# PRIMECO UNION CITY @ WHITEFIELD

fidelitus

EMPOWERING REAL ESTATE SOLUTIONS

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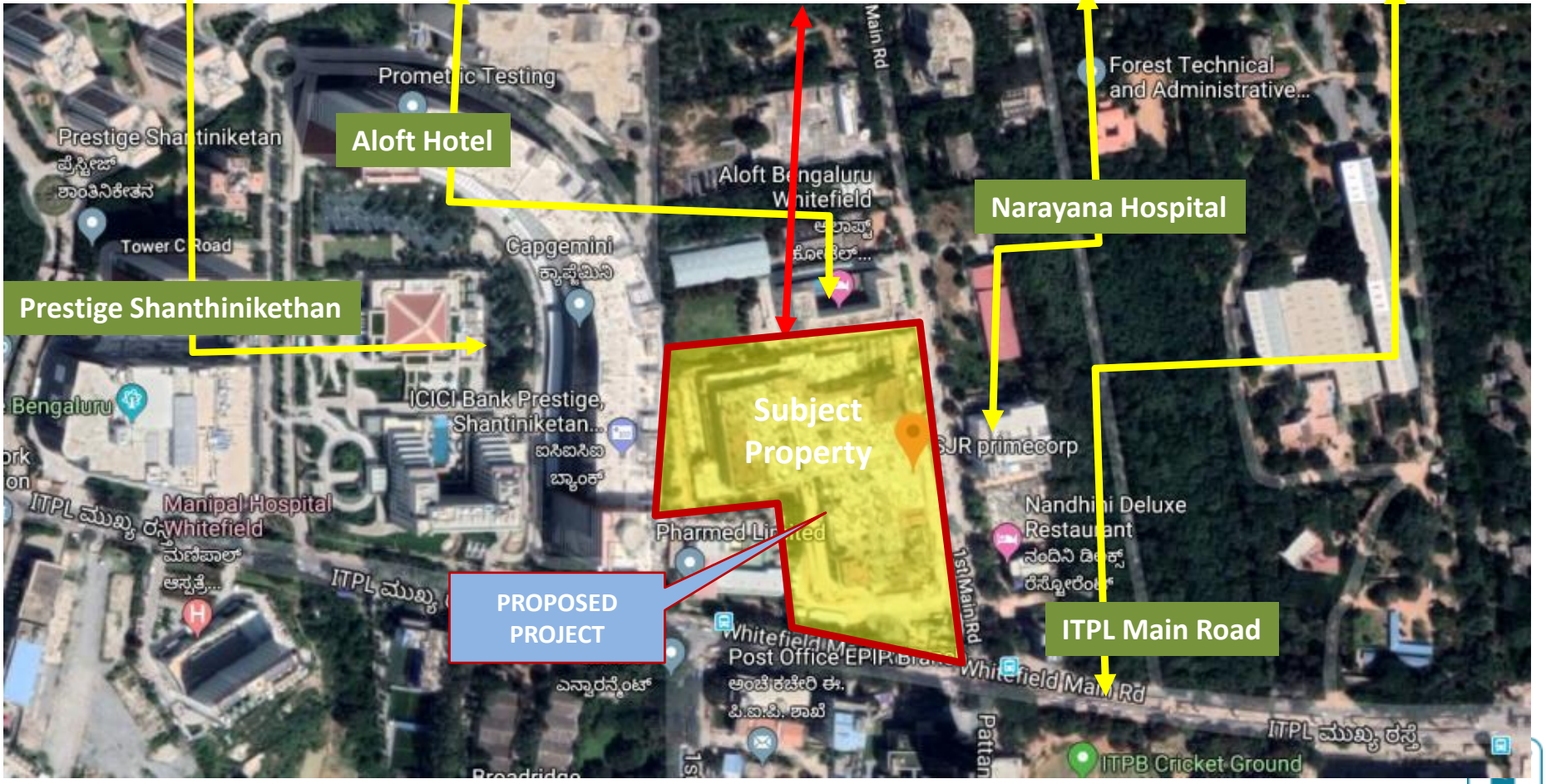
- Strategically located at ITPL main road, with easy accessibility from Outer Ring Road and Brookfield.
- Multiple Entry / Exit points facilitating ease of movement.
- Metro Stations (Under Construction) within walking distance.
- Established social infrastructure in the vicinity –Schools, Educational Institutes, Hospitals, Malls, Hotels
- Leasing options from 84,000 sq.ft. to 1.65 ml. sq.ft.
- Mixed use development of office space with 5 star Hotel
- 8.1 Acres of brilliantly landscaped as per NBC standards

# LOCATION SURROUNDING MAP



# KEY ADVANTAGES

## FEATURES

### Connectivity
Connected to all Residential Hubs

### Metro Connectivity
- 1.0 km from Phase 1 metro station
- Pick up and drop services provided to metro station

### Socio-Civic Amenities
Close proximity to Hospitals, Schools, Hotels, Malls etc

### Dedicated Transportation service
Dedicated transport service connecting all parts of the city

### Dedicated Amenities
Multi-cuisine Food Court •
ATMs, Banks •
Sports Amenities •
Day Care Centre •

### Dedicated Power Supply
Exclusive 66/11V substation connected through multiple feeders reduces dependency on backup power

# BRIEF ABOUT THE PROJECT

This commercial project is a mixed use development by Primeco Realty, situated in the heart of Whitefield spreading over 8.1 acres of land built as per NBC standards.

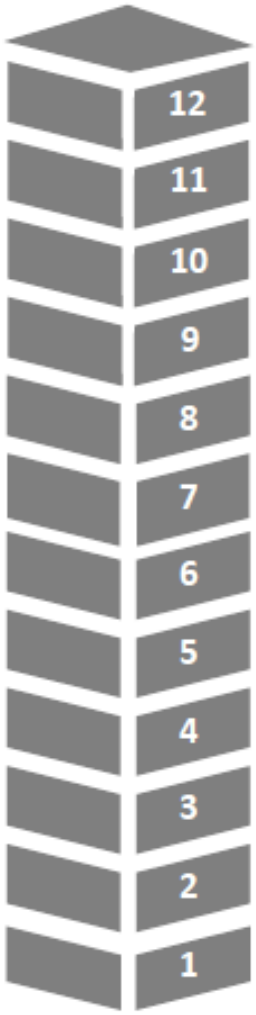
- Block B : 1.65 million Sq.Ft of Prime Grade A Office space with immense support Amenities

- NBC Standards ensure the safety and security of the tenants working out of here.
- Scalability and Design flexibility with office space ranging from 15,000 Sft to 1 million Sq.Ft
- Block A : 3.5 Lakh Sq.Ft Uninterrupted large floor plates with multiple service cores- Maximum advantage of Space optimization
- Elevators : 16 Passenger 4 Service Lifts (capacity -20 each)
- Escalators: 4 from ground floor to Podium level

- Hotel having 100 plus Keys providing perfect place for Entertainment and Host events.
- NBC Standards ensure the safety and security of the tenants working out of here.

Power Back Up | Lift | Security | Park | Service/Goods Lift | Maintenance Staff

## Tower 1

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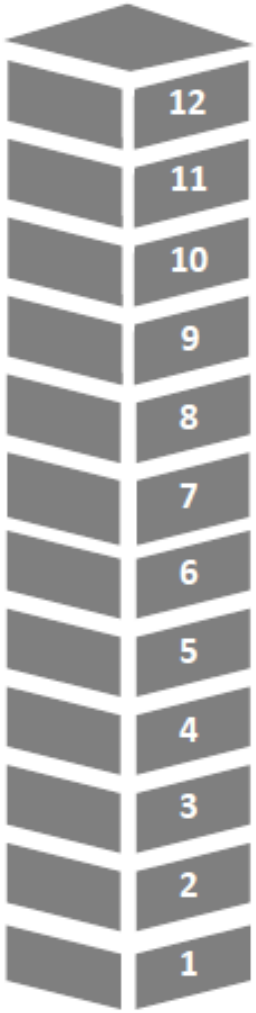
## Tower 2

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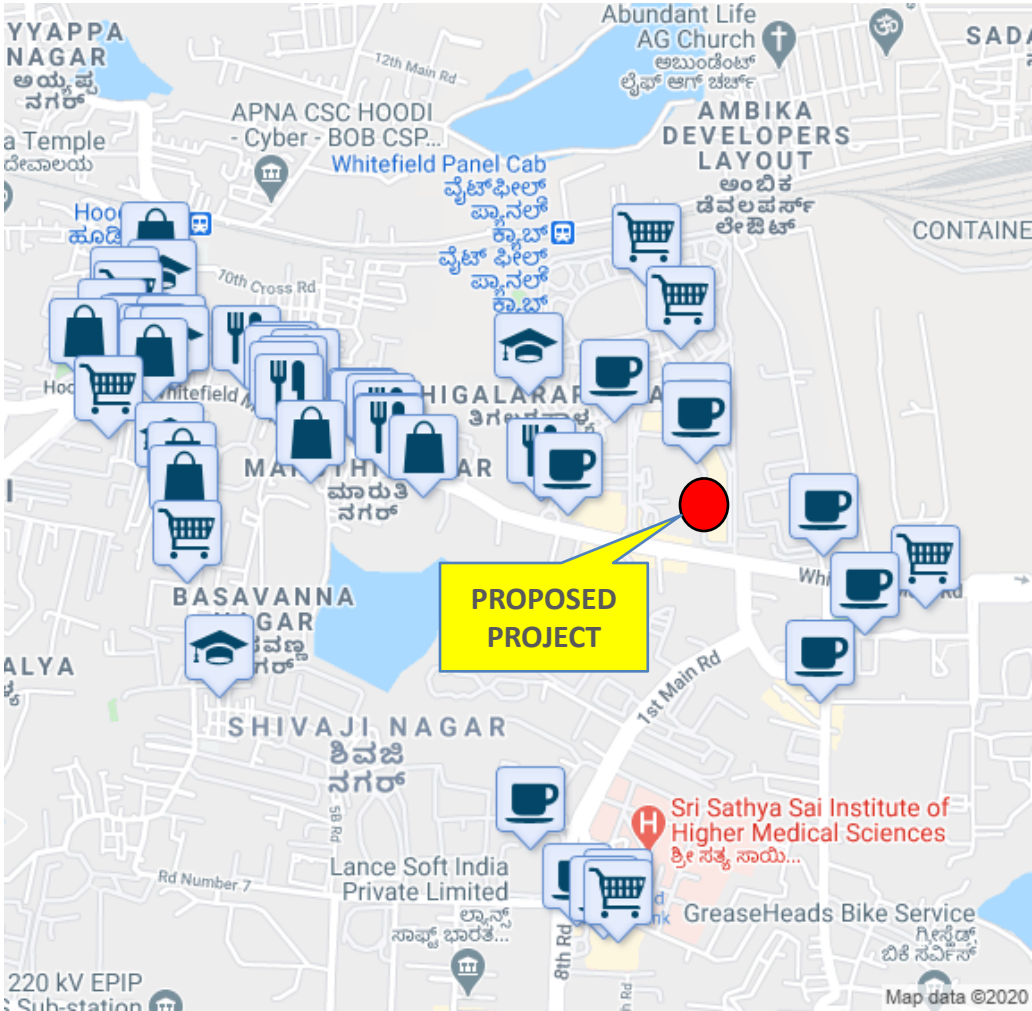
# ACCESSIBILITY

**Strategically Located On Whitefield Main Road, With 3 flexible Entry & Exit Points**

Whitefield is a major hub for the Indian technology industry . Whitefield has one of the first EXPORT Promotion industrial park in India.. The location has seen a boom in the growth of Tech Park , residential construction, Hospitals, Shopping malls & Educational Institutes in the last few years

## Distances from Key Nodes:

- Narayana Multispecialty Hospital – next to the property
- Ascendas Park Square Mall – 400 meter | 1 min
- KR Puram, Outer Ring Road - 6 km | 20 min
- CBD: 14 kms, average travel time of 40 mins
- Railway station : 4.5 kms, average travel time of 15 min
- Hoodi Junction : 2 kms, average travel time of 5 mins
- International Airport : 39 kms, average travel time of 1 hours



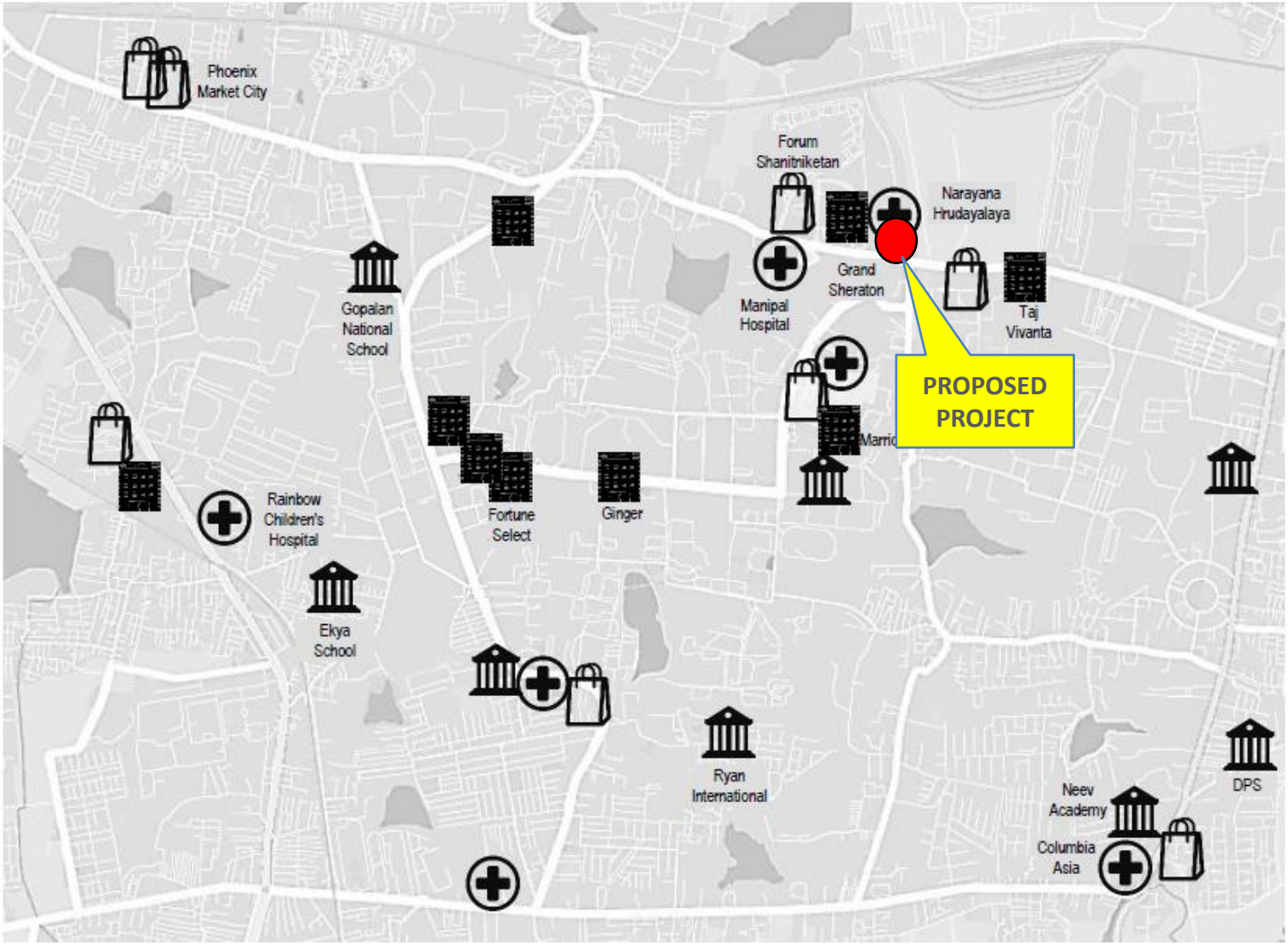
# SOCIAL INFRASTRUCTURE

20 + Hotels within 5 kms

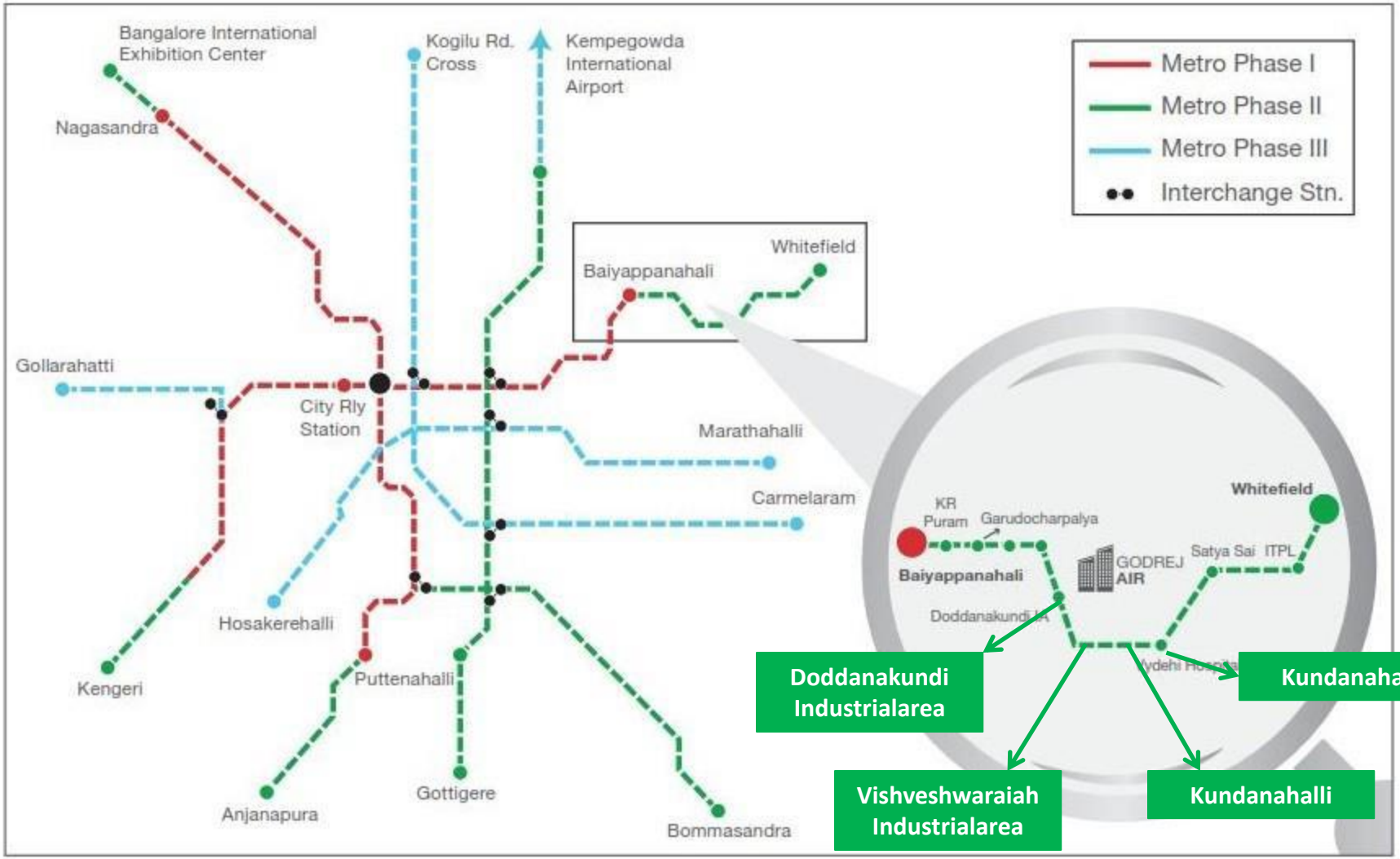
10 + Educational Institutes within 5 kms

5 + Malls within 5 kms

10 + Hospitals within 5 kms



# METRO CONNECTIVITY – OPPOSITE TO TECH PAK



# RESIDENTIAL INFRASTRUCTURE

**Primeco Union City** is surrounded with some landmark residential projects catering from Budget Housing to High end Luxury properties.

Few of the prominent residential development include –Prestige Shantiniketan, Prestige White Meadows, Zonasha Paradiso, Brigade Lakefront, Republic of Whitefield, Assets Marq, etc

| Type of housing | Rent | Sale Price |
|---|---|---|
| Hostel | 9 to 12K | - |
| Apartments | 20K to 35K | 60 to 90 Lakhs |
| Villas | 50K to 70K | 1.5Cr to 2Cr |

# SALIENT FEATURES

- Ease of movement -Multiple entry and exit points, with well planned traffic management
- Sprawling structure with exquisite architecture
- Vast, magnificent landscaped space to connect and relax
- Scalability & design flexibility with office space options ranging from 84,000 to 1.65 Million sq. ft.
- Numerous amenities such as food court, multi cuisine kiosks, café, sports club, Gym ATM etc. planned in the premises

# ADVANTAGES

## Financial

- Reduced Outflow
- Staggered occupancy
- Low administration cost
- Higher efficient floor( helps area consumption)
- Reduced area consumption

## Building

- Grade A Brand new tech park with all Compliance
- Common food court
- 5 start hotel in the campus
- Good car parking ratio
- Centralised building management system
- Compliance benefits

## Operational

- Single building occupancy
- Centralised housekeeping & security
- Low Repair and maintenance costs –Brand New
- Efficient utility services
- Efficient team monitoring

## Catchment

- IT/ITES Hub
- Walk able distance from Metro station
- Good public transportation facility
- Tech park is surrounded by five star hotels
- (Vivanta, Aloft, Sheraton grand , Holiday in)
- Developing residential and retail hub
- Fire station & Hospital is 100 mtrs
- Location is sustainable for future growth

# ADVANTAGES

Strategically located between WHITEFIELD, Bangalore's largest self sustained micro market and OUTERRINGROAD, Bangalore's growth corridor

| | |
|---|---|
| **Floor plate** | Single large efficient floor plate |
| **Age of Building** | Brand new building - under completion stage and OC will available on June 2021 |
| **Outflow** | Cost optimisation in operational outflow |
| **Fit out** | Brand new fit out as per client specifications |
| **Metro station** | Close to upcoming Metro station (walkable distance) |
| **Space optimisation** | Multiple floors and multiple office are going to be Consolidated in 1 floor in Primeco union city hence operational cost will be reduced |
| **Future scalability** | Space available for future expansion in the same campus |
| **Rent commencement date** | From the date of the fully furnished premises handover |
| **Occupation timeline** | Client can occupy the premises on staggered manner and the rent also commencement date will be same |
| **Amenities** | Surrounded by best 5 star Hotels |

**Advantage Whitefield Tenant** → **Upgrade to a location closer to the current growth destination**

**Advantage ORR Tenant** → **Cost and space efficient growth /consolidation location**

# TECHNICAL BENEFITS

| | |
|---|---|
| **Electricity** | Effective use of electricity will help in reducing the operational cost |
| **Actual Power** | 1KVA for every 100 Sq. ft. along with dual source of power |
| **Power Back up** | 100% DG backup |
| **High Side A/C** | (HVAC/AHU) - Chiller |
| **Sprinklers & Fire Hydrants** | First level of fire fighting systems |

# COMPLIANCE BENEFITS

| | |
|---|---|
| **Commercial use clearance** | Available |
| **Occupation Certificate** | Will be obtained |
| **Building plan sanction** | Available |
| **Shops & Commercial Establishments - Clearance** | Not applicable |
| **Clearance from Fire Department** | Will be obtained |
| **Consent for Air - Establishment** | Will be obtained |
| **Consent for Air - Operation** | Will be obtained |
| **Consent for Water - Establishment** | Will be obtained |
| **Consent for Water - Operation** | Will be obtained |
| **Certificate for Elevators(passenger)** | Will be obtained |
| **Certificate for Elevators(Service)** | Will be obtained |
| **CEIG Approval for Electrical Systems (Installation for Rules:63)** | Will be obtained |
| **CEIG Approval for Electrical Systems (Inspection for Rules:46)** | Will be obtained |
| **CEIG Approval for Commissioning & Operation of DG sets** | Will be obtained |
| **Stack monitoring with DG sets.** | Will be obtained |
| **Environmental Act - Disposal of Hazardous waste** | Will be obtained |
| **Environmental clearance from State Environment Authority (built after July 2004 and housing >1000 people)** | Will be obtained |
| **Insurance For Lifts(Passenger)** | Will be obtained |
| **Insurance For Lifts(Service)** | Will be obtained |
| **Building Insurance** | Will be obtained |

# PROJECT VALIDATION

| | |
|---|---|
| **Grade A building** | We are offering PRIMECO UNION CITY Grade “A” Tech park, mixed use development of approx. 1.65 million Sqft, covered car parking space of 1 car per every 750 Sqft with good amenities. |
| **Preferable Location** | Whitefield main road, EPIP Zone and ORR (we are going to offer a tech park in ITPL main Road). |
| **Business Needs & Commercials** | The most feasible option, operational conveyance, quality building, realistic commercial, adequate car parking slots and bench mark prices in the current market situation, attractive location |
| **Accessibility** | Very Good, <50 meter for public transportation from proposed property |
| **Power back up** | 100% power back up – Available |
| **Timelines** | Ready for fit out, OC by April 2021 |
| **Social Infrastructure** | < 100meter (tech parks, banks, hospitals, institutions, schools & residential area) – Available |
| **Branding / Signage** | Good Signage facing the main road. |
| **Employee Satisfaction & Retention** | Close vicinity to all social infrastructure, Good accessibility, Public Transportation, Secured area 24/7, Good Ambience and Environment, Good access to ORR and Central |
| **Ownership of the property** | Company Ownership |
| **Timeline of handover** | Q1, 2021 |

# PRIMECO UNION CITY – COMMERCIALS

| PROJECT NAME | PRIMECO UNION CITY |
|---|---|
| Location/ landmark | ITPL Main Road, Whitefield |
| Land area | 8.1 Acre |
| Total Built-up Area | 1.65 million SFT (approx.) |
| No. of Floors | 2 Basement + G + 12 Office Floors |
| Per Floor Area | Tower 1 –37,574 SFT<br>Tower 2 -84,359 SFT |
| Power & Backup | 1KVA for every 100 Sqft & 100% Backup |
| Car Specifications | 1 car per every 1000 Sqft |
| **COMMERCIALS** | |
| **Area Offered** | **1.65 million** |
| **Floor Offered** | **2 Basement + G + 12 Office Floors** |
| Car Parking Charges | Rs.3,000/- per slot per month |
| Maintenance Charges | Rs.10/- per Sqft per month |
| Security deposit | 12 months |
| Lock in period | 5 years |
| Lease term | 5+5 years |
| Possession of the Building | Ready for Fit out |
| **Interior details – Developer is ready for fit out as per client specifications** | |

# SITE PLAN

SITE PLAN
To KR Puram
ITPL Main Road
SADARAMANGALA MAIN ROAD
OFFICE BLOCK - 1
OFFICE BLOCK - 2
RETAIL GROUND FLOOR
+ FIRST FLOOR OFFICE

# MASTER PLAN

Entry

Exit

# CONCEPTUAL FLOOR FITOUT PLAN

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