

IT PARK – CONCEPTUAL PRESENTATION

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HYDERABAD



GENPACT
GENERATING IMPACTSM

PROPOSED IT BUILDING FOR GENPACT @ HAFEEZPET



CONTENTS:

- VISION
- **CONCEPT APPROACH**
- **SITE ANALYSIS**
- **SITE UTILIZATION & ZONING**
- **MASSING STUDY**
- **SITE PLAN - OPTIONS**
- **FLOOR PLANS**
- **DESIGN HIGHLIGHTS**
- **3D VIEWS**
- **BENCHMARKING**

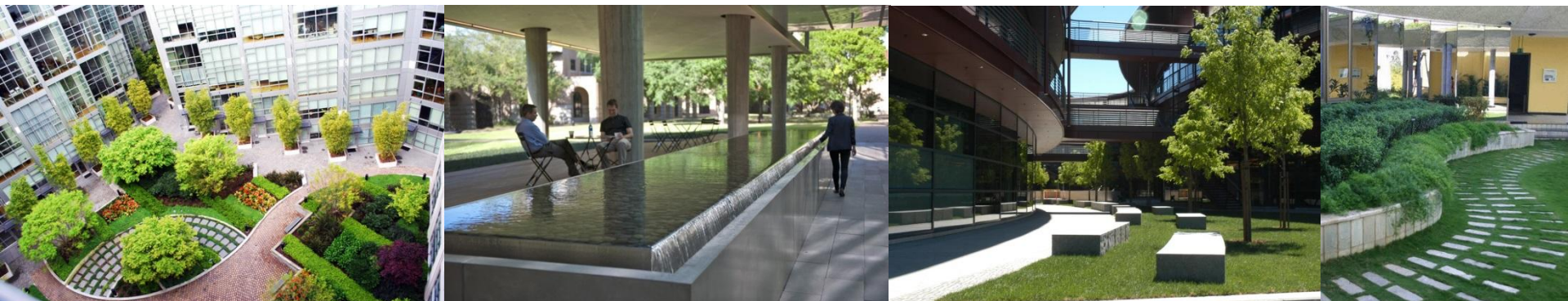
VISION

- TO CREATE AN **EFFICIENT, FLEXIBLE & LOGIC DRIVEN DESIGN.**
- IDENTITY THROUGH **ARCHITECTURE.**

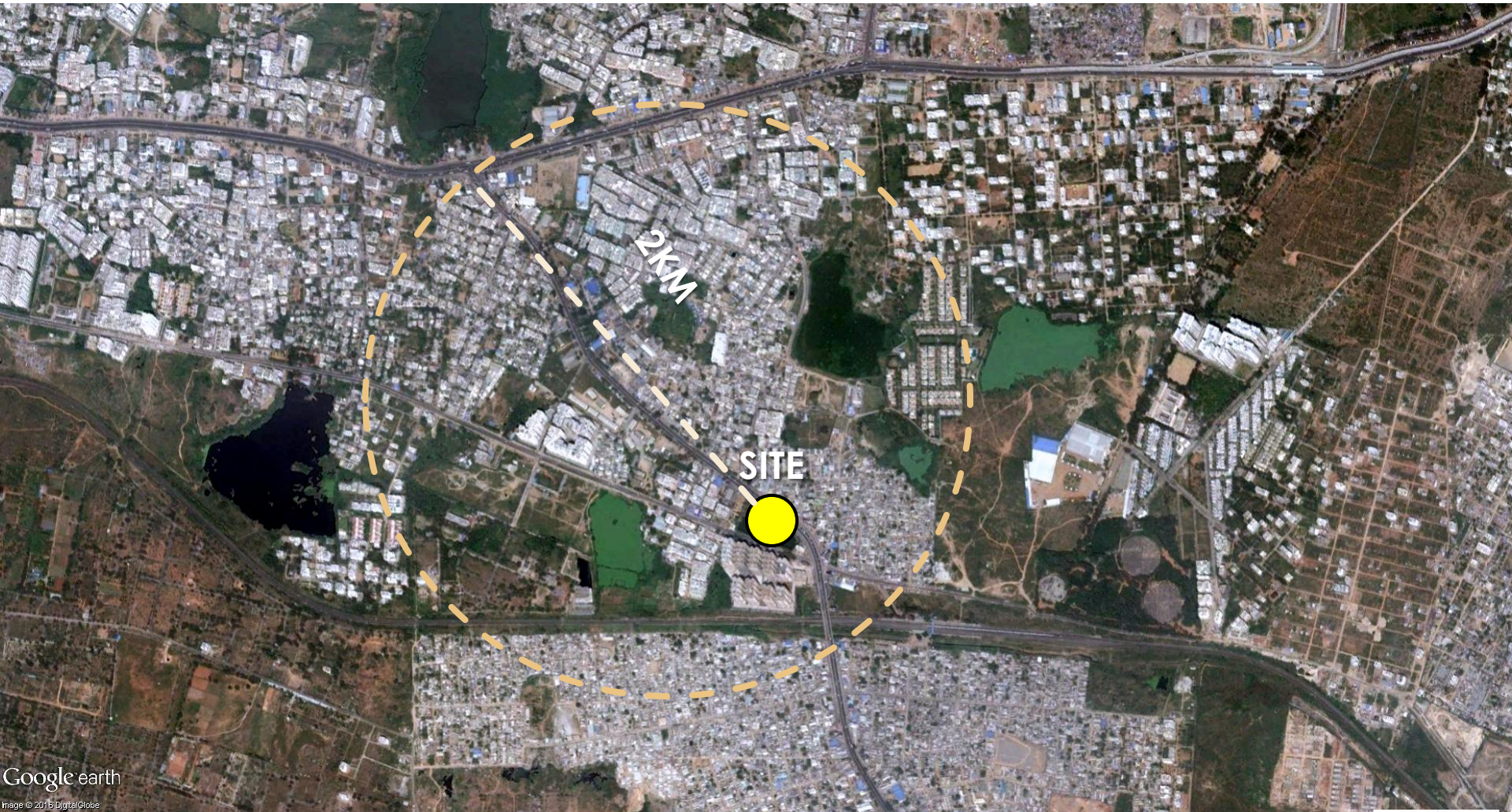
DESIGN APPROACH



- **Healthy work environment** creates a feeling of belonging amongst employees and to facilitate personal growth as well as career advancement .
- An **Efficient workplace** requires less heat, and consumes less power than traditional workspaces while supporting employees more effectively.
- **Self sustainable Envelop** designed to maximize interior day lighting. Strategies to consider include building orientation, shallow floor plates, increased building perimeter, high performance glazing, and high-ceiling reflectance values
- Well connected & Vibrant **Interactive Spaces**.
- Easy and **Efficient Circulation** Patterns.
- Integrated Semi Open **Green Spaces** with work Space
- **CIRCULATION DRIVEN** Design Process



SITE ANALYSIS – CONNECTIVITY



Google earth
Image © 2015 DigitalGlobe

- SITE IS CLOSELY LOCATED TO THE IT HUB & HIGH-DENSE RESIDENTAIL ZONE
- SITE HAS AN APPROACH FROM MULTIPLE SIDES & MAIN JUNCTIONS ARE WITH IN 3 KMS RANGE
- SITE IS AROUND 50MIN DRIVE FROM AIRPORT



PROPOSED IT BUILDING FOR GENPACT @ HAFFEZPET



SITE ANALYSIS – CONNECTIVITY



- SITE ABUTS A 200' PROPOSED ROAD IN THE FRONT (APPROACH ROAD) & 80' ON THE REAR SIDE
- SURROUNDED BY RESIDENTIAL AREA
- WATER BODIES IN THE VICINITY
- HIGH-RISE RESIDENTIAL ON THE SOUTH
- HAFEEZPET MMTS STATION IN LESS THAN 1KM
- 2KMS FAR FROM NH9 & 5KMS FAR FROM GACHIBOLWLI



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SITE ANALYSIS – LAND USE



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SITE ANALYSIS – MICRO



- SITE HAS MULTIPLE APPROACH ROADS (EXISTING 80' WIDE – PROPOSED 200' WIDE ROAD & EXISTING 50' PROPOSED 80' WIDE MANJEERA PIPE LINE ROAD)
- SITE IS TILTED 23 DEG FROM NORTH TOWARDS EAST
- MAXIMUM FOOT PRINT CAN BE ACHIEVED DUE TO REGULAR PROFILE
- SITE HAS A LONG FRONTAGE OF 130M ON THE NORTH SIDE ALONG THE APPROACH ROAD



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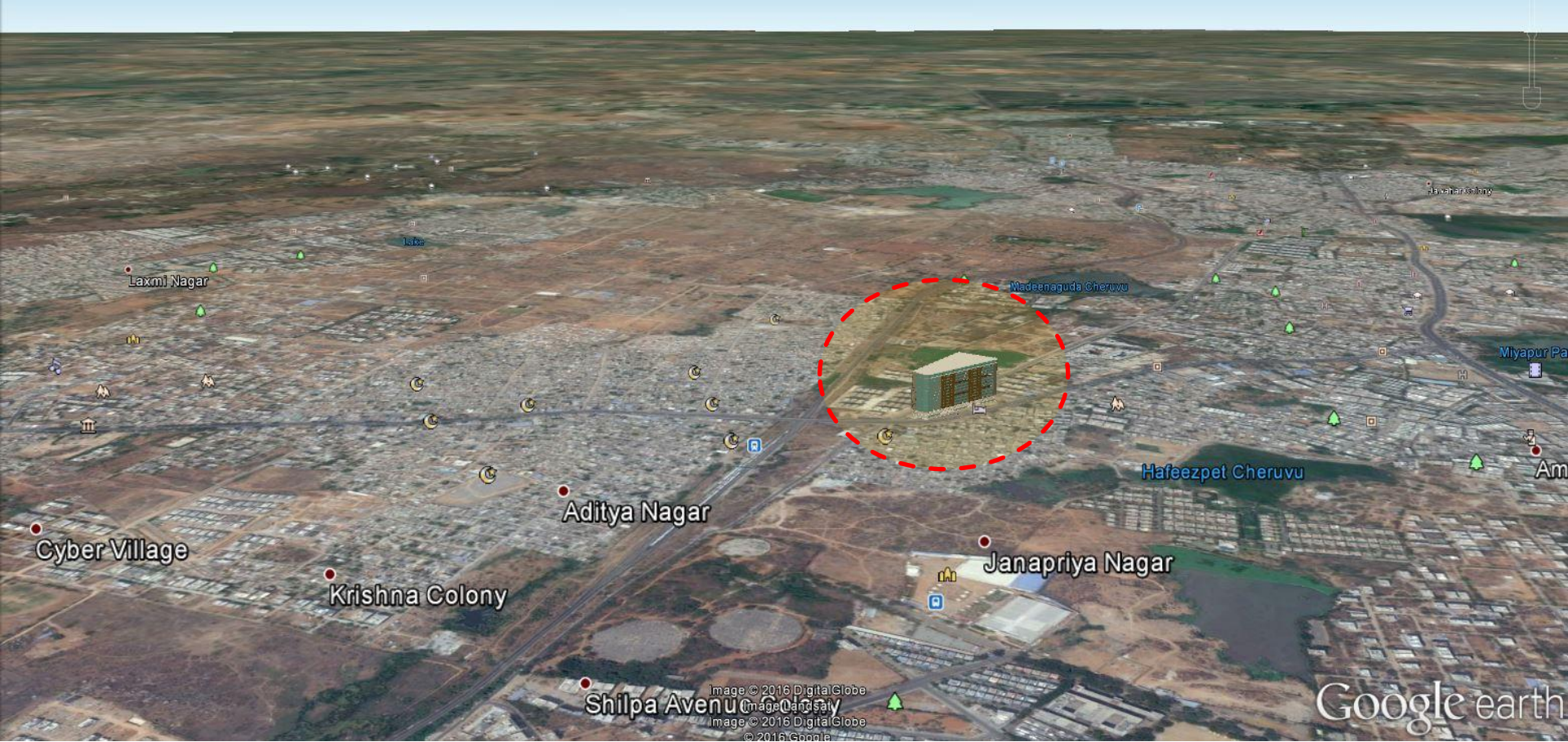
SITE MASSING – CONTEXT LEVEL



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SITE MASSING – CONTEXT LEVEL



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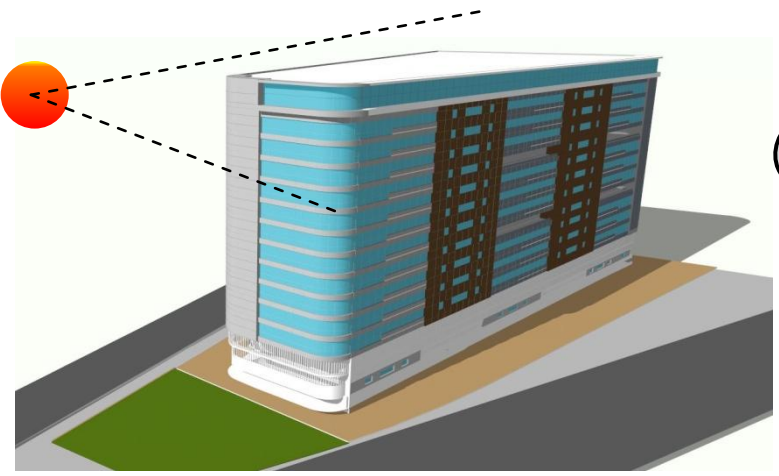
SITE MASSING – SITE LEVEL



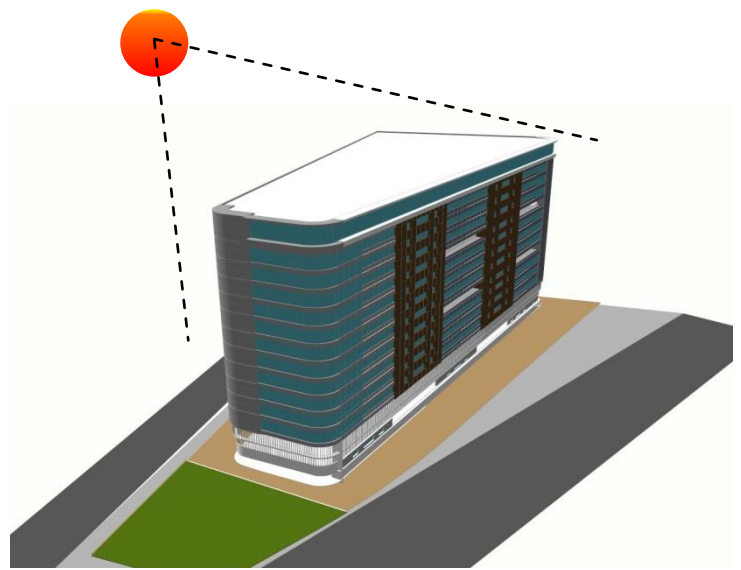
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SUNPATH ANALYSIS

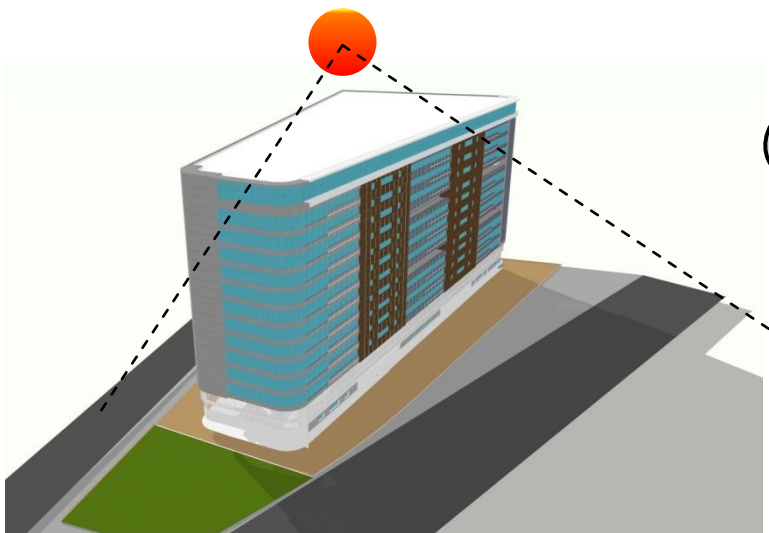


10 AM

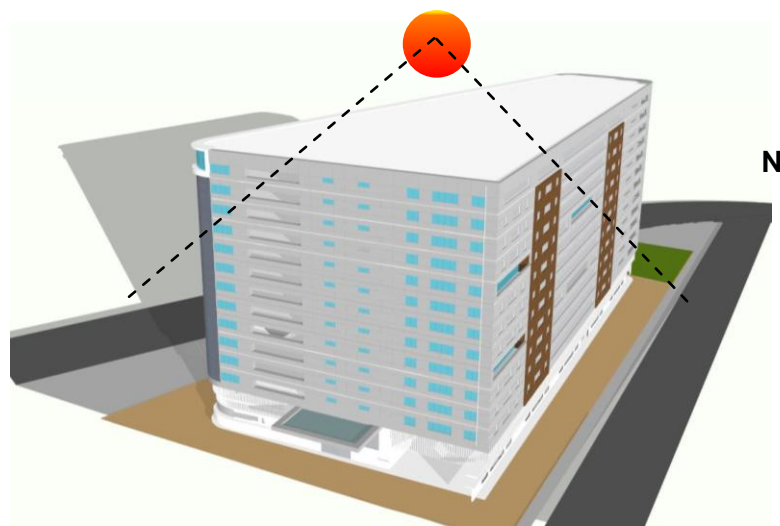


1 PM

SW PORTION RECEIVES MAXIMUM DIRECT SUN



5 PM



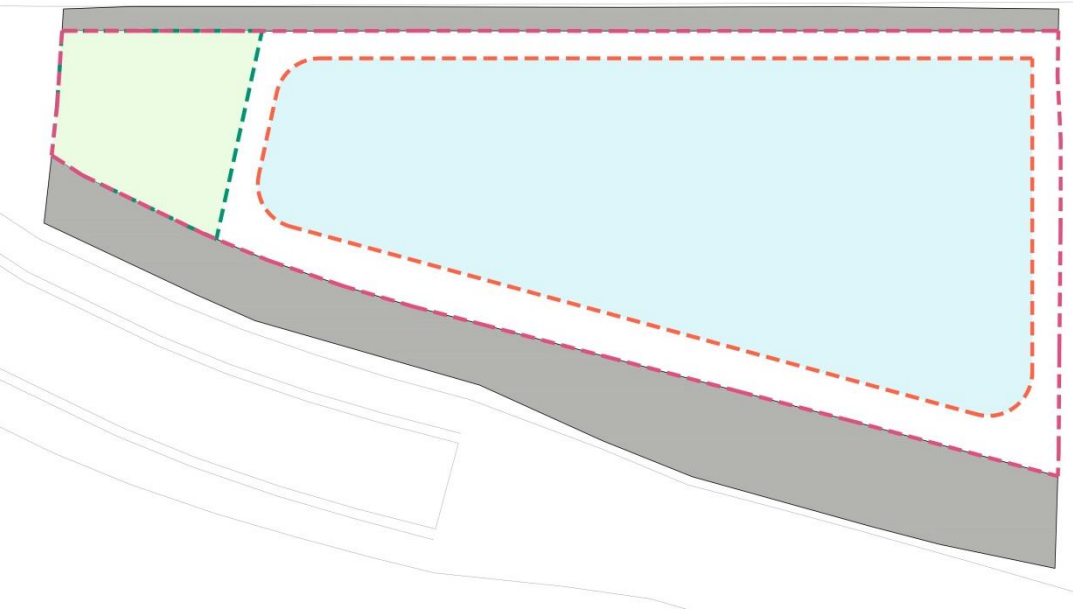
5 PM

PROPOSED IT BUILDING FOR GENPACT @ HAFEEZPET



AUTHORITY - POINTS

THE DEVELOPMENT CONTROL REGULATIONS ARE FOLLOWED AS PER **G.O. 168**



AREA OF PLOT: **2.51 ACRES** (AFTER ROAD WIDENING)

ACCESS ROAD WIDTH: **80 FEET WIDE** (EXISTING)
200 FEET WIDE (PROPOSED)

BUILDING HEIGHT: **49M**
[59.9 INCLUDING PODIUM]

SETBACKS:

FRONT-**7.0M** SETBACK (SETBACK RELAXATION)

SIDES -**7.0M** SETBACK (SETBACK RELAXATION)

7.0M DRIVE WAY ALL AROUND.

OPEN SPACE: **10%** OF SITE AREA

PARKING: **44%** OF THE TOTAL BUILT UP AREA

SITE – APPROACH ROADS

- SITE ABUTS A 200' PROPOSED ROAD IN THE FRONT (APPROACH ROAD) & 80' ON THE REAR SIDE

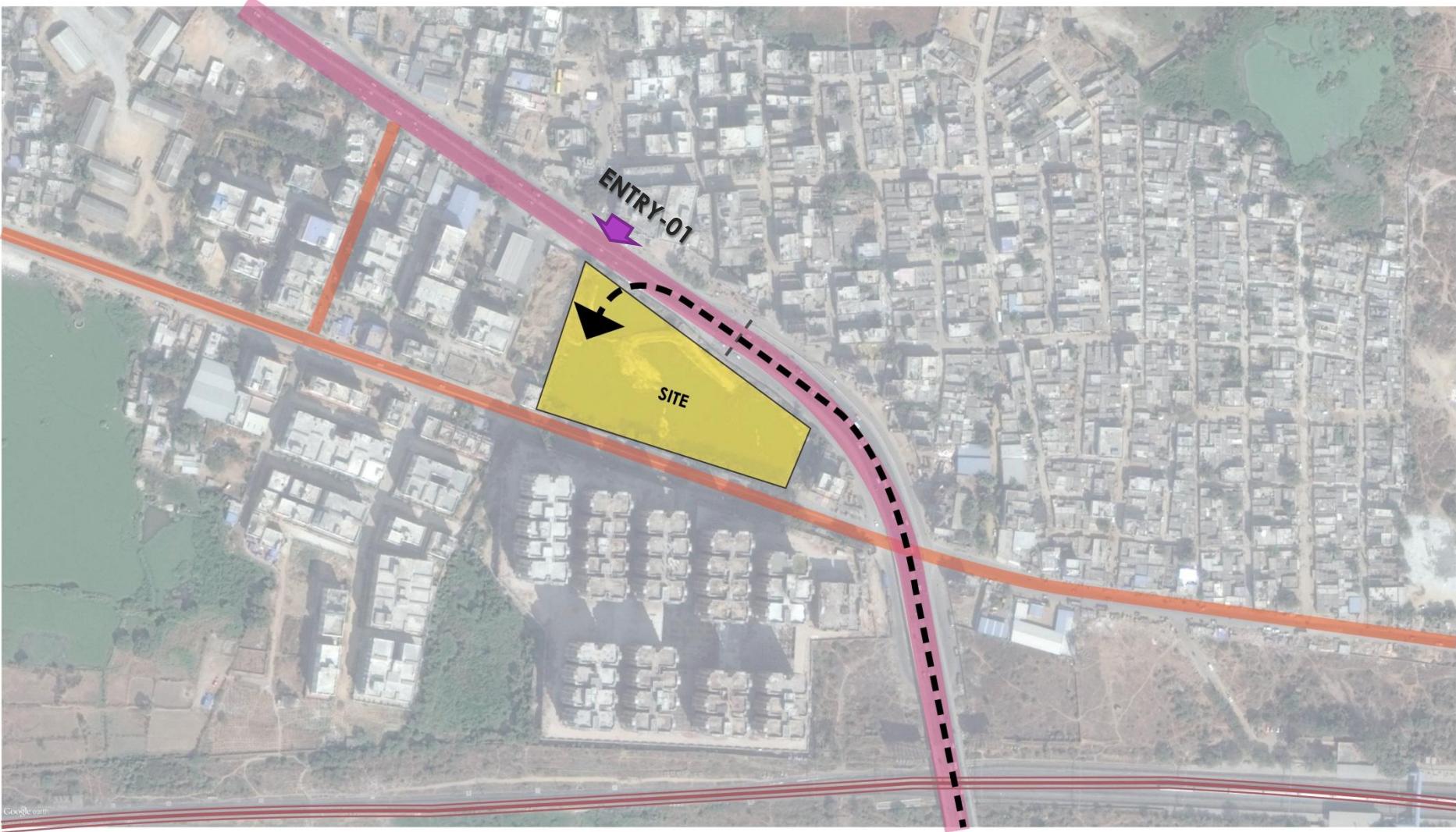


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SITE – ACCESS ROADS



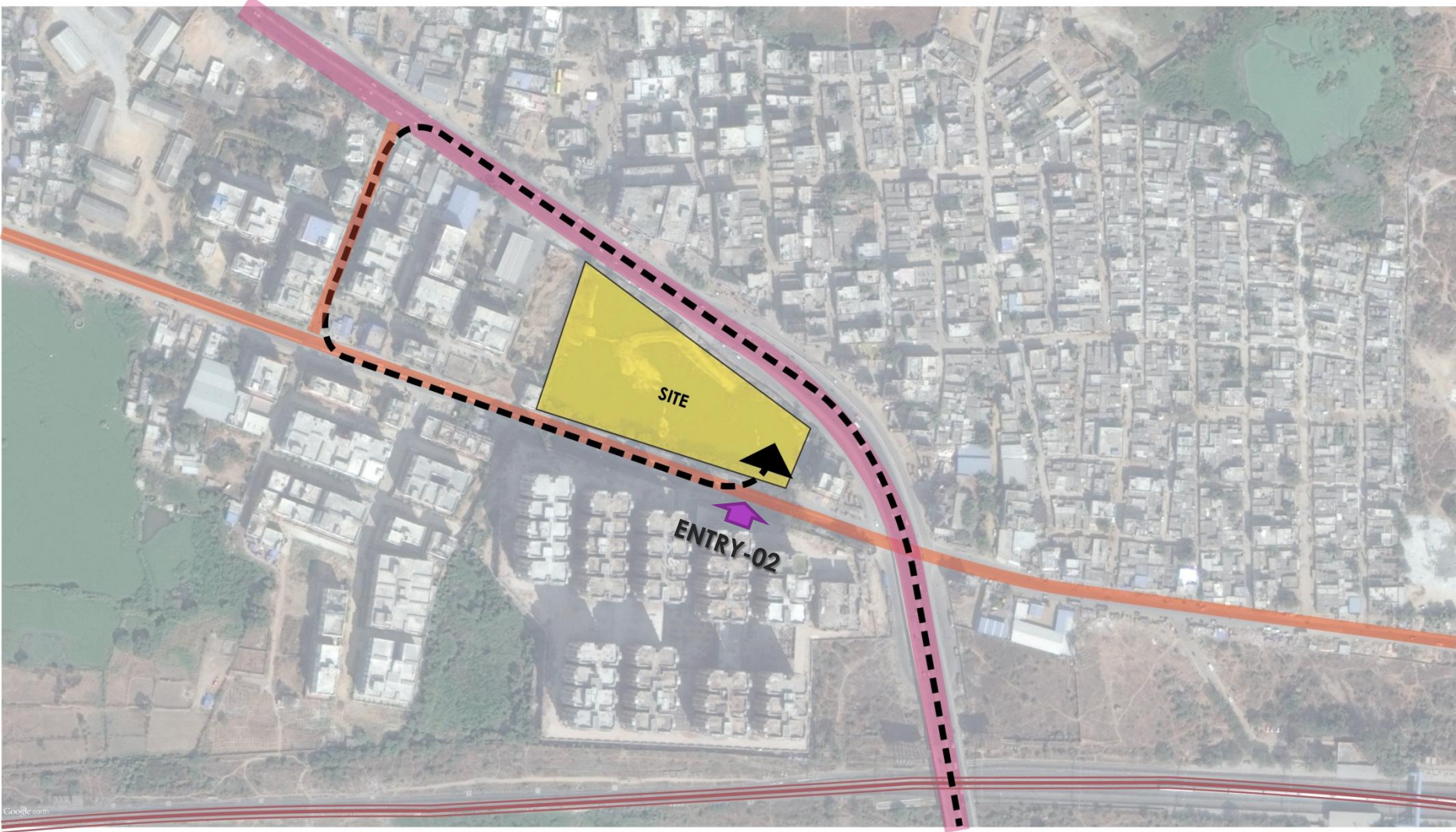
TO ENTRY-01 – FROM AIRPORT, GACHIBOWLI & HITECHCITY



PROPOSED IT BUILDING FOR GENPACT @ HAFEEZPET



SITE – ACCESS ROADS



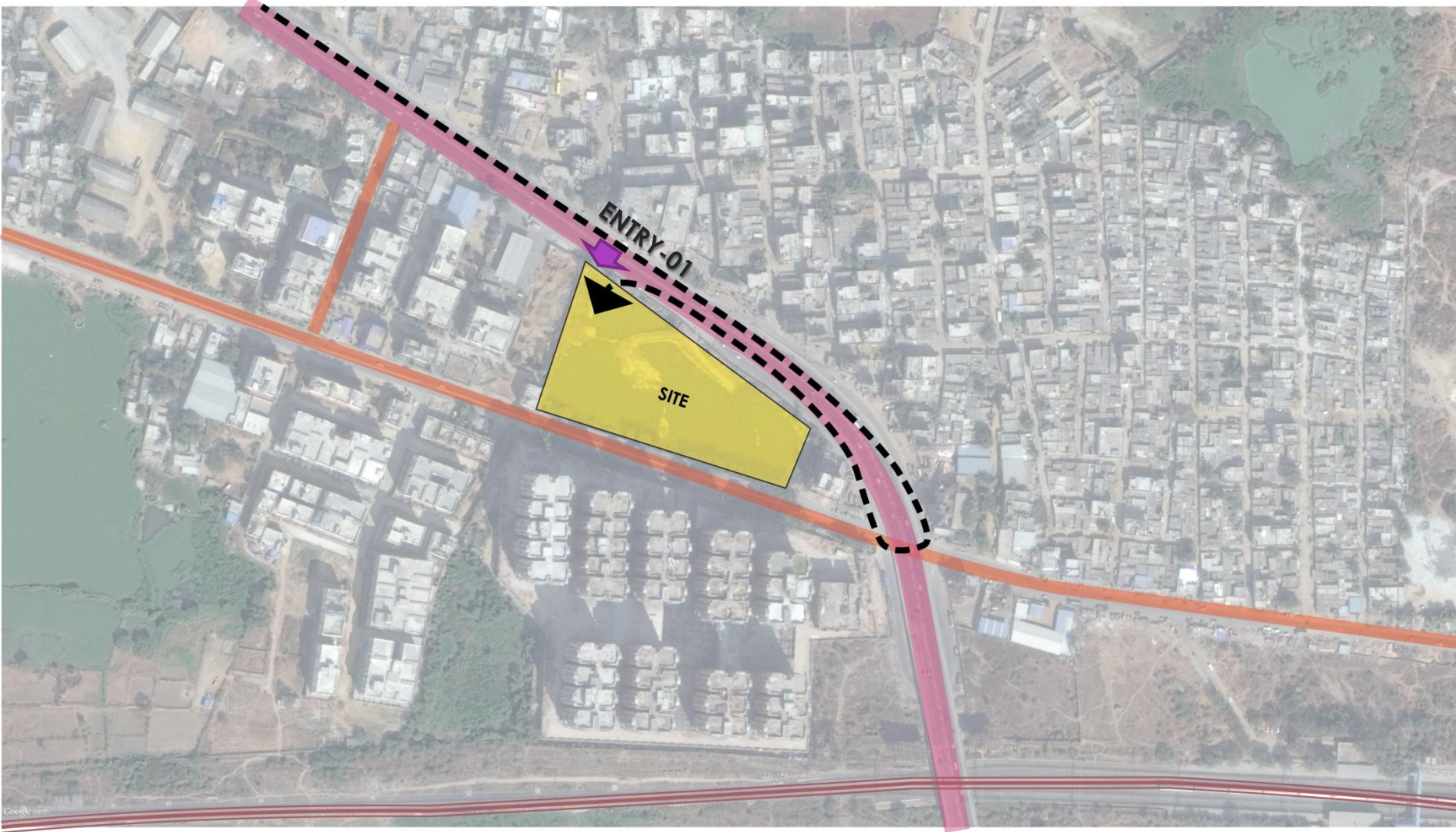
TO ENTRY-02 – FROM AIRPORT, GACHIBOWLI & HITECHCITY



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SITE – ACCESS ROADS



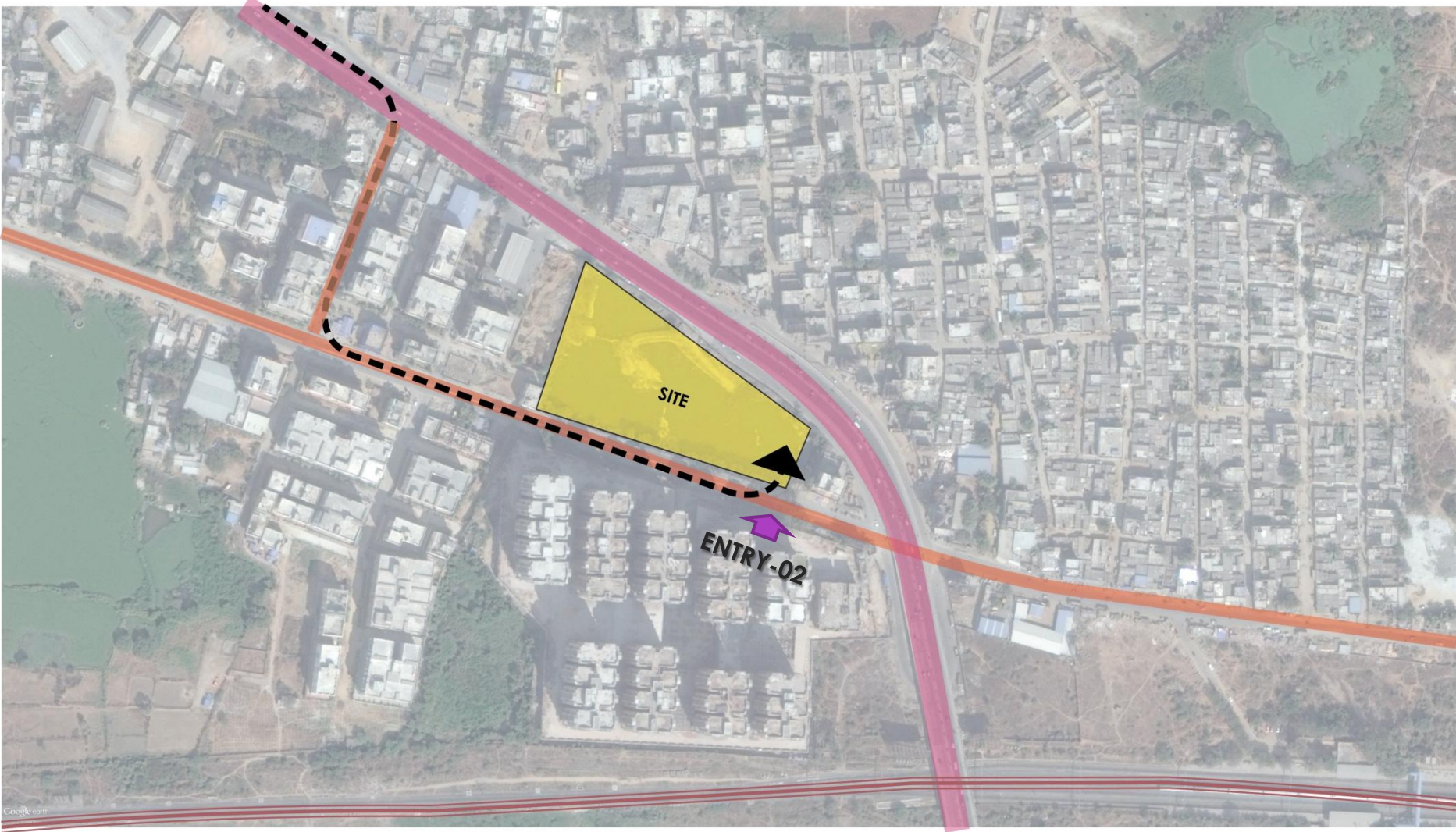
TO ENTRY-01 – FROM MIYAPUR & KUKATPALLY



PROPOSED IT BUILDING FOR GENPACT @ HAFEEZPET



SITE – ACCESS ROADS



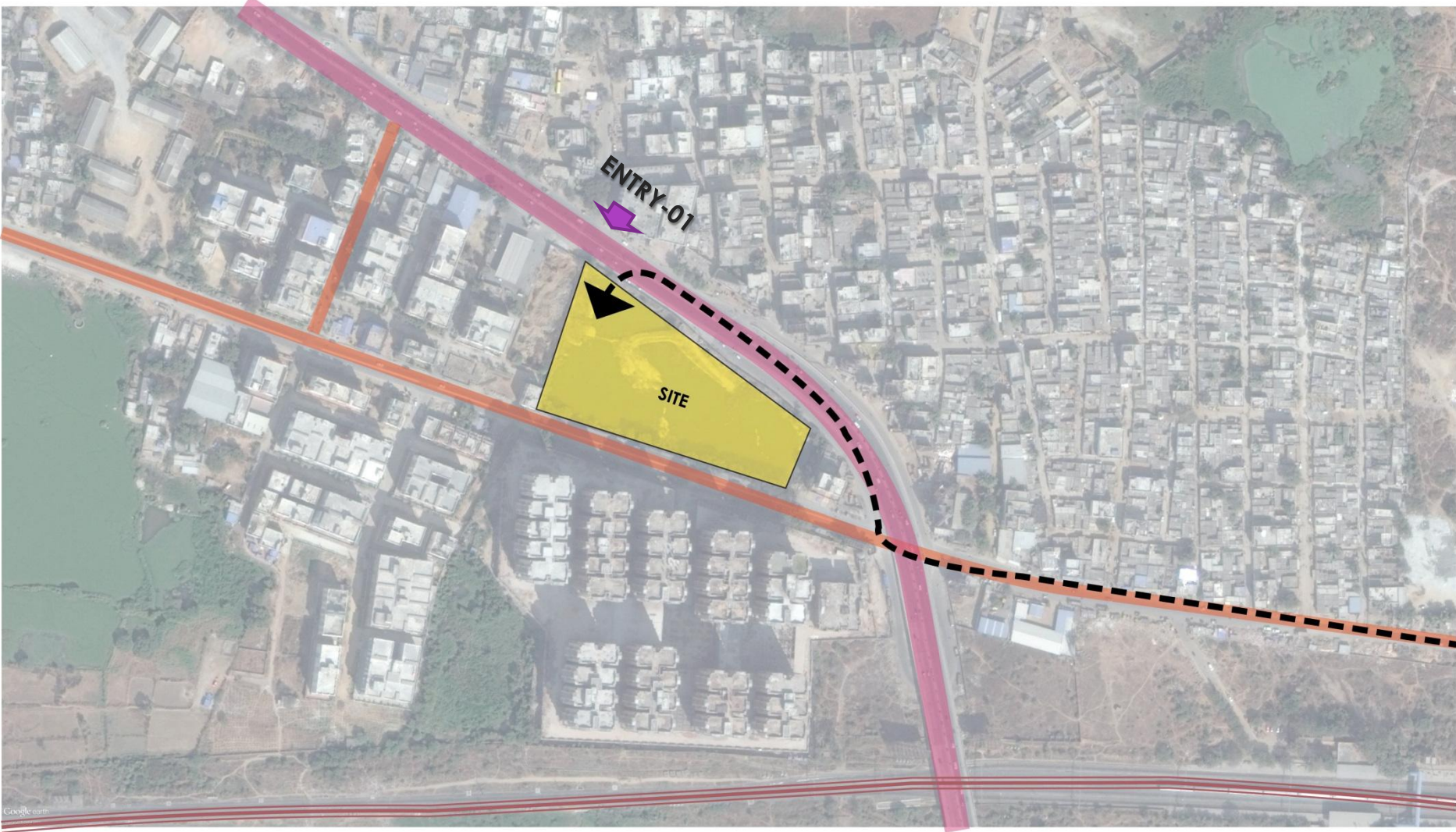
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PROPOSED IT BUILDING FOR GENPACT @ HAFEEZPET



SITE – ACCESS ROADS



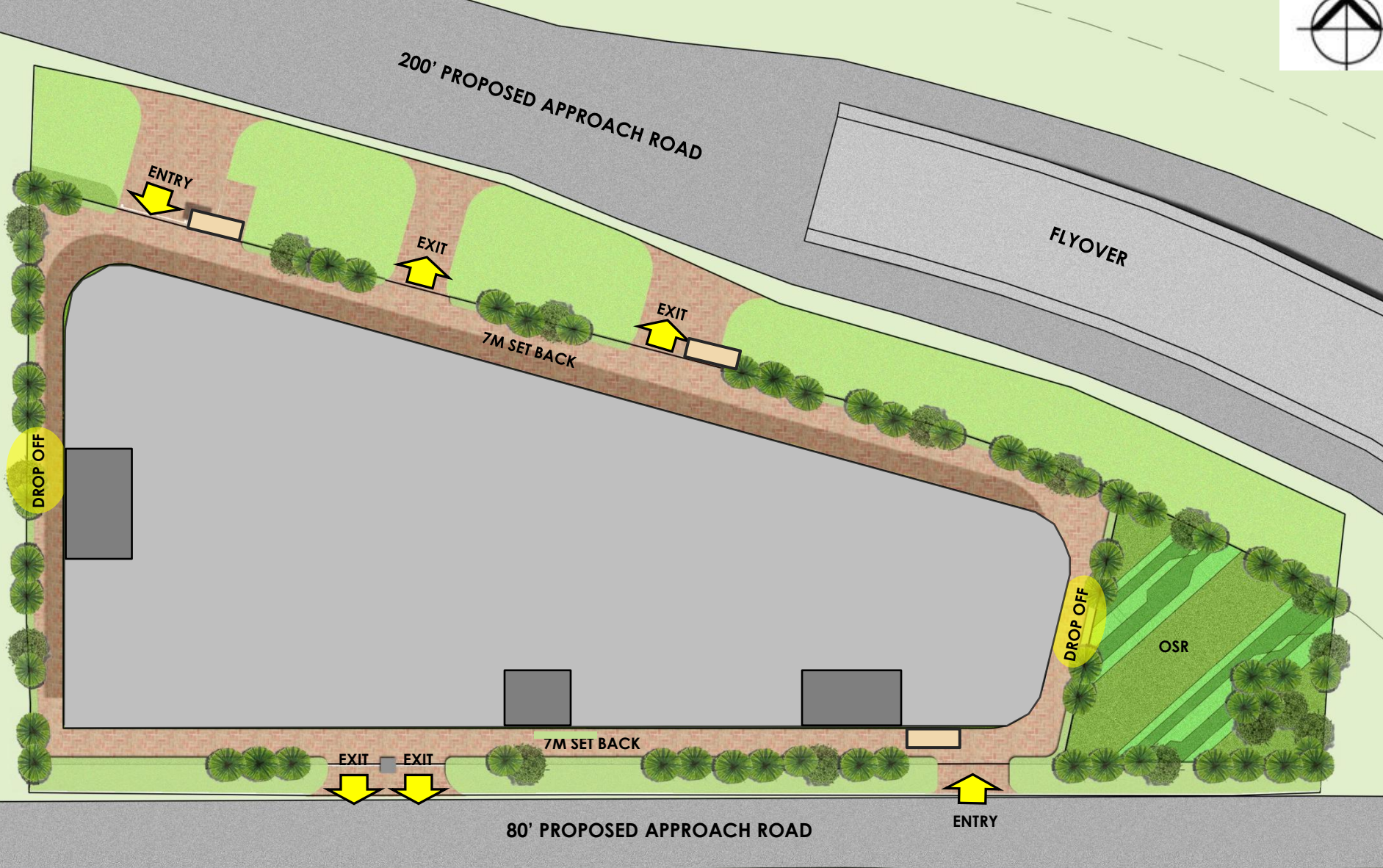
TO ENTRY-01 – FROM KPHB



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SITE PLAN

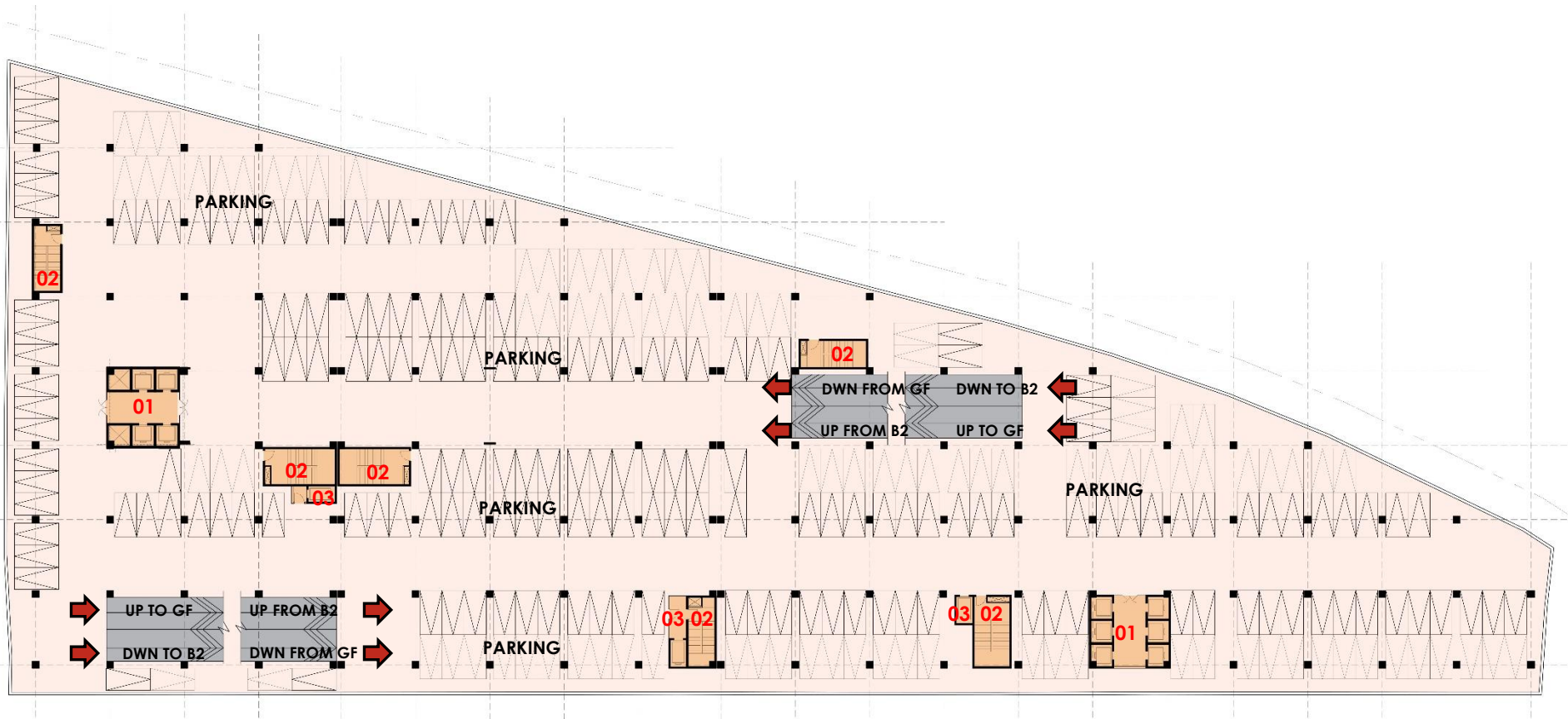


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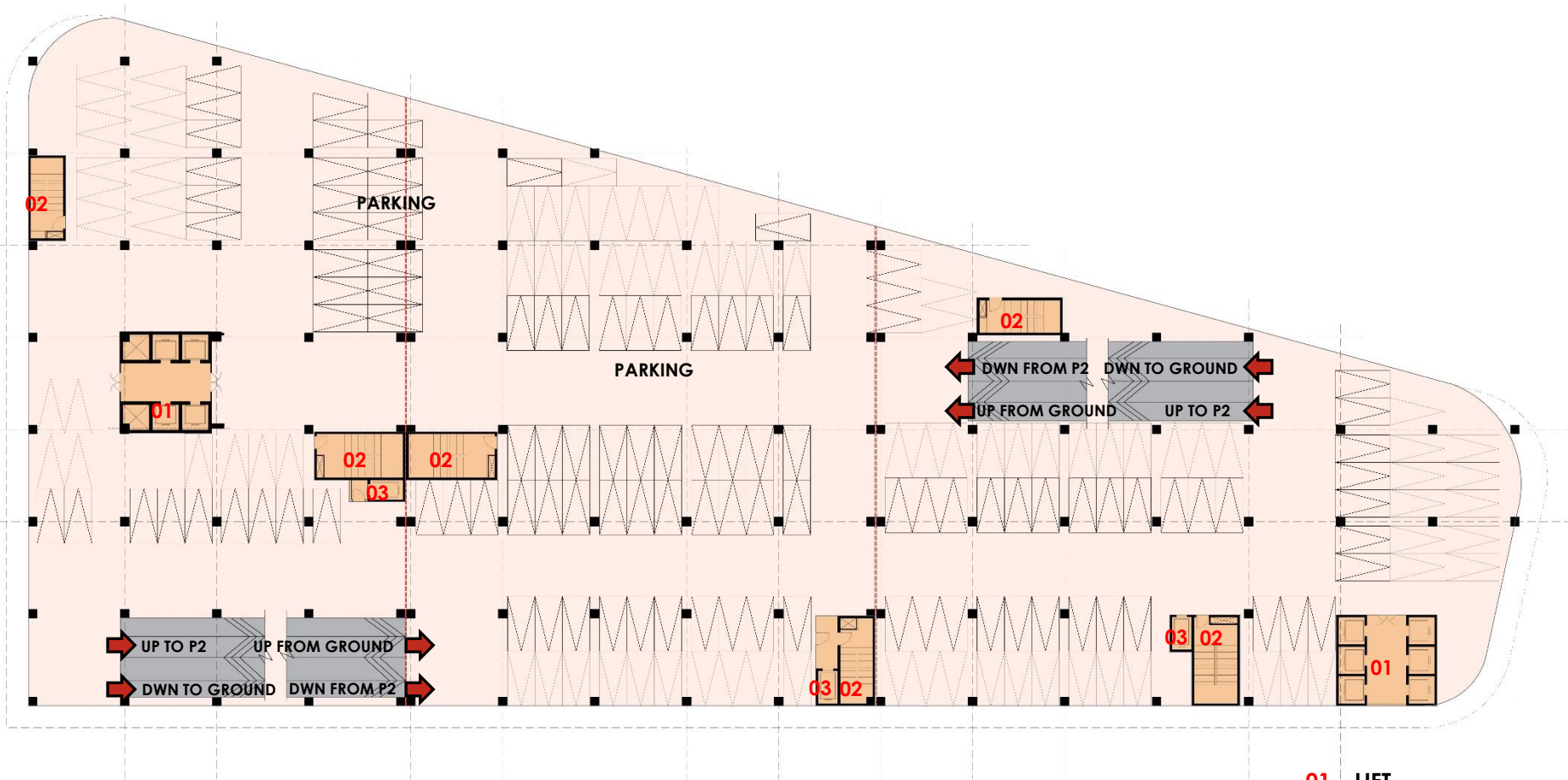


BASEMENT FLOOR LEVEL 01&02



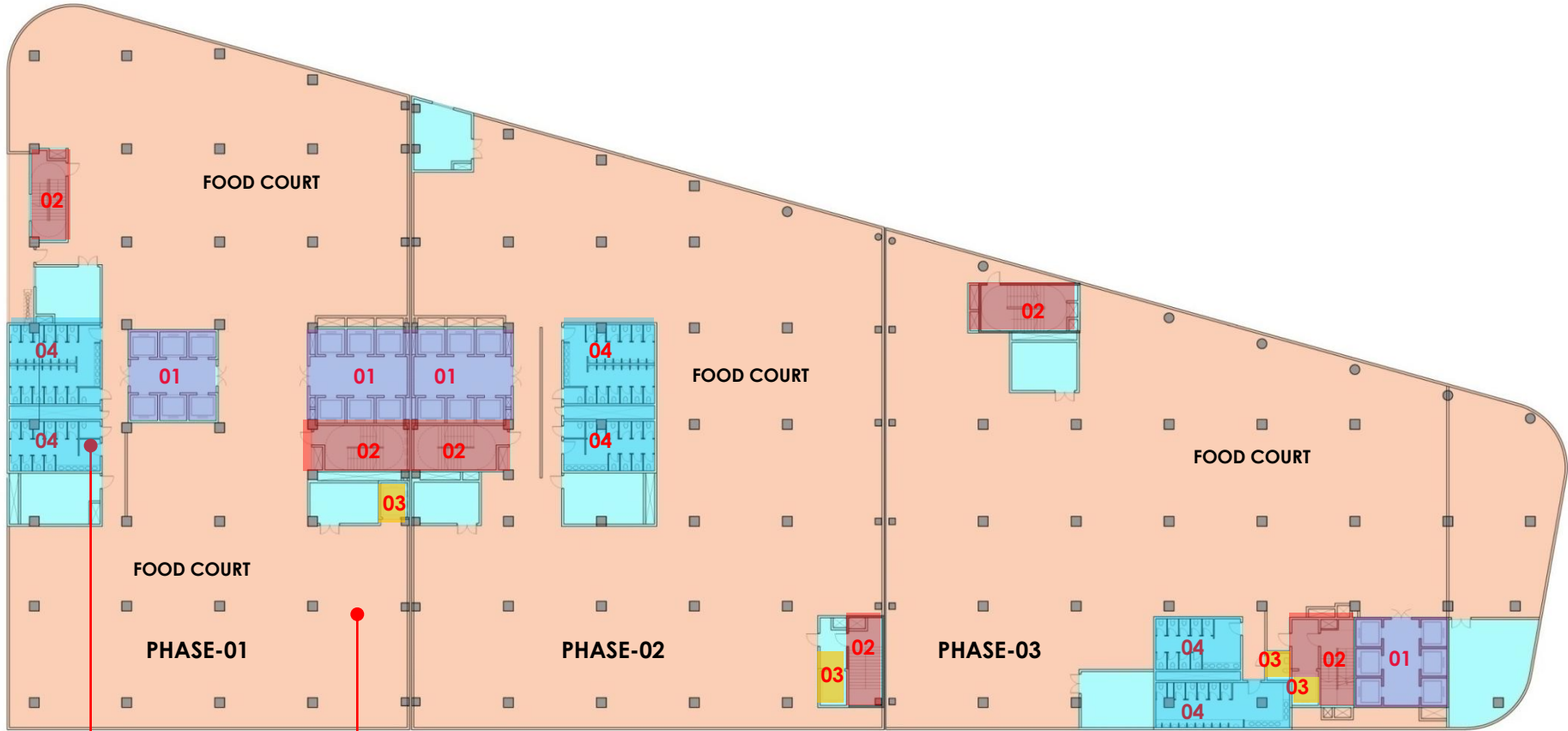
- 01 - LIFT
- 02 - STAIRCASE
- 03 - SERVICE LIFT

PODIUM FLOOR LEVEL 1



- 01 – LIFT
- 02 – STAIRCASE
- 03 – SERVICE LIFT

LEVEL-01- FOOD COURT LEVEL



TOILET NO:S AS PER NBC

HEAD COUNT AS PER CLIENT BRIEF
- 65SFT PET PERSON

LOCATION OF FOOD COURT WITH
SERVICE LIFT APPROVED

PROVISION OF DUMBWAITER TO BE
EXPLORED WITH IN FOOD COURT

- 01 - LIFT
- 02 - STAIRCASE
- 03 - SERVICE LIFT
- 04 - TOILETS

TYPICAL REFUGE LEVEL – OFFICE FLOOR

4th, 8th, & 12th

SHAFT S E INCORPORATED AS PER THE REQUIREMENT

REFUGE AREA PROVIDED IN THE FRONT ELEVATION TO ADD THE GREEN TO MAIN FACADE
REFUGE AREA PROVIDED AS PER THE NBC CALCULATION & SEPARATELY FOR THREE PHASES

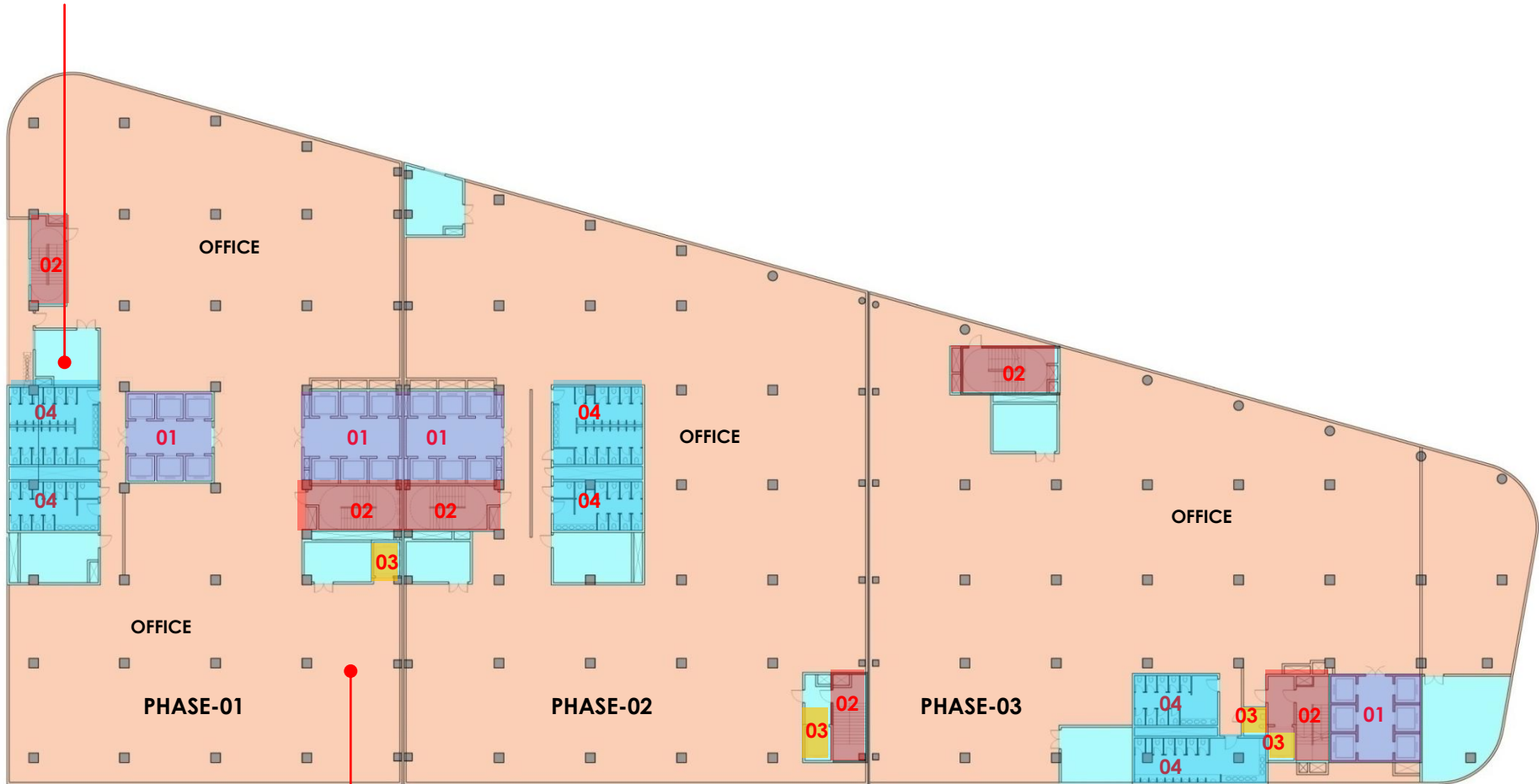


STAIRCASES ARE LOCATED TO COVER THE REQUIRED
RUNNING DISTANCE AS PER NBC

- 01 – LIFT
- 02 – STAIRCASE
- 03 – SERVICE LIFT
- 04 – TOILETS
- 05 – SERVICE/AHU

TYPICAL LEVEL – OFFICE FLOOR

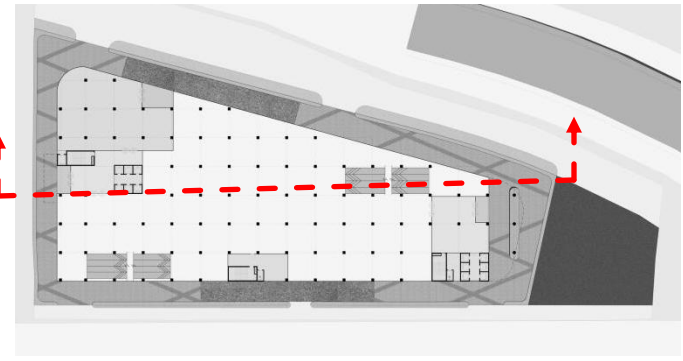
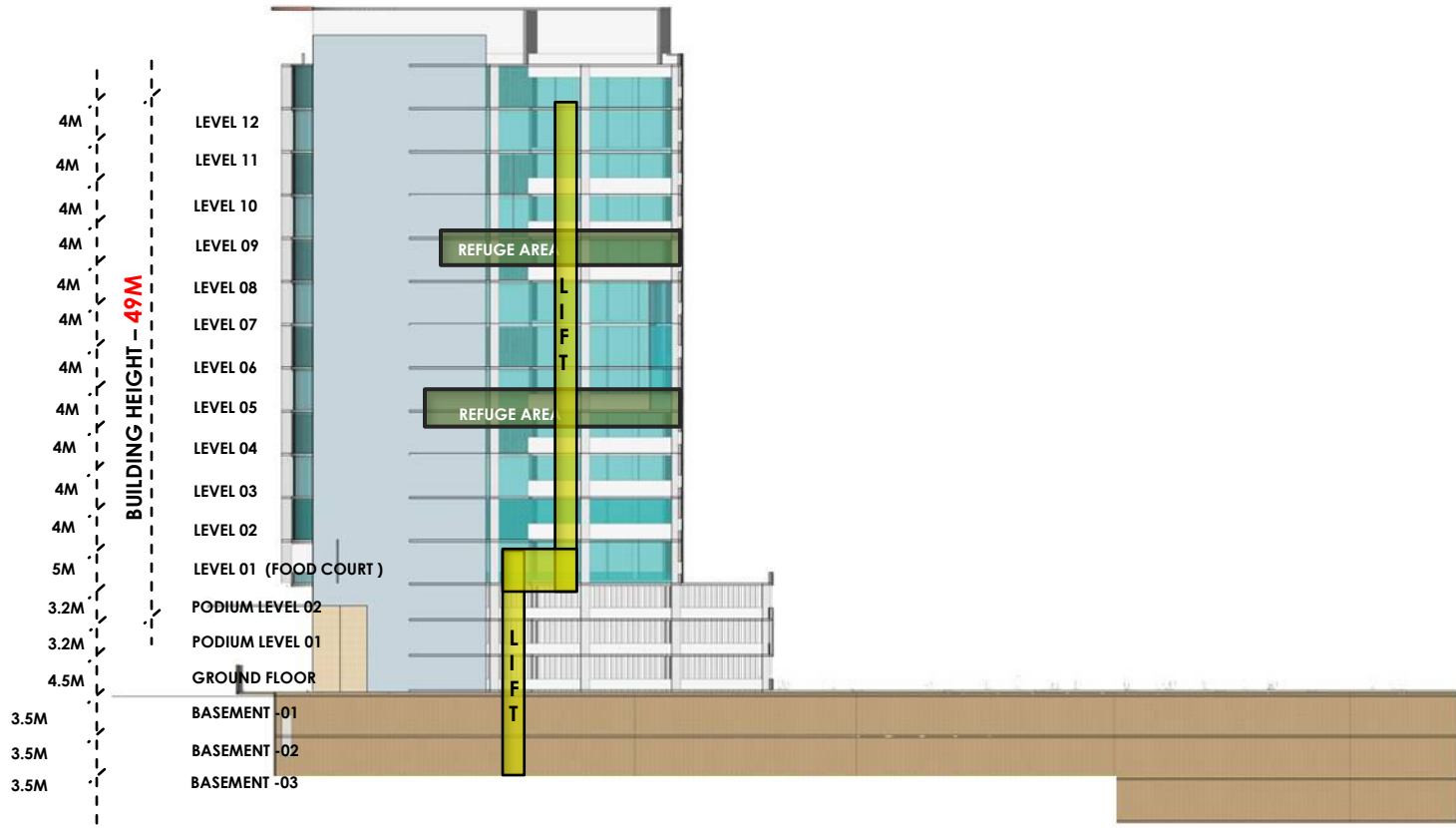
SHAFT S E INCORPORATED AS PER THE REQUIREMENT

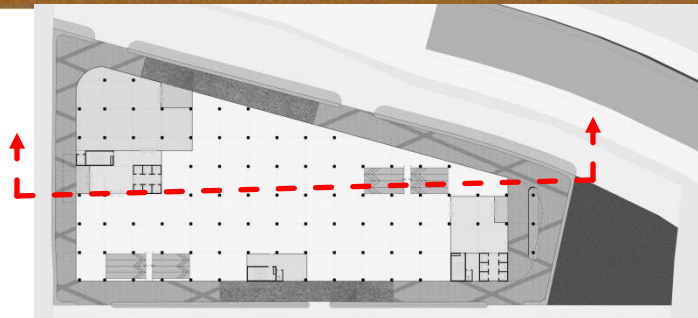
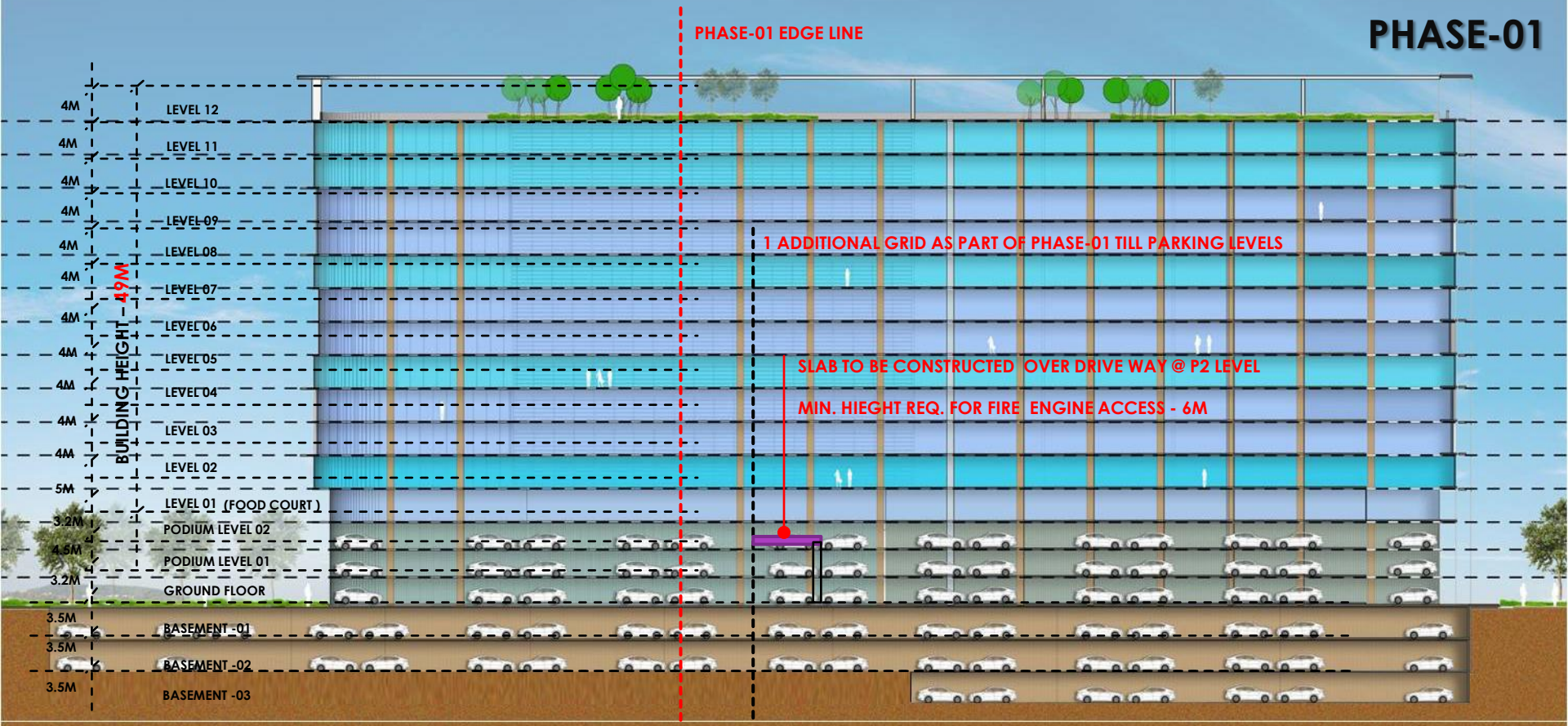


STAIRCASES ARE LOCATED TO COVER THE REQUIRED RUNNING DISTANCE AS PER NBC

- 01 – LIFT
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SECTION-01











Hafeezpet Building, Phase 1				
Floor	BUA		Saleable with 75% eff on plinth	
	Sq.Mts	Sq.Fts	Sq.Mts	Sq.Fts
Office level 1	2,247.5	24,192.1	2,789.3	30,024.0
Office level 2	2,247.5	24,192.1	2,837.3	30,540.6
Office level 3	2,247.5	24,192.1	2,837.3	30,540.6
Office level 4 (Refuge)	2,247.5	24,192.1	2,837.3	30,540.6
Office level 5	2,247.5	24,192.1	2,837.3	30,540.6
Office level 6	2,247.5	24,192.1	2,837.3	30,540.6
Office level 7	2,247.5	24,192.1	2,837.3	30,540.6
Office level 8 (Refuge)	2,247.5	24,192.1	2,837.3	30,540.6
Office level 9	2,247.5	24,192.1	2,837.3	30,540.6
Office level 10	2,247.5	24,192.1	2,837.3	30,540.6
Office level 11(Refuge)	2,247.5	24,192.1	2,837.3	30,540.6
Office level 12	2,247.5	24,192.1	2,837.3	30,540.6
Total	26,970.0	290,305.1	33,999.5	365,970.8

Hafeezpet Building, Phase 2				
Floor	BUA		Saleable with 75% eff on plinth	
	Sq.Mts	Sq.Fts	Sq.Mts	Sq.Fts
Office level 1	2,214.2	23,833.6	2,792.2	30,055.2
Office level 2	2,214.2	23,833.6	2,792.2	30,055.2
Office level 3	2,214.2	23,833.6	2,792.2	30,055.2
Office level 4 (Refuge)	2,214.2	23,833.6	2,792.2	30,055.2
Office level 5	2,214.2	23,833.6	2,792.2	30,055.2
Office level 6	2,214.2	23,833.6	2,792.2	30,055.2
Office level 7	2,214.2	23,833.6	2,792.2	30,055.2
Office level 8 (Refuge)	2,214.2	23,833.6	2,792.2	30,055.2
Office level 9	2,214.2	23,833.6	2,792.2	30,055.2
Office level 10	2,214.2	23,833.6	2,792.2	30,055.2
Office level 11 (Refuge)	2,214.2	23,833.6	2,792.2	30,055.2
Office level 12	2,214.2	23,833.6	2,792.2	30,055.2
Total	26,570.4	286,003.8	33,506.4	360,662.9

Hafeezpet Building, Phase 3				
Floor	BUA		Saleable with 75% eff on plinth	
	Sq.Mts	Sq.Fts	Sq.Mts	Sq.Fts
Office level 1	2,222.0	23,917.6	2,755.9	29,664.4
Office level 2	2,222.0	23,917.6	2,803.9	30,181.1
Office level 3	2,222.0	23,917.6	2,803.9	30,181.1
Office level 4 (Refuge)	2,222.0	23,917.6	2,803.9	30,181.1
Office level 5	2,222.0	23,917.6	2,803.9	30,181.1
Office level 6	2,222.0	23,917.6	2,803.9	30,181.1
Office level 7	2,222.0	23,917.6	2,803.9	30,181.1
Office level 8 (Refuge)	2,222.0	23,917.6	2,803.9	30,181.1
Office level 9	2,222.0	23,917.6	2,803.9	30,181.1
Office level 10	2,222.0	23,917.6	2,803.9	30,181.1
Office level 11(Refuge)	2,222.0	23,917.6	2,803.9	30,181.1
Office level 12	2,222.0	23,917.6	2,803.9	30,181.1
Total	26,664.0	287,011.3	33,598.7	361,656.6
Total phase 1,2 & 3	80,204.4	863,320.2	101,104.6	1,088,290.3

THANKING YOU...



PROPOSED IT BUILDING FOR GENPACT @ HAFEEZPET

