

MALOO-01
A BENCHMARK IN BUSINESS SPACE

Business  Beyond...

FIRST & ONLY ONE IN M.P. WITH IGBC GOLD CERTIFICATION & **CRISIL 5 STAR** RATING.



Green building rating brings together a host of sustainable practices and solutions to reduce the environmental impacts. All the IGBC rating systems are voluntary, consensus based, market-driven building programmes. The rating systems are based on the five elements of nature (Panchabhutas) and are a perfect blend of ancient architectural practices and modern technological innovations. The rating systems are applicable to all five climatic zones of the country. IGBC rating programmes have become National by Choice and Global in Performance.



CRISIL 5 STAR



It gives us immense pleasure that our upcoming real estate commercial project at Indore, "MALOO-01" adds another stupendous achievement to its repertoire. It has been awarded **5 Star** rating by CRISIL. "MALOO-01" is the first and only commercial project of Madhya Pradesh to be rated by CRISIL, a renowned and leading rating agency of India. The prestigious 5 star rating is given on the parameters such as - Promoters, Legal, Construction Quality, Innovation and Financial Quality.

PRESENTING
MALOO-01

THE FIRST **GREEN** COMMERCIAL HIGH RISE OF MADHYA PRADESH

Maloo-01 does Indore proud. In line with international trends and designs, it is an example of how a commercial building ought to be.

With increased focus and concern on environmental issues being the need of the hour, Maloo-01 has gone steps ahead to address this issue. Here, there is sensitivity towards the environment, with maximum use of renewable energy resources, and minimizing of harmful emissions.

The location as well as features of the building caters to the needs of all elements involved in the smooth running of business and quite a few of them are unique in themselves.

Intelligently designed and Inspirational Workspaces make Maloo-01 stand apart from the rest. From the rejuvenating, airy open spaces to the lush green landscaped

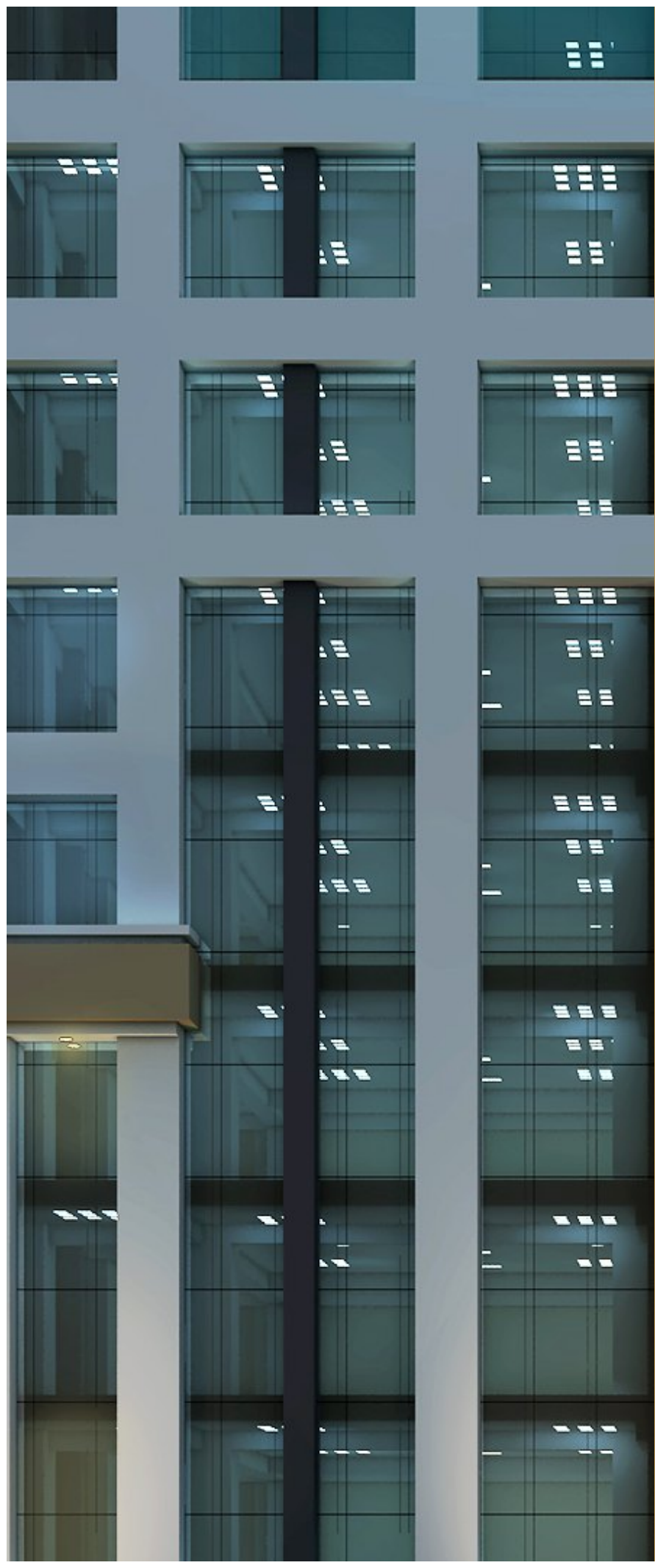
campus that allows one to unwind, the high rise has taken care of every important angle.

From the large column grid spaces and excellent floor-to-ceiling height that allows freedom and space for superior office designs to energy saving designs, this commercial high rise has it all.

As a long term investment too, Maloo-01 paints a pretty picture as the location/vicinity of the building is ripe for future growth, considering the vast open spaces present and the nearness to Indore's current, though filled-to-capacity, business district.

Simply put, whichever angle one sees it, Maloo-01 is advantage business all the way.





MALOO-01 USES SPECIALIZED SAINT GOBAIN GLASS.

Fashioned out of superior technology, SGG ENVISION - SKN154 from Saint Gobain is an Advanced Fifth Generation Solar and Thermal Insulation glass for Energy Efficient Glazing. SGG ENVISION not only conforms to the exacting norms of Green Building (LEED) / TERI Griha, but also surpasses the laid down standards. It is the ideal glazing solution for energy efficient sustainable "green" building design requirements that suits every season. SGG ENVISION has unique features that help enhance interior daylight, get tremendous control over short wave radiation (Solar-Factor) & long wave radiation (U-Value), and makes it ideally suited for Green Buildings. Not all green buildings today have the exclusive advantage of Superior Spectral Selectivity. Only a few buildings like Maloo-01 with SGG ENVISION have this edge.



VRF AIR CONDITIONER BY SAMSUNG

Samsung VRF ACs leave lesser carbon footprints, are powerful though lightweight and can be operated by a smartphone or tablet. By operating at varying speeds, VRF units work only at the needed rate allowing for substantial energy savings at partial-load conditions. Heat recovery VRF technology allows individual indoor units to heat or cool as required, while the compressor load benefits from the internal heat recovery. Energy savings of up to 55% are predicted over comparable unitary equipment. This also results in greater control of the building's interior temperature by the building's occupants.

High Ceilings & Wide Column Grids



Spacious Drive-in & Splendid Lobby



Ample Natural Light & Ventilation &

4 Spacious Elevators (15 Persons Each)





Solar Power Installation & 100% Power Backup



Ample Parking Space & Valet Service



Fine Dining Restaurant &

Recreation



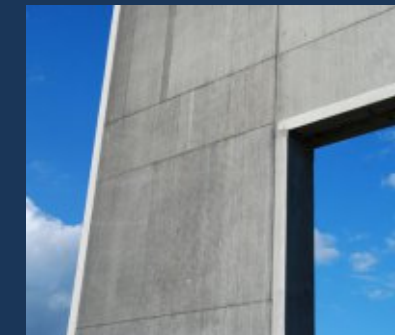
Rain Water Harvesting & Lots More...



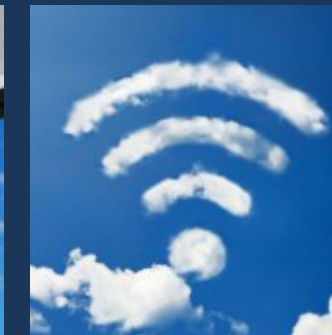
Multi Level Security with CCTV Cameras at Strategic Points



Modern, Efficient Fire Detection & Fighting System; Includes Sprinklers and Public Address Facility



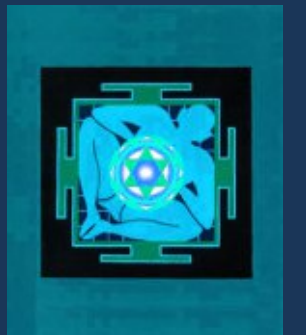
Earthquake Resistant Structure Design on Seismic Zone 3 Basis in Conformance with NBC/BIS Codes



High Speed Wi-fi Connectivity with Efficient Communication Networks



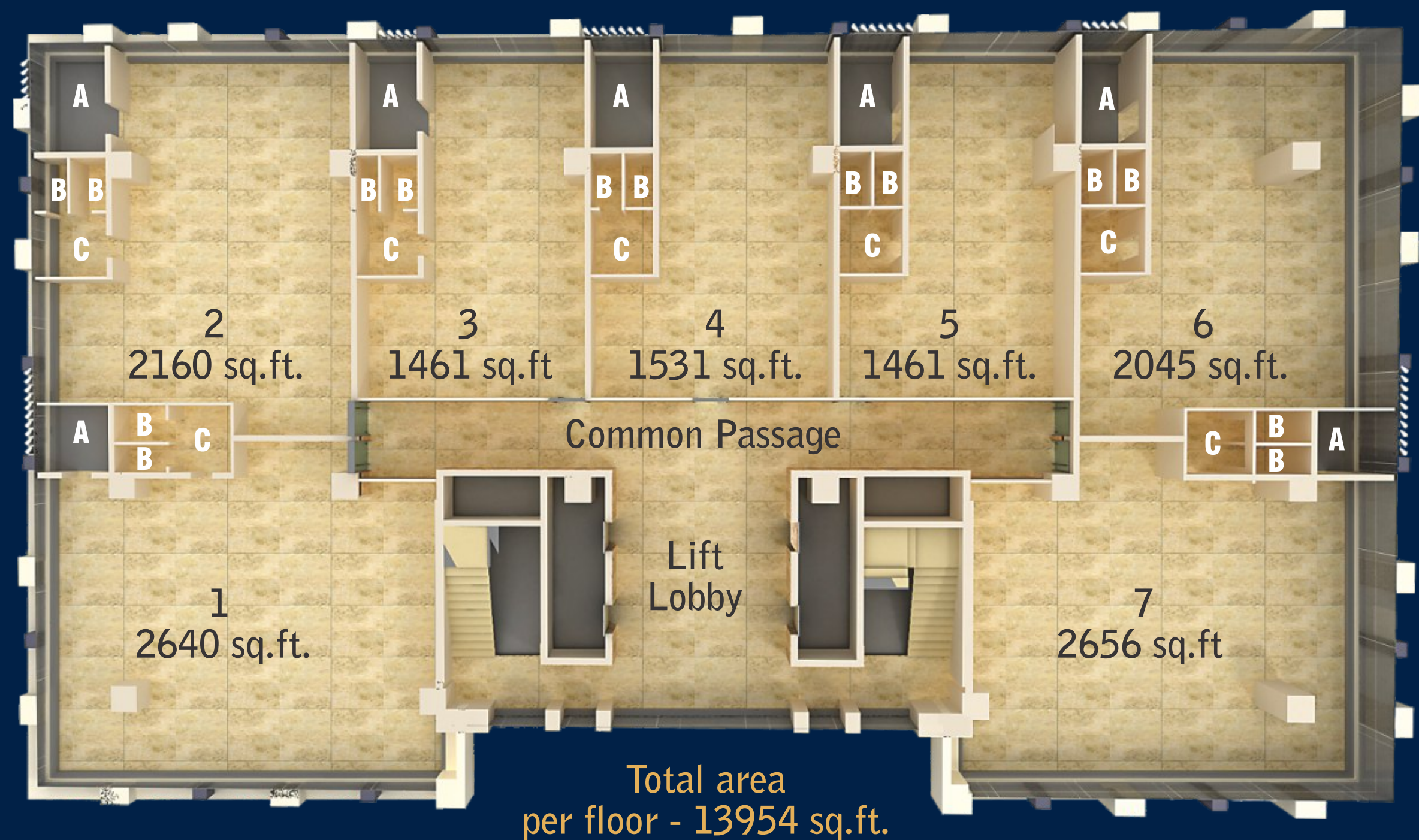
Sewerage Treatment Plant to Use Recycled Water



Vaastu Compliant

TYPICAL FLOOR PLAN: From 1st to 7th floor

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The Project has 2 Basements (Parking) + Ground Floor + 8 Floors. Total Leaseable/Saleable Area is 1,20,000 sq. ft.



Technical Specifications

SPECIFICATION	DETAIL
No. of Floors	Ground + 8 floors (34 meters)
Ground Floor Height	5.9 meters (slab to slab)
Ground Floor Breadth	19.20 meters
Ground Floor Length	40.70 meters
Typical Floor Height (1st-8th floor)	3.5 meters (slab to slab)
Upper Basement Height	3.65 meters (slab to slab)
Lower Basement Height	3.65 meters (slab to slab)
Column Grid	11 meters by 8 meters
Total Development Size	1, 50,000 sq. ft. approx.
Total Saleable / Lease Area	1, 20,000 sq. ft. approx.

VENDORS

Air conditioning: SAMSUNG VRF AIR CONDITIONING

Glass: SAINT GOBAIN (Double Glazed)

Elevation Contractor:
Truewall Specialities Pvt. Ltd., Mumbai

Italian Marble & Onyx: NITCO

Flooring: Vitrified Tiles by SOMANY / KAJARIA

Switches: CRABTREE / LEGRAND

Structure Steel: TISCO / MOIRA

Cement: ULTRATECH

Electricals: SCHNEIDER

DG Set: CUMMINS

Fire & Water Pumps: GRUNDFOS

Paint: JOTUN

Toilet Fittings:
JAGUAR / PARRYWARE / HINDUSTAN CERAMICS

Elevators: SCHINDLER



A GREEN BUILDING IS ADVANTAGEOUS

MOVING TO A GREEN BUILDING FROM AN AVERAGE ONE HAS BEEN FOUND TO PROVIDE PRODUCTIVITY GAINS OF 2%-10%.”

- A STUDY BY DAVIS LANGDON, AUSTRALIA

PEOPLE WANT TO WORK HERE EVEN TO THE POINT OF SEEKING EMPLOYMENT JUST TO WORK IN OUR BUILDING. ABSENTEEISM HAS DECREASED, PRODUCTIVITY HAS INCREASED, RECRUITMENT IS BETTER AND TURNOVER LESS.”

- PNC REALITY'S VICE PRESIDENT, CANADA

THOSE WHO WORK IN GREEN BUILDINGS ARE MORE PRODUCTIVE. PEOPLE-FRIENDLY DESIGNS PROMOTE GOOD HEALTH AND REDUCE ABSENTEEISM. ONE LESS EXCUSE FOR TAKING THE DAY OFF BEFORE A PRESENTATION!

68% OF LEADING US EXECUTIVES WHOSE COMPANIES ARE INVOLVED IN GREEN BUILDINGS REPORT SUPERIOR ROIS IN GREEN BUILDINGS COMPARED TO CONVENTIONAL ONES.

Indore is a great city with opportunities.”

- N R Narayana Murthy, Chairman Emeritus of Infosys

In an interview with The Times of India (Times News Network) the Founder and Chairman Emeritus of Infosys, N R Narayana Murthy was upbeat on the potential of Indore becoming an IT hub. Murthy said Indore is a great city with opportunities. "The future of the city is bright. The infrastructure is good and development work is also good, observed Murthy adding that it was being developed on the lines of other metros like Chennai, Bhubaneshwar, Trivandrum and Chandigarh, where Infosys has its presence.

INDORE HIGHLIGHTS:

- Centrally located, commercial capital of central India with moderate, pleasant climate.
- Excellent connectivity with all parts of country & abroad through Air, Rail & Road.
- India's first green field operational SEZ in Indore.
- Only city that has both, the IIM as well as the IIT.
- Indore has an 8-lane Super Corridor which is an upcoming area for investment as it connects very important and future-development areas of the city. TCS and Infosys are located right along this Super Corridor.
- Low cost & easy availability of land as compared to other parts of country.
- High quality lifestyle at lower cost.
- Quality housing facilities at reasonable rates as compared to other parts of the country.
- Significant number of Good Hotels, Residential Centers, Multiplexes, Clubs, Theatres, Sports Clubs, Shopping Malls. World-class medical facilities available (Bombay Hospital, CHL Apollo, etc.)
- Educational hub of central India with number of prominent Engineering/ Management colleges and nationally reputed English medium schools & having more than 60 reputed Engineering Colleges with regular IT, Computer Science, Computer Technology, Communications Engineering and other branches.
- A huge reservoir of economical and competent skilled manpower. Nearly 70,000 graduates including 15,000 technical graduates are available every year. No labor issues, lockouts or closures in the city. People have professional approach and positive attitude.
- Very close to the industrial hubs of Pithampur and Dewas.
- Airport Development Authority is developing full fledged air cargo facility at Indore Airport. At present the total volume of air cargo handled by CONCOR is nearly by 3000 tonnes per annum. An international airport at Indore is expected to completed very soon.

WORDS OF PRAISE

A very impressive structure and an ideal building. It's a grade 'A' location.

Suhas Kundapoor
(Greenwich Equity, USA)

Excellent construction quality & detailing about the project. Looking forward to the finished product, soon.

Gaurav Mehta
(CBRE, Pune)

Exceptional! Came to know about the top quality when I visited the site. A must go option for every corporate house in Indore.

Dr.Anurag Singh
(Pune)

Awesome! Thanks for taking the right steps in the construction industry. These things have been overlooked for decades and I am happy to see someone making the right choices.

Ashish Roy
(Managing Partner,
CYNEXIS MEDIA, Indore)

Nicest and extremely well planned building seen in Indore so far. A dream destination for retail premium brands & esteemed corporate offices.

Raj Sood
(Green Shoots Consulting, Delhi)

A very thoughtful approach. Excellent opportunity to be here for those who appreciate quality. All the best!

Amber Chaurasia
(RSM - Finance, Aditya Birla)

Well designed development, keeping all the relevant parameters in mind. Great height of the GROUND FLOOR.

Pankaj Galav
(Associate Director,
JLL, Mumbai)

Overall, it has been a very thoughtful approach on the minute aspects of a GREEN building. The Passion is evident in the TEAM.

Anurag Jhanwar
(Director, CRISIL, Mumbai)

The green building concepts being incorporated in the project are holistic and are more than the desired standards.

Amitabh Misra
(SIDBI, Mumbai)



Member of:
CREDAI
Confederation of Real Estate
Developers' Associations of India



CRISIL 5 STAR



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S.M. ENTERPRISES

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