

ON ONE
ON ONE

ONE ON ONE
GURUGRAM

Overview	The complex of One On One has been envisaged as an Urban Landmark-Place for People/The new place marker for the Millennium City-Gurgaon. Designed by a team of renowned international consultants, The vision behind One On One is that it will be a landmark through its Urban design as well as iconic architecture. - One on one the commercial project is centrally located in one of the most distinct and prime Sec-16, in the heart of Gurgaon. It is located on NH8 in vicinity of well inhabited residential and commercial zones. - It is in close proximity to major landmarks of Gurgaon such as 32nd Milestone, Leisure valley and Signature Towers. - The nearest metro station is just 3.4Kms away making its location easily accessible by public transport. - At 20 mins drive from IGI and in vicinity to most of the major hotels in Gurgaon-The Westin, The Oberoi, The Trident and The Crown Plaza making it a prime address for major corporate clients. - The natural preserve and the low density & low height institutional areas which surround One on One further contribute to the creation of a pleasant working environment.
Enviabl Location	- One on One shall be accessed by a 24m wide sector road. This 24 m wide road crosses the site enabling maximum frontage onto the road. - To the north of the 24 m road, there are a total of four midrise blocks flanking the central piazza (2 acres approx) on both sides of the grand space. The building blocks have been oriented in such a way that they form an enclosure ensuring a secured and controlled environment and yet take advantage of the natural preserves and low rise/low density institutional areas around it providing distant views. - There has been a conscious effort to segregate the vehicular as well as pedestrian movement around the complex. The main vehicular road moves around the periphery of the site freeing the central piazza of any kind of vehicular movement. - The pedestrian drop off has been cautiously positioned near the entry to the piazza to avoid any conflict with the vehicular movement. Cab drop off zones and separate pick up and drop zones for the bus shuttle service have also been diligently planned. Care has been taken to thoughtfully resolve the issues of traffic congestion at peak times. - Separate pedestrian and vehicular entry points to each block have been provided to ensure safety and security for all. The pedestrian entry is from the piazza and the vehicular drop off is from the peripheral road with layby space for atleast two cars in order to avoid traffic congestion. - Separate access to the ground floor lobbies has been thoughtfully designed and shall be finished in an elegant manner. - The central piazza has been planned as a non vehicular traffic free zone and it shall offer exciting exposure to the carefully zoned retail outlets on the ground floor along with the safe pedestrian movement enroute to and from office spaces which will ensure on maximizing foot fall to the retails. - The ground floor retails spillout into the central piazza. Low height F&B pavilions have also been planned in the piazza making
Site Planning-Urban Landmark	

For Vaitika One On One Pvt. Ltd.

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	it a grand and rejuvenating public place, where people will throng even after office hours because of the lively environment and F&B attractions. This shall in turn make the space very lively on the weekdays and attract visitors on the weekends as well. • This beautifully landscaped expansive stretch of piazza has been designed by renowned Landscape architects of international repute aimed to become the Urban Landmark of the region. • To the south of the 24 m wide road is dedicated lowrise retail with ample surface car parks. People start getting a glimpse of it as soon as one enters the road. The road medians and bylanes have been carefully designed to provide easy and convenient access to this retail. • The location of services like HSD yards etc can be serviced without disturbing the main traffic. • The architecture of the complex responds to the prime setting of the site's location with respect to the region. • The scale and form of the midrise blocks complement the scale of the tower and the piazza thereby making it a landmark urban space in the region. • The facades will be finished in architecturally pleasing materials making the architecture timeless. • Workplaces - o The floorplate sizes have been carefully selected and specifically tailor-made to suit the requirement of high end clientele thereby creating a distinguished address. The requirements based on Vatika's experience and exposure to a range of elite corporate clientele has been used extensively to fine tune the design. - o The floorplates have the flexibility of being easily subdivided into 4 to 6 office spaces if required by the tenant. - o Each floor plate has an efficiently designed and well placed service core with appropriate amenities such as elevators, washrooms etc. to cater to the offices. - o The blocks offer a choice of side as well as central core for the clients with the maximum core-to-facade depths varying between 10-18 mts. Thus producing naturally well lit floorplates with great views of the piazza and surroundings and maximizing peripheral exposure. - o There is an efficient utilization of available space, nooks and corners with zero wasted space. - o It is ensured that the grid spans, columns and structure are friendly to efficiently accommodate the modular furniture of standard sizes. • Efficiently Designed Common Spaces - o Adequately sized common corridors and spaces have been designed which are also differently-abled friendly. - o The lobbies and common corridors will be finished in a combination of architecturally pleasing and rich ensemble of
Iconic Architecture subtle in its expression and the architecture is timeless in its character.	

	materials such as stone, wood, high quality tiles, wall and ceiling finishes to impeccable standards. - o A similar palette in rich finishes shall be carried forward for the finishing of the elevator cars which will be spacious and provided in adequate numbers taking into account the peak hour traffic leading to reduced waiting time. - o Dedicated elevator from basement to ground floor lobby shall be provided to boost the retails on the ground floor and reduce waiting time. - o Common toilets on all the floors shall cater to the office population as well as the visitors. • Elegant and Well Finished Ground Floor Lobbies - o The entry to the blocks is from the piazza in the front and car drop off on the peripheral road, it has been ensured that the space dedicated to the entrance lobbies on the ground is adequately sized and facilitates circulation. - o The ground floor lobbies will be welcoming with proper care taken to ensure that information and signage opportunities are available to the client at the arrival lobby itself. - o The design of lobby spaces would accord a sense of arrival and orientation. High ceilings, double heights and rich interiors add to the plush experience of the arrival into the office space. - o The front desk will be appropriately located and the entrance lobbies need not accommodate seating for visitors. • Active And Lively Urban Piazza - o The grand central piazza has been designed in a way to lend an identity to the project. It will act as an active space for recreation and interaction and will have Restaurants and cafes with spillovers onto the piazza, Convenience stores, Business retail, business recreation, Banks, travel houses etc. - o The landscaping/plantation in the piazza will be carefully done such that it ensures uninterrupted views to the piazza and retail alongside the piazza. - o It incorporates informal spillout/seating zones which will serve as breakout spaces for office population as well as social gathering space for visitors. - o Elements like lighting & illumination, bins & benches, signages etc. will be carefully designed and appropriately located.
Services	- o HVAC ▪ Central air-conditioning with comfortable temperatures maintained ▪ Separate circuits for retails, F&B and office spaces ▪ Central exhaust system for the toilets and pantries will be provided. ▪ Microprocessor based control system (BMS) will be used to optimize plant operation and minimize running costs.

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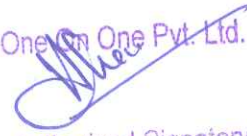
o ELECTRICAL ▪ 100% power backup through DG sets is designed and installed in compliance with stringent emission norms. ▪ Dual source energy meters shall be post paid type provided for integration with BMS system for central billing requirement as well as for quantification of electrical energy. ▪ An energy efficient lighting system as per green guidelines will be provided. Lighting and illumination of common areas as well as external areas is designed scientifically to appropriate lux levels. Architectural lighting to illuminate the complex will be done to enhance its usability and footfalls will be done. ▪ Adequate mobile network coverage will be made available in basements and other hard to reach areas. ▪ Emergency lights and Escape/Exit signs and locations will be clearly indicated. ▪ Earthing should be provided as per latest IE rules. Tenants shall be required to make their own arrangements for dedicated earthing system for communication, fire alarm and security related equipment. The space for the same shall be provided next to each block along the boundary wall. o PLUMBING AND FIRE FIGHTING ▪ Designed to stringent standards and norms for public health and hygiene. Sub metering on dual supply for tenants. ▪ Scheme for Rainwater Management and Harvesting in the entire building and outdoor areas in the piazza to be developed. ▪ Advanced fire detection and suppression systems will form a part of the complex. ▪ A central Sewerage treatment plant for the complex will be provided with an independent external access. ▪ Portable hand appliances in form of fire extinguishers shall be provided in all parts of the buildings. ▪ For Design and installation of Automatic Sprinkler Fire Extinguishing system IS: 15105-2002 shall be followed. o LIFE SAFETY AND SECURITY ▪ All glass used in this project shall be conforming to safety standards and reduce risks to a minimum. ▪ Advanced fire detection and suppression systems will form a part of the complex. Evacuation routes and fire escape stairs shall be designated and provided. First Aid rooms/kits shall be available on the premises. ▪ Since the complex is designed as an open Urban piazza, security posts/points will be amalgamated with the piazza landscape to create a sense of security and surveillance ▪ Multi level security will be adopted to ensure security of the complex as well as the people. ▪ CCTV cameras shall be provided at all entry/exits to the basements as well as ground floor entrance of all blocks in the complex. They shall also be provided at exit points of fire staircases at Ground Floor of all blocks. Access control devices and motorized entry barriers will be provided at entry and exit to the basement parking.	
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VATIKA ONE ON ONE PVT. LTD.			
PROJECT NAME "ONE ON ONE (PHASE-I)"			
PROJECT CODE COM 014			
ONE ON ONE			Total
S. No.	Packages	Sub Heads	Full Project (INR)
1.00	Structure Works	Excavation & Earth Work	48.97
			6,503.65
		RCC & Structure Works	299.33
			59.87
			1,359.07
			3,959.02
2.00	Civil Works	Masonry work	
		Water Proofing Work	
	TOTAL		12,229.91
2.00	Finishing Works (Building)	Internal Finishing	1,477.25
	TOTAL		1,477.25
3.00	Aluminium & Glazing Works / Façade		1,758.63
	TOTAL		1,758.63
4.00	Plumbing & Fire Fighting Works	Internal Plumbing Works	1,828.97
		External Plumbing Works	
		Others	
		Fire Fighting	
	TOTAL 4		1,828.97

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PROJECT NAME "ONE ON ONE (PHASE-I)"			
PROJECT CODE COM 014			
ONE ON ONE			Total
S. No.	Packages	Sub Heads	Full Project (INR)
5.00	Electrical Works	High Side Electrical Works	2,110.35
		External Electrical Works	
		Low Side Electrical Works	
		Security System	
		Light Fixtures	
	TOTAL 5		2,110.35
6.00	HVAC Works	Ventilation	2,410.35
		Air Conditioning	
	TOTAL 6		2,410.35
7.00	External development Works		2,500.00
	TOTAL7		2,500.00
8.00	Vertical Transportation	Elevators/Lifts	633.11
		Escalators	
	TOTAL 8		633.11
10.00	Signages	External	47.79
		Internal	
	TOTAL 10		47.79
11.00	Soil investigation		1.83
	TOTAL 11		1.83
12.00	Topographical survey		1.83
	TOTAL 12		1.83

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PROJECT NAME "ONE ON ONE (PHASE-I)"			
PROJECT CODE COM 014			
ONE ON ONE			Total
S. No.	Packages	Sub Heads	Full Project (INR)
A	TOTAL (FROM 1 TO 12)		25,000.00
	EDC		2,822.16
	IDC		452.26
	Land Cost		15,200.00
	Others Cost		19,867.58
D	Grand Total		63,342.00

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