

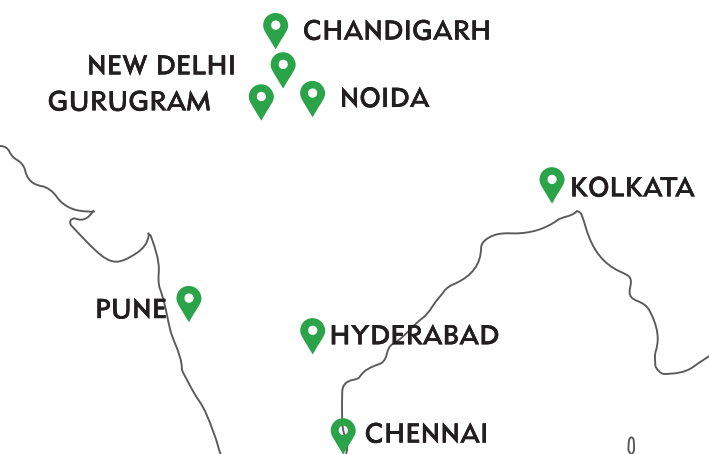


**DLF DOWNTOWN**  
CHENNAI



## A LEGACY OF 75 YEARS

Possessing over 75 years of experience in developing residential, commercial and retail properties, DLF is one of India's premier real estate developers. With operations that span 24 cities in 15 states across India, its current leased portfolio is about 33 million sq. ft of 'Grade-A' commercial and IT workspaces. DLF prides itself on developing commercial projects and IT parks that are on par with the best in the world and reflect premier engineering, development, construction practices, and maintenance. DLF is the preferred IT workspace developer for Fortune 500 and top IT & ITES companies like IBM, Cognizant, Standard Chartered, Barclays, TCS, Google, Citibank, Facebook, Samsung, Bank of America, Gartner, and many other marquee names. It is also the first developer to have five operational IT SEZs across four cities in India.



## OVER 15 YEARS OF PARTNERSHIP AND GROWTH

# CHENNAI - THE GLOBAL CITY

The historic city of Chennai was one of the first-movers in the IT revolution. DLF became its partner and together they wrote numerous success stories. A grand vision took shape in the form of DLF Cybercity Chennai – 1.8 mn. sq. ft of operational space – that's one of the greenest and safest offices in India. We grew together by bringing 70,000 talented people into the workforce of the top Fortune 500 companies.

By offering a global workspace ecosystem and experience of the best safety and security practices, sustainability, design and world-class customer experience, DLF has provided a cumulative export revenue of approximately Rs. 83,568.17 cr.

But for us, it's never about the address. It is about the countless dreams and aspirations of people who've placed their faith in us. As a vision and promise to Chennai, we created a collaborative work culture, sustainable ecosystem and created growth opportunities for the city and its people.



## THE EPICENTRE OF BUSINESS

DLF Downtown Taramani will change the landscape of Chennai's IT corridor in epic proportions. This expansive 27-acre campus will have independently connected towers for massive office space, and host salient amenities including crèche, gym, food court, ATMs, sports and wellness zones, etc. It will be the centre of aspirations and turn them into reality. With a plan to create the perfect balance between work and life, DLF Downtown Taramani will cater to the evolving needs of the new-age workforce. These workplaces will be the jewel in the crown of safety, sustainability and innovation for DLF and Chennai. This space will encourage innovation, collaboration and productivity for the workforce to fulfil their dreams and further the global city.



\*Illustrative artistic impression



Illustrative artistic impression

## ALL YOU NEED TO MAKE IT EPIC

A space of 27 acres with wide internal roads

Floor-to-floor height of 4.2 meters for abundant natural light

Column space of 10.8 meters for efficient interior planning

Office floors above the podium

To be built as per NBC 2016 standards

Planned for 5-star rating from British Safety Council

LEED Platinum Core & Shell certified by the USGBC

Central core design for efficient operational split of floor

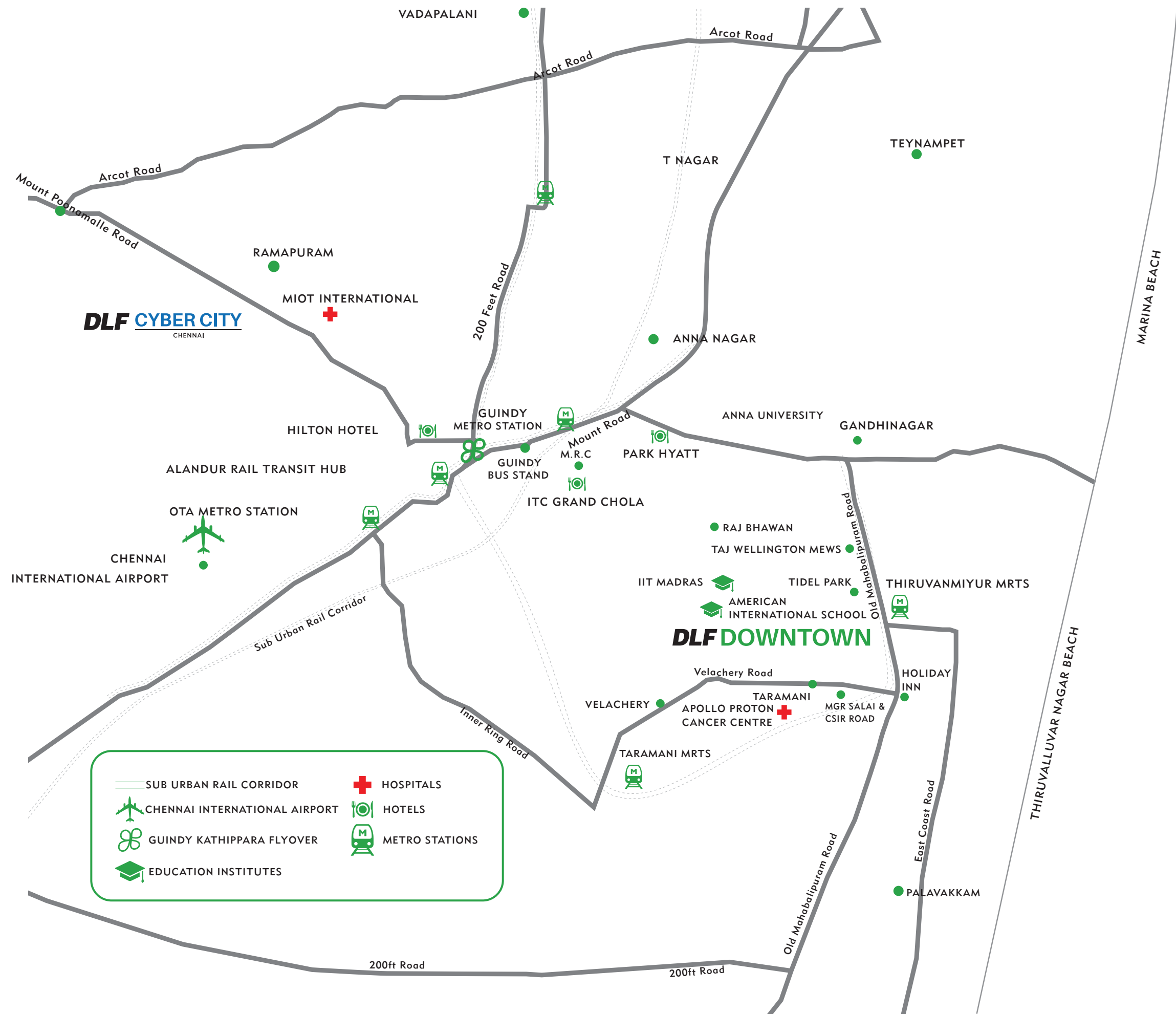
Interconnected floors of 80,000 sq. ft each, making the total floor size 1,60,000 sq. ft

Abundant covered car parks at elevated stilts levels

Collection of amenities at podium level

Independent utilities block

Destination-controlled elevators




# LOCATION IS EVERYTHING

DLF Downtown Chennai is strategically located in Taramani in the well-developed OMR, an area synonymous with IT. Planked with various IT and other companies, OMR is the second home to over 200,000 employees along with a thriving social infrastructure.

- Gateway to the IT corridor
- Situated between Taramani and Thiruvanmiyur MRTS stations
- Well-connected to public transportation with SRP, Taramani and TIDEL bus stops in the vicinity
- Proximity to well-established social infrastructure such as premium addresses (Adyar, Kotturpuram, Thiruvanmiyur, Indira Nagar, etc.) and 5-star hotels (Holiday Inn, Novotel, Taj Gateway, ITC Grand Chola, Leela Palace, etc.). BFSI (BNY Mellon, Citibank, HDFC, etc.) and global giants (Microsoft, Amazon, Verizon, etc.) are operating out of this location.
- Taramani also boasts of high talent availability with the presence of professional institutes such as Da Vinci School of Architecture, Hindustan Institute of Technology and Science, Chettinad Academy of Research and Education and many more.

## CONNECTED, AGILE WORKPLACES

All the blocks of DLF Downtown are interconnected at both the vehicular and pedestrian levels for seamless movement between each block, better connectivity, collaboration and productivity.



\*Illustrative artistic impression



## A VIBRANT HEART AT THE EPICENTRE

The core of this modern office ecosystem houses a lush landscape with seating amidst the greens. This is the ideal spot for ideating, catching up, or taking a moment to refresh.



## AN EXPERIENTIAL WORK ECOSYSTEM

The architectural vision behind DLF Downtown Taramani was to create a structure that not only provides industry leaders with the means to advance, but also augments the lush, agile and novel workplace culture. In the pages that follow, take a walk through the rejuvenating, forward-thinking design of the buildings.



\*Illustrative artistic impression



\*Illustrative artistic impression

## ELEVATING FROM THE FIRST SIGHT

The entry colonnade is exquisitely designed to give a taste of what awaits inside. Visitors arrive via the 3-lane driveway to come face-to-face with an enthralling exterior façade that refreshes one's expectation from a workplace.

## ENTER A REFRESHING ADDRESS

The gleaming, double-height lobby is a welcome sight for both employees and visitors, leading into a well-lit concourse that features ample seating amidst modern interior studded with natural tones and plants. A cosy café serves quick relishes for those waiting, besides serving as a great place for a casual chat over a bite.



\*Illustrative artistic impression



## AUGMENTING THE EVERYDAY

Every detail of DLF Downtown Taramani has been elegantly envisioned, the lobbies being no exception. High ceilings and gilded themes serve to raise the spirits of those that walk into them; and the spacious, destination-controlled elevators complement perfectly the convenient, sophisticated, high-end office experience.

# REJUVENATE. SOCIALISE. UNWIND.

- Arcade café with popular high-end retail and entertainment options
- Amphitheatre, food court, cafés, quick-service retail outlets and gymnasiums
- Restaurant pavilions for quick lunch breaks in scenic outdoor seating
- Landscaped greens
- State-of-the-art auditorium



\*Illustrative artistic impression



## WORKPLACE SAFETY ON PAR WITH THE HIGHEST GLOBAL STANDARDS



EVERY DLF OFFICES WORKPLACE  
IS EQUIPPED WITH THE MERV-14 TECHNOLOGY  
THAT REMOVES OVER 90% POLLUTANTS FROM AIR



DLF OFFICES BUILDINGS  
HAVE BEEN AWARDED THE PRESTIGIOUS  
WELL HEALTH-SAFETY RATING  
FOR ADEPT PREPARATION AGAINST COVID



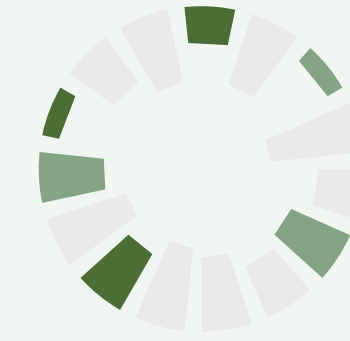
WE HOLD THE WORLD'S HIGHEST,  
20 SWORDS OF HONOUR,  
THE MOST SOUGHT-AFTER SAFETY AWARD



DLF OFFICES HAS RECEIVED  
THE BRITISH SAFETY COUNCIL'S  
CERTIFICATION FOR ADVANCED  
COVID-PREVENTION MEASURES



## THE WORLD LEADERS IN SUSTAINABLE WORKPLACE OPERATIONS

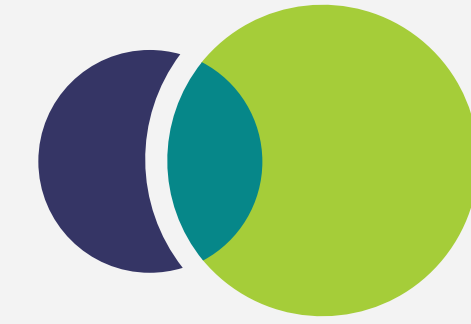


G R E S B  
REAL ESTATE

GRESB HAS AWARDED US  
THE COVETED GREEN STAR RATING  
FOR EXCELLENCE IN ESG PRACTICES



WE HOLD THE LARGEST PORTFOLIO  
CERTIFIED LEED ZERO WATER  
BY THE USGBC FOR NET ZERO BALANCE  
OF POTABLE WATER USAGE



Dow Jones  
Sustainability Index

DLF IS THE ONLY INDIAN DEVELOPER  
TO BE INDUCTED IN THE DOW JONES INDEX  
OF SUSTAINABLE DEVELOPMENT



DLF OFFICES HOLDS  
THE WORLD'S LARGEST PORTFOLIO  
CERTIFIED LEED PLATINUM  
BY THE USGBC