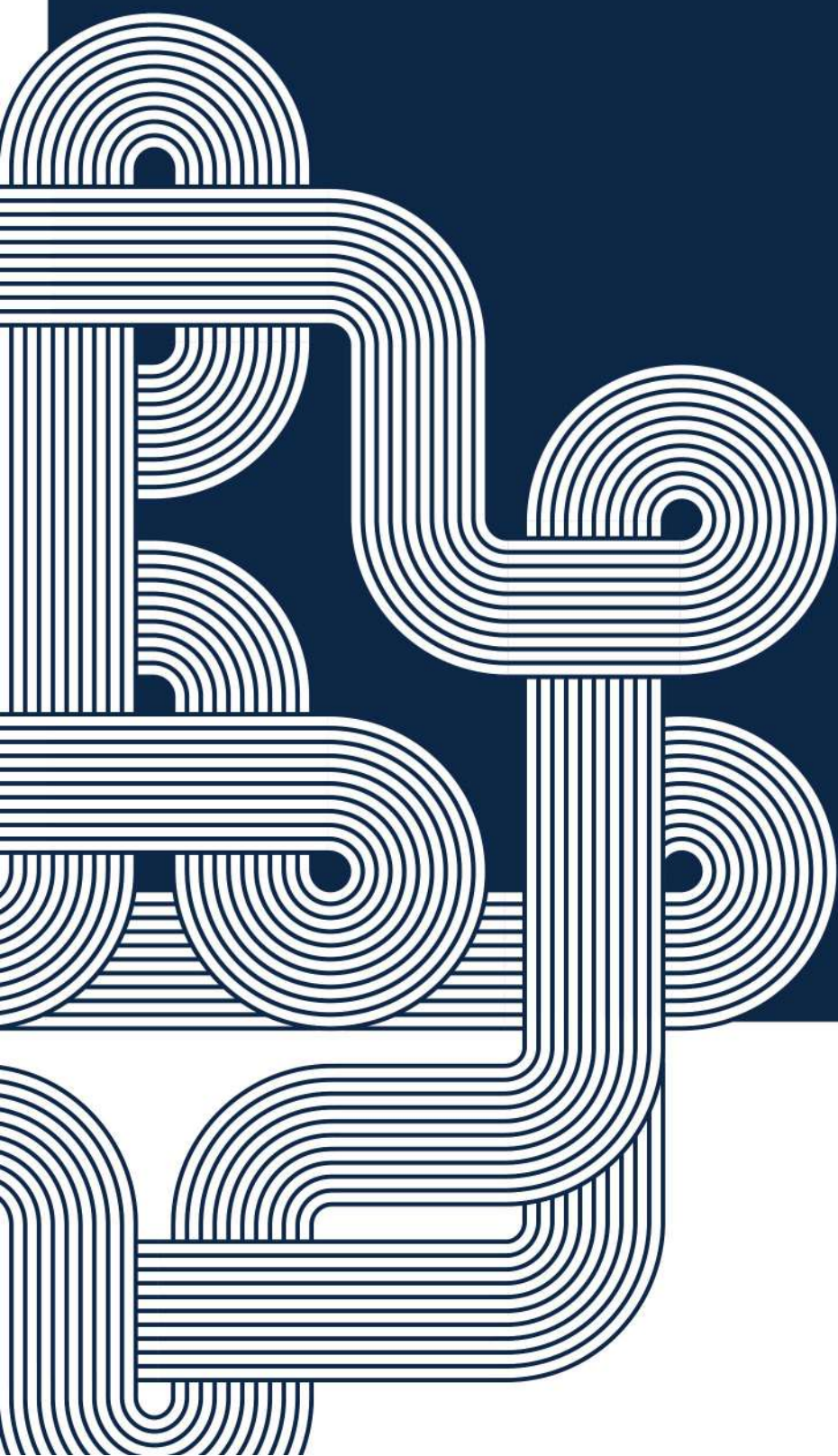


Bençalusu ELECTRONIC CITY



✕ ICP | TECH 37

The Green Office

✕ ICP

WHY

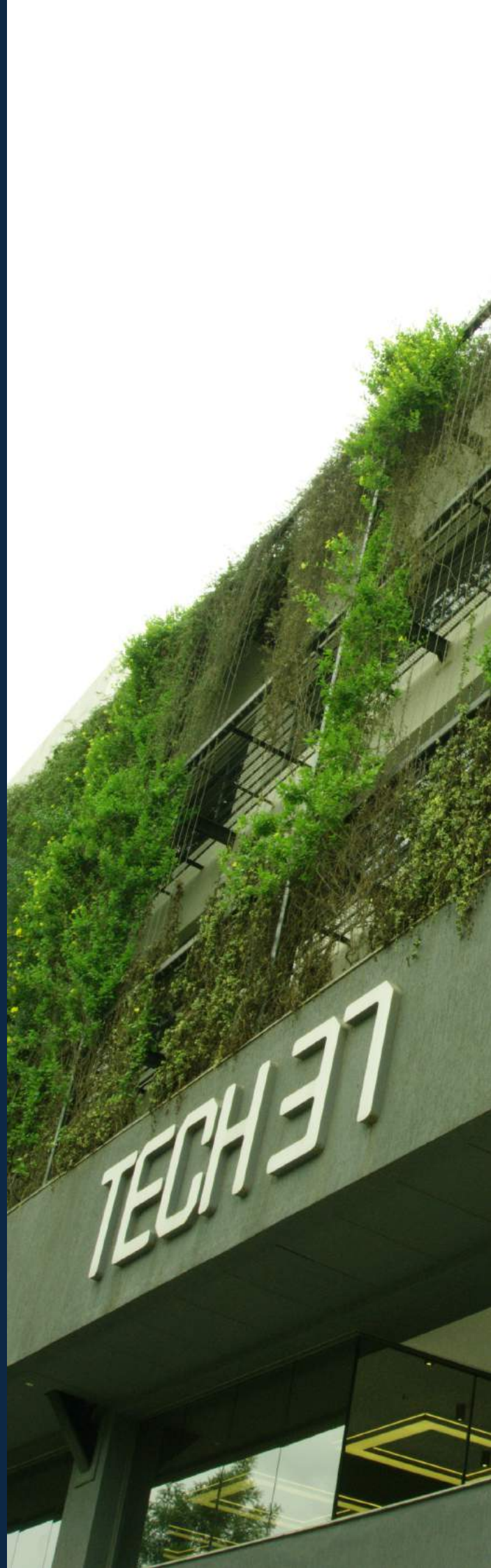


You get only one chance to make a great first impression. Your office address is that chance. Located in Bengaluru's Electronic City (E-City), the nerve-centre of some of the biggest national and international names in IT, healthcare, industrial manufacturing, aerospace engineering and finance companies, TECH-37 is where you need to be.

DESTINATION OF TOMORROW

An ultra-premium green building in every sense of the term, TECH-37, with its unique wraparound green creeper façade, is designed to stand-out in the concrete jungle and yet blend seamlessly into the ecosystem of the future, where energy efficiency and sustainability are the order of the day.

TECH-37 takes a clean and modern approach to enabling optimum utilisation of every building feature. The building is fine-tuned to perfection with a focus on aesthetic detail, user experience and functionality and, above all, sustainability and environmental impact.





TECH 37

टेक् 37

THE 21ST CENTURY WORKPLACE

Strategically Located in the Silicon Valley of India,
TECH-37 is a cost-effective and eco-friendly address
for socially and ecologically sensitive businesses.





1. SITE

TECH-37 is located just off Hosur Main Road and is clearly visible from the highway connecting Karnataka to Tamil Nadu. It is the first building that you pass on the left, after crossing the E-City toll gate.



2. SAFETY

A state-of-the-art security system, with features like boom barriers, CCTV cameras and provision for electronically controlled gates, makes TECH-37 a safe workplace.

THE 5S EXPERIENCE



3. SUSTAINABILITY

TECH-37 has an IGBC Gold LEED rating for sustainability achievement. This means the building has been designed to improve energy savings, water efficiency, carbon footprint and indoor environmental quality, and is sensitive to the usage of resources and its impact.



4. STYLE

Designed by DDIR Architecture Studio, named by Architectural Digest as one of India's top 50 most influential architects, TECH-37's stylish tower structure, the lean and imposing lines of the double-height lobby and the wraparound green creeper façade give it an inimitable edge.



5. SAVINGS

Functional design features make the building more energy efficient, resulting in lower operational expenses. The use of double-glazed unit (DGU) glass provides heat insulation and saves air conditioning (AC) costs; it lets in more daylight and reduces power spend on indoor lights and the green façade makes the building more energy efficient.

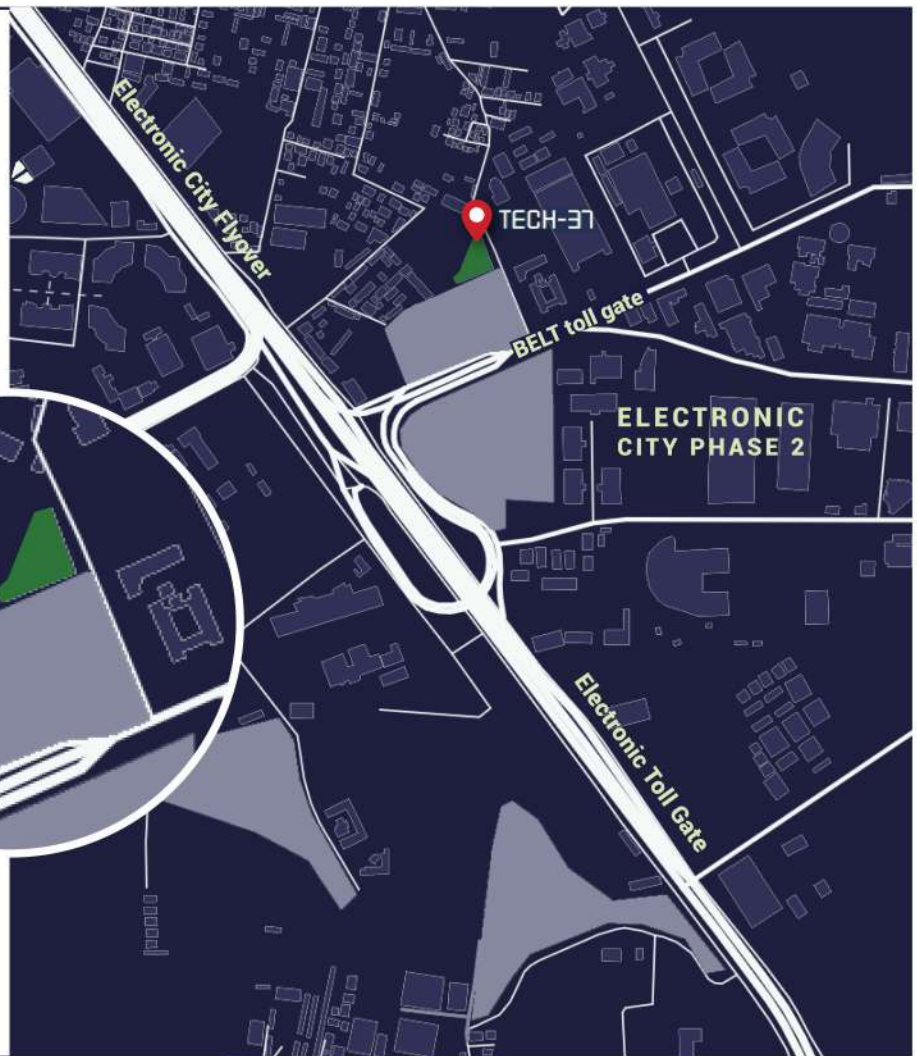
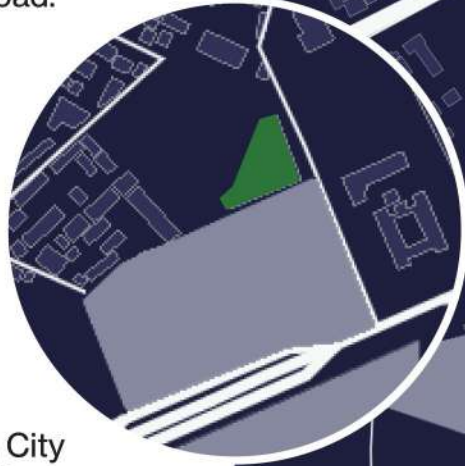
LOCATION

- 300 metres from E-City toll gate.
- Clearly visible from Electronic City (E-City) flyover.
- Well-connected by NICE Road and Bannerghatta Road.



ADDRESS :

Plot No.2-A Electronic City
2nd Phase. SY-No. 37 Part
Konappana Agrahara Village
Begur Hobli, Bengaluru South
Taluk, Bengaluru, Karnataka



ACCESSIBILITY

Kempegowda International
Airport 53 km

Kempegowda (Majestic)
Bus Station 21 km

Krantivira Sangolli Rayanna
Railway Station 21 km

Bangalore Metropolitan
Transport Corporation bus
depot - walking distance

Auto stand - walking distance

Proposed Metro station
< 400 metres

City centre via Hosur Road
18 km

Silk Board Junction in
Madiwala 9 km

Heli Taxi pad < 1 km

OUR NEIGHBOURS

Urban Ladder

DTDC

Lifestyle

Infosys

Wipro

Tata Solar

Tata Consultancy Services

Schneider Electric

Genpact

HCL Technologies

Tech Mahindra

Yokogawa Electric

Siemens

SOCIAL INFRASTRUCTURE

Educational Institutions

The International Institute of
Information Technology,
Symbiosis Institute of
Business Management

Shopping Malls

Foodmax Hypersmart,
D-Mart, Neo Mall

Hospitals

Apollo Clinic, Blossom
Multispecialty, Vimalalaya

Residential Societies

Ajmera Nucleus, Godrej
E-City, Prestige Casabella,
DLF Maiden Heights

Hotels

Oakwood Premier Prestige,
The Oterra, Svenska Design,
Golden Tulip

Indian City Properties Ltd. is a real estate company with a rich history dating back to 1939. Our boutique portfolio comprises a collection of premium commercial, retail, and mixed-use assets that we proudly own, operate, and meticulously manage. Spanning across the prominent cities of Mumbai, Bangalore, Hyderabad, Kolkata, and New Delhi, our portfolio encompasses iconic landmarks that redefine the standards of quality, design innovation, sustainability, and unparalleled customer service.

Other Projects



❖ ICP | THAPAR HOUSE
Delhi



❖ ICP | ONE FORBES
Mumbai



❖ ICP | BRUNTON CENTRAL
Bangalore



❖ ICP | ATRIA GREEN
Kolkata



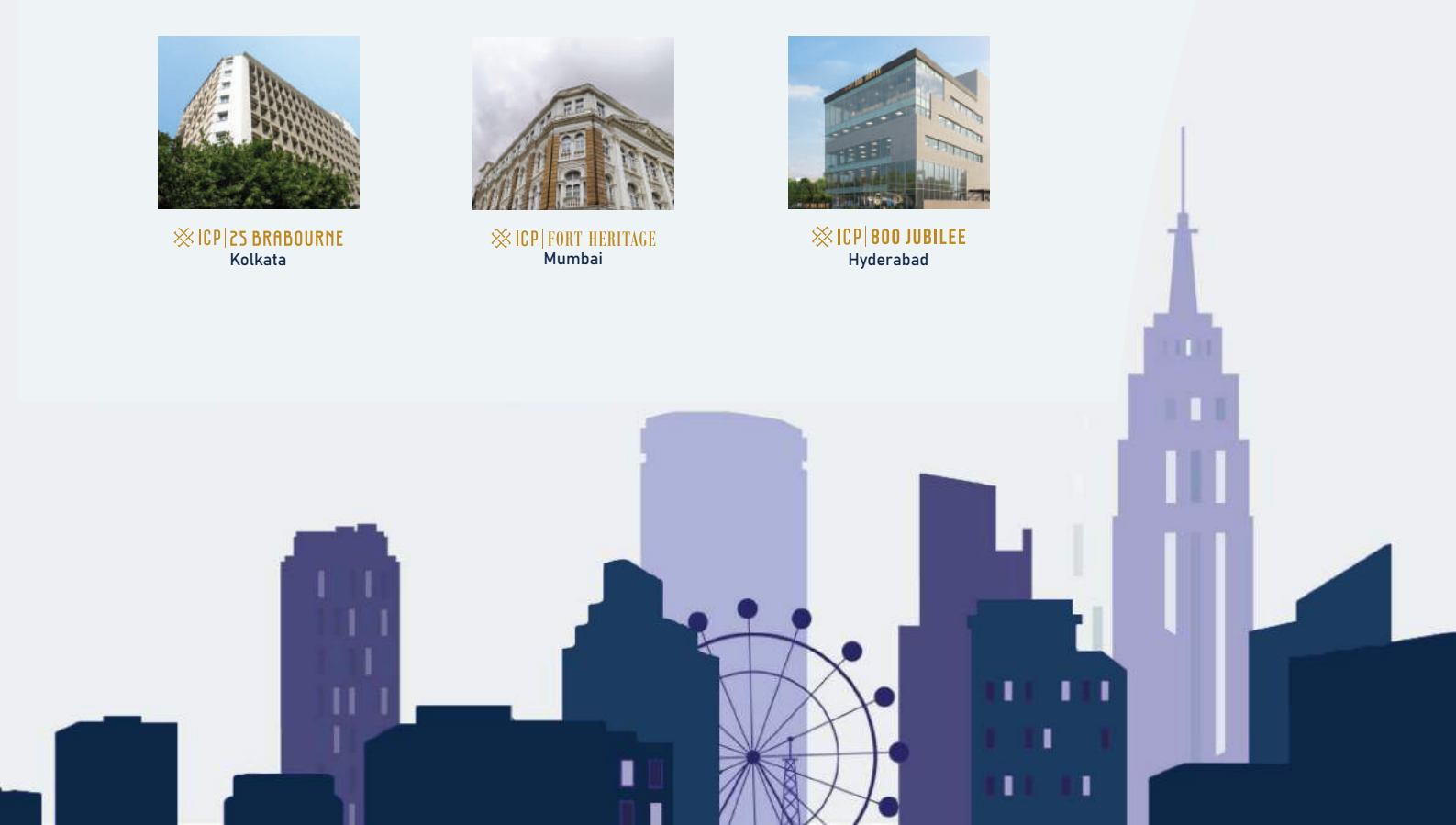
❖ ICP | 25 BRABOURNE
Kolkata



❖ ICP | FORT HERITAGE
Mumbai



❖ ICP | 800 JUBILEE
Hyderabad





AMENITIES

Power Infrastructure

BESCOM supply through 11KV transformer for 750KVA sanctioned load. Multiple high-capacity DGs for 100% power back-up

Air Conditioning

Central air conditioning with high-efficiency chillers, monitored and controlled through Chiller Plant Manager and British Thermal Unit (BTU)-metering in the Building Management System (BMS)

Fire Safety

National Building Code (NBC)-compliant Honeywell fire detection system with addressable Underwriters Laboratories (UL)-certified fire alarms and hydrants and sprinkler network powered by Kirloskar pumps. Two fire-fighting tanks (237 cubic meters total). Safex fire extinguishers in common areas.

Elevators

Two ThyssenKrupp employee usage lifts with Braille panels and capacity of 15 persons each. One ThyssenKrupp service lift with a capacity of 10 persons

Security System

Hike vision CCTV at all public access points monitored by 24x7 security personnel, public address system for common areas with provision in tenant spaces, boom barrier, Building Management System (BMS), provision for e-gates

Water Supply

Rainwater pump (122 cubic meters), overhead tank (25 cubic meters), raw water tank (60 cubic meters), treated water tank (61 cubic meters), sewage treatment plant (40 kilo litres/day)

BUILDING FEATURES

Flooring

False flooring for energy efficient modular, flexible HVAC design, monitored and controlled through Chiller Plant Manager & BMS BTU metering

Signage

Dedicated signage space with direct visibility from the Hosur Main Road

Parking

88 spots for 4-wheelers and 73 for 2-wheelers

Interiors

Tenants will be offered the option of having smart and aesthetic interior spaces conceptualized by the best architects and interior designers on request. Alternatively, bare shell spaces can be handed over to tenants who would prefer designing the interiors themselves. A mock office is available for viewing to help tenants visualise their future workplace.

Vastu

The main entrance and exit of **TECH-37** face the north. According to Vastu principles, a north-facing entrance or 'prosperity entrance' is good for business growth. Entrances on every floor face northeast, which is considered auspicious. The building is located on an east-facing road, which is considered to bring peace.

DESIGN FEATURES

Sound, heat and humidity controlled by DGU façade

Wraparound green creeper façade for aesthetic impact and heat insulation

Constant visual connection to green exterior aided by open floor plan

Provision for open workstations with partitions, allowing accommodation of electrical systems

Serene and open work atmosphere created by easy access to common spaces within the building and on the roof

Multifunctional space on the ground floor that can be used by tenants as a cafeteria, exhibition space or extended lobby

Fire clearance of at least 6 meters on all sides of the building





IGBC Gold LEED rating

100% LED-lit building

Cogeneration with solar photovoltaic (PV) cells

6 KW solar power generation system

Autoclaved aerated concrete (AAC) bricks used in construction

Organic waste composter for responsible waste management

ENVIRONMENTAL RESPONSIBILITY

Central air conditioning system, managed through a modern under-the-floor air distribution system with Variable Frequency Drive (VFD), reducing carbon footprint

Efficient water usage scheme with rainwater treatment and storage, recycling of water from sewage treatment plant and low-flow rate plumbing fixtures

DGU façade with high shading coefficient, U-value and high visual light transmittance allowing for heat and sound insulation

CONSULTANTS

Design

Principal Architect:
DDIR Architecture Studio

Landscape

Reading Grounds

Structural

Vintech Consultants

MEP

QDC India Consulting
Pvt. Ltd.

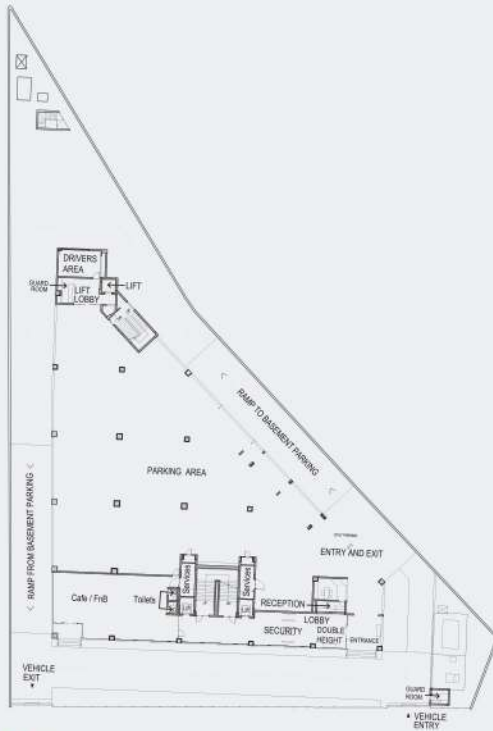
Green Building Consultancy

En3 Sustainability
Solutions Pvt. Ltd.

Façade Consultant

Façade Technik

FLOOR PLANS

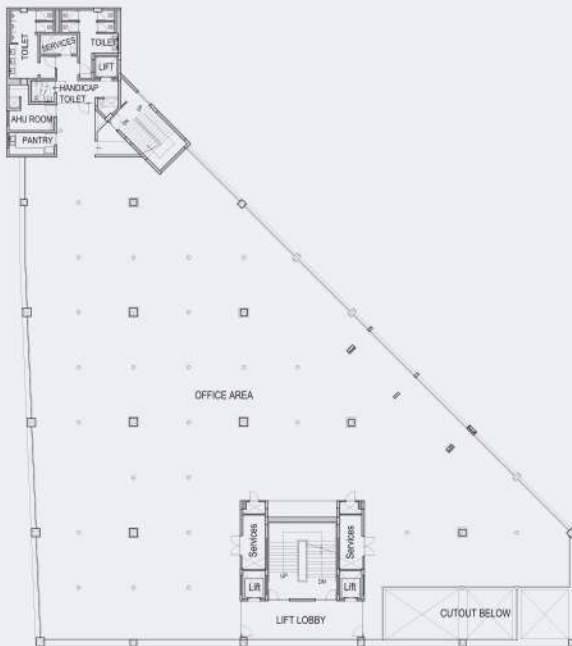


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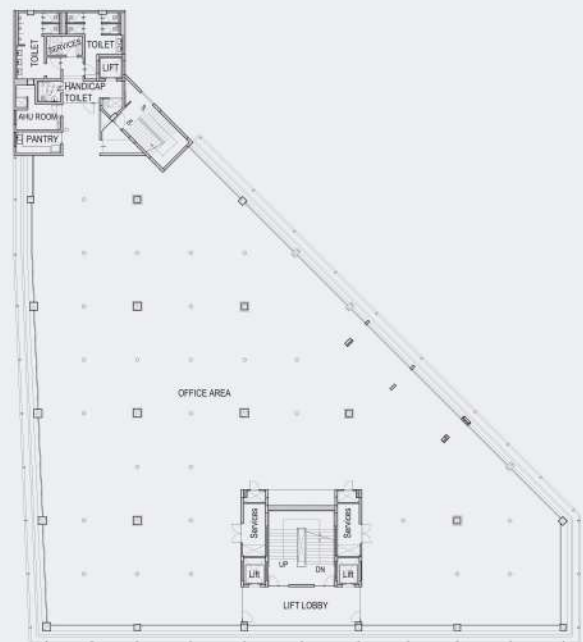
1 Ground Floor Plan

2 1st Floor Plan

3 Typical Floor Plan



2



3

CONTACT US:

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