

JYOTHI GRANULES

Kondapur, Hyderabad



VAMSIRAM BUILDERS



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VAMSIRAM BUILDERS & DEVELOPERS PVT LTD

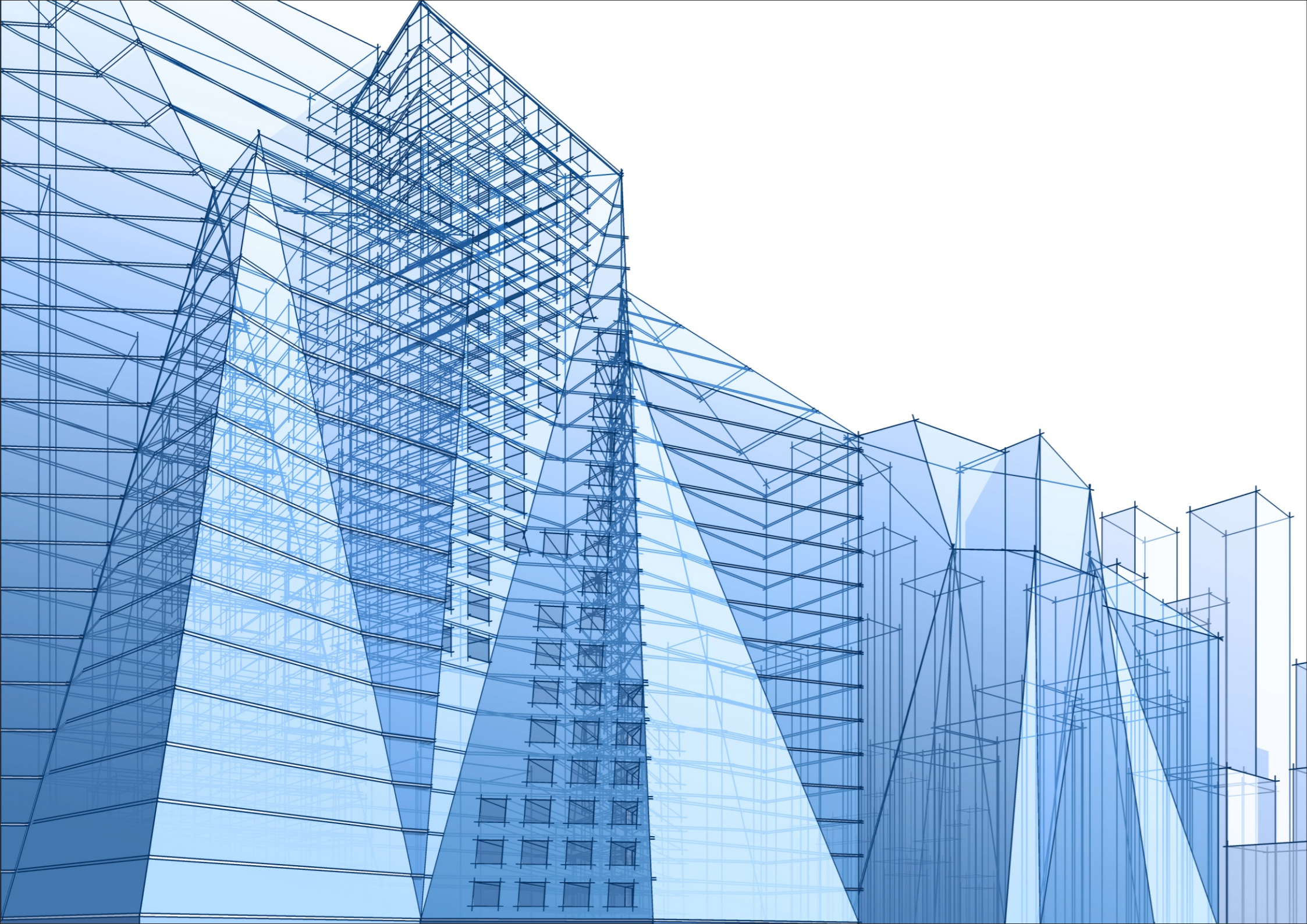
Vamsiram Jyothi LorvenPlot No. 1056-C, Road No. 45,
Jubilee Hills, Hyderabad.

Disclaimer: The content in the brochure is exclusive to Vamsiram Builders. The elevation pics, areas and technical specifications are subject to change.

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WORLD-CLASS
BUSINESS SPACES



VAMSIRAM BUILDERS



A 26 year legacy in building trust in real estate Sector



OVER 80+ PROJECTS

- Premium IT office spaces
 - Residential
 - Commercial
 - Retail
-



ON GOING PROJECTS

- 10 million sq.ft Vamsiram IT Park at Financial District
 - Over 2 million sq.ft in Banjara Hills, Jubilee Hills, Madhapur & Kondapur
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OUR MOTTO

- Quality
- On-time delivery
- Client satisfaction



JYOTHI GRANULES

Kondapur, Hyderabad

LET'S DO BUSINESS

Vamsiram's Jyothi Granules is a 1 million sq feet, G+16 floor office space with expansive floor plans. The sophisticated building has 42,000 sq. ft warm shell plate, ideal for premium retail or setting up an office with 100% Power Backup and HVAC.

SPECIFICATIONS

STRUCTURE

RCC framed structure with flat slabs designed for seismic zone II.

FLOOR LOADING

Designed for SDL of 500 kg/m².

MAIN STAIRCASE & FIRE ESCAPE STAIRCASE FINISH

Granite flooring, SS Railing.

SUPER STRUCTURE

Brick work external walls as 200 mm thick internal walls 100 mm thick as applicable.

PLASTERING

12 mm/18mm thick cement plaster.

MAIN LOBBIES

Italian marble/granite cladding and flooring for lift entrance walls, ceiling as per interior design.

FAÇADE

Glass façade with double glazed structural glazing.

PASSENGER LIFT

11 passengers lifts.

PARKING AREA

Fully furnished car parking floors with VDF, walls and ceiling finished with paint, electrical lighting as per consultant design.

EB POWER

33 Kv cable will be connected to transformers (ONAN) and OLTC type connected to main LT panel power as per client requirement.

BACK UP POWER

DG sets of reputed make to suit 100% backup capacity.

EARTHING & LIGHTENING PROTECTION

Earthing Pits for base building works and lightening protection systems as per standards.

COMMON AREA LIGHTING

External and common area lighting fixtures as per design.

PERIPHERAL LIGHTING

As per building design.

DRIVEWAYS, PARKING AREA & EXTERNAL WALKWAYS

Illumination and signages as per standards.

AIR CONDITIONING

VRV/VRF System suitable for design conditions, outdoor units only.

EXTERNAL WATER SUPPLY

Municipal water with borewell.

BORE WELL WITH PUMPS

Water supply as per availability of UG water resources.

HYDRO-PNEUMATIC PUMPS AND EQUIPMENT

As per MEP consultant design.

IRRIGATION SYSTEM / RAINWATER HARVESTING

As per architectural design.

EXTERNAL STORM WATER DRAINAGE

As per department norms.

FIRE SAFETY SYSTEMS

Fire detection & alarm system on all floors, Fire Extinguisher on all floors in parking & office.

HYDRANT SYSTEM AS PER NBC NORMS AT SUITABLE LOCATIONS.

Exit, Public Address System will be provided in lift lobbies, staircase and common rest rooms.

MANUAL CALL POINTS (PULL ALARMS) WILL BE PROVIDED TO RAISE ALARM NEAR EACH EXIT.

Emergency backup for Fire Pumps and emergency lights along the escape route in the event of a power failure shall be provided in.

AUTOMATIC SPRINKLER SYSTEM AS PER NBC NORMS FOR INTERNAL FLOORS,

1 Layer of SS in all office floors basements and common areas.

FIRE RATED DOORS

2 hrs fire rated doors installed for staircase entry, lift lobby and all shaft doors.

WI-FI CONNECTIVITY

Entire building would be provided with Wi-Fi connectivity.

BMS

BMS system will be provided for base building equipment.

CCTV

CCTV cameras will be provided at the common areas such as entry, exit with coverage of all service areas such as DG yard plant room & monitoring will be done from the BMS Room.

Typical Floor Plan (Multiple Units)



OUR MARQUEE CLIENTS

OUR ONGOING PROJECTS



JYOTHI TECH PARK at Financial District



BSR TECH PARK 2 at Financial District, Nanakramguda



BSR ONE at Road No. 2, Banjara Hills



JYOTHI VALENCIA at Road No. 2, Banjara Hills



Vamsiram New Project at Gandipet



VSD TECH PARK at Financial District

AN ADDRESS THAT NEEDS NO INTRODUCTION

- ◆ Close to the IT corridor (Hitech City, Financial District, and Raidurg)
- ◆ 100 ft road connecting with each tower's entry and exit
- ◆ Comfortably connects with Airport through ORR
- ◆ In the vicinity of DLF CYBERCITY, SLN Terminus, TCS, Botanical Garden, etc.
- ◆ Thoughtfully designed great elevation that easily connects with residential and recreational zones offering you the "work, live and play" concept.

Jyothi Granules

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