



Project Overview



Bird's Eye View



Podium Level



LOCATION DETAILS OF PROPOSED SITE



Capgemini India

- Embassy Quadron Business Park
- Cognizant
- eClerx
- Honeywell
- Impact Automotive Solutions

Garrett Motion (I Gate)

I Gate

Expelo
iASYS
Technology Solutions Pvt. Ltd.

Mannara Technologies Pvt. Ltd.

KPIT

Ascendas IT Park
Synechron

Yash Technology

Hexaware

Fulcrum

Kohinoor Tinsel County

VILLAGE ROAD

Tata Consultancy Services Limited
टाटा कन्सल्टन्सी...

ICICI Bank Hinjewadi, Pune - Branch & ATM
आय सी आय सी आय बँक

Kotak Mahindra Bank - ATM
कोटक महिंद्रा बँक एटीएम

TCS

Gym Park
जिम पार्क

SPLENDOUR SOCIETY
स्पर्लेंडर सोसायटी

Phase 2 Fire Station
Eon Homes

Megapolis - Mega Residential Project

Phase 3 Fire Station

Neilsoft
Markwardt

GLOBAL SEZ TECH PARK

Temple
Vitthal Rakhumal Temple

Dnyaneshwari money transfer

Mahadiscom Power Station

Pawar Public School
पवार पब्लिक स्कूल

owers Wings

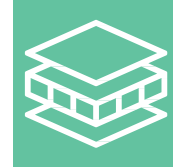
Aadya collection

Sri Vitthal

DEVELOPMENT DETAILS



Total Buildable Area
1.8 million sq.ft (approx).



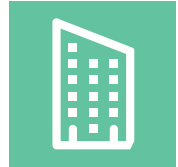
Levels
Ground + 3 Parking Levels +
Podium
+ 12 Habitable Floors.



Total Number Of Proposed Buildings
3 buildings, each of approx. 5.5 L sq.ft of
BUA and an incubation center of 1.15 L
sq.ft.



Typical Floor Plate
48,000 sq.ft of chargeable
area.



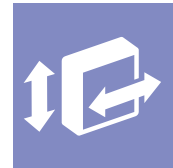
Structure & Finishes
The building is designed & constructed
based on the relevant I.S. codes.



Floor To Floor Height
3.6 meters, finished floor to ceiling.

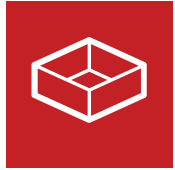


Cladding & Elevation Treatment
Glass façade double glass units
external 6 mm thick + heat
strengthened curtain wall glazing.



Typical Column Grid
8.5 X 10.5 meters.

DEVELOPMEN DETAILS



Floor Trunking

Bare finished slab with floor cushioning of about 55–65 mm.



Power Back-Up

100% Generator Back-up.



Floor Efficiency

80%



Vehicular Parking

3 Parking Levels.



Power Capacity

Connected electrical load of 1 kva per 100 sq.ft of carpet area.



Car & Two-Wheeler Parking

1 car park per 850 sq.ft & 2 two-wheeler parking per 1000 sq.ft of leased area.



Service Provider

MSEB



List Of Proposed Common Amenities

Recreational spaces, food court, futsal courts, convenience stores, medical services, ATMs and fitness & yoga center.



Toilet Bays

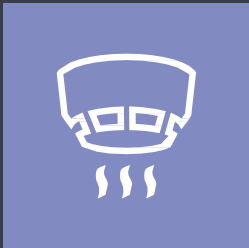
Fully finished toilet bays on each floor.



Floor Loading Capacity

Typical Areas
Typical areas floor loading 500 kg/sq.mt (including live load, finished load, etc.)

SECURITY SYSTEM FOR COMMON AREAS



Analogue Addressable
Fire Alarm System

Smoke detectors have been considered in all the lift lobbies, electrical rooms, all enclosed areas, etc.



Public Address
System

Speakers have been considered in all the parking, utility and common areas.



CCTV

The cameras have been provided at the main entry and exit points, entrance to each floor, complete periphery of premises and parking area.



Access Control
System

All the utility rooms will have the access control system. This would enable the facility manager to track the movement of the facility team.

SECURITY SYSTEM FOR COMMON AREAS



Manned Security Desk

A separate security station. CCTV monitors for cameras in the building and monitoring for BMS.



Fire Protection / Fire Systems

As per NBC norms.



Fire Sprinklers

As per the government norms, all floors will have compulsory sprinklers which will be provided by the developer.



Fire Hydrant Tank

Under ground storage tank and over head tank.



NFPA Compliance

The system is designed as per NBC, however, factory manual guidelines have been followed.
Main diesel pumps.
Sprinkler head.
All joints are mechanical grooved and rolled.

SITE PICTURES



**Site
Picture**



**Site
Picture**

SITE PICTURES



**Site
Picture**



**Site
Picture**

SITE PICTURES



**Site
Picture**



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SITE PICTURES



Site
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SITE PICTURES



**Site
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PROPOSED DEVELOPMENT



Incubation Center –
Ready to move in

Tower A –
Ready for fit-out by December
2021



PROPOSED DEVELOPMENT

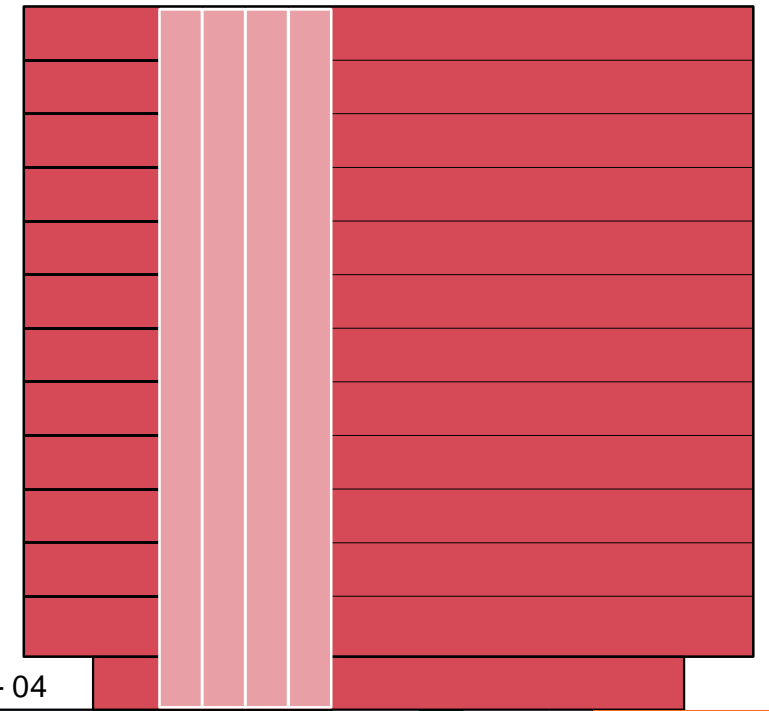
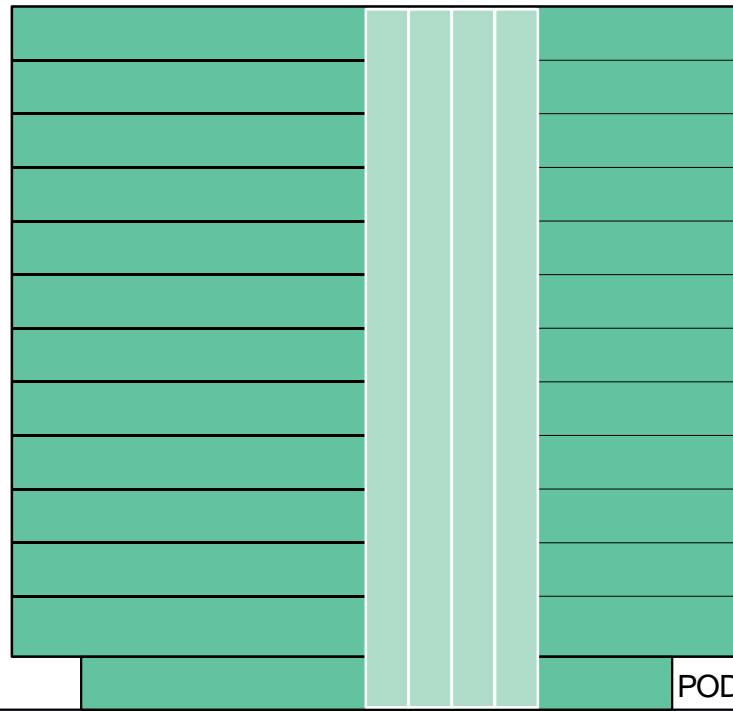
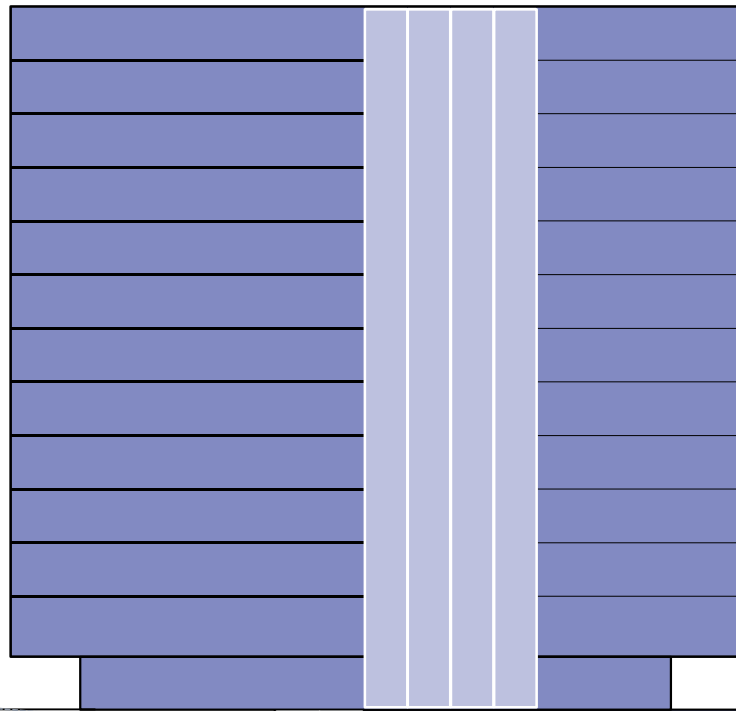


VERTICAL LIFT CORE

TOWER C

TOWER B

TOWER A



PODIUM - 04

PODIUM - 03 TOWER C PARKING

PODIUM - 02 TOWER B PARKING

PODIUM - 01 TOWER A PARKING

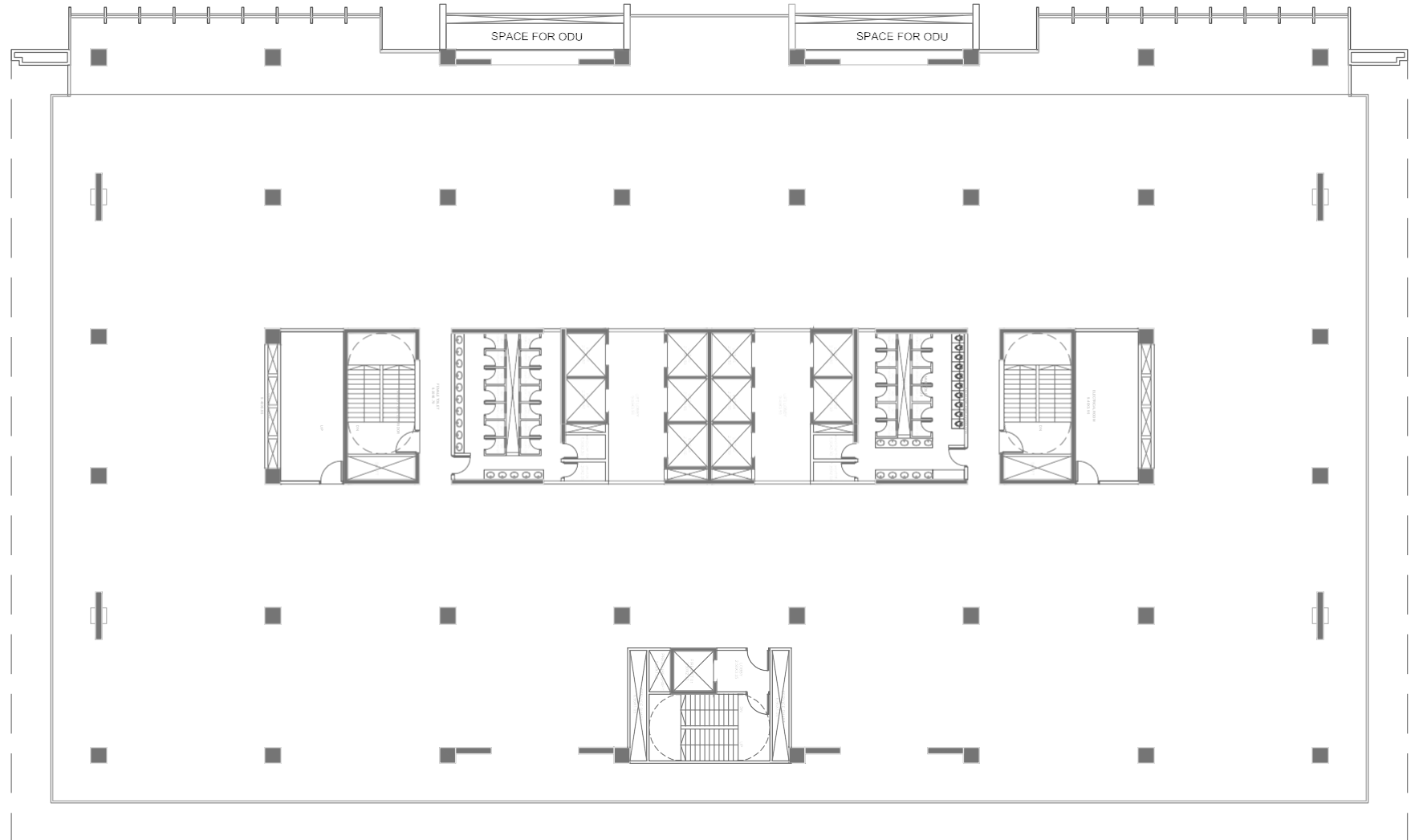
Ground Floor - Incubation Parking

LOBBY

TYPICAL FLOOR PLAN



Sr.No.	Total Lease Area In Sq.ft
Incubation	115815
Tower A	551236
Tower B	551236
Tower C	551236



Construction Technology

Precast concrete is a construction product produced by casting concrete in a **reusable mold** or “**form.**” The mold is then cured in a **controlled environment**, transported to the construction site and lifted into place (tilt-up). In contrast, standard concrete is poured into site-specific forms and cured on site.

Advantages Of Precast Construction

Since precast is manufactured in a controlled casting environment it is easier to control the mix, placement and curing.

Quality can be controlled and monitored much more easily.

Since a precaster can buy materials for multiple projects, quantity discounts can lower costs.

Weather is eliminated as a factor you can cast in any weather and get the same results, which allows you to perfect mixes and methods.

Less labor is required and that labor can be less skilled.



On-site: precast can be installed immediately. There is no waiting for it to gain strength and the modularity of precast products makes installation go quickly.

Repeatability: it is easy to make many copies of the same precast product by maximizing repetition. You can get plenty of value from a mold and a set-up.

Accelerated curing: by heating the precast parts, greatly increases strength gain, reducing the time between casting the part and putting it into service.

With the ability to tightly control the process, from materials to consolidation to curing, you can get extremely durable concrete.

THANK YOU

