



Intellion
EDGE





Benoy, Principal Design Consultant
Designplus Associates, Local Design Consultant
Artist's Impression



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PRESENTING A WORKSPACE MINUS THE WORKDAY BLUES.

With a host of F&B facilities and an environmentally conscious design, here's a workspace that'll make you look forward to going to work.

Spread across about 8 acres of land, Intellion Edge is surrounded by green spaces and design elements that pay homage to the mesmerizing beauty of gardens during the monsoon. This **1.6 million sq.ft.** development comprises of 3 towers (Proposed) along with high-street retail. Each tower comprises of air-conditioned and customisable office spaces that can be tailored to your business.

What's more? The plethora of well-planned utilities and a wide host of F&B facilities ensure your company and its employees are never left wanting for more.



Artist's Impression

PROJECT OVERVIEW



1300 OAK STREET

101	Office
102	Office
103	Office
104	Office
105	Office
106	Office
107	Office
108	Office
109	Office
110	Office
111	Office
112	Office
113	Office
114	Office
115	Office
116	Office
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122	Office
123	Office
124	Office
125	Office
126	Office
127	Office
128	Office
129	Office
130	Office

LOCATION

LOCATED IN
GURUGRAM -
THE EPICENTRE
OF COMMERCIAL
ACTIVITY,
YOUR
BUSINESS HERE
IS SURE
TO THRIVE.

LET'S ZOOM IN.

Nestled in Gurugram's Sector 72 - a market with tremendous potential owing to the dozens of forthcoming infrastructural developments.

KEEPING YOUR BUSINESS BUSY.

The project's well-connected with close proximity to the National Highway NH8. The established areas of SPR & Sohna Road make it a hotspot for all sorts of business endeavours. Proposed metro connectivity is supposed to further increase accessibility to a project that's one of the few A-grade developments in the market.

YOU COULDN'T ASK FOR A BETTER NEIGHBOURHOOD.

Surrounded by popular residential developments that are just a stone's throw away - you'll feel right at home. Hospitals and renowned schools are just a 15-minute drive away. In the mood for entertainment? There's a host of shopping malls, hotels and restaurants at offer.

TOWARDS

WALK
THROUGH





DESIGN PHILOSOPHY: MONDAYS, MEET INTELLION EDGE.

IGBC Gold Pre-Certified, inspired by the monsoon season and built around a host of F&B facilities – here’s a workplace that’ll make you look forward to going to work.

A design inspired by Piet Mondrian’s abstractions, the entrance façade will lure your clients into a masterpiece. And when they’re in, the opulent and luxuriously designed lobby will make them want to keep coming back. What’s more? The tree lined environs reduce stress and help in fostering a positive and vibrant work environment for employees. The space is designed to maximise the infusion of natural light and is loaded with efficient features like rainwater harvesting and rooftop solar systems.

DOUBLE-HEIGHT LOBBIES. SO THAT YOU FEEL TWICE AS WELCOME.

With double-height lobbies lined with Italian marble finishing, there's never been a more inviting workplace. Turnstile based access control, a high speed elevator system and well-planned traffic management make going to office easy.

THERE'S NOWHERE ELSE YOU'LL FEEL SAFER.

We don't kid around when it comes to your safety. Features like a one-of-a-kind Exterior Insulation Finishing System (EIFS) ensure superior fire resistance, while security features like strict access control and multiple-tier security mean that you can be at ease when you're at work. And when your employees let go of their worries, productivity rates go up. Guess who that benefits?

The complex's robust security system is also loaded with additional features like an intelligent fire alarm system, earthquake resistance, a visitor management system, vehicular number plate readers, authorised vehicular entry through RFID tags and access control system on the ground floor & all basement lobbies.



Artist's Impression

**ACCESS &
ENTRANCE**





True Thai

FAIR TRADE ORGANIC SINGLE ORIGIN BEANS
MEXICAN CHIAPAN
ETHIOPIAN YIRGACHEFFE
LA NUIT TRANQUILLE
SWP DECAF

FRESH ROASTED BEANS
TRADITIONAL SINGLE ORIGIN BEANS
BARTY MALAN ANTIGUA
ETHIOPIAN HARAR
JUTA RICAN
MATRA M...

FAIR TRADE ORGANIC SIGNATURE BLENDS
CARMELO BLEND
THE ATWOOD BLEND
TRADITIONAL SIGNATURE BLENDS
SALAZAR BLEND
MOKA JAVA

AMENITIES

Artist's Impression



WE'VE THOUGHT THIS THROUGH FOR YOU.

With a host of state-of-the-art amenities, here's a retail complex that'll cater to your every need. The complex houses high street retail and a food court with an array of options for F&B with trendy cafes, fine dining and gourmet restaurants. So whether it's simply grabbing a bite in between work, or a fancy networking lunch to ace client relations – you won't have to go far.

BREAK TIME OR FAMILY TIME? WE'VE GOT YOU COVERED.

Break out zones with sit-out spaces are integrated with the landscape as the perfect way to relieve stress and blow off some steam.

The green spaces and water bodies scattered throughout the complex help induce a soothing work atmosphere. All this means you'll actually enjoy being at work – which means productivity is sure to go up.

The in-house Gymnasium makes it easier for you stay fit and healthy as you juggle your professional duties, while the Creche (Proposed) is perfect to keep an eye on your kids as you ace boardroom meetings at the same time.



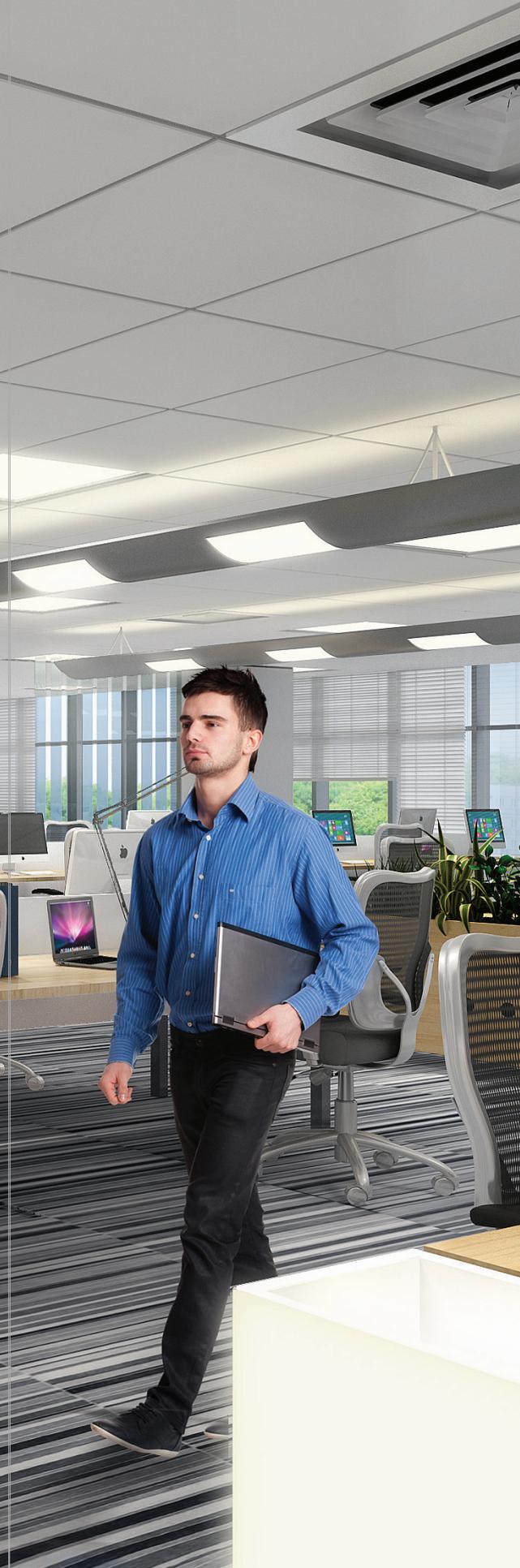
Artist's Impression

AMENITIES



OFFICES





OFFICE SPACES SO FULL OF LIFE, YOU'D NEVER WANT TO LEAVE WORK.

The uniquely designed offices are fully customisable. Office floors can be used in their entirety for larger offices or segmented into up to 4 for smaller ones - allowing Intellion Edge to fit your business needs perfectly, no matter the size.

The contemporarily designed office spaces effuse relaxed vibes that make even the longest work days seem fun and easy.

Besides, a special focus has been placed on efficient space utilization - with minimum wastage of space on circulation and other common areas. At the same time, special emphasis has been given to fire exit provisions and central core areas that house the elevators, stairwells, restrooms and other important facilities.

WHY LEASE WITH US?



**F&B
HIGH STREET**



**SCALABLE
OFFICES**



**ECO-FRIENDLY
DESIGN**



**ROBUST
SECURITY**



**INSTITUTIONAL
OWNERSHIP**



**SAFETY
FEATURES**

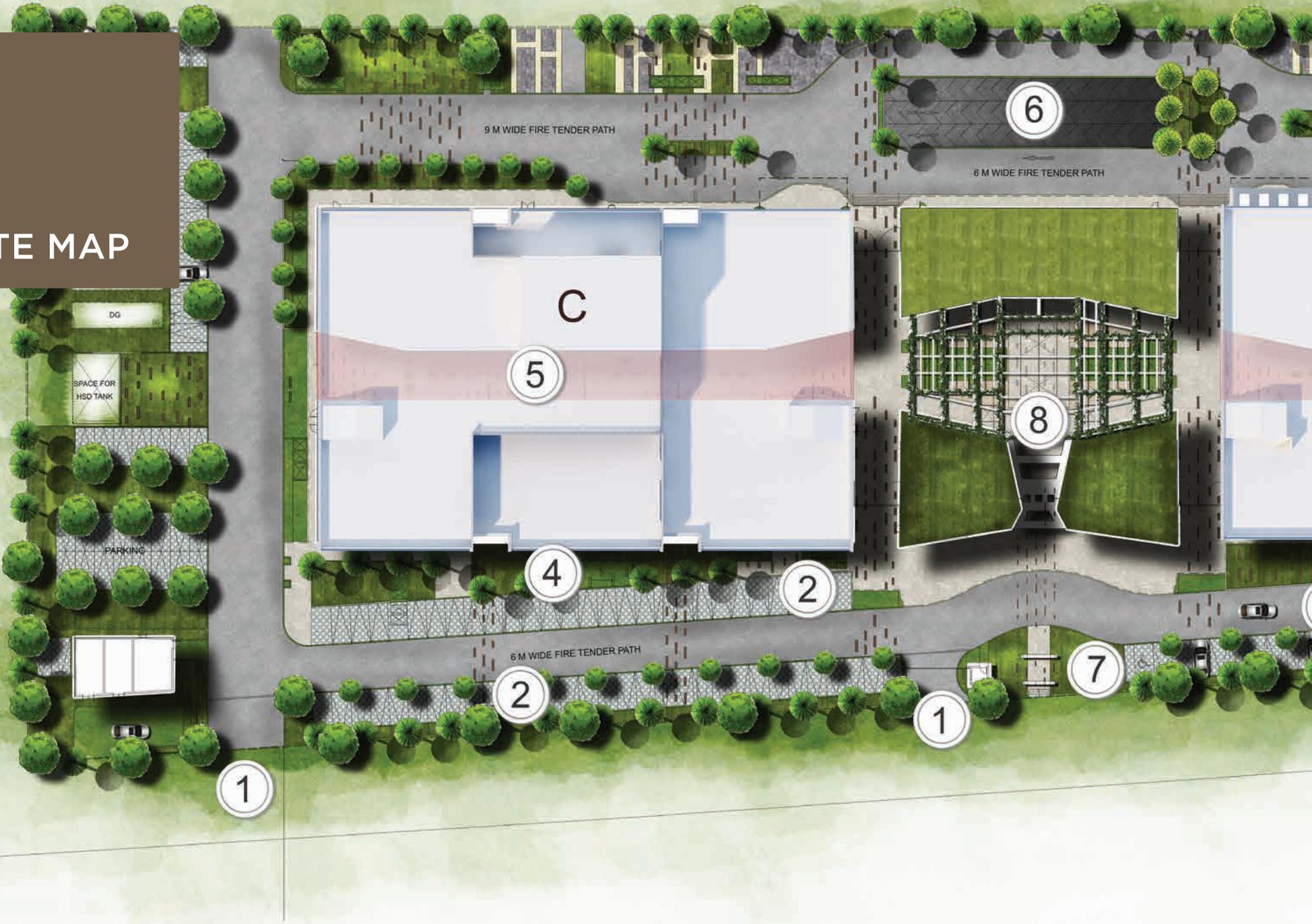
Additionally, there are also features like CAM transparency, a state-of-the-art building management system, resilient infrastructure and world-class wellness facilities. Intellion Edge is a 1.6 million sq. ft. leasable development proposed in 3 towers, with high street retail.



Artist's Impression

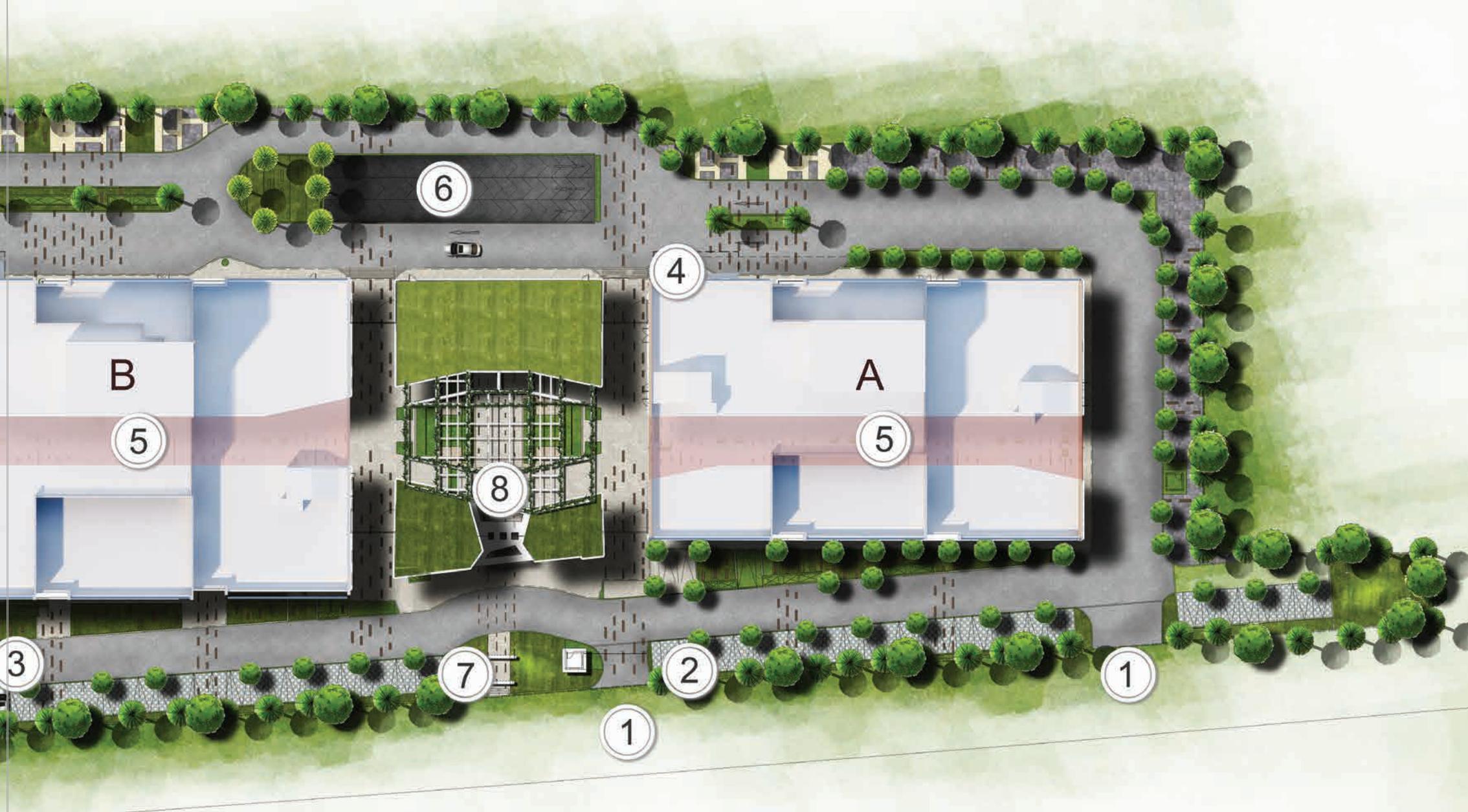


SITE MAP



- 1 ENTRY \ EXIT PROVISION
- 2 CAR PARKING AREA
- 3 DRIVEWAY
- 4 PEDESTRIAN PATHWAYS

- 5 HIGH STREET
- 6 PARKING RAMP
- 7 POCKET PARKS
- 8 CENTRAL COURTYARD
TRELLIS, DECKS & WATERBODIES



S

Artist's Impression



TRIL
PARTNERS



Artist's Impression



PARTNERING WITH THE BEST-IN-CLASS.



DESIGN

AECOM

SOM

RSP

Benoy

morphogenesis



DPA
Demenna Public Affairs

Gensler



CONSTRUCTION

Brookfield
MULTIPLEX



L & W Construction Pvt. Ltd.
Building and Civil Engineering Contractors



JMC PROJECTS (INDIA) LIMITED
(A Kalyans Group Enterprise)



LEIGHTON

TATA PROJECTS



A LEGACY RESPECTED THE WORLD OVER.

With a portfolio of over 28 mn sq. ft. across 7 cities in India, Tata Realty is the company behind the iconic Ramanujan IT City in Chennai. A host of other best-in-class projects include the likes of TRIL IT4 (Mumbai), and malls like Trilium Amritsar, Trilium Nagpur, Trilium Avenue Gurugram. Maintaining a strong presence across categories, TRIL continues to gain commercial ground.

For Intellion Edge, significant inputs in architectural and landscape design were made by TRIL's in-house Architectural Design Team, who come with international credentials in architectural design, master planning and sustainability.

Tata Realty functions as a 100 per cent subsidiary of Tata Sons, to serve as a real estate and infrastructure development arm. Its projects cover a vast range of offerings from residential and retail, to commercial and mixed-use developments. Being one of India's largest conglomerates, the Tata group consists of over 100 operating companies in seven business sectors: communications and information technology, engineering, materials, services, energy, consumer products and chemicals. With operations in more than 100 countries across six continents, its companies export products and services to 150 countries. The Tata name has been respected in India for over 150 years for its strict adherence to strong values and business ethics.

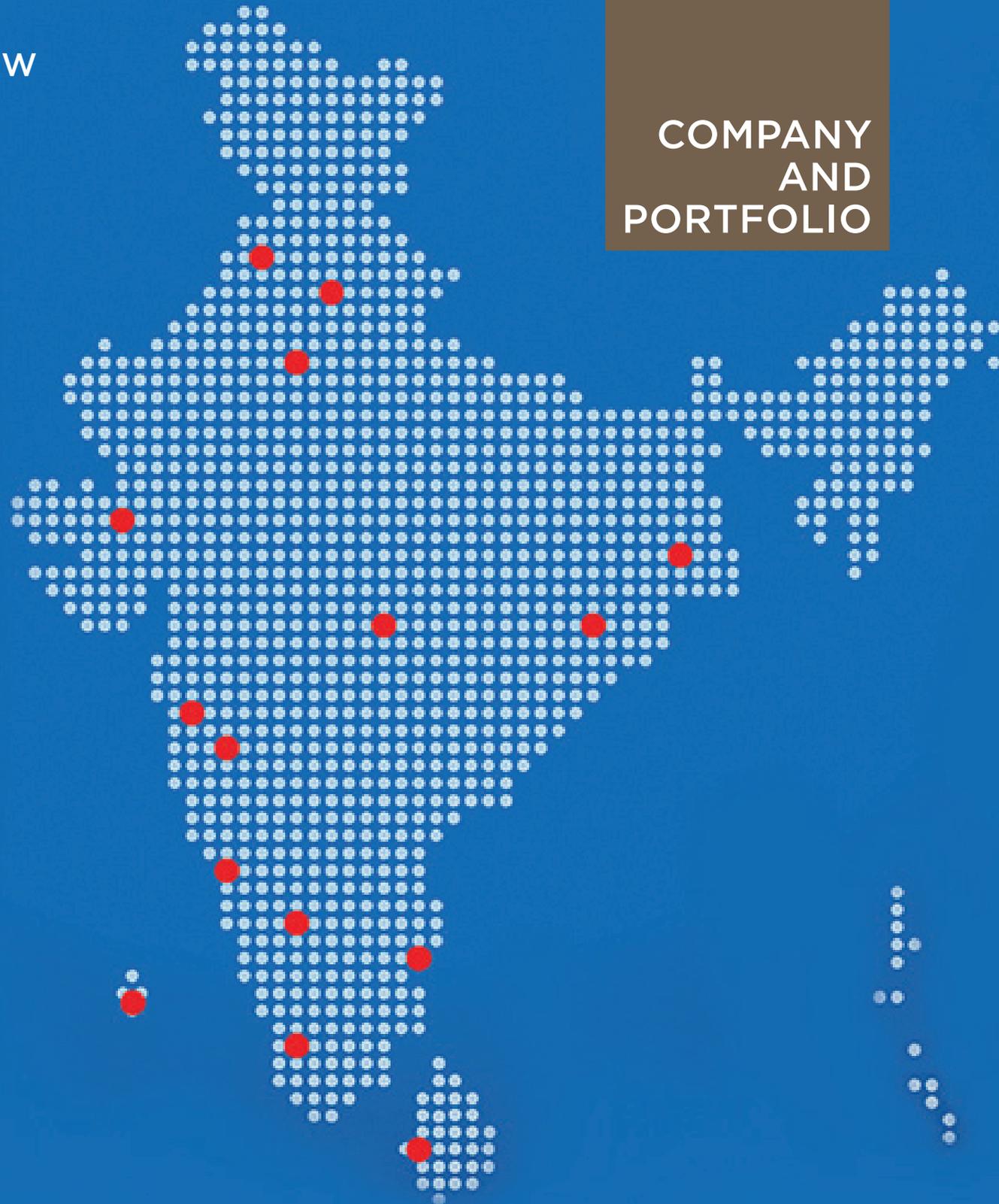
TATA REALTY

PROJECT PORTFOLIO - OVERVIEW

PAN INDIA PRESENCE THROUGH 53
PROJECTS IN 15 CITIES



COMPANY
AND
PORTFOLIO



NORTH

GURGAON

- Intellion Park (IT SEZ)
- Intellion Edge (Office)
- Trilium Avenue (Retail)

AMRITSAR

- Trilium Mall

WEST

MUMBAI

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

NAGPUR

- TRILIUM MALL

SOUTH

CHENNAI

- Intellion Park
(Ramanujan IT City)

BENGALURU

- Y Town (Mixed Use)

Map Not To Scale

OUR IT AND
COMMERCIAL
PORTFOLIO



INTELLION PARK (RAMANUJAN IT CITY)
CHENNAI

IT SEZ | 4.6 MN SQ. FT.



INTELLION SQUARE (TRIL IT4)
MUMBAI



IT PARK | 0.7 MN SQ. FT.



INTELLION PARK
GURUGRAM

IT SEZ | 3.4 MN SQ. FT.



Sector 72, Gurugram
www.tril.co.in/intellionedge

Disclaimer : This is not an offer or an invitation to offer. This brochure is purely conceptual and not a legal offering. The elevations, photographs, visuals, pictures, images, details, specifications, dimensions, amenities, facilities etc., are provided for representative and illustrative purposes. The Company reserves the right to change/ revise/ amend the same without any prior notice or obligation. Distance and timelines are tentative and approximate subject to road and infrastructure facilities provided by the appropriate authorities. Certain furniture, fixtures and fittings shown in the video are not part of the final and standard offering. Total project plot area of 7.90 acres (approx) developed under License No. 149 of 2008, 153 of 2008 and 154 of 2008 in the name of Gurgaon Construct Well Pvt. Ltd., Arrow Infraestate Pvt. Ltd. and Gurgaon Realtech Pvt. Ltd. respectively and as per approved building plan Memo no. ZP-630/SD(BS)/2018/4656 dated 5 February, 2018. Partial Occupancy Certificate received for Tower A, Garbage room, Basement 1 to 3, Guard room, mumty and machine room bearing Memo No. ZP-630/SD(DK)/2019/15976 dated 5 July, 2019.