub located in an upscale Gurgaon locale. Its strategic location coupled with exemplary design makes it the perfect and prestigious addition to the city's skyline.

The location as its backbone, Global Gateway is diligently planned and methodically designed by the internationally renowned IO Design-Hongkong. Its aesthetic appeal and overall ambience makes it the privileged star in world-class commercial spaces.

Global Gateway has been conceptualised keeping the requirements of Fortune 500 companies into consideration. Not just another ordinary office space, it is the precise platform for modern day businesses and people from world over to shine, excel and exceed their best.

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REDEFINING THE WAY YOU WORK



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IT'S ALL ABOUT THE LOCATION

Apart from its architecture grandeur, this building also boasts of one of Gurpaon's most sought-after addresses. Global Gateway is one of the first few buildings as you enter Gurpaon from South Delhi. Easily accessible from NH-8/Faridabad, this prime location not only provides excellent connectivity to Delhi but you avoid the inside city traffic as well.

It is adjacent to Guru Dronacharya Metro Station and enjoys excellent connectivity via the metro with the entire NCR region. Bustling businesses, banks, retail hubs, Cyber City, The Mall Mile and The Central Business District are all within close proximity as well. It is a short 20-minutes drive from IGI Airport which is a definite plus for an office space. Also, hotels like The Trident, Pullman and Fortune are a stone's throw away from this prime location.

Global Gateway aptly encapsulates, underscores and illustrates the city's financial strength and vigour.

Accessibility, Proximity and Connectivity



* The distance shown are approximate and for illustration purpose only. Map not to scale.

LEGENDS

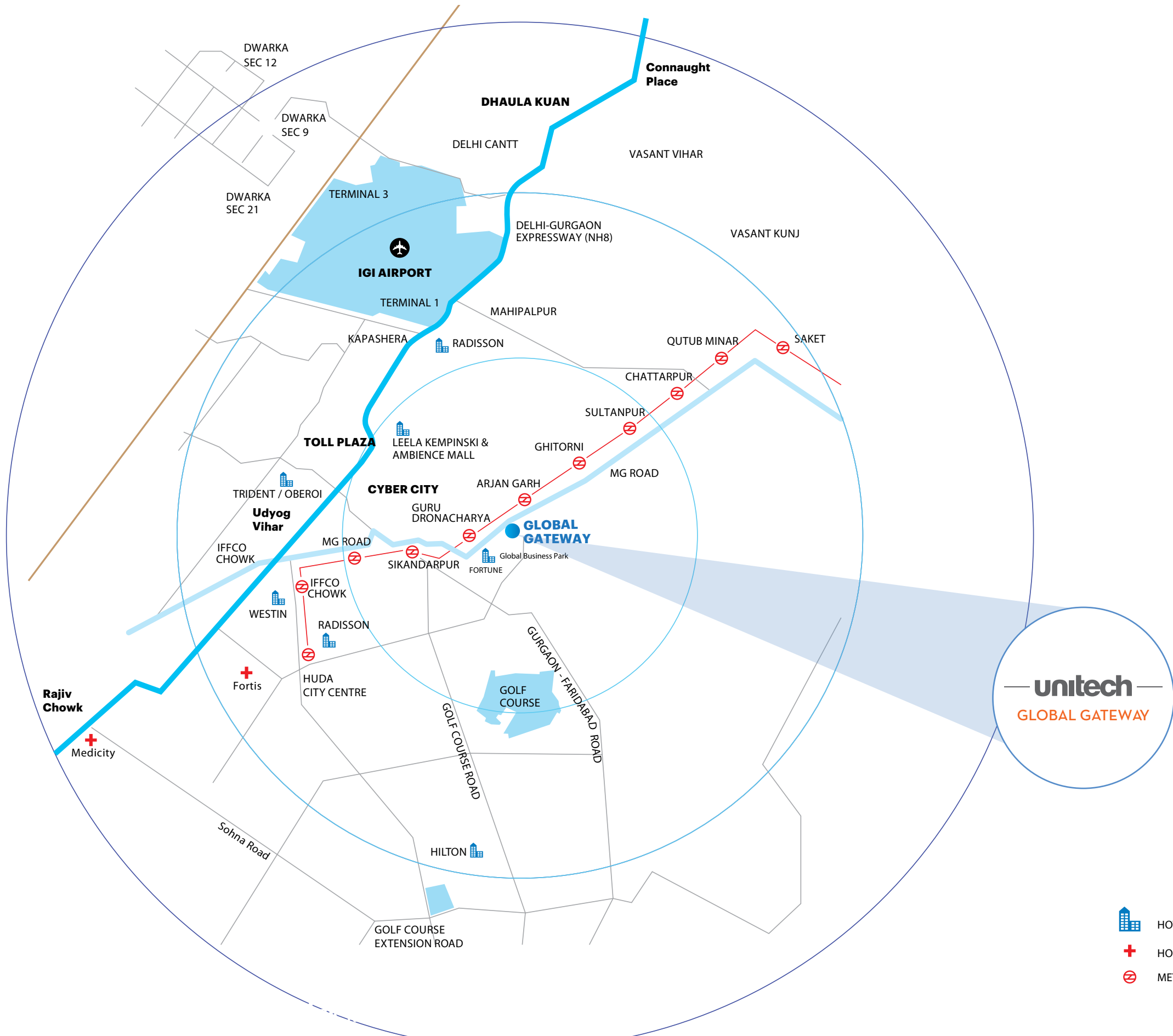
Located on M.G road with easy accessibility to South Delhi, NH-8 and Faridabad

Adjacent to Guru Dronacharya Metro Station and well connected via the metro with the entire NCR region

Close proximity to, Cyber City, The Mall Mile and The Central Business District

Short 20-minutes drive from IGI Airport

* The distance shown are approximate and for illustration purpose only. Map not to scale.



-  HOTELS
-  HOSPITALS
-  METRO





Design Exemplified

Impeccably wrapped in myriad glass forms and stones with warm tones, Global Gateway sparkles with an array of varied hues depending on the time of the day. It's a flawless blueprint for a crisp work space with large open areas and abundant filtered sunlight to keep you charged through the work hours. Serene water bodies outside the building add to the minimalistic clean style.

It is seamlessly integrated with contemporary design elements and offers open-plan office spaces. Bigger floor plates and higher than usual ceiling heights add to the efficient spatial flow. The interiors are a perfect blend of comfort, energy and functionality. Global Gateway provides office spaces particularly tailored for the modern work environment

Design is the fundamental soul of a human-made creation that ends up expressing itself in successive outer layers of the product -or service.
- Steve Jobs

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UNPARALLELED AMENITIES

The proposed world-class amenities on the ground floor would be:

- Cafes and restaurants serving cuisines from world over.
- High - end retail shops and luxury brand showrooms.
- ATM machines and banks.
- Concierge desk for guest queries.

The tenants can also avail services like automatic shoe polishing, first aid, wheel chair and stroller hire, lost and found, mobile phone battery charging and restaurant reservations.

The ambience is elite with a sharp style and a dash of luxurious glamour, making Global Gateway the ideal destination for leading blue chip companies.

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Three-tier security system with state-of-the-art security at the entrance, lobby and basement.

Well designed main entry gates with boom barriers and under vehicular security scan (UVSS).
There are also provisions for spikes barriers and a baggage scanner at the tower lobby entrance.

The facility monitored from the Building Management System Control Room around the clock.

All basements entry, exit and other strategic areas have CCTV surveillance cameras with round the clock recordings.

It goes a step beyond the regular Seismic Zone 4 requirements and comes installed with earthquake dampers for additional safety.

The latest high-end technology has been incorporated all around the premises to ensure the safety of the tenants and guests.

ENHANCED SECURITY

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LUMINOUS INTERIORS

The sense of motion seamlessly flows from the external facade to the astounding interiors of the building, which is evident even in the lift lobbies. The dynamism of the architecture is expressed skillfully from the ceiling to the walls and the flooring. The linear design elements on them strongly emphasise the orientation, turning from one plane to another and thus wrapping around the space, keeping the continuity.

The longer but thinner slabs of marble flooring, laminated glass wall panels with patterns running vertically and the linear ceiling strips, all echo the same undulating spirit. These unique and contemporary design features are brilliantly accentuated by the staggered arrangement of ceiling lights.

The floating ceiling with cove recess all around creates a sense of infinity, thus adding more interest to the space. The reception area with its unique desk fits well into the environment, appearing like a built-in space designed particularly for the area.

Overall, the interiors with its bold and stunning design reflect a certain vibrancy, which further adds to the charming and energetic aura of the place.

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WORK GREEN

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Global Gateway is intended to be Gold rated Green Building as per the LEED Standards. Utmost care has been taken to adhere to the minuscule of specifications required for a highly energy efficient work space. There are special infrastructure designs for water efficient fixtures resulting in saving 30% of the total water consumption, low VOC paints and coatings have been used to reduce indoor air contaminants that are odorous or potentially irritating and harmful to the comfort and well-being of building occupants. Also, rain water harvesting and limited waste generation due to recycling and reuse make Global Gateway environmentally friendly. Double glazed energy efficient glass further ensures reduction of energy consumption without compromising the comfort level and providing building occupants with a connection between indoor spaces and outdoors through ample natural sunlight.

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The image is a wide architectural rendering of a modern urban development. On the left, a tall, dark grey building with a grid-like facade of windows and vertical fins stands prominently. To its right, several other buildings of varying heights and designs are visible, some with lighter facades and horizontal bands. The scene is set at dusk or dawn, with a soft, hazy sky. In the foreground, there is a plaza with some trees and a few people, suggesting a public space. The overall aesthetic is clean, modern, and professional.

TEN DESIGN

Unitech's architectural and engineering team has closely partnered and worked with internationally acclaimed architects and many others, to achieve both aesthetic and efficient designs. Global Gateway is the fruition of our partnership with internationally renowned Ten Design-Hongkong.

10 is a leading International partnership of Architects, Urbanists, Landscape Designers and Animators. 10's Architecture evolves from the multicultural nature of their clients, and is driven by their respective social, economic and ecological conditions. Fueled by a passion to create award winning design with a strong sensitivity to local markets, the team at 10 prefers to work through briefing workshops with the client and project team including all stakeholders. Thus enabling them to create addresses, not simply buildings.

Their innovative design philosophy has won 10 numerous prestigious Awards & international recognition. The Infinity loop bridge, China is a perfect display of 10's cutting edge, breathtaking design abilities drawing gasps of admiration from the jury & winning the WAA Awards Transport 2012.

FLUID LANDSCAPE

The design intent was to integrate the landscape effortlessly into the architecture. The idea was to "create another surface of the building" that reflected the building's true essence. As the design flows from inside to outside, it encourages the enclosed offices to adopt the landscape as an integral part of the building.

The entrance lobby has been designed as a place of arrival and the dominance of the surrounding landscape can't go unnoticed. The landscape adds to the charm of this stately façade and enhances its unique identity while offering comfortable shaded spaces for the users.

This stylish project is expected to establish itself as a regional landmark. The corporate attitude is expressed in the landscape through the understated color selection of paved materials and the minimalist palette of planting materials.

The efficient team at studio basic design has captured the essence of the building in the immaculate landscape design.



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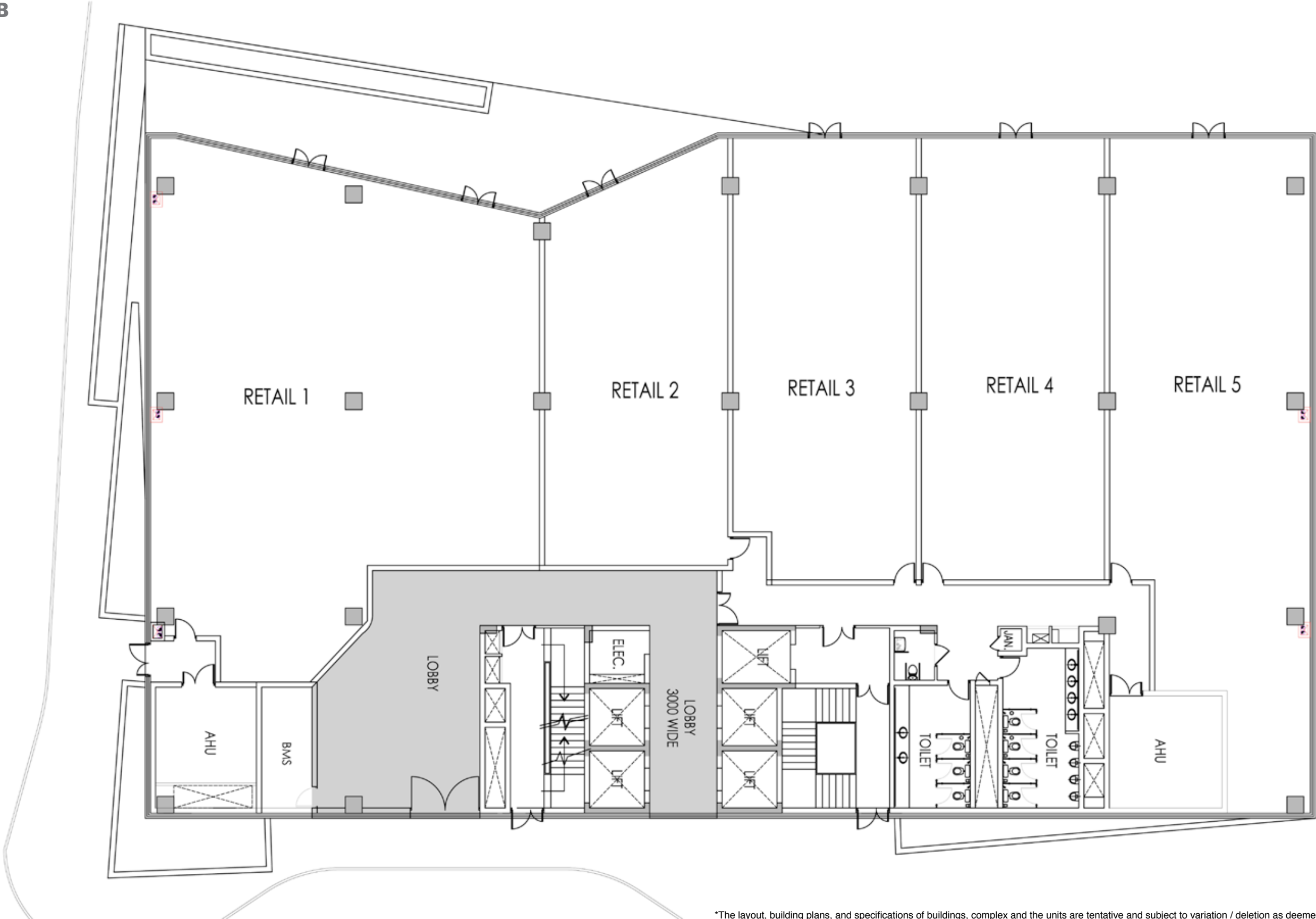
SITE PLAN



SITE PLAN

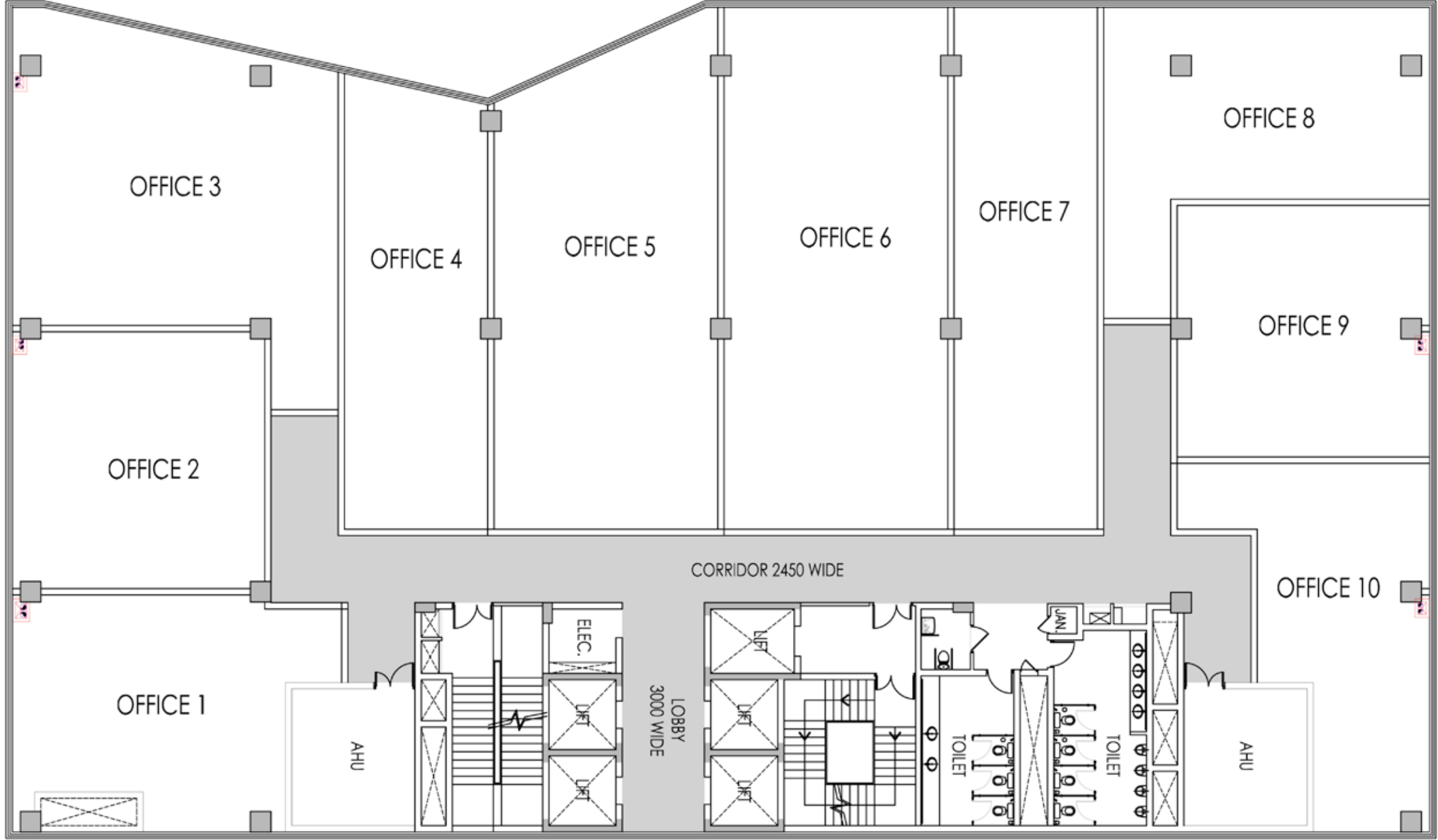
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GROUND FLOOR PLAN - Tower B



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TYPICAL FLOOR PLAN - 1 to 5 & 7 Tower B



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TOP-NOTCH SPECIFICATIONS

STRUCTURE

STRUCTURE	Earthquake resistant framed structure (Zone 4 Compliant)
ELEVATORS	20 passenger 4nos. elevators with 1 separate service elevator provided
FLOOR TO FLOOR HEIGHT	Retail Floor 4.80 M Office Floors 4.20 M

PARKING

PARKING	3-level basement for parking + surface parking
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BMS

BMS	Control of HVAC, AHU and Monitoring of services
OPTICAL FIBRE BROADBOARD CONNECTIVITY	Separate LV Shaft provided for Service Providers.

LIFE SAFETY

WET RISER/HOSE REELS	Provided as per National Building Code Norms
SPRINKLERS	Provided as per norms up to primary point and provision for secondary distribution made in the system
FIRE HYDRANTS & EXTINGUISHERS	Best Equipment as per Fire Norms.
FIRE ALARM & DETECTION SYSTEM	Fire Norms Compliant fire alarm & detection system provided for Common Area to be integrated by Tenant with their System.

PLUMBING FIXTURES

Ground FLOOR TOILETS	High quality chinaware and CP fittings
DRIVER'S TOILET	Indian chinaware and CP fittings

HVAC

HVAC SYSTEM	Centralized Air Conditioning (Energy Efficient Chiller system) with separate AHUs for each floor and common areas with Hot & cold options.
VENTILATION AND EXHAUST	Provided for toilets, cores and basements.
Separate ventilation system for DG Basement Ventilation/Smoke Extraction/Pressurization System provided	

DG

DIESEL GENERATORS FEATURES	100% fully automatic back-up provided for lighting, power and AC. State of Art Auto Synchronization of DG, PLC base auto Load Management provided
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ELECTRICAL

ELECTRICAL RISERS	Provided
DISTRIBUTION	Tap-Off on each floor through Rising Mains.
LIGHTNING PROTECTION	Advanced lightning Protection System based on early streamer technology
EARTHING PITS	Provision of Space as required by Tenant
EMERGENCY LIGHTING	Emergency light fixtures for common areas as per Norms.

SIGNAGE

TENANT SIGNAGE	Space provided at G floor Directory.
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BROADBOARD FACILITY

VOICE AND DATA RISERS	LV Shaft provided for Service Providers.
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LANDSCAPE

ROADWAYS & SURFACE PARKING	Concrete and interlocked precast pavers/stone cobbles/flamed granite
PEDESTRIAN & ROADWAY LIGHTING	Pole and Bollard Mounted fixtures
BUILDING FACADE & LIGHTING	Feature lighting of facade with fixtures concealed within landscaped areas
SITE LANDSCAPE	Landscaping with decorative features as per design

DOORS

ENTRY DOOR	Clear Glass tempered
SERVICE & EXIT DOORS	Fire Door as per norms in Retail/Office Areas.

WINDOWS

Glass (Vision/Granulated/Fritted) tempered, toughened glass- structural/spider web/curtain glazing	
Structural glazing (Double glass Units) with Energy saving Glass as per Design.	

COMMON AREAS

Energy Efficient Light fixtures in Common/Public areas.	
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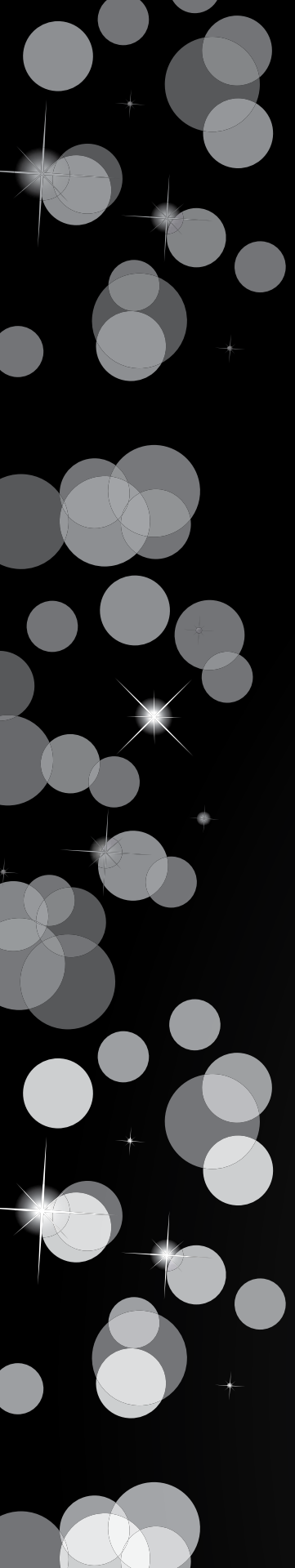
EXISTING OCCUPIERS

GOOGLE	IBM	COLT
ACCENTURE	BANK OF AMERICA	SUNLIFE INDIA
GENPACT	BA CONTINUUM INDIA	B T
ACCRETIVE HEALTHCARE	INTERGLOBE	INFOSYS
HAYS	STERIA	McAFEE
ADIDAS	BARCLAYS	DEGREMONT
HCL	KEANE INDIA	METLIFE
AON HEWITT	TCS	ERNST & YOUNG
HSBC	CAPGEMINI	MITSUBISHI
RBS	LEVI STRAUSS	EVALUESERVE
AMSOFT	UNITED HEALTH GROUP	NAVTEQ
HURON	CIENA INDIA	FIDELITY
SAPIENT	McKINSEY	FORTIS
SKODA AUTO	VOLVO	NIKE
AMDOCS	YATRA	COGNIZANT
	MERCER	

Current occupants in other Unitech commercial spaces.

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