



THE FUTURE OF YOUR FACILITY IS RESTING ON YOUR FOUNDATION

The Concept of Raised Access Flooring



Transforming the way we work
with our **clients** and delivering
an outstanding user **experience**



29 Years
of leadership and legacy



100 million sq. ft.
of workspaces transformed



15,000+ clients
across the globe



15 million sq. ft.
annual production capacity



8 offices
across India



500+ Unitilers
growing with **40+ partners**

ELEVATE & ELIMINATE THE CONVENTIONAL

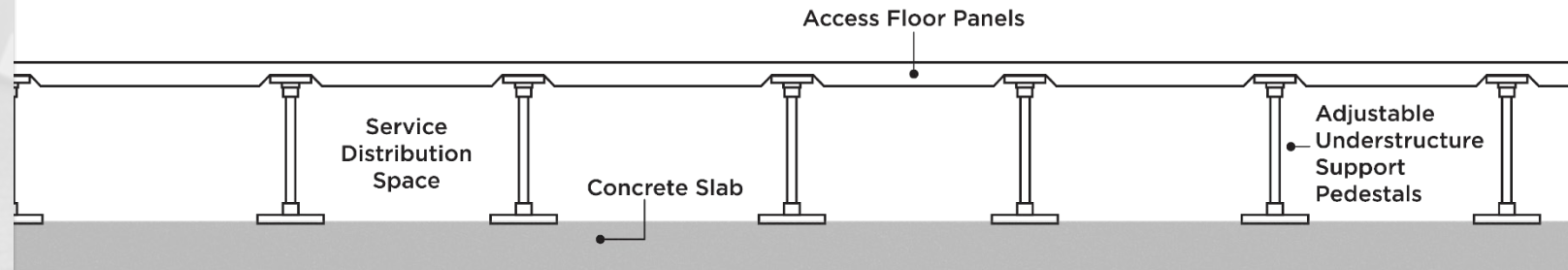
What is a Raised Access Floor System?

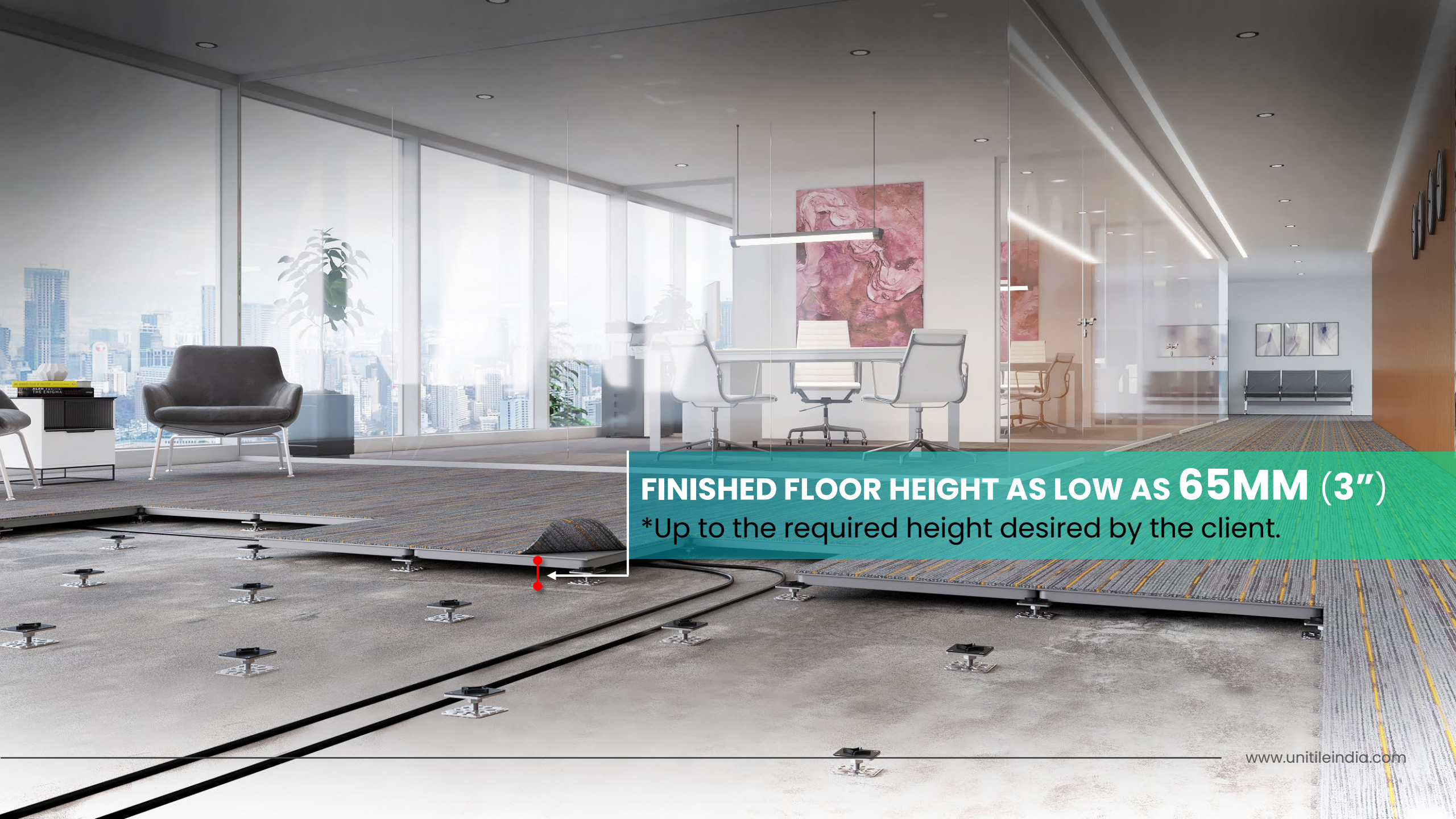
Raised access floor is a platform built several inches above the structural floor, creating a cavity/void between the existing floor/slab and the top surface of raised access floor system.

Why consider?

The cavity created by the raised access floor system can be utilized for:

- Passing Electrical Data/Voice Power cables
- Plumbing pipes
- Air conditioning piping and cable in equipment room



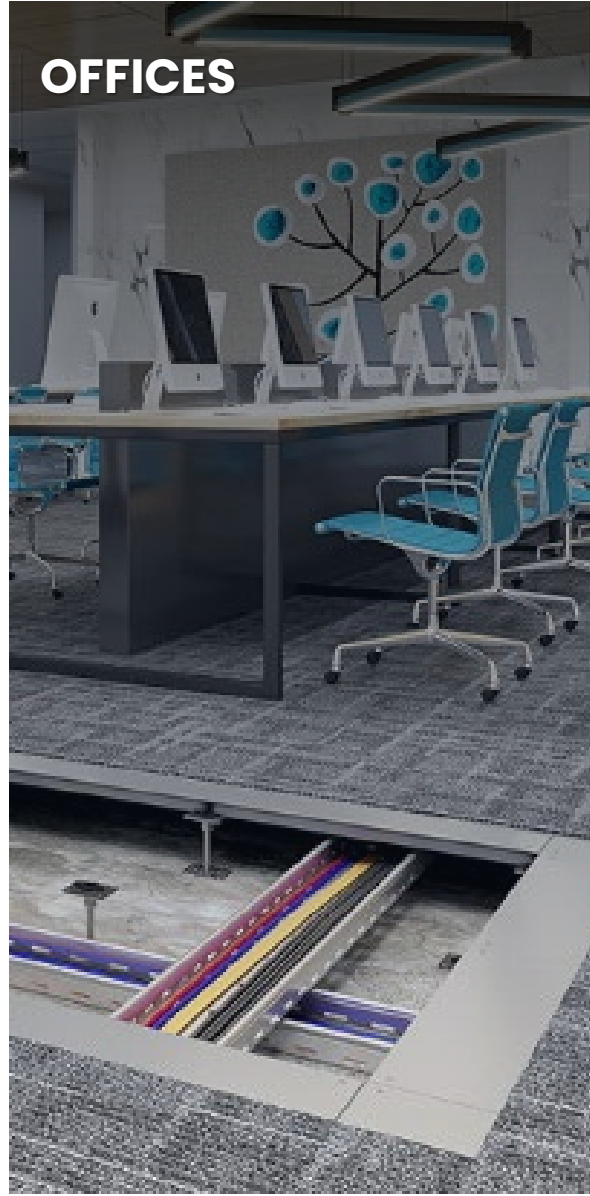


FINISHED FLOOR HEIGHT AS LOW AS 65MM (3")

*Up to the required height desired by the client.

**SPRUCE UP
WITH A
TAILORED-FIT
SYSTEM FOR**

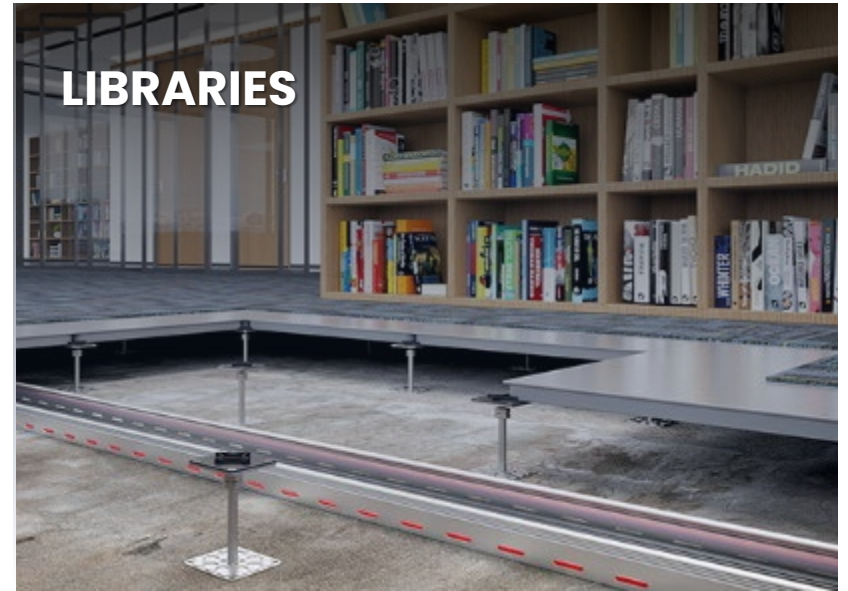
OFFICES



EDUCATIONAL INSTITUTES



LIBRARIES



STEP INTO THE FUTURE WITH

Raised access flooring solutions
that bring your people and places
together in ways that reduce costs
and improve performance.



High Speed Construction



The freedom of Flexibility



Aesthetics and low-maintenance



Return on Investment



Green Product

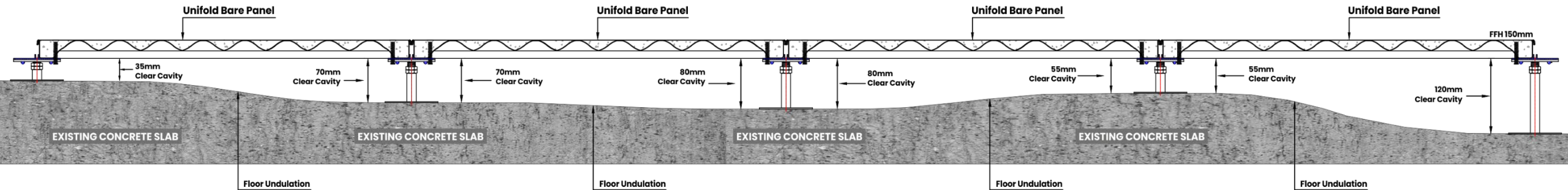
THE REWARDING BENEFITS OF QUICK INSTALLATION



**ELIMINATE THE NEED FOR WET WORKS
LIKE SCREEDING AND TILING**

ELIMINATE THE NEED TO ROLL UP YOUR SLEEVES

Raised floor eliminates the need for wet works like IPS/screed and tiling. An access floor system can be directly installed on the mother slab provided by the developer irrespective of its rough surface and undulations.

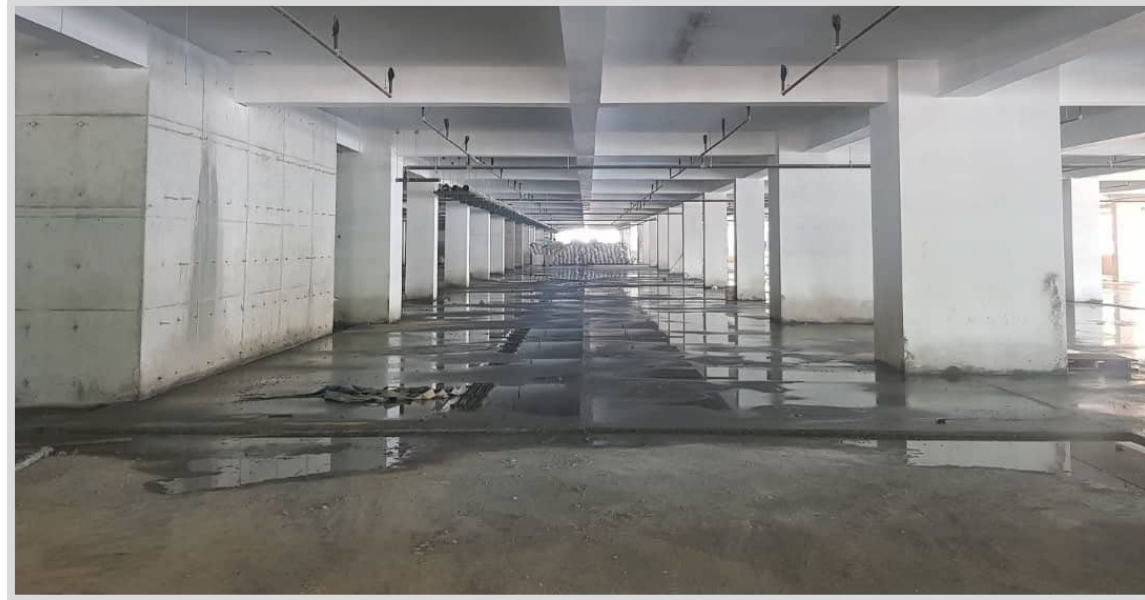




FACILITATING FASTER CONSTRUCTION AND REDUCED TIMELINES

SEAMLESS AND SIMULTANEOUS INTEGRATION

IPS/screeding and curing process leads to loss of significant time as no other service agencies can work simultaneously. Being a dry construction process access floor installation can be carried out in tandem with all other service agencies thereby facilitating faster construction and reduced timelines.



IPS/screeding and curing process, can be in excess of 21-30 days or more depending on the floor plate size and site location and challenges.



All other interior services can simultaneously work during the installation of the raised access floor system.



GUARANTEED WATER LEVELED FLOOR

KEEPS YOU BALANCED THROUGHOUT

A raised access floor system guarantees a water leveled floor irrespective of the undulation/level difference of the slab. This helps standardize all partition heights throughout the facility and facilitates faster on-site construction of ceilings, partitions, modular workstations and carpets. And also helps in re-churn within/relocate to another facility hence achieving the true purpose and sense of modular offices.





**ENABLES EARLY OCCUPATION AND REVENUE
GENERATION**

HIGH SPEED CONSTRUCTION

Now reduce construction fit out timelines with access floor systems. Enables early occupation and revenue generation in a facility with enormous savings on skyrocketing rents.



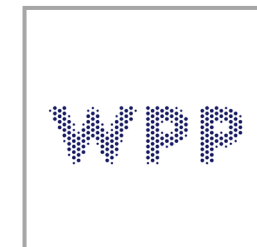
Bengaluru
1,30,000 SQ. FT.
Completed in
38 days



Chennai
1,50,500 SQ. FT.
Completed in
15 days



Gurgaon
2,03,000 SQ. FT.
Completed in
30 days



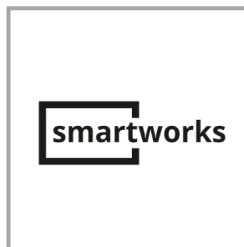
Gurugram
1,85,000 SQ. FT.
Completed in
30 days



Mumbai
1,60,000 SQ. FT.
Completed in
24 days



Gurugram
1,40,000 SQ. FT.
Completed in
30 days



Mumbai
1,45,000 SQ. FT.
Completed in
24 days



Mumbai
1,24,454 SQ. FT.
Completed in
16 days



**ENABLES EARLY OCCUPATION AND REVENUE
GENERATION**

FASTER FIT-OUT PROGRAM SCHEDULE

Drastically reduces the construction fit-out program schedule on a floor sandwiched between two subsequent floors.



CHALLENGES WITH CONVENTIONAL FLOORING IN A PRE-OCCUPIED BUILDING



Structural damages to base building



Cracks developed due to vibration and chiseling work



Time restrictions of working within the facility



Additional labour costs during odd/restricted hours or night shifts



Water seepage from the construction area to lower floors can trigger repairs, repainting, and replacements, as well as fire due to a short circuit, etc.



Loss of employee productivity due to the disturbance created by the interior contractors



Dust generated by the work leads to mandatory regular cleaning and maintenance costs



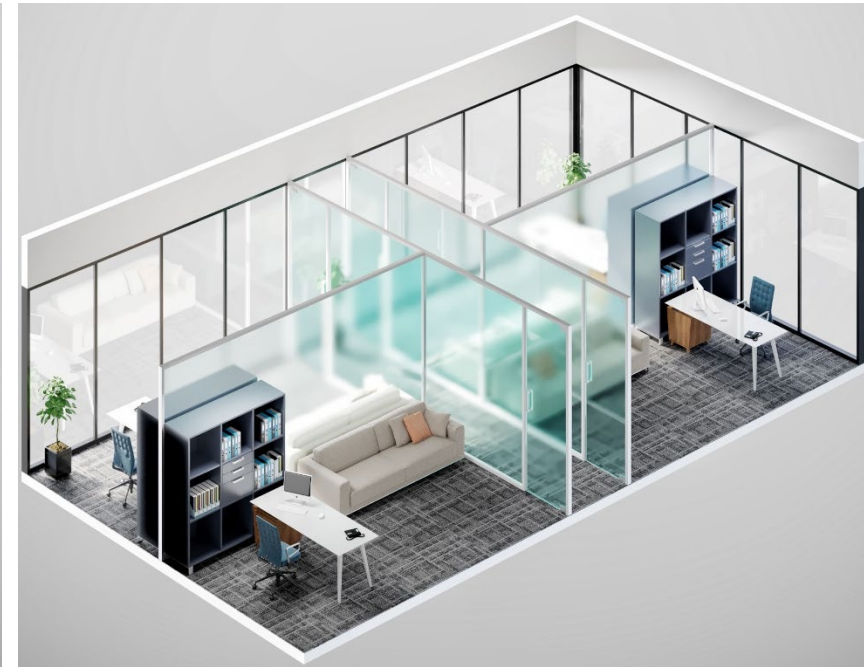
Sound challenges for the pre-occupied floors above and below due to chiseling works



FREEDOM OF FLEXIBILITY

THE FAST LANE TO FLEXIBILITY

The modularity of the system & the plenum beneath the floor lets you modify the layout at any stage of the project.





AESTHETICS AND FUNCTION

AESTHETICS AND FUNCTION INTERTWINED



Conceals data cables



Cable tray wiring



Other unsightly services

Gives more life to surface finish
carpets due to perfect flat base.





MAINTENANCE AND POST INSTALLATION

SYSTEM THAT MAKES MAINTENANCE A BREEZE



Low noise, low downtime and minimal dust & dirt during refurbishment of the premise



Maximizes productivity and improves the working environments



No loss of opportunity during restack/re-densification program



Eliminate the dependency for skilled manpower tools and equipment for accessing underfloor services during refurbishment



Sustainable solution for space changes, renovations and reuse.



We have the honor of being the only company in India to achieve the green certification from **Singapore Green Building Council (SGBC)** with a **two-tick remark**.

FLOORS FOR THE ENVIRONMENT



Materials and Resources

Created from recycled components and materials which are certified by Singapore Green Building Standards (SGBC) for sustainability, safety and low emission.



Drastically reduces the dead load on the base building

The dead load of 3" of raised flooring system is only 35 - 42 kg/sq. m. in comparison to 3" of IPS (concrete) is 150 - 170 kg/sq. m.



Lifespan exceeding 25 years

A permanent asset for the tenant, on the completion of the lease period in a facility, the complete system can be dismantled and relocated to the new facility.

RELOCATION



➤ BNY MELLON

27,000 Sq. ft.

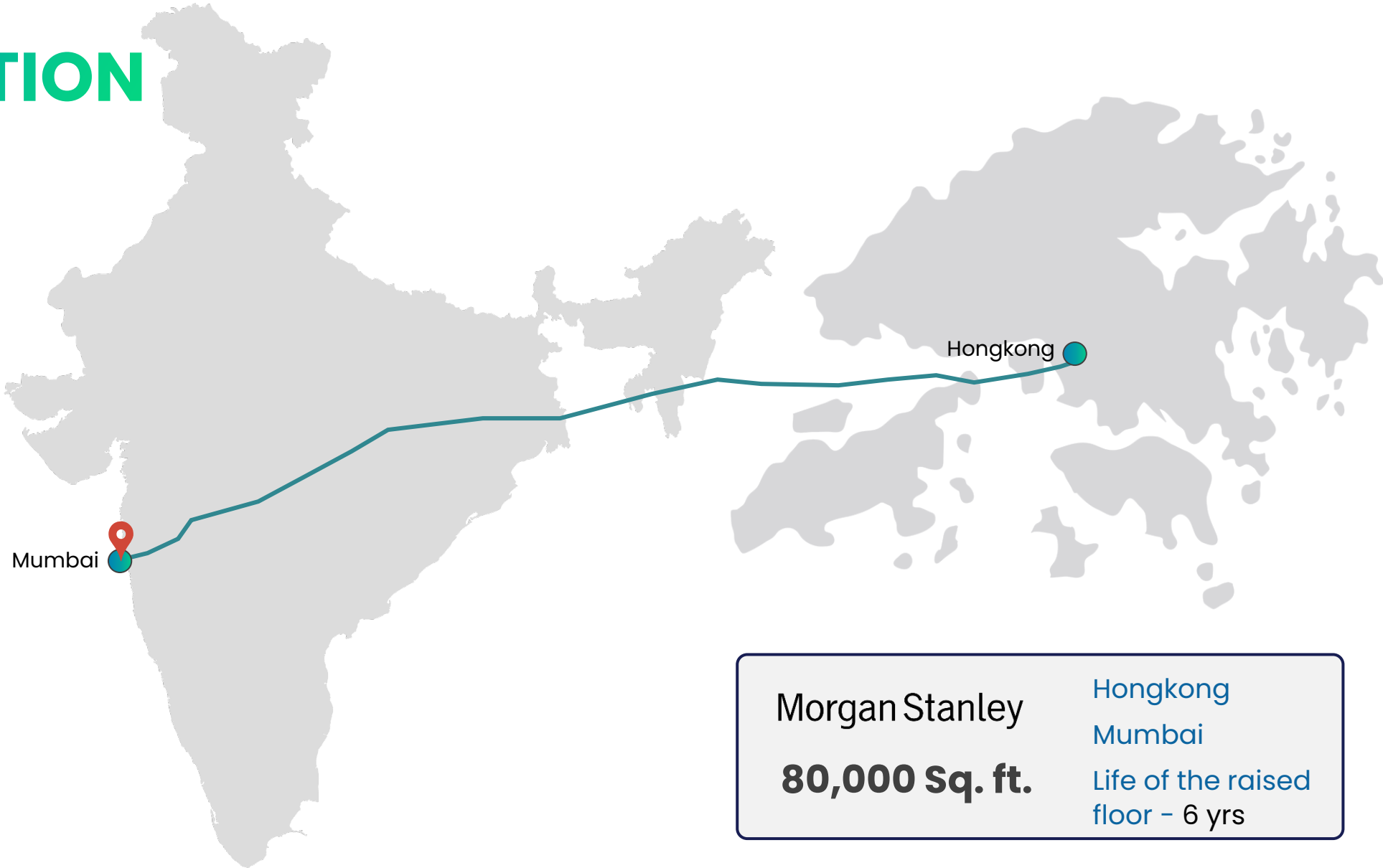
Pune – 2007
Chennai – 2016
Life of the raised floor – 9 yrs

Capita

25,000 Sq. ft.

Mumbai – 2006
Bengaluru – 2014
Life of the raised floor – 8 yrs

RELOCATION



REINSTATEMENT - REINSTATEMENT OR RESTORATION TO A FORMER STATE

USP: Raised Flooring helps the client bring back the facility to its original state as it was handed over to them by the developer / builder with minimum costs and timeframe.

	RAFs	Traditional
Cost of reinstation (Flooring Only)	Rs. 20	Rs. 110 (Rs. 30 for Removing + Rs. 80 for application of new screed)
Timeframe to complete the activity (Approx 30,000 sq. ft. project)	7-10 Days	25-28 Days
Rental costs to be paid for spill over of work	No	Yes

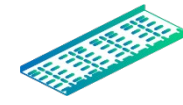
THINK RAISED ACCESS FLOORS ARE EXPENSIVE?



Eliminate
the cost of
IPS/screeding
works



Eliminate
dependency
on expensive
powered furniture



Eliminate or
reduce the
thickness of the
cable trays



Significant
reduction in cable
length by using the
most economical
path without rigid
cable tray system



Perfectly water
leveled floors lead
to reduced costs in
the installation
of modular
furniture/partition/
carpet tiles



Significantly
reduces/
eliminates the
requirement for
suspended
ceilings























Early occupation
and go live of new
facility thus
reducing cost of
rentals, enabling
early revenue
generation for your
company























As underfloor
components are
modular in nature
they can be covered
as personal tangible
property, hence
qualifies for input
credit and
accelerated tax
depreciation benefits

KEY PROJECTS ACCOMPLISHED – NATIONAL















 SMARTWORKS	34,51,602 sq. ft.	 Reliance	26,40,817 sq. ft.	 J.P.Morgan	23,11,652 sq. ft.	 WELLS FARGO	15,67,077 sq. ft.	 wework	15,85,655 sq. ft.
 BARCLAYS	13,78,597 sq. ft.	 citi	12,88,617 sq. ft.	 Google	11,03,256 sq. ft.	 ITC Limited	9,24,986 sq. ft.	 tcs TATA CONSULTANCY SERVICES	9,08,055 sq. ft.
 Hewlett Packard Enterprise	9,06,529 sq. ft.	 CISCO	7,36,268 sq. ft.	 Apple	5,73,259 sq. ft.	 BT	5,43,929 sq. ft.	 adani	5,24,960 sq. ft.
 HCL	4,60,462 sq. ft.	 Deloitte.	3,86,878 sq. ft.	 Honeywell	3,61,638 sq. ft.	 simpliwork	3,13,901 sq. ft.	 EY Building a better working world	2,48,218 sq. ft.

KEY PROJECTS ACCOMPLISHED – NATIONAL

 HSBC	2,46,941 sq. ft.	 SAMSUNG	2,08,456 sq. ft.	 Abbott	1,98,241 sq. ft.	 Gartner	1,88,047 sq. ft.	 amazon	1,82,751 sq. ft.
 BOEING	2,79,963 sq. ft.	 SONY ENTERTAINMENT TELEVISION	1,18,792 sq. ft.	 redhat.	99,922 sq. ft.	 mastercard	68,168 sq. ft.	 kotak Kotak Mahindra Bank	61,742 sq. ft.
 Whirlpool CORPORATION	51,484 sq. ft.	 THOMSON REUTERS	48,463 sq. ft.	 MAERSK	45,984 sq. ft.	 NETFLIX	45,704 sq. ft.	 vistara	42,938 sq. ft.
 Indiabulls HOUSING FINANCE	35,338 sq. ft.	 Network 18	25,095 sq. ft.	 ZOHIO	18,998 sq. ft.	 Uber	17,438 sq. ft.	 ZEETV	14,994 sq. ft.

















KEY PROJECTS ACCOMPLISHED – SOUTH EAST ASIA

* AREAS ARE MENTIONED IN SQ. FT.

 <p>JPMORGAN CHASE & CO.</p>	Philippines 7,22,760	 <p>WELLS FARGO</p>	Philippines 7,20,920	 <p>citi</p>	Philippines 4,73,440	 <p>TIGER RESORTS & ENTERTAINMENT INC.</p>	Philippines 4,47,993	 <p>FLUOR®</p>	Philippines 1,81,672
 <p>Tenet Health</p>	Philippines 1,61,400	 <p>BDO</p>	Philippines 1,07,600	 <p>PayPal</p>	Philippines 87,080	 <p>Legato PROPERTY TECHNOLOGIES</p>	Philippines 86,080	 <p>VISA</p>	Philippines 64,600
 <p>HUAWEI</p>	Philippines 64,560	 <p>wtw</p>	Philippines 43,040	 <p>SHINHAN BANK VIETNAM</p>	Vietnam 16,146	 <p>CIBU CÔNG TY THƯƠNG MẠI QUỐC TẾ TP HCM</p>	Vietnam 8,073		











KEY PROJECTS ACCOMPLISHED – MIDDLE EAST

* AREAS ARE MENTIONED IN SQ. FT.

 Dubai International Financial Centre	Dubai 1,07,600	 EXPO 2020 DUBAI UAE	Dubai 86,095	 Dubai International Financial Exchange	Dubai 75,320	 Kinnarps	Doha 33,356	 Deloitte.	Dubai 33,356
 NBB	Bahrain 30,817	 netmeds.com	Dubai 30,000	 شركة عماد للجوهر الجانبي OMAN DRYDOCK COMPANY	Oman 21,539	 مصرف عجمان Ajman Bank	Dubai 16,157	 KFC	Dubai 15,000
 KAFD مركز الملك عبدالعزيز المالي	Riyadh 12,067	 Shell	Riyadh 12,067	 مطار حمد الدولي Hamad International Airport قطر QATAR	Qatar 7,122	 شركة نفت الشمال North Oil Company	Qatar 6,033	 BMW	Bahrain 2,723
 مركز محمد بن راشد للفضاء MOHAMMED BIN RASHID SPACE CENTRE	Dubai 2,502								

KEY PROJECTS ACCOMPLISHED – OTHER REGIONS

* AREAS ARE MENTIONED IN SQ. FT.

	Nigeria 26,910		Azerbaijan 20,000		Sri Lanka 8,223		Sri Lanka 5,759		Sri Lanka 4,844
	Maldives 2,390		Maldives 2,303		Ethiopia 1,337		Sri Lanka 1,163		Uganda 388

FIND US ACROSS THE GLOBE

INDIA

Ahmedabad | Ankleshwar | Aurangabad | Bareilly | Bengaluru | Chandigarh |
Chennai | Cuttack | Goa | Gurugram | Guwahati | Hyderabad | Indore | Jaipur |
Kanpur | Kolkata | Lucknow | Mumbai | Nagpur | New Delhi | Pune | Raipur |
Thane | Vadodara | Thiruvananthapuram | Cochin

INTERNATIONAL

Azerbaijan | Bahrain | Bangladesh | Egypt | Hong Kong | Indonesia | Kenya |
Nepal | Oman | Philippines | Qatar | Saudi Arabia | Singapore | Sri Lanka |
Tanzania | Turkey | UAE | Vietnam | Maldives | Nigeria | Bhutan | South Africa



