



DLF EDGE

New Generation Workplaces

1st Edition

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2013 **DLF** Cybercity, Gurgaon

From a Vision to Reality

DLF Gateway Tower

2000 **DLF** Gurgaon

DLF Gateway Tower



DLF Cybercity From a Vision to Reality

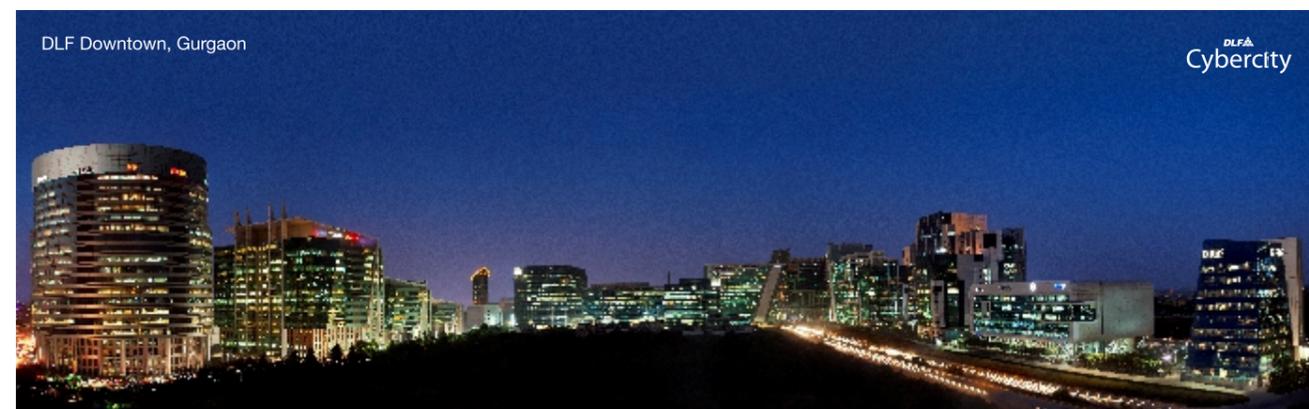
Once upon a time, south of India's capital city New Delhi. The year is 2000. A quiet collection of small villages, over 2000 years old, start to wake up, slowly magnetizing together to form a suburban office district called DLF Cybercity.

Back in 2001, it was crunch time in Delhi, with inadequate infrastructure, underdeveloped buildings, and difficult access. Life in Metro was getting expensive, bottlenecks were adding to the strain, and space was at a premium. India's corporate elite began to demand buildings with better infrastructure, ample parking, a larger floor plate and good building maintenance - Grade 'A' building.

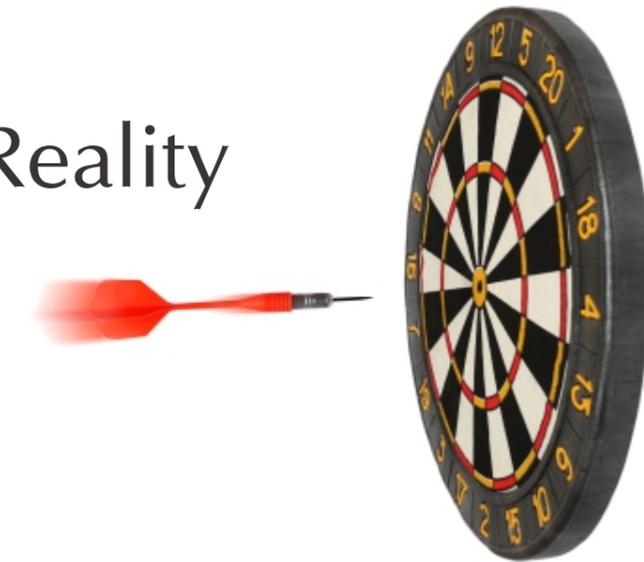
DLF led the way, in Gurgaon, reaching out to migrant companies from Delhi, with buildings that met demand and exceeded expectations.

Almost single-handedly, DLF has converted a sleepy, rural settlement, into its very own DLF City, built itself into the country's largest real estate firm. The group has developed the largest share of residential, official and retail space in Haryana and has been declared, for its pioneering efforts in urban development, planning, and execution, a Super brand.

The biggest leap forward in Gurgaon has been the 125 acres large integrated business district adjacent to Delhi Gurgaon border and on NH-8, called the "DLF Cybercity".



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The first and most dramatic building to come up, as far back as 10 years ago, is DLF Square. In its fine aura of blue glass and white stone, it became the symbol of the future. Many real estate companies slowly tried to imitate DLF landmark developments, which is now one of the markers of DLF Cybercity, the other being the Gateway Towers (popularly called as "Ship Building"), DLF Cyber Greens and DLF Infinity Towers.

In 2003, Infinity Towers and Cyber Greens came having integrated food courts with other ultra modern facilities and features .

By 2007, a quantum leap in demand occurred. Future expansion was to be factored, and buildings with expansion options became the preference. DLF developed Building 10 with 2.4 million sq ft of space.

As Gurgaon fulfils its destiny as the future city, DLF acts as its flag bearer. As migration from different lands, and of different cultures and people continue into a mega suburb, DLF is there to predict needs, plan infrastructure and accommodate all solutions at one spot- whether office, residence, or shopping.

Flash Forward 2015

Flash forward to 2015, and one of the most coveted corporate office destinations in India. Skywalks, toll-free express way within the city, a privately owned rapid metro within the business district, multi-level car parking, high end retail hub and recreation centres morphing with office infrastructure that is best in the world, easy access and exit and luxurious, safe, inviting and comfortable corporate and industrial environments.



Rapid Metro at DLF Cybercity is likely to commence operations by Q4, 2013

Welcome to future of office spaces!



Amit Grover
National Director - Offices, DLF
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- DLF has responded to the growing needs of companies. From the smallest details of attractive building facades to contemporary landscaping, a toll free expressway from DLF Cybercity to Sector 56, and a rapid metro line connecting the business district, our vision is to have a high value destination worth working in, living in, setting up and expanding to business where the best come to work.
- DLF has always been at the forefront of architectural science in India. An example is underground cabling. In the near future, all electrical OHE HT lines will be diverted through underground cabling in a dedicated corridor from NH-8 Junction, Cybercity to Sector 56. It will make the skyline clean, and free up land for wider roads.
- Our focus on regular commuting of workforce to DLF Cybercity is enormous. The completion and commencement of operations of Rapid Metro in Q4, 2013 would add substantial value to the Cybercity office occupants and thereby reducing transport cost, travel time while being in a secured metro environment. This will also reduce parking

requirements of DLF Cybercity. All efforts along the roads (including dedicated paths for pedestrians), signal free underpasses, the 16 lane toll free road, and the skywalks, are all ideas that will keep the city moving, free from blockages. We are looking at the future, and planning for it.

- Dupont is our safety advisor, trainer and partner. We are the only real estate company in India to take the issue of security and safety seriously, have appointed Dupont for safety, and implement far-reaching standards. From helipads (for emergency evacuation), to a two tier sprinkler system, disaster management drills, 90 meter high snorkels, ambulances from reputed hospitals, a three tier security system and CCTVs, we have one of the best disaster management systems in India. So that you can be safe.
- Our focus on energy conservation and green initiatives made us set up an Energy Centre across DLF Cybercity, Gurgaon which aims to cater to all the buildings there. This energy center uses natural gas instead of diesel for power generation that helps to remarkably reduce operating/maintenance cost. Such cost savings are then passed on to DLF occupants/tenants.
- How many private organizations in India have a fire station? Only one. In DLF Cybercity, we have a fully equipped fire station with staff, and a skylift which can reach up to 30 floors and jet streams of water another 30 meters. In case of a fire anywhere in the business district, our fire engines and personnel will reach in the shortest possible time.
- DLF Cybercity is not a small territory. It is over 15 million square feet of space planned as Integrated Business District.

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DLF Edge – a vision to consistently Innovate, Plan, Execute, Upgrade and Operate to the best standards of operational excellence

Fire Safety - Preventive & Control Measures

- First developer in India to procure 90 mtrs high skylifts from Finland for DLF Cybercity, Gurgaon
- 2 fire stations to be operational in DLF Cybercity & Phase 5
- To have least response time to any emergencies
- These skylifts can carry a load of 400 kg and rotate at a 380 degree angle
- The skylift has a reach of up to 30 Floors plus additional 35 mtr height can be reached by water Jet
- The staff attached to the Sky Lift will be trained by the sourcing company along with the periodical maintenance
- The Fire Station would have fire tenders with fire bouzers with capacity of 18 kilolitres of water
- Thermal Imaging Cameras
- DMDRP - Disaster Management & Disaster Recovery Room
- Removal of Gas banks from Buildings - Only piped gas supply*
- Breathing Apparatus (BA) systems - 10 nos. at any point in time
- Smoke generators used for mock fire drills
- Clean agent gas flooding system on each electrical panel
- 2 tier fire sprinkler systems at all tenant areas
- Fireman Proximity Suits & Fire Entry Suits
- Exclusive Training Centres for tenants for fire-fighting
- 3rd party fire safety audit
- Helipad for Emergencies*



Quick Response Measures

- Ambulances from reputed hospitals - fully equipped and with trained staff stationed at buildings
- Quick Rescue Teams equipped with latest electronic gadgets to handle emergencies 24x7
 - Explosive Detection Sniffer dogs
 - Bomb Suppression Blankets*
- Vehicle Recovery Vans stationed at all buildings



Intelligent Security Systems

- 3 Tier Security
- Special Bomb Threat SOPs
- CCTVs in lifts
- Single frequency Walkie Talkies*
- Exclusive Training Centres on Security
- Dedicated Security Manuals for buildings
- Third party security audits



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Only Office Space Developer in India to have:

- 90 mtrs. skylift for Fire-fighting
- Fire Safety Training Centres, also for Tenant employees
- Dedicated Fire Station attached to Office Complexes
- For each unit of Energy consumed, an equivalent is re-produced through renewable sources*
- Cogeneration Power Plant, earning Carbon Credits
- Private Metro at DLF Cybercity, Gurgaon*
- Private 16 lane Toll-free Road network at DLF Cybercity, Gurgaon*
-  as the Safety Partner

Advanced Building Management Services

- DLF Buildings are installed with Advanced BMS Systems, with the following key advantages:
 - HVAC performance in the buildings is improved
 - High Energy savings by intelligent setting of the Parameters
 - Integration of various alarm systems in the BMS, greatly enhances the safety systems
- Preventive Maintenance on ERP*
- Centralized Query Closing System
- Complete Utilities Usage & Maintenance (IMS) on ERP*



Compliance & Certification

- LEED Certification - Leadership in Energy and Environmental Design*
- ISO 9001, 14001, 18001 Certification
- OSHA Certification*

* work in progress.

Our Building Services Leadership & Team at your service!



Gautam Dey
Head-CAT9
dey-gautam@dlf.in

Chartered Engineer with wide experience in operation of Engineering and Real Estate. Previously served Maruti-Suzuki, DCM - Shriram, Bennett & Coleman. Just Prior to DLF, served Unitech Limited as Director for their Pan India Facilities Management Operation. Now working with DLF in the capacity of "Head - Building Management Services" for their Pan India Commercial (Office) Buildings.



Sunil Jagga
Chief-Group CRM
jagga-sunil@dlf.in

Graduate Electrical Engineer from Thapar College of Engineering with total 30 years of rich experience out of which 25.5 years had worked with different industries (Paper, Cement and Health care) and from last 4.5 years working with DLF and looking after the building management services of commercial buildings.



Col. Paramdeep Thapa
Chief Security Officer
thapa-paramdeep@dlf.in

A veteran from Indian Army having spent a stint in The United Nations and a Certified Security Professional, with 26 years of experience in security. Have worked in the Engineering & Construction sector, as GM HR/Admin, with POSCO E&C India Pvt Ltd and in the Hospitality sector as Head Security with Jaypee Group and as Director Loss Prevention with Marriott Hotel. Core competency is to understand, analyze and manage security requirements by conceptualizing & implementing insightful security strategies.



Saurabh Garg
Group CRM-Bldg. 5 &
Head Customer Care
garg-saurabh@dlf.in

Marine Engineer with total work experience of 15 years in General Management and Operations in multinational companies in Oil and Gas facility management and logistics. Working with DLF for last 5 years in Building Management Services of the High rise Building, and presently looking after the Customer Care in DLF.



Mr S K Dheri
Group Head,
Fire Safety, DLF

Presently working as Group Head (Fire Safety), DLF Limited looking after Fire Safety of the entire group PAN INDIA. Served as CFO in Delhi Fire Services from 1984 to 2001. Received Distinguished Fire Services Medal from the President of India. In 2004 was awarded "Life Time Achievement Award" from Fire Protection Association of India.



Inauguration of DLF Fire Station by Shri A K Sharma, Director-Delhi Fire Services, jointly by Shri Ramesh Sanka, MD- RENTCO, DLF and Shri S K Dheri, Group Head, Fire Safety, DLF

For building services, please contact 24x7 help line : +91-124-432 1321, Toll free : 1800 103 0022, ✉ customercare-offices@dlf.in

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DLF Cybercity

India's Largest Integrated Business District

Master Plan



Map not to scale



- Rapid Metro Line
- Skywalks (coming up)
- 16 Lane Road (coming up)
- Rapid Metro Station
- Malls
- Open / Green Area
- Operational Building (Non SEZ)
- Operational Building (SEZ)
- Fire Station
- Hotels and Recreation
- Petrol Pump

For details, please contact DLF Corporate Leasing : DLF Gateway Tower, 10th Floor, DLF City Phase III, Gurgaon-122 002
 +91 98188 88779; +91 97114 68890; +91 99109 89999
 E-Mail: office-business@dlf.in

Customer Care Helpline numbers : +91-124-4321321, 1800-103-0022
 E-Mail : customercare-offices@dlf.in
 Web : www.dlf.in; www.dlfcybercity.com

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