

**DLF Infinity Tower**  
DLF Cyber City, Gurgaon

## Positioning of Space @ DLF Infinity Tower

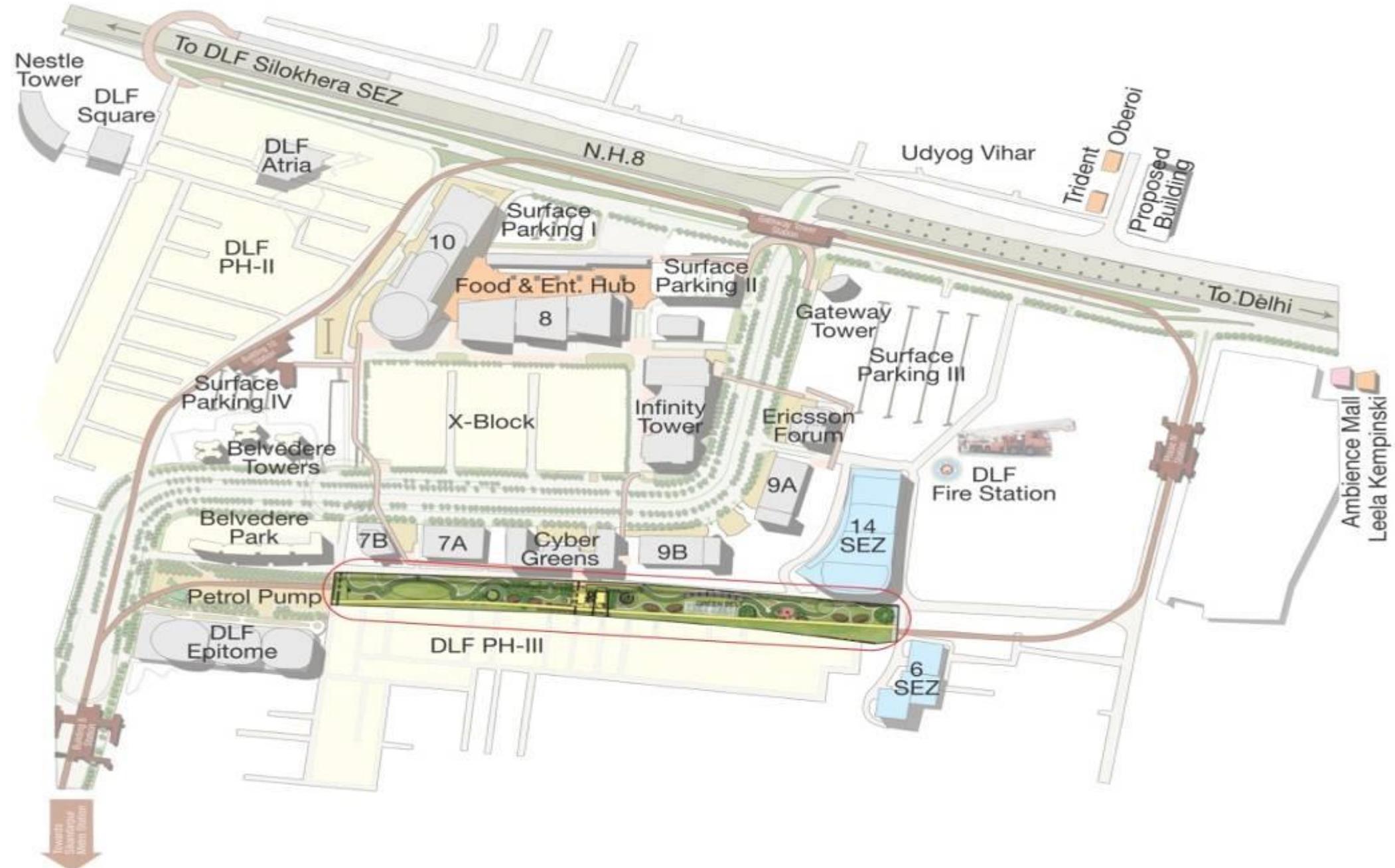
| <b>DLF- INFINITY TOWER</b> |   |  |   |   |   |
|----------------------------|---|--|---|---|---|
| FLOOR                      | BLOCK-B<br>AREA (SQ.FT.)  |  | FLOOR   |   |   |
| 12                         | <div style="border: 1px dashed black; padding: 5px;"> <b>BLOCK-C<br/>AREA (SQ.FT.)</b> </div> |  | 12  |   |   |
| 11                         |   |  | 11  |   |   |
| 10                         |   |  | 10  |   |   |
| 9                          |   |  | 9   |   |   |
| 8                          |   |  | 8   |   |   |
| 7                          |   |  | 7   |   |   |
| 6                          |   |  | 6   |   |   |
| 5                          |   |  | 5   |   |   |
| 4                          |   |  | <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">41838 sq. ft.</div> | <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">41054 sq. ft.</div> | 4 |
| 3                          |   |  | <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">52419 sq. ft.</div> | <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">51635 sq.ft.</div>  | 3 |
| 2                          |   |  | <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">STILTS</div>        |   | 2 |
| 1                          |   |  |   |   | 1 |
| GF                         | GF  |  |   |   |   |

|  |                   |
|--|-------------------|
|  | Options Available |
|  | Leased Spaces     |

Approx. 65,000 sq. ft. can be offered as immediate space take-up.

Offered Space meets the scalable growth requirements, with interconnection options with the adjacent block.

# DLF Cybercity Master Plan

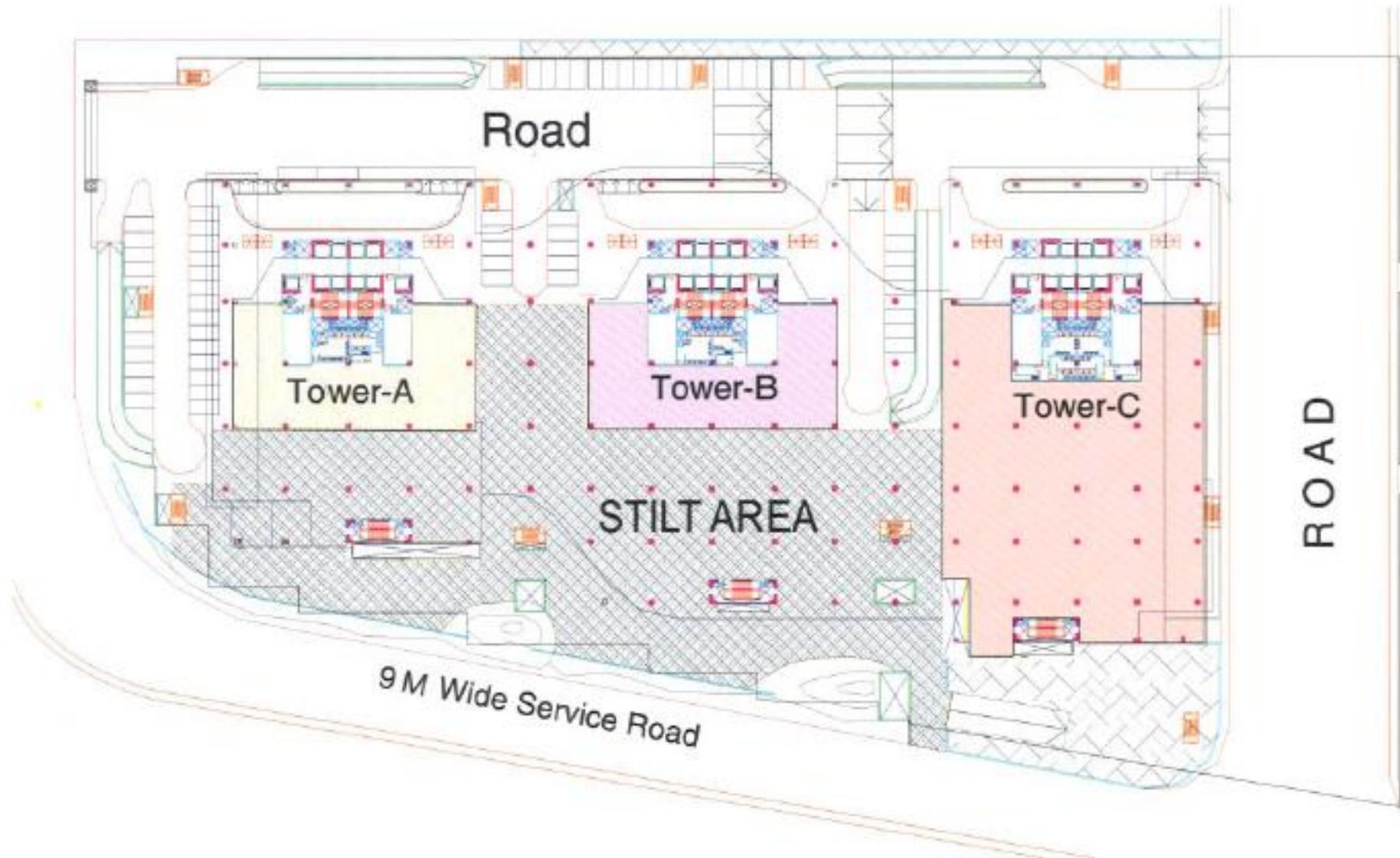




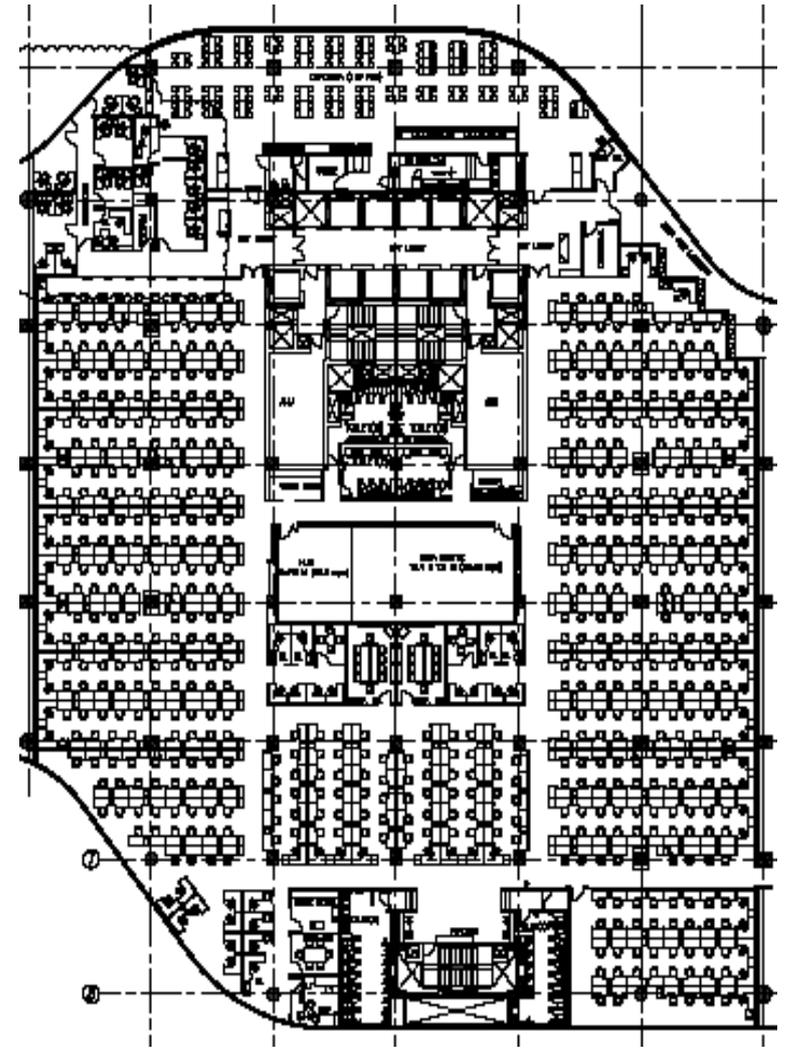
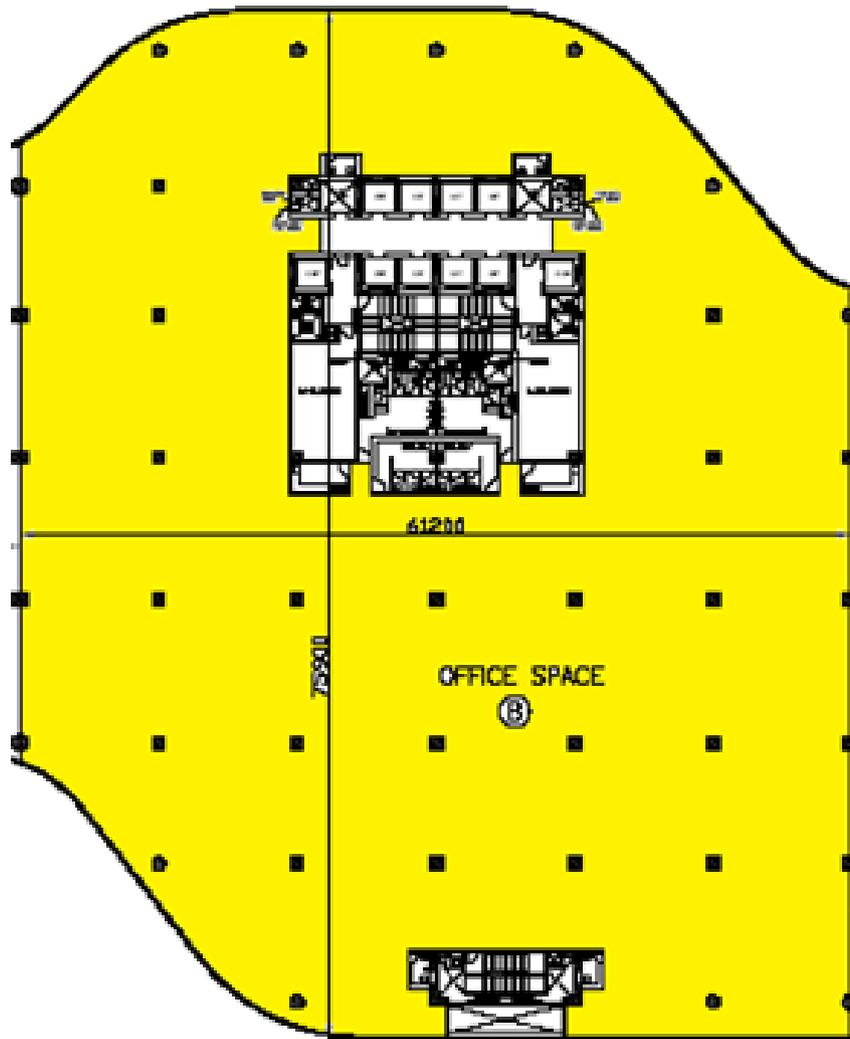
## **DLF Infinity Tower** – A perspective



## Site Plan

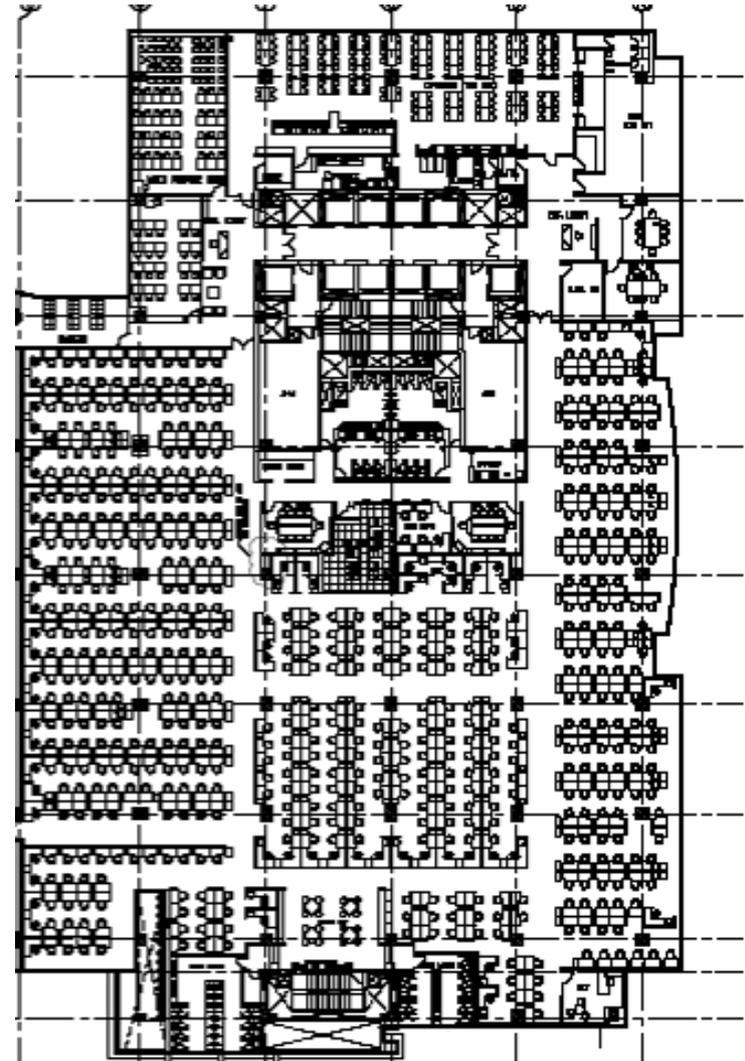
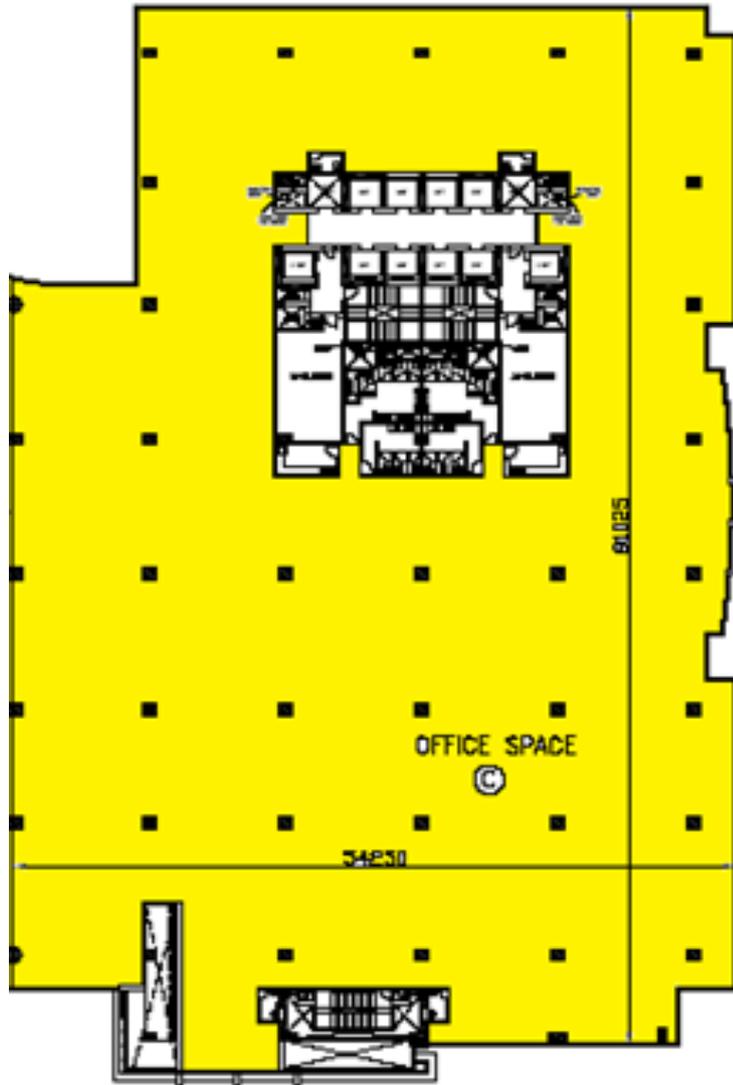


## Floor Plan 3<sup>rd</sup> Floor, Bare Shell & Fitted out @ Tower B



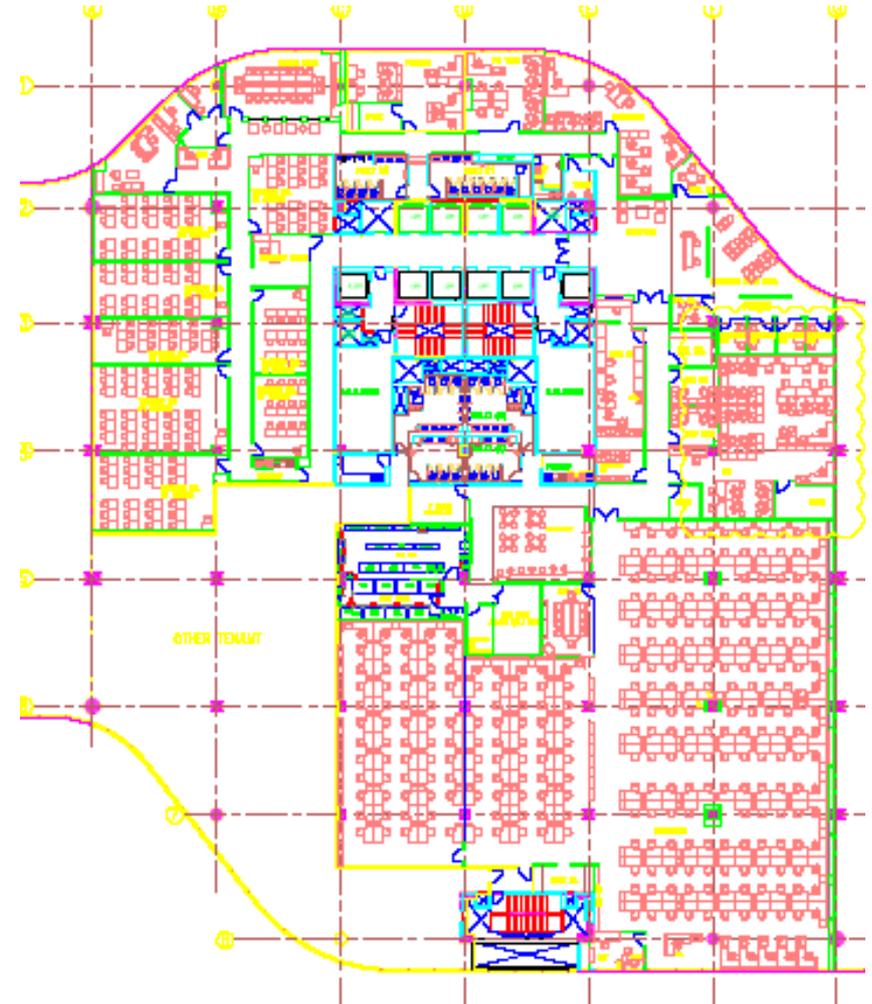
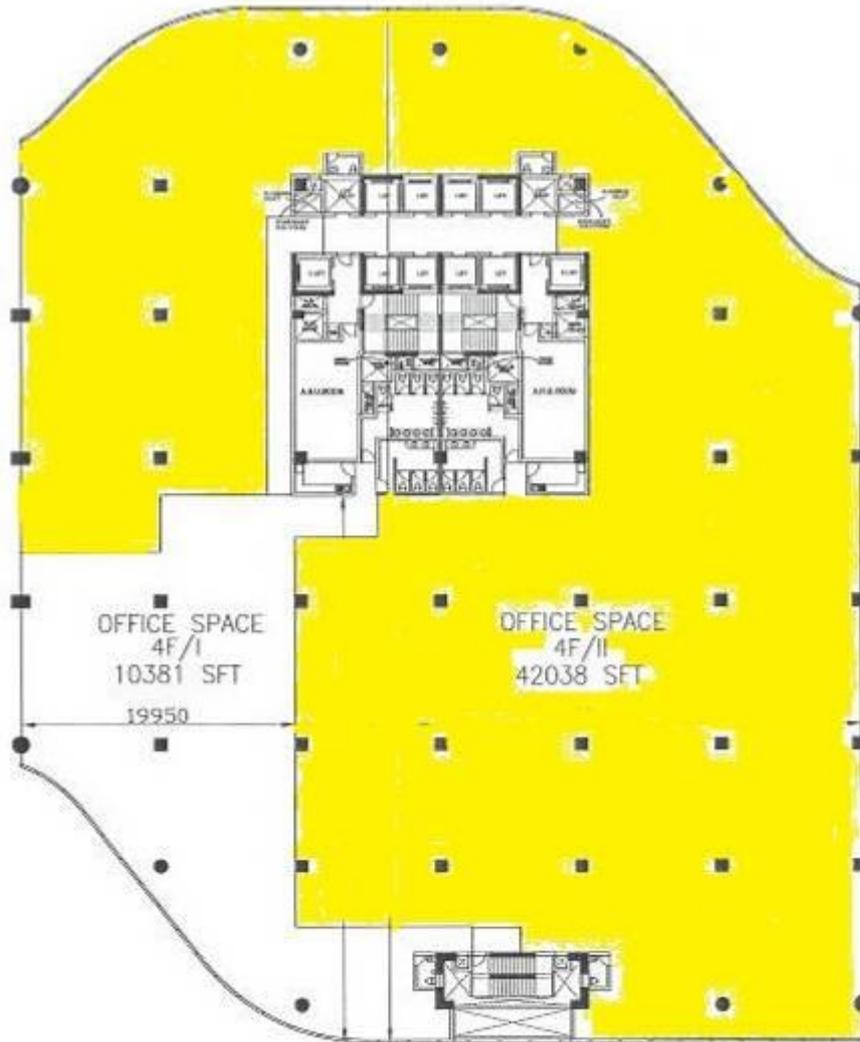
Area: approx. 52,419 sq. ft.  
Floor: 3<sup>rd</sup> Floor, Tower B

## Floor Plan 3<sup>rd</sup> Floor, Bare Shell & Fitted out @ Tower C



Area: approx. 51,635 sq. ft.  
Floor: 3<sup>rd</sup> Floor, Tower C

## Floor Plan 4<sup>th</sup> Floor, Bare Shell & Fitted out @ Tower B



Area: approx. 41,838 sq. ft.  
Floor: 4<sup>th</sup> Floor, Tower B

## Floor Plan 4<sup>th</sup> Floor, Bare Shell @ Tower C



Area: **approx. 41,054 sq. ft.**  
Floor: **4<sup>th</sup> Floor, Tower C**

## DLF Infinity Tower



## **DLF Infinity Tower – Pickup & Drop-off points**



## **DLF Infinity Tower – Internal Pathways**



21.01.2013 15:53

## **DLF Infinity Tower – Amenities**



**Gymnasium – Operational**



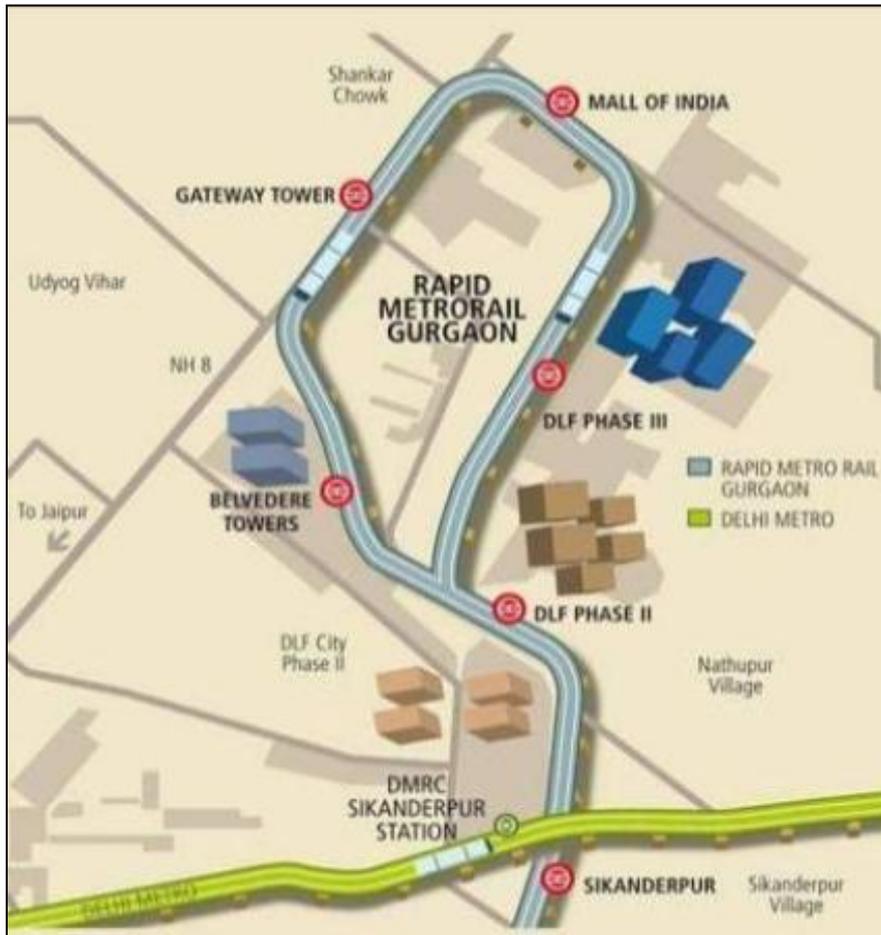
**Ambulance – Stationed 24 X 7.**

## DLF Infinity Tower – Food Court



## DLF Infinity Tower - Metro Connectivity

DLF is the only Real Estate Company in the country to have a privately developed Metro



Metro Route Plan



### Rapid Metro:

- Spans across 6 stations
- Track length of more than 5 kms
- Seamless connectivity to Sikanderpur metro station
- Common ticketing system with Delhi metro
- To be Operational by Q1, 2013

## **DLF Cyber City – Key Highlights**

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### **Power Supply:**

- High Quality & uninterrupted power supply to DLF Infinity Tower from Gas based 100 MW captive power plant located at DLF Building 5 & 10.

### **Security at DLF Infinity Tower / DLF Cyber City:**

- Peripheral / Ring Security for Cyber City - by CISF - Contract signed

### **Compliances & Approvals (DLF Infinity Tower):**

- Occupation Certificates (OC) are in place for all towers
- No bore well water used, legal HUDA water connection for commercial usage (for chillers). Most buildings in Gurgaon do not have registered – HUDA water connection and use of ground water for commercial purpose is punishable offence under Water Act.
- Dedicated STP plant as per requirement of Pollution Act.
- Necessary Due Diligence can be conducted at our office to review the other relevant documents

## **Holding Pattern – DLF Cyber City Developers Limited:**

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- Single ownership, entire Cyber City in DLF Books
- Long term retention of Assets
- Not a single sq.ft. of DLF Cyber City is sold

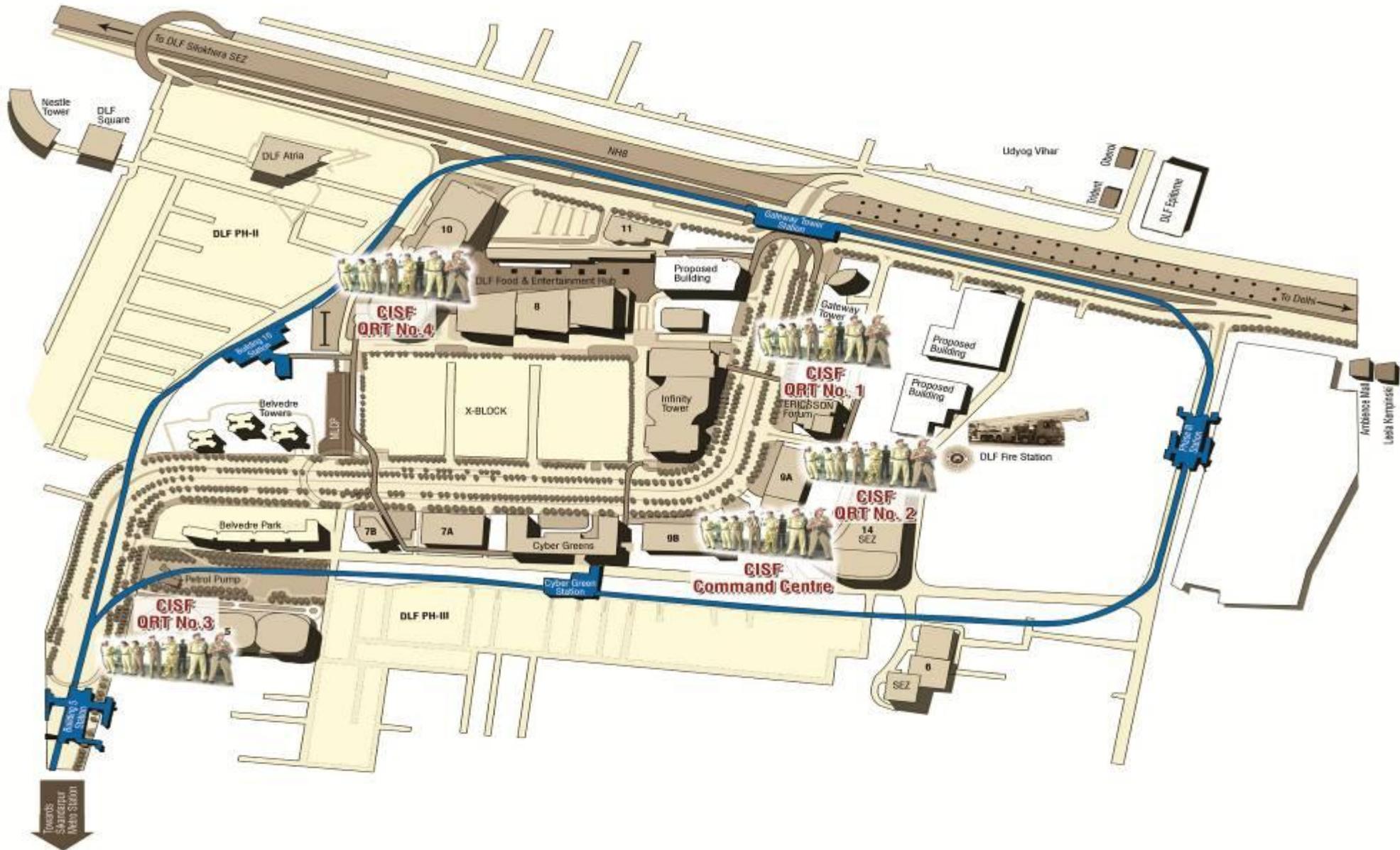
## DLF Infinity Tower / DLF Cyber City – Key Highlights

|                           |  |
|---------------------------|--|
| <b>Location</b>           | Connected thru 16 lane express way - NH 8 as well as MG Road                             |
|                           | Readily accessible from both South & Central Delhi                                       |
|                           | India's Integrated Business District - 125 acres Cyber City                              |
|                           | In close vicinity to many residential catchment areas                                    |
| <b>Metro Connectivity</b> | DMRC Metro line connected to entire Delhi  |
|                           | Cyber City's own Rapid Metro line with 5 dedicated stations                              |
|                           | To be operational in Q2, 2013  |
| <b>Infrastructure</b>     | 100 MW Captive Power Plant operational - offers 40% energy savings                       |
|                           | Dedicated Fire Station for Cyber City Buildings – Operational                            |
|                           | 90 mtrs high Sky lift for emergencies - <b>First &amp; Only 1 in India</b> – Operational |
|                           | 16 lane Toll Free Road - from NH 8 to Sec 56 - Works commenced                           |
|                           | Advanced BMS of Siemens in all DLF buildings – Installed                                 |
|                           | Skywalks connecting Cyber City buildings to metro stations - by Q1, 2015                 |
|                           | Retail Hub designed by International Architect - by Q1, 2013                             |
| <b>Security</b>           | 3 tier security for all buildings - Active   |
|                           | CCTVs in all common and parking areas - Active   |
|                           | 1500 single frequency walkie-talkies - Active  |
|                           | Peripheral Security for Cyber City by CISF - Contract signed                             |

## DLF Infinity Tower / DLF Cyber City – Key Highlights

|  |   |
|--|---|
| <b>Safety</b>                                  | DuPont as Safety Partner for Holistic Safety in Working Environment   |
|  | Quick Response Teams to handle any emergencies - Active   |
|  | Ambulances from reputed hospitals - Stationed   |
|  | 2 tier fire sprinkler system, thermal imaging cameras & BA systems - Active   |
|  | Disaster Management Rooms for all buildings - Active  |
|  | Automated Rescue Devices in all lifts - Active  |
| <b>Captive Gas Based Power Generation</b>      | Captive Power Plant running on green fuel - earning Carbon Credits  |
| <b>Green Initiatives</b>                       | 100% recycled water   |
| <b>Compliance to Water &amp; Pollution Act</b> | No bore well water used   |
|  | Legal HUDA water connection for commercial usage (for chillers)   |
| <b>Amenities</b>                               | Ground Floor dedicated for Retail Amenities including food court , coffee shops : Costa Coffee ATM's : Citibank /HDFC/Standard Chartered, Pharmacy etc. |

## Location of Deployment of CISF



## Advantages / Benefits Of Deploying CISF

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- DLF Cyber City is an important economic zone
- It is important that we in DLF do the maximum we can to enforce a sense of safety & security.
- Terrorist threats are a very real danger in today's time and no compromises are being made.
- CISF is India's leading Industrial Security Unit and the largest in the world.
- They will provide DLF the level of security needed in order to be safe in any situation.
- CISF presence will be a major deterrence to any group trying to target DLF Cyber City.
- CISF will Provide Superior response in case of any emergency or attack.
- CISF is an better trained professional outfit and are Armed with latest state of the art Automatic Weapons.
- CISF comes directly under the ministry of home affairs, getting direct intelligence feeds from the Govt.
- CISF procedures are very systematic and they have been trained to deal with all types of emergencies.
- CISF is a focused group and will maintain the standards of security that they have set.

## DLF Cyber City – In a Nutshell

| DLF Edge - DLF Cybercity   | Status / Timelines      |
|--|-------------------------|
| 1 100 MW Captive Power Plant with co-generation technology offering 40% energy savings               | Operational             |
| 2 Safety Initiatives with DuPont as a safety partner   | Implemented             |
| 3 Dedicated Fire Station set up by DLF at Cybercity with 90 Mtrs Hydraulic Platform - First in India | Operational             |
| 4 3 Tier Security, CCTV's & 1500 Single Frequency Walkie- Talkies for Cybercity                      | In Use                  |
| 5 BMS of Siemens installed in all the DLF Buildings  | Operational             |
| 6 16 lane Signal Free Road Network in association with HUDA – First Private Developer in India       | Work commenced          |
| 7 Peripheral Security by CISF for entire Cybercity   | Contract Signed         |
| 8 Rapid Metro with 05 metro stations across Cybercity  | Q1, 2013                |
| 9 Retail Hub designed by International architect   | Q1, 2013                |
| 10 Skywalks connecting buildings on both sides of the road as well as rapid metro stations           | Q4, 2014                |
| 11 Landscaping, open and green areas and aesthetic beautification of Cybercity                       | Work commenced          |
| 12 12 Safety Patents   | Applied For             |
| 13 LEED Gold Certification   | Applied for Bldg 5 & 14 |

2012 **DLFA** Cyber City, Gurgaon

# From a Vision to Reality

12 Years & 12,000,000 sq.ft. and growing...



DLF Gateway Tower

2000 **DLFA** Gurgaon

DLF Gateway Tower

***Thank you!***

