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India is poised to create over a hundred smart cities.

Buildings are the fundamental units of any city... can no longer remain places that simply provide safety and comfort.

The world is turning **smart**,
*it is time that our **buildings** become **intelligent** too.*

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Presenting Millennium City's
first truly **Intelligent Building**



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For tomorrow's smart cities,



*an office complex with **brains.***

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At Imperia MindSpace,
information technology is used
to **seamlessly connect**
a variety of independent sub-systems
to **optimize total building performance.**



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Intelligence Pays

Pressure to manage operating costs, higher risks to people and increased energy consumption is pushing global business & investors to explore how Intelligent building technologies can help them meet their triple bottom line targets – Profit, People, Planet





Productive

Bring down employee absenteeism due to sickness by as much as 15% - resulting in higher output.

Imperia MindSpace helps companies improve the productive of their workforce.

How we do it

- Optimised cooling & ventilation equipment
- Uninterrupted power supply connected to the upcoming Smart Grid
- Fibre-optic communication and data network
- Optimised people-vehicle-cargo movement management
- Hi-speed elevators with <60 secs waiting time
- Indoor environment comfort, quality & control

imperia
MINDSPACE
the intelligent office complex





Safe

Imperia MindSpace is equipped with the most stringent security measures.

How we do it

- Intelligent Building Management Systems for fire Detection, gas/ water leakage detection, notification and disaster response
- X-ray enabled people-vehicle-cargo screening & floor-access control
- 24x7 CCTV surveillance and motion-detector intrusion monitoring
- Trained worker safety and personal protection staff on 24x7 duty

**Monitor vehicular entry,
control unauthorised floor access,
notify security of any accident,
ensure building management systems respond
when personnel enter or exit the building**

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the intelligent office complex





Green

Imperia MindSpace is designed to have minimal environmental impact

How we do it

- Flexible cooling – automated chiller plant boosts the efficiency of HVAC by incorporating weather data and information about building occupancy
- Automated motion detection system that turns off lights and reduces cooling in common areas where occupants are not present
- Power consumption monitoring and control at unit level
- Energy-efficient lighting and low-water-consumption plumbing fixtures
- Low-irrigation requiring landscaping and use of re-cycled grey water for irrigation & flushing

A Green Building design will lead to significant reduction of the building's carbon footprint – reduction in electricity consumption by 35% and up to 50% of natural water.

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MINDSPACE
the intelligent office complex



Designed
to meet highest
building standards



**Integrating Information Control with HVAC and lighting control,
can reduce energy consumption by 20 to 35%
and natural waste consumption by up to 50%.**



Designed for Business Growth

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Exclusive parking
with charging stations
for electric vehicles



6 floors of parking space
for 8 floors of office
space

Multi-specialty gym with
sauna, steam, spa



An exclusive Chairman's Club
with a dedicated landscaped
terrace and putting green

Over 2000sq ft
of landscaped
podium terrace



Designed for Business Growth

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**Scalable office spaces –
Up to 35,000 sq ft floor-
plates**



**State-of-the-art
35,000 sq ft
Business Centre**



**100% Wi-Fi
enabled
campus**



**Dedicated coffee shop
for building occupants at
the Ground level**



**Food Court – ‘World of Taste’
on the Ground Level**



Other features to match your Business Intelligence



**Piped gas for all
restaurant & food
court operators**

**High-speed elevators
with a average waiting
time of <60 secs**



**Modern-fire
detection system as
per NBC norms**

**Enhanced fresh air
system for better
indoor air quality**



**Water harvesting,
on-site STP & recycling
of waste water**

**100% DG
power back-up**



**Solar-based power
for common area
lighting**

**Flat slab structure
to ensure cleaner
floor plates**



Golf Course Extension Road – The Epicenter of Growth

- Strategically located in Sec. 62
- 2 mins from the Golf Course Road
- 15 mins from NH8 and IFFCO Chowk
- 30 mins from IGI Airport
- Cyber City with hundreds of MNCs less than 7 kms away
- High visibility on the 60 m sector road and 2 mins drive from 150 m Golf Course Extension Road
- High traffic movement to South Delhi, Faridabad
- Good connectivity with NH8, MG Road, Netaji Subhash Marg, proposed Metro Station



Make an Intelligent Investment Decision

Rapid Return on Investment

Investment in Imperia MindSpace will typically pay for itself within one or two years by delivering energy savings and other operational efficiencies



Lower Operating Expense

Combining smart building systems and data analytics with facilities management, leads to operational and energy efficiency and savings.

CAM charges can be up to 25% lower than market standards

Make an Intelligent Investment Decision

Higher Rentals

As the world turns increasingly smart, the demand for Intelligent Buildings will make them command higher rentals, Global standard is **15% higher rent over generic neighbourhood buildings.**



Substantial Energy Savings

With the use of energy-efficient systems, **energy bills can be reduced by 8-15% annually.**

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Improved CSR Profile for corporates / investors

Reporting of greenhouse gas emissions to earn
Carbon Credits.

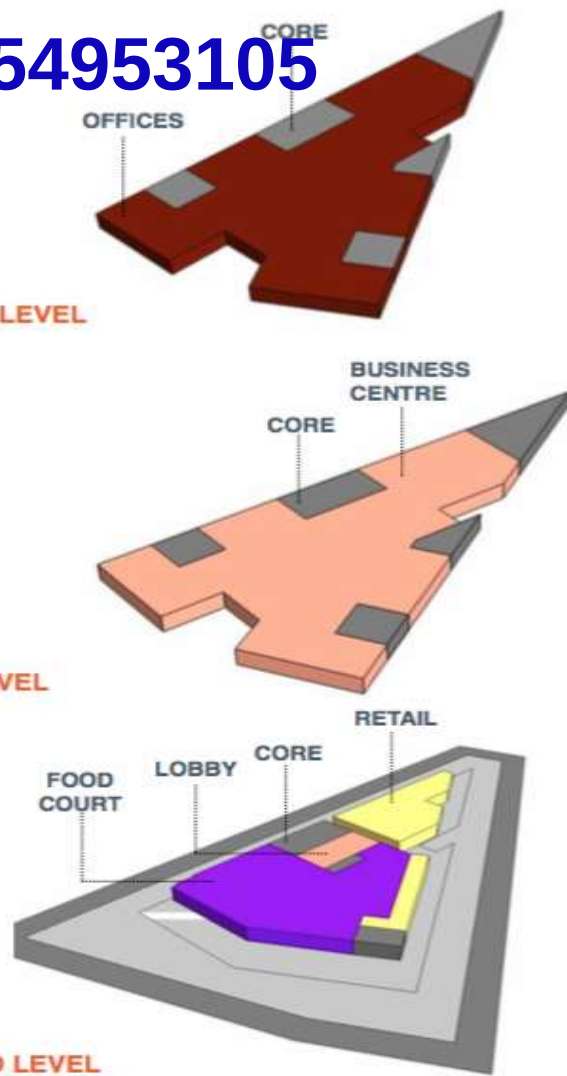
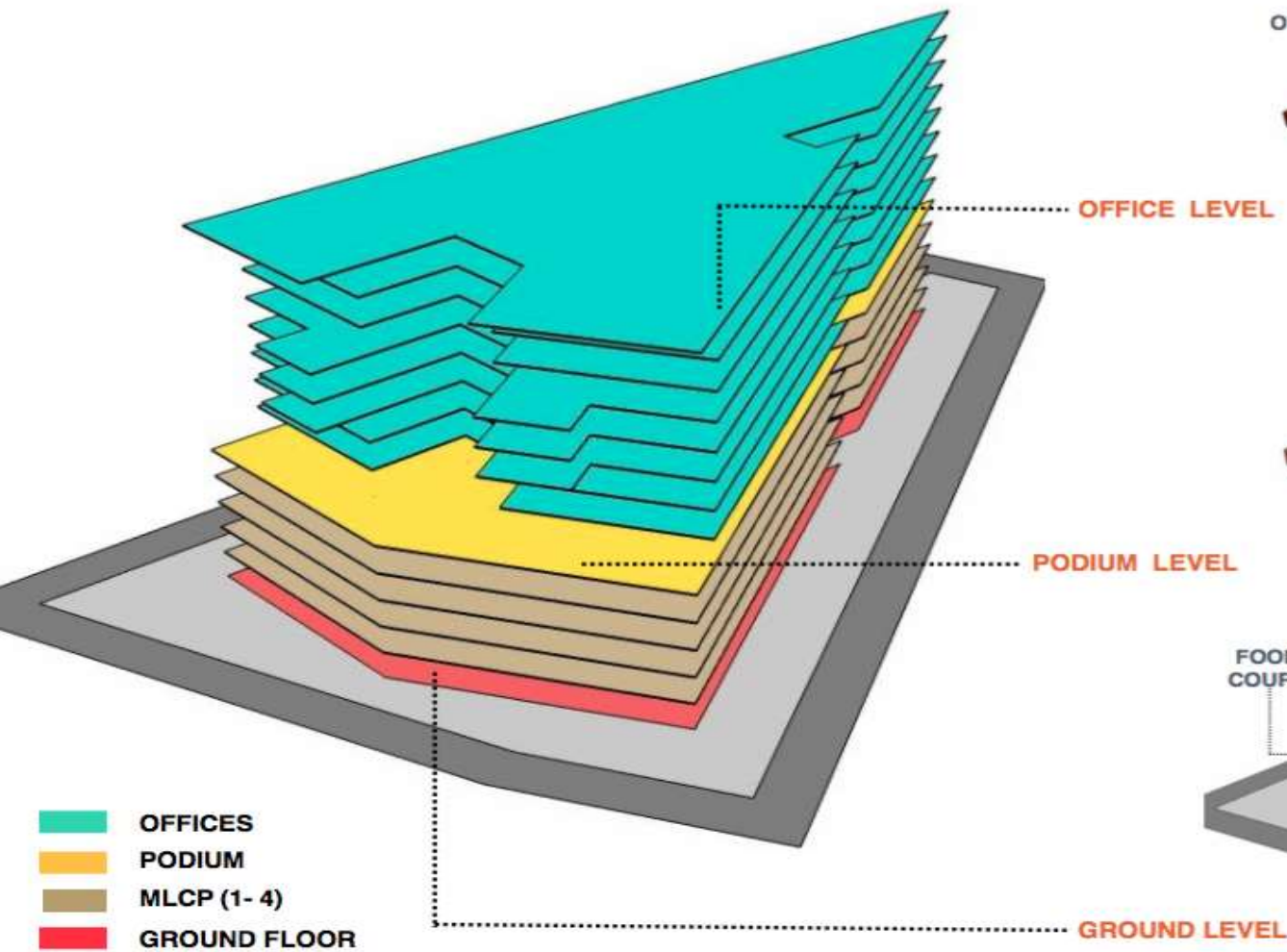
Reduced carbon footprint



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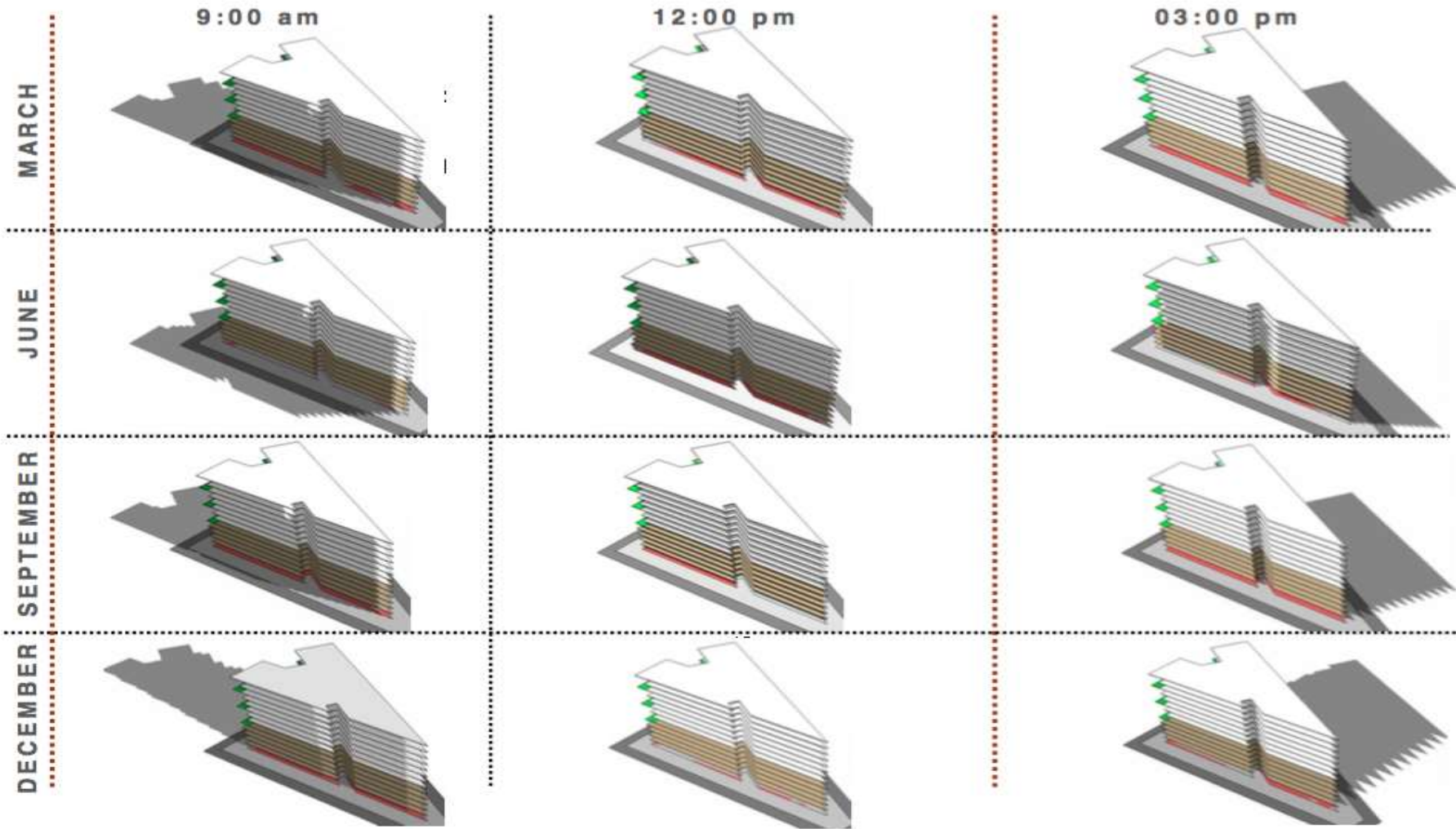
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Environmental Analysis

morphogenesis.



Terraces on north side are shaded most of the time.
Core has been planned in South corner , to cut off the solar heat gain during summers

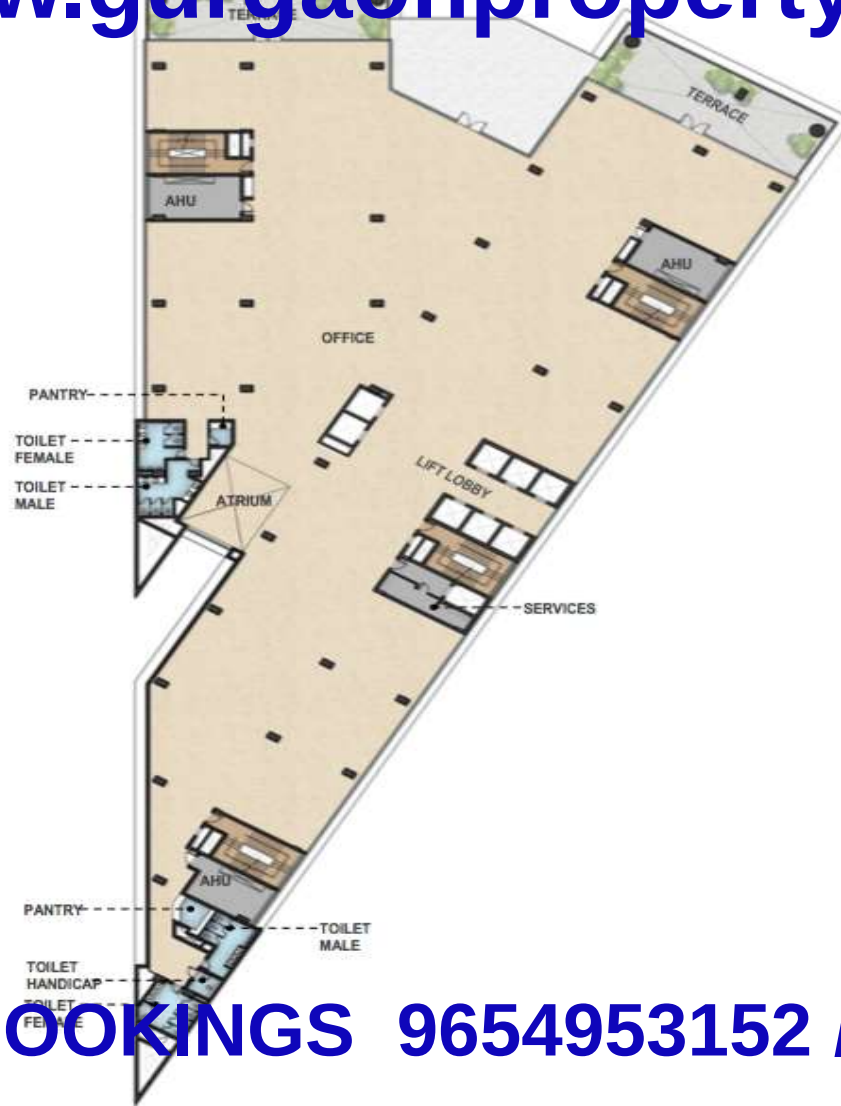
SITE PLAN

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morphogenesis.



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An architectural rendering of a modern office building. The building features a prominent, multi-story section with a series of horizontal, cantilevered balconies or terraces that create a stepped, sculptural effect. The facade is primarily white with large glass windows. To the right, a taller, more rectangular section of the building is visible. The building is set against a clear blue sky with a few wispy clouds. In the foreground, there is a street with cars and pedestrians, and some greenery on the left side.

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Gurgaon :

Commercial Property Market

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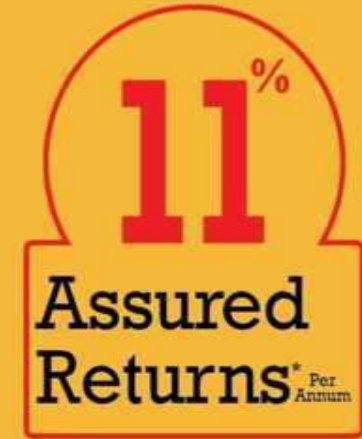
MICRO MARKET	INITIAL PRICE (PSF in INR)	CURRENT PRICE (PSF in INR)	RENTALS (PSF in INR)
Golf Course Road	Rs. 8,500	Rs. 18,000 to 35,000	Rs. 90 to 160
M.G. Road	Rs. 7,000	Rs. 15,000 to 22,000	Rs. 90 to 130
Sohna Road	Rs. 4,000	Rs. 8,000 to 15,000	Rs. 60 to 95
Cyber City	Only leasing done, project is privately owned by DLF		Rs. 125 to 250
Golf Course Extension Road	Rs. 5,500	Rs. 7,500 to 12,000	Rs. 80 to 95

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A Truly Smart Investment

BASIC SALE PRICE	:	Rs. 6995/- psft
On Booking	:	Rs. 2,00,000/-
Within 60 Days	:	Complete 100% of BSP

*On Offer of Possession :-
Registration Charges + Stamp Duty + Other Charges



Book an office space at
Rs. 35* Lacs

Rs. 29,000* p.m. for another
Assured Rental 3 years post
possession.

* T & C Apply. Assured return payable till offer of possession

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imperia
Securing Smiles!

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Some of our leasing clients



And many more

Achievements
UNLIMITED



H20-RESIDENCY, GR. NOIDA, WEST



A-25, MATHURA ROAD



A-28, MATHURA ROAD



A-248, GURGAON



B-60, OKHLA PHASE-I



B-61, OKHLA PHASE-I

Achievements
UNLIMITED



B-64, OKHLA PHASE-I



D-1/3, OKHLA PHASE-II



A-1/1, OKHLA PHASE-I



A-43, MATHURA ROAD



PLOT No. 7, SECTOR 125 NOIDA



F-23/1, OKHLA PHASE-II



- A **ZERO-DEBT COMPANY** – we finance our projects with our own funds.
- ISO 9001:2008 certification : Sustained ability to deliver innovative projects without compromising on quality.
- Have already **leased over 2 million sq. ft.** to leading MNC's and Fortune 500 companies.
- Ensuring lifelong returns for our investors – have already leased 500 studio apartments at H2O Residency to a global operator brand.
- Imperia has a pan-India presence for doorstep customer service.