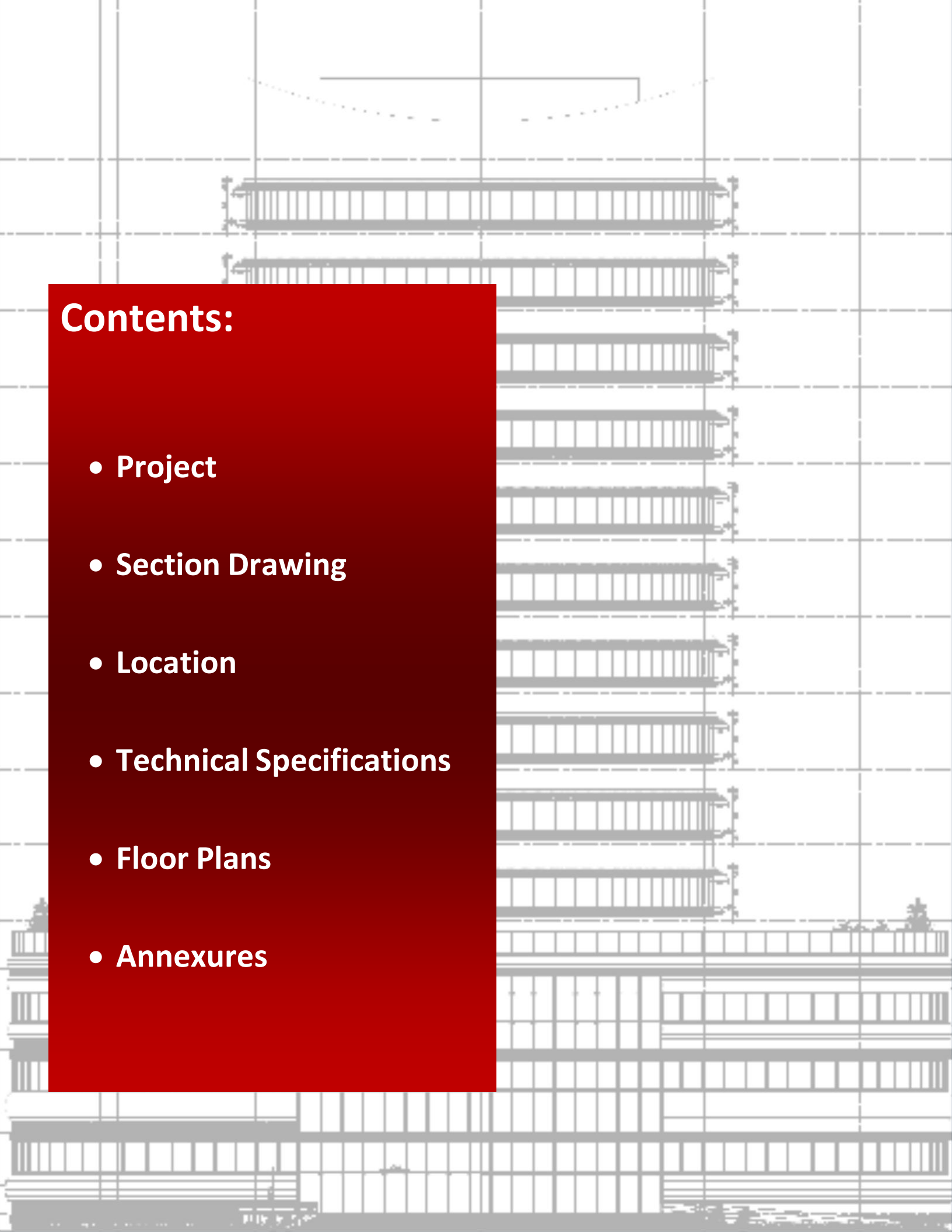


Centra One

A Commercial Destination in Gurgaon

by BPTP



The background of the slide is a detailed architectural section drawing of a multi-story building. The drawing shows the internal structure, including floors, walls, and a roof with a curved profile. A red rectangular overlay is positioned on the left side of the image, partially obscuring the drawing. The text 'Contents:' is written in white on the red overlay, followed by a bulleted list of the document's contents.

Contents:

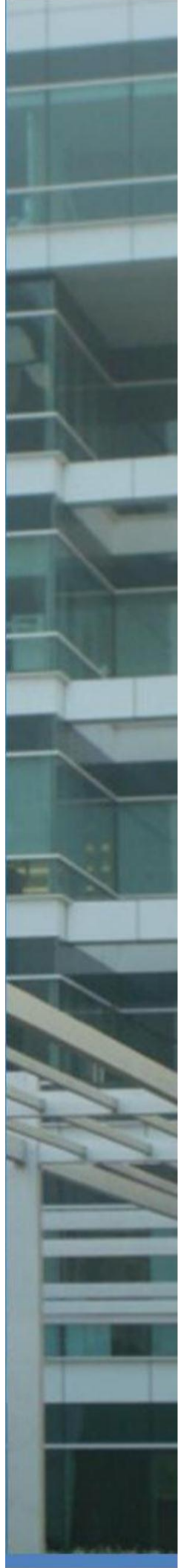
- **Project**
- **Section Drawing**
- **Location**
- **Technical Specifications**
- **Floor Plans**
- **Annexures**

Project

Centra One, is a high-end commercial complex located on extended Golf Course Road in Gurgaon offering world class modern amenities with pleasant ambience and excellent connectivity to the airport.

The center is designed by world renowned architect Cervera & Pioz, Spain and conforms to modern work environment with facilities like, high-speed lifts and state of the art security features.

<i>Location</i>	Sector 61, Village Ghata, Extended Golf Course Road, Gurgaon
<i>Total plot area</i>	3.675 acres
<i>Leasable Area</i>	~ 343,035 sq. ft.
<i>Basement area</i>	~ 175,000 sq ft across 3 levels
<i>Building Status</i>	Under construction



Project Location:

Sector 61, Golf Course Extension, Gurgaon

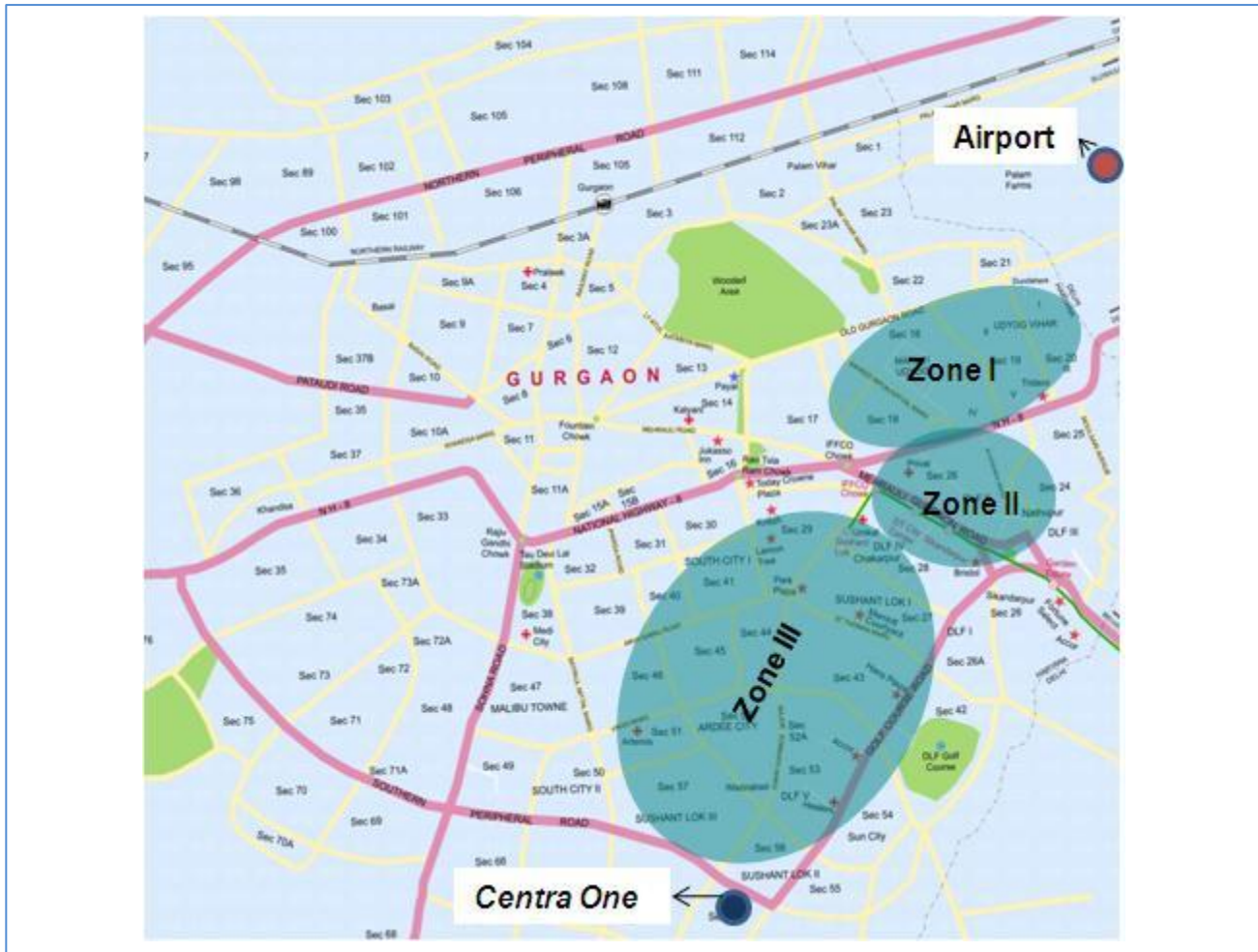
Gurgaon is an established hub in NCR for IT/ITeS and commercial operations of global and Indian corporations

Important Distances from:

Airport: 15 KM

New Delhi Railway Station: 30 KM

Connaught Place: 30 KM



Corporate Footprint

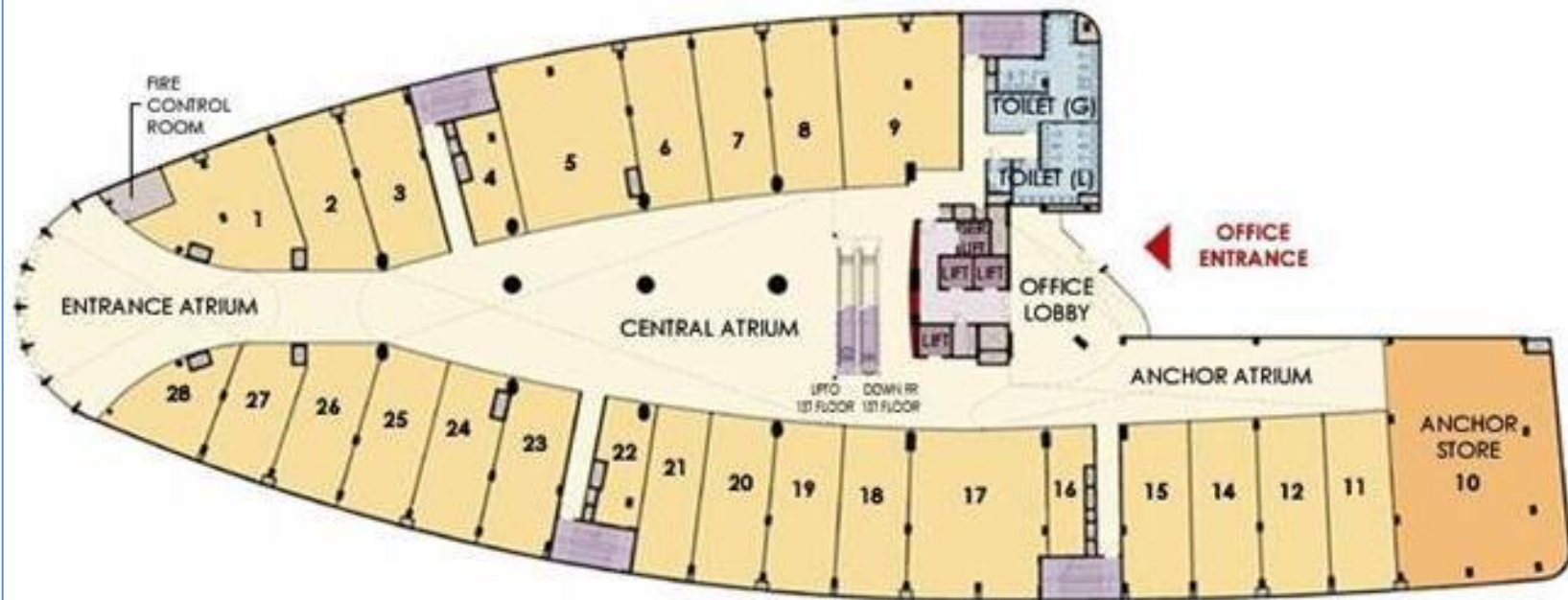
Zone I (Udyog Vihar): IBM, Genpact, Li & Fung, TCS, Polaris, Bank of America, American Express, Alcatel Bharti, NIIT Smart Serve.

Zone II (DLF Cyber City & MG Road): Genpact, Citi Group, Alcatel, Nestle, Yahoo, Microsoft, Sapient, Nokia, WNS, Ericsson, Convergys, RBS

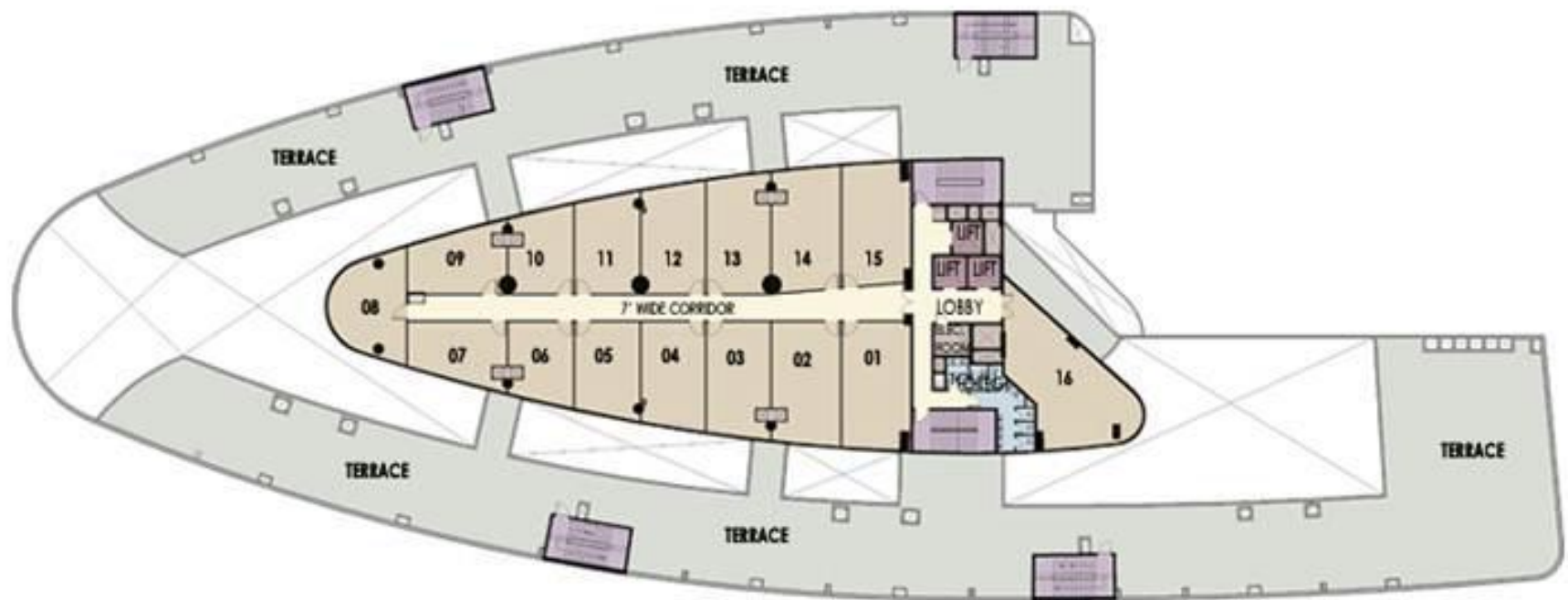
Zone III (Golf Course Road, DLF City Phases & its vicinity): SAP, Dell, Vertex, Satyam, American Express, Aviva, Genpact,

Location on Google Map

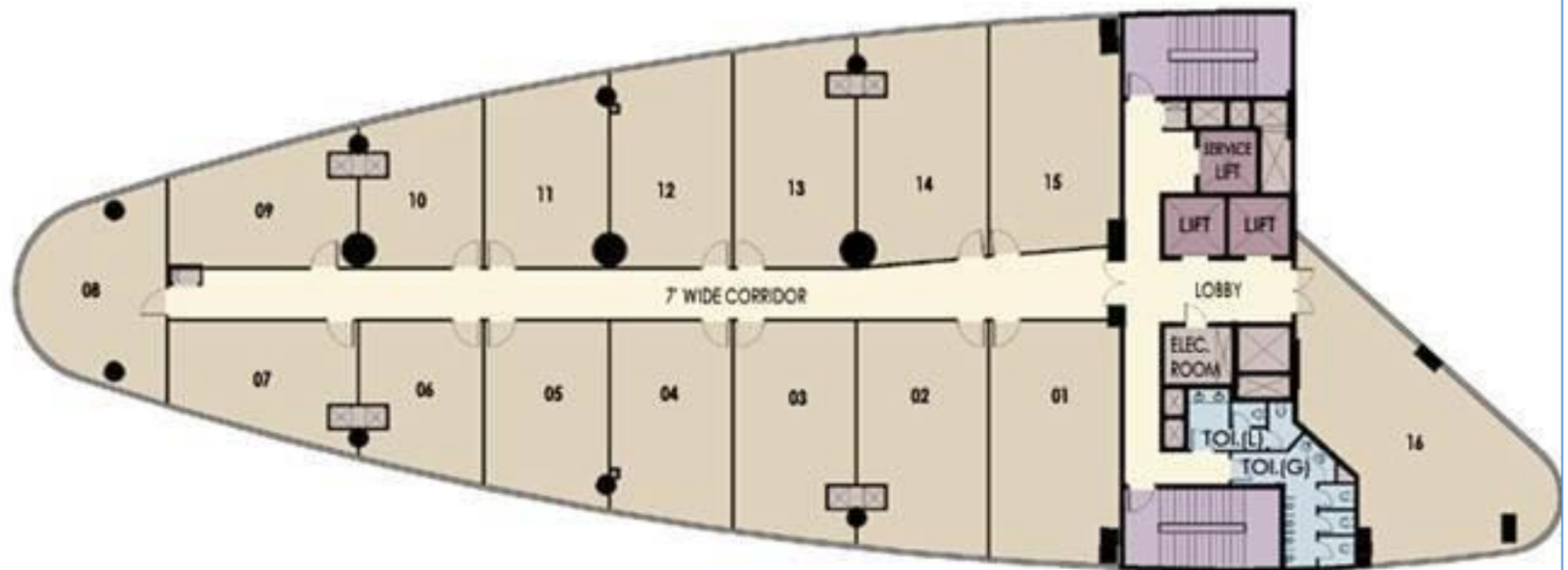




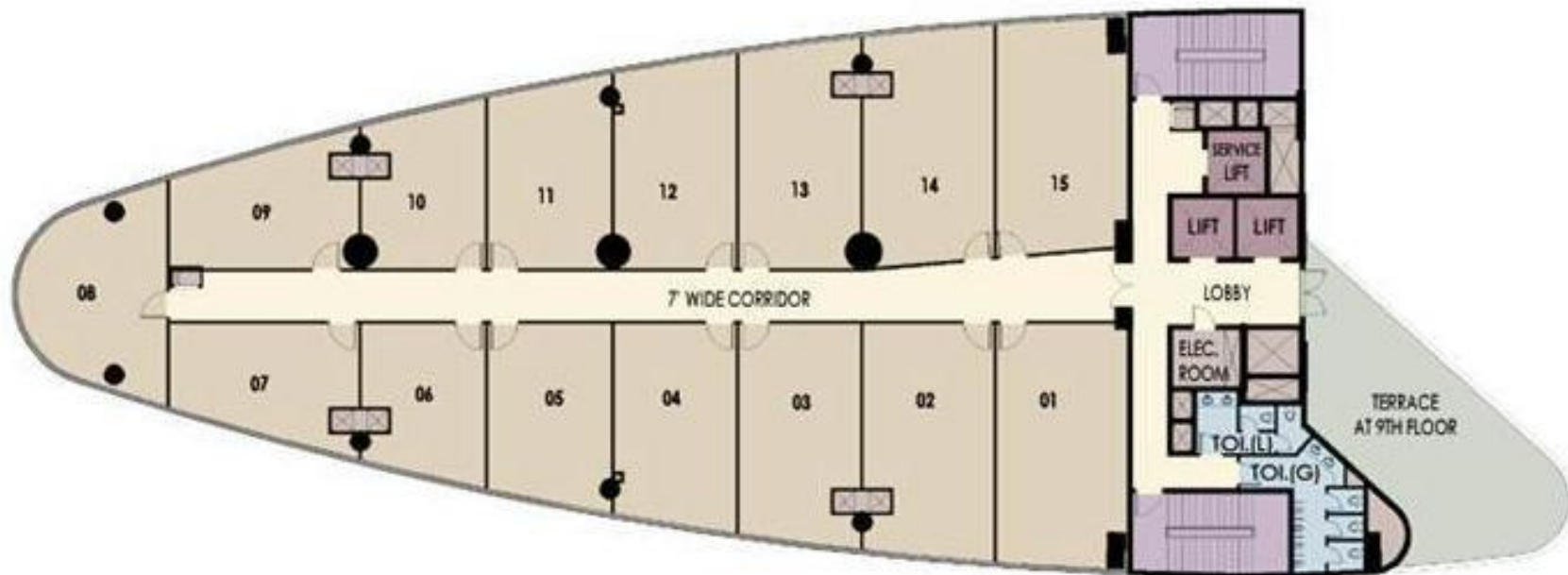
Ground Floor



Third Floor



Fourth to Eighth Floor



Ninth to Fourteenth Floor

Indicative Technical Specifications

<i>Structure & finishes</i>	RCC framed earthquake resistant structure for seismic zone IV
<i>Cladding</i>	Aluminum composite panel with finishing of granite and glass and plaster
<i>Glazing</i>	External Glazing: Double Insulated Glazing
<i>Levels</i>	Ground + 14 Floors Contiguous floor plate is available to accommodate large requirements
<i>Development Details</i>	Total built up area of ~ 343,035 sq. ft. spread across:
<i>Floor to floor height</i>	GF - 3rd Floor 4.35 meters 4th -14th Floor 3.8 meters
<i>Elevators</i>	2 Nos. with 20 passengers capacity 1 Nos. for services / utilities
<i>Power back-up</i>	100 % power back-up through:
<i>Vehicular parking</i>	~ 300 total car parking spaces available.
<i>Telecom service provider</i>	Right of way to be given to all operators preferred by the prospective tenant.
<i>Fire systems</i>	Commissioned & charged high side detection and sprinkler system will be provided during handover for fit outs. Yard Hydrant and Fire Hydrants installed by the developer in the basement and in the common areas of the building

<i>Environment Clearance</i>	NOC has been Obtained
<i>CCTV</i>	CCTV cameras to be provided for security in the basements and the common areas.
<i>Manned security</i>	Security guards will be stationed inside and outside the building
<i>Fire hydrant tank capacity</i>	Underground tank with a capacity of 4,75,000 Litres (200,000 litres Fire Tank Storage)
<i>Insurance</i>	Insurance of the building and equipment within the common areas and basement will be undertaken by the landlord
<i>Signage/Graphics</i>	Client will have the right to use its standard graphics at the entrance to its space and in the ground floor lobby areas only
<i>Title Documents</i>	All the requisite documents shall be made available for inspection on request.
<i>Zoning and approvals</i>	





Main / Front View



View of Landscaping





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