

APPLYING LIFE-CYCLE ANALYSIS TO OPTIMIZE
INITIAL INVESTMENTS IN
ARCHITECTURAL DESIGN, SYSTEMS SELECTION
AND BUILDING CONSTRUCTION

We believe that the building benefits from an integrated design
approach that focuses on meeting a list of objectives.
Here, through integrated design, a new generation high-performance office building has emerged.



as a well designed final product, it offers owners and users:

increased work satisfaction
increased productivity
improved health
greater flexibility
and enhanced energy & environmental performance

"The office building is one of the great icons of the twentieth century.
Office towers dominate the skylines of cities in every continent.
The most visible index of economic activity, of social, technological
and financial progress, they have come to
symbolize much of what this century has been about."

- *Francis Duffy*

BE THE FIRST TO EXPERIENCE



The First offers a flexible and technologically-advanced working environment that is safe, healthy, comfortable, durable, aesthetically-pleasing and accessible.

It is designed to accommodate the specific space and equipment needs of the occupant, staff and visitors.

Special attention has been given to the selection of interior-finishes and art installations, particularly within entry spaces and other areas with public access.

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A GLIMPSE OF WHAT

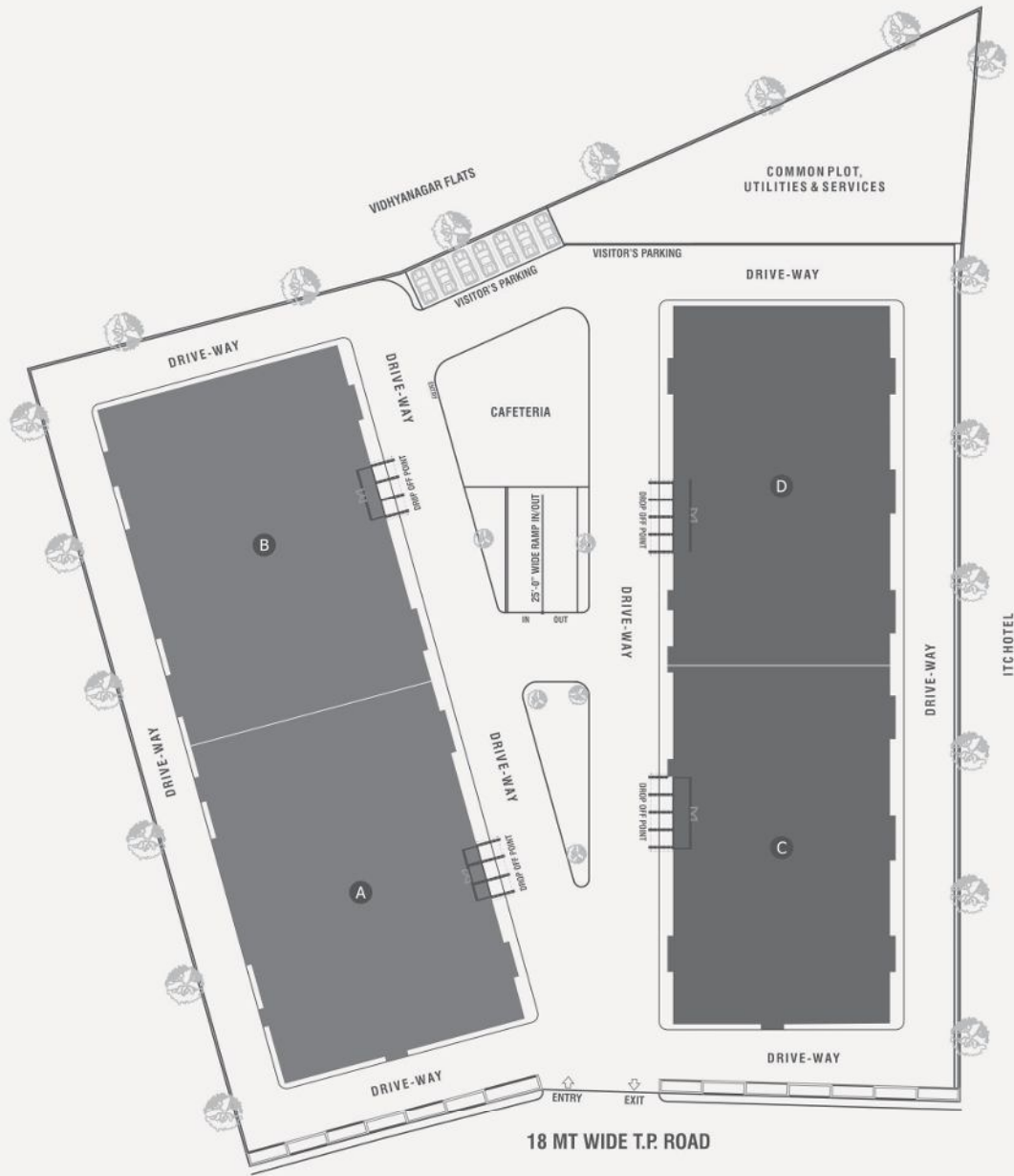
The First
— A CORPORATE COMMUNE —

HAS TO OFFER

A combination of individual corporate houses and vertically stacked offices, The First optimizes resources while providing for current needs. Pleasing aesthetics, comfortable environment, safety & security and most importantly ample parking for both occupants & visitors.

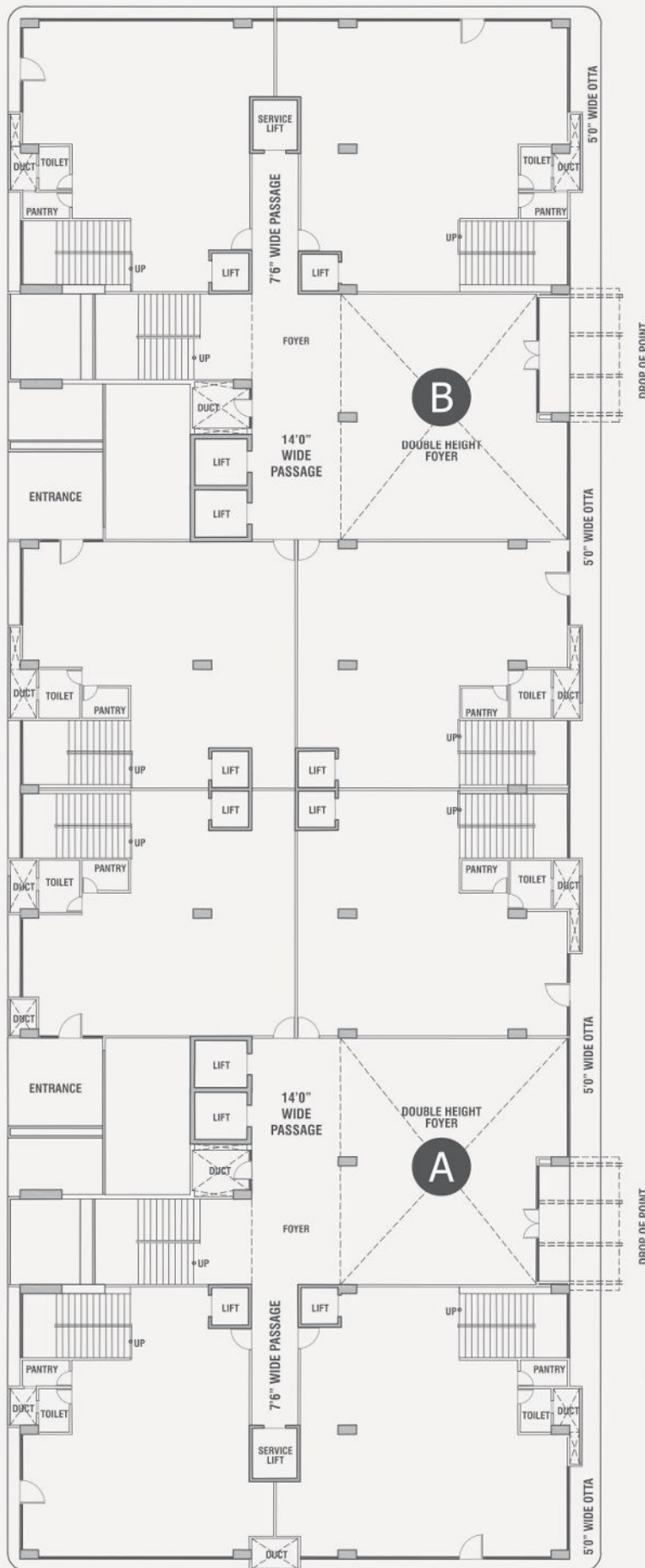
PROJECT ATTRIBUTES

- ICONIC ARCHITECTURE
- ACCESSIBLE LOCATION
- OPTIONS OF CORPORATE HOUSES & OFFICE MODULES
- THREE LEVEL PARKING FACILITY
- AESTHETIC & WELCOMING ENTRANCE LOBBY
- CONFERENCE FACILITIES
- INDOOR & OUTDOOR CAFETERIA
- EQUIPPED HEALTH & FITNESS ZONES
- GALLERY SPACE
- SAFE DEPOSIT VAULT

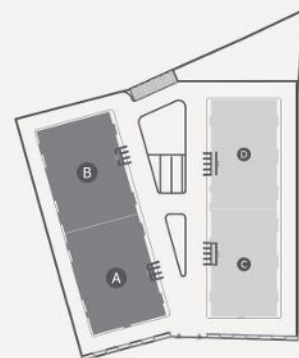


SITE PLAN

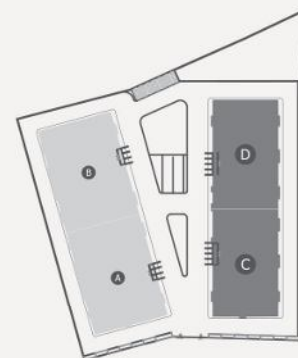
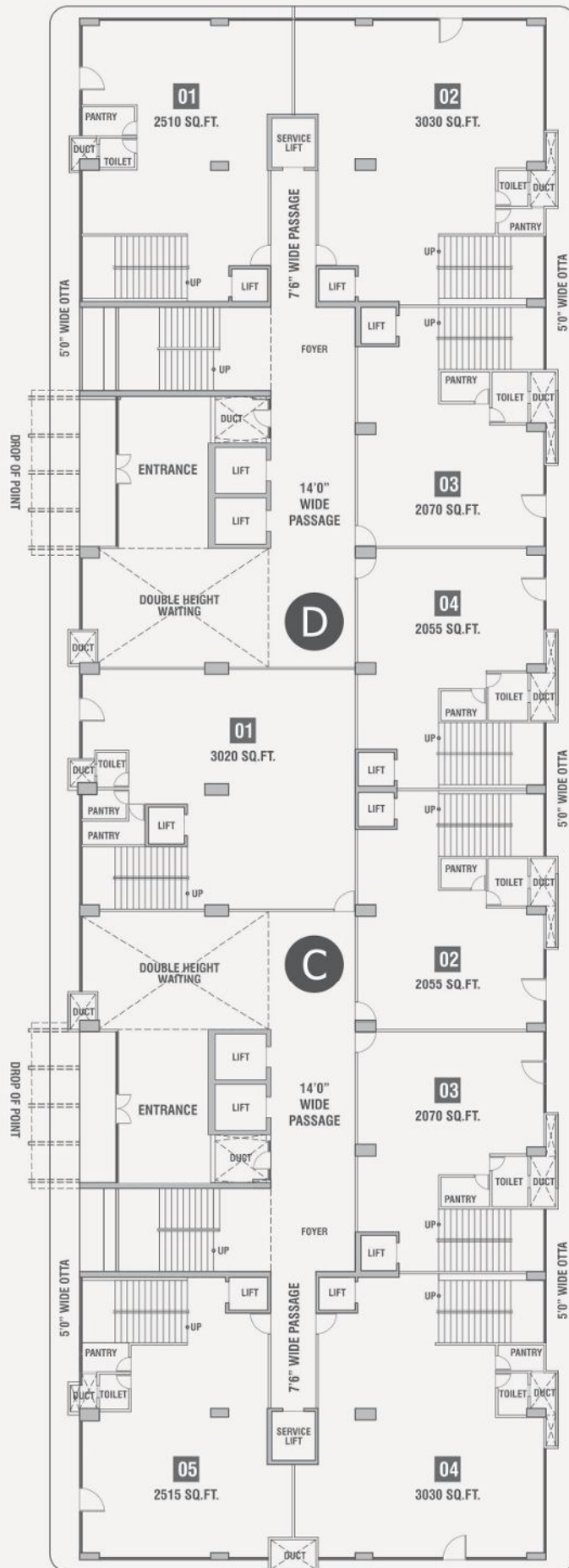
CORPORATE HOUSE
GROUND + TWO



GROUND FLOOR PLAN
TOWER-1, BLOCK A & B

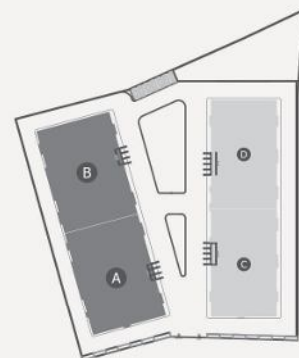
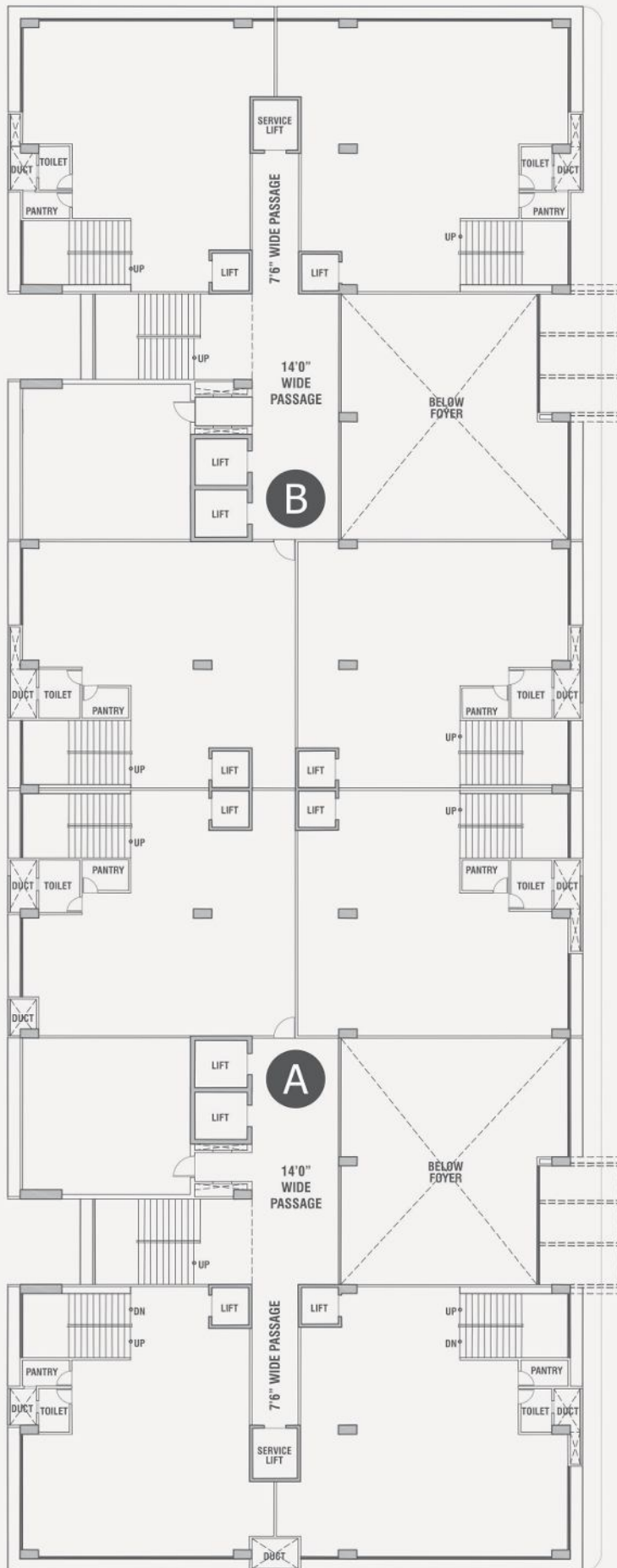


CORPORATE HOUSE
GROUND + TWO



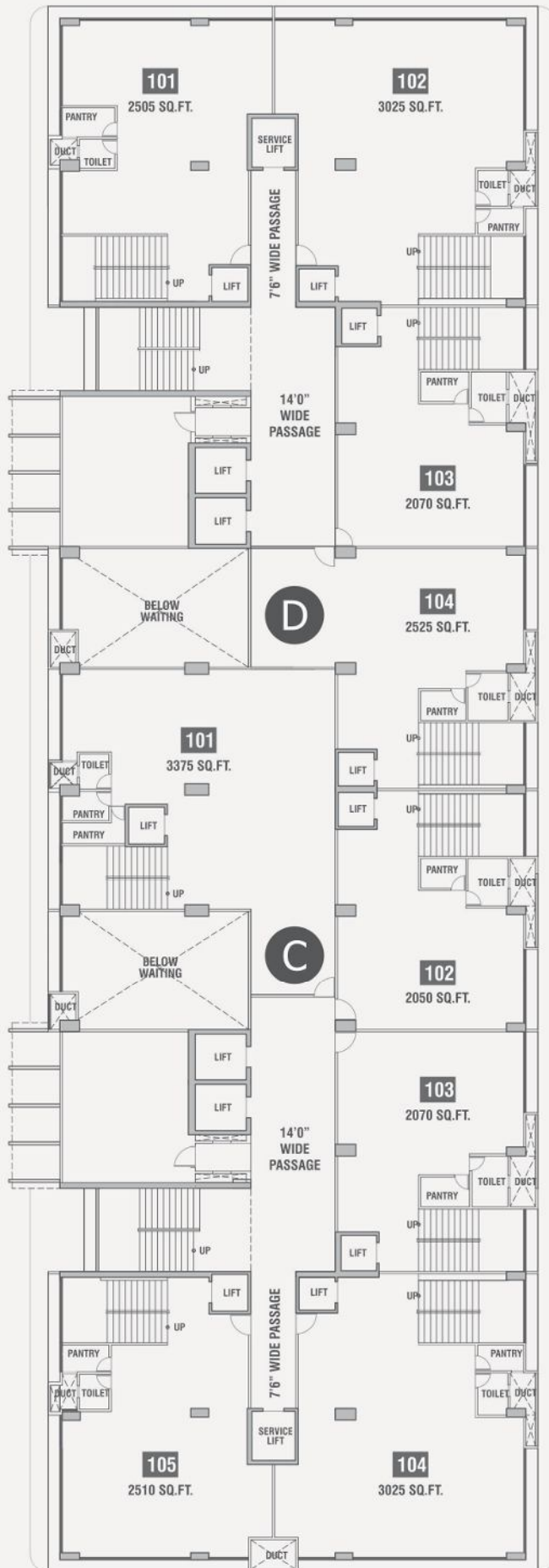
GROUND FLOOR PLAN
TOWER-2, BLOCK C & D

CORPORATE HOUSE
GROUND + TWO

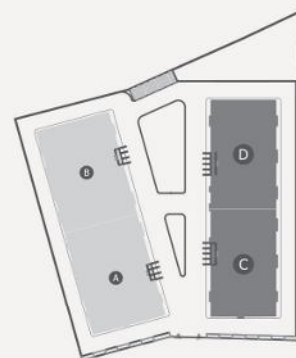


FIRST FLOOR PLAN
TOWER-1, BLOCK A & B

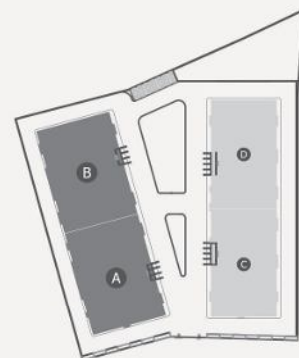
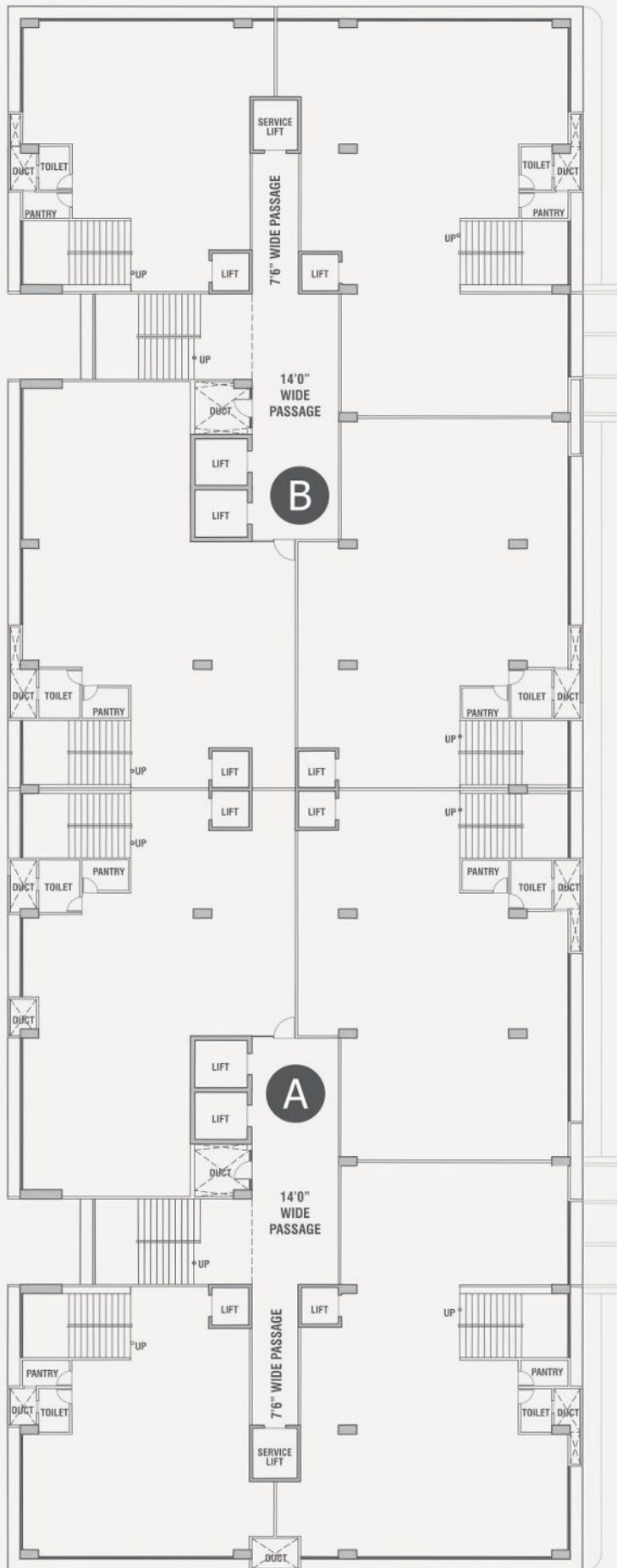
CORPORATE HOUSE
GROUND + TWO



FIRST FLOOR PLAN
TOWER-2, BLOCK C & D

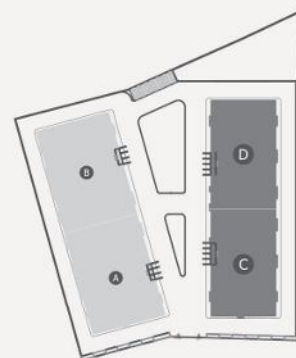
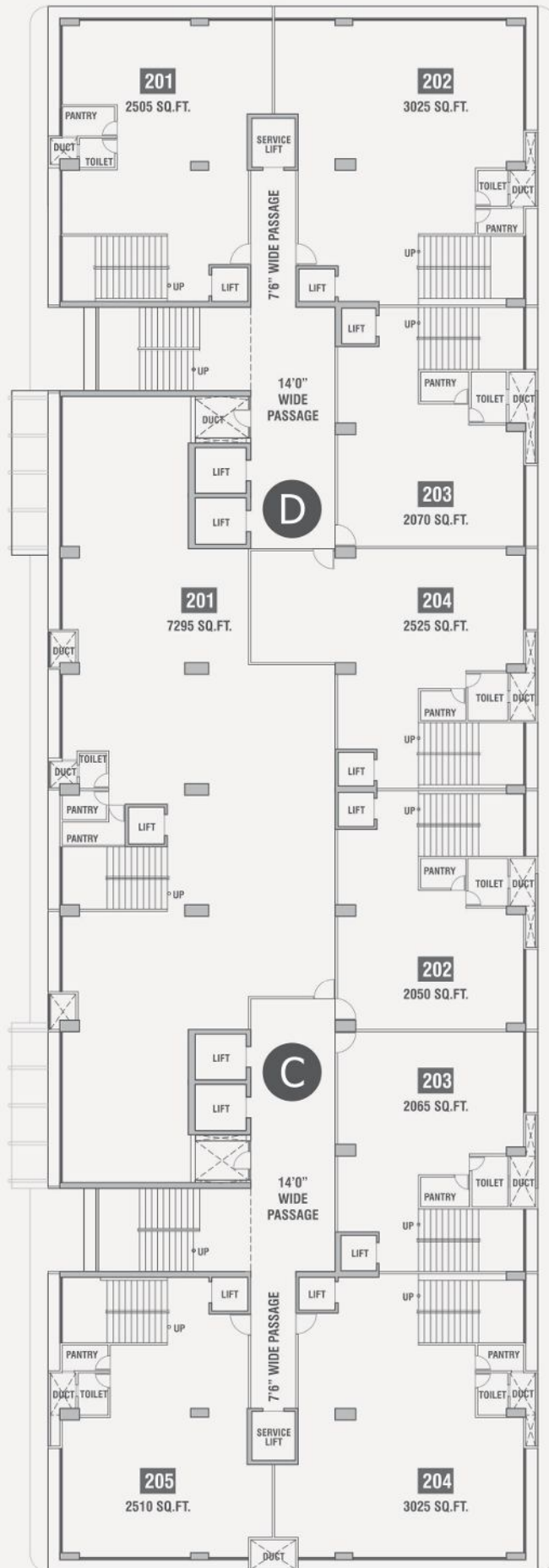


CORPORATE HOUSE
GROUND + TWO



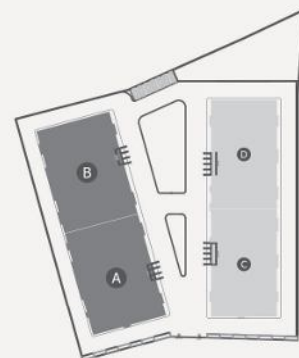
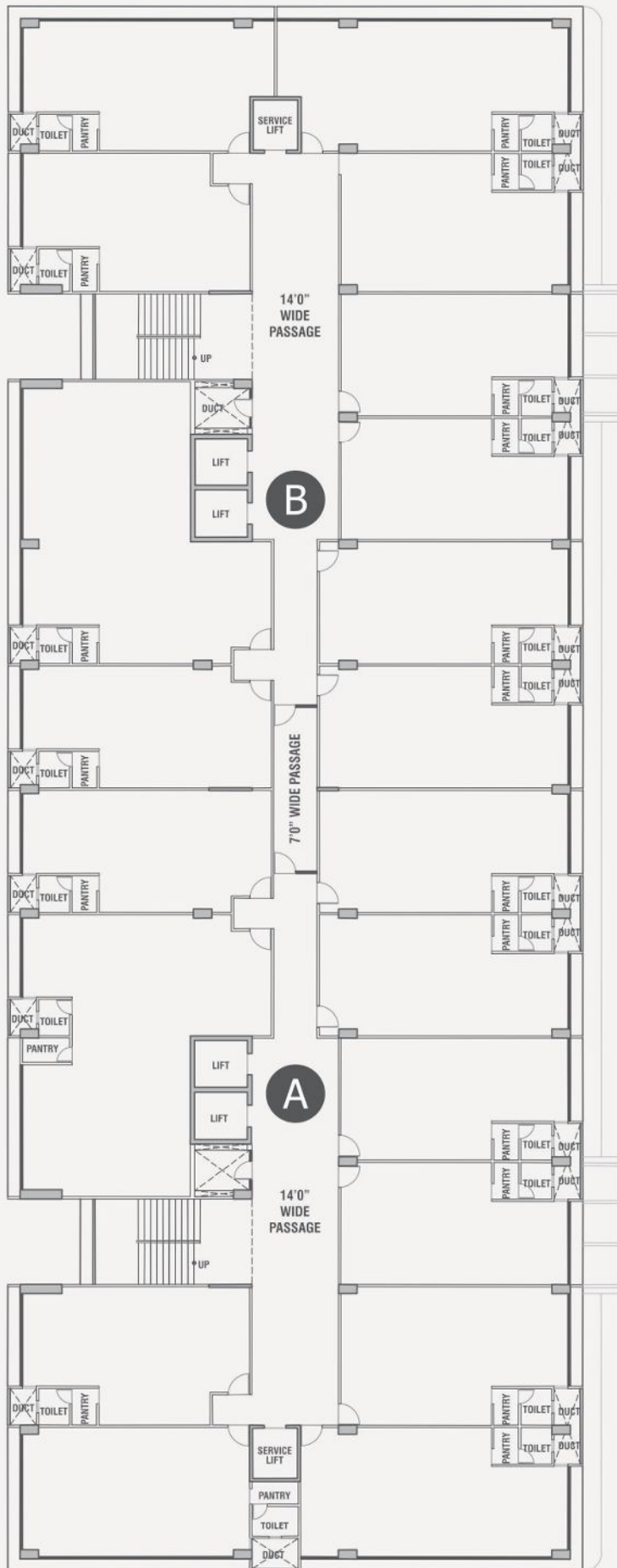
SECOND FLOOR PLAN
TOWER-1, BLOCK A & B

CORPORATE HOUSE
GROUND + TWO



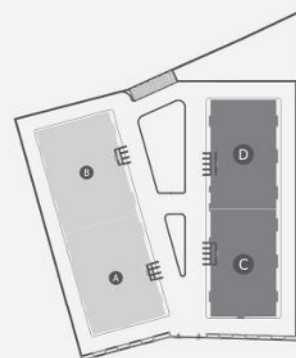
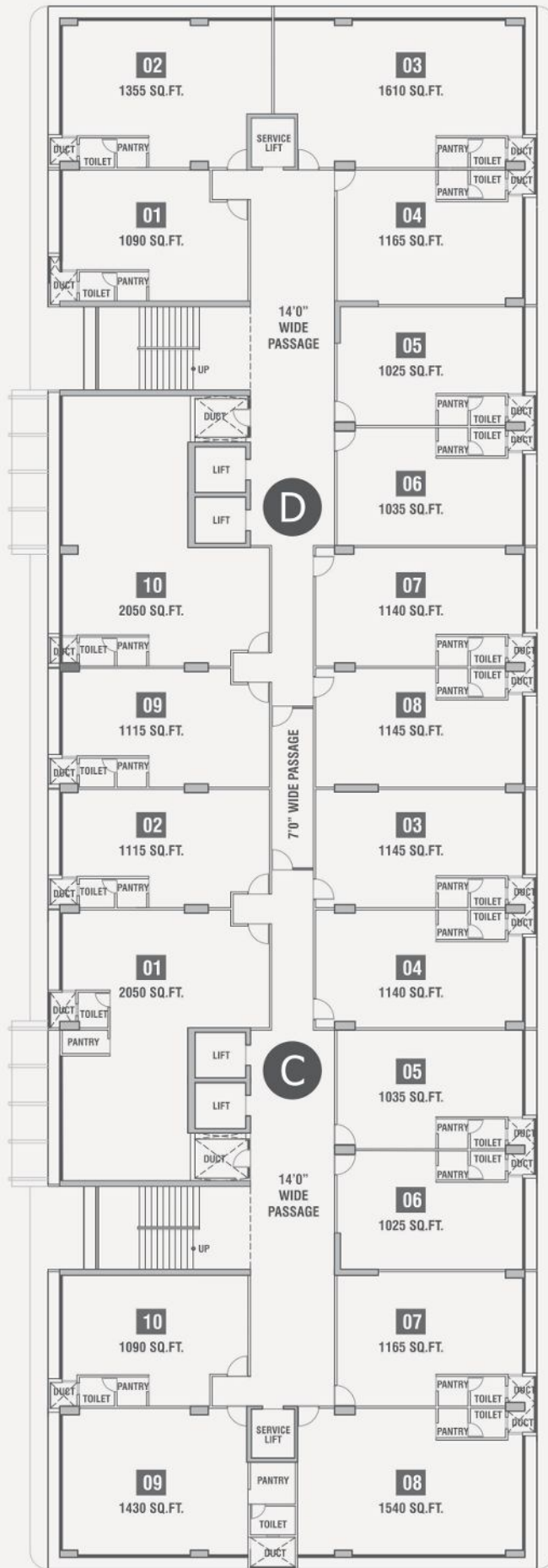
SECOND FLOOR PLAN
TOWER-2, BLOCK C & D

OFFICE MODULE
3RD TO 11TH FLOOR



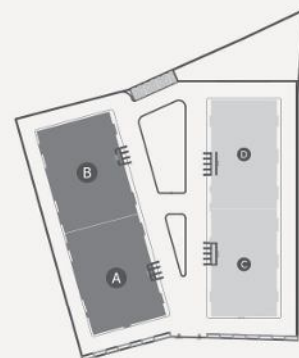
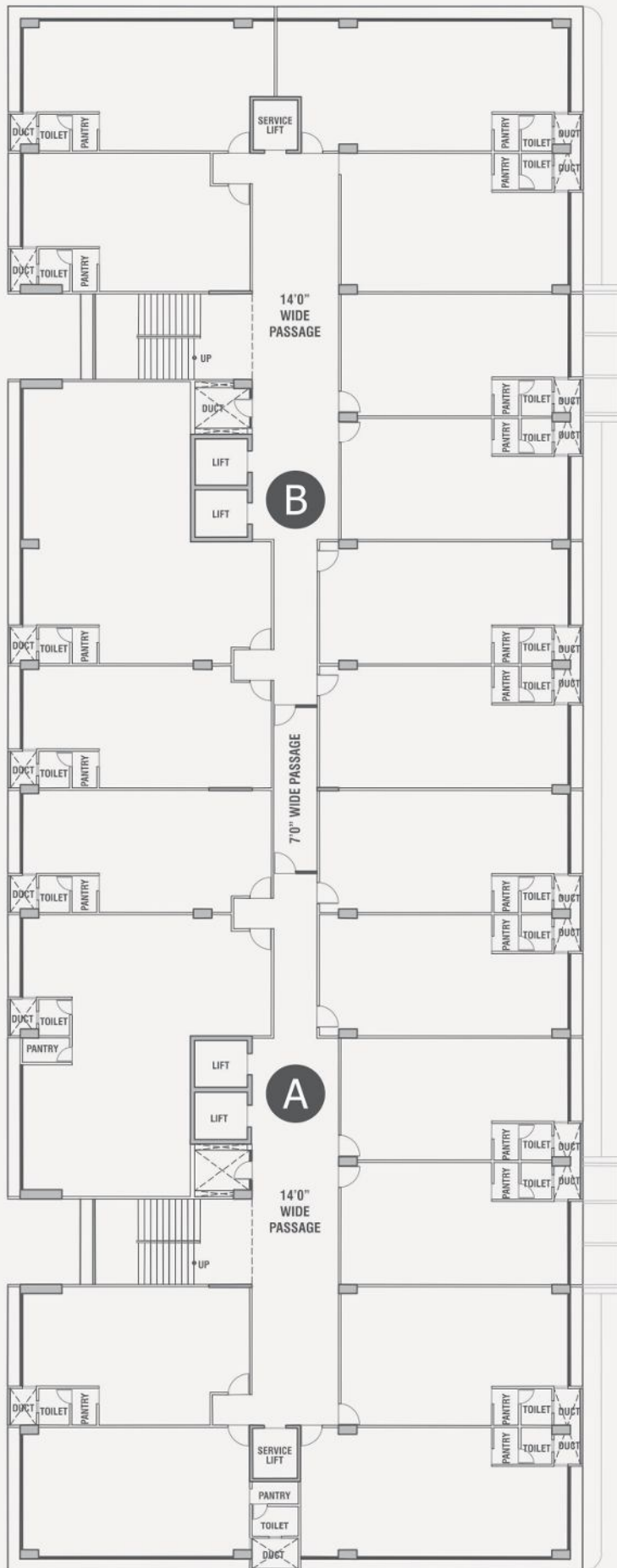
TYPICAL FLOOR PLAN
TOWER-1, BLOCK A & B

OFFICE MODULE
3RD TO 11TH FLOOR



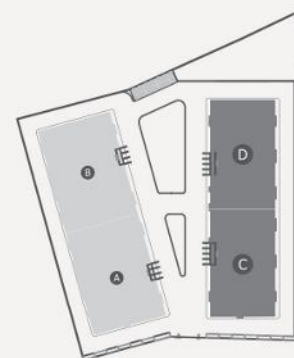
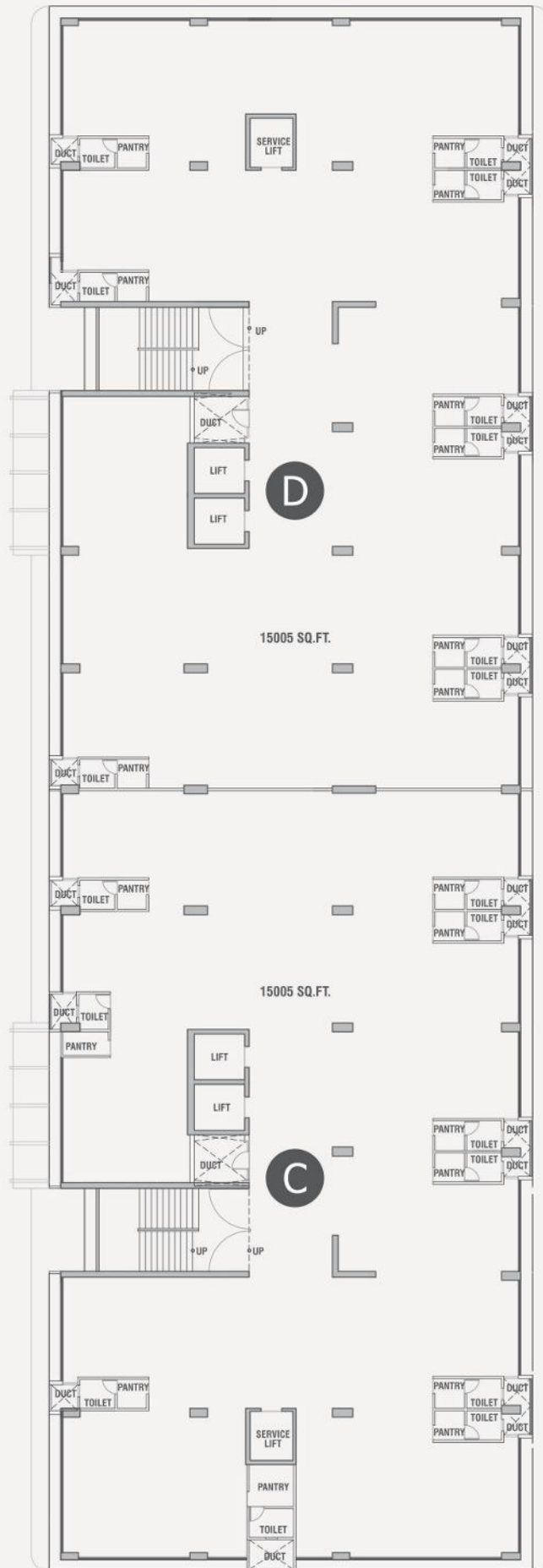
TYPICAL FLOOR PLAN
TOWER-2, BLOCK C & D

OFFICE MODULE
12TH TO 14TH FLOOR



TYPICAL FLOOR PLAN
TOWER-1, BLOCK A & B

OFFICE MODULE
12TH TO 14TH FLOOR



TYPICAL FLOOR PLAN
TOWER-2, BLOCK C & D

PROJECT ATTRIBUTES

PARKING FACILITIES

3 level basement parking facility with large and organised parking having an excellent *parking-match ratio*, thereby increasing the convenience for members and visitors.

- Three level basement
- Adequate visitor parking

CORPORATE HOUSE

Your corporate headquarter is the entity at the top of a company that takes full responsibility for the overall success and image of the company. The three floors provide flexibility for office design and space planning. Exclusive entrance lobby, private elevator and stairway enhance the ambience and experience of your corporate house with the option to add another floor in the future.

- Three floors of exclusive space
- Exclusive entry, elevator & stairway
- 8,000 to 15,000 SQ.FT.

OFFICE MODULE

The main purpose of an office environment is to support its occupants in performing their job. Office spaces small or large have been designed keeping in mind all your basic requirements. Emphasis on natural light and adequate ventilation is a conscious effort on our part in providing you a healthy work environment.

- 14 Ft. wide corridors
- Ample natural light & ventilation
- 1,000 to 30,000 SQ.FT.

ENTRANCE LOBBY

First impressions are an important part of human interaction that translates over into an office environment as well. As a result, the reception or lobby areas become an important element of an office building – allowing you to give employees and visitors a positive feeling along with a formidable impression as they enter.

- Designed to make a statement
- Double height foyer
- Exclusively selected & customised artworks

CONFERENCE FACILITIES

Small meetings can lead to big ideas when you bring people together at 'The First'. We aim to make everyone feel more than welcome with impeccable conference facilities designed especially for small groups. Our design team has ensured that every detail is the way you would want, to enable you to focus on making great things happen.

- Conference room
- Multi-media facilities
- Wi-fi enabled

CAFETERIA

The cafeteria is a great, central spot for a quick snack or satisfying meal with friends or a quiet moment with your book. Plenty of indoor & outdoor seating areas make it an ideal place for business meetings, networking and informal discussions. The café offers an eclectic mix of culinary delights, along with freshly brewed coffee and tea.

- Centrally Located
- Indoor & Outdoor Seating Areas
- Offers an eclectic mix of culinary delights

WELLNESS & FITNESS

After a long day at the office, a trip to the gym often doesn't have much appeal. But with millions of people spending half their waking hours at sedentary office jobs, skipping out on physical activity is hurting our overall health. If employees are too tired to head to the gym after spending most of the day at work, then why not bring the fitness centre to the office, we thought.

- State-of-the-art fitness equipment
- Fitness trainer
- Lockers

GALLERY SPACE

An alternative exhibition area within the campus other than your traditional commercial venue serves as a display, small gathering or performance space for use by an individual or group. This interactive space will initiate the process of building a positive long term association within the occupants.

- Multi-purpose space
- Display area

SAFE DEPOSIT VAULT

No need to leave your important documents or cash in the office anymore. The strong room facility at 'The First' not only ensures safety of your valuables but is a time saver as you don't have to commute to the bank on a daily basis.

- Strong room
- Lockers
- 24 hour security personnel

ELEVATORS

State-of-the-art elevators enable people to move smoothly, safely, comfortably and without waiting in queues saving precious time in an increasingly urbanizing environment.

- High speed passenger elevators
- Additional service elevators
- Capacity - 1360 Kg / elevator

SAFETY & SECURITY

Security within the premise is our utmost priority. Security personnel appointed by a reputed agency will be responsible for the safety and security of the premise during and after working hours. Additional systems like signage, cctv cameras, fire safety system and security alarms will ensure your peace of mind.

- 24 hour security
- Fire safety system
- Safety signages
- CCTV cameras & security alarm system

OTHER INFORMATION

PROJECT SPECIFICATION CHECK LIST

There are certain corporate values unique to Synthesis Spacelinks which as an organization make us do things differently; thereby making 'quality' an outcome of how we think. There is a certain process that goes on "behind-the-scenes" that enables us to produce and deliver a quality product that meets the eye.

DOORS & WINDOWS

- Flush door with wooden frame
- Aluminum windows with full glazing

SANITARY PROVISION

- Attached toilet as shown in plan
- 5" High Back-splash

WALL & CEILING FINISHES

- Whitewashed interior walls and ceiling

FLOORING

- Ceramic tiles

POWER ALLOCATION

- 25 KW to individual corporate house
- 5 KW to individual office module

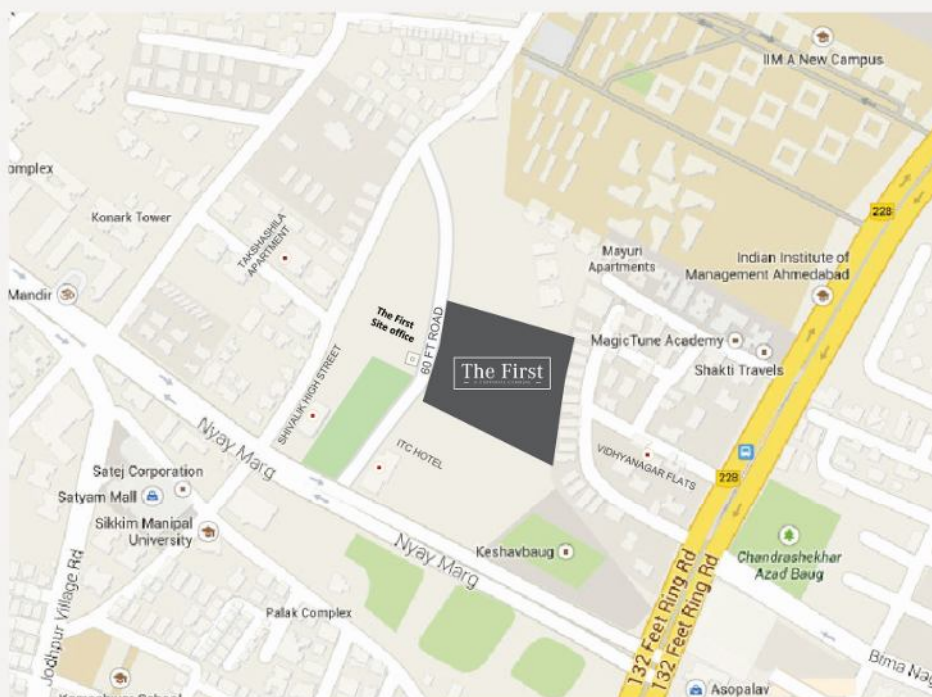
LOCATION

The location of your office plays an important role in the success of your business. 'The First' is ideally located for staff and clients to reach and easily find you. But if you're in the throes of setting up a new business or finding designers for your first office, it might not be the first thing on your mind. It's time to put location at the top of your to-do list.

- Centrally located
- Off 132' ring road
- 5 min walk to BRTS station
- In vicinity of hotels, restaurants & retail outlets
- Close to IIM, AMA & Banks
- Uninterrupted view of the cityscape

Proximity

3 kms	4 kms	6 kms	2 kms
Prahladnagar	Naranpura	Ashram Road	Satellite



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YOUR **FIRST** CHANCE

Make Our 'First' Your First Choice



THE OFFICE BUILDING IS THE MOST TANGIBLE
REFLECTION OF A PROFOUND CHANGE
IN EMPLOYMENT PATTERNS.

