



**VAMSIRAM BUILDERS**

PASSION | PEOPLE | PERFORMANCE

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**JYOTHI TECH PARK**

Vamsiram IT Parks, Nanakramguda, Financial District



**25**  
*years*

- Real Estate Developer with **25 years** of trusted service
- Successfully completed **80+ projects** and **15 Mn. sq.ft.** across Premium IT, Residential, Retail & Commercial classes

**80**

- Developing **6.5 million sq ft** of Grade-A IT Park known as **Vamsiram IT Park (5 Towers)** in the heart of Financial district at Nanakramguda. **Two Towers** of approx. **2.2 Mn sq ft** is operational



- Around **2 million sq ft** Premium Commercial Projects coming up in Kondapur and other prime areas such as, Madhapur, Banjara Hills and Jubilee Hills.



- Known for **Premium Quality, On-time Delivery** and **Customer Centric Approach**
- Received multiple awards including prestigious '**National Real Estate Development Council**' (NAREDCO) award

# OVERVIEW OF VAMSIRAM PROJECTS – Financial District



Micro Market	Financial District, Nanakramguda				
Title	BSR SEZ BLOCK1	BSR SEZ BLOCK2	SOHINI TECHPARK	JYOTHI TECHPARK	VSD Tech Park
					
<b>Category</b>	IT SEZ	IT SEZ	IT/ITES	IT/ITES	IT/ITES
<b>Project Size (apprx)</b>	~15,00,000 sft	~13,20,000 sft	~6,50,000 sft	~17,00,000 sft	~11,00,000 sft
<b>No of Floors</b>	G+20	G+21	G+17	G+22	G+31
<b>Parking Floors</b>	4 Basements	4 Basements	5 Basements	4 Basements	4 Basements
<b>Average Floor Plate</b>	~69000-74000	~58000-64000 sft	~38000 sft	~68000-76000 sft	~25000-42000 sft
<b>Elevators</b>	20	18	10	30	26
<b>Floor Height in Meters</b>	4	4	3.9	4.05	3.75
<b>Power Backup</b>	100%	100%	100%	100%	100%
<b>Air conditioning System</b>	Chilled Water System AHU on each floor	Chilled Water System AHU on each floor	Chilled Water System AHU on each floor	Chilled Water System AHU on each floor	Chilled Water System AHU on each floor
<b>Handover date for Fit-outs</b>	Immediate	Q1/Q2-2022	Completed	Q4--2021	Q1-2023
<b>Car Parking (provision)</b>	1:1000 sft	1:1000 sft	1:1000 sft	1:1000 sft	1:1000 sft
<b>Floors Reserved/Leased</b>	G,1,3,4,5,6,7	G,1	All Floors	G,1	G,1
<b>Availability in sft</b>	Apprx 4+ lakhs leased. Balance 1.1 Million Sft available (Floors 10-20)	1.3 Million sft	Leasing Completed	1.7 Million sft	Available

Note: Area details and Technical Specifications are subject to change based on the actual site condition  
Space offered is on first come first basis. \*\* BSR Block1 – OC obtained

# VAMSIRAM IT PARK – KEY FEATURES



- Centrally located in the heart of **Financial District** and well connected by **100 ft/ 120 ft wide roads**
- Good connectivity to **ORR**.
- **Individual Entry/Exit** to each tower for ease of traffic flow within the IT Park.
- Within the vicinity of global giants like **Google, Amazon, Wipro, Microsoft** and **Apple**.
- Close to **Waverock SEZ, Amazon, Virtusa, Wipro, Boulder Hills** and **ISB**.
- Well connected with Hotels like **Sheraton, Lemon Tree** and Multi speciality Hospitals like **Continental & Sunshine**.
- Total area of **6.5 Mn sq ft** IT commercial space consisting of **3.6 Mn sq ft Non-SEZ** and **2.9 Mn sq ft of SEZ Space**.
- **Abundant lung space** with lot of greenery.
- Proposed connectivity with **Elevated BRTS Terminal** and **Phase 2 Metro Rail**.
- Overseeing **Lake** and **Boulder Hills Golf Course**.
- Well architected **energy efficient** buildings with less Sun exposure to East and West directions



# VAMSIRAM IT PARK – FINANCIAL DISTRICT



# ACCESS ROUTES TO VAMSIRAM IT PARK



# JYOTHI TECH PARK – DUSK VIEW



HIGH RENDERPOINT

# JYOTHI TECH PARK – AERIAL VIEW



HIGH RENDERPOINT

# PROJECT HIGHLIGHTS



<b>Project name</b>	<b>JYOTHI TECH PARK</b>
<b>Location</b>	Behind Amazon Building, Wipro Junction, Nanakramguda - Financial District, Hyd.
<b>Project Size</b>	~ 1.75 Mn sq ft
<b>Parking</b>	4 Basements with Provision for Stack Parking
<b>Total Number of Floors</b>	G + 22
<b>Typical Floor Plate</b>	~68000-76000 sq ft
<b>Classification</b>	Grade "A" Office Space Building
<b>Green Building certification</b>	Proposed IGBC Platinum/LEED Gold certification
<b>Passenger Elevators</b>	26 Nos
<b>Service Elevators</b>	4 Nos
<b>Premises on Offer</b>	Warm shell
<b>Floor Efficiency</b>	~ 75%
<b>Floor Height</b>	4.0 Meters (Floor to Floor)
<b>Power Backup</b>	100% Power Backup.
<b>Project Status</b>	Ready for fitouts by Q4 2021



<b>PROJECT NAME</b>	<b>JYOTHI TECH PARK</b>
<b>MEP</b>	DESIGN TREE
<b>HVAC</b>	B B N PRASAD
<b>ARCHITECT</b>	ASLAM ARCHITECTS
<b>LANDSCAPING</b>	NAVEEN ASSOCIATES
<b>PMC</b>	MANTA ASSOCIATES
<b>LEED CERTIFICATION</b>	GODREJ

# JTP – ONGOING CONSTRUCTION PICS



MASS MUTUAL  
MEDTRONICS

JYOTHI TECH PARK

MICROSOFT  
GITHUB  
ONEPLUS

AMAZON

VIRTUSA



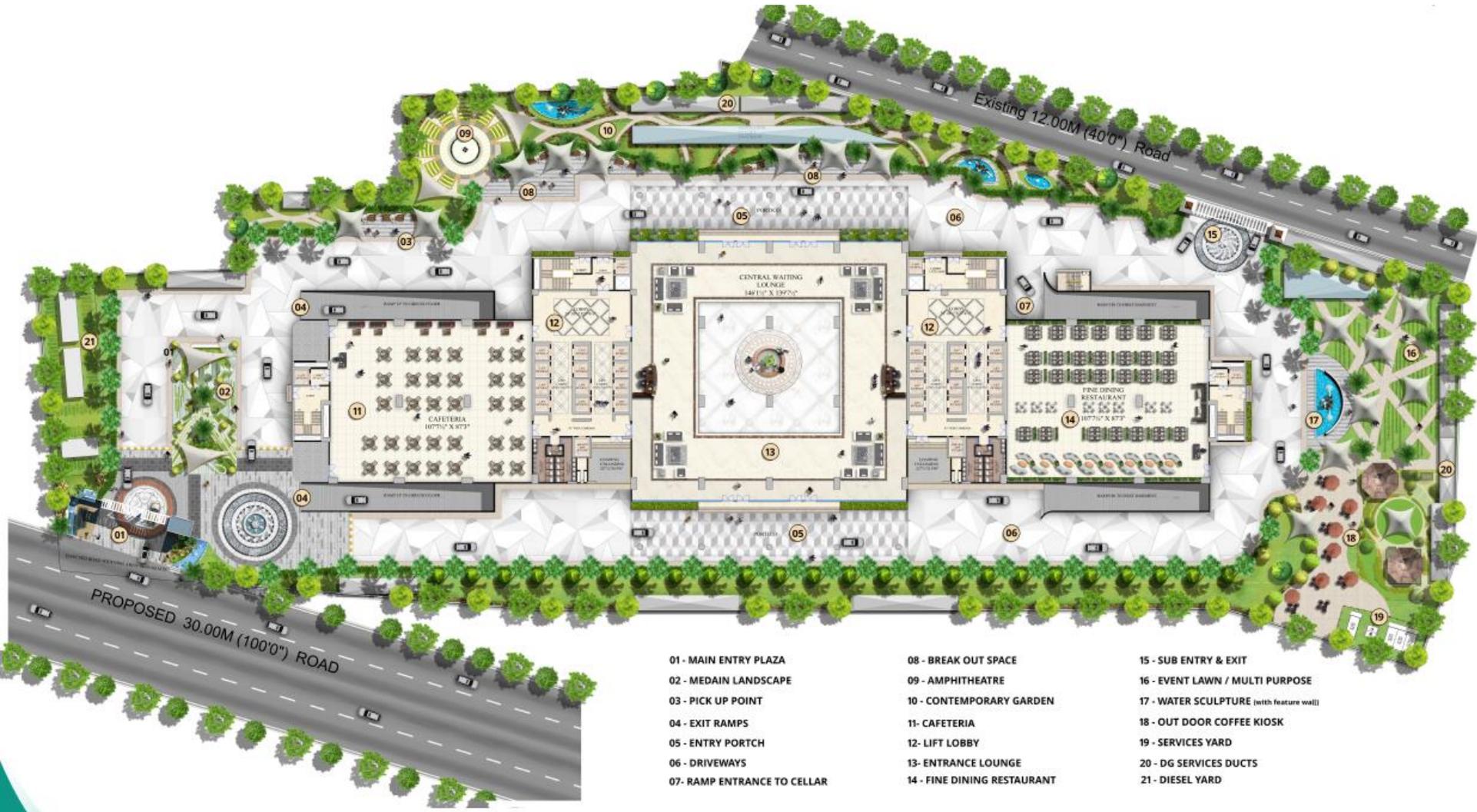
# JTP – ONGOING CONSTRUCTION PICS





<b>VAMSIRAM JYOTHI TECH PARK AREA STATEMENT</b>	
<b>FLOORS</b>	<b>SALEABLE AREA</b>
<b>GROUND FLOOR</b>	<b>49,000</b>
<b>1ST FLOOR</b>	<b>73,000</b>
<b>2nd FLOOR</b>	<b>73,000</b>
<b>3rd FLOOR</b>	<b>73,000</b>
<b>4th FLOOR</b>	<b>73,000</b>
<b>5th FLOOR (REFUGE)</b>	<b>68,000</b>
<b>6th FLOOR</b>	<b>73,000</b>
<b>7th FLOOR</b>	<b>73,000</b>
<b>8th FLOOR</b>	<b>73,000</b>
<b>9th FLOOR (REFUGE)</b>	<b>68,000</b>
<b>10th FLOOR</b>	<b>73,000</b>
<b>11th FLOOR</b>	<b>73,000</b>
<b>12th FLOOR</b>	<b>73,000</b>
<b>13th FLOOR (REFUGE)</b>	<b>68,000</b>
<b>14th FLOOR</b>	<b>76,000</b>
<b>15th FLOOR</b>	<b>76,000</b>
<b>16th FLOOR</b>	<b>76,000</b>
<b>17th FLOOR (REFUGE)</b>	<b>71,000</b>
<b>18th FLOOR</b>	<b>76,000</b>
<b>19th FLOOR</b>	<b>76,000</b>
<b>20th FLOOR</b>	<b>76,000</b>
<b>21st FLOOR (REFUGE)</b>	<b>71,000</b>
<b>22nd FLOOR</b>	<b>76,000</b>
<b>TOTAL</b>	<b>16,57,000</b>

# JYOTHI TECH PARK – GROUND FLOOR PLAN



- 01 - MAIN ENTRY PLAZA
- 02 - MEDAIN LANDSCAPE
- 03 - PICK UP POINT
- 04 - EXIT RAMPS
- 05 - ENTRY PORTCH
- 06 - DRIVEWAYS
- 07 - RAMP ENTRANCE TO CELLAR

- 08 - BREAK OUT SPACE
- 09 - AMPHITHEATRE
- 10 - CONTEMPORARY GARDEN
- 11 - CAFETERIA
- 12 - LIFT LOBBY
- 13 - ENTRANCE LOUNGE
- 14 - FINE DINING RESTAURANT

- 15 - SUB ENTRY & EXIT
- 16 - EVENT LAWN / MULTI PURPOSE
- 17 - WATER SCULPTURE (with feature wall)
- 18 - OUT DOOR COFFEE KIOSK
- 19 - SERVICES YARD
- 20 - DG SERVICES DUCTS
- 21 - DIESEL YARD

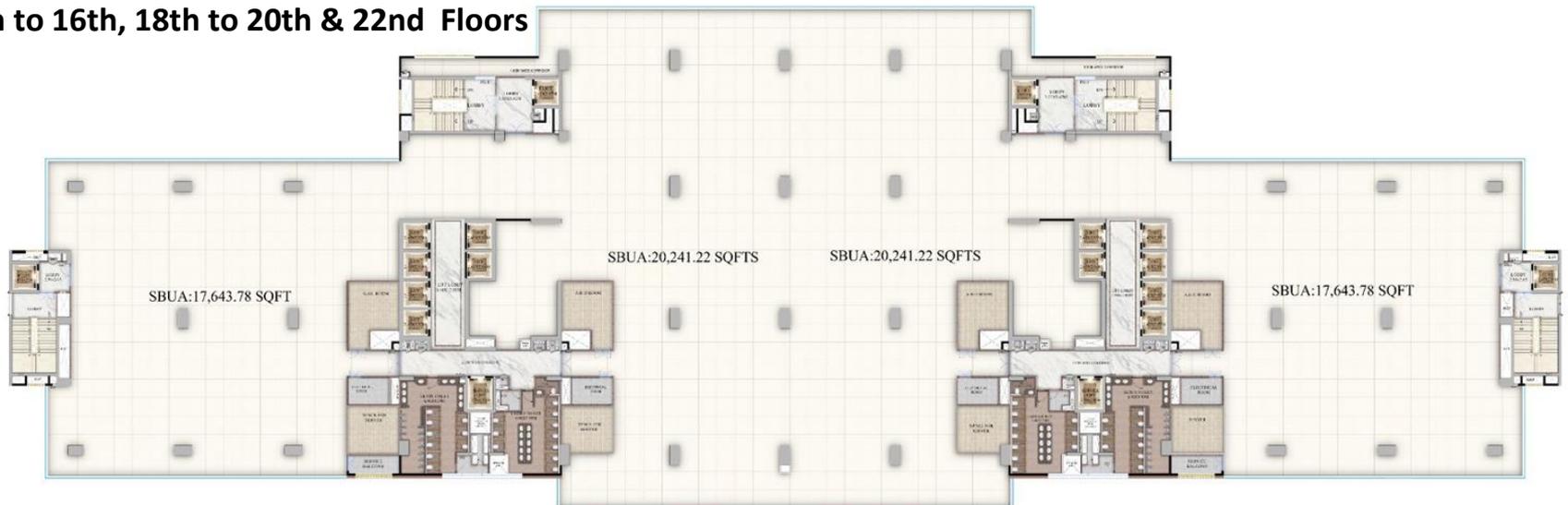
# JYOTHI TECH PARK – TYPICAL FLOOR PLAN



## 1st to 4th, 6th to 8th, 10th to 12th Floors



## 14th to 16th, 18th to 20th & 22nd Floors



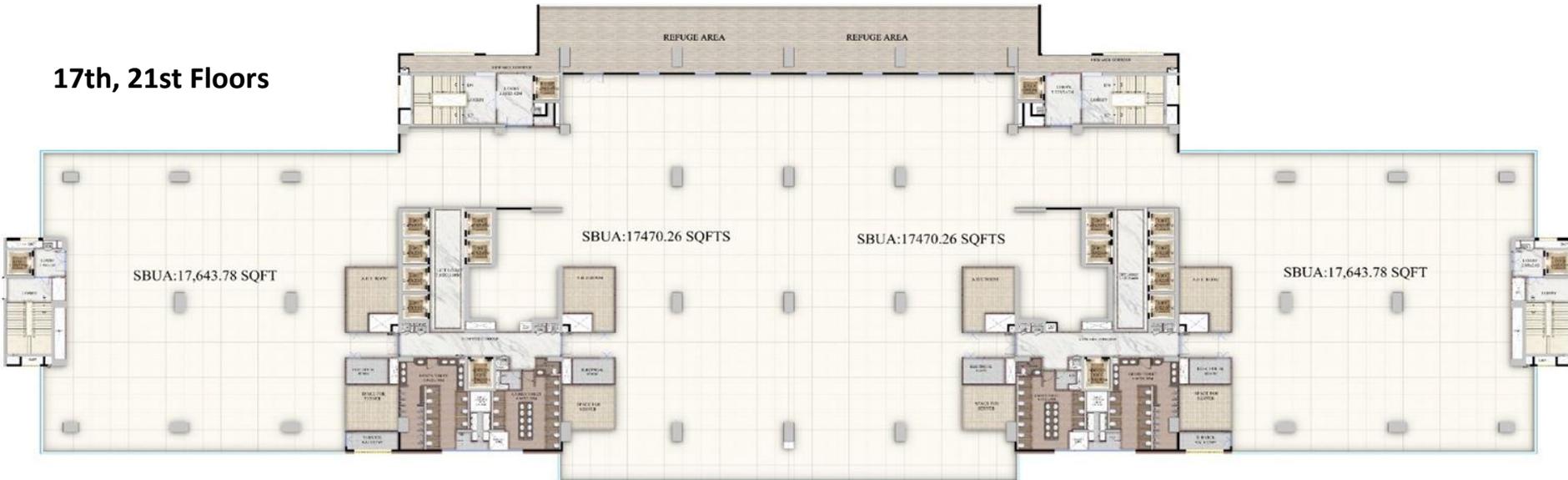
# JYOTHI TECH PARK – REFUGE FLOOR PLAN



**5th, 9th, 13th Floors**



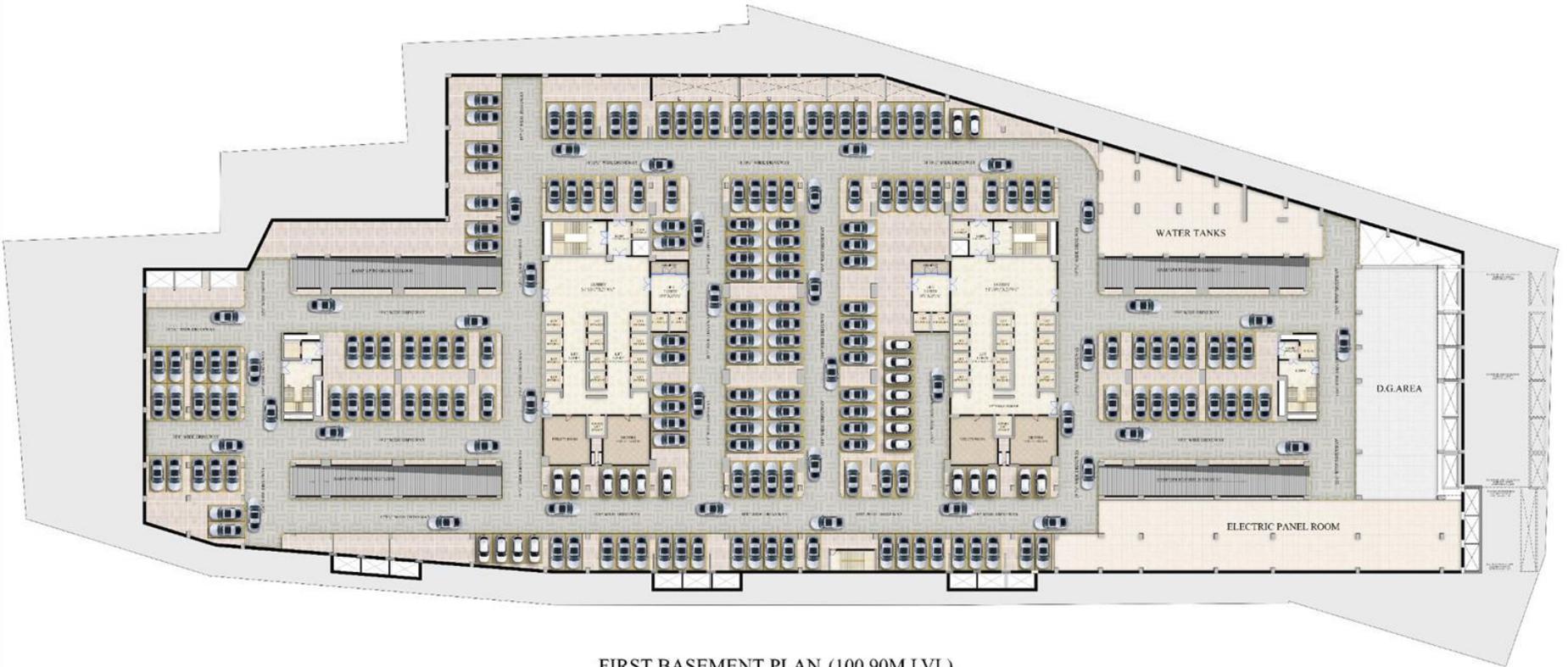
**17th, 21st Floors**



# JYOTHI TECH PARK – TERRACE FLOOR PLAN



# JYOTHI TECH PARK – FIRST BASEMENT FLOOR PLAN



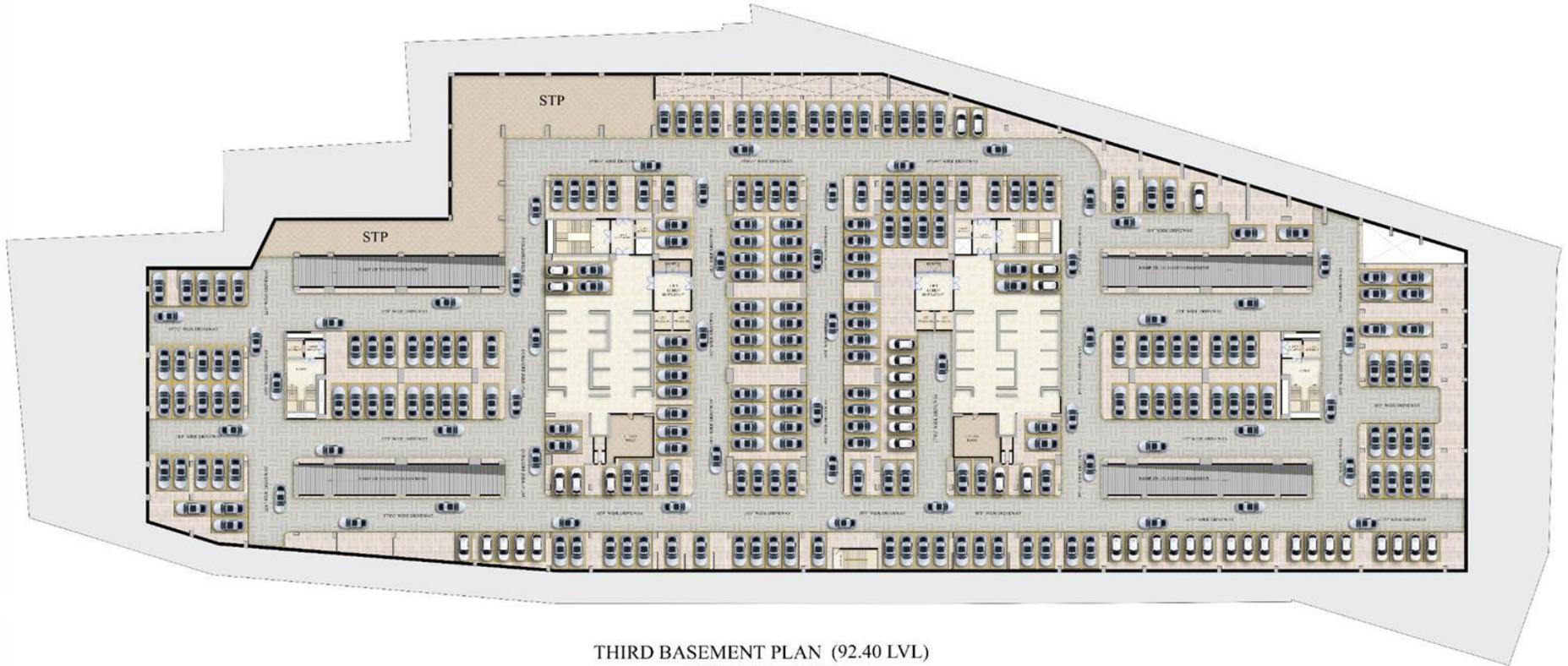
FIRST BASEMENT PLAN (100.90M LVL)  
379\* CAR PARKS

# JYOTHI TECH PARK – SECOND BASEMENT FLOOR PLAN



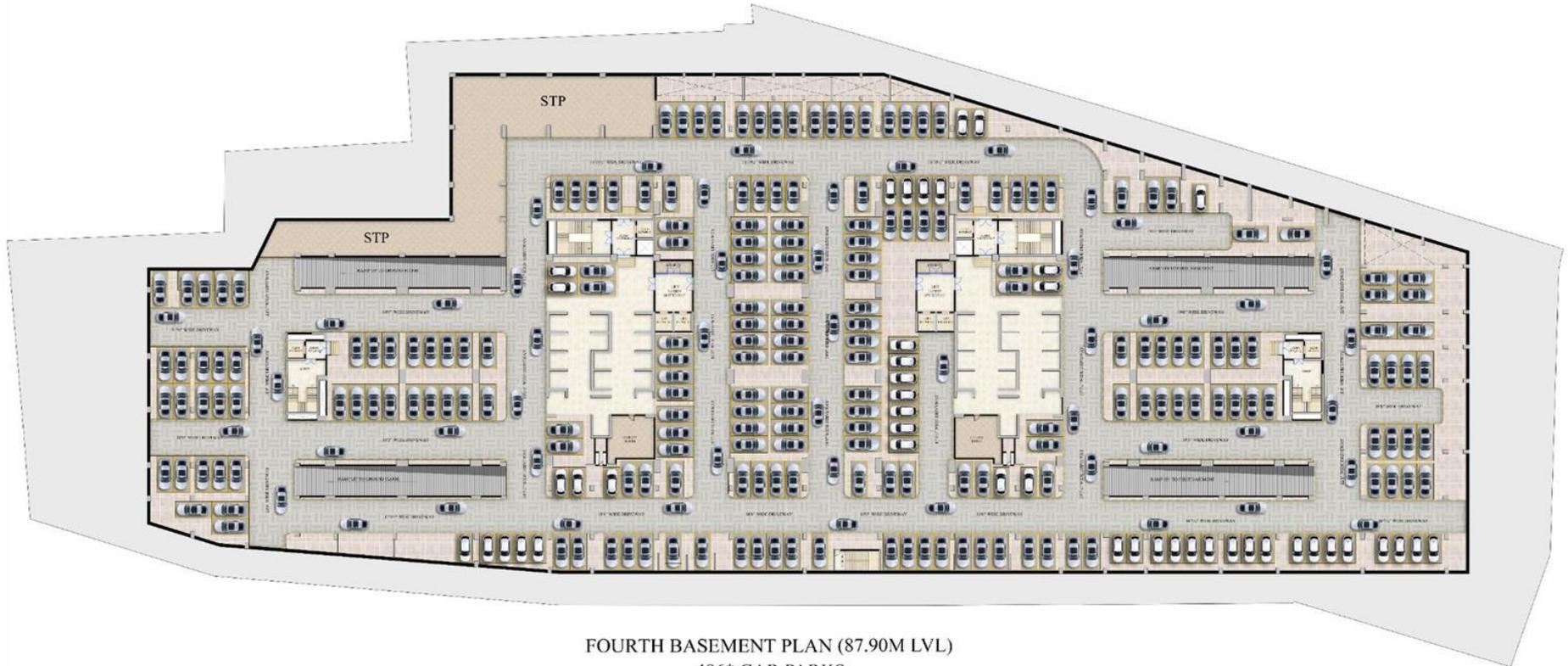
SECOND BASEMENT PLAN (96.65 LVL)  
439\* CAR PARKS

# JYOTHI TECH PARK – THIRD BASEMENT FLOOR PLAN



THIRD BASEMENT PLAN (92.40 LVL)  
473\* CAR PARKS

# JYOTHI TECH PARK – FOURTH BASEMENT FLOOR PLAN



FOURTH BASEMENT PLAN (87.90M LVL)  
486\* CAR PARKS

# AMENITIES



500 Seating Capacity Cafeteria



Coffee Lounge



Health Club with full fledged gym

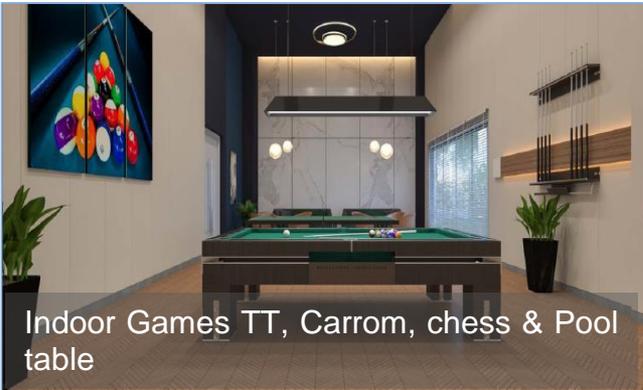


Car Charging Points

## VAMSIRAM IT PARK AMENITIES



Ambulance Service



Indoor Games TT, Carrom, chess & Pool table



Medical Room



Creche



**THANK YOU**