

EMAAR
INDIA
BUSINESS
CENTRE

EMAAR
INDIA

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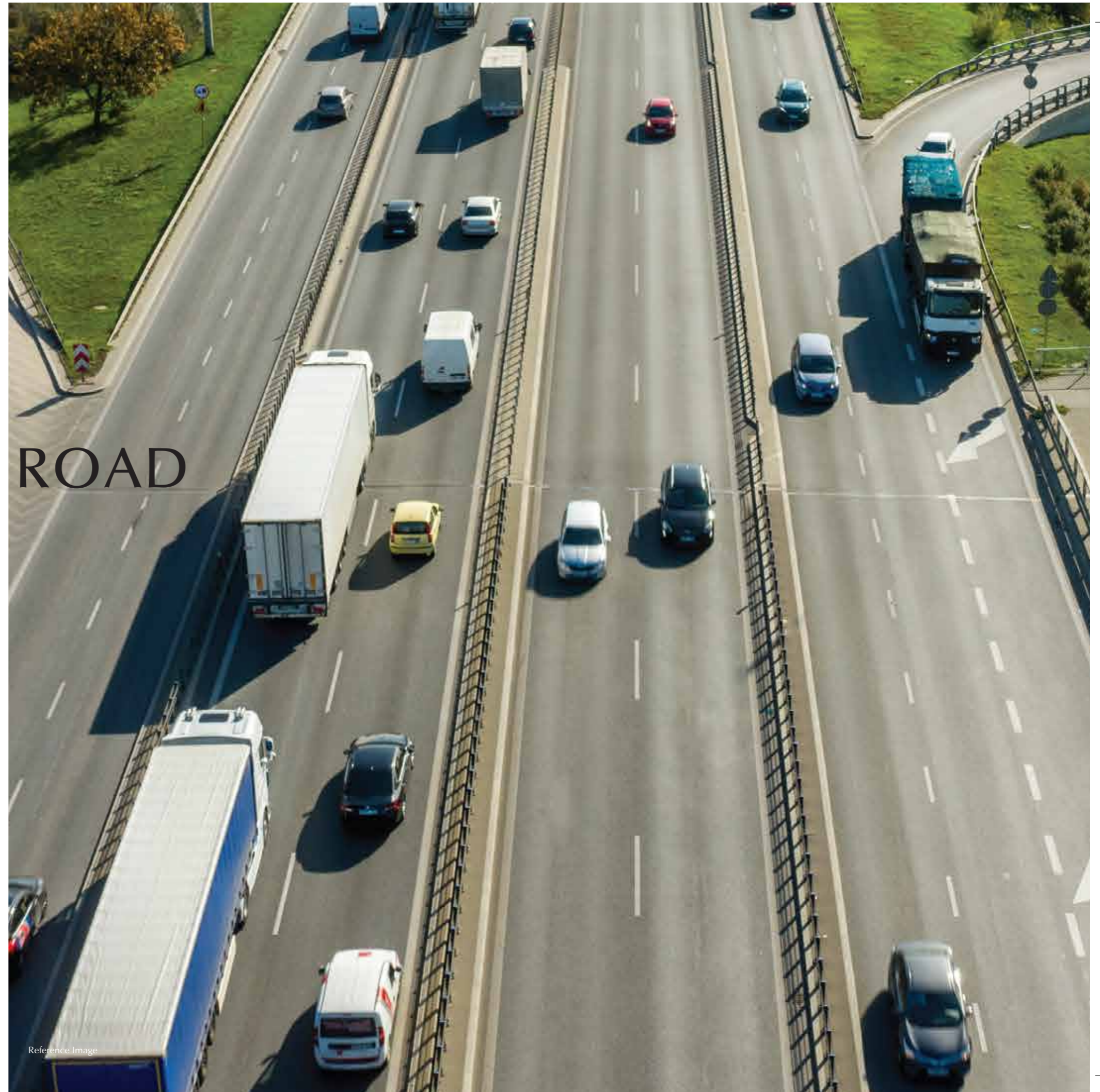
EMAAR
INDIA

WHERE THE
FUTURE OF
INDIA'S BUSINESS
TAKES SHAPE

GOLF COURSE EXTENSION ROAD

The new corporate hub of Gurugram

Developed around the walk-to-work concept, Golf Course Extension Road is one of the fastest-growing localities of NCR and has the perfect blend of residential and commercial spaces. It has now become a high-end real estate corridor and one of the most in-demand locations for MNCs, Indian conglomerates, and startups, as it offers seamless inter-city & intra-city connectivity.



Reference Image

A LOCATION THAT DEFINES GROWTH



Adjacent to
Sector 55-56
Rapid Metro Station



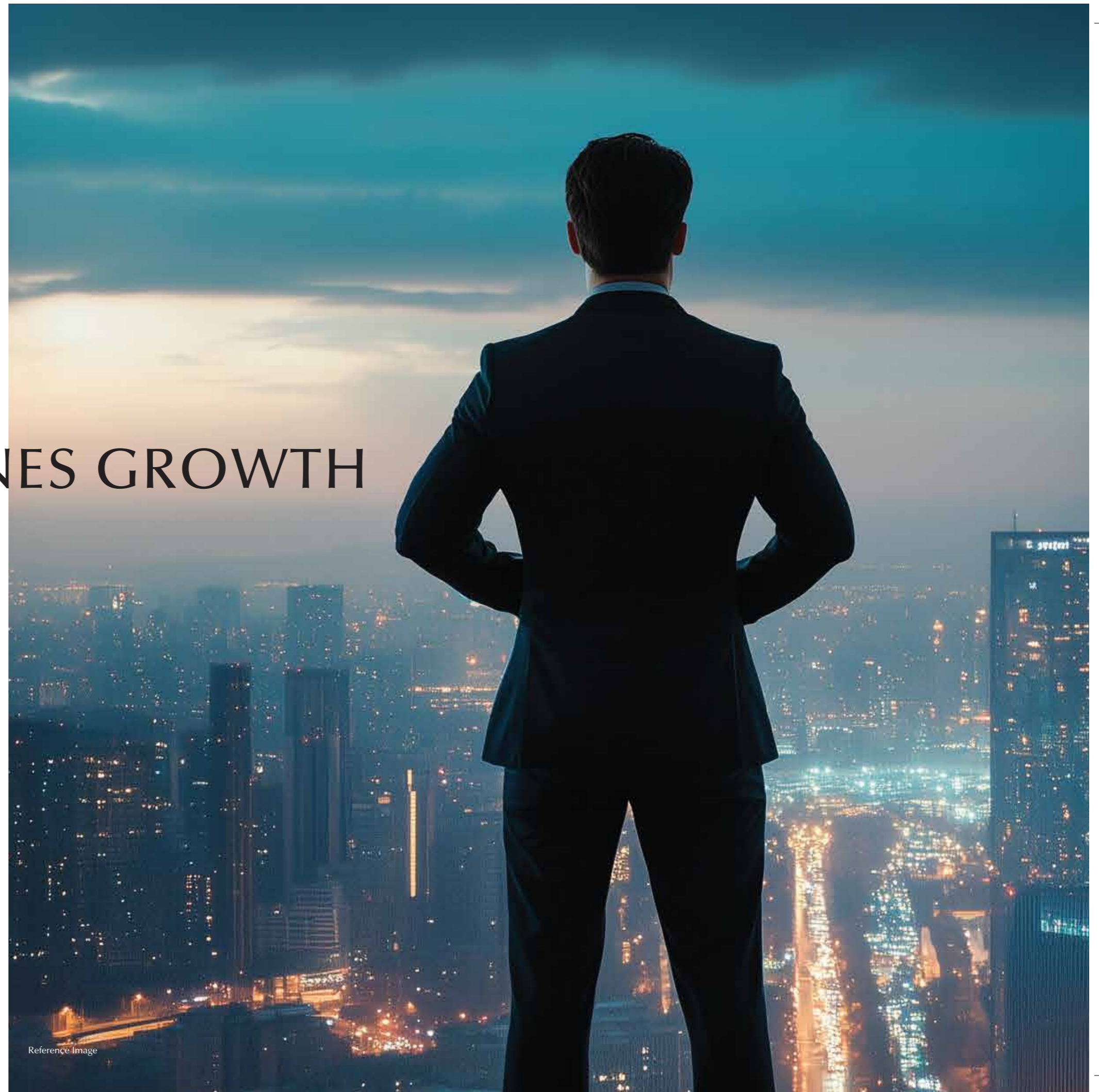
Distance from
Airport \approx 20 kms



High-End Residential
Communities across
Sectors 58, 59, 61, 62,
63, 65, etc.



Well-Connected to Vital
Commercial Corridors like
Golf Course Road, SPR,
Dwarka Expressway,
NH-48, and MG Road



Reference Image

LOCATION MAP

Legends

-  Hospitals
-  Residential
-  Hotels
-  Our Properties
-  Schools
-  Retail



PRESENTING

EMAAR
INDIA
BUSINESS
CENTRE



Artistic impression



THE FUTURE OF MODERN WORKPLACES



THE ONLY PLACE WHERE BUSINESS MEETS EXCLUSIVITY

This commercial landmark is a state-of-the-art development of 1,58,078.92 sq.m. (1.7 million sq. ft.) that will change the way Gurugram does business. It is located right on Golf Course Extension Road, Sector 61, Gurugram, making it accessible from all the major locations of the city. An inspiring mix of artistic design and dynamic workspace, this premium business complex provides you with a Grade-A workplace environment.



Reference Image



OFFICE SPACES DON'T GET ANY BETTER THAN THIS



Cutting-Edge
Architectural
Elements



High-Speed
Elevators with
Destination
Control System
in Block A



Designed to
Enable Maximum
Space Utilisation



Carefully
Crafted
Landscapes



Seismic Zone
4-compliant
Structure



G + 26 - Block A
G + 9 - Block B



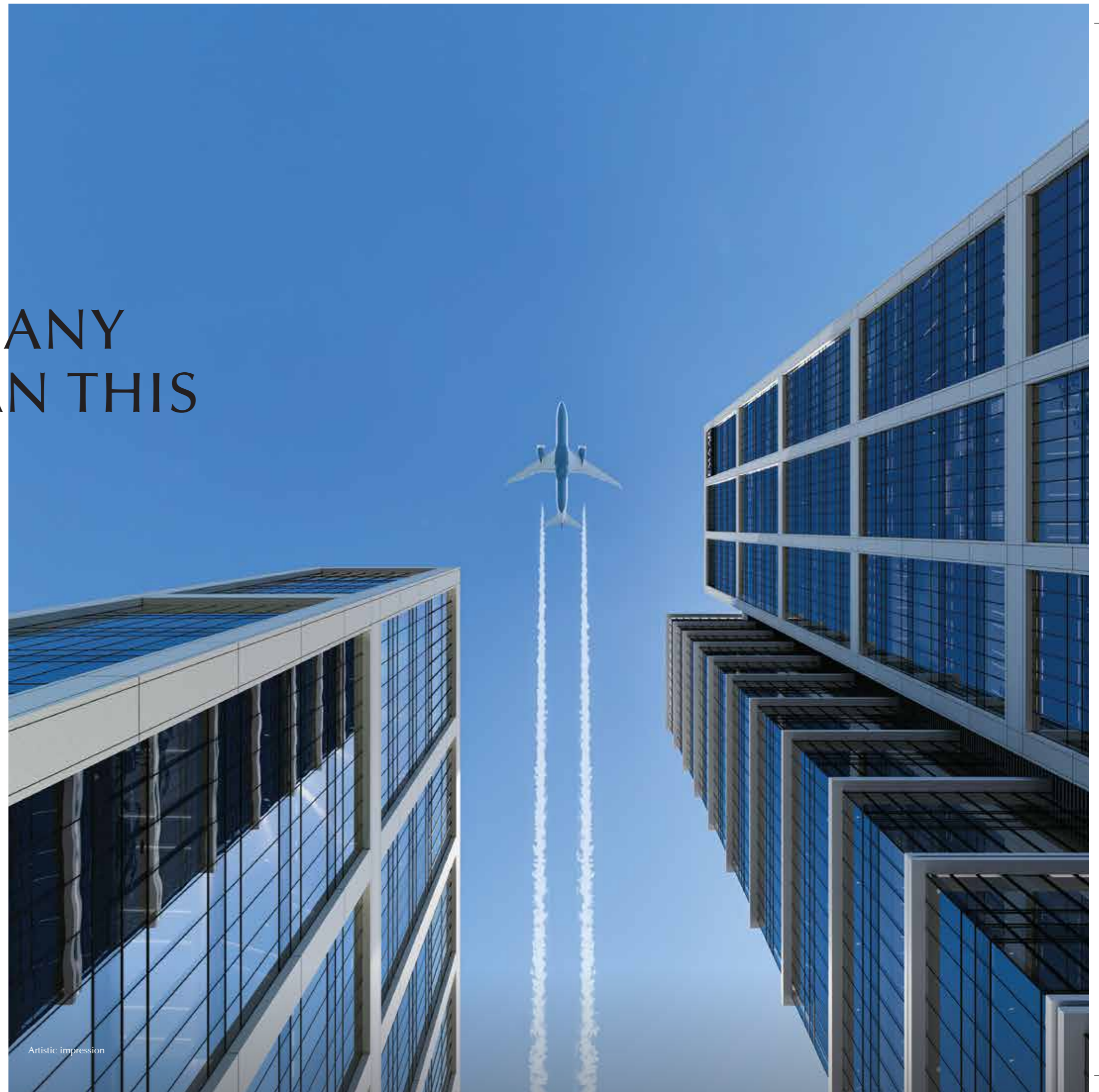
Three-Level
Basement
Parking



Pre-Certified
IGBC
Platinum-Rated
Building



Daylight
Optimised Building
Footprint



Artistic impression

BUILT FOR BUSINESS, DESIGNED FOR TOMORROW

A future-forward workspace where innovation meets intention. Every element of this building is carefully crafted to minimise the impact on the planet and enhance your performance.



Smart Water Use
Rainwater is harvested and wastewater is reused for cooling and flushing systems.



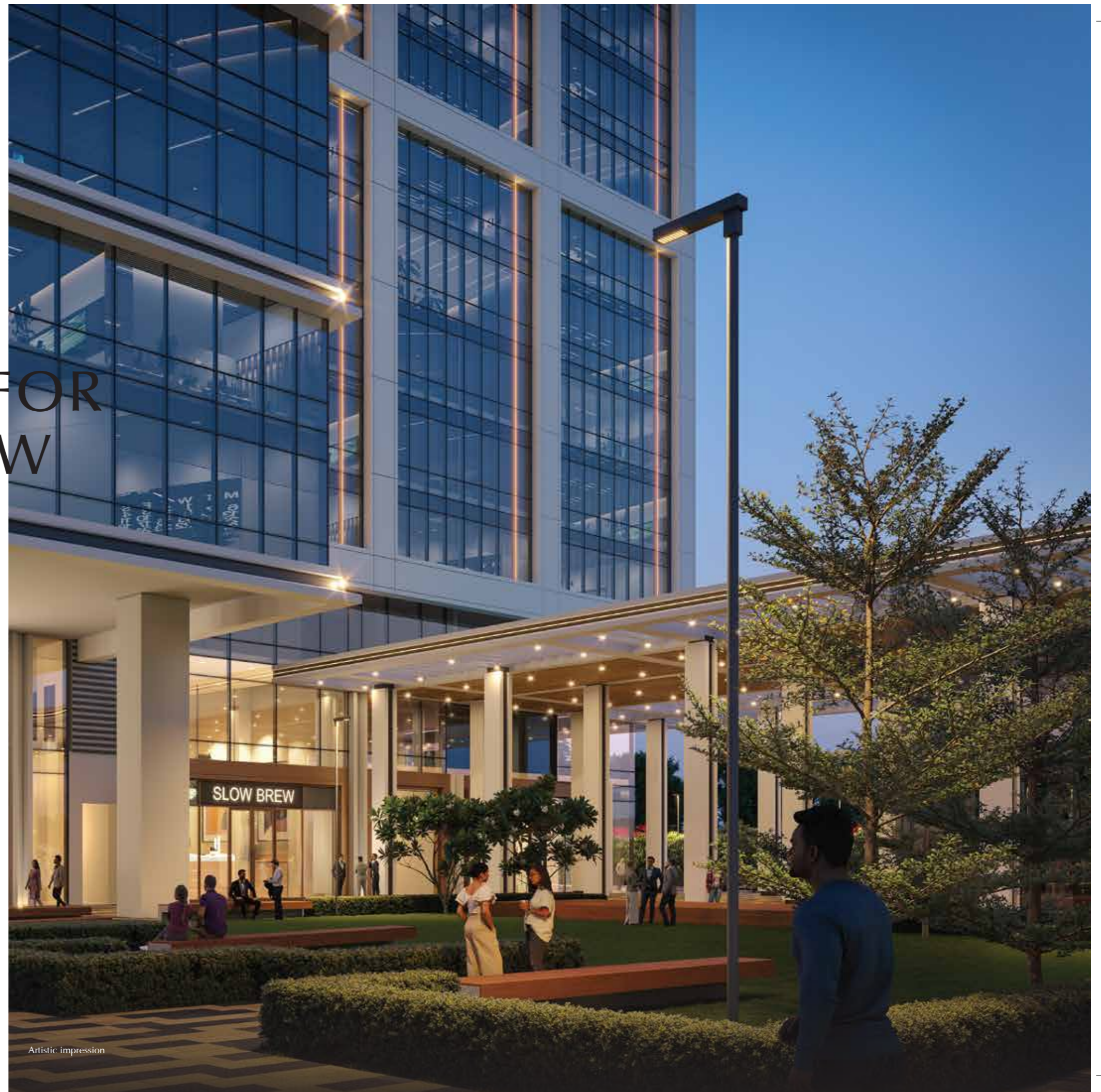
Clean Indoor Air
MERV-grade air filters and heat recovery units provide high-quality indoor air and reduce energy load.



Optimised Elevators
Destination control system in block-A ensures faster, more energy-efficient vertical mobility.



Energy-Efficient Design
Consumes up to 12% less energy than standard benchmarks, thanks to sustainable engineering practices, along with solar PV integration.



Artistic impression

A person in a dark suit and white shirt is pointing their right index finger towards a laptop screen. The scene is overlaid with various digital graphics: glowing blue hexagons, some with internal patterns, and vertical lines of three upward-pointing chevrons. A network of blue lines connects small glowing nodes across the lower half of the image. The background is a blurred office setting with a window.

THE FUTURE OF MODERN EXPERIENCES



Artistic Impression

THE CENTRE WHERE WORK & LEISURE BALANCE EACH OTHER

Both Block A and Block B seamlessly integrate agile office spaces on their upper floors, with the ground level buzzing with vibrant F&B/retail options, overlooking the Seating Court for an effortless indoor-outdoor dining experience.

Thoughtfully designed, the integrated office and F&B zones ensure that work and leisure coexist effortlessly within the premises.



Reference Image



ENTERTAINMENT NEVER STOPS HERE

The boutique retail unit features two levels (G+1), making it ideal for anchor stores. The central atrium/plaza provides a flexible space perfectly suited for kiosks, automobile exhibitions, or flea markets.



Reference Image



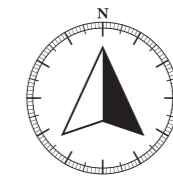


Artistic impression

MASTER PLAN

LEGENDS

- 01. ENTRY GATE
- 02. FRONT BOUNDARY WALL
- 03. SECURITY CABIN
- 04. RAMP
- 05. DROP-OFF
- 06. WATER FEATURE/SIGNAGE
- 07. CENTRAL ATRIUM/PLAZA
- 08. SCULPTURE COURT
- 09. F&B SPILLOVER SPACE
- 10. FIRE TENDER DRIVEWAY
- 11. SEATING COURT
- 12. STRUCTURED PLANTING
- 13. BUFFER PLANTING WITH CLIMBER FENCE
- 14. BOUTIQUE RETAIL
- 15. SERVICES
- 16. TERRACE LANDSCAPE

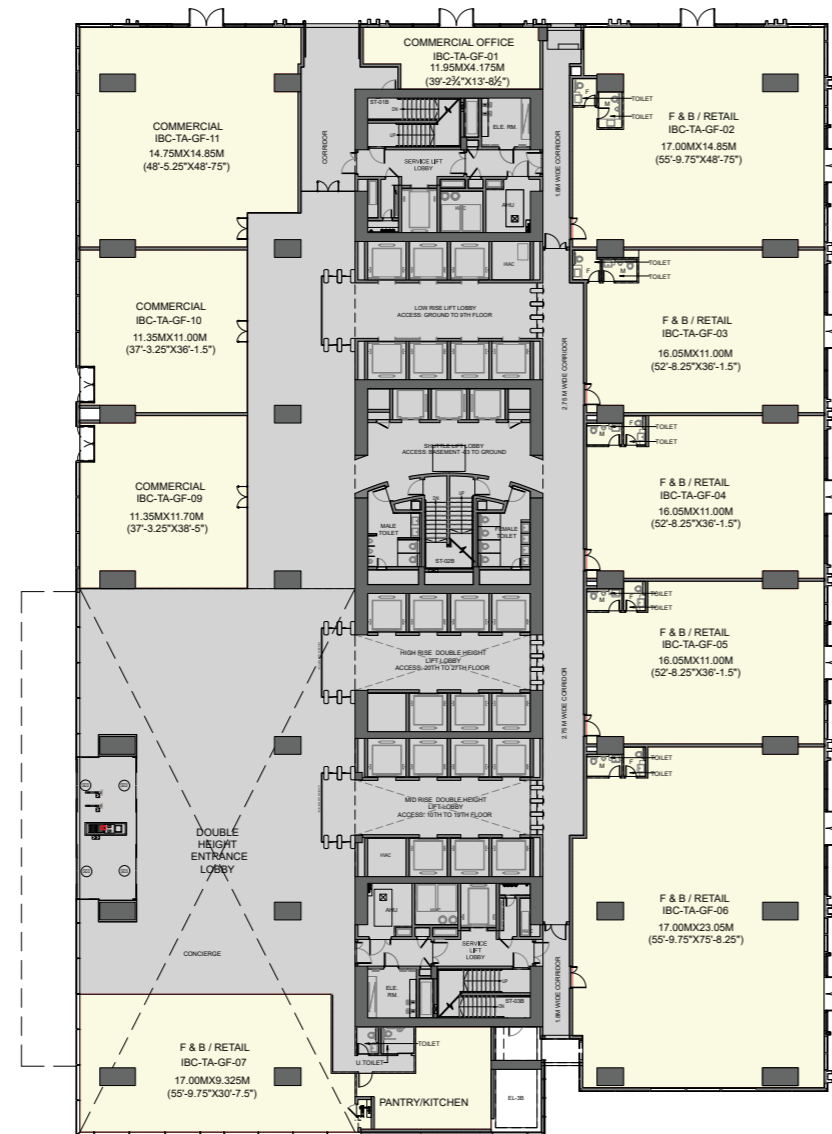


FLOOR
PLANS
—

BLOCK - A
—

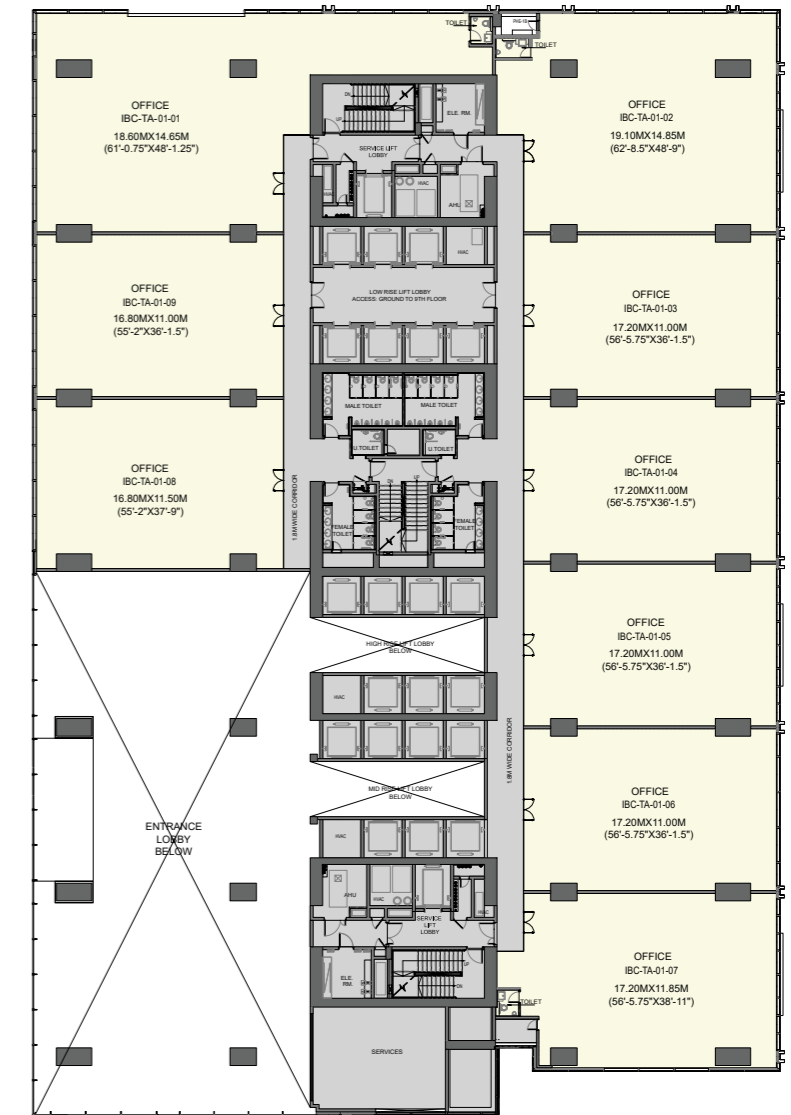
**BLOCK - A
GROUND FLOOR**

CARPET AREA (EXCLUDING EXTERNAL)	SQ. M.	SQ. FT.
IBC-TA-GF-01	45.466	489.40
IBC-TA-GF-02	245.341	2640.85
IBC-TA-GF-03	174.273	1875.87
IBC-TA-GF-04	172.000	1851.41
IBC-TA-GF-05	172.000	1851.41
IBC-TA-GF-06	381.083	4101.98
IBC-TA-GF-07	215.760	2322.44
IBC-TA-GF-09	125.083	1346.39
IBC-TA-GF-10	119.078	1281.76
IBC-TA-GF-11	208.440	2243.65
TOTAL	1858.52	20005.15



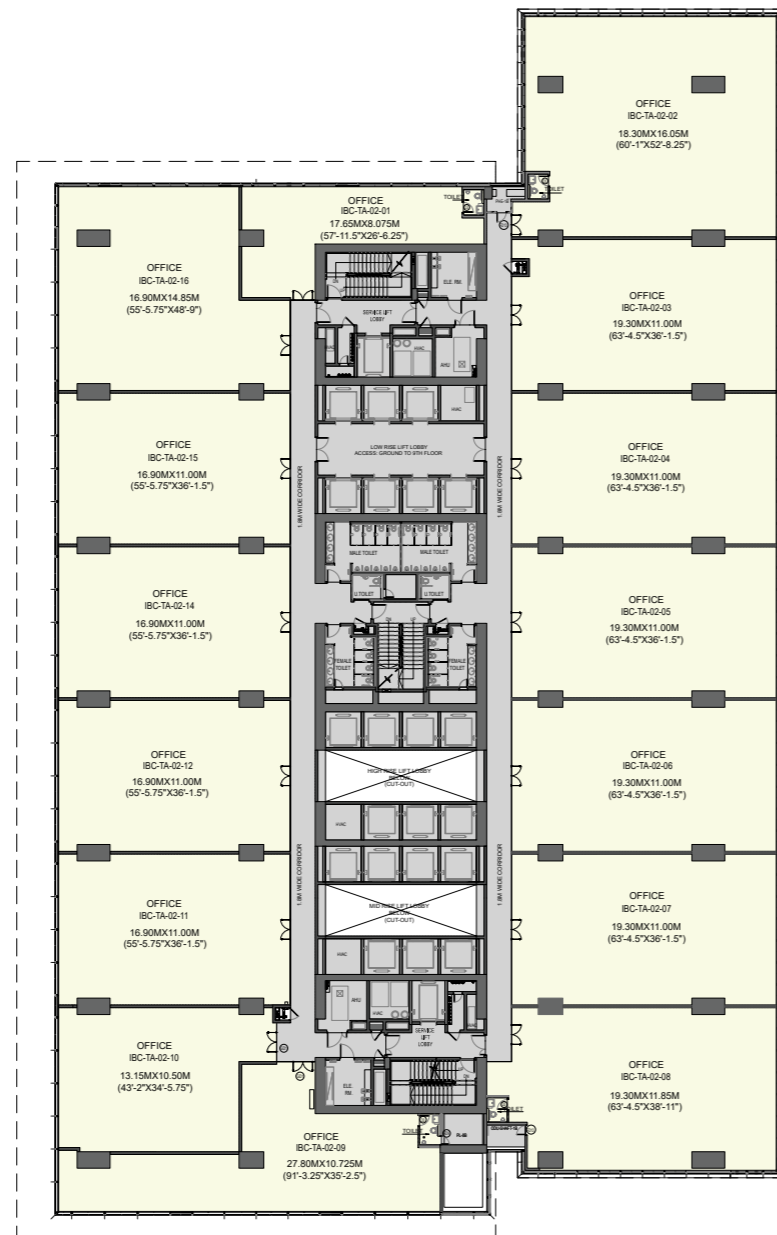
**BLOCK - A
FIRST FLOOR**

CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-01-01	312.295	3361.54
IBC-TA-01-02	263.433	2835.59
IBC-TA-01-03	184.790	1989.08
IBC-TA-01-04	184.790	1989.08
IBC-TA-01-05	184.790	1989.08
IBC-TA-01-06	184.790	1989.08
IBC-TA-01-07	203.681	2192.42
IBC-TA-01-08	186.681	2009.43
IBC-TA-01-09	180.390	1941.72
TOTAL	1885.64	20297.03



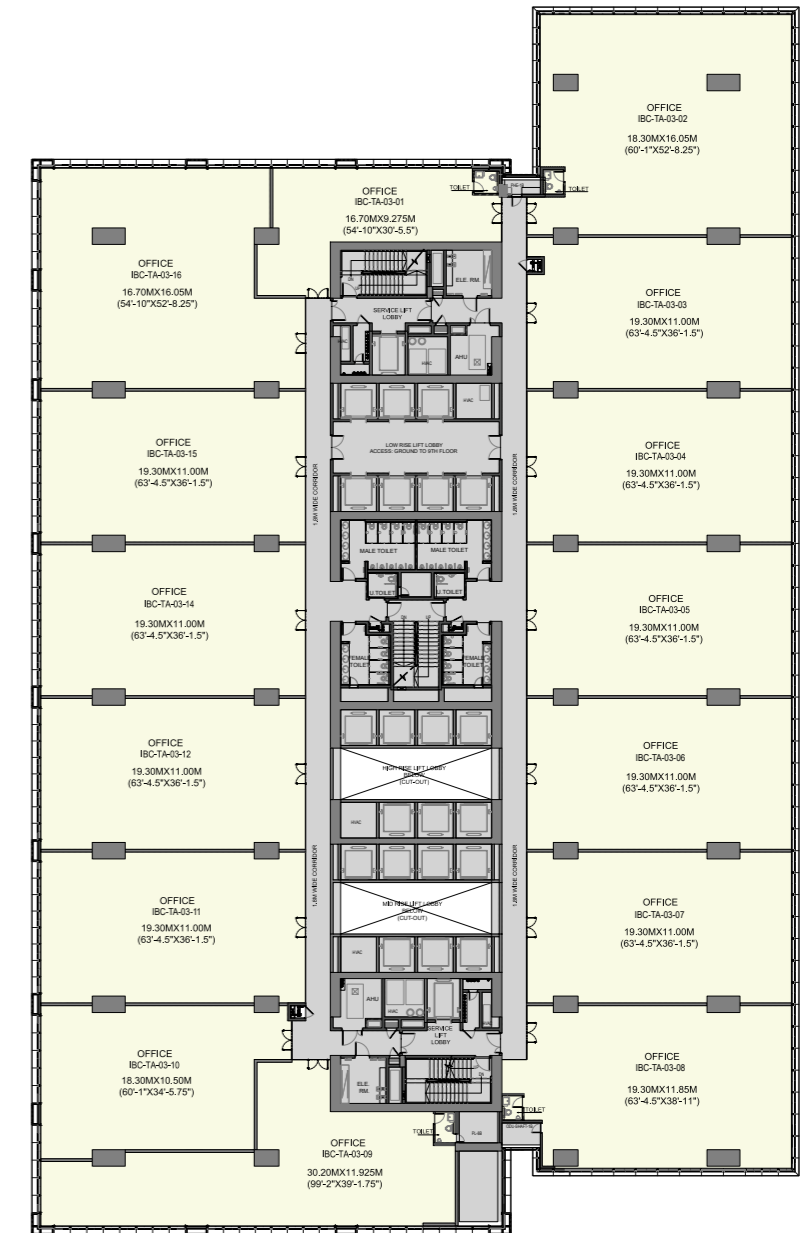
**BLOCK - A
SECOND FLOOR**

CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-02-01	92.961	1000.63
IBC-TA-02-02	293.552	3159.79
IBC-TA-02-03	206.228	2219.84
IBC-TA-02-04	207.890	2237.73
IBC-TA-02-05	207.890	2237.73
IBC-TA-02-06	207.890	2237.73
IBC-TA-02-07	207.890	2237.73
IBC-TA-02-08	228.156	2455.87
IBC-TA-02-09	174.016	1873.11
IBC-TA-02-10	145.928	1570.77
IBC-TA-02-11	181.490	1953.56
IBC-TA-02-12	181.490	1953.56
IBC-TA-02-14	181.490	1953.56
IBC-TA-02-15	181.490	1953.56
IBC-TA-02-16	217.708	2343.41
TOTAL	2916.07	31388.57



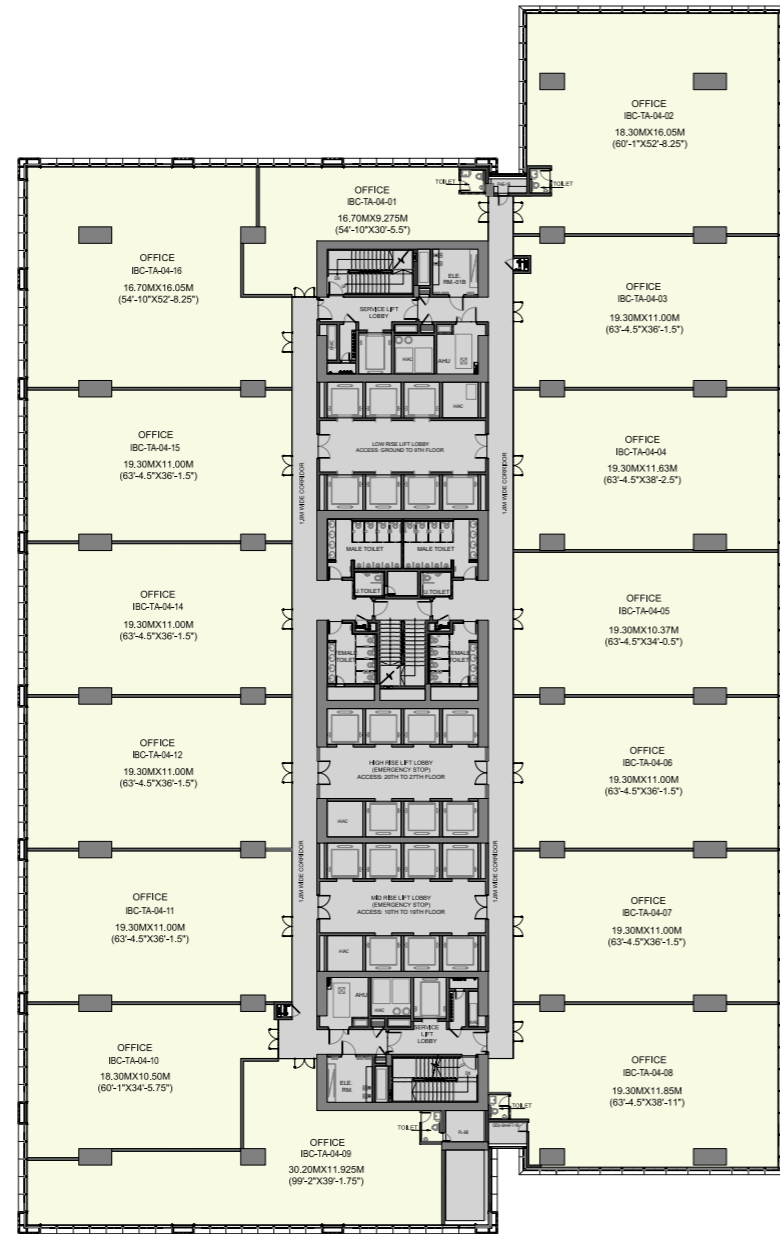
**BLOCK - A
THIRD FLOOR**

CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-03-01	109.980	1183.82
IBC-TA-03-02	294.312	3167.97
IBC-TA-03-03	206.225	2219.81
IBC-TA-03-04	207.890	2237.73
IBC-TA-03-05	207.890	2237.73
IBC-TA-03-06	207.890	2237.73
IBC-TA-03-07	207.890	2237.73
IBC-TA-03-08	228.153	2455.84
IBC-TA-03-09	216.860	2334.28
IBC-TA-03-10	174.077	1873.76
IBC-TA-03-11	207.890	2237.73
IBC-TA-03-12	207.890	2237.73
IBC-TA-03-14	207.890	2237.73
IBC-TA-03-15	207.890	2237.73
IBC-TA-03-16	277.011	2981.75
TOTAL	3169.74	34119.06



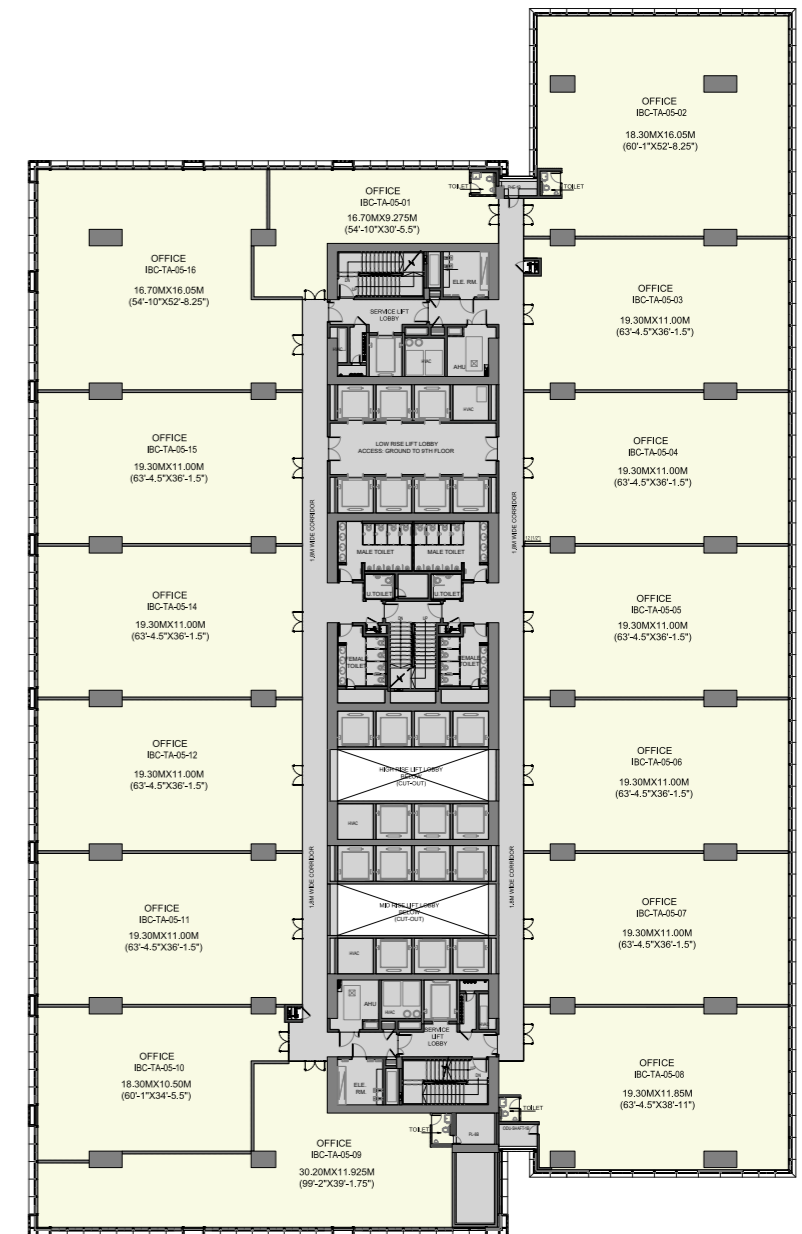
**BLOCK - A
FOURTH FLOOR**

CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-04-01	109.980	1183.82
IBC-TA-04-02	294.312	3167.97
IBC-TA-04-03	206.225	2219.81
IBC-TA-04-04	217.392	2340.01
IBC-TA-04-05	197.843	2129.58
IBC-TA-04-06	207.890	2237.73
IBC-TA-04-07	207.890	2237.73
IBC-TA-04-08	228.153	2455.84
IBC-TA-04-09	217.330	2339.34
IBC-TA-04-10	174.076	1873.75
IBC-TA-04-11	207.890	2237.73
IBC-TA-04-12	207.890	2237.73
IBC-TA-04-14	207.890	2237.73
IBC-TA-04-15	207.890	2237.73
IBC-TA-04-16	277.011	2981.75
TOTAL	3169.66	34118.24



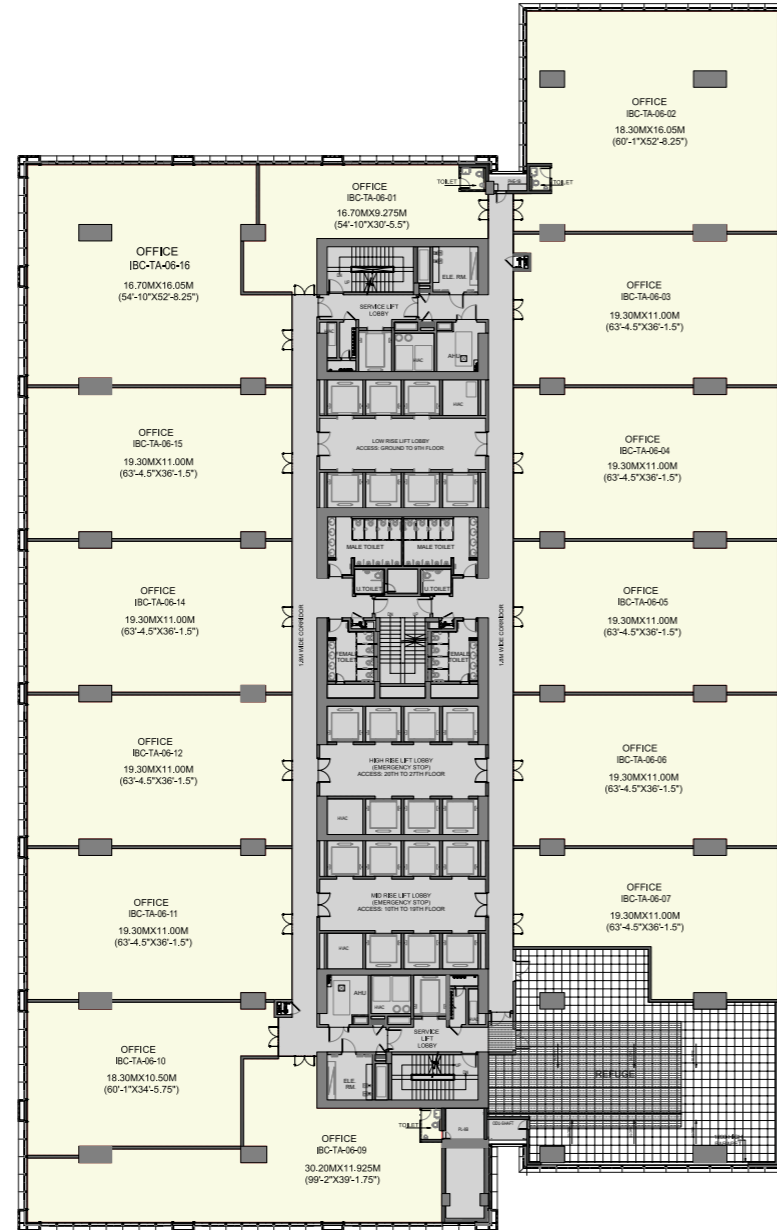
**BLOCK - A
FIFTH FLOOR**

CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-05-01	109.977	1183.79
IBC-TA-05-02	294.312	3167.97
IBC-TA-05-03	206.225	2219.81
IBC-TA-05-04	207.890	2237.73
IBC-TA-05-05	207.890	2237.73
IBC-TA-05-06	207.890	2237.73
IBC-TA-05-07	207.890	2237.73
IBC-TA-05-08	228.153	2455.84
IBC-TA-05-09	217.330	2339.34
IBC-TA-05-10	174.076	1873.75
IBC-TA-05-11	207.890	2237.73
IBC-TA-05-12	207.890	2237.73
IBC-TA-05-14	207.890	2237.73
IBC-TA-05-15	207.890	2237.73
IBC-TA-05-16	277.011	2981.75
TOTAL	3170.20	34124.08



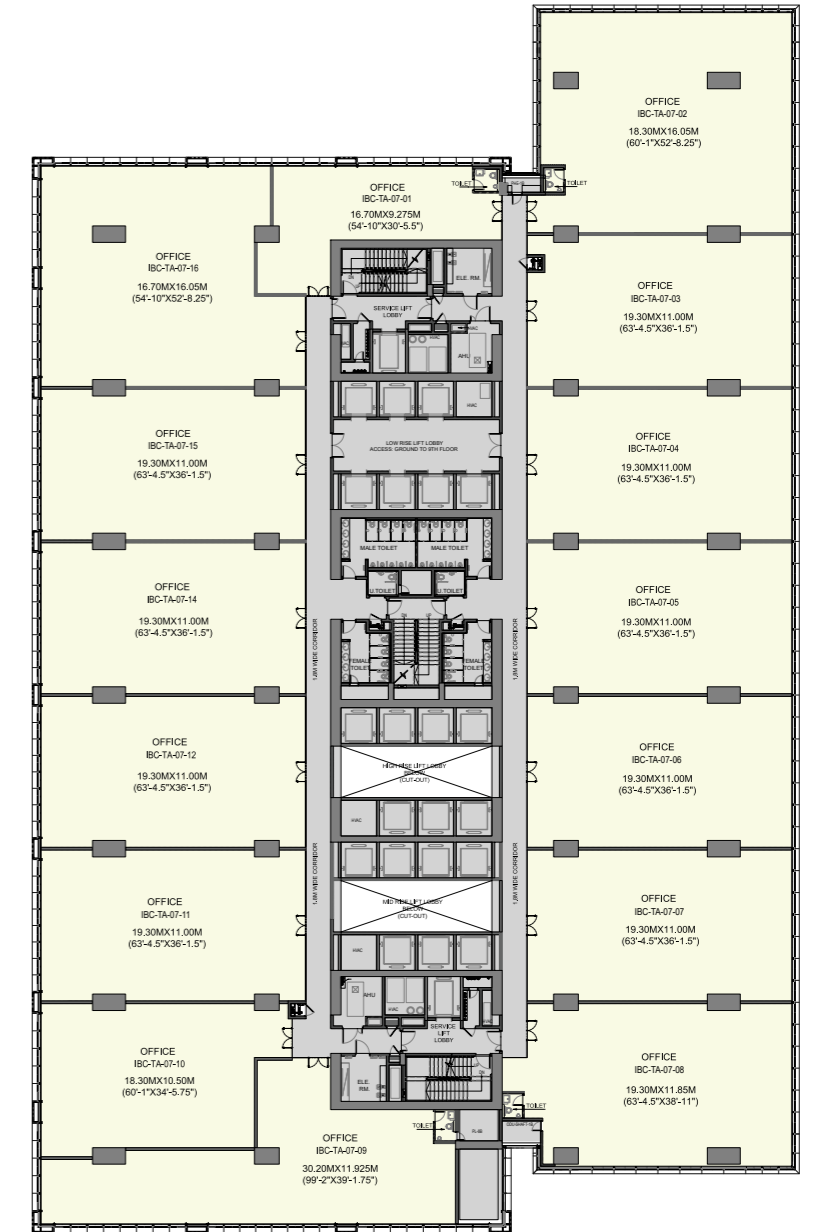
**BLOCK - A
SIXTH FLOOR (REFUGE)**

CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-06-01	109.980	1183.82
IBC-TA-06-02	294.312	3167.97
IBC-TA-06-03	206.225	2219.81
IBC-TA-06-04	207.890	2237.73
IBC-TA-06-05	207.890	2237.73
IBC-TA-06-06	207.890	2237.73
IBC-TA-06-07	170.128	1831.26
IBC-TA-06-09	217.210	2338.05
IBC-TA-06-10	174.780	1881.33
IBC-TA-06-11	207.890	2237.73
IBC-TA-06-12	207.890	2237.73
IBC-TA-06-14	207.890	2237.73
IBC-TA-06-15	207.890	2237.73
IBC-TA-06-16	277.011	2981.75
TOTAL	2904.88	31268.09

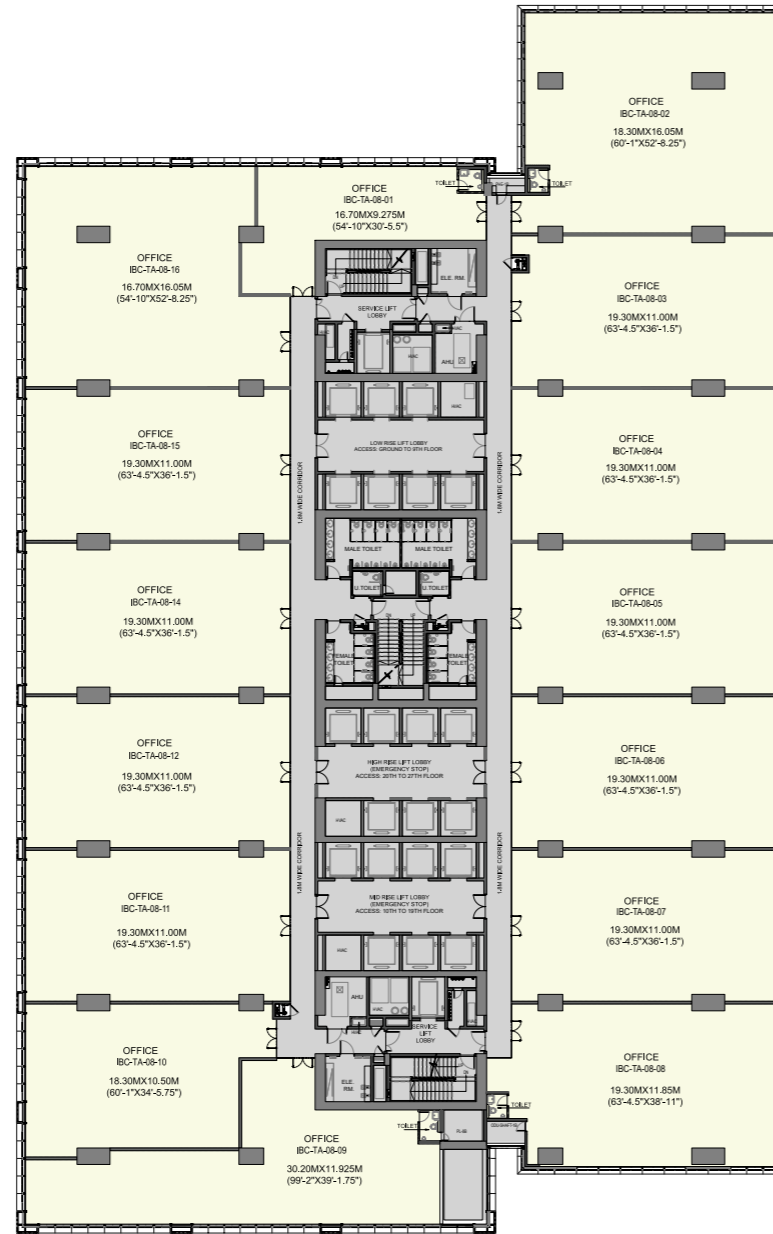


**BLOCK - A
SEVENTH FLOOR**

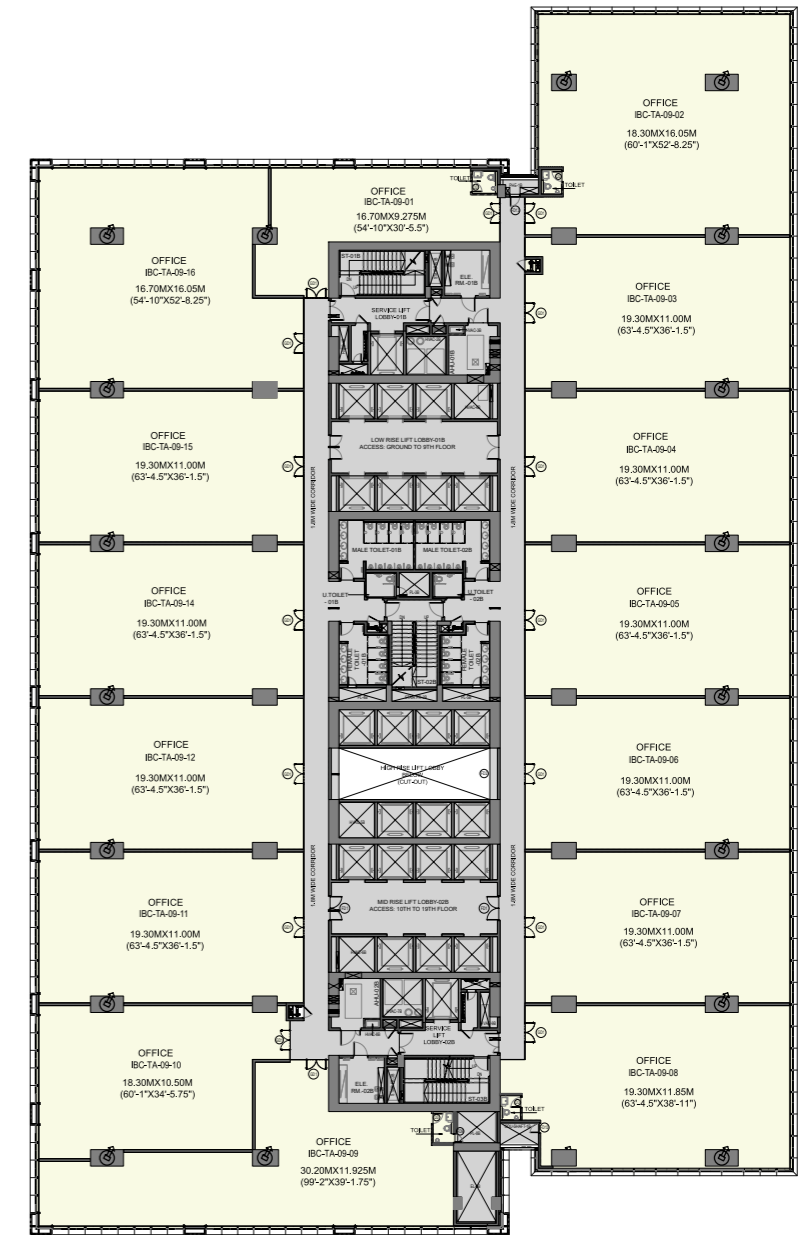
CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-07-01	109.977	1183.79
IBC-TA-07-02	294.312	3167.97
IBC-TA-07-03	206.225	2219.81
IBC-TA-07-04	207.890	2237.73
IBC-TA-07-05	207.890	2237.73
IBC-TA-07-06	207.890	2237.73
IBC-TA-07-07	207.890	2237.73
IBC-TA-07-08	228.153	2455.84
IBC-TA-07-09	217.330	2339.34
IBC-TA-07-10	174.076	1873.75
IBC-TA-07-11	207.890	2237.73
IBC-TA-07-12	207.890	2237.73
IBC-TA-07-14	207.890	2237.73
IBC-TA-07-15	207.890	2237.73
IBC-TA-07-16	277.011	2981.75
TOTAL	3170.20	34124.08



BLOCK - A EIGHTH FLOOR		
CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-08-01	109.977	1183.79
IBC-TA-08-02	294.312	3167.97
IBC-TA-08-03	206.225	2219.81
IBC-TA-08-04	207.890	2237.73
IBC-TA-08-05	207.890	2237.73
IBC-TA-08-06	207.890	2237.73
IBC-TA-08-07	207.890	2237.73
IBC-TA-08-08	228.153	2455.84
IBC-TA-08-09	217.330	2339.34
IBC-TA-08-10	174.076	1873.75
IBC-TA-08-11	207.890	2237.73
IBC-TA-08-12	207.890	2237.73
IBC-TA-08-14	207.890	2237.73
IBC-TA-08-15	207.890	2237.73
IBC-TA-08-16	277.011	2981.75
TOTAL	3170.20	34124.08

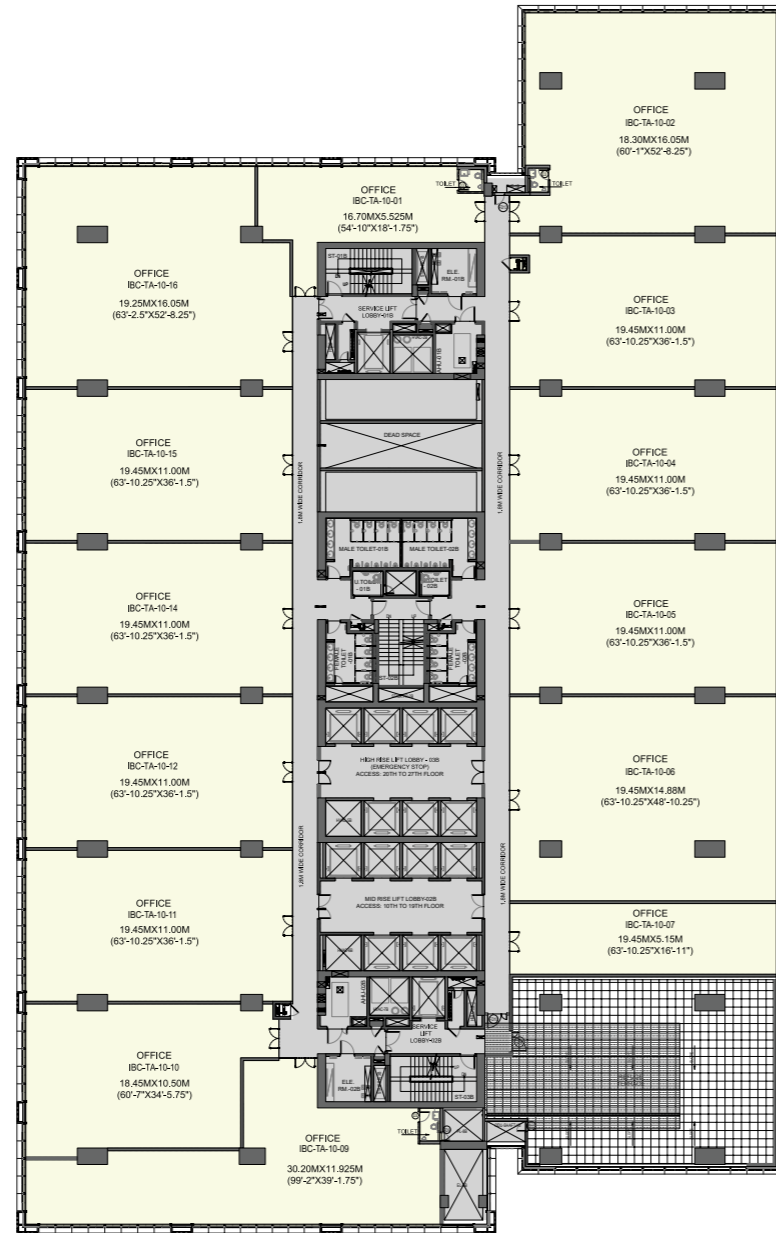


BLOCK - A NINTH FLOOR		
CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-09-01	109.977	1183.79
IBC-TA-09-02	294.312	3167.97
IBC-TA-09-03	206.225	2219.81
IBC-TA-09-04	207.890	2237.73
IBC-TA-09-05	207.890	2237.73
IBC-TA-09-06	207.890	2237.73
IBC-TA-09-07	207.890	2237.73
IBC-TA-09-08	228.153	2455.84
IBC-TA-09-09	217.330	2339.34
IBC-TA-09-10	174.076	1873.75
IBC-TA-09-11	207.890	2237.73
IBC-TA-09-12	207.890	2237.73
IBC-TA-09-14	207.890	2237.73
IBC-TA-09-15	207.890	2237.73
IBC-TA-09-16	277.011	2981.75
TOTAL	3170.20	34124.08



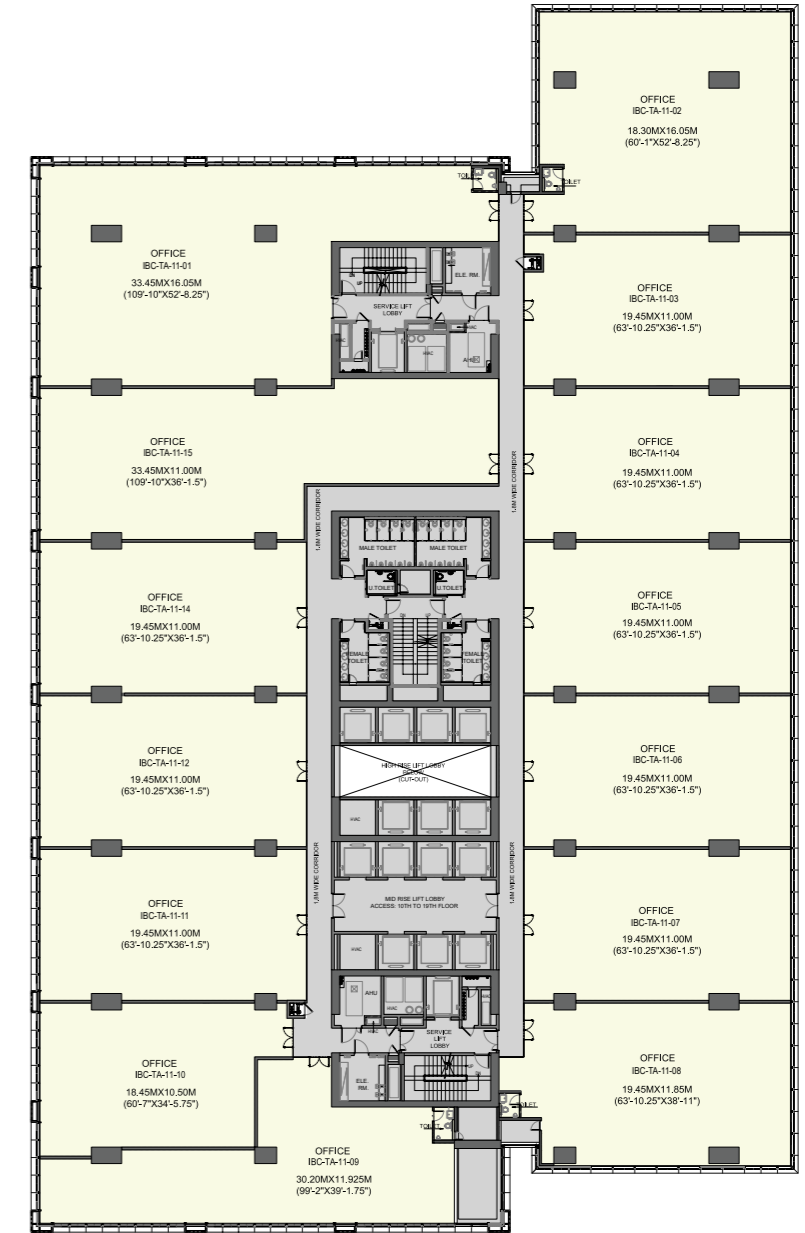
**BLOCK - A
TENTH FLOOR (REFUGE)**

CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-10-01	97.812	1052.85
IBC-TA-10-02	294.931	3174.64
IBC-TA-10-03	208.000	2238.91
IBC-TA-10-04	209.941	2259.80
IBC-TA-10-05	209.941	2259.80
IBC-TA-10-06	287.233	3091.78
IBC-TA-10-07	100.069	1077.14
IBC-TA-10-09	218.996	2357.27
IBC-TA-10-10	175.357	1887.54
IBC-TA-10-11	209.940	2259.79
IBC-TA-10-12	209.940	2259.79
IBC-TA-10-14	209.940	2259.79
IBC-TA-10-15	209.940	2259.79
IBC-TA-10-16	292.839	3152.12
TOTAL	2934.879	31591.04



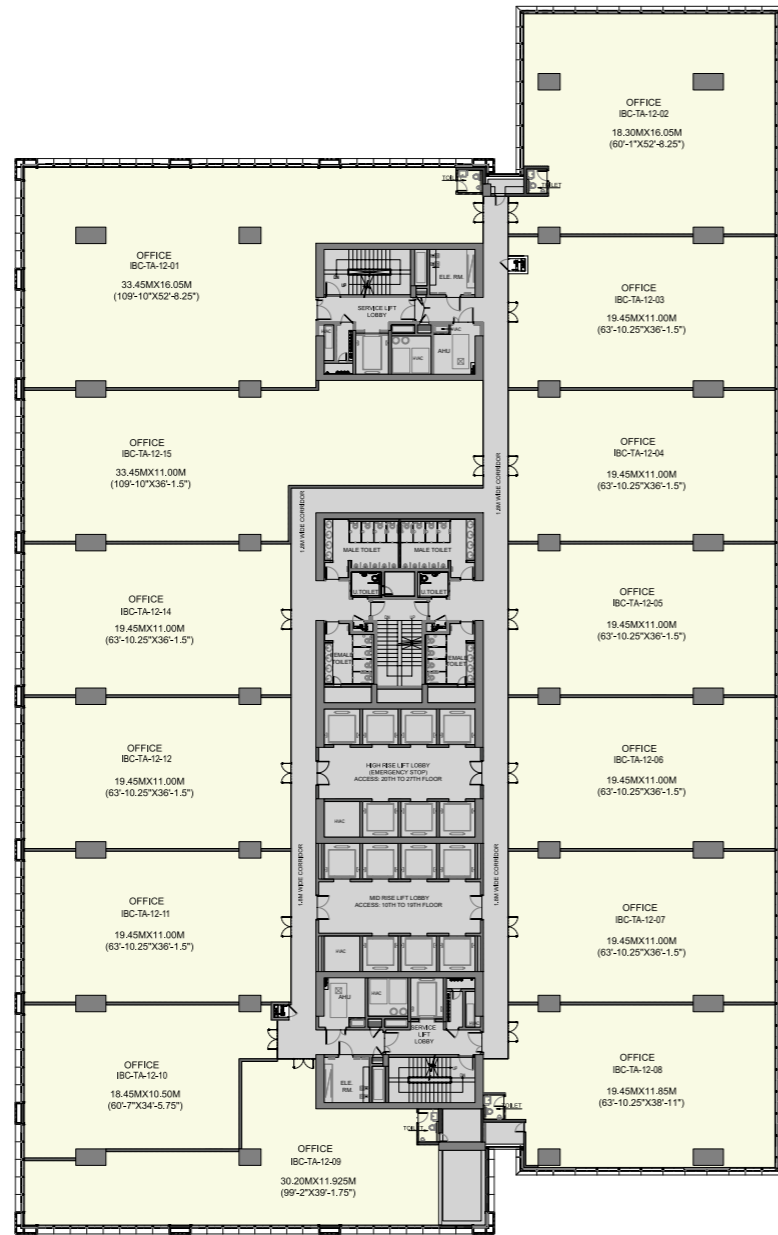
**BLOCK - A
ELEVENTH FLOOR**

CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-11-01	406.637	4377.04
IBC-TA-11-02	294.925	3174.57
IBC-TA-11-03	208.000	2238.91
IBC-TA-11-04	209.940	2259.79
IBC-TA-11-05	209.940	2259.79
IBC-TA-11-06	209.940	2259.79
IBC-TA-11-07	209.940	2259.79
IBC-TA-11-08	229.845	2474.05
IBC-TA-11-09	218.995	2357.26
IBC-TA-11-10	175.358	1887.55
IBC-TA-11-11	209.940	2259.79
IBC-TA-11-12	209.940	2259.79
IBC-TA-11-14	209.940	2259.79
IBC-TA-11-15	314.930	3389.91
TOTAL	3318.270	35717.86



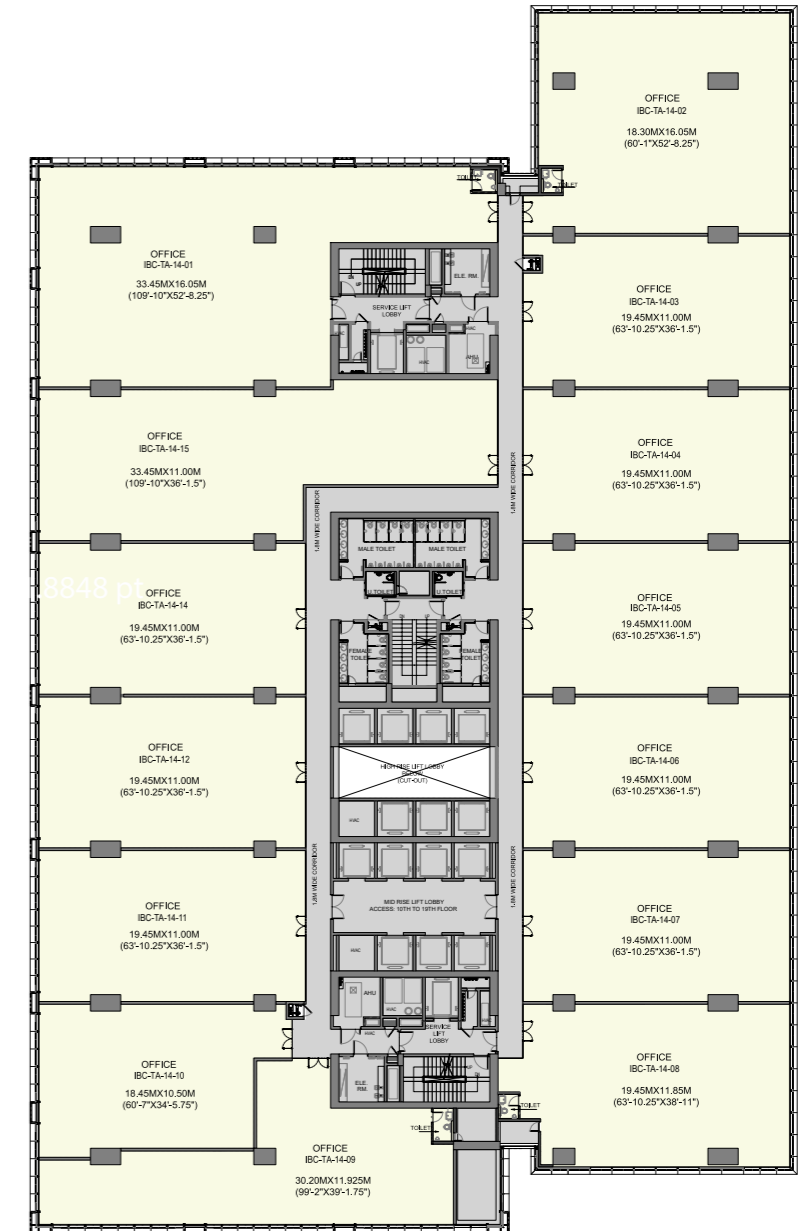
**BLOCK - A
TWELFTH FLOOR**

CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-12-01	406.637	4377.04
IBC-TA-12-02	294.925	3174.57
IBC-TA-12-03	208.000	2238.91
IBC-TA-12-04	209.940	2259.79
IBC-TA-12-05	209.940	2259.79
IBC-TA-12-06	209.940	2259.79
IBC-TA-12-07	209.940	2259.79
IBC-TA-12-08	229.845	2474.05
IBC-TA-12-09	218.995	2357.26
IBC-TA-12-10	175.358	1887.55
IBC-TA-12-11	209.940	2259.79
IBC-TA-12-12	209.940	2259.79
IBC-TA-12-14	209.940	2259.79
IBC-TA-12-15	314.930	3389.91
TOTAL	3318.270	35717.86



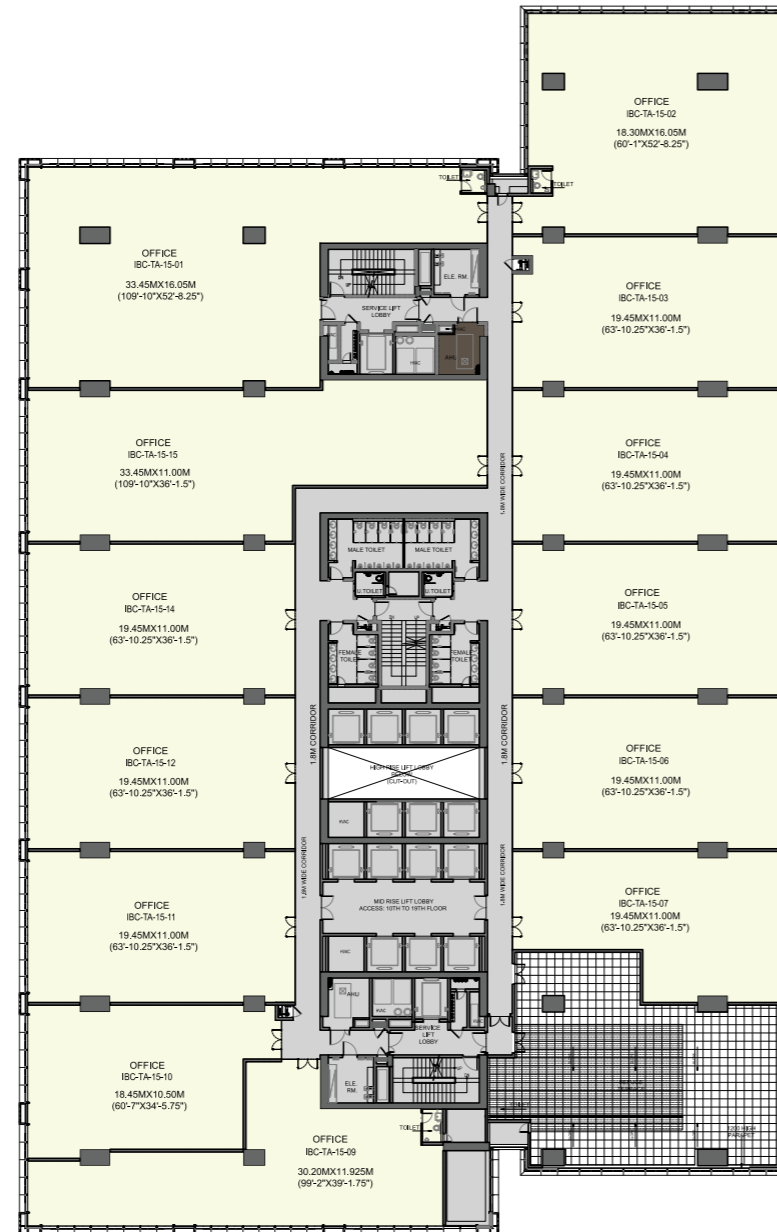
**BLOCK - A
FOURTEENTH FLOOR**

CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-14-01	406.637	4377.04
IBC-TA-14-02	294.925	3174.57
IBC-TA-14-03	208.000	2238.91
IBC-TA-14-04	209.940	2259.79
IBC-TA-14-05	209.940	2259.79
IBC-TA-14-06	209.940	2259.79
IBC-TA-14-07	209.940	2259.79
IBC-TA-14-08	229.845	2474.05
IBC-TA-14-09	218.995	2357.26
IBC-TA-14-10	175.358	1887.55
IBC-TA-14-11	209.940	2259.79
IBC-TA-14-12	209.940	2259.79
IBC-TA-14-14	209.940	2259.79
IBC-TA-14-15	314.930	3389.91
TOTAL	3318.270	35717.86



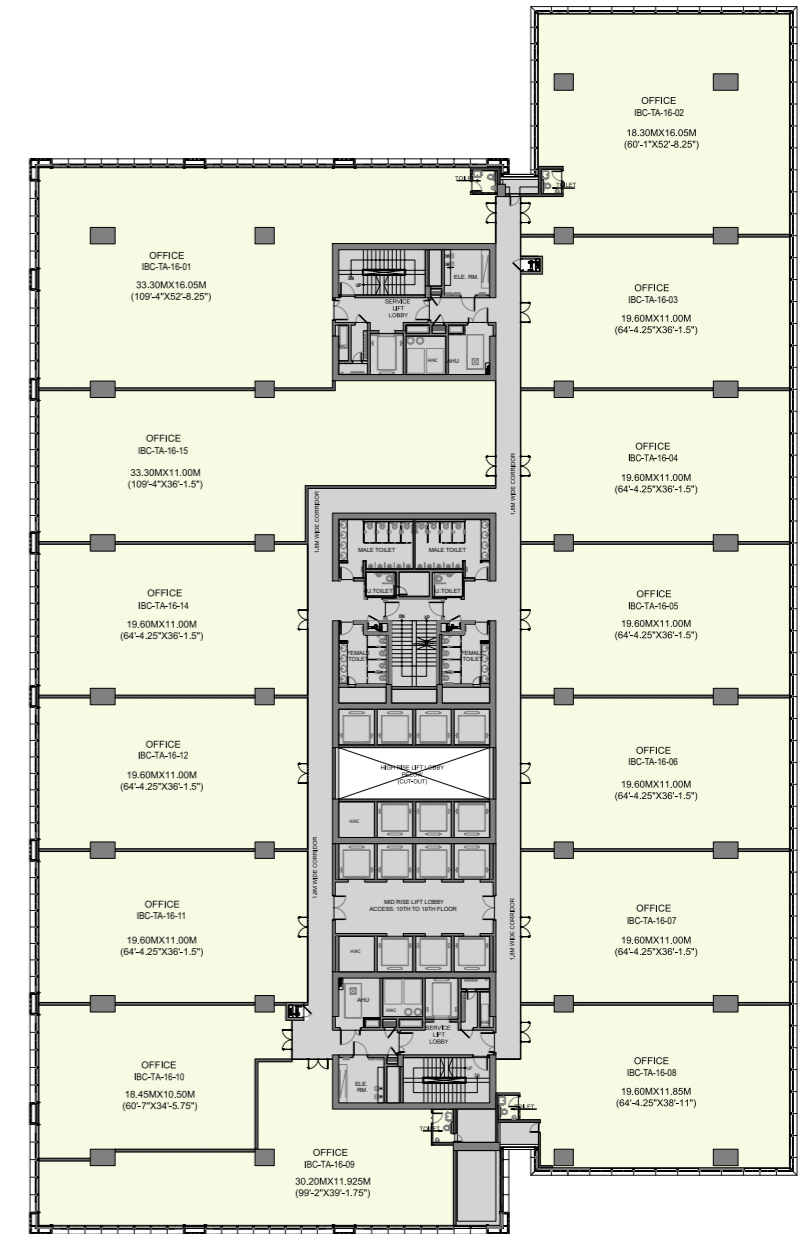
**BLOCK - A
FIFTEENTH FLOOR**

CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-15-01	406.637	4377.04
IBC-TA-15-02	294.925	3174.57
IBC-TA-15-03	208.000	2238.91
IBC-TA-15-04	209.940	2259.79
IBC-TA-15-05	209.940	2259.79
IBC-TA-15-06	209.940	2259.79
IBC-TA-15-07	170.130	1831.28
IBC-TA-15-09	218.995	2357.26
IBC-TA-15-10	175.358	1887.55
IBC-TA-15-11	209.940	2259.79
IBC-TA-15-12	209.940	2259.79
IBC-TA-15-14	209.940	2259.79
IBC-TA-15-15	314.900	3389.58
TOTAL	3048.585	32814.97



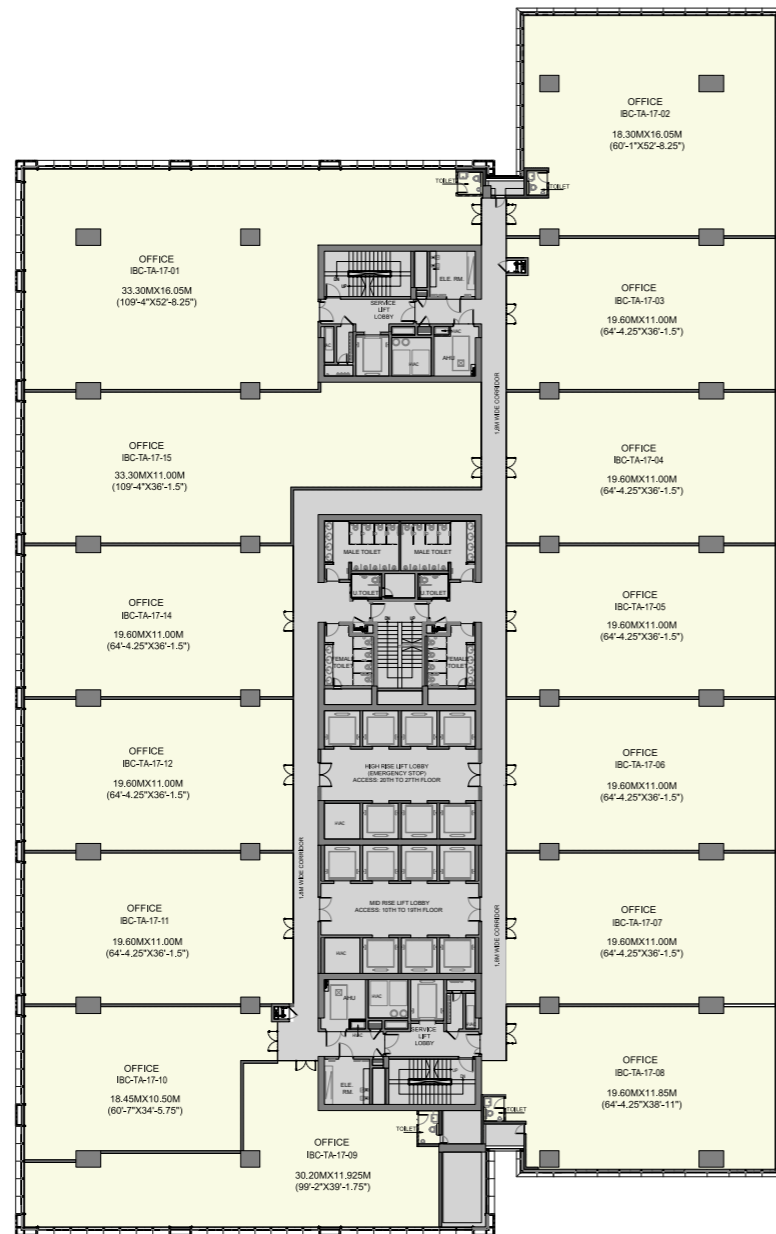
**BLOCK - A
SIXTEENTH FLOOR**

CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-16-01	408.025	4391.98
IBC-TA-16-02	295.656	3182.44
IBC-TA-16-03	210.203	2262.63
IBC-TA-16-04	212.267	2284.84
IBC-TA-16-05	212.267	2284.84
IBC-TA-16-06	212.267	2284.84
IBC-TA-16-07	212.267	2284.84
IBC-TA-16-08	233.350	2511.78
IBC-TA-16-09	219.522	2362.93
IBC-TA-16-10	176.315	1897.85
IBC-TA-16-11	212.267	2284.84
IBC-TA-16-12	212.267	2284.84
IBC-TA-16-14	212.267	2284.84
IBC-TA-16-15	314.823	3388.75
TOTAL	3343.763	35992.26



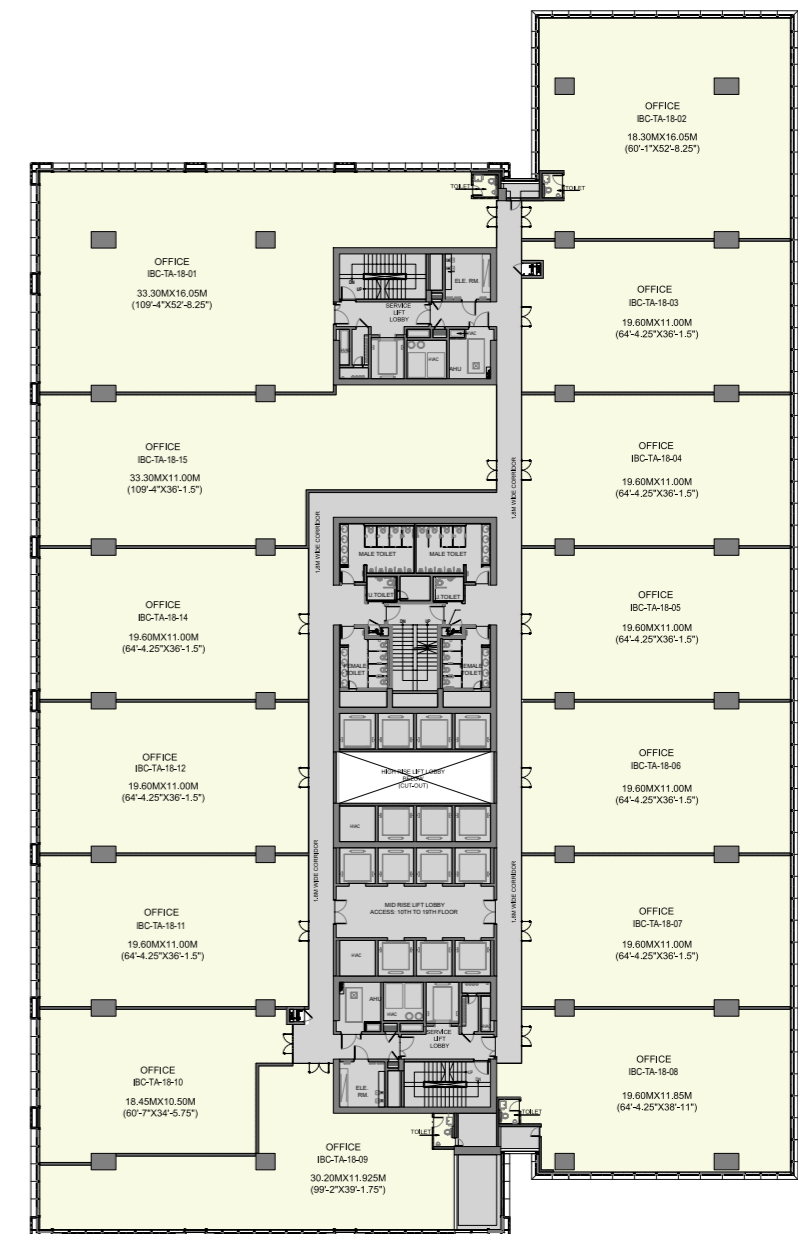
**BLOCK - A
SEVENTEENTH FLOOR**

CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-17-01	408.025	4391.98
IBC-TA-17-02	295.656	3182.44
IBC-TA-17-03	210.203	2262.63
IBC-TA-17-04	212.267	2284.84
IBC-TA-17-05	212.267	2284.84
IBC-TA-17-06	212.267	2284.84
IBC-TA-17-07	212.267	2284.84
IBC-TA-17-08	233.350	2511.78
IBC-TA-17-09	219.522	2362.93
IBC-TA-17-10	176.315	1897.85
IBC-TA-17-11	212.267	2284.84
IBC-TA-17-12	212.267	2284.84
IBC-TA-17-14	212.267	2284.84
IBC-TA-17-15	314.823	3388.75
TOTAL	3343.763	35992.26



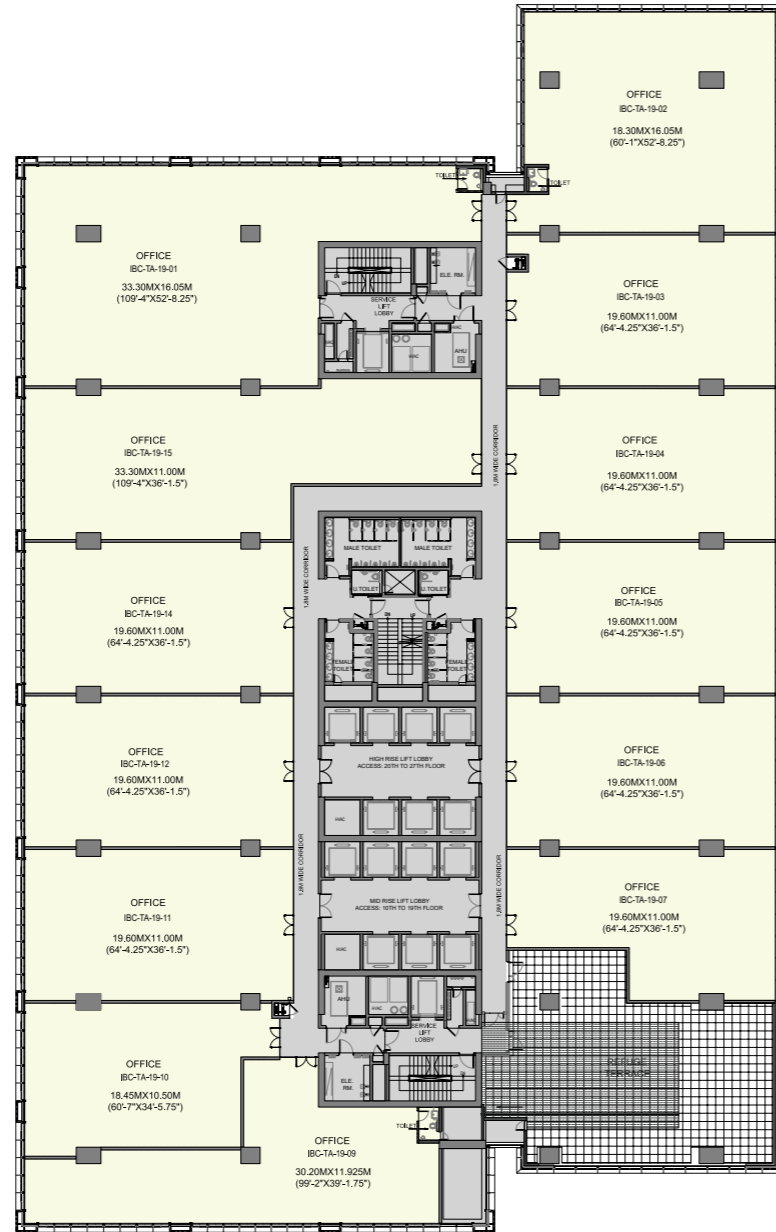
**BLOCK - A
EIGHTEENTH FLOOR**

CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-18-01	408.025	4391.98
IBC-TA-18-02	295.656	3182.44
IBC-TA-18-03	210.203	2262.63
IBC-TA-18-04	212.267	2284.84
IBC-TA-18-05	212.267	2284.84
IBC-TA-18-06	212.267	2284.84
IBC-TA-18-07	212.267	2284.84
IBC-TA-18-08	233.350	2511.78
IBC-TA-18-09	219.522	2362.93
IBC-TA-18-10	176.315	1897.85
IBC-TA-18-11	212.267	2284.84
IBC-TA-18-12	212.267	2284.84
IBC-TA-18-14	212.267	2284.84
IBC-TA-18-15	314.823	3388.75
TOTAL	3343.763	35992.26



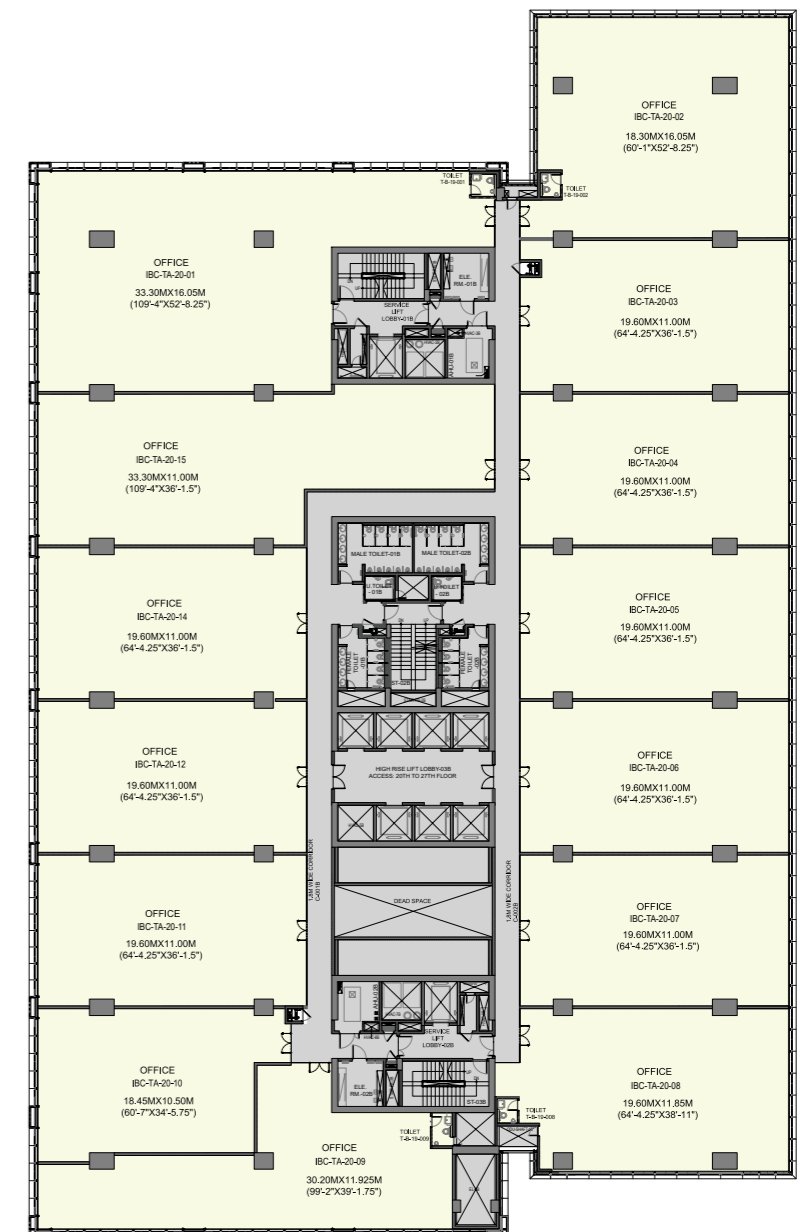
BLOCK - A
NINETEENTH FLOOR

CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-19-01	408.025	4391.98
IBC-TA-19-02	295.656	3182.44
IBC-TA-19-03	210.203	2262.63
IBC-TA-19-04	212.267	2284.84
IBC-TA-19-05	212.267	2284.84
IBC-TA-19-06	212.267	2284.84
IBC-TA-19-07	178.506	1921.44
IBC-TA-19-09	219.522	2362.93
IBC-TA-19-10	176.315	1897.85
IBC-TA-19-11	212.267	2284.84
IBC-TA-19-12	212.267	2284.84
IBC-TA-19-14	212.267	2284.84
IBC-TA-19-15	314.823	3388.75
TOTAL	3076.652	33117.08



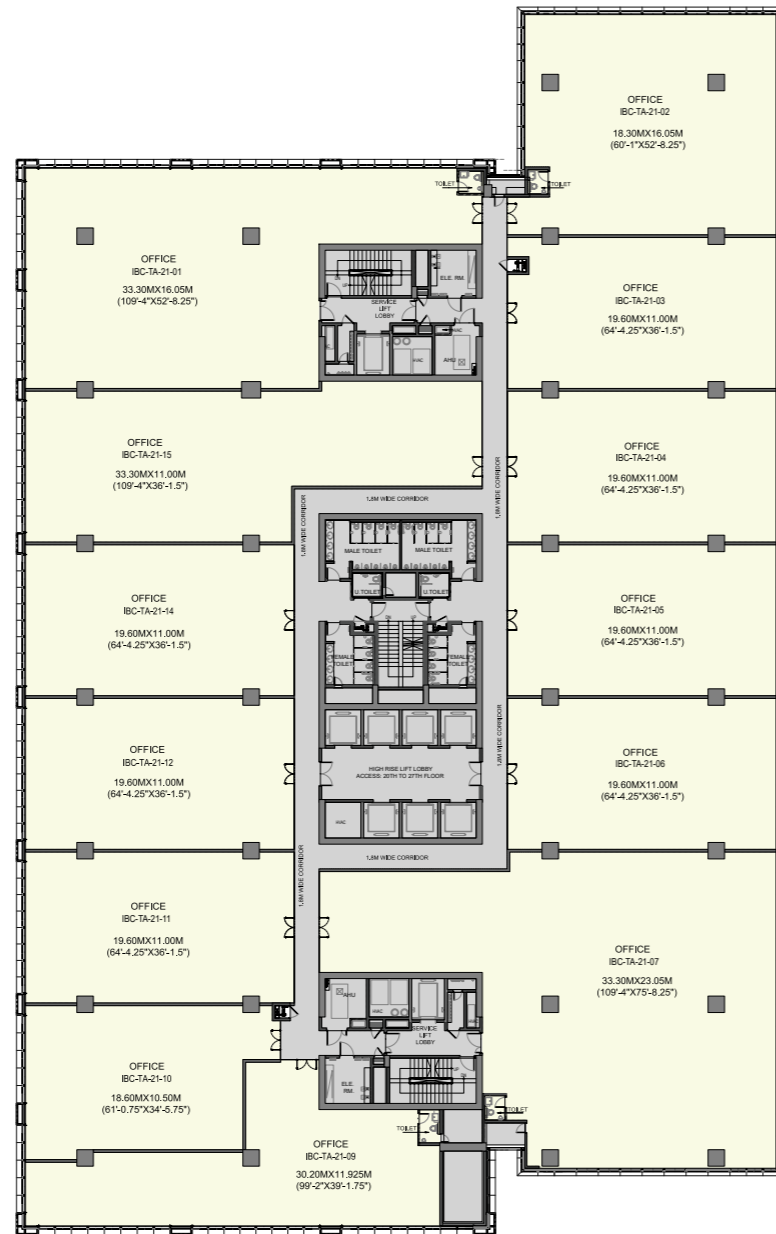
BLOCK - A
TWENTIETH FLOOR

CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-20-01	408.025	4391.98
IBC-TA-20-02	295.656	3182.44
IBC-TA-20-03	210.203	2262.63
IBC-TA-20-04	212.267	2284.84
IBC-TA-20-05	212.267	2284.84
IBC-TA-20-06	212.267	2284.84
IBC-TA-20-07	212.267	2284.84
IBC-TA-20-08	233.350	2511.78
IBC-TA-20-09	219.522	2362.93
IBC-TA-20-10	176.315	1897.85
IBC-TA-20-11	212.267	2284.84
IBC-TA-20-12	212.267	2284.84
IBC-TA-20-14	212.267	2284.84
IBC-TA-20-15	314.823	3388.75
TOTAL	3343.763	35992.26



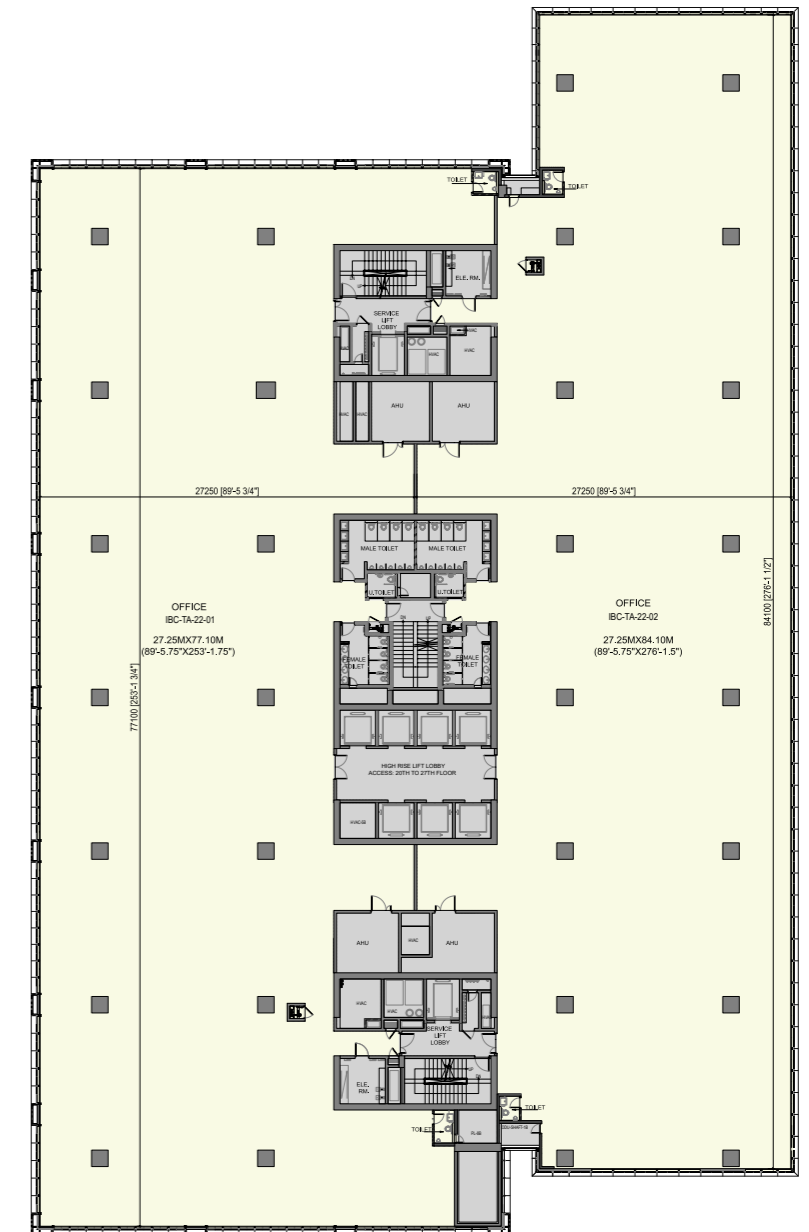
**BLOCK - A
TWENTY FIRST FLOOR**

CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-21-01	408.430	4396.34
IBC-TA-21-02	296.057	3186.76
IBC-TA-21-03	210.945	2270.61
IBC-TA-21-04	212.990	2292.62
IBC-TA-21-05	212.990	2292.62
IBC-TA-21-06	212.990	2292.62
IBC-TA-21-07	565.035	6082.04
IBC-TA-21-09	219.460	2362.27
IBC-TA-21-10	178.022	1916.23
IBC-TA-21-11	212.990	2292.62
IBC-TA-21-12	212.990	2292.62
IBC-TA-21-14	212.990	2292.62
IBC-TA-21-15	315.494	3395.98
TOTAL	3471.383	37365.97

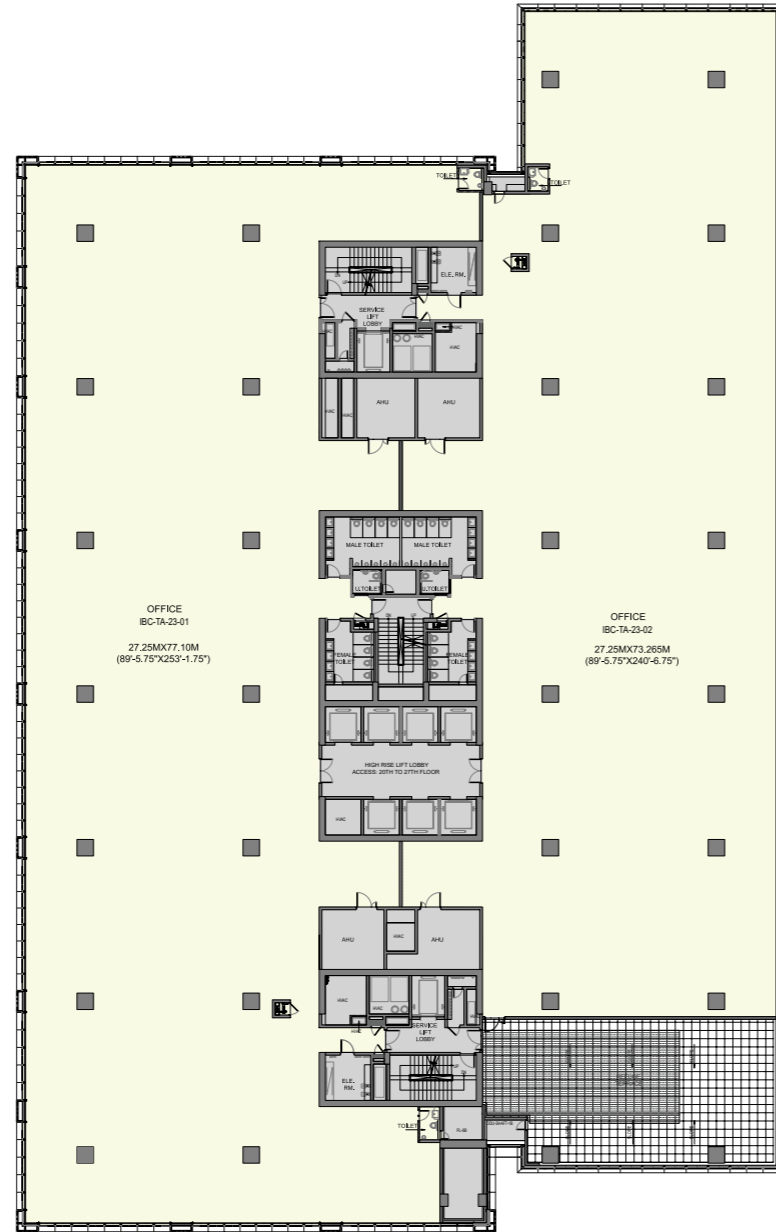


**BLOCK - A
TWENTY SECOND FLOOR**

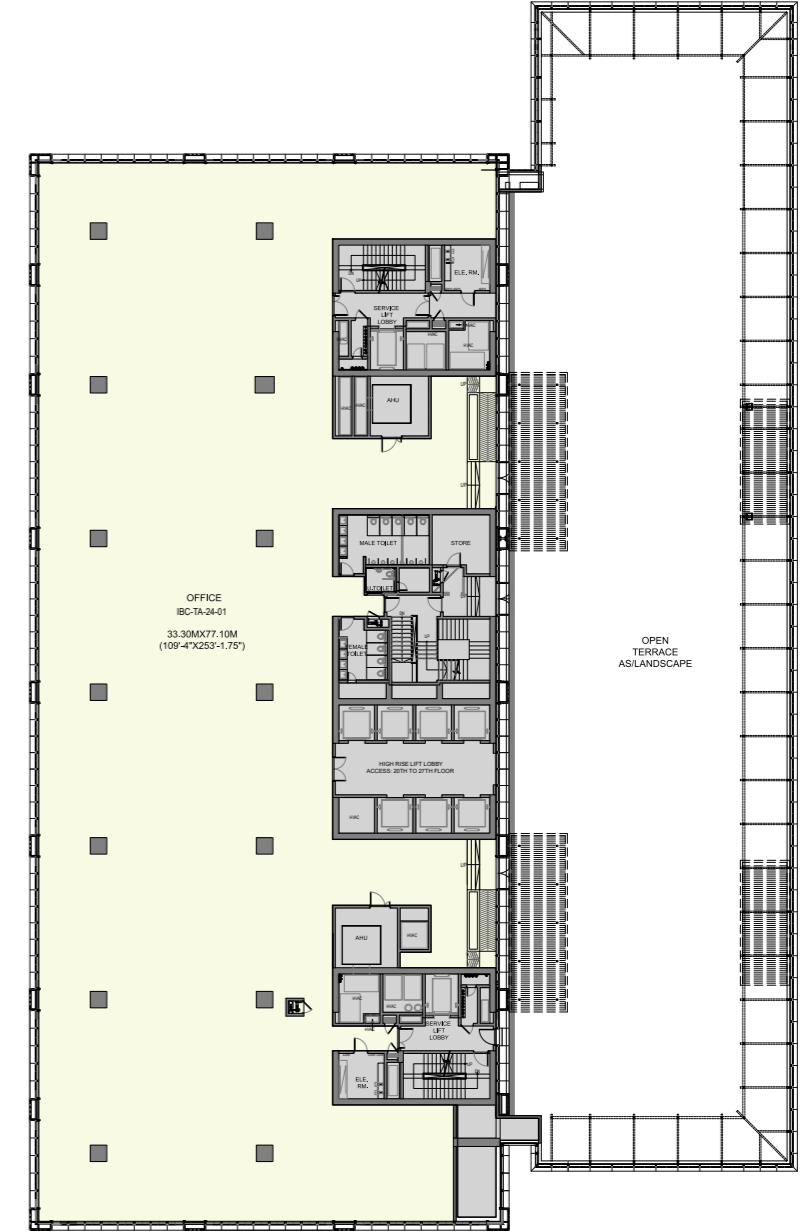
CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-22-01	1955.452	21048.49
IBC-TA-22-02	1907.715	20534.64
TOTAL	3863.167	41583.13



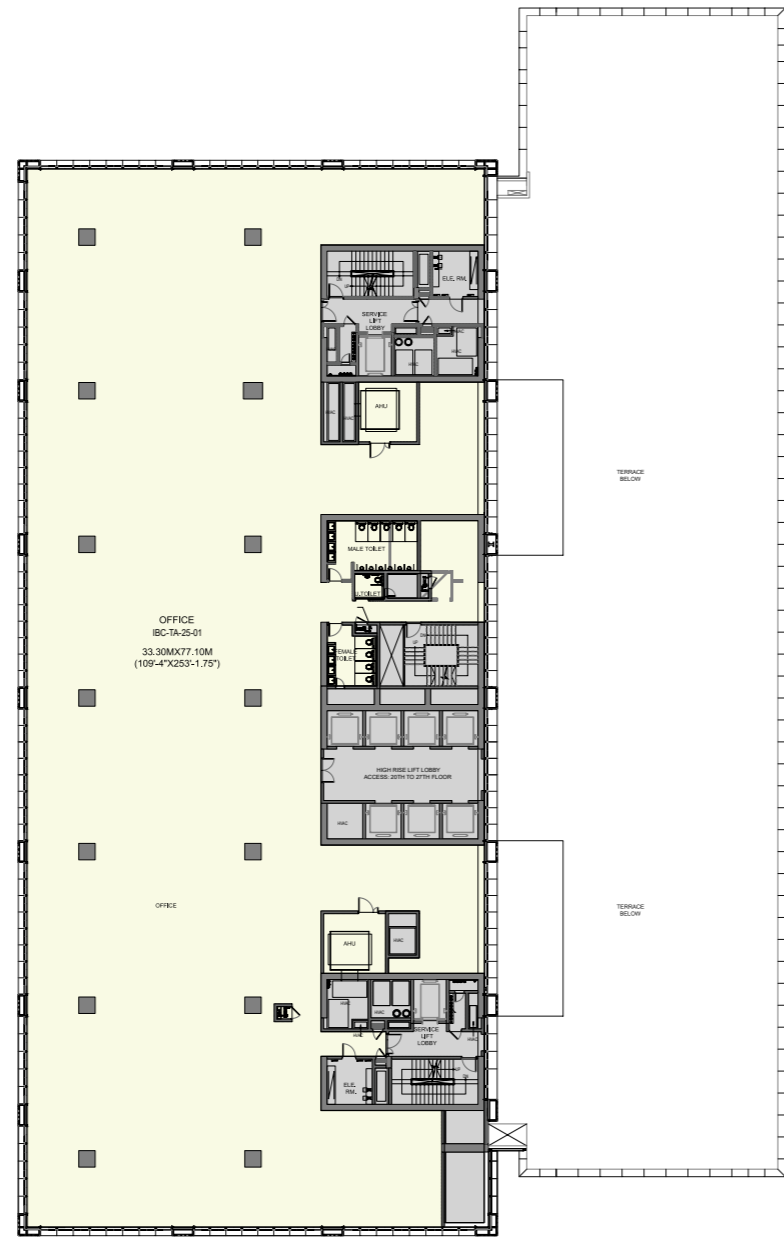
BLOCK - A TWENTY THIRD FLOOR		
CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-23-01	1955.450	21048.46
IBC-TA-23-02	1691.680	18209.24
TOTAL	3647.130	39257.71



BLOCK - A TWENTY FOURTH FLOOR		
CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-24-01	2104.870	22656.82
TOTAL	2104.870	22656.82



BLOCK - A TWENTY FIFTH FLOOR		
CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-25-01	2104.870	22656.82
TOTAL	2104.870	22656.82

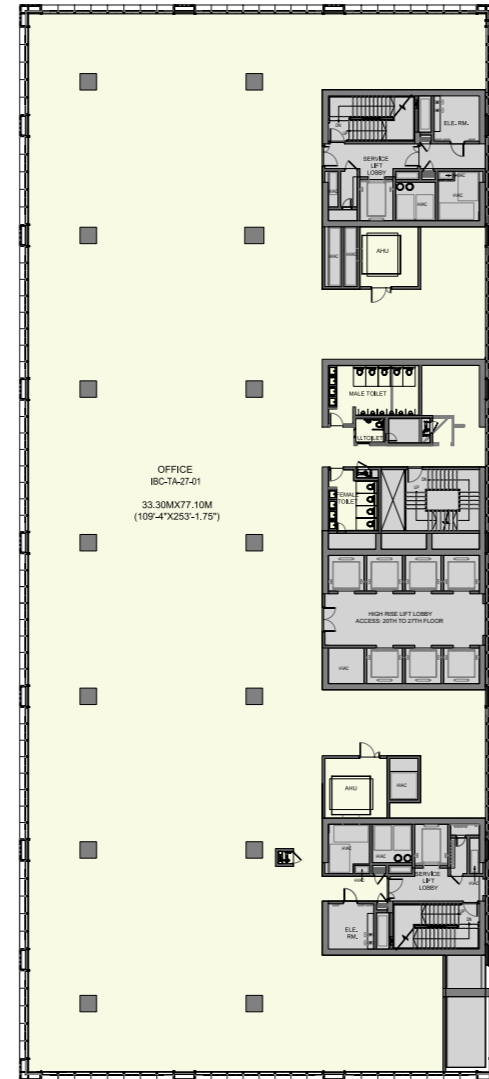


BLOCK - A TWENTY SIXTH FLOOR		
CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-26-01	1947.400	20961.81
TOTAL	1947.400	20961.81



BLOCK - A
 TWENTY SEVENTH FLOOR

CARPET AREA	SQ. M.	SQ. FT.
IBC-TA-27-01	2104.870	22656.82
TOTAL	2104.870	22656.82

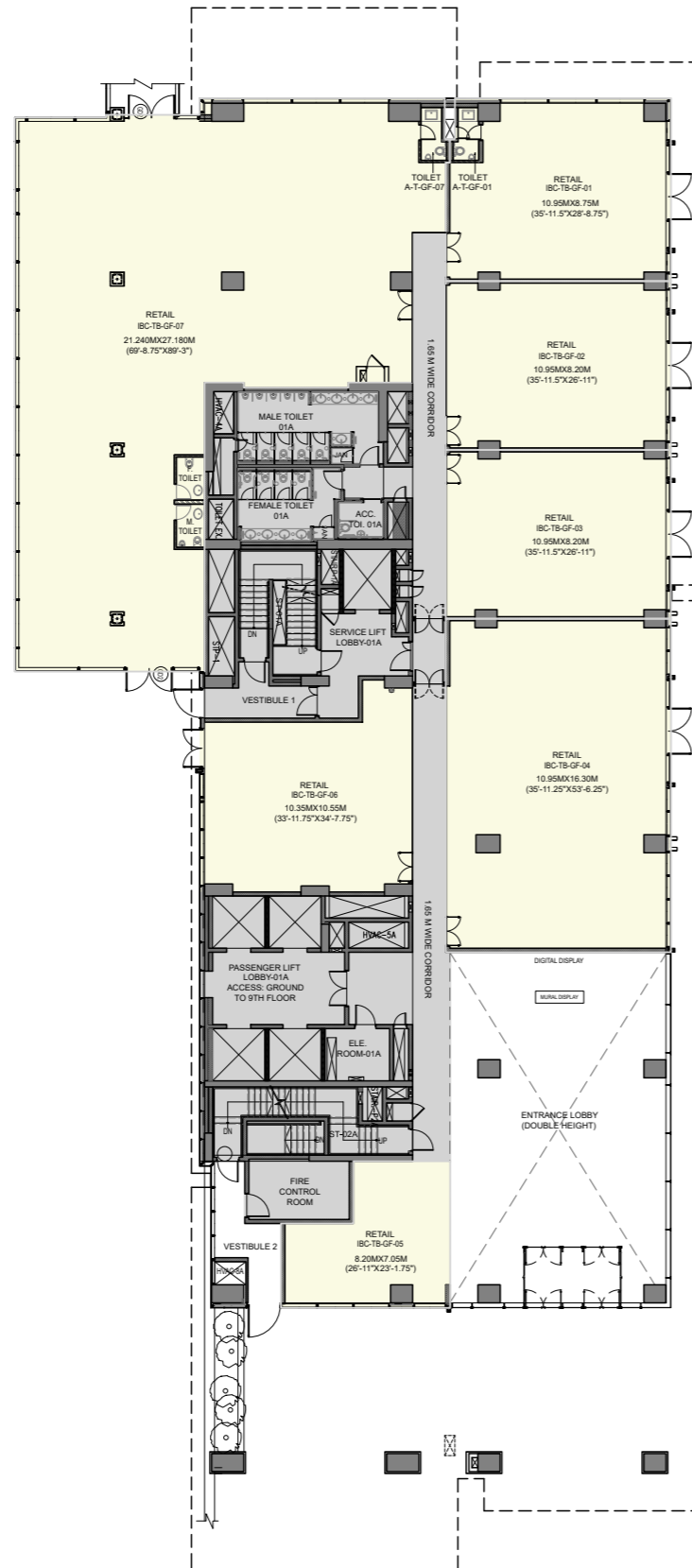


FLOOR
PLANS
—

BLOCK - B
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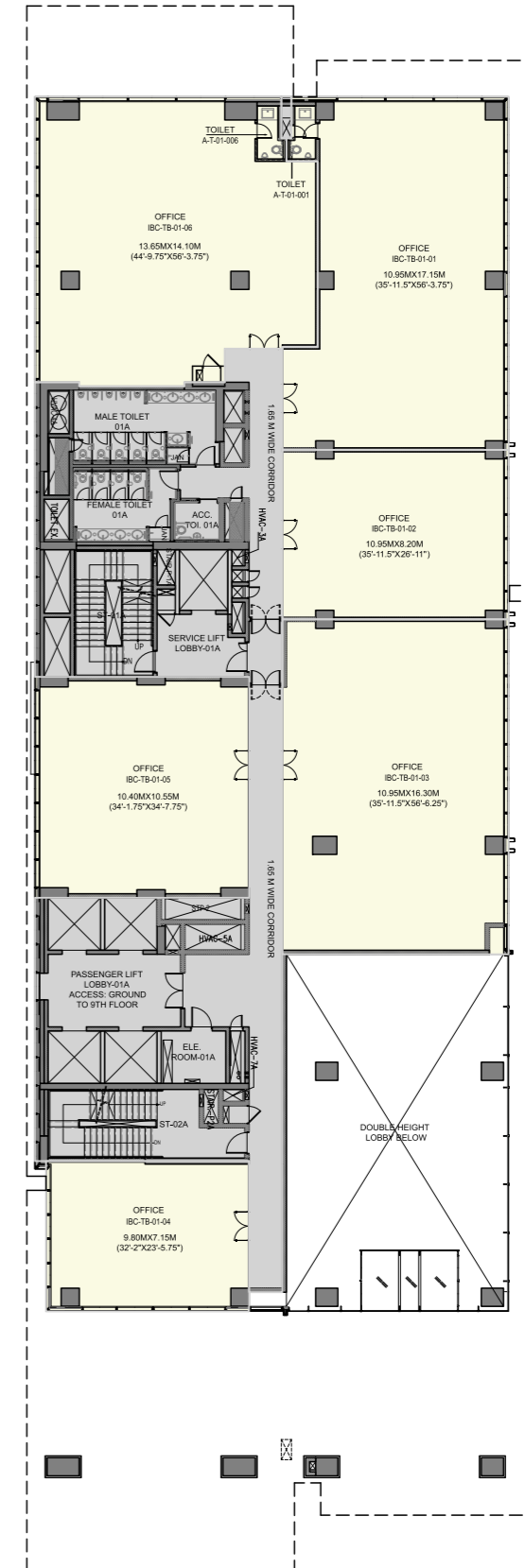
**BLOCK - B
GROUND FLOOR**

CARPET AREA	SQ. M.	SQ. FT.
IBC-TB-GF-01	90.68	976.11
IBC-TB-GF-02	87.99	947.17
IBC-TB-GF-03	88.01	947.35
IBC-TB-GF-04	175.74	1891.65
IBC-TB-GF-05	46.59	501.49
IBC-TB-GF-06	90.34	972.47
IBC-TB-GF-07	401.41	4320.78
TOTAL	980.77	10557.01

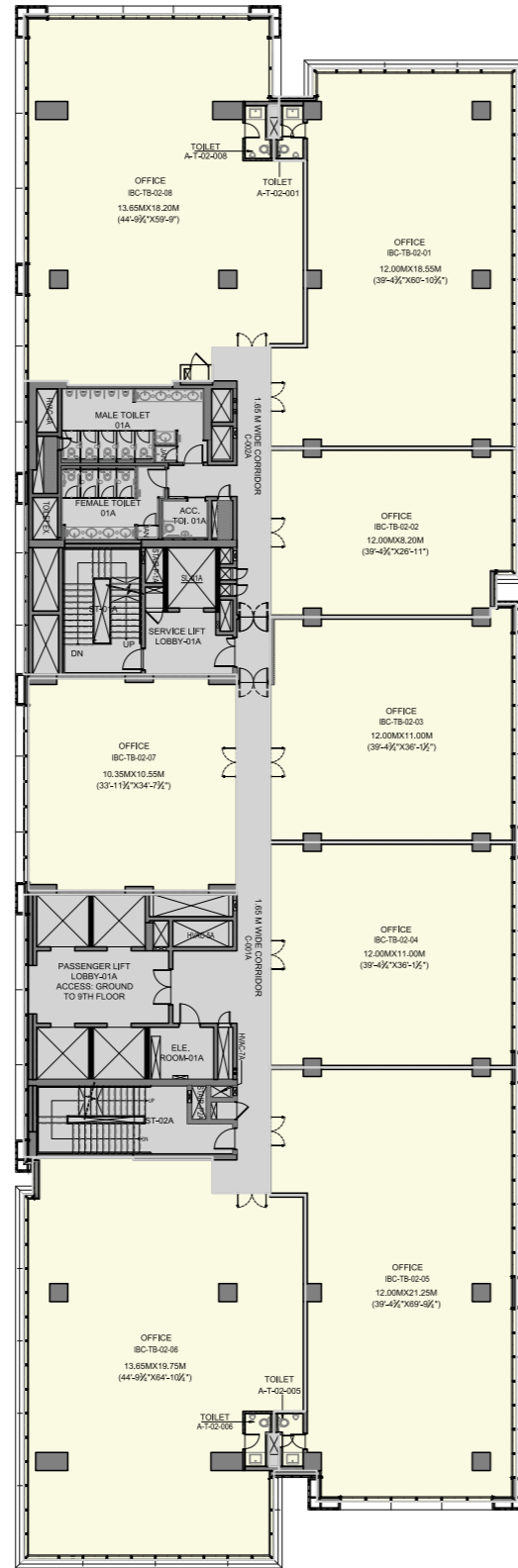


**BLOCK - B
FIRST FLOOR**

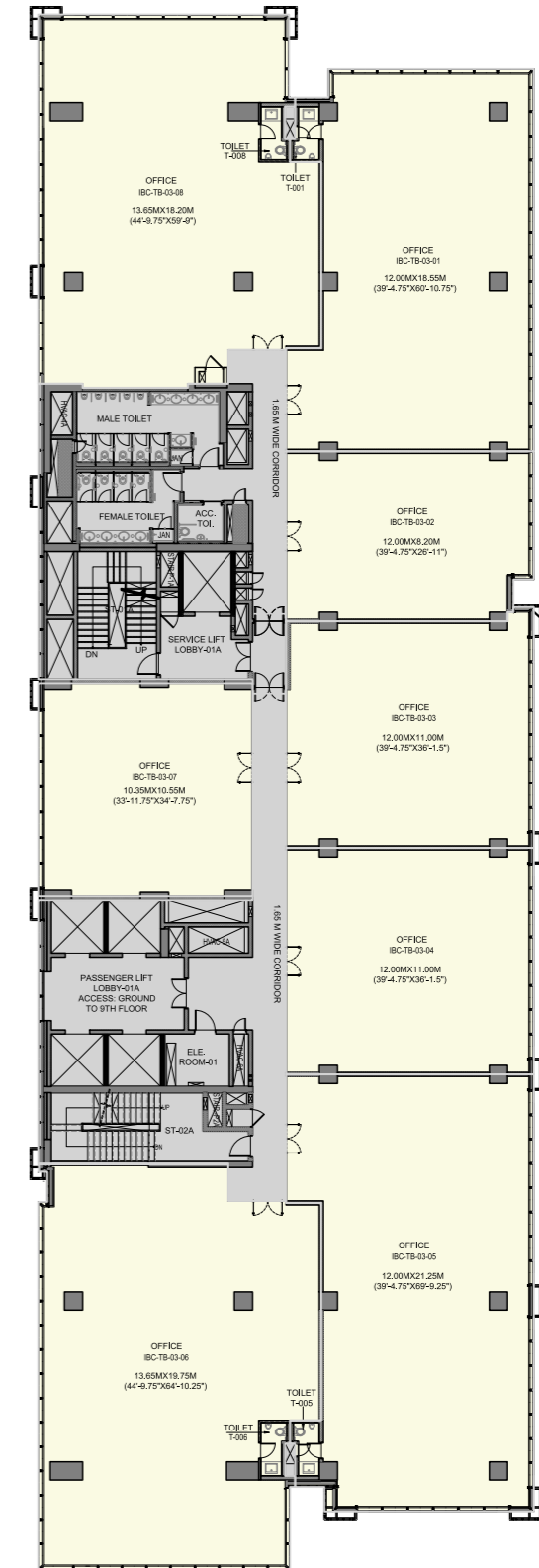
CARPET AREA	SQ. M.	SQ. FT.
IBC-TB-01-01	164.43	1769.87
IBC-TB-01-02	88.31	950.55
IBC-TB-01-03	176.02	1894.71
IBC-TB-01-04	67.78	729.63
IBC-TB-01-05	106.68	1148.35
IBC-TB-01-06	173.47	1867.19
TOTAL	776.69	8360.29



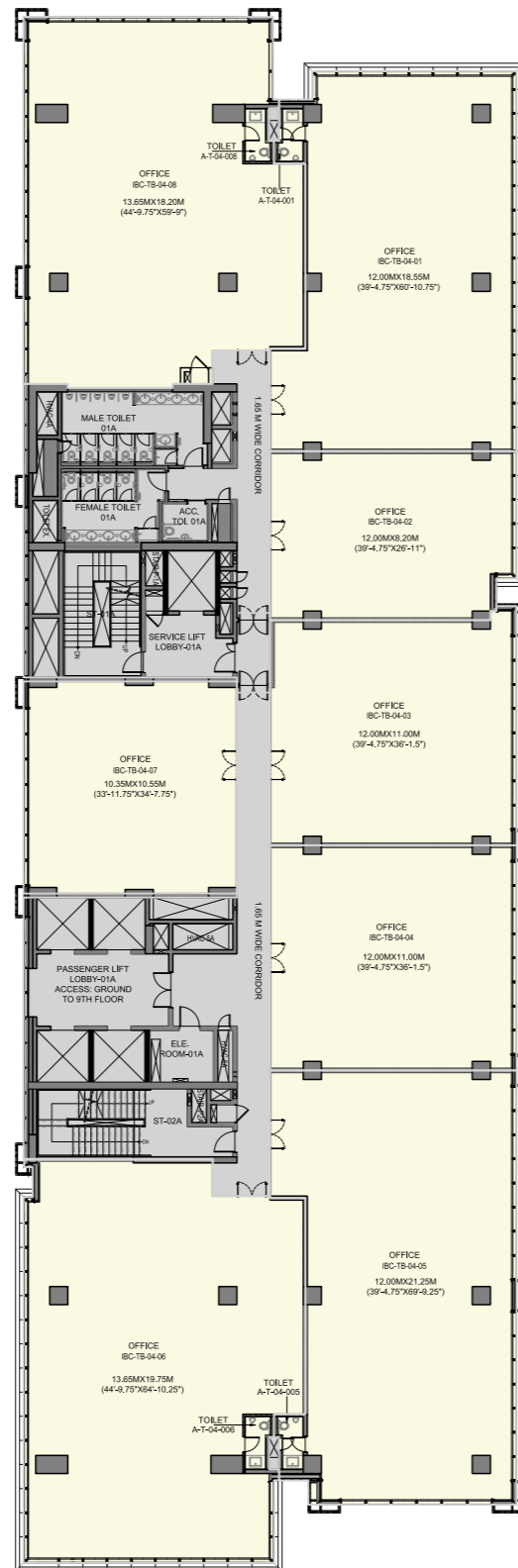
BLOCK - B SECOND FLOOR		
CARPET AREA	SQ. M.	SQ. FT.
IBC-TB-02-01	198.10	2132.39
IBC-TB-02-02	94.58	1018.08
IBC-TB-02-03	130.46	1404.25
IBC-TB-02-04	130.44	1404.09
IBC-TB-02-05	227.60	2449.93
IBC-TB-02-06	247.59	2665.07
IBC-TB-02-07	106.68	1148.35
IBC-TB-02-08	225.34	2425.60
TOTAL	1360.81	14647.76



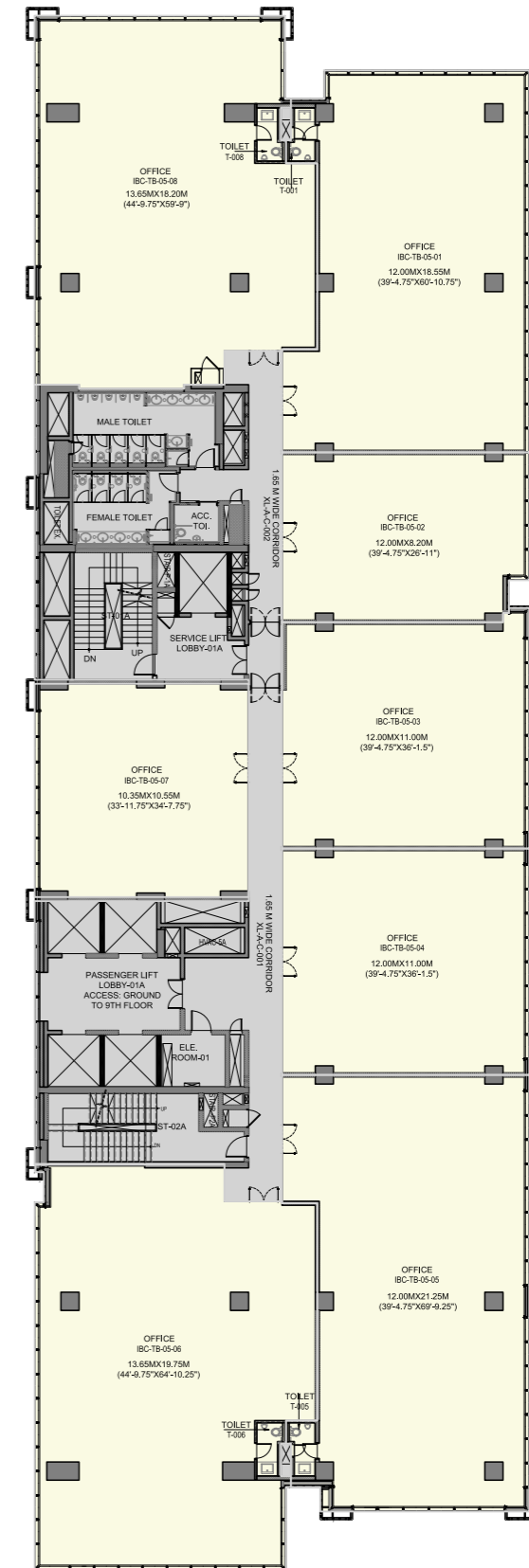
BLOCK - B THIRD FLOOR		
CARPET AREA	SQ. M.	SQ. FT.
IBC-TB-03-01	198.10	2132.39
IBC-TB-03-02	94.58	1018.08
IBC-TB-03-03	130.46	1404.25
IBC-TB-03-04	130.44	1404.09
IBC-TB-03-05	227.60	2449.93
IBC-TB-03-06	247.59	2665.07
IBC-TB-03-07	106.68	1148.35
IBC-TB-03-08	225.34	2425.60
TOTAL	1360.81	14647.76



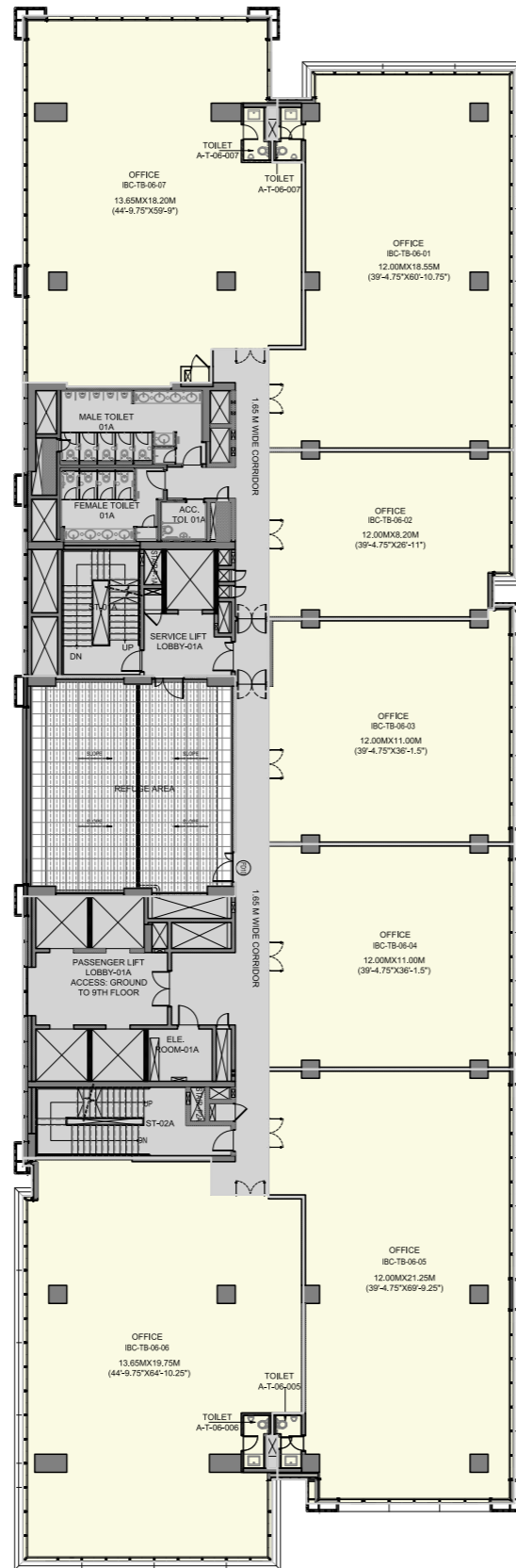
BLOCK - B FOURTH FLOOR		
CARPET AREA	SQ. M.	SQ. FT.
IBC-TB-04-01	198.10	2132.39
IBC-TB-04-02	94.58	1018.08
IBC-TB-04-03	130.46	1404.25
IBC-TB-04-04	130.44	1404.09
IBC-TB-04-05	227.60	2449.93
IBC-TB-04-06	247.59	2665.07
IBC-TB-04-07	106.68	1148.35
IBC-TB-04-08	225.34	2425.60
TOTAL	1360.81	14647.76



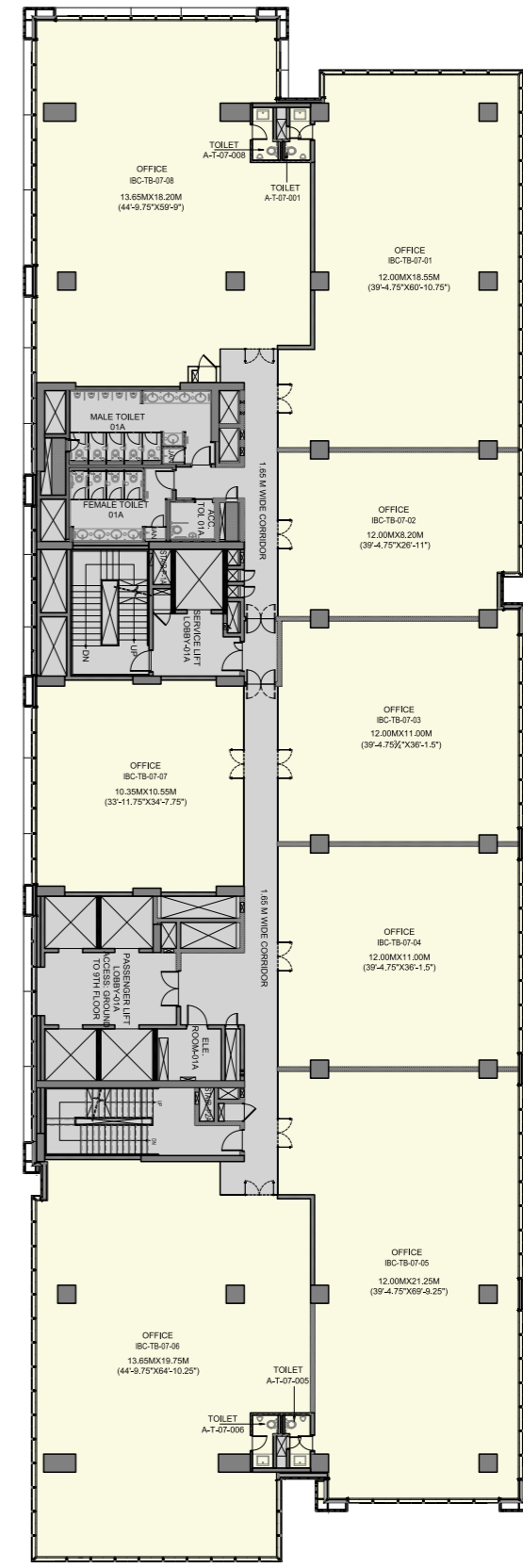
BLOCK - B FIFTH FLOOR		
CARPET AREA	SQ. M.	SQ. FT.
IBC-TB-03-01	198.10	2132.39
IBC-TB-03-02	94.58	1018.08
IBC-TB-03-03	130.46	1404.25
IBC-TB-03-04	130.44	1404.09
IBC-TB-03-05	227.60	2449.93
IBC-TB-03-06	247.59	2665.07
IBC-TB-03-07	106.68	1148.35
IBC-TB-03-08	225.34	2425.60
TOTAL	1360.81	14647.76



BLOCK - B SIXTH FLOOR		
CARPET AREA	SQ. M.	SQ. FT.
IBC-TB-06-01	198.10	2132.39
IBC-TB-06-02	94.58	1018.08
IBC-TB-06-03	130.46	1404.25
IBC-TB-06-04	130.44	1404.09
IBC-TB-06-05	227.60	2449.93
IBC-TB-06-06	247.59	2665.07
IBC-TB-06-07	225.34	2425.60
TOTAL	1254.13	13499.41

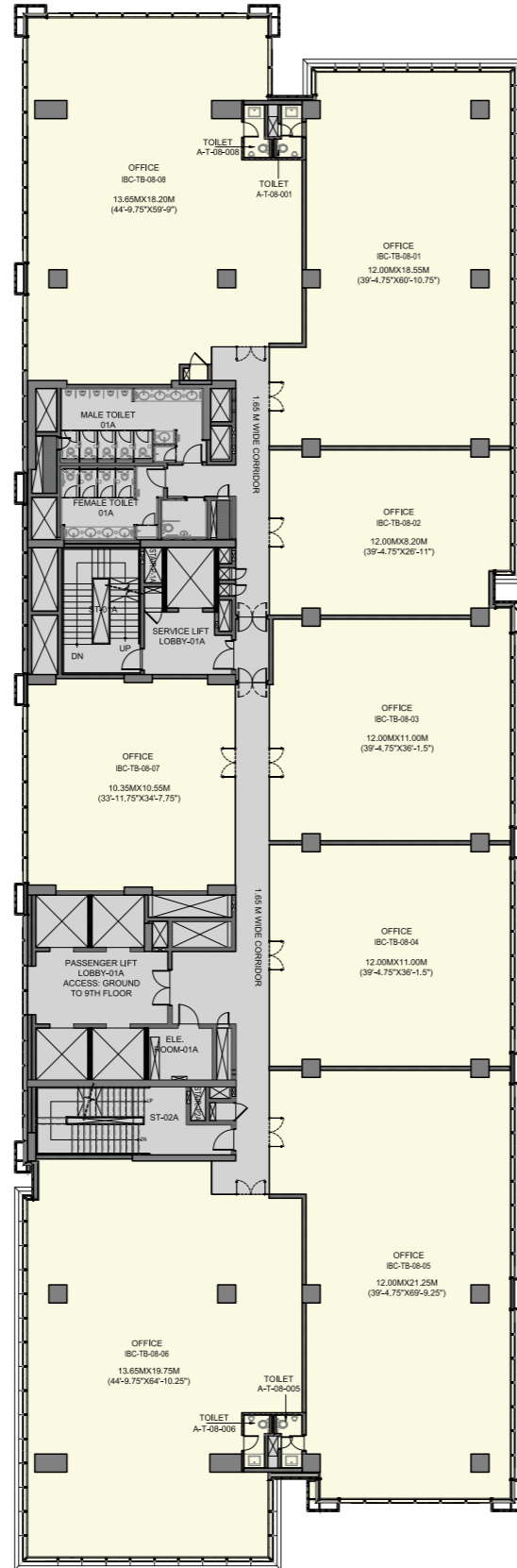


BLOCK - B SEVENTH FLOOR		
CARPET AREA	SQ. M.	SQ. FT.
IBC-TB-03-01	198.10	2132.39
IBC-TB-03-02	94.58	1018.08
IBC-TB-03-03	130.46	1404.25
IBC-TB-03-04	130.44	1404.09
IBC-TB-03-05	227.60	2449.93
IBC-TB-03-06	247.59	2665.07
IBC-TB-03-07	106.68	1148.35
IBC-TB-03-08	225.34	2425.60
TOTAL	1360.81	14647.76



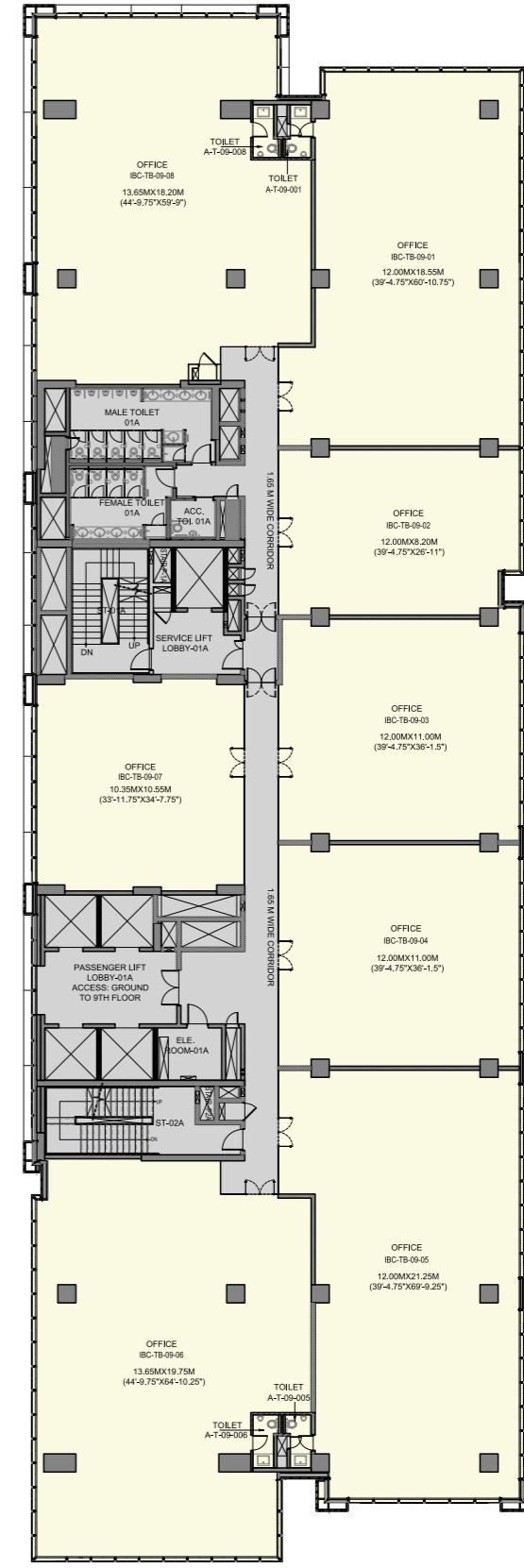
**BLOCK - B
EIGHTH FLOOR**

CARPET AREA	SQ. M.	SQ. FT.
IBC-TB-04-01	198.10	2132.39
IBC-TB-04-02	94.58	1018.08
IBC-TB-04-03	130.46	1404.25
IBC-TB-04-04	130.44	1404.09
IBC-TB-04-05	227.60	2449.93
IBC-TB-04-06	247.59	2665.07
IBC-TB-04-07	106.68	1148.35
IBC-TB-04-08	225.34	2425.60
TOTAL	1360.81	14647.76

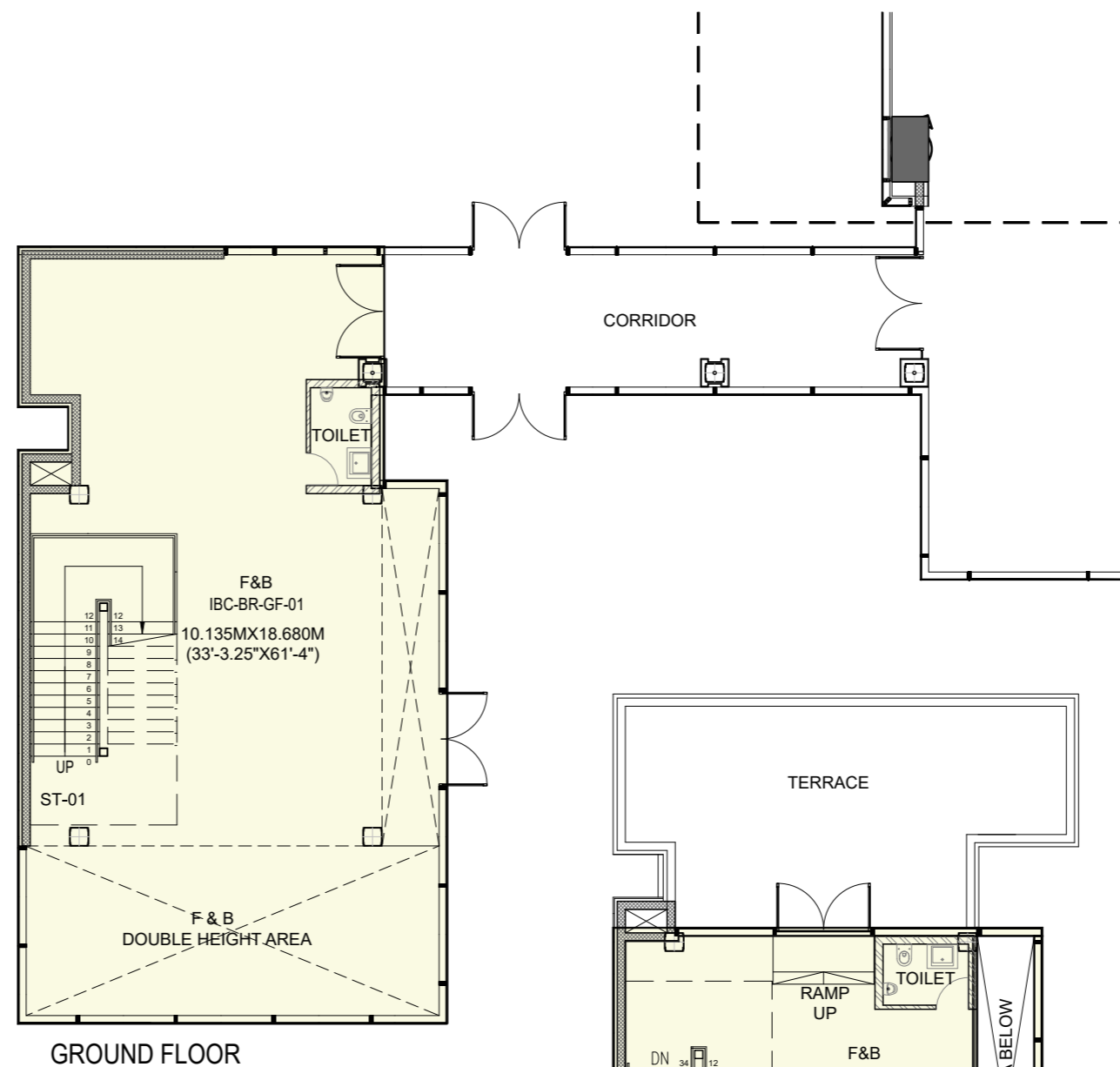


**BLOCK - B
NINTH FLOOR**

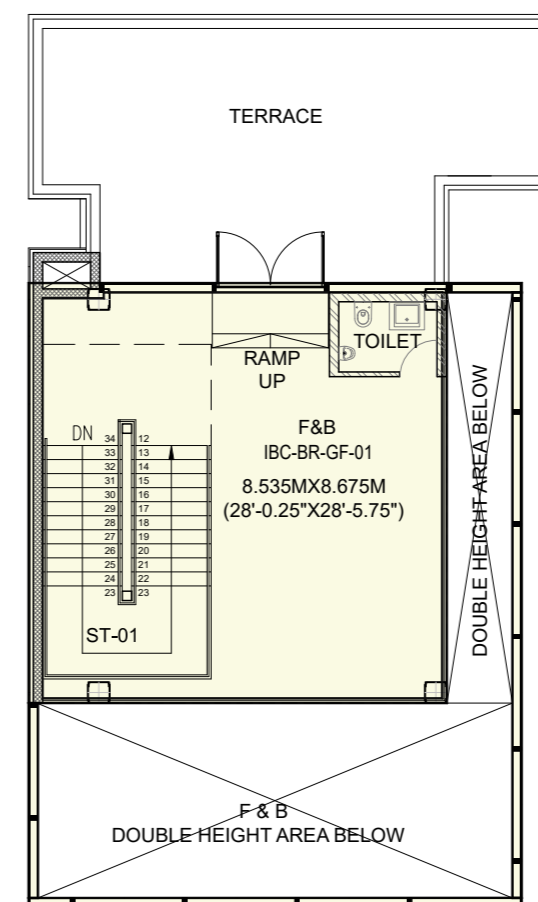
CARPET AREA	SQ. M.	SQ. FT.
IBC-TB-03-01	198.10	2132.39
IBC-TB-03-02	94.58	1018.08
IBC-TB-03-03	130.46	1404.25
IBC-TB-03-04	130.44	1404.09
IBC-TB-03-05	227.60	2449.93
IBC-TB-03-06	247.59	2665.07
IBC-TB-03-07	106.68	1148.35
IBC-TB-03-08	225.34	2425.60
TOTAL	1360.81	14647.76



BOUTIQUE RETAIL - GROUND FLOOR		
CARPET AREA	SQ. M.	SQ. FT.
IBC-BR-GF-01	174.90	1882.58
TOTAL	174.90	1882.58
FIRST FLOOR		
CARPET AREA	SQ. M.	SQ. FT.
IBC-BR-GF-01	73.88	795.22
TOTAL	73.88	795.22
TOTAL GROUND & FIRST FLOOR	248.78	2677.81



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

STRUCTURE	:	RCC/steel structure/PT as per relevant IS code.
FINISHES		
Entrance Lobbies	:	Combination of one or more: glazing, stone, tile, powder-coated aluminium sheet and painted surface, etc.
Basement Lobbies	:	Combination of one or more: stone, tile, and painted surface.
Tenant Floor Finish	:	RCC finish floors.
Common Toilets	:	Finished toilets with modern fittings and fixtures.
PARKING	:	Multilevel basements for parking/stack parking/services and surface parking as per norms.
SECURITY		
Video Surveillance	:	Basement driveways, lift lobbies & peripheral security.
Manned Security	:	Boom barriers at all vehicular entry & exit points.
FIRE SAFETY	:	Provided as per norms.
HVAC		
AC System	:	Centralised air conditioning in the common area.
Office Areas	:	Treated fresh air and chilled water system with AHU. Also, DX condenser water tap-offs as provision only for a 24x7 UPS/server room.
Retail Areas	:	Treated fresh air and chilled water system with AHU.
Ventilation and Exhaust	:	Provided for common toilets and basements as per norms.
ELECTRICAL		
Distribution Metering	:	Provision of cable up to the tenants' premises. Tenant load will be metered through Pre-paid Intelligent Metering System.
Lightening Protection & Earthing Pits	:	Provided.
Emergency Lighting	:	In selected common areas.
DIESEL GENERATORS	:	100% fully automatic backup with suitable diversity and suitable load factor.
INTERNAL/EXTERNAL SIGNAGE	:	Main lobby equipped with tenant directory and directional signs, external signage as per design and conditions.
COMMUNICATION	:	Provision for data & voice.

ABOUT EMAAR

One of the most trusted and admired real estate groups worldwide, Emaar stands synonymous with thoughtful architecture, excellent engineering, and impeccable execution. With proven competencies across a myriad of portfolios - commercial, residential, retail, hospitality and, leisure - Emaar is a well-recognised name known for its iconic assets in Dubai and other International markets. Emaar India carries its global legacy with a formidable portfolio of remarkable residential and commercial spaces across the country, viz. Delhi/NCR, Mohali, Alibag, Lucknow, Indore, and Jaipur.



Actual Image