

TERMINAL **ONE**

THE NEXT
MOVE TO
— SUCCESS —



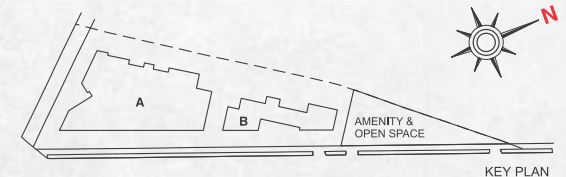
All images used are for illustrative purposes only and are being used to convey the concept and vision of the project. They may change as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary. This building is currently sanctioned upto the 2nd floor, with the remaining floors (3 thru 6), also in the process of being sanctioned.

Time to renew your experience of success with our superlative offering at an address most coveted by you.

Planning - A Visual Feat >>



- | | | | |
|--|--|--|--|
|  Corporate Lifts
(Lobby to Offices) |  Basement Lifts
(Parking to Lobby) |  Service Lifts
(Retail and Corporate) |  Staircase
(Retail Access) |
|  Entrance Lobby
(Corporate Offices) |  Service Corridors
(Retail) |  Unloading Dock
(Retail and Corporate) | |



Floor plans are intended to give a general indication of the proposed layout only. Floor plan sizes are indicative and might vary +/- 3%



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Specifications »

Structure

- » RCC Structure
- » Wide column spans for optimal space utilization
- » G+1 for premium retail spaces
- » Floors 2 - 6 for premium office spaces
- » 4 elevators, dedicated for office spaces
- » 2 elevators, dedicated from parking to lobby
- » 1 service elevator (at loading dock) for entire building

Environment

- » Sun-breakers to maximize daylight and reduce glare
- » Provisions for waterless, energy efficient VRF air-conditioning system

Interiors

- » Grand entrance lobby with a waiting lounge
- » Branded signage and directory for the entire campus

Retail

- » Showrooms with large storefronts and great visibility from main road
- » Strategic drop-off zone for customers
- » Dedicated escalator from ground to first floor, for retail
- » Dedicated service corridor from loading dock to each unit



Backup

- » Intelligent load management generators for the entire building
- » 100% automatic backup provided for lighting and power, for the entire building

Security

- » Provision of access control
- » Secured campus with constant video surveillance
- » Manned security and barriers at all traffic entry and exit points

Fire

- » Structure design in accordance to local fire prevention and safety norms
- » Addressable fire alarm system and sprinklers
- » Fire detection alarm, with staircase and elevator pressurization, and basement smoke extraction system

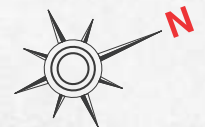
Parking

- » 2 floored basement parking for in house vehicles
- » Surface parking provision for visitors (retail)

Traffic Flow Plan >>



--- Entry --- Exit



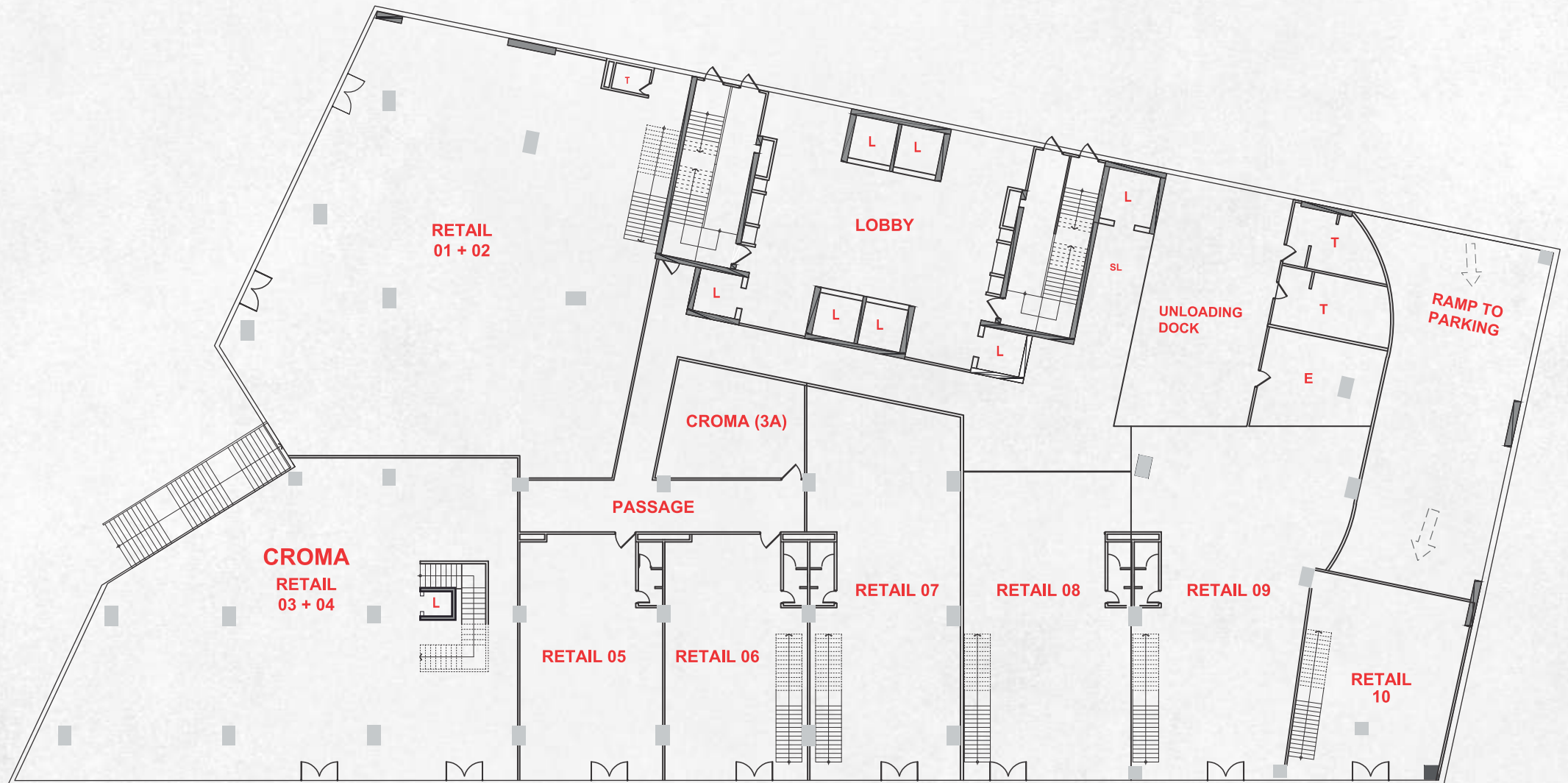
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RETAIL SPACES >>

The world of desire intricately woven with thoughtful design.

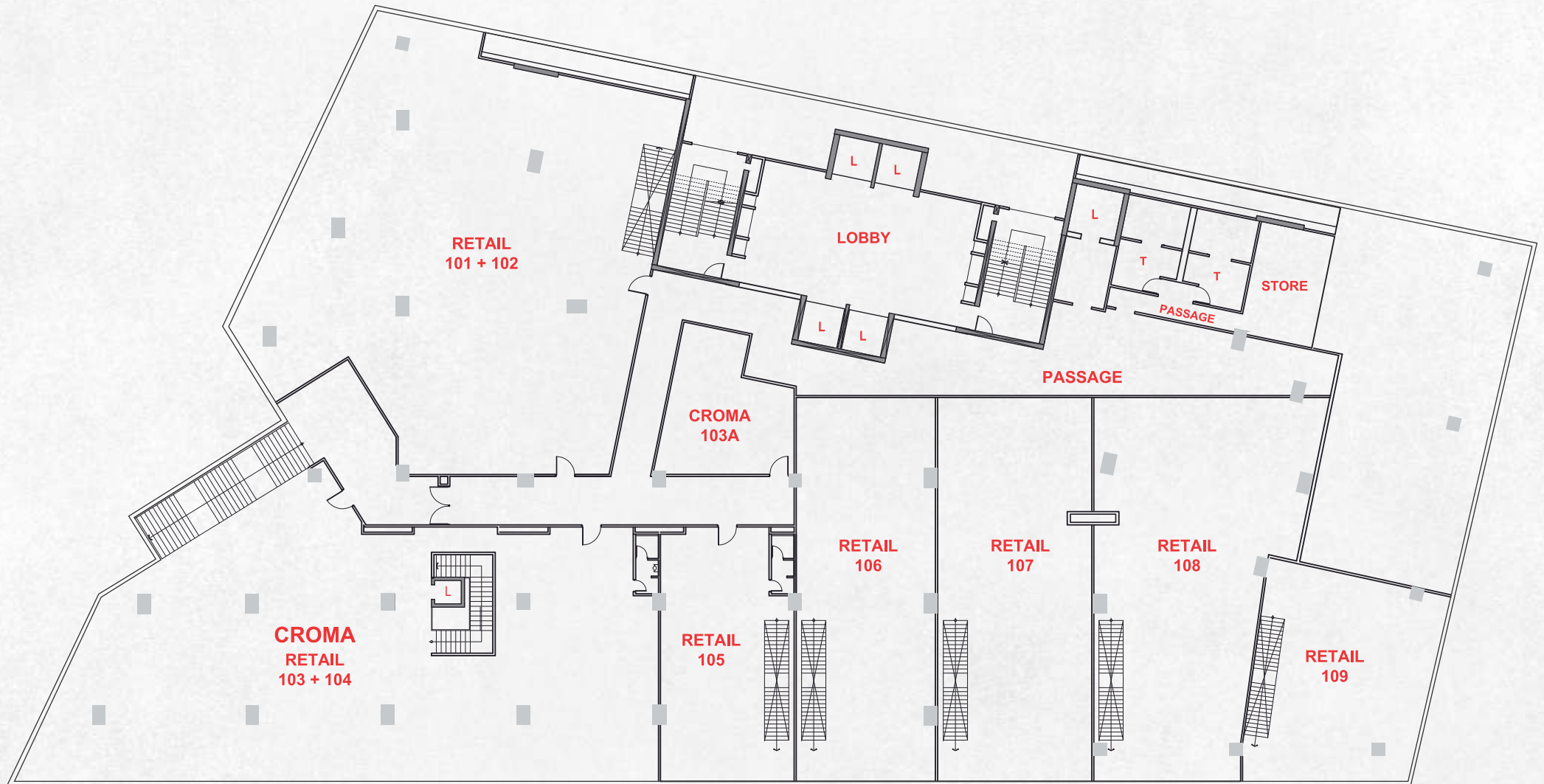
Ground Floor >>



T - Toilet L - Lift SL - Service Lobby
E - UPS & Electrical Panel Room



First Floor >>



T - Toilet L - Lift SL - Service Lobby



Area Statements >>

Ground Floor

Unit No.	Unit Carpet Area	Encl Balcony	Total
Retail 1	5661 sq.ft.	NA	5661 sq.ft.
Retail 2			
Retail 3a	532 sq.ft.	NA	532 sq.ft.
Retail 3	4641 sq.ft.	NA	4641 sq.ft.
Retail 4			
Retail 5	1268 sq.ft.	NA	1268 sq.ft.
Retail 6	1268 sq.ft.	NA	1268 sq.ft.
Retail 7	2078 sq.ft.	NA	2078 sq.ft.
Retail 8	1815 sq.ft.	NA	1815 sq.ft.
Retail 9	2403 sq.ft.	NA	2403 sq.ft.
Retail 10	904 sq.ft.	NA	904 sq.ft.

First Floor

Unit No.	Unit Carpet Area	Encl Balcony	Total
Retail 101	4946 sq.ft.	951 sq.ft.	5897 sq.ft.
Retail 102			
Retail 103a	653 sq.ft.	NA	653 sq.ft.
Retail 103	4827 sq.ft.	1395 sq.ft.	6221 sq.ft.
Retail 104			
Retail 105	1224 sq.ft.	178 sq.ft.	1402 sq.ft.
Retail 106	2021 sq.ft.	186 sq.ft.	2207 sq.ft.
Retail 107	2271 sq.ft.	209 sq.ft.	2480 sq.ft.
Retail 108	2643 sq.ft.	192 sq.ft.	2836 sq.ft.
Retail 109	1038 sq.ft.	434 sq.ft.	1472 sq.ft.

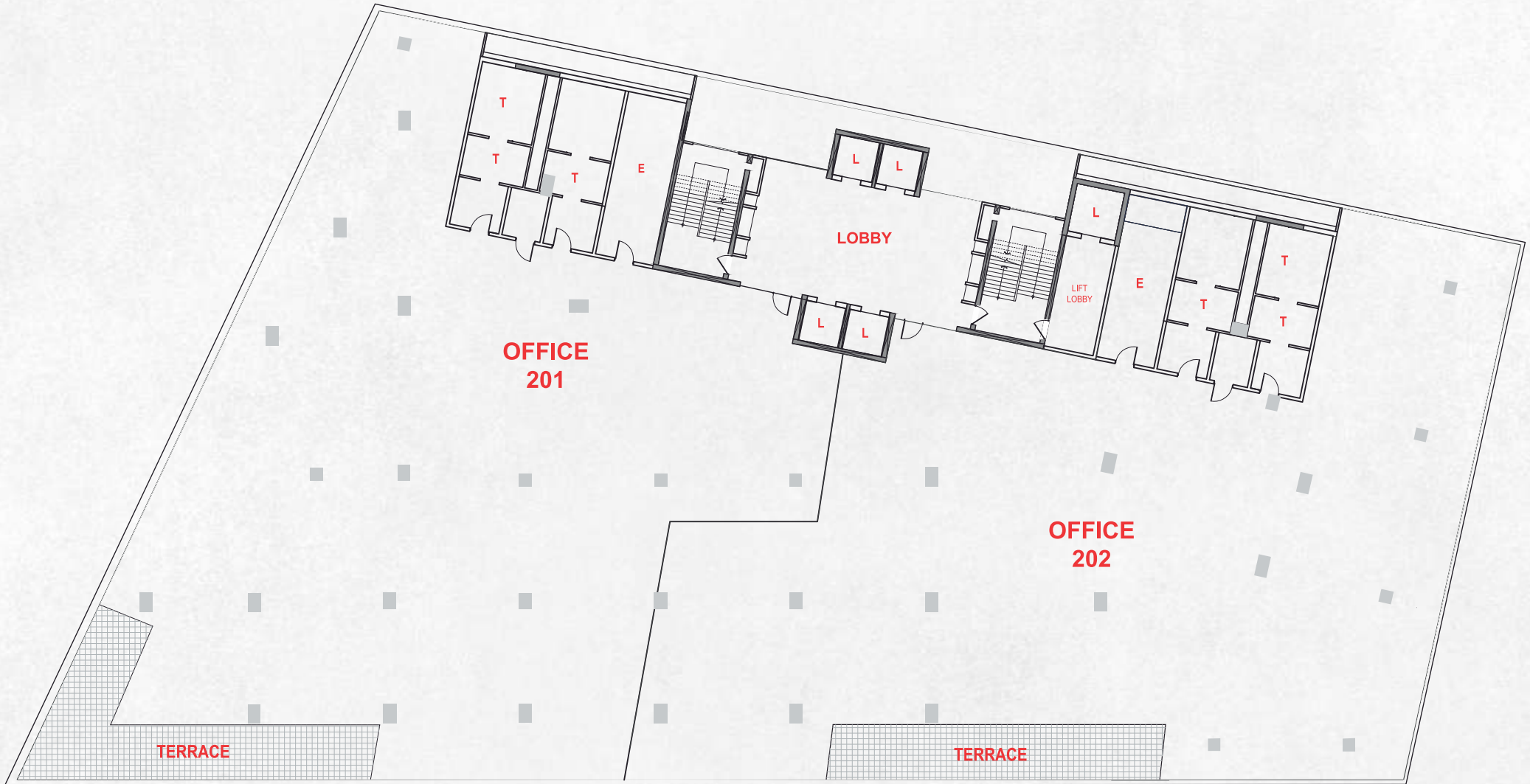
Note: All areas mentioned are "Carpet Area"

CORPORATE SPACES

Your elevator to success,
in an environment designed
to escalate it.



Second Floor >>



Area Statement

Unit No.	Unit Carpet Area	Terrace	Encl Balcony	Total
Office 201	12674 sq.ft.	1093 sq.ft.	1858 sq.ft.	15625 sq.ft.
Office 202	12394 sq.ft.	835 sq.ft.	2000 sq.ft.	15230 sq.ft.

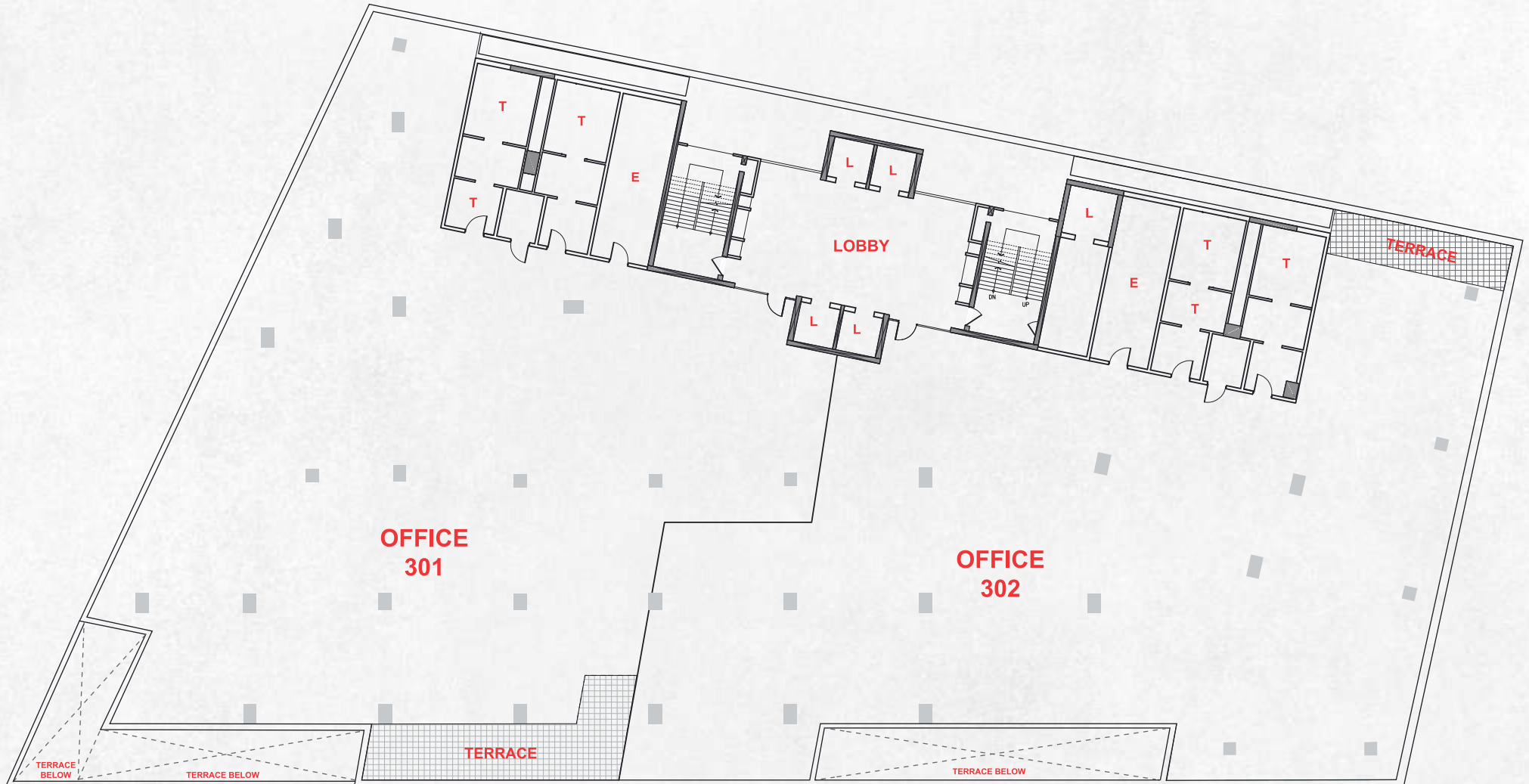
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Third Floor >>



Area Statement

Unit No.	Unit Carpet Area	Terrace	Total
Office 301	13833 sq.ft.	698 sq.ft.	14531 sq.ft.
Office 302	14028 sq.ft.	364 sq.ft.	14392 sq.ft.

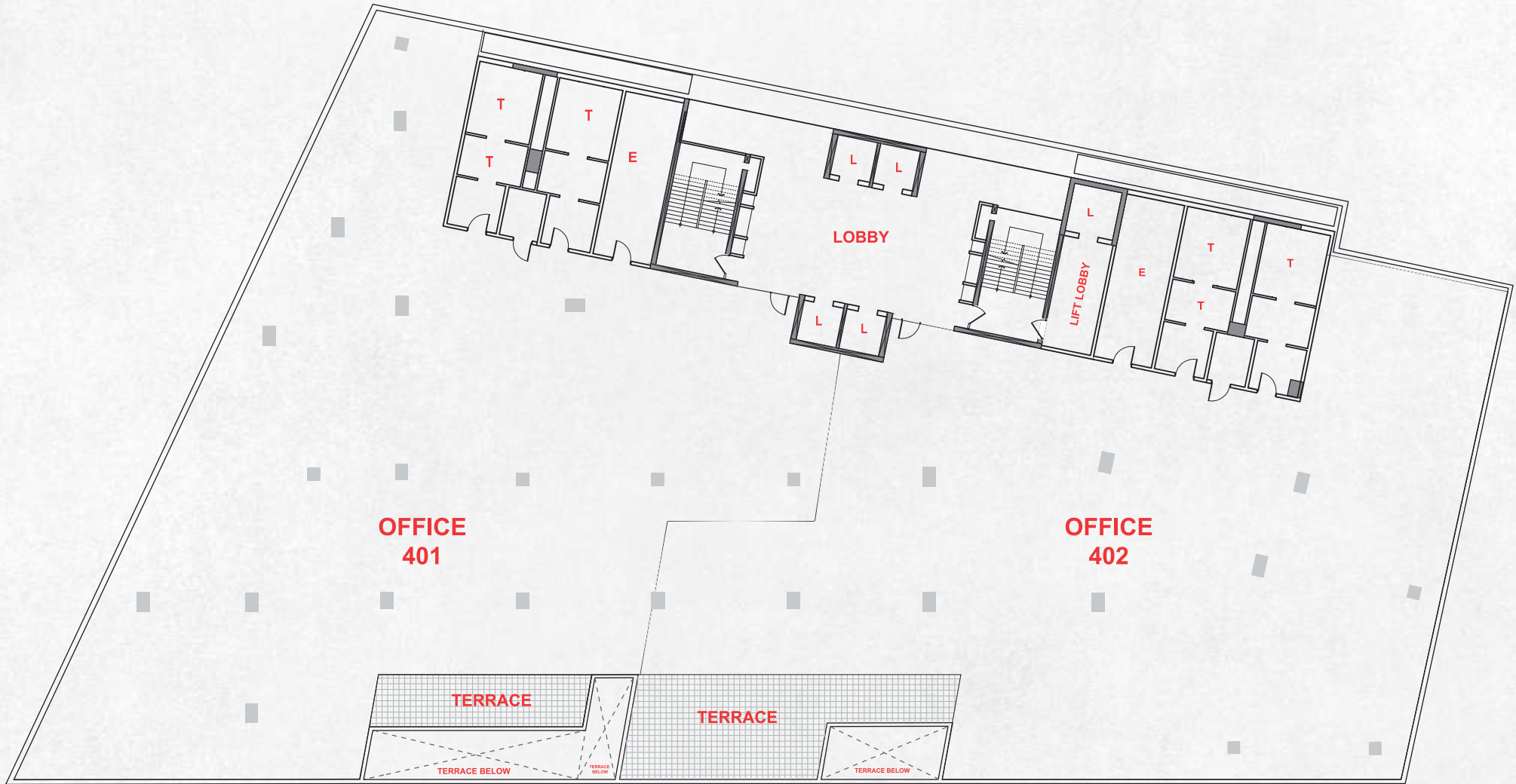
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Fourth Floor >>



Area Statement

Unit No.	Unit Carpet Area	Terrace	Total
Office 401	14497 sq.ft.	419 sq.ft.	14916 sq.ft.
Office 402	13472 sq.ft.	1107 sq.ft.	14579 sq.ft.

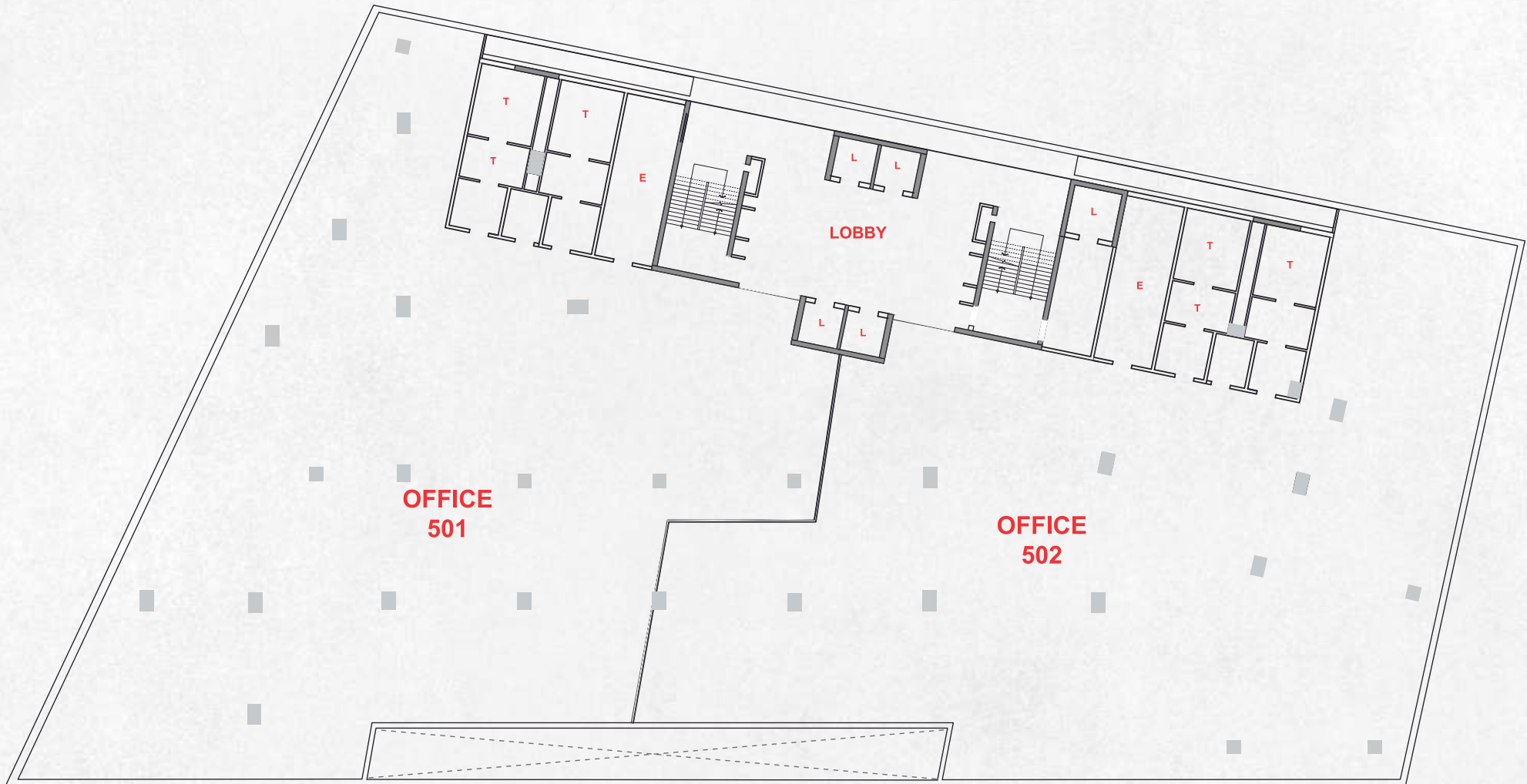
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Fifth Floor >>



Area Statement

Unit No.	Unit Carpet Area	Terrace	Total
Office 501	15014 sq.ft.	-	15014 sq.ft.
Office 502	14481 sq.ft.	-	14481 sq.ft.

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Sixth Floor >>



Area Statement

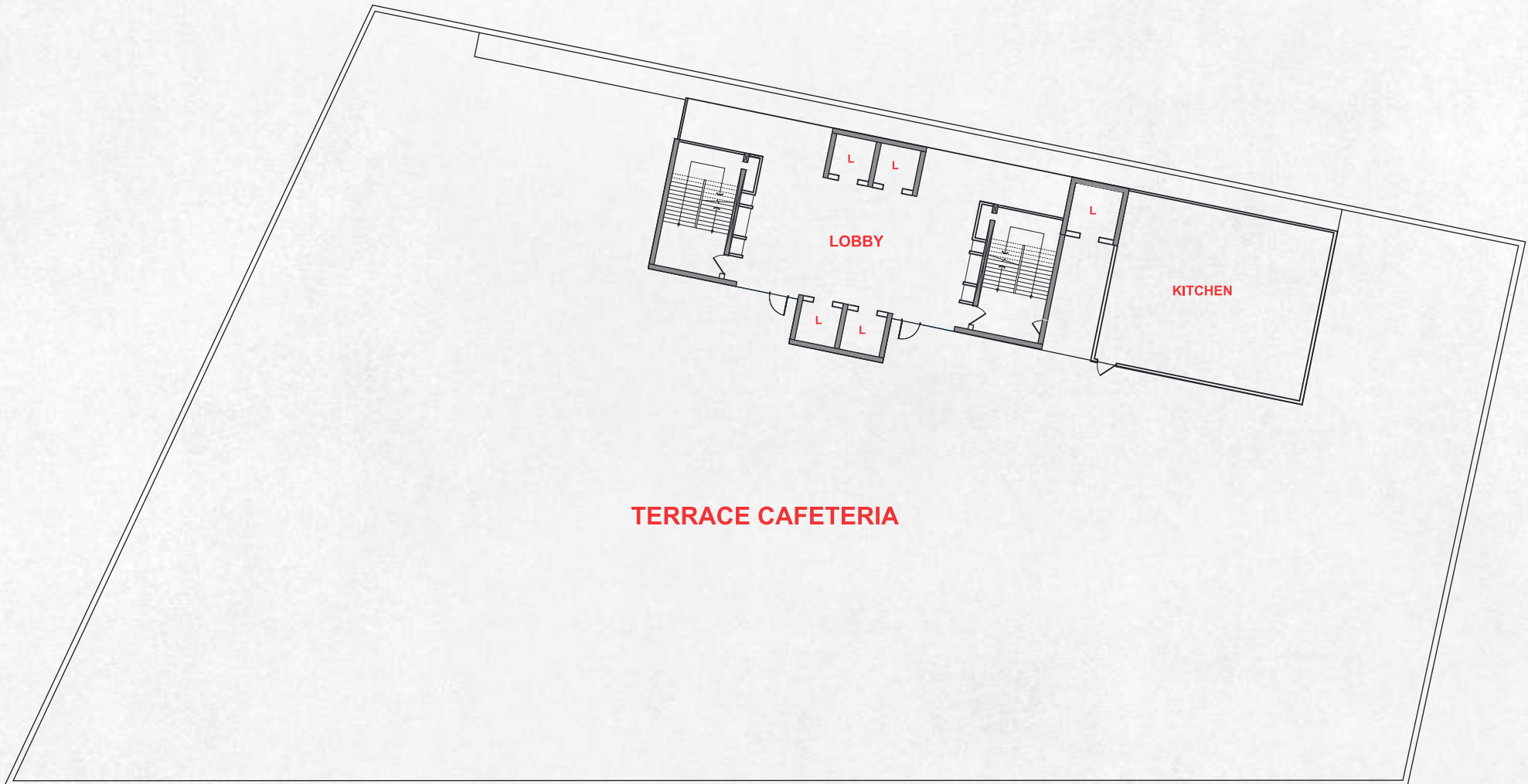
Unit No.	Unit Carpet Area	Terrace	Total
Office 601	15609 sq.ft.	-	15609 sq.ft.
Office 602	11210 sq.ft.	-	11210 sq.ft.

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Seventh Floor »



TERRACE CAFETERIA

Area Statement

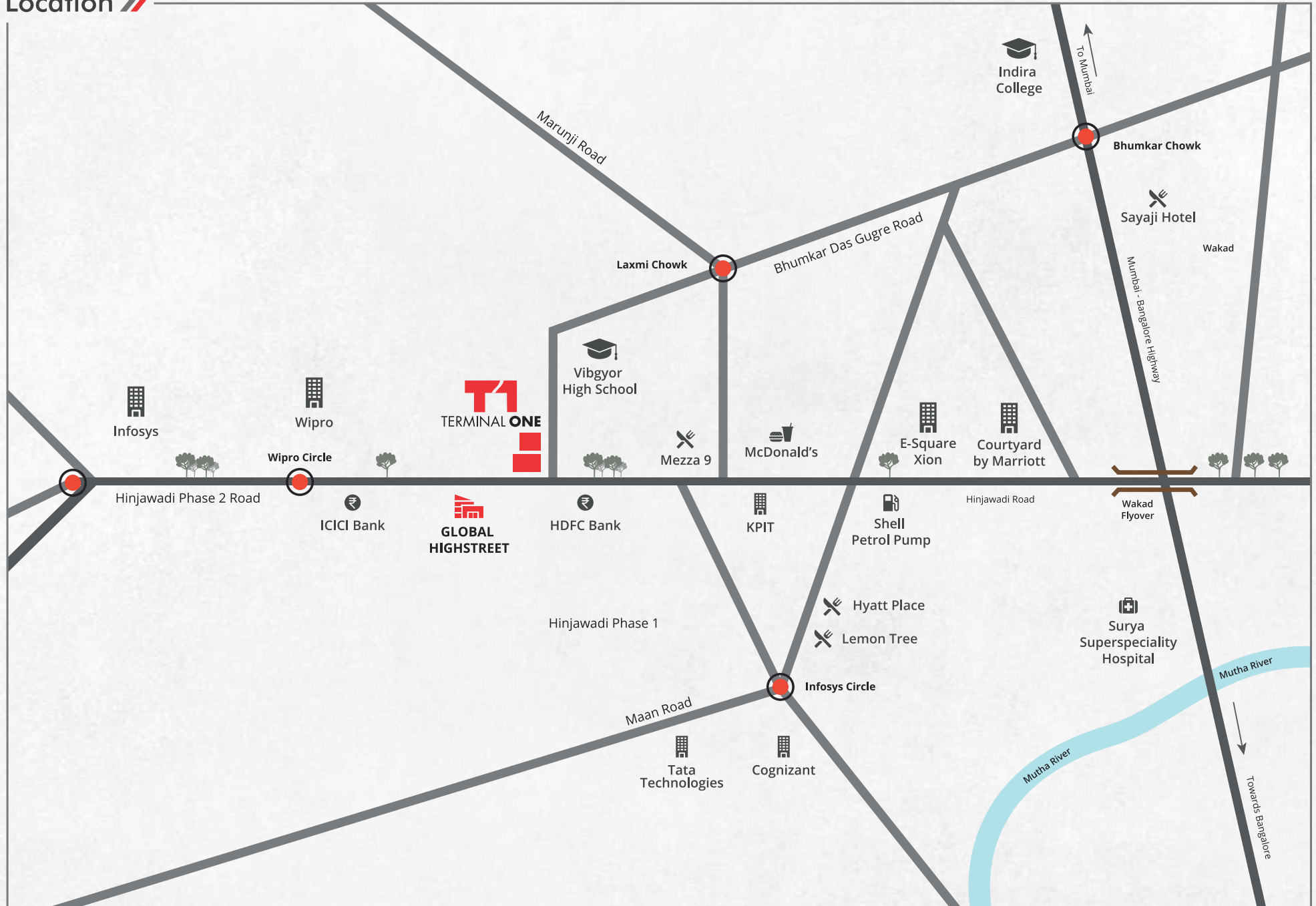
Unit No.	Unit Carpet Area	Terrace	Total
Kitchen	1468 sq.ft.	29177 sq.ft.	30646 sq.ft.

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Location



CREDITS >>

Liasioning Architect

A Design Studio, Pune

Architect

Design: Aijaz Hakim Architect

Production: Ranvir Modhe Design Studio

Structural

Design Werkz Engineering Pvt. Ltd., Pune

Landscape

Taib Landscape Pvt. Ltd., Bangalore

Legal

Rajiv Patel and Associates

Media Visualisation

Forest Communications, Pune

Site Address:

Survey 256, Hissa No. 7, Hinjawadi 411057

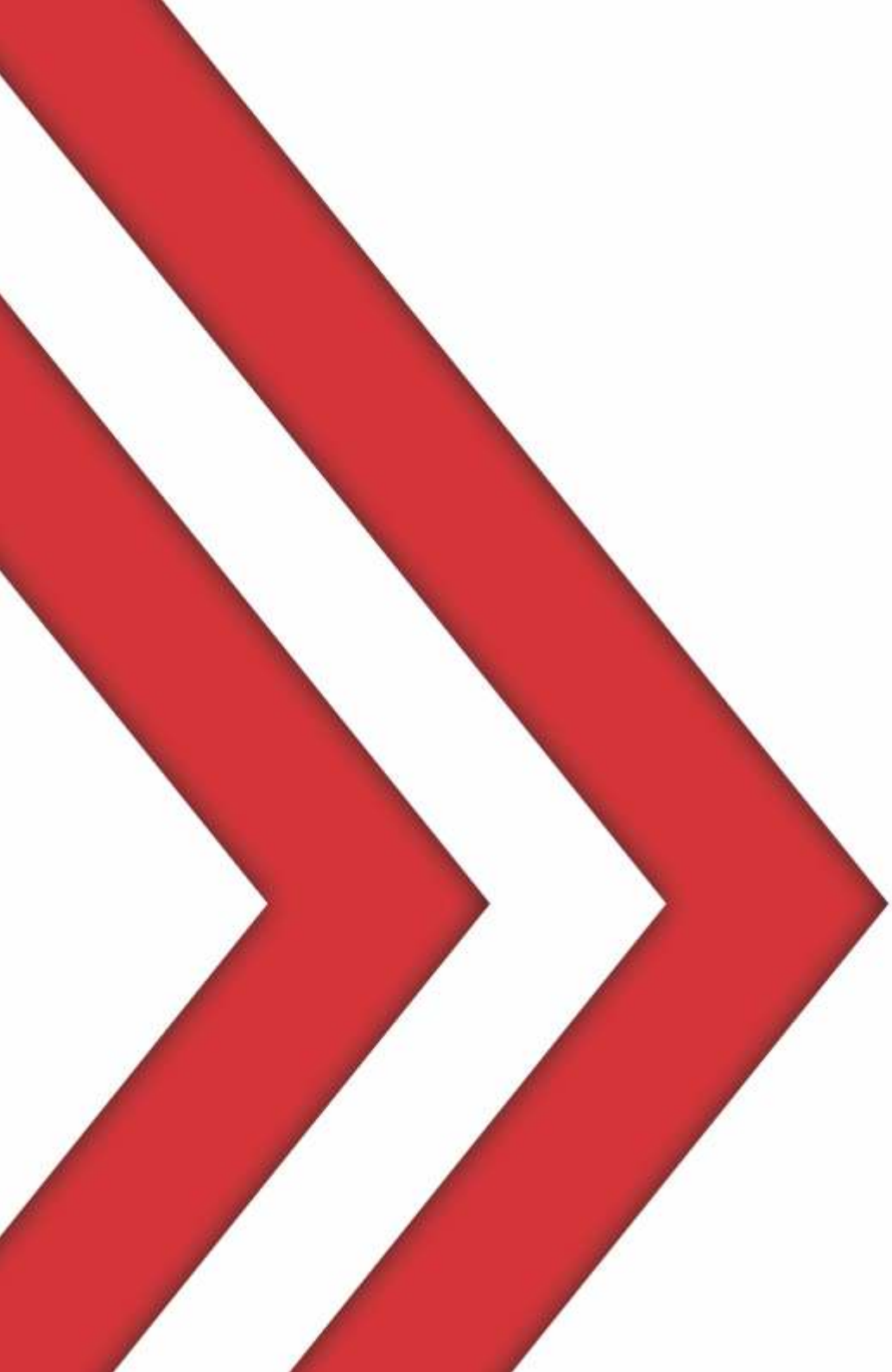
Corporate Address:

401 Marvel Alaina, Lane No. 5, Koregaon Park, Pune 411001

Contact:

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*Disclaimer: This brochure is purely conceptual and not a legal offering. The developer reserves all the rights to add, delete, alter any detail, specifications, elevation mentioned herein. All images, unless otherwise indicated are used for illustrative purpose only. This building is currently sanctioned upto the 2nd floor, with the remaining floors (3 thru 6), also in the process of being sanctioned.



TERMINAL ONE

A Project By



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