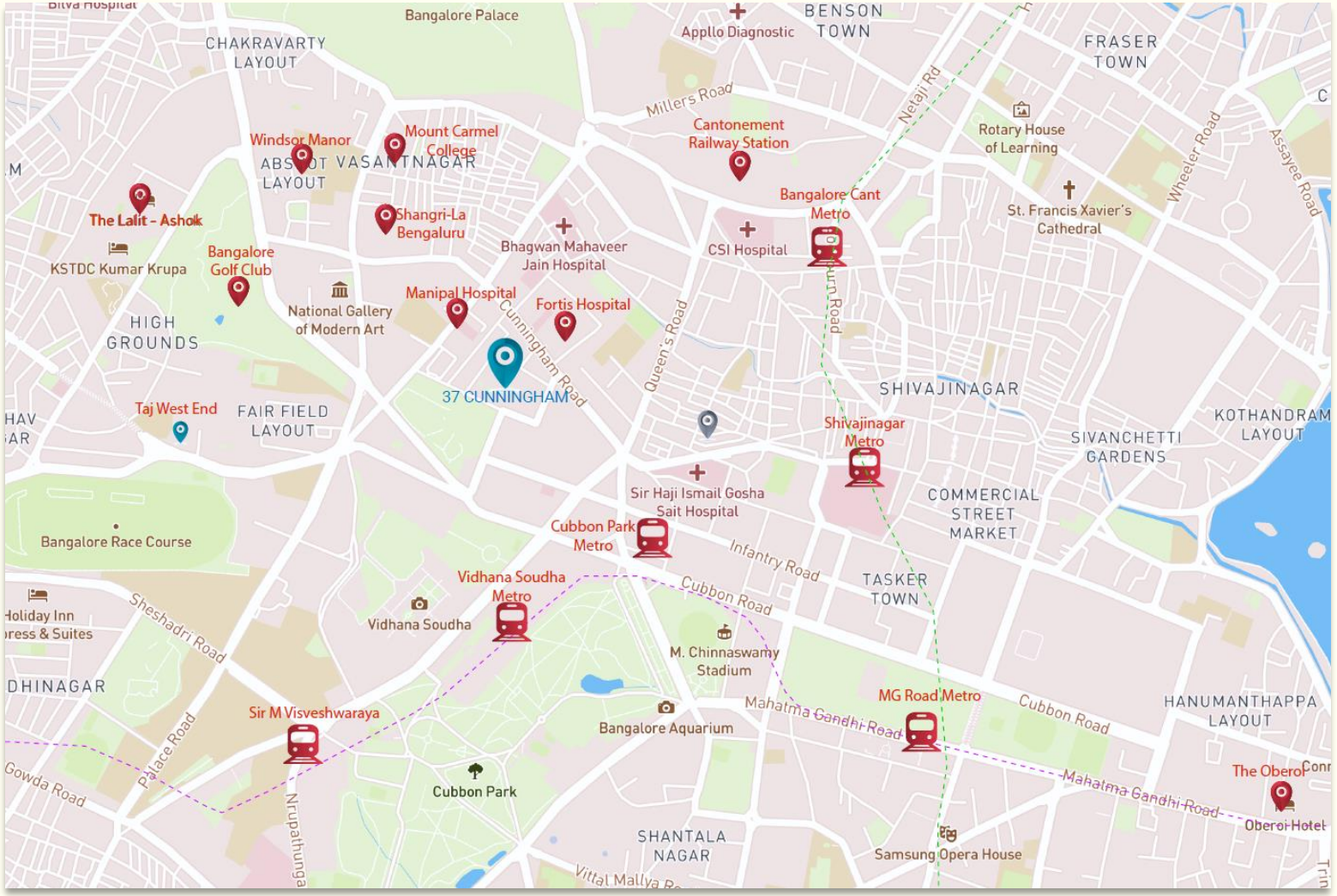
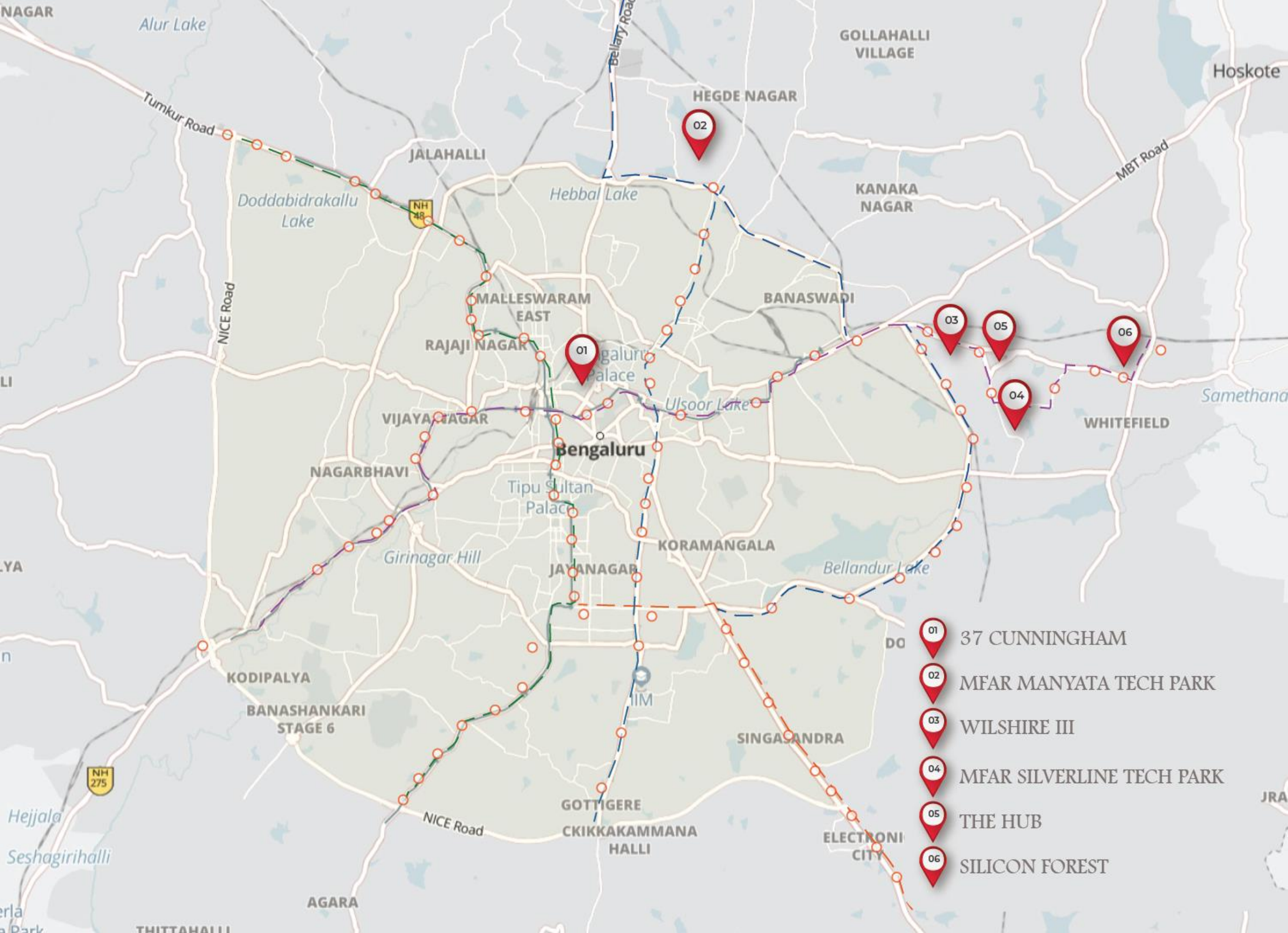
37 CUNNINGHAM

LOCATION & PROXIMITY



Fortis Hospital	50 Mts	Sophia High School	1 Km	Mallya Hospital	3.5 Kms
Manipal Hospital	450 Mts	Cubbon Park Metro	2 Kms	Kempegowda Bus Station	3.5 Kms
Cantonment Metro Station	1 Kms	Taj West End	2 Kms	The Oberoi	4.2 Kms
Shangri-La Hotel	1 Km	Vidhana Soudha	2 Kms	Conrad Bengaluru	4.5 Kms
Mount Carmel College	1 Km	Windsor Manor	2.5 Kms	City Railway Station	4.5 Kms
Bangalore Golf Club	1 Km	JW Marriot	3 Kms	International Airport	33 Kms


01 37 CUNNINGHAM
02 MFAR MANYATA TECH PARK
03 WILSHIRE III
04 MFAR SILVERLINE TECH PARK
05 THE HUB
06 SILICON FOREST
Bengaluru
HEGDE NAGAR
GOLLAHALLI VILLAGE
Hoskote
JALAHALLI
KANAKA NAGAR
MBT Road
Tumkur Road
Hebbal Lake
Doddabidrakallu Lake
NICE Road
MALLESWARAM EAST
RAJAJI NAGAR
BANASWADI
Ulsoor Lake
WHITEFIELD
Samethana
VIJAYA NAGAR
NAGARBHAVI
Tipu Sultan Palace
Girinagar Hill
JAYANAGAR
KORAMANGALA
Bellandur Lake
KODIPALYA
BANASHANKARI STAGE 6
IIM
SINGASANDRA
GOTTIGERE
CKIKKAKAMMANA HALLI
ELECTRONI CITY
Hejjala
Seshagirihalli
AGARA
NH 48
NH 275

OVERVIEW

• Address	#37, Cunningham Road, Bangalore – 560 037
• No of floors	2 below grade parking levels + ground+ 10 upper floors
• Efficiency	80 ± 2%
• Warm shell inclusions	100% power back-up, high side HVAC, floor screed, finished toilets, fire alarm and common earth mat, condenser water provision for precision AC
• Elevators	Passenger: 20 Pax - 5 Nos (destination control protocol); Service: 1.4 T - 1 No; Shuttle: 10 Pax - 2 Nos
• Floor to floor height	4.0 meters
• Column grid	Central Core with columns on the periphery
• Lobby finishes	Combination of natural stone and wood finishes as per the interior designer's intent
• Power	0.8 kVA/ 100 Sq Ft
• Back-up power	100% DG power back up
• Floor loading	4.00 kN/ Sq Mt live load
• Façade	Unitised curtain wall with high performance double glazing

BASE BUILDING SPECIFICATIONS

Warm shell inclusions

- High performance façade
- Finished common and main lobbies in natural stone/ wood combinations to interior design detail
- Finished and functional fire escape stairs to NBC guidelines
- One-layer grid of upright sprinklers as per NBC guidelines
- One layer of Smoke detectors connected to Developer's fire alarm panels as per NBC guidelines
- High side HVAC (up to floor AHU)
- Condenser water provision for precision AC
- Floor power metered tap off at two location per floor through dual rising bus mains
- Each rising bus mains with 100% standby provision
- Common earthing tap offs at all tenant spaces
- Building management and security system
- Sustainable landscaping
- Ultra filtered drinking water provided at each floor

Sustainability and Health

- LEED Core and Shell Gold certification
- WELL Certified Gold Core

Structure

- Structural steel framed structure with RCC composite decks to BIS specifications and local earthquake loads per BIS875. Chevron braced core for lateral load resistance.
- Structural erection is on a top down sequence with the use of diaphragm walls , RCC bored piles and steel plunger columns for speed of construction , minimal excavation disturbance and safety of surrounding structures.

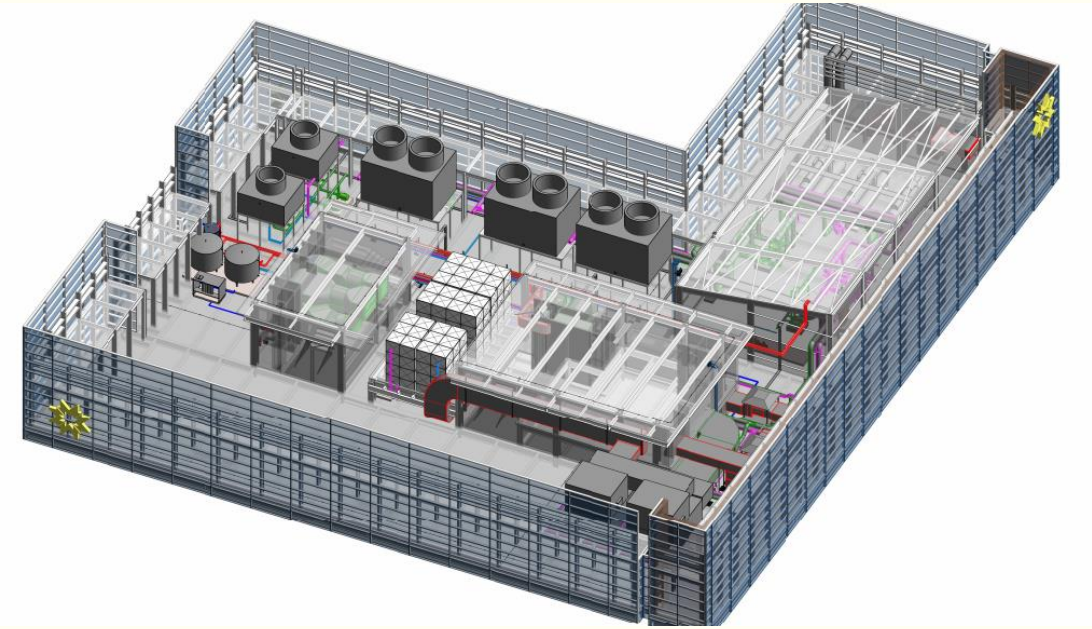
HIGHLIGHTS- OCCUPANT COMFORT & SUSTAINABILITY

The next few slides highlight few of the more important provisions made at 37 Cunningham that enhance occupant comfort and address green building initiatives through the rating systems of LEED and WELL building certification

ENERGY EFFICIENT HVAC SYSTEM

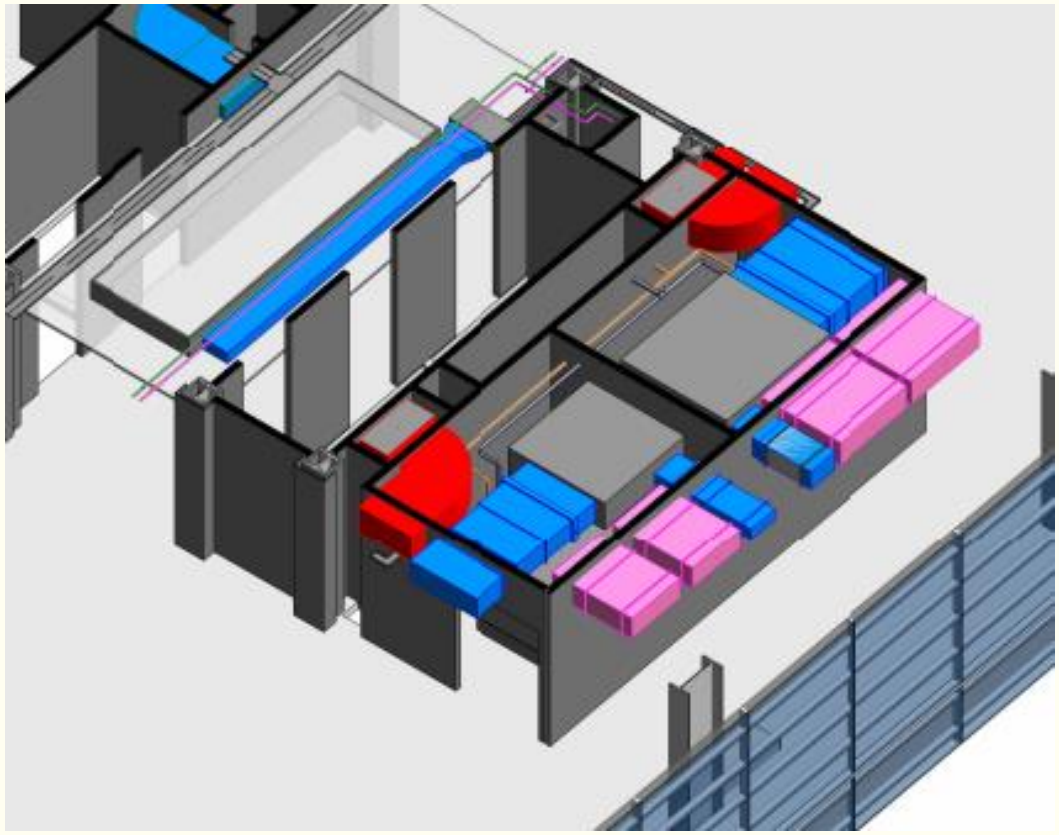
A variable primary flow chilled water system provides the central cooling system with built in automation to provide HVAC at low energy consumption per TR of air-conditioning. Tenant billing for HVAC is based on actual BTU metering at the AHU level.

Water cooled chillers use tertiary treated effluent from the sewage treatment plant at the cooling towers.
Heat recovery wheels are deployed at fresh air intakes to pre cool incoming air using, cooler exhaust air from the occupied spaces.



Tenant precision and critical air-conditioning systems are provided with an energy efficient water cooled heat disposal system to cooling towers on the rooftop instead of relying on air cooled radiators on balconies.

ENHANCED INDOOR AIR QUALITY



Indoor Air Quality (IAQ) is addressed at multiple stages from construction period dust control to operating stage provisions.

30% more pre treated fresh air than required by ASHRAE is provided at the AHU rooms.

AHUs are equipped with MERV 8 prefilters, MERV 13 main filters, activated carbon filters and ultra violet germicidal irradiation to sanitise the cooling coils in real time.

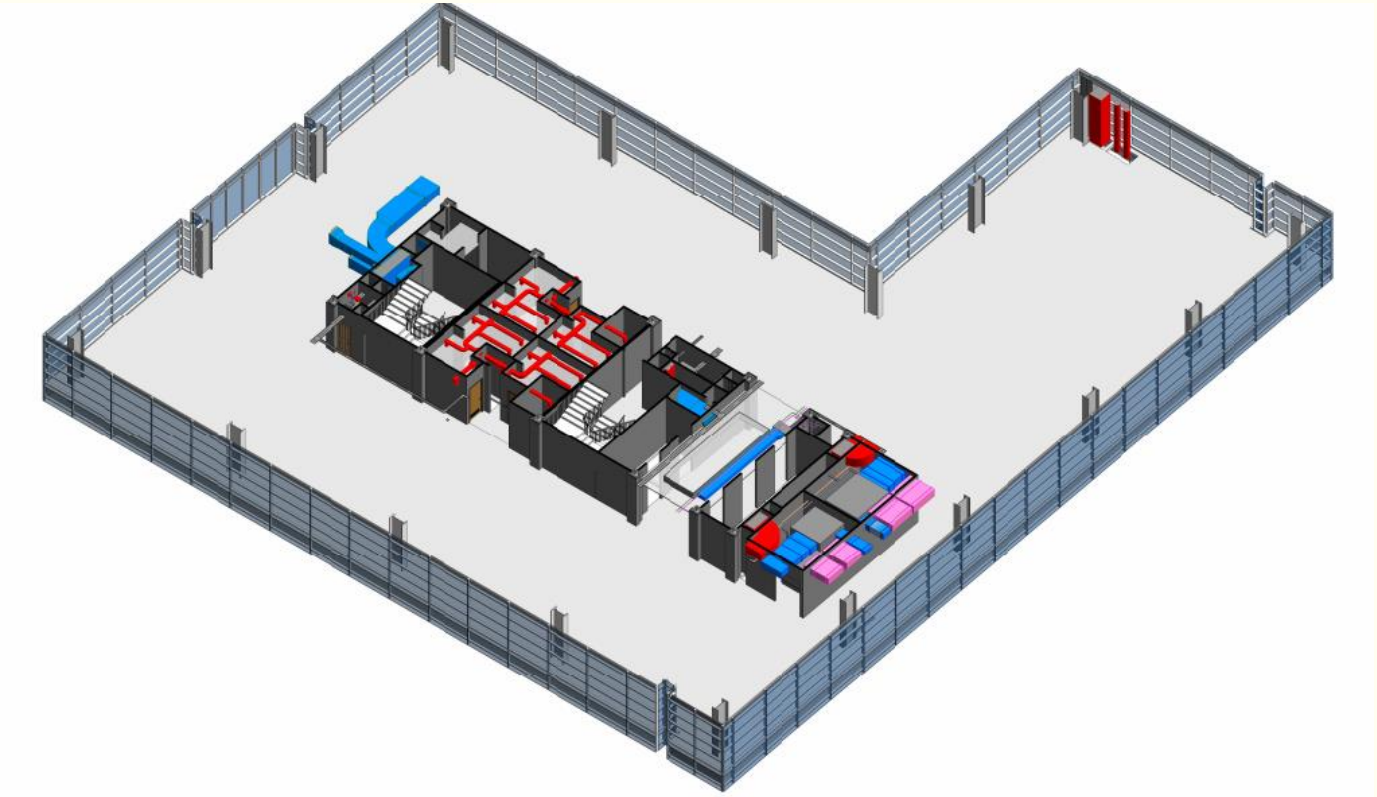
Main building entryways have provisions to trap incoming dust .

IAQ as well as external air quality is monitored and reported in real time for key parameters such as particulate matter, Volatile Organic Compounds (VOCs) , CO_2, temperature and Relative Humidity (RH)

DAYLIGHT & VIEWS

Floor plate and glazing design is tailored to meet optimum requirements of daylighting and views. Balconies used for tenant dx air-conditioning systems is avoided and replaced with water based cooling systems to allow for an all round glazed façade with 360 degree views. Central core adds to the fenestration ratio.

Advantages are in the areas of occupant well being and comfort and large reduction in lighting energy used.



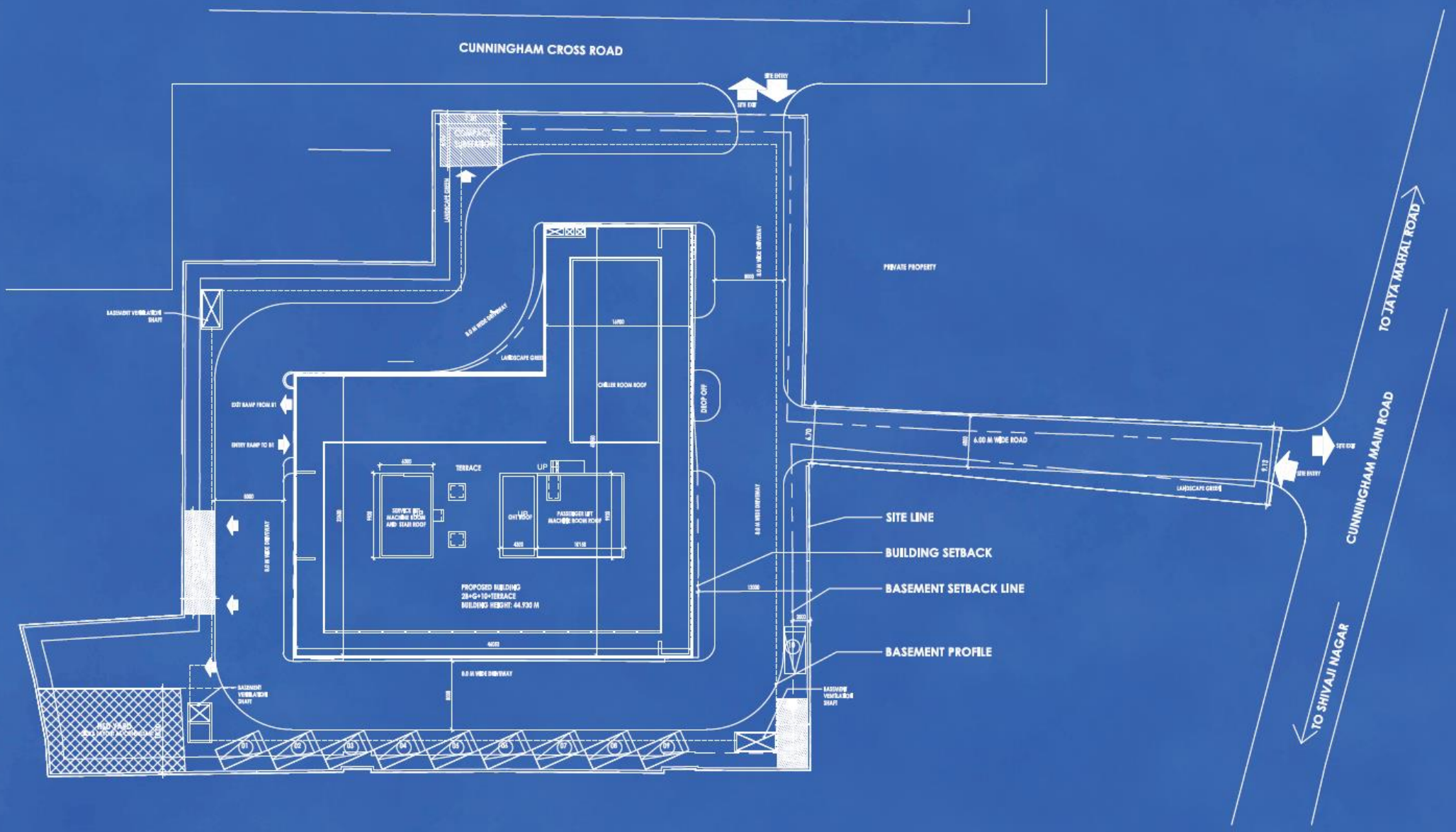
EFFICIENT VERTICAL TRANSPORTATION

Elevators on destination control protocol provide faster waiting intervals .

Lift car selection initiated at flap barrier card swipe.

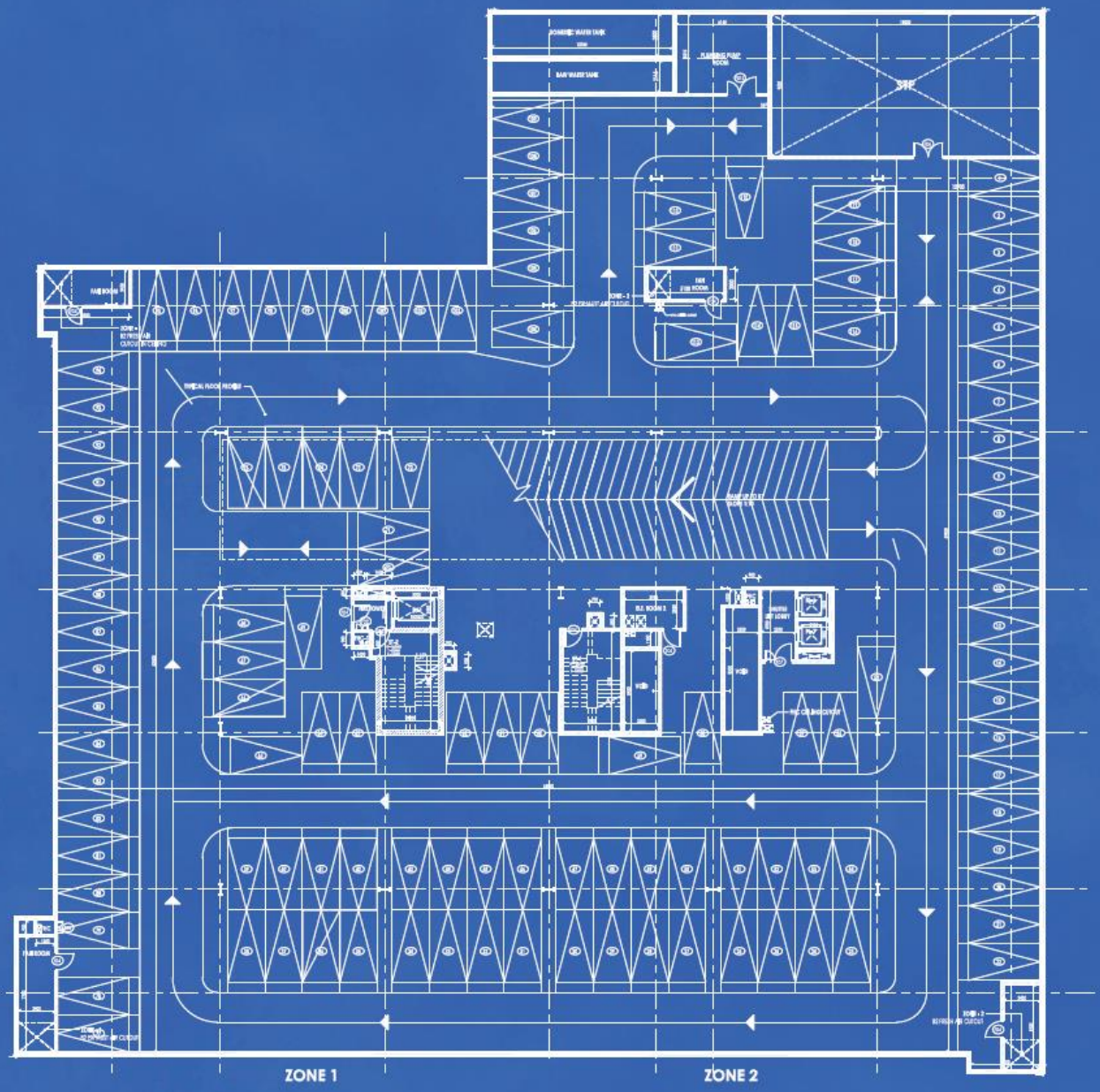
Lift cars with high ceilings for rider comfort.

FLOOR PLANS



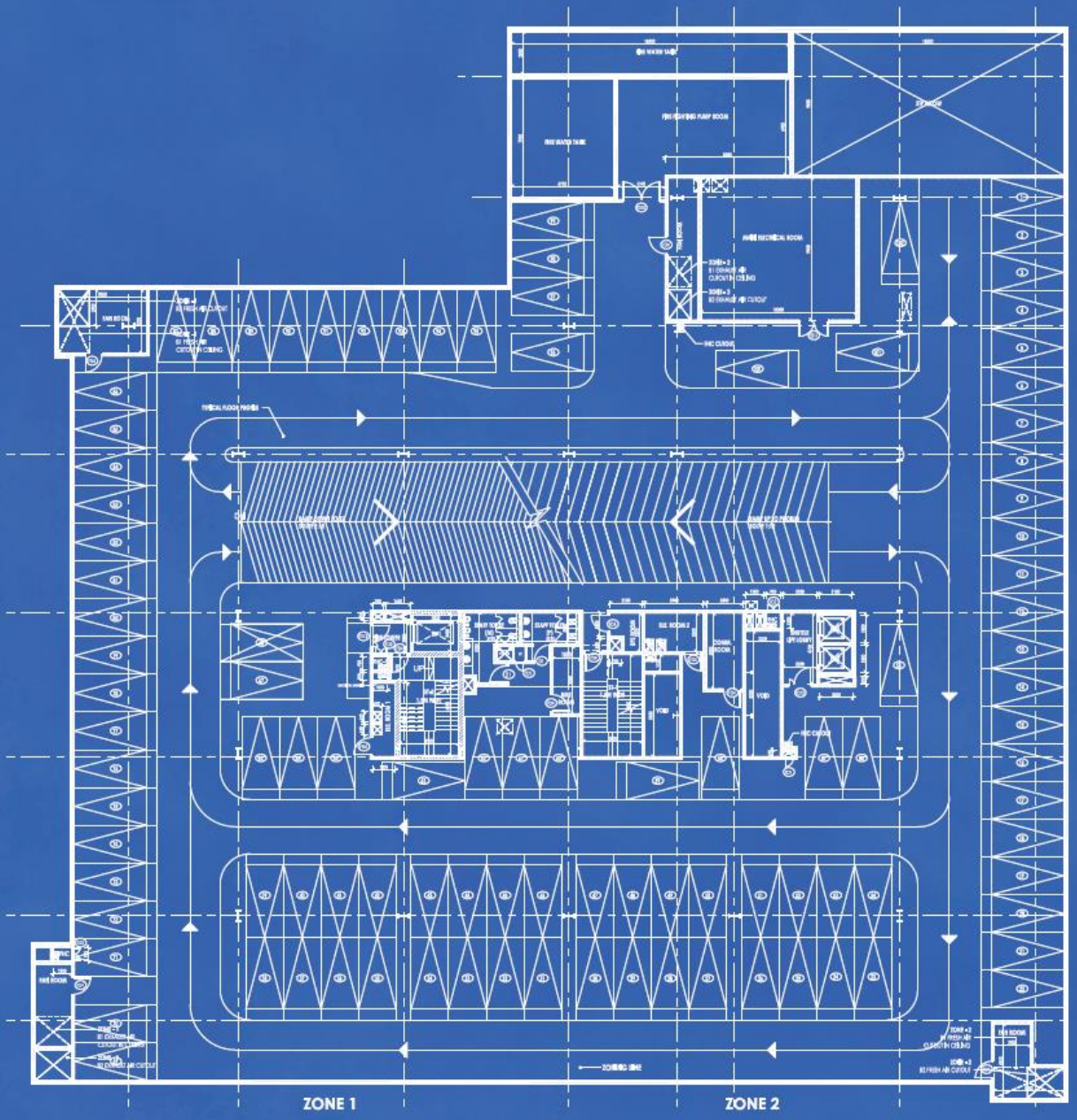
SITE PLAN

37, CUNNINGHAM



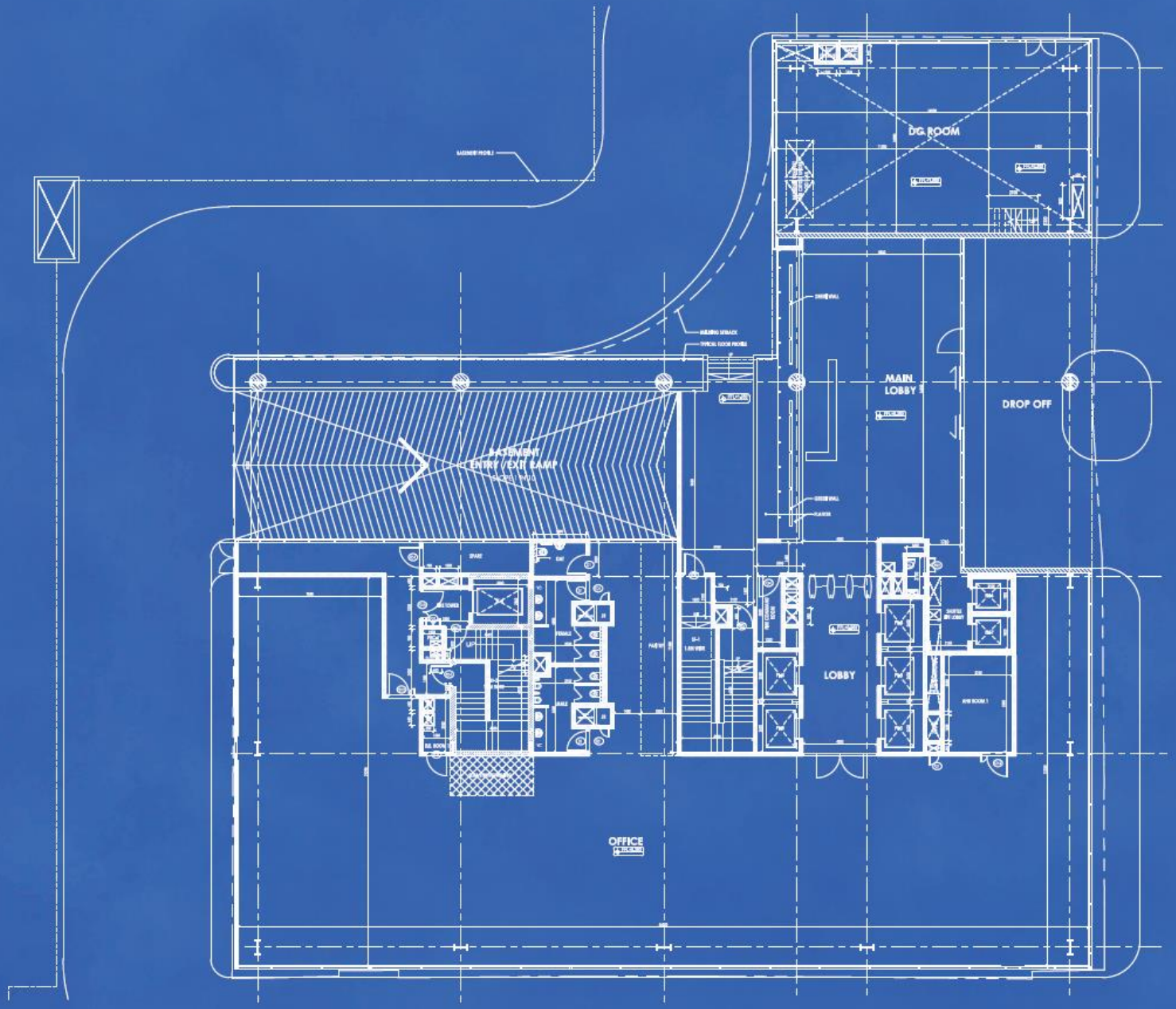
BASEMENT 2

37, CUNNINGHAM



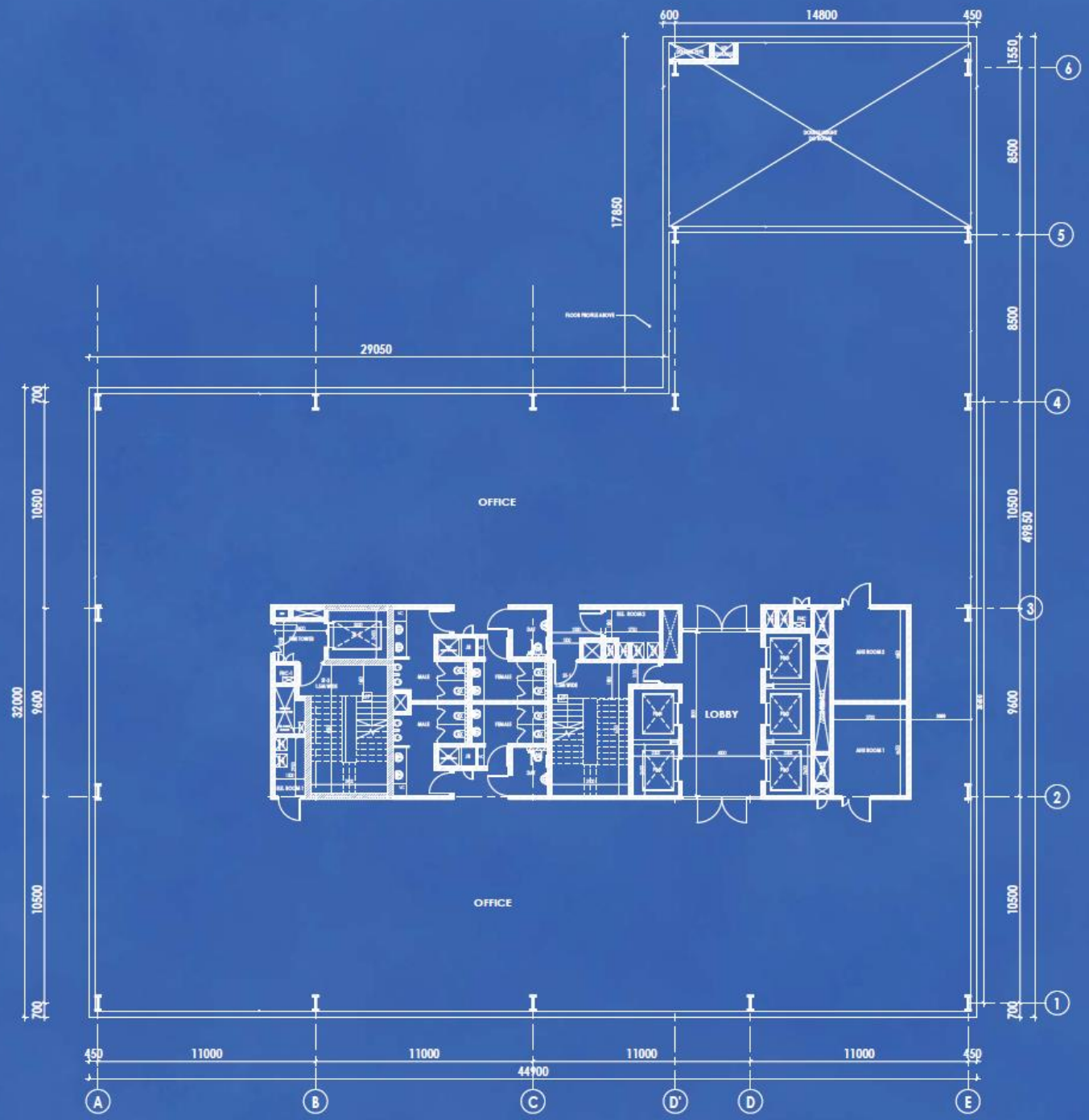
BASEMENT 1

37, CUNNINGHAM



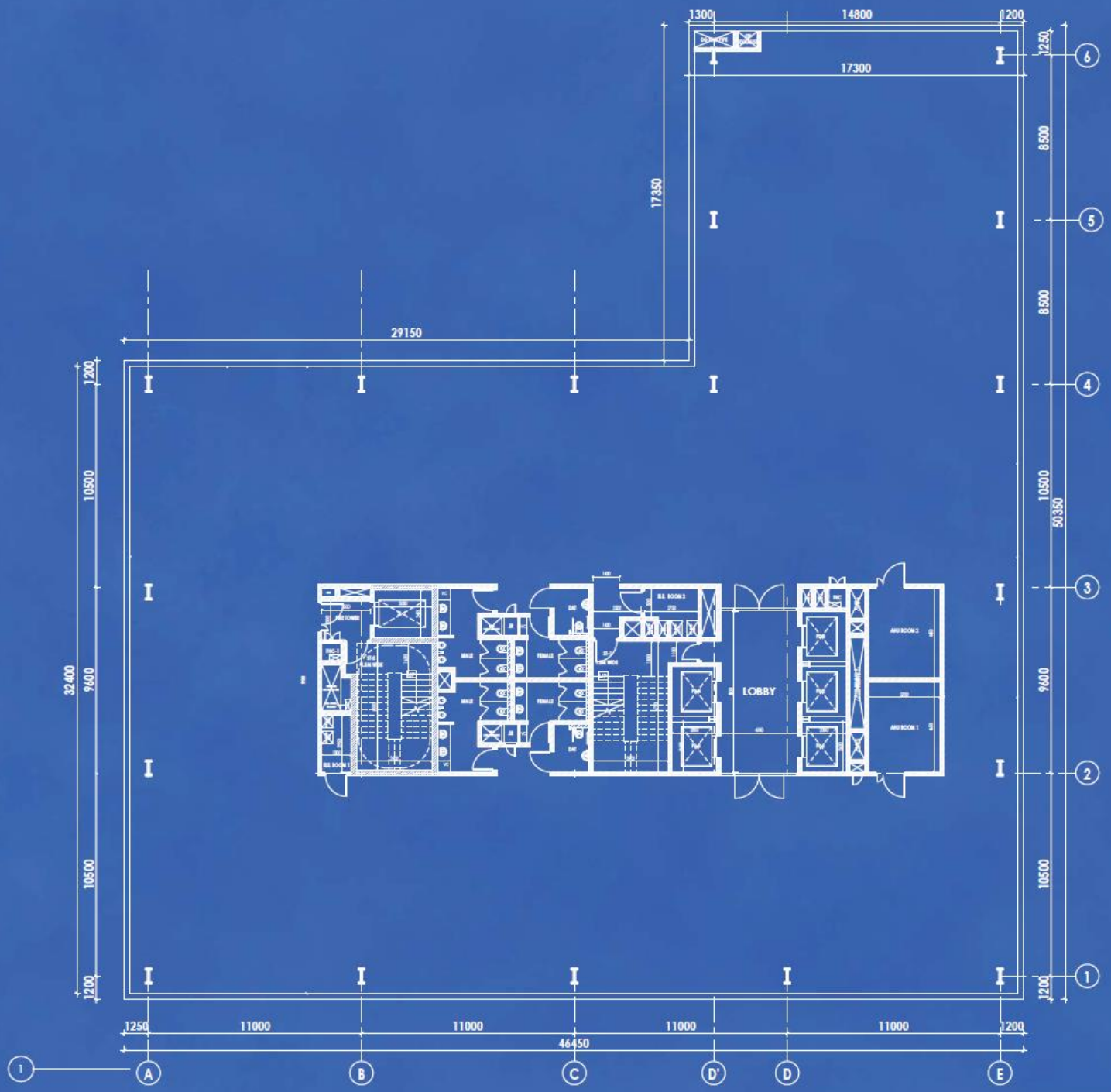
GROUND FLOOR

37, CUNNINGHAM



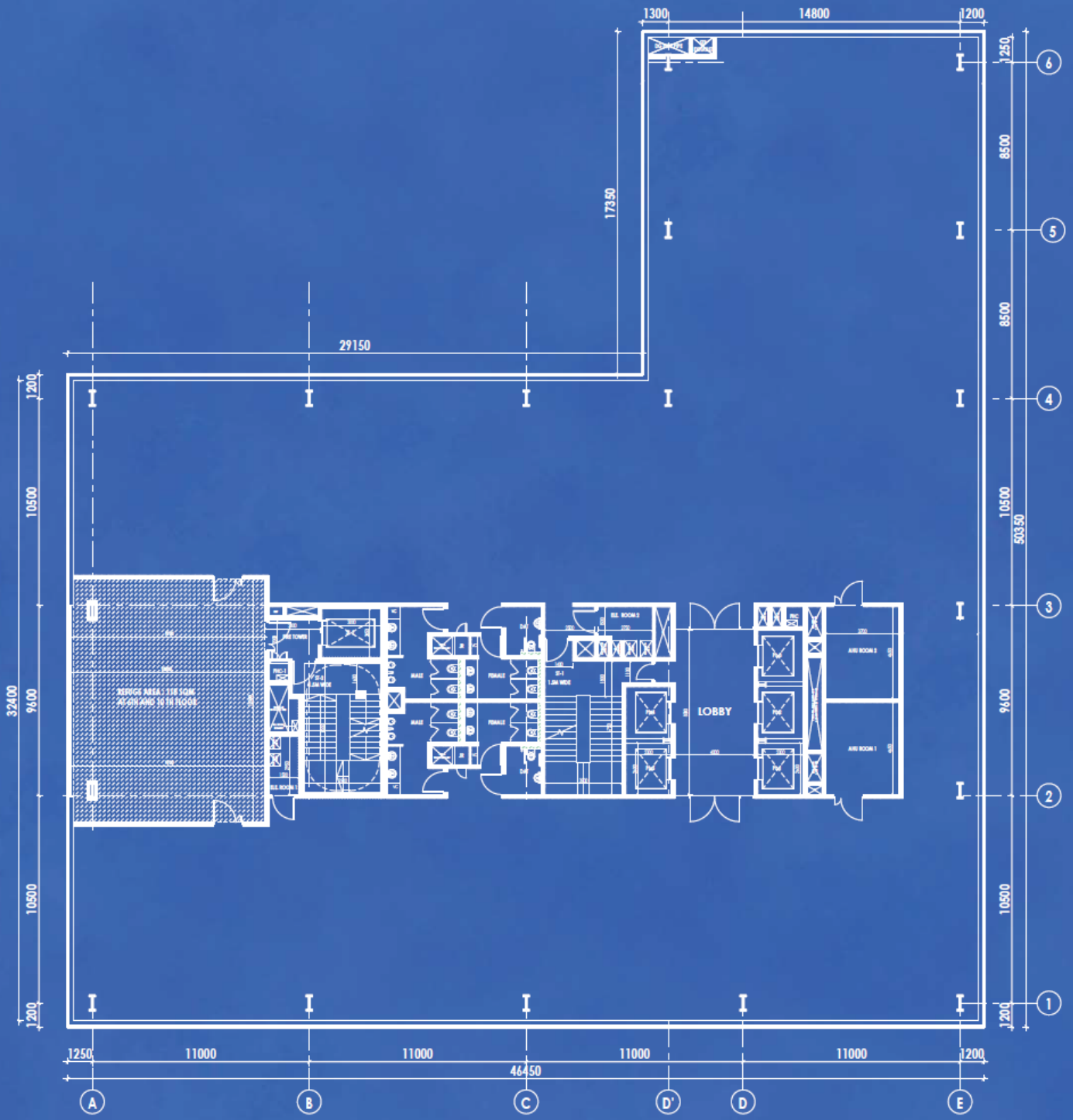
FIRST FLOOR

37 CUNNINGHAM



TYPICAL FLOOR

37 CUNNINGHAM

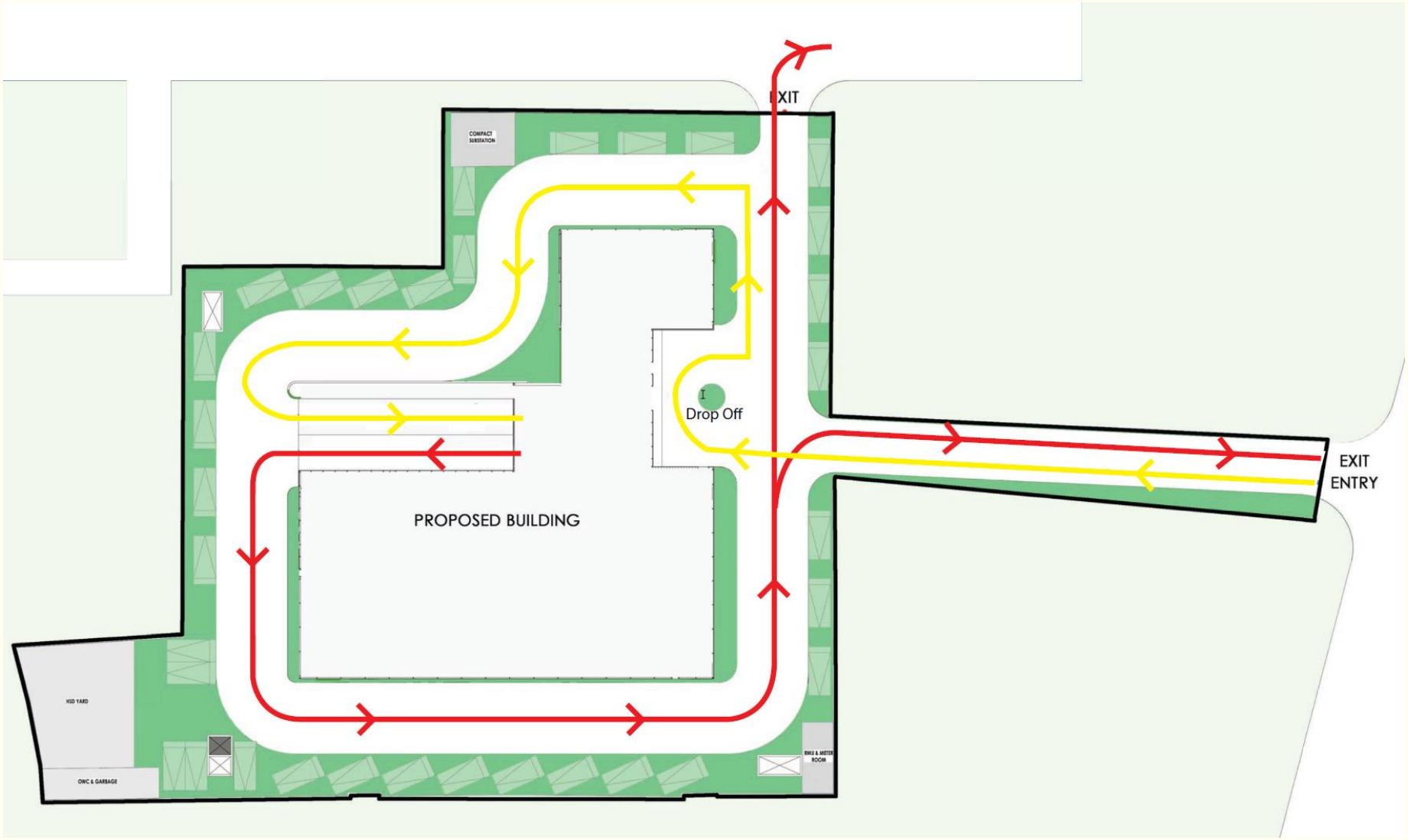


REFUGE FLOOR

37 CUNNINGHAM

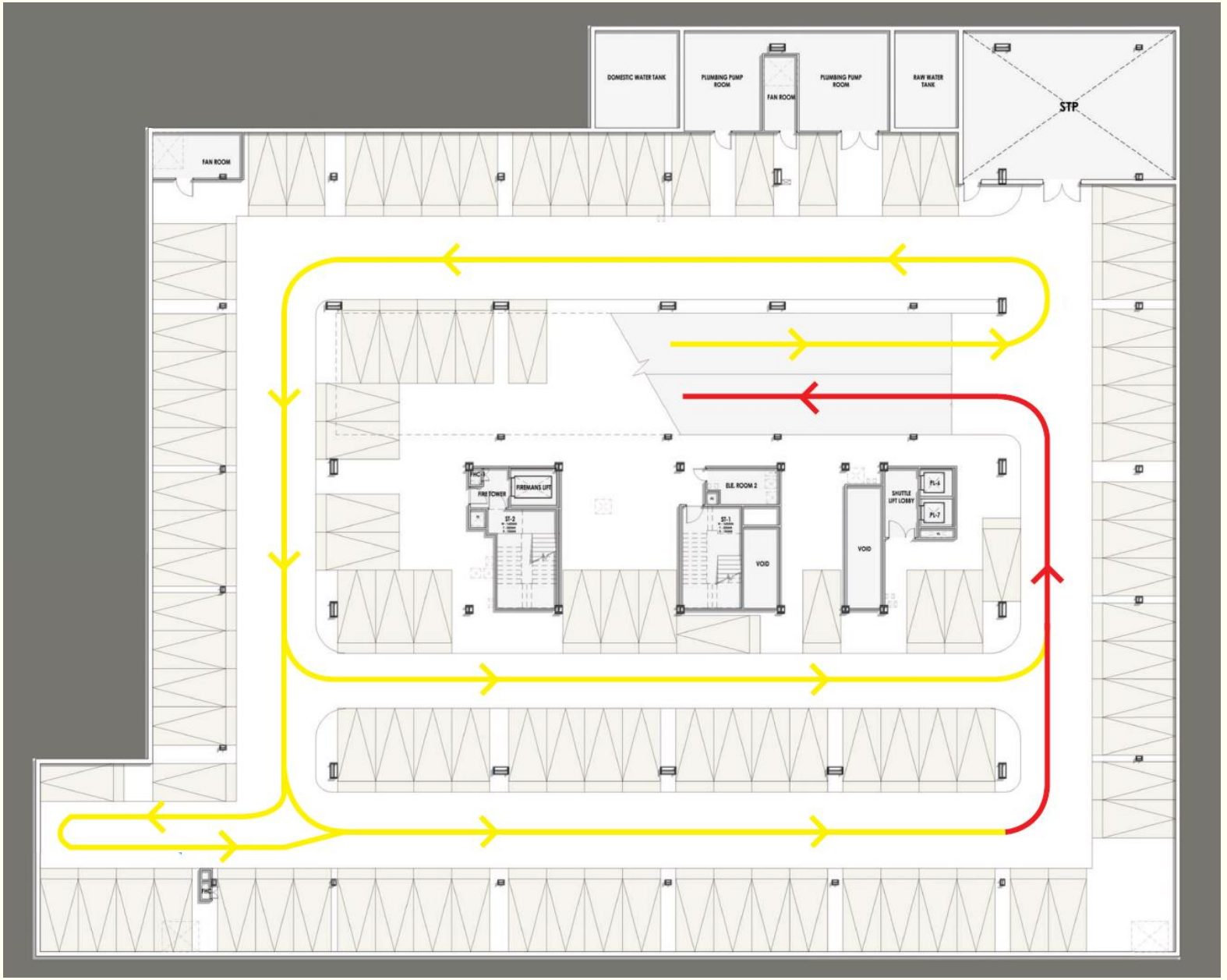
TRAFFIC LAYOUT

TRAFFIC LAYOUT - SITE



TRAFFIC LAYOUT – BASEMENT 1

TRAFFIC LAYOUT – BASEMENT 2



VIEWS

MFAR

** Interior images are indicative and subject to final detailed design*

** Interior images are indicative and subject to final detailed design*

** Interior images are indicative and subject to final detailed design*

**Interior images are indicative and subject to final detailed design*

** Interior images are indicative and subject to final detailed design*

** Interior images are indicative and subject to final detailed design*

** Interior images are indicative and subject to final detailed design*

AREA STATEMENT

Floor	Area (Sq Mt)	Area (Sq Ft)
Ground	1090	11731
First	1863	20051
Second	2055	22119
Third	2055	22119
Fourth	2055	22119
Fifth	1093	20484
Sixth	2055	22119
Seventh	2055	22119
Eighth	1093	20484
Ninth	2055	22119
Tenth	2055	22119
Total:	**21,143***	**227,584***
Land:	5,853	63,000

* *Approximate*

CONSULTANTS

• Architectural design consultancy	MTDI Group, Warsaw & New Delhi
• Lead designer	Marek Tryzybowicz, Warsaw, Poland
• Interior & common area	Connect Four Design Studio LLP, Mumbai
• Structural design consultancy	ABKJ Consulting Civil & Structural Engineers, Seattle, USA
• MEP design consultancy	Environs, New Delhi
• Façade consultancy	Global façade solutions, Bangalore
• Vertical transportation consultant	TAK Consulting Pvt Ltd, Mumbai
• Sustainable design consultant	EN3 Consultants, Chennai
• Landscape design	Design Cell, Bangalore
• Lighting Consultant	LET Designs Lighting Consultant, Dubai
• Geotechnical	Dr. V Balakumar, Chennai

COMPLETED PROJECTS

1 Star out of 7 Star
For
Mfar Manyata Tech Park Greenheart Phase IV
Bangalore
CRISIL
REAL ESTATE
STAR GRADINGS
Project by
Mfar Developers
Private Limited
LEED INDIA CORE & SHELL
INDIAN GREEN BUILDING COUNCIL
MFAR Manyata Tech Park
Bangalore
GOLD
2018

NP

IOTO
MFAR MANYATA TECH PARK – 10TH FLOOR

CURRENT PROJECTS

SILICON FOREST

1.2 Million Sq Ft of Grade A commercial development on a 10 acre land parcel situated at Kadugodi, Whitefield with close proximity to the metro station. The development consists of 4 blocks of ~3,00,000 Sq Ft each, with floor plates ranging from 20,000 Sq Ft to 30,000 Sq Ft

• Architectural & interior design	Pei Cobb Freed & Partners, New York	• Project management services	Gleeds Consulting India Pvt. Ltd., Bangalore
• Local Architect	Connect Four Design Studio LLP,Mumbai	• Façade consultant	Global façade solutions, Bangalore
• Structural design	ABKJ Consulting Civil & Structural Engineers, Seattle, USA	• Vertical transportation consultant	TAK Consulting Pvt Ltd, Bangalore
• MEP Design	Environs, New Delhi	• Sustainable design consultant	EN3 Consultants, Chennai
• Lighting Consultant	One Lux Studio - New York	• Landscape design	Ken Smith Landscape Architect, New York

THE HUB

Mixed use development of street front retail and grade-A office space of ~2.2 million Sq Ft in 4 blocks with floor plates ranging from ~28,000 Sq Ft to ~47,000 Sq Ft, located in the IT corridor of Doddenekundi within 150 meters of the upcoming Doddenekundi Industrial Estate metro station.

• Architectural & interior design	Pei Cobb Freed & Partners, New York	• Project management services	Gleeds Consulting India Pvt. Ltd., Bangalore
• Local Architect	Connect Four Design Studio LLP, Mumbai	• Façade consultant	Global façade solutions, Bangalore
• Structural design	ABKJ Consulting Civil & Structural Engineers, Seattle, USA	• Vertical transportation consultant	TAK Consulting Pvt Ltd, Bangalore
• MEP Design	Environs, New Delhi	• Sustainable design consultant	EN3 Consultants, Chennai
• Lighting Consultant	One Lux Studio - New York	• Landscape design	Ken Smith Landscape Architect, New York

WILLSHIRE III

Grade A office building with a leasable area of ~4,50,000 Sq Ft located on the Whitefield main road opposite the VR Mall and Phoenix Mall. Contained in G plus 9 upper floors with two basement and three levels of above ground parking.

• Architectural & interior design	MTDI Group, Warsaw & New Delhi	• Project management services	Gleeds Consulting India Pvt. Ltd., Bangalore
• Lead designer	Marek Tryzybowicz, Warsaw, Poland	• Façade consultant	Global façade solutions, Bangalore
• Structural design	ABKJ Consulting Civil & Structural Engineers, Seattle, USA	• Vertical transportation consultant	TAK Consulting Pvt Ltd, Bangalore
• MEP Design	Environs, New Delhi	• Sustainable design consultant	EN3 Consultants, Chennai
• Lighting Consultant	LET Designs Lighting Consultant, Dubai	• Landscape design	Design Cell, Bangalore
• Geotechnical	Geocon International, Mumbai		

3, Lavelle Road | Bengaluru 560 001 | Karnataka | India

T: +91 80 41217471 | info@mfar.com | www.mfar.com