



1.3 MN SQFT COMMERCIAL AND RETAIL CAMPUS

The first A Grade commercial complex on main Mathura Road comprising office and retail spaces. Vatika Mindscapes is adjacent to Sarai metro station and minutes away from the commercial hub of South Delhi. Designed by Singapore based architects, Warner Wong, Vatika Mindscapes brings you a business environment with the best of facilities and location advantages. The complex has been designed to facilitate business in every way, from the way the floor plan optimizes space utilization to incorporating facilities and features that are indispensable in the modern corporate world.

Vatika Mindscapes is a commercial complex located in sector 27D, Mathura Road, Faridabad, Haryana that comprises of offices as well as retail space. Vatika Mindscapes covers a staggering 1 million sq. ft of office complex that that is spread over 4 blocks. The entire project covers an area of 8.7 acres and offers floor plates that range from 15000 sq. ft. to 38000 sq. ft.

The entire floor plan has been specially designed so that it facilitates business in every way. All these features make Vatika Mindscapes of the premier commercial complexes in Faridabad.

Project USP The first A-Grade commercial complex on the main Mathura Road Fully furnished and air conditioned food court with speciality restaurants Heath club with fully imported and computerized cardio and strength training equipment along with qualified trainers Separate break out areas with piazzas and food kiosks Ground floor has retail amenities Banks and ATMs a part of the complex Project Consultants Design Consultant: Warnerwong, Singapore View online or download Vatika Mindscapes e-brochure, pdf, e-leaflet.

AMENITIES

Corporate

Retail

ATMs

Food Court

Cafeteria

Landscaped Walking Deck

PROJECT HIGHLIGHTS

- 1.4 Million sq ft spread across 4 towers
- 3 Towers are operational
- Sarai metro station is adjacent to complex
- 10 minutes' drive from South Delhi
- Plush lobbies
- Efficiently designed floor plates makes sure that workstations receive plenty of natural light

- The external spaces and architecture are designed to create a lively, vibrant yet classy urban space
- Walking Deck on Level 1 integrating all the 4 towers
- Multi-level security in the lobby areas

1.4 mn sq ft Premium Commercial Campus

Adjacent to Sarai metro station

F&B within the campus

8 mins drive from South Delhi

Hotels within 5 mins drive

FLOOR PLAN

Typical Floor (Block B)

- 1st to 5th Floor

Typical Floor (Block B)

- 6th to 11th Floor

Typical Floor (Block D)

- 1st to 5th Floor

Building Configuration

1.3 Million sq ft Premium Office Space spread across 4 Towers

Tower	Floors	Super Area
Tower A	Ground + 14	2,84,426
Tower B	Ground + 11	4,00,498
Tower C	Ground + 14	2,90,000
Tower D	Ground + 9	3,03,750
Total		12,82,674

SPECIFICATIONS

ABOUT OFFICE BLOCKS

Office Spaces	Office modules of various sizes
	Offices designed around central core areas as well as side cores to ensure excellent quality of natural light and views all round

STRUCTURE

Floor To Floor Height	3.85 mts on typical floors
	5.0 mts on ground floor
Approach and Access	Separate drop offs for all the blocks with dedicated entrance lobbies
Facilities and Amenities	Well designed entrance lobby at ground floor
	Passenger elevators designed to cater for the expected traffic
	Dedicated service lift for movement of goods and materials
	Common toilet facilities provided on each floor

FINISHES

Lobbies and Common Spaces and Common Toilets	Finished in a combination of architecturally pleasing materials such as stone, high quality tiles, wall and ceiling finishes
Tenant Space	Adequate finishing margin shall be left on the floor for client fit out works
External Facade and Finishes	A combination of architecturally designed external Facade finishes in modern and contemporary materials
	Double glazed aluminum windows and fenestration along with curtain glass in locations according to elevation requirements
Signage	Client directory signage in main entrance lobby on ground floor
	Client directory signage on each office floor
Parking	Multi-level basements parking to accommodate adequate car parking
	Provision for surface parking and drop off areas

Structure	Capital slab arrangement in office floors
	RCC structure designed in strict compliance with all requirements of the Seismic Zone 4 as prescribed in the Indian Standard Code

ELECTRICAL SYSTEMS AND INSTALLATIONS

Normal Power Source	Power Supply from the DHVBNL shall be made available
Power Back Up	100% power backup through DG sets designed and installed in compliance with stringent emission norms
Power Distribution	Power supply cables shall be drawn up to the tenant's distribution board
Metering	Dual energy meters installed for each tenant to measure consumption of normal power and backup power supply separately
Communications	Adequate provisions for Telephone, Voice and Data connectivity through multiple service providers
Earthing	Infrastructure and necessary installations will be provided
Lighting And Illumination	Lighting and illumination of common areas as well as external areas designed scientifically to appropriate lux levels
	Adequate provision for critical lighting in areas of circulation and emergency usage
	Architectural lighting to illuminate the complex to enhance its usability and footfalls

HVAC SYSTEMS

Corporate Retail Areas and Office Blocks	Office space shall be air-conditioned through energy efficient central A.C. system with BMS
Basements	Mechanical Ventilation system in compliance with NBC norms

FIRE AND LIFE SAFETY

Fire Detection System	Provided in accordance with the Fire Safety norms as per the NBC
Fire Fighting and Suppression	Wet risers, fire hose reels, fire extinguishers and sprinklers – provided as per norms yard Hydrants and Firefighting pumps installed as per the NBC norms along with dedicated Fire Tanks

fire escape	Provision for fire exits and escape stairs at appropriate locations in accordance with the NBC
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PLUMBING INSTALLATIONS

Water Supply Systems	Designed to stringent standards and norms for public health and hygiene
Waste Water and Sewer Systems	As per public health and sanitation standards and norms
Rain Water Harvesting	Rain water will be collected through network of pipes and installations and recharged into ground aquifers in compliance with the norms

SECURITY

Specifications	Main entrance
Manned Security	Basement lift lobbies/ramps
	Staircases
	Check posts at key locations within the complex boom barriers at basement entry and exits

- Disclaimer: Specifications are indicative and are subjected to change as decided by the architect minor variations may be required during execution of work
- The Applicants/Allottees do not bear any right to raise any objections in this regard

SOME OF OUR CLIENTS

- ABB Power
- Jyoti Strips Pvt Ltd
- Haldor Topsoe
- TMS Fashion (Delhi)
- L&T
- Inyxa Information Systems
- Moodagent
- Continental India
- Colossustex
- ATS Services
- Hyundai Construction Equipments
- BMR HVAC
- CoAsia Microelectronics Corp.
- EDC Engineering Design Centre
- Yooil Infrastructure
- Systra MVA Consulting