

DLF TECHPARK
KOLKATA - I

DLF TECHPARK
KOLKATA - II



For leasing enquiries, please contact:

Rajdeep Bhaduri

☎ +91 - 98301 39235 ✉ bhaduri-rajdeep@dlf.in

Ashish Rajgaria

☎ +91 - 98753 24224 ✉ rajgaria-ashish@dlf.in

DLF Techpark, Premises No.-08, Block-AF, Major Arterial Road
New Town, Rajarhat, Kolkata - 700156

THE WORKSPACES INSPIRING
INNOVATION,
COLLABORATION
AND PRODUCTIVITY

More than A Decade of Excellence



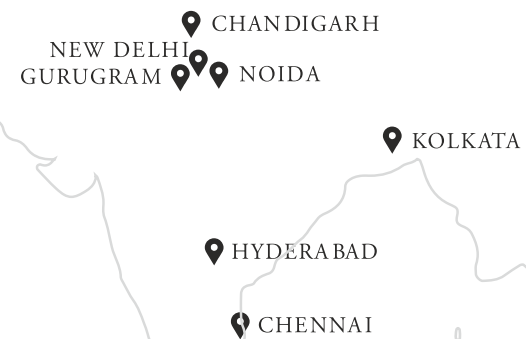
It is said that the passage of time chronicles a journey that only marches onwards. But, it also leaves behind imprints to learn and be inspired from. Completing a decade is a relatively small time frame in the life of an edifice built to be 'future-proof', yet it is a significant milestone in the quest to usher in a new business paradigm - in the signature DLF tradition.

We know that eventually it's not about the address or even about us. It is about the countless dreams and aspirations of those who have placed their faith in us.

As we take stock of the decade gone by, it's important to ask - did we help businesses grow and thrive? Have we helped build a positive corporate culture rather than merely build a modern tech-park that ticks all the right boxes on paper? Has the environment benefitted from all the compliances that we have adhered to? Most importantly, have we bettered the lives of the people? In short, has DLF held true to its vision and promise?

On the basis of the opinions and feedback given by our clients and stakeholders, we derive a sense of accomplishment and the motivation required to go further, while reassuring ourselves that we are on the right trajectory. In these pages, we attempt to capture the journey of DLF Techpark Kolkata-I / Techpark Kolkata-II date.

We dedicate this offering to all the people who have travelled with us on this journey since 2005 and into the future.



Laying the Foundation of IT in Kolkata



Knowledge revolution led by Information technology had swept the iconic city of Kolkata. Global IT giants and blue-chip companies were seeking to make the most of Kolkata's IT-talent pool of 21st-century professionals. They wanted an address which would impactfully echo that IT had arrived in Kolkata and was here to stay. This set the stage for DLF to cater to these IT/ITES companies and with the sagacity and acumen for foreseeing, as also realising iconic projects, thereby showcasing the IT potential of Kolkata, which was still growing. The designs were created and honed to extraordinary marvels over the years to become one of India's most sought-after destinations for IT/ITES companies. With its christening as DLF Techpark -I & Techpark -II Kolkata, began a new relationship between the real estate leader, DLF and the quintessential city of Kolkata.



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Stepping into DLF Kolkata's Smart Workplaces

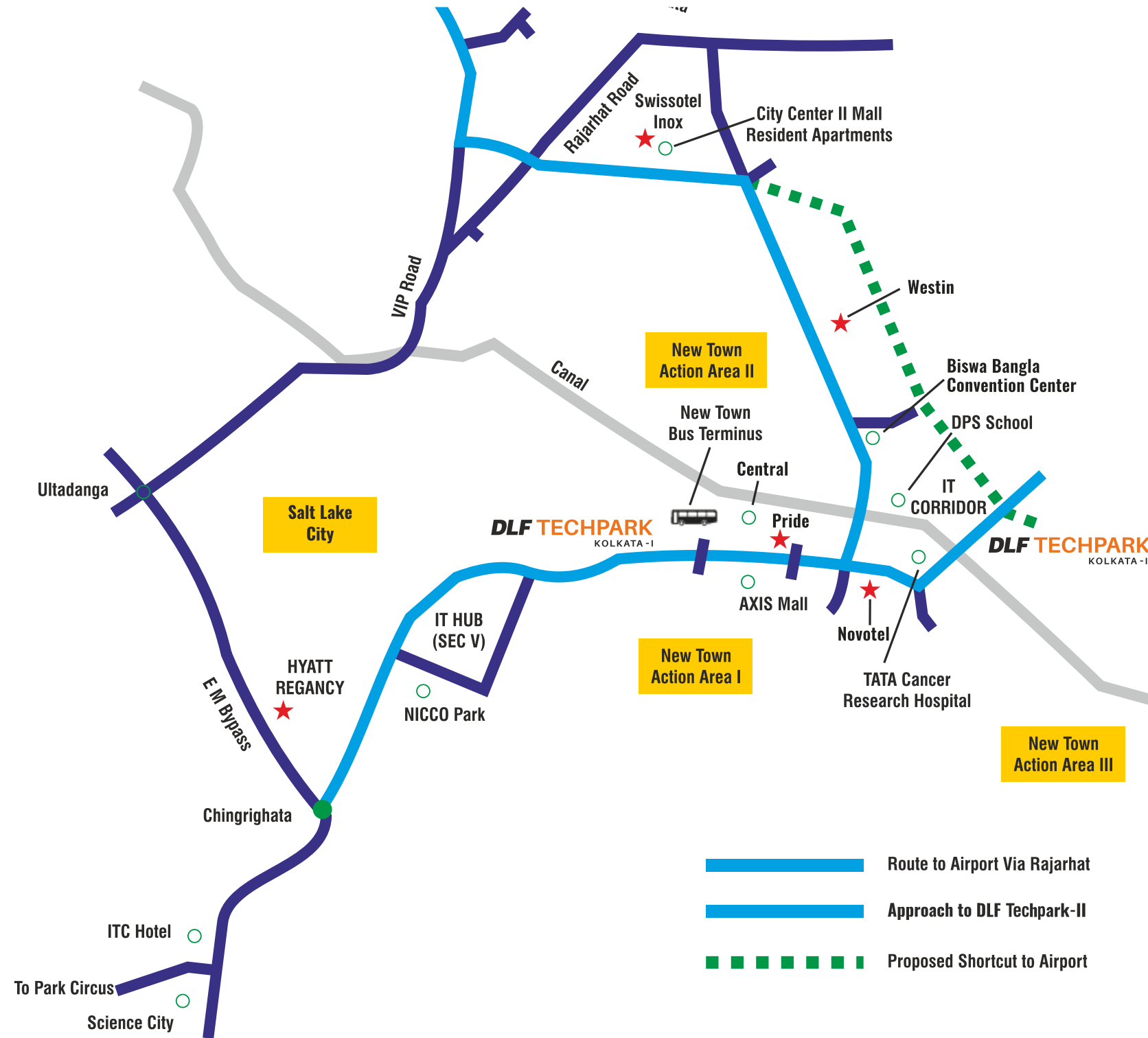
DLF Techpark Kolkata were envisioned to be nothing less than revolutionary, with a people-centric approach for the best experience, in which every detail has been planned to perfection to offer new-age, urbane workspaces. Raising the bar with a host of captivating features, a work ambiance is enabled that maximises efficiency and increases the joy of working. The passage of 12 years has matured DLF Techparks Kolkata like a fine wine: growing richer with every passing year and setting new benchmarks en route.

Rajarhat: The Phenomenal IT and Computer-Engineering Hub



Rajarhat is Kolkata's fast-growing, newly planned city, spreading across 13,000 acres. It features an assortment of contemporary residential, commercial, and entertainment spaces, equipped with functional infrastructure, uninterrupted power supply, wide roads, and efficient traffic management. The modern drainage and sewerage system help prevent water logging during monsoons. Rajarhat plays host to state-of-the-art hospitals, corporate offices of IT majors (TCS, Cognizant, Accenture, IBM, BT etc.), five-star business hotels (Westin, Novotel, Swissotel and Pride), convention centres, major education centres, museum and cultural centres. Every phase of Rajarhat has an independent police station and a sub-CBD, possessing its own commercial, retail, and entertainment zones, Tata Medical Centre, schools, and colleges.





A Vital Location Amidst the Action

- Strategically located at the centre of Action Area II
- 2 advanced MAR roads and 6-lane expressway offer seamless connectivity with CBD and the airport, which are merely a 15 min drive away
- Proximity to Salt Lake City and key residential areas
- World-class bus terminus within a radius of 1 km Easy connectivity from North, South and East Kolkata to Howrah via Metro
- Other modes of public transport right at the project location

Workplaces That are Future Ready

DLF Techpark Kolkata-I

DLF Techpark Kolkata-I is a modern office complex comprising three independent blocks and a premium glass façade. The complex has been given a campus feel with beautifully landscaped greens and ample open spaces, along with many retail and recreational facilities for the employees. Impressive atriums and grand lift lobbies are also part of the project, as well as three levels of security, reliable safety standards and 100% power backup.





DLF Techpark Kolkata-II

The project features breathtaking architecture and designs, with a fascinating glass façade as well as robust metal and stone panels. A contemporary commercial complex that comprises of four interconnected blocks spread across 25.9 acres with remarkable space for upscale retail and recreational facilities. No parking woes, with multilevel car-parking facilities. Sophisticated atriums and magnificent lift lobbies add a touch of grandeur. Three levels of security ensure that there are no lapses. The safety standards adopted are operational 24x7 and equipped with 100% power backup and space for expansion. It is easy to see why DLF Techpark Kolkata-II is a landmark project in Kolkata.

Amenities that Offer a Wholesome Experience



Techpark Kolkata have been designed with amenities that provide a wholesome experience. The multi-cuisine food court with central seating ensures that you dine in elegance. The crèche and childcare facilities offer peace of mind that your little ones are in safe hands. With banks, ATMs, pharmacies, and convenience stores within the complex, 21st-century lifestyle gets a complete makeover. Gift- and stationery-shops are handy for any special occasion, event, or festival, while the renowned bakeries and prominent pizza outlets satiate any cravings. Sustainable transport solutions like app-based shuttle service to the nearest metro station and health amenities are also available to maximize ease of living. Recreational facilities such as gymnasium, indoor sports centre and outdoor courts never allow a dull moment and enable a healthy lifestyle for those who work at DLF Techparks.





End-to-End Compliance & International Certifications



All the blocks of DLF Techparks are LEED Platinum certified by United States Green Building Council. LEED platinum certification is world's foremost program for the design, construction, maintenance and operations of green buildings.in regard with environmental concerns and is issued by the United States Green Building Council. This further affirms DLF's industry-defining practices and commitment towards creating energy efficient and productivity enhancing workplaces. The other distinguishing certifications include the ISO 9001, 14001, 18001 Certification and the prestigious OSHA Certification.

People First



DLF always puts people before profits, and this manifests in all our endeavors. DLF offers an environment of collaboration fueled with innovation that propels productivity. Ergonomically sound designs, replete with amenities that fulfill every need and benchmark infrastructure that ensures smooth efficiency, together elevate work to an experience to savour.





Safety First

Safety and security of each individual on our premises is of paramount importance to us. Security systems that are compliant with international standards are constantly vigilant to ensure a secure workplace around the clock. Stringent multilayered security checks are backed with impeccable surveillance systems to monitor every vantage point across the campus. DLF Techparks in Kolkata have received the prestigious Sword of Honour from the British Safety Council, the highest honour for occupational health and safety. DLF is the only real estate developer to have been awarded with 20 Swords of Honour from the British Safety Council, which is a testimony to our commitment to the highest safety standards.

For quick response measures, there are fully-equipped ambulances and paramedics team available 24x7. Quick response teams are trained and equipped with latest electronic gadgets to handle emergencies anytime.

DLF: Driving Innovation with Quality



DLF has transcended parameters of architectural brilliance in the creation of DLF Techpark-I & Techpark-II, Kolkata, setting new benchmarks of excellence in the execution of projects. It is a fine example of quality construction, timely delivery, and the highest standards in space planning.

A unique central multi-utility area under the terrace gardens provides services and utilities common to all blocks. With each building overlooking landscaped greens, the ambience is peaceful and noise-free, which is extremely conducive for productivity. The design incorporates large, efficient floor plans, wide column span, and high floor-to-floor clearance for optimal space utilisation. The building structure is designed in accordance with seismic zone specifications and is structurally NFPA-compliant. Other high-quality construction features include premium building finish, a combination of attractive glass façades, stones and metal panels, a large atrium with designer light systems, and aesthetic greenery.





Superlative Systems and Service Support

DLF buildings are installed with advanced building management systems with advantages such as improvement in HVAC performance in the buildings, high energy savings by the intelligent setting of parameters, and integration of various alarm systems. 100% power backup and central air-conditioning are features salient with sustainability. Separate passenger and service elevators prevent chaos and keep things running smoothly. Other noteworthy systems include preventive maintenance on ERP*, centralized query closing system and complete utilisation & maintenance system (IMS) on ERP*. There is professional property maintenance along with DLF expertise, to maintain 22 million sq. ft. of office buildings and also a host of service providers to choose from for telecom & fibre optic connectivity. The maintenance and operating cost of DLF Techpark-I/ Techpark-II is planned low through economies of scale.