

A vibrant, sun-drenched forest scene with tall trees and dense green foliage. Sunlight filters through the canopy, creating a bright and airy atmosphere. The text "OPEN YOUR WORKSPACE" is centered within a white square frame in the middle of the image.

**OPEN  
YOUR  
WORKSPACE**

**"Green open workspaces help create a healthier environment and happier employees."**



# EXPANSIVE WORKSPACES

IT/ITeS SEZ DEVELOPMENT  
UNIQUE PODIUM-STYLE CAMPUS  
SPREAD OVER 25.24 ACRES



When there is no limit to growth and success, why limit only workspaces within four walls? Intellion Park, Gurugram has been planned as a unique podium-style campus, hosting intelligent, collaborative and dynamic work spaces, infused with plenty of green open spaces and integrated with F&B, retail and leisure amenities that open up unlimited opportunities for you to engage, experience and enjoy success at the workplace.





# INVITING WORKSPACES

6 TOWERS | 12 TO 18 FLOORS  
3.4 MN. SQ.FT. OFFICE SPACE  
NATURAL LIGHT & VENTILATION



Intellion Park, Gurugram ushers a welcome change in office spaces that goes beyond just cabins and cubicles, desks and desktops, water coolers and vending machines. It is a destination that announces to the world that you have arrived. Where you can strive & thrive in a globally connected workspace. Where you can build a community and flourish in the shared environment.

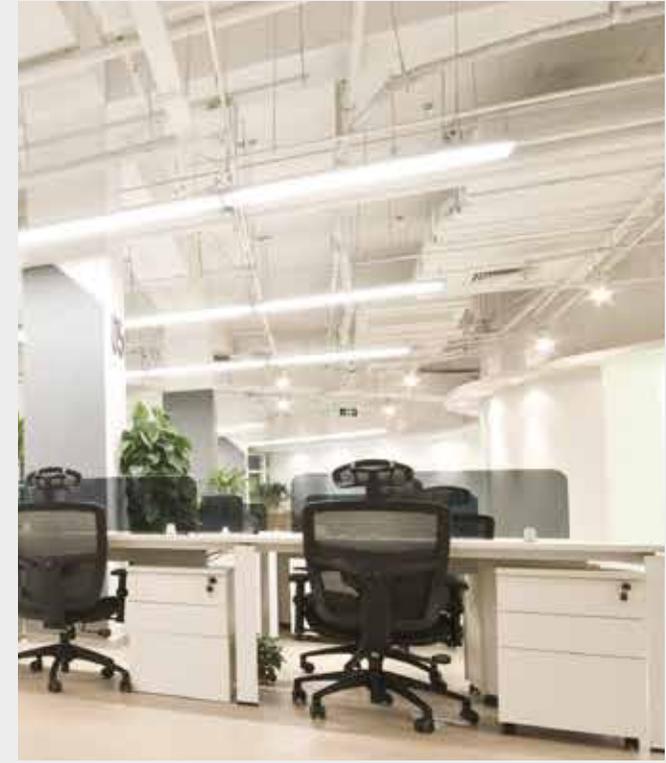




The towers have been aligned in North-South orientation, so you can enjoy a cool and ambient temperature practically all year. Also, adequately spaced out from one another, bring in natural light and ventilation into your workspaces.



Designed by leading architect firm Morphogenesis, six towers rise up at the periphery with an elevated landscaped podium in the centre that connects the towers and amenities, seamlessly.



The double-glazed façade offers a sophisticated and inviting look. The Grand Arrival Plaza with its double height Lobby is as welcoming as it can get. And the opulence doesn't end there. It permeates every nook and corner of the project, down to the finer details.



# REFRESHING WORKSPACES

ELEVATED PODIUM CONNECTING  
ALL TOWERS

MICRO CLIMATE LANDSCAPING

VEHICLE-FREE OUTDOOR AREA



Backs hunched at the desk, eyes glaring at the screen, coffee turning cold, deadlines to meet ...quite a regular office day? Time to bring in a breath of fresh air, at work! Break free from the stress and rigmarole, by finding your space in the abundant tranquility and greenery that coexist with your office at Intellion Park. Spaces that allow you to breathe easy even on a hectic day.







Intellion Park, Gurugram is fresh not only in its resplendent architecture but also in its focus on extensive landscaping, which enhances the work environment and enriches the overall ambience.

DeepRoots Design, Singapore has lent a unique touch to the project by integrating Micro Climate Landscaping to offer a verdant, refreshing and sustainable environment.

Creating an elevated platform that incorporates fluid elements in the form of lush greenery interspersed with water bodies, the podium has been designed as the perfect escape from the daily grind at work. Integrated with abundant amenities and a pedestrian-friendly outdoor area, what you get is more spaces to build a truly collaborative and engaging work environment.

Add to that the forested green with sporting amenities at the rear, the project offers the perfect breathe-easy environment.





#### LEGEND :

- 01 DROP OF AREA
- 02 SECURITY CHECK
- 03 PARKING FOR VISITORS
- 04 PARKING FOR BUSES WITH PLAZA (WITH STEPPED SEATS)
- 04 GUARD HOUSE
- 05 ELECTRICAL YARD
- 06 DENSE PLANTING ON NW TO KEEP AWAY HOT WIND WITH PATHWAY & SEATING AREAS BELOW
- 07 VIP DROP OFF
- 08 CEREMONIAL LOBBY WITH WATER BODY
- 09 STEPPED SEATING
- 10 GRAND STAIRCASE
- 11 SERVICE CORE
- 12 PERIPHERAL TREE PLANTATION
- 13 SIT OUT
- 14 PATHWAY CUM WALKING TRACK
- 15 TREE ZONE
- 16 1.5M WIDE PATHWAY
- 17 CONNECTING BRIDGE
- 18 6 M WIDE DRIVEWAY
- 19 CAR PARKING
- 20 VOLLEY BALL COURT
- 21 WALKING TRAIL
- 22 PERGOLA WITH SEATING
- 23 NET CRICKET
- 24 BASKETBALL COURT
- 25 PERGOLA WITH SEATING
- 26 JOGGING TRACK
- 27 7-A SIDE FOOTBALL
- 28 BOOT CAMP
- 29 STEPPED TRACK
- 30 ADVENTURE SPORTS
- 31 VIEWING PAVILION / YOGA DECK  
FIRE TENDER MOVEMENT  
15m WIDE RIGHT OF WAY

#### PODIUM

- 32 CHAT GARDEN
- 33 STEPPED WATERBODY
- 34 OUTDOOR TABLE TENNIS
- 35 OUTDOOR FOOD COURT
- 36 OAT WITH WATER FOUNTAIN
- 37 WATER WALL
- 38 SUNKEN WATER BODY WITH PLANTATION AROUND
- 39 BASKETBALL COURTS

## TRULY GREEN CAMPUS

“Intellion Park, Gurugram is a biophilic landscape that’s aimed to provide a nurturing environment.”

A vibrant architectural rendering of a modern urban environment. The scene is dominated by tall, multi-story buildings with a mix of glass facades and dark, textured panels. The buildings are arranged in a way that creates a sense of depth and perspective. In the foreground, a wide, paved pedestrian walkway with a colorful, geometric tile pattern leads the eye into the distance. Several people are walking along this path, adding a sense of life and activity to the scene. The sky is a clear, bright blue, and the overall atmosphere is one of a clean, well-maintained, and accessible city space.

# ACCESSIBLE WORKSPACES

PRESTIGIOUS ADDRESS

WELL-CONNECTED

PROXIMITY TO METRO

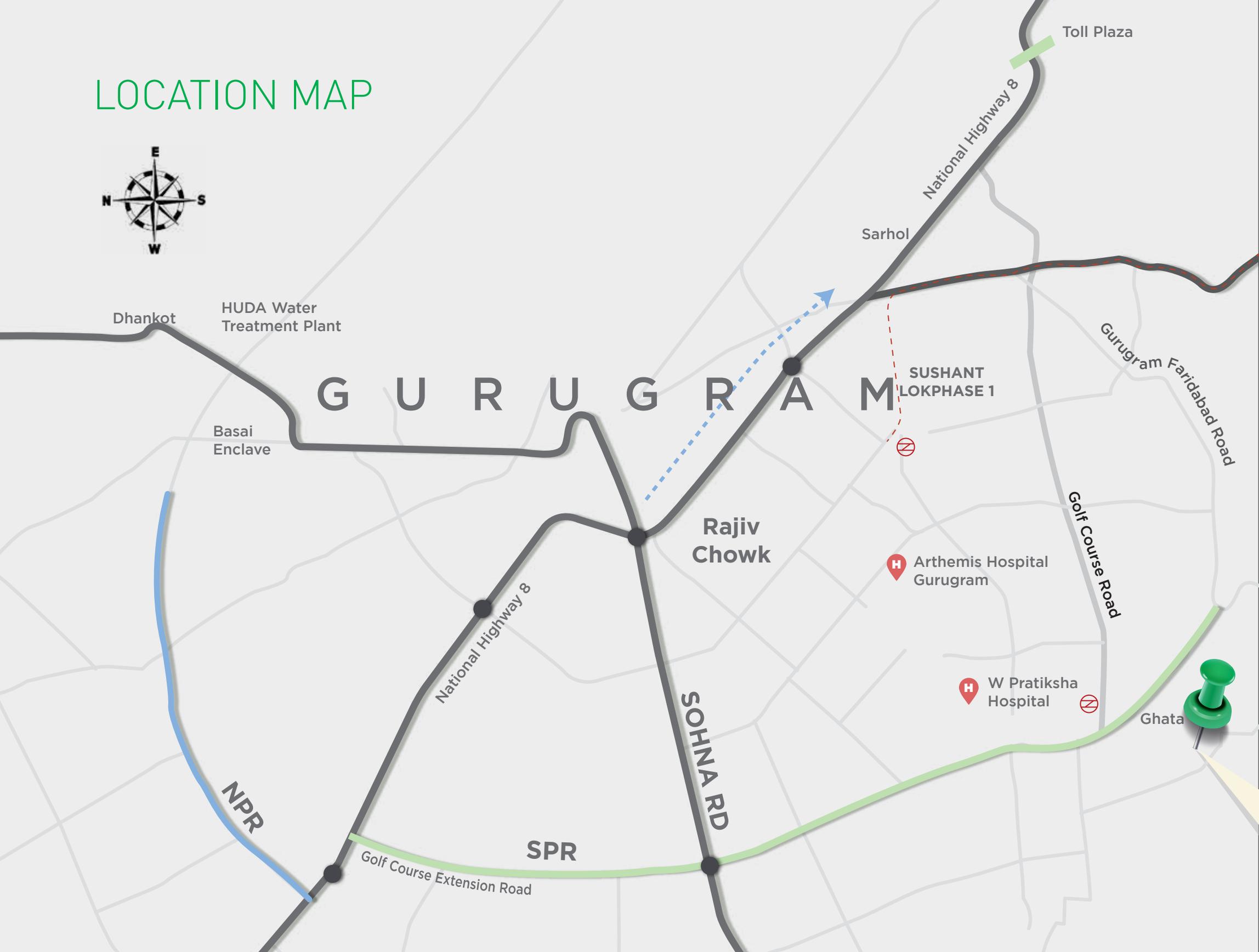
WALK TO WORK

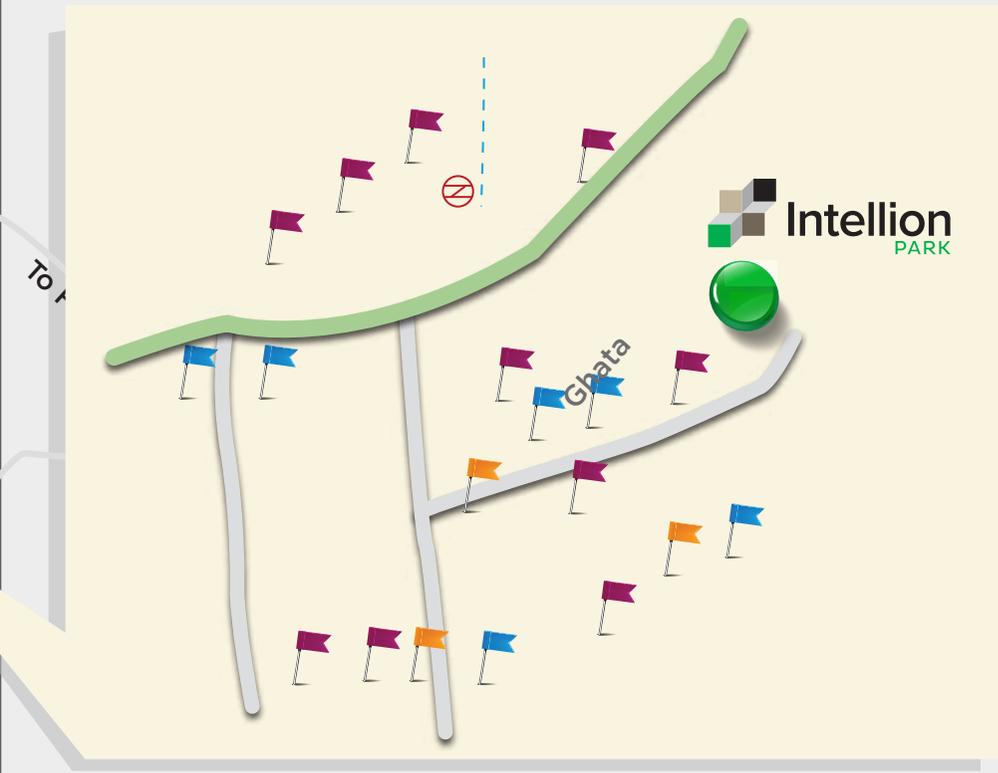


Easy reach. Prestigious address. Sought-after neighbourhood. It's what most companies look for, when they move to or within a city or town. Away from the rush and hustle of the city, Intellion Park is coming up in one of the most coveted new age neighbourhoods in Gurugram. With everything you seek at arm's distance, it is right where you want to be, to put your company on the world map.



# LOCATION MAP





Metro Station



Approx. 5,000+ Residential Units



Approx. 3 mn. sq.ft. Operating Offices



Hotels & Service Apartments - Approx. 1,000 Keys



Proximity to: Hospital, Fire Station, Police Station



Sunken courtyard



Water courtyard with small group activities



Play area- basketball



Shaded outdoor dining



Outdoor TT



Water wall with outdoor café at the food court



Huge Open Air Theatre and entertainment space

Located right off Golf Course Extension Road, which is already a well-established business address in Gurugram, Intellion Park promises to be one of the most sought-after addresses, with global IT/ITeS companies making a beeline to be a part of the campus.

Arguably one of the fastest growing regions, the whole area is becoming synonymous with luxury living and world-class office spaces. It offers excellent connectivity through the main access roads - Golf Course Road, MG Road & Faridabad Road and is also well connected to Sohna Road, NH 8 and Delhi. The Southern Peripheral Road and Sector 56 are within easy reach.

Also one of the safest neighbourhoods, this part of Gurugram is well lit and has plans for common security and support infrastructure. The metro station is a mere 10-minute drive away and the popular Cyber Hub takes only about 25 minutes. Its proximity to residential catchments and various civic and social amenities make it the place to be.



# FLEXIBLE WORKSPACES

LARGE COLUMN-LESS FLOOR PLATES

VERSATILE & SCALABLE OFFICES

CUSTOMIZABLE SPACES

INTELLIGENT OCCUPIER SEGREGATION



Businesses that are poised for growth should be ready for some fast-changing work dynamics. Which means, you need spaces that can grow with you. Intellion Park introduces distinctive features such as large column-less floor plates with customizable spaces that are versatile and scalable, allowing companies to grow, effortlessly. Come, be future ready.





OFFICE SPACE

MALE TOILET

FEMALE TOILET

COU

UP

AHU ROOM

STAIRCASE

DN

UP

ELEC. RM

DN

UP

STAIRCASE

LIFT LOBBY

ELEC. ROOM

H. TOIL

ELEC. RM

OFFICE SPACE



SUPERIOR  
LAYOUT  
EFFICIENCY &  
FLEXIBILITY



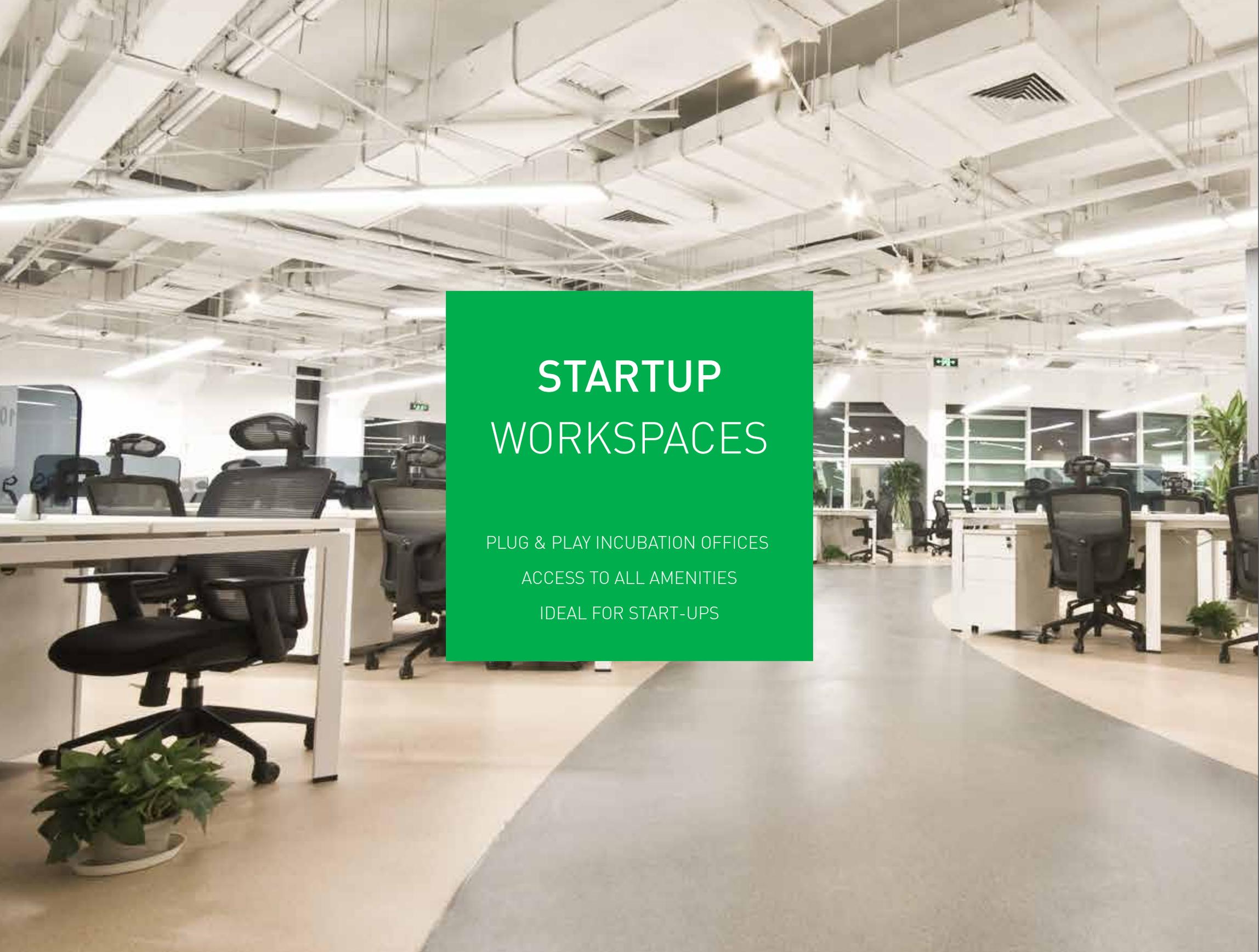
Intellion Park's uniquely flexible design, with its large column-less floor plates and superior layout efficiency, opens up unlimited scalability and customization opportunities for you, without having to replace any of your hardware or infrastructure.

With features like transfer lobby and intelligent occupier segregation, Intellion Park facilitates easy and independent access to individual offices, while ensuring privacy.



The open refuge spaces promote a collaborative and productive work environment. It also lends credence to the idea of shared office common spaces that become centre points of conversation, innovation and celebration.

The highly versatile and customizable office spaces allow companies to scale up and adapt to the business as it grows, thus inspiring optimum productivity and creativity at the workplace.



# STARTUP WORKSPACES

PLUG & PLAY INCUBATION OFFICES

ACCESS TO ALL AMENITIES

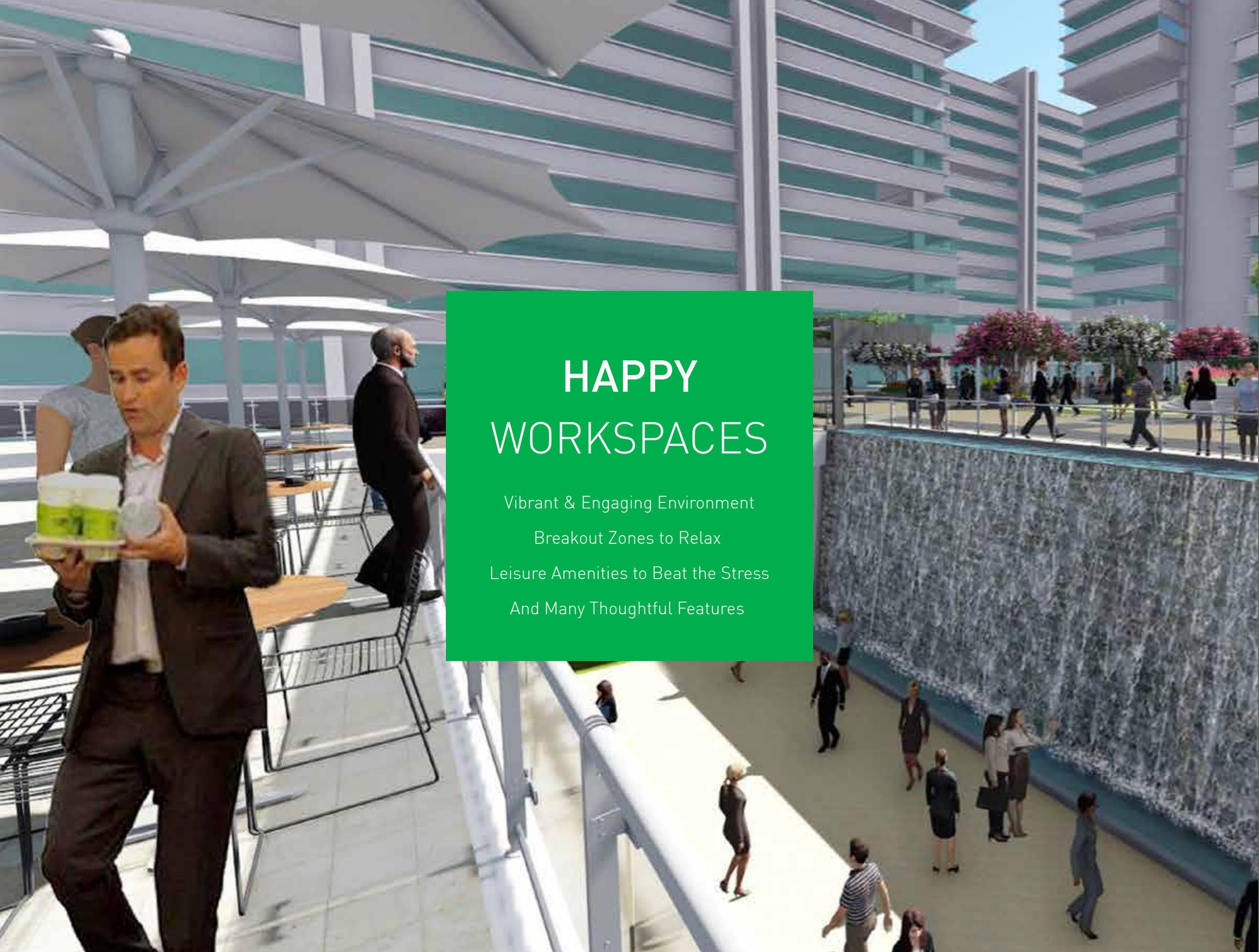
IDEAL FOR START-UPS



Whether you are an enterprising startup, a small or medium tech company seeking to up your game or a big IT company /multinational looking to start operations in Gurugram, Intellion Park gives you the option of Plug & Play Incubation Offices that are well equipped to get you going from day one.

Each incubation office has 100 seats with independent access, reception, server room, break-out area, meeting room, cabins and utilities.

Four incubation offices can be seamlessly connected for 400 seats on a floor plate. This scalability gives businesses the leverage to expand with ease, without having to shift premises.



# HAPPY WORKSPACES

Vibrant & Engaging Environment  
Breakout Zones to Relax  
Leisure Amenities to Beat the Stress  
And Many Thoughtful Features



Work is where you spend a good part of your waking hours. And you wouldn't want to spend those quality hours crouched in cabins or stooped behind desktops all day. Move in to a vibrant work environment, with adequate spaces beyond the workspace to collaborate and unwind that builds and nurtures the community.



All work and no play makes Jack or Jill dull indeed. Perhaps why the corporate world today expects a more interactive, diverse and bespoke experience for employees. And it's a no-brainer that a collaborative work environment sparks innovation and creativity, and also increases productivity and efficiency.



Intellion Park, Gurugram hosts dynamic work spaces integrated with F&B, retail and leisure amenities to offer exceptional avenues for engagement and growth. It offers an environment that is a delight to work in, by making space for the little pleasures of life even on a busy week.

The result of this innovative experiential design is that it allows you to create a workplace culture and lifestyle that make it an experience to cherish!



# ENVIABLE WORKSPACES

ELEVATED PODIUM CONNECTING  
ALL TOWERS

MICRO CLIMATE LANDSCAPING  
VEHICLE-FREE OUTDOOR AREA



## INTELLION PARK, GURUGRAM

# AT A GLANCE

- Best-in-class IT/ITeS SEZ Park in Gurugram
- Excellent location, established business address & easy connectivity
- Unique podium style campus development with extensive landscaping offering a conducive work environment
- Large column-less floor plates with superior layout efficiency
- Availability of incubation office (plug & play) & phase-wise scalability opportunity
- Premium design elements using superior quality material that is resilient for Mechanical, Electrical & Plumbing (MEP) infrastructure
- Integrated building management system & multi-tier security system
- Strong safety & security features: Earthquake Resistant - NBC 2016 & IS 1893:2016 (Seismic Code for High-rise buildings) compliant; Intelligent Fire Alarm System designed as per NBC 2016/IS 2189
- Pre-certified: Platinum LEED & GRIHA 5 Star Rating
- Reputed Developer with excellent track record

A modern office interior featuring a large glass wall on the left, a white conference table with three white chairs, and a white reception desk on the right. The background wall is covered in vertical wood slats. A green rectangular overlay is centered in the foreground, containing white text.

# ABOUT INTELLION

OFFICE SPACES

BY

TATA REALTY AND INFRASTRUCTURE



Intellion is the commercial office spaces vertical of Tata Realty And Infrastructure, established to create intelligent, collaborative and dynamic spaces that offer an experiential, engaging, intuitive and rewarding ecosystem to nurture both businesses and people that are part of the community.

The projects are offered under four primary landmark addresses based on scale and type:



Commercial Projects



IT/ITeS Small Scale Projects



IT/ITeS/SEZ Large Scale Projects



Iconic Flagship Projects

# INTELLION PORTFOLIO

With a growing portfolio of Grade 'A' Commercial Spaces, offering consistent quality across NCR, Mumbai, Chennai and soon in Pune and Bengaluru, each Intellion project is poised to become a landmark address of its own.

- OWNED AND OPERATIONAL ASSETS  
6.1 million square feet
- COMMERCIAL ASSETS UNDER DEVELOPMENT  
11.6 million square feet
- NEW PLANNED ACQUISITIONS IN BENGALURU, PUNE & CHENNAI  
Over 12 million square feet

# Pan India Presence

## Commercial



### NORTH

#### GURGAON

- Intellion Park (IT SEZ)
- Intellion EDGE (OFFICE)
- TRILIUM AVENUE (RETAIL)



### WEST

#### MUMBAI

- Intellion Square (IT)
- Intellion Park (IT Park)

#### NAGPUR

- Trilium Mall



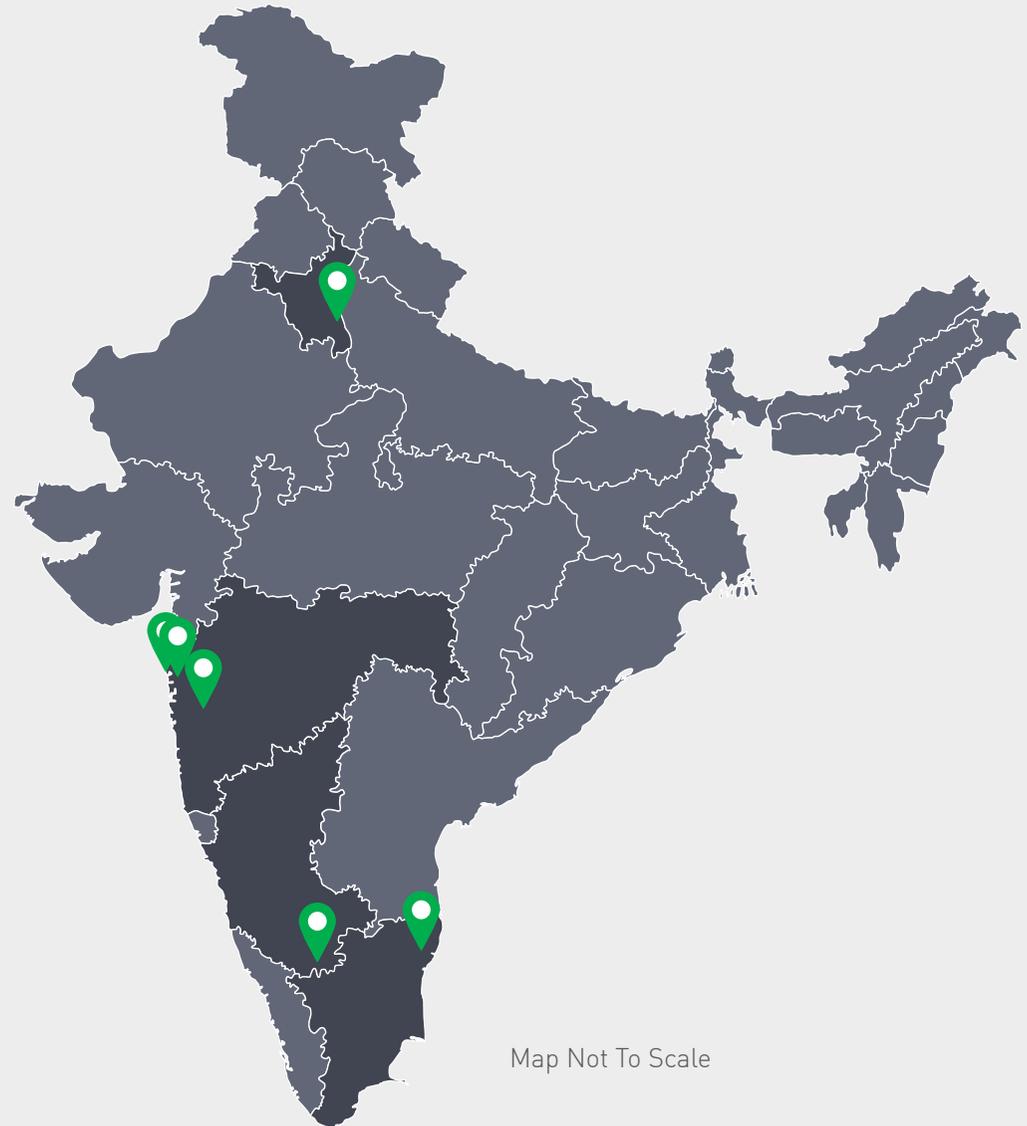
### SOUTH

#### CHANNAI

- Intellion Park (Ramanujan City)

#### BENGALURU

- Y Town (Mixed Use)



Map Not To Scale

# OTHER PROJECTS OF INTELLION



Intellion EDGE, Gurugram

OPERATIONAL

Commercial Development  
8 acres | 1.6 mn. sq.ft.



Intellion SQUARE, Mumbai (TRIL IT4)

OPERATIONAL

Multi-tenanted IT Building  
0.9 mn. sq.ft.



Intellion PARK, Chennai (Ramanujan IT City)

OPERATIONAL

Integrated IT City (SEZ)  
25.27 acres | 4.5 mn. sq.ft. office space



Intellion PARK, Navi Mumbai

COMING SOON

Large Scale Campus-style Development  
47.5 acres | 7 mn. sq.ft.

# SUSTAINABILITY & WELLNESS

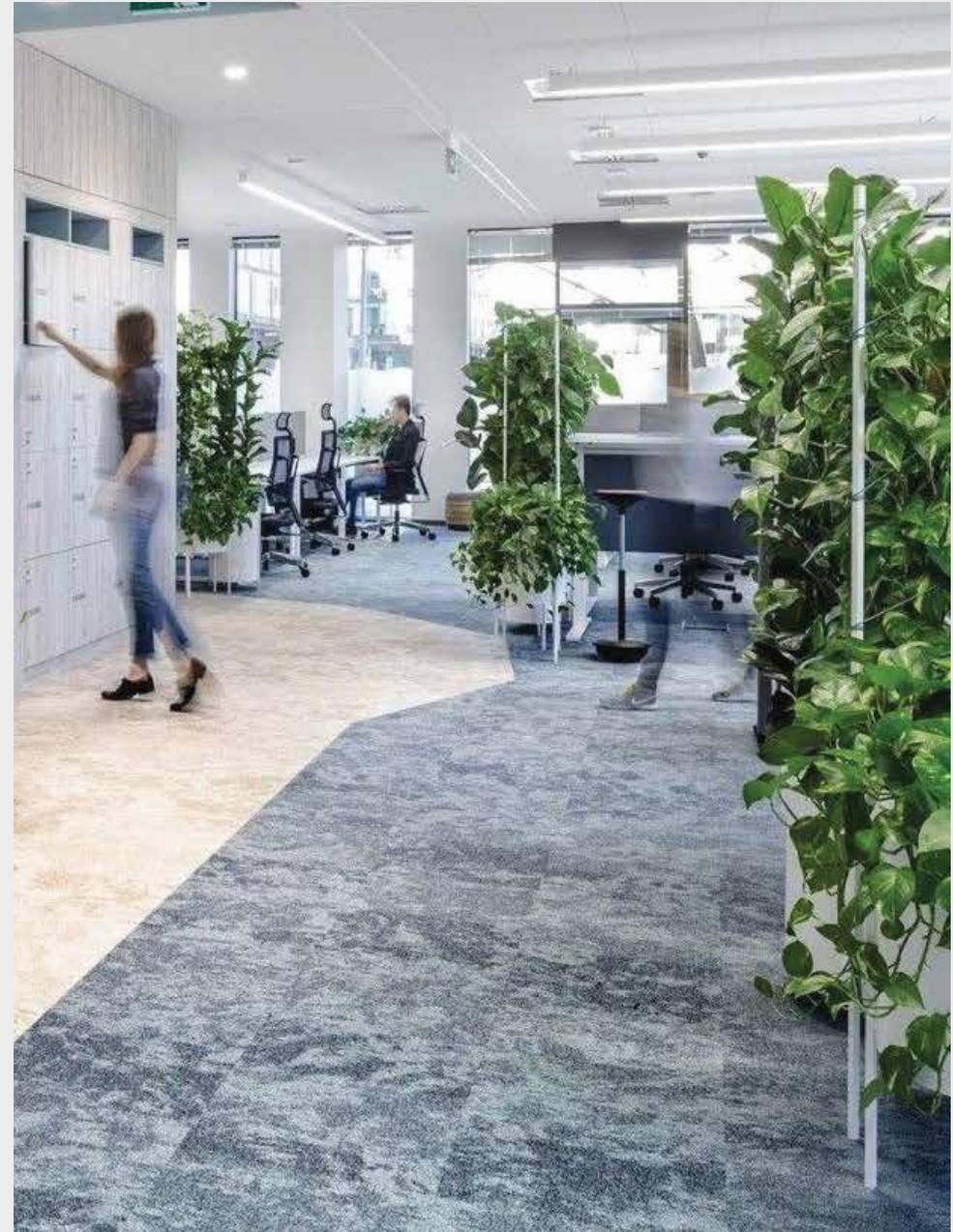
## AT A GLANCE

- Pre-certified LEED Platinum
- Treated fresh air
- Car parking (basements) exhaust system with co-sensors
- MERV 8 filters (possibility of upgrading to MERV 13) at AHU to improve indoor air quality
- VFD motors for cooling towers
- Extensive landscaping; Micro climate creation
- Integrated BMS with energy monitoring system

**ISO 9001** : 2008, Quality MS

**ISO 14001** : 2015, Environment MS

**BS OHSAS 18001** : 2007, Occupational Health & Safety



# BEST-IN-CLASS PROJECT PARTNERS

The logo for morphogenesis. features the word "morphogenesis." in a bold, orange, sans-serif font, with a period at the end. The text is centered within a light gray rectangular border.

The pre-certified LEED Platinum project is a 5 million sq.ft. (25 acre) IT campus. Six North-south oriented towers connected with a central spine leads to transfer lobbies, cafeterias, café lounges, gymnasium and a crèche. The 100% pedestrian-friendly campus aims to achieve up to 50% reduction in energy consumption and 10°C reduction in perceptible temperatures through microclimate creation and passive design strategies.

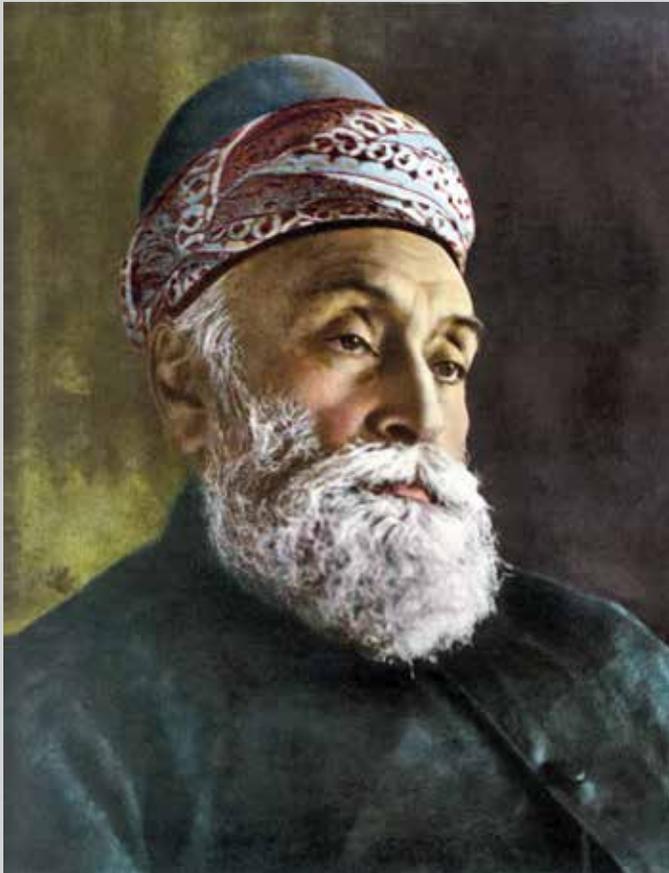


Intellion PARK is a biophilic landscape designed to provide a nurturing environment.



Incubation Facility is designed to be a scalable, sustainable & humanized workplace for its 800+ occupants. It boasts a highly collaborative planning approach that offer multitude of “activity-based working” options & ambience to generate impetus for innovation, thereby creating a conducive workplace for its occupants to thrive from.

# THE TATA LEGACY



JAMSETJI NUSSERWANJI TATA

1868-1904, Founder & Visionary Of Tata Group

TATA's real estate arm was established in the year 1984, and has over the years built a credible portfolio of projects in multiple cities across India. A 100 per cent subsidiary of Tata Sons, which was founded by the great visionary Jamsetji Nusserwanji Tata, Tata Realty And Infrastructure has been built on a strong foundation of a 150-year-old legacy.

The company has made a significant impact in the residential, commercial and retail space in the country - with more than 53 projects and 32 million square feet already delivered. This includes over 20 million square feet residential spaces, more than 15 million square feet commercial spaces and 1.3 million square feet retail spaces; with another 37 million square feet under development.

With a relentless commitment to create world-class office spaces infrastructure as well as focus on value creation for all our stakeholders, Tata Realty And Infrastructure is happy to be at the forefront of leading the change in commercial real estate development, with Intellion already setting the benchmark in future-ready office spaces.





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