



BUSINESS, BEYOND DIMENSIONS



CONTENTS



- Project Overview
- Location Map
- Connectivity
- Project Features
- Building Characteristics
- Amenities and Facilities
- Typical Floor Plate
- Floor Plan - Ground Floor
- Consultants

PROJECT OVERVIEW

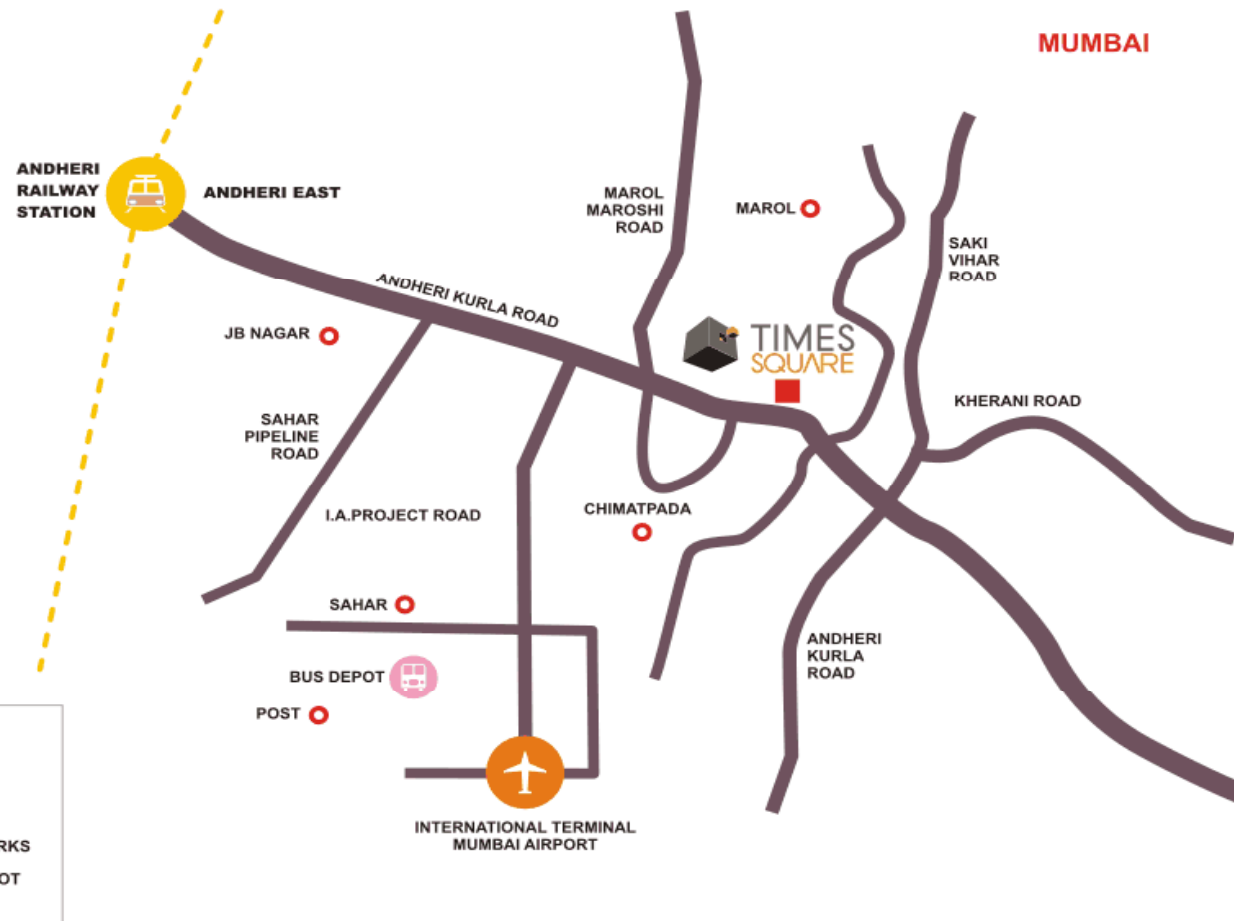


- Nilkanth Tech Park Pvt. Ltd, is a front runner in commercial asset development sector, and is proud to announce its latest project at Marol on Andheri Kurla Road - the sophisticated business hub of Mumbai named as “Times Square”.
- We understand the needs of our clients and is providing world class building for them with reputed architects, efficient and elegant designs.
- Its an IT Park spread over 6.5 acres.
- “It is a Gold Rated LEED Certified Green Building.”
- It is superiorly designed with innovation construction.
- Status - Ready for fit outs

LOCATION MAP



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CONNECTIVITY



- International Airport (1kms)
- Domestic Airport (5kms)
- Andheri Railway Station (5kms)
- Ghatkopar Railway Station (6kms)
- Sakinaka Junction (0.1km)
- Chakala Junction (3.5km)
- Proposed Metro Station (300 mtrs.)



ROADSIDE VIEW

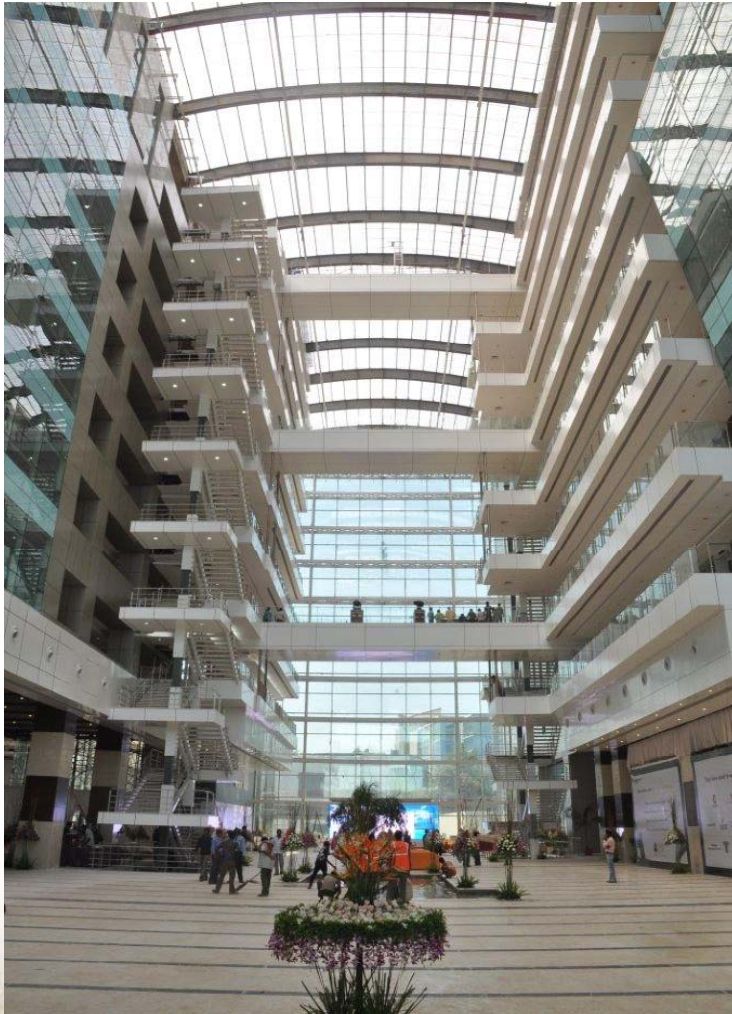


PROJECT FEATURES

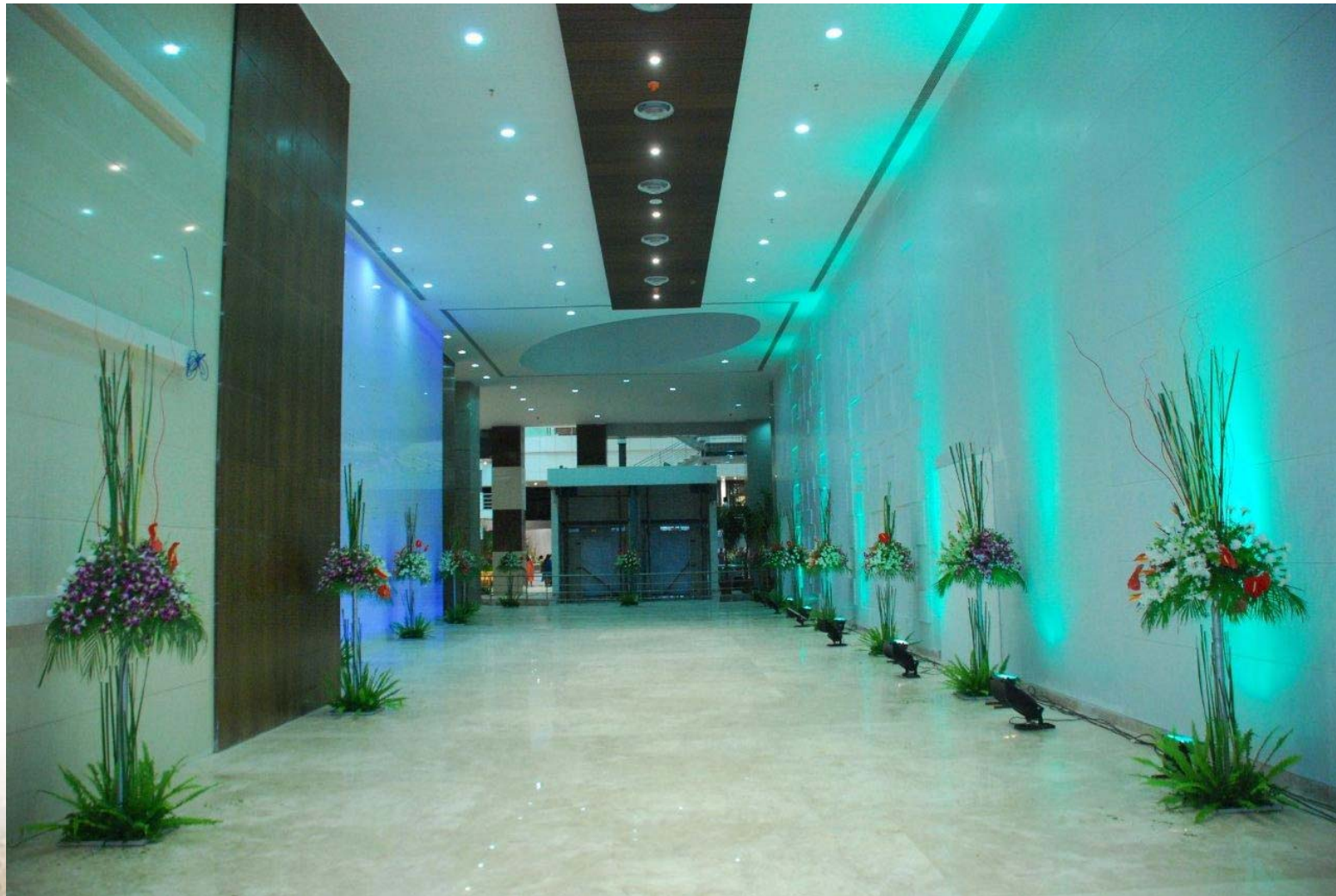


- Frontage of more than 350ft.
- 144 ft. High, Huge, Centrally Sky Lit, Column Less and Air Conditioned Atrium
- Podium Gardens open to sky
- Centrally Air Conditioned Water Cooled Centrifugal Chillers
- Tata Power Supply and 100% DG power backup ensuring continual productivity
- Security systems including CCTV monitoring in designated areas
- Common recreational lounge areas with a separate dedicated lounge for Business meets
- Organized multi-level car park
- Hi-speed 8 passenger elevators, 2 basement lifts and 2 service lifts
- Advanced fire detection and fire fighting equipments
- State-of-the-art building management system to monitor all the important service equipment

ATRIUM



GRAND LOBBY



BUILDING CHARACTERISTICS



- Level - 3 Basements - Car Parking
 - Ground and First Level - Retail Showrooms
(Admeasuring 2,500sq.ft to 8,000sq.ft)
 - Second to Ninth Level - Office space
(Admeasuring 3,000sq.ft to 52,000sq.ft)
- Space Efficiency -62.50% for office spaces
- Floor Height - 3.8 meters
- Slab thickness (average) - Avg. Thickness 180 mm
- Column Grid - Column c/c 10.5 M & In to in 9.5 M
- Floor Loading - Minimum 450kg/Sq.mtr of Floor Loading

BUILDING CHARACTERISTICS....CONTD.



- Glazing - DGU Glazing as per Green Building Norms
- Cladding - ACP Cladding /Granite Cladding
- Atrium, Lift Lobbies Floors & Walls - Lift Lobbies: Italian Marble with combination of veneers.
- Sufficient Water Storage Facility
- Signage - In consultant with our signage consultant
- Elevator Capacity of 20 passengers
- Fire Emergency exit

AMENITIES & FACILITIES



- Centrally Wi-Fi zone
- Food Court
- Fine Dine Restaurant
- State of the art Gymnasium
- Recreational & Leisure area
- Banking and ATM facilities
- Ample Car Parking
- Glass Elevators
- Environment & Energy efficient HVAC system



TYPICAL FLOOR PLATE



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FLOOR PLAN-GROUND FLOOR



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CONSULTANTS



- Design Architect - Hafeez Contractor
- Services consultant - Spectral Services Pvt. Ltd.
- Structural & Project Management - Mahimtura Consultants Pvt. Ltd.
- MEP Contractor - ETA
- Landscaping Architect - Taib Landscape Studio, Singapore
- Green Building Consultant - Godrej & Boyce
- Elevators - Thyssen Krupp, Korea

Thank You!