



VAMSIRAM BUILDERS

PASSION | PEOPLE | PERFORMANCE

VSD TECH PARK

@ FINANCIAL DISTRICT



About VAMSIRAM Builders

- VAMSIRAM Group has **25 Years** of Trusted Service and Experience
- We have Completed **80+ Projects (15 Million Sq. Ft.)** Comprising of 'Grade A' IT, Residential, Retail & Commercial Development
- Our Vision is to become the Largest Builder among High End Quality in next Decades' Timeframe
- To Accomplish our Vision, we are Moving Forward by Committing
 - Premium Grade A Commercial Development at Hitec City, Financial district and other Developing Choicest Locations in Hyderabad
 - Ultra Luxury Residential Development, at Road No. 2, Banjara Hills
 - Also, a couple of Premium Projects in Bangalore
- We Believe in Delivering Excellence through 'Quality, Service and Technology'
- Our Future Vision is to maintain its Core Principles without any Compromise, while it grows in Scale and Size



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***Jyothi
Granules***



***Jyothi Tech
Park***



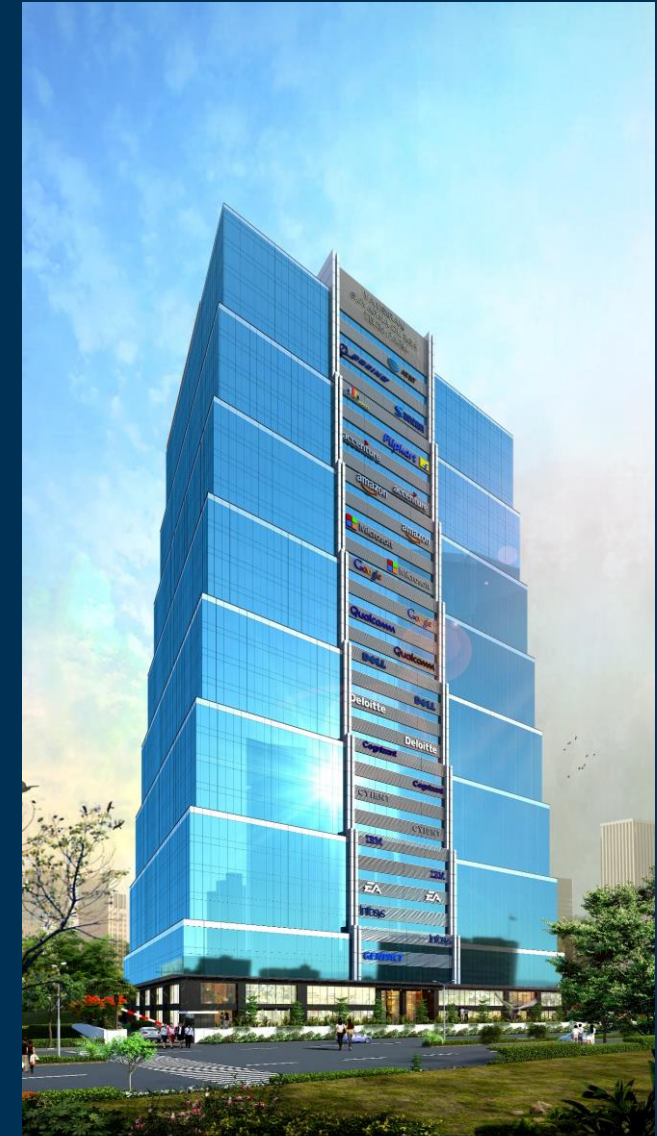
***BSR SEZ
Block 1***

VSD Tech Park – Key Features



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- Centrally Located in the Heart of **Financial District** with **100 ft / 120 ft Wide Roads** and Good Connectivity to **ORR**
- The **Tallest Tower** of Financial District with **32 Floors**
- Within the Vicinity of Global Giants like **Google, Amazon, Wipro, Microsoft** and **Apple**
- Close Proximity to **Waverock SEZ, Amazon, Virtusa, Wipro, Boulder Hills** and **ISB**
- Well connected with Hotels like **Sheraton** and **Lemon Tree**, Also Multi Specialty Hospitals like **Continental Hospital & Sunshine Hospital**
- Overlooking Views of **Lake** and **Boulder Hills Golf Course**
- Well Designed **Energy Efficient** Buildings with **100% Power Backup**
- Proposed Connectivity - **Elevated BRTS Terminal** and **Phase 2 Metro Rail**

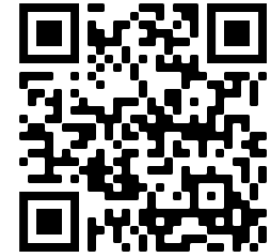
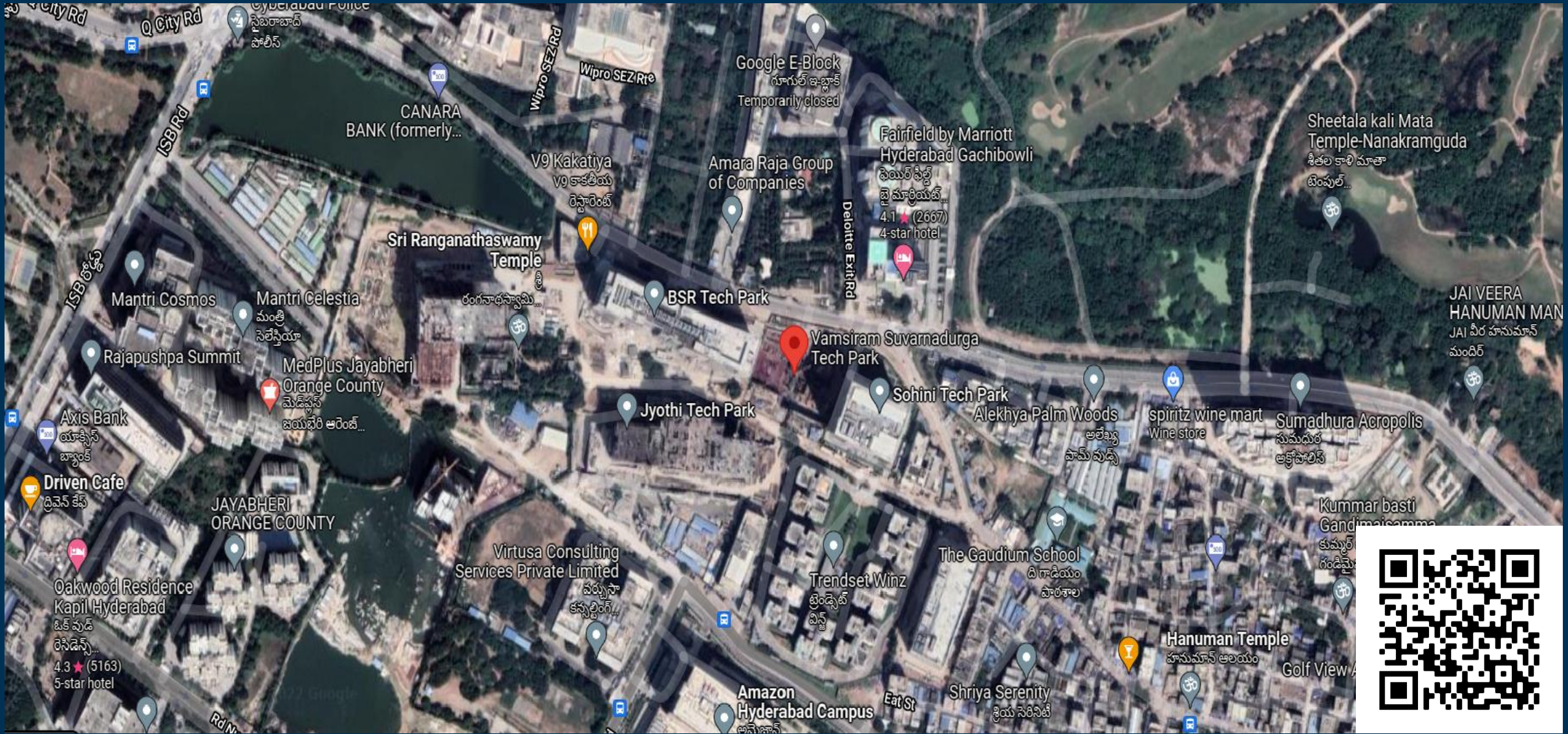


VSD Tech Park – Location



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VSD Tech Park – Connectivity



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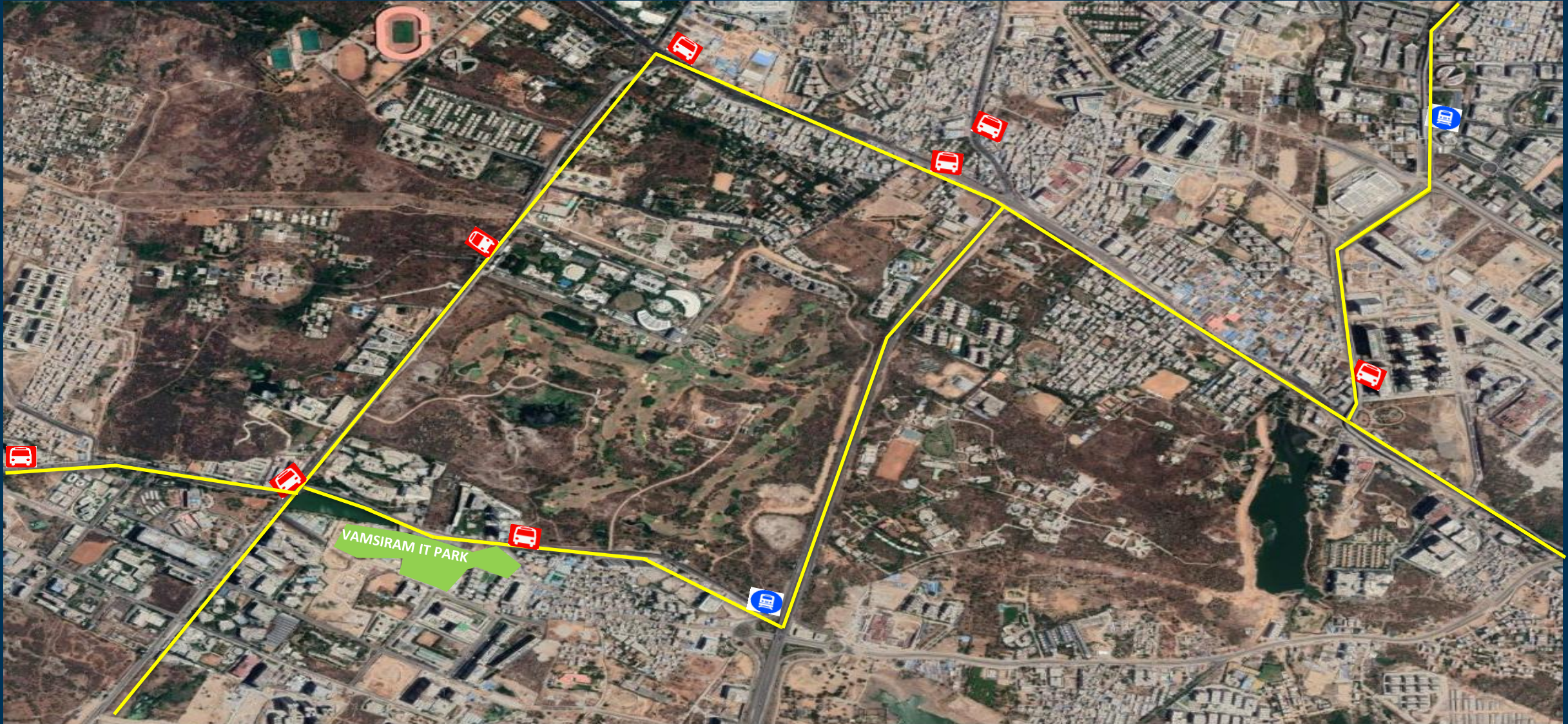
Nearest Bus stop – 0.1 Km Meters



Nearest Metro – 5.5 km & 2 Km (Phase 2)



BRTS - 500m



VSD Tech Park - Highlights



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PROJECT NAME	VAMSIRAM SD TECH PARK
Location	Beside Sohini Tech Park, Financial District, Hyderabad
Project Size	1.1 Million Sq. Ft.
Parking	4 Basements with Stack Parking
Total Number of Floors	G + 31
Typical Floor Plate	25,000 - 42,000 Sq. Ft.
Classification	Grade A Office Spaces
Elevators	22
Service Elevators	2
Premises on Offer	Warm Shell
Floor Efficiency	~70% (+ or -)
Floor Height	3.75 Meters (Floor to Floor)
Power Backup	100% Power Backup
Air Conditioning	HVAC
Project Status	Ready For Fit-Outs By Q1- 2023



VSD Tech Park – Proposed Views



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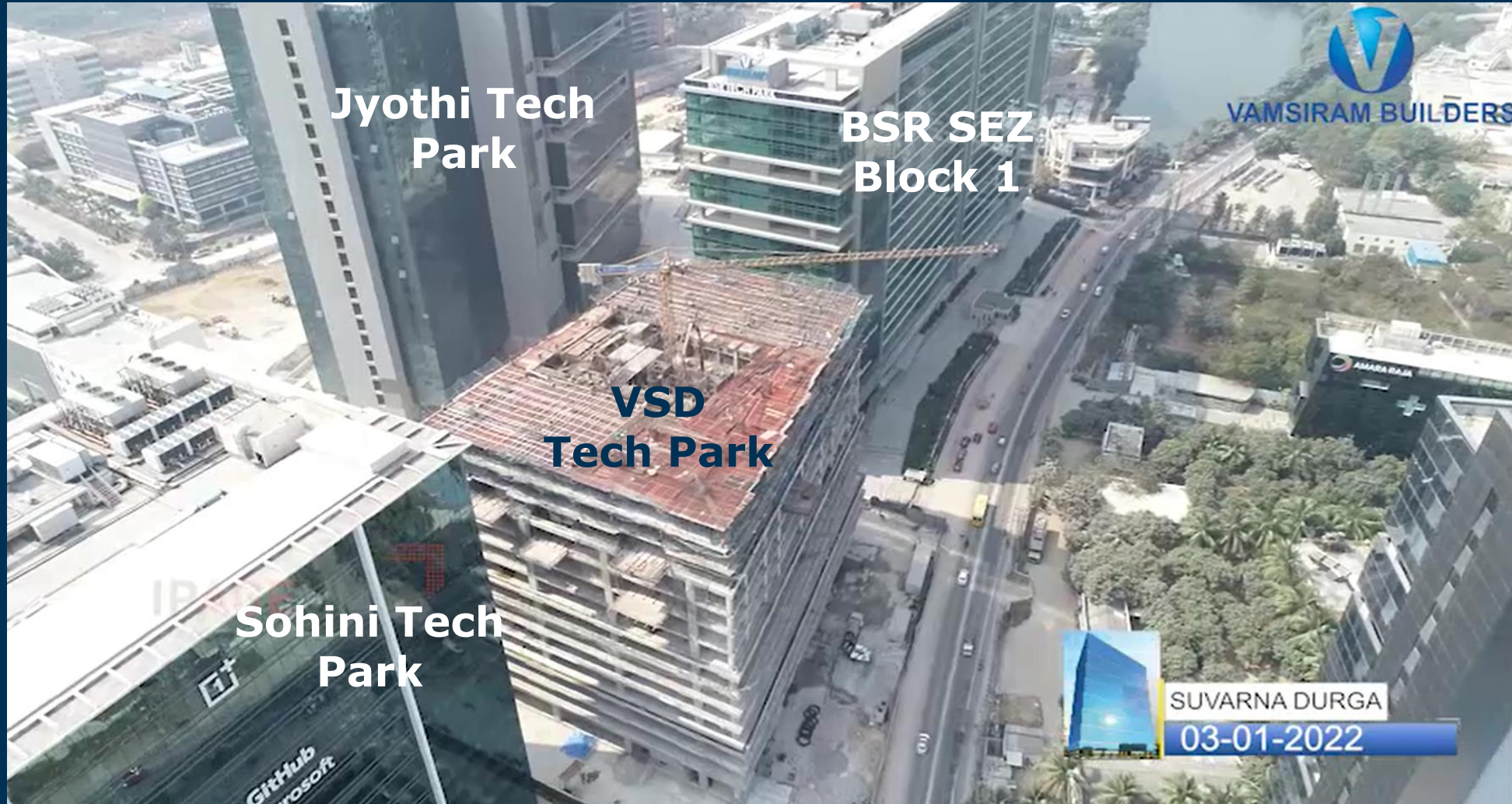
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VSD Tech Park – Status



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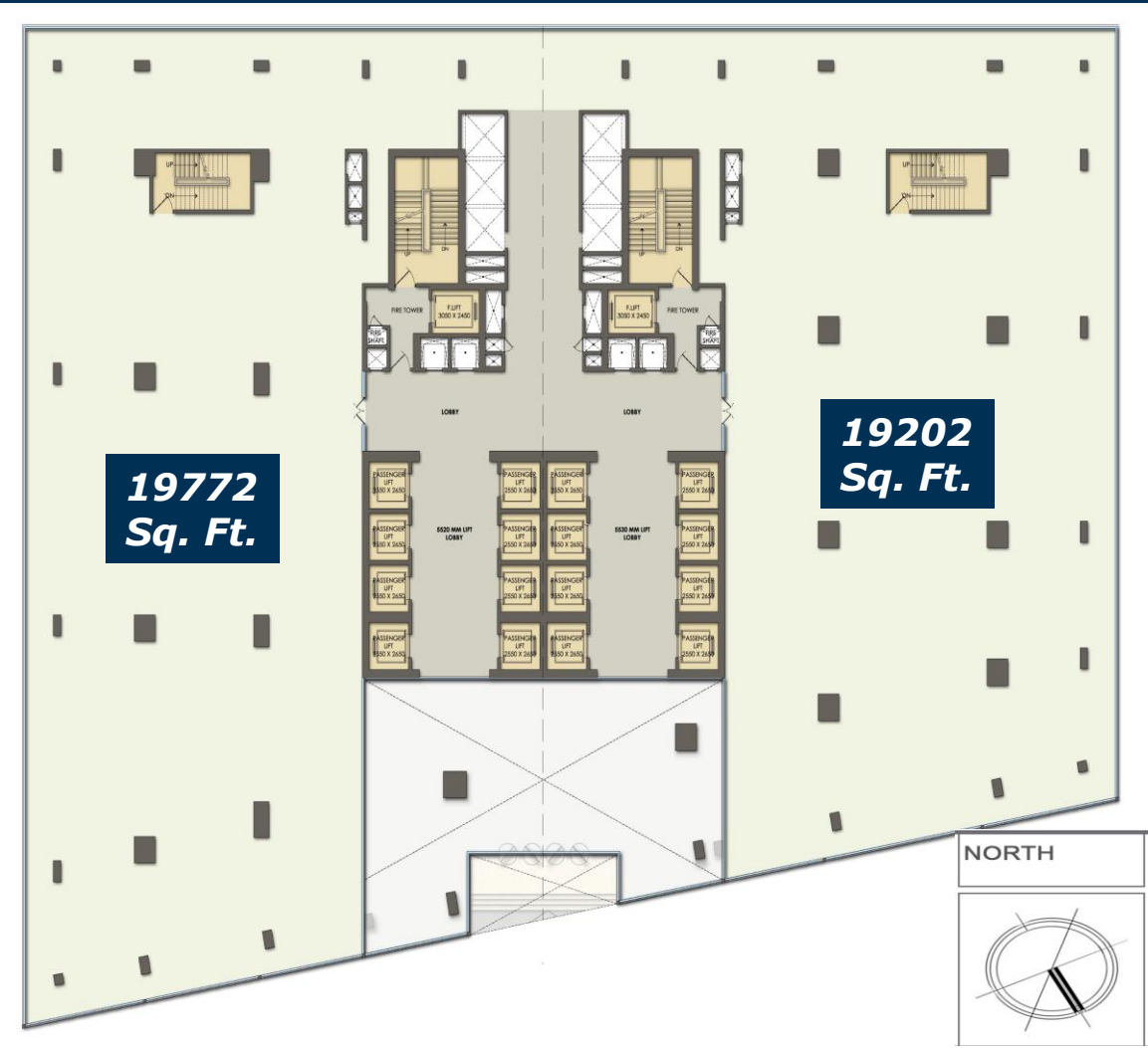
VSD Tech Park – Floor Plan



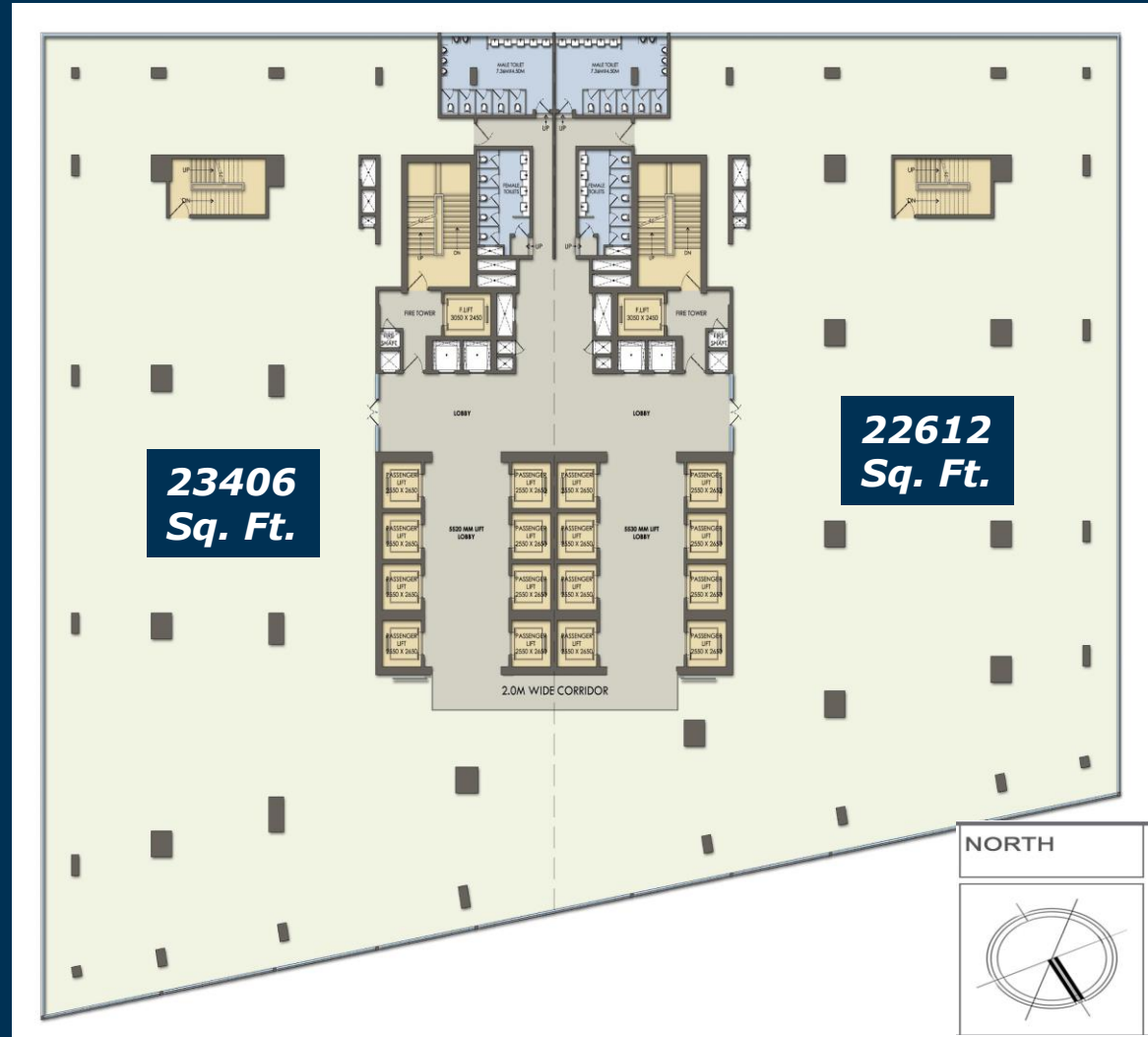
Ground Floor Plan



VSD Tech Park – Floor Plan



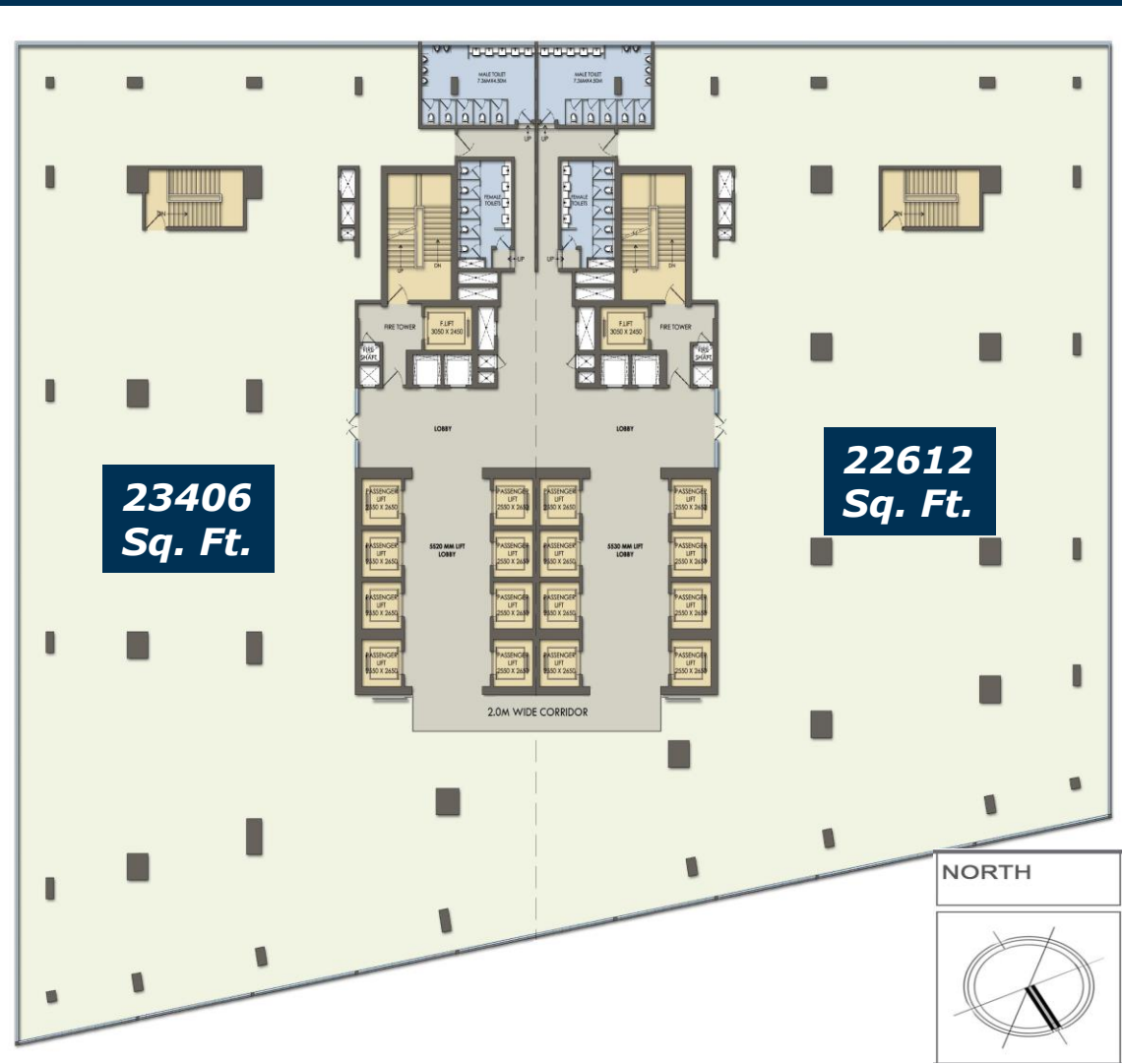
1st Floor Plan



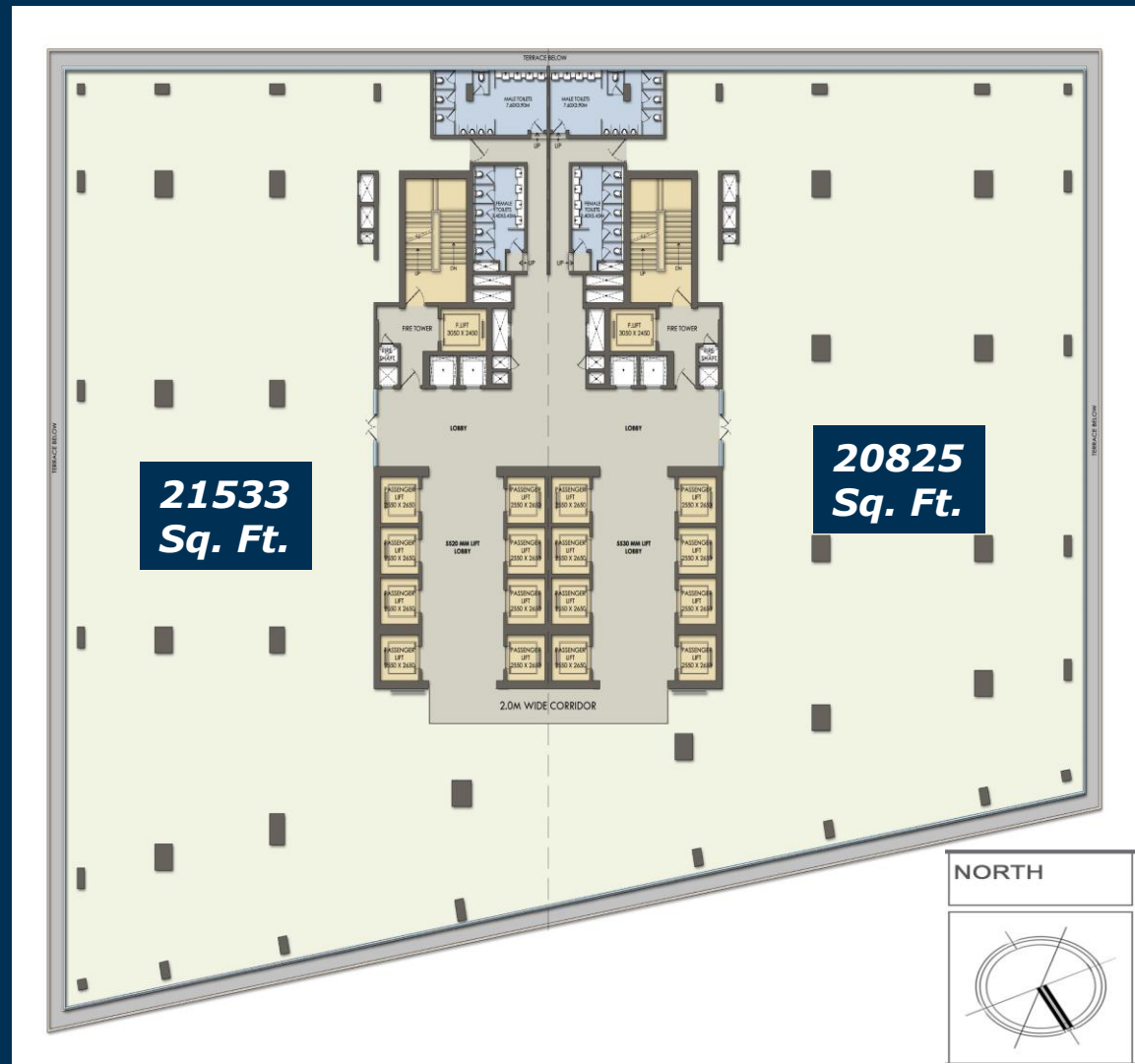
2nd Floor Plan



VSD Tech Park – Floor Plan



3rd Floor Plan

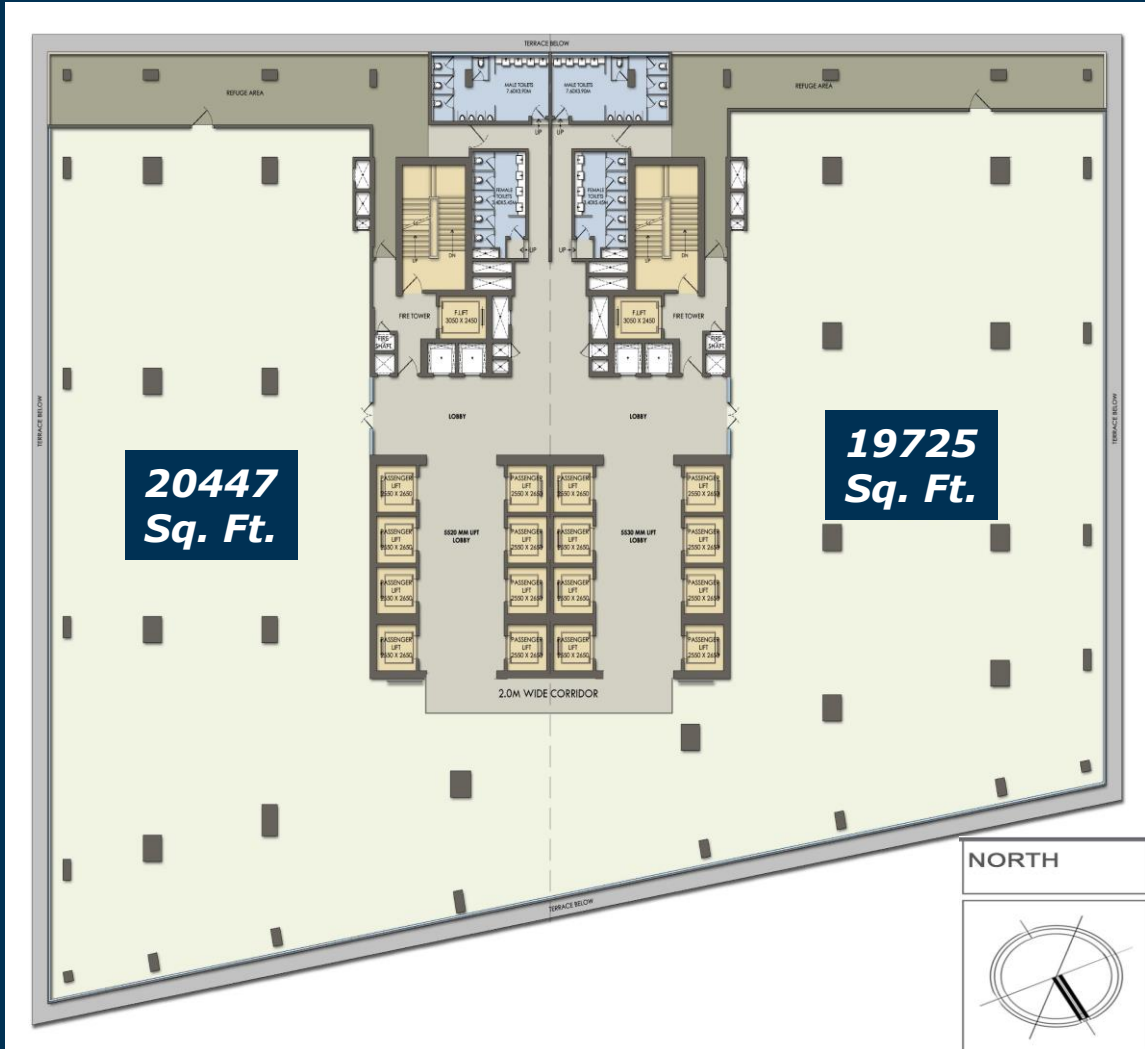


4th, 5th & 7th Floor Plan

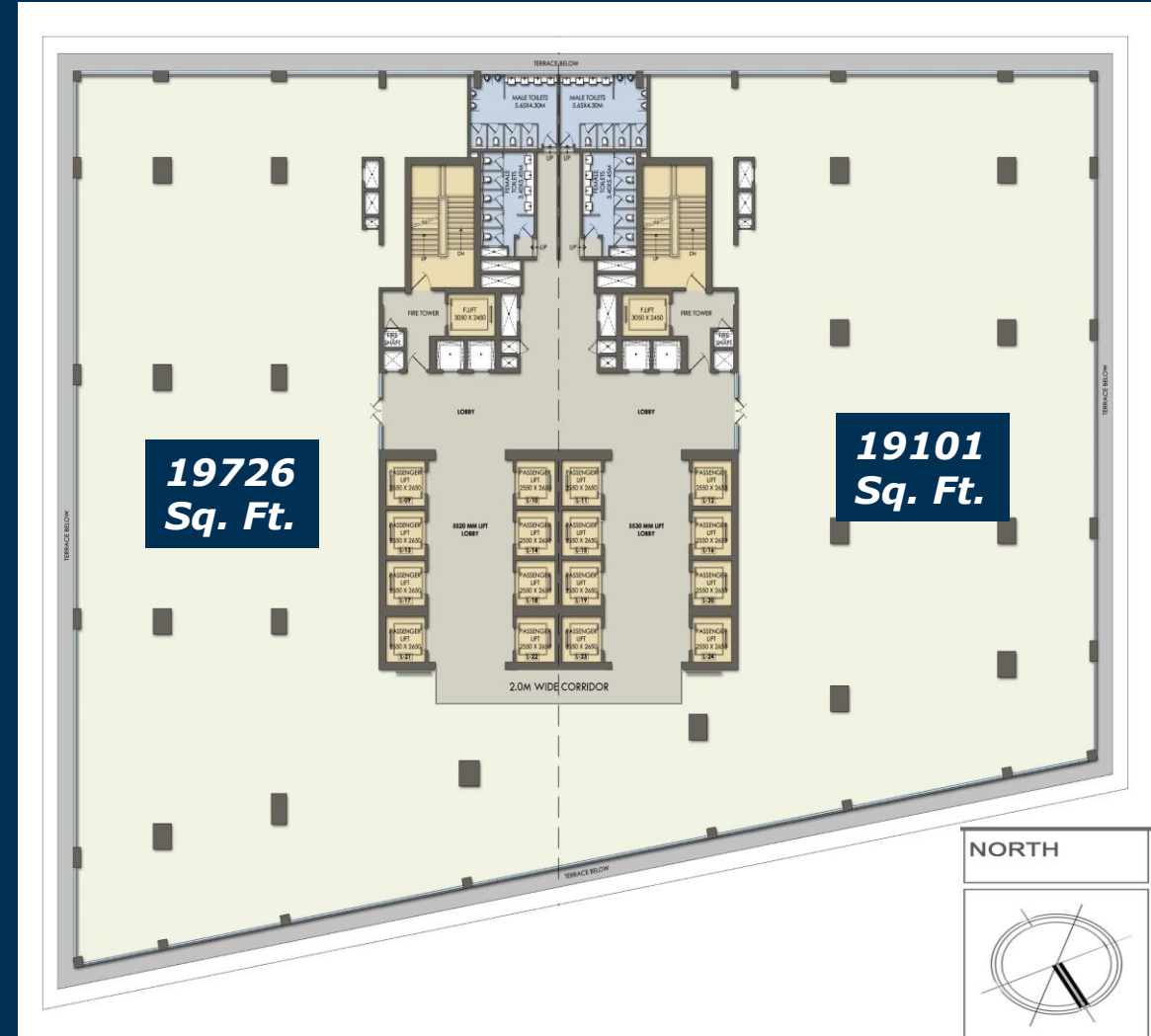
VSD Tech Park – Floor Plan



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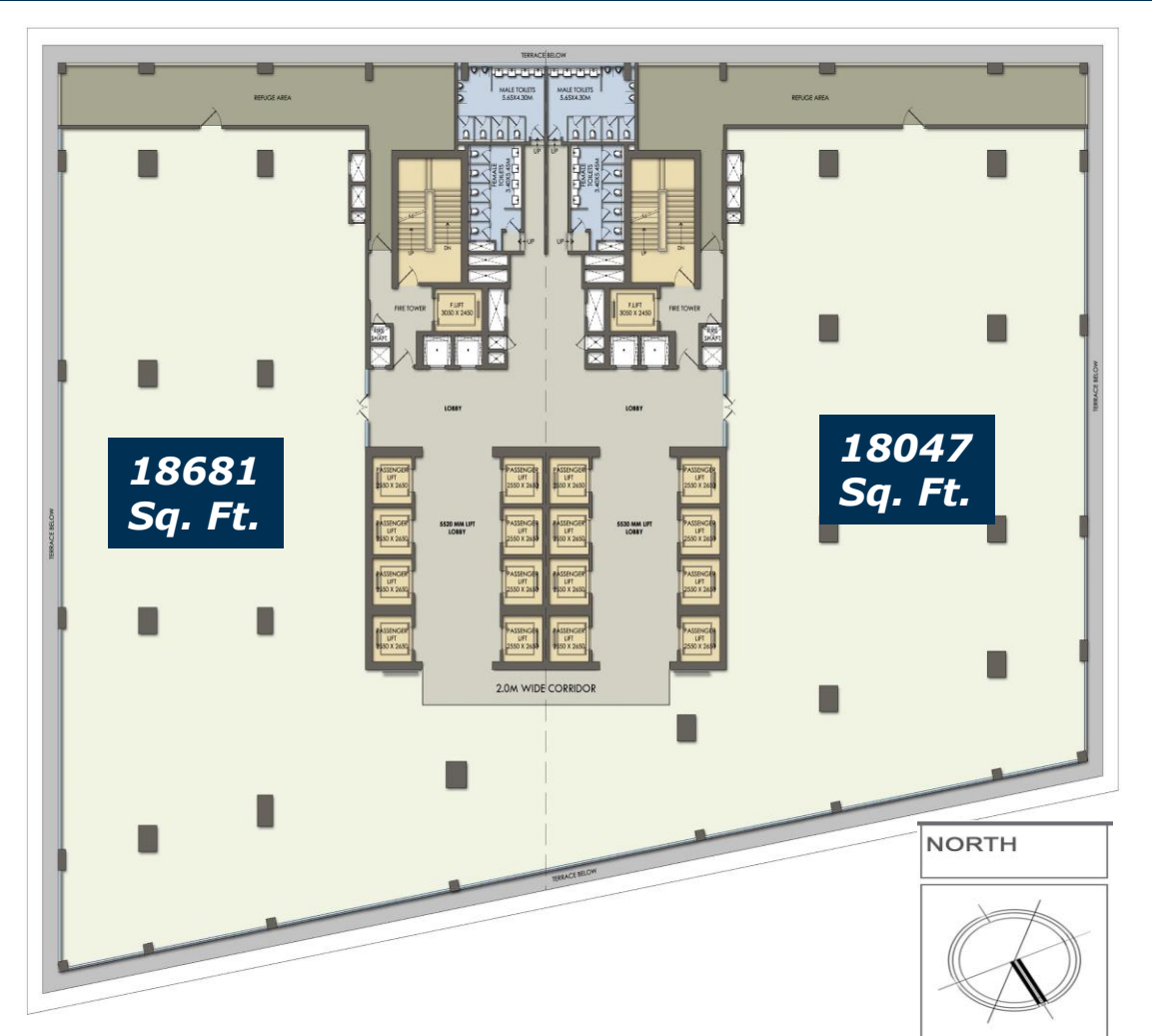
6th Floor Plan



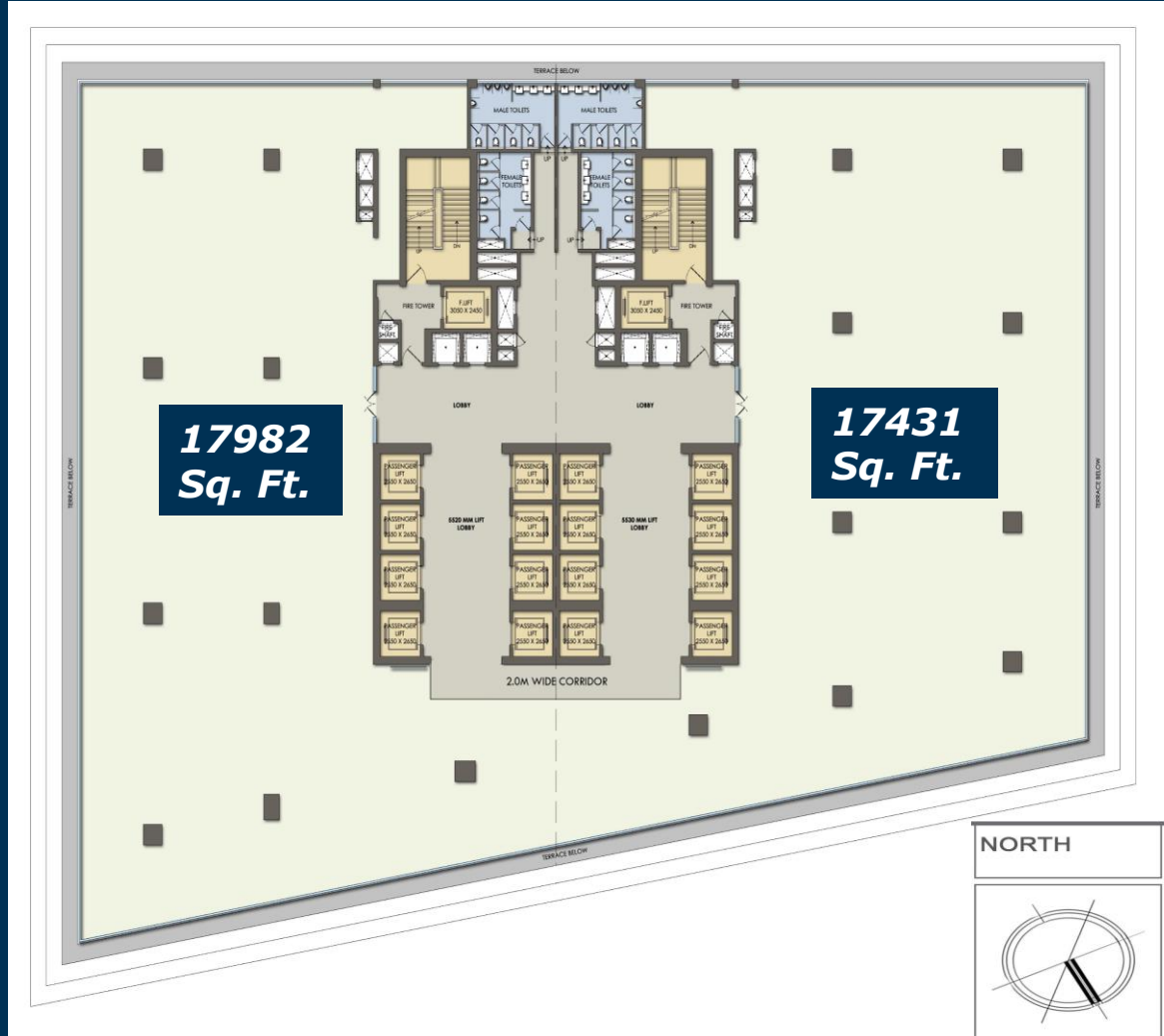
8th, 9th & 11th Floor Plan



VSD Tech Park – Floor Plan



10th Floor Plan

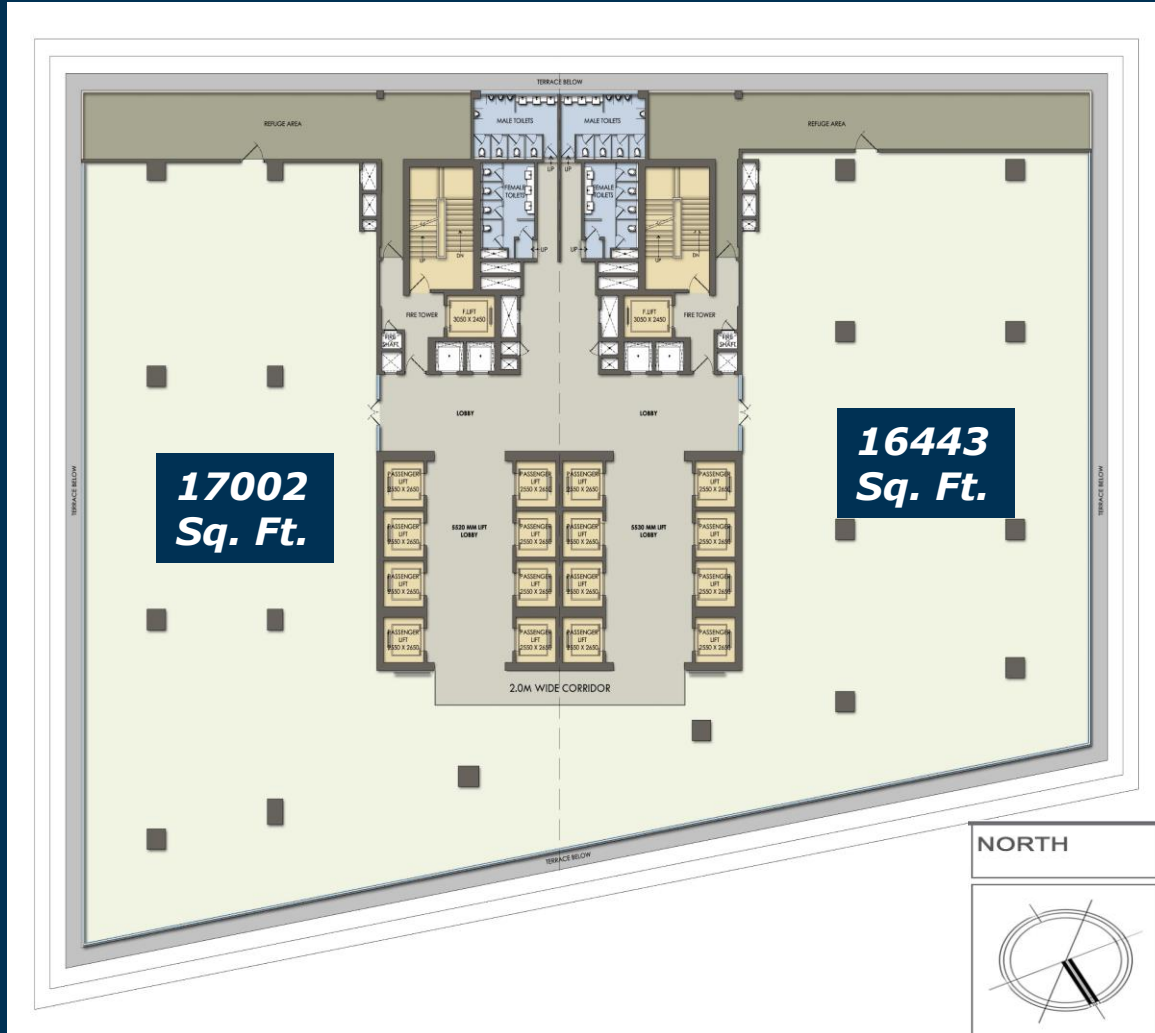


12th, 13th & 15th Floor Plan

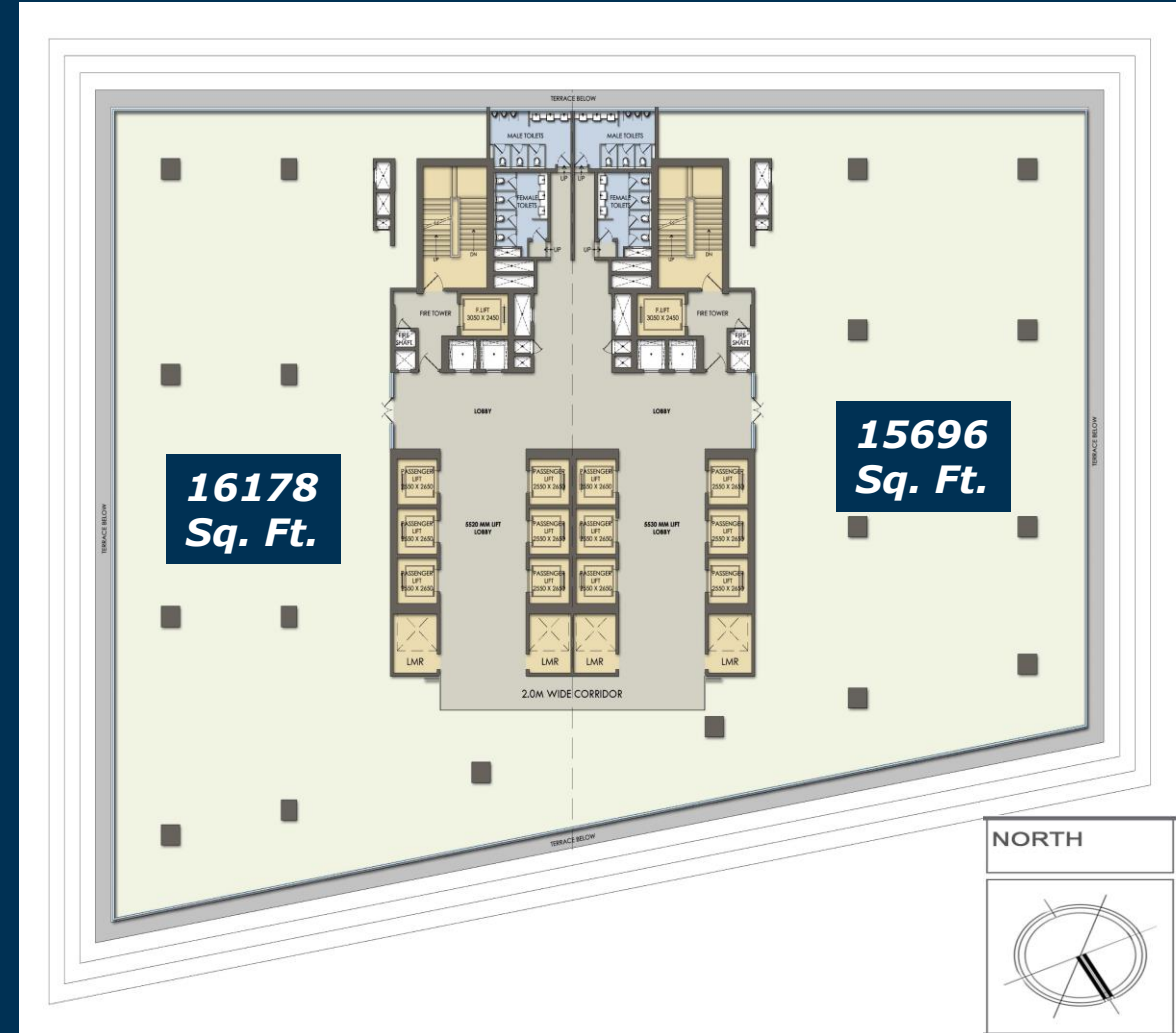
VSD Tech Park – Floor Plan



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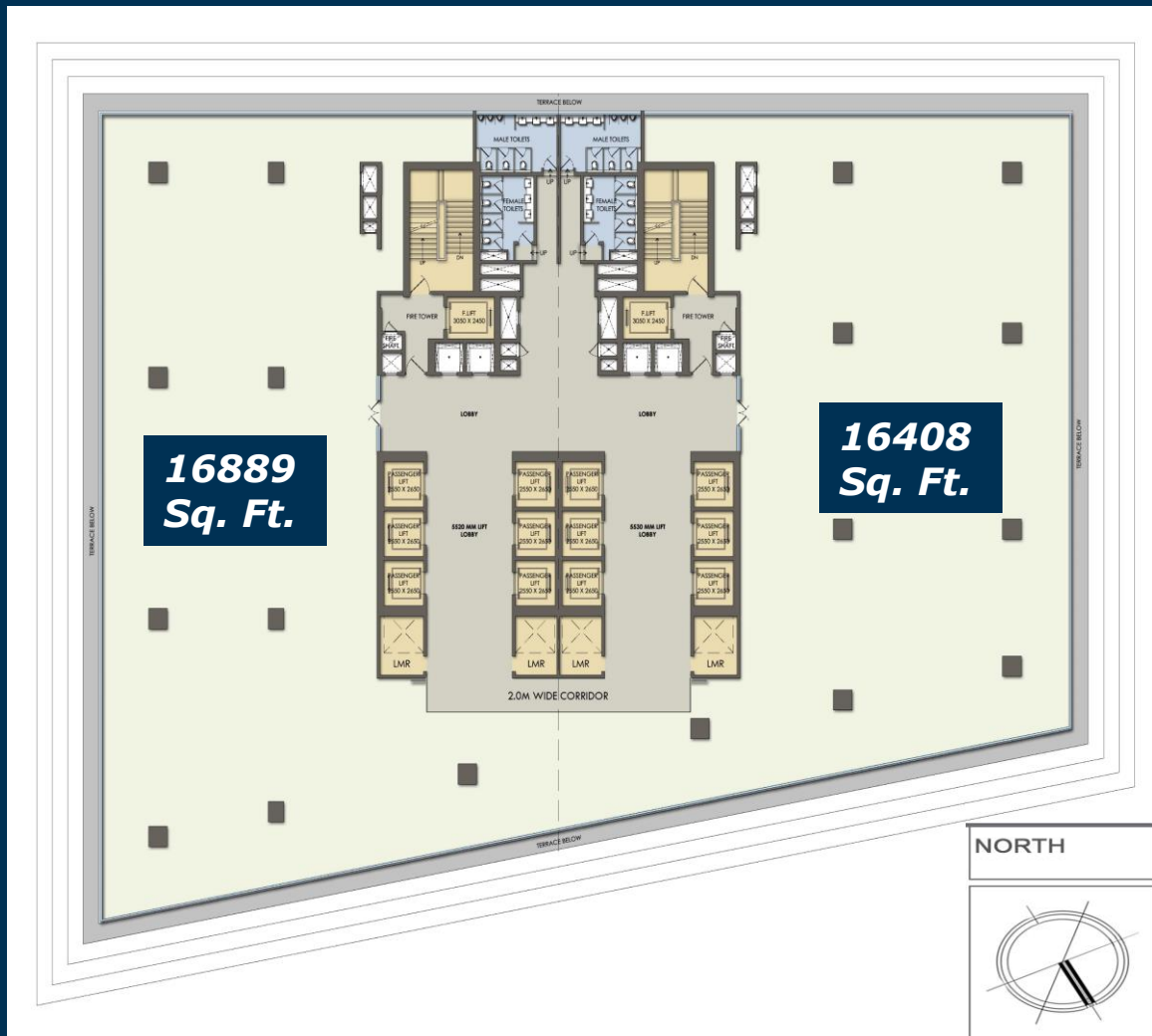
14th Floor Plan



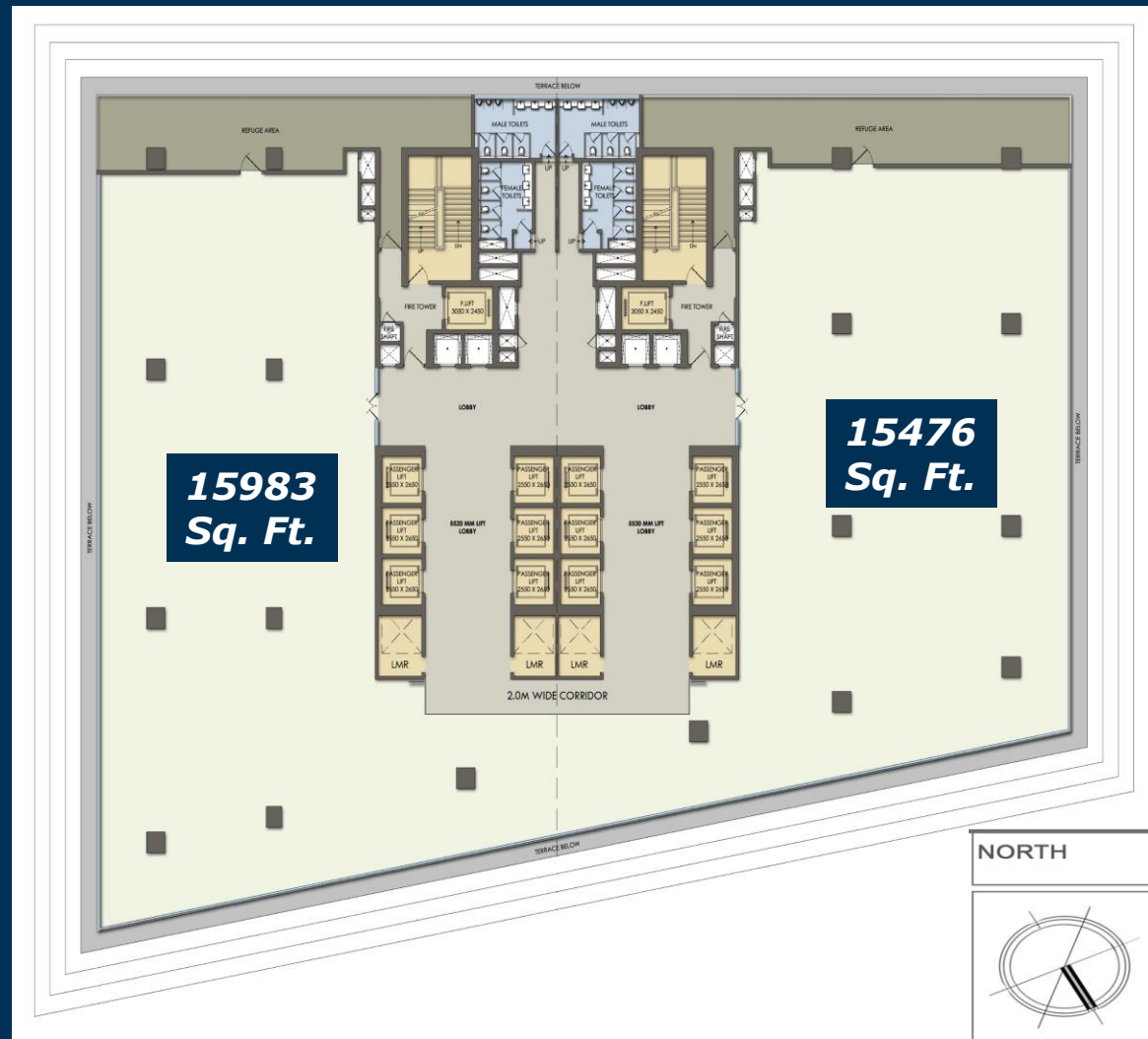
16th Floor Plan



VSD Tech Park – Floor Plan



17th & 19th Floor Plan

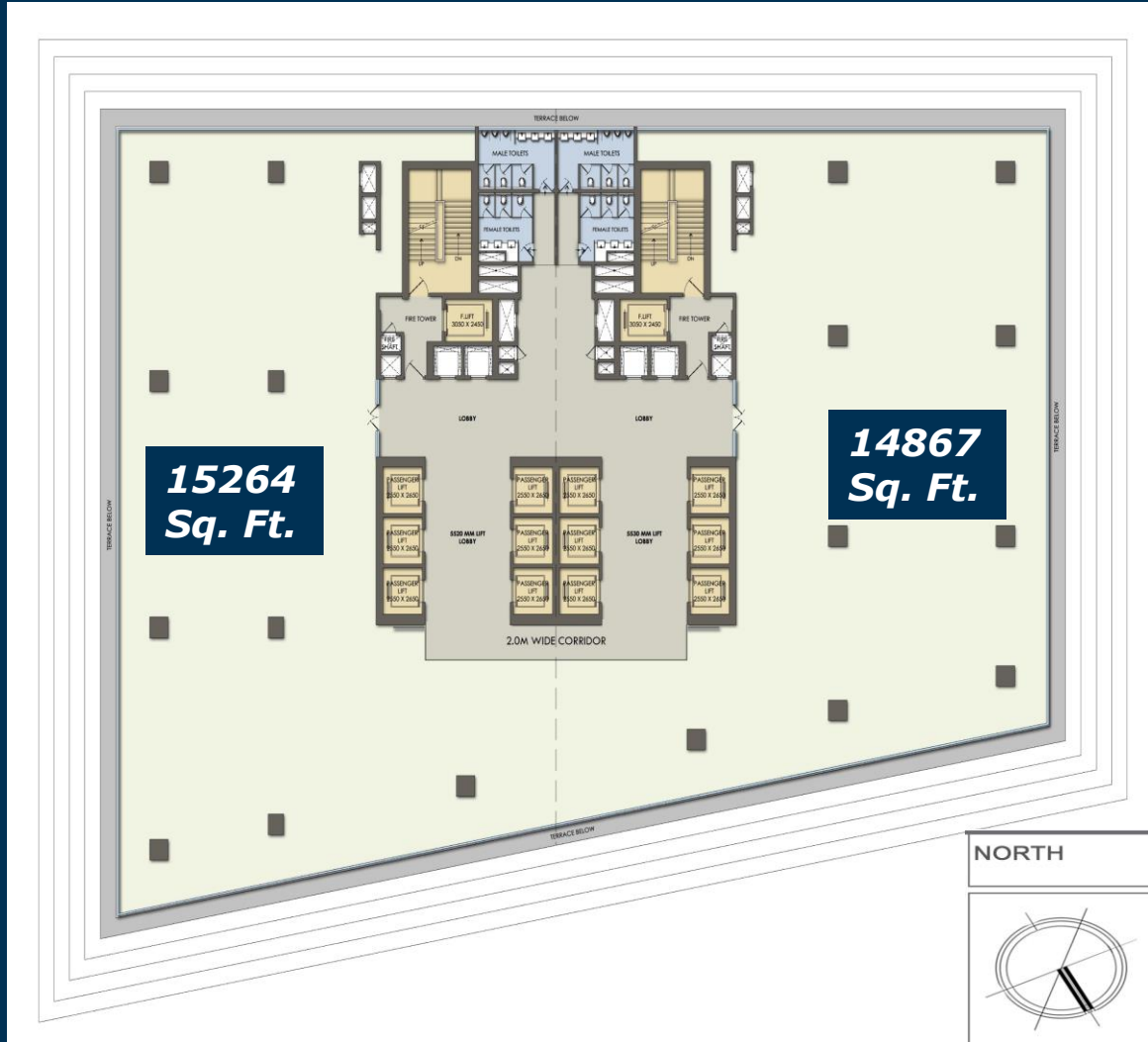


18th Floor Plan

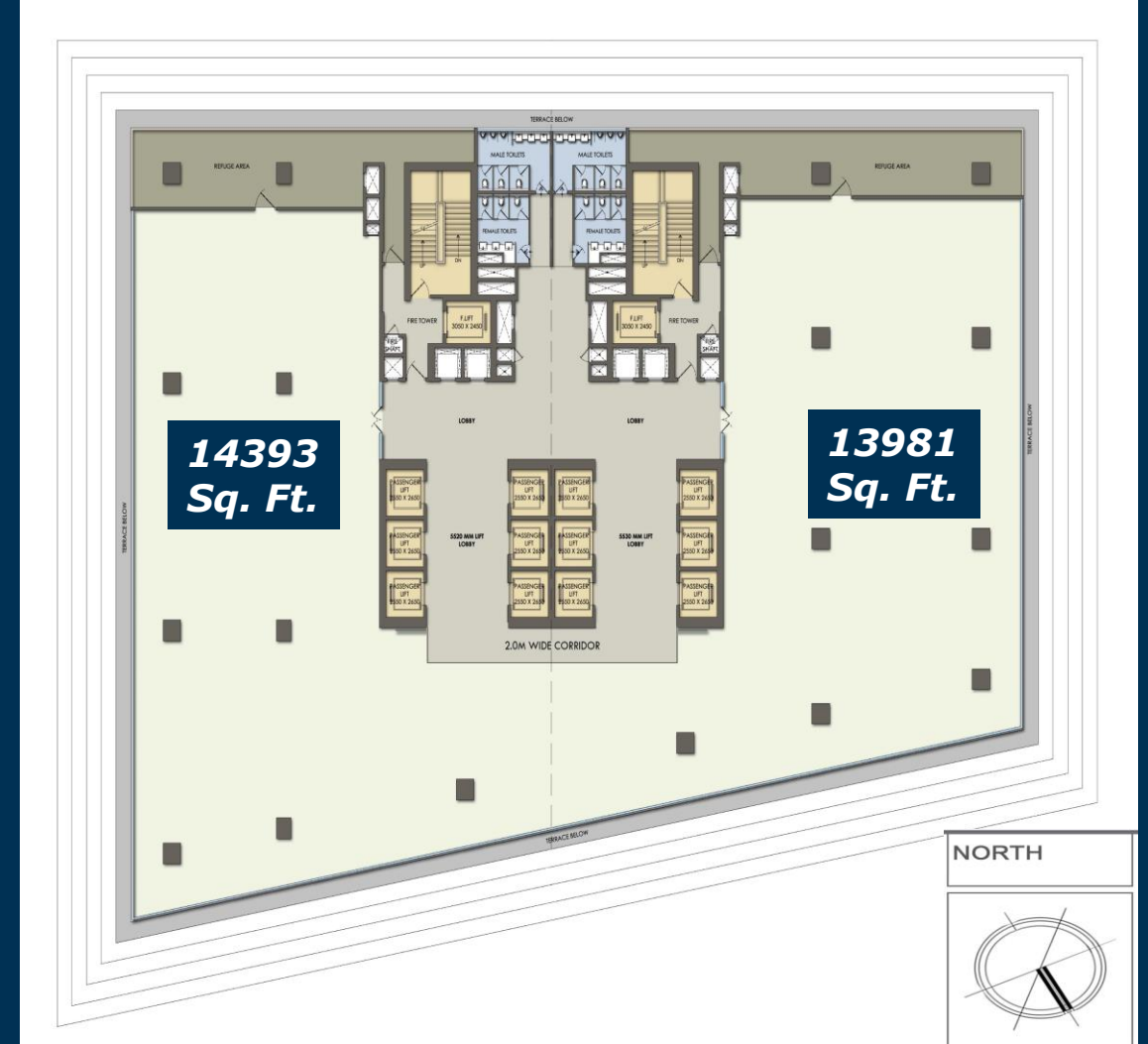
VSD Tech Park – Floor Plan



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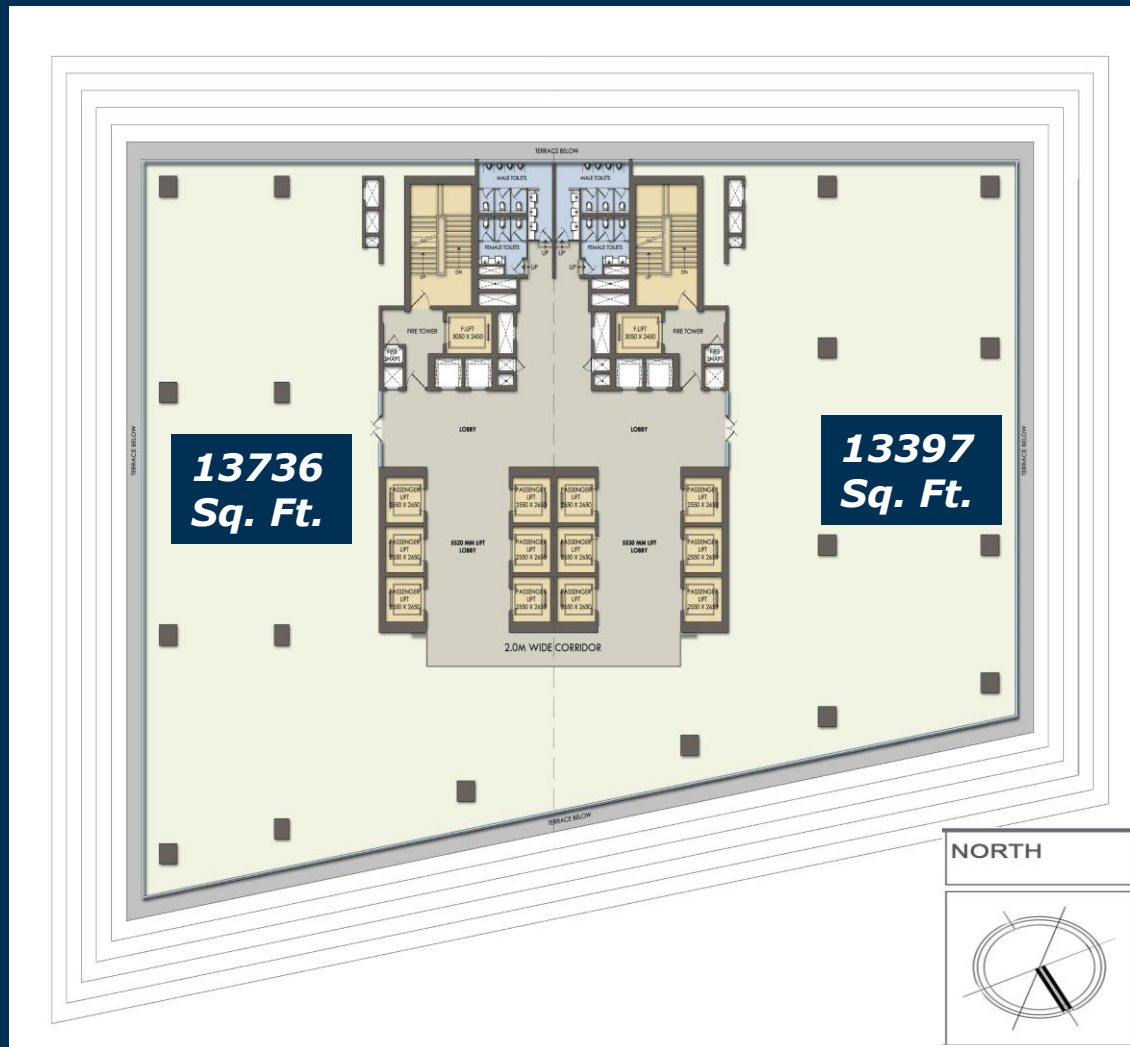
20th, 21st & 23rd Floor Plan



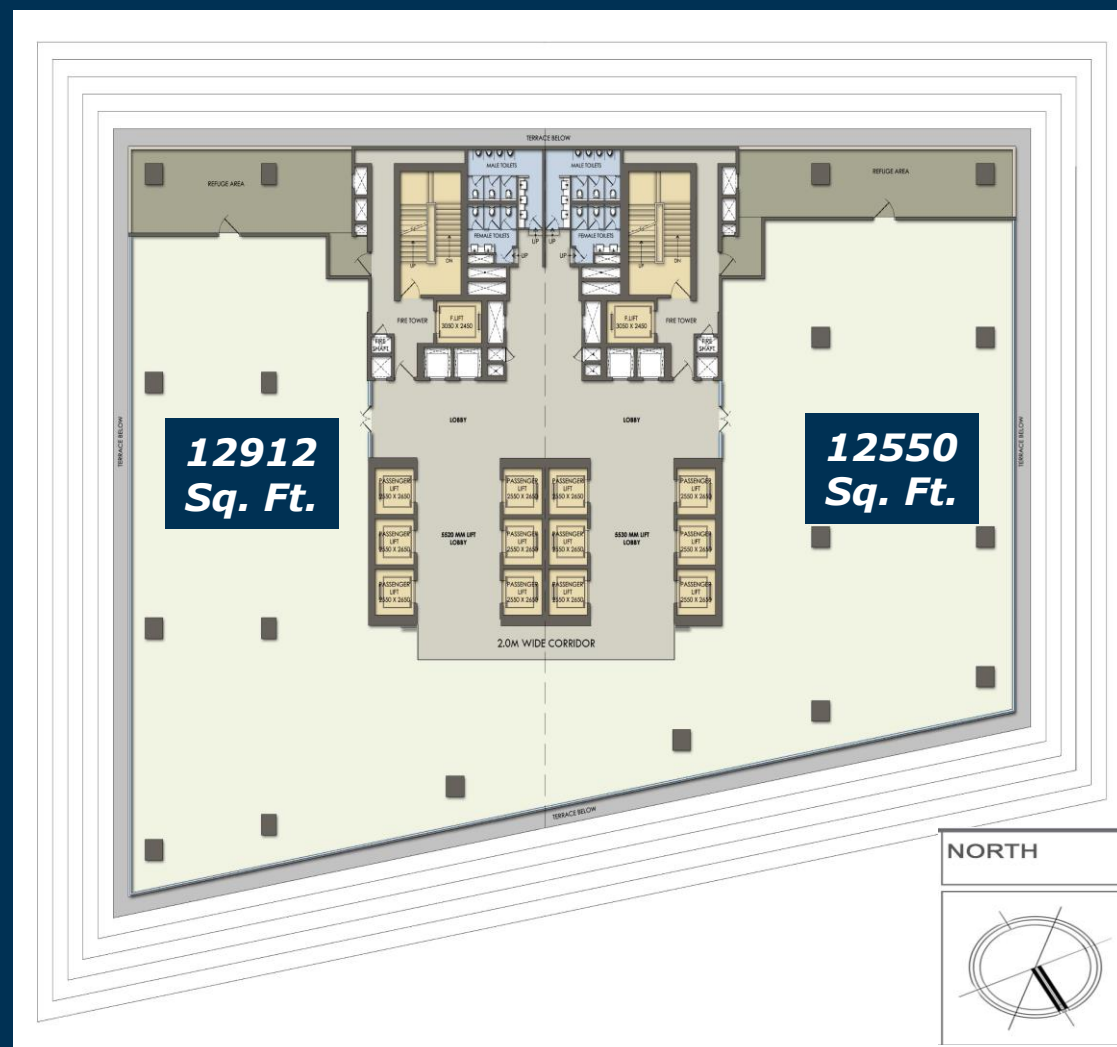
22nd Floor Plan



VSD Tech Park – Floor Plan



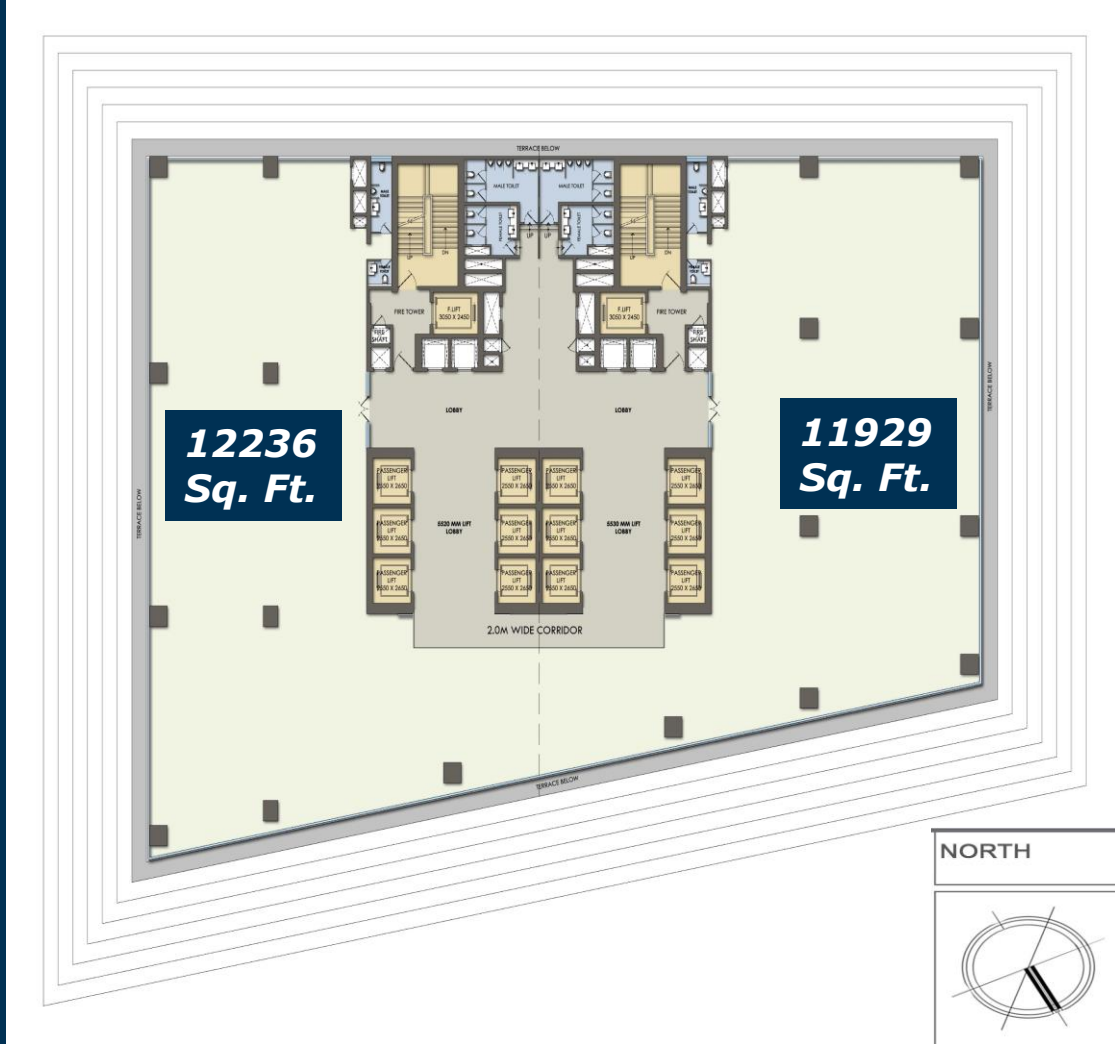
24th, 25th & 27th Floor Plan



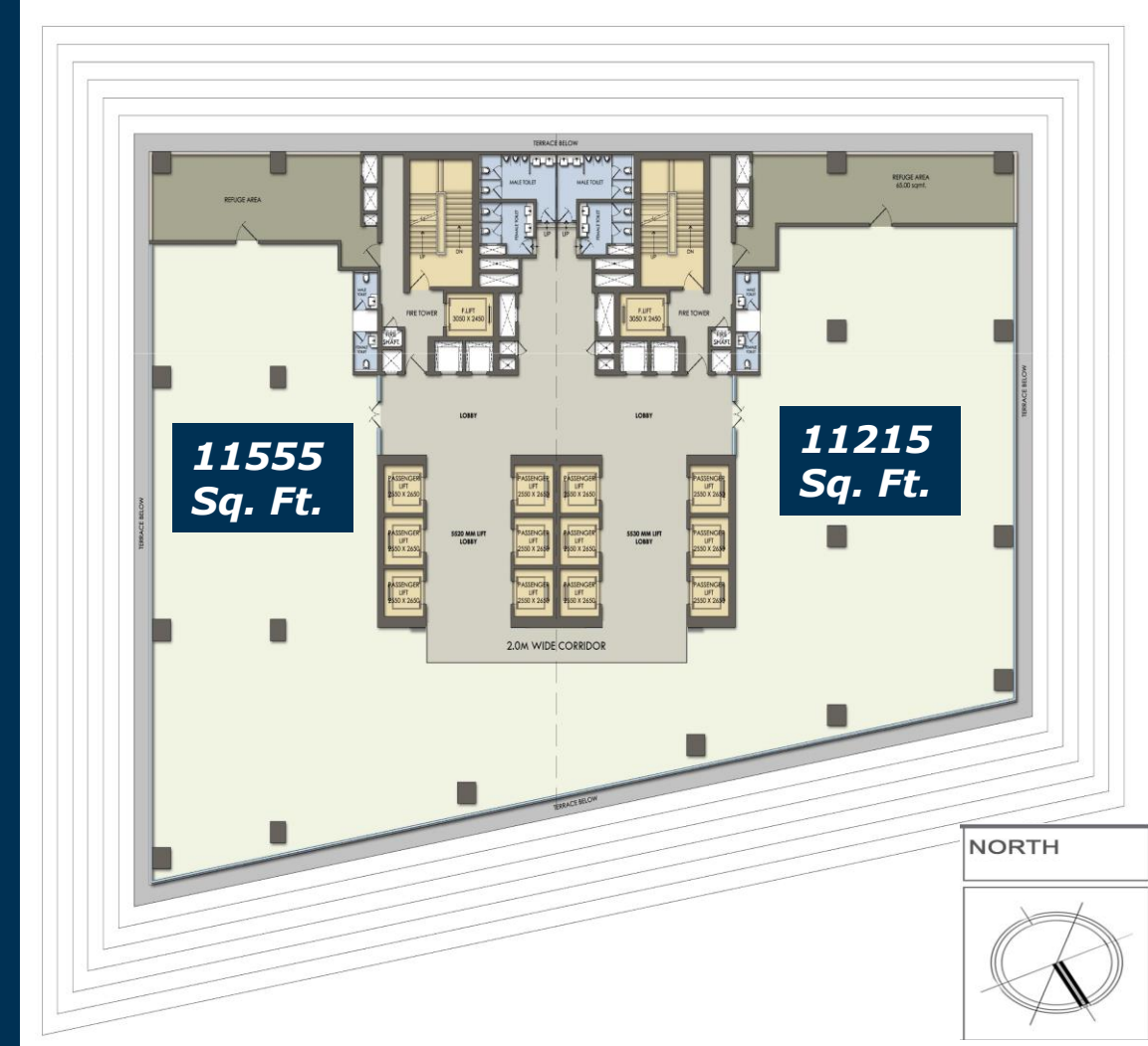
26th Floor Plan



VSD Tech Park – Floor Plan



28th, 29th & 31st Floor Plan



30th Floor Plan



VSD Tech Park – Floor Plan



Basement 1 Floor Plan



Basement 2 Floor Plan

VSD Tech Park – Floor Plan



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Basement 3 Floor Plan



Basement 4 Floor Plan

VSD Tech Park – Area Statement



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FLOOR	EASTERN BLOCK	WESTERN BLOCK
Ground Floor	15791	14853
1 st Floor	19772	19202
2 nd Floor	23406	22612
3 rd Floor	23406	22612
4 th Floor	21533	20825
5 th Floor	21533	20825
6 th Floor	20447	19725
7 th Floor	21533	20825
8 th Floor	19726	19101
9 th Floor	19726	19101
10 th Floor	18681	18047
11 th Floor	19726	19101
12 th Floor	17982	17431
13 th Floor	17982	17431
14 th Floor	17002	16443
15 th Floor	17982	17431



FLOOR	EASTERN BLOCK	WESTERN BLOCK
16 th Floor	16178	15696
17 th Floor	16889	16408
18 th Floor	15983	15476
19 th Floor	16889	16408
20 th Floor	15264	14867
21 st Floor	15264	14867
22 nd Floor	14393	13981
23 rd Floor	15264	14867
24 th Floor	13736	13397
25 th Floor	13736	13397
26 th Floor	12912	12550
27 th Floor	13736	13397
28 th Floor	12236	11929
29 th Floor	12236	11929
30 th Floor	11555	11215
31 st Floor	12236	11929

TOTAL EASTERN BLOCK – 544735 Sq. Ft.

TOTAL WESTERN BLOCK – 527878 Sq. Ft.



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VAMSIRAM BUILDERS CLIENTS



SimplyWork



MassMutual

TABLE SPACE



Medtronic



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