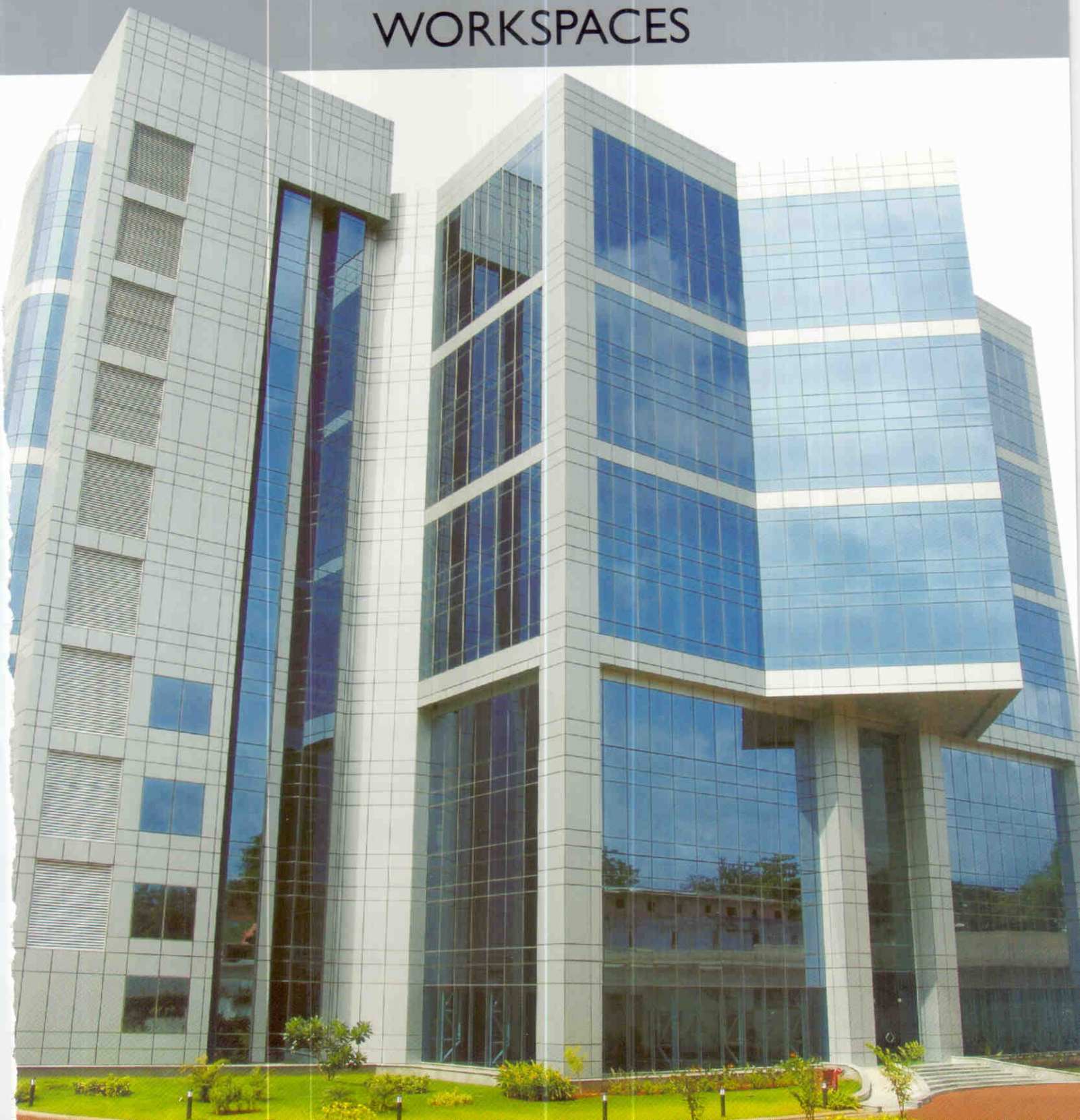




# ML TOWERS

THE BUSINESS CLASS OF ALL  
WORKSPACES



# ML TOWERS



ML Towers is 176,000 sq. ft. of perfection in design, the fruit of hundreds of hours of meticulous planning. Standing 10 floors tall, it dwarfs its neighbors with its sheer magnificence, and is the perfect setting for all forms of business.



## ARCHITECTURAL / INTERIOR PARTICULARS

1. ML Towers is ground plus 10 storeys tall. The majestic ground floor atrium has flowing stairways to 3 floors.
2. The first 3 floors have small offices while the 4<sup>th</sup> to the 9<sup>th</sup> floors have larger offices with an exclusive Penthouse Office on the terrace level.
7. ISO standard water, fire fighting and drainage systems.
8. Ample parking for 100 cars.
9. Sophisticated cleaning system from SECALT of Luxembourg. The services of a multi-national maintenance agency have been retained for building upkeep.
10. Linear aluminum false ceiling from Armstrong.



3. An independent 3 floor plaza office is also available covering 15,000 sq. ft. It is ideal for use as a conference room or for product displays.
4. Italian marble has been used extensively for flooring in the common areas and restrooms.
5. Imported air-conditioning system, cooling towers and flexible circular ducts.
6. Pressurized staircases with fire doors and panic release locks.
11. Four high-speed elevators and a sophisticated hydraulic glass elevator from OTIS of Italy.
12. A dedicated Intelligent Building Management System from Honeywell handles the software interface and control for:
  - Air conditioning, humidity and temperature control, elevators, dampers, electronic filter cleaning/ionizer air handling units (individually), fan coil unit control with water flow and temperature control

- Lift controls
- Fire alarm systems with smoke and heat detectors
- Complete energy management on all floors with individual metering
- 13. Structural cabling with vertical backbone and optic fiber cables through dedicated ducts have been laid directly to ML Towers.
- 100 telephone lines with the provision for more
- Internet connectivity at a bandwidth of 64/128 mbps from VSNL/STPI/MTNL etc.
- 14. Entire building is clad with unitized structural glazing system, with Belgian glass and Mitsubishi Alpolic Fire Resistant panels framed in Malaysia.
- 15. Dedicated security with private entry from the main road.
- 16. An electrical vertical bus bar duct (Raising Mains) from Moeller of Germany helps avoid joints and ensures flexibility in connection.
- 17. ML Towers has 1150 KVA Power connection from a 22 KV/11 KV sub-station in the Millennium Business Park.
- 18. 30 KVA UPS.



Our confidence stems from the fact that we have partnered with 'the best the world has to offer'. They include:



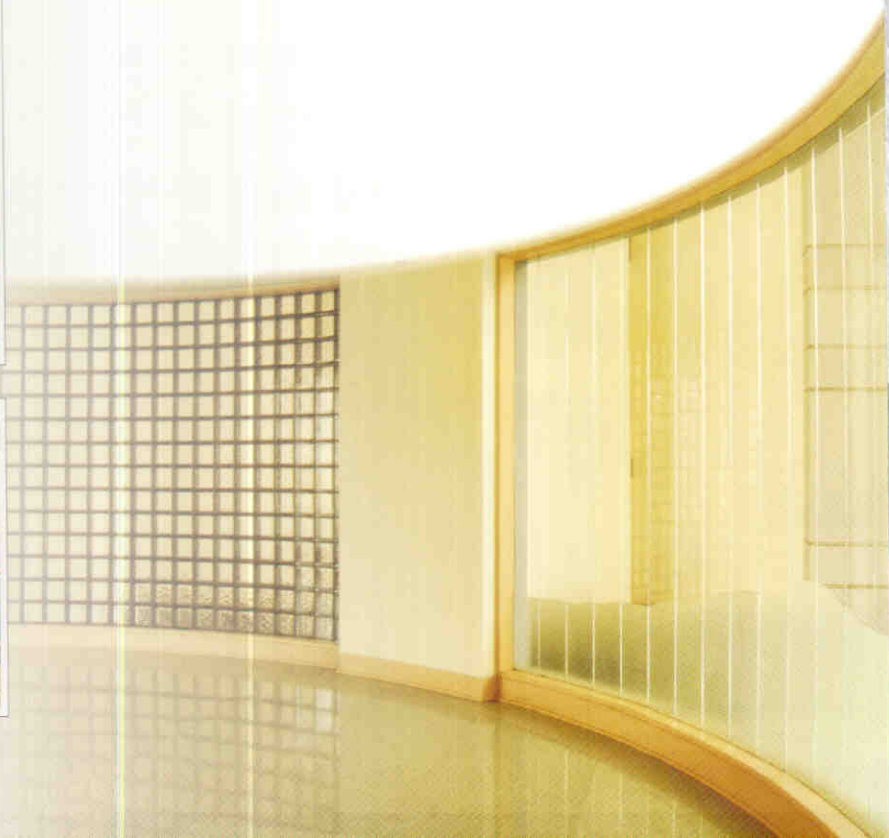
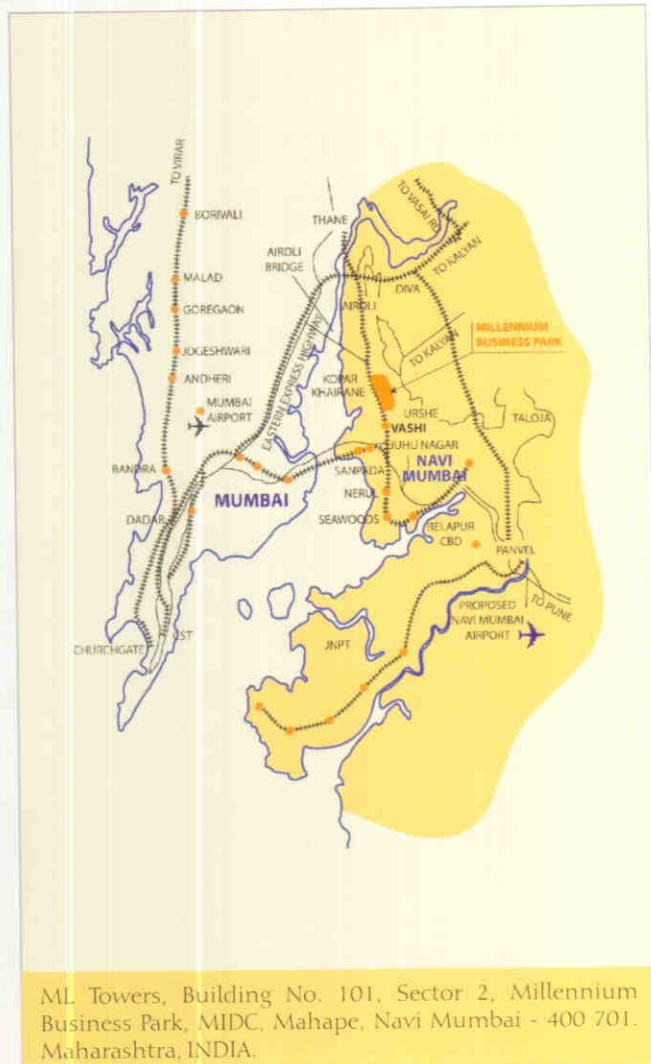
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## LOCATION PERFECT

ML Towers is located in the Millennium Business Park at Navi Mumbai. It is the largest IT park in India consisting of individual buildings which cater to small as well as large software companies. With over 2,000,000 sq. ft. of built-up area, it covers over 50 acres of land. The zone is slated to be the new nerve center of Indian business, with its proximity and connectivity to international business capitals. World class infrastructure, easy access to a large, skilled workforce and cost-effective real estate have made this area the ultimate destination for corporate powerhouses.

In terms of driving time, the Towers are 15 minutes from Mulund, 20 minutes from Thane and 7 minutes from Vashi. The Mumbai International Airport takes about 45 minutes, the proposed Navi Mumbai Airport 20 minutes and the Jawaharlal Nehru Port Trust 40 minutes. The Kopar Khairane Sub-urban Railway Station is a brisk walk away.





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**ML GROUP OF COMPANIES**

[www.mltowers.com](http://www.mltowers.com)

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