



The Dominant

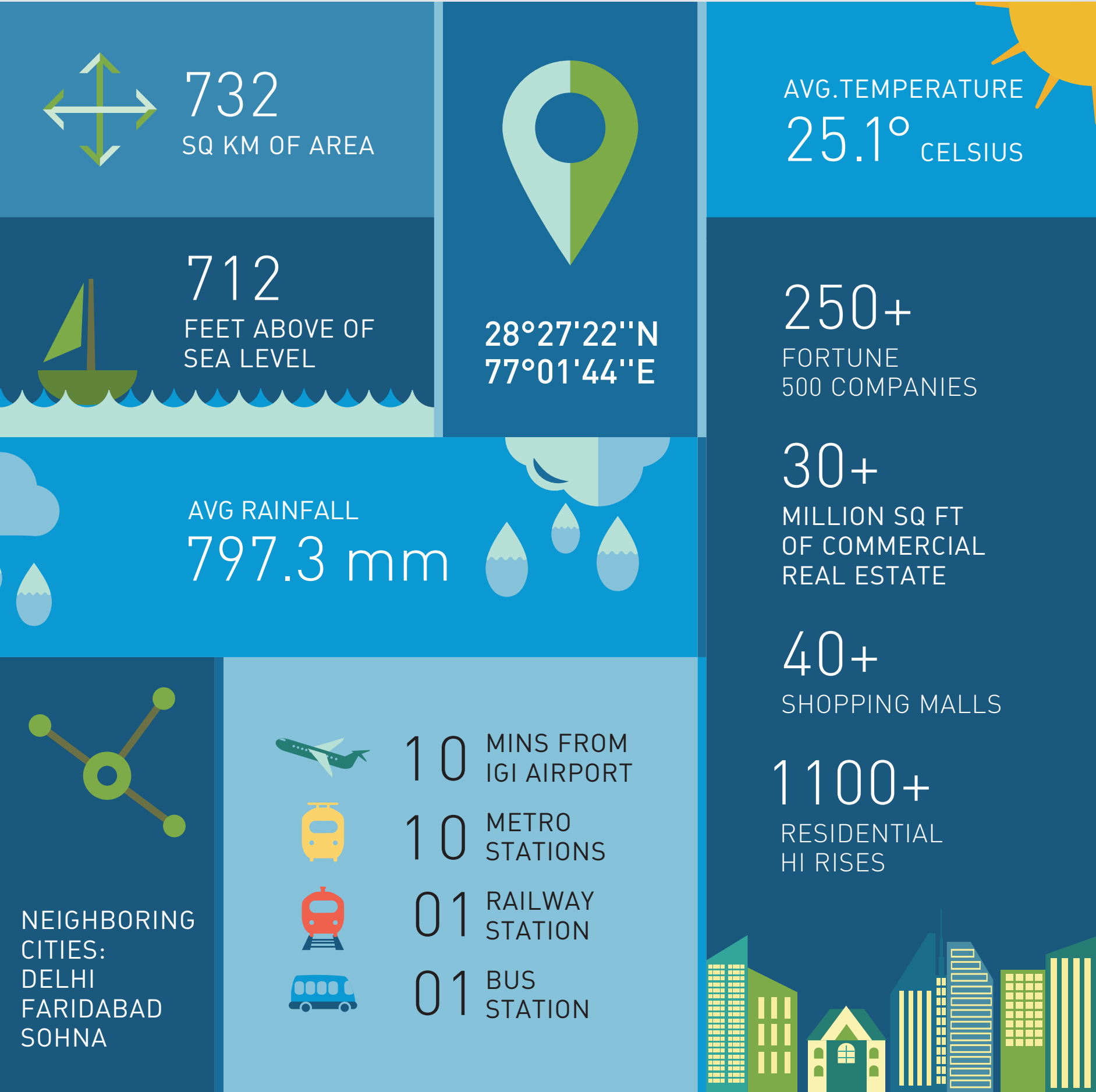
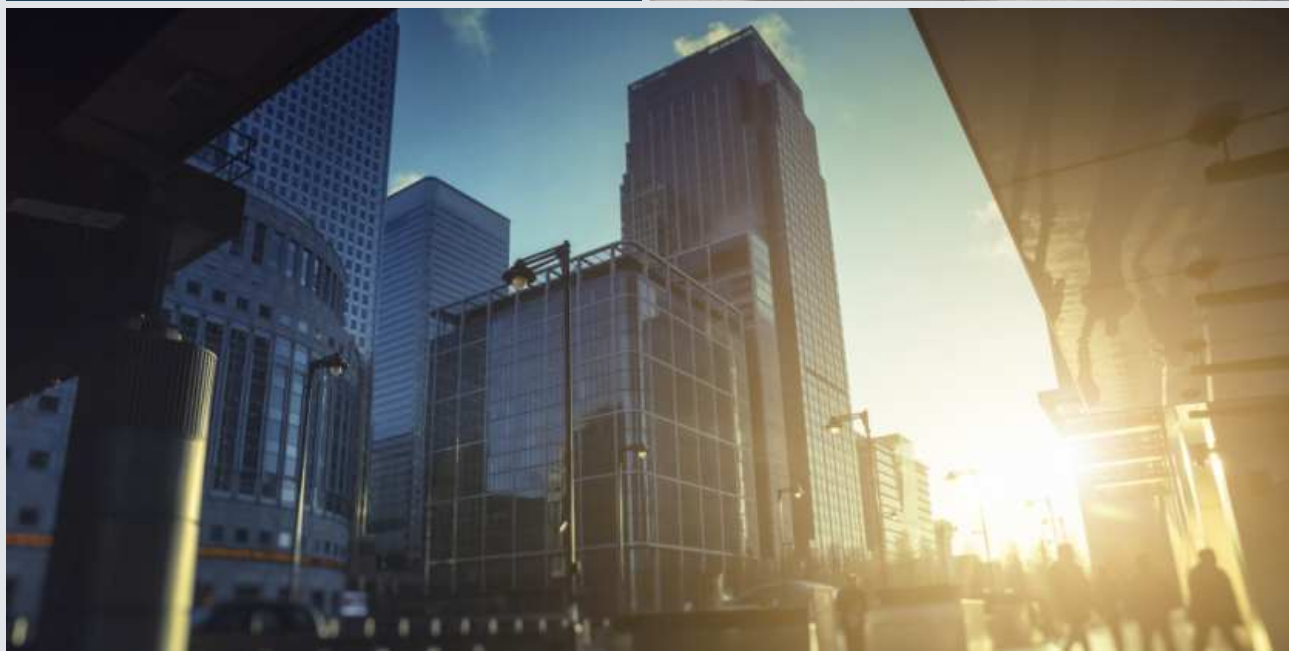
GURGAON'S SMART BUSINESS HUB

**The
Dominant**



The Dominant

BIRDS EYE VIEW OF THE DOMINANT . TOWER 1 AND PROPOSED TOWER 2 ARTISTIC IMPRESSION.



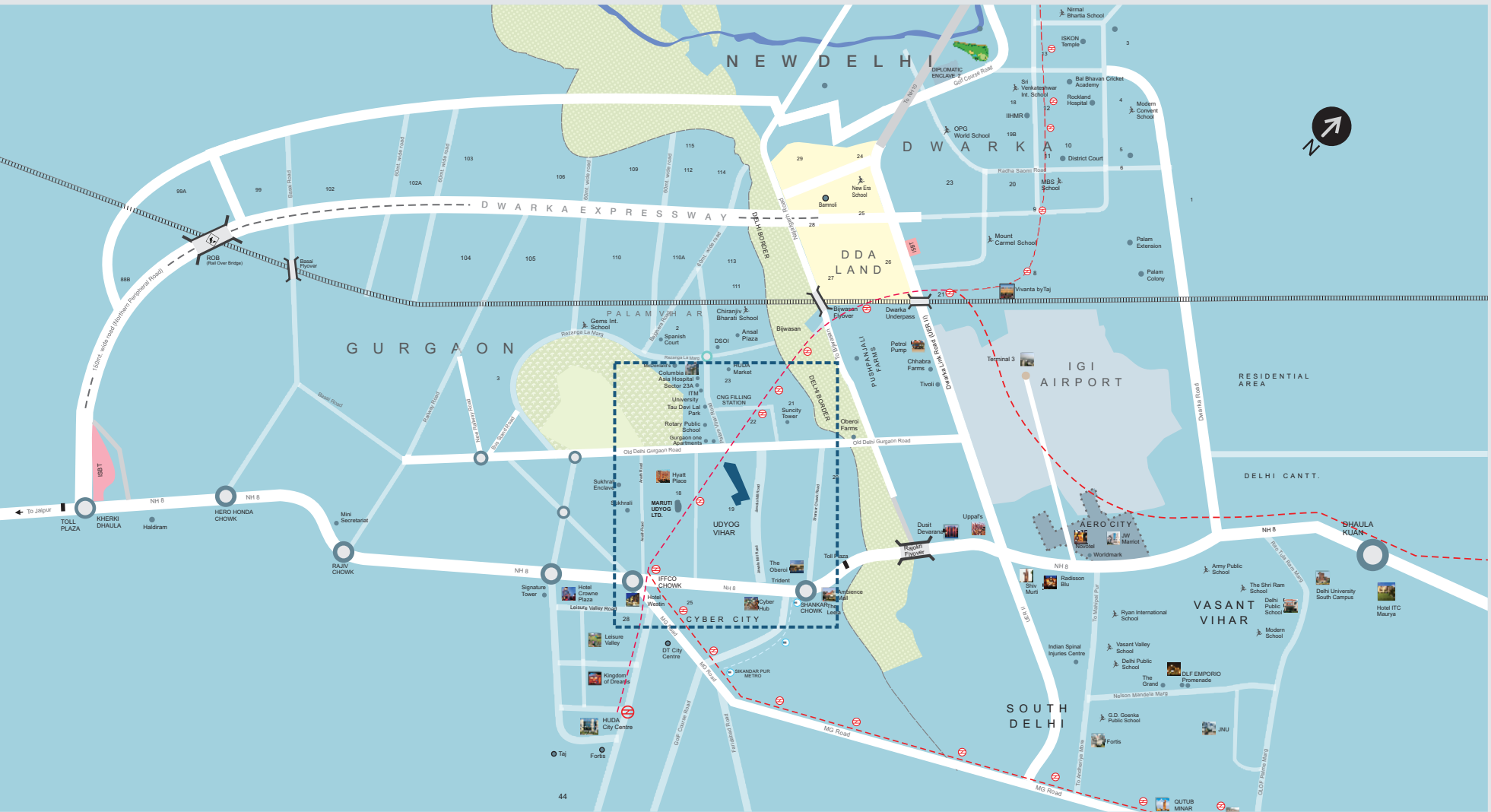


A NEW LANDMARK IN A CLASSIC LOCATION

#Location

It was from the Old –Delhi Gurgaon Road in Udyog Vihar that the journey of Gurgaon becoming a millennium city started. Spread over five phases, it covers an area of 728 acre. It was in the year 1982 that Maruti Udyog Limited set up its first manufacturing plant here. Since then the road has become the growth driver of Gurgaon. Situated adjacent to NH-8, it serves as a major link between IGI Airport, just 8 km away and IFFCO Chowk and is address of famous developments like Unitech Cyber City, Hotel Hyatt Place etc.

The Dominant, is an imposing corporate address, located on this very Old Delhi Gurgaon 24m Road, just off NH-08. it has a lively neighborhood of premium developments like Gurgaon One, DLF Cyber Hub, The Oberoi, The Trident and The Leela. The Dominant gives you ideal connectivity and convenience.



COLOUR	PROPOSED DEVELOPMENT
	PROPOSED METRO LINE (Dwarka Sec. 21 to IFFCO Chowk)
	ISBT
	ROAD
	RAILWAY LINE

Key Landmark			
Connectivity		Hotels	
NH 08	3.0 Km	The Trident	2.4 Km
Indusind Bank Metro	3.5 Km	The Oberoi	2.8 Km
Kapashera Border	3.9 Km	The Leela	4.8 Km
Iffco Chowk	4.4 Km	Crowne Plaza	6.3 Km
Gurgaon Bus Stand	6.3 Km	Westin	6.7 Km
Railway Station	8.2 Km		
Dwarka Sec 21 Metro	9.7 Km		
IGI Airport	12.7 Km		
Residential		Companies/ Corporate Hub	
Gurgaon One	1 Km	Unitech Infospace	1.3 Km
Palam Vihar	3.7 Km	Maruti Udyog Ltd.	1.3 Km
Sec 56 Gurgaon	12.2 Km	DLF Cyber City	3.7 Km
Vasant Kunj	12.4 Km	Delloite	4.6 Km
Dwarka	14.6 Km	Airtel	4.5 Km
Retail			
Ansal	3.3 Km		
Ambience	4.3 Km		

The Dominant



VIEW OF THE DOMINANT FACADE FROM OLD DELHI GURGAON ROAD. TOWER 1 AND PROPOSED TOWER 2 ARTISTIC IMPRESSION.

#Overview

Over 5 acre
of IT Park

Lush green
environment
friendly
development

Around
8,00,000 sq ft
of office space

Two
towers

Energy
Efficient
Green
buildings

Modern
Safety
and Security
measures

Unified
communication
system

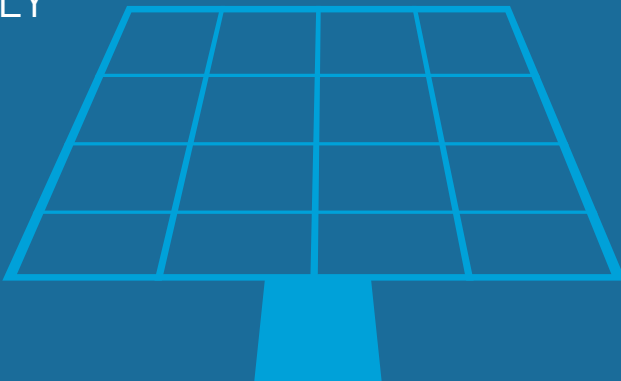
Multi
Level
Car Parking

Landscaped
Courts



#GreenBuilding

SOLAR CELLS
TO PROVIDE
RENEWABLE
POWER SUPPLY



GREEN
SURROUNDINGS
AND LARGE
LANDSCAPE AREAS



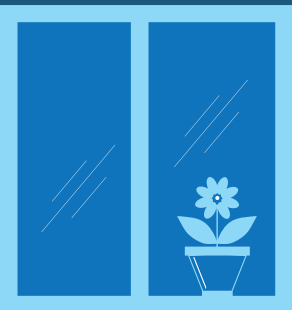
RAIN WATER
HARVESTING TO CONTROL
RAIN WATER RUN-OFF
AND STORE IT



BRILLE
AND AUDIO
ASSISTANCE
IN THE LIFTS



WASTE
MANAGEMENT
BY ORGANIC
WASTE TREATMENT

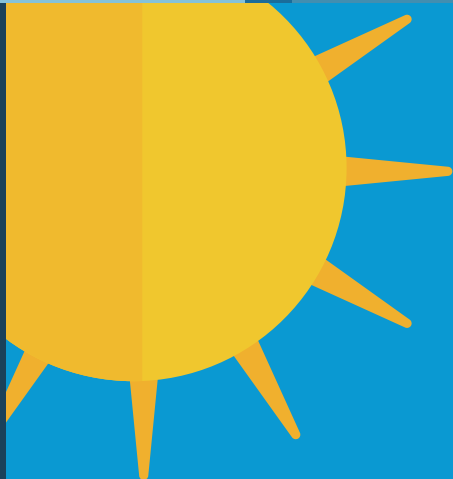


ENERGY
CONSERVATION
BY SMART
FACADE &, HIGH-
PERFORMANCE
GLASS

BICYCLE STANDS
TO PROMOTE
ECO FRIENDLY
TRANSPORT



DRIP IRRIGATION
AND LOW FLOW
WATER FIXTURES
TO CONSERVE
WATER



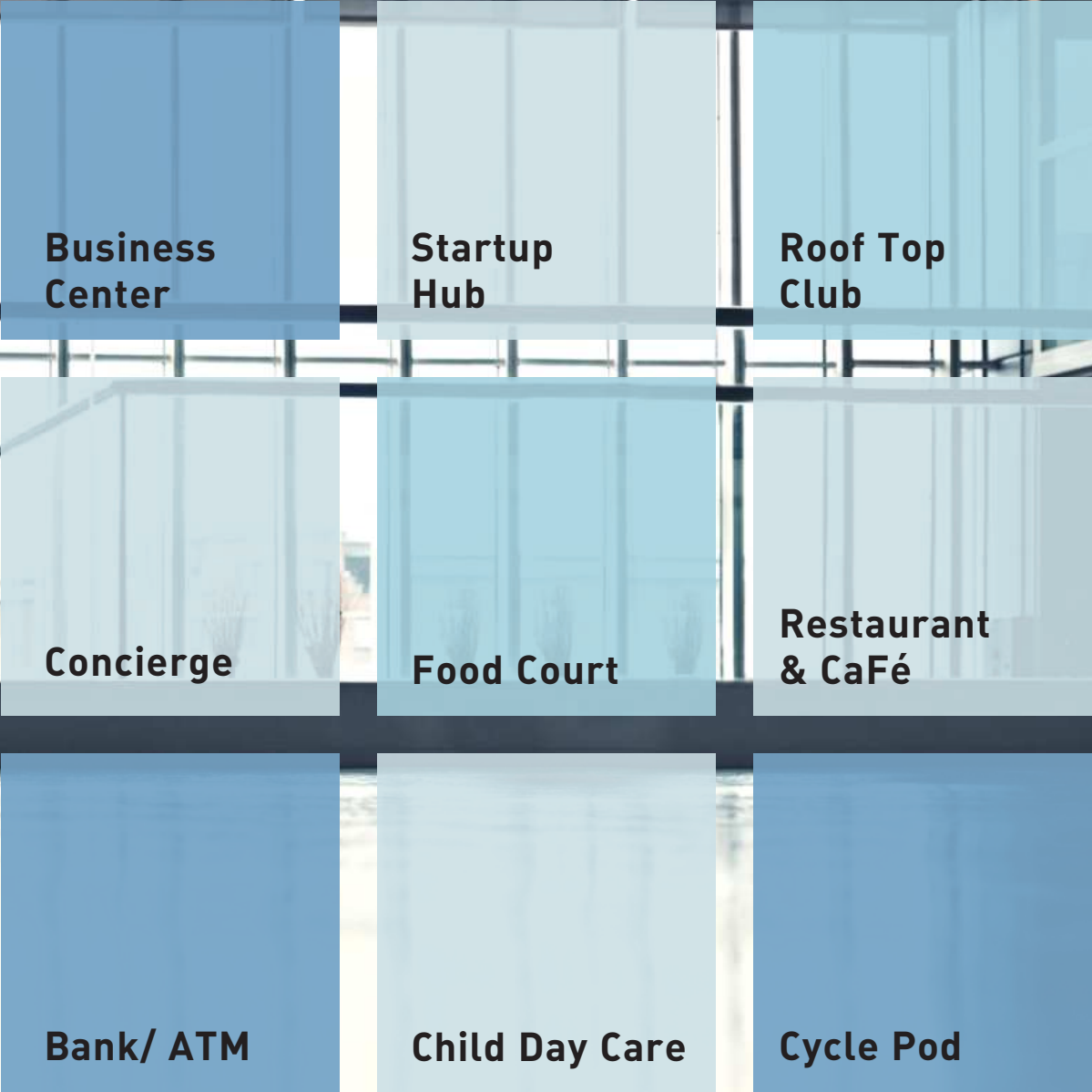
DAY LIGHT
TO REDUCE
ENERGY USAGE
AND INCREASE
PRODUCTIVITY



The . Dominant

BIRDS EYE VIEW OF THE DOMINANT . TOWER 1 AND PROPOSED TOWER 2 ARTISTIC IMPRESSION.

#Facilities





WHERE IDEAS & BUSINESS FLOURISH

#StartupHub

Won't it be great if you could take off on your dream start-up by leasing an inspiring space, focussing on your core competencies and buying the space only once you grow That's exactly what The Dominant has to offer. We at, the Dominant are in the business of growing your business.

HIGH EFFICIENCY LOW COST

INSPIRING SPACES

CHOICE OF LEASE & BUY

READY TO USE BUSINESS CENTRE FACILITIES

READY TO CONDUCT MEETING ROOMS

READY TO ACCESS Wi-Fi

READY TO SERVE PANTRY & KITCHEN

READY TO RELISH COFFEE SHOP

READY TO PROTECT 24X7 SECURITY



WORK
LIFE
BALANCE.
TO
REJUVENATE
YOU.

#Club

Today’s mantra is all about balance. Work-life balance. The Dominant is design to ensure that you have enough to play around. It’s roof top club house with open deck and pool are its star attractions. Choice of sports and fitness is provided to keep you ready to perform.

- RESTAURANT
- PARTY LAWN
- GYM
- LANDSCAPED TERRACE
- BADMINTON COURT
- BASKET BALL COURT
- CROQUET
- CRICKET PRACTICE NET
- TT ROOM
- BILLIARD ROOM
- CHESS & CAROM



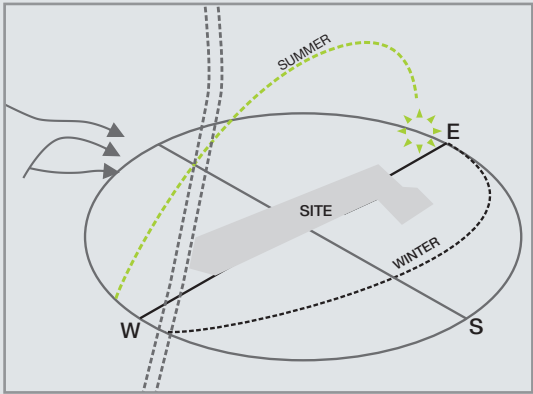
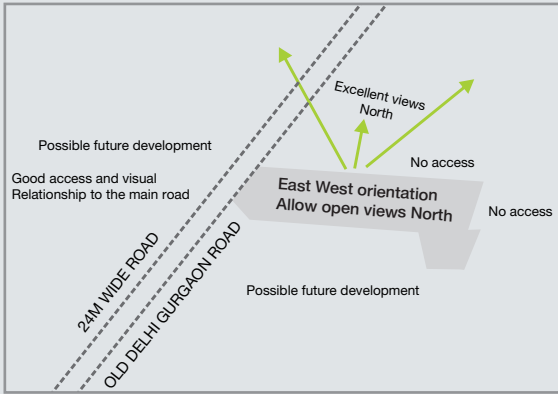
The Dominant

#MasterPlan



AN ENVIRONMENT FRIENDLY SITE

- A East West Oriented plot
- Negligible development along 3 sides
- Open View to north
- Ample Sunlight throughout the day
- Well ventilated



- 1. Entry/Exit to the site
- 2. Ramp to basement
- 3. Central plaza opening into the surrounding green
- 4. Canopy with seating underneath
- 5. Office street/spill over
- 6. Ramps up and down to the basement & sixth to tenth floor
- 7. Central plaza and tower 1&2 drop-off
- 8. Tower 1 entry
- 9. Two way road
- 10. Boundary parking
- 11. Green ribbon covered with shrubs and groundcovers
- 12. Exit



GOOD DESIGN IS GOOD BUSINESS

#Tower-1

Office spaces Ground to 9th floor

Customized work spaces

starting from 1211 sq.ft

Column free space for more efficiency

Flexible floor plates with service provision

#FloorPlans

Tower-1
Ground Floor



SHOP NO.	Shop G01	Shop G02	Shop G03	Office G01	Office G02	Office G03	Office G04	Office G05	Office G06	Office G07	Office G08	Office G09	Office G10	Office G11	Office G12	TOTAL
CARPET AREA (SQ.FT.)	1636	3847	1154	1989	2055	2110	1605	1618	1605	1618	1618	1944	1340	736	2055	26929
S.B.A (SQ. FT.)	3536	8059	2508	3222	3343	3436	2645	2645	2645	2645	2645	3219	2193	1225	1888	45854

#FloorPlans

Tower-1
First Floor



SHOP NO.	Shop 101	Office 101	Office 102	Office 103	Office 104	Office 105	Office 106	Office 107	Office 108	Office 109	Office 110	Office 111	Office 112	Office 114	Office 115	Office 116	TOTAL
CARPET AREA (SQ.FT.)	1631	2998	2078	1989	2055	2132	1605	1618	1605	1618	1618	2055	724	1340	736	1148	26950
S.B.A (SQ. FT.)	3536	4905	3384	3222	3343	3436	2645	2645	2645	2645	2645	3400	1212	2193	1225	1888	44969

#FloorPlans

Tower-1
Second & Third floor



SHOP NO.	Office 201, 301	Office 202, 302	Office 203, 303	Office 204, 304	Office 205, 305	Office 206, 306	Office 207, 307	Office 208, 308	Office 209, 309	Office 210, 310	Office 211, 311	Office 212, 312	Office 214, 314	Office 215, 315	Office 216, 316	Office 217, 317	TOTAL
CARPET AREA (SQ.FT.)	3661	2078	1989	2055	2110	1612	1618	1612	1618	1618	2062	724	1340	736	1148	1226	27207
S.B.A (SQ. FT.)	5921	3384	3222	3343	3436	2645	2645	2645	2645	2645	3400	1212	2193	1225	1888	2046	44495

#FloorPlans

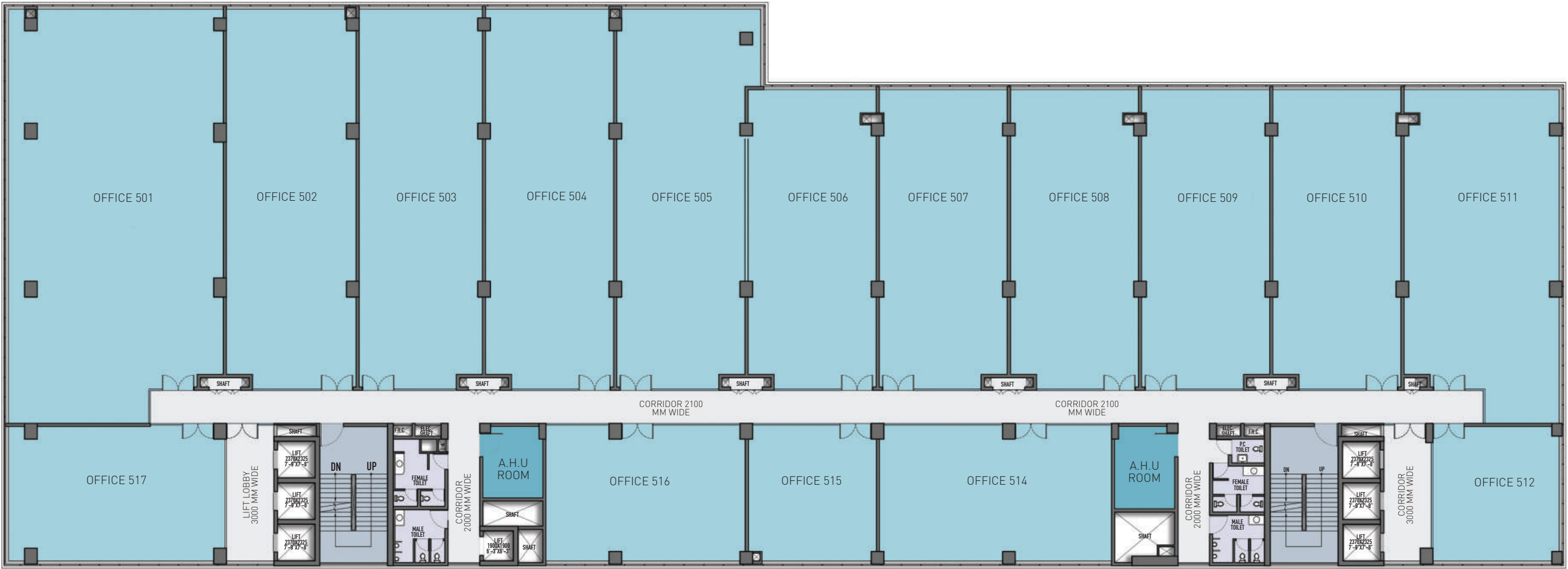
Tower-1
Forth Floor



SHOP NO.	Office 401	Office 402	Office 403	Office 404	Office 405	Office 406	Office 407	Office 408	Office 409	Office 410	Office 411	Office 412	Office 414	Office 415	Office 416	Office 417	TOTAL
CARPET AREA (SQ.FT.)	3661	2078	1989	2055	2110	1612	1618	1612	1618	1618	2062	724	1340	736	1148	1226	27207
S.B.A (SQ. FT.)	5921	3384	3222	3343	3436	2645	2645	2645	2645	2645	3400	1212	2193	1225	1888	2046	44495

#FloorPlans

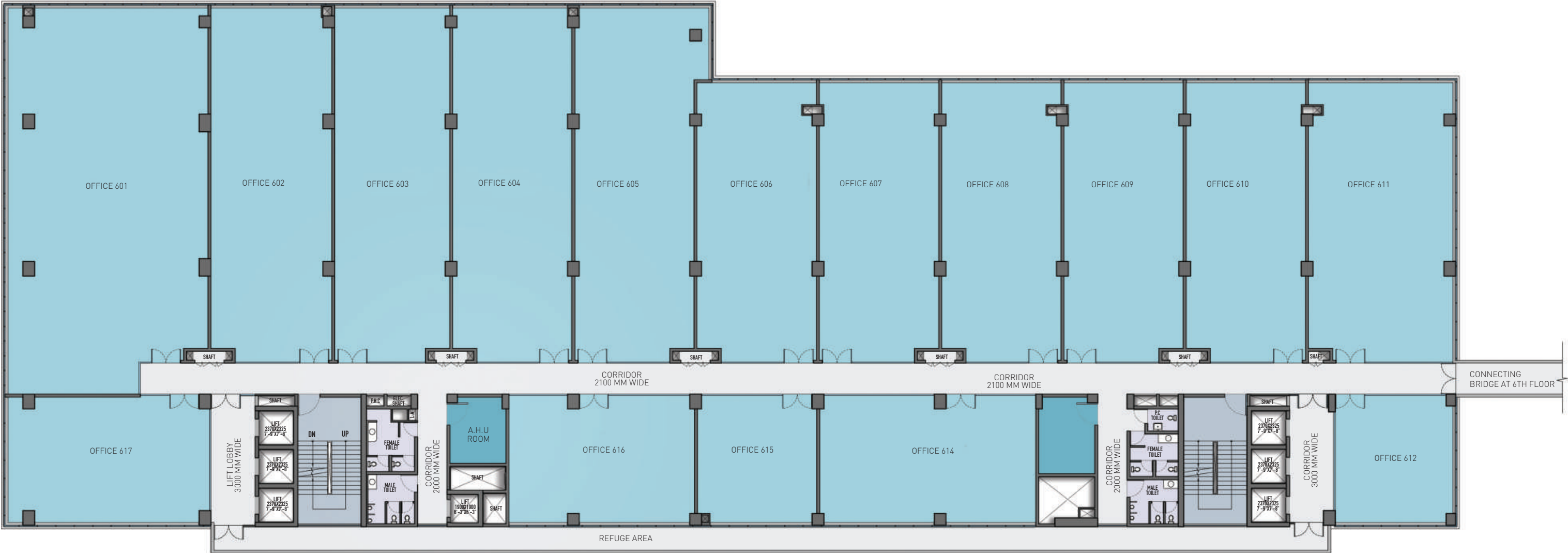
Tower-1
Fifth Floor



SHOP NO.	Office 501	Office 502	Office 503	Office 504	Office 505	Office 506	Office 507	Office 508	Office 509	Office 510	Office 511	Office 512	Office 514	Office 515	Office 516	Office 517	TOTAL
CARPET AREA (SQ.FT.)	3667	2080	1990	2056	2112	1614	1620	1614	1620	1620	2066	726	1340	736	1148	1229	27239
S.B.A (SQ. FT.)	5921	3384	3222	3343	3436	2645	2645	2645	2645	2645	3400	1212	2193	1225	1888	2046	44495

#FloorPlans

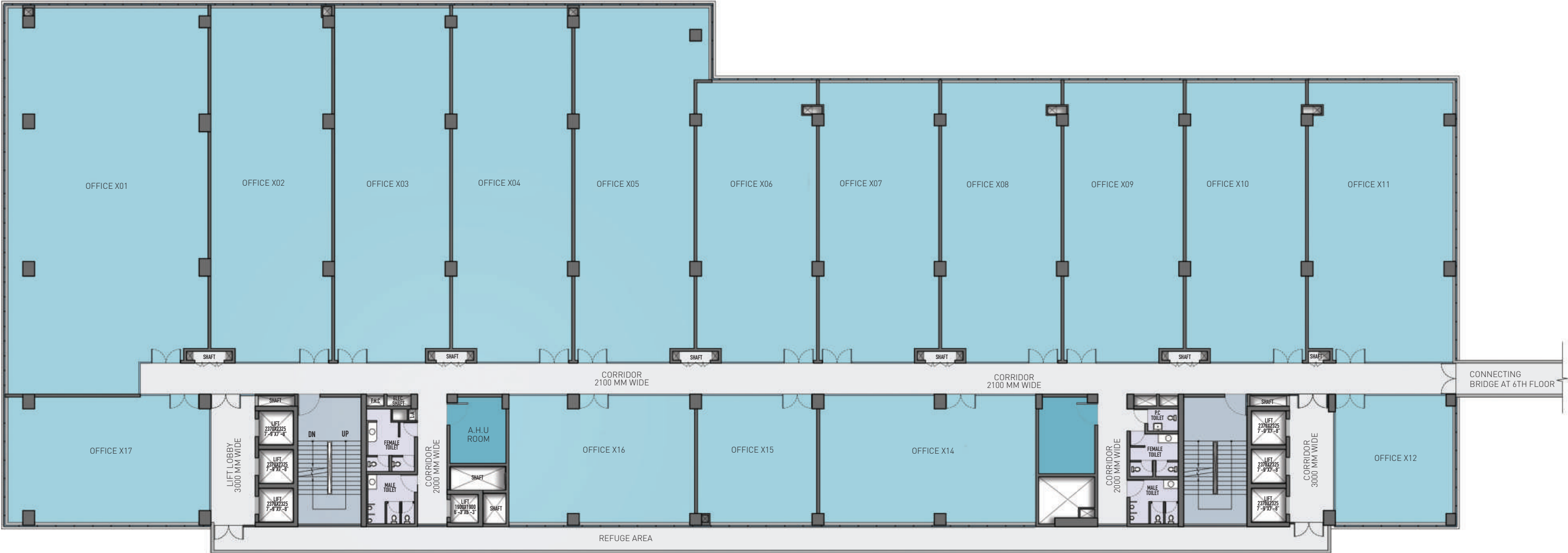
Tower-1
Sixth Floor



SHOP NO.	Office 601	Office 602	Office 603	Office 604	Office 605	Office 606	Office 607	Office 608	Office 609	Office 610	Office 611	Office 612	Office 614	Office 615	Office 616	Office 617	TOTAL
CARPET AREA (SQ.FT.)	3667	2080	1990	2056	2112	1614	1620	1614	1620	1620	1955	726	1340	736	1148	1229	27129
S.B.A (SQ. FT.)	5921	3384	3222	3343	3436	2645	2645	2645	2645	2645	3219	1221	2193	1225	1888	2046	44322

#FloorPlans

Tower-1
Seventh to Ninth Floor



SHOP NO.	Office 701, 801, 901	Office 702, 802, 902	Office 703, 803, 903	Office 704, 804, 904	Office 705, 805, 905	Office 706, 806, 906	Office 707, 807, 907	Office 708, 808, 908	Office 709, 809, 909	Office 710, 810, 910	Office 711, 811, 911	Office 712, 812, 912	Office 714, 814, 914	Office 715, 815, 915	Office 716, 816, 916	Office 717, 817, 917	TOTAL
CARPET AREA (SQ.FT.)	3667	2080	1990	2056	2112	1614	1620	1614	1620	1620	2066	727	1340	736	1148	1229	27241
S.B.A (SQ. FT.)	5921	3384	3222	3343	3436	2645	2645	2645	2645	2645	3400	1212	2193	1225	1888	2046	44495

#FloorPlans

Tower-1
Tenth Floor



SHOP NO.	RESTAURANT + KITCHEN	M.PURPOSE HALL	GYM	B.CENTER	TOTAL
CARPET AREA (SQ.FT.)	3586	2152	846	2056	8641
S.B.A (SQ. FT.)	7650	4621	1843	4415	18528

Specifications

Tower-1

Structure	
Structure	RCC beam slab and flat slab with column structure & brick/concrete/block partitions to maximize clear spans
Elevators	6 passenger elevators with 1 separate service elevator
Floor to floor height	Ground & first floors 4.2m second floor to terrace 3.9m

Parking	
Tower 1	2-level basement parking + surface parking

Security	
BMS and controls	System monitoring the principal operations of the building. Control system fully integrated with the security, fire alarm and lift control systems
Telephone in comer	Cabling from junction box to tag blocks at each floor

Life safety	
Wet riser/hose reels	Located near each staircase
Sprinklers	Sprinklers have been provided as per norms up to primary point and provision for secondary distribution made in the system
Fire hydrants	Provided as per norms
Hand-held extinguishers	Provided as required in landlord's areas
Fire alarm & detection system	Addressable fire alarm & detection system has been provided with the help of local and repeater panel at security room

Electrical	
Electrical risers	Provided
Distribution	Panel, feeders, splitters, distribution boards serving tenants from load side provided all wiring till entry to tenant's premises
Metering	Meter/sub-meter for common loads and tenant loads, provided
Lightning protection	Advanced lightning protection system
Earthing pits	System based on early streamer technology/maintenance free earthing pit provided
Emergency lighting	Emergency light fixtures (connected to landlord's ups) provided on escape routes and at all means of egress
Switches/wiring /conduit FRLS	Wire/modular switches & ISI marked fixtures/PVC conduit of ISI quality provided

DG	
Diesel generators	100% fully automatic back-up provided for lighting, power and AC with DG sets of Cummins /Sudhir/Jakson or equivalent make
Features	Synchronization of DG/Automatic voltage regulator, PLC base auto starting, and auto-load balancing AMP panel system provided

Plumbing fixtures	
Core toilets	High quality chinaware and cp fittings (Roca/Kohler /Duravit or equivalent makes) single lever with sensors
Driver's toilet	Indian chinaware and CP fittings

HVAC	
HVAC system	Centralized air conditioning (Chiller system) /VRV/DX, make Voltas/Bluestar/Daikin or equivalent
Ventilation	Provided for toilets, cores and basements. and exhaust

Signage	
External signage	Project signage, advertising signs, banners, tenant signage

Communication	
Satellite connection	Spatial and structural provision for installing satellite dish on roof spatial provision for cables from dish to tenant's area
Voice and data risers	Risers and cable trays provided

Landscape	
Roadways & surface parking	Concrete and interlocked precast pavers/stone cobbles/flamed granite
Pedestrian & roadway lighting	Pole and bollard mounted fixtures
Site landscape	Landscaped garden with decorative features as per design

External finishes	
Walls/Dado	Stone/glass/granite/paint S.S. Railing with tempered glass
Doors (entry door)	Clear glass tempered (dorma or equivalent)
Service & exit doors	Fire door as per norms, shops/offices door: Aluminium glazed door
Windows	Glass (vision/granulated/fritted) blue green, tempered, toughened glass-structural/spider web/ curtain glazing.

Common areas	
	LED Lighting in common/public area

Internal finishes

Atrium/office lobby	
Flooring	Italian marble/Granite or equivalent flooring
Wall /dado	A combination of imported italian marble & alucobond railing in atrium to be done in tempered Glass & Stainless steel
Doors	Pivoted glass doors with patch fittings, hardware (Dorma or equivalent make)
Window	Anodized/Powder coated Aluminium window frames
Ceiling	Spiderweb fittings/ Truss with tempered glass & dampalon/Ge polycarbonate sheets or equivalent make.

Corridors/ Common areas	
Flooring	Granite
Wall /dado	POP & paint
Doors	Glazed door & fire doors as per norms
Window	Anodized/Powder coated Aluminium window frames (Signum/Navair or equivalent make
Ceiling	POP/painted gyp board false ceiling

Shops/ Offices	
Wall /dado	Cement plaster
Window	Anodized/powder coated Aluminium window frames/ structure glazing

Basement	
Flooring	Trimex flooring
Wall /dado	Plastered & painted walls
Doors	Fire door
Ceiling	Painted ceiling

Staircases	
Flooring	Granite
Wall /dado	Paint & S.S. railing
Doors	Fire doors
Window	Anodized/Powder coated aluminium window frames/ structure glazing
Ceiling	Paint

Toilets	
Flooring	Granite
Wall /dado	Granite /Tiles
Doors	Main entry (laminated flush door) internal pre fabricated cubicles (marine wooden laminated Partition or equivalent) S.S./Glass urinal partition or block work partition with tile & paint finished
Window	Anodized/powder coated aluminium window frames/ Structure glazing
Ceiling	POP/Metal ceiling

Lift lobbies	
Flooring	Granite
Wall /dado	Granite & smooth medium base paint
Doors	Anodized/Powder coated Aluminium frames/Patch fitting glazed door
Window	Anodized/Powder coated Aluminium window frames/ Structure glazing
Ceiling	POP/Painted GYM board false ceiling

Lift	
Flooring	Granite
Wall /dado	S.S. Cladding
Doors	S.S Doors
Ceiling	S.S. Panelling

#Team



CONFLUENCE PROJECTS



Confluence as a group started with a vision of providing architecture that is a confluence of form, function, and technology. It strives to translate clients' needs into functional creative solutions through better aesthetics, breakthrough materials and innovative details.

Confluence has a diverse portfolio ranging from townships, resorts, hospitality, recreational facilities, and commercial developments to interiors and retail environment design.

CURRENT PROJECTS

Cleo County | Solitarian City | Casa Grande | Casa Royale | Sanskriti Flip Club | Cleo County | Intelly City (IT Park) | Country Inn Chattarpur | Ace Lotus Velly School | Emporas (IT Park) | Sportsfit by M.S.Dhoni Alphasphare | Pahari Mandir | Sri Ram School | Mr.Virat Kohli's Residence

ARCHITECT:
CONFLUENCE

CONCEPT:
**BDP
MANCHESTER**

LANDSCAPERS:
**NMP DESIGN
PVT. LTD.**

ENGINEERS:
**VINTECH
CONSULTANT**



GRA ESTATES LLP: THE PROMOTERS OF REPUTE

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MORE THAN
25 YEAR
OF EXPERIENCE

OVER
25 LACS
OF SQ. FT. DELIVERED

APPROX
20 LACS
OF SQ. FT.
UNDER
CONSTRUCTION

AROUND
50 LACS
OF SQ. FT.
IN PIPELINE

GRA ESTATES LLP

SITE OFFICE:
THE DOMINANT
SECTOR 19, OLD DELHI-GURGAON ROAD
UDYOG VIHAR PHASE-V GURGAON- 122021

T: 0124 4004545

E: INFO@THEDOMINANT.COM

W: THETHEDOMINANT.IN

DISCLAIMER:
All plans, specifications, artistic renderings and images shown are only indicative and are subject to change as may be decided by the developer or directed /approved by the competent authority in the best interest of the development. Soft Furnishings, furniture, fixtures and gadgets do not form a part of the offering. The I.T park is in Sec 19, Udyog Vihar Phase-V, Old-Delhi Gurgaon Road, Gurgaon and is duly licensed by the office of Director General, Town & County Planning Deptt, Haryana vide license number 57 of 2010 (Dated 02/08/2010). Building Plans are approved vide DGTCPO office memo no. ZP-889/SD(BS)/2016/13538 Dated 08/07/2016. All the approvals can be checked in Corporate Office of the Developer. The Developer reserves the right to get the building plans revised at any stage till completion of the project as per the prevailing government norms
Name of the Developer:- GRA Estates LLP, Reg Off-Plot No: 18/3, sector-19, Phase V Udyog Vihar, Opp Jwala Mill, Old Delhi-Gurgaon road, Gurgaon-122015,.CIN: AAH-1383



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