

PULSE

VOLUME 5

GLOBAL DESTINATION

What makes DLF Offices the preferred choice of Fortune 500 companies?

P20

MONEY IN A BOTTLE

Wine investing is a lucrative and enjoyable way to diversify your portfolio

P38

CUPPA CHATS

Tea or Coffee? A quick guide to the best, quirky and elegant cafés that make workplace enjoyable

P46

COVER STORY | PAGE 04

REIMAGINING URBAN LANDSCAPES

DESIGN MEETS INNOVATION

Atrium Place is a harmonious integration of architecture, style and purpose that enhances workspace experiences, inspires creativity, and redefines how we interact with form and function

Dear Readers,

It is the time for fresh beginnings, a new start with bigger ambitions and goals. As we set foot into another year, this edition of DLF Offices Pulse celebrates your dreams with yet another world-class landmark from our portfolio.

Welcome to Atrium Place, where design meets innovation, and architecture becomes an art form. From its inception, the project aims to redefine the urban landscape by blending functionality with aesthetic brilliance. The architecture seamlessly integrates modernist principles with environmentally-conscious design, creating a space that is as sustainable as it is visually striking. As you embrace this architectural marvel, you will find not just a building, but a bold vision brought to life — one that sets new benchmarks for contemporary spaces.

It is this vision that makes DLF Offices in step with your demands and desires. Our dedication and commitment to making workspaces work beyond the basic has been acknowledged across the world, and we are proud to be an integral part of the India growth story as the mightiest Fortune 500 companies find their home in our world-class office spaces.

This edition is dedicated to meaningful work-life encouraging you to find the simple joys of the world. I suggest you check out our story on wine investing, there is more to a good Burgundy than meets the palate.

Cheers to a brand new year!

Warm Regards,

KARUN VARMA

Senior Executive Director
DLF Office Business



04 COVER STORY

A symphony of modern design

Atrium Place, the new project from DLF Offices in joint venture with Hines, is not just a marvel of architectural elegance but also a community-centric workspace that seamlessly integrates social infrastructure into its design philosophy

18 SUSTAINABILITY

Responsible corporate leadership

What is LEED Platinum certification and why should you opt for a workspace that is built on sustainable solutions?

20 INNOVATION

Made for global giants

Offering an environment that balances operational efficiency with employee-centric design, DLF Offices is home to several Fortune 500 conglomerates

26 TREND ANALYSIS

Centre of the world

DLF Offices has positioned itself as the leading choice for Global Capability Centres with its unmatched infrastructure, strategic locations, and future-ready workspaces

32 COLLABORATION

Wellness begins at work

DLF Offices in partnership with Paramount Healthcare is walking the talk by integrating healthcare into workplace culture

34 TECHNOLOGY

Building synergy

The new Joint Operations Centre set up by DLF Offices creates a powerful synergy that drives efficiency, sustainability, and better customer experience

60 ENGAGE

Let's begin afresh

Aarambh, meaning "new beginnings", is a unique initiative introduced by DLF Offices to mark the festive spirit and the transition into a brighter, meaningful new year



A PROPERTY OF DLF OFFICES

Produced, designed and created by

LAST LEAF ideas

NEENA HARIDAS



For collaboration & enquiries

Contact: marketing-offices@dlf.in



WEBSITE



LINKEDIN



YOUTUBE

DLF Pulse magazine is designed, created and produced by Last Leaf Ideas Pvt Ltd in association with VNA Initiatives Pvt Ltd (C-1/346, Palam Vihar, Gurugram, Haryana 122017) for DLF Offices, with all rights reserved. All writings, artwork and/or photography contained herein may not be used or reproduced without the written permission of Last Leaf Ideas Pvt Ltd and DLF Offices. No responsibility can be taken for the loss of unsolicited manuscripts, photographs or artwork. The views and opinions expressed or implied in the magazine are those of the authors and do not necessarily reflect those of Last Leaf Ideas Pvt Ltd and DLF Offices. All efforts have been made while compiling the contents of this magazine, but we assume no responsibility for the effects arising there from. Last Leaf Ideas Pvt Ltd and VNA Initiatives Pvt Ltd do not assume any liability for services or products advertised herein.

BY NEENA HARIDAS

A SYMPHONY OF MODERN DESIGN

Atrium Place is not just a marvel of architectural elegance but a community-centric workspace that seamlessly integrates social infrastructure into its design philosophy

Atrium Place, spanning over 12 acres in Gurugram in Haryana, is a sophisticated blend of human-centric principles, sustainability, technological innovation, and cultural relevance. It has been designed in a way that prioritises the needs of its occupants while also considering its environmental impact and urban context. Atrium Place blends modern architecture with a functional design, featuring sustainable systems, smart technology, and user-centric spaces, enriching the experience of working in an urban jungle.

Centre of opportunity: Spanning over 12 acres, Atrium Place is designed to house four office towers connected with a 25-metre high all-weather atrium that offers a unique mix of retail and amenities

Human-Centric Design

At the core of Atrium Place's design philosophy is a commitment to human-centric design. This approach prioritises the needs and experiences of its occupants. The building features open spaces, flexible layouts, and collaborative areas that encourage interaction among tenants and visitors. By creating environments that foster communication and creativity, the design supports a dynamic workplace culture.

Integration with Nature

With the idea of creating an urban oasis in the midst of city life, Atrium Place is designed with the aim to create a seamless connection between the indoor and outdoor environments. The extensive use of high-performance glass in the façade allows natural light to flood the interiors, reducing reliance on artificial lighting and enhancing the overall ambiance. Additionally, landscaped areas around the building provide green spaces that promote relaxation and well-being, reflecting a growing trend in urban design that values nature's role in enhancing quality of life.

Sustainability and Eco-Friendliness

Sustainability is a fundamental aspect of the design philosophy. Atrium Place integrates eco-friendly practices throughout its architecture. This includes the use of sustainable materials, energy-efficient systems, and water conservation measures. The building is designed to minimise its carbon footprint while maximising energy efficiency, aligning with global practices to create more sustainable urban environments.

Versatile and Adaptive Spaces

The design of Atrium Place emphasises versatility. The layout accommodates various functions, from office spaces to event areas, allowing for adaptability as the needs of businesses evolve. This flexibility of the workspace using breakout spaces, flexi-pods, landscaped outdoors, multi-functional amphitheatre ensures that the building can serve different purposes over time, making it a long-lasting asset in the urban landscape.

Technological Integration

Embracing modern technology is a key component of the design philosophy. Atrium Place incorporates smart building technologies that enhance operational efficiency and tenant experience. Features such as intelligent building management systems, advanced security systems, and MERV-14 air filtration solutions contribute to a more responsive and comfortable



environment, reflecting the increasing importance of tech integration in contemporary architecture. Destination dispatch controllers reduce wait time for elevators and boost efficiency, streamlining movement throughout the building.

Cultural Relevance in Urban Context

The design philosophy also considers the cultural and social context of Gurugram, the millennium city, as the design complements the city's architectural landscape while also serving as a landmark that reflects its modernity and vibrancy. The building aims to contribute positively to the urban fabric, fostering a sense of community and enhancing the overall aesthetic of the area.

Aesthetic Cohesion

Cohesion is a critical element of the design philosophy. The architects have carefully curated the building's visual identity to ensure that every design element—from the exterior façade to the interior finishes—works harmoniously together. This attention to detail creates an inviting and inspiring atmosphere that resonates with tenants and visitors alike.

LOCATION MAP

PROXIMITY TO

International Airport: 20 min
 Domestic Airport: 20 min
 Cyber City Metro Station: 3 min
 Horizon Center: 12 min
 DLF Cyber Hub: 5 min



Strategically situated just off NH-48, Atrium Place enjoys close proximity to the Indira Gandhi International Airport, New Delhi, and is adjacent to the best of the city's work and lifestyle offerings.

Connect, create and unwind: The atrium is the heart of collaboration offering an environment perfectly suited for everything from intimate brainstorming sessions to expansive team meetings

Here is a quick look at why Atrium Place is your desired corporate destination.

The Atrium: Centre of Synergy

At the heart of the development is the vibrant atrium, a multifunctional open space designed for social interactions, cultural activities, and leisure. This area features:

- **A landscaped amphitheater:** For hosting regular events such as live music performances, fitness workshops, and film screenings, fostering a sense of community among the tenants and visitors alike.
- **Flexible Pods:** Modular workspaces designed for maximum creativity and collaboration. A vibrant mix of retail options and essential amenities surrounds the Pods, offering everything from gourmet dining to leisure spaces, ensuring a perfect balance of work and relaxation.
- **Pop-up kiosks:** For local artisans and food vendors, encouraging community engagement and supporting small businesses.



View of the Atrium

Artistic impression



View from Delhi to Gurugram

Artistic impression



Beyond an office: With its blend of indoor and outdoor spaces, Atrium Place incorporates facilities designed for professionals to connect and grow



Artistic impression

Green and Inclusive Design

The landscaped areas are designed not just for beauty but also as spaces for socialisation. Biodiversity projects such as the Miyawaki Forest Initiative are integrated into the space to create dense, native forests that enhance urban greenery and ecological balance. Atrium Place exemplifies how thoughtful integration of social infrastructure enhances urban living. By providing spaces that encourage connection, collaboration, and community engagement, it goes beyond the traditional scope of workplace development to create a thriving ecosystem where people can live, work, and grow together. This approach improves the quality of life and establishes Atrium Place as a benchmark for future developments.





Functional facade: A full perimeter high-performance energy-efficient façade with enhanced daylight provides superior noise and heat insulation

Indulge: The outdoor plaza with alfresco seating and a beautifully landscaped amphitheatre offer a serene retreat to unwind and savour the moment



Artistic impression

Retail and Dining for Social Interaction

The ground floor and lower levels host a curated mix of retail and dining options that cater to diverse tastes and preferences.

- Retail arcades offer everything from daily essentials to boutique shopping, ensuring convenience for the tenants.
- An eco-conscious food court featuring local and international cuisines, complemented by alfresco dining areas, serves as a social hub.
- Weekend farmers' markets in the outdoor plaza promote sustainable living by connecting the workforce with organic produce and artisanal goods.

Child-Friendly Design

Atrium Place ensures that employees with children have access to enriching and safe environments.

- Play zones integrated with soft landscaping and interactive installations offer safe recreational spaces.
- Childcare and activity centre, located within the complex, provide day-care services, art classes, and recreational programmes.



Efficient access: Multiple entry and exit points, dedicated tower drop-offs, double-height lobbies on the ground floor ensures a grand arrival experience

Artistic impression

Healthcare and Wellness Integration

Health and wellness are central to the design philosophy of DLF Offices and Atrium Place is a step ahead. The building features various amenities that are central to a convenient and stress-free workspace.

- A dedicated medical centre within the complex, ensuring round-the-clock access to primary healthcare services.

- A fitness and wellness centre featuring yoga studios, a state-of-the-art gym, and therapy rooms.

Atrium Place offers a unique combination of spaciousness, sustainability, flexibility, and advanced technology, all within a prime location. These features enhance the functionality of the building creating a vibrant and dynamic environment that supports the needs of modern businesses, making it a standout choice in the competitive landscape of commercial real estate.

BY LALITHA RAMAKRISHNAN

RESPONSIBLE CORPORATE LEADERSHIP

What is LEED Platinum certification and why should you opt for a workspace that is built on sustainable solutions?

In a world where sustainability is no longer a choice but a necessity, companies are increasingly seeking innovative ways to reduce their environmental impact. One of the most prestigious benchmarks in this journey is LEED Platinum certification — the highest level of achievement in Leadership in Energy and Environmental Design (LEED) rating system.

Developed by the U.S. Green Building Council (USGBC), LEED certification assesses buildings across several categories, including energy efficiency, water conservation, indoor environmental quality, materials selection, and sustainable site development. Attaining LEED Platinum status signifies that a building exemplifies cutting-edge sustainability practices and serves as a model for others.

Buildings with LEED Platinum certification help reduce their carbon footprint and foster healthier and more productive spaces for the occupants. This prestigious certification highlights a commitment to long-term sustainability, making it a valuable asset for businesses, developers, and communities aiming to address the growing challenges of climate change and resource conservation. Whether in commercial, residential, or mixed-use developments, LEED Platinum signifies a profound dedication to creating a greener, more sustainable future.



What Makes LEED Platinum Unique?

To achieve LEED Platinum certification, a building must earn at least 80 points on the LEED rating scale, which encompasses a range of criteria designed to ensure holistic sustainability. Key features of LEED Platinum buildings include:

Energy efficiency: Advanced HVAC systems, renewable energy integration, and high-performance insulation significantly reduce energy consumption.

Water management: Smart irrigation systems, rainwater harvesting, and low-flow fixtures minimise water use.

Sustainable materials: The use of recycled, locally-sourced, and non-toxic materials supports environmental and economic sustainability.

Healthy indoor spaces: Improved air quality, abundant natural light, and low-emission finishes prioritise occupant health and well-being.

Smart Technology: IoT-enabled systems monitor energy and resource usage in real time, optimising performance.

Why should you opt for LEED Platinum certified buildings?

Opting for a LEED Platinum-certified building is more than a nod to environmental consciousness. It is a strategic decision that yields tangible economic, social, and environmental benefits. In an age where sustainability is the cornerstone of progress, embracing LEED Platinum certification positions companies as forward-thinking leaders in the global effort to combat climate change.



DLF Offices is a shining example where sustainable design and functionality converge. With energy-efficient lighting, solar panels, and water conservation systems in all its buildings, the company has significantly reduced its carbon footprint.

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

Reduced operating costs: LEED Platinum buildings are designed to be energy and resource-efficient, leading to substantial savings on utility bills. For instance, the integration of renewable energy sources like solar panels or geothermal systems significantly reduces dependency on traditional energy grids.

Enhanced employee well-being and productivity: Workspaces in LEED-certified buildings are healthier, with improved air quality, thermal comfort, and natural lighting. Studies have shown that such environments boost employee morale, productivity, and overall job satisfaction, creating a win-win situation for both employers and employees.

Positive brand image: In an era of socially conscious consumers, a company's commitment to sustainability can enhance its brand reputation. Operating from a LEED Platinum-certified building demonstrates leadership in environmental stewardship, attracting eco-conscious clients and stakeholders.

Regulatory compliance and incentives: Governments and municipalities often offer tax incentives, grants, and expedited permitting for green-certified buildings. Additionally, operating a sustainable building helps businesses stay ahead



of evolving environmental regulations, reducing potential liabilities.

Resilience and future-proofing: LEED Platinum buildings are designed with resilience in mind. They are better equipped to handle environmental stresses like extreme weather, ensuring business continuity. Moreover, as energy prices rise and climate policies tighten, these buildings offer long-term operational stability.

Real-world success stories: Globally-recognised companies such as Google, Microsoft, and Apple have invested in LEED Platinum-certified campuses to align their operations with sustainability goals. These structures not only underscore their environmental commitment but also serve as a testament to the business value

of sustainable architecture.

For businesses looking to thrive while making a positive impact, the path to green innovation begins here. It's not just about building better spaces—it's about building a better future.

— Lalitha Ramakrishnan is an environmentalist and works on community projects

BY AMITA GAMBHIR

MADE FOR GLOBAL GIANTS

Offering an environment that balances operational efficiency with employee-centric design, DLF Offices is home to several Fortune 500 conglomerates

In the competitive world of commercial real estate, DLF Offices has emerged as the go-to choice for global giants, including several Fortune 500 companies. Renowned for their cutting-edge designs, sustainability initiatives, and unmatched amenities, DLF Offices have set new benchmarks in India's workspace landscape. Here's why they continue to attract the world's most influential companies.

Sustainability Leadership with LEED Platinum Certification

DLF Offices are synonymous with sustainability. It has emerged as a trailblazer by designing cutting-edge workspaces that meet the stringent criteria for LEED Platinum certification, demonstrating how sustainability and business success can go hand-in-hand.

Many of the buildings, including DLF Cyberpark, in Gurugram have achieved LEED Platinum certification, the highest standard for green buildings. These eco-friendly designs reduce energy and water consumption, leading to lower operational costs while aligning with corporate sustainability goals.

For Fortune 500 companies prioritising Environmental, Social, and Governance (ESG) standards, such as PepsiCo and Accenture, DLF Offices' commitment to sustainable construction is a significant draw.

"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

World-Class Infrastructure and Design

DLF Offices combine functionality with elegance. Their projects, such as DLF Cyber City in Gurugram and DLF Downtown in Chennai, are designed to provide premium office spaces with modern architecture and state-of-the-art facilities.

The incorporation of advanced technology, such as high-speed elevators, smart building systems, and flexible floor layouts, ensures businesses can adapt their spaces to meet dynamic operational needs. Fortune 500 companies such as KPMG, Microsoft,

American Express and Google have chosen DLF Offices for their ability to provide scalable and innovative office solutions.

Strategic Locations in Thriving Business Hubs

DLF Offices are strategically located in India's most prominent business districts. From DLF Cyber City in Gurugram, a hub for global IT and consulting firms, to DLF Offices campuses in Hyderabad and Chennai, the locations are easily accessible via major highways, metro lines and airports.

This connectivity allows companies to seamlessly

manage operations, attract top-tier talent, and enhance their logistical efficiency. Additionally, the vibrant ecosystems around these locations — complete with retail, dining, and recreational options — make them desirable for employees and employers alike.

Unparalleled Tenant Services

DLF Offices offer more than just spaces. They provide an ecosystem for success. Through various in-house initiatives, they ensure tenant satisfaction by providing round-the-clock maintenance and support services.

The integrated campus environments, such as those in DLF Downtown in Gurugram and DLF Cyber City in Hyderabad, include amenities such as wellness centres, creches, cafes, and even co-working spaces, ensuring employees have access to everything they need under one roof. These amenities enhance productivity and make the workplace more enjoyable.

Focus on Security and Compliance

Fortune 500 companies prioritise safety and compliance, and DLF Offices delivers on both fronts. The buildings are equipped with advanced surveillance systems, fire safety measures, and access control solutions to ensure a secure environment.

Moreover, DLF Offices' adherence to global building codes, certifications, and ethical standards reassures multinational corporations of their commitment to operational excellence and legal compliance.



DLF Cyber City (left) and **DLF World Techpark** (bottom) in Gurugram have become the preferred destination for some of the most influential multi-national companies in the world



Work with the Winners

- With over 42 million sq.ft of sustainable workspaces, DLF Offices stands as the world leader in LEED Platinum certified rental portfolio.
- The DLF Offices portfolio has been awarded Green Star ratings by GRESB in 2024, reaffirming its leadership in sustainable excellence.
- DLF Cyber City, Gurugram and DLF Cyber City, Chennai, are the world's first developer-owned communities to be certified LEED Platinum City and Community by the US Green Building Council.
- DLF Offices has been conferred with 21 'Sword of Honour' awards by the British Safety Council, making it the highest in the world.
- DLF has received five-star rating for record 21 properties in the occupational health and safety audit conducted by the British Safety Council making it the only company in the world to achieve this prestigious rating for the highest number of sites.

DLF Offices have a long-standing reputation for housing some of the biggest Fortune 500 names. Companies such as IBM, American Express and GE have chosen projects by DLF Offices for their operational bases in India. This global track record reinforces DLF Offices' credibility as a trusted partner for corporations aiming to establish or expand their presence in India.

Adaptability to Hybrid Work Models

With the rise of hybrid work, DLF Offices have stayed ahead of the curve by offering flexible workspace solutions. Features such as customisable office layouts, co-working zones, and wellness-oriented designs cater to the evolving needs of global businesses.

For companies such as Facebook and Cognizant, this adaptability ensures their offices remain relevant in the post-pandemic work culture.

Commitment to Innovation

DLF Offices continues to push boundaries with initiatives like IoT-enabled smart buildings, energy-efficient systems, and futuristic urban designs. The emphasis on innovation aligns perfectly with the forward-thinking ethos of Fortune 500 companies.

DLF Offices have become the preferred choice for Fortune 500 companies because they deliver an unparalleled combination of world-class infrastructure, sustainability, prime locations, and tenant-centric services. In a rapidly evolving corporate landscape, they provide spaces and solutions that businesses need to thrive.

For companies looking to establish a robust presence in India, DLF Offices represents not just a workspace but a gateway to success.



DLF CyberHub, Gurugram



DLF Cyber City, Chennai

DLF Cyberpark, Gurugram



DLF Cyber City, Hyderabad

A Leap with LEED Platinum

- **DLF Cyberpark** in Gurugram integrates high-performance glazing, energy-efficient HVAC systems, and rooftop solar installations, reducing energy consumption by over 35 per cent.
- **DLF Downtown** in Gurugram incorporates advanced water recycling systems and rainwater harvesting, cutting water usage by nearly 40 per cent.
- **Across its portfolio**, DLF Offices prioritises locally-sourced, recyclable, and environment-friendly construction materials.
- **DLF Cyber City**, Gurugram, a global business hub, is designed with optimal natural lighting, improved ventilation systems, and green landscaping to foster employee wellness.
- **IoT-enabled** systems in DLF Offices allow for real-time monitoring of energy usage, ensuring operational efficiency.
- **Eco-friendly** transport options, such as dedicated shuttle services and electric vehicle charging stations, reflects DLF Offices' holistic approach to sustainability.

- **DLF Offices** exemplify the immense potential of LEED Platinum certification in shaping the future of commercial real estate. Their projects not only reduce environmental impact but also create healthier, cost-efficient, and future-ready workspaces for businesses.

As more companies align with global sustainability goals, opting for LEED Platinum-certified workspaces, DLF Offices represents a commitment to innovation, resilience, and responsibility. It's a step toward a greener future, where businesses and the planet thrive together.

— *Amita Gambhir is a vlogger and freelance writer*

BY AMRESH ANAND

BEYOND BRICKS & MORTAR

A behind-the-scene look into what international governing bodies look at while scouting for commercial real estate

In the vibrant world of real estate, where gleaming skyscrapers and sprawling green campuses define modern progress, governing bodies and consultancies like the Indian Green Building Council (IGBC), JLL (Jones Lang LaSalle), and Knight Frank stand as sentinels of quality and sustainability. Their quest for new clients and business opportunities is nothing short of an art form — a meticulous blend of science, foresight, and creativity. Here's a behind-the-scenes look at what captures their attention and wins their trust.

Projects with Promise

For the Indian Green Building Council (IGBC), every potential client represents an opportunity to turn dreams of a sustainable future into reality. They seek projects that promise more than just towering facades—they want verdant rooftops, energy-efficient designs, and buildings that breathe life into their surroundings. JLL and Knight Frank, too, gravitate towards clients who envision smart cities and carbon-neutral communities. These are not just real estate deals but partnerships that echo a larger commitment to the planet.

Where Opportunity Blooms

The allure of a new business opportunity is often rooted in its location. For JLL and Knight Frank, it's like scouting for treasure in bustling metros or emerging towns. Is this project nestled in a promising growth corridor? Does it benefit from seamless connectivity, a burgeoning workforce, or a growing demand for retail and commercial spaces? A "yes" to these questions is a green light to the dealmakers.



Scout squad: For organisations such as IGBC, JLL, and Knight Frank, every client and project represents more than a transaction — it's a journey towards shaping the future

Pulse of Progress

Understanding the rhythm of a neighbourhood is equally vital. The demographic and economic trends of the area are like the notes of a symphony—they tell a story of the community, its aspirations, and its future.

A Towering Credential

When IGBC, JLL, or Knight Frank evaluates a client, they're not just signing up for a project; they're endorsing a legacy. A client with an impeccable track record, robust financial stability, and a knack for delivering excellence is akin to finding an anchor in a stormy sea.

In Tune with Regulations

Navigating the intricate web of regulatory requirements is both an art and a science. Clients who waltz effortlessly through zoning laws, environmental clearances, and building codes earn the admiration of these organisations. They value partners who can chart a smooth course through legal complexities without a single misstep.

Crystal Ball of Risk Assessment

Real estate isn't just about the here and now; it's about peering into the future. From potential

environmental risks to political volatility, the ability to anticipate and mitigate challenges is a prized skill that governing bodies look for in their clients.

Pioneering Designs

For IGBC, a project's design is like a blank canvas, waiting to be filled with strokes of innovation and splashes of sustainability. Be it a façade that harnesses solar power or interiors that optimise natural light, they seek ingenuity that pushes the boundaries of what's possible.

Future-Proofing Dreams

JLL and Knight Frank thrive on spotting potential in ideas that are ahead of their time. Smart technology, IoT integration, and adaptable spaces that meet the evolving needs of modern users are all elements of a vision they're eager to embrace.

Collaboration that Elevates

To governing bodies, a great partnership isn't just about business—it's a shared mission. IGBC seeks clients who can amplify the green movement, while JLL and Knight Frank look for synergies that allow them to explore uncharted territories. These partnerships are like melodies—each partner playing their part to create harmony and impact.

Dollars and Sense

Projects must make financial sense to soar. JLL and Knight Frank, ever the pragmatic visionaries, scrutinise profit margins, funding sources, and the potential for scalability. For them, every project is a balance between bold ambition and grounded practicality.

Magic of Innovation

In an industry driven by competition, creative thinkers stand out like beacons. Whether it's an unconventional business model, a bold architectural statement, or a development that redefines community living, governing bodies are drawn to originality like moths to a flame.

For organisations such as IGBC, JLL, and Knight Frank, every client and project represents more than a transaction—it's a journey towards shaping the future. With sustainability, innovation, and integrity as their guiding stars, they ensure that each partnership leaves an indelible mark on the world.

In their hands, real estate becomes more than a market; it transforms into a narrative of progress, resilience, and shared dreams.

BY AMITA GAMBHIR

CENTRE OF THE WORLD

DLF Offices has positioned itself as the leading choice for Global Capability Centres due to its unmatched infrastructure, strategic locations, and future-ready workspaces

Global Capability Centres (GCCs), also known as Global In-house Centres (GICs), have undergone a profound transformation, shifting from cost arbitrage hubs to strategic value creators. As businesses expand globally, GCCs are at the forefront of innovation, digital transformation, and customer experience enhancement. India, a key player in the GCC market, has emerged as a preferred destination for these centres. Among the real estate solutions catering to this growing sector, DLF Offices has positioned itself as the leading choice for GCCs due to its unmatched infrastructure, strategic locations, and future-ready workspaces.

Global Trends in GCCs

GCCs are now integral to organisational strategy, focusing on advanced analytics, artificial intelligence, cybersecurity, and cloud computing. This shift demands state-of-the-art office spaces designed to foster innovation. Investment in GCCs has grown significantly, reflecting the sector's maturity. Companies increasingly seek premium Grade-A office spaces to meet their operational needs and enhance employee experiences.

Increasing shift towards hybrid work models are reshaping the demands of this sector across the world seeking customised workspace design and leasing strategies. GCCs now prioritise flexible, collaborative spaces and strong digital infrastructure to support on-site and remote employees.

Tailor-made:
Space adaptability and flexibility in DLF Downtown, Gurugram (above) and DLF Cyber City, Chennai (left) make them ideal choice for companies setting up GCCs in India



Commercial Real Estate Market Overview

The Indian commercial real estate market is experiencing strong growth, driven by economic resilience and strategic policy reforms. Key trends in 2024 include:

- The rise of flexible workspaces is a major trend, with significant leasing activity. Absorption rates reached the second-highest record in the first half of 2024. Demand is primarily concentrated in cities such as Gurugram, Bangalore, New Delhi, Mumbai, and Hyderabad, which remain hubs for IT, BFSI, and startups.
- Retail spaces are witnessing a shift toward experiential shopping. Developers are focussing on expanding beyond Tier-1 cities into Tier-2 and Tier-3 markets to capture new consumer segments.
- E-commerce growth and government initiatives for industrial corridors are bolstering demand for logistics and warehousing spaces.
- Increasing participation of real estate investment trusts (REITs) is driving liquidity. International investments in commercial properties have grown significantly.

In a world where Environmental, Social, and Governance (ESG) considerations are non-negotiable, GCCs opt for green-certified office spaces that align with global sustainability goals.

India has emerged as a dominant hub for Global Capability Centres (GCCs), which are captive units of multinational corporations (MNCs) established to provide various support services, such as IT, operations, analytics, and innovation. The growing power of India in this sector stems from several factors.

What makes India the first choice for GCCs?

India as a global GCC powerhouse: India hosts nearly 50 per cent of the world's GCCs, with over 1,500 centres employing more than 1.3 million professionals. Cities such as Bengaluru, Hyderabad, Gurugram and Chennai dominate due to their vast talent pools, cost efficiency, and robust infrastructure.

Expansion of capabilities: GCCs are shifting from transactional services (like call centres) to high-value activities such as product design, strategy, and innovation. There is also increasing focus on data science, machine learning and customer experience.

Talent availability: India boasts a large pool of skilled professionals in technology, engineering, finance, and analytics. A strong emphasis on STEM (Science, Technology, Engineering and Mathematics) education produces a steady supply of talent. Moreover, English language proficiency and cultural adaptability make Indian professionals suitable for global roles.

Cost efficiency: Setting up operations in India allows companies to reduce operational costs without compromising quality. It also helps that the talent pool is available at competitive salaries compared to developed markets like the US and Europe.

Technology and innovation ecosystem: India has become a global leader in digital transformation as well as research and development services. GCCs are now focusing on advanced capabilities such as AI, IoT, blockchain and cloud computing and collaboration with India's thriving startup ecosystem fosters innovation.

Favourable government policies: Initiatives such as Make in India, Digital India, and incentives for innovation and digital services help attract global investments, along with government initiatives and support for creating special economic zones (SEZs) and improving infrastructure.

Time zone advantage: Strategic time zone positioning allows Indian GCCs to offer 24/7 support to global operations, bridging gaps between major time zones.



Smart solutions: DLF Cyber City, Hyderabad (above) and Horizon Center in Gurugram (left) are committed to creating workspaces that can adapt to the needs of GCCs

Global Overview

- Internationally, the commercial real estate market faces both challenges and opportunities.
- In North America, workspace demand has been impacted by remote work trends, though mixed-use developments and life sciences real estate are emerging as growth areas. Retail has pivoted towards omnichannel and smaller-format stores to accommodate changing consumer preferences. Europe is focussing on sustainability and green building certifications are becoming essential in commercial real estate. Also, high energy costs are influencing property retrofitting.
- As for the Asia-Pacific regions, markets such as China and Japan are seeing strong demand for logistics and data centres due to urbanisation and technology growth. Here, India is a standout performer, with sustained interest in both traditional and new commercial real estate segments.
- The global market is adapting to economic uncertainties, technology integration, and sustainability mandates, shaping new investment patterns and asset class priorities, and clearly India emerges on the top with its power-house of future-proof commercial real estate projects across the country.

Leveraging DLF Offices 5S Philosophy

DLF Offices leverage their 5S philosophy—Safety, Sustainability, Space Solutions, Scale, and Social Infrastructure—to attract Global Capability Centres (GCCs) by creating work environments that align with global operational and technological standards.

Safety: DLF Offices sets high benchmarks in workplace safety with LEED and WELL certifications, incorporating clean air systems like MERV-14 filters and earning prestigious awards such as the Sword of Honour from the British Safety Council. These efforts ensure a secure and health-focussed workspace, critical for GCC operations reliant on continuity and global integration.

Sustainability: With the world's largest portfolio of LEED-certified office spaces, including LEED Zero Water and Zero Waste, DLF Offices underscores environmental stewardship. GCCs benefit from cost savings and align their global ESG goals by partnering with DLF Offices.

Space solutions: DLF Offices integrates advanced technology and flexible office layouts designed for modern workflows, supporting innovation and productivity. This adaptability is key for GCCs that require cutting-edge IT and data infrastructure to act as "digital twins" of their parent companies.

Scale: Offering over 42 million square feet of Grade-A office space across India's major metropolitan hubs, DLF Offices ensures GCCs can scale seamlessly as their operations expand.

Social infrastructure: DLF Offices prioritises holistic employee experiences with wellness zones, food courts, and improved connectivity to public transport. These factors attract top talent and enhance retention—critical for GCCs aiming to build high-performing teams.

These strategic pillars position DLF Offices as a preferred partner for multinational companies seeking robust and future-ready office ecosystems for their GCC operations.

Tailored-Made for GCCs

DLF Offices have emerged as a trusted partner for GCCs, addressing their needs for cutting-edge infrastructure, strategic locations, and employee-centric environments. Cushman & Wakefield, a global real-estate company, reports a consistent uptick in leasing activity in top Indian cities, reinforcing the demand for premium office spaces like DLF Offices properties. DLF Offices' properties in Gurugram, Hyderabad and Chennai, already housing numerous GCCs, illustrate



their ability to deliver strategic and operational advantages to global corporations.

So, if you are an international company looking to set up a GCC in India, here's why DLF Offices is your natural choice:

Strategic locations in key business hubs: DLF Offices properties, such as DLF Cyber City and Cyberpark in Gurugram, and DLF Cyber City in Chennai, are located in India's leading business districts. These areas offer excellent connectivity and access to a diverse talent pool, making them ideal for GCC operations.

Future-ready workspaces: DLF Offices provides modern, high-tech office spaces equipped with collaborative zones, ergonomic designs, and robust digital infrastructure to support GCCs' strategic objectives.

Sustainability leadership: DLF Offices' LEED-certified buildings and energy-efficient operations align with GCCs' ESG goals. Features like energy conservation systems, green landscapes, and water efficiency contribute to sustainable business practices.

Employee-centric design: DLF Offices emphasises employee well-being with wellness zones, fitness centres, recreational areas, and ergonomic designs, creating environments that boost morale and productivity.



Flexibility and scalability: DLF Offices offers scalable and flexible workspace solutions tailored to the dynamic needs of GCCs, ensuring smooth expansions or modifications to align with business growth.

Technology-driven ecosystem: Smart building technologies, IoT-enabled facilities, and high-speed connectivity make DLF Offices a perfect match for tech-forward GCCs.

As GCCs expand their footprint, their choice of

workspace plays a pivotal role in their success. DLF Offices, with their unmatched infrastructure, sustainability leadership, and employee-focussed designs, perfectly align with the evolving demands of GCCs. This alignment ensures DLF Offices remains the first choice for companies seeking world-class workspaces in India's thriving GCC landscape.

(Market data based on studies from sources including Nasscom-KPMG, Cushman & Wakefield and India Economic Survey 2024)

Future Outlook

- Decentralisation of GCCs across Tier-II and Tier-III cities in India is growing as companies are diversifying beyond major hubs like Bengaluru, Hyderabad, and Pune to cities like Coimbatore, Jaipur, and Chandigarh for cost efficiency and untapped talent.
- India is poised to attract an even larger share of GCC investments as companies aim to de-risk their operations by diversifying supply chains and operations. By 2030, the GCC market in India is expected to contribute significantly to the global economy, with a focus on value creation and innovation rather than just cost arbitrage.
- India's dominance in GCCs is a testament to its ability to adapt, innovate, and lead in an increasingly digital and interconnected global economy.

DLF World Techpark, Gurugram (above) and DLF Downtown, Chennai (left): The DLF Offices houses some of the largest GCCs thanks to their world-class infrastructure

BY TANMAY ANAND

WELLNESS BEGINS @ WORK

DLF Offices in partnership with Paramount Healthcare is walking the talk by integrating healthcare into workplace culture

DLF Offices has taken its commitment to providing the best of health and wellness to all the professionals who occupy its workspaces a notch up with a one-of-its-kind collaboration. As part of their aim to enhance this experience further, DLF Offices has partnered with Paramount Healthcare, a leader in wellness solutions.

Paramount Healthcare has a strong reputation for integrating medical expertise with personalised care. They align well with DLF Offices' goals of providing solutions and improve corporate wellness.

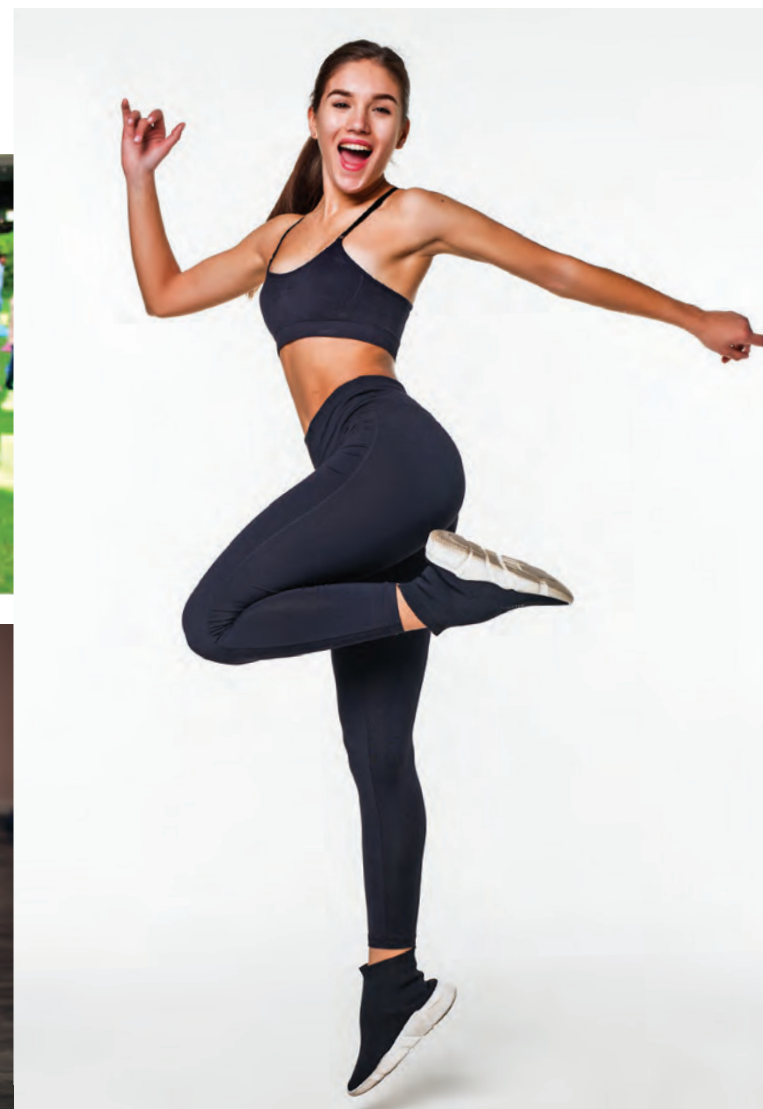
The collaboration integrates healthcare into workplace culture. All DLF Offices are built on the core premise that a healthy workforce is vital to success. By joining hands with Paramount Healthcare, DLF Offices is creating workplaces where health and productivity go together.

The initiative, named "Wellness-360," introduces health and wellness hubs across major DLF Offices campuses. These hubs include on-site clinics, mental health counsellors, fitness zones, and relaxation lounges. Employees can access health check-ups, fitness plans, and stress management workshops conveniently. Tele-medicine services make consultations with doctors accessible online.

The partnership also emphasises the need for mental well-being. Paramount Healthcare will provide mindfulness and meditation sessions, and along with psychologists and life coaches offer therapy sessions and counselling, creating an environment where the workforce feel supported.



Work happy: The collaboration between DLF Offices and Paramount Healthcare integrates healthcare into workplace culture with a goal to improve corporate wellness



DLF Offices and Paramount Healthcare integrate wellness technology by providing employees with smart wearable devices linked to an app. The app offers health insights, tracks fitness goals, and includes guided meditation exercises. Regular health challenges and rewards encourage employees to stay active.

The collaboration has already started showing results with employees reporting improved energy, reduced stress, and a stronger sense of community. Productivity increases, and campuses reflect this positive change. The tie-up also extends benefits to employees' families. Paramount Healthcare organises health camps, parenting workshops, and nutrition consultations, promoting well-being beyond the workplace.

The initiative is a model for corporate wellness, drawing attention from industry leaders. As the partnership progresses, DLF Offices and Paramount Healthcare demonstrate how workplaces can promote health and productivity. The collaboration sets an example of how innovation and care can lead to meaningful change.

BY AMRESH ANAND

BUILDING SYNERGY

The new Joint Operations Centre set up by DLF Offices creates a powerful synergy that drives efficiency, sustainability, and better customer experience using cutting-edge technologies like AI, IoT, and real-time analytics

In the bustling world of real estate, where every square foot matters and every decision counts, staying ahead of the curve is essential. DLF Offices, a titan in India's commercial real estate landscape, is leading the charge with cutting-edge technologies that revolutionise the management of properties and projects. The critical element in the toolkit is the Joint Operations Centre (JOC).

DLF Offices Joint Operations Center (JOC) is revolutionising project management and operational efficiency. Picture DLF managing a new corporate complex, such as DLF Cyber City, Gurugram, JOC becomes the nerve centre where all project tasks are coordinated, delivering state-of-the-art critical monitoring around the clock for all operational monitoring.

How exactly does JOC work to make workspaces more efficient?

Threat awareness and detection: Detect threats in the system through alarm monitoring of existing systems, as well as automated and manual injects of external environment taking the organisation to a risk aware and risk averse state. The system will enforce periodic risk assessments that cover systems, processing, need for automation, manpower and physical risk.

Single operating picture: Unify all alarms on a single user interface and one screen to refer to with indicators that can provide intuitive indicators for early decision making across systems; Integrate alarms from systems and view them as 'One'.



DLF Cyber City, Gurugram: All DLF Offices use the best building management systems for cohesive functioning across the premises



Assurance and reporting: The JOC will also provide insights on systems health and provide action points essential to maintain high levels of availability and uptime.

Response theatricalisation: Unify tactical and operational response to various incidents (security, safety and fire), and bring the response and react time to one-third while boosting the efficiency of operations. Every conceivable incident will be considered, factored and configured in the system that will provide a dispatcher and first responder with the intuitive tools to take early action.

Resource optimisation: Instead of having multiple resources monitoring systems onsite, business can move in the direction of having limited onsite resources for basic monitoring and on-ground support, and making systems intelligent so that far less resources are required centrally to perform optimal level of operations.

Monitoring movement of ERT assets and fire tenders: Movement of ERT assets such as ERT personnel, vehicles, ambulances as well as fire tenders,

and the feed to be provided to other stakeholders. The JOC will have onsite visualisation of all assets in various locations.

Situational awareness: Using external information repositories such as social sites (Twitter, Reddit, Facebook), fact-checking Whatsapp feeds, news and weather inputs to provide a complete picture so that incident (and SOP) related activity can be organised in time, such as fire incident, weather related incident, protests, terror incidents among others.

Standardisation: Of all systems across the board, and legacy systems upgraded on the same standard so as to unify all systems that are used in the ecosystem.

Regionalising operations: An option to regionalise operations wherein there could be possible smaller 'Regional JOC' to manage a large geographic area—which could be a region, a city or a cluster of cities—and monitor assets in the region around the clock.

Role-based coordination: Role-in-Operations based coordination and unified notification to various groups and departments across sites for quicker and more decisive action.

Deep learning AI-based analytics: Using AI tools and add-on modules customised services to provide a variety of insights while learning through trends, response habits, recurring alarms and many indicators and finding a co-relation between them for preventive action and preventive maintenance.

Hardening individual sites and cyber readiness: Cyber hardening of various sites is a part of this programme. This includes infotech and cybertech among other hardening measures, firewalls, uplink and downlink encryption, and other best in class technologies required to strengthen and secure critical infrastructure.

Integrating critical systems: An upward path that can integrate other critical systems essential in uptime of a running facility such as HVAC, energy management, fuel consumption and lighting.

All capabilities of the JOC can be extended to any system, department or company on the network and hence can be applied to all group companies (as internal customers).

Dark-web: Ability to visualise threats within the JOC that can be scanned through dark-web crawlers and chatters.



Representative Image

COMPONENTS OF JOC

HARDWARE

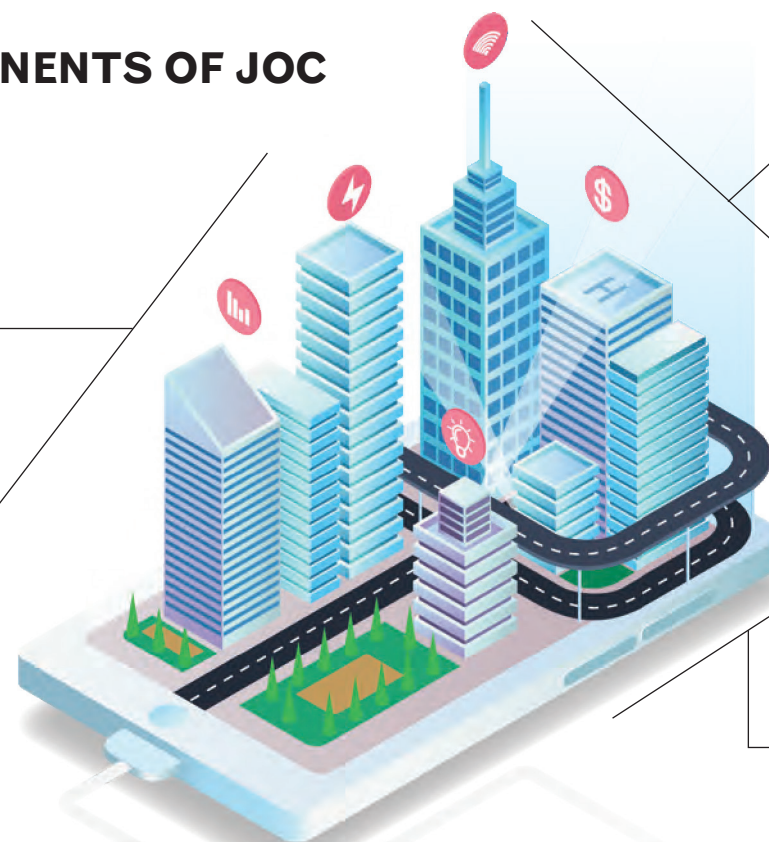
Control Panel
Sensors
Actuators

SOFTWARE

Operating System
BMS Software
User Interface

COMMUNICATION INFRASTRUCTURE

Network Gateway



Connected: JOC is the nerve centre where all project tasks are coordinated, delivering state-of-the-art critical monitoring around the clock for all operational monitoring

The Joint Operations Centre (JOC) within DLF Offices serves as a pivotal hub for streamlined communication, enhanced coordination, and effective decision-making. By integrating advanced technologies, real-time monitoring, and centralised control, the JOC ensures operational efficiency across all domains. It strengthens the security framework and optimises resource management along with emergency response capabilities. This proactive approach to operations underscores DLF Offices commitment to innovation and excellence, fostering a secure and collaborative environment that supports business continuity and growth.

Critical Monitoring

- Bespoke dashboards for operations that support better customer experience.
- Reduce response time from minutes to mere seconds; from hours to minutes.
- Proactive approach to incidents, visualise threats and associated risk and have "ACT-NOW" indicators against threats. This coupled with focussed trainings will result in a truly world class response system tailored to the culture of the organisation and its ethos.
- Improve incident escalation up to three times faster; and graduated level of escalation.
- Maintain systems health average at over 95 per cent and enable performance-based contracts and enforce penalties.
- Intelligent alarms and automated alarms radically reduce fatigue of the operators.
- Comprehensive resource planning for operations and emergencies.
- Real-time system visibility and data driven insights into operational metrics and thus providing knowledge repository of facts, stored chronologically for future reference, investigations, and perhaps learnings.
- Intuitive User Experience make navigating around the system easy using a two-click rule, making the most crucial functions specific to incident available within two clicks from the individual menus.
- Incremental integrations in the future: From integrating other building critical systems to integrating cyber-protection systems for well-rounded situational awareness.

BY NEENA HARIDAS

MAKE YOUR WINE COUNT

Investing in wine is a lucrative and enjoyable way to diversify your portfolio, provided you approach it with the right knowledge and strategy

Wine investing is increasingly becoming an attractive option for those seeking to diversify their portfolios beyond traditional assets like stocks and real estate. Fine wine, over time, has proven to be a stable and rewarding investment, offering potential for substantial returns. Let us explore the fundamentals of wine investment, factors that affect wine prices, how to invest, risks involved, and tips for maximising returns.

Why Invest in Wine?

Wine has a long history as a symbol of wealth, prestige, and luxury. More than just a drink, fine wine has become a collectible asset, with some bottles appreciating in value significantly over time. Investing in wine is more than just going red or white. Take a walk alongside us to know why wine is the best bet for your personal and financial portfolio.

Diversification: Wine can serve as a hedge against market volatility, particularly in times of economic downturns. Unlike stocks, wine tends to be less correlated with traditional financial markets, making it an attractive addition to a diversified portfolio.

Tangibility: Wine is a physical asset, which appeals to investors who prefer something they can hold and enjoy. Unlike cryptocurrencies or stocks, you can taste and savour your investment.

Wealth preservation: Certain wines, particularly those from top-tier vineyards and renowned vintages, have shown the potential to outpace inflation over the long term.

Impressive returns: Over the past two decades, some wine portfolios have reported annual returns of 10-15 per cent or more, making it one of the most lucrative alternative assets.

Factors that Affect Wine Prices

Wine prices are influenced by various factors that can impact their value over time.

Vintage quality: The quality of the wine produced in a particular year is a major determinant of price. Factors like weather conditions, harvest yields, and regional events all affect the vintage quality.

Producer reputation: Wines from highly regarded estates or renowned winemakers are more likely to appreciate in value. For example, Bordeaux wines from estates like Château Lafite Rothschild or Château Margaux tend to perform well in the market due to their historical demand and prestige.



THE INDIAN WINE STORY

- The Indian wine industry has experienced significant growth in recent years, driven by both domestic demand and international recognition. Several factors have contributed to this growth, from improvements in winemaking techniques to a burgeoning middle class with a growing interest in wine culture.

- India's wine production is concentrated primarily in Maharashtra, Karnataka, and Himachal Pradesh, with wineries such as Sula Vineyards, Grover Zampa, and Fratelli Vineyards leading the charge. These regions have seen increasing numbers of new wineries emerging, both small boutique producers and larger operations.

- Wine-growing regions are expanding into areas with ideal climates and soil conditions for viticulture. Maharashtra's Nashik Valley, Karnataka's Nandi Hills, and Himachal Pradesh's cooler regions are all gaining recognition for their potential to produce high-quality wines.

- Several Indian wines have been winning awards at prestigious global wine events like the Decanter World Wine Awards and the International Wine Challenge, giving Indian wineries valuable exposure and credibility.

Scarcity: The scarcity of a particular wine, whether due to limited production or historical significance, can drive prices up. Limited releases, rare bottles, and wine from vineyards with low annual output are often the most sought-after.

Cellar condition: Proper storage of wine is essential to maintaining its value. Wine that has been stored under optimal conditions (temperature, humidity, and light) will age better and remain in top condition, enhancing its investment potential.

Market demand: The demand for fine wine can fluctuate based on economic conditions, cultural trends, and changes in the wine market. Strong interest from emerging markets, especially in Asia, has contributed to price increases for fine wines.

How to Invest in Wine

There are several ways to invest in wine, ranging from direct purchases of bottles to more hands-off investment options.

Direct wine investment: This is of course the easiest way. You just buy bottles or cases. The most straightforward approach is to buy individual bottles or cases of wine, focussing on sought-after vintages, regions, and producers. This method requires knowledge of the wine market and careful research on potential wines for investment. Common choices include Bordeaux, Burgundy, and Champagne, but other regions like Tuscany or Napa Valley can also yield strong returns.

Wine storage: Proper storage is crucial to preserving the wine's value. You can either store your wine in a climate-controlled cellar or use a professional wine storage service, which may charge a fee based on temperature-controlled environments.

Trading: Once you have acquired a portfolio of wines, you can sell bottles or cases as prices increase. Wine auctions, both physical and online, are popular venues for buying and selling.

Wine investment funds: If you're looking for a more passive way to invest in wine, you might consider wine investment funds. These funds pool money from investors to



BEST INDIAN WINES

Sula Vineyards (Maharashtra): Sula Vineyards is one of India's most well-known wine producers, particularly famous for its Shiraz and Sauvignon Blanc. The Sula Rasa Shiraz is a standout, offering a rich, full-bodied profile with notes of dark fruit, pepper, and spices. Known for its consistency and quality, Sula's wines are widely recognised both in India and abroad.

Grover Zampa (Karnataka): Grover Zampa, a name synonymous with premium Indian wines, produces the exceptional La Réserve. This blend of Cabernet Sauvignon and Shiraz is known for its elegant tannins, dark berry flavours, and smooth finish. It has received critical acclaim and is considered one of India's top reds.

Fratelli Vineyards (Maharashtra): A blend of Cabernet Sauvignon and Sangiovese, Fratelli Sette is an exquisite red wine from one of the most dynamic wine producers in India. With deep, complex flavours of dark fruits and oak, this wine reflects the potential of Indian terroir to produce world-class wines.

Vallonne Vineyards (Maharashtra): Vallonne Vineyards, known for its exceptional terroir, produces excellent wines such as the Vallonne Chardonnay. It is a fresh, crisp white with tropical fruit flavours and a balanced acidity, showcasing India's ability to produce fine white wines.

Ridgeview Wines (Himachal Pradesh): Located in the cooler climates of Himachal Pradesh, Ridgeview Wines produces high-quality, cooler-climate varieties like Pinot Noir. Their Pinot Noir is aromatic, with delicate red fruit flavours and a light body, making it one of India's best expressions of this challenging grape.

purchase fine wines and manage the investment. The fund's managers select wines with the potential for appreciation, and you can profit when the wines are sold.

There are advantages to this method of building your wine portfolio. Wine investment funds handle the purchasing, storing, and selling process for you, making it a less hands-on investment compared to buying bottles directly.

Of course, it comes with its share of risks. The success of wine investment funds depends on the skill and expertise of the fund managers. The fee for the service can also be high, reducing the potential returns.

Wine futures (*En primeur*): Wine futures allow investors to purchase wine before it is bottled and released for retail sale, often at a lower price. This practice is particularly common in Bordeaux, where top estates offer *en primeur* sales. If the wine's value appreciates over time, investors can sell it at a profit once the wine is bottled and released. There is a risk that the wine may not live up to expectations or that market conditions may not result in the expected price increase. Additionally, the wine may be affected by issues like cork taint or improper storage before bottling.

Sharp investment: Fine wine has become a collectible asset, with some bottles appreciating in value significantly over time



TIPS FOR SUCCESSFUL WINE INVESTING

Do your research: Understand the market, different wine regions, and the performance of specific producers and vintages. Knowledge is essential for making informed investment decisions.

Focus on proven brands and vintages: Invest in wines with a proven track record of appreciation. Classic Bordeaux or Burgundy wines tend to offer more reliable returns than newer or less-established regions.

Diversify your wine portfolio: Like any other investment, diversification is key. Spread your investment across different regions, wine types, and vintages to mitigate risks.

Monitor market trends: Stay informed about market trends and global economic conditions, as these can influence wine demand and prices. Following auction results and wine industry reports can provide valuable insights.

Know when to sell: Timing is important in wine investment. Keep an eye on the wine market and consider selling bottles when prices have reached their peak or when there's strong demand for particular wines.

By understanding the key factors that influence wine prices, selecting the right wines, and managing risks carefully, you can build a successful wine investment portfolio. Whether you choose to buy bottles directly, invest in wine funds, or explore wine futures, patience, research, and proper storage are crucial to realising long-term returns. With careful planning, wine investment can be a rewarding journey that blends passion with profit.

Is Investing in Wine Risky?

As with any investment, wine carries its risks. Market volatility being one of them. Wine prices can fluctuate based on economic conditions, changes in demand, and external factors like weather events that may affect wine production. Storage and maintenance is crucial. Wine requires careful storage and handling. Poor storage can lead to spoilage or damage, reducing its value. Professional storage services come with additional costs.

There is always the risk of counterfeit wines. The wine market has seen an increase in counterfeit bottles, especially for rare and valuable wines. Authenticating wine before purchasing is essential to ensure the investment's value. Also, wine is not as liquid, pun intended, as stocks or bonds. It can take time to find a buyer for specific bottles, especially in less well-known regions or from less prestigious producers.

Remember, when it comes to investing in wine you are looking at the long-term horizon. Wine investments typically require a long-term approach, often taking 5-10 years to realise substantial returns. It is not a suitable investment for those seeking quick profits.



Storage is key: You can either store your wine in a climate-controlled cellar or use a professional wine storage service

BEST VINTAGES TO INVEST IN

Best Bordeaux vintages: Bordeaux wines from France, particularly those from the left bank (Pauillac, Margaux) and the right bank (Saint-Émilion, Pomerol), are some of the most sought-after wines globally. Vintages from top Bordeaux estates can provide significant returns.

1982 Bordeaux: Widely considered one of the best Bordeaux vintages in modern history, the 1982 Bordeaux wines are renowned for their exceptional quality and aging potential. This vintage produced balanced wines with ripe fruit, rich structure, and depth. Many of the top estates, including Château Lafite Rothschild and Château Latour, produced wines that have appreciated dramatically over time.

2000 Bordeaux: The 2000 vintage in Bordeaux was a great year for both red and white wines, with ideal weather conditions leading to wines with richness, complexity, and aging potential. The top wines, such as Château Margaux and Château Lafite Rothschild, have seen strong appreciation.

2005 Bordeaux: The 2005 vintage produced wines with excellent aging potential, balance, and structure. This vintage is marked by rich fruit flavours and firm tannins, making it a good long-term investment. Wines from Château Latour, Château Mouton Rothschild, and Château Pétrus are particularly valued.

2009 Bordeaux: The 2009 vintage is celebrated for its ripe fruit and balanced structure, which appeals to both collectors and investors. Many wines from this vintage, especially from estates like Château Lafite Rothschild, Château Margaux, and Château Pétrus, are expected to increase in value over time.

2010 Bordeaux: This vintage is considered one of the best in the past decade, with ideal growing conditions. The wines are powerful, structured, and have great aging potential. The top wines from this year, such as Château Mouton Rothschild and Château Lafite Rothschild, are highly sought after and expected to appreciate significantly.

BEST VINTAGES TO INVEST IN

Best Burgundy vintages: Burgundy in France is another region known for producing world-class wines, especially Pinot Noir and Chardonnay. The wines from Burgundy, particularly from prestigious appellations such as Côte de Nuits and Côte de Beaune, are in high demand by collectors and investors.

1999 Burgundy: The 1999 vintage in Burgundy produced wines with excellent balance, elegance, and depth. Many of the top producers in Côte de Nuits and Côte de Beaune, including Domaine de la Romanée-Conti and Domaine Leroy, produced wines that have appreciated in value over time.

2005 Burgundy: Burgundy's 2005 vintage is renowned for its quality across both red and white wines. The wines from this year are characterised by their concentration, complexity, and aging potential. Domaine de la Romanée-Conti and other top estates produced exceptional wines that are likely to see continued appreciation.

2010 Burgundy: The 2010 vintage was a cooler year, resulting in wines with bright acidity, freshness, and the potential for long-term aging. Wines from top producers such as Domaine de la Romanée-Conti, Domaine Leflaive, and Domaine Dujac are likely to perform well on the secondary market.

2015 Burgundy: The 2015 vintage in Burgundy was a warm year, producing wines with rich fruit, power, and great aging potential. This vintage is already highly regarded, and wines from top producers like Domaine de la Romanée-Conti and Domaine Leroy are fetching high prices.

2017 Burgundy: While more recent, the 2017 Burgundy vintage has shown great promise, with wines displaying purity, elegance, and balance. With many top producers such as Domaine de la Romanée-Conti and Domaine Armand Rousseau producing exceptional wines, 2017 is a vintage to watch for future investment.

PAIR IT RIGHT WITH INDIA

Pairing wine with Indian food can be a delightful experience! Indian cuisine has complex flavours, from spicy and rich to tangy and sweet. Here are some general guidelines for wine pairing with Indian delicacies.

Spicy dishes (Vindaloo, Tikka Masala)

White Wines: Opt for wines with good acidity and a touch of sweetness to balance the heat, such as Riesling or Gewürztraminer. These wines can cool down the spice without overpowering the dish.

Rosé: A dry rosé with its bright fruit flavours can also be a good match for spicier Indian food.

Rich, creamy dishes (Butter Chicken, Korma)

Full-bodied White Wines: A Chardonnay with a buttery, oaky profile works wonderfully with creamy sauces.

Red Wines: Light to medium-bodied reds, like Pinot Noir or Gamay, can also pair well with rich, creamy curries without overwhelming the flavours.



Grilled and Tandoori dishes (Tandoori Chicken, Seekh Kebabs)

Red Wines: Bold reds like Zinfandel, Syrah or Malbec complement the smoky, charred flavours of grilled meats.

Rosé: A dry rosé can also pair nicely with grilled food for a lighter option.

Vegetarian dishes (Paneer Tikka, Aloo Gobi)

Light Reds: Wines like Pinot Noir or Gamay work well with vegetable-based dishes, as they complement the flavours without overwhelming the dish.

White Wines: A Sauvignon Blanc or Chenin Blanc can also be a great choice for fresh, lighter vegetable dishes, adding a touch of acidity to balance the food.

Lamb dishes (Rogan Josh, Lamb Curry)

Medium to full-bodied reds: Wines like Merlot, Cabernet Sauvignon, or Shiraz enhance the richness of lamb, complementing its tender texture and flavourful spices.



Sweet or Spicy-Sweet dishes (Gulab Jamun, Mango Lassi)

Sweet wines: A Moscato or a late-harvest Riesling works well with Indian desserts, offering a nice balance to the sweetness and spices.

Sparkling wines: A sweet or off-dry Prosecco pairs wonderfully with spicy-sweet dishes and offers a refreshing contrast.

Avoid wines with high tannins (like

Cabernet Sauvignon) when pairing with very spicy dishes as they can accentuate the heat. Experiment with both red and white wines to find the best match based on your personal taste preferences and the dish's complexity.

By focusing on acidity, sweetness, and body, you'll be able to find wines that enhance the flavours of the diverse Indian dishes you're enjoying. Salut!



A few worthy mentions

2015 Napa Valley: Napa Valley, in the United States, has produced exceptional wines from the 2015 vintage, which is considered one of the best in recent years. The wines are marked by ripe fruit, power, and elegance. Top Napa producers like Screaming Eagle and Harlan Estate are likely to see strong returns on their wines.

2016 Tuscany (Super Tuscans): The 2016 vintage in Tuscany, Germany, particularly for Super Tuscans, has been widely praised. Wines from estates like Tenuta San Guido (Sassicaia) and Antinori (Tignanello) are likely to appreciate over time, given the quality and demand for these prestigious wines.

— Neena Haridas is a lifestyle writer and former Editorial Director of L'Officiel India

BEST VINTAGES TO INVEST IN

Best Champagne vintages:

Champagne is also a strong area for wine investment, especially from prestigious houses such as Dom Pérignon, Krug, and Salon. While Champagne is often not vintage-dated, the best vintages from top houses can provide strong returns.

1996 Champagne:

Considered one of the greatest Champagne vintages of the late 20th century, the 1996 vintage is known for its precision, complexity, and aging potential. Dom Pérignon, Krug, and Salon produced remarkable wines in this year, which are likely to continue to appreciate.

2002 Champagne:

The 2002 vintage produced exceptional Champagne with rich fruit and superb aging potential. Top producers such as Dom Pérignon, Krug, and Louis Roederer Cristal have seen these wines increase in value over time.

2008 Champagne:

The 2008 vintage is regarded as one of the best Champagne vintages of the 21st century. It's characterised by its freshness, acidity, and longevity. Wines from top producers like Salon, Dom Pérignon, and Krug are already seeing high returns and are expected to continue appreciating.

Best Rhône Valley vintages:

The Rhône Valley, in the south of France, particularly regions like Châteauneuf-du-Pape and Hermitage, also produces wines that are highly sought after by collectors.

2010 Rhône:

The 2010 vintage in the Rhône Valley is considered one of the best in recent years, producing wines with great depth, balance, and aging potential. Wines from Châteauneuf-du-Pape and Hermitage are especially valuable and have performed well on the market.

2007 Rhône:

The 2007 vintage produced excellent wines, with ripe fruit and balanced structure. Many of the top producers in Châteauneuf-du-Pape, such as Château de Beaucastel, have produced wines that are appreciated for their aging potential.

BY AASHWASTHI THAPALIYAL

PERFECT BREW

Explore the best tea and coffee shops in DLF Offices across India

Whether you're a chai aficionado or a coffee connoisseur, finding the perfect brew can make or break your workday. Across India's DLF Offices, where innovation meets modern design, there's a burgeoning culture of exceptional cafés that cater to caffeine cravings and tea-time indulgences. Here's a tour of some of the best chai and coffee spots in DLF workplaces, where every sip is a story.

On the Go Café: DLF Cyberpark, Gurugram

The ultimate stop for busy souls craving quality coffee, quick gourmet bites, and a vibe that's both energising and serene. Whether you're grabbing a morning boost or settling into a cosy nook, On the Go Café blends convenience with comfort in every sip and bite.

Must try: Nitro Cold Brew Latte and Matcha Pistachio Croissant

Vibe: With its sleek, urban-chic décor, buzzing lo-fi tunes, and tech-friendly seating, it's perfect for everything from quick pit stops to hours-long work sessions.

Third Wave Coffee: DLF Cyber City, Gurugram

Nestled in the tech-savvy hub of DLF Cyber City, Third Wave Coffee is a haven for coffee enthusiasts. Known for its single-origin beans and meticulous brewing techniques, this café is a favourite among professionals who thrive on quality espresso and creamy cappuccinos. The modern, minimalist interiors provide the perfect setting for brainstorming sessions or casual catch-ups.

Must try: Honey Lavender Latte and Classic Affogato

Vibe: Cozy corners with just the right amount of buzz to fuel productivity.



Tim Hortons: DLF CyberHub, Gurugram

Step into Tim Hortons at DLF CyberHub, and you're instantly greeted by the warm aroma of freshly brewed coffee and a cosy, contemporary vibe. With its chic interiors, earthy tones, and inviting seating, this café is perfect for everything—from laid-back catch-ups to quick coffee-fuelled work sessions.

Must try: Double Double, the iconic Canadian classic with just the right balance of coffee, cream, and sweetness, Maple Glazed Donut, Chicken Jalapeno

Bagel Sandwich, a spicy twist that pairs perfectly with their signature brews.

Vibe: A mix of bustling energy and laid-back charm, it's the perfect spot to grab your daily caffeine fix or settle in for a hearty snack.

Chaayos: DLF Cyber City, Gurugram

When tradition meets innovation, you get Chaayos. Located at DLF Cyber City in Gurugram, this café offers customisable chai options and quirky snacks.



Aroma therapy: Enjoy a morning cuppa with your colleagues just before you hit the work desk

Whether you're in the mood for a *kadak* chai or something experimental like their Aam Papad Chai, Chaayos guarantees an experience as unique as your palate.

Must try: Desi Chai with Paneer Tikka Sandwich

Vibe: Fun, quirky, and full of character—much like Gurugram itself.



Starbucks: DLF CyberHub, Gurugram

A global favourite, Starbucks retains its iconic charm while adding a local touch. With an expansive menu of coffee classics, seasonal specials, and indulgent snacks, it's a reliable choice for caffeine seekers.

Must try: Caramel Macchiato and Chocolate Chip Cookie

Vibe: Bustling yet intimate, perfect for networking or a quick recharge.

Chai Kings: DLF Downtown, Chennai

Chai Kings brings India's beloved chai culture to the bustling office corridors of DLF Cyber City in Taramani, Chennai. With a menu spanning traditional masala chai to refreshing iced teas, this spot is a crowd-pleaser. The homely aroma of brewing tea mixed with the earthy ambiance makes it a top pick for a quick chai break.

Must try: Ginger Chai, Zafrani Chai, Bubble Tea, Chocolate Shank

Vibe: Warm and inviting, with a focus on quick service for busy schedules.

Madras Coffee House: DLF Downtown, Chennai

Wake up and smell the coffee! If you are looking for that authentic aroma of freshly brewed coffee served in true south Indian style, this is where you want to be.



Must try: Filter Coffee, Mini Samosa, Bun Butter Jam

Vibe: Buzzling and energy-filled, a perfect place to shake-off any early-morning lethargy.

Writers Café: DLF Cyber City, Chennai

This is true delight with good food, wonderful ambience and charming, attentive staff. As a major bonus, there is more than just good coffee and tea with a value-for money all-day breakfast menu.

Must try: Spice Chai Latte and Blueberry Froyo Smoothie

Vibe: The bookshop in the cafe is an added bonus that is perfect for a hungry bookworm!

Coffee Shastra: The Hub, DLF Cyber City, Chennai

A perfect place to dine-in, this is also doubles up as a quick-bite café with great options for your caffeine craving. Yes, if you are running late for work, make use



Take a break: You can find some of the best tea and coffee shops in DLF Offices to catch up on work talk

of the take-away option.

Must try: Black Filter Coffee and Irish Filter Coffee or Chennai Masala Chai with Butter Bun Jam

Vibe: Ideal for group meetings, the interior is elegantly designed to provide a cosy yet refined ambience, with warm lighting and tasteful decor that make every sip special.

Photo By: Anil Soni



Blue Tokai Coffee Roasters: DLF CyberHub Gurugram

Minimalist and modern, with local artwork adding a creative touch, it is the perfect place for purists who appreciate complex flavour profiles. The coffee in your hands is more than a beverage, it's the outcome of sourcing the finest specialty coffee beans from some of India's best farms that are then roasted and brewed to perfection.

Must try: Trioccino Frappe, Almond Croissant, Guacamole on Toast

Vibe: Ideal for solo work or deep conversations.

The Tea Planet: DLF Cyber City, Hyderabad

The tea shop promises a variety of options sourced ethically from the best tea gardens across the world and also claims to be the first café to make the now-famous Bubble Tea.

Must try: Jasmine-flavoured Tea, *Kadak* Tea and Bubble Boba Tea

Vibe: For those who truly enjoy the warmth of aromatic tea, this is where you should bring your friends to impress them with the flavours of India.



Dessert Works & Chai Bliss: DLF Cyber City, Hyderabad

A modern tea house with a cosy vibe. Known for its inspired beverages, the flavours are blissful as its name, especially when the cuppa comes with sinful desserts.

Must try: Dum Chai, Masala Chai and Death by Chocolate

Vibe: A great place to chill with hot and cold stuff at the same place.



Meet & greet: Take your colleagues and friends out for a chat or simply strike a deal over a hot cup of coffee or tea and croissants within your office premises

Whether you're a die-hard coffee lover or a tea aficionado, DLF Offices have something to delight your taste buds. These vibrant spaces aren't just about beverages; they're where conversations brew, ideas are stirred, and moments are savoured. So, the next time you're in DLF Offices, don't just grab a drink—immerse yourself in the experience.

GROWING TOGETHER

McDermott International opens new office in DLF Downtown, Chennai

McDermott International Ltd is a leading provider of engineering and construction solutions for the energy industry. Trusted for technology-driven approach, the multi-national works to transform global energy resources into essential products. From concept to decommissioning, their innovative expertise advances global energy infrastructure for a sustainable future. Operating in over 54 countries, with more than 30,000 employees, it specialises in marine vessels, and global fabrication facilities that drive local and global success. McDermott International inaugurated its new office in DLF Downtown, Taramani in Chennai, Tamil Nadu.

DLF Offices celebrated the arrival of McDermott to DLF Downtown, Chennai with a grand reception for **Michael E. McKelvy, president McDermott** and CEO (at the ribbon cutting ceremony), and the entire team including Vaseem Khan, the SVP of global operations and member of the executive committee and Maruthappan Alagappan, senior director (operations).

A glimpse into the exciting moment of forging new partnerships:



DLF Downtown, Chennai: The team of McDermott International (above) celebrated its new office to the tune of traditional Nadaswaram (far left)



"We appreciate DLF Offices' commitment to sustainability, employee welfare and making workspaces that are enjoyable and productive. It is now home to our 1500 employees. We have a long history with DLF Offices which began in DLF Cyber City in Gurugram. We have been working together with DLF Offices for 15 years."

— **Mark de Vries**

Director (Global Real Estate & Facilities)



"We are very happy to be in DLF Downtown, Chennai. We have not seen the kind of infrastructure that DLF Offices provides anywhere else. The in-house fire stations, medical clinics, expanse of the lobby and adaptability of the workspace make this a perfect choice for us."

— **Sharmila Sharma,**

*Senior Manager
(Real Estate & Facilities)*

IN FESTIVE SPIRIT

This Diwali, the in-house team at DLF Offices infused the festival with vibrant energy, creativity, and celebration! The office was transformed into a stunning display of colours and lights, with intricate rangolis at the entrance and diyas twinkling in every corner. The festivities kicked off with a lively mix of traditional music and dance, as team members came together to enjoy cultural performances and showcase their dance moves. From festive treats to heartfelt exchanges, every moment was filled with joy and unity. It was a Diwali celebration that truly reflected the spirit of togetherness, creativity, and the bright future ahead.





Let there be light

Diwali celebration at DLF Offices: The Diwali party at the DLF Offices was a vibrant celebration filled with festive cheer and camaraderie. The office was adorned with colourful rangoli, twinkling lights, and traditional decorations, creating a warm and inviting ambiance. Employees came dressed in elegant ethnic attire, adding to the festive spirit. The event featured fun activities like games, music performances, and a sumptuous spread of traditional sweets and snacks. The highlight was the diya-lighting ceremony, symbolising the triumph of light over darkness. It was a memorable occasion that brought colleagues together to celebrate the festival of lights with joy and togetherness.



ON YOUR GUARD

DLF Offices partnered with the National Security Guards to conduct an anti-terrorist mock drill, imparting knowledge to the security teams for tackling hostage, bomb and terror situations. The DLF Offices' security, operations and office teams attended the event, along with officers from NSG, JCO and the police force.



NSG anti-terrorist mock drills at DLF Cyber City and DLF Cyberpark in Gurugram



LET'S BEGIN AFRESH

Aarambh, meaning "new beginnings", is a unique initiative introduced by DLF Offices to mark the festive spirit and the transition into a brighter, meaningful new year





Kicking off with Christmas and continuing into the New Year, Aarambh embodies joy, unity, and renewal. This initiative brings together employees, clients, and partners to revel in a series of thoughtfully curated events and activities such as exclusive movie screenings, Christmas carnivals, games, and sumptuous food, symbolising the start of a vibrant, hopeful journey into a brand new year filled with festivities.



DLF World Techpark, Gurugram



DLF Techpark, Noida



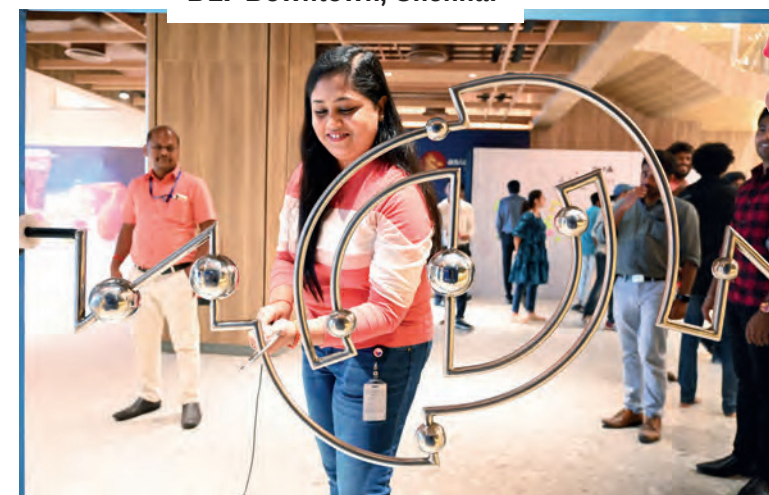
DLF Cyber City, Hyderabad



DLF Techpark, Noida



DLF Downtown, Chennai





DLF Downtown, Gurugram



NEW INITIATIVE

WELCOME TO
SCC MOVIES & CHILL

A Sunset Cinema Club Experience!



Popcorn, please

Movie and music night at DLF Offices: There is nothing better than a movie night to end a hectic year of deadlines and work meetings, especially with your office team. Of course, it is a guaranteed full-house when the movie is nostalgia inducing good ol' modern classic *Zindagi Na Milegi Dobara* and all-time Christmas favourite *Home Alone*. From on-screen joy to singing along with Rocksta's Jordan, it was magical at DLF Cyber City, Gurgaon, Chennai, Hyderabad and DLF Techpark, Chandigarh.



WELCOME TO
SCC MOVIES & CHILL

A Sunset Cinema Club Experience!



DLF Skywalks, Gurugram



Building 9A & 9B, DLF Cyber City, Gurugram



DLF Cyber City, Chennai



What makes Aarambh unique?

The new initiative by DLF Offices takes community building among the professionals and workforce across all its properties beyond fun and frolic. The events are about creating a meaningful work culture.

New beginnings: The events are a chance for the participants to start anew in their commitment to sustainability. Encourage them to reflect on their choices and how they can make more eco-friendly decisions moving forward.

Celebrating change: Frame the celebration around the idea of positive transformation. It encourages participants to share stories of individuals or organisations that have made significant changes toward sustainability, inspiring others to follow suit.

Making the right choice: Incorporate discussion or workshops focussed on sustainable practices, helping participants understand how their individual choices contribute to a healthier planet, highlighting the importance of making responsible decisions during the festive season.

Pledge for a better future: Include a moment during the events where the participants can take a pledge to uphold sustainable practices not just during Diwali, but through the year. This could be done through a symbolic act, such as signing a commitment wall or planting a tree.

Community engagement: Encourage participants to collaborate on sustainable projects or initiatives that can be sustained beyond the event. This fosters a sense of community and shared responsibility for the environment.



DLF Techpark, Chandigarh

BY PRAVEEN KUMAR

BETTER THAN AN EAGLE, CADDIE

Birdwatching in DLF5 Golf Links offers a serene escape into nature amidst the urban landscape of Gurugram, especially when the winter visitors are swinging by

If you are an early bird, no pun intended, but a lazy golfer, we suggest you head to DLF5 Golf Links in Gurugram. The DLF5 Golf Links is an urban oasis that attracts a variety of winter birds due to its landscaped gardens, water bodies, and nearby greenery. There is no better time to grab your bird watching gears as the some of the most interesting winter bird species are teeing around the greens for you.

Here's a quick bird-spotting guide for your winter mornings, and how to identify your birdie.

Common Winter Migrants

White Wagtail: A small, elegant bird often found near water or open grassy areas. It has a distinct black-and-white plumage.

Pied Avocet: Found near water bodies, this striking bird has a black-and-white pattern and an upturned bill.

Bluethroat: A small passerine with vibrant blue and red patches on the throat, often spotted in shrubby or wetland areas.

Rosy Starling (*Pastor roseus*): You can spot rosy starlings on the course preening themselves on a tree by the lake of the Island Green of the Gary Player Course. Their rosy plumage, most noticeable during the breeding season, gives the birds their name

Photographs by: André Jeanpierre Fanthome



White Wagtail (*Motacilla alba*): The white wagtail visits each year during the winter, moving freely from one water body to the other, surveying the banks of the lakes for food. Best sightings are around the main lake when teeing off from the 6th hole

Siberian Stonechat (*Saxicola maurus*): Another one of our winter visitors, Siberian stonechats frequent two areas of the course, the hill off the 9th tee and the area around the bridge connecting the 13th tee and fairway (left)

Purple Sunbird (*Cinnyris asiaticus*): The purple sunbird gets its name from the distinctive dark purple plumage. Sitting at the Pavilion, on the deck of The Clubhouse or in the condominium gardens, you will hear and possibly see these little birds as they swiftly move from one flower to another (far left)



Siberian Stonechat: Small, perky birds with black, white, and orange hues, perched on shrubs or fences.

Eurasian Hoopoe: Known for its striking crown-like crest and beautiful orange-brown and black plumage.

Siberian Rubythroat: A small, striking bird with a vivid red throat in males, it is often found in low bushes or undergrowth.

Common Starling: Glossy, dark-coloured birds with speckled feathers. These beauties are seen in flocks, especially on lawns or near trees.

Rosy Starling: Pale pink and black plumage with a glossy sheen, they are found in gardens and open spaces in large flocks.

Waterbirds

Northern Shoveler: Ducks with distinctive spatula-shaped bills, often seen in ponds or lakes.

Cotton Teal: Small dabbling ducks with vibrant green wing patches, seen around water bodies.

Indian Spot-Billed Duck: Native to the region but active during winter around water features.

Grey Heron: Large wading bird with elegant grey and white plumage.

Eurasian Coot: Beautiful black waterbirds with a white frontal shield, is often found swimming or foraging near ponds.

Pallas's Gull (Great Black-Headed Gull): Large gulls with a distinctive black head and white body during breeding season. Look for them near larger water bodies.

Residents Active in Winter

Indian Roller: Brightly coloured bird with vibrant blue wings, often seen perched on wires or trees.

Black Redstart: A small, dark bird with an orange-red tail. It is found in open areas or gardens.

Pied Bushchat: Small black and white bird, often perched on fences or shrubs.

Purple Sunbird: Tiny bird with iridescent purple plumage in males. It is commonly found feeding on flowers.



Bluethroat (Luscinia svecica): In winter, this member of the chat family, hangs around the bridge connecting the 13th tee and the green of the Gary Player Course (top)

Cotton Teal (Nettapus coromandelianus): Find a pair of cotton teals in bright white plumage on the main lake of the Gary Player Course (second from top)

Common Hoopoe (Upupa epops): They are everywhere, silently working on the greens of the course, The Sanctuary and condominium gardens hunting worms (above)

Black Redstart (Phoenicurus ochruros): One can spot black redstarts around the Academy and the 10th and 11th fairways of the Gary Player Course

Common Kingfisher (Alcedo atthis):

Despite the name, this is not a common sighting either on the course or anywhere for that matter. We may spot one or two on the bridge between the lake around the 5th green and the main lake

Common Kingfisher: A small, vividly coloured bird often near water, known for its blue back and orange chest.

Spotting interesting birds in DLF5 Golf Links can be a rewarding experience, given its lush greenery and diverse habitat. Here are some tips to enhance your birdwatching experience:

Best Time for Birdwatching

Early morning: Birds are most active during the first few hours after sunrise. The light is softer, making it easier to spot details.

Late afternoon: Another active period, especially during the cooler parts of the day.

Essential Gear

Binoculars: A good pair with 8x or 10x magnification helps you observe birds from a distance.

Field guide or App: Use a regional bird guidebook or apps like Merlin Bird ID or eBird to identify species.

Notebook or App: Keep a log of the birds you spot.

Camera: A camera with a zoom lens can capture details for later identification.

Where to Look

Water bodies: Look near ponds, streams, or fountains for waders, ducks, and kingfishers.

Tree canopies: Check for songbirds and parakeets.

Open lawns: Watch for birds like mynas, drongos, or lapwings that forage in open spaces.

Flowering shrubs: These attract sunbirds and other nectar-feeding species.

Techniques to Attract Birds

Stay quiet: Birds are easily startled. Move slowly and minimise noise.

Wear neutral colours: Avoid bright clothing to blend into the surroundings.

Use bird calls: Play recorded bird calls sparingly to attract species, but avoid overdoing it as it might stress them.

Seasonal Birding

Winter (October to March): Migratory birds like warblers, flycatchers, and waterfowl visit during this time.

Monsoon and post-monsoon: Look for breeding species and birds like Indian pittas and cuckoos.

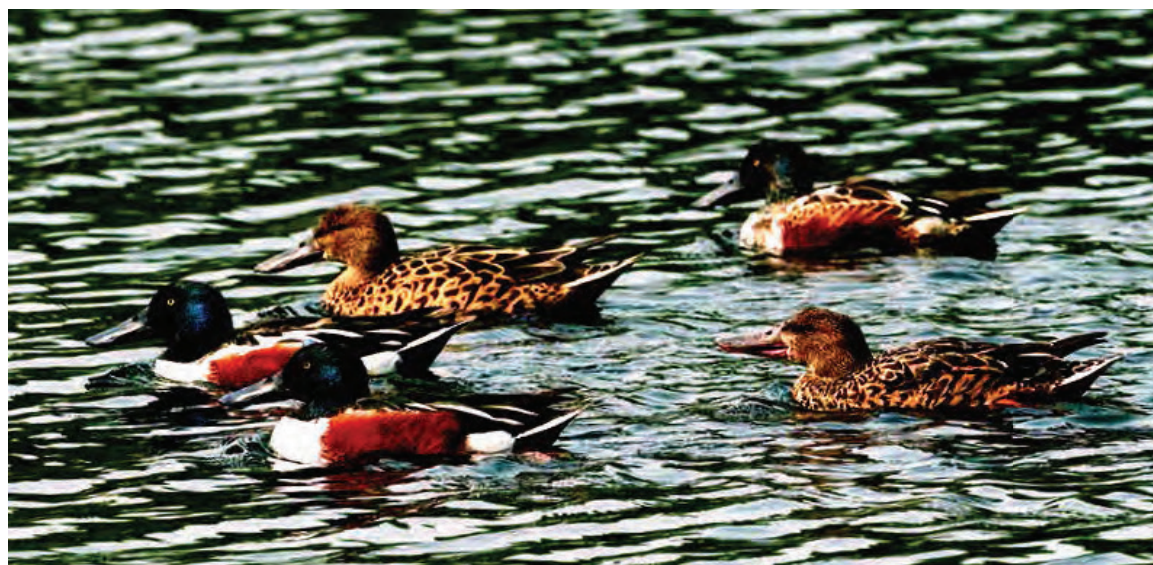
Join Birdwatching Groups

DLF5 and Gurugram host active birding communities. Joining a group or attending a guided walk can improve your skills and help you spot rare species.

Use eBird for Local Sightings

Check the eBird Hotspot for DLF5: (<https://ebird.org/>) to see recent bird sightings and their exact locations within the course.

Indian Spot-billed Duck (*Anas poecilorhyncha*): These beauties are best found near water bodies as their diet mainly consists of aquatic vegetation and small insects



Indian Roller (*Coracias benghalensis*): This is a common bird in north India and spottings have been limited to the fairway of the 14th hole



Grey Heron (*Ardea cinerea*): Among the tallest of all our feathered members, grey herons have now become quite common on the course. They can be spotted around all the water bodies basking in the early morning sun by the 8th green of the Gary Player Course, where you will find them most winter mornings (left)

Northern Shoveler (*Spatula clypeata*): These ducks restrict themselves to the deeper lakes on the Gary Player Course, and are usually seen in pairs (left above)

Common Coot (*Fulica atra*): Every winter, a flock of coot arrives to stay only until spring, when they fly off to their breeding grounds in the hills. The coots mainly stick to the main lake of the Gary Player Course, occasionally visiting the lake by the 18th hole (far left)

By combining patience, the right tools, and knowledge of bird behaviour, you will likely spot many fascinating birds in this urban oasis!

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

EMPOWER THE FUTURE

DLF Foundation, the CSR implementing arm of the DLF Group, works to deliver high impact initiatives and programmes in the areas of education, social sustainability, environment, support systems for vulnerable communities and raising awareness on animal welfare

DLF 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.



DLF Foundation recognised as the Times Now CSR Champion of the Year

Caring for the world

The DLF Foundation has been honoured as CSR Champion of the Year at the ESG Impact Summit 2024. The prestigious award was conferred by Dr Kiran Bedi during the summit, held under the aegis of the Global Sustainability Alliance (GSA), a Times Group initiative. The award recognises DLF Foundation's impactful initiatives in setting environmental benchmarks, promoting healthcare and animal welfare, supporting the education of underprivileged children, and prioritising safety and welfare projects, all with a commitment to bridging social divides and driving inclusive growth.

Supporting the community

The DLF Foundation, in collaboration with Haqdarshak, has launched DLF Foundation Suvidha Kendra to assist vulnerable communities by facilitating their access to government welfare schemes and services.

Many citizens are often unaware of their entitlements or lack the knowledge to apply for various welfare schemes. The



DLF Foundation Suvidha Kendra to support welfare for vulnerable communities

Suvidha Kendra addresses this challenge by providing comprehensive support to help individuals gain knowledge and register for applicable schemes. With personalised guidance and documentation assistance, the Suvidha Kendra ensures that government benefits reach those who need the most. By promoting economic empowerment and strengthening social inclusion, the Suvidha Kendra is paving the way for a more equitable future for vulnerable communities.

"I would like to express my gratitude to DLF Foundation for launching this programme to assist individuals in need, like us. The application process has been quite fast, and I have applied for both the UDID card and the Ayushman card. I look forward to receiving the benefits" - Priya, Beneficiary

"Through the Suvidha Kendra, I learned about government schemes I was previously unaware of, and I have applied for a couple of them. I have also encouraged others to take advantage of these benefits." Abhinendra, Beneficiary

You can make a difference by referring underprivileged stakeholders including domestic help, drivers, security staff, and others to benefit from this programme.

For queries: Reach out to the DLF Foundation Programme Team @ 0124 4769214 and Haqdarshak Programme Team @ 9370780374.



Contribution to UN SDGs

SDG 1, SDG 2, SDG 3, SDG 4, SDG 10, SDG 11, SDG 13, SDG 15, SDG 17



Contribution to UN SDGs

SDG 1, 3, 5, 8, 10, 11, 17

Providing quality education

SBM Senior Secondary School, supported by DLF QEC Educational Charitable Trust, has been awarded the prestigious Excellence in Education Award for being the best government-aided school in Delhi.

This award is a testament to the collaborative efforts between the SBM school and the DLF QEC Educational Charitable Trust in promoting quality education and fostering inclusive growth.



Contribution to UN SDGs
SDG 4



SBM Senior Secondary School supported by DLF QEC Educational Charitable Trust has been awarded the best government-aided school in Delhi



Animal life matters

CGS Veterinary Hospital has recently launched a state-of-the-art veterinary hydrotherapy and physiotherapy facility. This advanced facility will significantly enhance medical and therapeutic services for small animals needing treatment and will immensely help injured, disabled and post-operative

animals regain their mobility, strength, and overall physical well-being.

The facility will provide customised treatment plans, and physical therapy and hydrotherapy. Hydrotherapy is specifically designed to provide gentle and joint-friendly exercise, which is particularly beneficial for animals with arthritis, those in post-surgical recovery,

or those needing weight management. Through innovative practices, the team of skilled veterinarians and therapists at CGS veterinary facility continues to create a supportive environment for animals in need.

New hydrotherapy and physiotherapy facility launched at CGS Veterinary Hospital



Contribution to UN SDGs
SDG 15

Cover Story



Design Meets Innovation

Page 04

At the core of Atrium Place is a commitment to human-centric design. This approach prioritises the needs and experiences of its occupants. The building features open spaces, flexible layouts, and collaborative areas that encourage interaction among tenants and visitors. By creating environments that foster communication and creativity, the design supports a dynamic workplace culture.

Trend Talk



Made for Global Giants

Page 20

In the competitive world of commercial real estate, DLF Offices has emerged as the go-to choice for multi-national companies, including several Fortune 500 conglomerates. Renowned for their cutting-edge designs, sustainability initiatives, and unmatched amenities, DLF Offices has set new benchmarks in India's workspace landscape.

Global View



Centre of the World

Page 26

Global Capability Centres (GCCs) have undergone a profound transformation, shifting from cost arbitrage hubs to strategic value creators. As businesses expand globally, India is a key player in the GCC market. Among the real estate solutions catering to this growing sector, DLF Offices has positioned itself as the leading choice for GCCs due to its unmatched infrastructure, strategic locations, and future-ready workspaces.

Smart Spend



Money in a Bottle

Page 38

Wine investing is increasingly becoming an attractive option for those seeking to diversify their portfolios beyond traditional assets like stocks and real estate. Learn the fundamentals of wine investment, factors that affect wine prices, how to invest, risks involved, and tips for maximising returns.

Good Life



Coffee or Tea?

Page 46

Whether you're a chai aficionado or a coffee connoisseur, finding the perfect brew can make or break your workday. Across India's DLF Offices, where innovation meets modern design, there's a burgeoning culture of exceptional cafés that cater to caffeine cravings and tea-time indulgences. A quick tour of some of the best chai and coffee spots in DLF workplaces, where every sip is a story.

Events



In Festive Spirit

Page 56

A busy year-end filled with fun and frolic. From Diwali parties, Christmas celebration and New Year extravaganza, there was plenty and more across DLF Offices. Hope you didn't miss the exclusive movie screenings. Well, there is never a dull moment inside DLF Offices.

WE ARE WHERE YOU WANT US

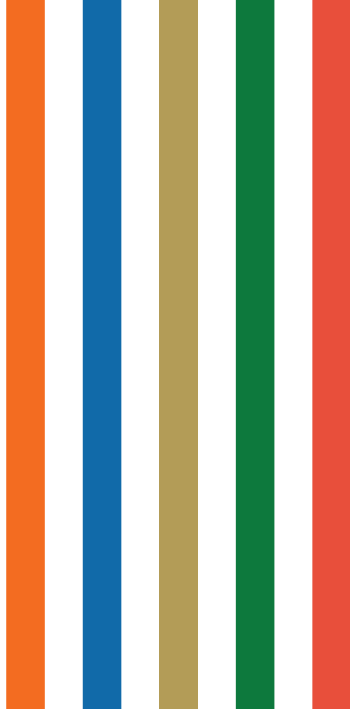
With innovation and excellence at the core of its ethos DLF Offices is constantly expanding its presence with new world-class workspaces across India



OVER 42 Mn. sq. ft.
(India's largest operational commercial asset portfolio)

10 Mn. sq. ft.
(Under construction)
600+
(Number of tenants)

6 STATES
(Geographical presence)
7 CITIES
(Across the country)



DLF CYBERPARK

9th Floor, Tower-C, Gurugram-122016, Haryana
+91-124-4321321



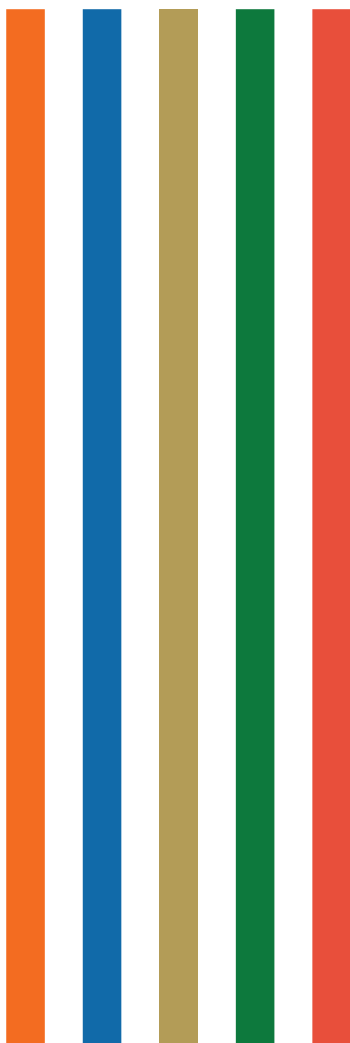
WEBSITE



LINKEDIN



YOUTUBE



**THE
FUTURE
WORKS
HERE**

DLFA 
OFFICES