



# 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**



**30 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

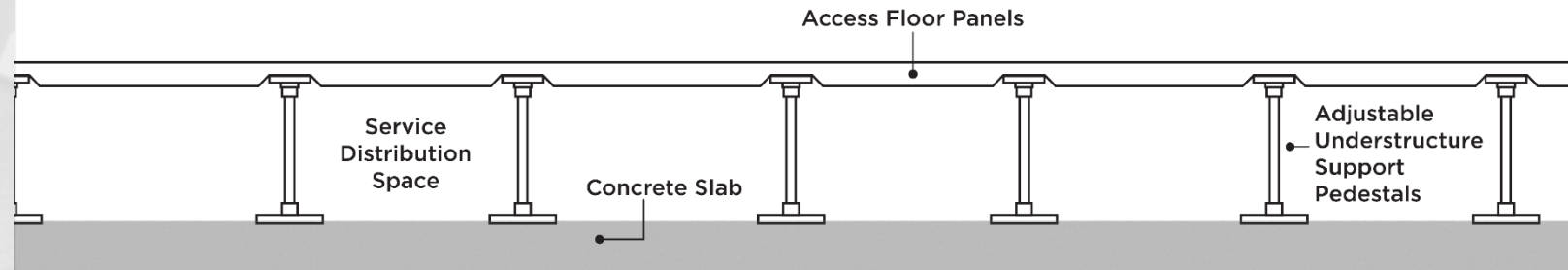
## What is a Raised Access Floor System?

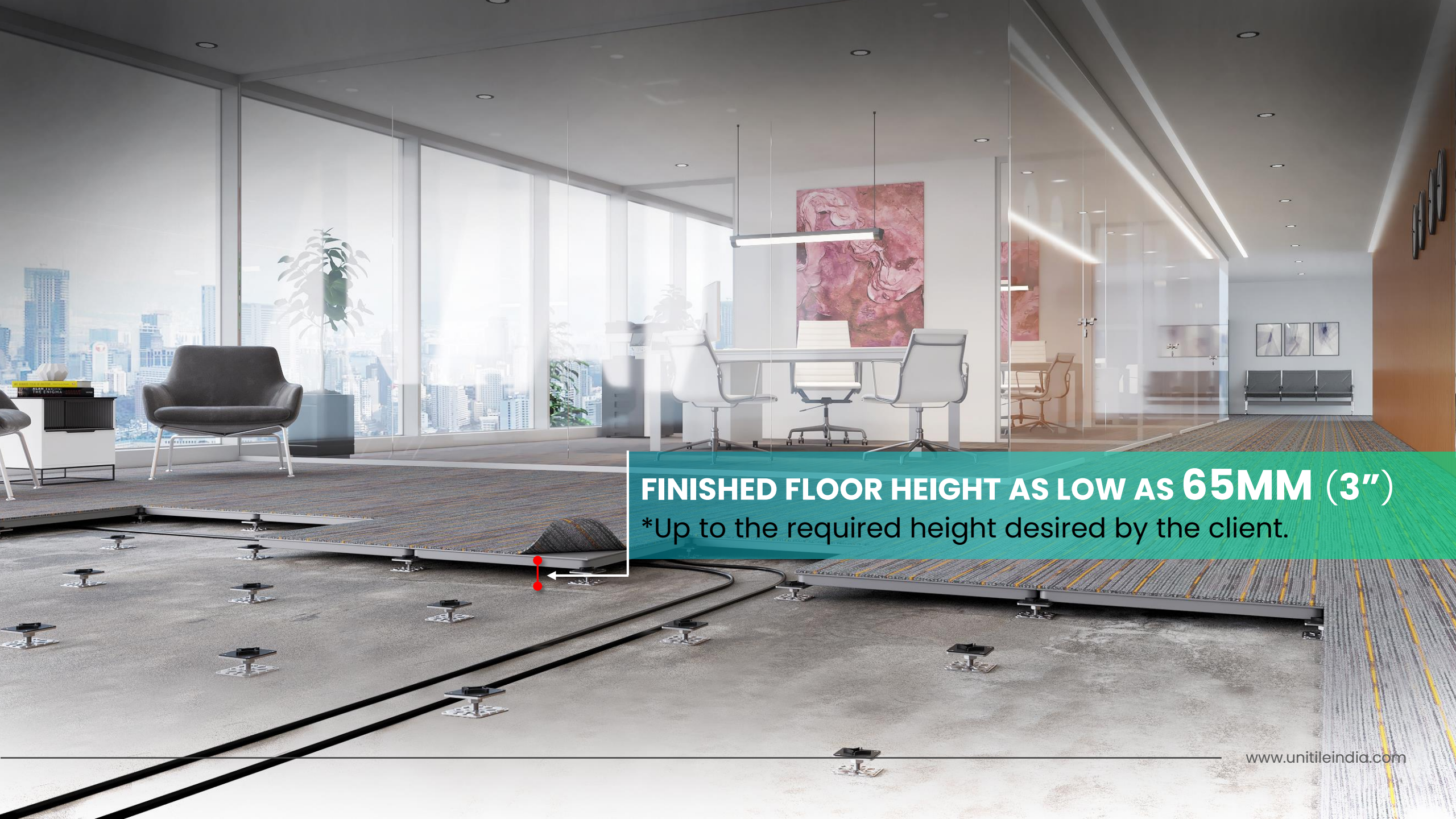
Raised access floor is a platform built several inches above the structural floor, creating a cavity/void between the existing floor/slab and the top surface of raised access floor system.

## 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**

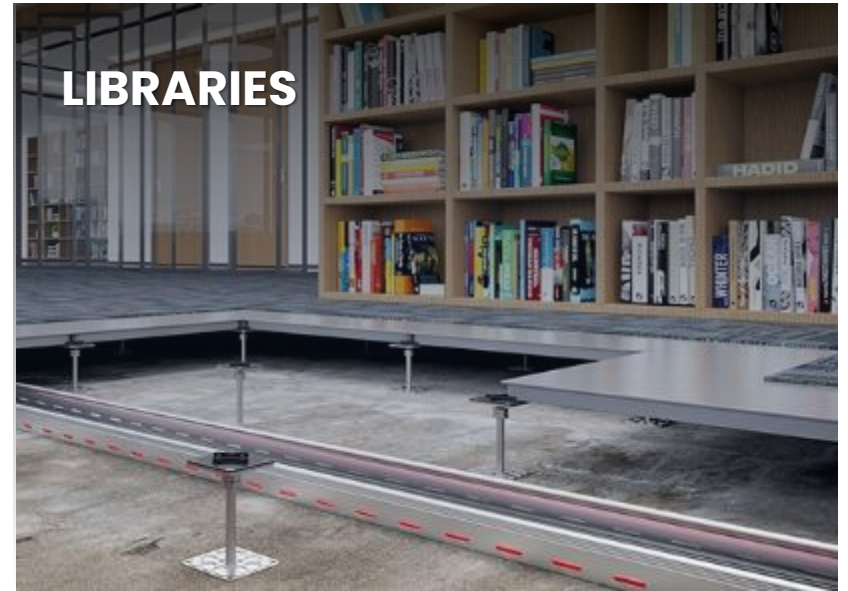
**OFFICES**



**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**

---

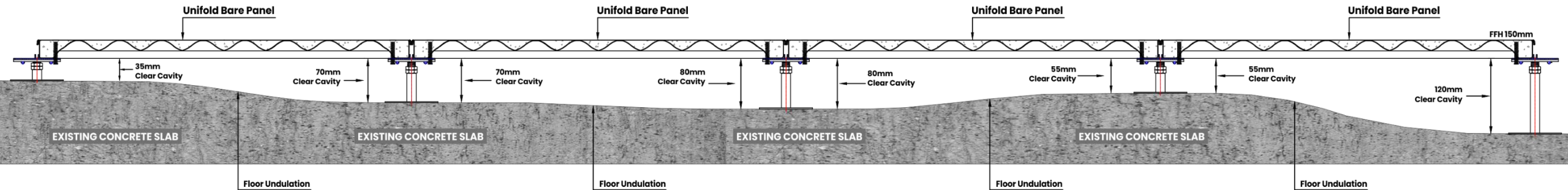


**ELIMINATE THE NEED FOR WET WORKS  
LIKE SCREEDING AND TILING**



# 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



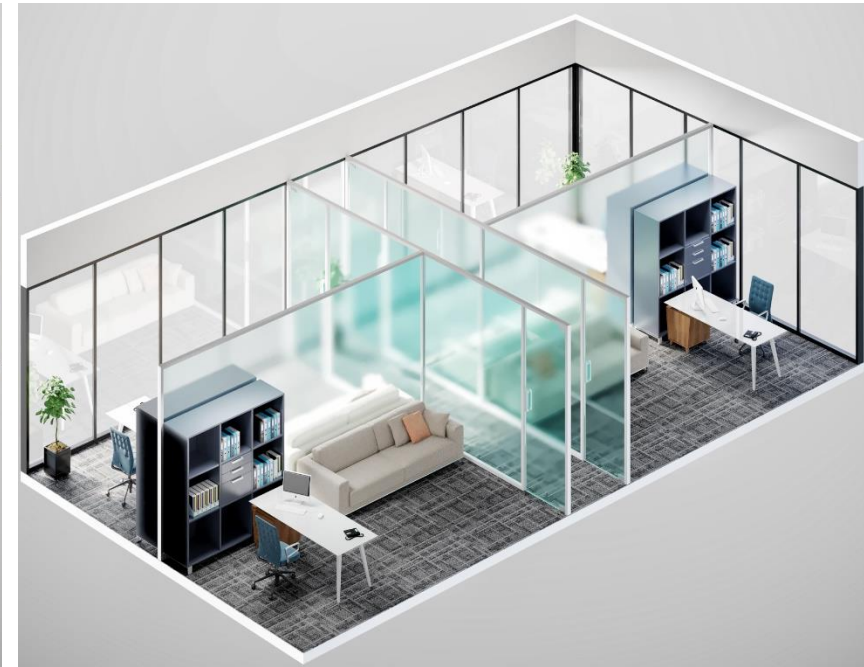
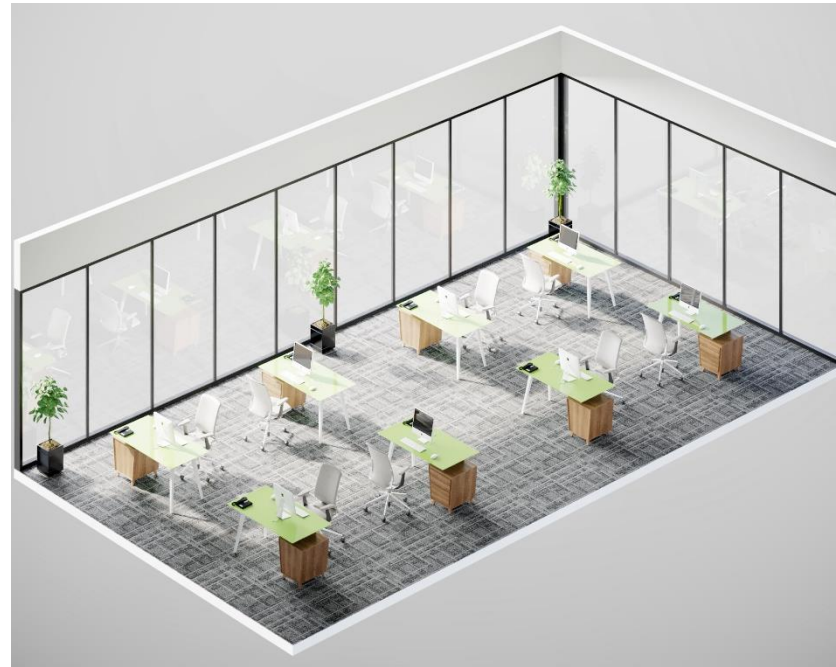
Sound challenges for the pre-occupied floors above and below due to chiseling works



# 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.**

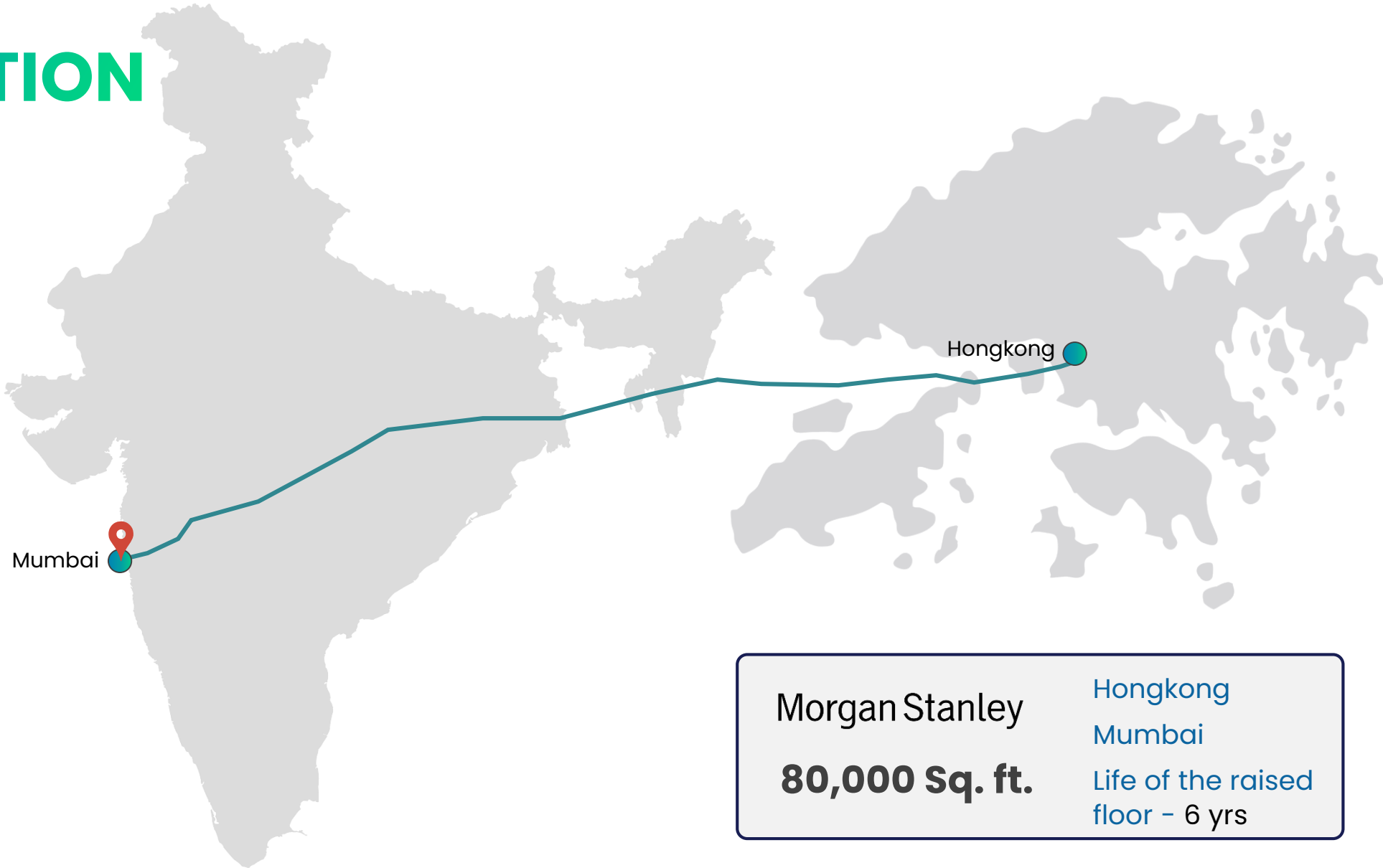
Pune – 2007  
Chennai – 2016  
Life of the raised floor – 9 yrs

Capita

**25,000 Sq. ft.**

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

# RELOCATION



Morgan Stanley	Hongkong
<b>80,000 Sq. ft.</b>	Mumbai
	Life of the raised floor - 6 yrs

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

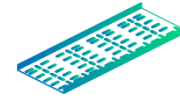
# THINK RAISED ACCESS FLOORS ARE EXPENSIVE?



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















 <b>SMARTWORKS</b>	<b>37,36,320</b> sq. ft.	 <b>Reliance</b>	<b>27,35,390</b> sq. ft.	 <b>J.P.Morgan</b>	<b>23,26,252</b> sq. ft.	 <b>WELLS FARGO</b>	<b>19,16,019</b> sq. ft.	 <b>wework</b>	<b>15,85,655</b> sq. ft.
 <b>BARCLAYS</b>	<b>13,78,597</b> sq. ft.	 <b>citi</b>	<b>12,88,617</b> sq. ft.	 <b>Google</b>	<b>11,03,256</b> sq. ft.	 <b>Hewlett Packard Enterprise</b>	<b>9,47,303</b> sq. ft.	 <b>ITC Limited</b>	<b>9,32,801</b> sq. ft.
 <b>tcs TATA CONSULTANCY SERVICES</b>	<b>9,09,063</b> sq. ft.	 <b>CISCO</b>	<b>7,36,268</b> sq. ft.	 <b>Apple</b>	<b>5,73,259</b> sq. ft.	 <b>BT</b>	<b>5,43,929</b> sq. ft.	 <b>adani</b>	<b>5,24,960</b> sq. ft.
 <b>HCL</b>	<b>4,60,462</b> sq. ft.	 <b>Deloitte.</b>	<b>4,56,109</b> sq. ft.	 <b>Honeywell</b>	<b>3,61,638</b> sq. ft.	 <b>simpliwork</b>	<b>3,13,901</b> sq. ft.	 <b>EY</b> Building a better working world	<b>2,48,218</b> sq. ft.

# KEY PROJECTS ACCOMPLISHED – NATIONAL

 BOEING	<b>2,79,963</b> sq. ft.	 HSBC	<b>2,46,941</b> sq. ft.	 mastercard	<b>2,17,960</b> sq. ft.	 SAMSUNG	<b>2,08,456</b> sq. ft.	 Abbott	<b>1,98,241</b> sq. ft.
 Gartner	<b>1,88,047</b> sq. ft.	 amazon	<b>1,82,751</b> sq. ft.	 SONY ENTERTAINMENT TELEVISION	<b>1,18,792</b> sq. ft.	 redhat.	<b>1,01,214</b> sq. ft.	 kotak Kotak Mahindra Bank	<b>68,459</b> sq. ft.
 Whirlpool CORPORATION	<b>51,484</b> sq. ft.	 THOMSON REUTERS	<b>48,463</b> sq. ft.	 MAERSK	<b>45,984</b> sq. ft.	 NETFLIX	<b>45,704</b> sq. ft.	 vistara	<b>42,938</b> sq. ft.
 Indiabulls HOUSING FINANCE	<b>35,338</b> sq. ft.	 Network 18	<b>25,095</b> sq. ft.	 Z O H O	<b>18,998</b> sq. ft.	 Uber	<b>17,438</b> sq. ft.	 ZEETV	<b>14,994</b> sq. ft.

# KEY PROJECTS ACCOMPLISHED – SOUTH EAST ASIA

















\* AREAS ARE MENTIONED IN SQ. FT.

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













# KEY PROJECTS ACCOMPLISHED – MIDDLE EAST

\* AREAS ARE MENTIONED IN SQ. FT.

	Dubai <b>1,07,600</b>		Dubai <b>86,095</b>		Dubai <b>75,320</b>		Doha <b>33,356</b>		Dubai <b>33,356</b>
	Bahrain <b>30,817</b>		Dubai <b>30,000</b>		Oman <b>21,539</b>		Dubai <b>16,157</b>		Dubai <b>15,000</b>
	Riyadh <b>12,067</b>		Riyadh <b>12,067</b>		Qatar <b>7,122</b>		Qatar <b>6,033</b>		Bahrain <b>2,723</b>
	Dubai <b>2,502</b>								

# KEY PROJECTS ACCOMPLISHED – OTHER REGIONS

\* AREAS ARE MENTIONED IN SQ. FT.

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

# 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



