

PULSE

COVER STORY | PAGE 04

DLF TECHPARK NOIDA **PIONEERING THE FUTURE OF OFFICE SPACES**



ALSO IN THE ISSUE

FEATURE STORY
PAGE 09

ALL IN A YEAR'S TIME
PAGE 28

A GOLFER'S PARADISE
PAGE 31

CELEBRATIONS & COLLABORATIONS
PAGE 34



FOREWORD

As we move towards a hectic business season buoyed by a positive forecast for commercial real estate and office business in India, we present to you the 3rd edition of DLF Offices Pulse Magazine, a handy reckoner of life at DLF Offices, spread across 6 States and 7 cities in India.

In the third edition of DLF Offices Pulse, we explore the ideology behind the 5 'S' Pillars of DLF Offices - Safety, Sustainability, Social Infrastructure, Scale and Space Solutions. At DLF Offices, we exemplify this ethos, pioneering advancements in workspace development and making them as the guiding principles for our office business operations.

Our cover story showcases DLF Techpark, our landmark office development in Noida, which is mindfully curated to align with principles of sustainability, and sets new benchmarks in eco-friendly office development.

We understand that the environment in which people work, plays a crucial role in their productivity and overall satisfaction. Hence, we are constantly re-imagining our office spaces to provide the best possible integrated work experience amidst the host of retail amenities and opportunities for social well-being.

DLF Offices cultivates events and collaborations round the year providing valuable opportunities for continuous learning, skill development and recreation.

Our corporate social responsibility (CSR) endeavours reflect our deep commitment to giving back to the community. Through the DLF Cares program and various other CSR activities, we strive to make a positive impact on society. Our efforts focus on areas such as education, healthcare, and environmental conservation, aiming to uplift and support the communities in which we operate.

Join us as we take you through the exciting life at DLF Offices.

Warm Regards,

KARUN VARMA

Senior Executive Director

DLF Office Business

CONTENTS



J U L Y
VOLUME
03

09 FEATURE STORY

Redefining DLF Corporate Spaces with the 5'S' Pillars

28 ALL IN A YEAR'S TIME

The most important tournaments that are integral to the golf calendar, both in India and overseas

31 A GOLFER'S PARADISE

Features like night golf, makes DLF Golf and Country Club a dream for every golf lover

34 EVENTS

Celebrations & Collaborations:

A glimpse of events, celebrations, and collaborations hosted at DLF Offices premises pan India

38 FOUNDATION NEWS

DLF Engage: DLF Cares programme, and other CSR initiatives of the year



04 COVER STORY

DLF Techpark Noida: Pioneering the Future of Office Spaces

DLF Techpark Noida prioritizes the integration of robust infrastructure that promotes an enhanced work-life balance for its workforce. Mindfully curated to align with principles of sustainability, this forward-thinking enclave strives to create a harmonious coexistence with the Earth's future, setting new benchmarks in eco-friendly office development.

A Property of DLF Offices

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DLF TECHPARK NOIDA

Pioneering the Future of Office Spaces

DLF Techpark Noida emerges as a beacon of innovation in the realm of office ecosystems, spanning across a sprawling 25 acres. With a developmental potential of approximately 4 million sq. ft, this high-performance enclave is meticulously designed to redefine workspaces in the Delhi-NCR region. Comprising multiple blocks developed in phases, each with its distinct identity and amenities, this landmark development is poised to revolutionize the IT office space sector in the city.

With a visionary approach aimed at sustaining the future, DLF Techpark Noida prioritizes the integration of robust infrastructure that promotes an enhanced work-life balance for its workforce. Mindfully curated to align with principles of sustainability, this forward-thinking enclave strives to create a harmonious coexistence with the Earth's future, setting new benchmarks in eco-friendly office development.

Strategically situated on the Noida Expressway (Sector 143 A), and conveniently located less than a kilometer away from the extensive metro network, DLF Techpark Noida ensures seamless connectivity and accessibility.



PROJECT HIGHLIGHTS



Planned for LEED Platinum
From the U.S. Green Building Council



Earthquake-resistant structure
Made as per seismic zone V



Energy Management
Via Integrated Building Management System (IBMS)



Floor plates designed
To enable maximum light penetration and space utilization



Fire-control
Advanced fire-control system



Drop-off Zone
Stilt level drop-off zone



3000+
Parking capacity

A mere 30 minutes drive from Delhi, its strategic location enhances convenience for commuters and businesses alike. Backed by DLF's renowned engineering expertise, proven financial strength, and access to strategic locations, the office spaces within DLF Techpark Noida are unparalleled in quality and service offerings. Phase 1 development is already completed and ready for fit-outs, marking the commencement of a transformative journey towards a future where workspaces harmonize with both professional excellence and environmental sustainability. As DLF Techpark Noida paves the way for the next generation of office spaces, it stands as a testament to innovation, sustainability, and a commitment to shaping a brighter future for generations to come.

The Design

Efficiency is at the forefront of DLF Techpark Noida's design. The development offers efficient floor plates for maximum space utilisation, enhanced floor height for natural light penetration, and destination controlled elevators for seamless vertical mobility. These features create an environment that fosters productivity, setting the stage for a workplace where innovation thrives. With integrated diverse Food & Beverage options and upcoming food courts, the development also promotes an environment where employees can recharge and rejuvenate, enhancing their overall productivity.



energy-effi



Sustainability Measures

DLF Techpark Noida development incorporates robust infrastructure and has been constructed according to LEED Platinum norms aimed at promoting an enhanced work-life balance while minimizing its ecological footprint. From efficient lighting to eco-friendly materials, every aspect of the Techpark is curated with environmental stewardship in mind. An extensive solar power module generates 1216.6 KW of Solar Energy, and an integrated building management system minimizes the carbon footprint significantly. The campus has over 40,000 trees that further aid in CO₂ absorption, making it a pioneering sustainable workplace.



LOCATION ADVANTAGES

30 MINUTES
from Delhi

Strategically located on the
DELHI-NOIDA EXPRESSWAY

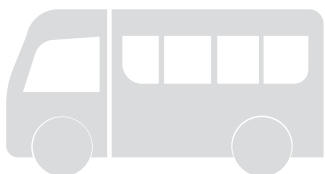
700 METERS
from nearest metro station

ELEVATING THE WORKPLACE EXPERIENCE



Refill

At DLF Techpark, we are thrilled to introduce our latest addition to the campus, #Refill Food Truck, to make short breaks energizing with flavorful experiences that are essential for our employees well-being. Whether they are craving a quick bite or a refreshing beverage, our food truck has got all covered to elevate their workday with delicacies and snacks.



Metro Shuttle

Techpark Noida provides shuttle service to its tenants and employees till Sector 143 Metro Station morning and evening.

Timings:

8:00 am – 11:00 am

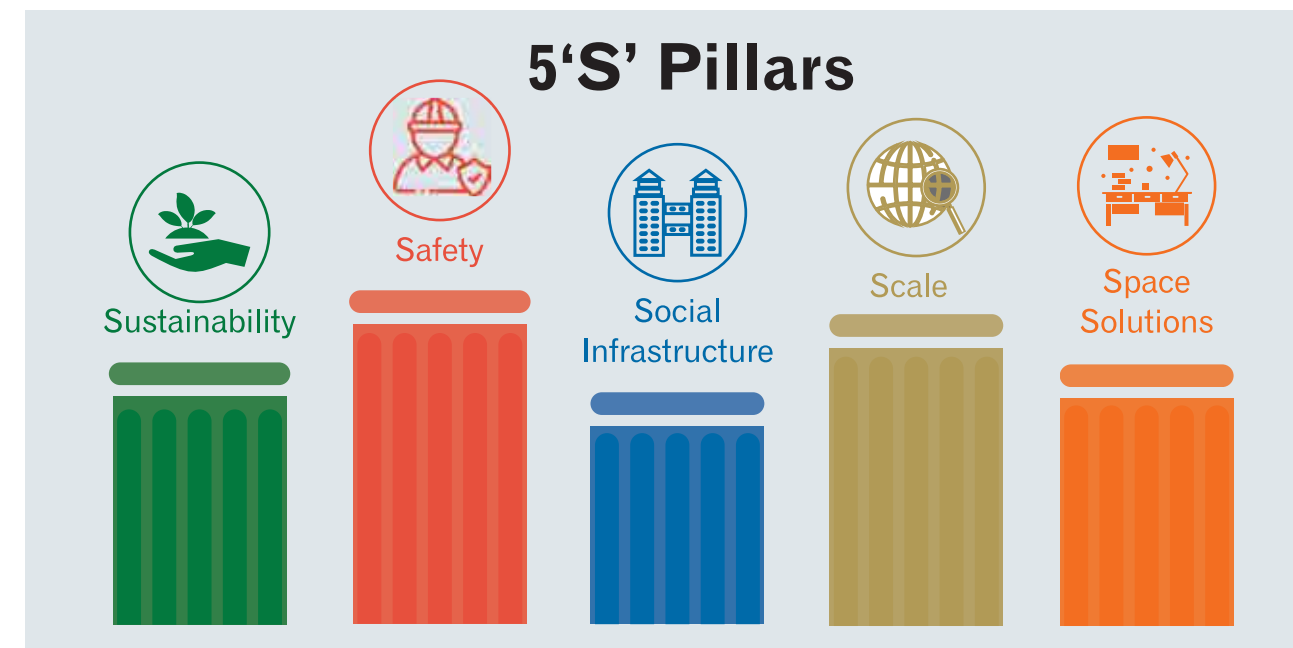
4:00 pm – 7:00 pm



Supreme Safety & Security

DLF Techpark Noida is built according to earthquake resistance techniques and is equipped with advanced fire control systems and MERV-14 air filters, making it a sanctuary of safety and security for all who enter.

REDEFINING CORPORATE SPACES WITH THE 5'S' PILLARS



With sustainability, safety, social infrastructure, scale, and space solutions serving as the guiding principles, DLF Offices remains unwavering in its dedication to shape the future of work and transform the corporate real estate landscape.

In the fast-paced and constantly evolving world of corporate real estate, DLF Offices distinguishes itself as a leader in innovation and excellence. At the core of our philosophy lies a steadfast commitment to the principles of the 5 'S' Pillars – Sustainability, Safety, Social Infrastructure, Scale, and Space Solutions. These pillars serve as the foundation upon which DLF Offices builds its pioneering workspaces, setting new standards for contemporary office environments that prioritize the overall well-being of occupants and the broader community. In essence, the 5 'S' Pillars serve as a guiding light for DLF Offices, driving our relentless pursuit of excellence and innovation in the realm of corporate real estate.

Sustainability: Sustainability isn't just a buzzword at DLF Offices; it's a guiding ethos ingrained in every facet of our operations. From energy-efficient designs to eco-friendly materials, we are committed to minimizing our environmental footprint and fostering a greener tomorrow.

Safety: The safety and security of our occupants are paramount at DLF Offices. We go above and beyond to ensure that our facilities are equipped with state-of-the-art safety measures and adhere to the highest industry standards, providing occupants with peace of mind in their workplace.

Social Infrastructure: DLF Offices recognizes the importance of fostering a vibrant and inclusive community within its premises. Through mindfully curated recreational spaces, wellness amenities, connectivity to metro stations, accessibility to amenities within the office buildings, we strive to nurture a sense of belongingness amongst the tenants.

Scale: With a vast portfolio of properties spanning diverse locations and configurations, DLF Offices offers unmatched scalability to meet the evolving needs of businesses of all sizes. Whether it's a sprawling corporate campus or a dynamic co-working space, we have the scale to accommodate every requirement.

Space Solutions: Flexibility and adaptability lie at the heart of our space solutions at DLF Offices. Our innovative design concepts and agile workspace solutions empower occupants to customize their environment, fostering creativity, collaboration, and productivity.

SUSTAINABILITY

World Leader in Green Buildings

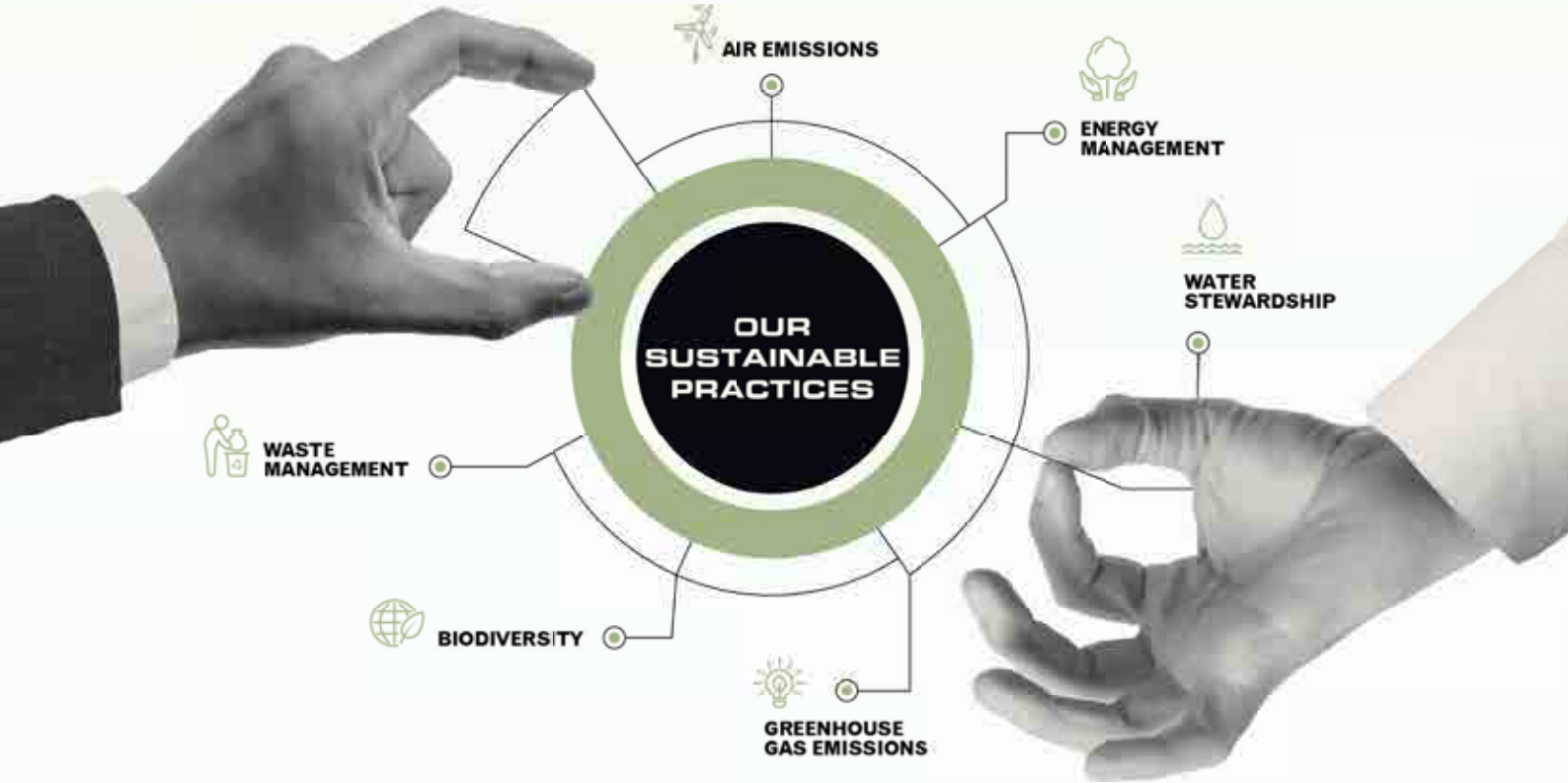
DLF Offices has been continuously spearheading sustainable building innovation and practices, with the world's largest portfolio of LEED Platinum and LEED Zero Water certified workspaces conferred by the U.S. Green Building Council (USGBC), along with several esteemed recognitions like GRESB green star rating. DLF in its own humble way is contributing to the cause of sustainability. Our Sustainability and ESG best practices are recognized globally. It's a never-ending journey for DLF and we continue to passionately walk the talk.

Sustainability: A Core Value

As an industry leader that values environmental stewardship and responsible business practices, DLF Offices has always strived to address the water crisis head-on. Leading by example, we align our projects with the goals of global sustainability and incorporate a comprehensive strategy for water conservation, ensuring that not a single droplet goes to waste. DLF has taken various steps to ensure water conservations in their commercial spaces for lease, helping corporates towards their own sustainability goals while we achieve ours. DLF Offices have cutting-edge rainwater harvesting systems which ensure that all the collected rainwater is treated and used for various purposes within the office complex. This significantly reduces the dependence of water from external sources. All DLF Offices spaces have employed advanced water recycling technologies that treat and purify all the wastewater generated within the office complex. This makes the recycled water suitable for non-potable uses such as irrigation and flushing. These steps are further enhanced by the deployment of efficient water fixtures and water audits and monitoring. By investing in plumbing fixtures and appliances along with using real-time monitoring systems, DLF Offices ensures that water wastage and related inefficiencies are taken care of without compromising user comfort.

DLF Cyber City Hyderabad is now at the forefront of India's green building revolution thanks to its achievement of the U.S. Green Building Council, LEED Zero Waste Certification. DLF Cyber City's journey towards achieving U.S. Green Building Council LEED Zero Waste Certification involved a comprehensive and collaborative effort involving various stakeholders, including building management, tenants, and waste management partners. However, before diving into the intricacies of the impact this certifications has had on the real estate industry, let us first briefly understand what U.S. Green Building Council LEED Zero Waste Certification entails.

The U.S. Green Building Council LEED (Leadership in Energy and Environmental Design) Zero Waste Certification is a globally recognized standard for measuring and recognizing outstanding efforts in waste reduction, reuse, and recycling. The certification signifies that a building or workplace has diverted at least 90% of its waste from landfills, incineration, or the environment. By attaining this certification, DLF Cyber City has demonstrated its dedication to environmental responsibility and resource efficiency









The Approach






DLF is known for being at the forefront of transforming large urban landscapes of India with best-in-class buildings, hence it has the responsibility to create sustained value for all stakeholders. Being the pioneer developers, our goal is to ensure that we are progressing in terms of business growth whilst also conserving natural resources.

To achieve this, we have built an Environment Management System (EMS) aligned to ISO 14001, ISO 45001 and ISO 9001 standards, applicable to the standing investment portfolio, to minimize our carbon footprint. Our 'Environmental Policy' provides direction for our operations and business decisions in the areas of biodiversity, waste management, pollution control, water management, climate change, and sustainable sourcing.

Commended by Mother Nature and the World's Top Authorities

	LEED PLATINUM	Over 45+ million sq. ft of our rental portfolio is certified/pre-certified LEED Platinum by the U.S. Green Building Council, the highest in the world for any developer. We proudly hold this accreditation for holistic sustainability in development.
	LEED ZERO WATER	Our stringent water conservation and treatment measures have helped 40+ million sq. ft of our portfolio reach a net zero balance of potable water use, as recognized by the U.S. Green Building Council with the LEED Zero Water accolade.
	LEED PLATINUM CITY AND COMMUNITY	Beyond brick and mortar, the LEED Platinum rating for cities and communities recognises excellence in sustainability and quality of life in an ecosystem. DLF Cyber City Gurugram made history by becoming the world's first development to achieve this prestigious accreditation. Following its footsteps, DLF Cyber City Chennai has become the second development to be awarded this certification.
	LEED ZERO WASTE	A true testament to our planning and efforts, DLF Cyber City Hyderabad, a 100% green-powered campus, is also India's first LEED Zero Waste certified development. This rating recognises an ideal energy and water usage, and appropriate waste management.
	DOW JONES SUSTAINABILITY INDEX	By outscoring the peer average and setting new benchmarks in sustainability, DLF Limited listed in the Dow Jones Sustainability Index for the third time in a row, thus encouraging India's potential as a green leader.
	GREEN STAR RATING BY GRESB	The implementation of cutting-edge sustainability practices in all our projects has helped us to secure the esteemed Green Star rating in ESG by GRESB.

Game-changing Initiatives: Making a Difference

Green Energy	3.9 Million KW of green energy annually generated	
Solar Modules	Installed solar energy modules with a capacity of 3950 KW capacity in the developments across the country	
Water Recycling	1.93 Million KL water recycled annually for horticulture, cleaning and other operations	
Rainwater Utilization	0.5 Million KL rainwater harvested annually	
Waste Recycling	14,000 KG of waste daily is segregated and recycled, with the organic waste being composted for greening at the campuses	

Sustainability is rooted in every fine detail in DLF buildings. Multiple exceptional installations like photosensitive lights and regenerative drive elevators help the tenants contribute to energy conservation in everyday functions.

Future of Sustainable Workplaces with the World Leaders

India was among the first countries to embrace green building and the use of LEED, and that leadership has only accelerated over the past 20 years. Today, there are more than 2300 LEED certified projects in India across all types of assets and regions, with roughly a third of those project certifications occurring in just the past three years.

DLF Offices hosted Peter Templeton (President and CEO, U.S. Green Building Council and Green Business Certification Inc.) for a special interaction with their esteemed tenant partners on 18th March 2024.

An insightful panel discussion followed, moderated by P Gopalakrishnan, MD, GBCI- SEA and MENA markets. Discussing the session, the respected panelists included thought leaders and ESG heads from KPMG, EY, PWC and Sembcorp.



“ DLF has the largest portfolio of LEED Platinum certified space in India, which includes Cyber City Hyderabad, India’s first workplace awarded LEED Zero waste certification, DLF Cyber City Gurugram the first developer owned community to achieve LEED platinum certification under the LEED for cities and communities existing communities rating system and that is only a few of these accomplishments. These are truly remarkable projects that set an example for real estate leaders throughout the world.”

- Peter Templeton
President and CEO, U.S. Green Building Council and GBCI



Journey of Leadership in Energy and Environmental Design (LEED)

- 2013**
DLF started its journey for LEED certification with strong focus on conservation of natural resources such as electricity and water
- 2016**
Achieved first LEED Platinum Certification for 9 blocks of DLF Cyber City, Chennai
- 2021**
~40.4 Mn. sq. ft. of our portfolio is LEED Platinum certified by the U.S. Green Building Council – The highest rating possible for any organization
- 2022**
DLF Cyber City, Gurugram becomes the World’s 1st developer owned community certified with LEED Platinum for Cities and Communities
DLF Cyber City Hyderabad awarded TRUE Platinum and LEED Zero Waste certification
- 2023**
U.S. Green Building Council named DLF Rental Business as the Global Leader in LEED Zero Water Certification for 45 projects spread over 40 Mn. sq. ft.

SAFETY

Workplace **Safety** Par Excellence



In large corporate offices, the importance of safety measures and devices cannot be overstated. These workplaces often accommodate a significant number of employees and visitors, making it essential to prioritize their well-being and mitigate potential risks. Safety measures such as fire alarms, emergency exits, and evacuation plans are critical for protecting occupants in the event of emergencies such as fires, natural disasters, or other unforeseen incidents. Additionally, security systems including access control systems, surveillance cameras, and security personnel help to deter unauthorized access and ensure the physical safety of employees and assets. Beyond physical safety, ergonomic furniture, proper lighting, and ventilation systems contribute to the overall health and comfort of employees, reducing the risk of workplace injuries and promoting productivity. Investing in comprehensive safety measures and devices not only safeguards the lives and health of individuals but also enhances the reputation and credibility of the organization as a responsible employer and business entity.

DLF Offices has been a pioneer in spearheading the safety of people in and around all its properties. A lot of DLF's innovations have set a benchmark for upcoming/newer Indian business districts. Our unwavering commitment to safety goes beyond mere compliance, encompassing every facet of our operations. From meticulous safety planning to implementation, we set our standards higher than the global benchmarks. The incorporation of innovation, education, and continuous improvement is what truly makes our safety planning detail oriented.

Best Safety Practices at DLF Offices

- DLF is leading the way in establishing and operating its own Fire Stations which supports the state fire teams in case of emergencies.
- Employees and client engagement activities and audits are undertaken daily, weekly and throughout the year to foster involvement, empowerment and capability building.
- Conduct scenario based tactical exercise for various high-risk events to cater various types of emergencies.
- Emergency fire evacuation drills are conducted periodically, whereby training opportunity is given to them for operating fire equipment.
- Ongoing communication in english and local languages through message boards, 'LIFE' program (Learning and Improving from Experience), safety magazines and other media.
- Third Party audits for fire safety and electrical safety are conducted by globally recognised audit firms.

20 Prestigious Swords of Honour: British Safety Council

The British Safety Council's Sword of Honour is the highest accolade for workplace safety. DLF's effectiveness, excellence and cutting-edge planning and tireless dedication have earned us 20 Swords of Honour from the British Safety Council in 2023. As the demand for safer workplaces continues to grow, DLF is not just meeting but exceeding expectations, setting a standard that others aspire to achieve. Rather than resting on their laurels, they are gearing up to raise the bar even higher with their upcoming projects. Their commitment to integrating cutting-edge safety and well-being measures into the development ensures that every new venture is on par with the previous one.

DLF's portfolio stands as a testament to meticulous planning and everyday operations that contribute towards assuring the patrons of the safest workplace. Every workplace ecosystem has 24x7 ambulance and paramedical assistance. With private fire tenders, the planning is robust and self-sufficient. Each building being planned for earthquake resistance well above the norm demonstrates for a fact that safety is ingrained in the core of workplace planning at DLF Offices.

DuPont – Safety Partner

For over a decade, DLF has fostered a strong partnership with Dupont Safety Solutions, dedicated to cultivating a culture of safety within the organization. Together, DLF and Dupont have crafted multidimensional, integrated programs aimed at instilling new standards, procedures, competencies, and skills across all levels of the organization, establishing a robust Safety Management System. This collaboration has led to the development of 16 Safety Standards, 3 Safety procedures, 53 Standard Operating Procedures (SOPs), and 39 Engineering Guidelines (EGs) to effectively manage high-risk activities. Guiding this initiative are five Safety Sub-Committees, each addressing crucial aspects such as Rules & Procedures, Communication, Training & Capability, Safety Observations, and Incident Investigation, forming the backbone of our safety engagement.

At every level of the organization, from the Safety APEX committee to the Building safety team, safety is paramount, with dedicated teams ensuring adherence to established protocols. Through competency mapping, capability development, and comprehensive training programs, including the "Train the Trainer Program," we equip our employees with the skills and knowledge necessary to uphold safety standards effectively. As a testament to our unwavering commitment, we are proud to have achieved zero loss time due to injuries in the last six consecutive years, from 2017-18 to 2022-23.

Advanced Fire Control Measures

Every project by DLF Offices features fire-resistant design and planning with advanced fire-control systems. DLF Offices have quick response measures like Ambulance from reputed hospitals placed 24x7 in office premises in case of emergencies.



Round the Clock Medical Assistance

All DLF Offices developments have dedicated 24x7 medical facilities with ambulances and paramedical teams. The ambulance team communicates vital patient information in real-time to the hospital staff, allowing them to prepare the necessary resources and specialists for the patient's arrival. This streamlined process facilitates efficient and timely care, minimizing delays and maximizing the chances of a successful recovery.



24x7 Ring Security

With over 23,000+ CCTV cameras strategically positioned for both ground and aerial surveillance, DLF security infrastructure provides comprehensive coverage of the corporate premises. Supported by a team of 1300+ vigilant security guards working round the clock, we ensure constant vigilance and protection of our facilities and Personnel. Additionally, our arsenal includes X-Ray baggage scanner, Boom Barriers (managed by RFID), single-frequency walkie-talkies, facilitating seamless communication and coordination.



MERV-14 Air Filtration Systems

DLF entire portfolio has been equipped with MERV-14 air filters. MERV-14 air filters are typically disposable panel filters and pads and are used primarily to protect equipment from particles more than 10 microns in size. This ultramodern technology removes over 90% of harmful PM 2.5 and PM 10 particles, delivering safe air to the patrons. The higher the MERV rating the better the filter is at trapping specific types of particles.



Earthquake Resistance

Every DLF Offices project meets and surpasses the seismic zone requirements, featuring par excellence earthquake resistance planning and design.

Ensuring Electrical Safety

DLF has implemented the Electrical Safety Management Standard (ESMS), ensuring the highest standards of safety in all electrical activities. We adhere strictly to Permit to Work (PTW) systems and Lockout & Tagout (LOTO) standards, guaranteeing the safety of our personnel during electrical operations. To further enhance safety, we employ control measures and monitoring methods such as thermography of electrical equipment.

SOCIAL INFRASTRUCTURE Redefining Perfection in Every Detail

DLF has always been at the forefront of developing new age infrastructure that is aesthetically designed and robustly built with the use of best-in-class technology and processes. Gurugram is a continuously expanding city and this project aims at building a full-fledged interconnected network that not only addresses the prevalent traffic movement issues but is also future ready. While the signal free road network will significantly cut vehicular congestion, the Rapid Metro and DLF Skywalks help in easy commuting and connectivity within DLF Cyber City.

At DLF, we curate experiences elevating lifestyles with unparalleled amenities, cutting-edge infrastructure and seamless accessibility. We redefine excellence in every detail, shaping a world where luxury meets innovation. DLF Offices goes beyond conventional workspace paradigms, striving to create holistic ecosystems that enrich the surrounding environment. By investing in last-mile connectivity and public transport systems, DLF offices foster vibrant communities that extend beyond the confines.



- Best-in-class Amenities in form of:

 - Wellness Centers
 - Food Courts
 - Retail
 - Auditorium
 - Hangout Zones
 - Creche
 - Skywalks
 - Last-mile Connectivity
 - Market Places



Cyber Hub

DLF Cyber Hub stands as the epitome of urban sophistication and culinary excellence in the heart of DLF Cyber City, Gurugram. Boasting an impressive array of over 50 restaurants, cafes, and bars representing cuisines from around the globe, DLF Cyber Hub offers a gastronomic journey like no other. From fine dining establishments to trendy eateries and lively pubs, there's something to satisfy every palate and preference. Beyond its culinary offerings, DLF Cyber Hub hosts an eclectic mix of entertainment options, including live music performances, stand-up comedy shows, and art installations, ensuring a vibrant and dynamic atmosphere at all times. With its modern architecture, vibrant ambiance, and unparalleled dining and entertainment offerings, DLF Cyber Hub continues to captivate and delight visitors, redefining the concept of leisure and lifestyle experiences in the region.



The Hub

Located at the epicenter of DLF Cyber City Chennai, The Hub stands as a distinguished venue for recreation and socialization. Offering a diverse array of leisure and entertainment options, it features premier retail outlets, culinary delights from various cuisines, a state-of-the-art fitness center, and a myriad of other amenities to cater to every taste and preference.



DLF Skywalks

DLF Cyber City is witnessing an extensive infrastructural facelift that has added to its international recognition. DLF constructed multiple foot over bridges named as 'Skywalk' along a 1 km stretch, to augment intermodal connectivity. Skywalk is the only landscaped foot over bridges in Asia, with live plantations, water bodies and seating areas.

Each of the Skywalks is equipped with anti-skid and tactile floors, CCTV cameras, elevators, ramps and escalators, to add safety, security and comfort to the lives of DLF Cyber City workforce and visitors alike.



DLF Thrive: Elevating Workplace Wellness

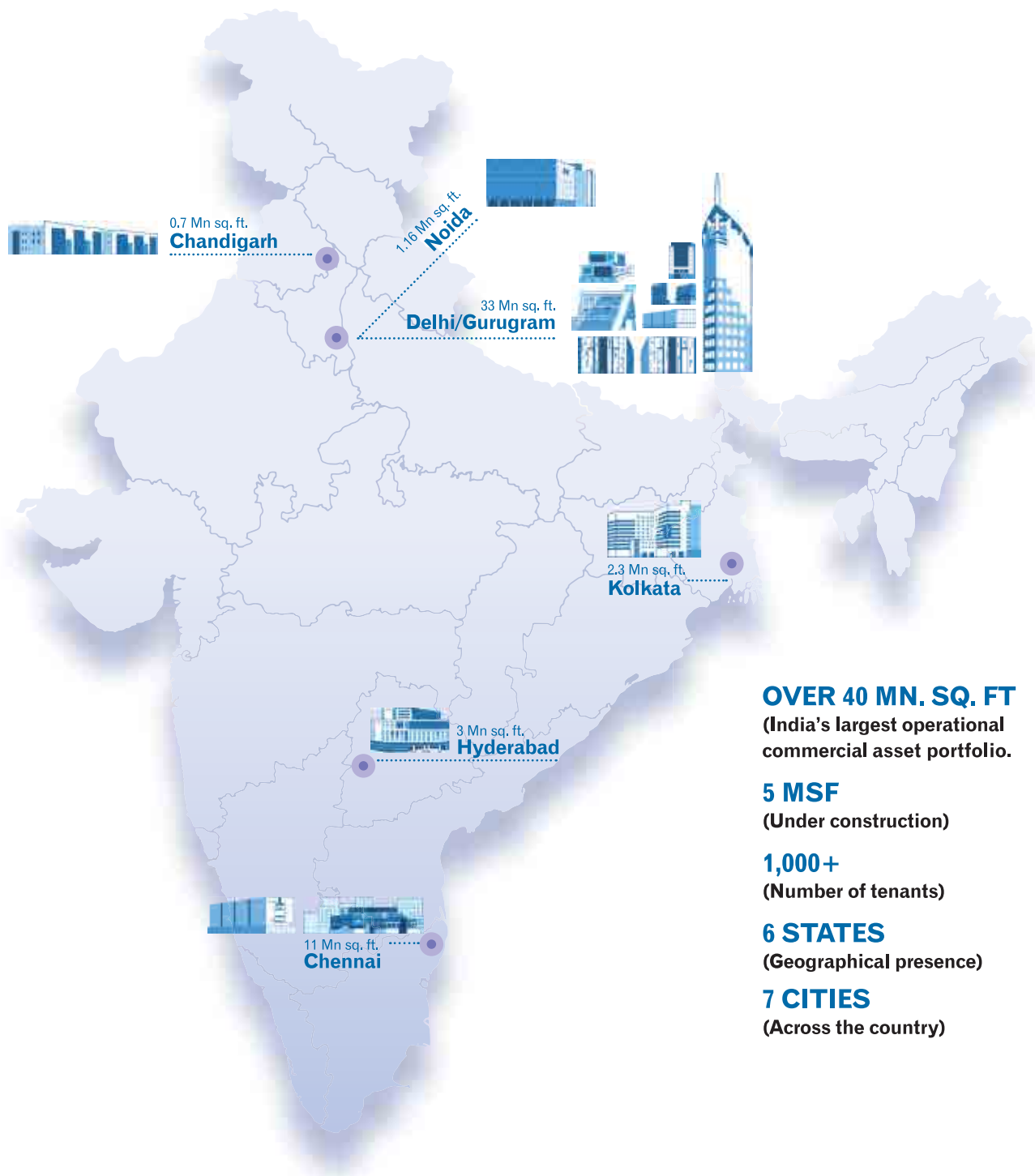
Located at the Gurugram and Chennai campus, DLF Thrive is a wellness centre, which intends to put wellness, exclusivity, a sense of community, and mindfulness at the heart of it all. One can experience a transformative sense of self, identity, and relation to others. In our quest for harmony, one often-overlooked aspect is the integration of exercise initiatives within the office environment. Traditionally viewed as separate entities, work and wellness can actually complement each other seamlessly when approached with intentionality and foresight. Incorporating exercise opportunities into the fabric of the workplace not only promotes physical health but also cultivates a positive and vibrant corporate culture.

By fostering a culture that encourages movement and exercise, employers can empower their workforce to perform at their best while simultaneously prioritizing their well-being.



SCALE

Pioneering India's **Commercial Real Estate** Landscape with Innovation and Excellence



With a legacy spanning several decades, DLF Offices commands a formidable presence in the corporate real estate landscape. Boasting an illustrious portfolio encompassing 42 million sq. ft. of grade A office spaces across 7 cities.

In the bustling urban centers of India, DLF Offices stands as a beacon of innovation and excellence in the realm of commercial real estate. With a presence spanning across 7 cities, DLF Offices has revolutionized the workplace ecosystem, setting new standards in safety, sustainability, design, customer experience, and technology. Anticipating India's rise as a global technology and business leader, DLF Offices embarked on a mission to deliver avant-garde solutions, providing the essential real estate infrastructure to propel Indian metropolitans into the future.

Setting the Benchmark

At DLF Offices, we pride ourselves on offering a state-of-the-art business environment to our esteemed patrons, including some of the world's leading tech giants and Fortune 500 companies. With a future-centric approach, we not only meet the needs of today but also anticipate and prepare for tomorrow's challenges. As India's foremost commercial real estate developer, operating in 7 cities, DLF Offices has earned the trust and preference of discerning professionals seeking excellence in their workplace environment.

Commitment to Safety and Sustainability

DLF Offices holds various globally recognized safety and sustainability accreditations, underscoring our unwavering commitment to creating workplaces that prioritize the well-being of occupants and the environment. Our developments are meticulously planned, ensuring not only the fulfillment of our clients' real estate needs but also guaranteeing convenience, safety, and sustainability to maximize productivity.

The Future Works Here

As demographics shift and work paradigms evolve, DLF Offices remains at the forefront of innovation, continuously adapting to meet the needs of the future workforce. Our developments now feature amenities such as green zones, sports campuses, rejuvenating common areas, and an array of food and retail options, catering to the demand for workspaces that promote work-life balance for the tenants. Recognizing that modern offices are more than mere workstations but rather hub of connect and collaboration, DLF Offices is dedicated to crafting environment that inspire and empower the tenants.

In conclusion, DLF Offices stands as a testament to India's potential for greatness on the global stage, providing the infrastructure and support necessary for businesses to thrive and excel. With a steadfast commitment to innovation, excellence, and sustainability, DLF continues to lead the way in shaping the future of commercial real estate in India.

→ 76 Years Experience in Real Estate Development	→ \$25.35 Bn. Market Capitalization	→ 346 Mn. sq. ft Areas Developed	→ 215 Mn. sq. ft Development Potential	→ 45 Mn. sq. ft India's Largest Commercial/ Retail Asset Portfolio
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DLF Cyber City Gurugram

DLF Cyber City Gurugram stands as a benchmark in integrated business districts, spanning an impressive 125 acres and offering approximately 33 million sq. ft of commercial spaces for retail and corporate operations. This thriving ecosystem hosts a diverse range of Fortune 500 companies and cutting-edge enterprises, making it a hub of innovation and business excellence.

DLF Cyber City Gurugram has been awarded City and Community accolades by the U.S. Green Building Council and holds LEED Platinum certification. Additionally, it has been honored with the prestigious 'Sword of Honour' by the British Safety Council, the highest award in safety. With a focus on providing a holistic work-life balance, the project offers comprehensive amenities and services tailored to enhance the well-being and productivity of its occupants. A well-planned infrastructure featuring a 16-lane signal-free road network with 6 underpasses ensures seamless connectivity, while the provision of over 22,000 car parking spaces with RFID access adds convenience and efficiency to daily operations.



DLF Cyber City Chennai

Nestled on a sprawling 43-acre integrated campus, DLF Cyber City Chennai redefines the workplace experience, blending cutting-edge facilities with an abundance of recreational opportunities. Comprising 12 operational commercial buildings, this ecosystem is designed to inspire creativity and productivity. The highlight of the campus is 'The Hub', a vibrant social hub featuring premier retail outlets, diverse dining options, a state-of-the-art fitness center, and more.

It has been awarded LEED Platinum City and Community certification along with LEED Zero Water, LEED Zero Waste Platinum certification from the U.S. Green Building Council. Additionally, it holds the prestigious Sword of Honour from the British Safety Council. Conveniently located on Mount Poonamallee High Road and just 20 minutes from the airport, the campus offers approximately 5 lakh sq. ft of modern office spaces with expansive floor plates of 55,000 sq. ft and double-height atriums. Equipped with MERV 14 air filtration technology, DLF Cyber City Chennai ensures a conducive and healthy work environment for its occupants.



DLF Cyber City Hyderabad

Located in the bustling IT corridor of Gachibowli-Hyderabad, DLF Cyber City emerges as a beacon of innovation and sustainability in the corporate landscape. Spanning a multi-block integrated campus, this workspace seamlessly integrates functionality with aesthetics, offering approximately 3 million sq. ft of premium office space and an expansive parking area. Central to our ethos is our commitment to environmental responsibility, as evidenced by our operation entirely on renewable energy sources, making us a 100% green-powered campus.

Recognized for the sustainable practices, DLF Cyber City Hyderabad holds prestigious certifications including LEED Platinum, LEED Zero Water, and India's first LEED Zero Waste certification from the U.S. Green Building Council. Our dedication to safety is reflected in our state-of-the-art facilities, including a fully functional management and disaster room, and advanced air filtration systems ensuring a secure and healthy working environment.



Atrium Place Gurugram

Conceptualized by the esteemed Pelli Clarke & Partners and brought to life through the collaborative efforts of DLF and Hines, Atrium Place is strategically located in the heart of Delhi- NCR's central business district adjacent to DLF Cyber City Gurugram, DLF Cyberpark and DLF Downtown Gurugram. With LEED Platinum certification, this landmark commercial ecosystem integrates seamlessly into the thriving community.

Spanning 2.8 million sq.ft, Atrium Place is meticulously planned for excellence, featuring expansive floor layouts, 4.05-meter floor heights, advanced air filtration systems, stringent safety measures, and lush landscape areas for productivity and rejuvenation. The highlights include an all-weather expansive 25 M high air-conditioned Atrium space, dual filtration for superior air quality, glass façade with noise and heat insulation, U.S. Green Building Council LEED Platinum (C&S) pre-certification, 24x7 ambulance and dedicated medical support, seismic zone-V design, and a destination control system with high-speed elevators.



**Artistic impression of the infrastructure*

DLF Downtown Gurugram

Positioned as the epitome of modern workspace solutions, DLF Downtown is strategically located within Delhi-NCR's largest business district, along National Highway 48. Spanning a vast 36-acre campus, DLF Downtown offers a total development potential of 11 million square feet, featuring a diverse range of grade-A workspaces alongside exceptional recreational amenities, including retail and F&B offerings. DLF Downtown Gurugram block 2, 3 & 4 totaling 3.7 mn. sq.ft, stand fully leased, attracting renowned global enterprises, including Fortune 500 companies.

DLF Downtown Gurugram is LEED Platinum pre-certified by the U.S. Green Building Council and equipped with MERV-14 air filtration technology. Additionally, the campus features multi-level parking with approximately 2,500 car parks, providing ample parking space for tenants and visitors alike.



DLF Downtown Chennai

Positioned as the upcoming hub in Chennai's thriving IT corridor, DLF Downtown is poised to revolutionize workspace dynamics across its expansive 27-acre footprint. Encompassing 6.8 million sq. ft of meticulously crafted workspaces and amenities, DLF Downtown emerges as a premier office ecosystem dedicated to fostering a harmonious work-life balance. With a strong commitment to sustainability and safety, this visionary project, led by renowned architect Gensler and construction experts Eversendai, aims to establish new benchmarks in modern workplace environments. Phase 1, comprising 3.3 million sq. ft of office space, commenced construction in January 2020, laying the foundation for a future-ready workplace equipped with world-class amenities that seamlessly blend productivity and collaboration. DLF Downtown invites businesses to thrive and innovate, offering an ideal environment for achieving success and realizing ambitions. Alongside state-of-the-art workspaces, the development features a food court with an extensive range of menu options, cafes for informal meetings or catching up with peers, and gym and wellness centers to unwind and distress from work pressures.



DLF Techpark Chandigarh

DLF's premier commercial development in Chandigarh is spread over 7.5 lakhs sq. ft. This integrated office-retail space introduces the city to a premium office address meticulously planned to offer a state-of-the-art business environment. From architecturally ingenious infrastructure to benchmark safety and sustainability standards, our aim is to provide patrons with supreme real assets to thrive in. The development features earthmarked sports & recreational zones, a fire station, fountain area, and an atrium, ensuring a holistic and dynamic workspace experience. Certified LEED Platinum and LEED Zero Water by the U.S. Green Building Council, and conferred with the 'Sword of Honour' by the British Safety Council, DLF Techpark prioritizes safety and sustainability.

Conveniently located 40 minutes away from the Chandigarh International Airport, the development offers 24x7 dedicated fire tender and ambulance services, multi-tier security, and ample parking space, ensuring a secure and hassle-free work environment.



DLF Techpark Kolkata

DLF Techpark Kolkata emerges as a revolutionary hub, embracing a people-centric approach to deliver the ultimate workplace experience. DLF Techpark I comprises three independent blocks with a premium glass façade, ensuring a contemporary and inviting environment. With three levels of security in line with top safety standards, occupants enjoy peace of mind while focusing on their work. Meanwhile, DLF Techpark II encompasses four interconnected blocks spread across 25 acres, offering ample space for upscale retail and recreational facilities.

Both phases are LEED Platinum certified and LEED Zero Water certified by the U.S. Green Building Council, showcasing a commitment to sustainability. Honored with the prestigious Sword of Honour by the British Safety Council, DLF Techpark Kolkata sets new benchmarks in workplace safety. Strategically located just a 15-minute drive from the airport and with easy connectivity to Salt Lake City and Howrah via metro, the development ensures convenience for occupants and visitors alike.



DLF Cyberpark Gurugram

Nestled strategically along NH-8, DLF Cyberpark stands as the pinnacle of commercial sophistication, ushering in new standards in quality, safety, sustainability, and workplace experience. From sustainability initiatives to robust safety protocols and wellness amenities, DLF Cyberpark offers a versatile combination of features that redefine the corporate landscape. Certified LEED Platinum and LEED Zero Water by the U.S. Green Building Council, and conferred with the 'Sword of Honour' by the British Safety Council, DLF Cyberpark ensures the highest standards of sustainability and safety.

At its core lies The Auditorium, a state-of-the-art venue that redefines social events, conferences, seminars, and meetings. Moreover, it offers customized gourmet and F&B offerings by skilled in-house chefs, spacious pre-function areas, and dedicated in-house concierge services, further enhancing the overall experience for occupants and visitors.



Horizon Center Gurugram

Nestled in the vibrant heart of Gurugram, Horizon Center is an architectural marvel seamlessly blending artistic design with dynamic workspace functionality. Boasting iconic architecture prioritizing technology, safety, and sustainability, Horizon Center is a beacon of innovation, featuring office towers, retail amenities, and a stunning central plaza. It's in the close proximity to the Arnold Palmer-designed DLF Golf & Country Club, offering a new-age business destination enriched with grandeur and sophistication.

Surrounded by amenities including Fortune 500 headquarters, residences, shopping malls, and restaurants, it stands as a testament to convenience, luxury, and unparalleled business opportunities. Certified LEED Platinum and LEED Zero Water by the U.S. Green Building Council, with MERV-14 air filtration, daylight-optimized footprint, earthquake-resistant structure, and energy management via an IBMS, Horizon Center is the epitome of modern business environments.



SPACE SOLUTIONS Tailored Solutions for Every Workplace Need

DLF Offices enables organisations with diverse niches to set up their workplace in Grade-A office ecosystem. The projects are based on a solution-driven approach which encompasses amenities, leisure and experiences, dedicated women's parking and F&B zones. It's a preferred choice for tenants who are looking for built-to-suit solutions, SEZ's, co-working spaces and integrated offices.

American Express Campus at SPR Road, Gurugram

At American Express Campus, our vision transcends traditional office spaces. We aspire to craft an interconnected workplace that resonates with the ethos of collaboration, innovation, and community. Here, teams converge in clusters of work zones, designed to foster independence while nurturing connectivity through shared resources and facilities.

Our architectural philosophy revolves around creating spaces with aspirational and distinctive character. Each building form is meticulously crafted, reflecting our commitment to excellence. The campus is not just a collection of offices; it's a bespoke environment, meticulously built to suit the needs of modern organizations. From meeting rooms to lecture halls, breakout zones to community gardens, every space is thoughtfully designed to promote well-being and productivity.

Furthermore, the American Express Offices adhere to international spatial standards, ensuring Grade A quality. Whether it's a standard shell office or a fully fitted-out space, our campus provides the adaptability needed to support the fastpaced nature of modern business. Here, innovation thrives, relationships flourish, and success is cultivated. Welcome to the future of work. Welcome to American Express Campus.

Standard Chartered Global Business Services Campus at DLF Downtown, Chennai

The new Standard Chartered Global Business Services office building in DLF Downtown Chennai is set to redefine the future of workspaces in India, establishing a new paradigm that blends innovative design with sustainability. This state-of-the-art structure, the first of its kind in the country, exemplifies a forward-thinking approach to office architecture, integrating advanced technologies and environmentally conscious features to create a safe and sustainable working environment. This pioneering building design will not only enhance productivity and employee well-being but also serve as a model for future developments in the region.

Furthermore, the integration of sustainable practices in the building's design underscores a commitment to environmental stewardship, which is increasingly critical in today's business landscape. By prioritizing green building standards and promoting a healthier, more efficient workspace, the new office sets a benchmark for corporate responsibility and operational efficiency. As other companies look to replicate this model, Tamil Nadu's reputation as a leader in innovation and sustainability will be further solidified, positioning it at the forefront of India's economic and technological advancements.



**Artistic impression of the infrastructure*



The most important tournaments that are integral to the golf calendar, both in India and overseas

By Pallavi Singh

Golf has transformed into a thriving professional sport in India. Esteemed organisations like the Professional Golf Tour of India (PGTI) organise several professional tournaments in India. In addition to these, the golf calendar encompasses the Indian Golf Union's (IGU) Amateur Tour and the Junior Amateur Tour, events by the Women's Golf Association of India, and initiatives by corporates, NGOs, and various independent bodies. We enlist the professional tournaments held in India as well as the golf majors.

Professional Tournaments

A look at what encompasses the Men's Pro and Women's Pro tournaments that take place in India.

Hero Indian Open

The Indian Open stands out as India's oldest running international golf tournament, a cornerstone in the European Tour. Originating at the Delhi Golf Club, its evolution into the Hero Indian Open was spearheaded by the five-time British Open winner, Peter Thomson. The participation of champions like Guy Wolstenholme, Angel Miguel, and Graham Marsh, and the tournament's inclusion in the Asian Golf Circuit in 1970, elevated its prestige. Ali Sher's 1991 triumph marked a turning point, inspiring Indian golfers. Wills' patronage in 1998 and the 2005 collaboration with Hero Honda Motors solidified its modern identity.

Hero Women's Indian Open

Celebrating its 15th year, the Hero Women's Indian Open underscores the impressive growth of Women's Professional Golf in India. Sanctioned by the Ladies European Tour, the flagship event beckons global talent, with a focus on Europe and Asia. The 2023 edition, hosted

at Gurugram's scenic DLF Golf and Country Club from October 19-22, boasted a US\$400,000 prize purse. Positioned in the season's latter half, it becomes a crucial stop for contenders in the Race to Costa del Sol.

Tata Steel Tour Championship

This tournament is a pinnacle in Indian professional golf, dedicated to raising the sport's standards. With its meticulously maintained Tata group golf courses at Beldih and Golmuri, Jamshedpur has emerged as a prominent golfing centre in India. Against the scenic Dalma Hills backdrop, these courses, spanning around 600 yards, offer challenging greens. Organised annually with PGTI's support since 2002, the Tata Steel Tour Championship has become a focal point for Indian golfers. The 72-hole stroke play championship, featuring a cut after 36 holes, attracts top talents, with favourites like defending champion SSP Chowrasia, Mukesh Kumar, and Ashok Kumar competing for the title. This is a season-ending tournament on the PGTI calendar, which offers ₹3 crore as the prize money.

The DGC Open presented by Mastercard

The DGC Open presented by Mastercard, is the highest prize money event organised in India by the Asian tour. The tournament's first edition was held in 2022 and played at the newly of The DGC Open, presented by Mastercard, featured an array of Asian Tour stars, complemented by a strong Indian presence. Voted the third-best event on the Asian Tour's 20-event schedule in its inaugural year, the tournament saw a significant boost in prize money in 2023 rising from US\$500,000 to US\$750,000.

Duncan Taylor Black Bull Challenge

The European Challenge Tour, TATA Steel Professional Golf Tour of India (PGTI), and Black Bull Scotch Whisky

jointly announced the inaugural Duncan Taylor Black Bull Challenge this year. Co-sanctioned by the Challenge Tour and TATA Steel PGTI, the tournament boasts a US\$300,000 prize purse and unfolded at the Karnataka Golf Association (KGA) course in Bengaluru from March 23–26, 2023.

The Challenge presented by KGA 2023 - Challenge Tour

The Challenge presented by KGA in the season 2023 was played in Bangalore at the Karnataka Golf Association from March 27-30, 2023. It is part of the Challenge Tour in the season 2023, with players competing for a total prize of US\$300,000. The course for the tournament at Karnataka Golf Association plays at Par 72.

Jeev Milkha Singh Invitational presented by TAKE Sports

The Jeev Milkha Singh Invitational presented by TAKE, in collaboration with TATA Steel Professional Golf Tour of India (PGTI), returned for its sixth edition at Chandigarh Golf Club from November 2–5, 2023. Launched in 2018 to honour Indian golf legend Jeev Milkha Singh, the tournament boasts a substantial ₹1.5 crore prize purse. The event, hosted at Jeev's home course, featured 130 participants, including international winners Rahil Gangjee and Rashid Khan. With a stellar field comprising Indian and foreign golfing talent, the tournament continues to be a significant fixture, showcasing excellence and honouring Jeev Milkha Singh's unparalleled contributions to Indian golf.

Kapil Dev – Grant Thornton Invitational

The Kapil Dev – Grant Thornton Invitational 2023 stands as India's premier golf event, hosted by Grant Thornton Bharat and sanctioned by the Professional Golf Tour of India (PGTI). Set at the prestigious DLF Golf and Country Club, the tournament uniquely merges the worlds of golf and cricket, celebrating the symbiotic relationship between the two sports. In collaboration with cricket legend and former captain of the Indian cricket team—Kapil Dev—the event aims to provide an inclusive and equitable playing experience, envisioning a future where golf is a sport for all, promoting diversity, connectivity, and empowerment for every player.

Golf Majors

Apart from the four majors—The Masters Tournament, The U.S. Open, The Open Championship, and The PGA Championship, international events include The Ryder Cup, The Solheim Cup, The Presidents Cup and Golf in Olympics.

The Masters Championships, Augusta, Georgia, USA

Held annually in April at the Augusta National Golf Club, the Masters golf tournament is a premier global golf event. Originating in 1934 and claimed by Horton Smith of the USA, the tournament rotates venues each year, distinguishing it from other major golf championships. The iconic tradition of awarding the champion a green



jacket commenced in 1949. As a major tournament, the Masters holds a unique status in the world of golf, drawing attention to Augusta, Georgia, USA, and showcasing the sport's grandeur on a global stage.

The official title of the U.S. Open is the U.S. Open Championship, and it is held in June, with the location varying annually. The U.S. Open, a prestigious golf tournament dating back to 1895, welcomes both amateur and professional golfers annually and is overseen by the United States Golf Association (USGA). The competition features 72 holes of stroke play, with regional qualifying tournaments since 1924 to manage the participant count. As the second major championship on the PGA Tour, the U.S. Open holds global significance. Scheduled in June, the event's stern test of golf often results in overpar scores, showcasing renowned venues like Baltusrol, Pebble Beach, Oakmont, and Merion. The tournament's history reflects a shift from British dominance to widespread international competition since the mid-20th century.

The PGA Championship, Valhalla Golf Club, Louisville, Kentucky

The PGA Championship is an annual golf tournament held in the United States, historically taking place in August. However, starting in 2019, the tournament shifted to May, occurring on the weekend preceding Memorial Day.



As one of the major golf championships, this adjustment to the schedule has positioned it as the second major tournament of the golf season.

The Open Championship, Royal Troon Golf Club, Troon, South Ayrshire, Scotland

The British Open, one of golf's prestigious majors alongside the Masters Tournament, U.S. Open, and PGA Championship, stands as the sport's oldest continuously held championship. Internationally recognised as the Open Championship, it has graced various courses in Scotland, England, and, on a singular occasion, Northern Ireland since its inception in 1860. Renowned for its rich history, the British Open attracts global attention as golfers vie for glory in this esteemed competition. The tournament's longevity and tradition contribute to its status as a landmark in the world of golf, offering a unique and challenging test to players from around the globe.

Solheim Cup, Robert Trent Jones Golf Club, Gainesville, Virginia USA

The Solheim Cup, a biennial women's golf clash between Team Europe and Team USA, alternates venues between the USA and Europe. Adopting a format similar to the Ryder Cup, this event unfolds over three days, having commenced in 1990 and recurring biennially 2003 saw Anna Nordqvist score the sole hole-in-one at Colorado's 17th hole. The United States leads with 10 wins to Europe's 5 as of 2017. The 2021 edition in Toledo, Ohio, drew 1,30,000 spectators and was aired in 239 countries. The 2026 Solheim Cup marks its debut in the Netherlands at Bernardus Golf. It will be held from September 10-15, 2024.

Ryder Cup, Bethpage Black, New York

The Ryder Cup, a biennial men's golf spectacle alternating between Team Europe and Team USA, unfolds over three days, featuring a total of 28 18-hole matches. Fridays and Saturdays comprise four fourball and four foursome matches each, with

Sundays concluding the event with 12 singles matches. Each match awards one point, halved in the case of a tie with no tiebreaker holes played. In a 14-14 tie, the reigning champion retains the trophy. While the U.S. boasts a 27-14-2 record, Europe has dominated since the format change in 1979, securing 11 victories and a retained title from a tie. The 2025 Ryder Cup in the USA heads to Bethpage Black Course in Farmingdale, New York.

Presidents Cup, Royal Montreal Golf Club, Quebec, Canada

The Presidents Cup, a biennial match play golf tournament hosted by the PGA Tour, pits a United States team against an International Team (excluding Europe). Established in 1994, the event occurs every two years, alternating between the USA and International Team countries. Originally in even-numbered years, it shifted to odd-numbered years after the 2001 Ryder Cup's cancellation. The USA dominated until 2015, with one tie in 2003. The 2015 event was the first in Asia. Unlike the Ryder Cup, the Presidents Cup includes six additional matches with no prize money—all proceeds go to charity instead. The 2022 edition was held in Charlotte, North Carolina. The 2024 edition of the tournament will be held from September 24–29, in Quebec, Canada while the venue for the 2026 edition is San Francisco, California.

Golf in Olympic Games, LE Golf National, Paris

Paris is set to host the XXXIII Olympic Summer Games from July 26 to August 11, 2024. Two tournaments are set to unfold during the 2024 Paris Olympic Games, marking the third inclusion of golf since its extended hiatus, that ended in Rio in 2016. The prestigious Le Golf National in Saint-Quentin-en-Yvelines, home of the 2018 Ryder Cup, will serve as the host for the Olympic golf tournaments in 2024. Renowned for its links-inspired bunkers and undulating fairways, Le Golf National presents a unique challenge with water strategically placed in numerous holes, testing even the most composed nerves. The men will kick off the competition, teeing off on Thursday, August 1, for Round 1, with the final round slated for Sunday, August 4. Following the course's preparation, the spotlight will shift to the women, commencing play on Wednesday, August 7, and wrapping up on Saturday, August 10.



A GOLFER'S PARADISE

The DLF Golf and Country Club nestled amidst the Aravalli range, comes complete with a golf academy, and features like Night Golf, making it every golf lover's dream

By PALLAVI SINGH



The DLF Golf and Country Club located in DLF5, which houses NCR's most coveted addresses with stunning high-rise residences, commercial complexes, recreational avenues, and world-class connectivity with acres of greenery and modern urban infrastructure, offers its patrons an ecosystem equipped with world-class infrastructure and community living. Established in 1999, the DLF Golf and Country Club, marked its inception with the introduction of the country's inaugural Arnold Palmer Signature course. The club set numerous benchmarks, including pioneering Night Golf and hosting the first professional Golf Academy in the country. Catering to the entire family, it provided a range of amenities such as tennis, squash, swimming, aerobics, and a gymnasium.

Featuring a dramatic landscape accentuated by ambient lighting, the parkland-style course rapidly became the host for some of the most sought-after golf tournaments in the region. Notably, the DLF Golf and Country Club witnessed the inaugural edition of the Johnnie Walker Classic, Asia's premier event in India, which proved to be a resounding success. The Arnold Palmer Course played a pivotal role in hosting six editions of the Women's Indian Open (Ladies European Tour–2007-12), three editions of the Avantha Masters (European Tour–2010-12), the Indian Open (Asian Tour–2009), and various other events of notable repute.

In October 2013, the inaugural 9 holes of the new Gary Player 18-hole Signature Course were unveiled, followed by the opening of the remaining 9 holes alongside the successful

staging of the Women's Indian Open for the seventh time. Acknowledged as the most successful golf course architecture firm globally, Gary Player Design is renowned for its discerning and ecological design approach. DLF took the initiative in not only establishing an outstanding golf facility but also crafting a township around golf, setting a model for emulation across the country.

The awe-inspiring Aravalli range provides a dramatic backdrop to the expansive stretches of verdant turf and undulating fairways that define the 18-hole championship course. Meticulously groomed greens and fairways are adorned with vibrant flowers, while meandering streams crisscross this tranquil haven, sheltered by a plethora of trees, offering respite from the bustling world outside. Water features prominently, whether it's the enchanting cascade of a waterfall on the 17th hole, or the presence of five lakes, contributing to the serene attraction of the course's natural beauty. Embodying golf's utmost traditions, this course reflects the design philosophy of the legendary 'King of Golf', Arnold Palmer. He said, "I aim to provide players with a course where excellence is acknowledged and rewarded. The course challenges you for the subpar shots... urging you to strive for improvement". Spanning 7,204 yards, every inch of the course reflects meticulous landscaping in sync with the five tees on each hole.

Enhancing its amenities, the club unveiled a new Golfer's Pavilion complete with modern lockers, a restaurant, and a bar. Addressing the diverse needs of golfers, a newly stocked pro shop has been introduced. Significant upgrades have been implemented at the Academy over the years.

Recognised as the best golf course in India, the club was honoured with the "Asia Pacific Order of Zenith" by the Asia-Pacific Golf Group in 2018, underscoring its distinction as one of the finest golf courses across the entire Asia-Pacific region. In 2019, the DLF Golf and Country Club commemorated two decades as one of the premier golf courses in the country. This year marks the 24th year of the prestigious course.

In the last two decades, this club has been the venue for numerous professional tournaments, attracting participants from the Asian, Australian, and European Tours. Notably, it hosted the 2.5 million-dollar Johnnie Walker Classic in 2008, a co-sanctioned event by Asian, Australian, and European Tours. Additionally, it welcomed European Tour-sanctioned events like the Avantha Masters in 2010, 2011, and 2012, as well as the Hero Men's Indian Open in 2017, along with organising six editions of the Hero Women's Indian Open. At par with international standards, the course is ecofriendly and outfitted with all the amenities. Water used on the course for irrigation as well as for the lakes is fed by a sewage treatment plant located in the vicinity. The tree transplantation exercise that DLF undertook earlier proved to be a major success and was a one-of-a-kind initiative carried out in the region. Caring for the environment has been at the core of DLF's philosophy while creating the golf courses.



Internationally accepted best practices were followed during the development and continue to be followed to manage the running of the golf course. The result is a 200-acre lush green expanse that depends on recycling resources and minimises the use of new resources. The DLF Golf and Country Club has enhanced the surrounding environment by creating an oasis that releases clean air and provides a micro-ecosystem conducive to the enhancement of flora and fauna.

The Golf Academy at DLF Golf and Country Club

Opened in 1999, the award-winning Academy is the first professional golf school in the country and offers instruction by a panel of highly certified instructors to most of the members of DLF Golf Club, juniors, corporates, and to top amateurs and professionals in the country. The Golf Academy grew to have the largest and most successful junior programme in the country, and was also instrumental in introducing a large number of newcomers to the game. The Golf Club also has the first professional Golf Academy in the country, equipped with a Performance Centre, a state-of-the-art training facility, at par with the best in the world. A panel of highly trained instructors train beginners in a structured manner. The academy has programmes designed to suit all levels of golfers. It has a panel of nine highly qualified golf instructors, all certified by the National Golf Academy of India, with more than 15 years of teaching experience.



The Academy also offers golf specific fitness training and has a highly certified resident fitness coach. Long game practice is done either from specialised astroturf, or from natural grass. A well-designed short game area gives the students an opportunity to practice a variety of shots from 80 yards in. The undulating lies and strategic pins located over a bunker, challenge students to simulate shots played on the course. A large bunker adds to the variety. A large-sized, undulating putting green not only plays true and fast but also caters to a sizeable number of students and Academy users.

The Performance Centre at the Academy has three Hitting studios and one Putting Lab/Fitness Studio. The Hitting Studios offers instructions to players using the latest in digital golf teaching technology. All studios have the V1 Pro 4-camera system and high-speed cameras, the SAM Balance Lab, the K-Vest, and the Trackman/Flight Scope launch monitors. The Putting Lab is fitted with the SAM Putt Lab and the V1 Pro Putting Software, even as the Fitness Studio caters to several golf-specific exercises.



CELEBRATIONS & COLLABORATIONS



Holi Celebrations

The Holi celebrations at DLF Offices was a vibrant and joyous occasion that brought employees together and tenants in a festive atmosphere. The event was organised with great enthusiasm, featuring number of activities and attractions to mark the festival.



Pongal Celebrations

DLF Cyber City Chennai celebrates the auspicious Tamil Harvest festival of Pongal. The folk artists mesmerized the people with their dance and music performances.



Festive Run Fiesta

DLF Festive Run Fiesta, a unique event that combines fitness and cultural celebration was organised in the DLF Cyber City campus. It was a 1.5 km route around the campus in the traditional attire, celebrating the rich tapestry of cultures through traditional attire, running, and a whole lot of fun with the Disco Dandiya.



Festival of Chennai

The 'Madras Month Event' organised by Hindu Group took place at DLF Cyber City Chennai with the participation of approximately 3,000 to 4,000 DLF Cyber City, Chennai employees. The highlight of the evening was the music performance by renowned veena artist Rajesh Vaidya on the specially transformed bus.



Zifo Inauguration



Aptiv Inauguration

We welcomed Aptiv into the thriving DLF Cyber City Chennai campus. Aptiv is a global technology company that designs, develops and manufactures software and hardware solutions to enable a safer, greener and more connected future of mobility. Aptiv solutions help automotive OEMs around the world to create vehicles with advanced safety features, electrified architectures and intelligent connectivity.



Everi

DLF Downtown Chennai is buzzing with the excitement of new beginnings and clients, as we recently welcomed Everi financial services company which provides financial equipment and services for gaming. Here's to wishing Team Everi continued growth, success, and many celebrations at their new workplace.



Axtria

Axtria - Ingenious Insights, a global leader in cloud software and data analytics for the life sciences industry, has expanded its Hyderabad operations at DLF Cyber City Hyderabad. Axtria's latest centre spans an impressive 76,000 square feet and is the company's largest office in India located at DLF Cyber City, Gachibowli, Hyderabad. We're dedicated to fostering growth and collaboration within our community.

EDUCATION

DLF CARES Programme Recognised as CSR Initiative of the Year

DLF CARES, the flagship programme since 2011 provides access to quality education to students from marginalised sections of society. It supports students in their learning journey, counselling, remediation pan-India, promotes parental involvement, and offers continuous teacher development.



DLF CARES received the prestigious CSR Initiative of the Year Award at the Financial Express India Education Awards 2024.

With its holistic approach, the programme enriches every facet of education, supporting a lasting framework for academic success and societal improvement. The award not only celebrates the success of DLF CARES but also reinforces Foundation's commitment to transforming education through innovative and inclusive practices.

DLF CARES Partners with DAV Police Public School



 **Bhondsi, Gurugram**

To expand access to marginalised students residing near Bhondsi village, DLF CARES now welcomes DAV Police Public School, Bhondsi in Gurugram as a Partner school. Meritorious students will benefit from the subsidised fee on admission selection.

The collaboration has been facilitated by the Chief Commissioner of Police after a rigorous assessment of school's infrastructure, academic results, labs, meetings with the principal and teachers. The collaboration will also involve partner agencies in continuously evaluating students' academic skills and providing them with online remedial classes.

SOCIAL SUSTAINABILITY

REHABILITATION OF HOMELESS

Social Impact & Beneficiary Story

DLF Foundation works with the Society for Promotion of Youth and Masses (SPYM) to rehabilitate and alleviate homelessness and beggary with shelter, nutrition and skill development for women.

Up to March 2024

174
Individuals shifted to
SPYM shelter homes

45
Children identified for
formal & non-formal education

23
Women enrolled in
stitchi

How Yasmeen's Lost Childhood Finds Hope in Shelter

Yasmeen's life took a sharp turn when she was in the third grade. After her younger brother met with an accident in their hometown, Bihar, her family, including her siblings, had to rush to Delhi for further treatment.

Her education was disrupted because of the sudden movement and the ensuing issues at home. Her father denied supporting her brother's treatment, and as a result, he would frequently clash with her mother.

At one point, Yasmeen's mother decided to move to Delhi without knowing how to make ends meet. Later, she and her children arrived at SPYM's female shelter home in Nizamuddin. Yasmeen's mother took up housekeeping and did other odd jobs at the shelter to support her children.

DLF Foundation supports SPYM's Nizamuddin and adjacent shelters by rehabilitating homeless people. The support also extends to providing free education to the children who come to the shelter and vocational training to upskill women for self-reliance.

Recently, Yasmeen chose to enroll in a computer course offered by the shelter and has begun learning typing, MS Word, painting and 3D designs. She also loves to play online games when free. She has continued her interest in education and learning despite all the hardships and the long gap since leaving Bihar. However, given the gap in her formal education, she has been taking non-formal education (NFE) at the shelter.

SPYM is now preparing Yasmeen for formal education and school admission. The shelter hopes her new-found interest in learning computers will expedite the admission process. Her journey highlights that it is never too late to begin learning.

We wish Yasmeen all the best for her efforts in learning.

DLF CARES IN-SCHOOL EDUCATION SUPPORT PROGRAMME

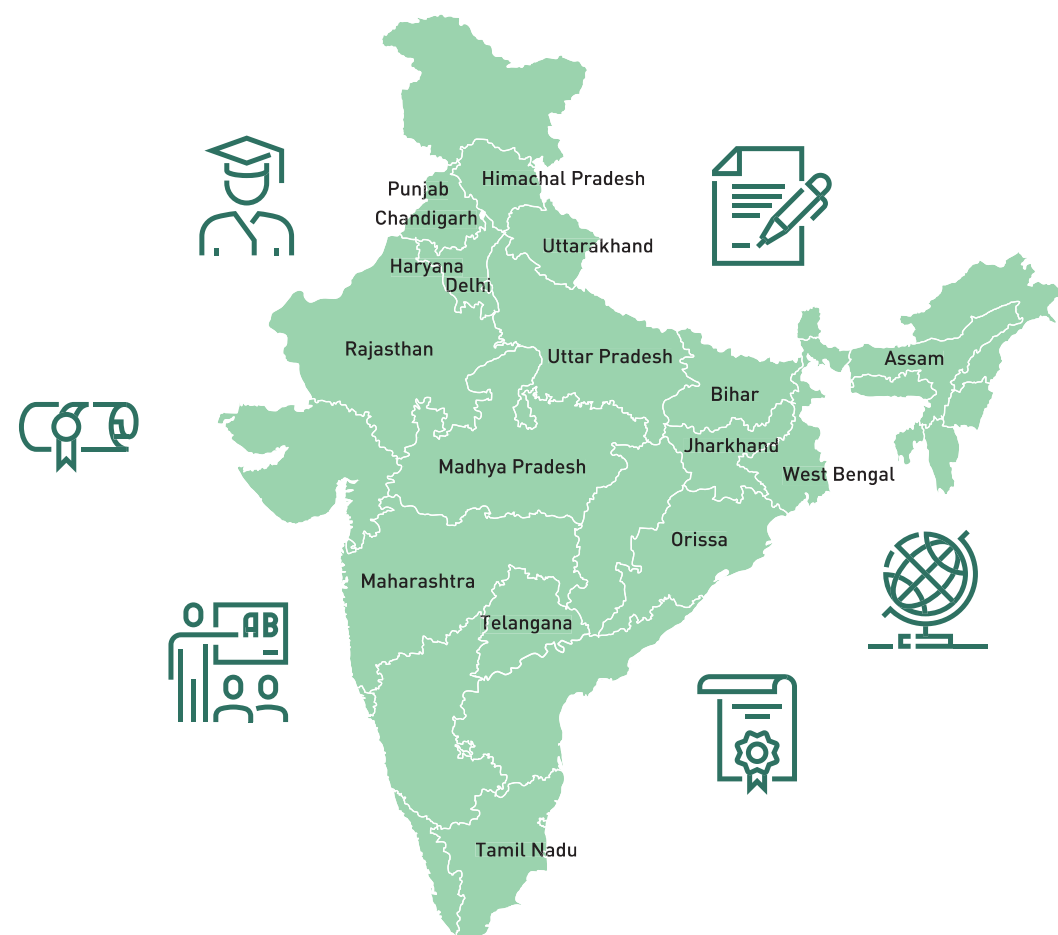
2,585 Students Awarded with the DLF CARES Scholarship for AY 2024-2025

DLF CARES, the flagship programme since 2011 provides access to quality education to students from marginalised sections of society. It supports students in their learning journey, counselling, remediation pan-India, promotes parental involvement, and offers continuous teacher development.

DLF CARES 'In-School Education Support Programme' supports 2,585 students across 21 states pan-India. This year, the scholarship applications received were significantly higher than the previous year. Following a rigorous selection process based on financial need, new students studying in Classes I onwards were selected.

All the students are economically underprivileged. The Programme provides them access to quality education, which includes resources, remedial aid, and counselling in the areas of social-emotional support and career guidance. Teachers from our Partner Schools are trained throughout the year, which enhances student learning and teacher competency.

At DLF CARES, we look forward to empowering children in reaching their full potential.



DLF Foundation Transforms Chennai's Streets with Cultural Flair



In an initiative aimed at promoting our rich heritage and culture, DLF Foundation is transforming public spaces in Chennai with captivating wall art. Amidst the city's bustling streets, this project breathes new life into the urban landscape.

Stunning murals inspired by the Iron Age, River Civilisation, and the theme of Trading Cities, are embedded within these artworks.

The project seeks to reconnect people with their cultural roots, using art.



As the city embraces its artistic heritage, we envision more vibrant communities.

Show organised for Underprivileged Children at the Happy School

In an effort to promote that learning can be fun and to encourage students from underprivileged communities to attend school, a puppet and magic show was organised at Happy School, Gurugram. Approximately, 300 students of the school attended the show which emphasized the importance of schooling.

One of the key objectives of the show was to encourage these students to express their emotions freely. These interactive performances helped create a safe and supportive environment for the students to share their thoughts and feelings.

Cover Story



DLF Techpark Noida: Pioneering the Future of Office Spaces

Page 04

DLF Techpark Noida emerges as a beacon of innovation in the realm of office ecosystems, spanning across a sprawling 25 acres. With a developmental potential of approximately 4 million sq. ft, this high-performance enclave is meticulously designed to redefine workspaces in the Delhi-NCR region. Mindfully curated to align with principles of sustainability, this forward-thinking enclave strives to create a harmonious coexistence with the Earth's future, setting new benchmarks in eco-friendly office development.

Feature Story

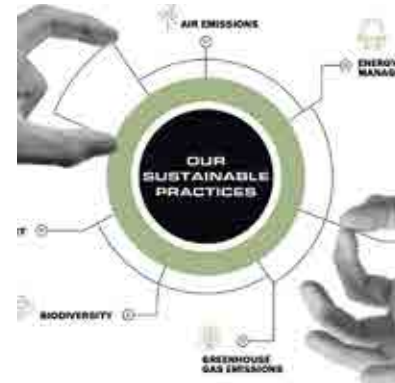


Redefining Corporate Spaces with the 5'S' Pillars

Page 09

In the fast-paced and constantly evolving world of corporate real estate, DLF Offices distinguishes itself as a leader in innovation and excellence. At the core of our philosophy lies a steadfast commitment to the principles of the 5 'S' Pillars - Sustainability, Safety, Social Infrastructure, Scale, and Space Solutions. These pillars serve as the foundation upon which DLF Offices builds its pioneering workspaces, setting new standards for contemporary office environments that prioritize the overall well-being of occupants and the broader community. In essence, the 5 'S' Pillars serve as a guiding light for DLF Offices, driving our relentless pursuit of excellence and innovation in the realm of corporate real estate.

Sustainability



World Leader in Green Buildings

Page 10

DLF Offices business has been continuously spearheading sustainable building innovation and practices, with the world's largest LEED certified Platinum and LEED Zero Water by the U.S. Green Building Council (USGBC), along with several esteemed recognitions like GRESB green star rating. DLF in its own humble way is contributing to the cause of sustainability. The sustainability and ESG best practices are recognized globally. It's a never-ending journey for DLF as it continues to passionately walk the talk.

Golf



All in a Year's Time

Page 28

Golf has transformed into a thriving professional sport in India. Esteemed organisations like the Professional Golf Tour of India (PGTI) organise several professional tournaments in India. In addition to these, the golf calendar encompasses the Indian Golf Union's (IGU) Amateur Tour and the Junior Amateur Tour, events by the Women's Golf Association of India, and initiatives by corporates, NGOs, and various independent bodies. We enlist the professional tournaments held in India as well as the golf majors.

Events



Celebrations & Collaborations

Page 34

Events provide valuable opportunities for continuous learning and skill development. Whether through workshops, seminars, or guest speaker sessions, employees can acquire new knowledge, gain insights into industry trends, and enhance their professional capabilities. Investing in employee development not only benefits individuals but also strengthens the organization as a whole. Events serve as catalysts for innovation and creativity by providing platforms for brainstorming, ideation, and experimentation. Whether it's a hackathon, a design sprint, or a creative workshop, these events stimulate fresh ideas, encourage out-of-the-box thinking, and inspire innovative solutions to business challenges.

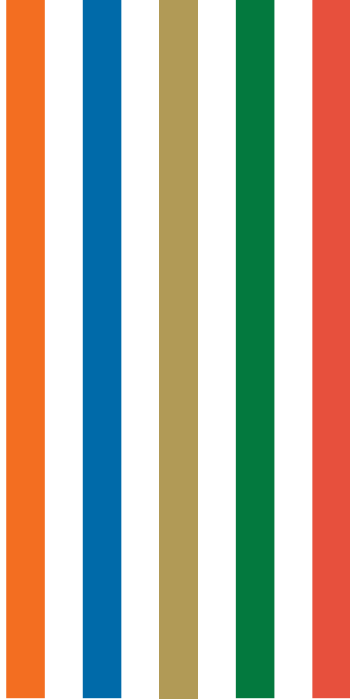
Engage



DLF Engage

Page 39

As a leading organization, DLF has a moral obligation to address societal challenges and make a positive impact beyond our business operations. By engaging in CSR activities, we demonstrate our commitment to being a responsible corporate citizen and contributing to the greater good of society. CSR initiatives not only benefit the communities we serve but also enhance our reputation and credibility as a company. When stakeholders, including customers, employees, investors, and the public, see us actively involved in social and environmental initiatives, it builds trust and strengthens our brand image.



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