



# LANDMARK PLAZA





# welcome

Welcome to Landmark Plaza, Punjab's most recent office development. In a region known around the world for its distinctive architecture, Landmark Plaza raises the bar for design and urbanism and establishes a benchmark for efficiency, sustainability, and quality in urban architecture.

Strategically located on the 6-lane expressway connecting to the upcoming International Airport, Landmark Plaza is an urban landmark in terms of its presence on the Chandigarh-Panchkula-Mohali skyline as well as at ground level, where thousands of people will experience the building's public spaces on a daily basis.

#### A notified IT SEZ \*

IT SEZs in India, under the guidelines of the SEZ act, offer considerable tax incentives for the cost competitive IT/ITeS industry.

Landmark Plaza, part of QuarkCity's notified SEZ, enjoys all such benefits :

- Exemption from duty on domestic and international purchases
- Tax exemption as per Income Tax Act
- Exemption from Service Tax
- Exemption from Central Sales Tax
- Exemption from Punjab Sales Tax

\* (As per the SEZ policy of the Government of India, [www.sezindia.nic.in](http://www.sezindia.nic.in))





# architecture

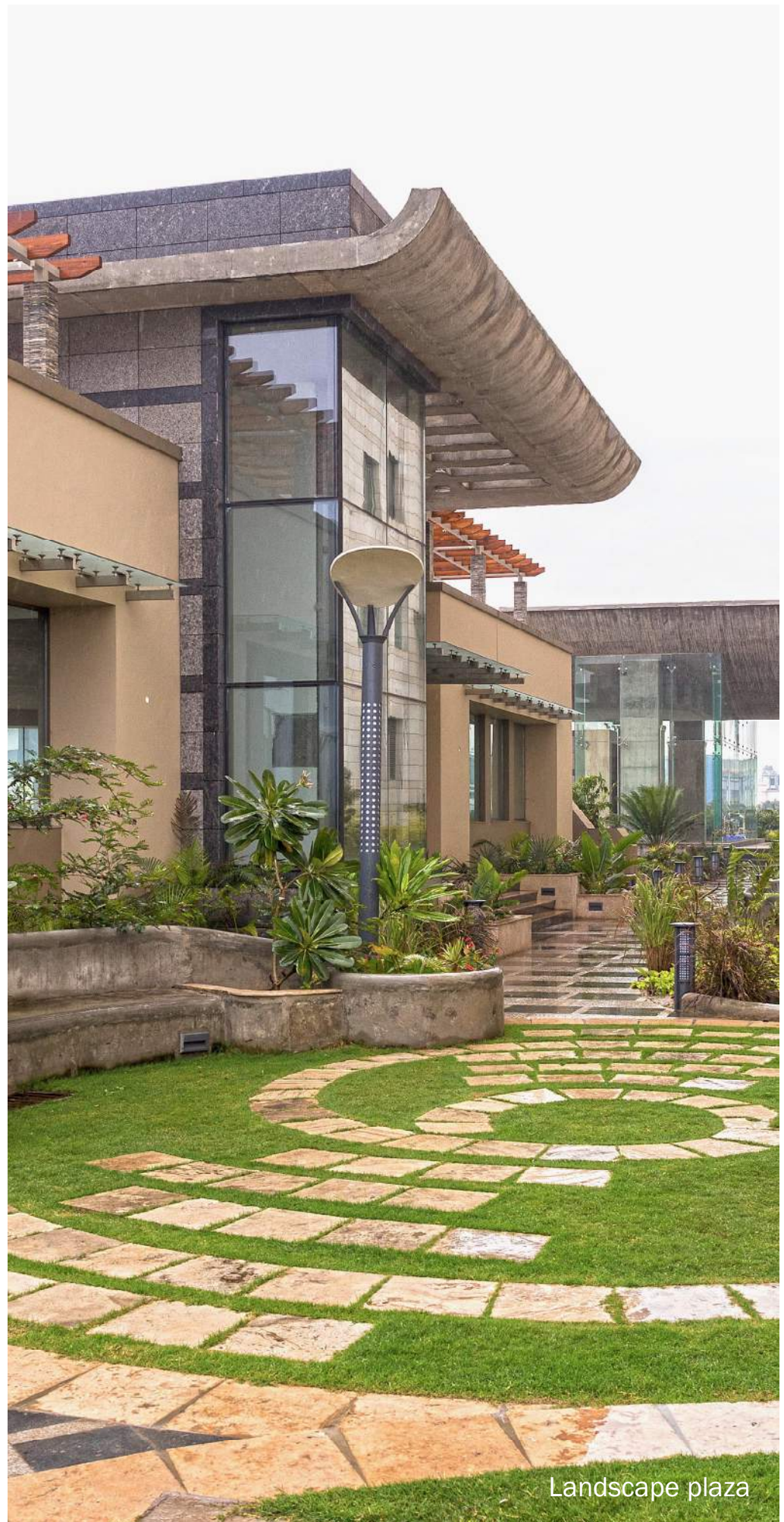
- Approximately 60,000 m<sup>2</sup> of net rentable area distributed over 14 storeys.
- Bright and spacious lobby finished in the finest of materials and artwork.
- DGU glass (double glazed unit) with thermally insulated mullions on the entire north façade.
- Floor to ceiling windows and 10'8" ceiling height.
- Designed for Seismic Zone IV based on a structural grid of 11m X 11m that ensures unusually large column-free spaces.
- Beautifully landscaped plazas with fountains, courts, and meandering pedestrian walkways.



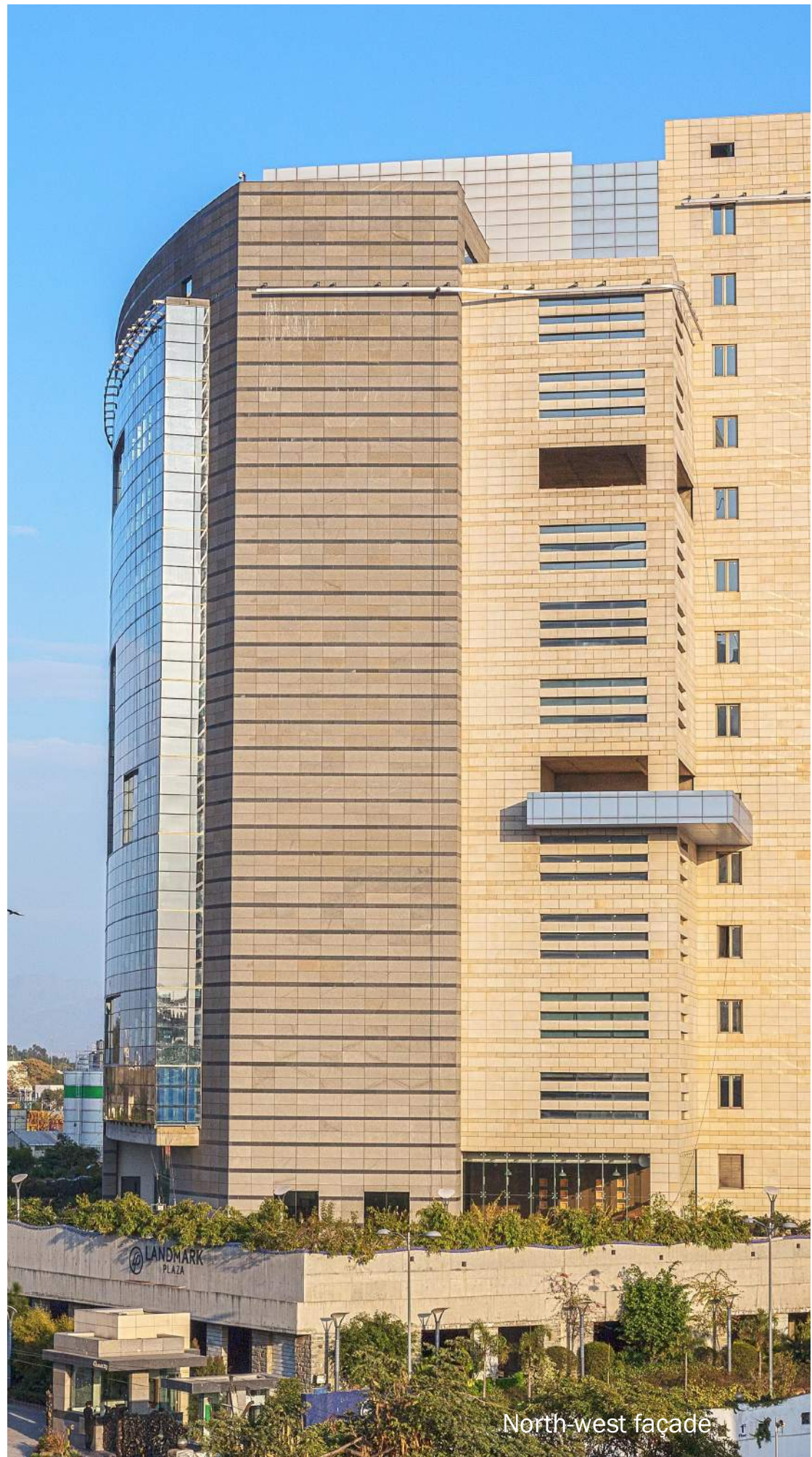




Entrance lobby



Landscape plaza



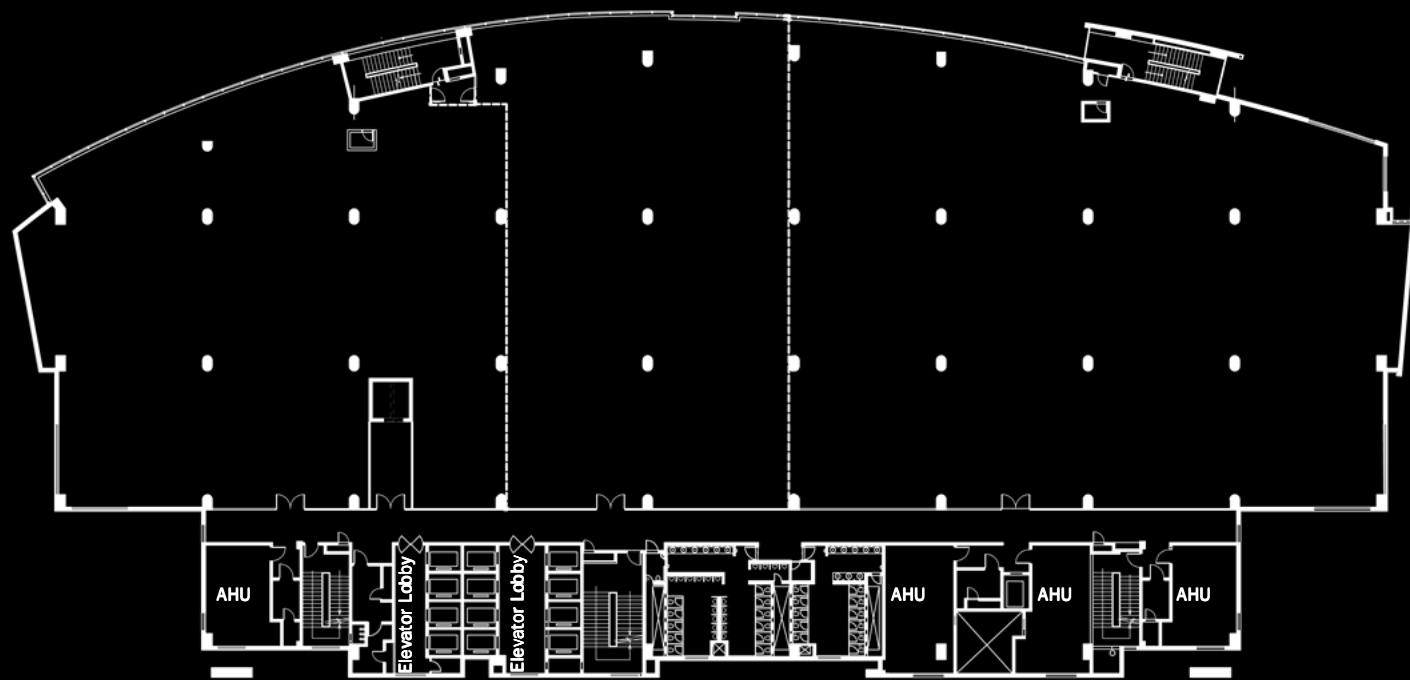
North-west facade



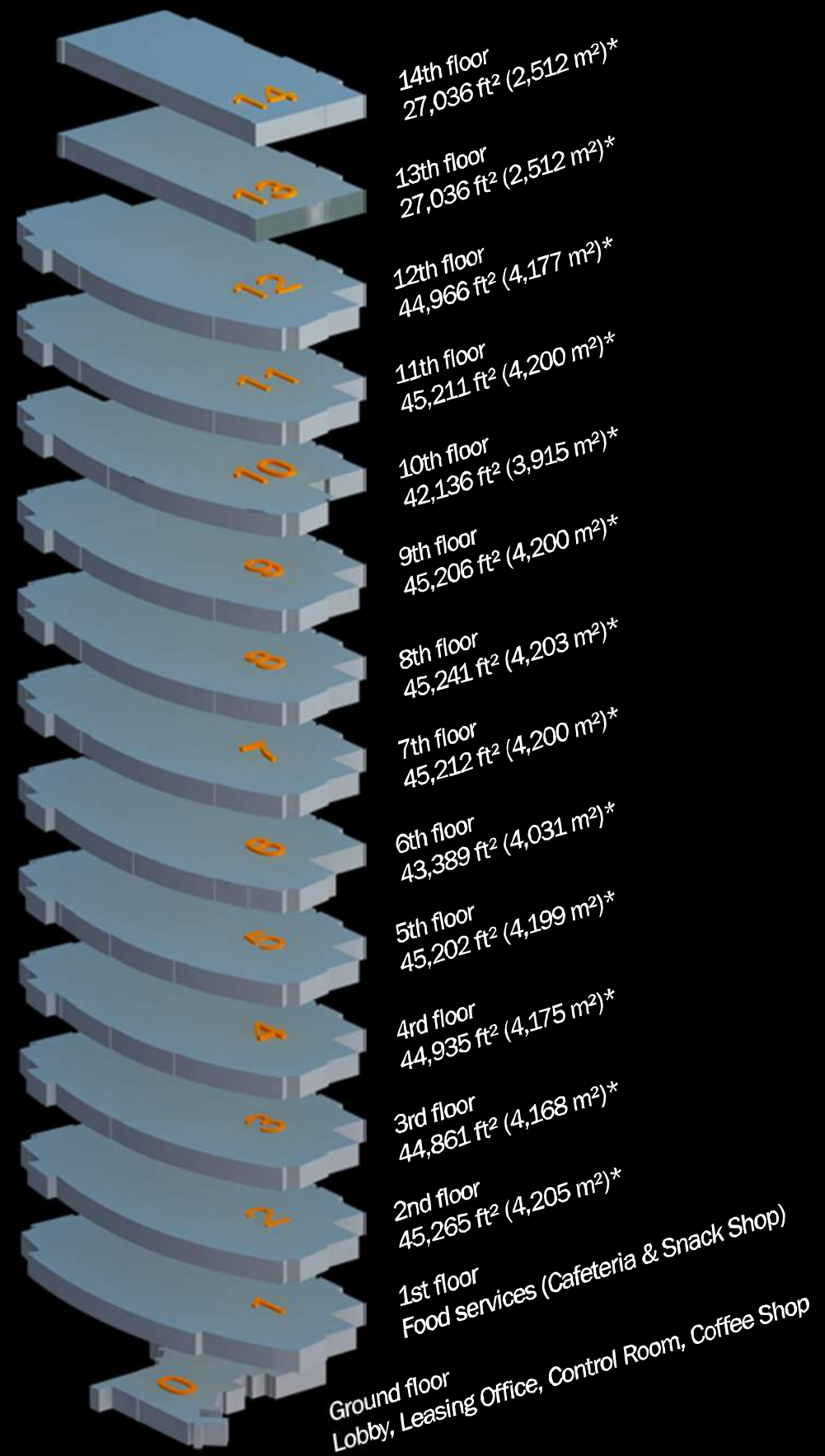
# floors

Each of the open plan floor plates at Landmark Plaza is approx. 45,000 square feet and can be taken as a whole, in multiple floors or split into small suites as required. The spaces are available as a bare shell, warm shell or 'built to suit'.

The 11m X 11m structural grid offers big column-free spaces which result in flexible and efficient office layouts accommodating more work stations per given area when compared to any other building of comparable size.



Typical floor plan showing possible office configurations ranging from approx. 9,000 ft<sup>2</sup>\* to 20,000 ft<sup>2</sup>\*.

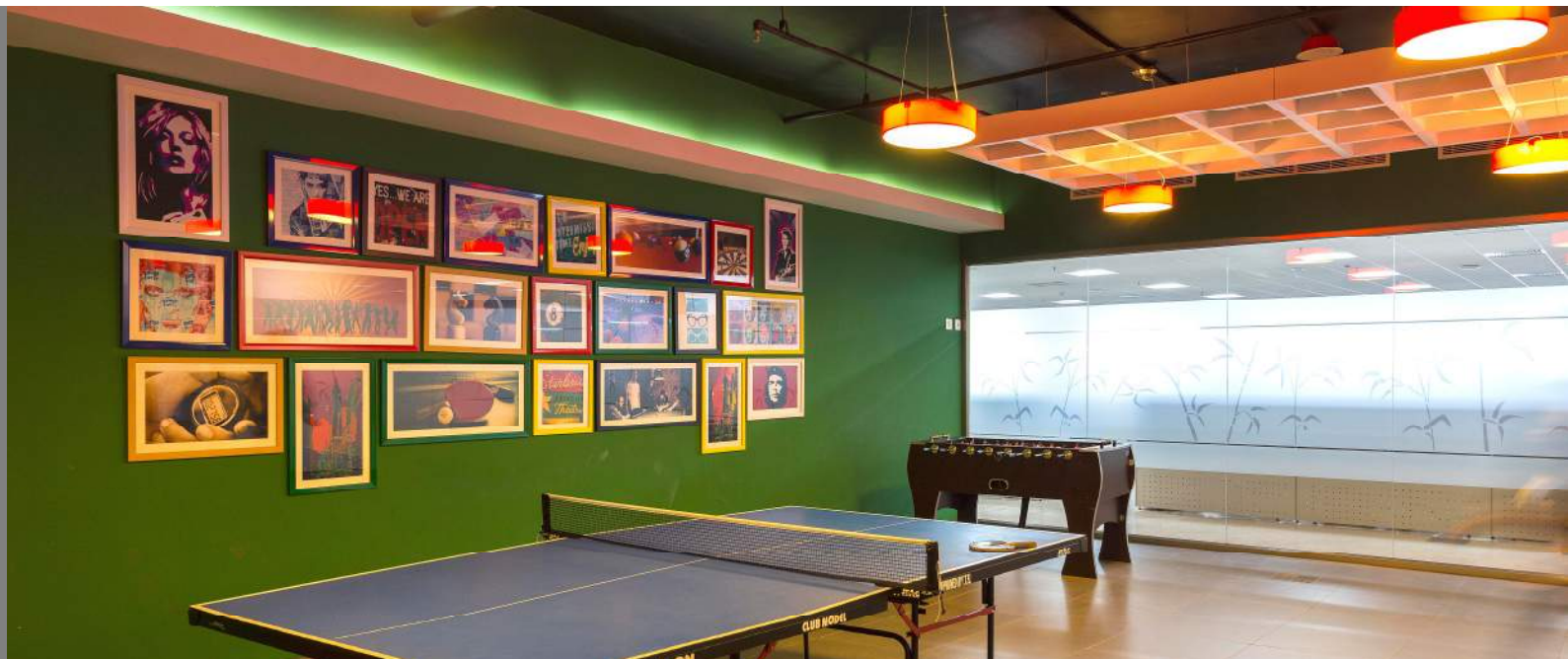


\* Areas mentioned are carpet areas



office space





office space

Our in-house architectural, project management, and construction teams can customize your offices to suit your needs and, thanks to our bulk buying power, can deliver exceptional value for money.

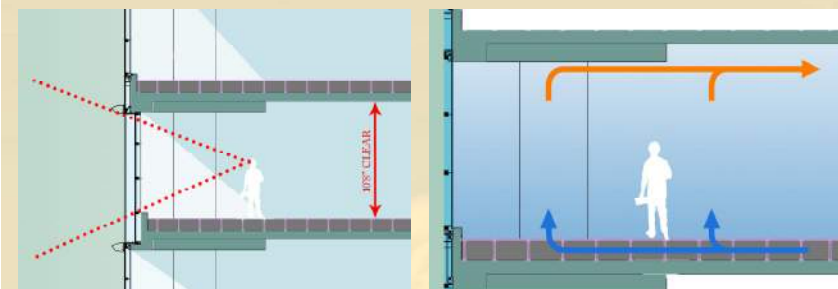




# sustainability

QuarkCity has incorporated sustainable and environmentally friendly elements into all aspects of the building core and shell :

- The building is aligned to - 4 degrees North ensuring minimum solar gain and maximum daylight in all habitable areas.
- Effective use of low-E reflective glass, dry clad sandstone, and PUF (Poly Urethane Foam) Panel insulation on the terrace.
- Habitable office areas are screened from the sun by placement of service rooms on the South face, blocking the sun.
- All common area lights are controlled by occupancy sensors.
- Effective dual plumbing and water harvesting.
- In-house waste water treatment and sewerage treatment plants.
- Lush green landscape comprised of a healthy mix of local species of plants.
- Effective use of local and low energy recycled material.
- Effective segregation and recycling of solid garbage, and composting of organic waste.





# location

Landmark Plaza occupies a 7 - acre lot in QuarkCity's 51 - acre multi-use development, located in Mohali, Punjab, within the extended grid of Le Corbusier's modern city of Chandigarh, 265 kms (166 miles) north of India's capital city of New Delhi.

Strategically located on the 6 - lane expressway at just 9 kms from the International Airport and the Railway Station, Landmark Plaza occupies a prominent position at the city's future point of entry for many of North India's commuters, visitors, and tourists, offering unparalleled access and convenience to all.

The neighborhood offers luxury residential apartments, serviced apartments, shopping centers for daily needs, and super specialty hospitals, all within a distance of 5 - 6 kms.





# technical features



## HVAC\*

UFAD (under floor air distribution) for ventilation and air conditioning, dedicated AHUs (air handling unit) on each floor.

Zoned heating and cooling approach employing VAV (variable air volume) system and VFDs (variable frequency drive) for chillers.

\* Detailed specification and energy calculations available.

## Electrical

Power to Landmark Plaza is distributed from QuarkCity's own 66KV substation connected to two mother sub-stations.

100% backup power supply system available with DG sets (back up power generation) of overall capacity of 10MVA.

Availability of UPS (uninterrupted power supply) up to 800 KVA if required.

## Fire Safety

Fire detection and suppression systems in compliance with the National Building Code.

Addressable fire alarm system.

Provision for installation of addressable fire alarm devices/panels at all levels for tenants' requirements.

Well-marked and illuminated emergency exits, dedicated emergency assembly areas and refuge terraces.

## Security and Safety

24-hour manned security at all points of entry and exit. Regular patrolling of all common areas.

Electronic Access Control system determines access to boom barriers, gates, buildings, and staircases.

Strategic deployment of CCTV cameras throughout the campus with their continual monitoring and integration with the BMS room.

## Telecommunications

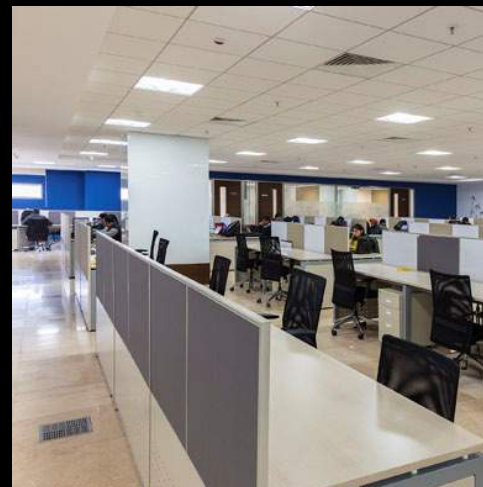
Provision for connectivity for lease line/other communication products from all major ISPs in the region, through optical fiber.

## Elevators

12 high-speed passenger elevators and 2 service elevators.



# amenities & services



## Food Services

State of the art, well-equipped kitchen to serve 3,000 meals a day in the cafeteria.

The cafeteria and the adjoining landscaped terrace are ideal for hosting parties, company events, etc.

Cafe Fresco - a conveniently located snack shop within the building ensures the availability of healthy and tasty snacks at all times.

## Professional Property Maintenance and Customer Service

Landmark Plaza is managed by highly trained facilities management staff. The concierge at the lobby front desk is there daily in order to take care of informational requests and liaison with the maintenance team.

All communication, whether for the maintenance team, the cafeteria, or event planning for the common facilities will be handled through the concierge at the lobby desk. This ensures that your requirements are taken care of in a professional manner.

## Hygiene and Health

QuarkCity gives unparalleled importance to maintaining a clean, healthy, and hygienic environment.

Our dedicated housekeeping team is professionally managed and trained to ensure that all common areas including parking, hallways, cafeteria, kitchens, bathrooms, outdoor spaces, and water bodies are cleaned and maintained regularly to ensure good hygienic conditions for tenants and provide them a pleasant experience at every level.



QuarkCity is a multi-faceted, socially responsible, and environmentally conscious international group dedicated to bringing about change in the urban lifestyle by providing world class infrastructure which is efficient, eco-friendly, and highly sustainable.

In India, QuarkCity has developed Punjab's first IT-SEZ which has resulted in Punjab becoming one of the major IT hubs of the northern part of the country. QuarkCity's multi-use development in Mohali aims at the integration of contemporary business places with well-designed residential, retail, and recreation centres, establishing a benchmark in the synchronization of functional efficiency with aesthetic appeal.

QuarkCity designs, builds, leases/sells, and operates its developments and takes pride in providing high quality products and services at par with international standards.

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