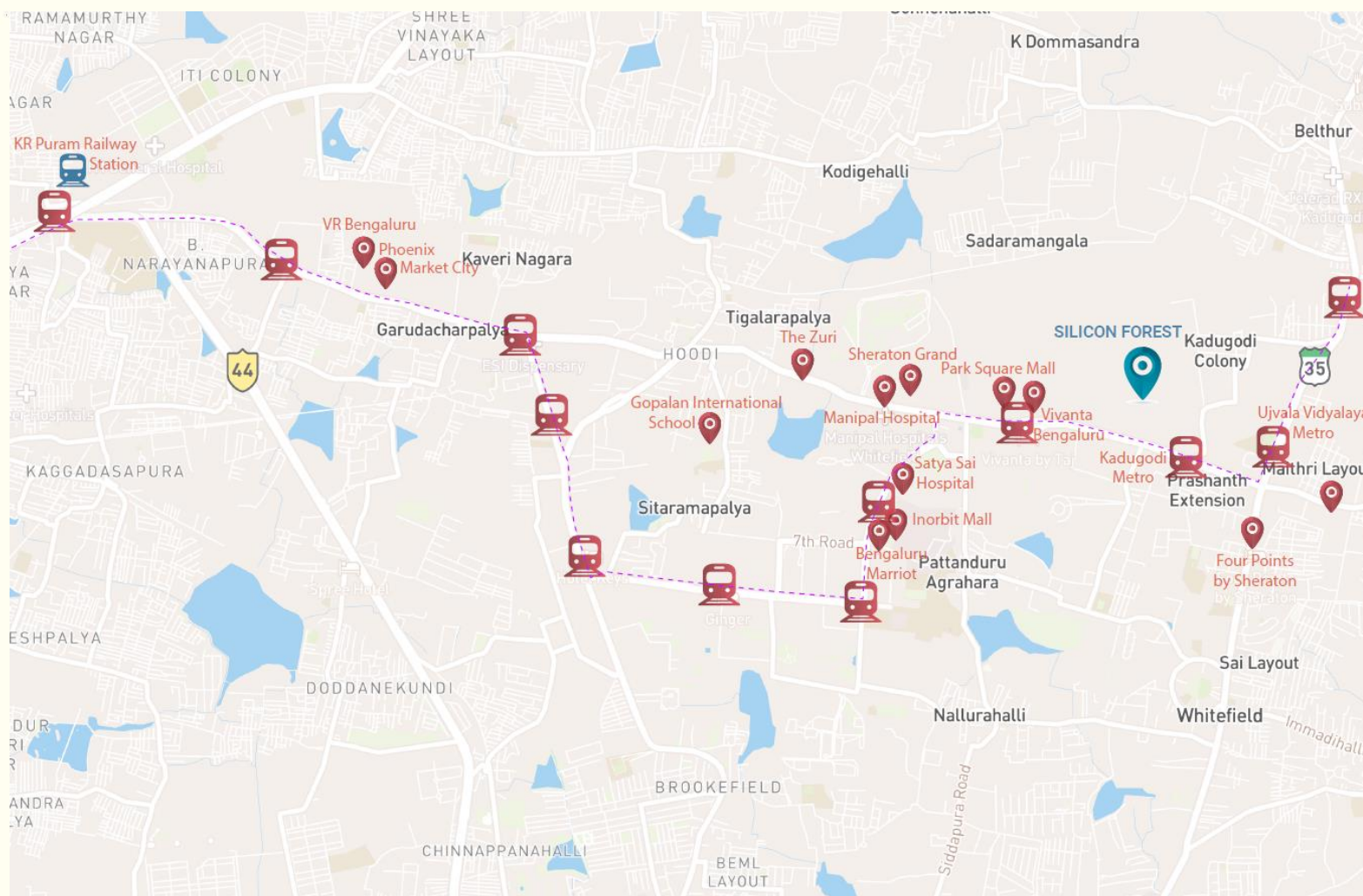


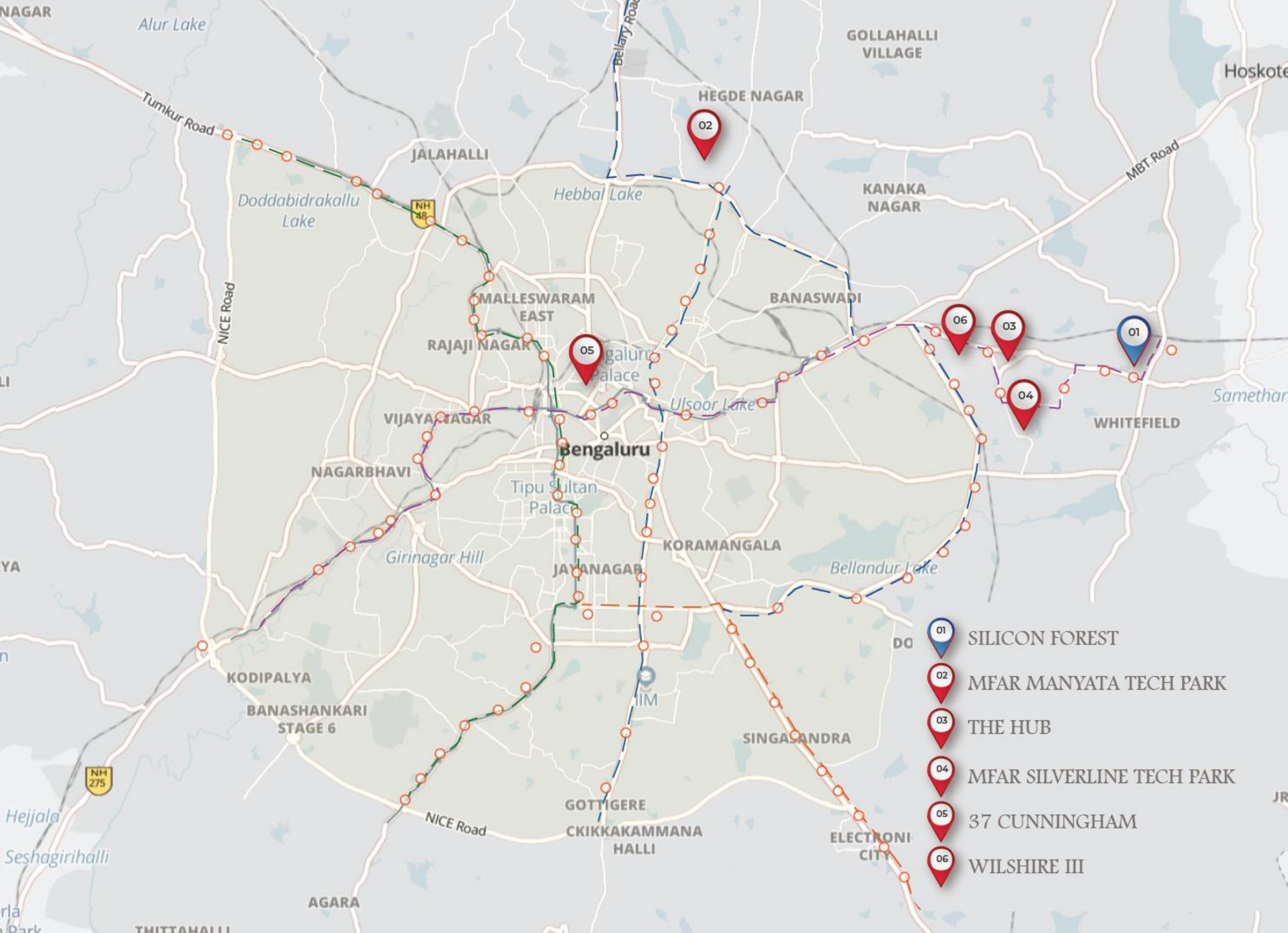


SILICON FOREST

LOCATION & PROXIMITY



Kadugodi Metro Station	600 mts	Sheraton Grand	3.5 Kms	Whitefield Railway Station	5 Kms
Four Points by Sheraton	1.5 Kms	The Zuri	3.5 Kms	Gopalan International School	5 Kms
Whitefield Global School	2 Kms	Sri Satya Sai Hospital	3.5 Kms	Karnataka Golf Association	18 Kms
Vivanta Bengaluru	2 Kms	Bengaluru Marriot	4 Kms	K R Puram Railway Station	12.5 Kms
Park Square Mall	2 Kms	National Public School	4 Kms	Bangalore Golf Club	23 Kms
Manipal Hospital, Whitefield	3 Kms	Columbia Asia Hospital	4.5 Kms	International Airport	31 Kms



OVERVIEW



• Address	Plot #2, Kadugodi Industrial Area, Kadugodi, Bengaluru - 560 067
• No of floors	Wing 1: G + 13; Wing 2: G + 10; Wing 3: G + 10; Wing 4: G + 8
• Efficiency	78 ± 2%
• Warm shell inclusions	100% power back-up, high side HVAC, floor screed, finished toilets, fire alarm, common earth mat and condenser water provision for precision AC
• Vertical Transportation	Elevators: Wing 1 - 6 passenger + 1 Service; Wing 2/ 3/ 4 - 5 Passenger + 1 Service; 4 parking elevators All elevators on Destination Control Protocol Escalators: Serving drop off area and main lift lobbies
• Floor to floor height	4.05 m
• Column grid	Wing 1 - 9m x 13m; Wing 2/ 3/ 4 - 9m x 10m
• 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 hi-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 locations 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
- Drinking water provision at each floor

Sustainability

LEED Core and Shell Gold certification

Wellness

- WELL Gold Certified

Structure

- Structural system consists of a Post Tensioned Flat slab system as apart of Gravity resisting system and the shear walls to resist the lateral forces.

HIGHLIGHTS- SUSTAINABILITY & WELLNESS



The next few slides highlight few of the more important provisions made in the project that address green building initiatives through the rating systems of LEED

ENERGY EFFICIENT HVAC SYSTEM

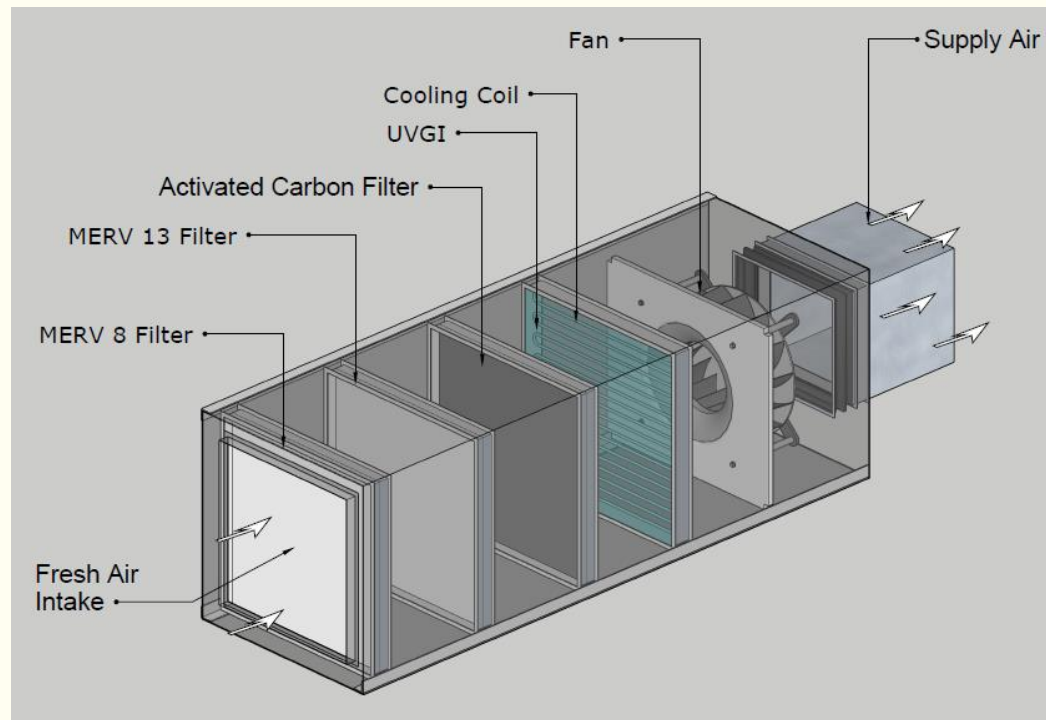


A variable primary flow chilled water system provides the central cooling system with built in automation to provide HVAC at low energy consumption per TR of air-conditioning. Tenant billing for HVAC is based on actual BTU metering at the AHU level.

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.

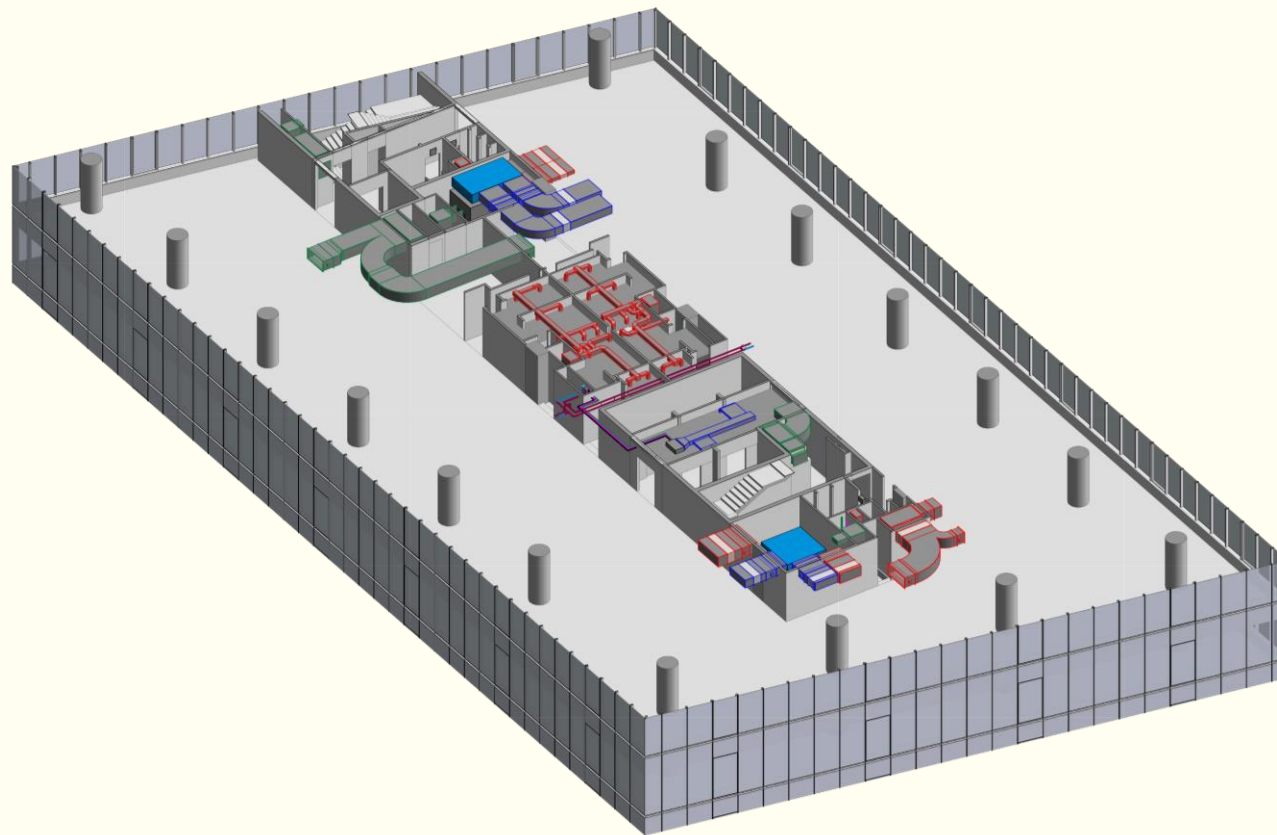
Main building entryways have provisions to trap incoming dust .

IAQ as well as external air quality is monitored and reported in real time for key parameters such as particulate matter, VOCs , CO₂, temperature and 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

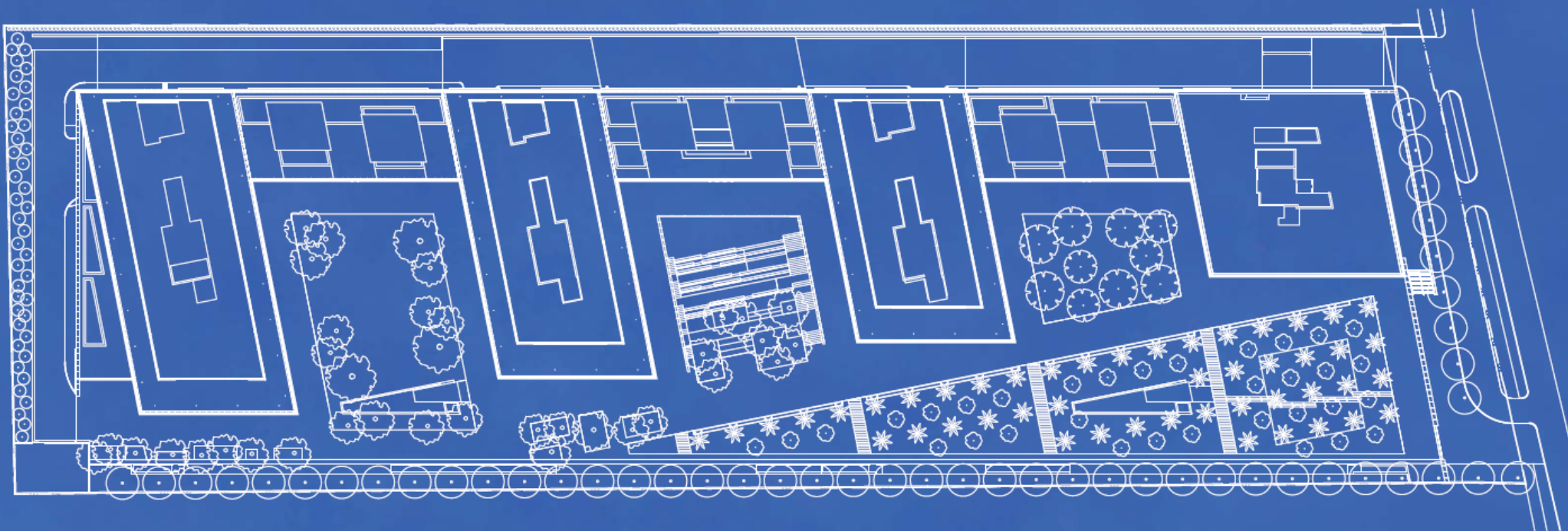


Elevators on destination control protocol provide faster waiting intervals .

Lift car selection initiated at flap barrier card swipe.

Lift cars with high ceilings for rider comfort.

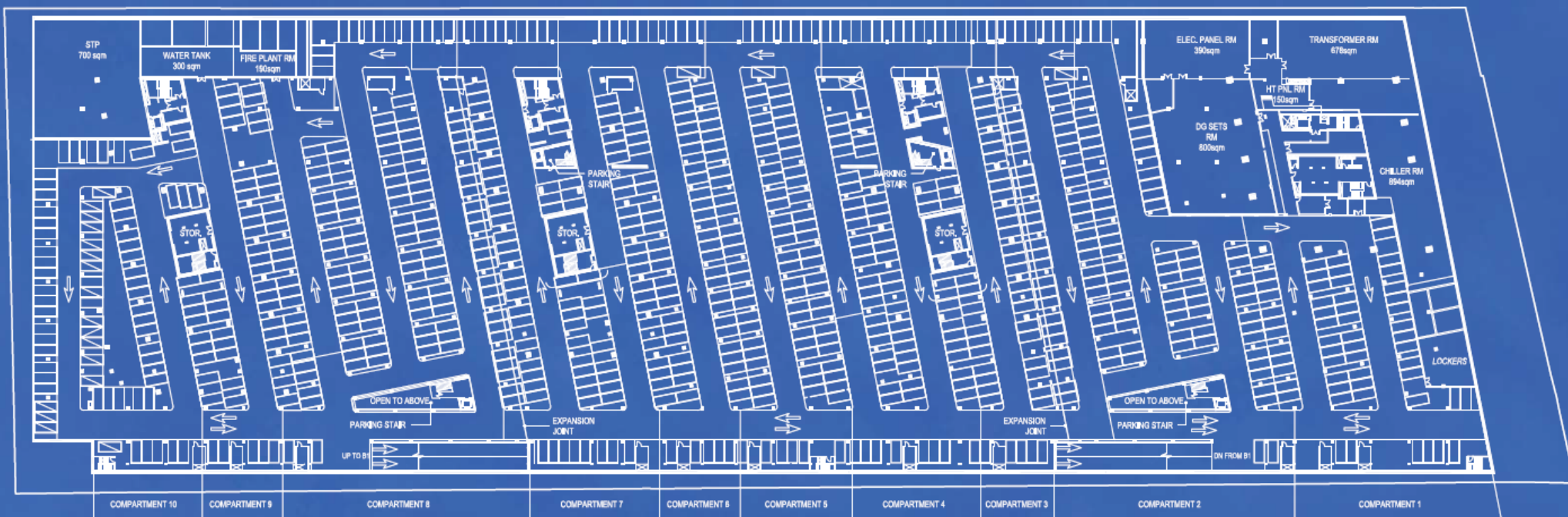
FLOOR PLANS



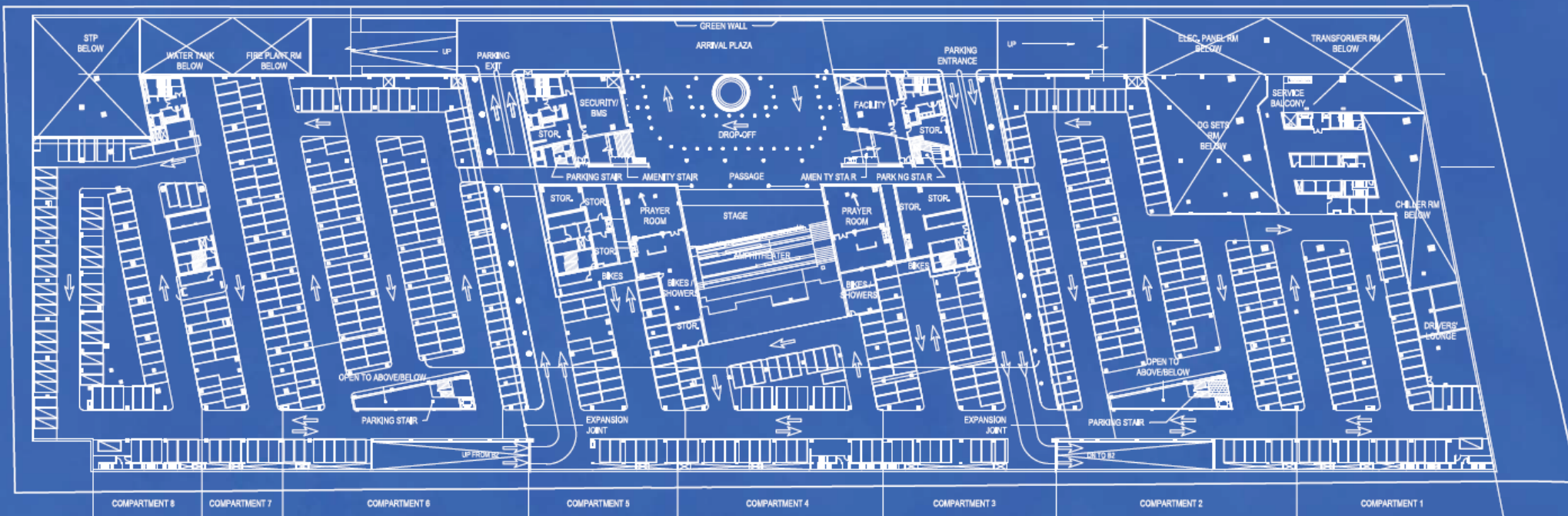
SITE PLAN



SILICON FOREST



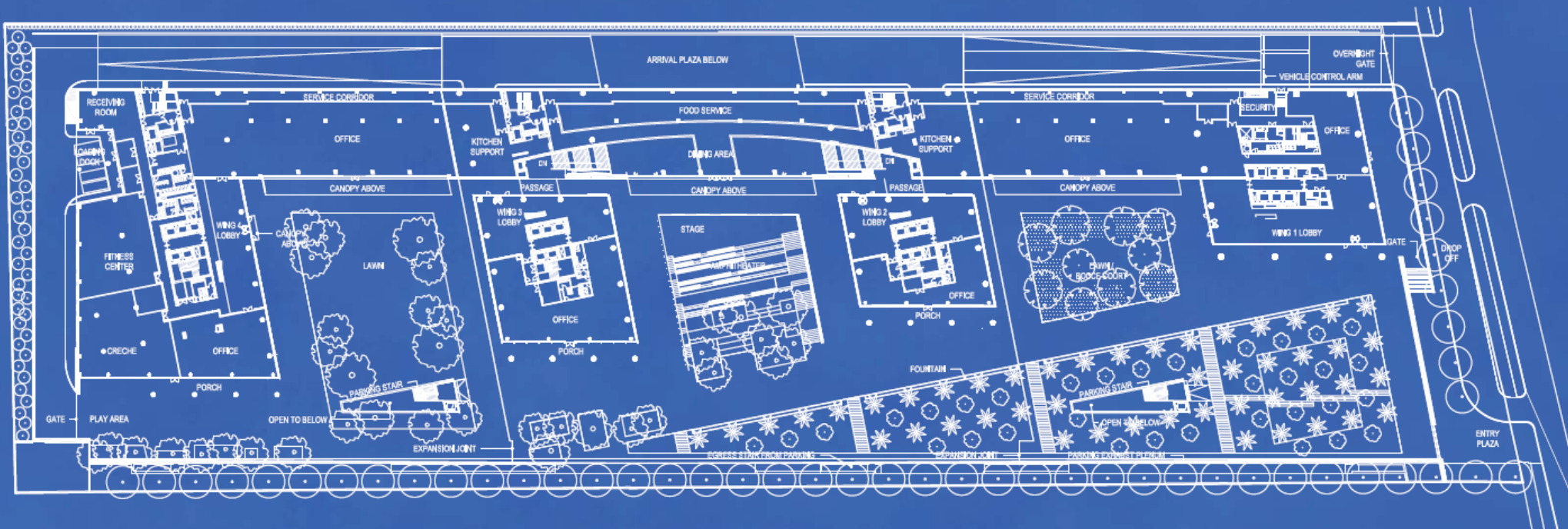
BASEMENT 2



BASEMENT 1

SILICON FOREST

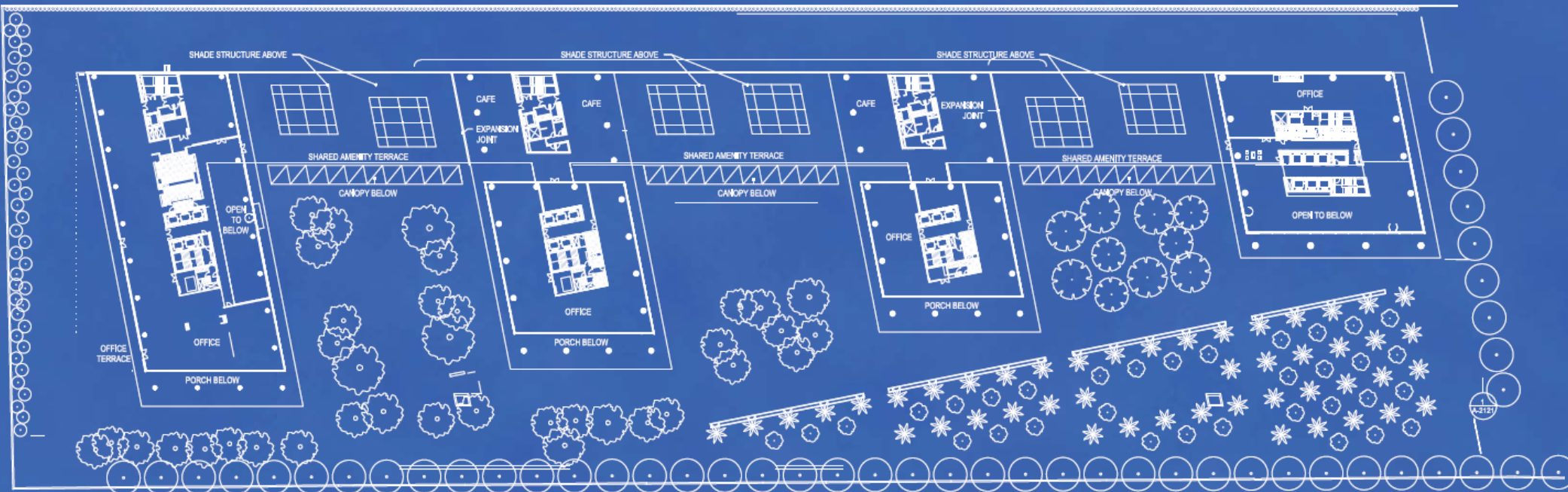




GROUND FLOOR

SILICON FOREST

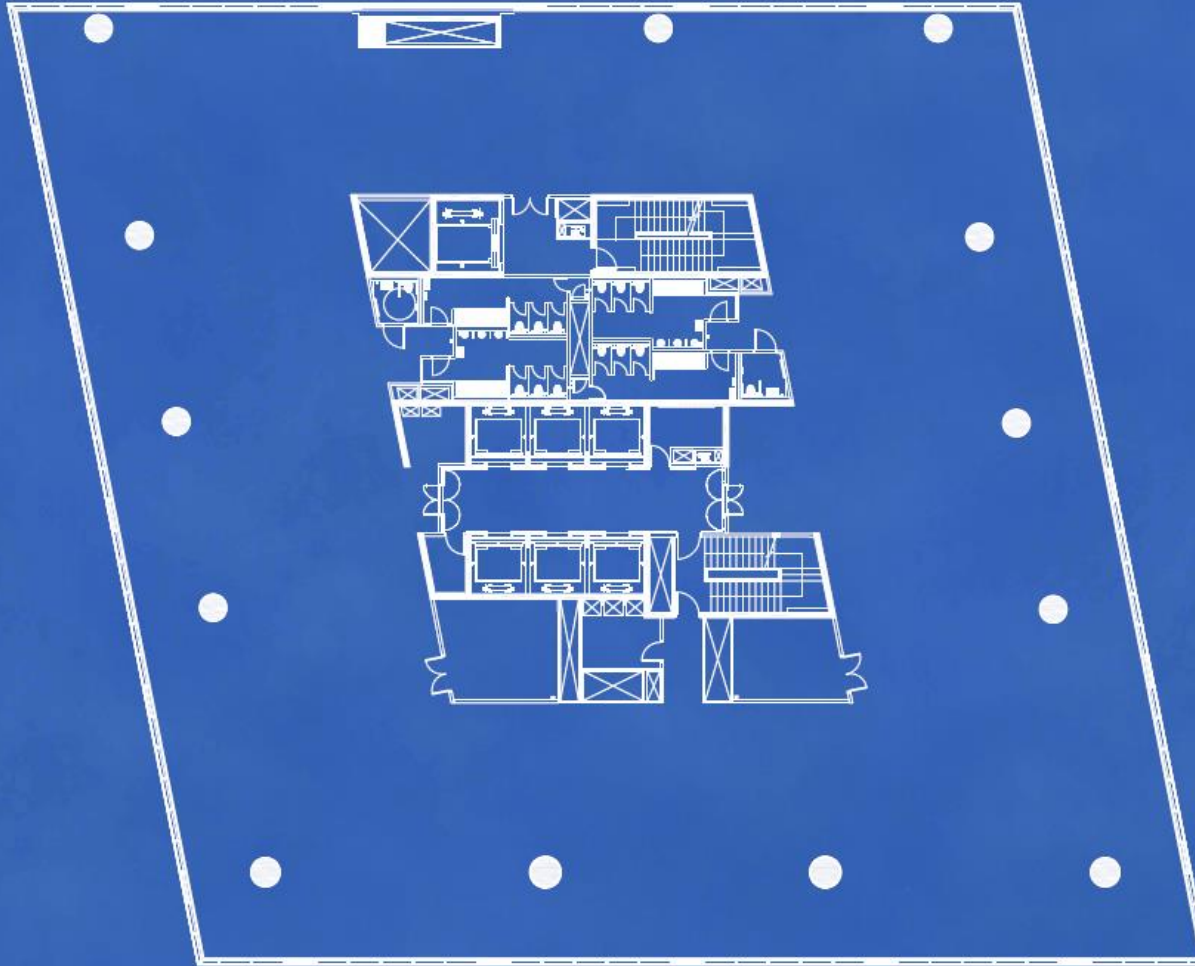




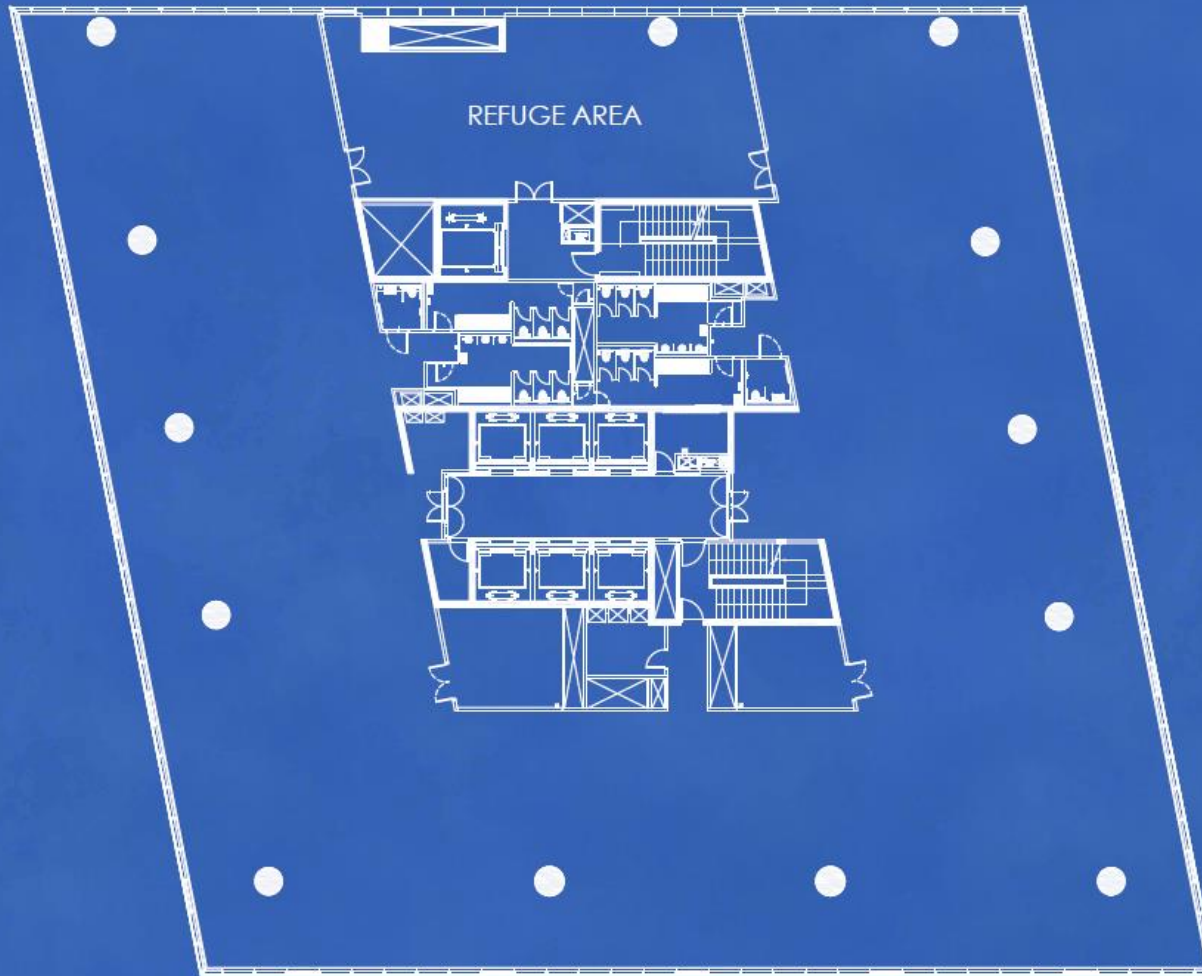
LEVEL 2

SILICON FOREST

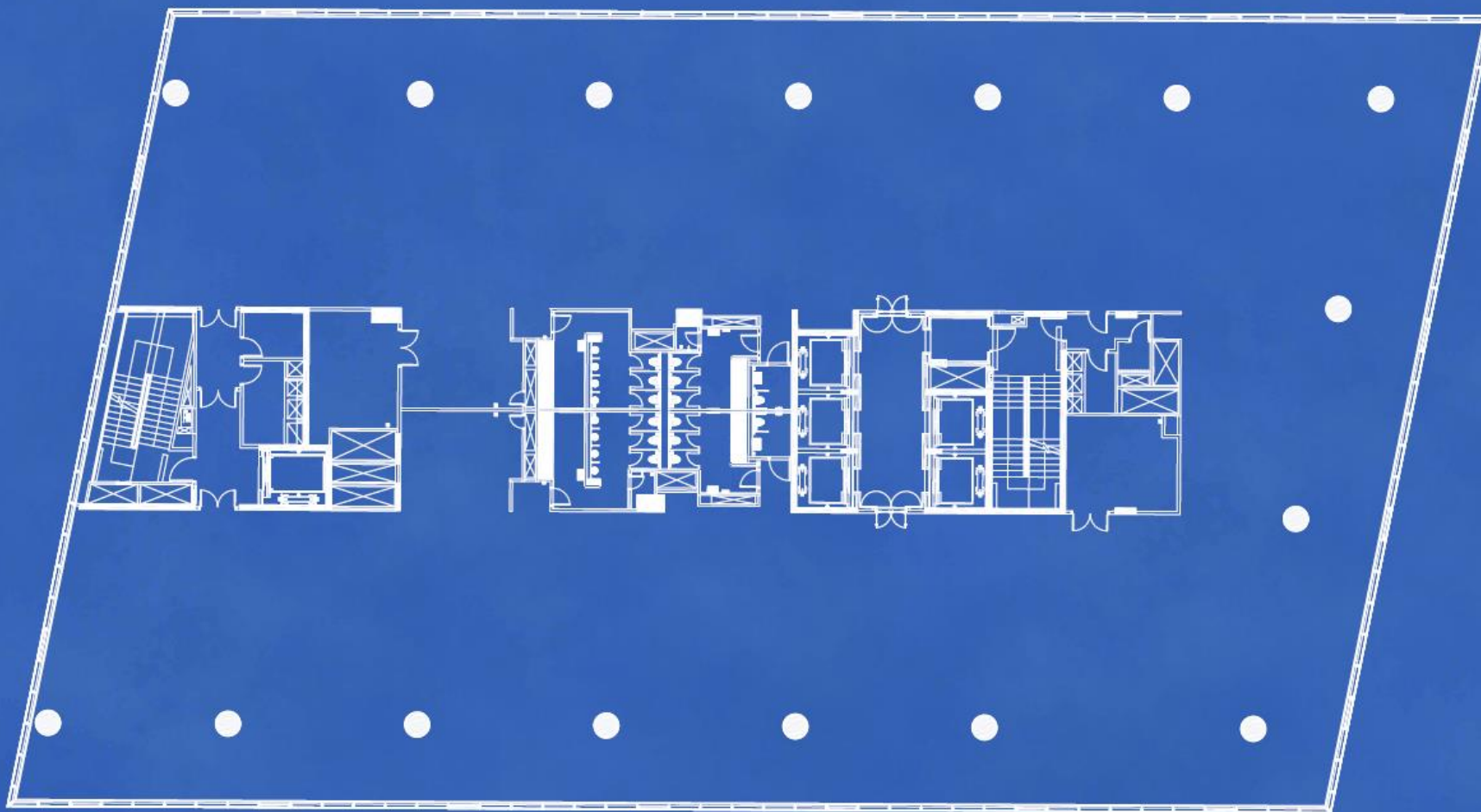




WING 1 - TYPICAL FLOOR

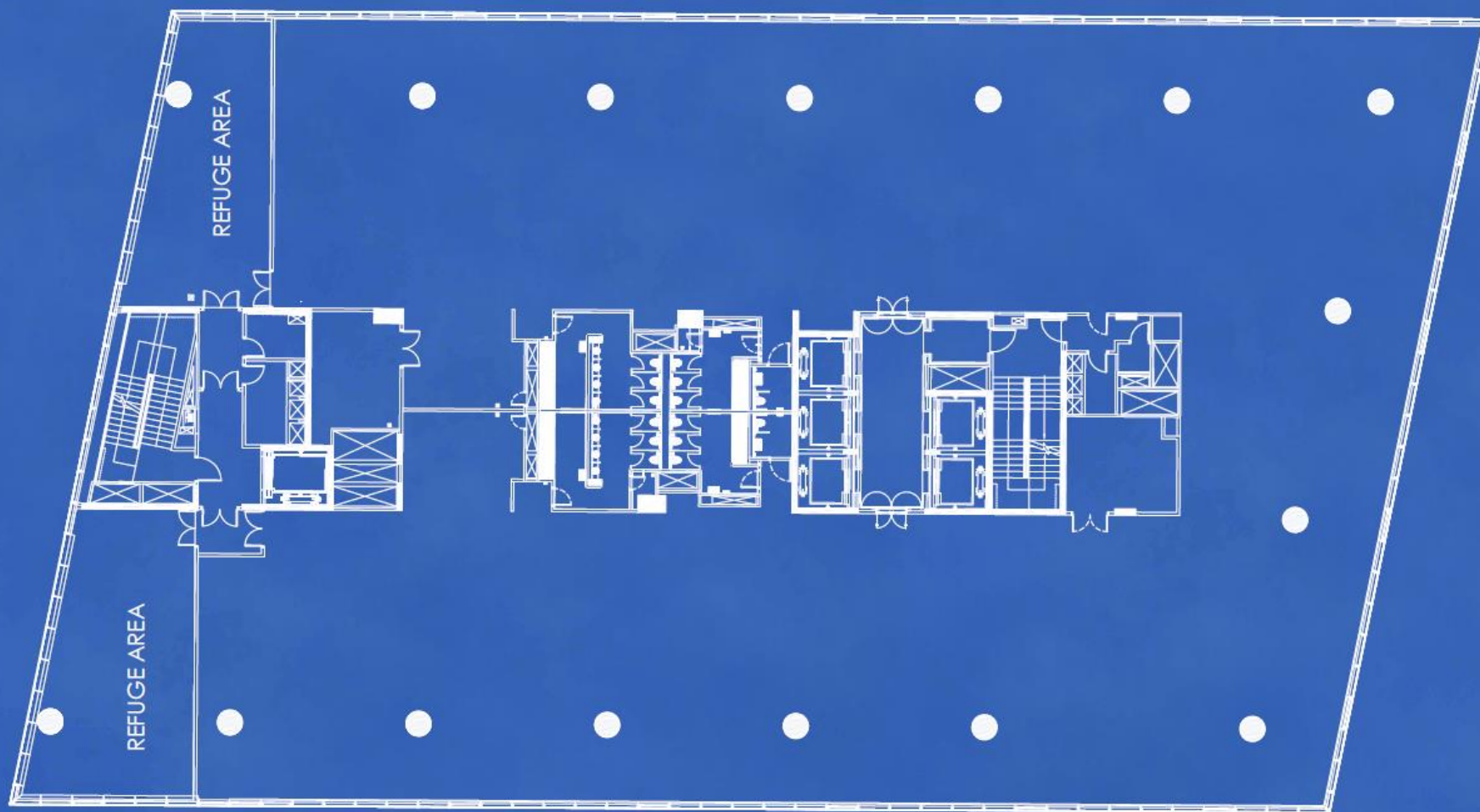


WING 1 - REFUGE FLOOR



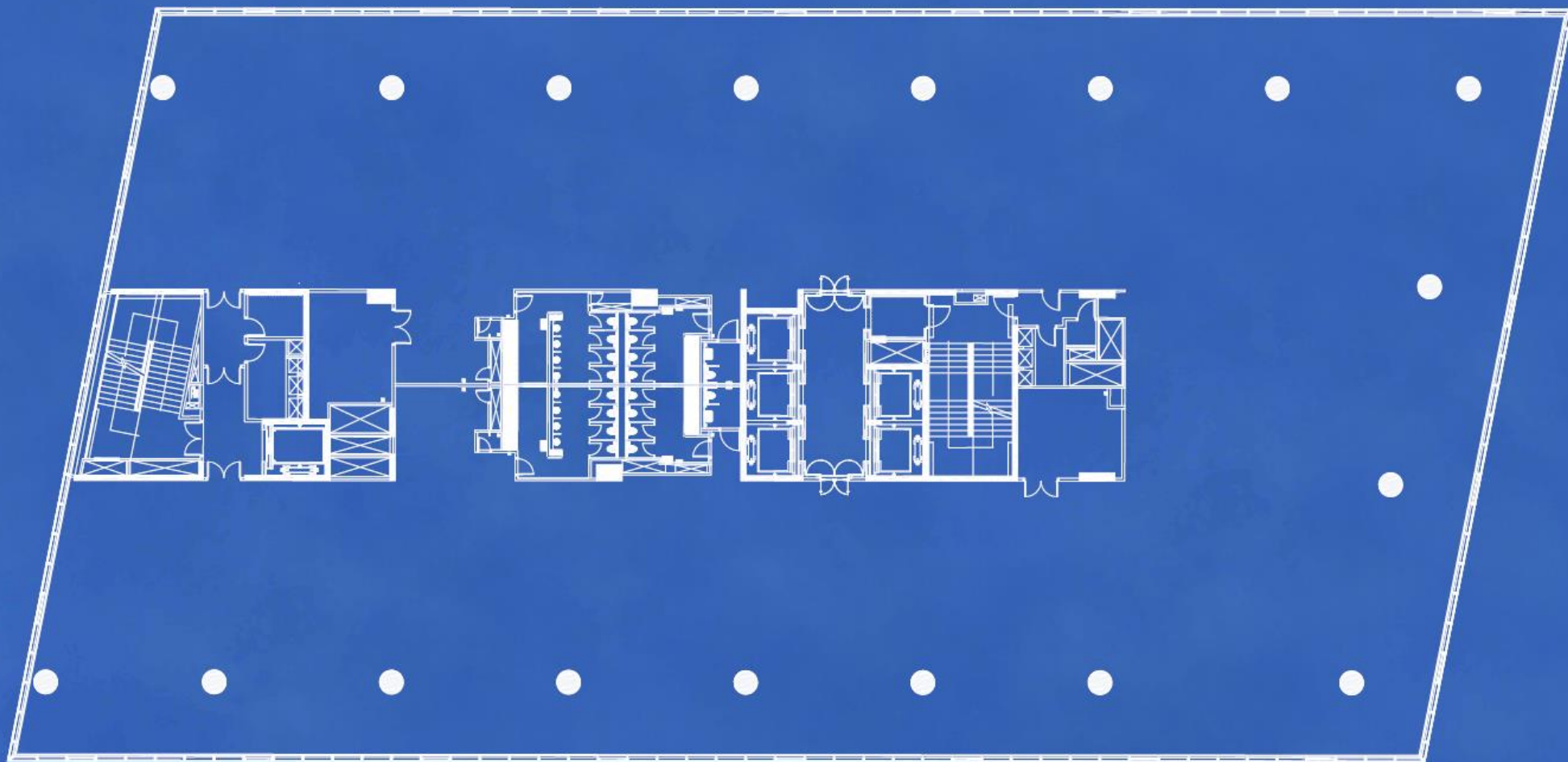
WING 2 - TYPICAL FLOOR





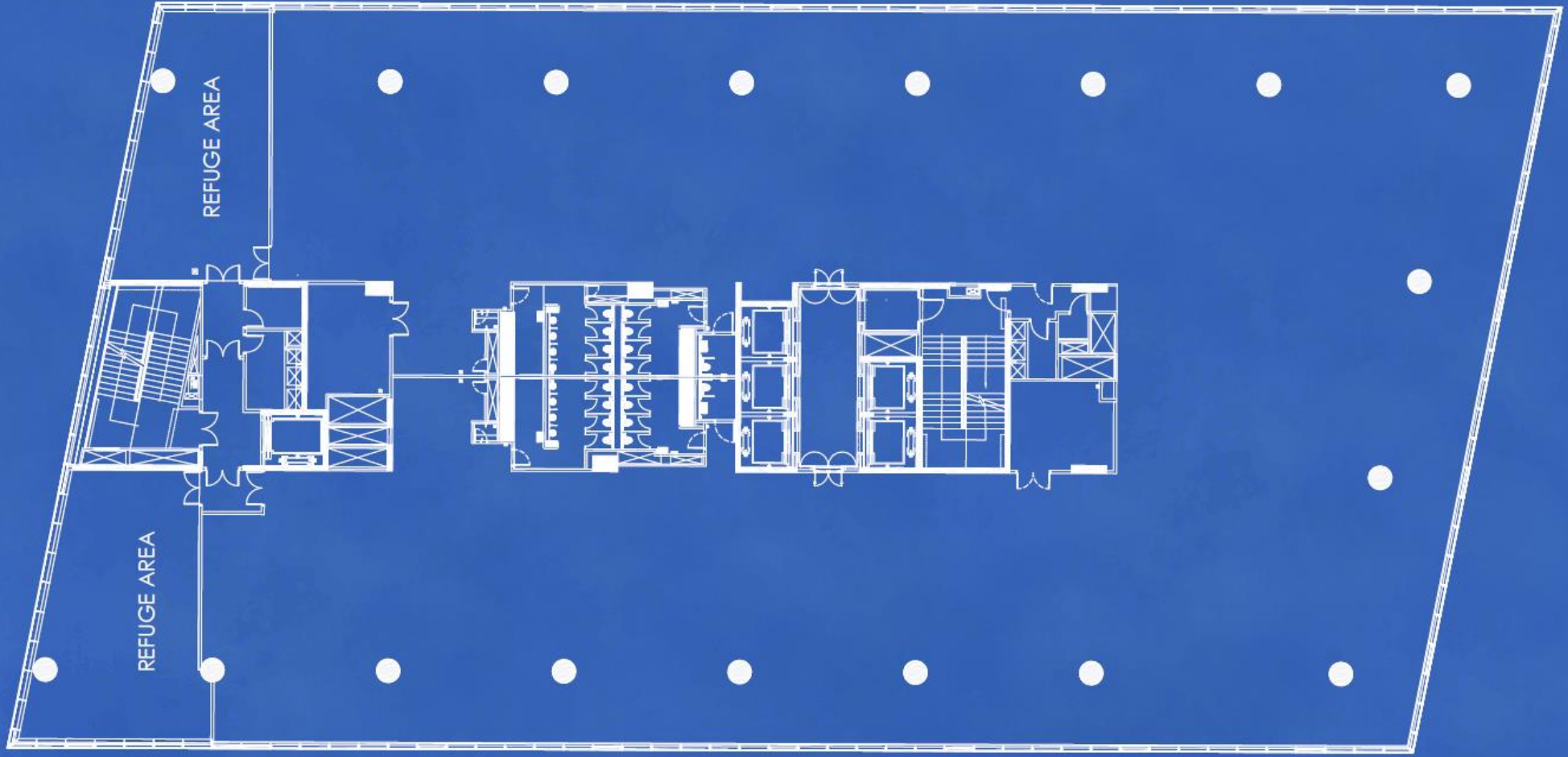
WING 2 - REFUGE FLOOR



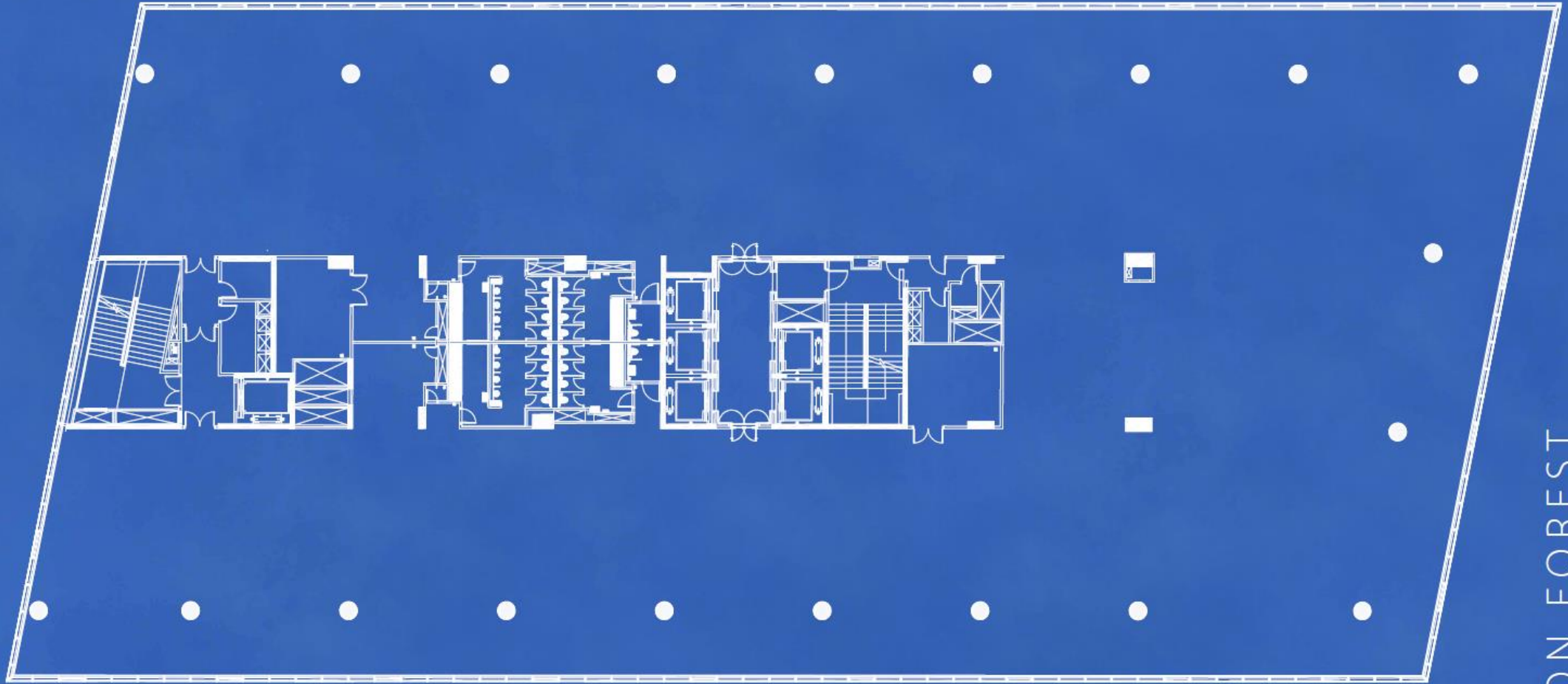


WING 3 - TYPICAL FLOOR

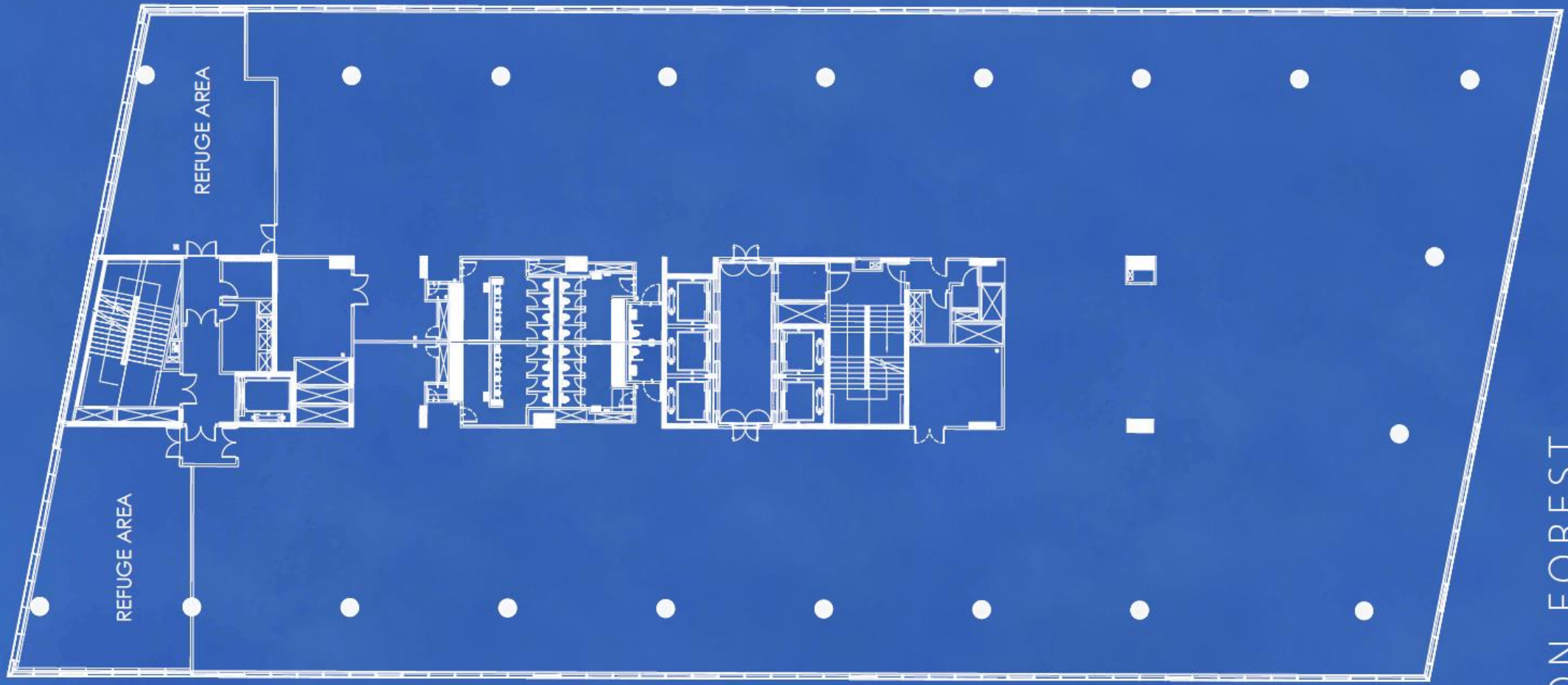




WING 3 - REFUGE FLOOR



WING 4 - TYPICAL FLOOR



WING 4 - REFUGE FLOOR

VIEWS













AREA STATEMENT

Wing 01

Floor	Area (Sq Mt)	Area (Sq Ft)
Ground floor	509	5,475
Ground floor Extension	1,591	17,127
First floor	1,170	12,593
Second floor	2,552	27,466
Third floor	2,552	27,466
Fourth floor	2,552	27,466
Fifth floor	2,333	25,113
Sixth floor	2,552	27,466
Seventh floor	2,552	27,466
Eighth floor	2,333	25,113
Ninth floor	2,552	27,466
Tenth floor	2,552	27,466
Eleventh floor	2,333	25,113
Twelfth floor	2,552	27,466
Thirteenth floor	2,552	27,466
Total	33,234	3,57,732

AREA STATEMENT

Wing 02

Floor	Area (Sq Mt)	Area (Sq Ft)
Ground floor	503	5,420
First floor	895	9,631
Second floor	2,801	30,147
Third floor	2,801	30,147
Fourth floor	2,801	30,147
Fifth floor	2,550	27,443
Sixth floor	2,801	30,147
Seventh floor	2,801	30,147
Eighth floor	2,550	27,443
Ninth floor	2,801	30,147
Tenth floor	2,801	30,147
Total	26,102	2,80,964

AREA STATEMENT

Wing 03

Floor	Area (Sq Mt)	Area (Sq Ft)
Ground floor	863	9,290
First floor	1,247	13,421
Second floor	3,172	34,145
Third floor	3,172	34,145
Fourth floor	3,172	34,145
Fifth floor	2,890	31,113
Sixth floor	3,172	34,145
Seventh floor	3,172	34,145
Eighth floor	2,890	31,113
Ninth floor	3,172	34,145
Tenth floor	3,172	34,145
Total	30,096	3,23,952

AREA STATEMENT

Wing 04

Floor	Area (Sq Mt)	Area (Sq Ft)
Ground floor (Office)	754	8,113
Ground floor (Creche)	628	6,760
Ground floor (Fitness Centre)	560	6,030
Ground floor extension	1,560	16,789
First floor	2,251	24,225
Second floor	3,524	37,931
Third floor	3,524	37,931
Fourth floor	3,524	37,931
Fifth floor	3,214	34,593
Sixth floor	3,434	36,961
Seventh floor	3,434	36,961
Eighth floor	3,434	36,961
Total	29,838	3,21,186

CONSULTANTS



- Architectural design consultancy
Pei Cobb Freed & Partners, New York
- Local Architect
Connect Four Design Studio LLP, Mumbai
- Landscape Architect
Ken Smith Landscape Architect, New York
- 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
- Lighting design
One Lux Studio, New York
- Sustainable design consultant
EN3 Consultants, Chennai
- Geotechnical
Dr. V Balakumar

COMPLETED PROJECTS











MFAR MANYATA TECH PARK – 10TH FLOOR



CURRENT PROJECTS

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 Doddnekundi within 150 meters of the upcoming Doddnekundi 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 |
| • Geotechnical | Dr. V Balakumar | | |

37 CUNNINGHAM



Prime office space in CBD of ~227,000 Sq Ft of on a 1.5 acre site accessible by Cubbon park and Vidhana Soudha metro stations. Designed to house exclusive office space, the building is massed to 11 floors with a floor plate of ~22,000 Sq Ft.

- | | | | |
|-----------------------------------|--|--------------------------------------|--|
| • Architectural & interior design | Bose International Planning and Architecture, 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 | Dr. V Balakumar | | |

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 | Bose International Planning and Architecture, 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 | | |



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