



Project Synopsis

Project	: Vrindavan TechVillage Phase I
Location	: Bangalore, Karnataka, India
Area	: 1.3 Million sq ft
Start Date	: December 2006
Completion Date	: March 2008
Owner	: Vikas Telecom Limited
Developer	: Assetz Property Group, Bangalore
Architects	: HOK International (Asia Pacific) Hong Kong Ross Bonthorne OAM, Sydney, Australia Thomas Associates, Bangalore, India



Vrindavan

Vrindavan, the most beautiful of forests in India, holds a central place in Hindu mythology as the place where Lord Krishna spent his childhood. It is believed that Krishna played in the garden of Vrindavan (Cluster of Flowers) and VTV's emphasis on landscape is evocative of this heritage. VTV juxtaposes best international standards with Indian sensibility and verdant aesthetic to bring the connection of past history of Krishna's Vrindavan with Platinum rated Vrindavan of the 21st Century.



Vrindavan TechVillage (VTV) is a notified IT SEZ commercial development in Bangalore, India. It has been conceived as a world class 106 acre parkland campus for IT corporate offices. The master plan concept draws inspiration from mythological Vridavan concept for balanced work, play environment. It is strategically located on the Outer Ring Road and is occupied by Indian and international IT companies including Cisco, KPMG ,T-Systems and satyam, coupled with global corporate houses such as JP Morgan Chase, Accenture and Intel for neighbors as neighbors. The development of VTV is led by highly motivated Assetz Property Group and master planned and designed by HOK. VTV represents the perfect collaboration of local and international expertise coming together to produce the kind of forward thinking and sustainable project that will lead the way for India.

The first phase comprises 1.3 million sq ft and includes a 450,000 sq ft multi-level car park. The joint review from USGBC and IGBC grants a precertification with Platinum rating (Reg. no: CS 07 1022). This gives VTV the honour of being India’s first Platinum rated Business Park.

- 106 Acres project site is located within the Bangalore City limits as per Bangalore Comprehensive Development Plan
- Planned based on environmental principles with approval from Ministry of Environment and Forests.



Key consultants

- **HOK International (Asia Pacific)**
Master Plan, Architectural Design Development & Landscape Architects
- **Connell Wagner International / Australia**
Facade Engineering
- **Permasteelisa, Bangalore / India**
Facade Engineering
- **CPG, Singapore**
Traffic Infrastructure
- **TTIC, Bangalore / India**
Traffic & Transport Infrastructure Partners
- **Potential Consultants, Bangalore / India**
MEP, HVAC & Structural Engineers
- **HOK/Potential/ Studio decode, Bangalore / India**
LEED Consultants
- **ILab Sydney / Australia**
Lighting Design
- **Idiom Bangalore / India**
Signage Design
- **Hill Associates, Delhi / India**
Security Consultants
- **Davis Langdon & Seah / India**
Cost Planning, QS and Auditors
- **Facilities and Building Solutions, India**
Project Management & Structural Peer Review
- **Eco Engineers, Bangalore / India**
Environmental Consultant
- **Thomas Associates, Bangalore / India**
Local Architect
- **Ross Bonthorne / Connell Wagner/ Brian Miller (Australia)**
Peer reviews



Connell Wagner



Sustainable value through design & Engineered Solution



Assetz aimed to create a long term asset grade development that is physically, financially, socially and environmentally sustainable. The team aspired to achieve best in international standards while retaining Indian sensibility and aesthetics. These are perceived as fundamental principles for phase I development that would set the tone for quality built form for other phases to emulate.

Superior architectural standards & design

During the design process, HOK, the design consultants, paid close attention to physical and climatological context of the development and responded with site specific landscaping and massing orientations. Architecturally high level consideration is given to local materials, integral passive shading and maximizing opportunities for natural ventilation. The façade is treated with high performance glazing & shading offering internal comfort zone thereby enhancing employee productivity.

A contemporary 'Vrindavan' – central park

The 10 acre central park is the lung space of entire development, a central venue for leisure and recreational needs. Facilities such as Bosque, open air amphitheatre and podium gardens offer ideal spots for busy professionals to meet, interact and foster business networking. The hardscape elements such as courtyards, plazas, pathways, side walks were treated with local materials complementing the architecture well and creating rich palette on ground plane. The softscape, with its carefully chosen flora strikes the right balance between nativity, draught tolerance, less maintenance and ambiance –color richness, texture and shade the very essence of Vrindavan.

Signage and way finding system is created by translating traditional art form of Vrindavan into contemporary visual language that adds distinctive visual character and identity.

Energy efficient building design

Significant power saving

- Overall power requirement brought down to 8 VA / SFT (average requirement is 10 VA / SFT) through advanced technology and sensible design
- Load centers at centralized location for operational efficiency, acoustic hoods to all DG's power yards away from main buildings enhancing comfort & safety for park occupiers
- Dry type transformer with OLTC minimizing power loss, Automatic Voltage Regulation with remote tap changing arrangement for better control of secondary voltage.
- Reactive power compensation using automatic power factor correction & de tuned filters to improve power quality
- 11 kV DGs minimizes voltage drops
- Well planned telecommunication infrastructure minimizing future disruption to occupiers, trench less method adopted by using HDPE Pipes with cable full chambers.
- Bus duct & rising mains in place of cables to minimize voltage drop and power loss

Centralized air conditioning with operational efficiency

- Combination of water cooled centrifugal chillers + air cooled screw chillers + latent energy storage system to take care of base, swing and peak loads.
- Best technical specifications - Thermal Energy Storage (TES) and heat recovery wheels (HRW) for energy conservation, economize capacity of chillers and bring down operational costs significantly
- Indoor air temperature and humidity exceeds ASHRAE comfort recommendations by more than 15%

Effective water management & self sustaining strategy

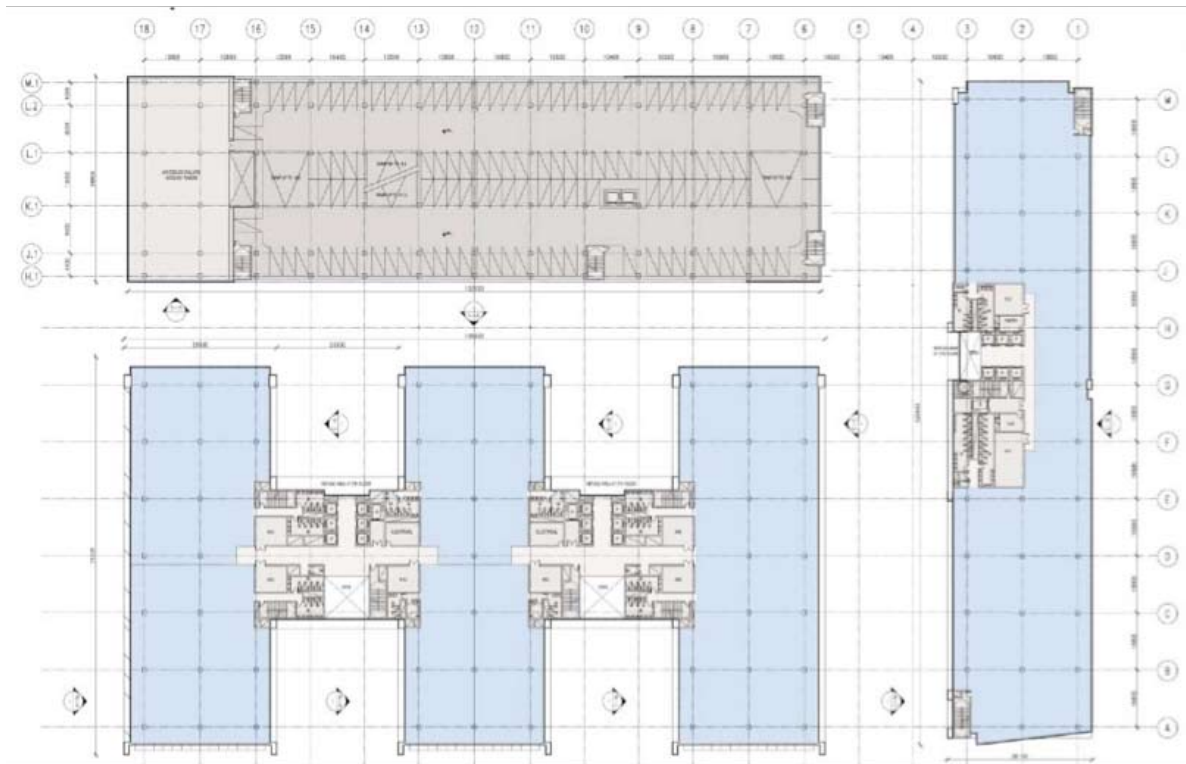
- Maximum utilization of terrace rainwater & recycling STP water for landscaping, flushing and for cooling chillers there by reducing dependency on fresh water
- Deep rain water harvesting wells to re-charge and sustain the underground water table
- Water efficient sanitary fixtures & fittings in line with LEED requirements to reduce wastage
- Zero discharge effluent treatment plant by using state of art MBR technology
- Centralized Water storage & distribution system reducing the capital & operating cost and contain the noise level within centralized location

Integrated building management system

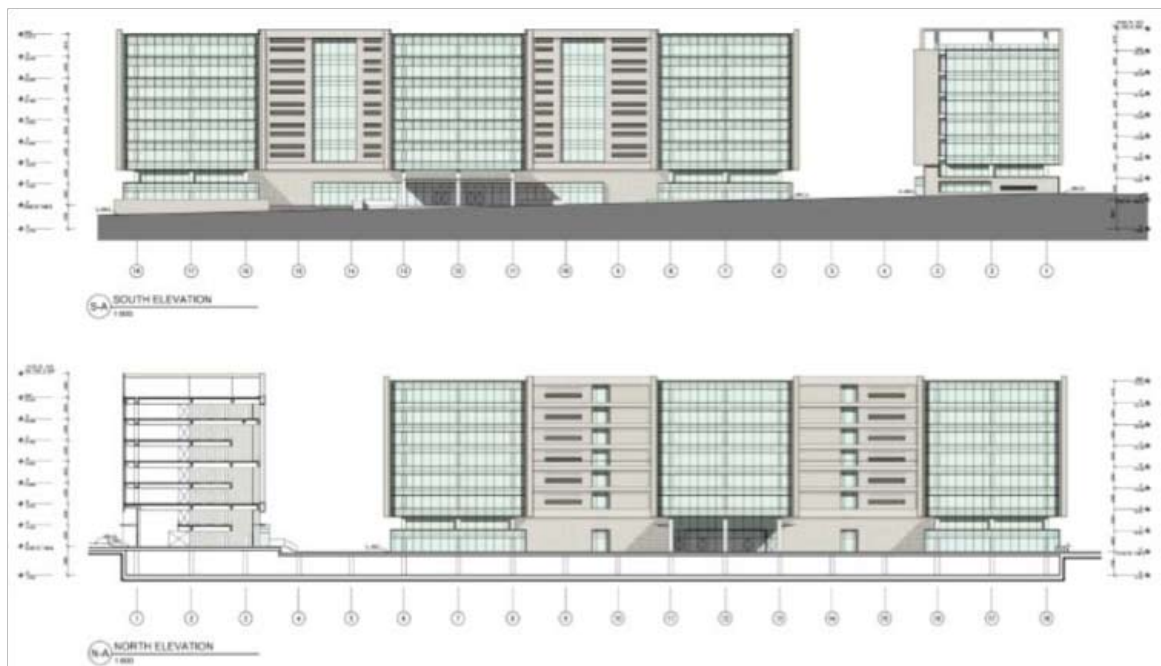
- Efficient monitoring and control of all equipment
- Tenant billing system through BTUH meters
- Dual energy meter for energy billing of grid power & back up DG power

VTV - exceeds all environmental standards for any business park of this scale in India.

Typical Floor Plan



Front & Rear Elevation



VTV - conceptualised as a world class, sustainable workplace



Occupiers Include



Vehicular access via perimeter road provides serene central park



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Landscaped central park for occupier relaxation