



BUSINESS SQUARE

sector 82a · new gurgaon

Orris Infrastructure Pvt. Ltd.

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Welcome to Premium Office space right on NH-8, New Gurgaon



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Benchmark green building in New Gurgaon

FUTURE READY FOR THE NEW AGE CORPORATE NEEDS

The Orris Business Square is a self business generating pioneer Green Building certified by Leeds India. Situated in Sector 82A New Gurgaon, this premium new age commercial complex with a 5 star hotel, is right on NH-8.

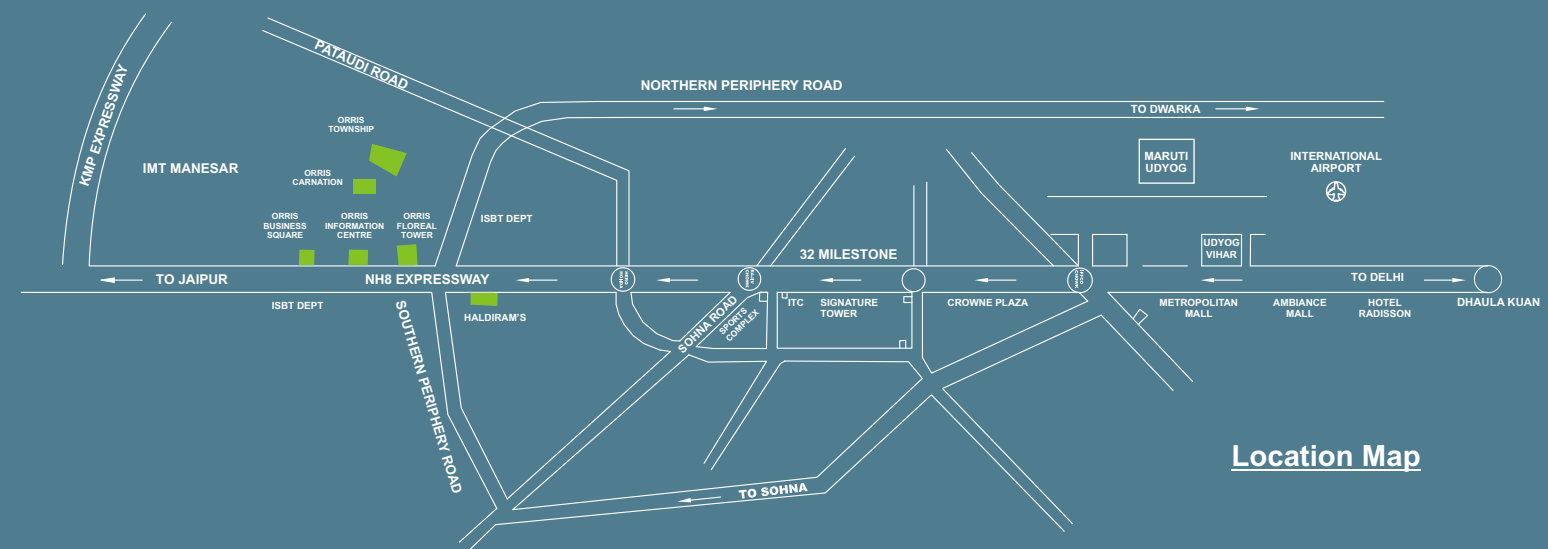
Orris Business square is designed for extra space & performance for upscale multi-national offices.



Every effort is taken to ensure that **Orris Business Square** fulfills your needs in today's corporate world.

- In close proximity to proposed Metro Station and ISBT.
- Near to KMP Expressway
- Rapid Transit System corridors upto Manesar along Dwarka and Mehrauli stretch.
- Well connected with the Capital
- Close Proximity to IMT Manesar
- Approx 16 kms from IGI airport
- Approx 21 kms from Domestic airport
- Two-way accessibility from NH 8 and Dwarka
- In between the Residential Hub
- 5 min drive from Haldiram's, NH-8

STRATEGICALLY LOCATED TO SUIT YOUR BUSINESS REQUIREMENTS



Location Map

INVESTMENT ON
NATIONAL HIGHWAY
ALWAYS HELPS

1 MILLION SQFT OF
COMMERCIAL
SPACE





Orris Business Square with a 5 Star hotel is designed for extra space & performance for upscale multi-national offices. Orris Business Square assures returns at a very reasonable price. Designed to perfection by renowned architect ACPL with a choice of minimum office block of 500 sq. ft., it has well furnished lobbies, a widely spread out central atrium of triple height showered with natural light, landscaped park and paved pathways.

6.1 LAC SQFT OF DEDICATED OFFICE SPACE & A 5 STAR HOTEL

SALIENT FEATURES

- Landscaped park & paved pathways
- Well furnished lobbies, designer washrooms and massive central atrium showered with natural light
- De-stress health zones like club, spa etc.
- Gym & open terrace
- All 3 towers are centrally air-conditioned with power back up
- 24X7 security / Fire Safety
- Elevators
- 2 level basement parking
- Quality facility management system
- Wi-Fi Connectivity
- Earthquake resistant structure





Climate Responsive Architecture

- Climate responsive architecture with exterior shading systems
- Maximum area receives natural daylight
- Well installed walls and roof to minimize heat gain
- Over 50 % percent area left as green open spaces

Energy Efficient Building

- Substantial energy savings
- Courtyard as microclimate generator reducing energy consumption
- High efficiency lighting with electronic ballasts
- Motion sensor lighting

WALK INTO ORRIS BUSINESS SQUARE A LEED CERTIFIED BUILDING

Healthy Work Environment

- Healthy air quality with CO sensors to add fresh air on requirement
- Sensitive air-conditioning: airflow variation linked to occupancy and temperature
- Interior materials with low volatile organic compound (VOC) emissions
- 3M mats for indoor pollutant source control

Water Management

- Zero discharge building
- Less consumption of water
- Recycling of sewage waste
- Solar water heating
- Drip irrigation
- Storm water management

Eco Friendly Material

- Use of recyclable products, gypsum ceiling, glass, MDF
- Use of reclaimed wood and bamboo floorings
- Maximum use of regional materials
- Eco Friendly construction practices





WHERE SPACE MEETS
PERFORMANCE

Extra space & performance for upscale multi-national offices. Orris Business Square assures healthy returns at very reasonable prices and provides you with a state-of-the-art business environment along with skilled business amenities.



OUR TEAM

ACPL, an ISO 9001-2000 company is a complete design organization established in 1973 having professional practice in Architecture and Interior Designing and offering Project Management Consultancy Services all over India for the last 35 years.

The Firm has a prestigious clientele including Aerens, Assotech, Jindal Steel & Power Limited, Silver City Ltd, Paras Call-Buildtech Ltd, MG Square, DD Townships Ltd, Spirit Global Const Ltd, Tivoli Gardens, ABW Ltd, Bank of America, etc. The projects at ACPL have received awards & credits from various bodies. The firm recently got accreditation for design & development of best commercial project, year 2007.

THE TALENT





“Quality is never by chance. It is the result of endless adherence to a well-defined process. It is my personal commitment that Orris will not just deliver superior but above expectation realty solutions. Expect nothing less than the best from us”.

A promise delivered to each and every client by Mr. Vijay Gupta, the Chairman and Managing Director of Orris Infrastructure Pvt. Ltd.

Nestled at prime locations in Gurgaon, all Orris projects concentrate on eco-friendly construction practices. Land as well as its location is the core of every realty project. With an asset of more than approx 1000 acres, Orris is one of the leading land consolidators in and around Gurgaon with a land bank that is expected to cross more than 10,000 crores in the next decade.

The company concentrates on providing premium services to their clients in a most responsive and communicative manner. The team work is evident in the fact that they strive to achieve the common goals through open communication, mutual support and a very positive attitude. Their professional and well qualified team of personnel respect their differences and build upon their strengths. Orris has the best architects from around the world who design with an astute sense of blending spatial compatibility with trendy architecture. The company believes that each project is to be delivered on time and each of the initiatives is directed to build trust. The focal point is to achieve the highest possible standards and hence the attention to detail is very vivid in each project.



CARNATION
RESIDENCY
sector 85 • new gurgaon
LUXURIOUS LIFESTYLE
AFFORDABLE PRICE



The Carnation Residency in Sector 85, New Gurgaon is just two kilometers away from NH-8, Dwarka Expressway, Pataudi Road and Manesar. With four sides open and an integrated gated colony, Orris gives you tomorrow's lifestyle at a premium address.



Floreal Towers
sector 83 • new gurgaon



Floreal Towers is a new age green commercial complex. The first commercial project to commence construction on NH8, spread across 7 acres approx., and built according to the guidelines of Leadership in Energy every aspect of Floreal Towers is geared to provide an inspiring venue to perform.

TOWNSHIP . RESIDENTIAL . HOSPITALITY . RETAIL . IT & MORE

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MASTER PLAN

SPECIFICATIONS



STRUCTURE

NUMBER OF FLOORS CONVENTION CENTRE BUSINESS HOTEL	GROUND + SEVEN FLOORS
OFFICE BLOCK TOWER A&C TOWER B PARKING	GROUND + TWELVE FLOORS GROUND + TEN FLOORS TWO LEVEL BASEMENT
BUILDING HEIGHT CONVENTION CENTER BUSINESS HOTEL/OFFICE BLOCK	GROUND FLOOR 5.0M GROUND FLOOR 5.0M FIRST FLOOR 4.5M TYPICAL FLOOR 4.0M

ELEVATORS BLOCK - A	TWO NOS. X 20 PASSENGERS. SPEED OF 2.5 M/ SEC + ONE SERVICE ELEVATOR PAIR OF ESCALATORS CONNECTING EACH FLOOR
BLOCK - B	FIVE NOS. X 20 PASSENGERS. SPEED OF 2.5 M/ SEC + TWO SERVICE ELEVATOR

STRUCTURAL SYSTEM	AS PER STRUCTURAL DESIGN - SEISMIC ZONE IV - FLAT SLAB DESIGN
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FINISHES

EXTERNAL FACADE ATRIUM ENTRANCE LOBBY	COMBINATION OF GLASS CURTAIN WALL, ALUMINIUM PANEL AND STONE CLADDING FLOORING: GRANITE / ITALIAN MARBLE FLOORING: GRANITE / ITALIAN MARBLE, GRANITE CLADDING / VENEER ON WALLS WITH RECEPTION/SECURITY DESK/GLAZING & CUSTOM LIGHTING
BASEMENT TENANT FLOOR FINISH TOILET	CONCRETE WITH NON METALLIC FLOOR HARDENER 75MM CLEARANCE WITH MODERN FITTINGS AND FIXTURES, FLOORS AND WALLS TILES

LIFE SAFETY

WET RISER / HOSE REELS / SPRINKLERS / FIRE HYDRANTS / FIRE EXTINGUISHERS / FIRE DETECTION

HVAC

CENTRAL CHILLER WITH SEPARATE AHU'S FOR EACH FLOOR

ELECTRICAL

RISERS / DB'S / LIGHT PROTECTION / EAR THING PITS / FIRE ALARM SYSTEM / EMERGENCY LIGHTING / AVR / PLC SYSTEM

DIESEL GENERATORS

100% FULLY AUTOMATIC POSER BACK UP

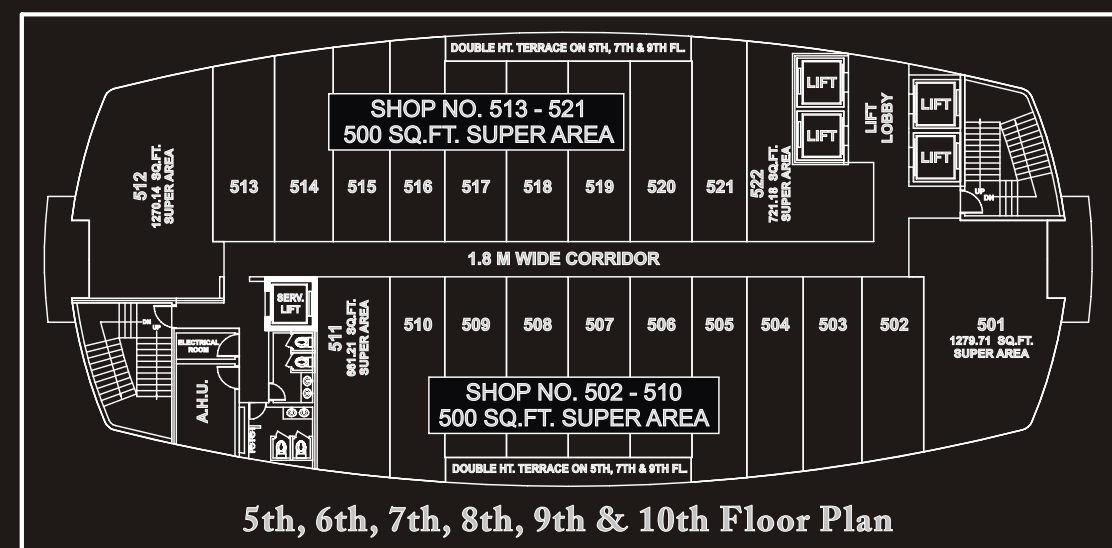
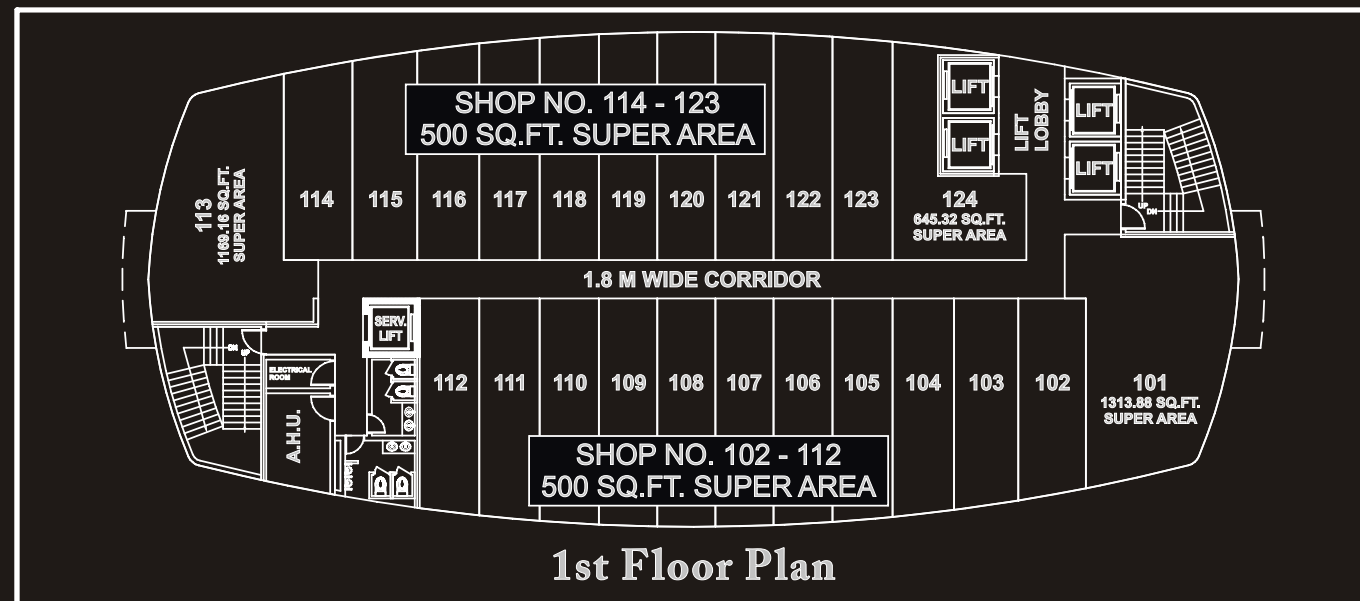
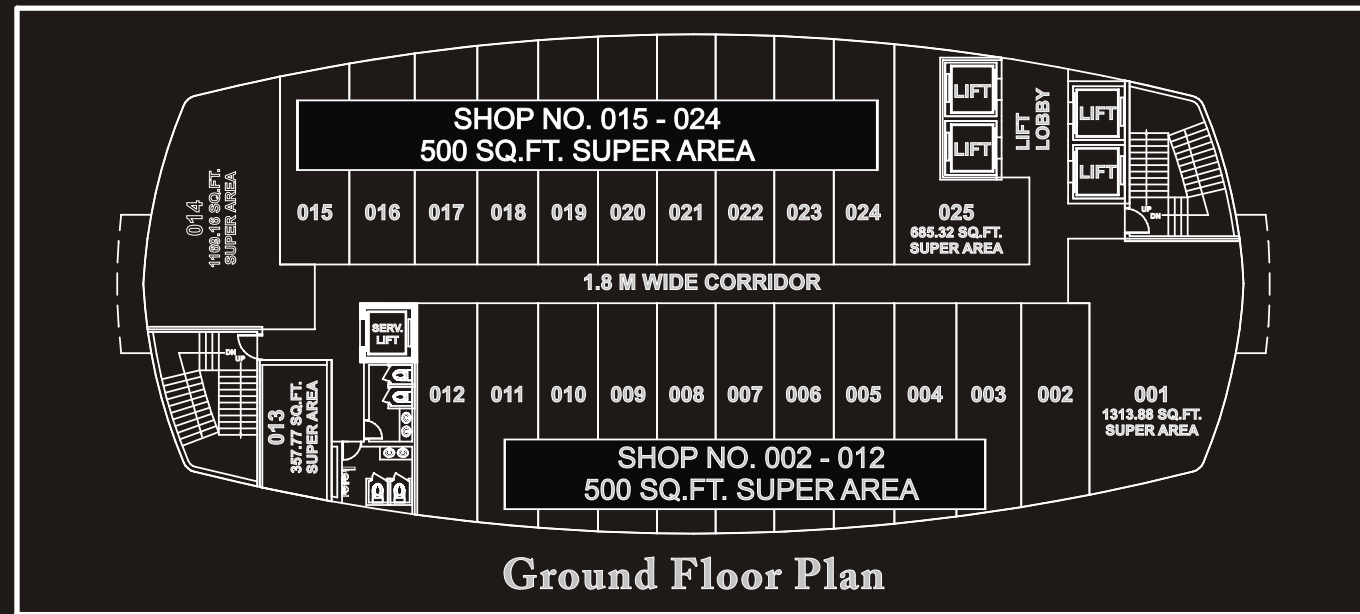
SIGNAGES

ENTRANCE LOBBY DIRECTORY FOR ALL TENANTS AND DIRECTIONAL SIGNAGE, UTILITY AND EMERGENCY SIGNAGE

SECURITY

ACCESS CONTROL CCTV CAMERAS	CONTROL BARRIER WITH ELECTRONIC CARD SWIPE AT RAMP ENTRANCE MAIN ENTRANCE . MAIN LIFT LOBBY . SERVICE ENTRANCE
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TYPICAL FLOOR PLANS TOWER A & C



TYPICAL FLOOR PLANS TOWER B

