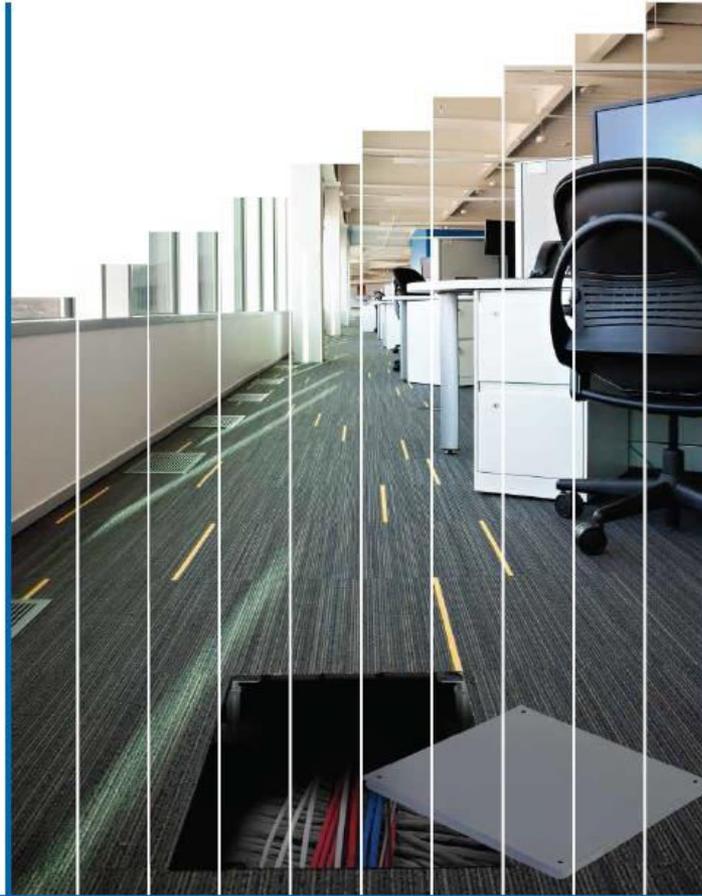


“ A few inches below the floor
will give your business more room to grow ”





United Access Floors Pvt Ltd. is India's market leader of Raised Access Floors System having 21 years of vast experience in supply and installation of our brand 'Unitile'.



Specializes in manufacturing, Research, Testing and Quality control of our brand 'Unitile'



A channel partner for world-renowned companies like Hailma Carpets, Forbo Flooring systems & 3M (B & CS Division) specializes in the business of Decorative Carpets, Passive fire products, Security & Energy control films, catering to the domestic market.



Specializes in Structural Fire Protection in Cellulosic and Hydrocarbon Environments. It also provides passive Fire Protective Coating, Barriers and Sealings for Cable & Service Utilities penetrating through Floors/Walls /Ceiling Openings with 3M products



Specializes in undertaking design, consulting, construction and execution of large-scale turnkey projects for various Industrial, Residential and Infrastructural Projects.

United Office Systems Pvt Ltd

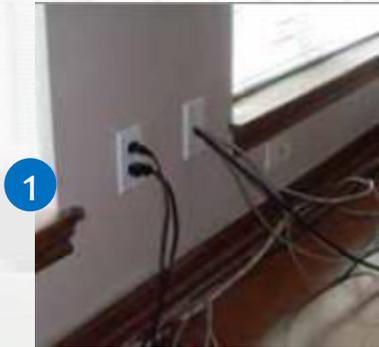
- ❑ Founded in 1994, United Office Systems caters to the modern construction and building materials industry in India.
- ❑ The firm is renowned to have 21 years of manufacturing experience and expertise in Raised Access Floor Systems.
- ❑ Unitile, our brand of cutting edge raised access floor systems for various customized applications, currently has its presences in Asia Pacific, Middle East, and Africa.
- ❑ The manufacturing facility is spread over an area of 110,000 sq. ft. in Sanjan, Gujarat. This facility boasts of an annual production capacity of 3 million panels of various generic types.
- ❑ The company has set global standards that have qualified us for International Standard ISO 9001:2008, ISO 14001:2004, & OHSAS 18001:2007
- ❑ Unitile at present is the market leader for Access Floor Systems in India with a market share of over 85% in the general office projects and 65% in the Data Center projects.
- ❑ Unitile has Over 25 million sq.ft of execution experience and over 14,000+ globally satisfied customers

Introduction to Raised Access Floor

Work has changed. Most offices haven't.

Traditional wire and cable systems are rigid and expensive. They offer minimal advantages and are limited in scope..

Drawbacks of existing overhead wire and cable method



1

Rigid and complex

Making changes to wires and cables laid inside walls and columns is indeed a challenging task. The lack of flexibility prevents smooth operations and additions, thus making adaption to technology an expensive, disruptive and a wasteful task.



3

Poor integration and performance

Ceiling trail for wiring and cabling results in increase in vertical run lengths and is also responsible for the increase in cost of labor and suspension material. Moreover, it limits the users flexibility by making changes disruptive and expensive.



2

Expensive and uncompromising

Running wiring and cable services in modular furniture is a costly affair. It often leads to limitation of capacity and severely compromises its reconfigurability.



4

Security concerns

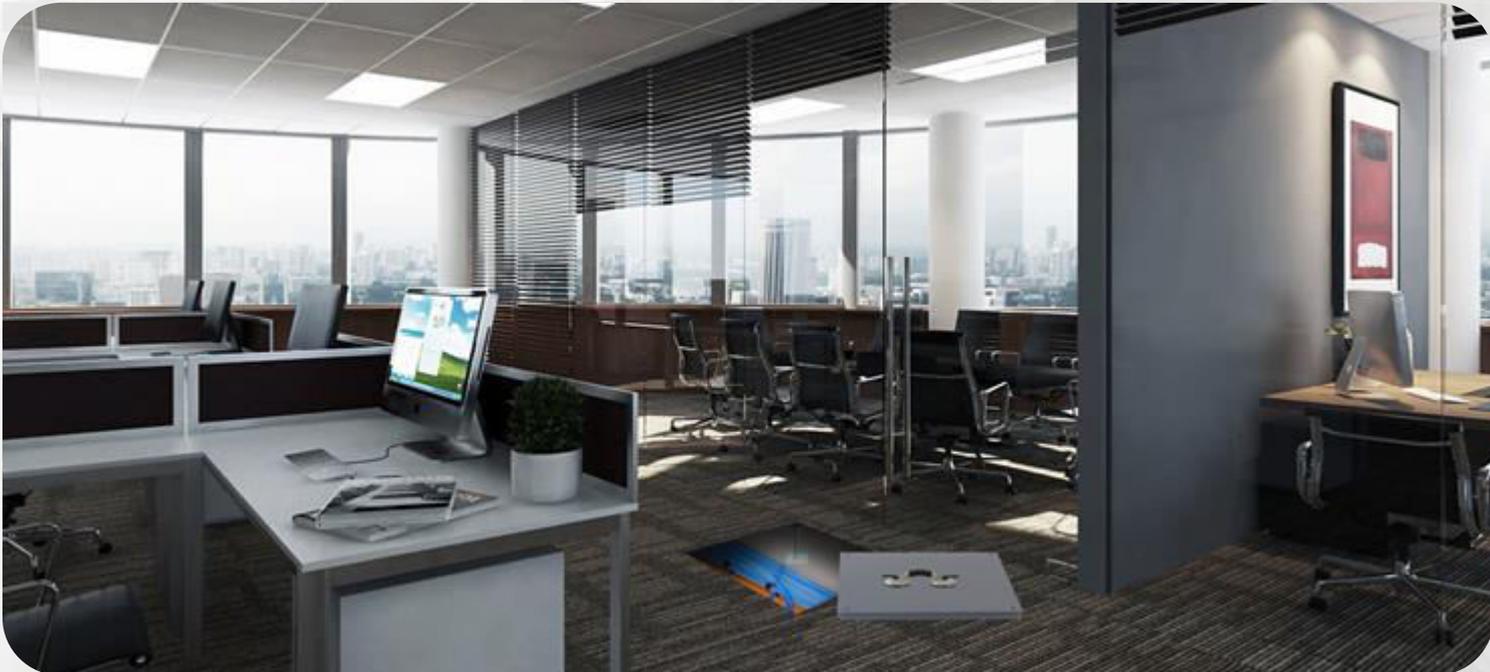
Fixed 'poke-thru' devices for wires and cables are disruptive and often cause security concerns to the occupants present at the subsequent levels of the premises.

Introduction to Raised Access Floor

■ Work has changed. Most offices haven't.

- Need to accommodate the dynamic needs of your business in an incredibly easy and efficient way?
- Aspire for a profitable workspace?
- Looking for flexible flooring solutions?

Unitile can help-with raised flooring solutions that bring your people and places together in ways that reduce costs and improve performance.



Introduction to Raised Access Floor

What is a Raised Access Floor System ?

Raised access floors is a platform built several inches above the structural floor, creating a cavity/void between the existing floor/slab and the top surface of RAF.

Purpose of Cavity

- Passing Electrical/Data/Voice/Power cables
- Plumbing pipes
- Air conditioning piping and cable in equipment room.

The system is completely modular; any panel can be uncovered to access the wires beneath, enabling changes to be made easily without the need for skilled manpower or specialized equipment in minimal downtime.

System Configuration:

Raised access floor systems consist of bolt-together metal pedestals and floor panels of steel with cementitious infill.



Introduction to Raised Access Floor

Why use a Raised floor?

Raised access floor systems are designed keeping in mind the constantly evolving needs of the new age workspace.

- ❑ The system responds to organizational and technological changes quickly and easily
- ❑ Provides a tremendous amount of flexibility and capacity in minimal time
- ❑ An Access Floor system reduces life the facilities cycle costs
- ❑ Designed to meet the most demanding needs of new or refurbished buildings
- ❑ Flexible and a high performance solution.
- ❑ A long term cost-effective investment

With the integrated raised access flooring system, you can transform any facility into a strategic asset—one you can rely on to deliver measurable benefits.



Unitile Advanced Technology platform

Non-powered workstations providing simplified relocation and significant cost savings compared to powered furniture

Unitile™ PVC Grommets designed to fit into Raised Access Flooring panels allows cables pass securely through aperture in grommet from the raised floor void

Enhanced ceiling design freedom with services underfloor



Unitile™ understructure - positive positioning and lateral retention of floor panels with typical FFH from 85 mm to 200 mm

Underfloor service pathway provide simple and effective pathway solutions to easily manage and protect any type of voice and data system

Carpet tile providing one-to-one indexable fit to panel with the help of tacky glue

■ The rewarding benefits of quick installation

With raised access flooring systems, you have a tremendous advantage of faster occupation of the facility, resulting in substantial savings on skyrocketing rents. The speedy occupation drastically cuts down project time schedules and reduces rents payable. It provides a ready-to-occupy workspace much faster, and is therefore a smart solution and a wise investment.

Early occupancy with great ease:

- ❑ Early occupation in a facility results in enormous savings on skyrocketing rents.
- ❑ Raised floors eliminates the need for wet works like screeding and tiling which generally take a long period to cure and set, until which no other work can be carried on at the site
- ❑ Being a completely dry construction, access floor installation can be carried out simultaneously with services like distribution of power, voice and data, or interiors and modular furniture
- ❑ Construction layouts need time be fully finalized to determine the definite path of cable trays, causing delay in completion. The modularity of the system & the plenum beneath the floor lets you modify layouts at any stage of the project with great ease and in minimal time
- ❑ Access floor systems guarantees a water leveled floor thus allowing you to pre-plan and standardize the height of your modular partitions uniformly throughout the facility. This leads to saving of considerable man power and time, which is otherwise required very often for level adjustments of partitions prior to their installation.
- ❑ Drastically reduces the fit out program schedule in a pre-occupied, speculated tenant building

The freedom of flexibility:

An intelligent office design demands ultimate flexibility in distributing electrical, mechanical, communication, voice and data requirements. An access floor system delivers value by enabling workplaces and organizations to transform themselves in minimal time and at minimal cost.

- ❑ Access floor systems provide the freedom of configuring your workspace based on functional requirements instead of being restricted by rigid service points
- ❑ The simplicity of connections ensures quick and easy repair/changes when necessary without the need for skilled manpower or any specialized equipments
- ❑ Electrical, mechanical, communication, voice and data services are conveniently accessible to adapt to organizational change
- ❑ The adaptive structure of the components allow for reusing service distribution materials anytime
- ❑ Adaptation to constant organizational change is possible with minimum interruption to the workspace
- ❑ The access floor system is sustainable through space changes, renovations and reuse
- ❑ Service pathway is completely accessible, allowing future technology changes to be accomplished without extensive demolition or disruption

Introduction to Raised Access Floor

The freedom of flexibility:

The modularity of raised access floors brings you easy service distribution for your ever-evolving workspace requirements.



Floors for the environment

The Unitile advanced technology platform has a host of benefits for your business in its growing responsibility towards the environment. This system brings you cost-effective solutions that can help your business achieve the 'green' status with optimum air, sound and light to promote a healthy and productive work environment.

Materials and resources

- Unitile is specifically created from recycled components and materials that meet Singapore Green Building Standards (SGBC) for safety and low emission.
- The panel infill is made up of recyclable contents such as non combustible cement.

Drastically reduces the dead load on the base building

- The dead load of 3" of raised flooring system is only 35 to 42 Kg/ Sq. m. on the mother slab as against that of 3" of IPS (concrete) is 150 - 170 Kg/ Sq. m.
- Reconfiguration in spaces with conventional flooring involves breaking the concrete structure to access wires and cables concealed in the floor. Due to this reason, repeated reconfiguration results in the weakening of the base building.

Lifespan exceeding 25 years

Owning a raised flooring system is a permanent asset for the tenant. On the completion of the lease period in a facility, the complete system can be dismantled and relocated to the customer's new facility.

■ First cost competitive

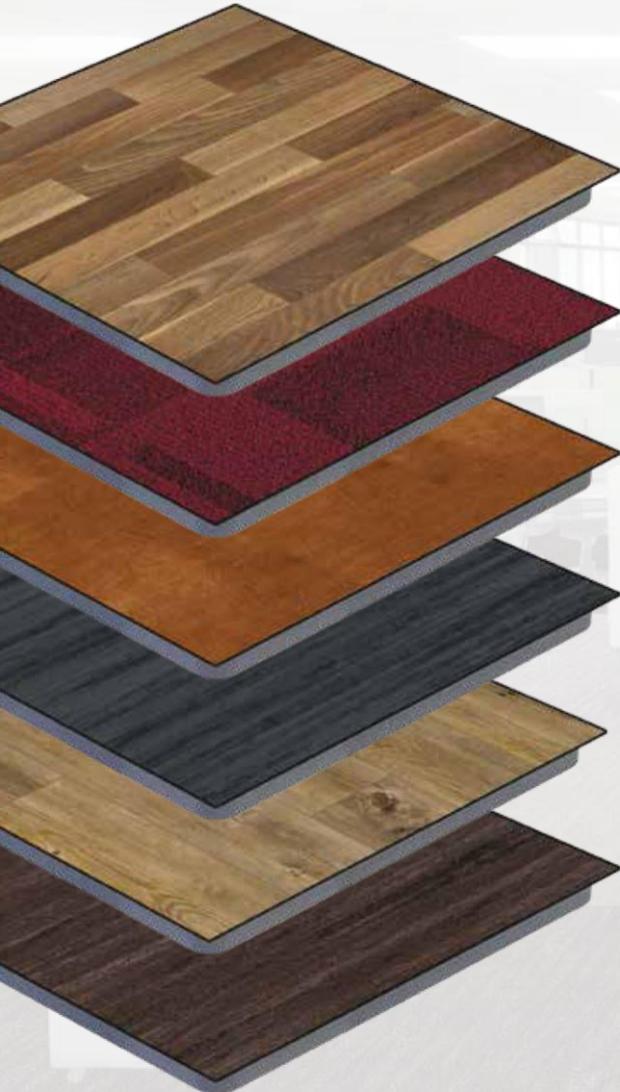
Starting with reduced installation costs, your company will benefit remarkably with overall cost savings and high performance that the Unitile advanced technology platform brings.

Raised access floors offer you immediate benefits in terms of speed and expenditure. Projects involving advanced service distribution solutions have drastically cut down up to 10% of the installation costs, while completing it about 15% much faster as well.

- ❑ Eliminate the cost of screeding works
- ❑ Early occupation of new facility ensures cost savings of rentals along with early revenue generation for your company
- ❑ Space churn - Cuts costs by atleast half. Highly adaptive system for incredibly easy spatial reconfigurations
- ❑ Voice/Data cabling - Significant reduction in cable length and labour costs during the installation process, while getting rid of unnecessary cable trays
- ❑ Furniture - Eliminates dependency on expensive powered furniture
- ❑ Perfectly water leveled floors lead to reduced costs in the installation of modular furniture
- ❑ Ceiling - Significantly reduces/eliminates the requirement for suspended ceilings
- ❑ Structure - Drastic slab to slab height savings with improving the assimilation of underfloor services
- ❑ Tax savings - As underfloor components can be covered as personal tangible property, they qualify for accelerated depreciation tax benefits.

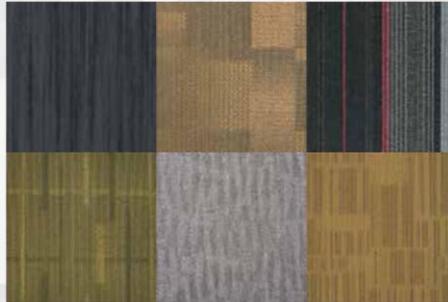
Introduction to Raised Access Floor

Floor finish solutions - Finishing in style



While service distribution is critical to productivity, form and style also play a key role in creating new environments. A wide assortment of exciting finishes can be accommodated such as luxury vinyls, wood veneers as well as the traditional high pressure laminates, static control vinyls, freelay carpet and stone finishes. Our contemporary range gives architects and designers the freedom to create a unique look tailored to their specific project, while still maintaining the versatility and convenience that the space offers.

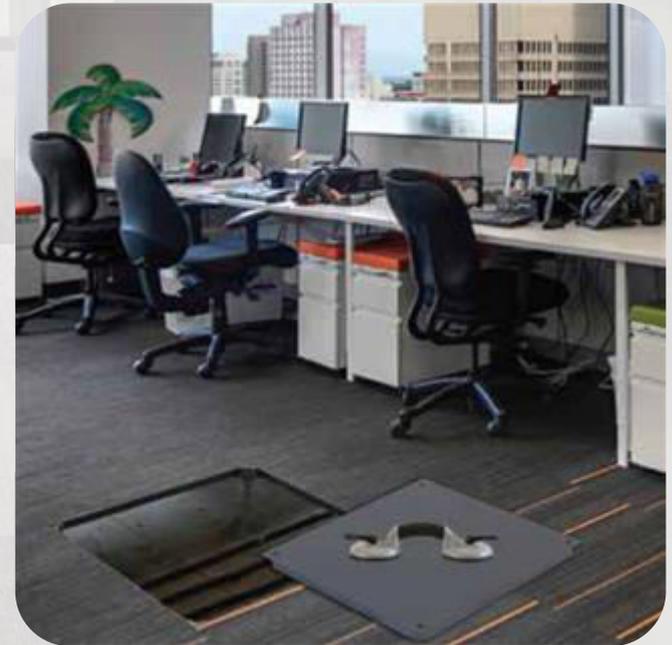
Soft Finish Carpet



Soft Finish Vinyl



Hard Finishes, textures and effects



Open Office Jobs Executed

Client name

Area (sq. mtr)

AXIS BANK



278707

CISCO SYSTEMS INDIA PVT. LTD



185805

JP MORGAN CHASE BANK



139353

DEUTSCHE BANK



111483

STANDARD CHARTED BANK,
INDIA

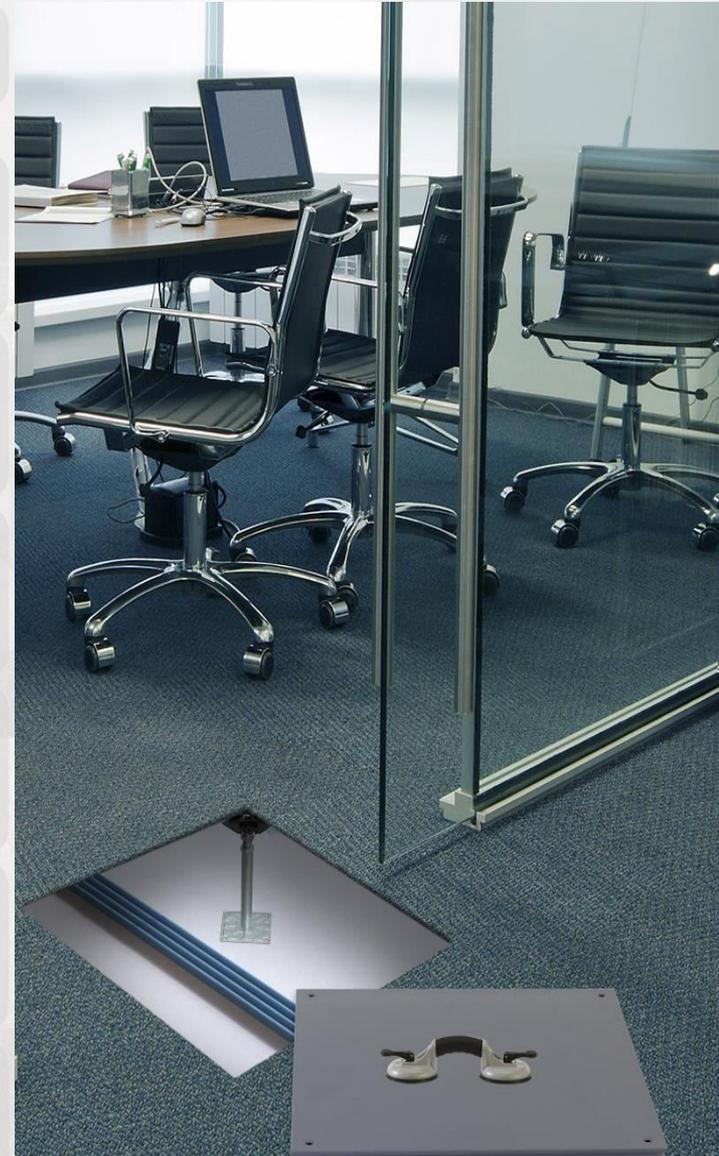


90580

WELLS FARGO



63638



Open Office Jobs Executed

Client name

→ **Area (sq. mtr)**

LEHMAN BROTHERS

 LEHMAN BROTHERS

→ 50281

INAUTIX
(BANK OF NEW YORK)

 i|nautix.

→ 42326

HCL (HINDUSTAN
COMPUTERS LIMITED)

 HCL

→ 41806

DELL COMPUTERS

 DELL™

→ 33445

REUTERS

 REUTERS

→ 32516

Dubai Media City

 DUBAI
MEDIA
CITY

→ 32000



Open Office Jobs Executed

Client name

Area (sq. mtr)

CITI BANK



30193

MORGAN STANLEY



30193

Al -Sharq Tower



27000

HEWLETT PACKARD



25548

FIDELITY



24991

SITEL



23226



Open Office Jobs Executed

Client name

Area (sq. mtr)

MERRILL LYNCH



21368

NORTHERN TRUST



20903

RBS (ROYAL BANK OF SCOTLAND)



20903

COMPUTER ASSOCIATES (CA)



16994

HSBC (HONGKONG SHANGHAI BANKING CORPORATION)



16258

TV TODAY



16258



Open Office Jobs Executed

Client name

Area (sq. mtr)

UBS (UNION BANK OF SWITZERLAND -SWISS BANK)



13995

STAR TV



13995

JLT (JARDINE LLOYD THOMPSON)



12542

DUBAI METRO



11500

ALTISOURCE



11148

ESSAR



10219



Open Office Jobs Executed

Client name

Area (sq. mtr)

BRITISH TELECOM



10219

Dubai International
Financial Centre



10000

Lloyds TSB



9996

L&T
(LARSEN & TUBRO GMR)



8361

CSC



6997

Bharti Airtel



6039



Open Office Jobs Executed

Client name

Area (sq. mtr)

ONGC



6039

FIRMENICH



6039

FORMULA 1



6039



Raised Access Floor- The most preferable solution



STATE STREET GLOBAL ADVISORS.

Client	Fidelity-Bangalore	SSGA-Bangalore
Project	Fidelity- Golf link Software Center.	SSGA- RMZ Infinity.
Area	30,000 Sqft	35,000 Sqft
Problem	A 200mm level difference existed on the floor plate . IPS could not be used as the building slab could not withstand the dead load of concrete.	A 100mm level difference existed on the floor plate . IPS could not be used as the building slab could not withstand the dead load of concrete.
Solution by Unitle Raised Access Floor:	The dead load of an access flooring system is only 35-42 kgs/sq.mt. A laser leveling was done on the floor plate which determined the lowest level as 65mm and highest level as 265mm. Post execution of the job , a water leveled floor (+/-) 2mm was provided to the client.	The dead load of an access flooring system is only 35-42 kgs/sq.mt. A laser leveling was done on the floor plate which determined the lowest level as 45mm and highest level as 145mm. Post execution of the job , a water leveled floor (+/-) 2mm was provided to the client.

Raised Access Floor- The most preferable solution



Muthoot Finance



ICICI Bank

Client	Muthoot Finance- Kerala	ICICI Bank-Bangalore
Project	Muthoot Finance- Cochin.	ICICI Bank- Residency Road
Area	25,000 Sft	15,000 Sft
Problem	Clients wanted to convert the terrace floor to an open office. They had used ISMC structure to cast slab and wanted to hide ISMC channels.	The client had double heighted ceiling space. They wanted to optimize this space by dividing its height and converting it into two floors i.e a Ground Floor and Mezzanine Floor.
Solution by Unitile Raised Access Floor:	Raised Access Floor could easily hide ISMC channels on the mother slab and hence it was the opted solution.	Unitile offered solution to use ISMC structure as columns & beams to divide the space. Further Raised Access Floor panel were used as slab to divide the double heighted ceiling space. This solution converted the floor into Ground Floor and Mezzanine Floor.

Raised Access Floor- The most preferable solution



Client	HP-Chennai	Renault Nissan Automotive India Pvt Ltd
Project	HP-Chennai	Oragadam Plant- Chennai
Area	50,000 Sqft	17216 Sqft
Problem	<p>The premise of HP-TRIL is located on 11,12,13th floors . The site was a covered shell and the strict rules & regulation by TRIL did not permit the client to pump the concrete from outside . It would have been challenging for HP to pump concrete upto the said floors. Further keeping in mind the narrow timeline for project completion there would have been a significant loss of time during the curing of the screed.</p>	<p>Renault wanted to convert a part of their operational factory into an open office. They had an existing mezzanine floor which had to be converted into an office space. Embedding the cable trays in the concrete would make the mezzanine floor nonflexible for future dismantling and relocation.</p>
Solution by Unitile Raised Access Floor:	<p>Raised Access Flooring was a completely high speed , dry construction solution flooring solution for HP.</p>	<p>Raised Access floor provided a flexible solution to the clients need. The existing mezzanine can be reused for another application and the access flooring system can easily be dismantled and reuse elsewhere.</p>



www.pallium.co.in/false-flooring

www.pallium.co.in/false-flooring