



RAIASKARAN  
TECH  
PARK



More Than A Workplace



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## 01. INTRODUCTION

# More than a workplace.

The Maximum City demands the best of everything. That is why, at Raiaskaran Tech Park (RTP), we have created a complete environment for business that is much more than four walls of a workspace. The city and its maximum chaos is kept firmly outside the perimeter of RTP, and inside, you will discover a workspace buzzing quietly in the middle of a private space dotted with trees and a green oasis of sprawling lawns.

Welcome to Raiaskaran Tech Park.  
Discover a workspace, and more.

## KEY HIGHLIGHTS

- 🌿 One of the largest campuses in the heart of Mumbai
- 🌿 A sprawling vista of trees and plants



IMAGE SHOT AT LOCATION



## 02. OFFICE SPACES

# More space.

No two office cultures are the same, and neither are their requirements. This truth was at the core of the space design at RTP, and that has led to more choice for you. Choose between multiple offices for commercial or IT-ITES, as warm shell or full-fitted options. We have co-working spaces, serviced offices and a business centre facility too. There's always more because RTP has been designed around the real needs of businesses and business people.

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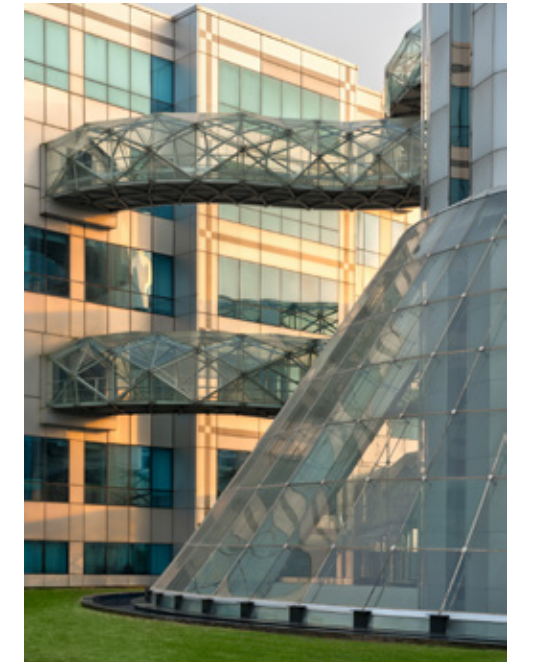
### AVAILABLE SPACES

furnished and unfurnished

- 🌿 Commercial
- 🌿 IT-ITES
- 🌿 Co-Working Spaces
- 🌿 Serviced Offices
- 🌿 Retail
- 🌿 F&B



IMAGE SHOT AT LOCATION



### 03. LOBBY & ART GALLERY

# More than a lobby

The prominently designed structure and the main entrance lobby draw their inspiration from nature and art. Inside, the lobby is designed to create enriching encounters between art and people, complete with a dynamic interactive space for paintings and sculptures.

#### More than art

The lobby at RTP houses the **'Gallery' founded by Raiaskaran** to further the Indian fine arts movement with artists from India and around the world, and has hosted the work of upcoming and established artists like Raja Ravi Verma, Anish Kapoor, Jitish Kallat, Sunil Gawde, KS Radhakrishnan, Satish Gujral, Kisalay Vora, Ramkumar and K Laxma Goud.



3D RENDER OF LOBBY



3D RENDER OF RTP

## 04. AMENITIES

# More play.

It takes a lot more than just space to be productive in an office. For this reason, RTP boasts of best-in-class amenities for the comfort of our tenants.



### Food Court

*Delectable choices featuring a variety of cuisines*



### Coffee Shop

*For your daily coffee fix*



### Art Gallery

*Showcasing celebrated talents & new entrants alike*



### Creche

*Stress free solution for new parents*



### Gymnasium

*For true work-life balance*



### Cycling Tracks

*For a healthier & greener way to move around RTP*



### Squash Court

*To play a round after work*



### Football Astroturf

*Great for teambuilding, on & off the field*

## MORE SECURITY



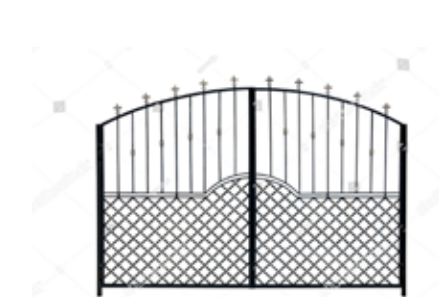
### Fire Safety

*Adhered to United States National Fire Protection Act (USNFPA) norms*



### Security

*24/7 security personnel & CCTV to the entire complex*



### Gated Community

*A socially holistic community experience for forging lasting friendships and making new memories*

## MORE SUSTAINABILITY



### Ample Green Spaces

*Lush green vistas for spending time with nature*



### Water Sustainability

*Water treatment & rainwater harvesting facilities*



### Flower Nursery & Garden

*With a variety of indigenous flowers & plants*



### Farmer's Market

*To support local producers*



**MORE SERVICES**



**Meeting Pods in Lobby**  
*For a change of meeting location*



**Intelligent Facade**  
*Glass that intelligently adapts to external & internal climate conditions*



**Connectivity**  
*Telecommunication facilities from all major players*



**100% Power Backup**  
*No shortages or power cuts*



**Power Substation**  
*TATA & Adani Power*



**ISO Certification**  
*9001:2015 Quality Management  
50001:2018 Energy Management*

**MORE FACILITIES**



**Restroom for Drivers**  
*Comfortable & convenient*



**Laundromat**  
*To stay clean & fresh*



**Elevator Bank**  
*11 Passenger & 4 Service Elevators*



**Ample Car Parking**  
*There is never a shortage of parking*



**ATM Machines**  
*From all major banks*



**Convenience Store**  
*To run errands post work*



**Wheelchair Friendly**  
*Accessible facilities made available across the property for the specially abled*

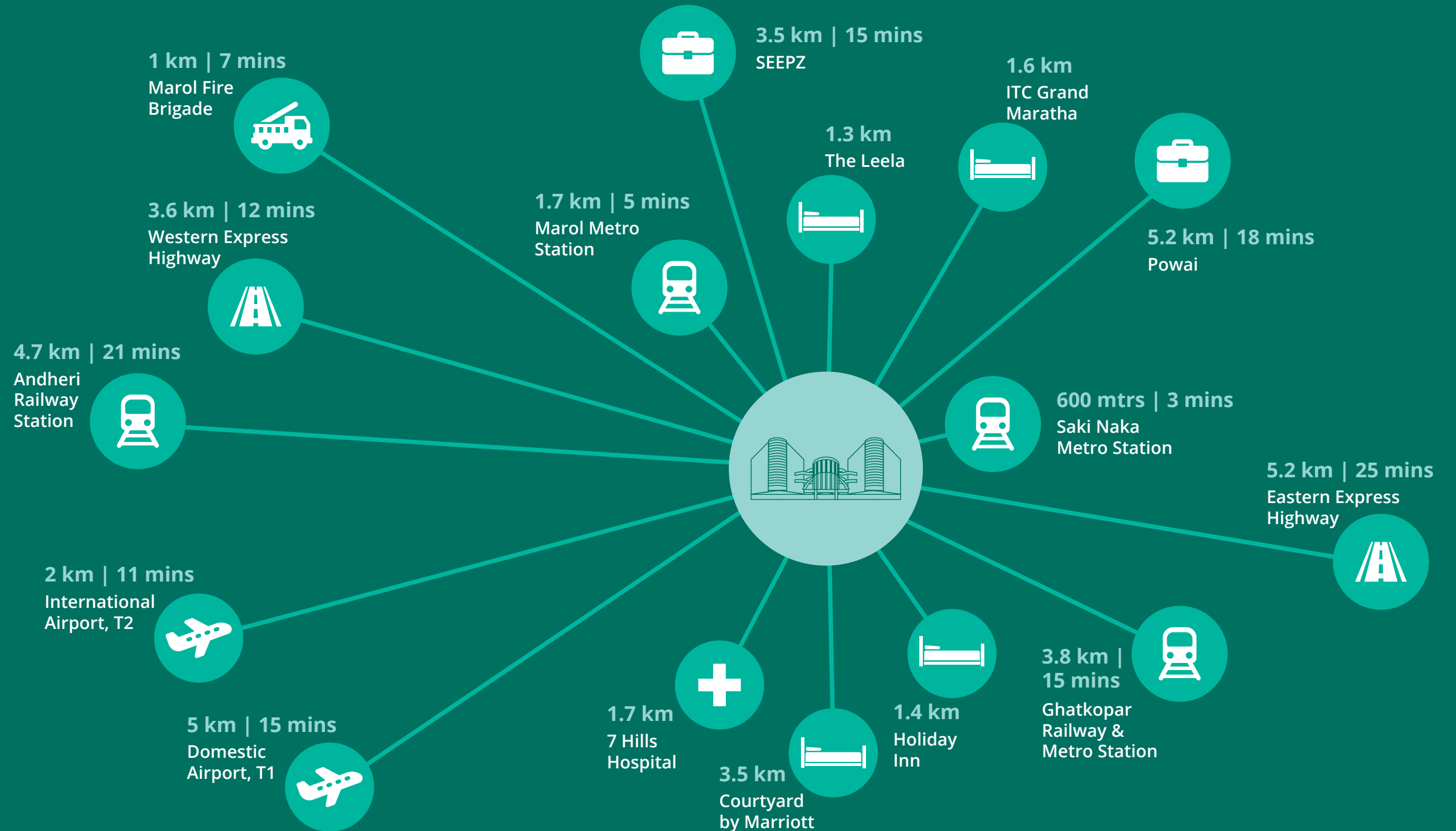


## 05. LOCATION MAP

# More accessibility.

What's true for Mumbai is especially true for businesses – location is everything. RTP is the right place for business with its well-connected location on the arterial Andheri-Kurla Road and enjoys seamless connectivity via the Metro to suburban train stations on the Central and Western lines. With the international terminal less than two kilometres, and the domestic terminal a little further, RTP is a ripe location for business. Add the presence of major hotel chains, restaurants and bars, and you know RTP is just right for business, and more.

*All 5-star hotels are within a 2 km radius.*



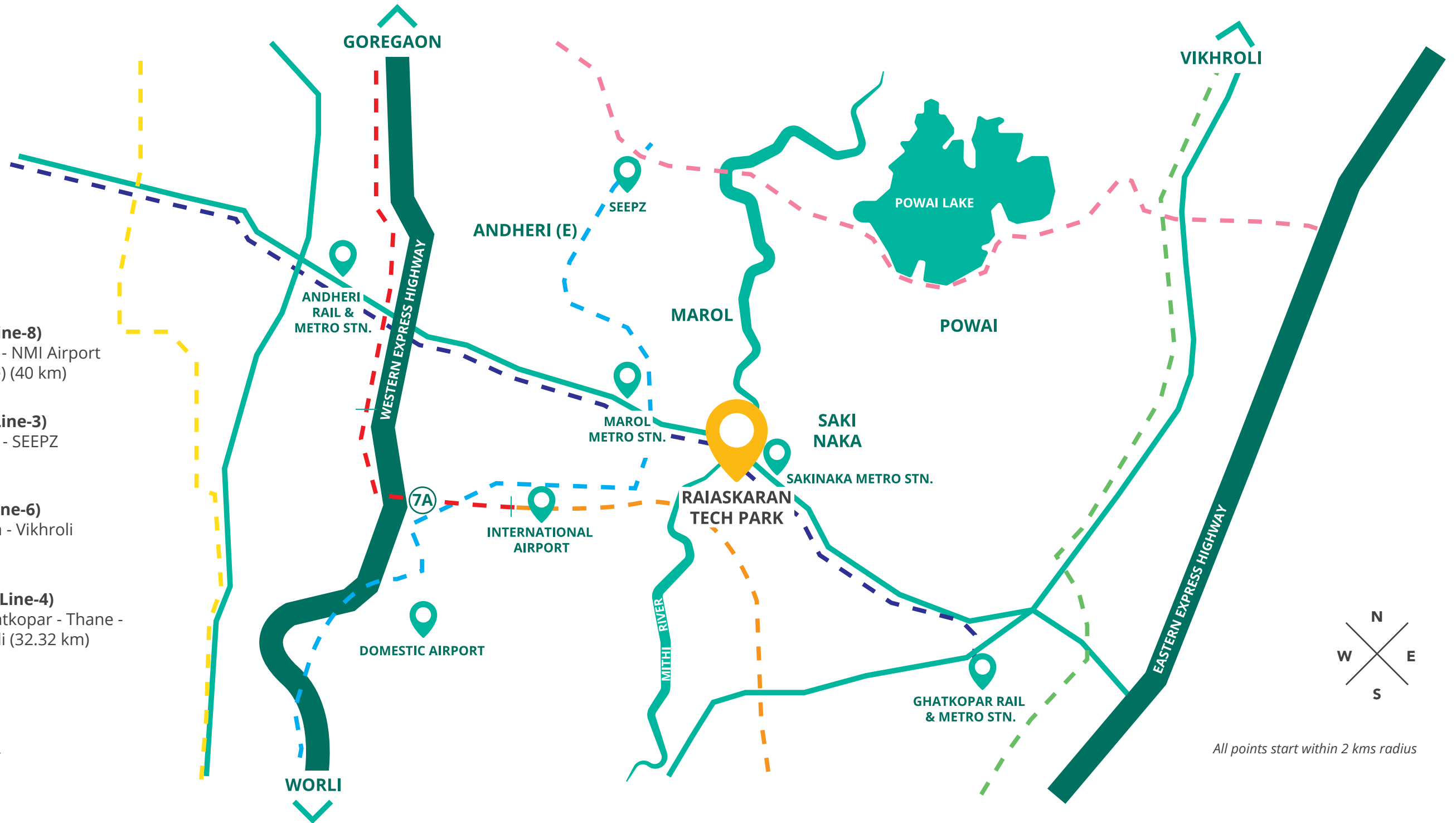
05. LOCATION MAP

# More connections.

Easy for anyone to get to you faster.

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> <b>Yellow Line (Line-2)</b><br/>Dahisar - Bandra - Mankhurd<br/>(42.23 km)</li> <li><span style="color: blue;">■</span> <b>Blue Line (Line-1)</b><br/>Versova - Ghatkopar<br/>(11.4 km)</li> <li><span style="color: red;">■</span> <b>Red Line (Line-7)</b><br/>Bandra (E) - Dahisar (E)<br/>(24 km)</li> <li><span style="color: red;">■</span> <b>Red Line (Line-7A)</b><br/>Andheri (E) - CSMI Airport<br/>(33.5 km)</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: gold;">■</span> <b>Gold Line (Line-8)</b><br/>CSMI Airport - NMI Airport<br/>(Express Line) (40 km)</li> <li><span style="color: lightblue;">■</span> <b>Aqua Line (Line-3)</b><br/>Colaba - BKC - SEEPZ<br/>(33.5 km)</li> <li><span style="color: pink;">■</span> <b>Pink Line (Line-6)</b><br/>Lokhandwala - Vikhroli<br/>(14.5 km)</li> <li><span style="color: green;">■</span> <b>Green Line (Line-4)</b><br/>Wadala - Ghatkopar - Thane -<br/>Kasarvadavali (32.32 km)</li> </ul> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

One of the few location in Mumbai with East, West and Central connectivity.



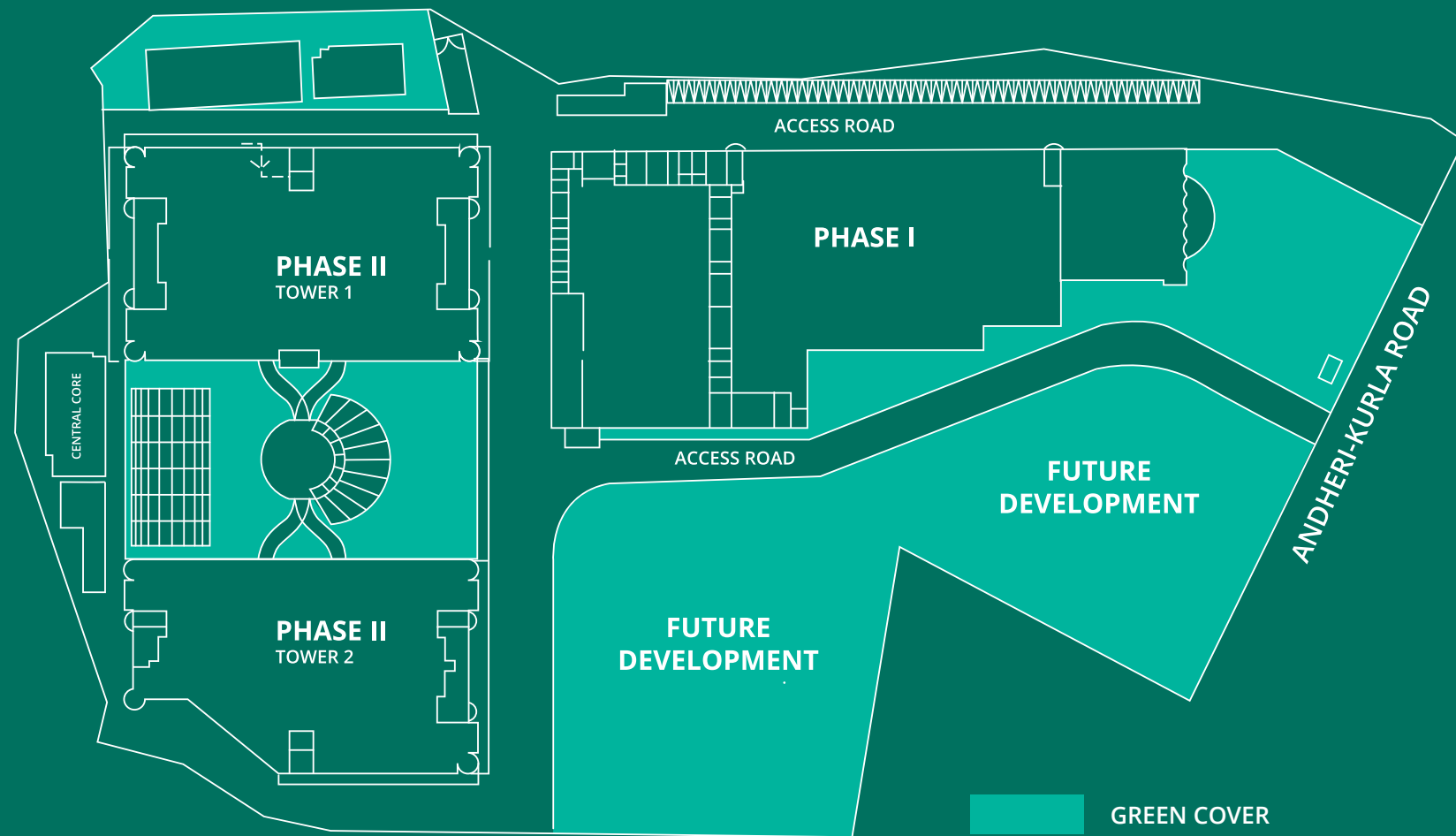
All points start within 2 kms radius



IMAGE SHOT AT LOCATION

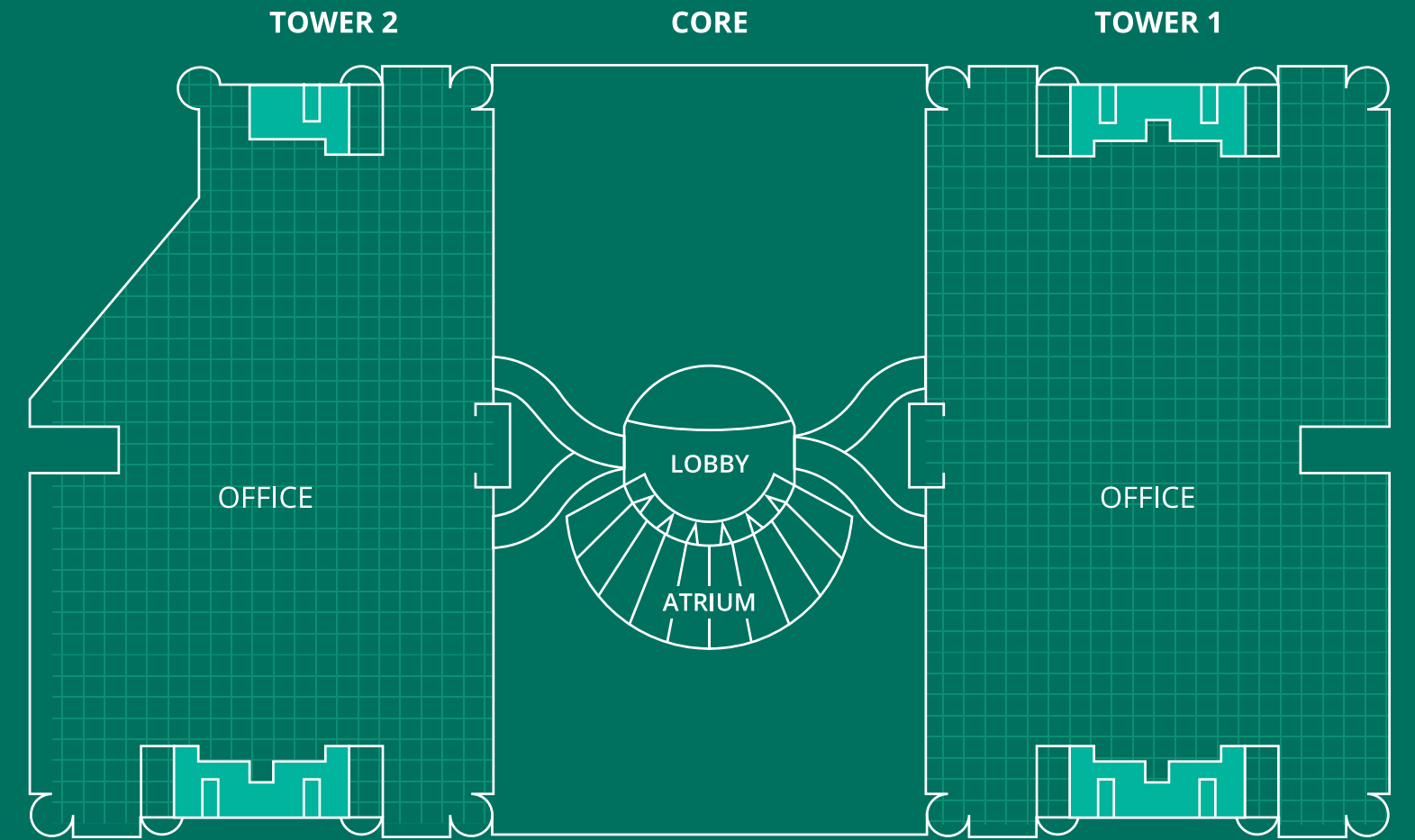
## 06. SITE PLAN

Flexibility of choice - from an entire space to a space customised just for you.



Artist's impression

## 06. TYPICAL FLOOR PLAN FOR PHASE II



Artist's impression









IMAGE SHOT AT LOCATION

## 07. ABOUT THE ARCHITECT

# More than architecture.

RTP is probably the best example of our thoughtful and human-centric approach delivered through a cutting-edge structure. In Raja Aederi, we found an architect who shared our passion for people and perfection. An apprentice with **Frank Lloyd Wright**, Mr. Aederi went on to work in USA and Great Britain, on prestigious projects for Warner Brothers and the Hilton Chain of Hotels. In India since 1972, he has been a pioneer in the industry by designing the First Curtain Wall Glazing for Le'Meridien Hotel, Delhi; First Intelligent Building for IFCI Towers, New Delhi; First Structural Steel Multi-storey Building for ICICI, Mumbai; and the Biggest IMAX Dome in the world, Mumbai.

## STRUCTURAL DESIGN FEATURES

-  Structure Design: *Framed RCC building as per IS:456,875,1893*
-  Office Floor to Ceiling Height: *3.65 to 4.2 meters.*
-  Column Grid Size: *15 x 11 meters.*
-  Post Tension Slab Technology.
-  Façade: *Reflective Glass Double/Hard-coated Structural Glazing Low - E Glass.*
-  Lobby: *Central lift core and aero-bridge invoking the form of a primordial tree.*

Alex Phillips

## 08. ABOUT THE DEVELOPERS

# More than a business.

At Raiaskaran, we keep pushing the boundaries of space. The inhabitant is always at the centre of everything we do and our endeavour is to set a benchmark for quality of life.

In this pursuit, we have bridged the gap between great design and progressive technology to deliver the most iconic, luxurious and environmentally efficient projects. Our experience comprises high-end residential, state-of-the-art commercial and grand retail and hospitality projects that are now held up as shining examples of international quality and contemporary design.

We employ and work with the best and collaborate with leaders of the industry. The result is over 2 million square feet of development across all sectors of real estate that will stand the test of time when it comes to structure, design and aesthetic appeal.

Our engineering skills, and green architecture and construction practices ensure that we create a minimum carbon footprint. Our commitment goes beyond the environment and encompasses people too.

**Every activity at RTP reflects our commitment to people and the environment.** We celebrate festivals with market fests buzzing with F&B, shopping and entertainment. We have been organizing successful blood donation drives that have received 5000 donors to date, along with other social responsibility initiatives. Our campus is dotted with a number of trees planted by us and has two large manicured lawns, making it a green haven in the heart of Mumbai.



IMAGE SHOT AT LOCATION



09. OUR PARTNERS

# More than partners.

We also build equally lasting relationships. These are our partners who share our beliefs and drive.



09. OUR CLIENTS

# More than clients.





IMAGE SHOT AT LOCATION

TOWER 1

NOTICE

- 1. All visitors must wear a face mask at all times.
- 2. Visitors must maintain a minimum distance of 1 meter from other people.
- 3. Visitors must avoid handshakes and other physical contact.
- 4. Visitors must avoid crowded areas and long queues.
- 5. Visitors must avoid touching common surfaces.
- 6. Visitors must avoid eating and drinking in common areas.
- 7. Visitors must avoid smoking in common areas.
- 8. Visitors must avoid using public facilities.
- 9. Visitors must avoid using public transport.
- 10. Visitors must avoid using public services.

TECH PARK

## 10. CONTACT

# Get in touch

### SITE ADDRESS:

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Mumbai - 400072

### CONTACT:

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### LEGAL DISCLAIMER

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## 11. ISO CERTIFIED

# More credibility.





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