



ONE BKC



SOME SUCCEEDED TO GROW,
OTHERS GROW TO SUCCEED.

Introducing **ONE**^{BKC}

Mumbai's most premier business address.

BANDRA KURLA COMPLEX BOASTS
OF BEING THE FINANCIAL
CAPITAL'S MOST IMPORTANT
COMMERCIAL BUSINESS DISTRICT.
AND NOT WITHOUT REASON.



BKC is extremely well connected. Its infrastructure is solid. It is safe. It is well demarcated and home to some of the most important business houses, both Indian and Multinational.

And now, it can boast of ONE BKC.

This is more than just a modern, premium office space. It is a meeting of business consortiums and an opportunity to rub shoulders with some of the biggest brands in the corporate world. It is your chance to share space with business visionaries; to emulate and be inspired them, and of course, eventually, to compete with them.

Welcome.

THE PERFECT SPACE FROM WHERE YOU CAN STEP UP AND RULE YOUR WORLD.

An office is more than just an address. It is a statement. It tells the world you mean business. So do it in style - with power and authority.

The Wadhwa Group, a company with 45 years of experience, and the developers of some of Mumbai's modern landmarks (including BKC's iconic office spaces, The Capital & Platina) bring to you their latest venture **ONE** BKC.



THE CAPITAL-2012



PLATINA-2008



THE TRADE CENTRE-2007

PLANNED AND CREATED BY EMINENT DESIGNERS WITH GLOBAL EXPERIENCE.

ONE BKC





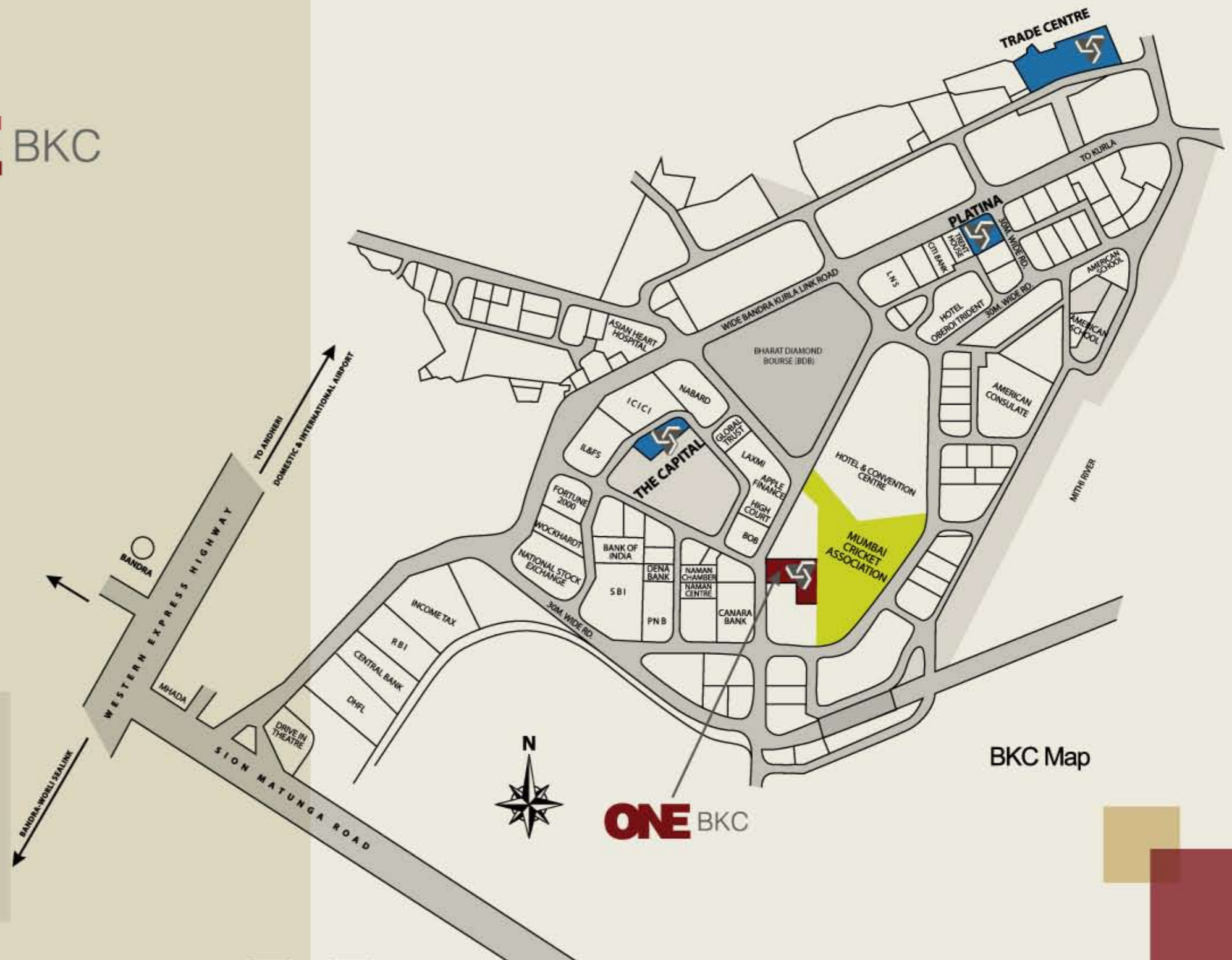
Presenting premium office space for the leaders of the corporate world, for those with foresight. ONE BKC is an exclusive building for the visionaries of tomorrow.

WELCOME TO **ONE** BKC

The Bandra Kurla Complex, governed by the MMRDA which controls land supply, is the safest and most meticulously planned business district in the city. Unlike other areas, where buildings sprouted up haphazardly, with limited scope for infrastructural provision; BKC has been thoughtfully designed with infrastructural needs provided for prior to any construction.

The area is well connected to the international as well as the domestic airport. It is also home to some of the finest hotels and clubs such as Trident, Sofitel and MCA (Mumbai Cricket Association), as well as a state-of-the-art upcoming Convention Centre.

With neighbours such as multinational banks - Citibank, Deutsche Bank, BNP Paribas, Westpac Bank, local banks - State Bank of India, ICICI, Kotak, NSE, Income Tax Office and the American and British Consulates; ONE BKC is indeed an enviable address.



ONE BKC IS LOCATED CLOSE TO



Financial Companies



Major Hotels

High end residential, commercial & retail complexes



Domestic & International Airports



Bandra Station & Kurla Station



Upcoming Convention Centre



Upcoming Metro (In BKC)

Eastern & Western Express Highways
(Upcoming Eastern Freeway)



The Bandra-Worli Sea Link

	Approximately
Distance from Worli Sea Link	5.8 kms
Distance from Airport	11.8 kms
Distance from Western Express Highway	3.0 kms
Distance from Eastern Express Highway	9.3 kms

REDEFINING BUSINESS REAL ESTATE

ONE BKC is designed to be one of the most prominent spaces in Mumbai's Commercial Business District (CBD).

One look at the distinctive massing form and you will know that ONE BKC will set a new standard for premium office spaces across the city. It is slated to become the preferred address for some of the largest and most renowned business houses and MNCs in Mumbai. ONE BKC will appeal to those with foresight and vision. Such investors are aware of the cost of acquisition but their focus is on the long term benefits of the investment. These are the true leaders. They are the first among equals.

- ✔ Pre Certified by LEED as a GOLD rated project
- ✔ Unique blend of architecture with futuristic technology
- ✔ Cutting edge amenities
- ✔ Highest flexibility for occupiers (wide choice of office sizes)
- ✔ Best in class MEP services and security services
- ✔ Under construction and on schedule to deliver in 2014



ONE BKC

THE RIGHT EDGE FOR YOUR BUSINESS.

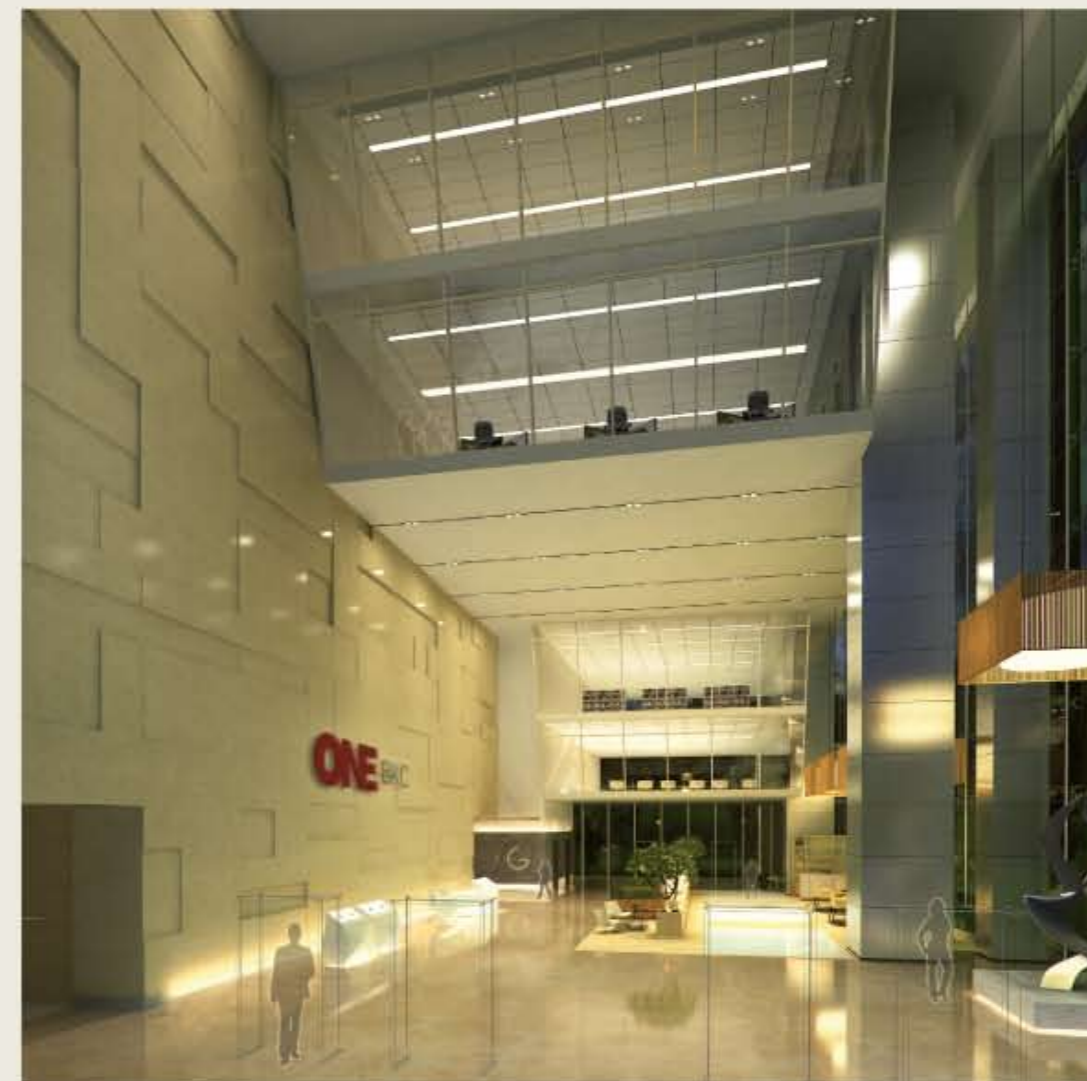
ONE BKC comes with its fair share of advantages. This Vastu compliant building is the perfect combination of location, convenience and world class amenities. And all this comes with the assurance and credibility of The Wadhwa Group. Having already completed The Capital, Platina and Trade Centre - three magnificent office premises in BKC, The Wadhwa Group is now responsible for the management and maintenance of these structures as well. All the learning of the past has gone into our latest masterpiece, ONE BKC - a building as close to perfection as possible because of the wealth of experience gained from our previous projects.

SOUND INVESTMENT

With an office here, you can establish a permanent presence in BKC. Not just for today but for generations to come. The land supply in BKC is controlled by the MMRDA and this ensures price stability. The MMRDA also balances the demand and supply in the area and this enhances cost effectiveness. ONE BKC will soon be an integral part of the CBD of Mumbai. Built by the renowned Wadhwa Group, the structure is a superb investment as it comes with the Wadhwa promise of commitment and integrity. Moreover, with its strong list of credentials, special features and amenities, ONE BKC is a place to nurture and grow your business in the future.

HIGH FLEXIBILITY

Choose an office size as per your need. What's more, you even have flexible loan and construction linked payment options. With our dedicated bank loans, you now need to pay only as the project progresses.



SPECIAL SECURITY SERVICES

ONE BKC is located in the safest business district of Mumbai. The Bandra Kurla Complex boasts 2 police stations and is a high level security area, both day and night. The structure itself has been designed with exceptional security features and thoughtful conveniences such as courier and ATM options within the premises. Some of the safety features provided are:

- ✦ IP based CCTV cameras
- ✦ Automatic under vehicle scanning system
- ✦ RFID enabled boom barriers that enhance security levels
- ✦ Professional property managers for Building Management System and security
- ✦ Refuge spaces encased by Fire Rated glass are provided on various floors
- ✦ Additional breakout spaces on almost every floor act as small refuge areas and smoke evacuation areas in case of fire
- ✦ 5 pressurised staircases to distribute crowd evacuation in case of fire
- ✦ A dedicated fireman's lift in every wing
- ✦ Pop out window units for smoke evacuation and fresh air at 10% of the façade area

CAR PARKING

- ✦ Fully automated parking design providing over 1,000 parking spaces
- ✦ Ample space for visitors' cars



ENVIRONMENTAL DESIGN FEATURES

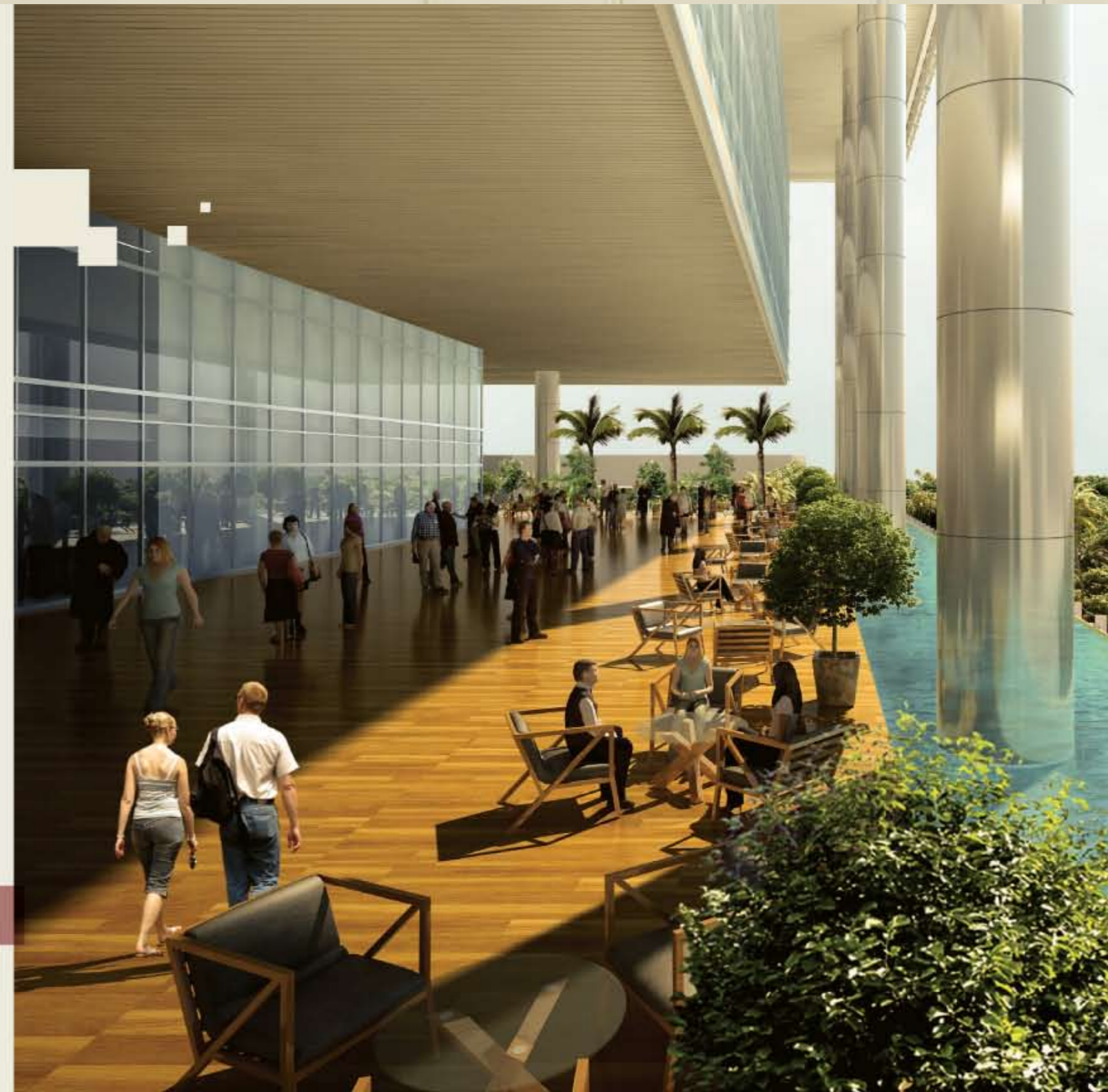
The entire construction of ONE BKC is environmental friendly and has been optimised to allow maximum natural light to filter into the offices.

- ✦ Double glazed high-performance glass (high on brightness, low on heat gain)
- ✦ Aluminum louvers used as sun breakers to protect against direct sunlight
- ✦ Low-E glazing for natural lighting minimises the need for artificial lighting
- ✦ Charging points/stations for hybrid electric cars.
- ✦ Energy and water efficiency
- ✦ Innovative waste water technologies like Sewage Treatment Plant (STP)
- ✦ CO sensors for parking bay with efficient ventilation
- ✦ CFLs and T-5 lamps for lighting
- ✦ Storage and collection programme for waste generated in the building.
- ✦ Use of building materials with high recycled content

AMENITIES LIKE NO OTHER

The amenities offered at ONE BKC are at par with international standards. They are thoughtful, modern and a cut above the rest.

- ✦ 100% backup with one extra set of D.G. (Diesel Generator) for redundancy
- ✦ Dedicated chilled water plants for comfort in your office
- ✦ Systems for critical load (server rooms) coding
- ✦ Pressurised lift lobbies and staircases
- ✦ All equipment including transformers, D.G. (Diesel Generator) sets, Chiller plants procured from top 3 OEMs (Original Equipment Manufacturers)
- ✦ A state-of-the-art building with large floor plates with scalability options
- ✦ Large balcony and Sky Garden provide outdoor gathering spaces
- ✦ Tropical container gardens allow offices to be in touch with nature
- ✦ Richly finished lobbies add to the experience of sophisticated grandeur
- ✦ Superbly located at the end of a 24-metre wide boulevard within the Bandra Kurla Complex
- ✦ Sky Lobby commands breath taking views of the lush Mumbai Cricket Association
- ✦ Sensitive design caters to the requirements of people with a physical handicap
- ✦ Cutting edge automated parking by WOHR Germany
- ✦ 24 high speed passenger lifts and 3 special service lifts
- ✦ Professionally managed building resulting in low outgoing and maintenance





ENTRANCE LOBBY VIEW

A magnificent lobby sets the tone for the grandeur of ONE BKC

CAFETERIA VIEW

A state-of-the-art cafeteria serves delicious, wholesome meals within the premises



CONCIERGE VIEW

An excellent concierge service guides and assists you with all your requirements.



WE LEARN FROM THE PAST AS WE LOOK TO THE FUTURE.

Proud bearers of a 45 year old legacy, The Wadhwa Group is renowned for creating commercial spaces that are a powerhouse for many Fortune 500 companies. Superbly planned, these enduring business centres are a result of years of experience. Every project is distinct; with state-of-the-art infrastructure, a prominent façade and a design that is eternally appealing. The natural spaces that surround Wadhwa buildings are another hallmark of the company.

The Wadhwa Group is the largest office developer in the BKC area and is known to offer aesthetically sound structures that are way ahead of their times. Combining local know-how with international skills, the group understands that a work place should inspire, invigorate and instill a sense of pride. It is this principle that guides every Wadhwa undertaking.

Our team of highly experienced Indian and international architects, structural consultants, planners, landscapers and top class contractors, are masters in their respective fields. Together they create architectural wonders that reflect the group's passion for excellence and perfection in the corporate landscape.

We welcome you to share in an experience that grows from the rich legacy of the past and builds on a heritage that will last beyond the future.



ONE BKC TEAM OF CONSULTANTS

Project Architect

Wadhwa Group - Design Cell/RSP India Ltd.
Shakti Parmar & Associates

Structural Consultant

J+W Consultants LLP India

MEP Engineers

RSP, Bangalore

Lighting Designer

LPA, Singapore

Façade Consultant

Priedemann Façade Engineers, Germany

Landscape Consultant

New Arch Designs, India

LEED Certification

Surmount Environmental Solutions, India

Automated Car Parking

WOHR, Germany

Liasoning Consultant

Spaceage Consultants

Civil Contractors

Larsen & Toubro, India

GROUND FLOOR PLAN





The Wadhwa Group

Landmarks planned with passion

Realty • Infrastructure