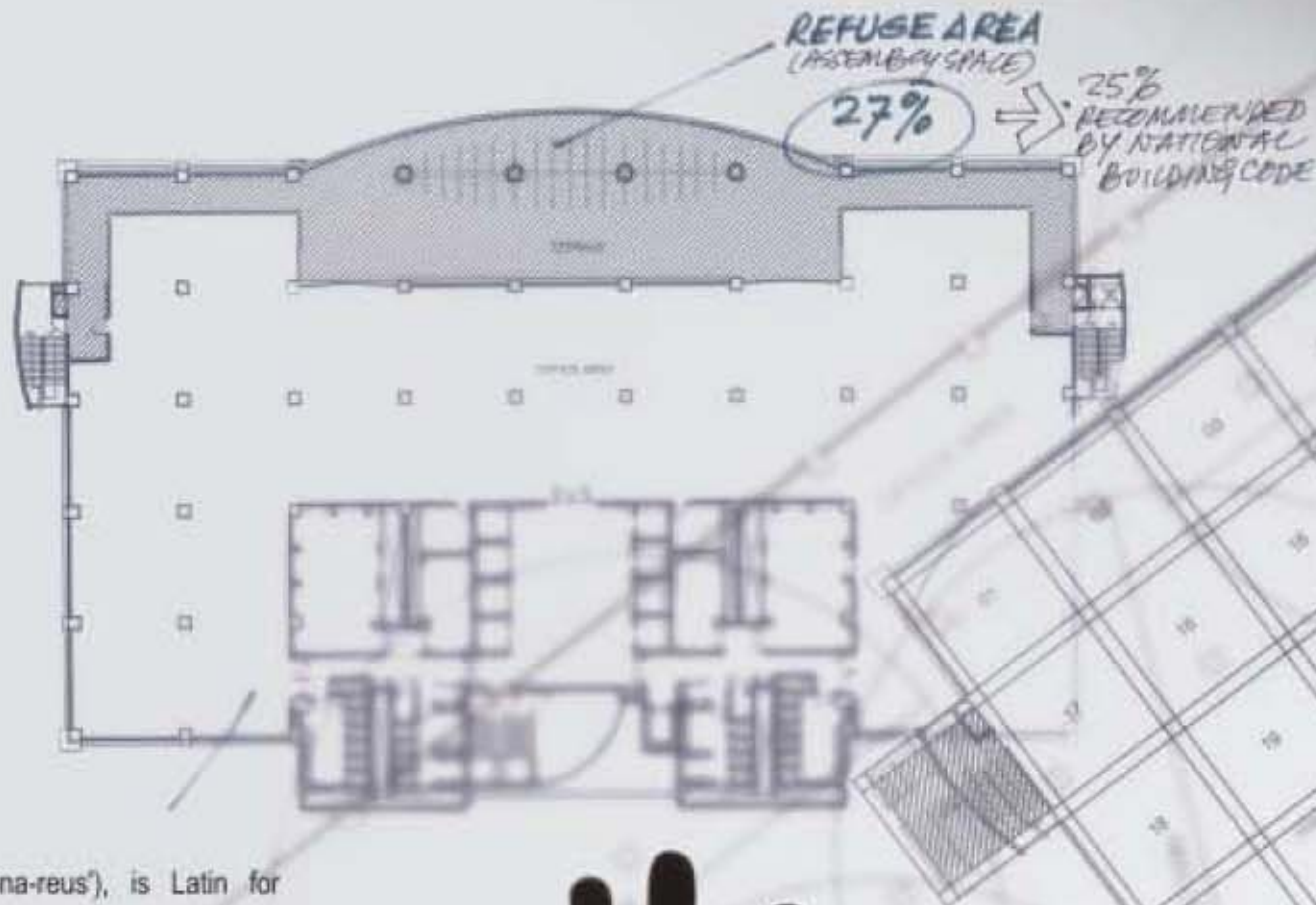


Your Advanced Technology Centre



BINARIUS (pronounced 'Bi-na-reus'), is Latin for 'Binary' - a system of two stars that revolve around each other due to their mutual gravitation. In the IT world, binary is a number system having TWO as its base. Seeking inspiration from this word, BINARIUS has evolved into a state-of-the-art Software Park: a stately high-rise tower, next to its sibling - SOFOTEL - which is a mansion-like corporate building.

More
Space
Per
Square
Feet

Maximum
space efficiency achieved
with optimum core area
planning..



- PRODUCTIVE AREA



- NONPRODUCTIVE AREA

87%

13%

TOILETS/LIFT LOBBIES/STAIRCASES



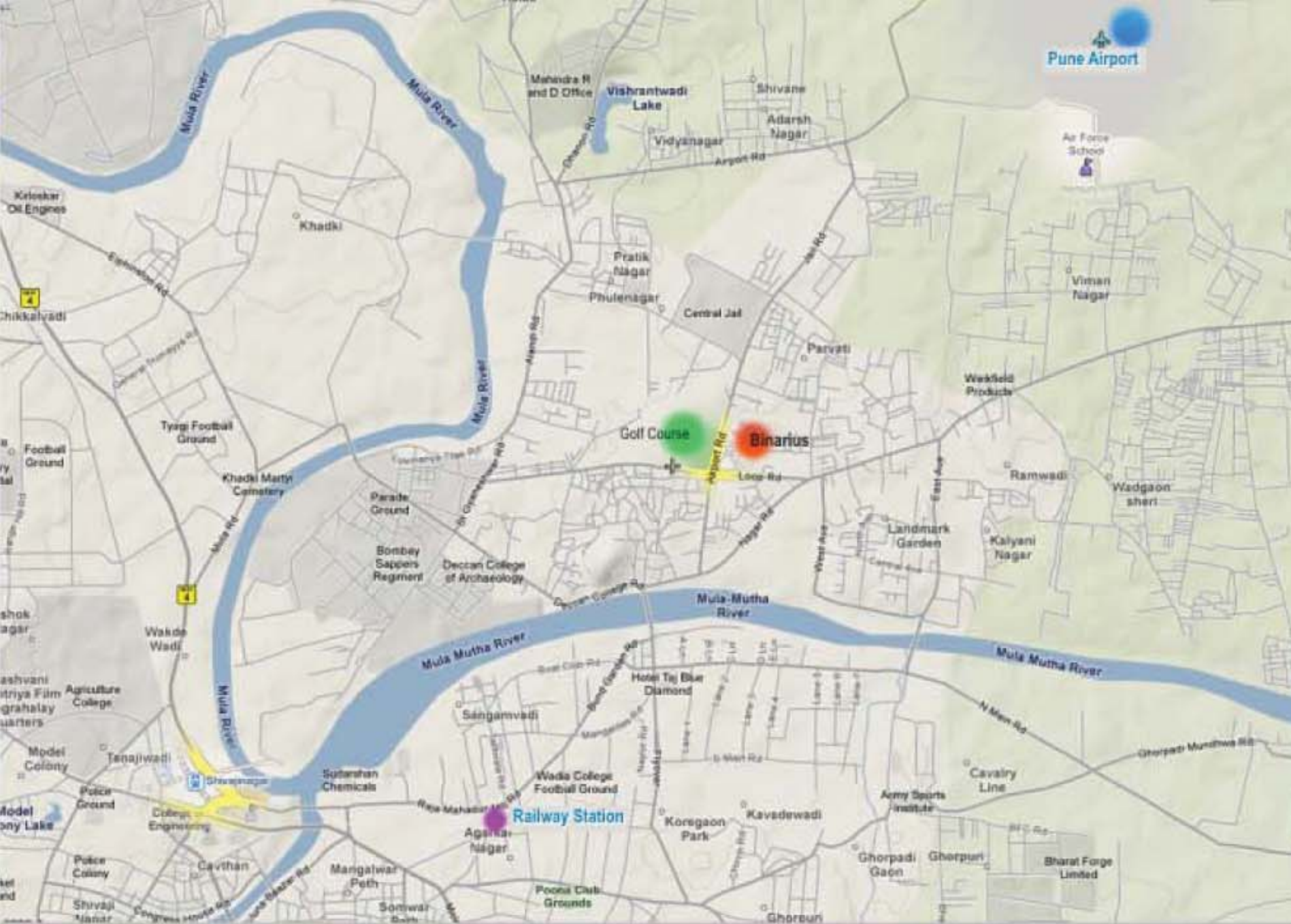
BINARIUS is committed to:

- ▶ Provide all the features that will catalyze the expansion of your IT business
- ▶ Minimize the 'service spaces' as well as optimize the usage of energy and water, through intelligent planning and recycling technologies.

Welcome to Binarius. Welcome to the high growth era.







► **Quickly Reachable:**

5 minutes from
Pune Airport

15 minutes from
Pune Railway Station

► **Proximity to Mumbai:** 160 kms;
linked with a pleasant two-and-a-
half-hour drive on a picturesque
expressway



'Binarius' –

Why Pune?

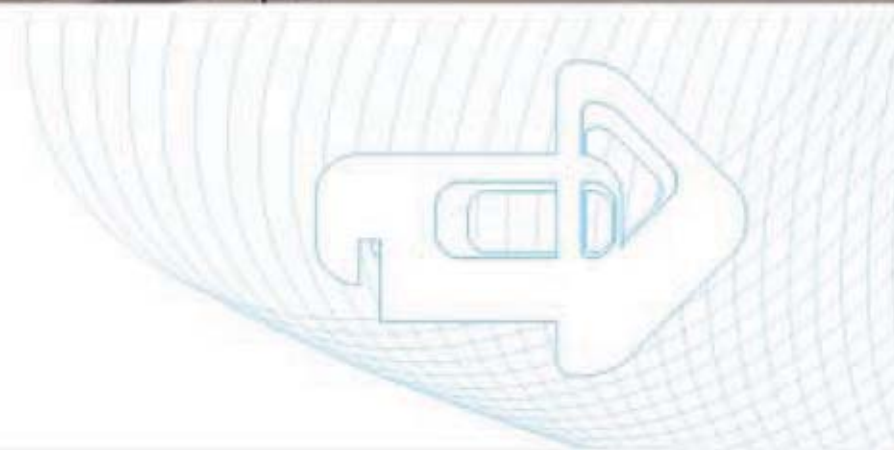
- Fresh reservoir of talent and employable workforce.
- Top ranking in emerging cities
- Most attractive investment destination
- High e- readiness
- Over 50% population is below 30
- Low attrition rate compared to other cities
- Excellent weather all round the year
- Rich, vibrant culture, and famous as Oxford of the East with 450 colleges imparting quality education comparable to international standards
- Excellent collaboration between industry and university

- ▶ Just a hop away from the lush green fairways of an eighteen hole Golf Course



- ▶ Luxury of Leisure: Break-out decks on every floor to unwind minds, 'BINARIUS' also boasts of an Amphitheatre, an Auditorium, a Multi-cuisine Gourmet Court and a luxurious Mall on the campus.

- ▶ Ideal work-play lifestyle surrounded by serene and green environs,





- ▶ 100% Generator back up for uninterrupted operation
- ▶ Integrated Building Management System for complete safety and security 24x7
- ▶ State-of-the-art elevators including one for the physically challenged.

Binarius - An Ultimate Business Destination

- ▶ Strategically located in the IT hub of Pune on Airport Road. 5 minutes away from the Airport, and upmarket residential and commercial areas of Pune. Already home to many prestigious global IT conglomerates.
- ▶ Presents more than 450,000 sq ft of modern, Grade-A quality business space.
- ▶ Quality business space Ideal for companies in IT, ITES, software development, call centres and telecommunication industries
- ▶ The building overlooks the green neighbourhood of Golf club and surrounding Lifestyle speciality Mall.
- ▶ A peaceful, noise-free environment, conducive to work with lush landscaped open spaces and breakout areas.
- ▶ State-of-the-art building management systems.
- ▶ Professional property maintenance



BINARIUS

Advanced Technology Centre.

Futuristic without being overambitious.

Austere without being ostentatious.

Easy and efficient, without being
uninteresting and predictable.

A sound statement of an all-proof
structure that will live longer than an in-
vogue, short-lived fashion fantasy.



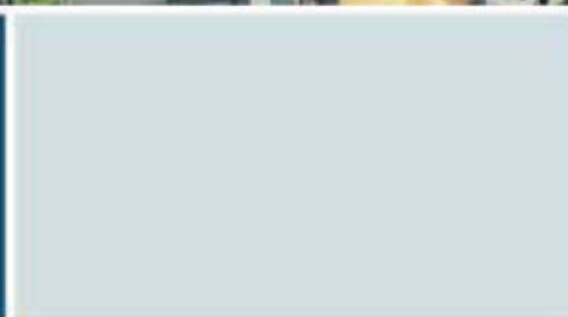




Specially graded tinted glass to deflect heat and radiation



Efficient service core with spacious washrooms, dry pantry, purified drinking water, AHU & Panel rooms



Multi-level Parking Facility is colour coded for easy orientation and is mechanically ventilated



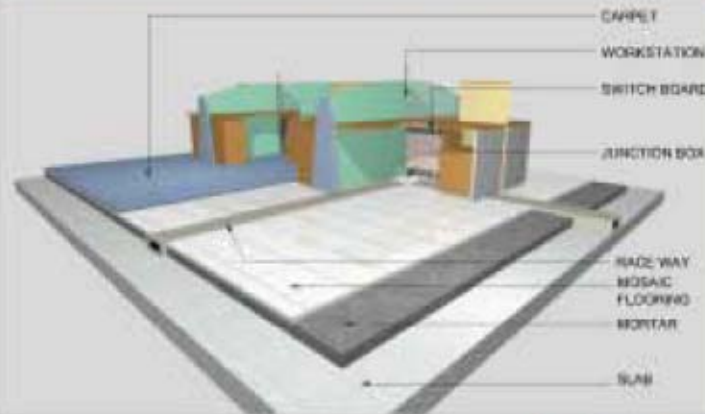
Refuge Areas also function as beautiful elevated gardens.



Appropriately designed entry and exit points have security check posts that monitor a smooth and relaxed movement in the campus.



Designer Landscape



Massive floor plates with large column-free spaces offer tremendous flexibility in designing customized interiors. The IT spaces are planned to receive data and power, either through ceilings or floors.



- ▶ Built-up Space - 450,000 sq ft.
- ▶ Well appointed work space with 87% utilization
- ▶ Minimum column-free space of over 700 square feet
- ▶ Columns spaced after every 25 feet



- ▶ Eleven Levels of Work Spaces – each over 40,000 sq ft - offering endless options for interior layouts
- ▶ Sprawling Assembly Areas – on fifth and ninth levels – with enchanting green cover
- ▶ Landscaped Podium with leisurely surroundings



Well Defined Traffic – Vehicular and Pedestrian



The Arrival – Drop-off Point



Podium – a Terrace with a Lush Green Cover





Large Column-free Spaces Offer Endless Options in Interiors



Roof Top Bonanza - Sky Lounge

Refuge Areas





The flagship company of the Deepak Group, DEEPAK NITRITE LIMITED was founded in 1970. It soon became the leader in offering inorganic, organic, fine, and speciality chemicals. The Group promoted DEEPAK FERTILIZERS & PETROCHEMICALS LIMITED (DFPCL) in 1979, manufacturing Industrial Chemicals and Phosphatic Fertilizers. The Group has manufacturing facilities at Vadodara and Dahej (Gujrat), Taloja, Roha, and Chiplun (Maharashtra), Vishakhapatnam and Hyderabad (Andhra), and now in Orissa.

With a legacy in industrial excellence, the Group has a keen eye on encouraging creative and innovative ideas. It created its first landmark - SOFOTEL in 1998. A state-of-the-art facility for IT and related enterprises, SOFOTEL offers efficient services. Immensely popular for its one-of-a-kind presence opposite Poona Golf Course, on Airport Road. The Group created yet another landmark in 2008 'ISHANYA' India's first Speciality Mall for Exteriors and Interiors that offers endless options of furnishing ideas with several global brands under one roof.

Grandeur Personified



**ARCHITECT: Vishwas Lele & Associates**

A stark and point blank Design Brief from Mr. C K Mehra defined our efforts to achieve a simple grid form, maximum utilization of natural light, perfect placement of services, avoiding unnecessary frills, and the correct use of materials.

**INTERIOR DESIGN CONSULTANT: Rekha Lele**

Several ways in laying out the interiors for IT related businesses have been recommended with optimized routing of services planned for ease in maintenance and effortless up gradation.

**RCC CONSULTANT: Sabnis Structural Consultants
Madhu & Santosh Sabnis**

In the era of post tensioned flat slabs it's challenging to design beam-column frames to achieve complete seismic resistance.



The
Team

**ELECTRICAL CONSULTANT: Abhiyanta Consultants | Vinayak Vaidya**

BINARIUS is targeted at optimized usage of energy, flexibility of its utilization, judiciously designed earthing system, ultimate protection to the occupants with early streamer lightning arresters, analog addressable fire alarms, CCTV surveillance, and car assisted parking controls.

**PHE CONSULTANT: Ace Consultants | Nilesh Gandhi**

Centralized water treatment plant, rain water harvesting, use of low flow sanitary ware, recycle water with sewage treatment plant, and two stack, fully ventilated drainage system shall ensure total eco friendliness and compliance with international PHE codes.

**HVAC CONSULTANT: Pankaj Dharkar Associates**

High COP screw chillers with thermal storage, VFD provided Air Handling Units, fresh air systems maintaining the permissible CO2 levels and giving good IAQ results, pressurized lift lobbies and fire stairs and car parks having jet fans operated by VFD and CO2 sensors shall ensure maximum energy efficiency.

**LANDSCAPE CONSULTANT: Kishore D Pradhan**

We have attempted to design the landscape as an essential component integrating the life in the built form with the surrounding environs.

Working for Deepak Group has always been an honor.

**GRAPHIC DESIGNER: Designa Communications - Milind Gokhale**

Interacting with Mr. Mehra and Mr. Vishwas was enlightening and focused to figure out and position BINARIUS as "What We Commit, We Deliver."

The Night View





Conceived, Designed & Developed by

Corporate Office:
Sofotel Software Services Pvt Ltd
10 - B, Bakhtawar,
Nariman Point,
Mumbai - 400021

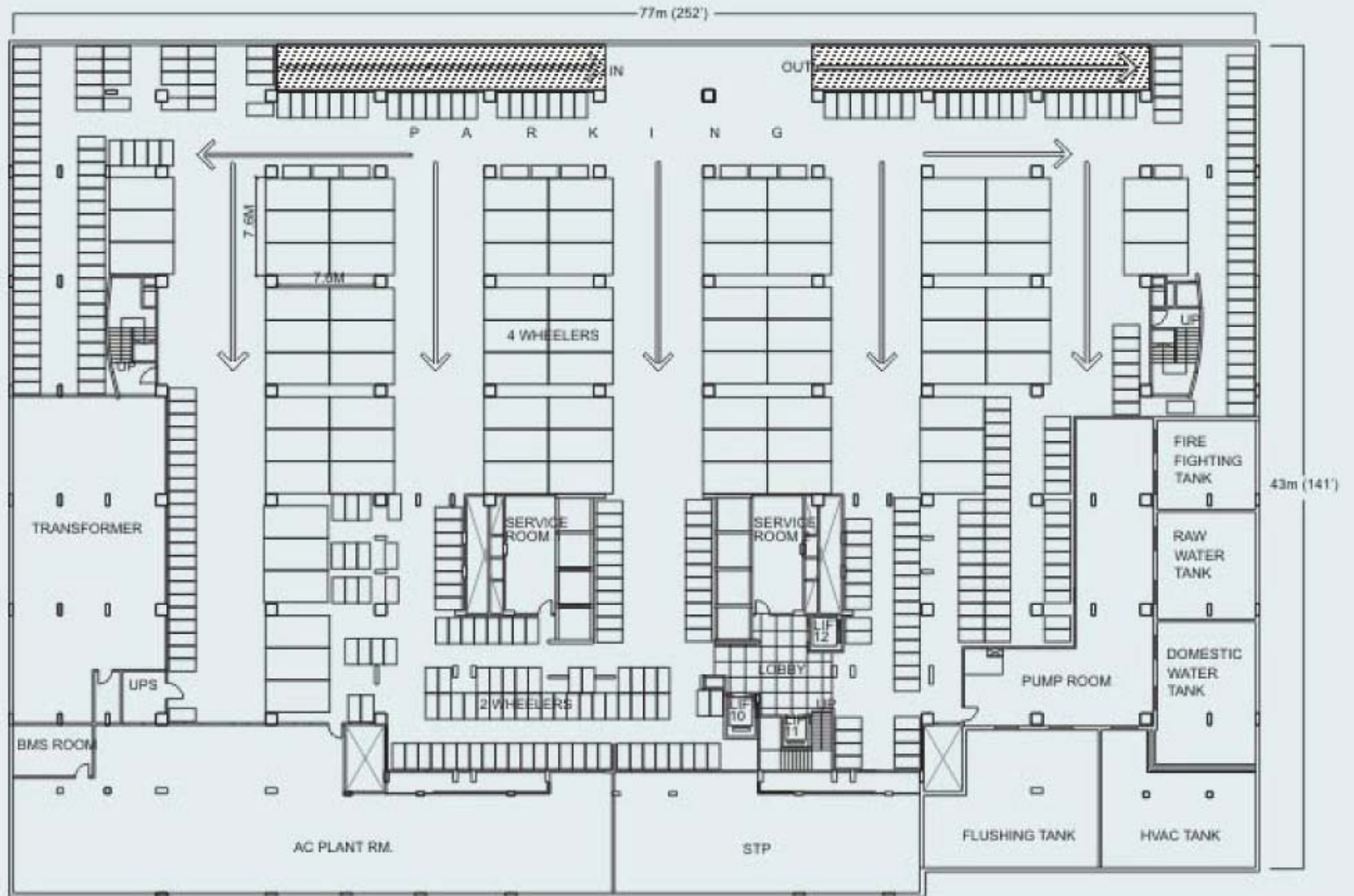
www.binarius.com

Marketing Office:
Binarius,
Deepak Complex, National Games Road,
Opp. Golf Course, Shastri Nagar,
Yerrowda, Pune 411006
Ph.: +91 20 65103611



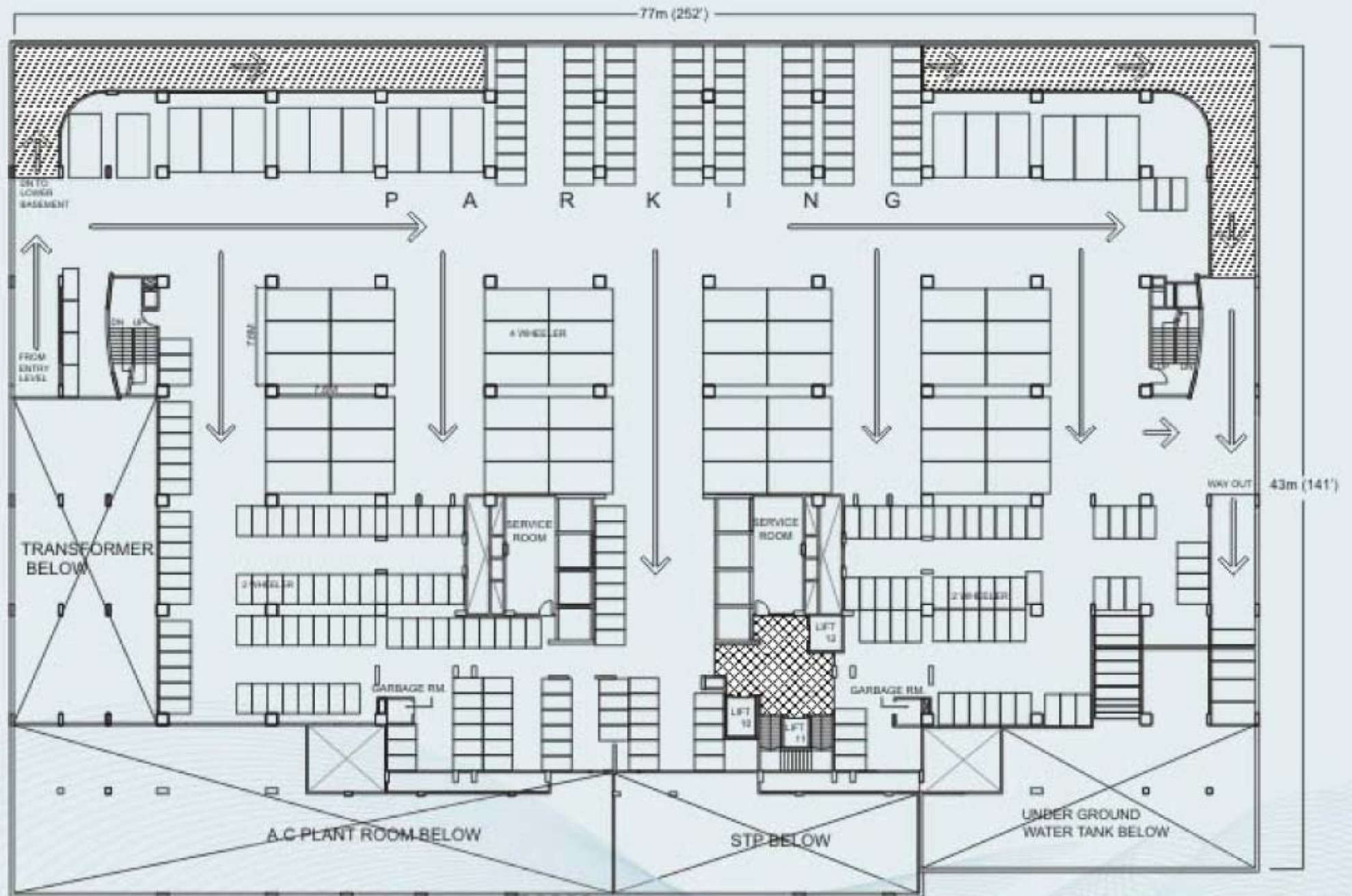
Specifications

- ▶ Large floor plates ranging 35,000 to 40,000 sq ft - The design offers large, efficient floor spaces.
- ▶ Wide column span (8.5 mtr x 8.5 mtr) and high floor to floor clearance for optimal space utilization
- ▶ RCC Frame structure of Beam – column is designed to Seismic Zone IV specification for greater earthquake resistance and to combat lateral stresses.
- ▶ Over 200,000 sft space dedicated for Car parking and space for 50 seat capacity coaches, 10 nos.
- ▶ Double glazing for windows on south and west side façade to avoid glare and radiation and single glazing window designed on North and East side. Premium building finish, a combination of attractive glass façade, Granite and metal panels. All external surfaces provided with special textured paint protecting against moisture seepage.
- ▶ 22KV High voltage, 1600 KVA dry type transformers
- ▶ Assured power supply with 100% backup provided with three 1250KVA diesel gensets (1 Stand by)
- ▶ HVAC – Fresh air ventilation system with exhaust ventilation designed as per ASHRAE Standards. Central air-conditioning system with thermal storage and AHUs located on each floor
- ▶ Advanced fire protection systems, Modern fire detection and suppression systems with sprinkles, fire & smoke detectors
- ▶ Separate passenger elevators, elevators for physically challenged and service elevator.
- ▶ 24-hour CCTV security system
- ▶ Provision for fibre optic connectivity
- ▶ Assured water supply with centralised Water treatment Plants, Sewage treatment Plants. Rain water harvesting ensures Eco friendly building by adhering to international PHE Codes



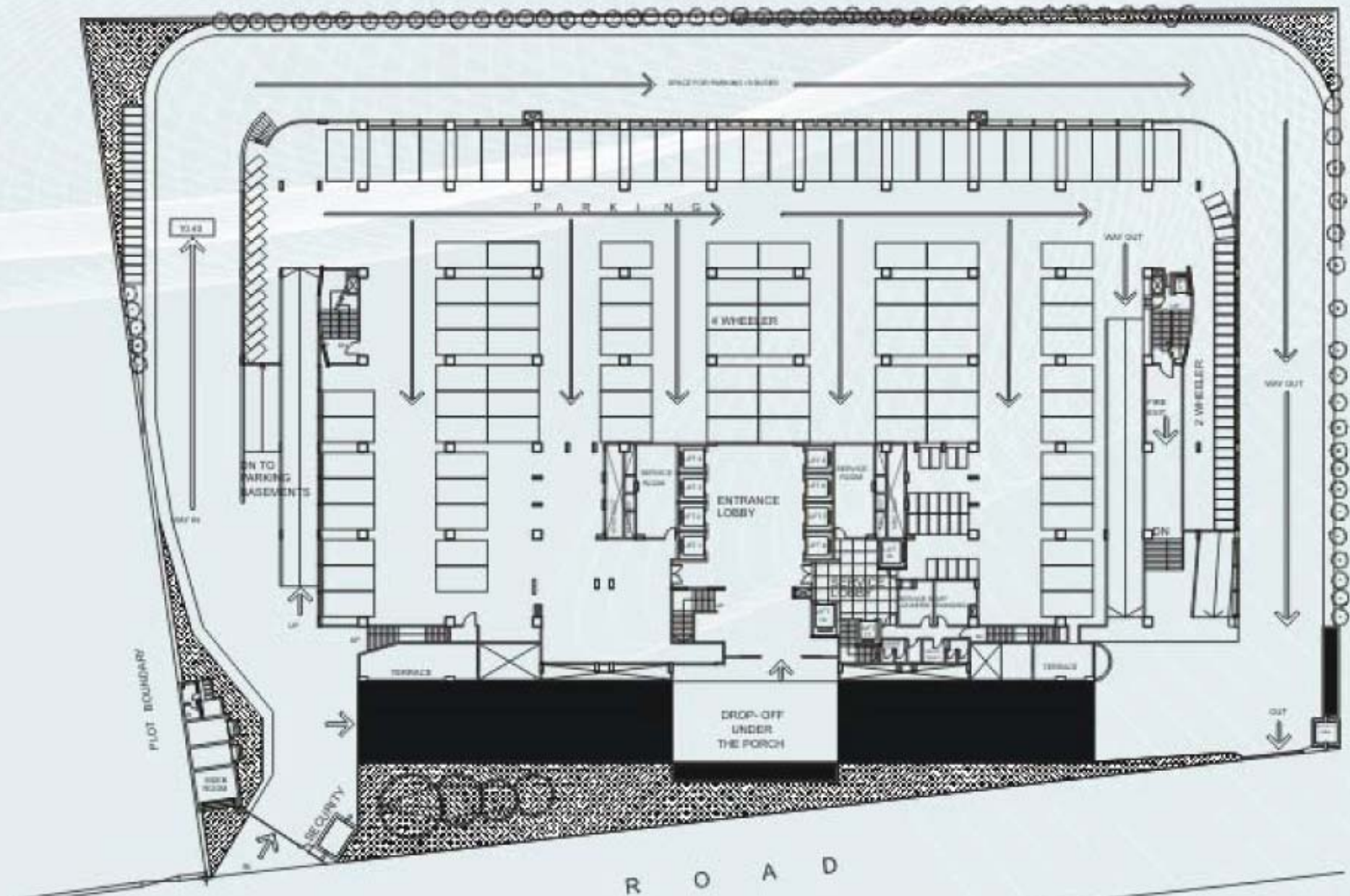
LOWER BASEMENT PARKING





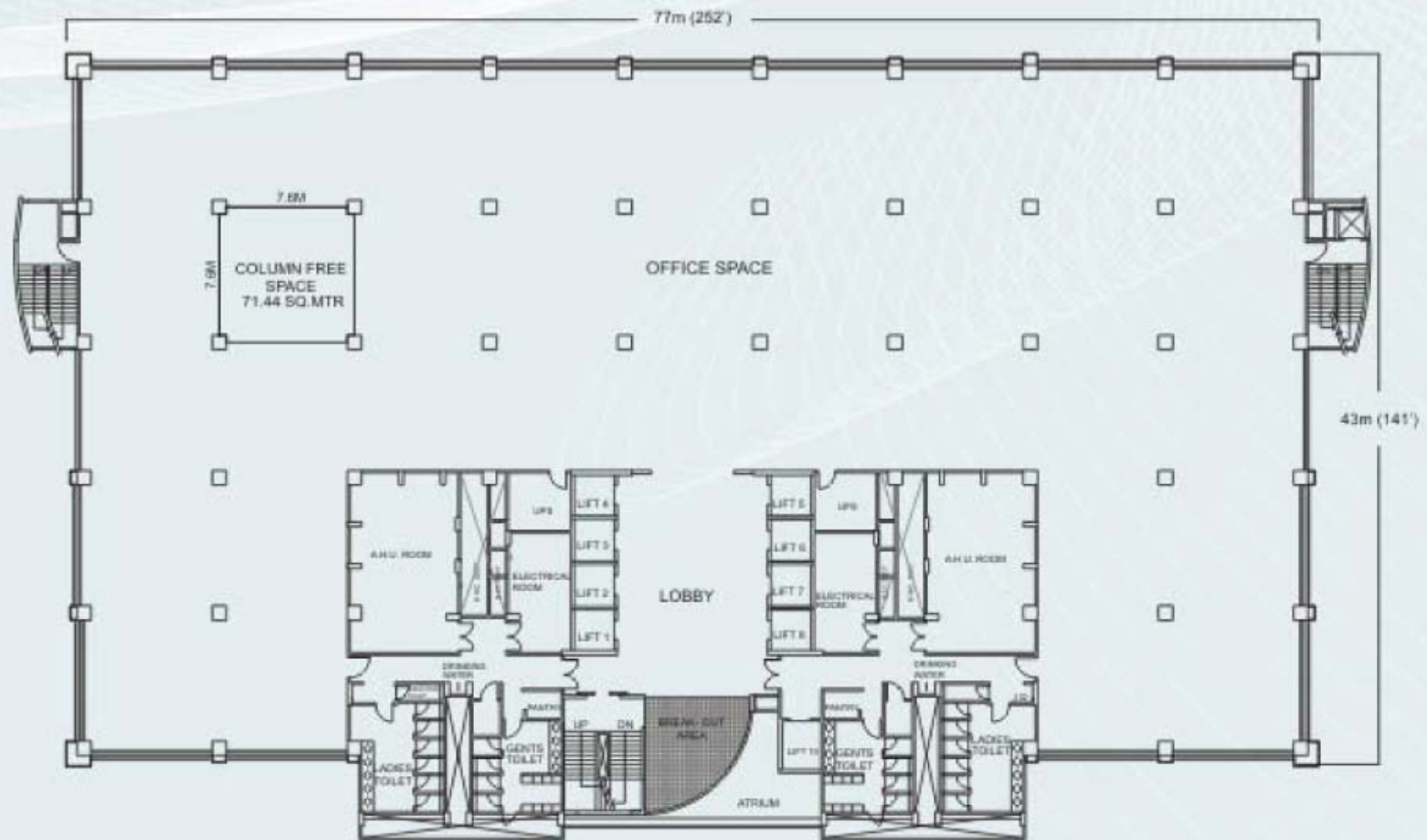
UPPER BASEMENT PARKING

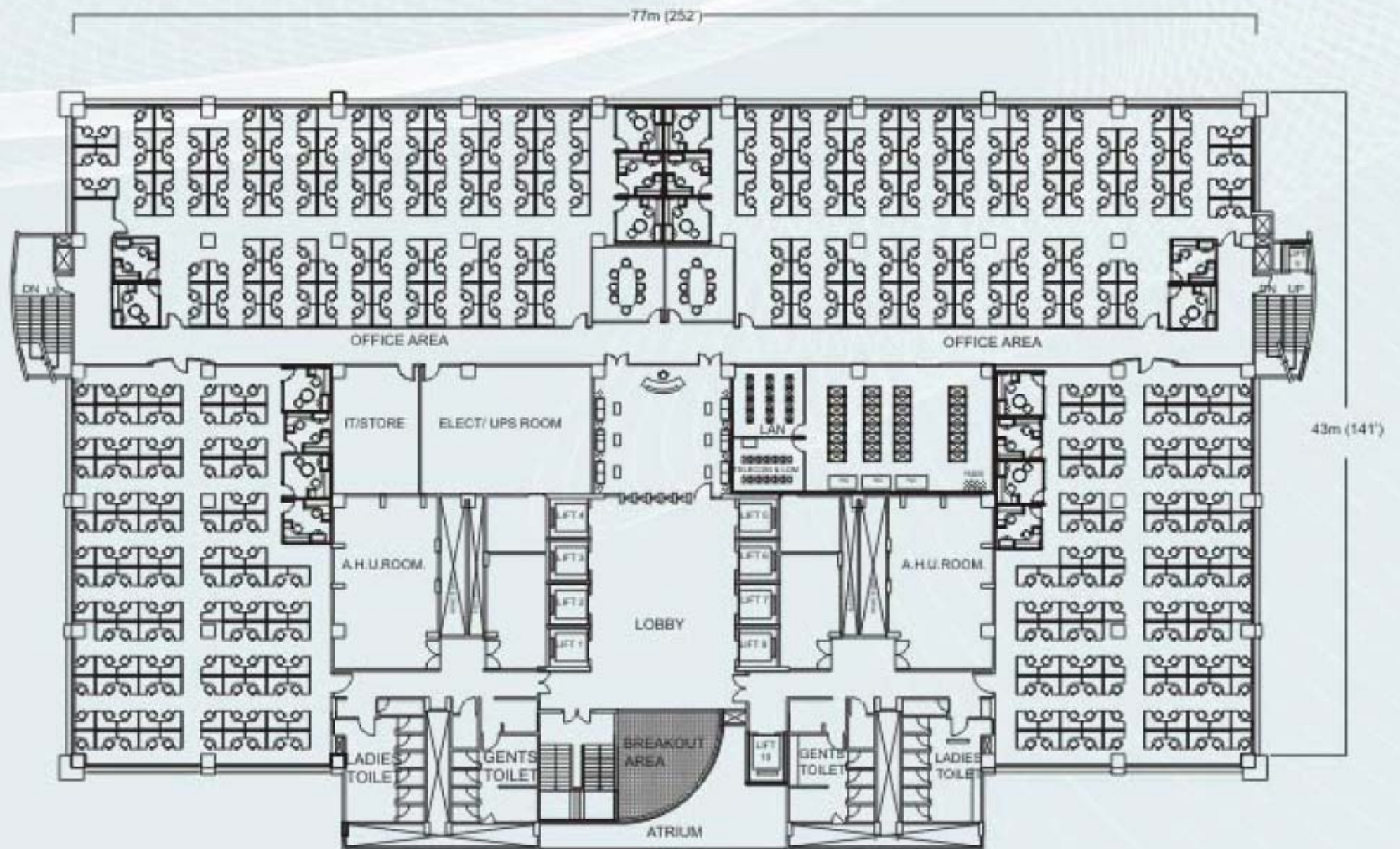




ENTRY LEVEL PLAN

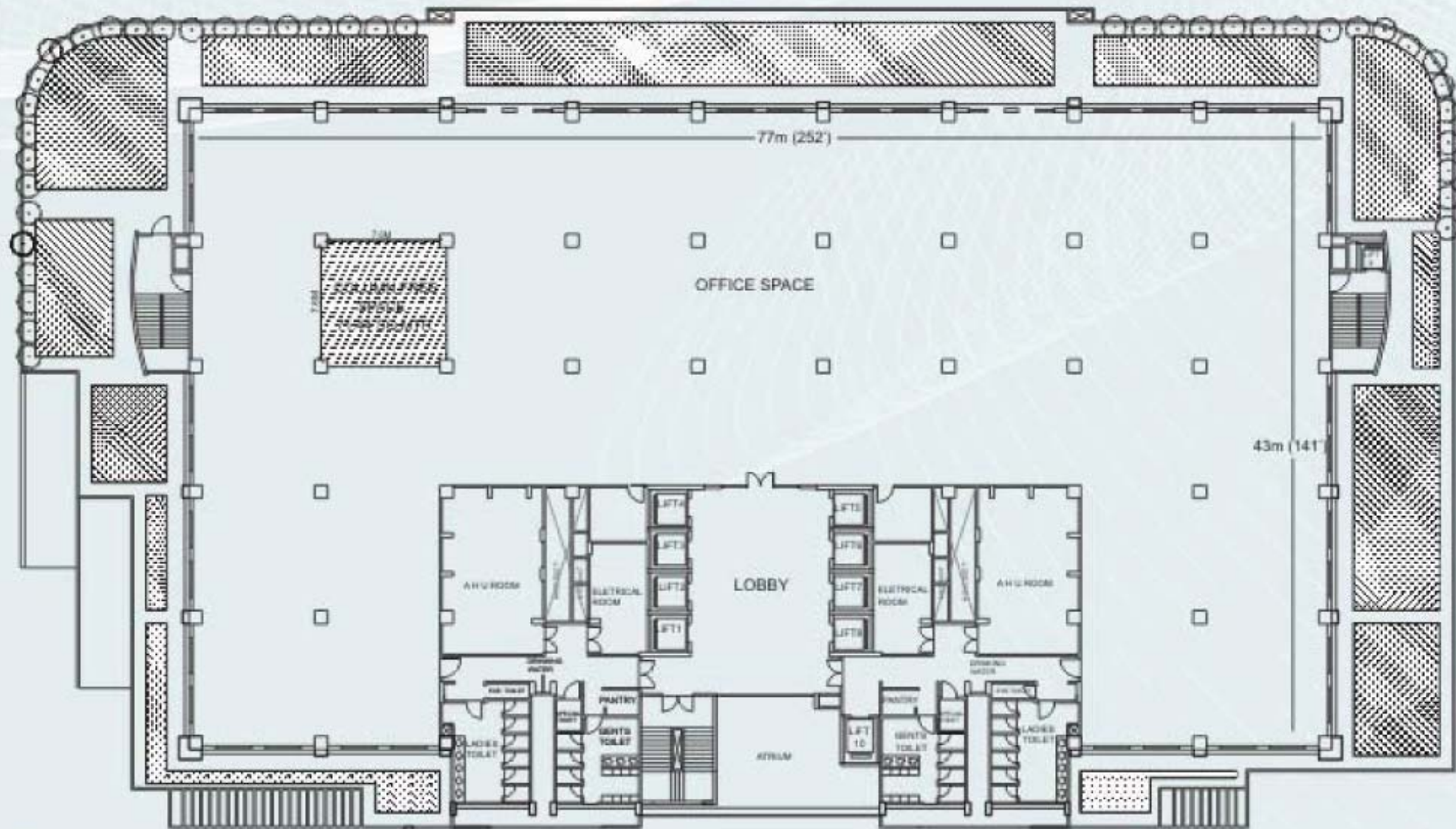


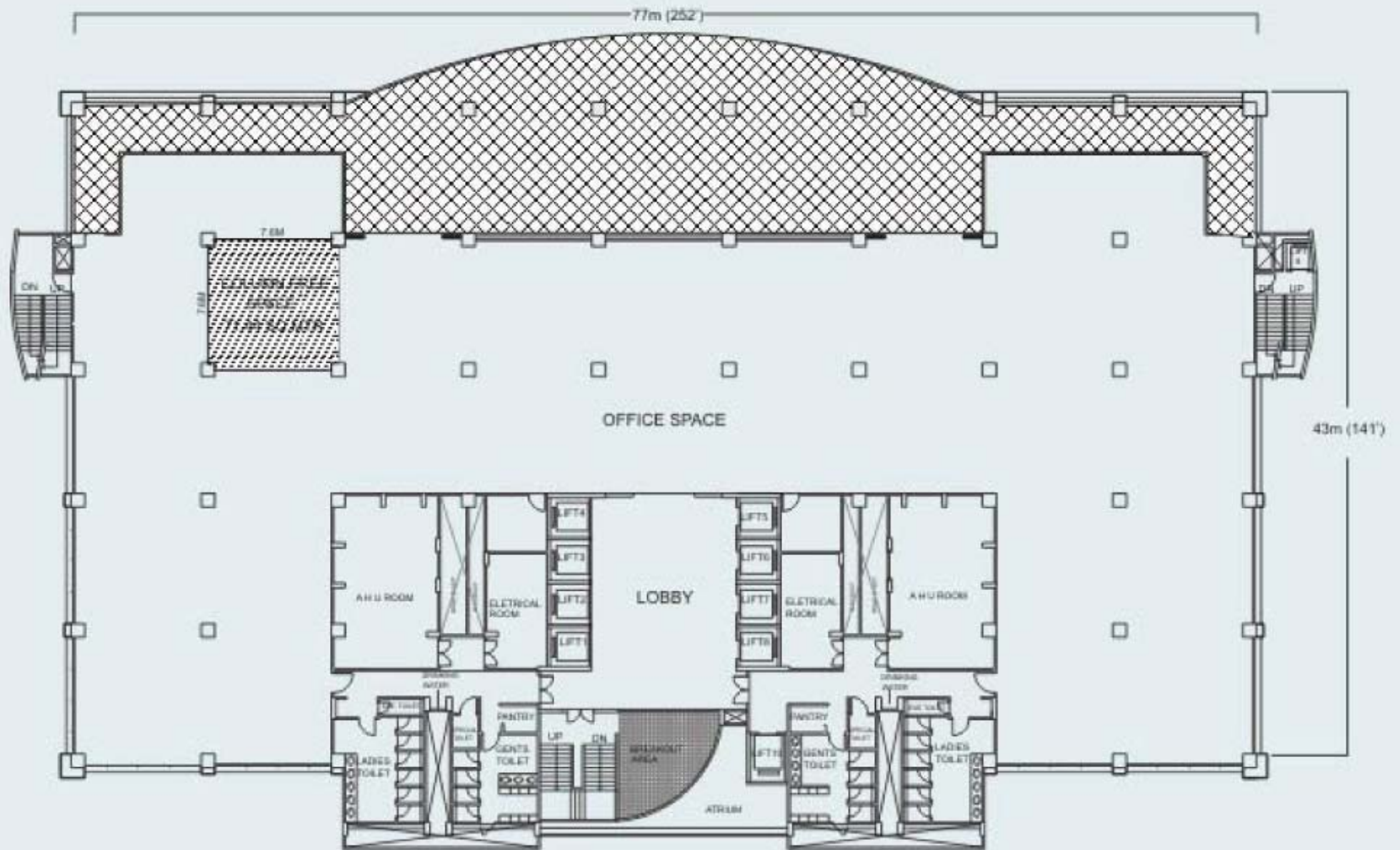




TYPICAL 1st, 2nd, 3rd, 4th, 7th & 8th FLOOR PLAN





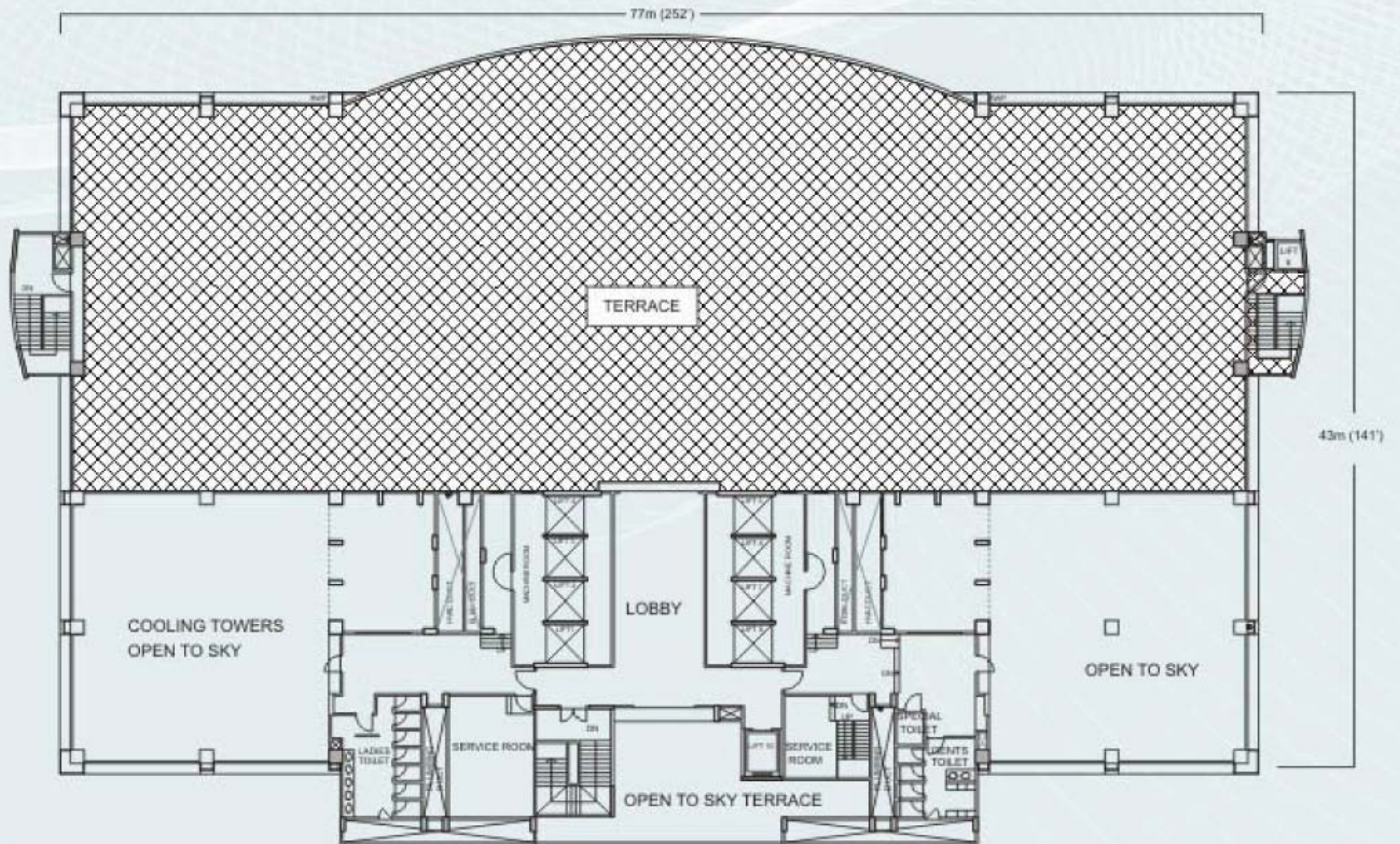


5TH & 9TH FLOOR PLAN





N 



TERRACE FLOOR PLAN





The promoters reserve their right to make additions, alterations, amendments as may be necessary from time to time. The amenities and facilities shall be provided on such terms as may be decided by the promoters at the time of execution of the agreement.
The photographs and artist impressions are for reference only.