

Hinduja Realty Ventures Limited

presents



Introduction

- One of India's premier Transnational conglomerates.
- Building businesses and serving society for more than 100 years.
- Entered Europe and the US in 1970s.
- Diversified holdings across 10 industry verticals.
- Operations in over 35 countries employing over 1,00,000 personnel.
- Products and services available in more than 100 countries.
- Multi-billion dollar turnover Group.

Group Companies



Business Verticals

Power

Ashok Leyland Wind Energy Ltd
Hinduja National Power Corporation Ltd



Automotive

Ashok Leyland
Ashok Leyland – Nissan JV
Hinduja Foundries Ltd



Banking and Finance

Hinduja Bank (Switzerland) Ltd
IndusInd Bank

Information Technology

Hinduja Global Solutions Ltd
Hinduja Tech Limited



HINDUJA



Healthcare

Hinduja Healthcare Ltd
Hinduja Hospital

Chemical/Lubes and Gas

Gulf Oil Corporation Ltd
Gulf Oil Lubricants India Ltd.



Real Estate

Hinduja Realty Ventures Limited



Media

IndusInd Media & Communications Ltd
Impeccable Imagination

Hinduja Realty Ventures Limited (HRVL)

Introduction to HRVL

- HRVL is the flagship real estate company of the Hinduja Group.
- Group company holds land parcels across key cities.
- Aggregate group's real estate assets under HRVL.
- Joint Development with group companies.
- To unlock value of these assets through Integrated Development.
- Design and develop these assets to Maximize Returns
- Plans to develop mixed use Commercial Office including SEZ, Integrated Residential Townships & Residential Complexes etc.
- Development rights for approximately 30 million sq. ft.

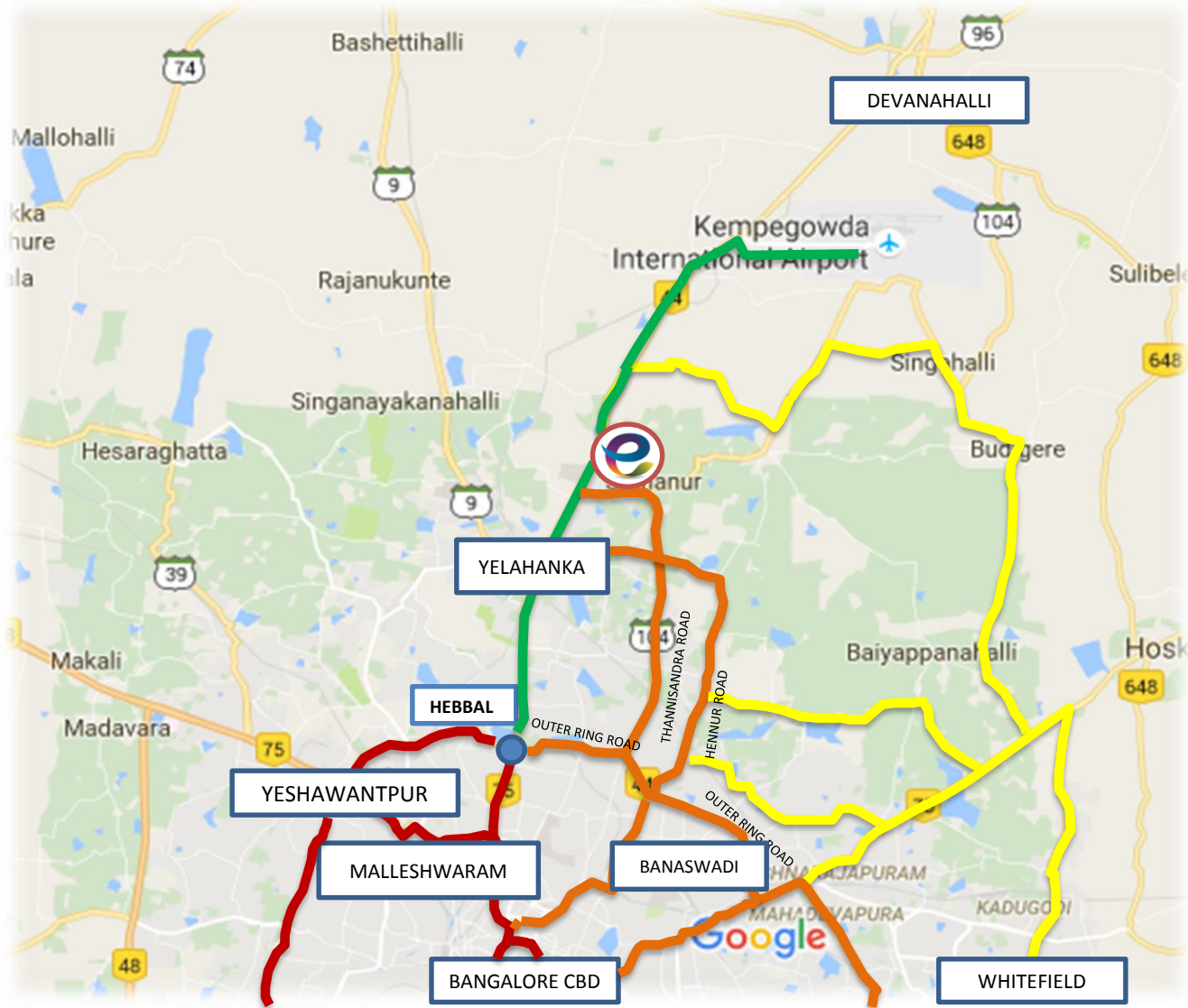


ecopolis Introduction

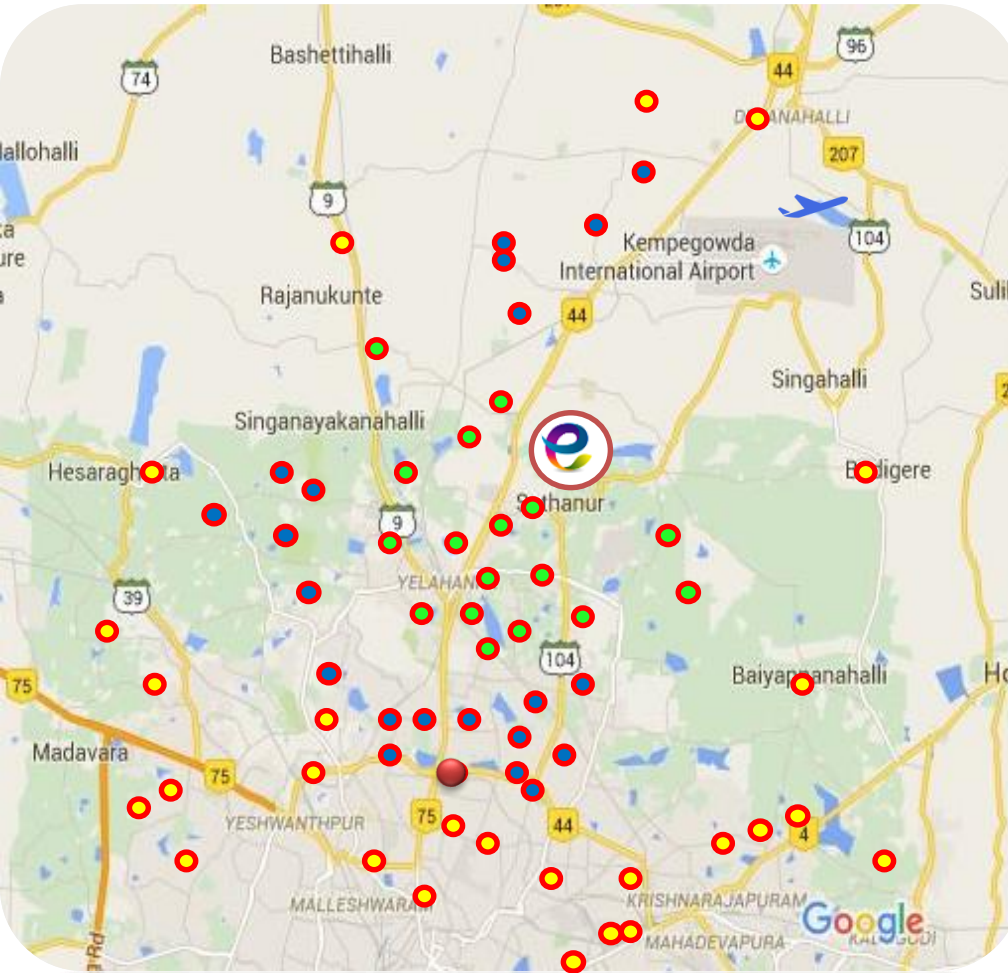
- ecopolis is HRVL's flagship project.
- Joint development with group company GOCL Corporation Limited.
- GOCL Corporation Limited are the land owners & notified SEZ Developers.
- HRVL are the notified co-developers who will Conceptualize, Construct, Market & Manage the project.
- Located on International Airport Road, Bangalore
- **ecopolis** is a Commercial Mixed Use project comprising of SEZ, Commercial Offices, support Retail, Hotel and Service Apartments.



Connectivity Map to ecopolis



Residential Clusters



Cluster 1: 3- 5 kms (Travel time 10 to 15 mins) ●

Jakkur, Yelahanka, Baglur, Kogilu Cross, Saharkarnagar. Thannisandra, Yelahanka New Town

Cluster 2: 5-10 kms (20 to 30 mins) ●

Vidyaranyapura, Jalahalli, Hebbal, RT Nagar, Kammanhalli, HBR Layout Kalayanagar, IVC Road, Hennur Road, BDS Layout

Cluster 3: 15-20 kms (30 to 45 mins) ●

Devanhalli, Yeshwantpur, Malleshwaram, Vyalikaval, Jalahalli , Tumkur Road, Kasturinagar, Banaswadi, KR Puram, OMBR Layout, Kumarakrupa Park, Vasant Nagar, Sadashiv Nagar, BEL Road, Palace Orchards, RMV Extension, Sanjaynagar, Rajajinagar, Whitefield, Bidigere, Mahalakshmi Layout, West of Chord Road

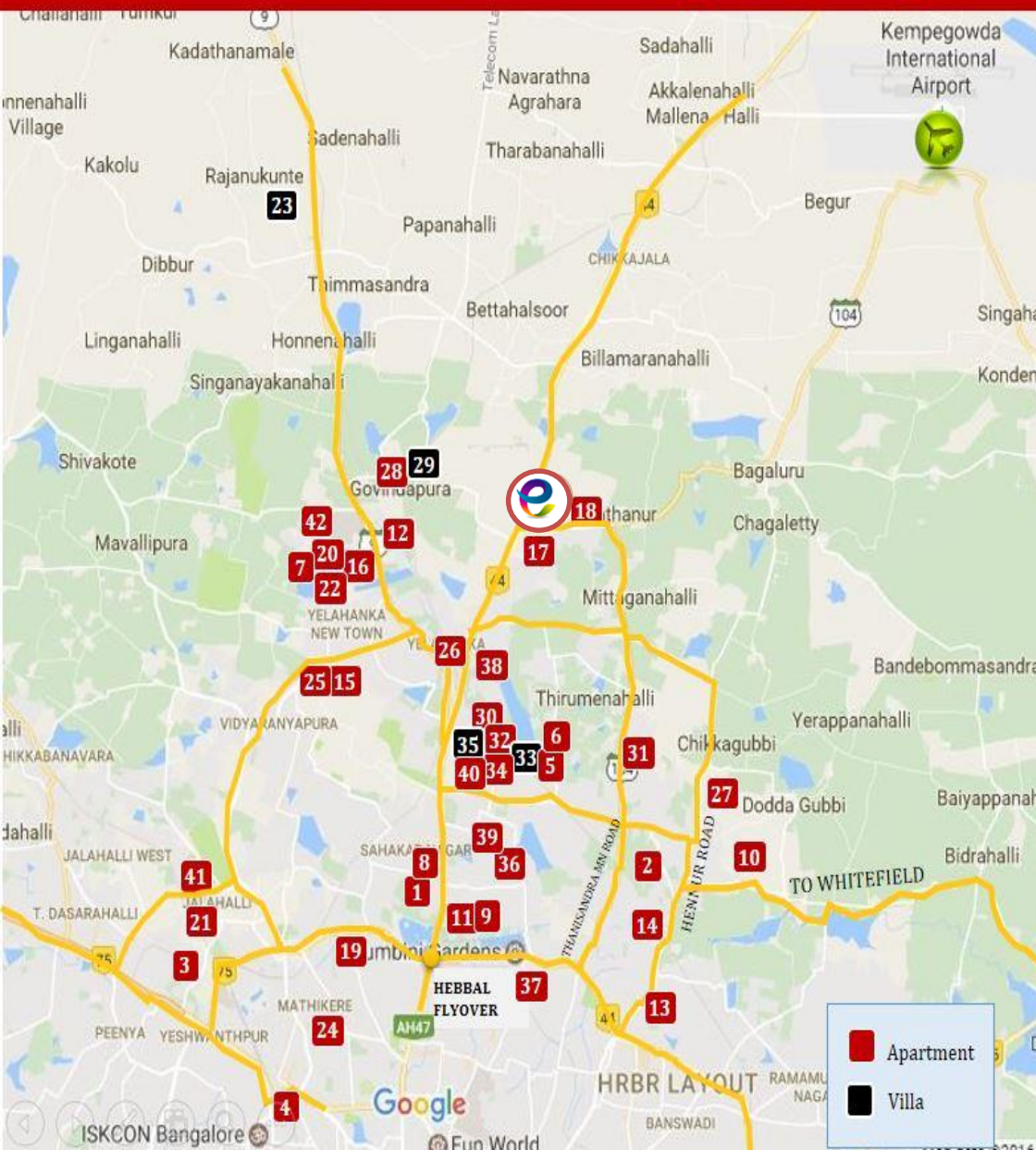
Key Distances :
 New International Airport: 15 Kms (20-25mins)
 MG Road: 18 Kms (30-40mins)
 Hebbal Flyover : 10 Kms (10-15mins)

Colombia Asia Hospital: 9 kms (10-15mins)
 Bangalore Railway Station: 19 Kms (30-40mins)

5 lane connectivity

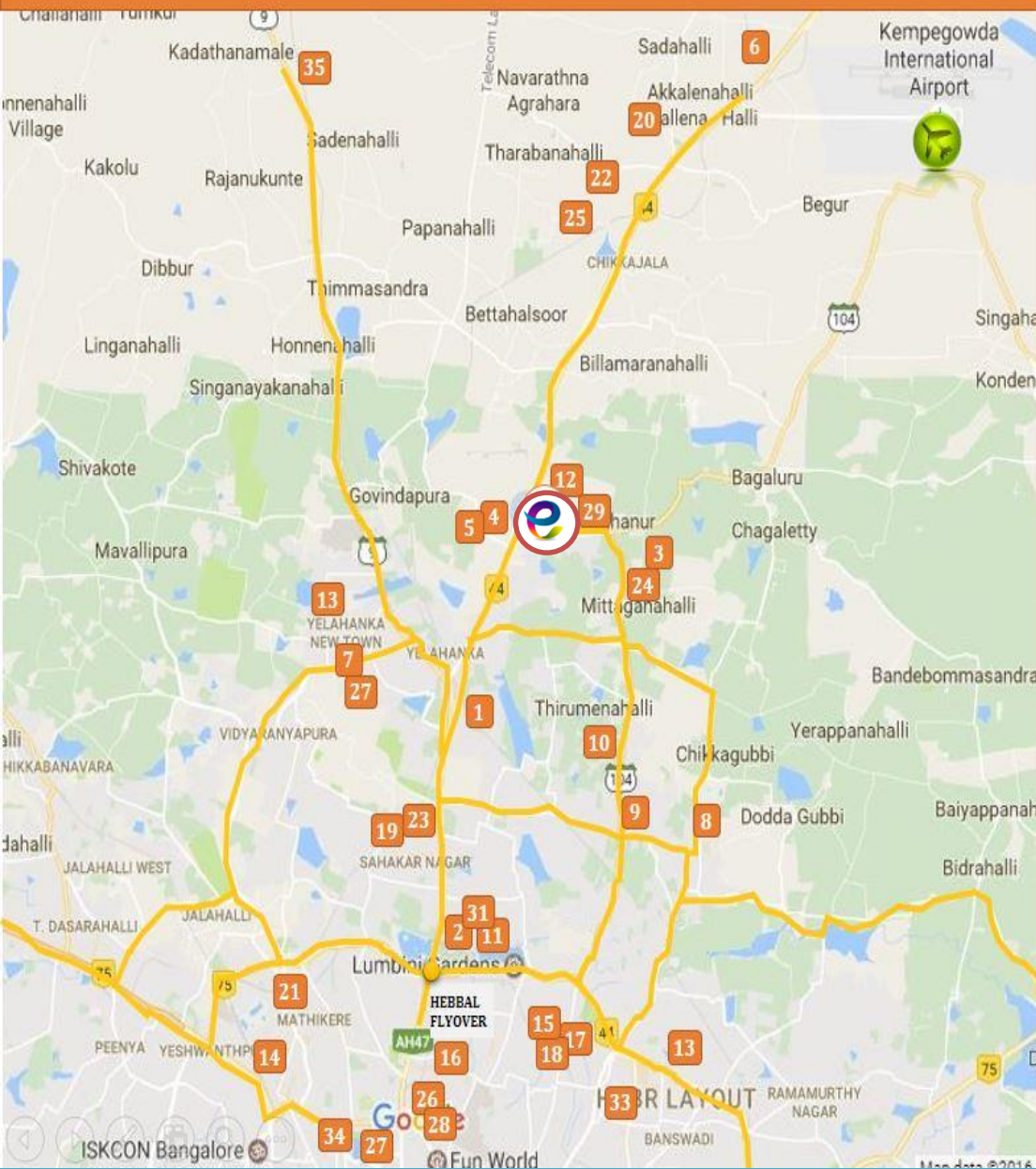


RESIDENTIAL – GRADE A DEVELOPMENT [OPERATIONAL]



- | | | | |
|----|-----------------------------|----|------------------------|
| 1 | Bearys Lakeside Habitat | 22 | Prestige Monte Carlo |
| 2 | Brigade Altamont | 23 | Prestige Oasis |
| 3 | Brigade Courtyard | 24 | Purva Atria |
| 4 | Brigade Gateway | 25 | Purva Venezia |
| 5 | Century Linea | 26 | RMZ Galleria |
| 6 | Century Celeste | 27 | Salarpuria Gold Summit |
| 7 | Century Commanders Vista | 28 | Sobha Althea |
| 8 | Century Corbel | 29 | Sobha Alzea |
| 9 | Century Marvel | 30 | Sobha Amber |
| 10 | Ferns Meadows | 31 | Sobha City |
| 11 | Godrej Woodsmen Estate | 32 | Sobha Coral |
| 12 | Heritage Estates | 33 | Sobha Emerald |
| 13 | Mantri Aura | 34 | Sobha Jade |
| 14 | Mantri Splendour | 35 | Sobha Malachite |
| 15 | NCC Aster Park | 36 | Sobha Moonstone |
| 16 | NCC Meadows | 37 | Sobha Petunia |
| 17 | Nitesh Central Park | 38 | Sobha Sapphire |
| 18 | Nitesh Columbus | 39 | Sobha Windfall |
| 19 | Pebble Bay | 40 | Sobha Zircon |
| 20 | Prestige Garden Bay | 41 | Tata Aquila Heights |
| 21 | Prestige Kensington Gardens | 42 | ZED Collective |

EDUCATION



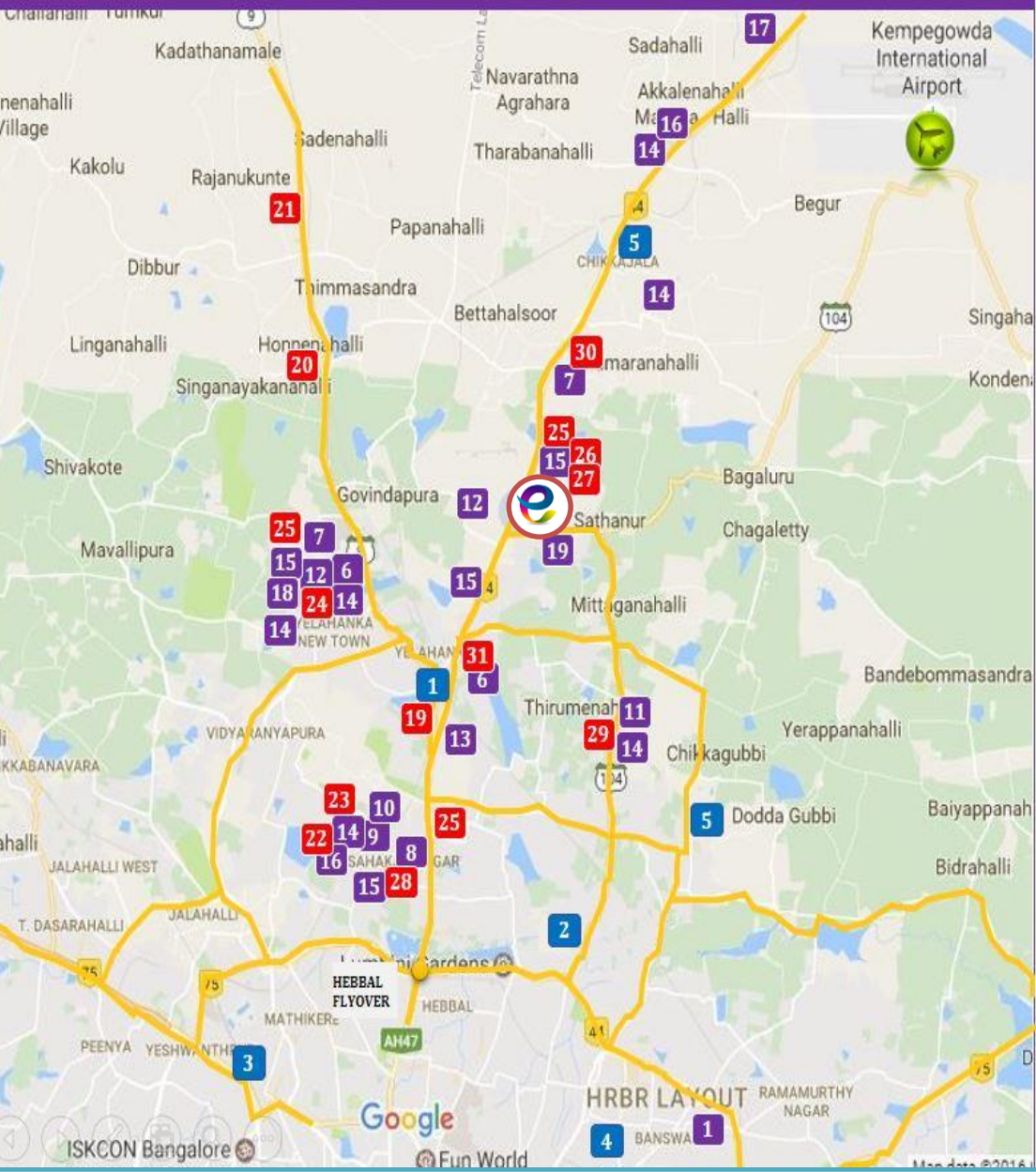
SCHOOLS

- 1 Vidya Shilp Academy
- 2 Vidya Niketan School
- 3 Delhi Public School
- 4 Ryan International School
- 5 Canadian International
- 6 National Public School
- 7 Aditi Mallya School
- 8 Legacy School
- 9 Rashtrottana Vidya Kendra
- 10 Greenfield Public School
- 11 Presidency School
- 12 Kendriya Vidyalaya
- 13 Royale Concorde School
- 14 Brigade School
- 15 Florence Public School
- 16 R.T. Nagar Public School
- 17 St. Charles School
- 18 St. Clarence School
- 19 Trio World Academy
- 20 Stonehill International

COLLEGES

- 21 M. S. Ramiah Educational Institute
- 22 NITTE Meenakshi Institute
- 23 University of Agricultural Sciences
- 24 Reva Institute of Technology
- 25 BMSIT
- 26 Mount Carmel College
- 27 Sheshadripuram College
- 28 St. Anne's College
- 29 Brindavan College of Eng.
- 30 Visvesvaraya Institute of Technology
- 31 Presidency College
- 32 Karnataka Composite PU College
- 33 CMR National PU College
- 34 M.E.S. PU College
- 35 Vogue Institute of Fashion Technology

RETAIL AND SHOPPING DISTRICTS



SHOPPING MALL

- 1 RMZ Galleria Mall
- 2 Regalia Mall
- 3 Orion Mall, Rajajinagar
- 4 Orion East Mall, Banaswadi
- 5 Decathlon
- 6 Udipi Grand
- 7 Anand Adya Bhavan
- 8 Swati Gardenia
- 9 Vasudev Adigas
- 10 New Shanti Sagar
- 11 Sultans
- 12 Vandana Gardenia
- 13 Just Trufs
- 14 Dominoes
- 15 Café Coffee Day
- 16 Mc Donalds
- 17 Indian Paratha Company
- 18 Pizza Hut
- 19 Kanti Sweets

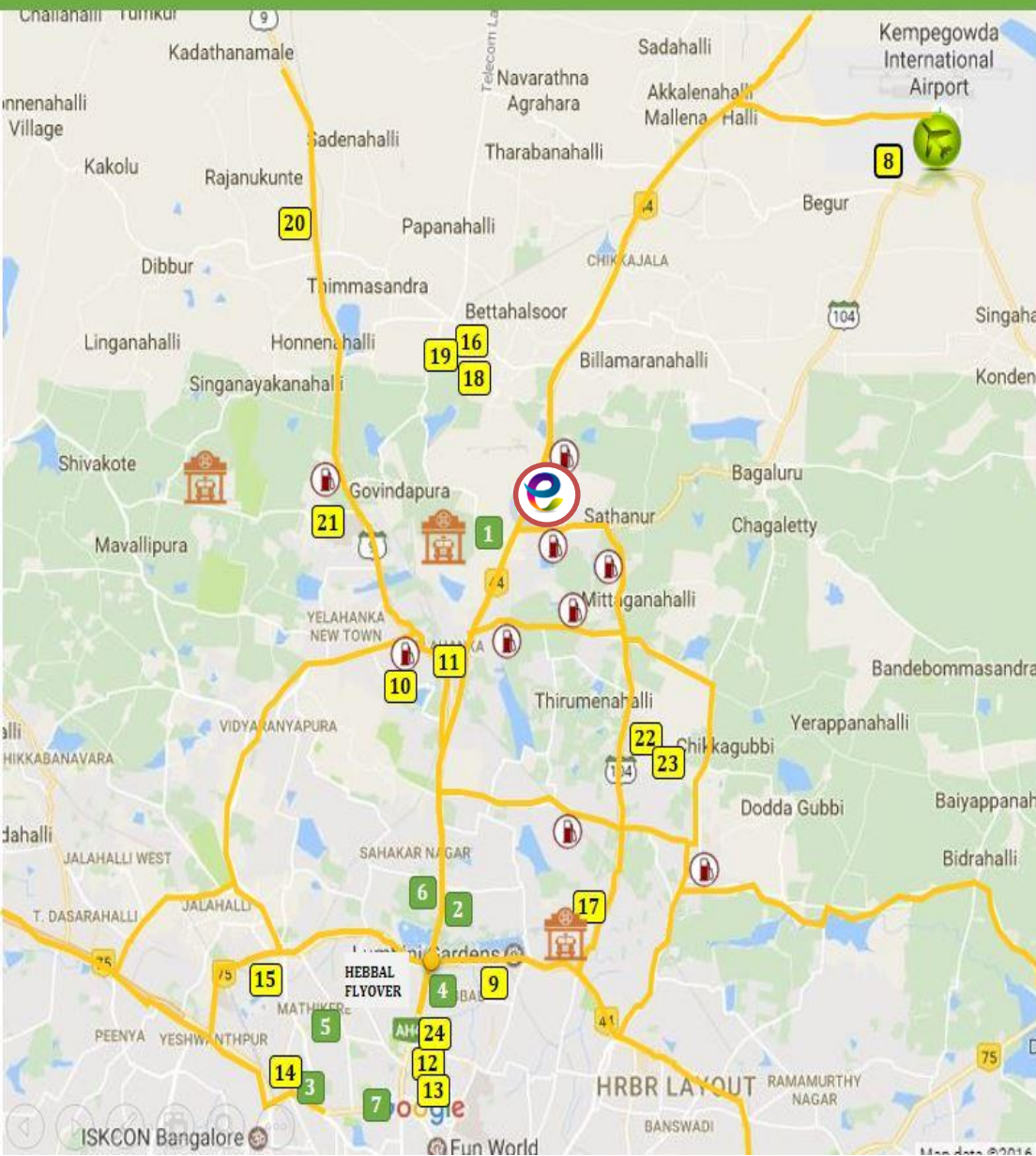
FINE DINE RESTAURANTS

- 19 9th Mile Dhabba & Verve @
- Royal Orchid Resort
- 20 Dhaba @ California
- Ramashree Resort
- 21 Tangerine @ Angsana
- 22 Haveli's @ Chairman's Resort
- 23 Chung Wah
- 24 Beijing Bites
- 25 Bhagini
- 26 Kudla
- 27 Parika
- 28 The Druid Garden
- 29 Lock Stock and Barrel
- 30 Biryani Mall
- 31 Vandana Delux

QUICK SERVICE RESTAURANTS

- 6 Udipi Grand
- 7 Anand Adya Bhavan
- 8 Swati Gardenia
- 9 Vasudev Adigas
- 10 New Shanti Sagar
- 11 Sultans
- 12 Vandana Gardenia
- 13 Just Trufs
- 14 Dominoes
- 15 Café Coffee Day
- 16 Mc Donalds
- 17 Indian Paratha Company
- 18 Pizza Hut
- 19 Kanti Sweets

SOCIAL INFRASTRUCTURE



HOSPITALS

- | | |
|------------------------------|--------------------------------|
| 1 Cytocare Cancer Hospital | 20 Angsana |
| 2 Columbia Asia, Hebbal | 21 Ramanashree California |
| 3 Columbia Asia, Yeshwantpur | 22 Leela Residences (Proposed) |
| 4 Baptist Hospital | 23 Leela Hotels (Proposed) |
| 5 M. S. Ramiah Hospital | 24 Four Season (Proposed) |
| 6 Astra CMI Hospital | |
| 7 Fortis Hospital | |

HOSPITALITY

- 8 Taj at Airport
- 9 Courtyard by Marriot
- 10 Royal Orchid Convention
- 11 Somerset
- 12 Le Meridian
- 13 Windsor Manor
- 14 Sheraton
- 15 Movenpick
- 16 Goldfinch
- 17 Howard Johnson
- 18 Club Cabana
- 19 Clarks Inn





ecopolis

Introduction

- ecopolis is HRVL's foray into real estate market.
- Located on International Airport Road, Bangalore.
- Joint development with group company GOCL Corporation Limited
- GOCL Corporation Limited are the land owners & notified SEZ Developers and HRVL are the co-developers.
- **ecopolis** is a Commercial Mixed Use project comprising of SEZ, Commercial Offices, support Retail, Hotel and Service Apartments.

Project Details

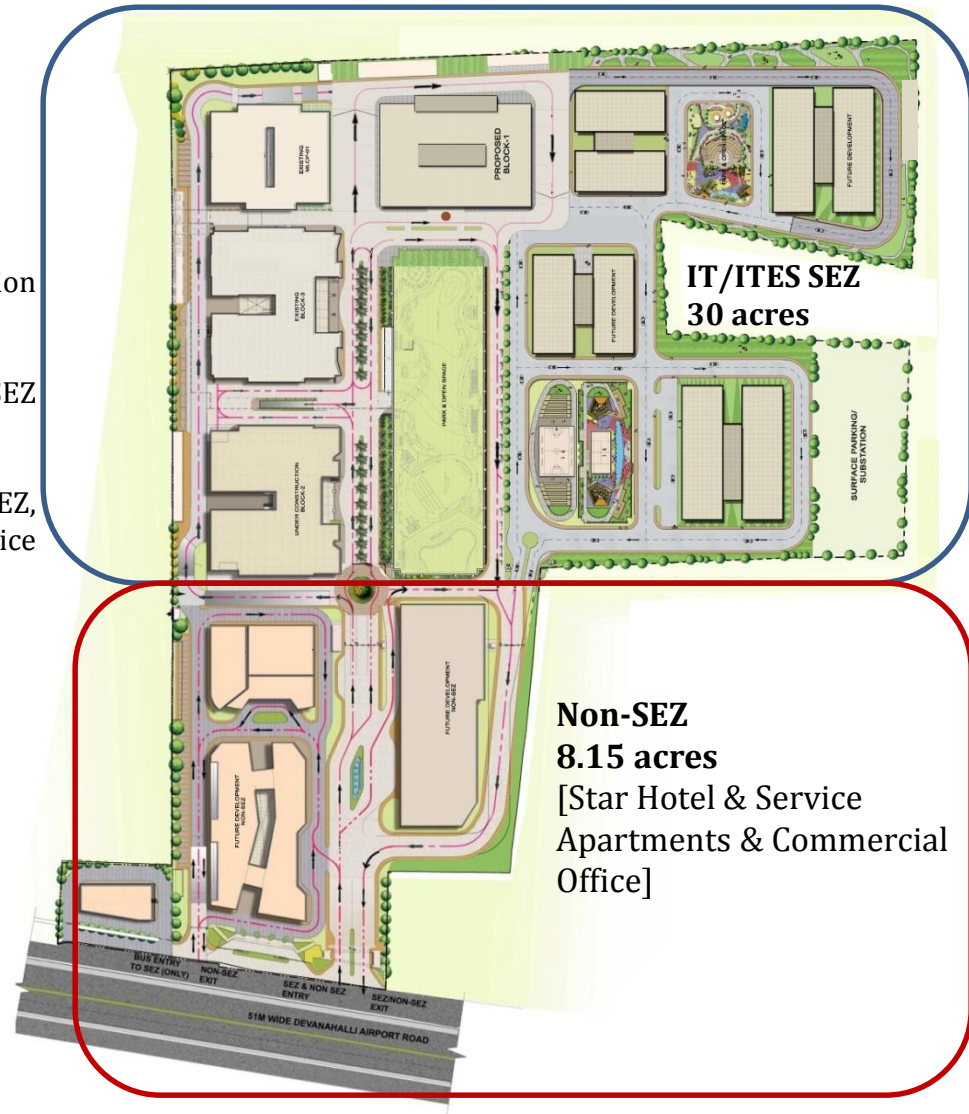
Total Land Area: 38.15 acres

Total Constructed Area: 7.7 million sft (approx.)

Development potential: about 5.4 million sft (approx.)

IT/ITES SEZ spread across 30 acres of land with a build potential of about 4 million sft (approx.)

Non-SEZ spread across 8.15 acres of land with a build potential of about 1.4 million sft (approx.).



Introduction

Total Built up area: 7.64 lac sft

Levels: 3B+G+10 floors

Floor Plates: large and flexible floor plate of over 70,000 sft.

Multi-Level Car Parking

Certified LEED GOLD rated building

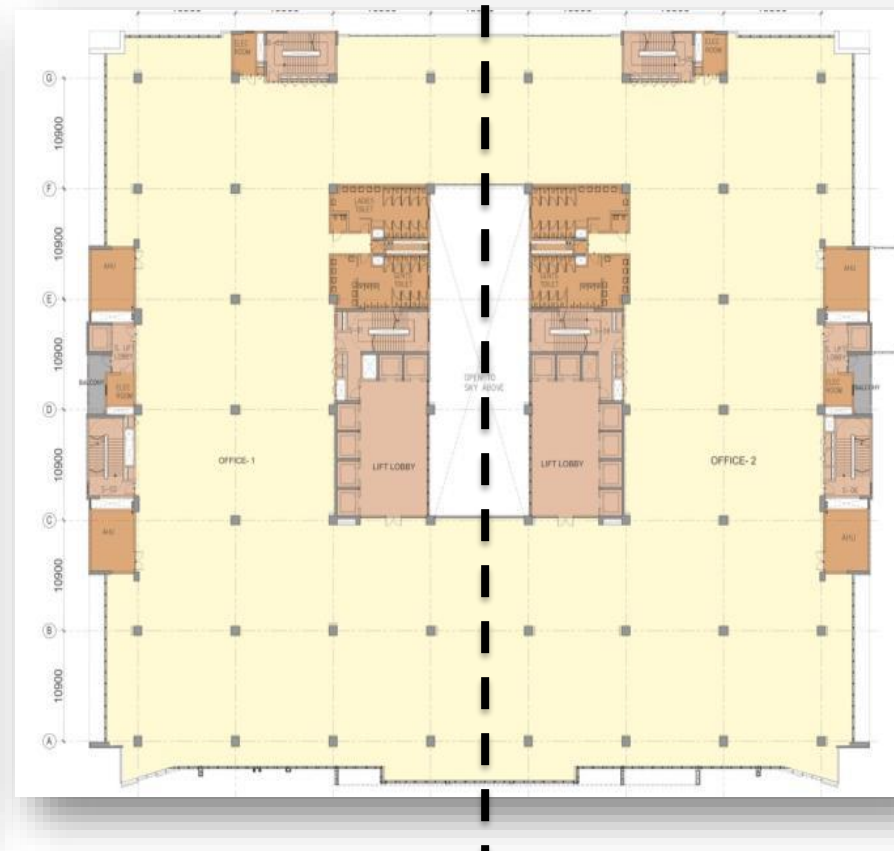
Ready to occupy with Occupancy Certificate.



Block 3: Floor Plan



Ground Floor Plan



Typical Floor Plan

Flexible floor plate for vertical or horizontal absorption

Block 3: Ready for fitouts

Photograph: Front Elevation



Block 3: Ready for fitouts

Photograph: Main Lobby



Multi-level Carparking

Photograph: Multi-level carparking



** Connecting Bridge between Block 3A & 3B & Multi-level Car Park Building*

Block 3: Specifications

OVERVIEW

- Double glazed structural glazing reduces heat gain, provides daylight with reduced glare and removes harmful thermal radiation.
- Also provides a superior acoustic environment by cutting noise transmission
- A green environment, designed to LEED Gold standards (pre-certified Gold), with 70% open space
- Abundant car park with 3 basements & Multi-level car park space for vehicles with convenient podium level access.
- 100% covered car parking with secured access
- Independent premises with exclusive, secured lobby access
- Convenient Bus/car bay for pick-up & drop-off of employees

ELECTRIC POWER & BACK-UP

- Uninterrupted 100% electric power & power back-up (Perkins DG)
- Power supply from BESCO, 11KV HT Supply.
- Provision of 6 nos. 2000 KVA DG sets (5 nos.+ 1no. Standby)
- Proposed 66KV sub-station planned within the campus

VERTICAL TRANSPORTATION

- Efficient elevator design for minimal waiting time
- Two cores of lift banks - 12 nos. passenger elevator's (20 passenger's capacity, 6 nos. elevator's in each core)
- 2 nos. service elevator's (1350kg capacity, 1no. In each core)
- Mitsubishi Elevators

HVAC Systems

- Hybrid HVAC System - 2/3rd water cooled & 1/3rd Air cooled. Total load for the entire building is about 1600 TR . (550TR x2 and 250TR x 2)
- Carrier Chillers

SECURITY SYSTEMS

- CCTV cameras installed throughout common areas
- Card access system for lobby turnstiles
- Uniformed security guards on-site 24/7
- Intelligent fire alarm system with central fire command center

Block 3: Team

Advisory Type	Name of the Consultant / Contractor
Architects including MEP services	RSP Architects, Planners & Engineers
Civil & Structural Works (Contractor)	JMC Projects
Project Management Consultants	CBRE
Structural Consultants	Sterling Engineering & Consultancy Services
Peer Review - Structural Consultants	Civil-Aid Techno clinic
Quantity Surveyors	Currie & Brown
Traffic & Transportation Consultants	AECOM India
Sustainability & Green Building Consultants	LEAD Consultancy & Engineering Services

Block 2

INTRODUCTION

Total Built up area: 7.34 lac sft

Levels: 3B+G+10 floors

Floor Plates: large and flexible floor plate of over 70,000 sft.

MLCP - Ample Parking space

Proposed LEED GOLD rated building

Status: Under Construction.



BLOCK 2: GROUND FLOOR PLAN

Flexible floor plates for vertical or horizontal absorption

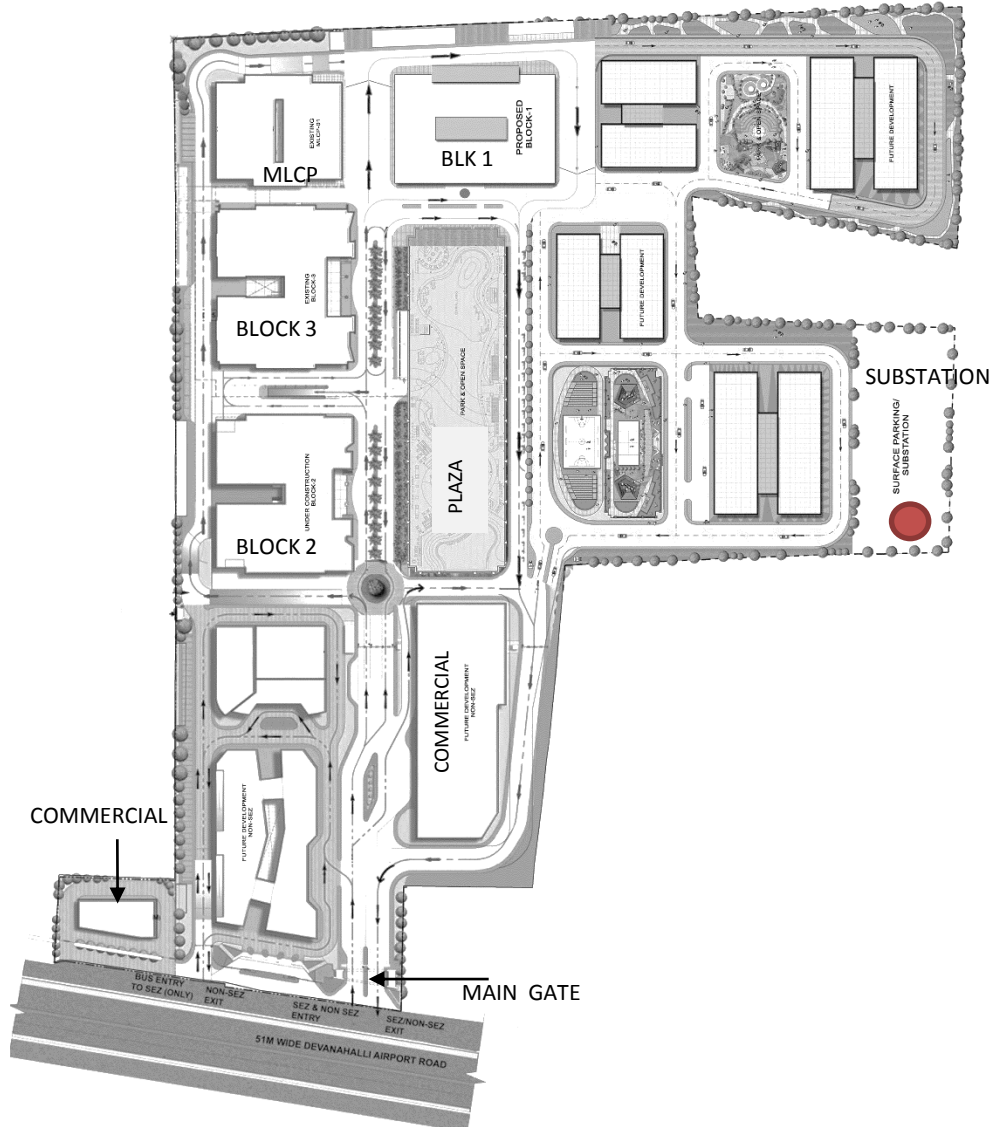


BLOCK 2: TYPICAL FLOOR PLAN

Block 2: Team

Advisory Type	Name of the Consultant / Contractor
Architects including MEP services	RSP Architects, Planners & Engineers
Civil & Structural Works (Contractor)	JMC Projects
Project Management Consultants	JLL
Structural Consultants	Sterling Engineering & Consultancy Services
Peer Review - Structural Consultants	Civil-Aid Techno clinic
Quantity Surveyors	Currie & Brown
Traffic & Transportation Consultants	AECOM India
Sustainability & Green Building Consultants	LEAD Consultancy & Engineering Services

ecopolis: Infrastructure



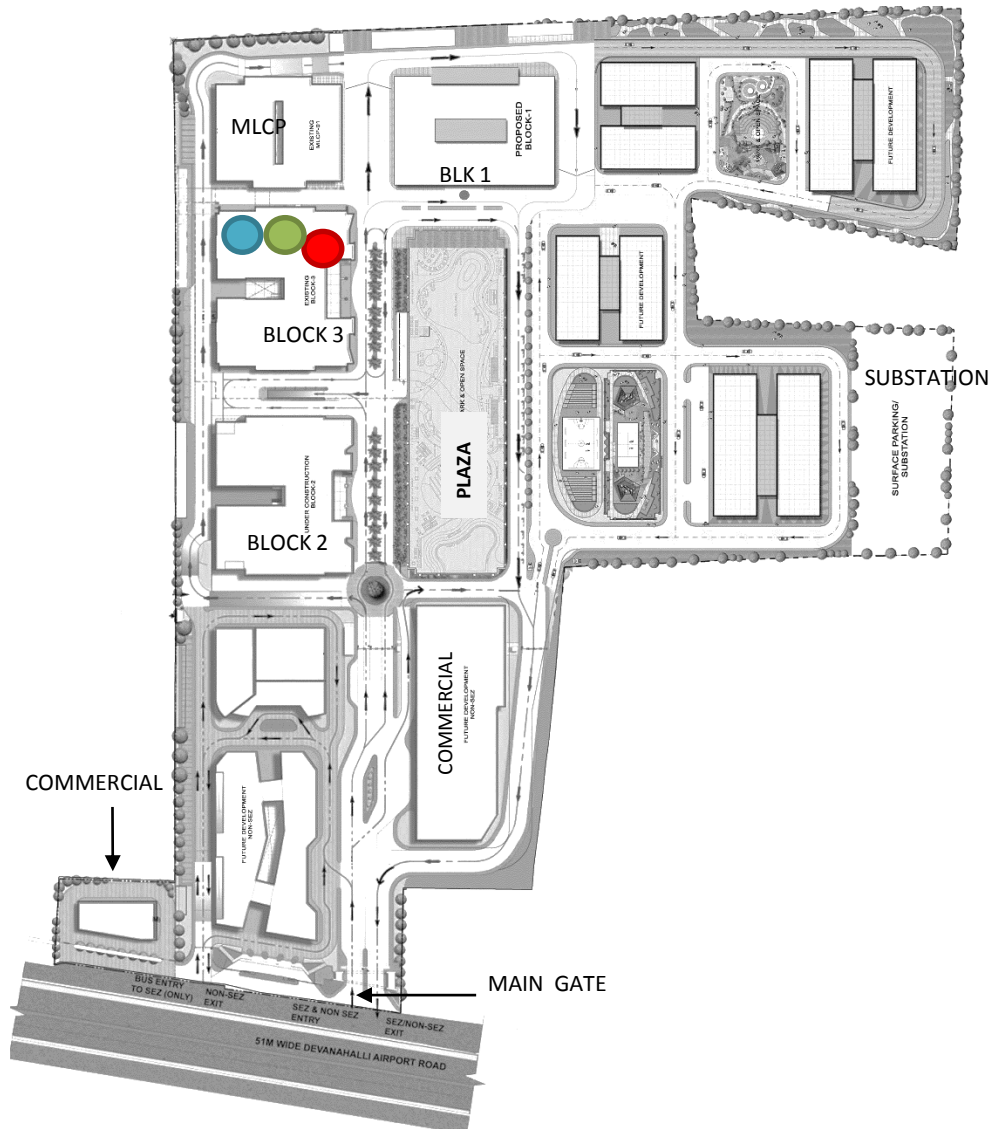
● Proposed Sub-Station



Star Hotel



Block 3: Infrastructure



● AHU (provided on respective floors)



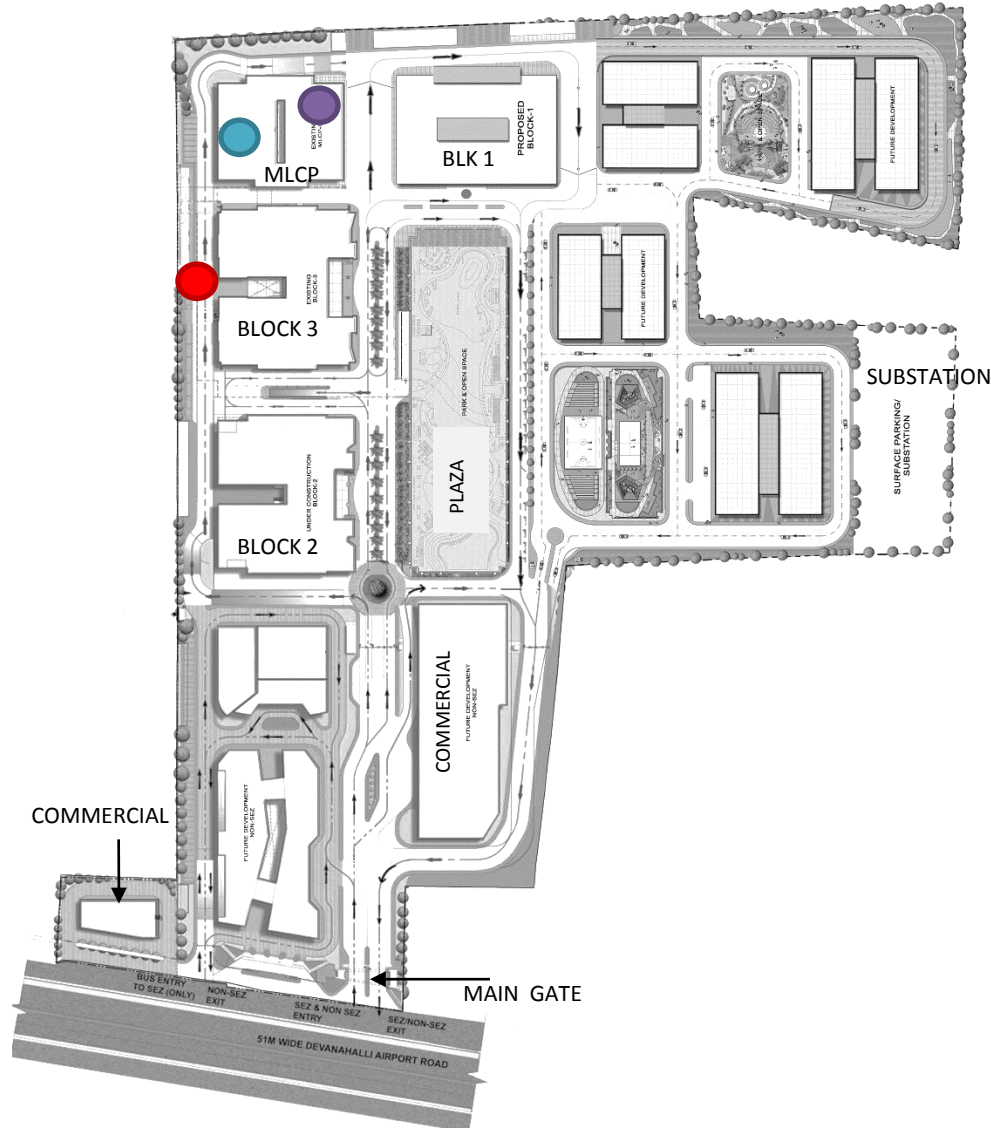
● Pump Room (in Basement 1)



● Sewage Treatment Plant



Block 3: Infrastructure



● Transformer Yard



● Chillers (placed on the Terrace)



● DG (placed in the basement)



Proposed Amenities

Proposed Amenities in Block 3

- Food Services
- ATM
- Medical Assistance



Proposed Amenities in Campus

- Business center
- Hotel
- Service Apartments





ecopolis

Thank you