



**FOR A SELECT FEW**



# Gurgaon: The Growth Story

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## Gurgaon: The Millennium City

Gurgaon is arguably the fastest growing real estate market in India. Its inclusion in the National Capital Region, its proximity to up-market South Delhi and, above all, its key role in the region's commercial expansion have made Gurgaon an eagerly sought destination for businesses and investors alike.

The growth of Gurgaon has been driven by the corporate sector. Many of the world's best-known multinational corporations have chosen Gurgaon as their headquarters in India, and their top executives have chosen it as their home. The cosmopolitan nature of Gurgaon is reflected in the city's residents, markets, shop shelves, restaurants, schools and entertainment centres. The city of Gurgaon indeed has the highest density of schools and hospitals in India, as well as the third highest per capita income. In all of India, Gurgaon stands apart as a world city. With more corporations and businesses vying to get in, Gurgaon is expanding rapidly; already its outskirts are merging with those of neighboring Manesar. And as Gurgaon grows, so does its appeal to the real estate investor.



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# A Jewel called One On One

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The centerpiece of Gurgaon's commercial diadem is now being shaped by the Vatika Group. The Group has a record of having developed and delivered some of the finest commercial projects in the area –in seven completed commercial projects that are counted amongst the best.

One On One shall be Vatika's most glorious commercial endeavor yet. This is a truly 'once-in-a-lifetime' project, and is going to be incomparable on many parameters.

Let's begin with the amazing location: One On One is coming up at what is probably the most prime location for a commercial project in Gurgaon today. Sector 16 is located right along National Highway 8, the great artery of Gurgaon's commercial lifeblood. It is green, uncluttered, and well known as a buzzing hub of institutions, hospitality and entertainment.

Tree-covered institutional sites flank the project; yet it is virtually adjacent to Gurgaon's original landmark – 32nd Milestone, and the select set of commercial developments around it. The site is just across the NH8 from Gurgaon's popular Westin hotel.



As Gurgaon expands, Sector 16 enjoys the multiple advantages of a central location, excellent connectivity, and close proximity to Gurgaon's must-visit places.

- ✓ Direct and easy access from NH 8.
- ✓ Only 700 m or 3 min from IFFCO Chowk
- ✓ 17 km or 20 min from IG International Airport
- ✓ Close to most of the major hotels in Gurgaon the Westin, the Trident, the Oberoi, the Galaxy and the Crowne Plaza
- ✓ 2.2 km or 5 min from Leisure Valley
- ✓ 3.4 km or 7 min from the nearest Metro station

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# An Arial Snapshot- One On One

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## An Astounding Icon

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Consultants of international repute are developing the project to be in harmony with the pleasant surroundings, so that the area becomes an inviting and vibrant place that people will be eager to visit and work in.

The project itself is in the form a large, elegant piazza framed by six graceful structures ranged along its sides. The piazza will be the focal point of restaurants and retail outlets on the ground floors of the surrounding buildings. This will be a public place, where people will throng even after office hours because of the lively environment and the food and beverage attractions.

### TRULY SPECTACULAR

The stand-out feature of One On One, which is sure to make the project an iconic landmark, will be an awe-inspiring tower. Soaring 100 metres into the sky, the tower will be among the tallest buildings in the National Capital Region and will command uninterrupted panoramic views over Delhi and Gurgaon.

The tower shall be located at one end of the space outlined by the lower buildings. This imposing formal arrangement will add to the grandeur and iconic image of the project. A large proportion of the façade will be of glass, and the tower will light up the night sky like a dazzling lofty beacon. The bar and lounge planned for the rooftop of this tower will be a signature feature of One On One and become a must-visit icon of Gurgaon as well.

At the other end of the piazza will be a ten-storey commercial space, acting as a gateway to the project. The piazza will be flanked by 4 seven-storey buildings, each with 160,000 sq. ft. of floor area. These will provide excellent office spaces for large corporations as well as mid-sized establishments.





# Far More Than Just A Workplace

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One On One is going to be the most prestigious business address in Gurgaon. Along with its iconic status, the project will offer the highest quality of facilities and maintenance to the 10,000 executives who will work in the offices here.

One On One will be a unique commercial complex. It is based on the concept of integrating amenities for business recreation with the official workspaces on offer. This will create a lively and congenial environment that will make work more pleasurable and invite office-goers to linger in the complex even after the workday is over.

These factors, coupled with the project's incomparable environment and Vatika's reputation for providing exceptional workspaces, will make it an extremely attractive proposition for leading corporations as well as for the discerning investor.

## Office Spaces

The project will offer plate sizes ranging from 20,000 to 27,000 sq. ft. in the mid-rise and high-rise blocks. The workspaces are being designed based on Vatika's considerable expertise and understanding of the newest trends and requirements of high quality clientele.

Each block will have elegant entrances and lobby areas on the ground floor. The floor plates will have the flexibility to be easily divided into 4 or 6 offices or be offered as a combined unit to a single, large tenant. Thus the floor layouts will offer optimum space utilization and efficiency for small and mid-sized businesses as well as for large companies.



## THE GRAND PIAZZA

The six buildings of One On One are so arranged that they create a large public space in the middle. This space, over 2 acres in area, shall become a grand, central piazza. The piazza will be beautifully landscaped and will serve as the vibrant nerve centre of the project.

The ground floors of the buildings around have been earmarked for hospitality, recreation and retail establishments. The piazza will thus be surrounded by shops, specialty restaurants and cafes spilling over onto the plaza itself. There will be convenience stores, banks, travel houses, sports facilities, health and fitness centres as well.

The piazza will be a public space open to everyone, so this uniquely exciting recreation hub will draw its clientele from a large surrounding area, and all through the week.

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## Designed To Delight

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Vatika One On One will certainly be among the most talked about ones. For those wanting to be a part of this spectacular development, One On One offers an interesting product mix to choose from.

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The project constitution includes:

5 Midrise blocks – These are G+6 with floor plate sizes varying from 23,000 sq. ft. to 26,000 sq. ft.

The Iconic Tower – This will be G+25 with floor plates of approximately 20,000 sq. ft.



- Offices have been judiciously designed around central cores and side cores so that every office gets natural lighting and good outside views
- There are well-designed entrance lobbies, with high-speed passenger elevators as well as dedicated service elevators for the movement of goods

- Energy efficient glass shall be used in facades and fenestration along with curtain glass at appropriate locations
- The entire project has been designed in line with Green Building norms and will have a LEED certification
- One On One will have adequate parking for 2,500 cars spread over three basement levels



## People Speak



### Our Partners Voices

#### **CB RICHARD ELLIS**

*"CBRE has been doing business with Vatika since the last 12 years and their commitment towards client servicing has always been very good. Our clients have continued to grow within the Vatika Buildings and have been very satisfied by their service level and amenities. With Vatika being one of the best known brands in NCR region for commercial office spaces, their buildings always feature in the preferred lists of our prospective clients. The Vatika top management has also been very responsive in engaging with tenants that we have assisted in leasing space in their buildings."*

#### **JONES LANG LASALLE**

*"The attention to detail and thought process being put across in designing of Vatika's office spaces has always left us and many of our clients quite impressed. With an excellent track record, we at Jones Lang LaSalle are always very confident while proposing their commercial developments to our clients, who are always impressed by the design of the complex and also the excellent maintenance levels, which are comparable and expected from any A-Grade commercial complex across the world.... Vatika buildings Stand-out!"*

#### **COLLIERS INTERNATIONAL**

*"Our clients have always been impressed by the practical and functional design of all Vatika commercial developments. The well planned layout plans, break-out areas and perfect mixture of commercial office spaces with important amenities such as food outlets, business centres, banks etc give a lot of comfort to the client and they are happy to be a part of these functional complexes."*

### Client Speak

#### **SAP LABS**

*"SAP has been operating out of Vatika Towers since 2006. We have not only grown in this facility but have been able to collocate other business entities within this complex. This was possible purely because of the excellent Architectural flexibility built into the building design and the personalized service levels collectively provided by the entire management team including the ground staff responsible for day to day services and upkeep. The employee satisfaction level with the office location and amenities has been wonderful and the well planned break-out areas and other recreational facilities help keep their moral high."*

#### **STRYKER**

*"While the building location and excellent finish levels were the strong points which influenced us in signing up for our 18,000 sq. ft. office space in Vatika Towers, the excellent maintenance levels and the attention given by the builder on the small but yet significant things gave us the confidence to move into a much larger area of 130,000 sq.ft. at Vatika Business Park. We are happy that the team here considers important factors like services, quick response and resolution times, functioning and back-up of important equipment's as a necessity rather than an exception."*

#### **HDFC**

*"The relationship which started as a small branch out of Vatika's first commercial development, has over the time blossomed into a strong association. The confidence generated after opening of our North Region Headquarters based out of Vatika Atrium, has given us the comfort factor to be a part of almost all new commercial developments launched by Vatika in different micro markets of the region."*





# Commercial Projects We Have Delivered

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**FIRST INDIA PLACE**  
180,000 sq.ft spread over 2.13 acres



**VATIKA TRIANGLE**  
150,000 sq.ft spread over 1.5 acres



**VATIKA ATRIUM**  
140,000 sq.ft spread over 2.36 acres



**VATIKA TOWERS**  
370,000 sq.ft spread over 4.04 acres



**VATIKA CITY POINT**  
150,000 sq.ft spread over 2 acres



**VATIKA BUSINESS PARK**  
860,000 sq.ft spread over 6.88 acres



**VATIKA MINDSCAPES**  
1,180,000 sq.ft spread over 8.88 acres



**VATIKA PROFESSIONAL POINT**  
160,000 sq.ft spread over 2.11 acres



**TOWN SQUARE**  
272,000 sq.ft spread over 3 acres



**INXT CITY CENTRE**  
950,000 sq.ft spread over 10.78 acres





**Contact:**

