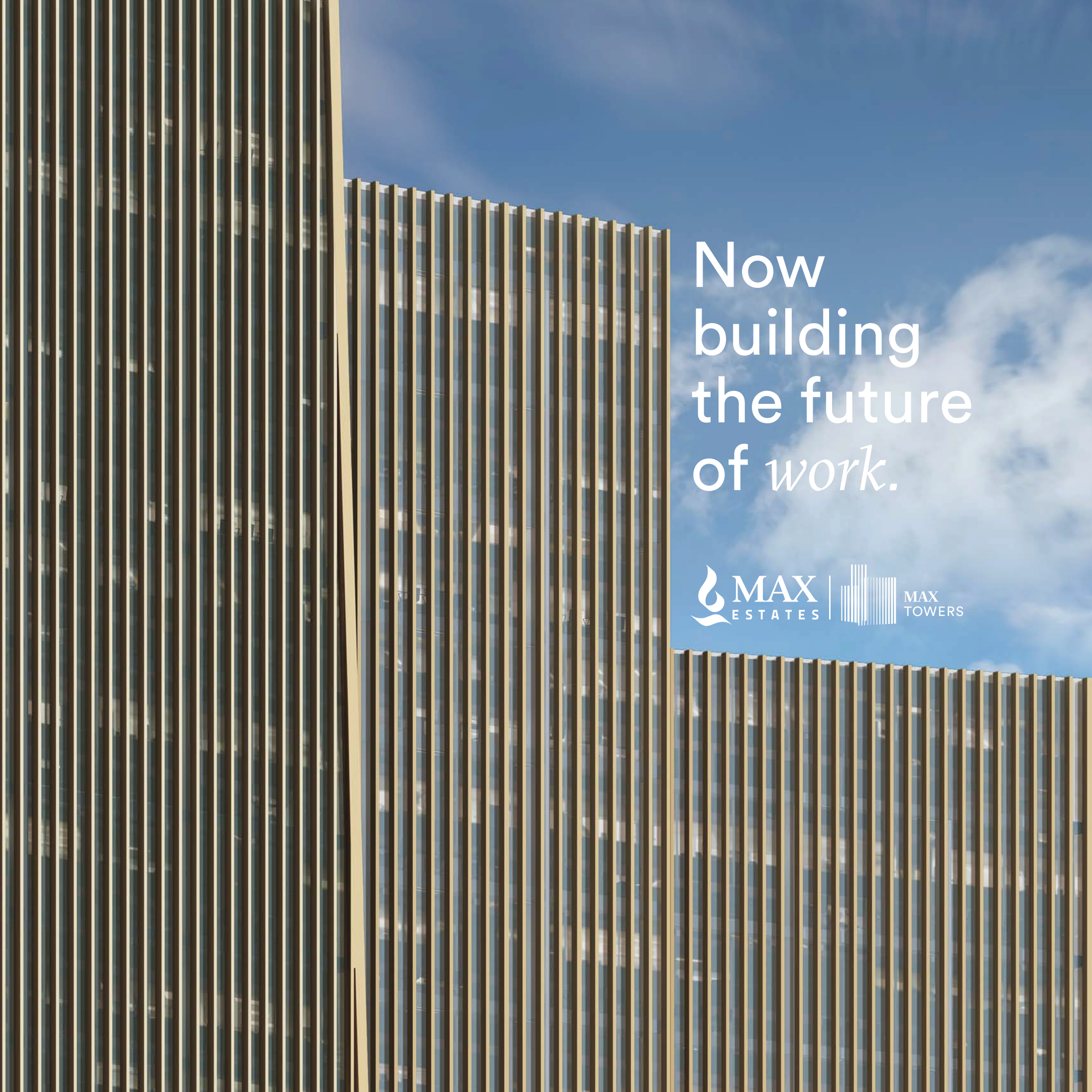




Now
building
the future
of *work*.





Max Towers at dusk
as seen from the plaza
inside Delhi One

“It’s not what went into a building,
it’s what’ll come out of it.”

— Jonathan Ive
Chief Design Officer, Apple

Corporate culture is evolving.



Growth of digital enterprise

Deliberate design of employee experiences

Emergence of network and team-based organisations

The future of work is increasingly moving away from the traditional workspace.

As organisations evolve rapidly, space efficiency and space agility is compromised. The current infrastructure is unable to fulfil the need for shared, communal and collaborative spaces. The importance of amenities and the role they play in designing employee experiences is growing, as 24x7 connectivity results in shrinking employee leisure time.

Static workspaces act as an anathema to inspiration and innovation. Learning is looked at as an off-site experience, rather than a continuous process influenced and reinforced by company culture through shared experiences.

Our intention with Max Towers is to blend thoughtful design and superior hospitality to create an environment, which integrates work and life, nurturing a more productive, healthier and happier community.



Max Towers is an attempt to provide you with

- an agile workplace that responds to work expansion and contraction with ease.
- collaborative spaces like co-working zones and a flexible multi-use dining area that allow you to retain your space efficiency.
- thoughtfully designed amenities and conveniences.
- a Culture and Learning Manager who curates experiences for occupants to reinforce the values of innovation, collaboration and inspiration, enabling on-site continuous learning around the workforce needs of today and tomorrow.
- designed experiences around sports, training, events and competition to promote wellbeing.
- sensible nutrition and facilities that promote physical and mental wellness.
- art and technological installations that provoke and inspire.

Work*Well*

If that sounds like a mantra, it's because it is one.

To us, it stands for a lifestyle where all the physical amenities of a modern workspace come together with human-centric design.

“Work” and “Life” have stopped being two distinct halves of our culture. Instead, all of our lives are informed by how we work and our work is informed by how we live.

Essentially, we envision Max Towers to be an environment built around enhancing and enriching your work and your life, allowing you to truly Work Well.

We view the workplace as
a strategic asset and a catalyst
for cultural change.

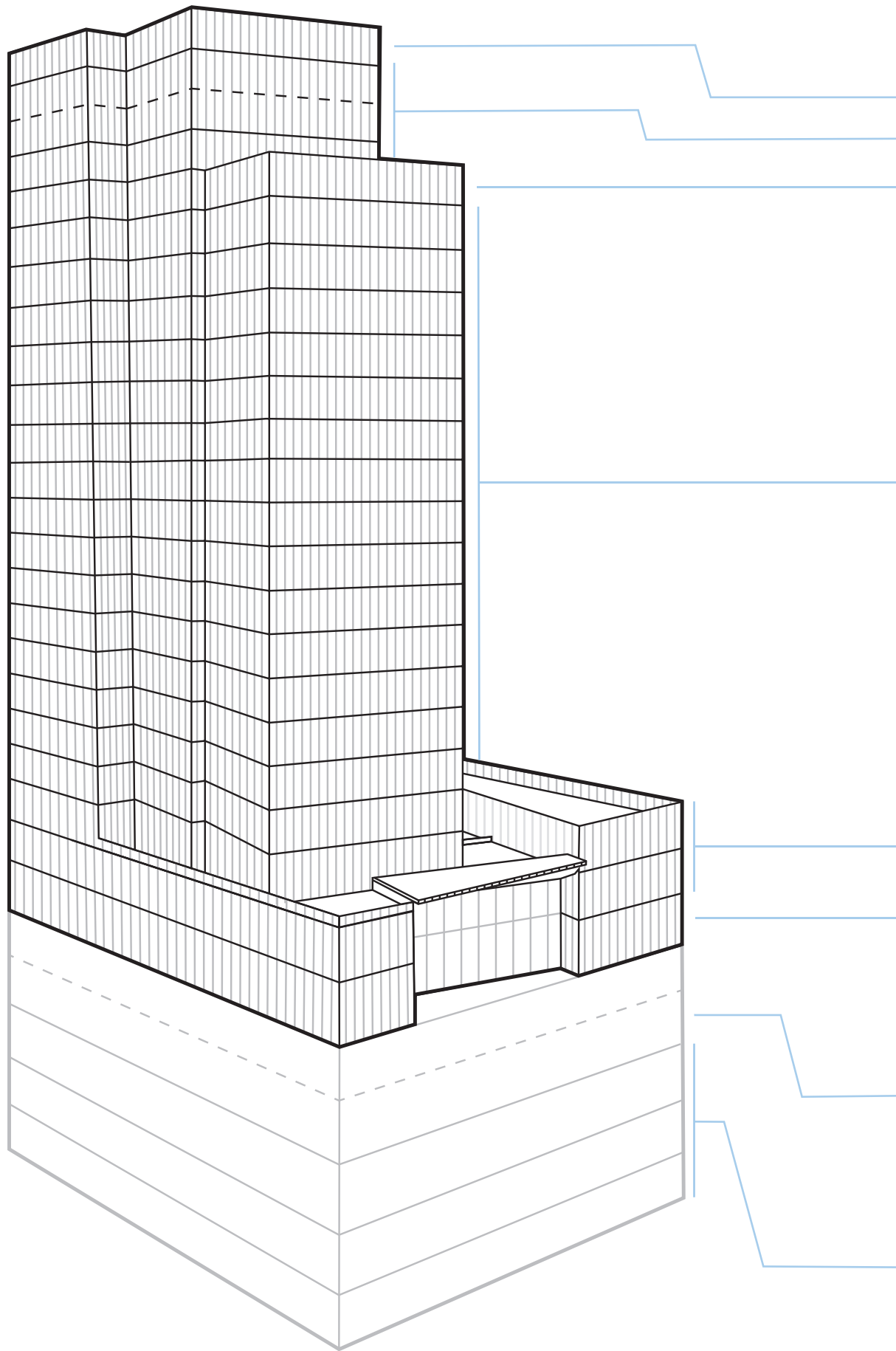
Max Towers is a next-generation office building: providing an on-demand, community-enabled, and experience-driven work environment.

Our goal is to enhance the quality of life of our occupants. Our intent is to eliminate the chores from the weekend, and facilitate getting them done during the weekday, whilst you're at work. Be it getting your car serviced and cleaned, or picking up your weekly groceries, or getting your hair and nails done — at Max Towers, we've got you covered.

We aim to build a community of like-minded individuals and companies, providing them with the best of health and wellness along with channels of relaxation and inspiration. At Max Towers, the perfect integration of work and life isn't just achievable, it's convenient.

Merging what your mind wants with what your heart desires.





Zoning

Level L21	Terrace
Levels L19-L20M	Tenant workspace
Level L18	Tenant workspace Terrace
Levels L4-L17	Tenant workspace
Levels L1-L2	The Box
Level G3	Entrance lobby The Box Café Auditorium Landscaped courtyard
Level G1	Fitness centre Swimming pool Sports zone Chiropractor and daycare Landscaped courtyard
Levels B1-B3	Parking

Fact sheet

Iconic presence	Premium office location
	Edge of South Delhi
	Panoramic view of Yamuna banks
	Corner site on a 60 m wide road
	Over 200 m frontage on the national highway
	Walking distance from metro station

Architects	Gensler, UK Principal Architect
	Esteva i Esteva Arquitectura, Spain Co-Principal Architect

Super built-up area	52,016 square metres (559,891 square feet)
---------------------	--

Number of floors	19 office floors
	4 amenity floors
	3 level basement car parking

Typical floor size	2,369 square metres (25,500 square feet)
--------------------	--

Efficiency	Floor efficiency @60%
	Optimum leasing depth allows employees even in the centre of the building to enjoy natural light and have a view of the outside
	Greater versatility in floor plan layouts

Sustainability	LEED Platinum
----------------	---------------

Parking	1:700 square feet
Earthquake resistance	Designed for Seismic Zone-V
HVAC system design parameters	23°C dry-bulb temperature ±1°C in offices
	30-60% relative humidity
	Chiller system delivering 6.2 co-efficient of performance (higher cooling per unit of energy)

Air treatment	Latest 3-tier treatment clean air technology on par with global standards
	CO ₂ sensors used to vary amount of ventilation air delivered to office spaces
	6 air handling units on each floor
	Treated fresh air provided to AHU
	Chiller system comprised of water-cooled chilling unit, with total installed capacity of 1200 TR

Power backup	100% power backup
--------------	-------------------

Ceiling height	4.3 m (floor-to-floor) Provision for raised flooring (150 mm)
----------------	--

Back-of-house facilities	Drivers' room and rest area
	Security screening area in building
	Dry and wet garbage sorting and storage

Façade features	Low-E, high performance glass with low reflectance
	Fully unitised aluminium curtain wall panels
	Solar heat gain coefficient of 0.25
	Glass units are insulated glass units, 30 mm thick consisting of an 8 mm thick clear heat-strengthened outer lite, 16 mm air space and a 6 mm thick clear fully-tempered inner lite with a Low-E coating

Common amenities	Landscaped courtyards
	130-seater auditorium
	Co-working space
	Multi-restaurant dining and lesiure hub
	Café
	Dining
	Fitness centre
	Swimming pool
	Daycare

Technology offering	Fibre-to-the-floor (FTTF) ready
	Digital information system at strategic locations
	Wireless presentation gateway enabled auditorium
	Web / app based management

Security	Multi-tier security
	CCTV and PTZ surveillance throughout common areas and basements
	Access card reader and security guard deployment
	Card-controlled flap barriers in entrance lobby to reduce potential for unauthorised persons to access elevators

Electrical	33 kV HT power from UPPCL to dedicated HT room on level G1
	LT panels and metre room located at level G1
	Two base building transformers, each of 2,000 kVA
	One electrical room allocated to each floor
	Three 1,010 kVA generators to meet base building requirements, with day tank capacity of 990 litres each

Water	35,000 litre overhead water tank at roof of building
	20,000 litre fire reserve tank at roof of building
	75,000 litre domestic raw water tank at level G1
	30,000 litre flushing water tank at level G1



At a glance

Located in Sector 16B, Noida, Max Towers commands direct access from the DND Flyway. Max Towers is walking distance from the metro station and minutes away from Delhi’s Central Business District.

Super built-up area	52,016 square metres (559,891 square feet)
Number of floors	19 office floors 4 amenity floors 3 level basement car parking
Floor-to-floor height	4.3 m minimum for all office floors
Typical office floor plate size	2,369 square metres (25,500 square feet)
Parking	1:700 square feet
Green rating	LEED Platinum

View of Max Towers from the DND Flyway

Design

Nothing about this environment or experience is accidental.

Our view of design goes beyond architectural flourishes.

Every design detail at Max Towers is as functional as it is aesthetically pleasing. The façade's unique vertical-fin shading system responds, through subtle gradation, to the region's climatic extremes and provides the inside with varying degrees of openness: more open for public uses and enclosed for private purposes. The façade modulates light, delivering it in peculiar and interesting compositions to every space while shielding them from the heat outside, lowering the overall costs of energy consumption for tenants.

Low-E, high performance glass with low reflectance

30 mm thick insulated glass units, consisting of

- 8 mm thick clear heat-strengthened outer lite
 - 16 mm air space
 - 6 mm thick clear fully-tempered inner lite with a Low-E coating
-

Solar heat gain coefficient of 0.25

Cuts visible light transmission by 34%





Materials

The materials used to build each space have been carefully chosen to maintain a sense of luxury while maintaining our high sustainability design standards.

- ① A veneer ceiling in the entrance lobby exudes a sense of welcome
- ② Columns clad in leather-finish Italian marble
- ③ Honed Portuguese limestone flooring
- ④ Hardwood flooring at the lounge, as warm and dark as your morning coffee
- ⑤ Plants and nature, wherever you look

Entrance lobby of Max Towers