

THE
CAPITAL



The Wadhwa Group
Landmarks planned with passion
Realty • Infrastructure



The Capital, Bandra-Kurla Complex, Mumbai – 400 051

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The Capital – An Overview

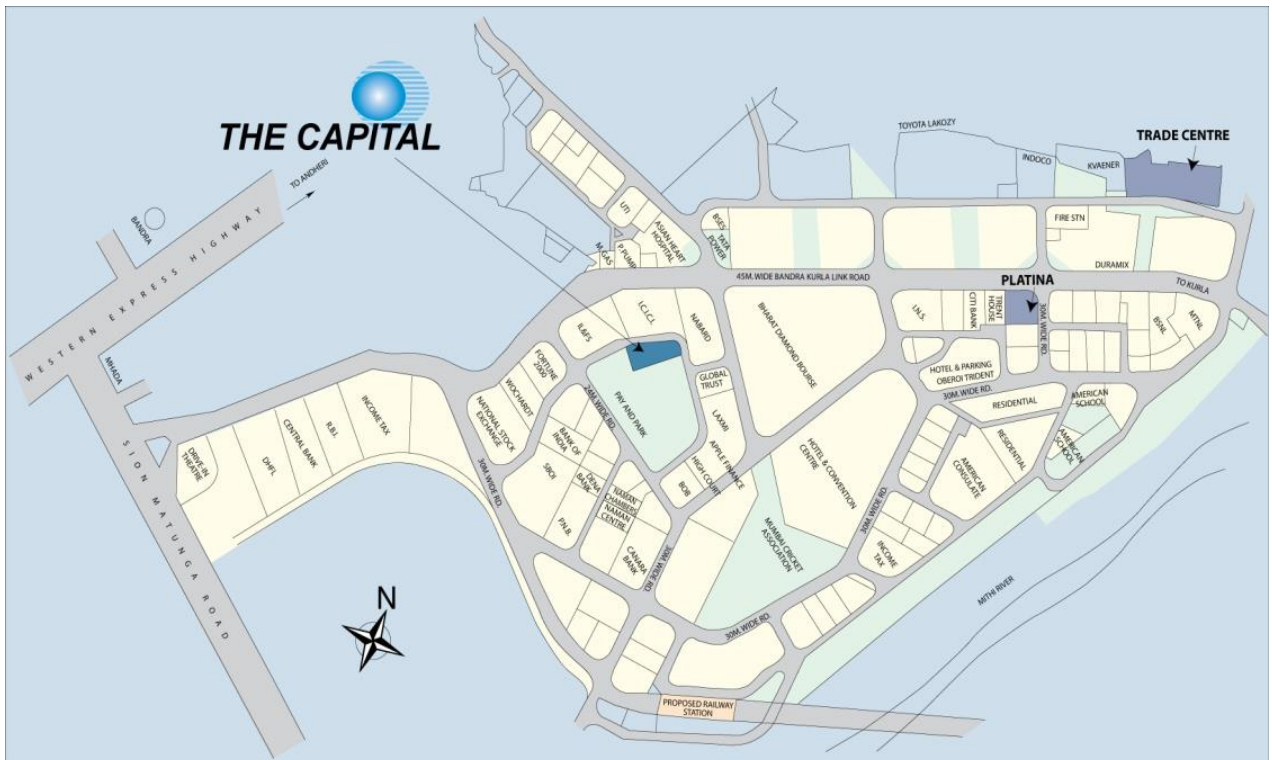
The Capital is a 21st Century office building, built by a technology known as Cybertecture, an innovation that merges architecture with the latest inventions and futuristic technology to provide a better place to work in.

The Capital will be the most premium office building in the Bandra - Kurla Complex of Mumbai. With its unique form, the building will be a striking addition to the area and will set a new standard for office buildings across the city.



The Capital – Location

The Capital is strategically located at the destination which is said to be the next central business district of Mumbai i.e. Bandra Kurla Complex. Due to it being situated at this location it has several advantages such as the strong presence of BFSI occupiers in the region, great connectivity to airports, hotels and other business districts as well as the asset of great infrastructure in the form of the Bandra- Worli Sea Link, Metro Rail, Santacruz - Chembur Link Road to name a few.

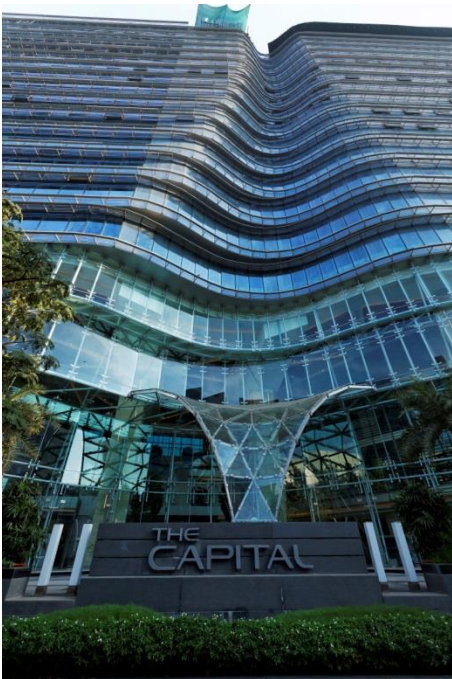


Location Plan

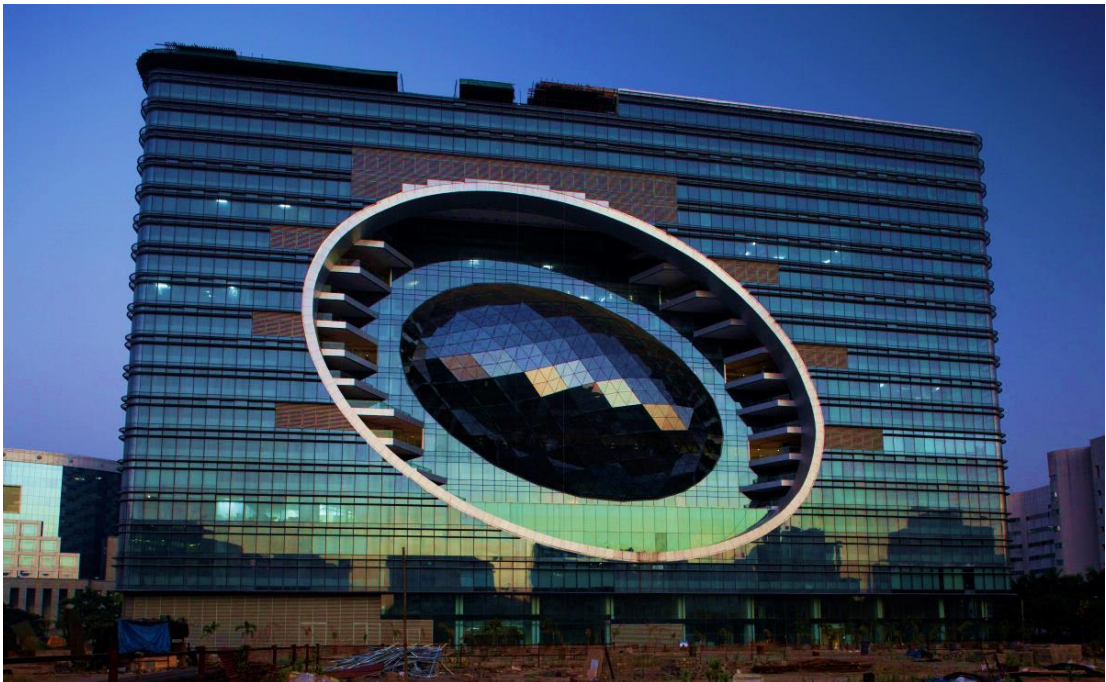


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The Capital – Front Elevation



The Capital – Rear Elevation



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The Capital – Entrance Lobby



The Capital – Common Areas



Building Area	Additional / Unique features
RCC Structure	<ul style="list-style-type: none"> • Large floor plates of 45,000 to 50,000 square feet's • Composite steel column constructions allowing wider distance in the grid for better interior planning (9 meters to 11 meters) • Post tension slabs constructions to strengthen each floor slabs • Allowable Floor loading is 450 kgs/m2 and Earthquake resistant structure • Top down construction method for speedy delivery
Entrance	<ul style="list-style-type: none"> • Triple height lobby with stepped glazing; floors overlooking grand atrium; Italian marble flooring with decorative paneling • Six escalators in the Atrium (ground to third floor) in addition to elevators to optimize man handling capacity for vertical transportation
Floor to Ceiling	<ul style="list-style-type: none"> • Clear height of 3.3 meters
External lighting and landscaping	<ul style="list-style-type: none"> • Each floor has an internal terraces to gain the magnificent views • Attractive and sober specialty lighting designed by Bo Stiber (Singapore) • Interior lobby designed by Singapore architect Su Ying Arch
Employee Recreation	<ul style="list-style-type: none"> • Third floor with wide choice of lunching and dining options • Access to sky lobby; Gymnasium



Building Area	Additional / Unique features
Security	<ul style="list-style-type: none"> • CCTV cameras are IP Based • Automatic under vehicle scanning system • RFID enabled Boom barrier to improve efficiency and security
Electrical	<ul style="list-style-type: none"> • 12 MVA electrical power load with two incoming power supply (as compared to a normal building of 3 MVA – e.g. Platina) • 100 per cent power backup
Fire Fighting	<ul style="list-style-type: none"> • Drencher System • High velocity water curtain at parking zones
Green Building	<ul style="list-style-type: none"> • Rain water harvesting system • Sewerage treatment system installed with Ozonator to optimise odour release from STP • All cooling devices with energy saving enabled (VFD, Active Chiller management system) • Targeting 18% energy saving with double glaze glasses
Car Parking	<ul style="list-style-type: none"> • World largest automatic system (872 car parks) • Fully Automated Car Parking from Woehr, Germany • Dependent type car parking for SUVs in first basement



Building Area	Additional / Unique features
Vertical Transportation	<ul style="list-style-type: none"> • 16 nos- High speed passenger -- 2.5 meters per second, 20 passenger capacity • Interactive touch screen panel • Compass system – for minimal wait time with active traffic response
Building Elevations & Enveloping System	<ul style="list-style-type: none"> • Attractive canopy, sky lobby and a diagrids glazing for natural lighting; Corner glazing using bent glass • Double glazed with U-Value of 1.78 Watts/m² degree K and shading coefficient of 0.28; high performance glass (high on brightness low on heat gaining) • Project aluminum louvers to protect against direct sunlight • LED Screen on diagrid glazing • One of the largest LED screens showing real time information • The façade permits direct and indirect natural lighting by the shading device for the office area. • The interior and exterior cladding system utilizes PVDF coated components which are easily maintainable and UV resistant. • Effective Building Management Unit for glass façade maintenance
Air Conditioning	<ul style="list-style-type: none"> • Dedicated chillers for computers servers with 100 per cent back up



The Capital – Contact Details

The Wadhwa Group
301, Platina,
Bandra Kurla Complex,
Mumbai- 51

Brijay Arya
+91 88797 88799

Thank You

