



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**



27 Years
of leadership and legacy



90 million sq. ft.
of workspaces transformed



15,000+ clients
across the globe



15 million sq. ft.
annual production capacity



8 offices
across India



450+ Unitilers
growing with **40+ partners**

ELEVATE & ELIMINATE THE CONVENTIONAL

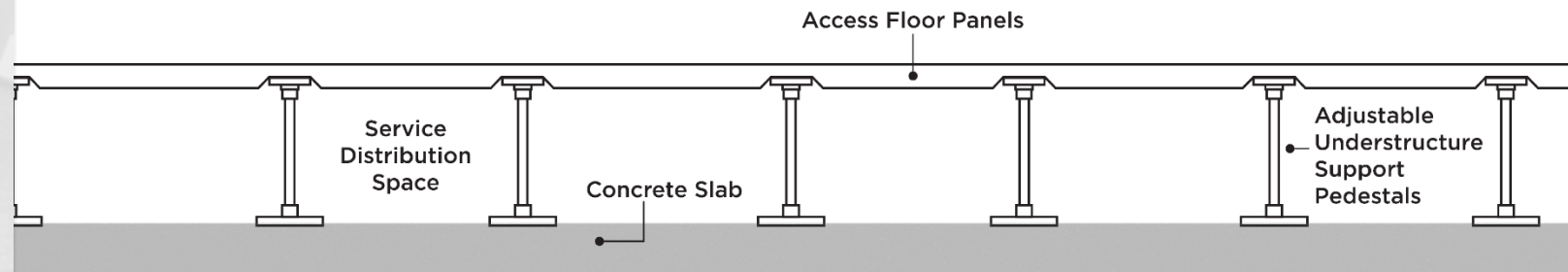
What is a Raised Access Floor System?

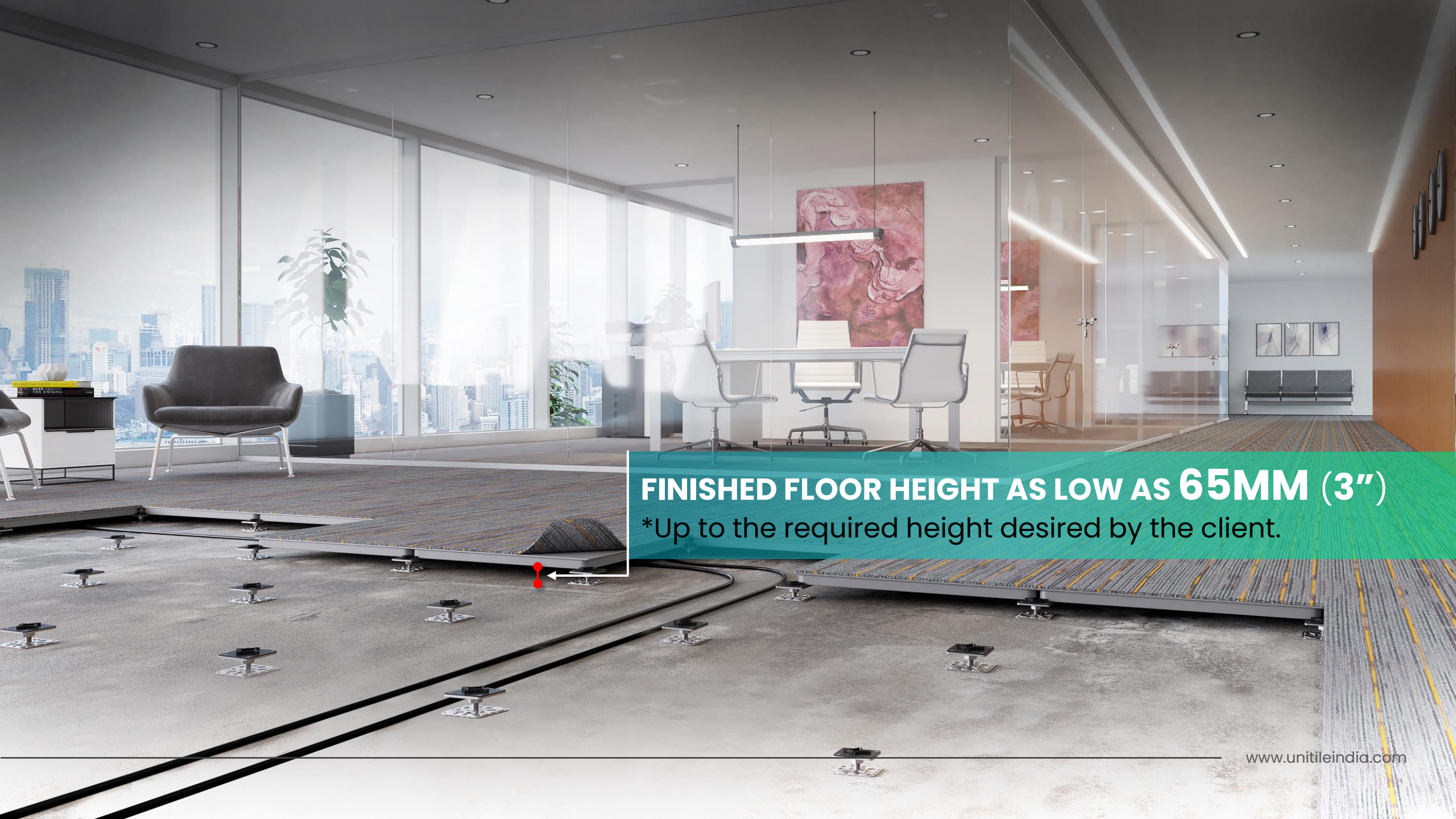
Raised access floor is a platform built several inches above the structural floor, creating a cavity/void between the existing floor/slab and the top surface of raised access floor system.

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

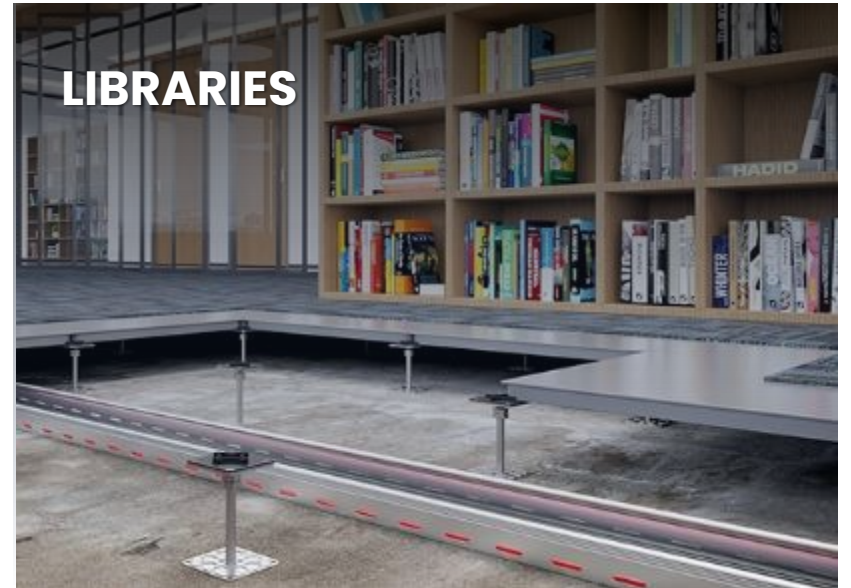
OFFICES



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

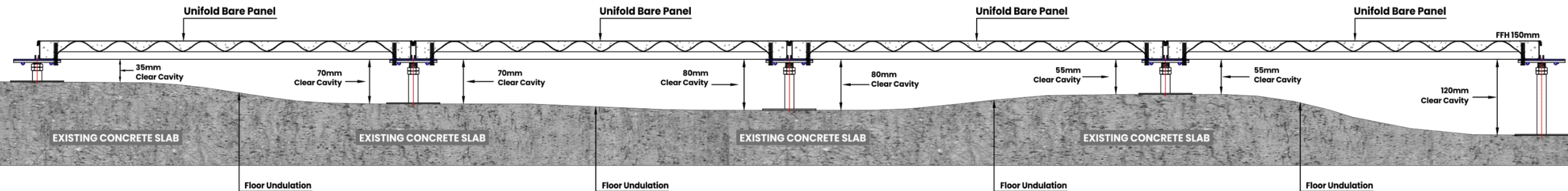
THE REWARDING BENEFITS OF QUICK INSTALLATION



**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.

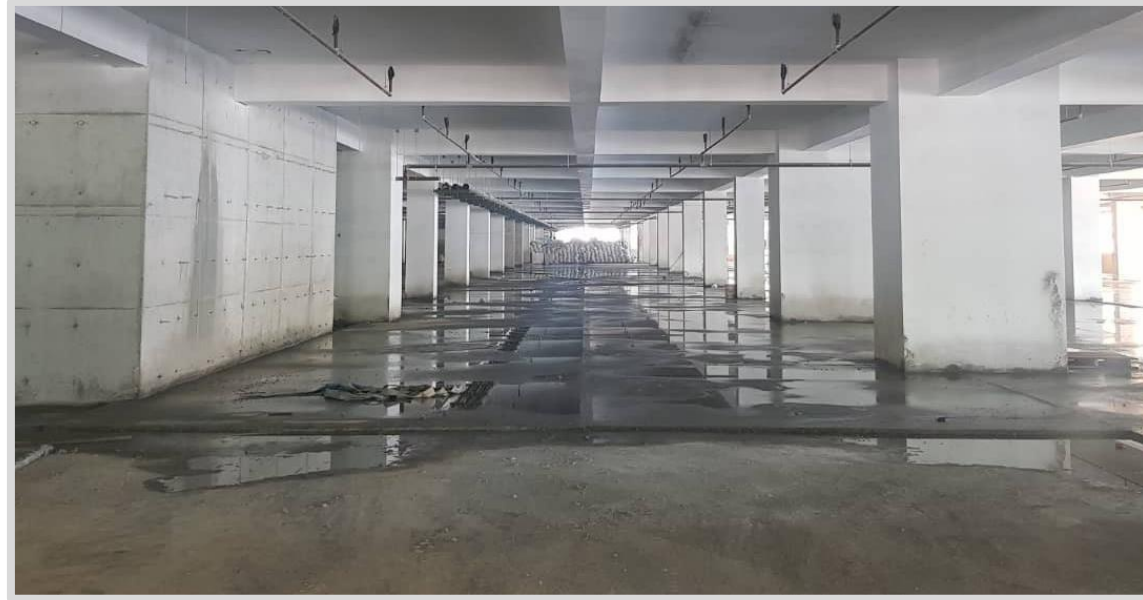




FACILITATING FASTER CONSTRUCTION AND REDUCED TIMELINES

SEAMLESS AND SIMULTANEOUS INTEGRATION

IPS/screeing 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/screeing 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**

Chennai
1,50,000 Sq. ft.
Completed in
15 days



Gurgaon
2,03,000 Sq. ft.
Completed in
30 days



Mumbai
1,60,000 Sq. ft.
Completed in
24 days



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.



Mumbai
1,24,454 Sq. ft.
Completed in
16 days



Gurgaon
1,85,000 Sq. ft.
Completed in
30 days



Gurgaon
1,40,000 Sq. ft.
Completed in
30 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



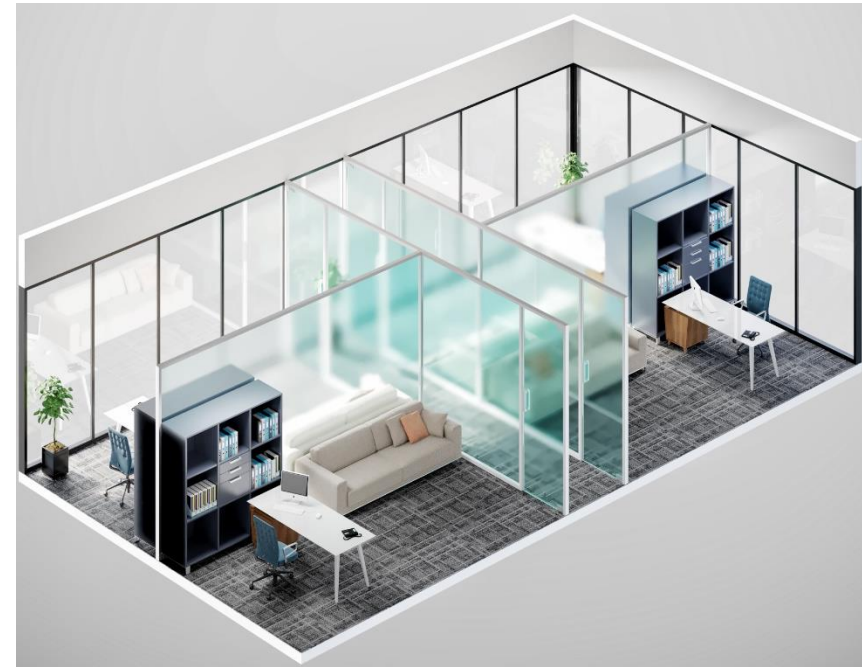
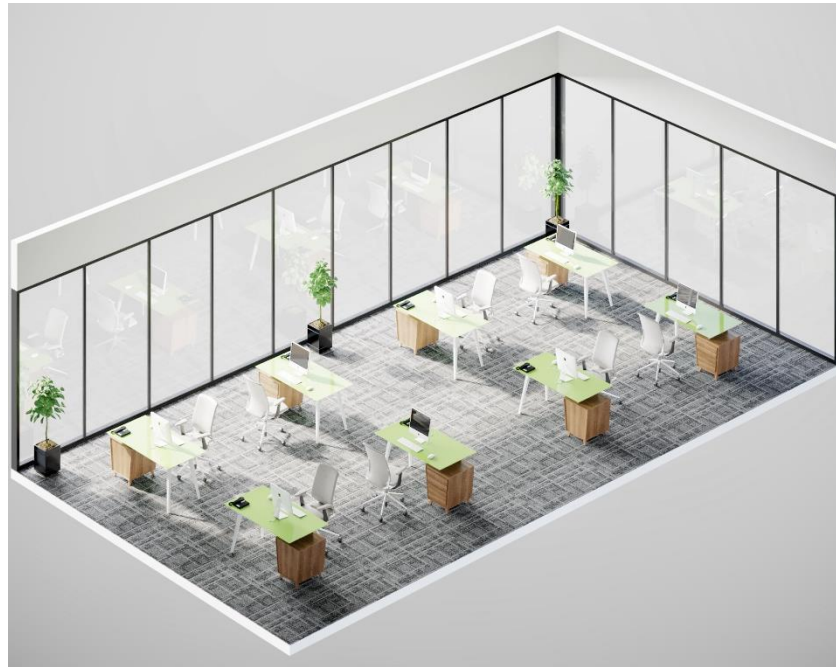
Sound
challenges for
the pre-occupied
floors above and
below due to
chasing works



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

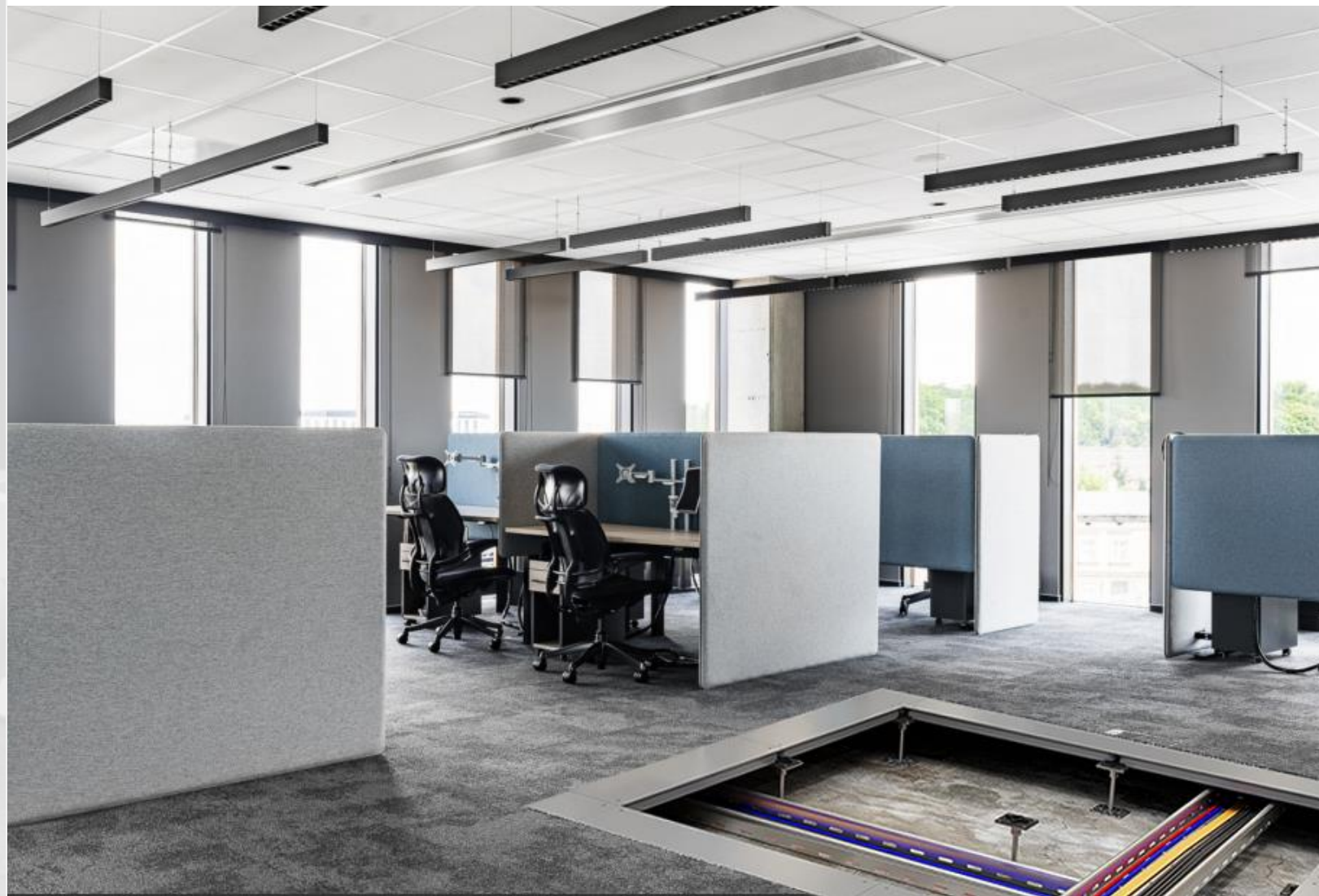


Cable tray wiring



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



Morgan Stanley

80,000 Sq. ft.

Hongkong

Mumbai

Life of the raised
floor - 6 yrs

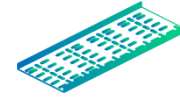
THINK RAISED ACCESS FLOORS ARE EXPENSIVE?



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/c
arpet 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





















 Reliance	25,96,179 sq. ft.	 smartworks	17,12,442 sq. ft.	 WELLS FARGO	15,63,697 sq. ft.	 we work	14,46,617 sq. ft.	 BARCLAYS	13,78,287 sq. ft.
 citi	10,95,548 sq. ft.	J.P.Morgan	9,65,952 sq. ft.	 ITC ITC Limited	9,24,186 sq. ft.	 Hewlett Packard Enterprise	8,25,201 sq. ft.	 TATA CONSULTANCY SERVICES	8,10,490 sq. ft.
 CISCO	7,36,268 sq. ft.	 BT	5,43,928 sq. ft.	 HCL	4,60,462 sq. ft.	 adani™	4,35,974 sq. ft.	 Google	3,79,485 sq. ft.
 Honeywell	3,61,638 sq. ft.		3,68,506 sq. ft.	 EY Building a better working world	2,48,218 sq. ft.	 HSBC	2,43,006 sq. ft.	 Deloitte.	2,09,984 sq. ft.

KEY PROJECTS ACCOMPLISHED – NATIONAL

	2,08,456 sq. ft.		1,98,241 sq. ft.		1,88,047 sq. ft.		1,78,544 sq. ft.		1,06,467 sq. ft.
	92,904 sq. ft.		82,269 sq. ft.		68,168 sq. ft.		53,820 sq. ft.		45,984 sq. ft.
	45,704 sq. ft.		44,402 sq. ft.		42,938 sq. ft.		35,338 sq. ft.		22,034 sq. ft.
	18,998 sq. ft.		17,438 sq. ft.		14,994 sq. ft.		10,011 sq. ft.		10,000 sq. ft.

KEY PROJECTS ACCOMPLISHED – INTERNATIONAL

* AREAS ARE MENTIONED IN SQ. FT.

	Philippines 7,22,760		Philippines 7,20,920		Philippines 4,73,440		Philippines 4,47,993		South Africa 2,25,960
	Philippines 1,81,672		Philippines 1,61,400		Philippines 1,07,600		Dubai 1,07,600		Philippines 86,080
	Dubai 86,080		Philippines 86,080		Dubai 75,320		Philippines 64,560		Philippines 64,560
	Philippines 59,180		Philippines 43,040		Nigeria 40,888		Doha 33,356		32,292

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



