

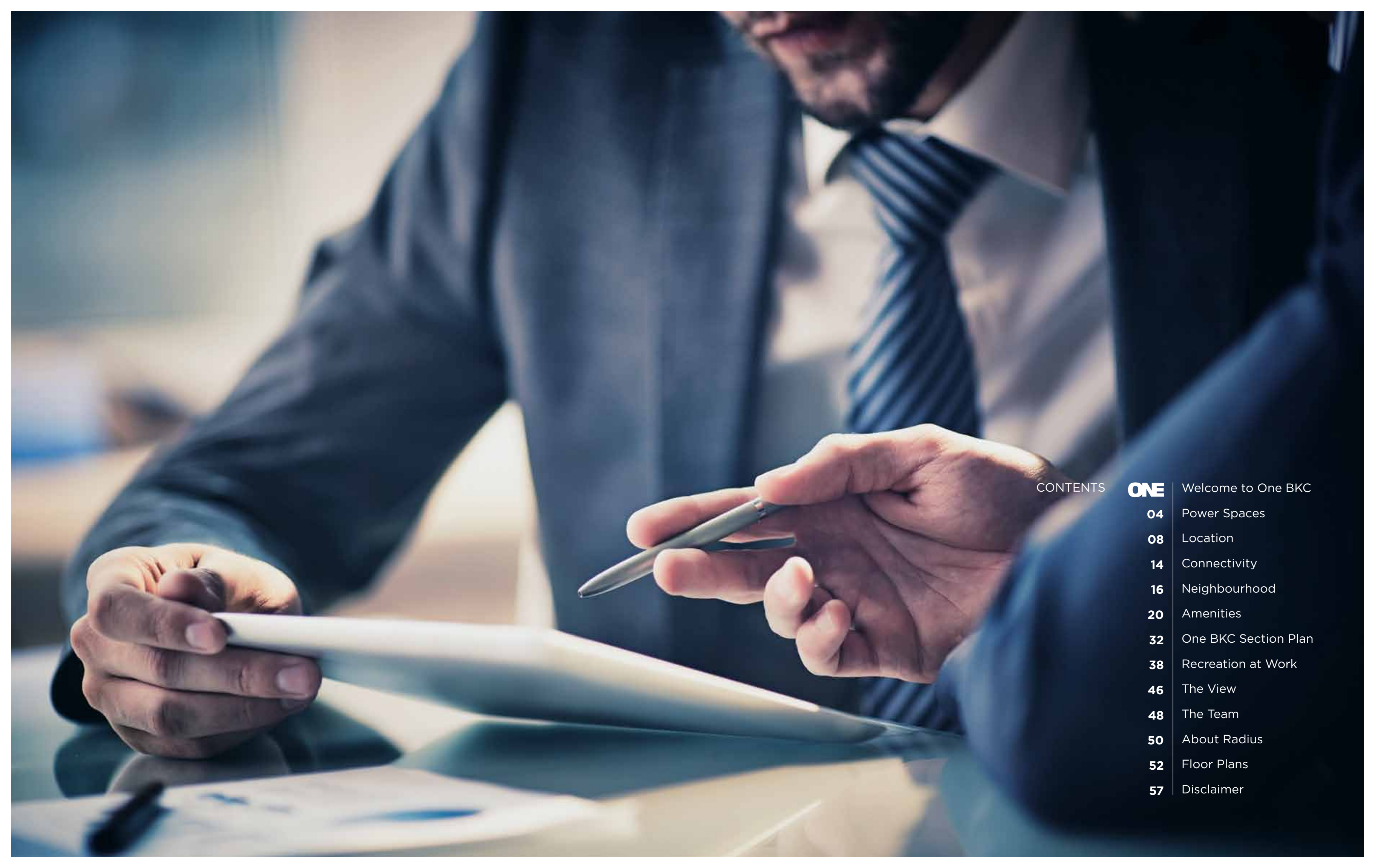
ONEBKOC

IT'S A BENCHMARK IN
COMMERCIAL EXCELLENCE



RADIUS
A SANJAY CHHABRIA VENTURE

— An Associate of The Wadhwa Group —



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**POWER IS WHEN
YOUR POTENTIAL
IS A BENCHMARK.**

Much of your work depends on your workspace. A robust and inspiring environment is quintessential for enhanced productivity. It's time to empower your workspace; it's time to move into a "Power Space".

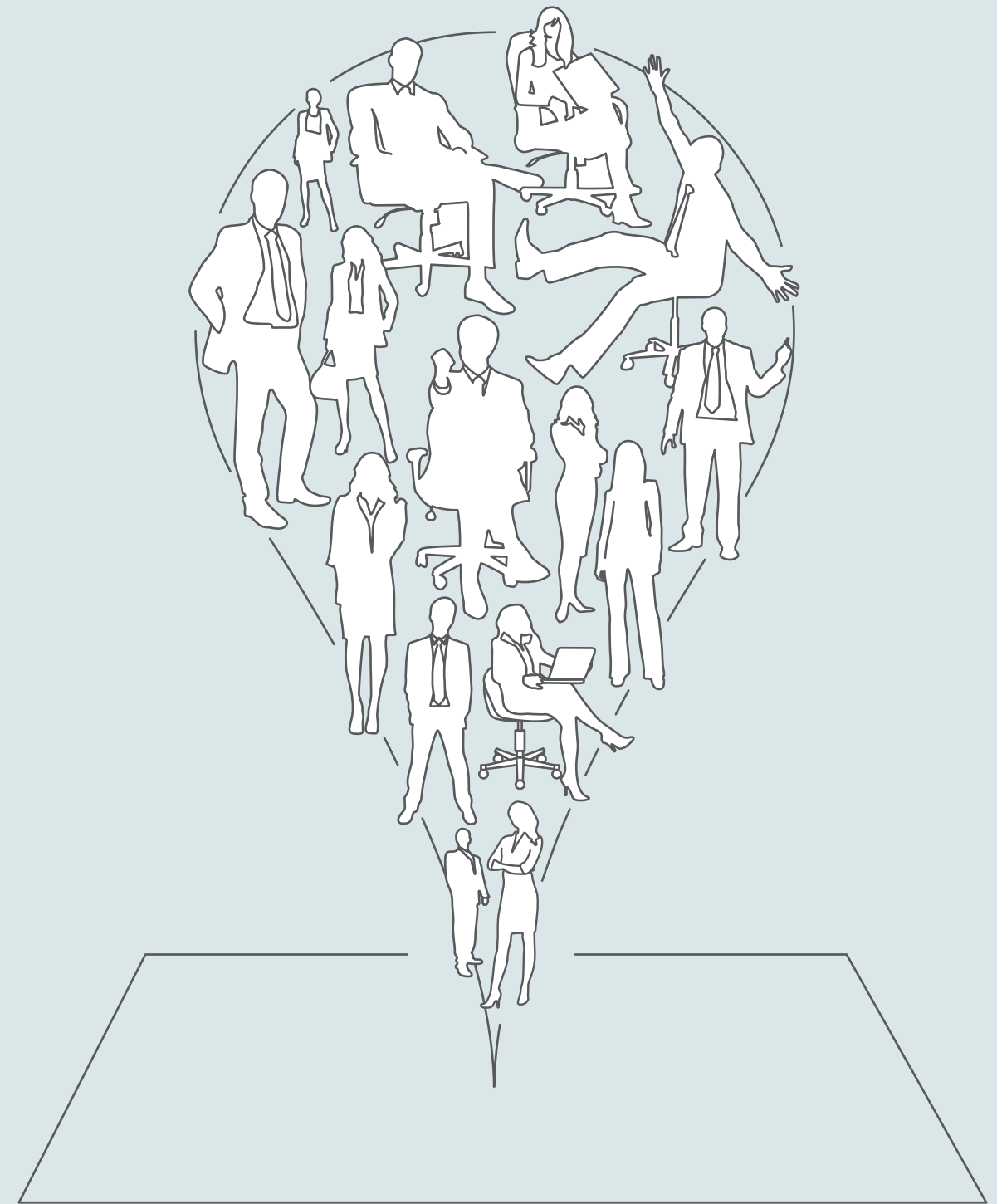
Spread over 15,00,000 sq. ft., the complex houses several world-renowned brands across diverse sectors – right from finance & banking to IT & manufacturing. Owing to its iconic structure and ideal location, One BKC is one of the most preferred business destinations in Mumbai.

At One BKC- Power Spaces, experience the very best of everything; premium location, hospitable work environment, cutting-edge design, world-class quality, comprehensive services and robust amenities. A building that stands apart, and empowers you, to unleash the true potential of your brand.



**EMPOWERED
BY LOCATION.
DRIVEN BY
DEDICATION.**

A lot can be told from the place you dwell in. At One BKC- Power Spaces, we have endeavored to create a workspace that's not just unique, but iconic!



OWN AN ICONIC ADDRESS.

BKC- Bandra Kurla Complex, is one of the fastest emerging Central Business Districts (CBD) in the world, with major national and international businesses this CBD has attracted major civic and commercial investments.

Needless to say, One BKC by Radius has capitalized on the iconic stature of this location and introduced the Power Spaces concept, for the very first time.



WHAT DEFINES AN ICONIC LOCATION?

Proximity, connectivity, inhabitants and multi-national presence.

In terms of proximity, One BKC is situated at the geographic center of Mumbai in BKC, which is one of the most sought-after commercial locations in India. It offers excellent connectivity to all the major nodes in Mumbai, including easy access to the airport, Western & Eastern suburbs and the Harbour Line.

BKC Proximity:

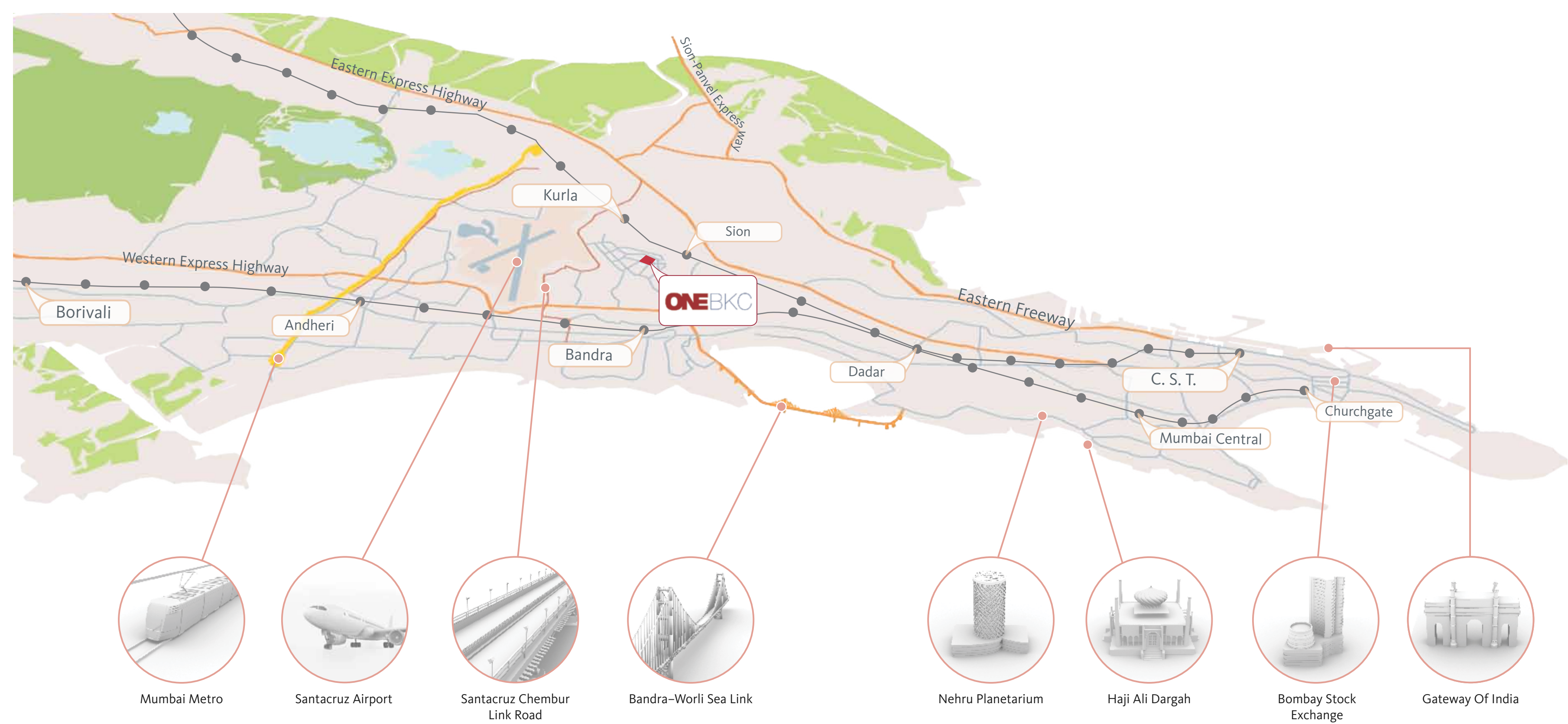
World Gold Council	- 2 min
Securities and Exchange Board of India (SEBI)	- 5 min
IDBI Bank	- 6 min
IL & FS	- 8 min
NSE	- 9 min
Institute of Chartered Accountants of India	- 10 min
US Consulate	- 11 min

Reserve Bank of India

Income Tax Office

One BKC





In addition to the extensive connectivity, BKC boasts of world-class infrastructure and transport services like:

Kurla Railway Station	- 10 min	Western Express Highway	- 20 min
Bandra-Worli Sea Link	- 15 min	Andheri Metro Station	- 24 min
Bandra Terminus	- 15 min	Ghatkopar Metro Station	- 24 min
Eastern Express Highway	- 15 min	Chhatrapati Shivaji International Airport	- 25 min

The complex with offers direct access to the BKC main road, along with its easy access to numerous services ranging from restaurants & healthcare to hospitality & retail. One BKC is empowered with an iconic address that's very convenient to reach and too iconic to ignore!

IN GOOD COMPANY!

Enjoy the company of opulent brands and establishments; the One BKC vicinity is the result of pre-emptive thinking and location planning. The vicinity packs quite a biff when it comes to multinational brands, cutting-edge healthcare and fine dine restaurants.



Restaurants.

The One BKC vicinity offers numerous world-class restaurants. Some of the famous restaurants in the vicinity include Masala Library, Pizza Hut, Smokehouse Deli, Starbucks, Otto Infinito and the list is endless.

Healthcare.

One BKC offers easy access to medical facilities, with numerous state-of-the-art hospitals like Sai Hospital, Asian Heart Institute, Gurunanak Hospital and Research Centre at a few paces away from the complex.

Banks.

One BKC is strategically located close to various banks and ATMs, such as State Bank of India, ICICI Bank, Citibank, Axis Bank, Bank of Baroda, etc.

Exhibition Grounds.

When it comes to show and tell, BKC is home to some of the finest exhibition and convention centres. From the lavish Reliance Convention Centre to the sprawling BKC Exhibition Centre, expos and conventions are just a few paces away.



Sports Clubs.

Mix work and play. In addition to the fitness centres inside the complex, you can enjoy the numerous sports clubs in the area, such as, MIG Cricket Club and MCA Recreation Centre.

Government Offices.

One BKC is close to various government offices such as Sales Tax Office, Income Tax Department, General Administration Department, Mumbai Metropolitan Region Development Authority (MMRDA), etc.

Consulates.

Various consulates are only a few paces away from One BKC. The US Consulate is only 1 km away, while the Consulate General of France is only 650m away. Other consulates are located nearby.

Retail.

With world-class shopping malls like Globus, Shopper's Stop, Phoenix Marketcity, High Street Phoenix Mall and the likes, close to One BKC, there are ample avenues to indulge the shopaholic in you.

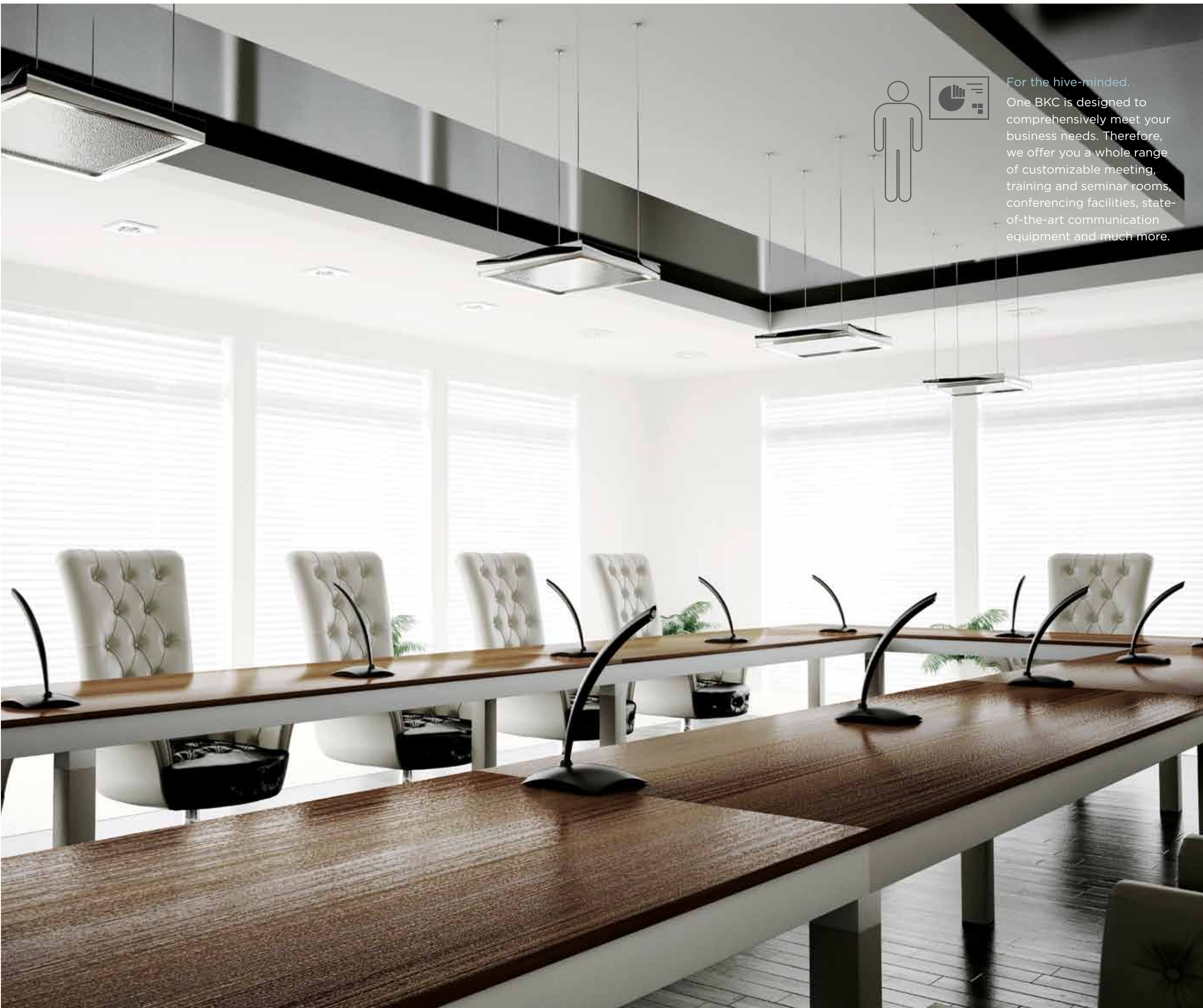
EMPOWERED SPACES THAT BOOST YOUR PERFORMANCE.

At One BKC- Power Spaces,
a lot has been invested in
planning and pre-emptive
construction. Minute details
like location, proximity and
locality have been factored
in to boost employee comfort
and in turn, improved
productivity.

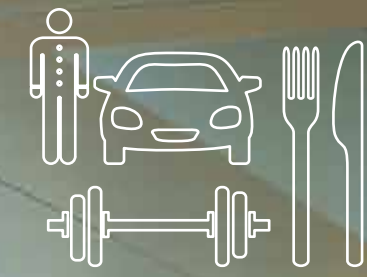


**EMPOWERED BY
AMENITIES. DRIVEN BY
DESIGN.**

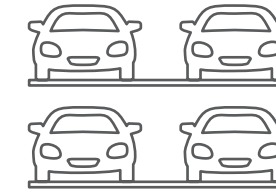
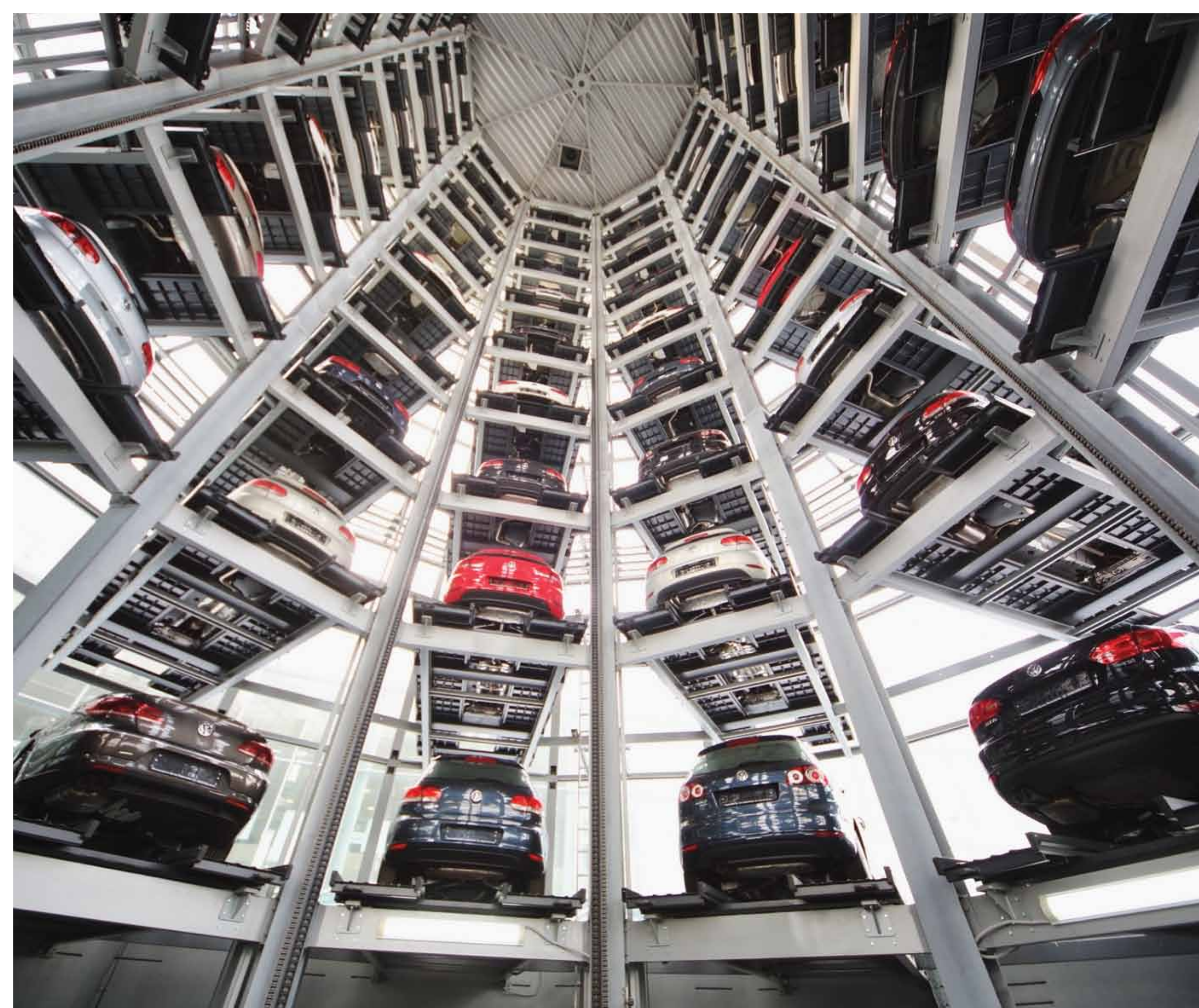
Be it an important conference session with your team or treating your clients to a scrumptious meal, One BKC caters to a wide spectrum of your requirements. Multi-cuisine restaurants, high-tech gym, lush green sky gardens, recreation areas, water bodies, cafes, premium conferencing facilities, concierge services, valet parking facilities and ample visitor parking – you name it and One BKC has it all!



For the hive-minded.
One BKC is designed to comprehensively meet your business needs. Therefore, we offer you a whole range of customizable meeting, training and seminar rooms, conferencing facilities, state-of-the-art communication equipment and much more.



Work easy.
Right from world-class restaurants and coffee shops to fitness centres, concierge service and valet parking facilities; One BKC is furnished with everything you may need to make yourself comfortable at your workplace.

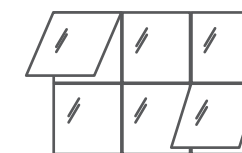


World's Largest Automated Car Park.

One BKC takes pride in having the world's largest automated car park that can accommodate up to 1300 cars. Designed by Wöhr- Germany, intricate planning has gone into the construction of such a majestic and high-tech parking space. The six-basement car park features immense car lifts, smart card-based access control and robust parking management systems. This makes it efficient and immune to space crunch and security snags. Charging stations for hybrid electric cars are also available in the basements.

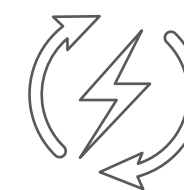


Air Ventilation.



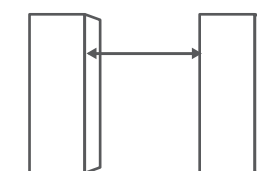
One BKC is designed keeping in mind the significance and benefits of good ventilation in a business corridor. Therefore, the building features pop-up windows that enable efficient smoke evacuation and allow larger volume of fresh air to enter.

Power Backup.



Typical commercial buildings are equipped with diesel generators in the event of a power failure. However the power backup is restricted to select sections within the building. One BKC has worked its way around this lacuna and engineered a system that supports the building with hundred percent power backup, for all sections of the building. The building is equipped with a dual fail safe mechanism wherein another generator is kept on standby incase one fails. Work and convenience are never interrupted at One BKC.

Column Spacing.



Contrary to the traditional column spacing dimensions, One BKC offers a much more spacious option. The 12X12 and 15X15 inter column spacing facilitates wider room and a larger floor canvas to arrange your office decor. Your dream office is now even bigger.

Shuttle Service.



One BKC offers a unique professional lifestyle that caters to all your professional and status based needs. From foreign delegates, to prestigious clients; do business in style. The shuttle service provided at One BKC eliminates the hassles of undependable taxis and private car operators.

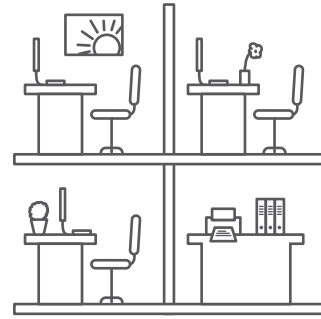


Security.

Equipped with the latest security systems such as, CCTV cameras, PMS systems, RFID access card control, etc. One BKC promises a safe and secure abode for your business and employees.

THE ANATOMY OF A POWER SPACE.

One BKC- Power Spaces is a robust conjunction of technology and luxury. Doing business was never this convenient and opulent at the same time. The complex boasts of a host of amenities and luxuries that have been thoughtfully integrated into the property.



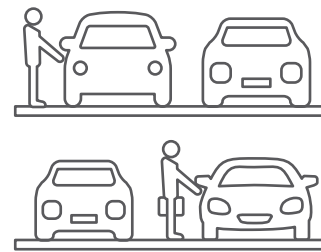
6th Floor to 21st Floor

From the 6th floor to the 21st floor, the sprawling office spaces begin. These floors are equipped with every possible office amenity for a fabulous work environment.



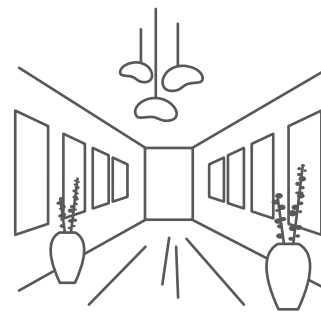
5th Floor

The 5th floor of One BKC serves as the amenities floor, which play host to various amenities like coffee shops, restaurants, fitness centres, lobbies, etc.



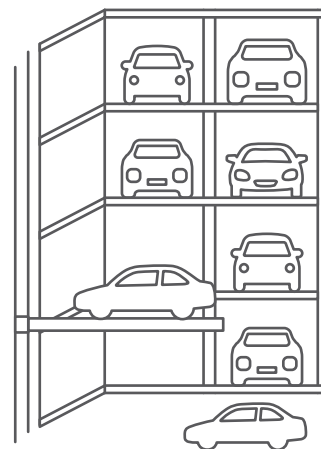
Podium 1st to 4th Floor

This space is allocated for public parking, which can accommodate up to 554 vehicles. The driveway in the ground floor leads to the podiums as well as the basements.



Ground Floor

The ground floor features a multi-level grand entrance lobby with plush seating and reception areas. It also features a sprawling driveway.

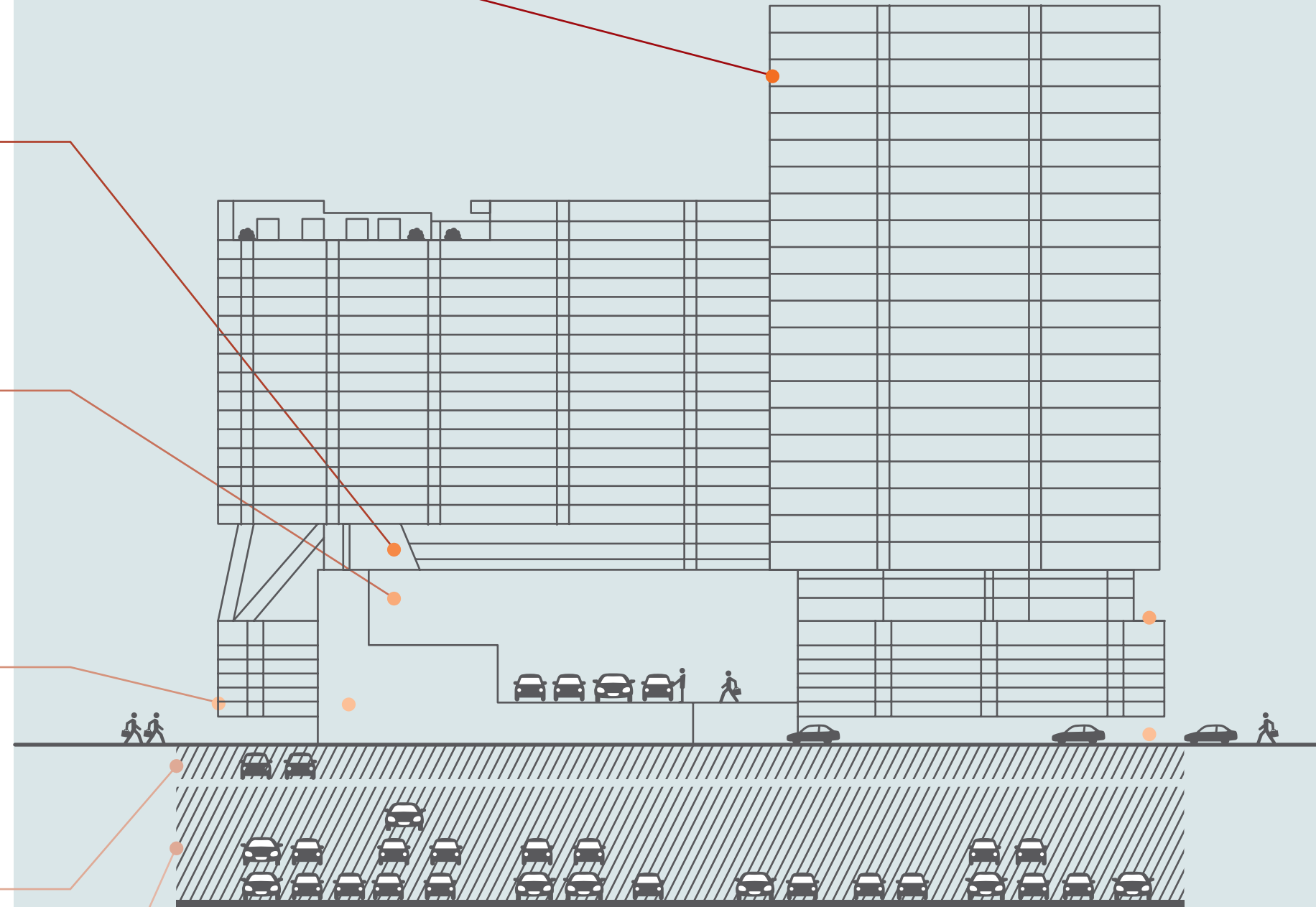


Basement 1

Basement 1 is equipped with state-of-the-art hydraulic and cable car lifts for efficient high-tech car parking.

Basement 2 to 6

The world's largest automated parking, with a capacity to accommodate over 1300 vehicles.



ONE OF A KIND.

The building is fitted with a glazed facade and optimal windows, that allow maximum daylight penetration, thereby reducing the lighting loads and in turn electricity consumption.

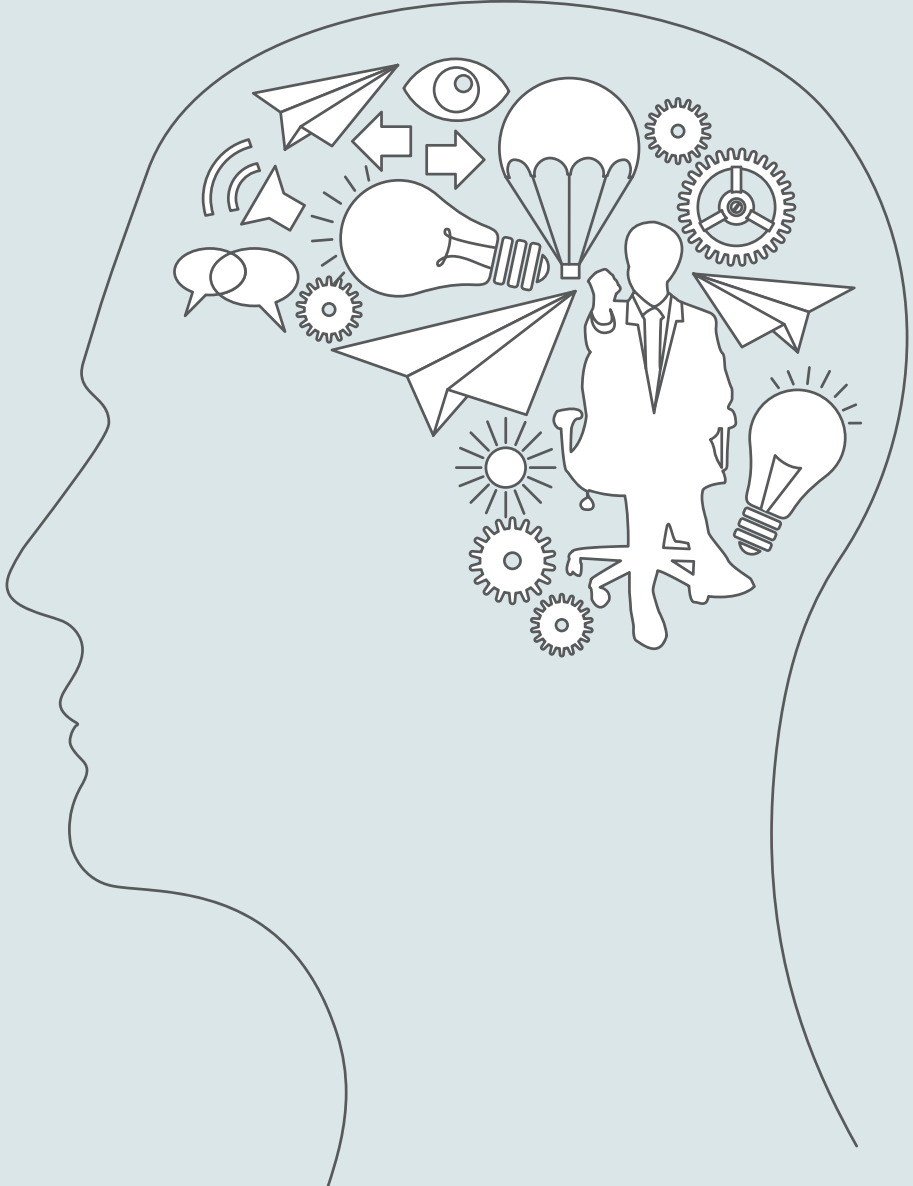


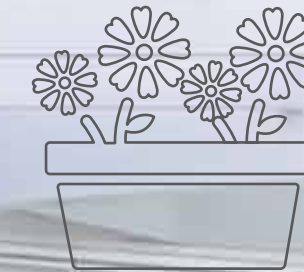


EMPOWERED SPACES THAT UNLEASH YOUR IMAGINATION.

We at One BKC, are sensitized to the demanding nature of corporations and the exhaustive work culture. To mitigate this fatigue crisis, the offices are replete with a

host of recreational amenities. These amenities have been integrated into the complex to relax and recharge the mind and body for added productivity.





WORK TO REJUVENATE.

The building features a contemporary design that combines utility with aesthetics and recreation. The building architecture and design seamlessly amalgamates the office spaces with recreational avenues like; the terrace gardens, open-air breakout balconies and a large green vegetated roof that keeps the building cool to minimize the impact of solar radiation.

All these elements of art, aesthetics and engineering combine to create a robust and powerful work experience.

ADD SOME PLEASURE TO WORK.

Filled with large open spaces, One BKC offers a comfortable work environment. These open spaces feature lavishly designed windows that enable excellent ventilation and allow optimum daylight penetration, also adding to the recreational value of the building.



ICONOCLAST DEFINES US.

One BKC is the epitome of state-of-the-art architectural technologies and green living. Designed to provide the occupants a better and more comfortable place to work in, One BKC offers numerous services and amenities.

The iconic structure of the building projects itself over the entrance, supported by a racked column. Such a design not only provides shade but is in itself an engineering feat. The lobby area features a glazed facade, which offers an excellent view of the outdoors.





THE VIEW.

The building offers excellent panoramic views, delivering a comfortable work environment for a turn of the century building that goes beyond conventional designs and engineering.



MCA Ground

One BKC offers a grand view of the lush greens and well-maintained turf of the sprawling MCA ground.

Western Express Highway

Capture excellent views of Mumbai's spirit with the hustle and bustle of the Western Express Highway set against an awe inspiring backdrop of the Mumbai skyline.

AMBITIOUS WORK FROM AN **INSPIRING TEAM.**



LPA.
(Architect)

One of the largest integrated design firms in California, LPA Inc. has redefined the meaning and sense of building architecture, with their laudable efforts to incorporate sustainable designs in every project.

With unparalleled experience in public and private architecture, LPA designs across a wide array of facilities including schools, civic establishments and corporate parks.



Wöhr.
(Consultant)

When it comes to efficient and innovative car parking systems, Wöhr- Germany has been a worldleader for over five decades. Wöhr is a leading manufacturer of car parking systems having installed over 500000 car parking spaces all over the world. Creativity and extensive industry know-how are the cornerstones of their innovative products.



Larsen & Toubro.
(Construction Partners)

India's largest technology, engineering, manufacturing and construction organisation. L&T has a record of delivering world-class solutions for over 70 years. L&T has been recognised as the best managed and most respected company in India, on various attributes including customer satisfaction and shareholder value.



Priedemann Building Envelope Consultants.
(Consultants)

One of the most reputed organisations in their field, Priedemann delivers comprehensive building envelope solutions across the globe. Priedemann holds an impressive portfolio of architectural landmarks such as World Trade Centre in Qatar, Al Ain Hospital in Abu Dhabi, Federation Tower in Moscow, etc.



Shakti Parmar & Associates
(Consultant)

Shakti Parmar and associates is an accomplished firm of architects and interior designers committed to the application of a high quality of design in creating architecture and interior spaces that are imaginative and sophisticated.

The firm has had a vast and varied experience in designing a versatile range of projects, from townships to clubs and hospitals to factories. The firm has a rich experience in space planning and interior designing in both India and abroad.



RSP.
(Consultant)

A leading design consultancy, RSP was established in India in the year 1996, in Bangalore. RSP Singapore is one of the most trusted and reputed organisations in South East Asia for design, planning and engineering practices.

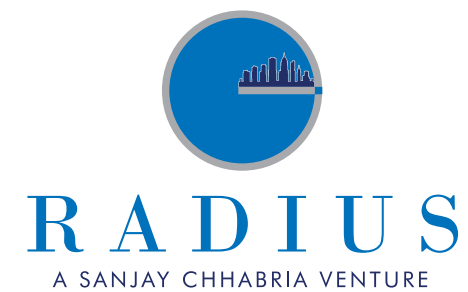


Radius is the brainchild of real estate stalwart Mr. Sanjay Chhabria who is renowned and respected in the real estate fraternity of Mumbai. Mr. Sanjay Chhabria, spearheads the organisation as the Managing Director. Radius is an associate of The Wadhwa Group and brings with it a refreshingly new take on real estate.

Team Radius is young and presents an exciting new vision that will revamp the Mumbai skyline like never before. Radius stems from a work culture that fuels its success on innovation and state-of-the-art technology.

Sanjay Chhabria
Managing Director, Radius

Mr. Chhabria has over 20 years of experience in the real estate sector. He is the mind behind the vision and the man with the plan, the group stands by its revered leader with great zest and trust. The group enjoys its success story under the guidance and leadership of Mr. Sanjay Chhabria, a second-generation entrepreneur with an inborn talent for leading businesses to new realms of success.



An Associate of [The Wadhwa Group](#)



ONE BKC, Bandra



Viceroy Park, Borivali



Radius Tech Park, Pune



Imperial Heights, Goregaon, Mumbai



— An Associate of The Wadhwa Group —

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ONEBKC

Site address
Plot C 66, G block , BKC,
Bandra (East),
Mumbai 400 051,
Maharashtra, India