

Meet your trusted business partner





## **A business partner who:**

- Shares your vision
- Matches your enthusiasm
- Brings a new set of expertise
- Helps achieve your needs
- Exceeds your expectation
- Mutual Growth

# All the qualifications you seek in a business partner.

- ISO 9001, ISO 14001 and BS OHSAS 18001 certified
- Industrial Conglomerate with successful track record with superior execution skills.
- Leading developer of IT parks, high-tech buildings and Residential Developments.
- Proven expertise with built-to-suit and ready-built facilities







## **Our Mission**

We strive to bring you the best quality Real estate Development, working & associating with the most accomplished partners and technologies available to maximize the value for the development.



A business partner with an impressive diversified background.





# Bhoruka Group.

An overview.

- 48 years of existence.
- Diversified business empire.
- Group strength of over 1500 employees.
- Multi-national presence.



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# A powerful background.

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Bhoruka Power | since 1986

- ISO 9001, 14001 and BS OHSAS 18001 certified
- **Largest Renewable Green Energy Power producer in Karnataka**
- First company in the private sector to commission a hydro power station post-independence
- Developed, Commissioned & Operating 17 small hydro power stations, Wind Power Plants and Solar Power Plants with aggregate capacity of 320 MW.
- Total installed capacity to be of 500 MW by 2017 and 1000 MW by 2020..

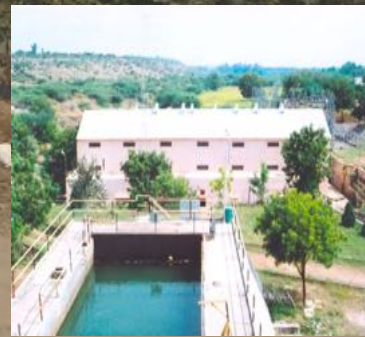




Shivapur



Shahpur



Rajankollur



Madhavmantri



Neria





Mandagere



SRD Katte



Chayadevi



Sattegala



Manjandka





Sugur



Yelisarur



Dadupur



Nargund Windpower



Sagar





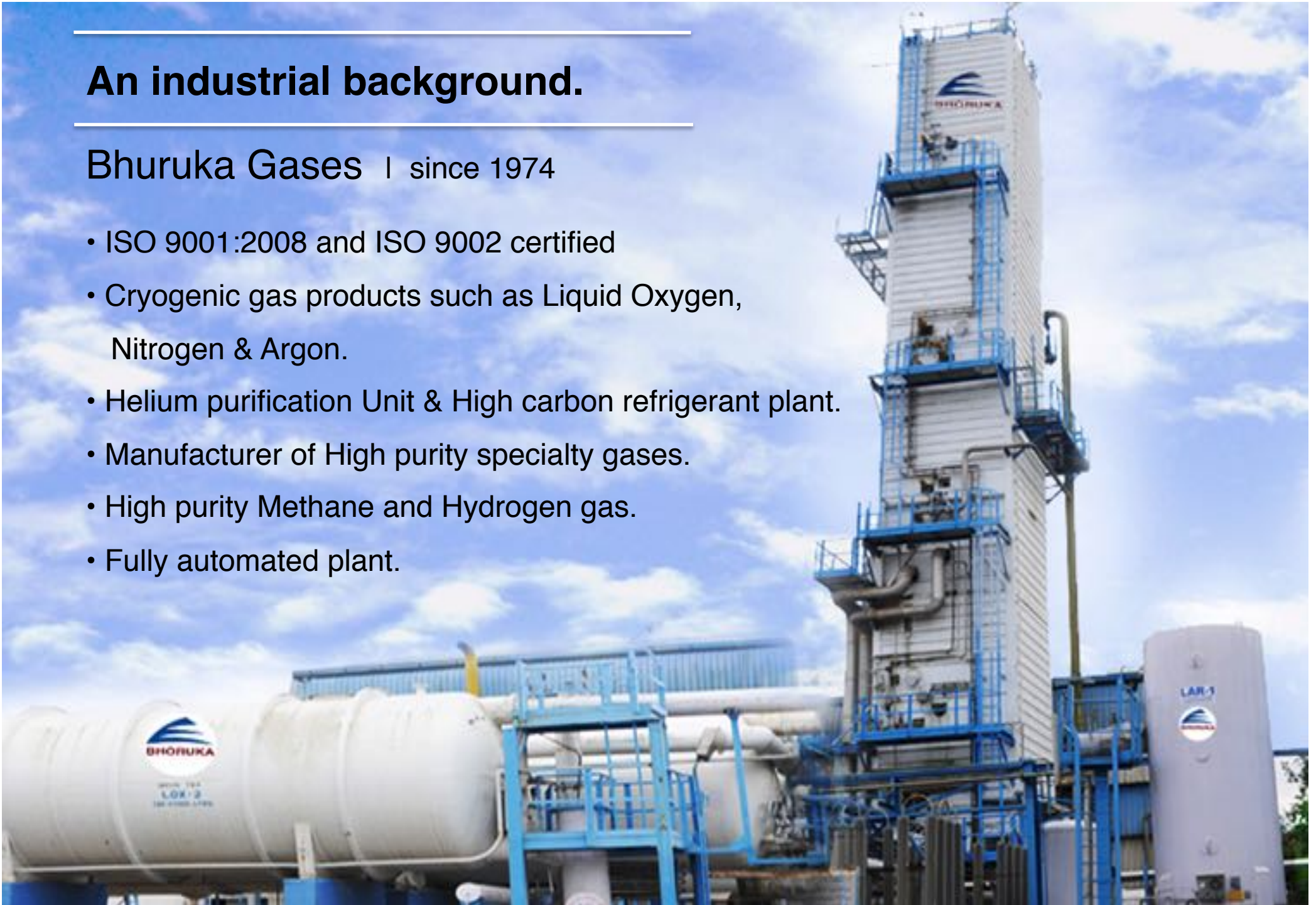
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## An industrial background.

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Bhuruka Gases | since 1974

- ISO 9001:2008 and ISO 9002 certified
- Cryogenic gas products such as Liquid Oxygen, Nitrogen & Argon.
- Helium purification Unit & High carbon refrigerant plant.
- Manufacturer of High purity specialty gases.
- High purity Methane and Hydrogen gas.
- Fully automated plant.







State of Art Hydrogen Plant



First Methane Plant in India with European Technology





High Quality (Grade 5) Oxygen plant



First Plant in India for Hydrocarbon refrigerant- PROPANE , N-BUTANE, ISO- BUTANE



# A strong background.

**Bhoruka Steel & Services** | since 1969

Refractory Division

- Manufactures high-quality refractory linings for furnaces.
- Supplies to core industries like iron and steel, cement, sponge iron, thermal power, coke oven, and glass manufacturers.
- Production capacity of 600 tons per month.





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# A strong background.

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**Bhoruka Steel & Services** | since 1969

## Stevedoring Division

- Loading and unloading of materials at port
- Fully equipped to handle any cargo at Chennai Port
- Exports manganese ore, cobblestone, granite, coal, and scrap





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## An exploratory background.

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**PT Boruka Mines - INDONESIA | since 2008**

- Operating out of Indonesia, the world's largest thermal coal exporting nation.
- Owns a coal mine in East Kalimantan, Indonesia, with the capability of mining 5 Million tons.
- 100 Million tons under acquisition.
- Planned to serve India as well as other Asia Pacific markets.





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**An International Player.**

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Robe Oils – AUSTRALIA



**ROBE**  
Riverina Oils & BioEnergy







State-of-the-art integrated oilseed crushing and refining plant.

One of the largest investments in the Agri-Food processing sector in regional Australia.



Plant located in Wagga Wagga, NSW, Australia, central to the agricultural hub of the Riverina with world-class logistics and storage facilities.





Production capacity of 240 tonnes  
of refined Canola oil per day

360 tonnes of vegetable protein  
meal per day for animal feed  
industries.



We crush & refine over 195,000 tonnes of oil seeds per year through a state-of-the-art manufacturing facility and produce world-class oils & vegetable protein meals.



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## A socially committed background.

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**Bhoruka Welfare** | since 1974

- Founded by Mr. PD Agarwal to care for the underprivileged
- Fully funded by Bhoruka Group
- Education
  - Operates 3 English medium schools in Koppal and Gulbarga district in Karnataka state
  - Adopted 5 govt schools for comprehensive development
  - Provides for more than 4,000 students
  - Girl child education.





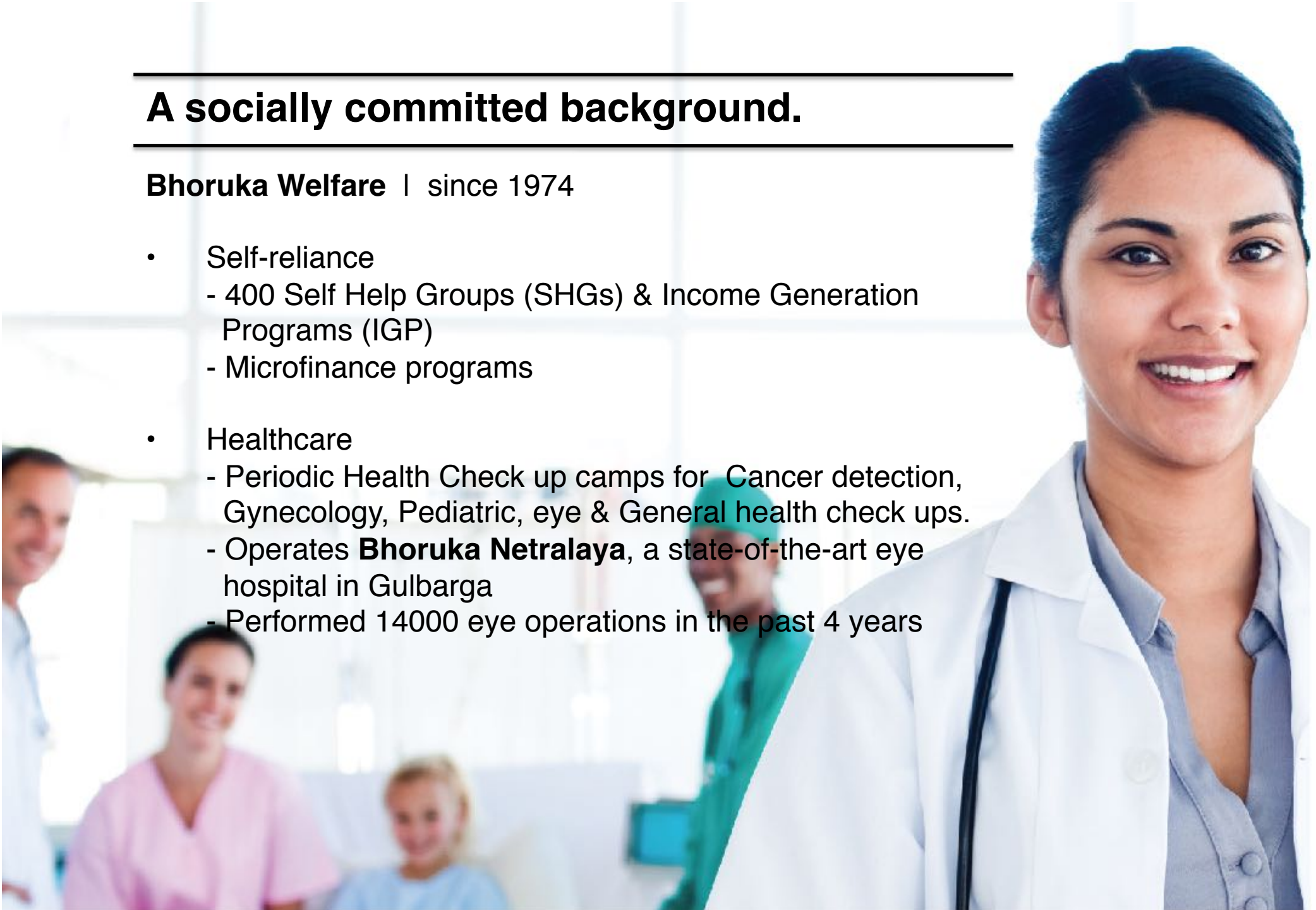
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## A socially committed background.

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**Bhoruka Welfare** | since 1974

- Self-reliance
  - 400 Self Help Groups (SHGs) & Income Generation Programs (IGP)
  - Microfinance programs
- Healthcare
  - Periodic Health Check up camps for Cancer detection, Gynecology, Pediatric, eye & General health check ups.
  - Operates **Bhoruka Netralaya**, a state-of-the-art eye hospital in Gulbarga
  - Performed 14000 eye operations in the past 4 years





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# Bhoruka Park Private Limited | Real estate

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Our Project:

## Bhoruka Tech Park, Whitefield

Where design sense meets  
business sense.







## **Scale. Technology. Individuality.**

- World-class tech park spread over 24 acres of lush land
- State-of-the-art buildings with total built area of 5 million sqft in two phases
- Built-to-suit facility available
- Dedicated to creating friendly, pleasurable work environments
- Developed and designed with the most accomplished partners and latest technologies



# A string of achievements...

- “Excellence in Facility Management Award for the Year 2014” Facility Management awards –INDIA
- “**Utthama Suraksha Puraskara**” - National Safety Council’s Safety Award for the years 2010, 2011, 2013 and 2015
- “Highly Commended Office Development” - International Property Awards, 2012 – 13
- “Commercial Property of the Year 2012” - Asian leadership Awards-Dubai
- “Energy Conservation award” - Karnataka Renewable Energy Development, for the year 2010 – 2011
- Building Certified as “ **Building Compliant to all Safety Norms & Standards**” - By National Safety Council – GOVT OF INDIA





# An impressive address.

- Strategically located off Outer Ring Road
- Multiple access from
  - Old Madras Road
  - Graphite India Road
  - Outer Ring Road
- Metro Rail Connectivity

- Up market surroundings

Housing: Metropolis, Shantiniketan, Grandeur, etc.

Retail: Phoenix Mall, Park Square Mall, Inorbit Mall, etc.

Hospitality: Zuri, Taj Vivanta, Fortune, Marriot etc.

Healthcare: Vydehi Hospital, Sri Sathya Sai Baba Hospital, Columbia Asia etc.





## Scalability

**Building 1:** 500,000 sqft occupied by ABB for their Global Research & Development Hub in India

**Building 2A:** 500,000 sqft under construction

**Building 2B:** In planning stage



# Master Plan

- 1 Building 1
- 2 Building 2A
- 3 Building 2B
- 4 Building 3
- 5 Building 4
- 6 Building 5
- 7 Building 6





## Building 1 | Features

Built-up area of approximately half a million sqft

Large floor plates of over 55,000 sqft

One car park for every 50 sqm

Fully furnished space occupied by ABB  
for their Global Research & Development Center.

Superior Building Efficiency levels

### World class Amenities

ATM, health center & gymnasium, video  
& book libraries, 5 star auditorium,  
crèche, large training rooms &  
conference halls, indoor games  
and coffee shop & cafeteria





# Building 2A | Features

## Project status

Currently under construction

Basements ready

2 Basements + Stilt + 7 Office Floors

One car park for every 50 sqm

Built-up area of approximately half a million sqft

Grade A+ quality of construction

3,00,000 sqft office space

Ready for Fit out

Q3 – Q1 2018

Large floor plates of of 46,000 sqft





## Building 2A | Green Facts

LEED Pre-certified Gold-Rated Green Building

Superior Building Efficiency levels

Centralized air-conditioning

Energy efficient Chiller plants

100% power backup

Energy-efficient lighting for common areas

ZERO discharge water management System



**Indian Green Building Council**

## **Building 2A |** key partners

### **Architects:**

RSP Architects Planners & Engineers (India) Pvt. Ltd.

### **Project Management Consultants**

Synergy Properties Development Services Pvt. Ltd.

### **Structural Consultant**

Innotech Engineering Consultants Pvt Ltd.

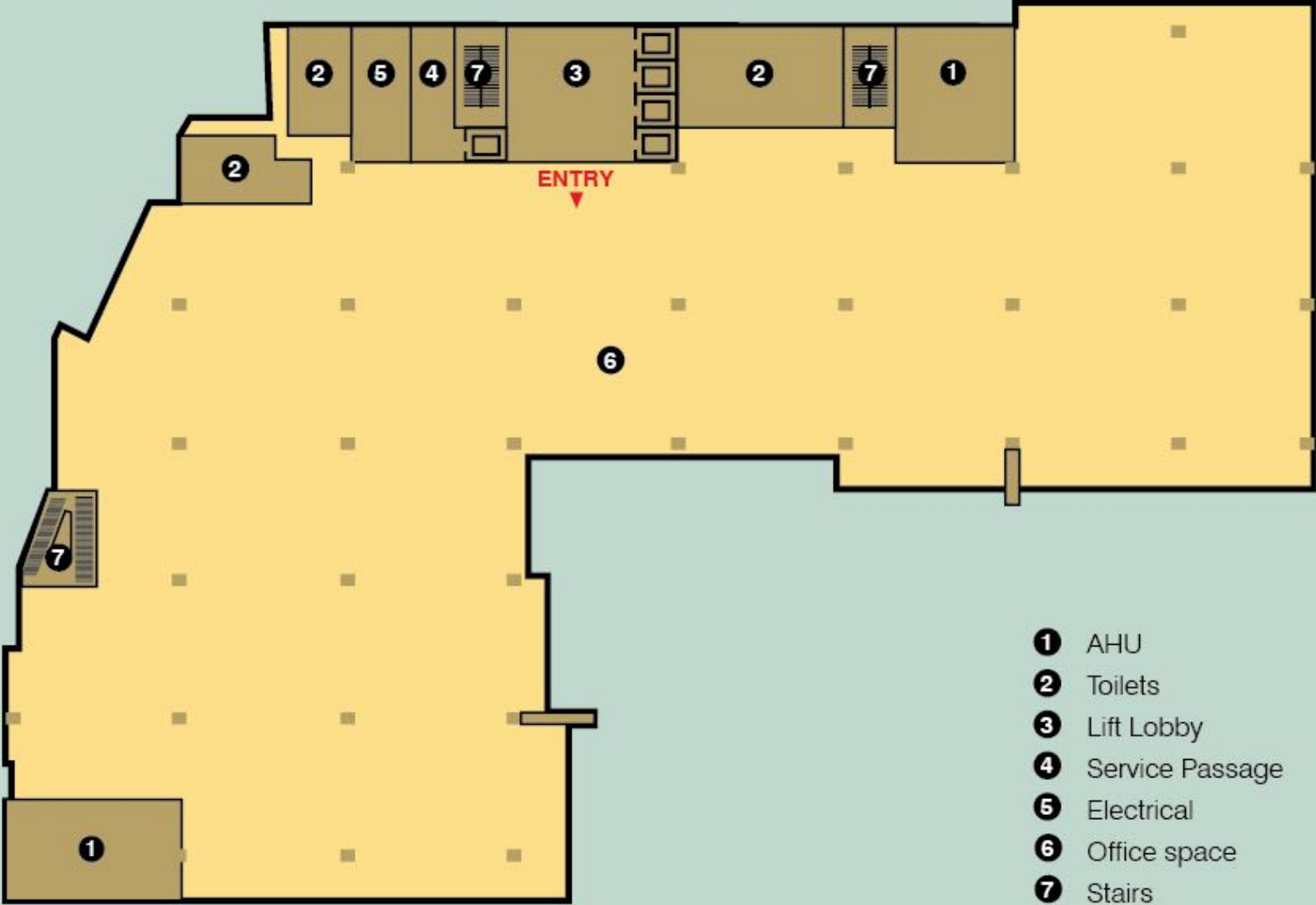
### **Green bldg. Consultants**

En3 Sustainability Solutions Pvt Ltd.





# Building 2A | Typical Floor Plan



- 1 AHU
- 2 Toilets
- 3 Lift Lobby
- 4 Service Passage
- 5 Electrical
- 6 Office space
- 7 Stairs



## **Building 2B | Features**

Built up area of 1,80,000 sq ft of office space  
2 basements + Stilt + 7 Floors

Ready for Fit out  
At planning stage



# A head for business.

Proposed business-oriented facilities



ATMs



Food courts



Business centre



5-star hotel



Serviced apts

Note: The presentation is conceptual and not a legal offering. Bhoruka Park Pvt Ltd reserve the right to make additions, alterations or changes in specifications as required from time to time.



**Future-ready...**



## Green sustainable design



Reduces operating costs



Increases energy efficiency



Conserves water and other natural resources



Improves quality of air and water



Enhances comfort for all occupants



Creates a sustainable community work environment



Contributes to a green corporate image



**Partner with us in Creating Value**





# Thank you

**BHORUKA PARK PVT LTD**

# 48, Lavelle Road, Bangalore - 560001

Phone- +91 80 226 303 62

Email: [maqsood.ur.rahman@bhorukapark.com](mailto:maqsood.ur.rahman@bhorukapark.com)

Please visit: [www.bhorukapark.com](http://www.bhorukapark.com)