

TITANIUM TECH | PARK

ITPL ROAD
WHITEFIELD

ABOUT US



Goyal & Co. was established in the illustrious city of Ahmedabad in 1971 by the esteemed late Mr Rampurshottam Goyal. With an impressive portfolio of over 250+ projects, including apartments, villas, plotted developments, corporate offices, townships, warehouses, and tech parks their creative prowess knows no bounds. Holding an extensive corporate leasing portfolio of 85+ properties, they have become synonymous with excellence.

Having left an indelible mark on Ahmedabad and Mumbai's skyline, Goyal & Co. has also been expanding its influence in Bangalore since 15 years. Their unwavering commitment to achieving a similar market sentiment in new territories ensures that each project undertaken bears their stamp of distinction. With a passion for excellence that permeates their endeavours, Goyal & Co. continues to shape the landscape of architectural brilliance.

5 Decades

Of Creating Landmarks

85+ Properties

Leasing Portfolio

250+ Projects

Apartments

Corporate Offices

Villas

Township

Plotted Developments

Warehouses



HN SAFAL has become a renowned force in Gujarat's modernization journey since its inception in 2010. With a steadfast commitment to excellence, they consistently surpass expectations, delivering exceptional projects. Utilizing innovative approaches, advanced technology, and a customer-centric approach, HN SAFAL has crafted an impressive 36 million square feet of space in Ahmedabad. Their constructions adhere to global standards of engineering, design, and functionality, solidifying their reputation. Guided by a vision of limitless possibilities, HN SAFAL remains dedicated to providing customers with an elevated experience and a "Life Without Limits".

36M Sq. Ft.

10+ Years

CORPORATE LEASING



PRICE ADVANTAGE

LEGAL CLARITY

SUPERIOR QUALITY

TIMELY DELIVERY

TRANSPARENT DEALING

Corporate Leasing has emerged as an important vertical. The company possesses a large corporate leasing portfolio of more than 85 properties.

They also specialise in built to suit leasing with some of the best land locations to offer in Ahmedabad, Bangalore and Mumbai

SOME OF THE CLIENTS INCLUDE:



ADVANTAGES OF CORPORATE LEASING



PRICE ADVANTAGE



Being an experienced developer, the company is able to offer properties at very competitive lease terms

TIMELY DELIVERY



A fully equipped professional execution team ensures on time delivery of property.

SUPERIOR QUALITY



From planning to execution to material selection, all properties boast of highest quality parameters.

TRANSPARENT DEALING



Goyal & Co. enjoys unprecedented goodwill and is renowned for its transparent and fair dealings.

LEGAL CLARITY



All properties go through rigorous title clearance procedures and thus ensure complete peace of mind to the tenants.



Whitefield

Aerial shot of Titanium Tech Park taken from the North end of the campus.

ABOUT WHITEFIELD

An area that has now evolved into a bustling IT and commercial hub, Whitefield is revered for its state-of-the-art infrastructure and cultural diversity, due to the influx of various multi-national companies that have set up base in the area.

With a robust transportation network for ease of connectivity, Whitefield features a myriad of hotels, restaurants, malls, clubs and various other cultural hotspots that bring boundless energy within the area.

DISTANCE FROM TITANIUM TECH PARK

TECH PARKS / OFFICES

0.9 KM	TCS
1.2 KM	ITPB
2.6 KM	TATA Elxsi
3.6 KM	GE - John F Welch Technology Centre
4.6 KM	SAP

MALLS / HOTELS

1.2 KM	Vivanta by Taj
1.2 KM	Park Square Mall
2.1 KM	Nexus Shantiniketan Mall & Sheraton
2.7 KM	Zuri
2.9 KM	Inorbit Mall & Marriott
3.3 KM	Nexus Whitefield Mall
5.8 KM	Marketcity Mall

HOSPITALS

2.1 KM	Manipal Hospital, Whitefield
2.5 KM	Sri Satya Sai Super Speciality Hospital
3.5 KM	Vydehi Institute of Medical Sciences
3.5 KM	Manipal Hospital, Varthur

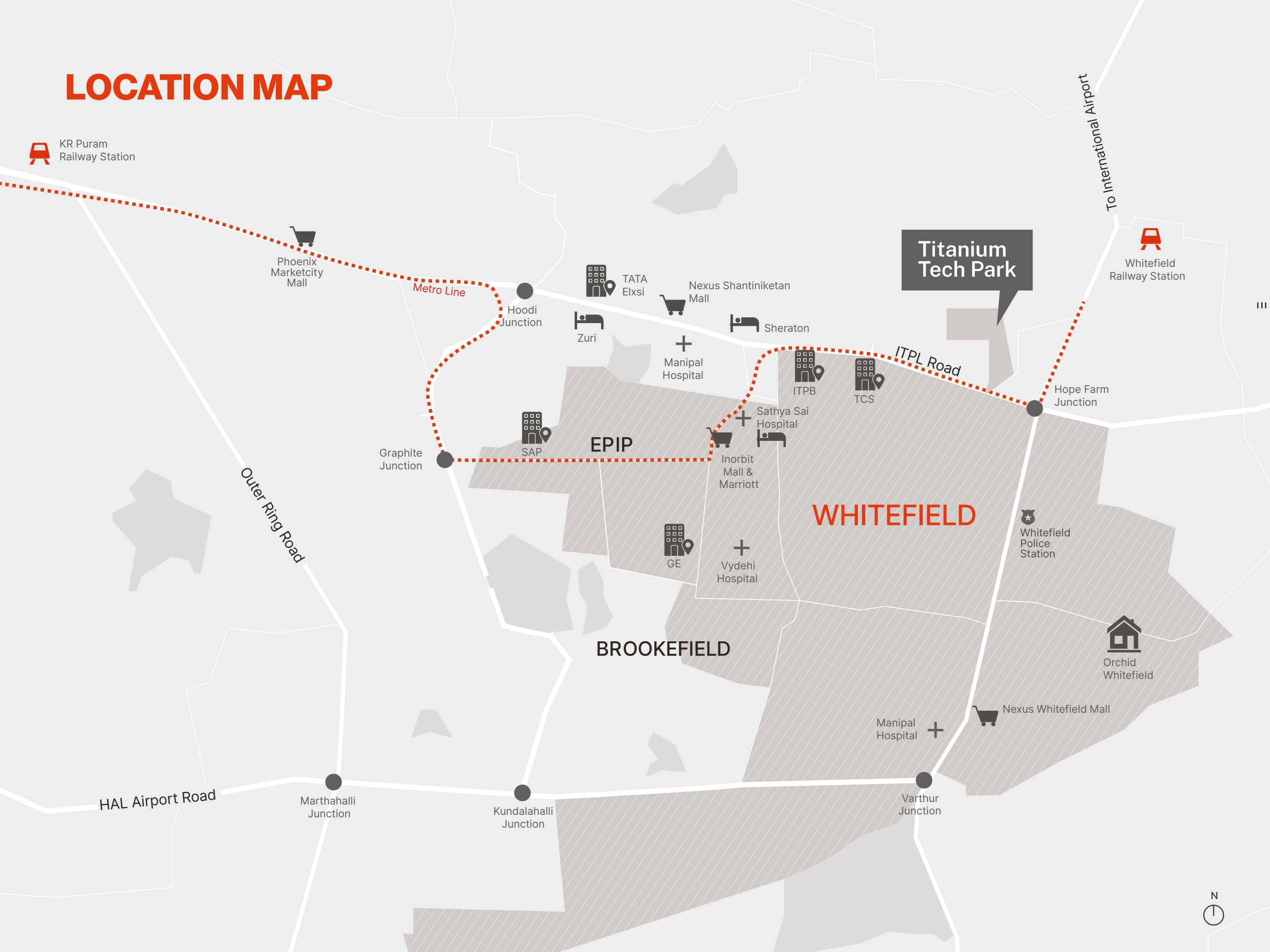
MAJOR JUNCTIONS / LANDMARKS

0.5 KM	Hope Farm Junction
3.6 KM	Hoodi Junction
3.6 KM	Varthur Junction
8.0 KM	KR Puram Railway Station
8.4 KM	Marathahalli ORR Junction
15.1 KM	M.G. Road
36.5 KM	Kempegowda International Airport

THE USP's

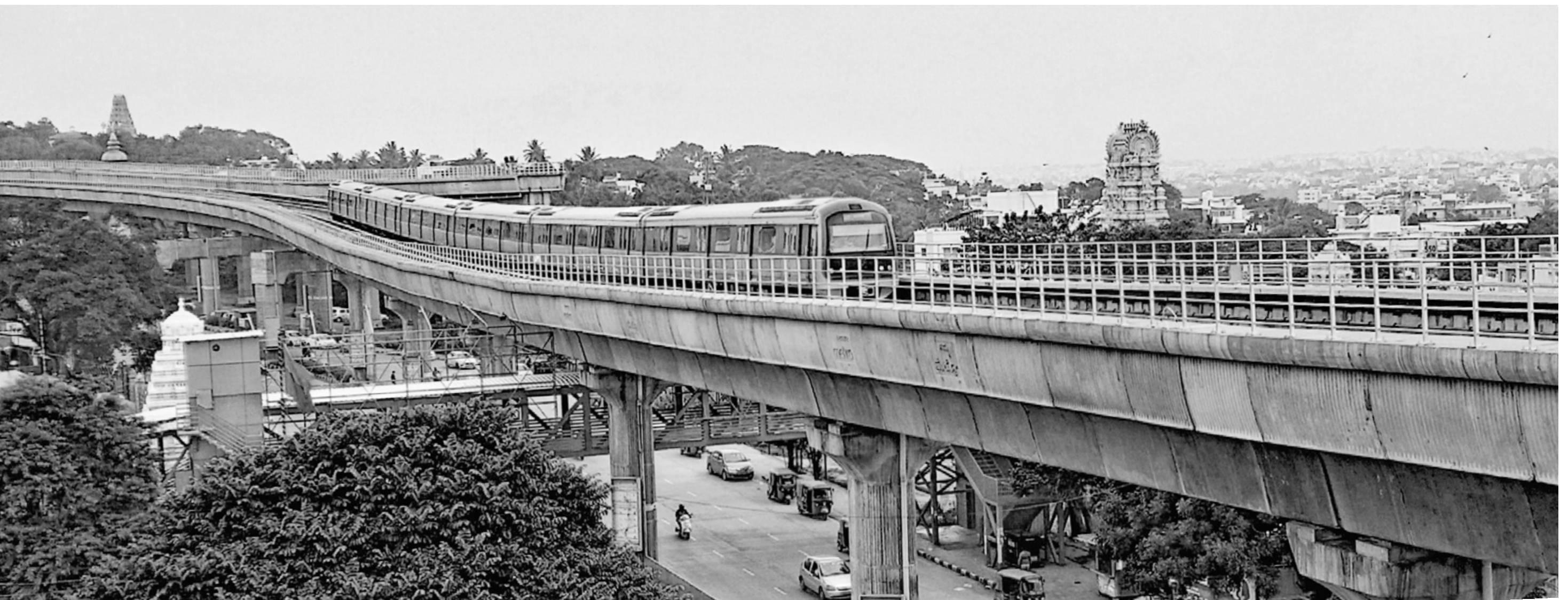
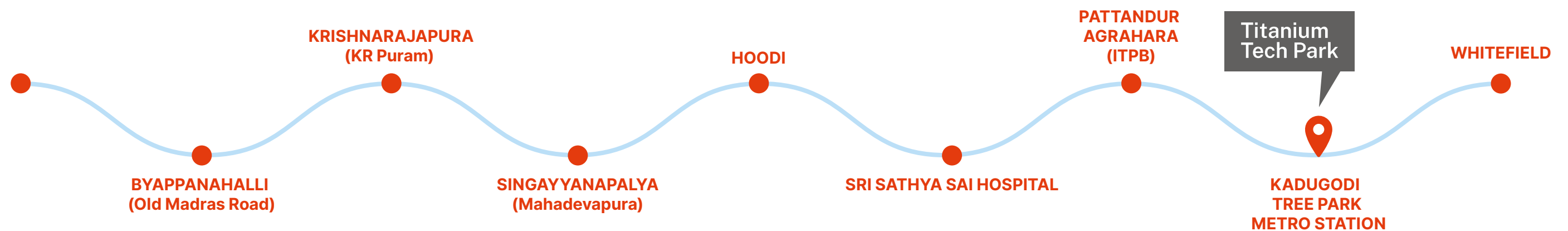
Connectivity

LOCATION MAP



CONNECTIVITY KADUGODI METRO STATION

The metro station is almost integrated with Titanium Tech Park, where the station entrance opens up right in front of the campus. This is undoubtedly the most convenient aspect of the project and makes commuting back and forth an easy affair.





Panaromic view of Titanium Tech Park

ABOUT **TITANIUM TECH PARK**

Titanium Tech Park is at the forefront of Bengaluru's radical commercial transformation and sets a new standard in architecture and efficiency through well thought out design.

What truly sets this campus apart is the generous use of open spaces overlooking a vast reserve forest, that create work environments that nurture productivity and employee satisfaction.



MASTERPLAN



BLOCK 01



East facing front façade overlooking Dinnur Main Road.

TITANIUM

BLOCK 01

Floor Plate

57,523 sq. ft. AREA

11 x 11m

Column Grid

15 Passenger / 2 Fire / 2 Shuttle / 1 Service

20 Elevators

4.05m FLOOR TO FLOOR
HEIGHT

76% +/- 2% FLOOR
EFFICIENCY

CONFIGURATION

G + 15 Office Floors

03 Basements

Central Core

Optimal Daylight / Minimal Glare

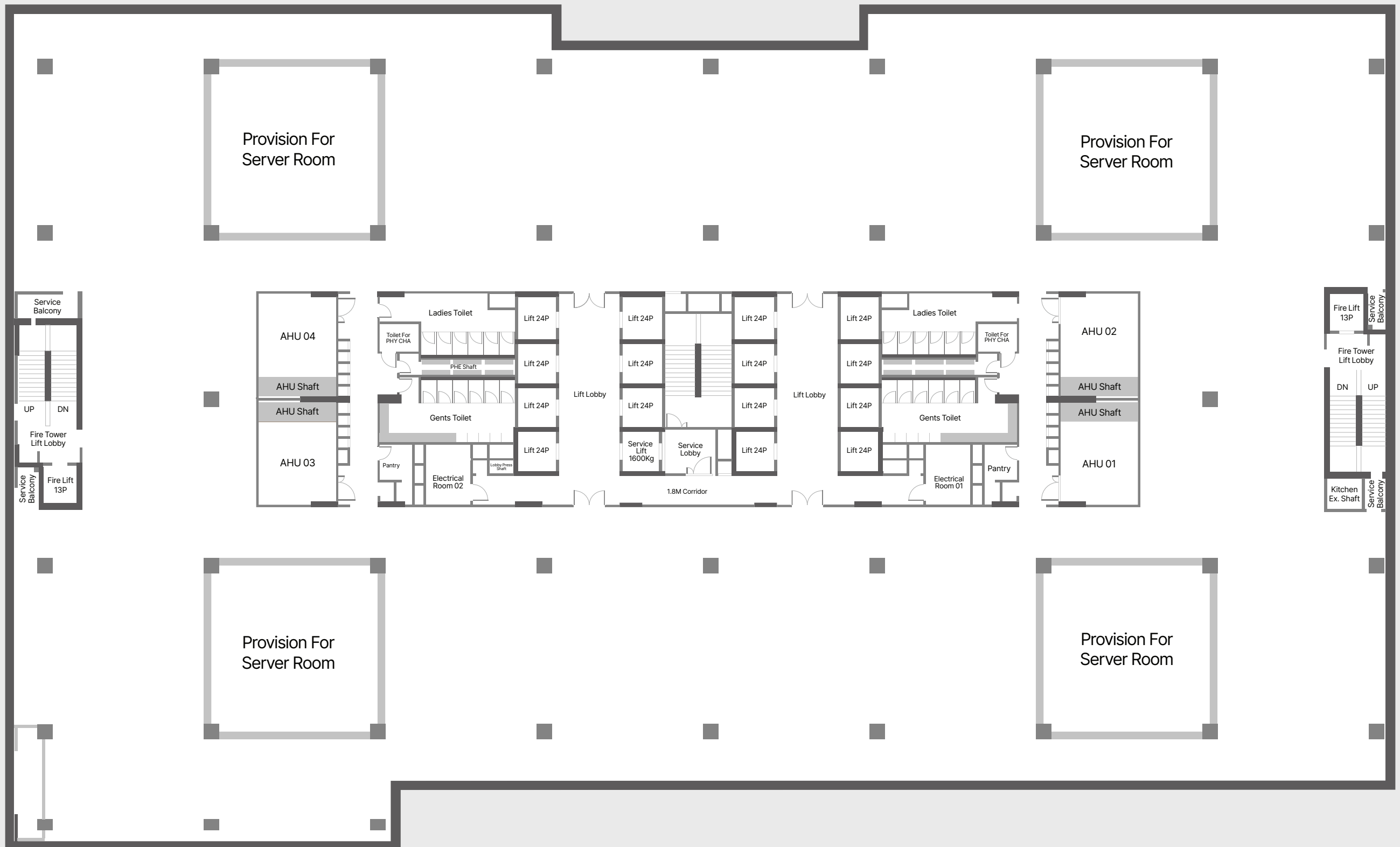
Glass Facade

BLOCK 01

 $N \in$

TYPICAL FLOOR

FLOOR PLATE
57,523 SQ. FT.



BLOCK 02



East facing front façade overlooking Dinnur Main Road.

BLOCK 02

Floor Plate

40,585 sq. ft. AREA

11 x 11m

Column Grid

11 Passenger / 2 Fire cum service / 2 Shuttle

15 Elevators

4.05m FLOOR TO FLOOR
HEIGHT

76% +/- 2% FLOOR
EFFICIENCY

CONFIGURATION

G + 15 Office Floors

03 Basements

Optimal Daylight / Minimal Glare

Glass Facade

BLOCK
02



TYPICAL
FLOOR

FLOOR PLATE
40,585 SQ.
FT.



BLOCK 03, 04 & 05



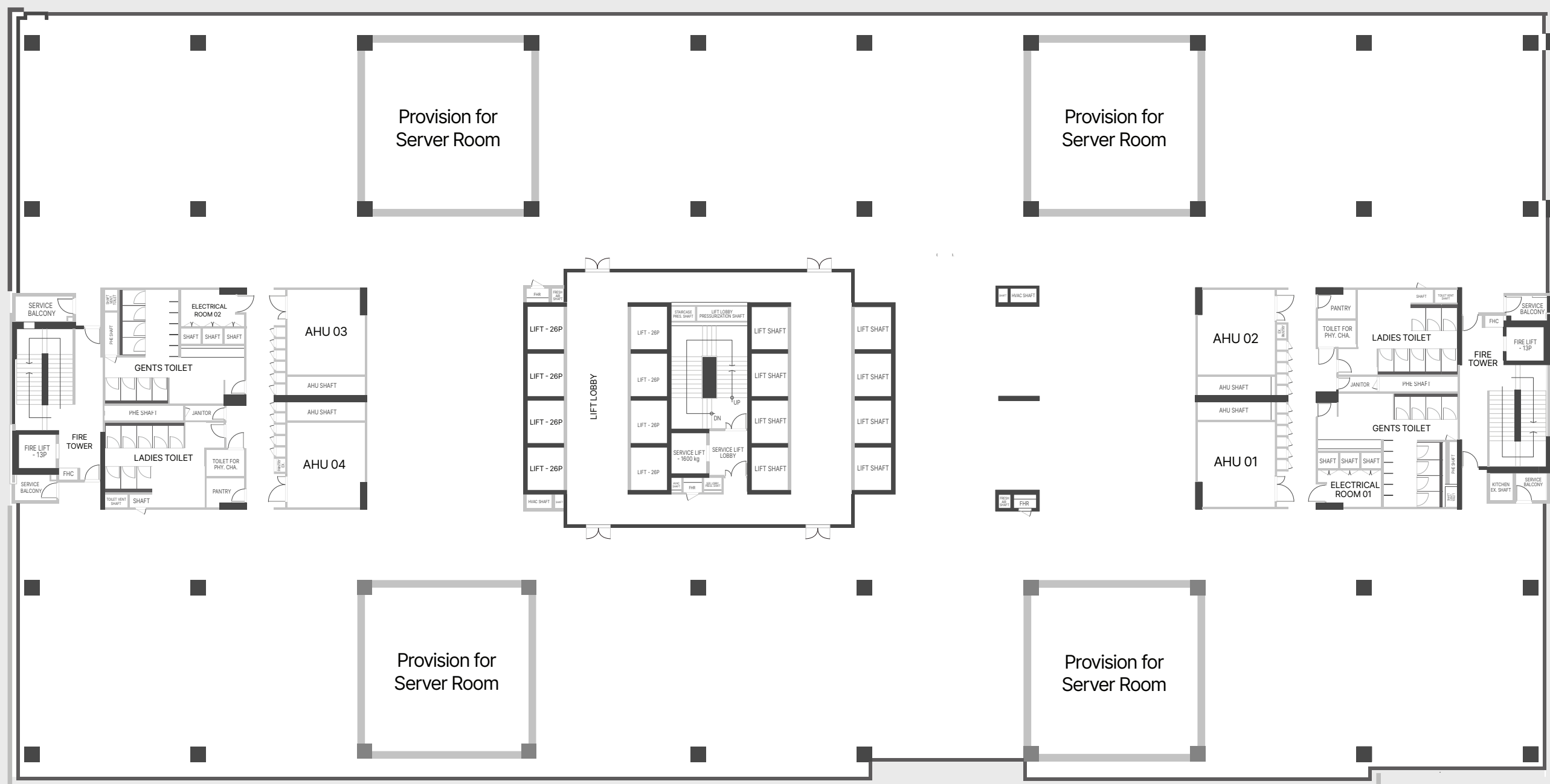
View of landscaped gardens and urban greens

BLOCK
03, 04, 05



TYPICAL FLOOR

FLOOR PLATE
60,913 SQ.
FT.



Disclaimer: This is a tentative plan. It is subject to change.



View from Entrance Gate #3



Life at Titanium

RECREATIONAL ACTIVITIES

Recreation and Sports play a big role at Titanium Tech Park to bolster inter personal relationships which helps facilitate team-work in the long run.

AMENITIES BLOCK

GROUND FLOOR

- Atrium
- Coffee Shops
- Kiosks
- Medical Centre
- Concierge
- Bookstore
- Restaurants
- Amphitheatre

FIRST FLOOR

- Food Court
- Kiosks
- Amphitheatre
- ATM's

THIRD FLOOR

- Fitness Centre
- Badminton Court
- Squash Court
- Indoor Garden Viewing Gallery
- Juice Bar

SECOND FLOOR

- Business Centre
(Meeting Rooms & Co-working Spaces)
- Gallery
- Pre-Function Areas
- Banquets (2)
- E-Gaming Zone
- Crèche

FOURTH FLOOR

- Swimming Pool Deck
- Changing Rooms
- Gym
- BBQ Bar



AMENITIES BLOCK



West facing rear façade overlooking the amphitheatre and landscaped gardens.

THE USPs

Open Spaces & Work Culture

OPEN SPACES &
WORK CULTURE
CAMPUS

Fountains and
Sculptures / ①

Natural Lighting &
Ventilation / ②

Pedestrian Friendly
Campus Restricts
Vehicular Traffic to
Perimeter Area / ③

Seating with Power
Sockets / ④

Secure Wifi / ⑤

Thinking Pods / ⑥

Breakout Spaces / ⑦

Amphitheatre / ⑧

Drinking Fountains / ⑨

Environment = Productivity





View of the large landscaped garden and outdoor community spaces

Forest Hubs and Biophilic Spaces

The campus encourages employees to spend more time on the outside in an environment that invigorates and pushes productivity to the max. It's a joy to simply walk around the campus and discover new hot-spots for informal meetings and conversations.



THE USPs

Sustainability

SUSTAINABILITY

- INTEGRATIVE DESIGN
- SUSTAINABLE BUILDING DESIGN
- OCCUPANT CENTRIC DESIGN

Titanium Tech Park has been awarded the Gold pre-certification under LEED v4 Core & Shell & is to be certified for IGBC Green New Building GOLD Certification. The project is implementing several sustainable design strategies, starting from conception to execution stage.

INTEGRATIVE DESIGN

Design strategies incorporated to harvest existing resources i.e. vegetation and water to mitigate the urban heat island effect. 25% of the overall open areas on the site is vegetated with shrubs and trees, to minimize the turf and hardscape areas.

1

Sustainable Site Planning

Efficient stormwater management network with rainwater harvesting recharge wells to harvest 98th percentile of regional rainfall events. The landscape design strategies include methods closest to the natural hydrological processes.

2

Comprehensive Water Management

SUSTAINABILITY

SUSTAINABLE BUILDING DESIGN

The building envelope, shading and the mechanical and electrical systems have been optimized to achieve annual energy cost savings of 21% as compared to a conventional baseline building design per ASHRAE Standard 90.1-2010.

1/
Building Envelope

PROTECTION AGAINST GLARE FROM EAST/WEST

Façade with Integrated Shading System

REDUCTION OF HEAT GAINS AND LOSSES

Curtain Wall System:
Insulated Spandrel Panels / Double Glazed Windows / Insulated Roof /

2/
Water Efficient Design



Less than 50% overall indoor Water Consumption over conventional building designs

Drip irrigation using STP treated water will be implemented for the landscape

3/
HVAC



HFC based refrigerant that does not contribute to ozone depletion

OCCUPANT-CENTRIC DESIGN

Designed to provide outdoor air ventilation to all occupied spaces by at least 30% above minimum rates as per ASHRAE Standard 62.1-2010.

1

Air Quality Management

Usage of low VOC interior paints and coatings, interior adhesives & sealants, flooring and thermal insulation and other products.

2

Low Emitting Materials

More than 50% of occupant spaces will be exposed to scenic views and direct daylight, thus enhancing the visual perception which in turn increases productivity.

3

Quality Outdoor Views



View from the North-West corner of campus

CONSULTANTS

Titanium Tech Park has collaborated with the best consultants from the industry to bring together a functional and beautiful campus that strives to create a perfect balance between work and play.

<div>PROJECT & MEP CONSULTANTS</div> <div>RSP Design Consultants Pvt. Ltd.</div> <div>Bengaluru</div>	<div>LEED & SUSTAINABILITY</div> <div>Environmental Design Solutions</div> <div>New Delhi</div>	<div>FAÇADE CONSULTANTS</div> <div>Global Façade Consultants</div> <div>Bengaluru</div>	<div>GEOTECHNICAL</div> <div>Prof BRS Murthy, Land & Offshore Consultants</div> <div>Bengaluru</div>
<div>LANDSCAPE CONSULTANTS</div> <div>Cracknell</div> <div>Dubai</div>	<div>STRUCTURAL CONSULTANTS</div> <div>Ducon Consultants</div> <div>Ahmedabad</div>	<div>TRAFFIC STUDY</div> <div>Third Rock Consultants</div> <div>Bengaluru</div>	<div>MEP SERVICES PEER REVIEWER</div> <div>Maple Consultants</div> <div>Bengaluru</div>
<div>AMENITIES CONSULTANT</div> <div>Studio Lotus</div> <div>New Delhi</div>	<div>BRAND & COMMUNICATION</div> <div>Zero Gravity</div> <div>Ahmedabad</div>	<div>COMMON AREA INTERIORS</div> <div>Darc RSP Design</div> <div>Bengaluru</div>	<div>STRUCTURAL PEER REVIEWER</div> <div>Prasad Consultants</div> <div>Bengaluru</div>

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DISCLAIMER

For further Information regarding the Project the Member/ customer Is requested to check the details at the Developers office before going ahead with the booking.

