



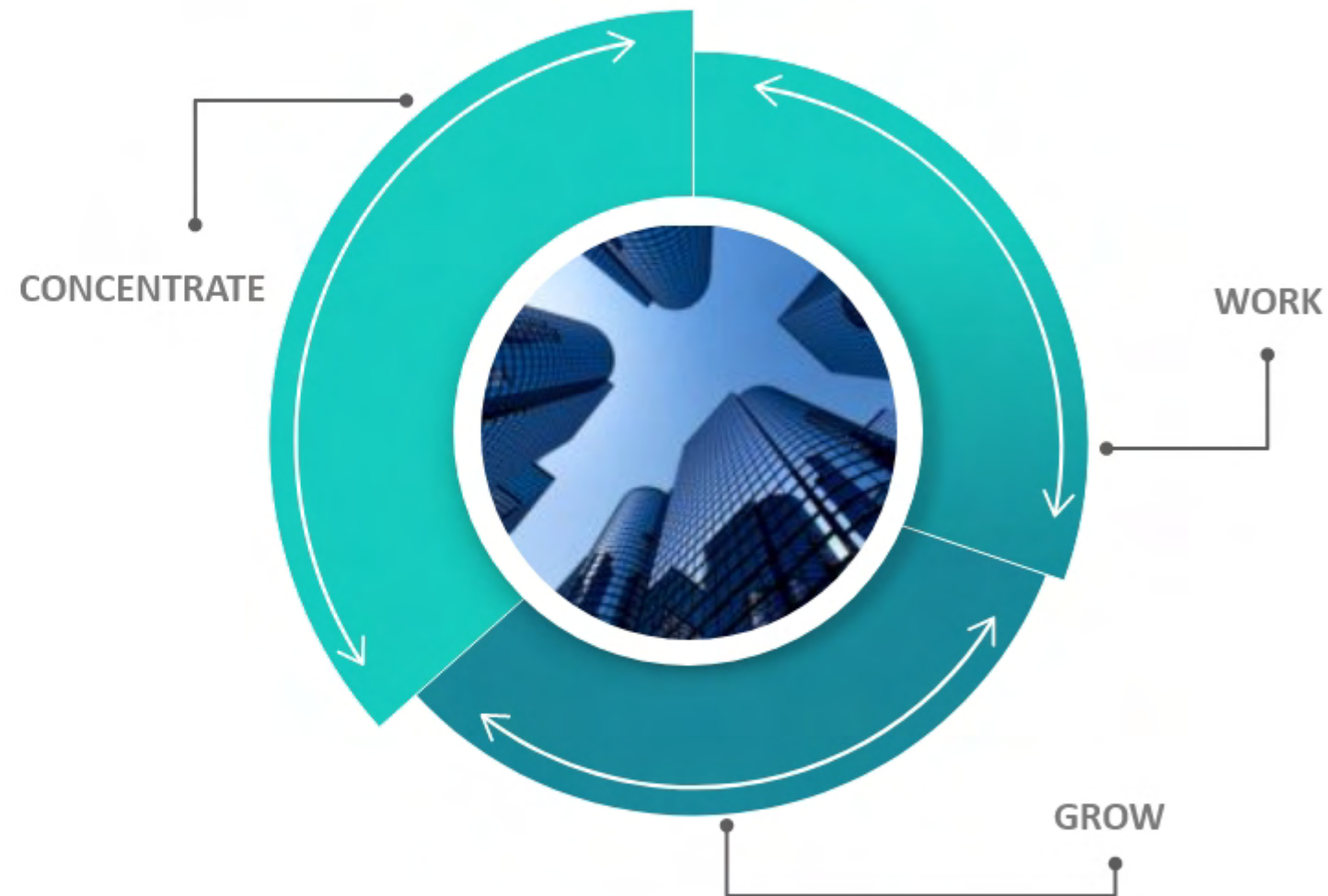
Bhoruka Park Pvt. Ltd



Our mission

We strive to bring you the best quality office space, working & associating with the most accomplished partners and technologies available to make your work environment-friendly & pleasurable.

At Bhoruka tech park, space is not a constraint. We understand that your business is growth oriented & needs space to expand.





- A world class tech park spread over 46 acres of lush lands.
- State of the art buildings with total development potential of 5 million Sq.ft.
- Built to Suit facility will be built as per client's specifications and need.

Summary





Strategic location

Bhoruka Park is most strategically located at Mahadevpura off outer ring road.

Multiple access via

- 1 Old Madras Road
- 2 Graphite India Road
- 3 Outer Ring Road



Development around tech park

- Quality Housing - Godrej United, Metropolis, Windmills-of-Mind, Skylark Esta, Grandeur & many more...
- Retail - Phoenix Mall, VR Mall, Forum Mall, Arena Mall, In-orbit Mall & many more.....
- Hotels - Zuri International, Novotel, Taj Vivanta Shangri-La, JW Marriott & many more.....
- Hospitals – Manipal, Saibaba, Columbia Asia hospitals in close proximity.
- Schools: DPS, Ryan International, Gopalan International, Tisb & many more.....
- **Metro Station is right across the park**



Building # 1





Location map

Metro station next to tech park

- 1 Strategically located at Mahadevpura
- 2 Bangalore CBD (MG road)-11 Km
- 3 International airport-45 mins

Most awarded building



INTERNATIONAL
PROPERTY
AWARDS
ASIA PACIFIC


in association with
HSBC

**HIGHLY
COMMEDED**

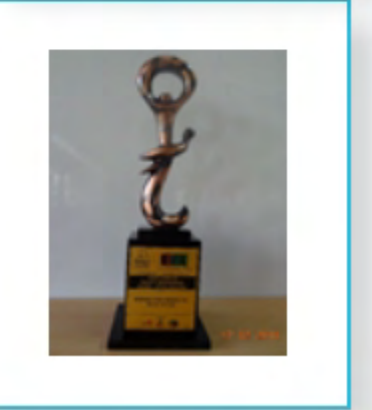
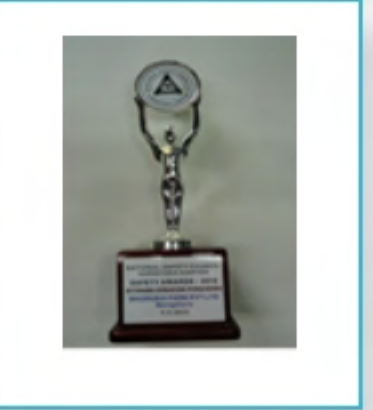
OFFICE DEVELOPMENT
INDIA

Bhoruka Tech Park
by Bhoruka Park
Private Limited

2012-2013



RICS
the mark of
property
professionalism
worldwide





BHORUKA TECH PARK BUILDING 1 BHORUKA PARK PVT LTD

THE WELL HEALTH-SAFETY RATING FOR FACILITY OPERATIONS
IS AN EVIDENCE-BASED, THIRD-PARTY VERIFIED RATING FOR ALL FACILITY TYPES, FOCUSED ON OPERATIONAL POLICIES,
MAINTENANCE PROTOCOLS, EMERGENCY PLANS AND STAKEHOLDER EDUCATION TO ADDRESS A POST-COVID-19
ENVIRONMENT NOW AND BROADER HEALTH AND SAFETY-RELATED ISSUES INTO THE FUTURE.

WELL HEALTH-SAFETY RATING Mar 2021




RACHEL HODGDON, PRESIDENT & CEO,
INTERNATIONAL WELL BUILDING INSTITUTE




MAHESH RAMANUJAM, PRESIDENT & CEO,
GREEN BUSINESS CERTIFICATION INC

WELL HSR (Health & Safety Rated)
by IWBI-USA



Huge frontage - 100m

200 meter frontage is abutting
130 feet road on the front.



Customer experience center

Double-height advantage at
Ground Floor



Product display/exhibit



Single-owner advantage

Exclusive power project - 20 MW

Bhoruka park wind mill project link:

<https://youtu.be/AsFFvYP2uNc>

- We also generate 325 MW of green power through hydro, solar and wind plants to meet client's any additional requirement.





Building # 1 - specifications

Office spaces

- Built up area – 3,50,000 sqft.
- Fully furnished facility – existing fit outs (currently occupied).
- Efficient floor plates of 57,800 sqft each.
- 2 basements + ground + 6 upper floors.
- Highly efficient floor plates with column grid of 10.5 *10.5 mts.
- Floor to floor height:
Ground floor: double height - 6 mts upper floors: 4.2 mts.
- Exclusive amenities: ATM, cafeteria, baby crèche auditorium etc.



Building # 1 - features

- Building has a frontage of 100 mtrs on the main road providing great branding opportunity to the occupant.
- Metro station next to the property.
- Large podium area providing varied usage such as VIP car park, mini bus parking and safe assembly etc.
- IWBI well HSR (Health & Safety Rating) building.
- Green power - green corporate image & green ratings.
- Building 100% owned and maintained by single owner – no headache of handling multiple investors.
- A mix of glass and granite façade - elegant aesthetics.
- Dual source power.
- 24/7 property maintenance.



- Excellent car park ratio.
- Energy efficient common area lighting.
- Centralized air conditioning.
- Energy efficient chiller plants.

Building # 1 - features



Health & hygiene at Bhoruka tech park

- In the light COVID-19, Bhoruka ensures to facilitate more social distancing & healthier working environment.
- More open space & common areas at Bhoruka tech park has a greater emphasis on health & well-being of the in-house staffs & occupiers.
- The larger & efficient floorplates has an advantage to accommodate bigger workstations, greater freedom and flexibility at work.
- Security guards & house keeping with strict instructions for adhering to public health & safety using health kits.
- Hand cleaning & hand sanitization at entrances & exits.
- Appropriate parking arrangements.



AVOID



KEEP CLEAN



DISINFECTANT



SYMPTOMS AWARE

Proposed master plan – 46 acres





Football field



Badminton and volleyball court

Outdoor sports facilities



Cricket field



Outdoor break out areas



Bhoruka group

An overview

60 + years of existence

Diversified business empire

Multi-national presence

Strong ethics

1 Bhoruka park

2 Bhoruka steels

3 Bhoruka gases

4 Bhoruka power

5 Riverina oils - Australia

6 Bhoruka mines - Indonesia

7 Bhoruka welfare





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