



CREATING A NEW INDIA.

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THE MARK OF SUCCESS



THE PALM SPRINGS
PLAZA



MUCH OF THE SUCCESS OF LIFE DEPENDS UPON
KEEPING ONE'S MIND OPEN TO OPPORTUNITY
AND SEIZING IT WHEN IT COMES.

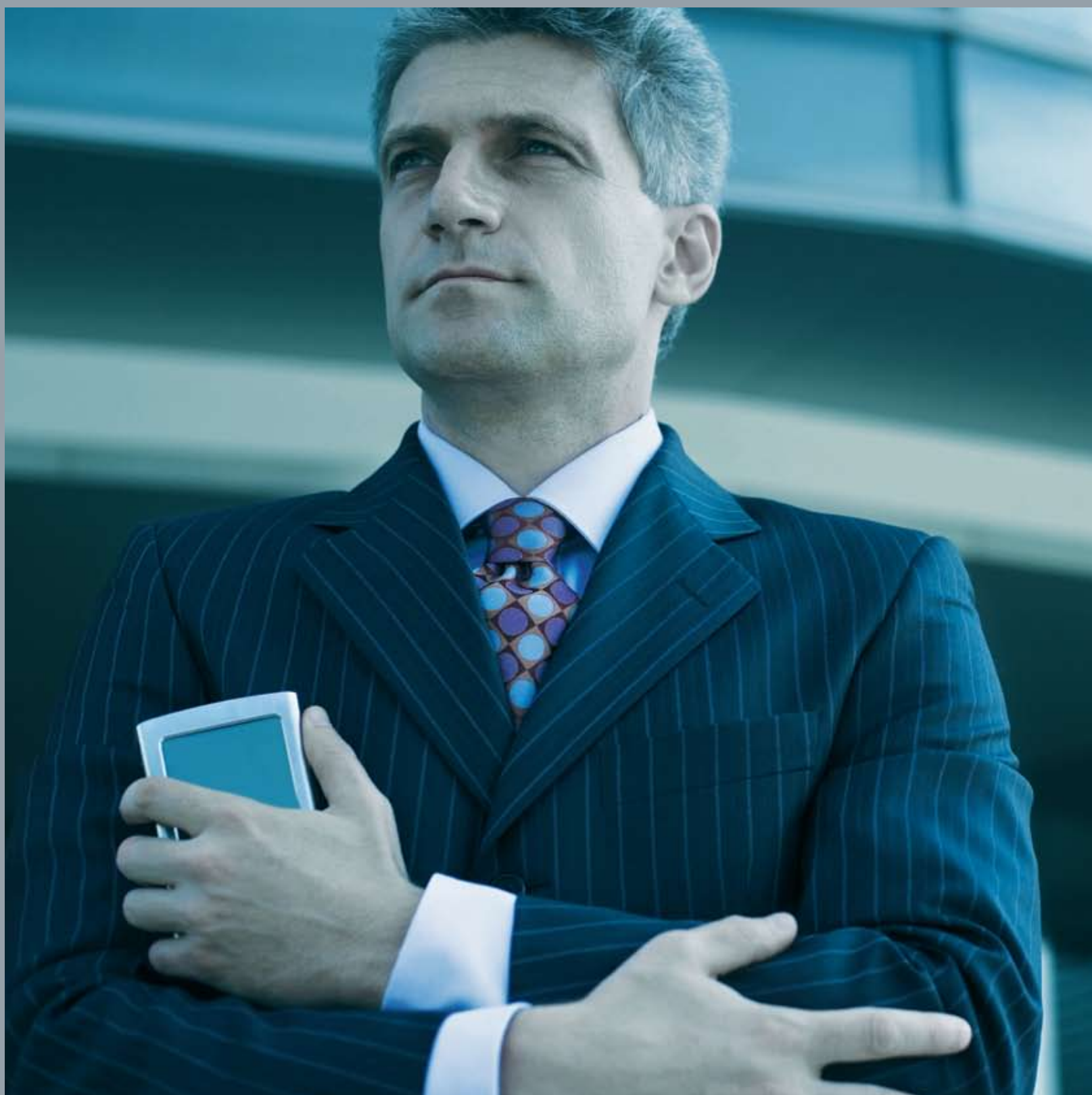
- Alice Foote MacDougall, American Businesswoman



MAKING A MARK ON THE GLOBAL ECONOMY

The Indian economy is thriving. From information technology to finance, manufacturing and retail, India is making its mark on the global economy and industry the world over is taking notice. Not only are Indian products and expertise earning a reputation overseas, the world is thronging to its rapidly expanding markets.

As multinational and Indian companies look for a strategic, world-class business location in India, Gurgaon, in the National Capital Region, is increasingly finding favour as the destination of choice, for both business as well as pleasure.





THE PALM SPRINGS PLAZA THE MARK OF SUCCESS

A state-of-the-art commercial complex, the Palm Springs Plaza is strategically located on the Golf Course Road, Gurgaon's most desirable address. It stands sentinel to The Palm Springs, Emaar-MGF's master-planned, integrated community comprising low-rise luxury villas and spacious apartment towers, surrounded by acres of elegantly landscaped gardens.

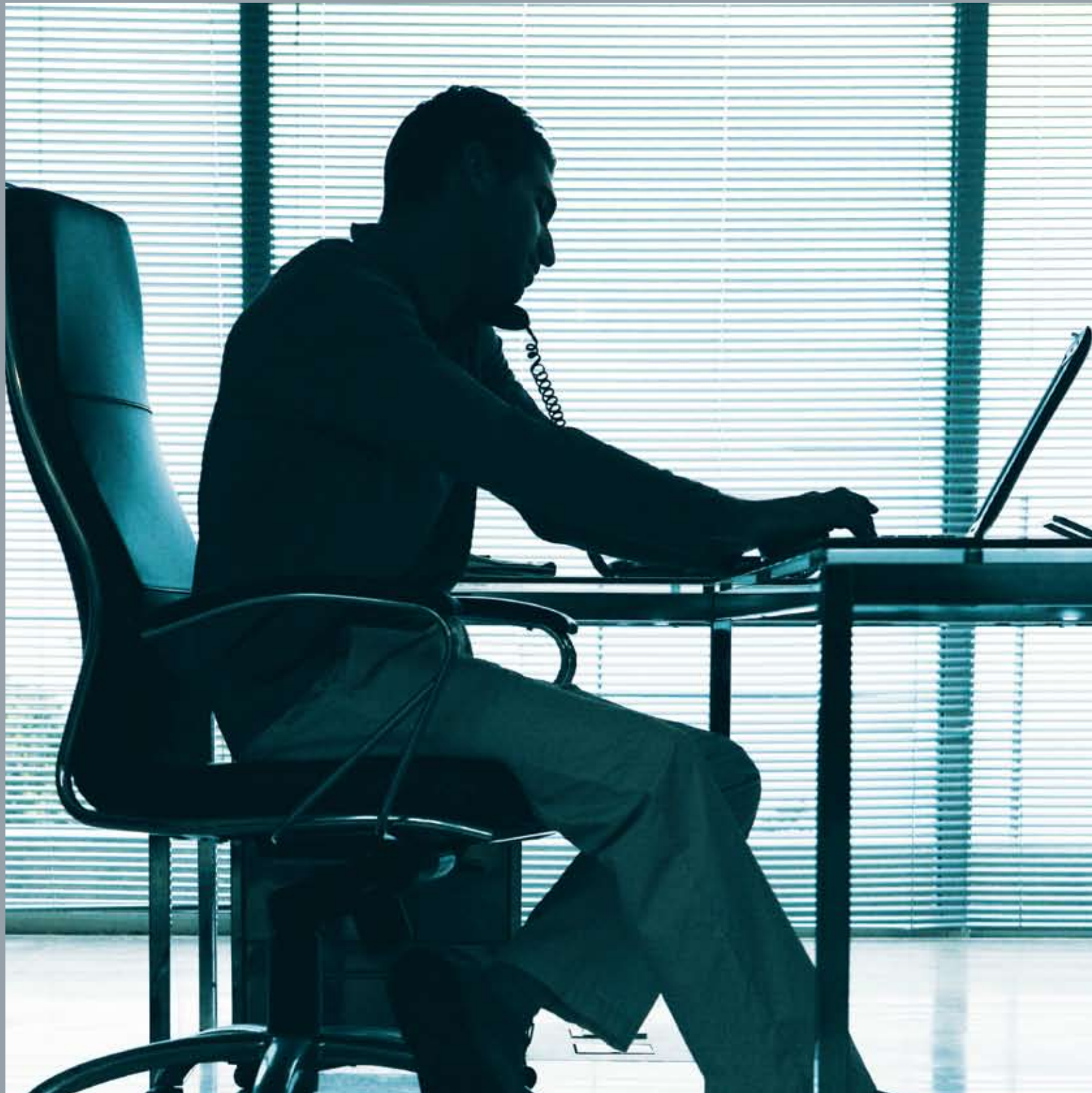
Setting new benchmarks for excellence in design, quality, facilities and operational management, The Palm Springs Plaza will be home to some of the finest corporate offices and most sought after retail brands.

The Palm Springs Plaza is just 20 minutes from Delhi's International Airport.









THE PALM SPRINGS PLAZA OFFICES THE MARK OF EXCELLENCE

Designed to meet the most stringent demands of business in a globalised world, the offices at The Palm Springs Plaza provide an environment built to nurture excellence and productivity.

The entire complex boasts of international quality specifications and craftsmanship. Large floor plates, open span design and central corridors ensure maximum utilisation of the available space.





THE PALM SPRINGS PLAZA RETAIL WHERE BRANDS MAKE THEIR MARK

Locational advantages and the captive catchment area provided by the integrated residential community make the retail complex of The Palm Springs Plaza an excellent business proposition for supermarkets, fashion and garment stores, banks, restaurants and even boutiques.

Mix business with pleasure and meet your domestic needs through over 46,000 square feet of retail space, spread over two floors.







BUSINESS FACILITATION

The facilities at The Palm Springs Plaza are designed to enhance the business environment, with great attention to detail such as well-finished lobbies and common areas, separate entrances for office and retail sections, ample and well-organised parking and fully furnished public restrooms. Central air-conditioning, high-speed elevators, 100% power back-up, state-of-the-art communication, video surveillance and life safety equipment, all managed through a sophisticated Building Management & Maintenance System, will ensure comfortable and uninterrupted operations.



MAKING A MARK ON ENVIRONMENT CONSERVATION

WE ARE COMMITTED TO:

- Conduct business in an environmentally responsible manner by integrating pollution prevention and resource conservation into our core values
- Promote continual improvement in our practices and procedures leading to improved environmental performance
- Provide appropriate environmental training and educate employees to be environmentally responsible
- Communicate our commitment to all our stake-holders
- Comply with all applicable laws and regulations and implement programmes and procedures to assure compliance.

The Palm Springs Plaza sets standards for environmentally sensitive development practices that are designed to minimise environmental damage and maximise energy efficiency. Rain water harvesting, solar panelled external lighting, energy efficient lighting, extensive use of natural light and proper insulation are some of the ways we ensure that we make our mark on environment conservation.

SPECIFICATIONS

Structure		
Structure:		RCC beam slab and flat slab with column structure with brick/concrete block partitions to maximise clear spans
Escalators:		Connecting retail floors
Elevators:		4 passenger elevators with separate service elevators 2 passenger elevators exclusively for retail floors
Floor to Floor Height:		Retail floors 4.5m Office floors 3.6m
Finishes		
External Cladding:		Combination of glass curtain wall, aluminium panel and polished stone
Flooring:	Lobbies:	Combination of marble, granite/ceramic tiles
	Basement:	Brushed concrete
	Tenant floor finish:	Concrete floor
Toilets:		Finished toilets with modern fittings and fixtures
Atrium Lobby:		Full height glazing in front Wood panelling on rest of the wall Marble/granite flooring Custom lighting
Typical Core Finish:		Plasterboard/masonry/concrete painted Stainless steel ironmongery Veneered timber doors
Parking		
Parking:		3-level basement for parking. Adequate surface parking (approx. 285 cars) Provision for access control and video surveillance
Security		
Video Surveillance:		External access points Car park areas Atrium/lobby Passenger lift cab Option for connection of camera in tenant's lift lobby
Manned Security:		At all entry, exit points and patrol as needed
Life Safety		
Wet Riser/Hose Reels:		Located near each staircase
Sprinklers:		Fully provided in landlord's premises and primary distribution on each floor Tap off points available for secondary distribution
Fire Hydrants:		Provided at ground level as per design
Hand-held Extinguishers:		Provided as required in landlord's areas
Fire Detection:		Main alarm panels, break glass contacts, smoke and heat detectors provided within all public and landlord's areas. Provision of connection from tenant's area to main system

All floor plans, specifications and images in this brochure are representative and are subject to change in the best interests of the development.

SPECIFICATIONS

HVAC	
HVAC System:	Central chiller system with separate AHUs for each unit and common areas
BMS and Controls:	System monitoring the principle operations of the building. Control system fully integrated with the security, fire alarm and lift control systems
Ventilation and Exhaust:	Provided for toilets, cores and basements. Separate ventilation for DG
Electrical	
Electrical Risers:	Provided
Distribution Boards:	Feeds, splitters and panel boards serving tenant from load side provided All wiring till entry to tenant's premises
Metering:	Metering split into common loads and tenant loads, which will be sub-metered
Lightning Protection & Earthing Pits:	Lightning pits provided for base building. Provision for tenant connection to earthing pits
Fire Alarm System:	Main alarm panels, break glass contacts, smoke and heat detectors provided within all public and landlord's areas. Provision of connection from tenant's area to main system
Emergency Lighting:	Emergency light fixtures (connected to landlord's UPS) provided on escape routes and at all means of egress
DG	
Diesel Generators:	100% fully automatic back-up provided for lighting, power and AC
Features:	Automatic voltage regulator, PLC based auto-starting, auto-load balancing AMF panel system provided
Signage	
Internal:	Main lobby equipped with Tenant Directory and directional signs, utility and emergency signage where appropriate
External:	External signage as per developer's design and conditions
Communication	
Satellite Connection:	Spatial and structural provision for installing satellite dish on roof Spatial provision for cables from dish to tenant's area
Voice and Data Risers:	Risers and cable trays provided
Telephone Incomer:	Cabling from junction box to tag blocks at each floor
Landscape	
Roadways & Surface Parking:	Asphalt and interlocked precast pavers/stone cobbles as per design
Pedestrian and Roadway Lighting:	Pole and bollard mounted fixtures
Building Facade Lighting:	Feature lighting of facade with fixtures concealed within landscaped areas
Site Landscape:	Landscaped garden with decorative features as per design

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EMAAR MGF - CREATING A NEW INDIA

Emaar MGF is one of India's premier Real Estate and Infrastructure development companies.

Emaar MGF has brought in one of the largest Foreign Direct Investment in the Real Estate sector in India and is engaged in pan-India projects in Residential, Commercial, IT Parks & SEZs, Retail, Hospitality, Healthcare and Education sectors.



RESIDENTIAL

Emaar MGF is looking at changing the face of the Residential sector by building master-planned communities that give people a whole new way to live. Residents will also have access to world-class, professionally-managed institutional facilities.

COMMERCIAL, IT PARKS & SPECIAL ECONOMIC ZONES (SEZs)

Emaar MGF will not just offer space, but also redefine this sector by using its expertise to provide comprehensive amenities and support services. Emaar MGF will build global-standard IT Parks and facilities within Special Economic Zones (SEZs), across the country serving a wide array of businesses including IT, ITES, Exports and Services.



RETAIL

Emaar MGF aims to be the first choice for real estate solutions for India's growing Retail sector. Emaar MGF will introduce various Retail formats to suit the needs of our diverse economy.



HOSPITALITY

Emaar MGF has a vision to be one of the finest Hospitality companies with a pan-India presence to meet the growing demand of discerning guests. Emaar MGF will provide integrated Hospitality solutions in synergy with our real estate developments including golf courses, malls, SEZs and residential ventures. We plan to launch luxury, business and budget hotels across the country and expect to add 25,000 hotel rooms in the next ten years.

HEALTHCARE

Emaar MGF is ready to make a foray into the booming healthcare industry. We have plans to launch a chain of hospitals over the next seven to ten years. Many of them will be part of the 'Health & Wellness Zones' within our master-planned communities.



EDUCATION

Emaar MGF will set up world-class schools and universities across the country to hasten India's leap into a knowledge economy.



EMAAR - ARCHITECTS OF THE WORLD

DUBAI DOWNTOWN - The Emirate of Dubai in the UAE is one of the great international economic development success stories. Traditionally the trading hub of the region, Dubai is now extending its success into tourism and knowledge based industries. Emaar has been at the forefront of Dubai's transformation over the past decade.

Currently under development by Emaar, the Burj Dubai will be the world's tallest tower and the centerpiece of the Gulf region's most prestigious urban development to date. This architectural phenomenon will be a global tourist magnet that skyrockets Dubai into the global limelight. With joint ventures and projects covering Saudi Arabia, Syria, Morocco, Egypt, Tunisia, Turkey and India, Emaar is taking its winning formula, first conceived in its home base Dubai, to the rest of the world.



CREATING CITIES THAT DEFINE THE FUTURE

King Abdullah Economic City - This multi-billion dollar project is a mega, multi-stage project proposed to be a mixed-use development located north of the commercial hub of Jeddah to ensure easy access from the Holy cities of Makkah and Madina. The city will have 6 distinct components - a modern world-class seaport, industrial district, financial island, education zone, resorts and a residential area.



MOROCCO

In Morocco, Emaar has set up two residential communities built around world-class golf courses. With both featuring luxury villas, hotels, clubs and recreational facilities.



UNITED STATES OF AMERICA

Emaar is represented by John Laing Homes, the second largest privately held homebuilder in the US. This is an important step in its foray into residential construction in the United States of America.



SYRIA

Adding to the seven historical gates of Damascus, into which the city is divided, Emaar is building the Eighth Gate, comprising the commercial centre, waterfront and a residential zone.



EGYPT

Uptown Cairo is set in the heart of the magnificent Cairo, with its inviting cultural quarters, its vibrant communities and its 24-hour lifestyle. This villa-golfing self contained development offers everything you need, just a short walk away from your doorstep.