

# PULSE

VOLUME 4 | OCTOBER - DECEMBER | 2024

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& Accolades*  
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CREATING COMFORT ZONES

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DLF Offices ensures perfect work-life balance with integrated amenities and facilities to resolve all your needs

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Match wits on a chessboard or enjoy a game of pool, the well-equipped sports hubs ease your stress

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It's time to tee off for a birdie on the greens at DLF5 Golf Links, but with a pair of binoculars

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Dear Readers,

**W**elcome to a new quarter of DLF Offices Pulse. As the season changes from the sweltering heat to a nippy draught, this edition reflects renewed energy that makes us look forward to a better day.

Let us start from that thought with your daily morning cuppa, just before setting your mind and wardrobe ready for your day at work. What makes you want to go to work? For most of us, it is more than the paycheck. It is our desire to chase our passion, our dedication, our ambition to climb up the corporate ladder and succeed that motivate us. But there is one emotion that makes going to work more exciting: the sheer joy of self-fulfilment that comes from doing better than the best version of us as a professional.

What is the ingredient that makes this possible? Many of us are so overwhelmed by the demands and challenges of creating a work-life balance that we miss the simple joys of being at work. This is where DLF Offices changes your life, literally and figuratively. DLF Offices takes that extra step to make your workspace as much fun and effortless as it needs to be to meet your tough deadlines, bond with colleagues, friends and team members.

Yes, integrated social infrastructure at your workspace. This issue of DLF Offices Pulse focusses on the little details of life that make going to work an exciting experience. You can step into your workplace, every single day, without worrying about healthcare, childcare, grocery-shopping, wellness and fitness, banking or even dry-cleaning. Feel like a quick break after a long meeting? Step out into our urban oasis with water features, green zones, cafes, coffee shops to unwind, rewind and refresh.

Bring that spring in your step and a smile in your heart and walk into your safe, comfortable, fun sporty workspace in DLF Offices.

Warm Regards,

**KARUN VARMA**

Senior Executive Director  
DLF Office Business



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Pack a pair of binoculars in your golf kit. DLF5 Golf Links makes an ideal habitat for a wide variety of resident and migratory bird species



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BY NEENA HARIDAS

# LIVE WELL AT WORK

DLF Offices is redefining the landscape of commercial real estate by placing a strong emphasis on the well-being of individuals within the workspace

In today's rapidly evolving work environment, the traditional office space is undergoing a transformative shift. The modern office is no longer just a place to perform tasks; it has become a crucial element in fostering employee well-being and productivity. DLF Offices, a leading player in the commercial real estate sector, is at the forefront of this transformation, setting new benchmarks for what a well-being-centric office ecosystem should look like.

## All you need beyond work...

**Wellness and Fitness:** DLF Thrive offers modern equipment, internationally-trained nutritionists, dieticians, physical trainers and counsellors who guide you toward a healthy life.

**The Auditorium:** A state-of-the-art corporate venue well suited for events such as seminars, town halls, workshops and conferences. The adjoining lounge area transforms into a celebration zone for chic evening soirees.

**Quick bites to fine dining:** DLF Offices integrate dining options and easily accessible food hubs offering a variety of restaurants, coffee shops and grab-and-go food trucks.

**Emergency Health Care:** Health care units and 24x7 ambulance services within the DLF Offices buildings are ready for any kind of medical emergency.

**Support Amenities:** Banks and ATM machines, dry-cleaning outlets, salons, eye-testing centres, sports hubs, crèches run by world-class childcare companies, the campuses incorporate everything that is part of your work, life and beyond.

At the heart of DLF Offices' approach is a commitment to designing spaces that prioritise the well-being of their occupants. Creating a network of well-planned social infrastructure is one of the most important pillars of DLF Offices' real estate philosophy. This begins with architectural and interior design choices that create environments conducive to physical and mental health. A focus on green areas, natural light, support systems such as crèches, food courts, banks, dry-cleaning facilities, corporate gifting retail outlets, health emergency facilities are all part of creating a work-life balance for those working within the premises. Natural light and open green spaces, for example, play a crucial role. DLF Offices are designed to maximise daylight penetration, which not only reduces the need for artificial lighting but also has been shown to enhance mood and productivity among the workforce.



## Creating communities and connections through smart ideas.

**DLF Skywalks:** DLF Offices have curated multiple foot over bridges called DLF Skywalks to augment intermodal connectivity that adds to the comfort of the workforce. These skywalks, along 1km stretch, are the only landscaped foot over bridges in Asia, with greenery, water bodies and seating facilities. All DLF Skywalks are equipped with anti-skid and tactile floors, CCTV cameras, elevators ensuring security and comfort to all the workforce in Cyber City as well as their visitors.

**Connecting people:** DLF Skywalks with well-manicured greens connect all DLF Offices buildings in DLF Cyber City Gurugram



## DLF Offices integrates wellness-focussed amenities.

**DLF Thrive:** With growing awareness about lifestyle choices, a wellness club is one of the most sought-after amenities in an office building. DLF Ltd has transformed the wellness landscape starting from its own real estate assets.

DLF Thrive was created as an in-house holistic wellness brand to fill the wide gap between the expectations of its tenants and what was available to them. Beginning with its first two outposts in Gurugram and Chennai, DLF Offices aims to establish a new benchmark in holistic wellness through DLF Thrive. DLF Thrive is conceived with a vision of being your “third space” – where you are revitalised through wellness experiences, focussed on movement, restoration and community engagement.

DLF Thrive at DLF Cyberpark, Gurugram and DLF Cyber City, Chennai are programmed keeping in mind the wellness needs of those who work at DLF Offices. Every member goes through a body composition analysis and nutrition counselling with DLF Thrive wellness curator. Internationally-trained talent serves and supports the members’ wellness journey through personalised fitness plans, dietary guidelines and lifestyle recommendations.

The members enjoy a wide selection of group classes, engagement workshops and community events that satiate their personal and social well-being needs within the confines of DLF Offices.

DLF Thrive ensures that the members’ experience in locker rooms and wet rooms is of utmost international standards. State-of-the-art equipment and timeless interiors encourage members to work out regularly.



**Move together:** DLF Thrive (above) provides holistic solutions through movement, restoration and community engagement





## World cuisines and quick bites are just a walk away.

DLF Offices are integrated with vibrant food hubs with a variety of dining options that prioritise healthy eating. Of course, if you are in the mood to indulge, there is aplenty to dive into. From fine dining restaurants that serve Indian and Vietnamese, Japanese to Chinese cuisines to the integrated food courts in the office premises are guaranteed to fill more than your grumbling tummy. For instance, The Hub in Chennai, located at the epicenter of DLF Cyber City, Chennai, is a wonderful venue for recreation and socialising. DLF CyberHub even offers amphitheatre that is a great hangout zone for the after-hours with live-band performances and festivities of the season.

Feel like shopping? The best of retail outlets are just a short drive away with DLF Promenade, DLF Emporio in Delhi. All DLF Offices have integrated retail outlets for that urgent retail therapy you crave after a long day at work.



**Eat, play, work:** DLF Offices feature modern lounge areas with comfortable seating, Wi-Fi access, and casual meeting spaces designed to promote informal interactions and networking among employees





Always keeping you safe with emergency services.

**DLF Fire Service:** Every project by DLF Offices features fire-resistant design and planning with advanced fire-control systems. DLF Offices is leading the way in establishing and operating its own Fire Stations with the support of state-of-the-art fire teams. The Bronto aerial platforms at the office premises are designed for easy manoeuvring, quick set-up and efficient operation to save precious minutes. This features spacious rescue cages with various additional equipment, a large water capacity, efficient foam systems and a reach to meet even the most demanding challenge.

**Ambulance Service:** The 24x7 ambulance service stationed within the DLF Offices buildings for any kind of medical emergency sets your mind at ease. The team communicates vital patient information in real-time to the hospital staff, allowing them to prepare necessary resources and specialists for the patient's arrival.

**Work easy:** The Auditorium in DLF Cyberpark, Gurugram is a perfect place for seminars, presentations and evening soirees



**Emergency Healthcare:** With Medanta Hospital health care units within DLF Cyber City and DLF Cyberpark, Gurgaon and MIOT Hospital in DLF Cyber City, Chennai and KIMS and Apollo Hospitals in Cyber City Hyderabad, no health emergency is unattended. There are facilities to collect blood samples as well.



Recognising the diverse needs of modern workforce, DLF Offices incorporates flexibility into its designs.

**The Auditorium:** A state-of-the-art corporate venue well suited for events like seminars, town halls, workshops and conferences. With 148-seating capacity, it is a ready-to-use space that can easily convert into a presentation room to a small cinema theatre. The adjoining lounge area transforms from an in-between-bite area to a modern zone for chic evening soirees making it easy for the tenants to work and celebrate without having to look outside the campus. DLF Cyberpark in Gurugram is equipped with The Auditorium facility.

**Work safe:** All DLF Offices buildings are equipped with emergency services including fire stations, medical clinics and 24x7 ambulance service; and designated parking for women (below)





## Taking the stress out of your life by ensuring all your daily needs.

A well-being-centric office is not just about the physical space but also about fostering a sense of belonging.

**Crèches:** Sensitivity is at the top of the list for office spaces and in a world where parents have to juggle between work deadlines and childcare, the office spaces include well-managed child care facilities run by professionals such as Klay, Ipsa and Kiddo.

**Banks:** DLF Offices has ATMs and private banks in the building premises for ease of access and smoother financial transactions for the tenant employees.

**EV Charging Stations:** It is not just about making the office spaces sustainable, the idea is to encourage the workforce within the space to be responsible citizens. DLF Offices have charging stations such as Statiq, Indus and Glida within office compounds and nearby areas to cater to the growing electric vehicle (EV) segment making it easy for you to charge your electric cars.

DLF Offices is redefining the office landscape by placing a strong emphasis on the well-being of individuals within the workspace. Through thoughtful design, innovative amenities, and a commitment to sustainability, they create environments that enhance health, productivity, and overall workspace satisfaction. As the future of work continues to evolve, DLF Offices' approach serves as a model for how office spaces can be tailored to support and improve the lives of those who work within them.



**Advanced Air Filtration Systems:** DLF Offices are equipped with cutting-edge air purification systems that filter out pollutants and allergens, ensuring a clean and healthy indoor air quality. All DLF Offices across India are equipped with MERV-14 filters which enhances the air quality and adds to employee well-being.



MERV-14 filtration helps maintain the best AQI protecting you from pollution and germs



**No worries:** DLF Offices offers the best of amenities with integrated sports hubs, EV charging stations, crèches, banking and ATM facilities to create a good work-life balance; DLF Downtown, Gurugram (above)





# DO YOU WANT TO PLAY?

There is nothing like a good friendly match to bust work stress and bond together as a team. DLF Cyber City in Hyderabad and Chennai have well-equipped sports hubs for chess, snooker, pool, carrom and even snakes & ladders that could teach a lesson or two in how to climb the corporate stairway



**Sports hubs:** Various game corners at The Hub in DLF Cyber City, Chennai (above) and DLF Cyber City, Hyderabad (top left) make a perfect place for the workforce to unwind





BY AMITA GAMBHIR

# SMARTLY SEAMLESS

DLF Offices leverages IoT and touchless technology to enhance property management and tenant experience, integrating smart sensors and automation for seamless, contact-free operations. This approach optimises building efficiency, security, and convenience, setting a new standard in real estate innovation

**W**hen it comes to the introduction of technology to enhance user experiences, DLF Offices makes sure no stones are unturned. In corporate buildings, the Internet of Things (IoT) revolutionises operations by integrating smart technologies to enhance efficiency and productivity. IoT sensors and devices monitor and control systems such as lighting, heating, ventilation, and air conditioning (HVAC), optimising energy use and reducing costs. Smart security systems improve safety through real-time surveillance and access control.

Additionally, IoT enables advanced data analytics for better space management and maintenance, leading to improved employee comfort and operational efficiency. By leveraging IoT, corporate buildings achieve smarter, more sustainable environments that drive innovation and streamline business processes.

DLF Offices' adoption of IoT in their office buildings is a testament to their commitment to innovation. By integrating smart sensors and



**DLF Offices:** IoT-enabled sensors track energy consumption across different areas of the buildings, allowing precise control of lighting, heating, ventilation, and air conditioning (HVAC) systems



connected devices, DLF Offices has been able to monitor and control various building systems in real time. This includes:

**Future-Proof Design:** IoT and AI-backed intuitive control and monitoring systems for user-friendly experience.

**Energy Management:** IoT-enabled sensors track energy consumption across different areas of the building, allowing precise control of lighting, heating, ventilation, and air conditioning (HVAC)



systems. This not only reduces operational costs but also supports sustainability goals by minimising energy waste.

**Predictive Maintenance:** Smart sensors can detect potential issues with building infrastructure before they become significant problems. For example, if an HVAC unit is showing signs of wear, the system can alert maintenance personnel to perform repairs,

thereby preventing unexpected breakdowns and extending the lifespan of equipment.

**Enhanced Security:** IoT technology improves security through integrated surveillance systems and smart access controls. Real-time data from security cameras and motion detectors can be analysed to identify and address potential security threats promptly.



## Touchless Technology: A Leap Towards Hygiene and Convenience

The adoption of touchless technology has been particularly accelerated by the global emphasis on health and hygiene. In office buildings, touchless solutions are not only about reducing the risk of spreading infections but also about enhancing convenience and operational efficiency.

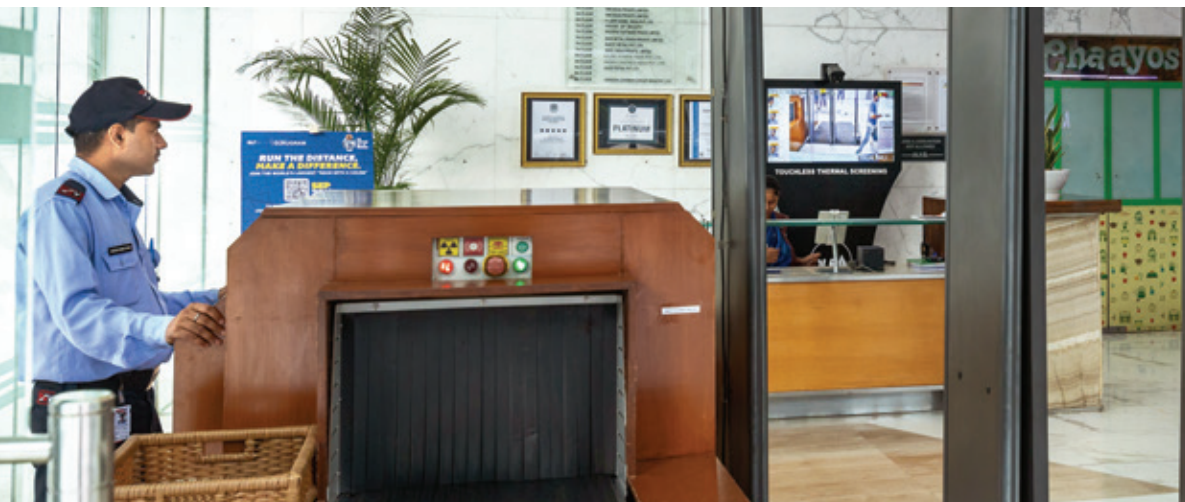
DLF Offices has integrated a range of touchless technologies in their office spaces, including:

**Touchless Entry Systems:** Leveraging biometric authentication and facial recognition, DLF Offices allow employees to gain access without physical contact. This minimises the need for key cards or biometric scanners that require touching, thereby reducing the potential for cross-contamination.

**Automated Lighting and Climate Control:** Using motion sensors and environmental data, touchless automation systems adjust lighting and climate based on occupancy and preferences. This not only enhances comfort but also contributes to energy savings by ensuring that systems are only active when needed.



**DLF Atrium Place, Gurugram (above):** is under construction with improved security through integrated surveillance systems and smart access controls. IoT and AI-backed intuitive control and monitoring systems for a user-friendly experience. Touchless entry in DLF Cyber City (below) DLF Techpark, Kolkata (right)



## The Future of Smart Office Buildings

The integration of IoT and touchless technology in DLF Offices buildings represents a forward-thinking approach to modern workspace management. As technology continues to advance, we can expect even more innovations in building management systems, with greater emphasis on sustainability, efficiency, and user experience.

The synergy of IoT and touchless technologies not only enhances operational efficiency and safety but also aligns with the evolving expectations of a technologically savvy workforce. By prioritising these innovations, DLF Offices is setting a new standard for office environments, making them smarter, cleaner, and more responsive to the needs of their occupants.

The integration of Internet of Things (IoT) with touchless technology marks a significant leap toward a more seamless, efficient, and hygienic future. By harnessing the power of interconnected devices and intuitive touchless interfaces, DLF Offices buildings enhance convenience, reduce the risk of contamination, and optimise resource management across various domains. This synergy not only improves user experiences but also addresses contemporary challenges such as health safety and operational efficiency. As technology continues to evolve, and with DLF Offices making sure of updating its technology implementation accordingly, the fusion of IoT with touchless solutions promises to drive innovation, streamline interactions, and pave the way for smarter, more responsive environments, ultimately transforming the way we live and work.



BY LALITHA RAMAKRISHNAN

# LEED THE WAY

What is the future of sustainable water management?  
Here is how you make every drop count

In an era where environmental sustainability has become a critical focus for industries worldwide, LEED Zero Water emerges as a groundbreaking standard aimed at revolutionising how we manage and conserve water resources. Building on the principles of the Leadership in Energy and Environmental Design (LEED) certification system, LEED Zero Water represents a bold stride towards achieving net-zero water use in buildings. This article delves into the significance of LEED Zero Water, its key principles, and how it is shaping the future of sustainable water management.

## What is LEED Zero Water?

LEED Zero Water is an extension of the LEED certification system developed by the U.S. Green Building Council (USGBC). It is designed to guide and recognise buildings that achieve net-zero water use. LEED Zero Water-certified buildings are those that balance their water consumption with the amount of water they return to the environment through innovative practices, technologies, and design.

The LEED Zero Water standard builds on the foundation laid by LEED's existing water efficiency credits, pushing the envelope further towards complete water sustainability. It emphasises a holistic approach to water management, focusing not only on reducing water consumption but also on managing and recycling water within the building's ecosystem.

## Core Principles of LEED Zero Water

**Net-Zero Water Use:** At the heart of LEED Zero Water is the principle of net-zero water use. This means that a building's total water consumption is

equal to or less than the amount of water it reuses or returns to the environment. Achieving this involves a combination of strategies like water-efficient fixtures, rainwater harvesting, and advanced wastewater treatment technologies.

**Water Efficiency:** LEED Zero Water emphasises the importance of water efficiency throughout the building's lifecycle. This includes using water-saving fixtures, optimizing irrigation systems, and employing innovative technologies to reduce water demand. The goal is to minimize the overall water footprint of the building.

**Water Recycling and Reuse:** Effective recycling and reuse of water are crucial components of the LEED Zero Water strategy. Buildings are encouraged to incorporate systems that capture and treat greywater (wastewater from sinks, showers, and laundry) and rainwater for non-potable uses such as irrigation and cooling. This reduces reliance on external water sources and lowers water consumption.

**Integrated Water Management:** LEED Zero Water promotes an integrated approach to water management. This involves designing systems that manage water holistically, from its source to its end use. Strategies include onsite water treatment, stormwater management, and the use of green infrastructure to manage and conserve water effectively.

**Environmental Stewardship:** By achieving LEED Zero Water certification, buildings demonstrate their commitment to environmental stewardship. This includes reducing the impact on local water resources, protecting natural water



cycles, and contributing to the overall health of the ecosystem. Buildings that embrace this standard are seen as leaders in sustainability and innovation.

## Benefits of LEED Zero Water

**Resource Conservation:** LEED Zero Water-certified buildings significantly reduce their demand on municipal water supplies. By implementing water-saving technologies and practices, these buildings help conserve precious water resources, which is especially important in areas facing water scarcity.

**Cost Saving:** While the initial investment in water-efficient technologies and systems may be higher, the long-term cost savings are substantial. Reduced water consumption translates into lower utility bills and maintenance costs. Additionally, innovative water reuse systems can provide economic benefits by reducing the need for expensive water treatment and disposal services.

**Enhanced Resilience:** Buildings that achieve

**Green ideas:** DLF Offices are all well-managed to follow the best sustainable practices

LEED Zero Water certification are more resilient to water-related challenges, such as droughts and water supply disruptions. By relying on onsite water sources and recycling systems, these buildings are better equipped to handle fluctuations in water availability.

**Improved Building Performance:** Water-efficient technologies and integrated management

systems enhance the overall performance of the building. This includes improved indoor air quality, enhanced occupant comfort, and a reduced environmental footprint. Additionally, LEED Zero Water buildings often benefit from increased market value and attractiveness to environmentally-conscious tenants and investors.

**Leadership and Innovation:** Achieving LEED Zero Water certification positions a building as a leader in sustainability and innovation. It sets a benchmark for other buildings and encourages the adoption of cutting-edge water management practices. This leadership helps drive industry-wide changes and advances the broader goal of sustainable development.

## Challenges and Considerations

While LEED Zero Water represents a significant advancement in water management, it also presents challenges. Achieving net-zero water use requires a comprehensive understanding of water systems, innovative design solutions, and sometimes substantial investments.

LEED Zero Water is more than just a certification; it is a visionary standard that underscores the importance of sustainable water management in building design and operation. LEED Zero Water provides a roadmap for creating buildings that are not only efficient but also resilient and forward-thinking by taking a step towards a more sustainable future.



BY AASHWASTHI THAPALIYAL

# LEADING THE WAY FOR A BETTER WORLD

With advanced sustainable management strategies DLF Offices is setting new standards in the commercial real estate industry

**D**LF Offices, stands out in the real estate industry not just for its architectural marvels but for its pioneering efforts in sustainability. As global environmental concerns intensify, DLF Offices is leading the charge with its commitment to sustainable practices, particularly through the Leadership in Energy and Environmental Design (LEED) Zero Water certification. This article delves into how DLF Offices is using LEED Zero Water strategies and the accolades they've garnered for their efforts.

## Implementing LEED Zero Water Strategies

The LEED Zero Water certification is an advanced standard that focusses on achieving net-zero water use. Buildings with this certification are designed to use no more water than they reuse or replenish. DLF Offices has embraced the LEED Zero Water certification with a range of innovative strategies and solutions:

### Why choose a workspace with LEED Zero Water Certification?

- Reduction of freshwater demand by implementing innovative water-efficient technologies.
- Treatment and reuse of wastewater on-site.
- Implementation of green infrastructure and low-impact development strategies to infiltrate stormwater as close as possible to freshwater source.

**Advanced Water-Efficient Technologies:** DLF Offices incorporates state-of-the-art water-saving fixtures and appliances across its properties. Low-flow taps, dual-flush toilets, and efficient irrigation systems are standard features designed to minimise water wastage.

**Comprehensive Rainwater Harvesting Systems:** To mitigate the impact of stormwater and reduce reliance on external water sources, DLF Offices integrates rainwater harvesting systems that

capture and store rainwater for various uses, including landscape irrigation and cooling systems.

**Greywater Recycling:** By recycling greywater, DLF Offices maximises the utility of water resources within their buildings. This treated water is used for purposes like landscape irrigation and flushing toilets, significantly reducing the overall demand for fresh water.

**Sustainable Landscaping:** The landscaping around DLF Offices is carefully planned with

native and drought-resistant plant species that require minimal irrigation, thereby conserving water.

**Real-Time Water Monitoring:** DLF Offices employs sophisticated water management systems that provide real-time data on water usage. This technology helps in identifying inefficiencies and making timely adjustments to further optimise water use.

**LEED certified:** DLF World Techpark, Gurugram (top) and DLF Cyber City in Chennai (above)



DLF Offices' adoption of LEED Zero Water principles and their receipt of numerous awards underscore their role as a trailblazer in sustainable real estate development. Their innovative water management strategies not only set a high standard within the industry but also contribute significantly to global environmental goals.

## Awards and Recognitions

DLF Offices' commitment to sustainability has not gone unnoticed. Their innovative approach to water management and green building practices has earned them several prestigious awards.

DLF Cyber City Gurugram is the world's first LEED Platinum certified community for its exceptional people-centric amenities and sustainability.

DLF Offices has been awarded the Green Star rating by GRSEB, securing a score higher than the peer average and reaffirming its leadership position.

DLF Cyber City Hyderabad is India's first LEED Zero Waste certified project which is a testament to the ultramodern waste segregation and treatment practices.

DLF Rental Business proudly holds 45 LEED Zero Water certifications, the highest in the world for one developer.

DLF Offices has been conferred with 21 'Sword of Honour' awards by the British Safety Council, the highest in the world.

The world leader in LEED Platinum-certifications, DLF Offices Rental Business has earned the prestigious accreditation for over 45 million sq.ft of sustainable workspaces.

DLF Cyber City Chennai has achieved LEED Zero Waste certification.

DLF Cyber City Gurugram buildings-7A, 7B, 9A and 9B have earned four LEED Zero Waste certifications.



## LEED Zero Waste

DLF Offices work consistently towards sustainable methods of waste management. All the waste from office buildings including the common areas and tenant areas is segregated (dry, wet, e-waste and hazardous) at the source and then sent to the garbage room in the basement of all the buildings.

**Solid Waste:** The waste is collected on a daily basis by government authorised vendors who further recycles this waste. The small amount of waste which cannot be recycled is taken to the landfills by the government authorised vendor. The vendors are mandated to provide proof of how the waste that is taken from the sites is further recycled.

**Wet Waste:** Organic waste composters are installed at various locations at the DLF Offices. The wet waste generated is converted into manure through these organic waste composters. The manure is further used in the landscaping of the buildings.

**E-waste and Hazardous Waste:** E-waste and hazardous waste are disposed of through government authorised vendors.

**DLF Cyber City in Hyderabad:** Awarded TRUE (Total Resource Use and Efficiency) certification, it is a 100 per cent green-powered campus and is also India's first LEED Zero Waste certified development (above) Building 9B, DLF Cyber City, Gurugram (below) is now LEED Zero Waste certified



## Endorsement from US Green Building Council

"In India, DLF Offices has been spearheading the LEED green building movement, the global standard on sustainability. As India leads the LEED Zero projects in the world, DLF Offices is the leader globally with the maximum number of certified projects under the LEED Zero Water category. Indeed, it is a proud moment for DLF as well as India."

— **Gopalakrishnan Padmanabhan,**  
Managing Director, GBCI, Southeast Asia & Middle East.



# TAKING ON CLIMATE CHANGE

DLF Offices is future-proofing the real-estate space through risk assessment and implementing solutions that can withstand natural and man-made disasters



**Ready for tomorrow:** DLF Offices is using data analysis to withstand climate change

**T**he escalation in the severity of extreme weather phenomena, such as natural disasters, along with the rising mean temperatures and sea level poses risk to the DLF Ltd's real estate portfolio. This entails potential future repercussions, including the financial burden of repairing and replacing assets damaged by natural calamities, as well as subsequent property downtime. Moreover, there is a significant transition risk arising from the adaptation of technology, sustainable energy practices and availability of capital to combat climate change.

DLF Rental Business portfolio has conducted a Climate Change-related Risk Assessment (CCRA) to comprehend the consequences of climate change while evaluating risks from energy and water management. This has been conducted through a thorough scenario analysis wherein transition risks such as policy and legal, technological and market risks have been identified.

Under each of these categories, the following transition risks were detected.

**Policy and Legal Risks:** Enhancing emissions reporting obligations and regulation of existing products and services.

**Technological Risks:** Costs of transfer to lower emissions technology.

**Market Risks:** Changing customer behaviour.

In addition to transition risks, physical risks such as the following have also been identified through the Climate Change-related Risk (CCRA).

**Acute Hazards:** Flash floods, river floods, storm surges and tropical cyclones.

**Chronic Stressors:** Drought stress, heat stress, precipitation stress, rising mean temperatures, rising sea levels.

**Mitigation Measures:** To address these challenges, DLF Ltd has devised a mitigation strategy that involves the comprehensive mapping of physical risks associated with both, its existing portfolio and forthcoming projects. Subsequently, DLF Ltd has integrated physical adaptation and mitigation measures tailored to safeguard assets which are deemed vulnerable. DLF Ltd has also undertaken the following measures:

- DLF Ltd's buildings are engineered to withstand seismic activity beyond the designated zone of their construction, ensuring heightened

resilience in the event of earthquakes. Furthermore, rainwater harvesting wells have been installed to mitigate the risk of flooding at sites.

- The majority of DLF Ltd's buildings are being designed to adhere to the LEED Green Building Certification standards. The company has earned accolades such as LEED Platinum Certification from the US Green Building Council (USGBC) and the Sword of Honour Award from the British Safety Council. Compliant with these regulations, DLF Ltd's buildings are designed for efficient utilisation of resources.

- To effectively address the potential consequences arising from climate change-related from physical risks, DLF Rental Business portfolio has implemented a range of measures. These include the adoption of flood resilience measures, storm water management strategies, water-efficient processes, third-party insurances, energy-efficient technology and establishment of Standard Operating Procedures (SOPs) as emergency response plans. By employing both structural and non-structural approaches, the rental portfolio aims to mitigate the impact of climate change and ensure sustainability of its operations.

## Greenhouse Gas Emission Reduction

DLF Ltd is dedicated to enhancing energy efficiency and reducing greenhouse gas (GHG) emissions throughout its managed assets and real estate portfolio. Through a strategic approach, DLF Ltd has implemented a range of initiatives to promote energy conservation and sustainability across its properties. One key strategy involves adhering to LEED Green Building norms, with many of DLF Ltd's buildings achieving LEED Platinum certifications from the USGBC. These certifications underscore the company's commitment to integrating energy-efficient designs and technologies into its developments. DLF Ltd prioritises the use of high-efficiency equipment and appliances, such as LED lighting, motion sensors for lighting-control and advanced HVAC systems.

DLF Ltd is installing onsite renewable energy generation, such as solar power to further reduce its carbon footprint. To complement these efforts, DLF Ltd has implemented innovative technologies such as automatic tube cleaning systems in chillers to conserve energy and reduce CO2 emissions.

—Excerpts from DLF Ltd Annual Report 2023-24



# A CUT ABOVE THE REST

DLF Offices has once again taken the lead in commercial real estate by prioritising innovation, sustainability, and employee well-being, winning several prestigious awards reinforcing its dedication to creating workspaces that inspire, elevate, and endure

Over the years, DLF Offices' commitment to excellence has been consistently acknowledged through numerous prestigious awards. These accolades reflect DLF Offices' dedication to redefining commercial real estate, with cutting-edge designs, state-of-the-art technology, and sustainable practices at the core of its projects. Each award underscores DLF Offices' ongoing pursuit of creating environments that inspire productivity and foster growth for businesses across industries.



## The Economic Times Real Estate Awards 2024

DLF Offices has been recognised at The Economic Times Real Estate Awards 2024 securing wins in two prestigious categories.

- Iconic Project of the Year for DLF Downtown, Gurugram.
- Commercial Project of the Year for DLF Cyberpark, Gurugram.

These accolades reflect the company's commitment to creating world-class commercial spaces that foster innovation, sustainability, and growth. DLF Offices continues to set new benchmarks in the real estate industry, shaping the future of modern workspaces.



**DLF Cyberpark, Gurugram (top):**  
Commercial Project of the Year at The Economic Times Real Estate Awards 2024



**DLF Techpark, Noida:** IT Project of the Year at the 16h Realty+ Excellence Awards 2024, North

## 16th Realty + Excellence Awards 2024, North

DLF Offices is the winner at the 16th Realty+ Excellence Awards 2024, North in two categories.

- IT Project of the Year for Techpark Noida.

- Commercial Project of the Year for DLF Cyber City Gurugram

The 16th Realty+ Excellence Awards 2024, North is designed to recognise and celebrate excellence within the northern realty sector. The awardees of these honours symbolise the innovation and forward-thinking spirit of the region's real estate industry.



**DLF Cyber City, Gurugram (left):**  
DLF Offices awarded for ESG Excellence and Waste Management at Realty+ Harit Bharat Leadership Summit & Awards 2024



## Realty+ Harit Bharat Leadership Summit & Awards 2024

DLF Offices has demonstrated its leadership in sustainability, securing two distinguished awards at the Realty+ Harit Bharat Leadership Summit & Awards 2024.

- ESG Excellence for DLF Offices.
- Waste Management for DLF Offices.

These awards reflect the unwavering commitment to environmental, social, and governance (ESG) practices, as well as the innovative approach to sustainable waste management.

Realty+, India's premier media platform for the real estate industry since 2004, has recognised DLF Offices for its pioneering efforts in creating environmentally-responsible and future-ready workspaces.



## Euromoney UK Awards

DLF Offices emerged as the standout winner at the Euromoney UK Awards 2023 claiming the coveted title of Best Sustainable Developer. This prestigious recognition underscores DLF Offices leadership in sustainable real estate development.

Euromoney, a global authority in financial and real estate market analysis, has recognised DLF Offices dedication to sustainability and forward-thinking design in the built environment.



**DLF Center, New Delhi:** DLF Offices claimed the coveted title of Best Sustainable Developer at the Euromoney UK Awards 2023

**DLF Cyber City, Chennai:** Commercial Project of the Year at the International Brand Equity India Property Awards 2024



## RICS South Asia Awards 2024

DLF Offices has been honoured with the prestigious Sustainability Award at the RICS South Asia Awards 2024. This recognition highlights our commitment to sustainable development and environmentally-conscious practices across our commercial properties.

As a globally renowned institution, RICS (Royal Institution of Chartered Surveyors) sets the standard for excellence in land, property, infrastructure, and construction. Winning this award reaffirms DLF Offices' leadership in driving sustainability and innovation within the real estate industry.



**DLF Cyber City, Hyderabad:** DLF Offices honoured with the prestigious Sustainability Award at the RICS South Asia Awards 2024 (left)



## International Brand Equity India Property Awards 2024

DLF Offices has achieved notable recognition at the International Brand Equity India Property Awards 2024 receiving accolades in two key categories.

- Commercial Project of the Year for DLF Cyber City, Chennai.
- Sustainable Project of the Year for DLF Cyber City, Hyderabad.

These awards reflect the ongoing dedication to developing innovative commercial spaces while ensuring sustainability at the core of all DLF Offices projects.

International Brand Equity, a leading independent authority in brand market research and business recognition, is a prominent voice in organising prestigious awards and publishing influential business content across Asia and the United Arab Emirates.

As DLF Offices continues to push boundaries and raise the bar for excellence, these recognitions serve as milestones in its journey to create transformative environment that enhance the way businesses operate and thrive. Watch this space as we win more!



**DLF OFFICES** @ social media

**DLF OFFICES** @ social media

**DLF Offices**  
23,574 followers  
2mo · Edited ·

Finding our zen at DLF Offices.  
Our expert-led #yoga session brought together tenant partners and employees for a day of mindfulness. From graceful poses to candid moments, it was a wellness win.

#DLF #DLFOffices #TheFutureWorksHere #InternationalDayOfYoga



17 reposts

303

Reactions

**DLF Offices**  
23,574 followers  
3mo ·

DLF Offices have talent, and it's in abundance.  
We are excited to share a few pictures from our recently concluded 1st Jam Session for DLF Offices tenant employees at DLF Cyberpark in Gurugram and DLF Techpark in Kolkata, held in collaboration with Red Bull.



11 reposts

90

Reactions

**DLF Offices**  
23,574 followers  
3mo · Edited ·

Growing Green Together!

We are excited to share the success of our recent plantation drive across all DLF Offices and projects. This initiative wouldn't have been possible without the enthusiastic participation of our tenant partners and employees contributing to a greener and healthier environment for our communities. Every day is Environment Day at DLF offices, and this plantation drive is a testament to our commitment to environmental stewardship and our collective efforts to make a positive impact on our planet.

Thank you to everyone who joined hands with us in this green endeavor. Let's continue to nurture these trees and work towards a more sustainable future.

#DLFPlantationDrive #Sustainability #GreenInitiatives  
#EnvironmentalStewardship #Teamwork #DLFOffices  
#EnvironmentDayEveryDayatDLF



**DLF Offices**  
23,574 followers  
2w ·

DLF Offices workplaces offer a diverse range of on-site F&B choices to keep you energized throughout your workday. From grabbing a morning coffee to enjoying a satisfying meal or a quick, healthy snack, we've got everything you need to stay fueled and focused.

Learn more: <https://lnkd.in/d8hwSiMS>

#DLFOffices #DLF #TheFutureWorksHere #Wellness #Amenities #F&B  
#5SoDLFOffices #SocialInfrastructure



**DLF Offices**  
23,574 followers  
2mo ·

Spencer Fairbairn, VP of Software Development at Everi Holdings Inc. talks about the excitement and experience of being at DLF Downtown Chennai.

#DLF #DLFOffices #DLFDowntown #Chennai #Everi #ClientTestimonial #MovingIn #Welcome



7 comments · 3 reposts

174

Reactions



Add a comment...

Most relevant

**DLF Offices**  
23,574 followers  
1w ·

Happy National Sports Day to all!

We build spaces and create experiences for our employees which goes beyond work. From teamwork to sportsmanship, our sports zones are where passion meets play. Recharge, connect, and thrive together.

Learn more: <https://lnkd.in/d8hwSiMS>

#DLF #DLFOffices #TheFutureWorksHere #5SoDLFOffices  
#SocialInfrastructure #DLFSpaces #WorkLifeBalance #PlayToWin  
#CorporateWellness #TeamBuilding #Sportsmanship #OfficeCulture  
#StayActive #HealthyLifestyle #OfficeVibes



2 reposts

38

Reactions



**DLF Offices**  
23,579 followers  
1mo ·

We're delighted to welcome Siri Heyerdahl Augdal, Head of Buildings at COWI India as the newest member to our dynamic community at DLF Downtown Chennai. Her leadership promises exciting innovations in our workspace. We look forward to a fruitful partnership, fostering growth and excellence together.

#DLFOffices #TheFutureWorksHere #DLFDowntown #Chennai  
#BuildingTheFuture



2 comments · 6 reposts

253

Reactions



Like

Comment

Repost

Send

**DLF Offices**  
23,574 followers  
2w · Edited ·

DLF Offices seamlessly blend work, life, and play. Our cutting-edge spaces inspire productivity, creativity, and balance. Equipped with the latest tech and amenities, our modern workspaces redefine innovation. Nearby residential options create work-life harmony, while the vibrant social spaces and wellness facilities recharge and connect. Welcome to DLF Offices - where productivity meets lifestyle!

Learn More: <https://lnkd.in/gmb2nsWv>

#DLFOffices #DLF #TheFutureWorksHere #Gurugram #DLFCyberCity  
#Amenities #CyberWalk #DLFCyberHub #GradeAOffices  
#CommercialRealEstate #Skywalk



**DLF CYBER CITY**  
WORK, LIFE  
AND EVERYTHING  
IN BETWEEN.

111

3 comments · 5 reposts



# IN BETWEEN WORK...

It is all about connecting and bonding. With various events and celebrations ranging from art exhibitions, talent hunts with dance and music, felicitating working mothers to pan-India green drive on World Environment Day, the DLF Offices community had a busy, fun and engaging quarter



## A dose of culture

**Art exhibition at DLF Techpark Kolkata:** A display of some of the best works of art and sculpture made an interesting evening for those with an eye for beauty, and those looking for inspiration for their own canvases.



## Put your best foot forward

**DLF Offices Got Talent at DLF Cyber City Chennai:** What's your passion? Music, dance, comedy... a day of celebrating talent of all kind within DLF Offices that filled the air with enthusiasm and energy.



## We love you, mom!

**Mothers Day celebration at DLF Techpark Kolkata:** They say god created mothers because he couldn't be everywhere. A special event to felicitate all working mothers who magically make home and work seem seamless.





## Welcome home, COWI

### **COWI inauguration at DLF Downtown Chennai :**

A special day as DLF Offices welcomed a new member into the family. Pierre de Rancourt, Managing Director, COWI India and his entire team were celebrated and welcomed to the tune of traditional 'Nadaswaram', a speciality of Tamil Nadu.



## Ease of commuting

### **Downtown Metro Shuttle Service inauguration in Chennai:**

Making commuting easy for the workforce in DLF Offices, a special shuttle service was flagged off connecting DLF Downtown in Taramani to the nearest Metro stations in the city.



## Green warriors

### **World Environment Day celebrations across all DLF Offices in India:**

Creating a better world for our future generation is a commitment that goes beyond words and gestures. The entire workforce across DLF Offices in India planted saplings that will stand testimony to the core philosophy of sustainability.



## Let the show begin

### **Red Bull Your Talent Your Stage event at DLF Cyberpark Gurugram:**

A little bit of dance and music is the cure for all your stress. DLF Offices in association with Red Bull created a mesmerising evening of fun and frolic spiced up with yummy food and mocktails.



# BE THE CHANGE

DLF Foundation, the CSR implementing arm of the DLF Group, works to deliver high impact interventions in the areas of education, environment, healthcare, social sustainability and sports promotion

**D**LF Foundation creates customised and innovative programmes that address India's current development challenges. The Foundation provides a platform to collaborate with other institutions, professionals and subject matter experts to deliver sustained, magnified impact across communities of interest.



Contribution to UN SDGs and National Missions

SDG 3, SDG 11, SDG 15, SDG 17 and Green India Mission's Sub-Mission 3 related to enhancing tree cover in urban and peri-urban areas.

Urban afforestation



**DLF Foundation honoured with CSR Times Gold Award 2024**

## Environment Interventions

DLF Foundation has been honoured with the CSR Times Gold Award 2024 for its commitment to environmental initiatives. This recognition is a testament to the Foundation's tireless efforts in creating a sustainable future.

This award marks a milestone in DLF Foundation's journey towards a greener and more sustainable future. It reinforces the commitment to protecting, conserving, and nurturing our planet for generations to come.



Adoption of public green belts



Volunteering and advocacy initiatives



Greening and plantation of public parks





DLF Foundation receives CSR Health Impact Award 2024

Healthcare Interventions

DLF Foundation has been awarded the CSR Health Impact Award 2024 by the Integrated Health & Wellbeing (IHW) Council for the healthcare initiatives of the Foundation.

The Foundation's healthcare efforts aim to enhance access to quality healthcare services and address social issues for a more compassionate and equitable society. In 2023- 24, these initiatives impacted the lives of over 14,417 individuals and supported 25,658 stray animals.

This recognition is a testament to the Foundation's dedication to creating a positive and lasting impact on the communities we serve.

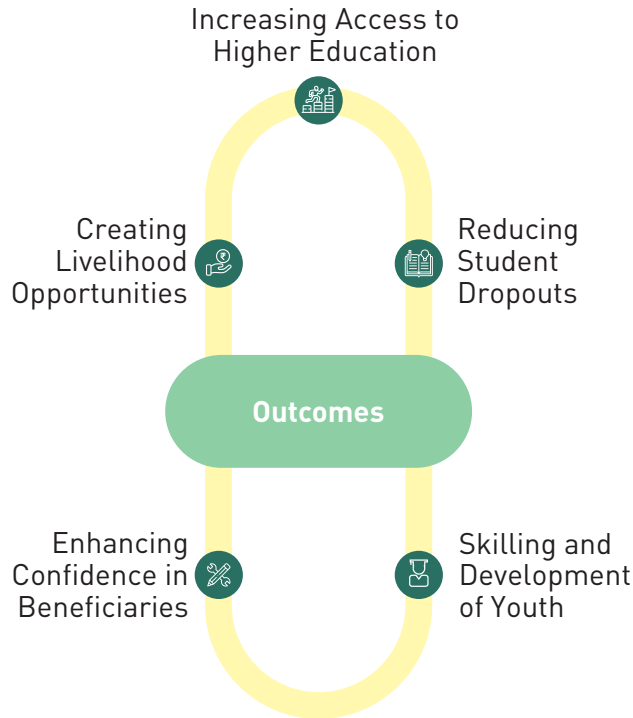


Contribution to UN SDGs and National Missions  
SDG 3, SDG 10, SDG 17  
National Health Mission (NHM), NPCDCS, NPHCE



DLF CARES launches scholarship initiative for higher education

Education Interventions



DLF CARES has introduced the Higher Education Initiative designed to provide existing scholars with comprehensive counselling, financial support, and career guidance. It offers tailored mentorship and resources to help students navigate their academic paths and make informed career choices. These scholarships ensure a smooth transition from school to higher, vocational, or professional education, ultimately leading to meaningful livelihoods. The goal of the programme is to empower scholars to confidently pursue their dreams and contribute to their communities.

The initiative will help young scholars realise their career aspirations by making higher education accessible through essential financial support.



BY PRAVEEN KUMAR

# AIM FOR A BIRDIE

One of the most remarkable aspects of DLF5 Golf Links is its avian diversity. The carefully maintained greenery, flowering shrubs, and water bodies make it an ideal habitat for a wide variety of resident and migratory bird species

**A**midst the urban sprawl of Gurugram, DLF5 Golf Links stands as a peaceful green oasis, a haven not only for golfers and residents but also for a remarkable diversity of wildlife. Beyond its manicured lawns and luxury real estate, the natural world thrives, offering a glimpse into a delicate ecosystem that balances city life with nature's rhythms.

The variety of habitats—ranging from ponds and groves to flowering gardens and open lawns—supports a wide range of species, making DLF5 Golf Links a microcosm of natural life within a city.

Well, now you have more than one reason to pick up your golf kit and head to DLF5 Golf Links. But remember to carry a pair of binoculars.

**Here's what you should look for!**

**Resident Birds:** Throughout the year, DLF5 Golf Links is home to a number of resident



**Birds of a feather:** Peacock in flight over the Arnold Palmer Signature Course with The Camellias in the background. (top)

Purple Sunbird around the Pavilion. (top right)

Oriental Pied Hornbill (above)

Red-whiskered Bulbul (above left)

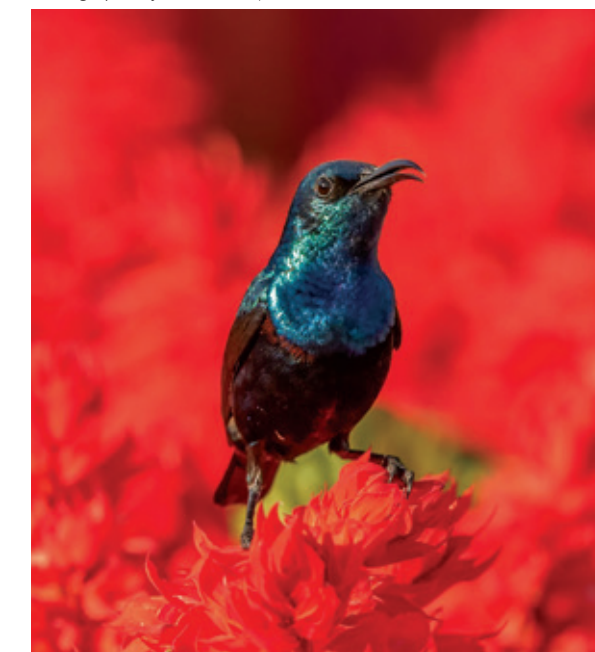
Little Green Bee-eater (above right)

Spotted Owlet owns the night greens (left)

Black Winged Stilt next to the reflection of The Magnolias in the main lake of the front nine of the Gary Player Signature Course (bottom right)



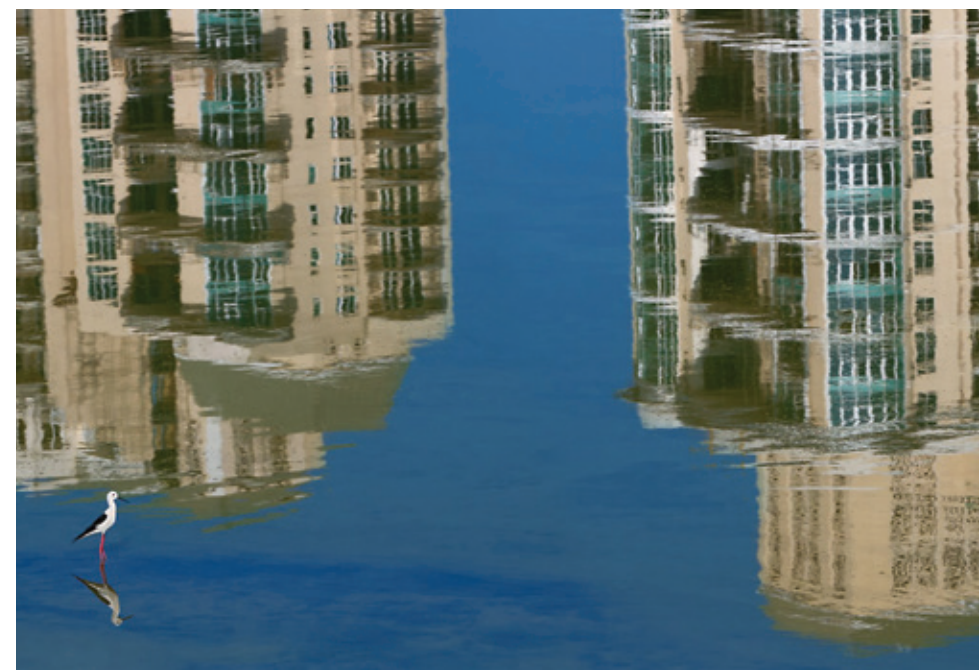
Photographs by: André Jeanpierre Fanthome



birds. The Indian myna, with its distinctive yellow eye-ring and dark brown plumage, is often seen strutting confidently across the grass, pecking at the ground in search of insects. Alongside them, the house sparrows—smaller but no less bold—can be found hopping between shrubs and pathways, their lively chirping filling the air as they search for seeds and crumbs.

Another common resident is the pied bushchat, a tiny black-and-white bird often perched atop bushes, scanning the area for insects. The sight of its mate, the brown female bushchat, is just as familiar in these green expanses. Their territorial behaviour ensures that they are often spotted in the same spots, day after day.

The vibrant purple sunbird is a frequent visitor to the flowering plants that dot the landscape. With its shimmering violet and metallic plumage,





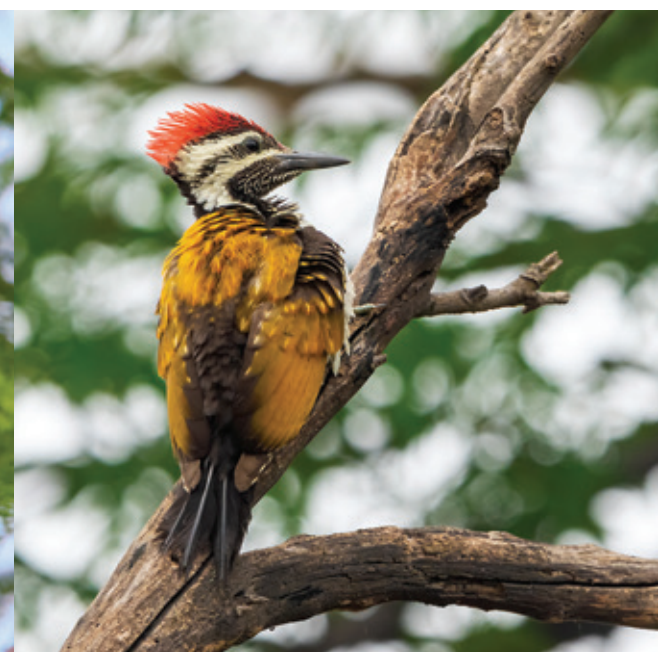
the male sunbird stands out as it flits between the blossoms, using its curved beak to extract nectar. The subtler, olive-hued females accompany them, busy with the same task of feeding from flowers.

**Birds of Prey:** The skies above DLF5 Golf Links are often patrolled by black kites and shikras, two species of raptors that make their presence known with swift, commanding flights. The black kite, with its forked tail and long wings, is a common sight as it soars in wide circles, scanning the grounds for small mammals, birds, or carrion.

The shikra, a smaller hawk, is more elusive but just as formidable. It often lurks in the treetops, waiting for the right moment to swoop down and capture its prey. With its piercing eyes and sharp talons, the shikra is a master of stealth, and its sudden flights are a dramatic reminder of the food chain in action.

**Migratory Visitors:** During the cooler months, DLF5 Golf Links becomes a temporary haven for a number of migratory bird species. These seasonal visitors add an extra layer of diversity to the area's birdlife. Among them, the common teal and northern shoveler are often found paddling in the ponds, having flown in from colder regions to escape the harsh winters.

The black-headed gull, with its distinctive dark hood during breeding season, is another



**Flight mode:** Black Kite rising on the quarry thermal, practising its acrobatic skills (top)

Bluethroat (above)

Shikra sitting on a branch waiting for its prey (extreme left)

Lesser Golden-backed Woodpecker (left)

Taking a break from tending to the grass on the 3rd tee, a Red-wattled Lapwing strikes a pose (bottom)

winter visitor, often spotted circling the water bodies or resting along their banks. These birds add a touch of wilderness to the otherwise manicured landscape, a reminder of the seasonal rhythms that influence life in the natural world.

Perhaps the most spectacular of the migratory birds is the Indian paradise flycatcher, with its flowing, ribbon-like tail and vivid chestnut and white plumage. This stunning bird, though elusive, is occasionally seen flitting between trees, catching insects in midair with its agile flight. Its arrival signals the peak of the migratory season and is a rare treat for bird enthusiasts.

**Songsters of the Trees:** As day turns to dusk, the more elusive songbirds of DLF5 Golf Links make their presence known. The Asian koel, often heard before it is seen, fills the air with its haunting, melodious calls. Its glossy black feathers allow it to blend into the



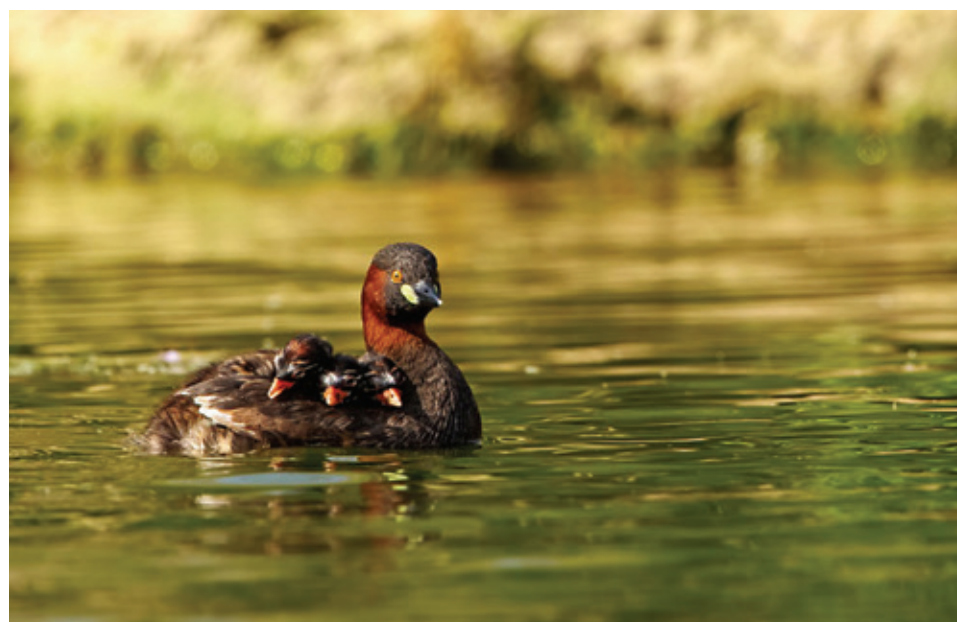
shadows, but its loud, repetitive song echoes across the Links, especially during monsoon when it is most vocal.

The Indian robin adds its own voice to the evening chorus, with the male's deep black and brown plumage shining in the setting sun as it calls from tree tops or low shrubs. Its smaller cousin, the oriental magpie-robin, is another frequent vocalist, known for its melodious songs that range from sharp whistles to sweet trills.

Among the trees, the white-throated fantail dances and flits, its fan-shaped tail spread wide as it acrobatically hunts for insects. Its delicate form and agile movements make it a delightful sight for anyone fortunate enough to spot it.

**The Water Birds:** The ponds and water features of DLF5 Golf Links attract their own unique set of birdlife. During the early hours of the morning, the tall, stately figure of the Indian pond heron can be seen wading through the shallow waters, patiently waiting to strike at an unsuspecting fish or frog. They blend effortlessly into the reeds, their streaked plumage providing perfect camouflage.

Another elegant visitor to these water bodies is the white-breasted kingfisher, with its striking turquoise-blue wings and bright red beak. This bird is often seen perched on a branch or post near the water, scanning the surface for fish.



**Pond lovers:** The view from the deck of The Clubhouse shows a flock of Cattle Egrets relax on the fairway of the 9th hole of the Arnold Palmer Signature Course (top & top right)

Yellow-wattled Lapwing (right)

Little Grebe and her chicks out for a dip (above)

When it spots its prey, it dives down with incredible precision, emerging with a wriggling fish in its beak. Occasionally, the delicate little egret makes an appearance, its snowy white plumage standing in sharp contrast to the green surroundings. Its long neck and graceful movements make it a captivating sight as it

hunts along the water's edge.

**Night Life:** As day fades into night and the urban lights of Gurugram flicker on, DLF5 Golf Links takes on a different character. The soft hooting of barn owls can be heard as they patrol the grounds, their ghostly figures swooping silently between the trees. Occasionally, a spotted owlet will join the chorus, its large eyes reflecting the dim light as it perches high on a branch, waiting for a chance to swoop down on an unsuspecting mouse or insect.

This delicate balance between nature and modern living makes DLF5 Golf Links not only a luxury residential area but also a thriving sanctuary for wildlife—a reminder that even in the midst of human progress, nature continues to find a way to coexist.

— With Inputs from the book  
*THE BIRDS OF DLF5 GOLF LINKS*  
by André Jeanpierre Fanthome





**DLF Downtown, Chennai:** is home to new international companies COWI and Everi Holdings

COWI is an international consultancy within engineering, architecture, energy and environment.

“The main reason for us moving into DLF Downtown, Chennai is the quality of the building, and sustainability factors which is important for COWI. The location is very accessible and it is also based on our previous positive experience of moving into DLF Downtown, Gurugram and the relationship with the DLF Offices team. So, many positive reasons!”

— **PIERRE DE RANCOURT**, *Managing Director, COWI India*

“We’re an existing customer at DLF Downtown, Gurugram which we all know talks about LEED certification and sustainability and primarily they talk about safety and security and that’s exactly what we want at our Chennai office and hence we took our place here.”

— **UMA SHARMA**

*Head, Facility & Procurement, COWI India*

“As they say, a brand is something you experience and feel and that’s exactly what we felt when we entered the DLF Downtown Chennai office. The entire structure and the entire facility is par excellence. The sustainability factor taken into account to carve out every corner in the building is highly appreciable.”

— **RITU KUMAR**

*Global HR Lead, COWI India*

Everi Holdings Inc is a fintech and gaming company based in Spring Valley, Nevada, United States, that produces slot machines and provides financial equipment and services to casinos.

“Thank you to DLF Offices for this wonderful facility. We are happy to be here at the DLF Downtown, Chennai. Very excited for our future with DLF here.”

— **SPENCER FAIRBAIRN**,

*VP, Software Development, EVERI Holdings Inc*

“Thanks to DLF Offices for this amazing facility here at DLF Downtown, Chennai. I’ve been to several DLF facilities in Delhi and Chennai and all are excellent facilities.”

**STEPHEN PATON**

— *VP, Software Development, EVERI Holdings Inc*

## THE 5S PILLARS PHILOSOPHY

Sustainability, Safety, Social Infrastructure, Scale, Space Solutions are the guiding principles at DLF Offices that shape the future of workspace

In the fast-paced and constantly evolving world of corporate real estate, DLF Offices distinguishes itself as a leader in innovation and excellence. The 5 ‘S’ Pillars – Sustainability, Safety, Social Infrastructure, Scale, and Space Solutions – are the foundation upon which DLF Offices builds its pioneering workspaces, setting new standards for contemporary office environments that prioritise overall well-being of occupants and the broader community.



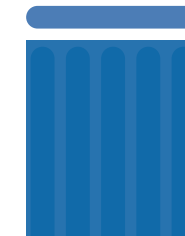
### Sustainability

The idea of sustainability isn't just a buzzword at DLF Offices. It is a guiding ethos ingrained in every facet of our operations. From energy-efficient designs to eco-friendly materials, we are committed to minimising 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 peace of mind in their workplace.



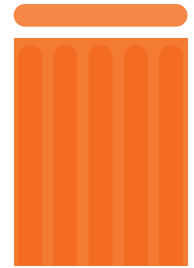
### Social Infrastructure

DLF Offices recognises the importance of fostering a vibrant and inclusive community within its premises. Through thoughtfully curated social infrastructure, including recreational spaces, wellness amenities, and collaborative hubs, we strive to nurture a sense of belonging and camaraderie among the occupants.



### 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 customise their environment, fostering creativity, collaboration, and productivity.

**DLF Gateway Tower in Gurugram:** Archival image of the first commercial real estate from DLF Ltd that was built in 1998. The expanse of the modern DLF Cyber City that we see today began with this building, which became famous for an entire generation as the "ship building".



## Cover Story



## Work-Life Balance

Page 04

At the heart of DLF Offices' approach is a commitment to designing spaces that prioritise the well-being of their occupants. Well-planned social infrastructure, with great dining options, hangout zones and holistic wellness centres create workspaces that focusses on physical and mental health.

## Playtime



## Sports Hub

Page 14

There is nothing like a good friendly match to bust work stress and bond together as a team. DLF Cyber City Hyderabad and Chennai have well-equipped sports hubs for chess, snooker, pool, carrom and even snakes & ladders that could teach a lesson or two in how to climb the corporate stairway.

## Technology



## Internet of Things

Page 16

When it comes to the introduction of technology to enhance user experiences, DLF Offices makes sure no stone is unturned. Leveraging Internet of Things (IoT) in building management, DLF Offices improvises its operations by integrating smart technologies enhancing efficiency and productivity.

## Climate



## Tackling Climate Change

Page 26

The severity of extreme weather phenomena, such as natural disasters, along with the rising mean temperatures and sea level poses risk to all DLF Ltd's real estate portfolio. DLF Rental Business portfolio has conducted a Climate Change-related Risk Assessment to comprehend the consequences of climate change. This has been conducted through a thorough scenario analysis wherein transition risks such as policy and legal, technological and market risks have been identified.

## Accolades



## Awards for Excellence

Page 28

DLF Offices has won several prestigious awards including the Iconic Project of the Year for DLF Downtown and Commercial Project of the Year at The Economic Times Real Estate Awards 2024. It has also secured two distinguished awards at the Realty+ Harit Bharat Leadership Summit & Awards 2024. There are two big wins at the 16th Realty+ Excellence Awards 2024, North. DLF Offices was given the title of the Best Sustainable Developer at the Euromoney UK Awards 2023.

## Events



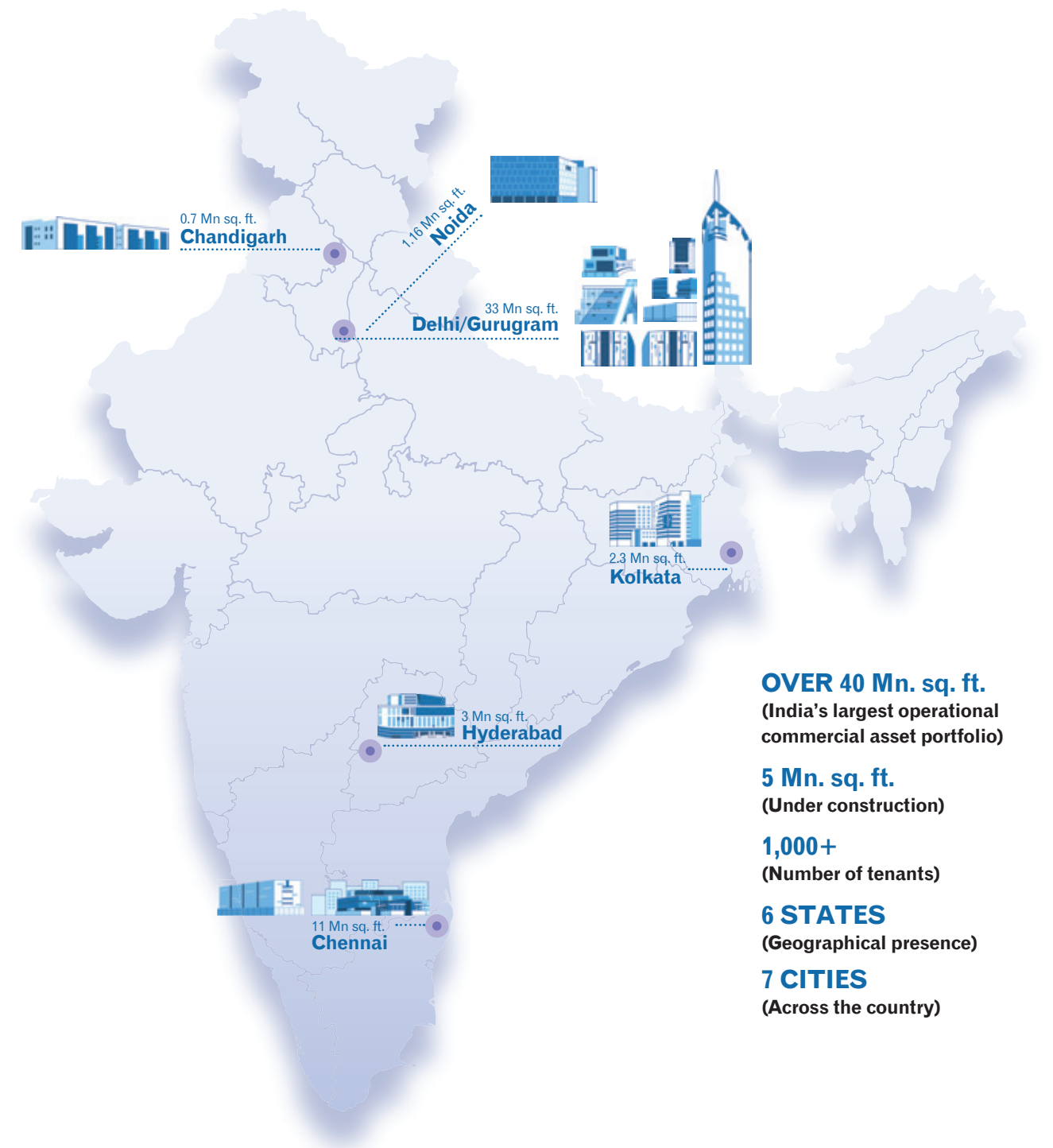
## In Between Work...

Page 34

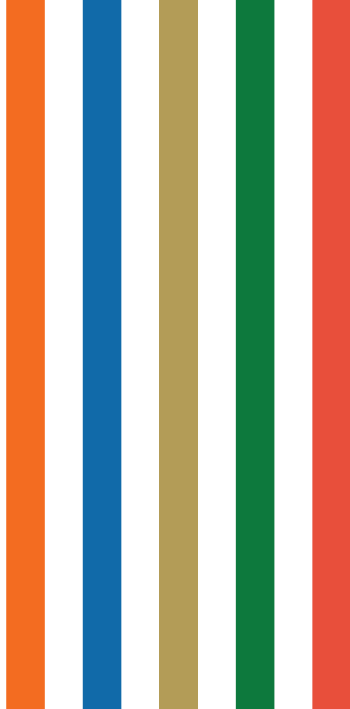
It is all about connecting and bonding. With various events and celebrations ranging from art exhibitions, talent hunts, felicitating working mothers to pan-India green drive to mark the World Environment Day, the DLF Offices community had a busy, fun and engaging quarter.

## WE ARE WHERE YOU WANT US

With innovation and excellence at the core of its ethos DLF Offices is constantly expanding its presence with new world-class workspaces across India







#### **DLF GATEWAY TOWER**

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+91 - 124 456 8900



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