

Purva Gainz



[INFORMATION MEMORANDUM]

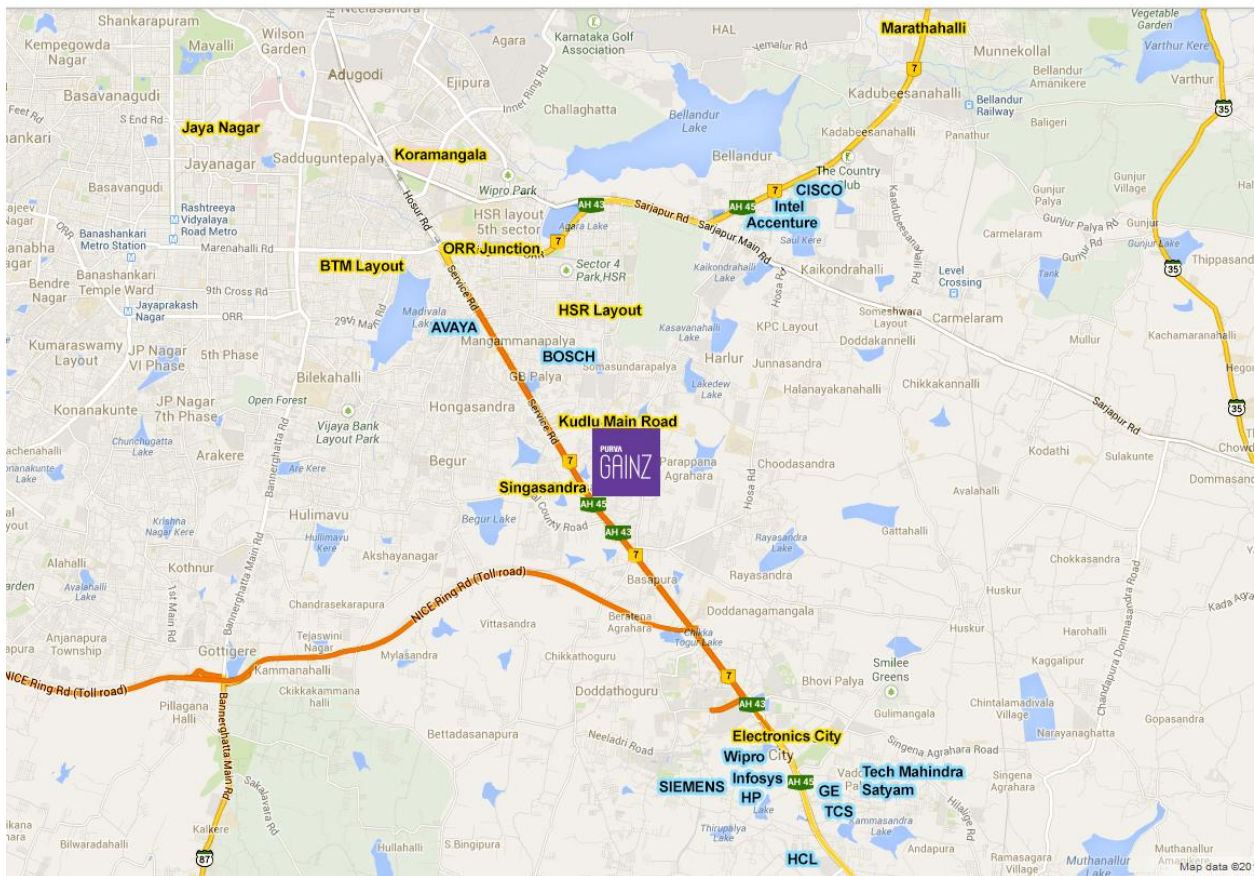
This document captures details on Puravankara Projects Ltd's Commercial Office Space offering. The sole purpose of this document is to provide details with respect to the product offering, technical specification, commercial offer, and general terms & conditions

Location

The project is located on Hosur Road which, off the elevated highway and at a short distance from the Electronic City Phase 1 and the NICE Corridor. Some of the best known IT organizations like Infosys, Wipro Technologies, GENPACT, TCS, Siemens, and BOSCH etc have their Corporate / Global / Regional Headquarters in Electronic City & Hosur Road.

Purva Gainz is strategically located under the elevated highway at close proximity to Electronic City. The setting up of Electronics City as an Export Promotion Industrial Park (EPIP) Zone was one of the key factors behind transforming Bengaluru into the Silicon Valley of India. The region primarily houses captive units of major domestic IT/ITeS companies like the ones mentioned above besides a host of other sector firms such as biotechnology, pharmaceuticals, engineering, electronics and allied manufacturing units. IT/ITeS sector occupies around 58% of the current office space here

Purva Gainz Location Map



Distance to Key Locations

The infrastructure development in and around the project offers multiple access points to reach key destinations in the City:

Location From Purva Gainz	Distance (In Kms)
To Infosys	1
To Airport, BIAL	45
To MG Road	15
To Vidhana Soudha	14
To Forum Mall, Koramangala	10
To ORR Junction	6
To Whitefield	20

Project Information

Key Details

Item	Details
Land Area	77020 SFT
Land Holding	Joint Development PPL - 73% Landlord - 27%
Total Super Built Up Area	
Total Saleable / Leasable Area	265030
Total Floors	Two Basement, Stilt and Eight Floors
No. Of Car Parks	466
Car Park Ratio	1 Car Park for 631 SFT
Building Height	~ 50 Mtrs
Power	1 KVA / 100 SFT
Generator Back up	100%
Water Supply	Borewell / BWSSB
Lifts	Three Numbers of High Speed Passenger Lifts and

One Service Lift

Façade	Double Gazed Windows, meeting LEED Specification
Floor to Ceiling Height	4.20 Metres
Structural Grid	11 m X 11 m
Cafeteria	Provision is made on Terrace

Detailed Specifications & Amenities

Structure	Combination of post tensioned and RCC framed structure. Parking in 3 Basements The office complex are spread over from the Ground floor to Eighth upper floors Staircases and lifts connect from basement to all levels
	Finishes
	Flooring
Ground Floor Main Entrance Lobby	Granite / Marble flooring
Main Staircase Basement floor to all floors	Granite flooring
Service Staircase Basement floor to all floors	Kota stone
	Walls
All Interior wall faces	Plastered and smoothly finished
Ceilings	Plasterboard finished and painted, concrete soffit to be sealed above false ceilings, exposed concrete soffit to be finished and painted smooth.
Exterior Fascia of the building	Double glazed Structural floor to floor glazing with alucobond or similar cladding panels at floor edge and ceiling void / feature granite cladding as per elevations & textured surfaces in selective places, as per design to give an elegant look.
Staircase hand railings	M.S Railings to Architects design
	Fittings & Other Services
Toilets facility for gents	Counter washbasins with cold water [good quality vitreous pastel colored ceramic ware] with bottle trap, good quality vitreous pastel colored wall mounted EWC (includes seat cover, flush valve [button type] and health faucet) & vitreous pastel colored urinals.

Toilets facility for ladies	Counter washbasins with cold water [good quality vitreous pastel colored ceramic ware] with bottle trap., good quality vitreous pastel colored wall mounted EWC (includes seat cover, flush valve [button type] and health faucet).
Pantry	Fully tiled pantry with waste outlet and water supply points for sink with water outlet provision for water purifier above drain board location.
Electrical	Best quality cables / wiring through PVC conduits concealed in walls and ceilings for service parking and common areas only. Wiring for tenants space shall be as per tenants requirements and in their scope of works. Electrical floor panel for individual tenants is located in electrical room in that particular floor. Circuiting and looping would be terminated in the electrical room. Beyond that work would be in tenant's scope. Total power available is 3000kva.
D.G	Two DG's of 1600kva capacity. (100 % back-up)
Elevators	3nos of Hi-speed Automatic passenger lifts of 1.75m/s speed with stainless steel mirror finish & 1 no of service lift with off white painted interior finish & good interiors with Intercom facility connected to security cabin.
Air Conditioning System	Provided with Centralized air conditioning SYSTEM chilled water flow and return to the services entry point for each floor fed from central located air cooled chillers.
Ventilation System	Basement floors are provided with the combination of natural & forced ventilation system. Toilets shall be mechanically ventilated by means of sheet metal ducting and exhaust valves connected to exhaust fans located in each floor.
Water Supply	BWSSB / Borewells – adequate capacity of underground sumps & overhead tanks
Building Management System	Car-parking entry to the complex through automatic boom barrier To detect mal-functioning of lifts and location of lift stuck in the block and floor To monitoring all overhead and underground tank water levels To monitor the chillers performance To monitor the power and water consumption Integrated security system for the complex. Vigilance on peripherals, basements, lift lobbies and stair lobbies through CCTV/cameras.
Fire Fighting System	As per fire norms fire detection and alarm, full sprinklers & public address system will be provided.

State of the Art – Grade A Specifications

- *Ample car parking at 3 basements and visitor's car parking, 466 Car Parking Slots*
- *State of art landscaping as per design.*
- *Sewage treatment plant, rainwater harvesting, groundwater replenishment system and Water purification plant.*
- *Interior designed, well lit and decorated main entrance lobby finished in marble / highly polished granite.*
- *Double Gazed façade for sound reduction and Energy efficiency.*
- *Toilets on every floor.*
- *Flexible Reception space at every floor for tenant design.*
- *Dedicated server room at every level.*
- *Dedicated pantry at each floor level.*
- *Service lift.*
- *Balconies with most floors.*
- *Large open floor plate for efficient office designed layout*