



EMAAR MGF-BIOSPHERE  
**CAPITAL  
TOWERS**  
AT DOWNTOWN



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The philosophy behind the identity of Capital Towers is reflective of the inherent characteristics of the millennium city of Gurgaon itself. As the logo emblem would suggest, the plethora of graphic crystalline forms and colours merging together to form a unique new world within the world is a reflection of the many cultures coming together to form a vibrant, progressive community.





NEXT TO SOUTH DELHI,  
AT THE GATEWAY  
OF GURGAON, AND  
WITHIN THE HEART  
OF EVERYTHING

Strategically located at the gateway of Gurgaon, Capital Towers are an approximate 20-minute drive away from New Delhi's Indira Gandhi International Airport. Also, what makes it Gurgaon's most desirable address is its close proximity to thriving business hubs, hotels and the surrounding catchment areas.





# LOCATION MAP

Next to South Delhi at the Gateway of Gurgaon

A mere 20 minutes (approximate) away from Delhi IGI Airport

Next to Guru Dronacharya Metro station, Hotels & Global Business Park

Close to Shopping Malls on the main MG Road

In close vicinity of Cyber City, Golf Course Road and Delhi-Gurgaon Expressway (NH8)

- DELHI-GURGAON EXPRESSWAY (NH8)
- MEHRAULI GURGAON ROAD (MG ROAD)
- AIRPORT
- METRO STATION
- HOTEL





## FORM MEETS FUNCTION MEETS STYLE

Capital Towers are spread over two towers of G+12 & G+11 respectively, with flexible space configurations, epitomise a unique mix of function, form and style, inspired by the very best of international architectural designs. The crystal-inspired architecture gives a unique identity to the form, with the mass appearing to come to a single point like a massive crystal in perfect balance on the ground. The faceted glass skin reflects different hues in the sky, adding a sparkle to Gurgaon's skyline. Designed by award winning architects, the buildings feature an impressive entrance and contemporary styling to the exterior, including attractive cladding and sunshade louvers.





THE CAPITAL  
FOR WORLD-CLASS  
BUSINESSES  
FROM THE FAR  
CORNERS OF  
THE GLOBE

Capital Tower 1 - the bustling business domain that serves as the ideal strategic choice for business or retail headquarters, be it with a regional, national or global focus. Setting new benchmarks for excellence in design, quality, facilities and operational management. It will be a hub for all that has come to symbolise power and prestige in the world of business and retail with world-class offices, a Ground Floor retail and recreational paradise.





CAPITAL TOWER 1.  
BUSINESS  
MEETS PLEASURE.





# THE OFFICES

Designed to meet the most stringent demands of business in a globalised world, the offices at Capital Towers provide an environment built to nurture excellence and productivity. The offices offer world-class plug & play technology support and state-of-the-art facilities that any blue-chip business would expect to find. The entire complex boasts of international quality specifications and craftsmanship and maximum utilisation of every square foot of space.



## SALIENT FEATURES

State-of-the-art iconic forms with a distinct skyline visible from surrounding boulevards

Unique architectural character with the combination of glass curtain walls, stone cladding, and metal finishes

Large and efficient open space plans with centrally located core

Dedicated lift lobbies for passengers and services  
Integrated Green Building Standards with High Performance Glazing and Environmental Control Systems

Fully integrated Fire / Life safety with refuge areas and communication & control room

Integrated Landscape design with formal entry drop-off area

# RETAIL AND RECREATION



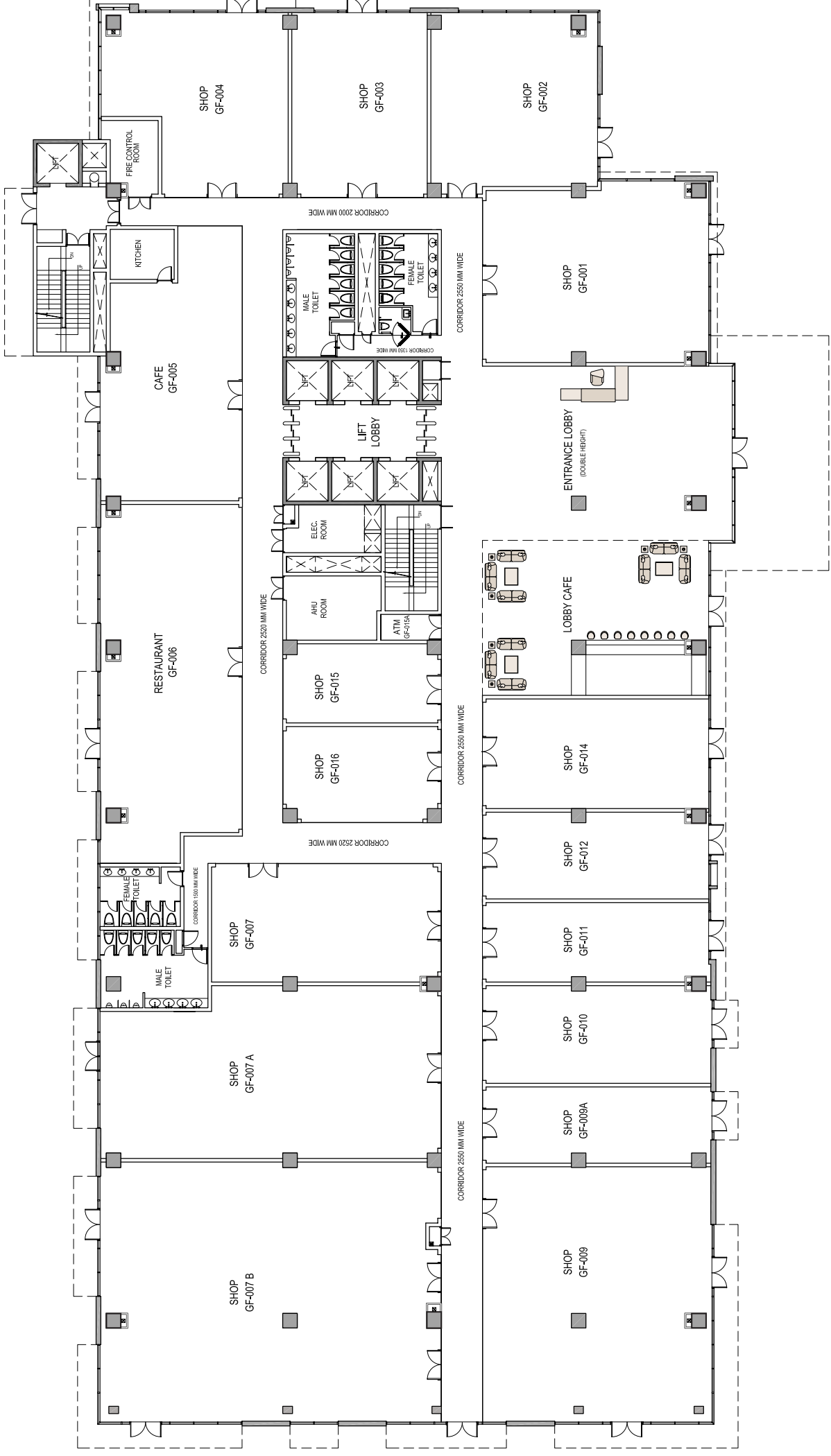
## AMENITIES

Convenience Retail  
Concierge Services Desk  
Wi-Fi Connectivity  
Restaurant & Cafés  
Central Loading & Delivery Area  
Mail Room & Central Refuge

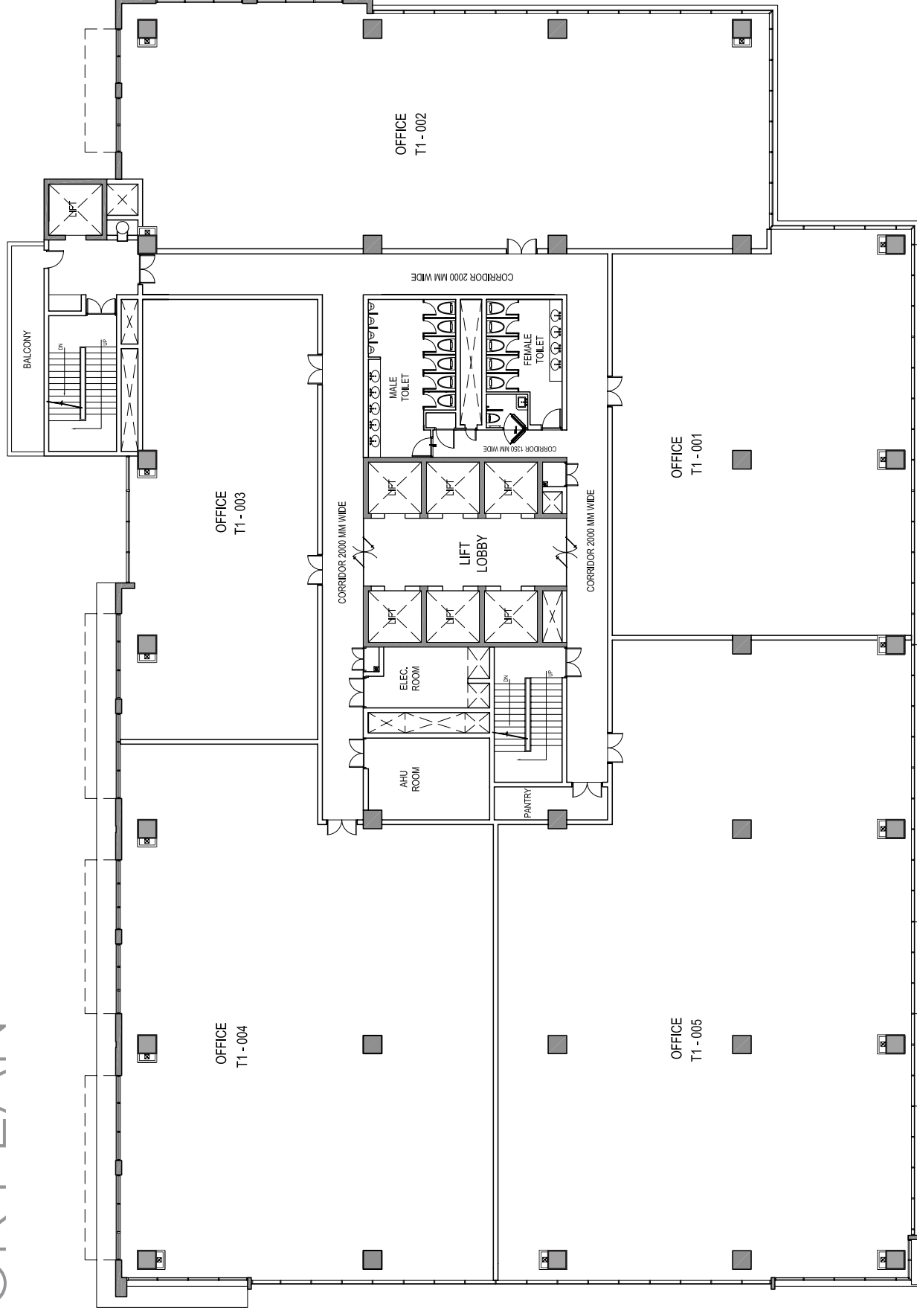




# GROUND FLOOR

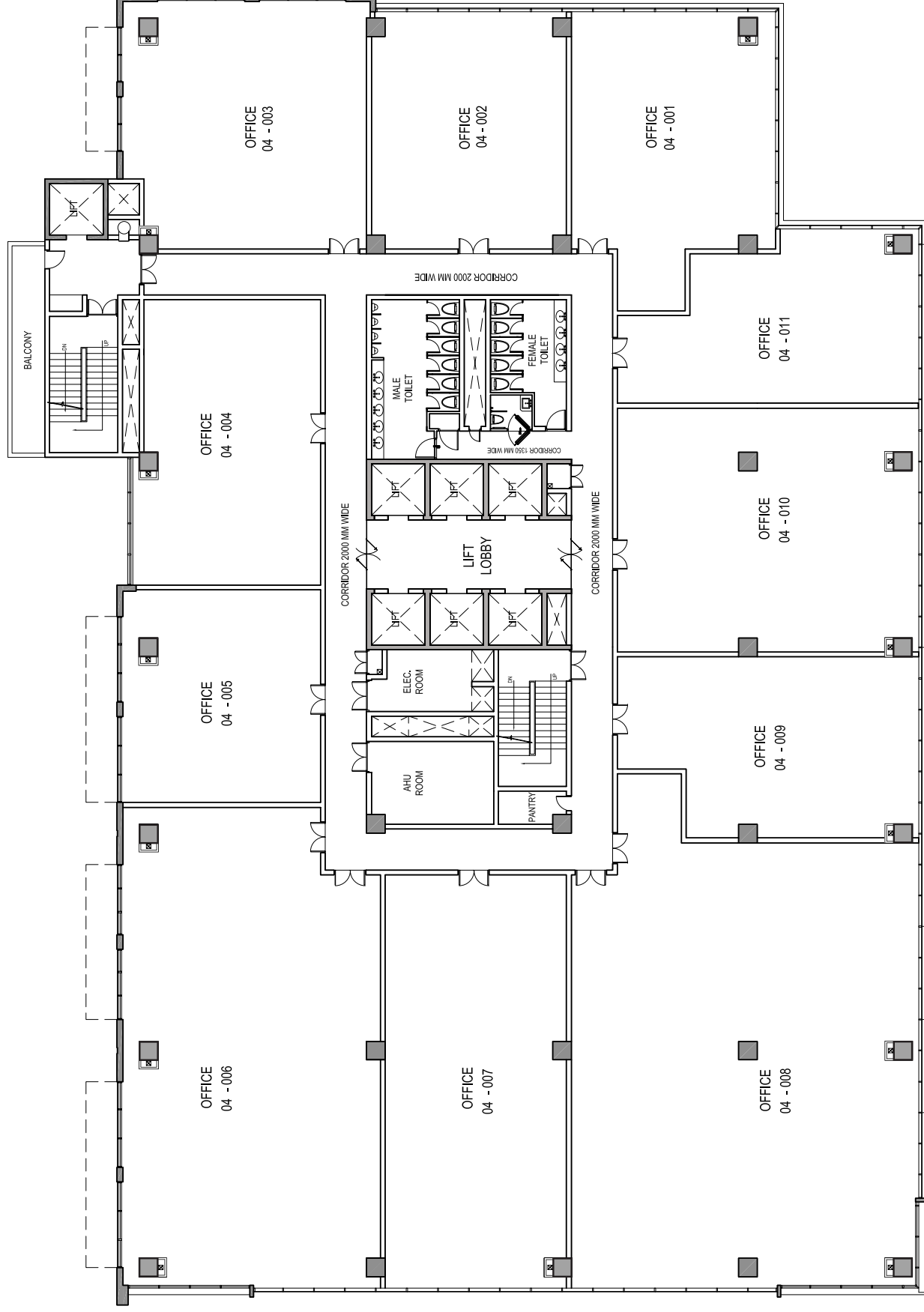


# TYPICAL FLOOR PLAN

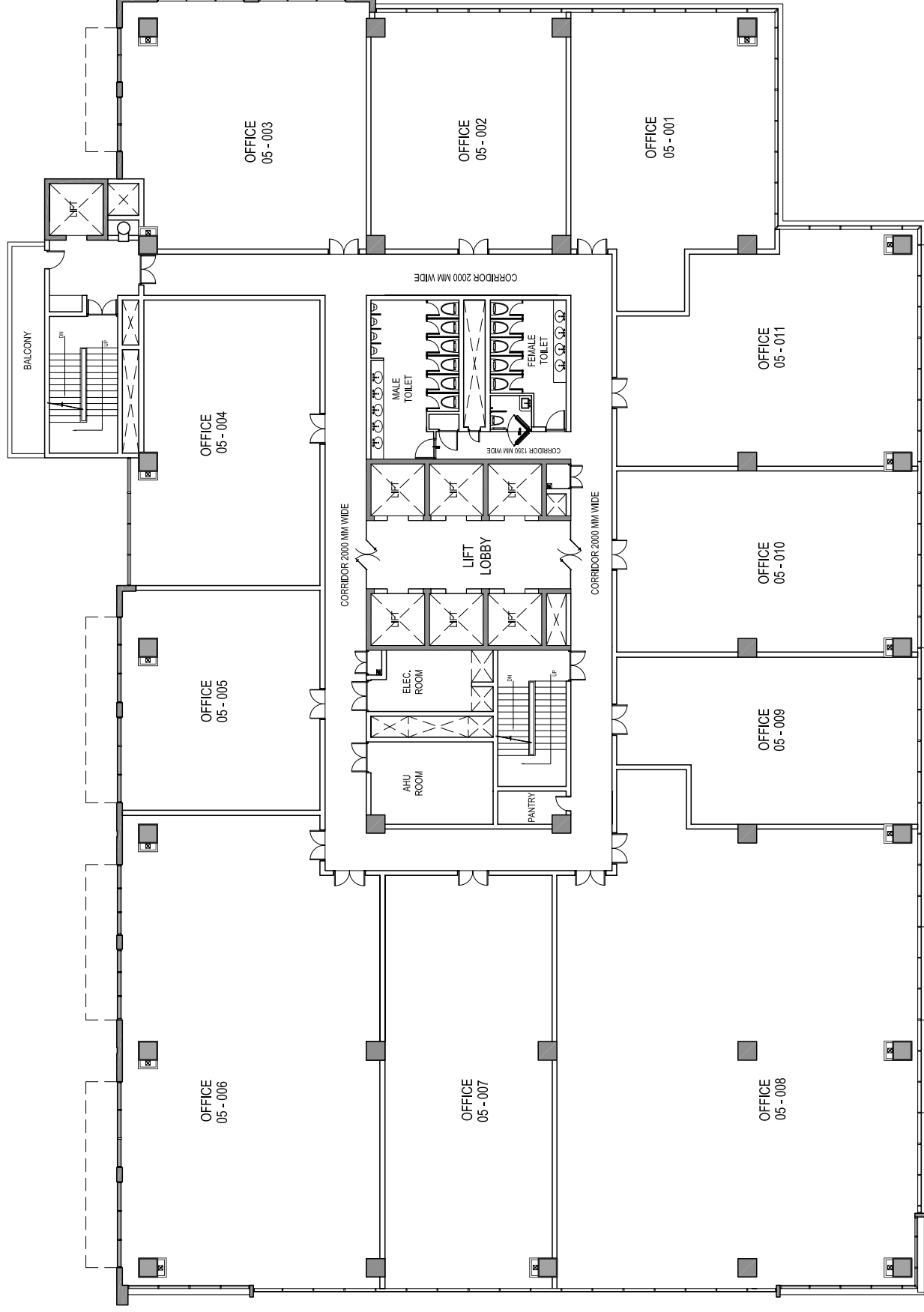




# FOURTH FLOOR PLAN

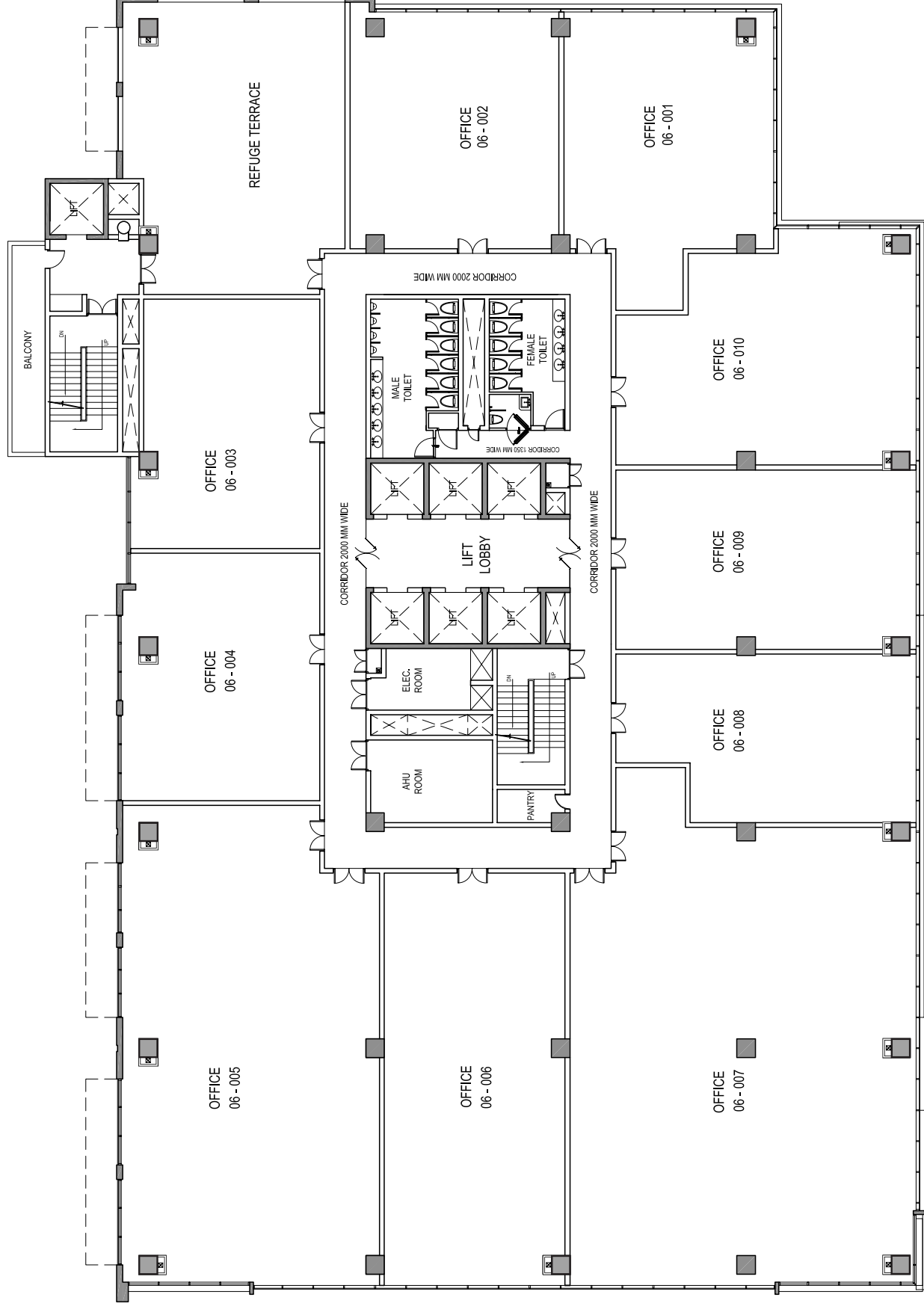


# FIFTH FLOOR PLAN

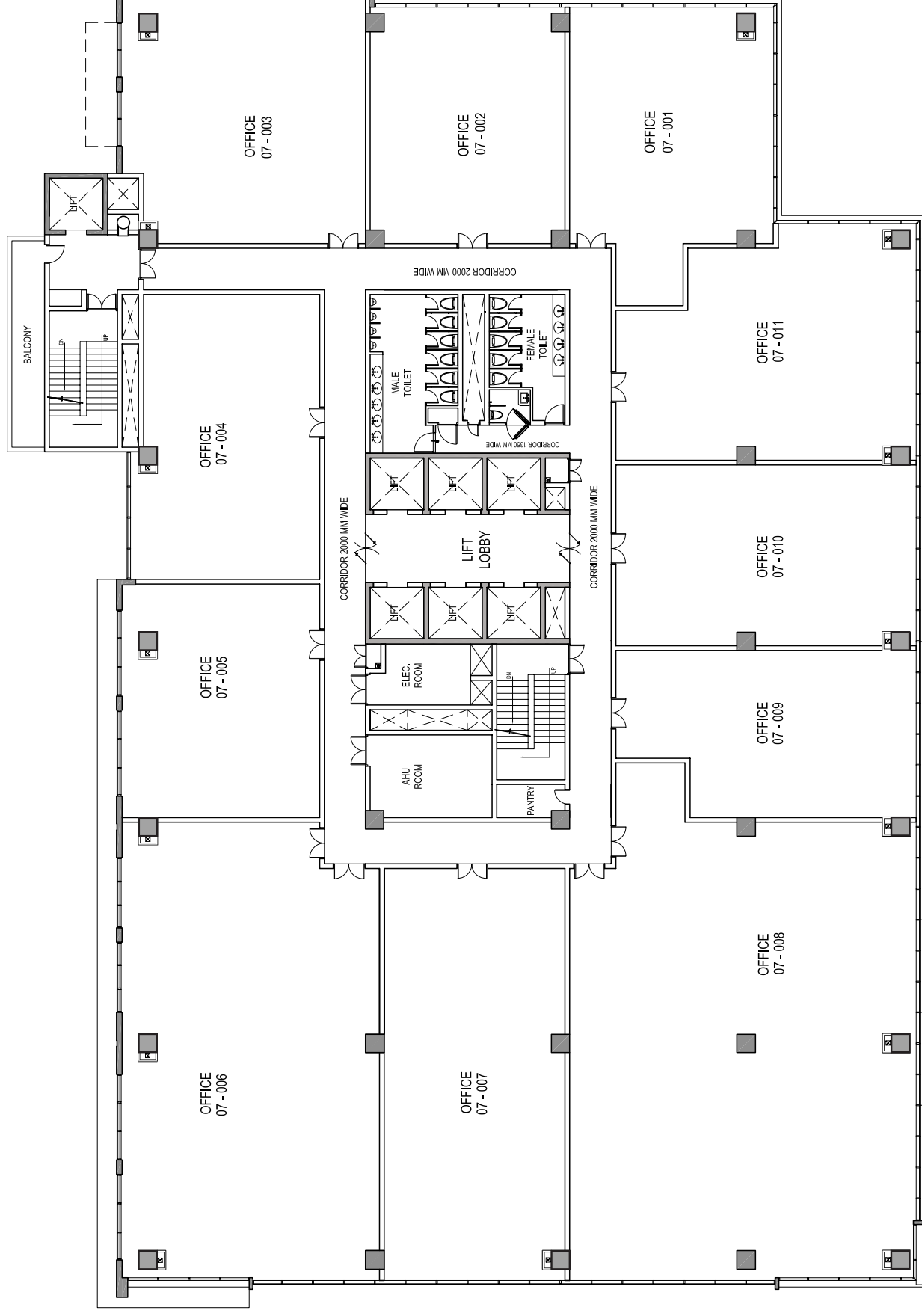




# SIXTH FLOOR PLAN



# SEVENTH FLOOR PLAN





# TOWER 1 SPECIFICATIONS



## STRUCTURE

STRUCTURE	RCC beam slab and flat slab with column structure & brick/concrete block partitions to maximize clear spans
ELEVATORS	6 passenger elevators with 1 separate service elevator provided
FLOOR TO FLOOR HEIGHT	TOWER 1 Retail Floors 4.2 M Office Floors 3.6 M

## PARKING

TOWER 1	2-level basement for parking + surface parking
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## SECURITY

BMS AND CONTROLS	System monitoring the principal operations of the building. Control system fully integrated with the security, fire alarm and lift control systems
TELEPHONE INCOMER	Cabling from junction box to tag blocks at each floor

## LIFE SAFETY

WET RISER/HOSE REELS	Located near each staircase
SPRINKLERS	Sprinklers have been provided as per norms up to primary point and provision for secondary distribution made in the system
FIRE HYDRANTS	Provided as per norms
HAND-HELD EXTINGUISHERS	Provided as required in landlord's areas
FIRE ALARM & DETECTION SYSTEM	Addressable fire alarm & detection system has been provided with the help of local and repeater panel at security room

## PLUMBING FIXTURES

CORE TOILETS	High quality imported chinaware and CP fittings (ROCA/Kohler/Duravit or equivalent makes) Single lever with sensors
DRIVER'S TOILET	Indian chinaware and CP fittings

## HVAC

HVAC SYSTEM	Centralized Air Conditioning (Chiller system) with separate AHUs for each floor for common areas of Voltas/Bluestar or equivalent makes Hot & cold option
VENTILATION AND EXHAUST	Provided for toilets, cores and basements. Separate ventilation for DG Basement Ventilation/Smoke Extract & Pressurization System provided

## DG

DIESEL GENERATORS	100% fully automatic back-up provided for lighting, power and AC with DG sets of Cummins or equivalent make
FEATURES	Synchronization of DG/Automatic voltage regulator, PLC base auto starting, and auto-load balancing AMP panel system provided

## ELECTRICAL

ELECTRICAL RISERS	Provided
DISTRIBUTION	Panel, feeders, splitters, distribution boards serving tenants from load side provided  All wiring till entry to tenant's premises
METERING	Meter/sub-meter for common loads and tenant loads, provided
LIGHTNING PROTECTION & EARTHING PITS	Advanced lightning Protection System based on early streamer technology/Maintenance free earthing pit provided
EMERGENCY LIGHTING	Emergency light fixtures (connected to landlord's UPS) provided on escape routes and at all means of egress
SWITCHES/WIRING/CONDUIT	FRLS Wire/Modular Switches & ISI marked fixtures/PVC Conduit of ISI quality provided

## SIGNAGE

EXTERNAL SIGNAGE	Project signage, advertising signs, banners, tenant signage
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## COMMUNICATION

SATELLITE CONNECTION	Spatial and structural provision for installing satellite dish on roof
	Spatial provision for cables from dish to tenant's area
VOICE AND DATA RISERS	Risers and cable trays provided

## LANDSCAPE

ROADWAYS & SURFACE PARKING	Concrete and interlocked precast pavers/stone cobbles/flamed granite
PEDESTRIAN & ROADWAY LIGHTING	Pole and Bollard Mounted Fixtures
BUILDING FACADE & LIGHTING	Feature lighting of facade with fixtures concealed within landscaped areas
SITE LANDSCAPE	Landscaped garden with decorative features as per design.

## EXTERNAL FINISHES

WALLS/DADO	Granite/Italian Marble cladding Stone/glass/granite/paint S.S. Railing with tempered Glass
DOORS	Entry Door: Clear Glass tempered (Dorma or Equivalent)  Service & Exit Doors: Fire Door as per norms Shops/Offices Door: Aluminium glazed door
WINDOWS	Glass (Vision/Granulated/Fritted) blue green, tempered, toughened glass-structural/spider web/curtain glazing
	Structural glazing (Double glazing) wherever required as per design
	Office entry canopies.

## COMMON AREAS

	LED lighting in Common/Public areas.
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## INTERNAL FINISHES

LOCATION	FLOORING	WALLS/DADO	DOORS	WINDOWS	CEILING
<b>ATRIUM/OFFICE LOBBY</b>	Italian Marble/Granite or equivalent flooring	A combination of Imported Italian marble & Alucobond Railing in Atrium to be done in tempered Glass & Stainless Steel	<b>MAIN ENTRANCE</b> Pivoted glass doors with patch fittings, hardware (Dorma or equivalent make)	Anodized/Powder Coated Aluminium window frames	Spiderweb Fittings/truss with tempered glass & Dampalon/GE Polycarbonate Sheets or equivalent make.
<b>CORRIDORS/COMMON AREAS</b>	Italian Marble/Higher	Italian Marble/Higher & Painted Gyp Board	Glazed door & Fire doors as per norms	Anodized/Powder Coated Aluminium window frames (Signum/Navair or equivalent make)	POP/Painted Gyp Board False ceiling
<b>ANCHOR</b>		Cement Plaster	<b>MAIN ENTRANCE</b> Pivoted glass doors on patch fittings  <b>STAIRCASE &amp; SERVICE AREAS</b> Fire Door/Steel Doors  <b>TOILETS</b> Laminated Flush Door (Greenlam or equivalent)	Anodized/Powder Coated Aluminium window frames	
<b>SHOPS/ OFFICES/ RESTAURANTS</b>		Cement Plaster		Anodized/Powder Coated Aluminium window frames	
<b>TOILETS</b>	Imported Italian Marble flooring & Counter top	Imported Italian marble up to 7 ft height & POP punning with paint	<b>MAIN ENTRANCE</b> Laminated Flush Door  <b>INTERNAL</b> Pre Fabricated cubicles (marine wooden laminated partition or equivalent) S.S./Glass Urinal Partition	Anodized/Powder Coated Aluminium window frames	POP/Painted Gyp Board False ceiling
<b>STAIRCASES</b>	Imported Italian Marble flooring	Texture paint & S.S. Railing	Fire Doors	Anodized/Powder Coated Aluminium window frames	Texture Paint
<b>LIFT LOBBIES</b>	Imported Italian Marble	Imported Italian marble & Smooth medium base Paint	Anodized/Powder Coated aluminium frames/Patch fitting glazed Door	Anodized/Powder Coated Aluminium window frames	POP/Painted Gyp Board False ceiling
<b>LIFTS</b> (10-13 Passenger/Service Lift-as per norms.)  Otis/Mitsubishi or equivalent make.	Imported Italian Marble	S.S. Cladding	S.S. Doors		S.S. paneling
<b>BASEMENT</b>	Trimex flooring	Plastered & painted walls	Fire Door as per norms		Painted ceiling

## APPOINTED CONTRACTOR



# EMAAR ARCHITECTS OF THE WORLD

Emaar Properties PJSC is a global provider of premier lifestyles. A Dubai-based Public Joint Stock Company, it has been shaping landscape and lives in the Emirates since its inception in 1997. With six business segments and more than 60 active companies, Emaar has a collective presence in several markets spanning the Middle East, North Africa, Pan-Asia, Europe and North America. Some iconic projects include Burj Khalifa, Dubai Mall, Marina and the King Abdullah Economic City.





# EMAAR MGF, CREATING NEW INDIA

With a pan-India presence across the Residential, Commercial & Retail and Hospitality sectors, we are not just helping build communities, but delivering unique master-planned lifestyle options to choose from.



## THE PALM SPRINGS

Distinct in theme and set among small clusters within wide, landscaped gardens, The Palm Springs presents a harmonious blend of lifestyle options - from low rise luxury villas to spacious apartment towers - in the heart of Gurgaon.

## ESPLANADE

A Well-planned integrated community and one of the largest housing developments in Chennai, Esplanade comprises of upscale, well-appointed apartments.



## COMMONWEALTH GAMES VILLAGE

Delhi's only purpose-built, self-contained premium residential community is located next to the Akshardham Temple. Developed under a project development agreement with the DDA, it is a community where global living has been inspired by an international event, the Commonwealth Games 2010.

## JAIPUR GREENS



## OTHER ONGOING PROJECTS

## PALM HILLS



## MARBELLA



COMMERCE PARK



EMERALD PLAZA

THE PALM SPRINGS PLAZA



DIGITAL GREENS



Our ongoing projects include:  
Gurgaon: The Palm Drive, Emerald Hills, Emerald Floors, Emerald Floors Select, Emerald Floors Premier, Palm Terraces Select, Marbella, Palm Hills, Palm Gardens, Gurgaon Greens and Imperial Gardens.  
Punjab: Mohali Hills in Mohali, and communities across Jaipur, Indore, Lucknow, Chennai and Hyderabad.



THE PALM SQUARE



