DLF Cybercity
From a Vision to Reality

Once upon a time, south of India’s capital city New Delhi. The year is 2000. A quiet collection of small villages, over 2,000 years old, start to wake up, slowly magnetizing together to form a suburban office district called DLF Cybercity.

Back in 2001, it was a dream time in Delhi, with inadequate infrastructure, undeveloped buildings, and difficult access. Life in Metro was getting expensive, landlords were adding to the strain, and space was at a premium. India’s corporate elite began to demand buildings with better infrastructure, ample parking, a larger floorplate, and good building maintenance - Grade ‘A’ buildings.

DLF tied the way, in Gurugram, reaching out to the migrant companies from Delhi, with buildings that met demand and exceeded expectations.

Almost single-handedly, DLF has converted a sleepy, rural settlement, into its very own DLF City, built itself into the country’s largest real estate firm. The group has developed the largest share of residential, office, and retail space in Gurugram, and has been declared, for its pioneering efforts in urban development, planning, and execution, a Super brand.

The biggest leap forward in Gurugram has been the 125 acres large integrated business district adjacent to DLF Gurgaon border and on NH-8, called the “DLF Cybercity.”

The first and most dramatic building to come up, as far back as 10 years ago, is DLF Space. In its fine turf of blue glass and white stone, it became the symbol of the future. Many real estate companies slowly tried to imitate DLF landscapes, developments, which was now one of the standards of Cybercity. The other being the Gateway Towers (popularly called as “Ship Building”), DLF Cyber Green and DLF Infinity Tower.

In 2003, Infinity Towers and Cyber Greens came having integrated food courts with other ultra modern facilities and features.

By 2007, a quantum leap in demand occurred. Future expansion was to be factored in, and buildings with expansion options became the preference. DLF developed Building 10 with 2.4 million sq ft of space.

As Gurugram fulfills its destiny as the future city, DLF acts as its flag bearer. An aspiration from different lands, and different cultures and people continue into a mega suburb, DLF is there to predict needs, plan infrastructure and accommodate all solutions as one stop - whether office, residence, or shopping.

Flash Forward 2015

Flash forward to 2015, and one of the most coveted corporate office destinations in India. Skylarks, toll-free expressway within the city, a privately owned rapid metro within the business district, Surface car parking, Cyber Hub and recreation centres morphing with office infrastructure that is best in the world, easy access and exit and luxurious, safe, inviting and comfortable corporate and industrial environments.

DLF Cybercity. All efforts along the roads (including dedicated paths for pedestrians), signal free underpasses, the 16 lane toll free road, and the skyscrapers, are all ideas that will keep the city moving, free from blockages. We are looking at the future, and planning for it.

- DLF is the safety advisor, owner, and partner. We are the only real estate company in India to take the issue of security and safety seriously, have appointed DLF’s own fire fighters, and implement fire-fighting standards. From helipads (for emergency evacuation), to two tier fire sprinkler system, disaster management drills, 50 meter high water towers, ambulances from nearby hospitals, a three tier security system and CCTV's, we have one of the best disaster management systems in India. So that you can be safe.

- Our focus on energy conservation and green initiatives made us set up an Energy Centre across Cybercity, Gurugram which aims to cater to all the buildings there. This energy centre uses natural gas instead of diesel for power generation that helps to remarkably reduce operating/maintenance cost. Such cost savings are then passed on to DLF occupants/tenants.

- How many private organizations in India have a fire station? Only one. In DLF Cybercity, we have a fully equipped fire station with staff, and a fire truck which can reach up to 50 floors and 50 meters of water another 30 meters. In case of a fire anywhere in the business district, our fire engines and personnel will reach in the shortest possible time.

- DLF Cybercity is a small territory. It is over 15 million square feet of space planned as Integrated Business District.

Welcome to the future of office spaces!

Amit Grover
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**DFL Edge** – a vision to consistently Innovate, Plan, Execute, Upgrade and Operate to the best standards of operational excellence

**Fire Safety - Preventive & Control Measures**
- Fire developer in India to procure 90 mtrs. high skylifts from Finland for DLF Cybercity, Gurgaon
- 2 fire stations to be operational in DLF Cybercity & Phase 5
- To have least response time to any emergencies
- These skylifts can carry a load of 400 kg and rotate at a 360 degree angle
- The skylift has a reach of up to 30 Floors plus additional 35 mtr height can be reached by water Jet
- The staff attached to the Sky Lift will be trained by the servicing company along with the periodical maintenance
- The Fire Station will have fire tenders with fire hoses with capacity of 18 kilometers of water
- Thermal Imaging Cameras
- DMRD - Disaster Management & Disaster Recovery Room
- Removal of Gas banks from Buildings - Only piped gas supply*
- Breathing Apparatus (BA) systems - 1 nos. at any point in time
- Smoke generators used for mock fire drills
- Clean agent gas flooding system on each electrical panel
- 2 x fire sprinkler systems at all tenant areas
- Fireman Proximity Suits & Fire Entry Suits
- Exclusive Training centres for tenants for fire-fighting
- 3rd party fire safety audit
- Helped for Emergencies*

**Quick Response Measures**
- Ambulances from reputed hospitals - fully equipped and with trained staff stationed at buildings
- Quick Rescue Teams equipped with latest electronic gadgets to handle emergencies 24x7
- Explosive Detection Sniffer dogs
- Bomb Suppression Blankets*
- Vehicle Recovery Vans stationed at all buildings

**Intelligent Security Systems**
- 5 Tier Security
- Special Boards Threat SOPs
- CCTVs in lifts
- Single frequency Walkie Talkies*
- Exclusive Training Centres on Security
- Dedicated Security Manuals for buildings
- Third party security audits

**Only Office Space Developer in India to have:**
- 90 mtrs. skylift for Fire-fighting
- Fire Safety Training Centres, also for Tenant employees
- Dedicated Fire Station attached to Office Complexes
- For each unit of Energy consumed, an equivalent is re-produced through renewable resources*
- Cogeneration Power Plant, earning Carbon Credits
- Private Metro at DLF Cybercity, Gurgaon*
- Private 16 lane Toll-free Road network at DLF Cybercity, Gurgaon*
- as the Safety Partner

**Advanced Building Management Services**
- DLF Buildings are installed with Advanced BMS Systems, with the following key advantages:
  - HVAC performance in the buildings is improved
  - High Energy savings by intelligent setting of the Parameters
  - Integration of various alarm systems in the BMS, greatly enhances the safety systems
  - Preventive Maintenance on ERP*
  - Centralized Query Closing System
  - Complete Utilities Usage & Maintenance (EMS) on ERP*

**Compliance & Certification**
- LEED Certification - Leadership in Energy and Environmental Design*
- ISO 9001, 14001, 18001 Certification
- OSHA Certification*

* work in progress

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**Our Building Services Leadership & Team at your service!**

**Gautam Dey**
National Head Building Operations & Technical Services
gautamdey@dlf.in
Chartered Engineer with wide experience in operation of Engineering and Real Estate. Previously served Maruti Suzuki, DCM - Shriram, Bennett & Coleman. Just Prior to DLF served Unitech Limited as Director for their Pan India Facilities Management Operation. Now working with DLF in the capacity of “National Head - Customer Assurance” for their Pan India Commercial (Office) Buildings.

**Sanid Jagga**
Chief Group Manager Customer Assurance
jagga-sanid@dlf.in
Graduate Electrical Engineer from Thapar College of Engineering with total 30 years of rich experience out of which 25.5 years had worked with different industries (Paper, Cement and Health care) and from last 4.5 years working with DLF and looking after the building management services of commercial buildings.

**Col. Paramdeep Thapa**
AGM-Security
thapa-paramdeep@dlf.in
A veteran from Indian Army having spent a stint in The United Nations and a Certified Security Professional, with 26 years of experience in security. Have worked in the Engineering & Construction sector, as GM HR/Admin, with POSCO E&C India Pvt Ltd and in the Hospitality sector as Head Security with Jaypee Group and as Director Loss Prevention with Marriott Hotel. Core competency is to understand, analyze and manage security requirements by conceptualizing & implementing insightful security strategies.

**Suresh Bawa V.**
AVP-Fire and Safety
sureshbawa@dlf.in
A fire engineering graduate from National fire service college, Nagpur and holds a post graduate degree in business administration. He has over 30 years of extensive experience in fire, safety and commercial functions in Industrial & Airport Domains. Previously he served as the Associate Vice President in GMR Hyderbad International Airport. He is the recipient of the prestigious Jawahar Award for his meritorious contribution during his tenure at SAIL. Currently he is the Assistant Vice President (Fire & Safety) at RENTCO Division of DLF Utilities Ltd.

**Mr. S.K. Dheri**
Group Head, Fire Safety, DLF
Presently working as Group Head (Fire Safety), DLF Limited looking after Fire Safety of the entire group PAN INDIA. Served as CFO in Delhi Fire Services from 1984 to 2001. Received Distinguished Fire Services Medal from the President of India. In 2004 was awarded “Life Time Achievement Award” from Fire Protection Association of India.

Inauguration of DLF Fire Station by Shri A K Sharma, Director - Delhi Fire Services, jointly by Shri Ramesh Santra, MD - RENTCO, DLF and Shri S.K. Dheri, Group Head, Fire Safety, DLF

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With effect from 1st April, 2013, DLF has outsourced the general maintenance in ”J unto LaVale” and ”Customer & Workplace” for our leased office building portfolio pan India.

**For building services, please contact 24x7 help line : +91-124-432-1321; Toll free : 1800-103-0022; CS: customercare-offices@dlf.in**

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