



**SILICON HUB**  
***TECH PARK***

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**KIADB Hi-Tech Defense, Aerospace  
IT, Hardware Park, BANGALORE**





**SILICON HUB**  
**TECH PARK**





# LOCATION OVERVIEW



**“SILICON HUB TECH PARK ” which is 11 Kms away from the International Airport, is most suitable for all sectors / industries.**

- ◇ Close Proximity to Kempegowda International Airport via NH7.
- ◇ A new Satellite ring road will connect the NH7 via Doddaballapur road.
- ◇ Devanahalli is situated near the upcoming 12,000-acre BIAL IT Investment Region (ITIR) and is expected to be the largest IT region in India housing big MNC's.
- ◇ 950-acre Bangalore Aerospace Park including 250-acre special economic zone (SEZ) with Boeing, Airbus and Bombardier will be creating nearly 2.5 Lakh jobs.
- ◇ Social Infrastructure nearby - hospitals and Malls like Columbia Asia Hospital and Phoenix Market City Mall.
- ◇ Upcoming hotel projects include Oberoi at Bangalore International Airport and Taj Airport Hotel and Holiday Inn at Devanahalli.
- ◇ Infosys Technologies has acquired 10 acres of land in the Aerospace Hardware IT park.



# OVERVIEW OF NORTH BANGALORE

The fastest growing area and the next big investment hub in Bangalore.

## North Bangalore is witnessing major growth of commercial real estate

around Kempegowda International Airport. This area is becoming the fastest growing Corridor in the city and is considered to be the next commercial and residential destination. Improved connectivity and massive real estate developments are the major factors behind the increasing demand with competitive pricing in this region.

The Bangalore Aerospace and Hardware IT Park, consisting of a 2948- acres has attracted investments from more than 160 large and mid-sized companies like Shell, Wipro, SAP, Tyco, Amada, Boeing, UTC Thyssenkrupp, Starrag India, Read Ink Technologies, etc.

With upcoming 5-star hotels, hospitals & malls, affordable housing, dual-treated water supply lines from KIADB, uninterrupted power supply in the future, and plethora of amenities, North Bangalore is undeniably an ideal place to invest, work and live.

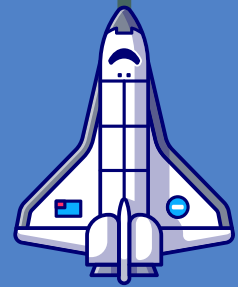




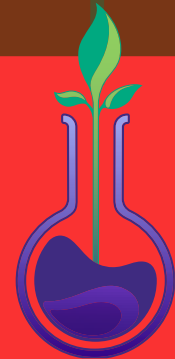


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# TYPES OF INDUSTRIES IN AEROSPACE, HARDWARE IT PARK



**Aerospace  
and  
Defense**



**Biotechnology**



**Research  
and  
Development**



**Technology  
Companies**



**Warehousing  
and  
Logistics**



# TARGETED SECTORS



## Manufacturing

- ◇ Aerospace
- ◇ R&D Centre
- ◇ Automotive
- ◇ Machine tools and Heavy Engineering
- ◇ Pharmaceuticals
- ◇ Electronics



## Technology

- ◇ Information on Technology
- ◇ Bio Technology
- ◇ Audio Visual
- ◇ Gaming



## Energy & Infrastructure

- ◇ Conventional Energy
- ◇ Non-conventional Energy
- ◇ Transportation Infrastructure
- ◇ Urban Infrastructure
- ◇ Industrial Infrastructure
- ◇ Logistics infrastructure



# AEROSPACE, HARDWARE IT PARK OVERVIEW



- ◇ KIADB Hi-Tech, Defence and Aerospace Park is adjoining the Kempegowda International Airport, developed on a total extent of 2948.00 acres.
- ◇ The Industrial Area is about 9.00 KMs from NH-7 and it is 31 KMs from Bengaluru City, also connected to Railway Station which is about 9.00 Kms (DoddaJala).
- ◇ The infrastructure activity is going on at full speed, the access road, underground cabling for power supply and street lights with dual water supply pipeline for potable and tertiary treated water are completed.
- ◇ Uninterrupted 220/66/11 KV Sub Station is completed.
- ◇ Common amenities such as park, buffer zone, parking is put in place.
- ◇ This proposed park is best suited for Aerospace IT/ITeS Industries, Component Industries, Defence Industries.
- ◇ Major MNC's/Industries have already procured spaces. To name a few - Amada, Wipro, Tyco, Shell, ThyssenKrupp, Starrag Heckert, Tata Elxi, IFCl and TCS. All these organizations can create nearly 4 million jobs.



# COMPOSITION OF AEROSPACE, IT , HARDWARE PARK



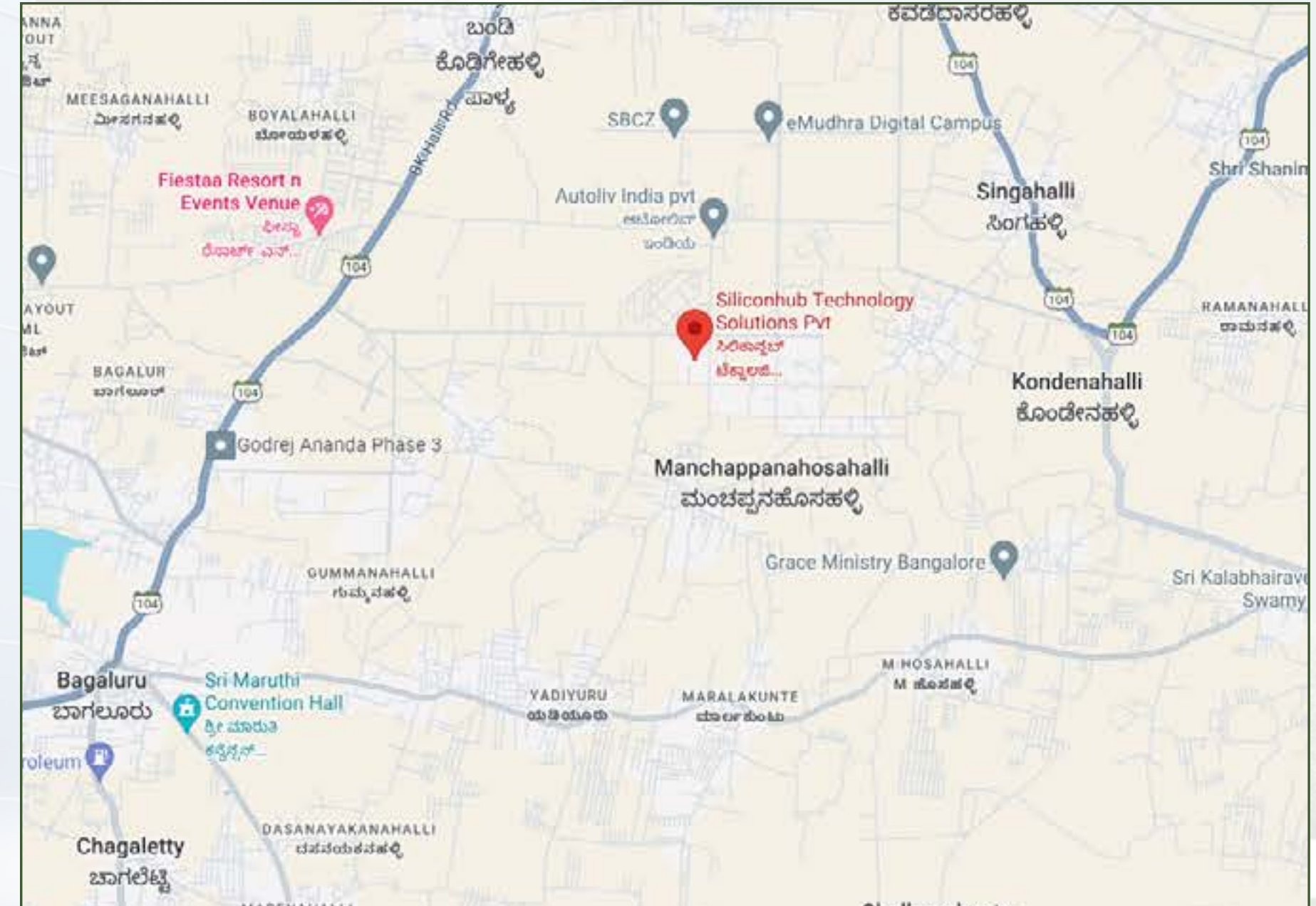
- ◇ IT & ITeS parks/SEZs on a 50-acre plot.
- ◇ 35 acres will be earmarked for a central business district.
- ◇ Three multispecialty hospitals.
- ◇ A finance district.
- ◇ An aviation academy is developed.
- ◇ Bengaluru International Convention Centre (BICC), the convention center will be completed soon.

## NEAR BY OCCUPANTS

- ◇ Shell India Markets
- ◇ Cricket Stadium
- ◇ Boeing International
- ◇ FFG
- ◇ White OAKS – 62
- ◇ Cellcomm Solutions Ltd.
- ◇ Biozeen Engineering
- ◇ Autoliv
- ◇ Beckman Coulter
- ◇ Sisa Synergistic
- ◇ Estuate Software
- ◇ OLEO India



# HARDWARE PARK OCCUPANTS

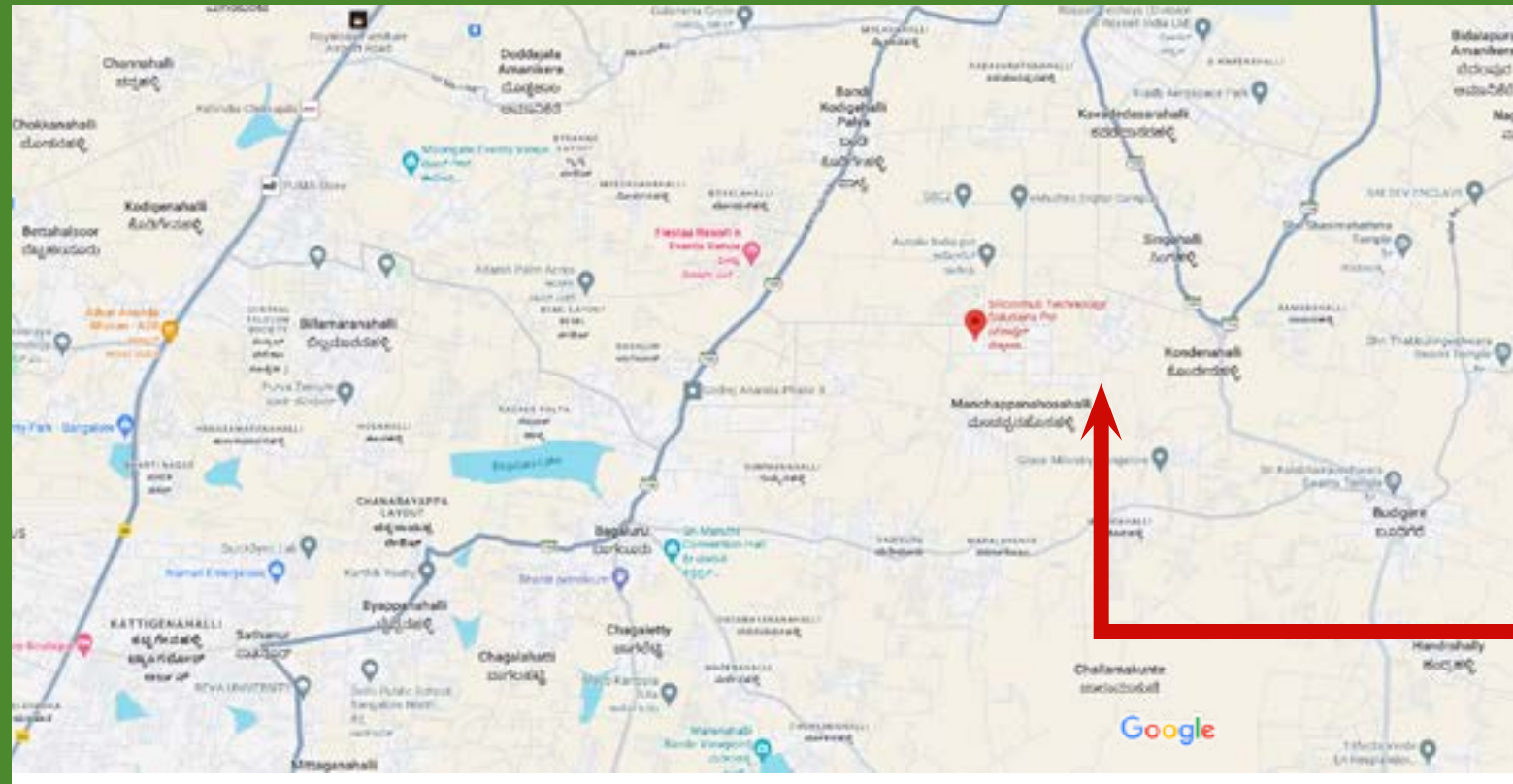




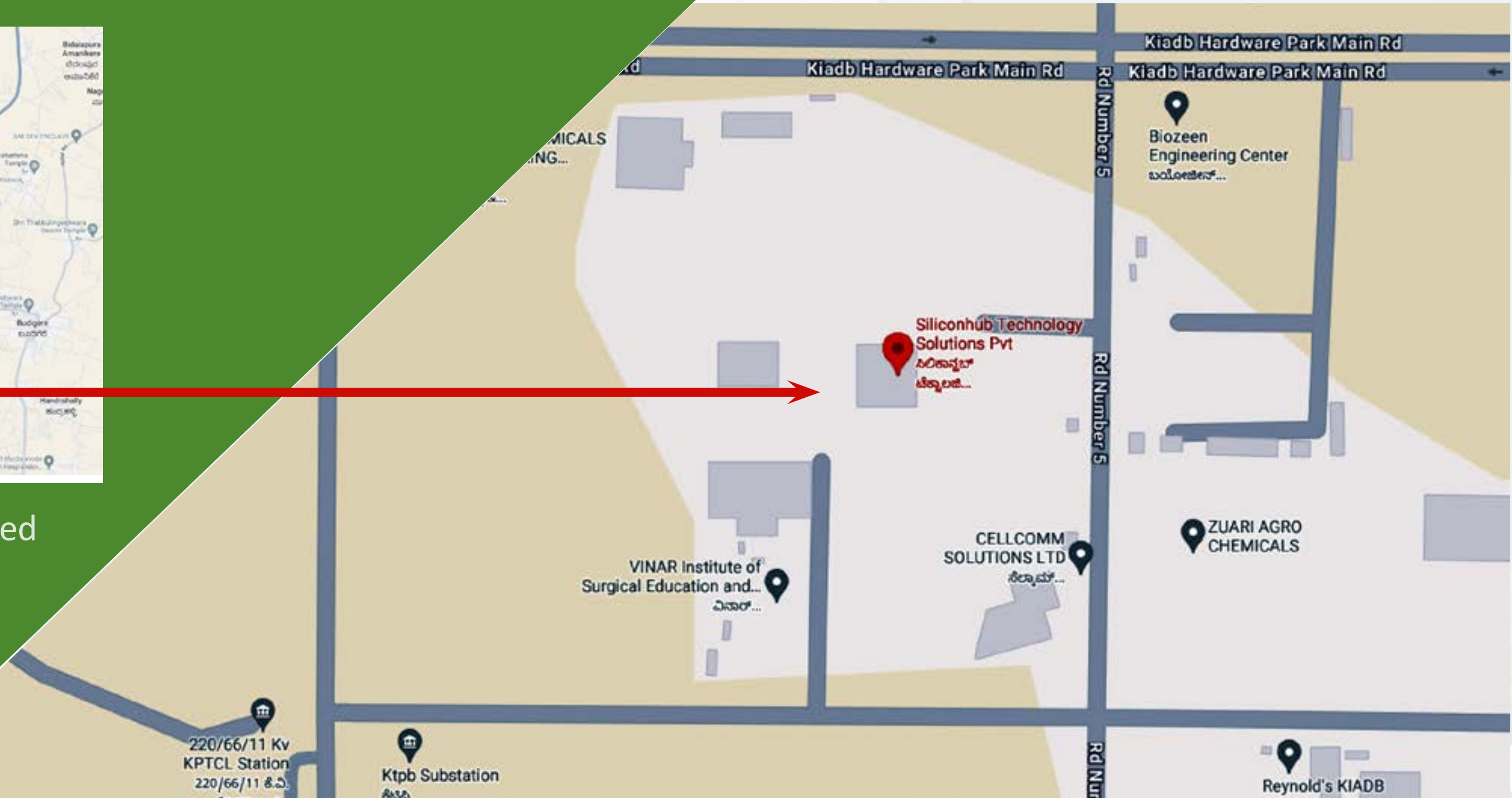
# ACCESSIBILITY



This property has a faster and congestion-free access to your workplace while being well-connected to the rest of Bangalore



‘SILICON HUB TECH PARK’ is advantageously located in North-Bangalore. It is 11kms away from BIAL, via NH7. The alternative access road to BIAL is beside the Property. It is also well-connected to the city of Bangalore by a fast-moving 4-lane road.





# WHY SILICON HUB TECH PARK?



**SILICON HUB TECH PARK, Being Advantageously Located In The Hi-Tech Defence, Aerospace, IT, Hardware Park, On 5 Acres North East Corner Land Has Been Conceptualized To Provide Flexibility To Be Utilized For Any Type Of Industry. The Salient Features Are:**

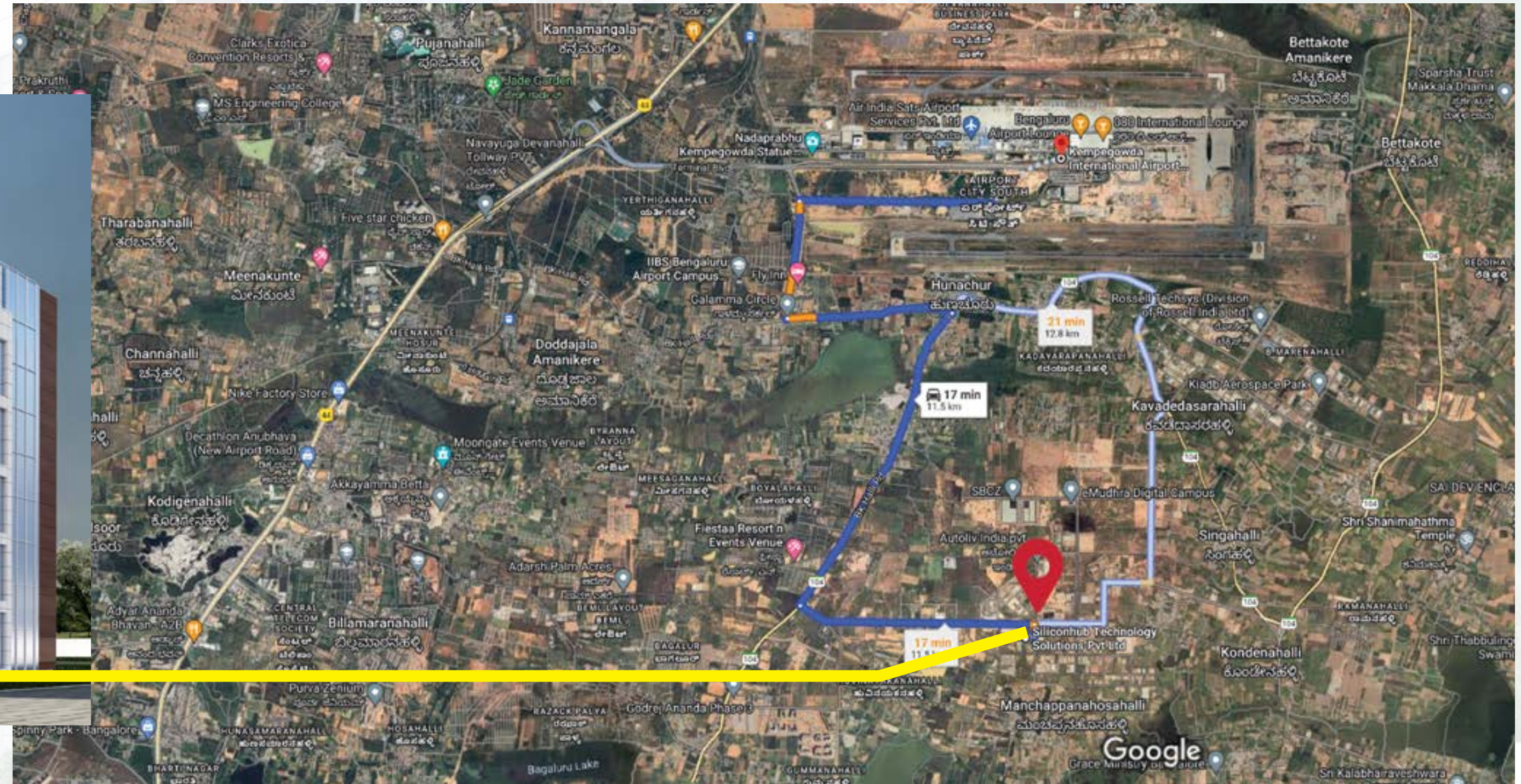
- ◇ **SILICON HUB TECH PARK** is a fully compliant building not only with the National Building Code laws, the building has incorporated the vital elements of IGBC council as well.
- ◇ LEED Certified Gold rated Green Building benefits - environmental impact
- ◇ Efficiencies are designed on HVAC, Energy, Water and other facilities and amenities
- ◇ Ample benefits on environmentally friendly initiatives.
- ◇ Growth of similar sectors in this park, strategically positioned for the growth of the Industry.
- ◇ Most economically priced commercials for a long term lease benefits.







# DISTANCE FROM KEMPEGOWDA INTERNATIONAL AIRPORT





**BUILT TO SUIT**

**SILICON HUB**  
***TECH PARK***







# SILICON HUB TECH PARK

## BUILT TO SUIT

- ◇ Build to suit is a process that tailors the design and construction of each building to suit customers' specific needs.
- ◇ Development that has been planned and designed from day one to meet the unique needs of prospective client. The properties are kept raw so that they can be customized as per client requirement. Additional, unused space in a build-to-suit building may be saved for future expansion.

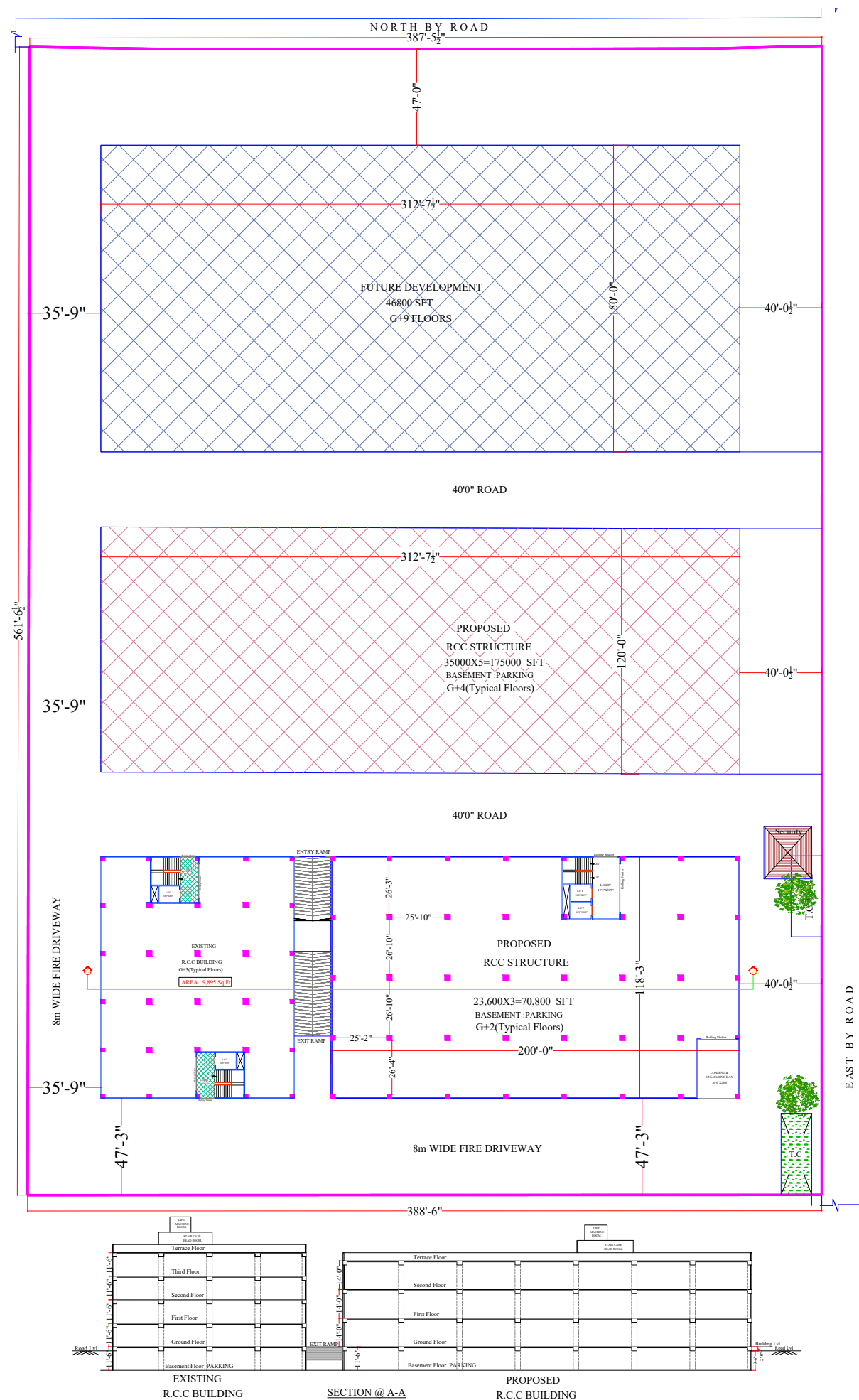
### Project Highlights

**Total land Area : 5 Acres North East Corner**

**Road Width : North-45 Meters, East-24 Meters.**

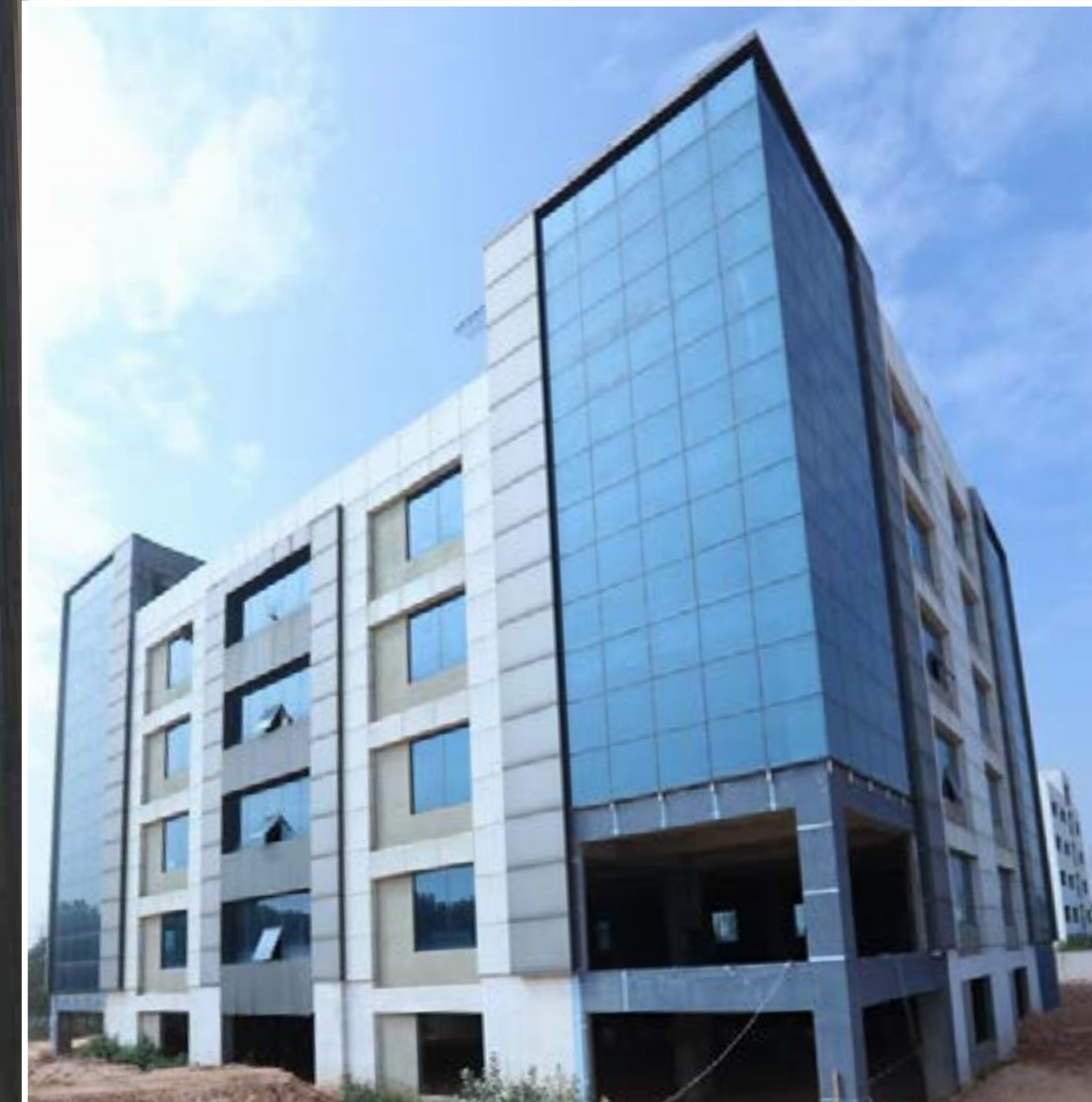
**Floor Area Ratio : 3.25**

**Total Built up Area : 7,07,851 Sq. ft. (Approx.)**





# SILICON HUB TECH PARK ACTUAL SITE PHOTO'S





# SILICON HUB TECH PARK ACTUAL SITE PHOTO'S





# EXISTING PROJECT FEATURES



## **SUPERIOR ARCHITECTURE & DESIGN**

Premium office space with international quality facade with one basement, ground floor and 3 upper floors Floor to floor height of 12 feet RCC structure Perimeter space available for employees and the less desirable deeper areas on the Floor plate to be used for elevators, toilets, mechanical and electrical equipment.



## **SMART BUILDING**

Highest sustainable-design features with a low energy footprint Designed for warm shell infrastructure Higher natural light penetration Congestion-free traffic movement & easy parking IGBC Gold certified facility.



## **FLEXIBLE FLOOR AREA**

Large space between column grid of 21 feet Floor plate design vetted by multiple space planning architects Regularly spaced columns and compact central core with less dead spaces.



## **PLETHORA OF AMENITIES**

Superior occupant comfort due to more green and open areas A beautifully landscaped terrace allow occupants to unwind during or after a long day at work Various sitting levels amidst greenery that lend to discussion and team building exercises







# EXISTING BUILDING COMMERCIAL DETAILS



## Building Specifications

Project Name	Silicon Hub Tech Park
Location/ landmark	Aerospace, Hardware park KIADB, Bangalore
Total Built-up Area	55,925 Sqft.
No. of Floors	1 Basement + Ground + 3 Floors
Per Floor Area	~ 11,185 Sqft.
Power & Backup	1KVA for every 100 Sqft & 100% Backup
Car Parking Specifications	1 Car park for 640 Sqft

## Commercials

Area Offered	55,925.33 Sqft.
Floor Offered	Ground + 3 Floors
Rent Price	Rs.45/- per Sqft per month
Car Parking Charges	Rs.2,500/- per Car per Month
Maintenance Charges	Actuals
Security deposit	10 months
Lock in period	3 years
Lease term	3+3 years
Possession of the Building	Ready to Fit-Out

**Current Status — Ready to Fit-Out**

Sl. No.	Floor	Total Super Built-Up Area in Sq. Ft.
1	Basement	11,185
2	Ground floor	11,185
3	First floor	11,185
4	Second floor	11,185
5	Third Floor	11,185
	<b>Total Area in Sq. Ft.</b>	<b>55,925</b>



# TECHNICAL SPECIFICATION



	Existing Project	Built to Suit
PROJECT SIZE	: 55,925 Sq. ft.	6,51,926 Sq. ft.
COMPLETION TARGET	: Ready to Fit-Out	As per client timeline
CEILING HEIGHT	: 12feet Floor to Floor	As per client specification
NUMBER OF FLOORS	: 4 Floors	As per client specification
TYPICAL FLOOR PLATE	: 11,185 sqft.	As per client specification
LEASABLE SPACE	: 44,740 sqft.	As per client specification
GRID SIZE	: 21feet	As per client specification
POWER BAKUP	: 100% power back-up	
SUSTAINABILITY	: IGBC Gold Certified	
AIR CONDITIONING	: Central air handling units on each floor with advanced filtration and fresh air provision	
COMMON AMENITIES	: Water treatment, Sewage Management, Storage Tank	
BUILDER	: Silicon Hub Technology Solutions Pvt. Ltd.	
ARCHITECT	: Yukthi Consultants	
STRUCTURAL CONSULTANT	: NR Associates	

ELECTRICAL & HVAC)	: Raghavendra Electricals
FACADE	: Fab Icon Facade Systems Pvt. Ltd.
CONTRACTOR	: VM Constructions
LANDSCAPE CONSULTANT	: Yukthi Consultants
PROMOTION DESIGNS	: Bhergi design2print



# THANK YOU



## **SILICON HUB TECH PARK**

#45 Corner, Opp. Shell Technology Centre, Hi-Tech Defence & Aerospace Park, (Hardware Sector) KIADB, Bangalore North

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