

**FRONT END PASTING**







# The City

Always India's geographical centre, Nagpur has also been the centre of attention for its steady growth over the last few years. An education hub, Nagpur has over 50 engineering colleges, over 70 degree colleges and several top-notch business management institutes offering post-graduate courses. With a huge pool of youngsters with software skills and English-speaking proficiency that is second to none, Nagpur is an ideal destination for software companies / BPOs.

The city is well connected by air, road and rail to all parts of India. With the cargo hub and the SEZ attached to it taking shape fast, IT giants like TCS, Infosys and Mahindra Satyam and other big names such as Boeing have begun work to set up their facilities here. Nagpur is an exciting investment destination with wide roads, lush greenery, short distances, sound infrastructure and peaceful citizens.





**Nagpur, Maharashtra, India**  
Coordinates - 21.1438° N | 79.0926° E



Second greenest city in India with wide clutter free roads.







# I-Park

Two hundred thousand square feet of equipped space. Two world class convention centres. Sixty thousand square feet of swanky business spaces. Super premium residences. A landmark structure in every way possible, I-Park will redefine IT office spaces in Central India. Offering spaces ranging from 600 to 20,000 sq ft, I-Park is an ideal choice for ITes, automation, data banking services and a host of other IT and commercial ventures. Located in verdant surroundings and overlooking the campus of the Visvesvaraya National Institute of Technology and the city's iconic Ambazari lake, I-Park offers unparalleled business spaces for software companies, BPOs and other associated services related to the IT industry.

The support facilities in I-Park may include banking, convenience shopping outlets, medical stores, travel agencies, recreational facilities, vehicle service centers etc.

While it will host techies and technocrats, I-Park itself will have several hi-tech security measures in place. I-Park will be equipped with access control to prevent unauthorized entries and intelligent human tracking system that will ensure real-time tracking of total occupants per floor.

Other features such as smoke detectors, fire refuges and exits on every floor and ease of movement for fire engines in the entire complex make sure that nothing is left to chance. The massive building will have photovoltaic cells for common lighting, greenery, landscaping and environmentally-conscious architecture to rationalize utilization of precious resources such as electricity and water. Even the sprawling automated security enabled parking space is capable of holding over 450 cars.





Aerial View







# The Promoter

Despite humble beginnings, the company's extraordinary vision made Vidarbha Infotech Private Limited (VIPL) stand out in the country for computerization of large scale business processes. The company has designed and operates the municipal octroi collection systems on behalf of the municipal corporations of Nagpur, Thane and Mumbai. A staff of over 1000 operating from 128 locations conducts over 65,000 transactions every day. VIPL handles a mind-boggling revenue of over INR 7000 crore every year.

And we are not done yet.

The drive to keep walking and keep climbing has led VIPL to now foray into the real estate sector, pioneering the development of I-Park. Its dynamic team of world-class consultants, engineering designers and contractors are bringing to life one of the best infrastructural assets in Central India.



**128**  
LOCATIONS

OVER **1000**  
EMPLOYEES

**65000**  
TRANSACTIONS  
EVERYDAY

OVER INR

**7000** CR  
HANDLED  
EVERY YEAR

**AND GROWING....**



**VIDARBHA INFOTECH PVT. LTD.**

TELECOMMUNICATIONS & I.T. SOLUTIONS



# Commercial Spaces

I-Park has been designed to meet the needs of businesses of all sizes. From large companies to small and medium entrepreneurs, I-Park will host everyone at the world class facility. The first three floors at I-Park are devoted to commercial spaces including showrooms, offices and chambers. The ground floor will have two showrooms of 8,000 sq ft each. Upstairs, there will be 28 shops as well as 20,000 sq ft of office space on each of the three floors. Access to these three floors will be through escalators. Occupants of each floor are assured of ample parking space for the employees as well as their visitors/clients.

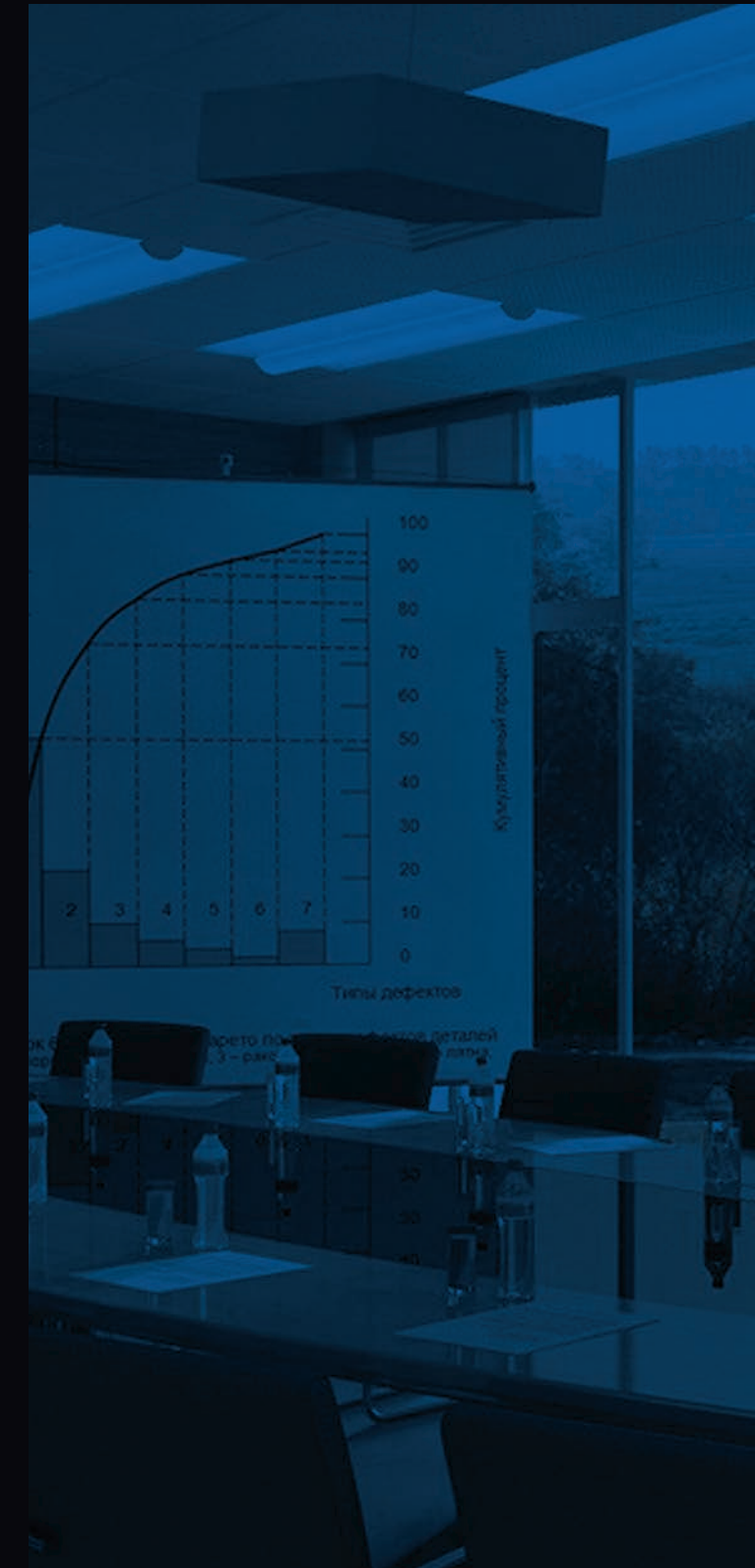
**IT Office Spaces : 141000 sq ft**

**Commercial Spaces : 76500 sq ft**









# Interact

A confluence of minds and churning of ideas is necessary for all good businesses. Keeping this in mind, I-Park has two large convention centers for intra-organization gatherings as well as interaction with clients or business associates. Each convention centre will be spread across a massive 12,000 sq ft and can comfortably hold 6,000 people. Want a more private setting or simply a place to unwind? The attached lounges, restaurants and cafeterias will offer not only delicious meals but will also provide spaces to interact and share ideas.







# Inside

Versatility is the name of the game at I-Park. The spaces are tailored to suit every need and business. With office spaces between 600 and 20,000 sq ft, I-Park offers manifold possibilities for small and large IT companies alike. The business spaces are also ideal for IT-allied services to support operations of the firms operating in the IT Park. I-Park will be as complete inside as it impressive on the outside. With granite staircases, washrooms on each floor, generator backup for complete power requirement and a 20,000 sq feet service floor for common services for all the floors, I-Park has every conceivable amenity to make it a world-class facility.







# Specials

I-Park is being constructed in line with the best building practices over the world. With green spaces, tasteful landscaping and maximum utilization of natural light, I-Park will exhibit a high degree of energy and resource efficiency. The building shall feature all the necessities required for IT infrastructure like secure high speed wireless networks, power back-ups, secure data rooms, privileged access to sensitive areas and so on.

## **Special Benefits\* for IT/ITES units:**

1. Eligible units covered under PSI will get exemption from Electricity duty as per provisions of the scheme.
2. Power will be supplied at industrial rates applicable under MERC's tariff orders.
3. Works Contact tax on Maintenance agreements shall be charged at minimum rates recommended by the Centrally Empowered committee, barring a few exceptions.
4. Exemption from Octroi/Entry tax or other cess or taxes levied in lieu.
5. Property tax at par with residential rates.

## **Law related initiatives**

1. Relaxation under shops & establishment act with regard to working hours, shifts and women's employment.
2. Exemption from maintaining physical records for attendance and salary.
3. Option for self-certification and filing of returns under Labour Act 13.
4. Relaxation under contract labour act approved for units in SEZ, subject to approval of legislature.

\* As per the Maharashtra Govt. - Maharashtra IT/ITES Policy 2009







# Neighbourhood

I-Park's nearest neighbour is MIDC's IT park. With software companies like Persistent, Infocepts and many others in close vicinity, the MIDC IT park is fully occupied and functional now. VNIT, the Visweswaraya National Institute of Technology (formerly VRCE), the premier engineering institution of the region, is a neighbour and has over 40 acres of green cover. Also in the vicinity is the historic Ambazari lake. The upper floors of the complex offer a near-360 degree views of the green city. Even the premium residences adjoining I-Park have unparalleled views.





VNIT, Nagpur



MIDC's IT Park, Nagpur



Ambazari Lake, Nagpur



# Peripherals

I-Park is not a standalone IT Park. Like a multi-faceted diamond, each component of I-Park is as good as the other. With a convention centre, cafeteria and lounge, I-Park has spaces for all requirements. Another shining jewel is the high rise comprising super premium residences I-Res next to I-Park. Promoted by VIPL, these apartments are the epitome of luxury and sophistication. Spread over 5,500 sq feet, they will match the scale of success their accomplished owners have earned. All services like housekeeping, common maintenance etc are provided for by the promoter, making the residences unique in Central India.





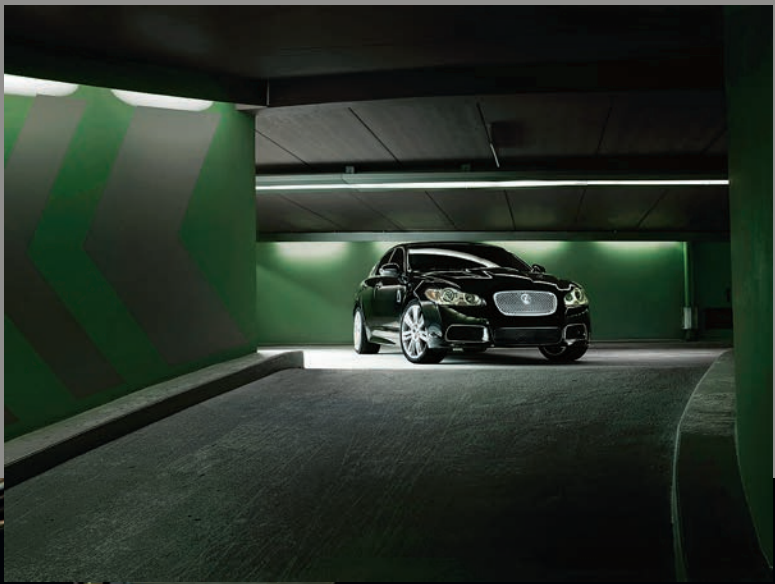




# Car Spaces

Acknowledging the need for a self-sufficient provision of parking for a facility the size of iPark, the complex has enough space to fit over 450 cars and around 1200 number of two-wheelers. It has been designed to ensure hassle-free parking for visitors in case of a large convention too. The parking will be fully secure and equipped with access control posts and barriers to ensure total security.









# Who should be here?

## **The following support facilities are permitted in I-Park:**

- Banking Services
- Medical Stores
- Convenience shopping outlets
- Conference & Meeting Halls
- Travel Agencies
- Food Service including cafeterias, food courts, coffee shops etc.
- Dispensaries
- Recreational facilities including gymnasiums, club houses etc.
- Guest Houses
- Vehicle Service Centers for Automobiles
- Accommodation facilities

## **IT Park areas are open to IT companies as well as ITES. ITES include, but are not limited to:**

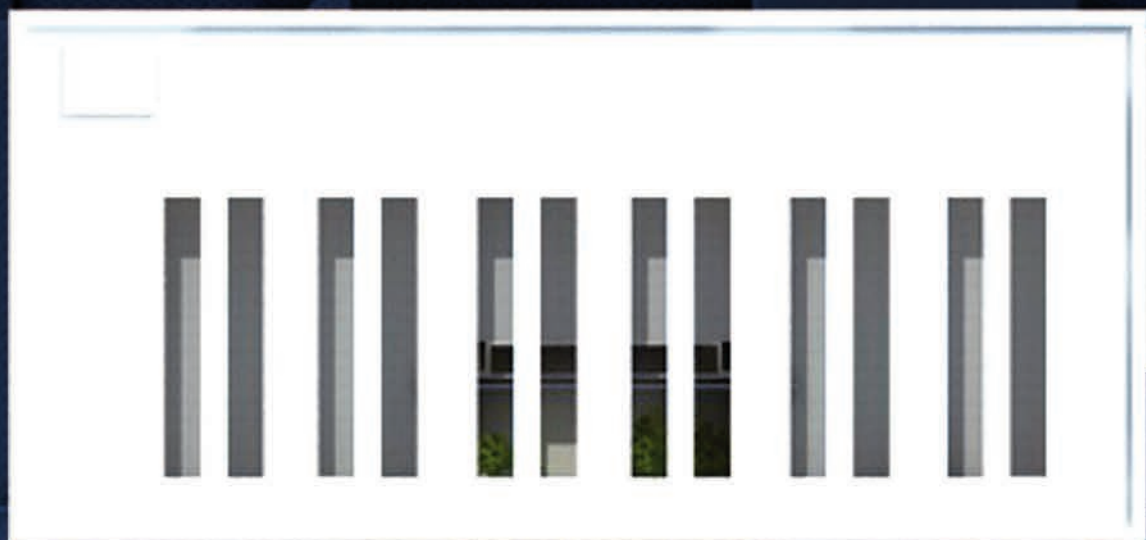
- Customer interaction services, e.g. call/contact centers, email help desks etc
- Engineering and Design
- Back Office Processing
- Website development and maintenance services
- Data search, integration & analysis
- Network Consulting and management
- Remote Education
- IT sector
- ERP
- CRM
- MRM
- Technical Support
- Business Systems & Processes
- Data Processing
- System Integration and customisation
- System upgradation services
- Designing & designing systems
- Call Centers
- Voice &/or Data - Inbound & Outbound
- Software Extension development
- IT facilities management





An aerial photograph of a modern architectural complex, featuring a large rectangular building with horizontal window bands and several smaller, interconnected structures. The scene is overlaid with a semi-transparent blue rectangle. The text "Turn over for I-Park Floor Plans" is centered within this blue area.

Turn over for  
I-Park Floor Plans

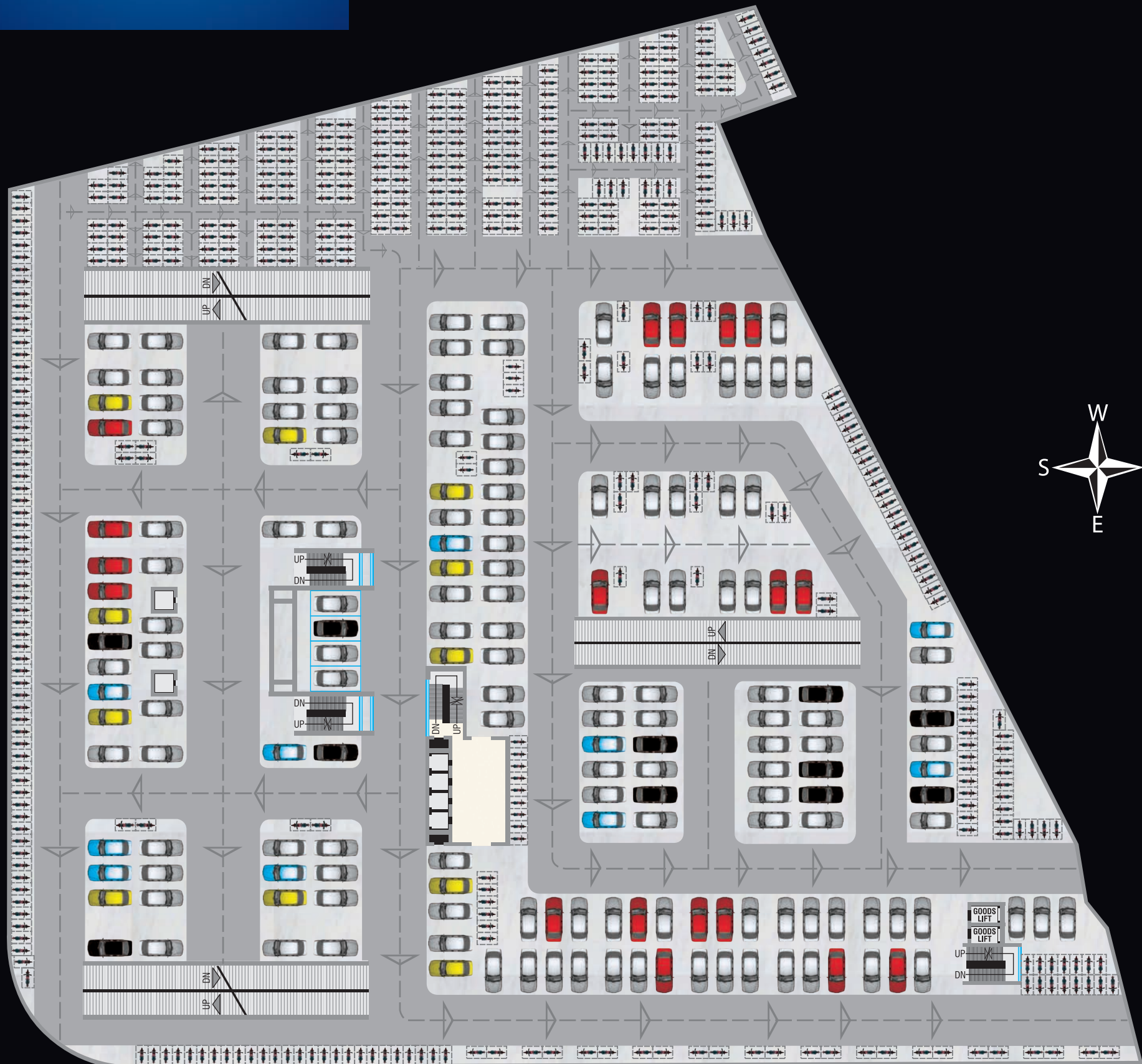




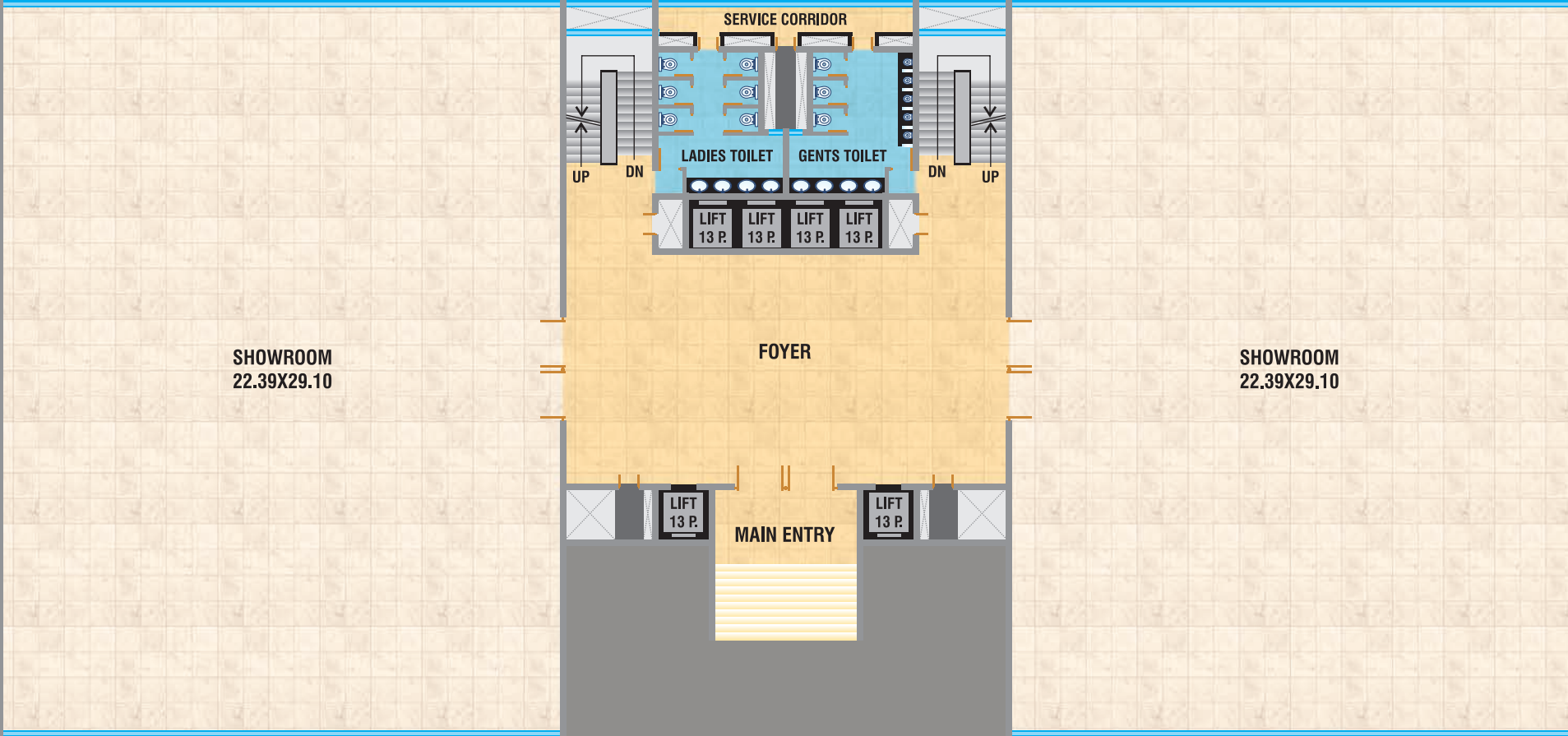


# PARKING

450 Cars & 1200 Two Wheelers  
(UPPER/ LOWER BASEMENT)

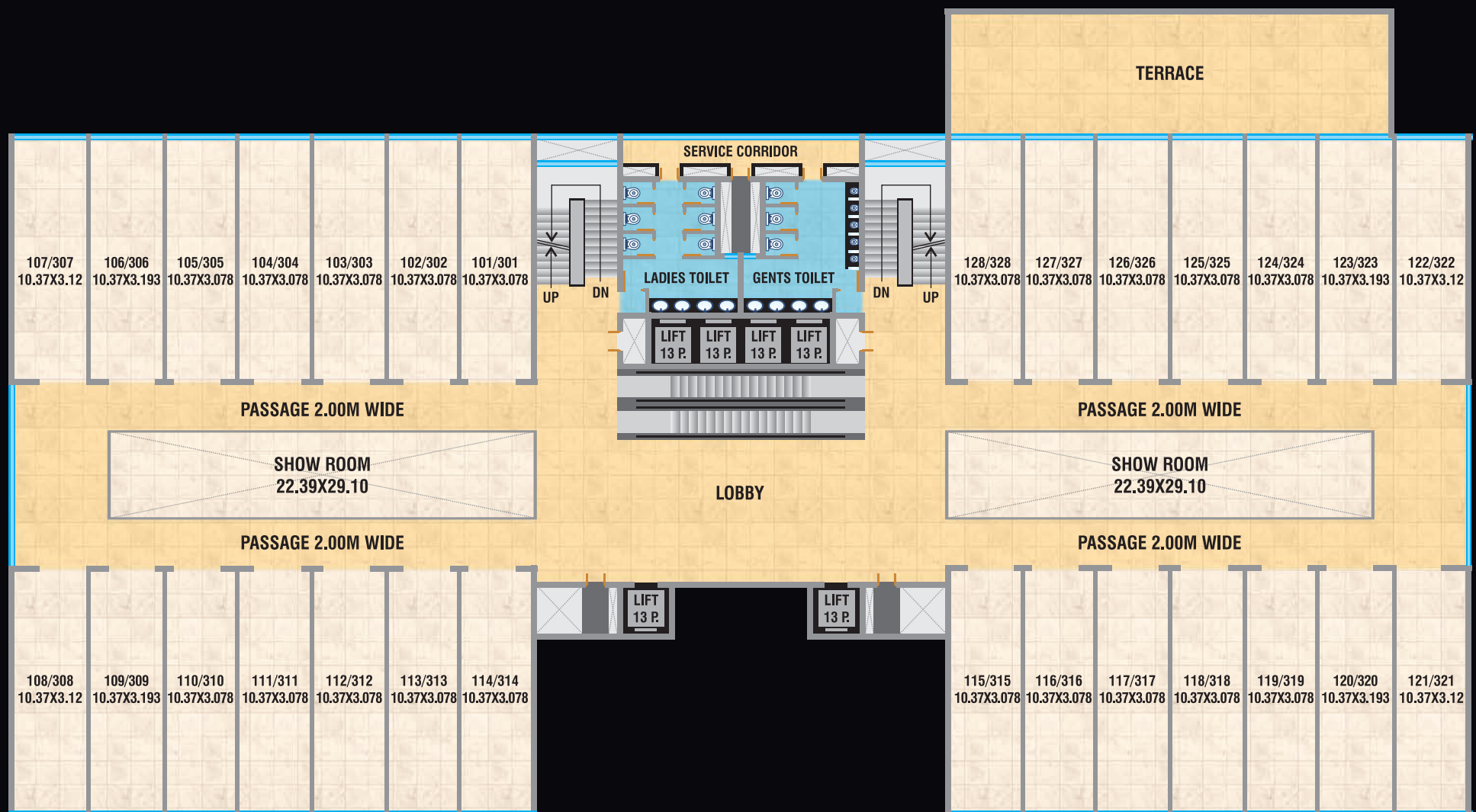


FLOOR G



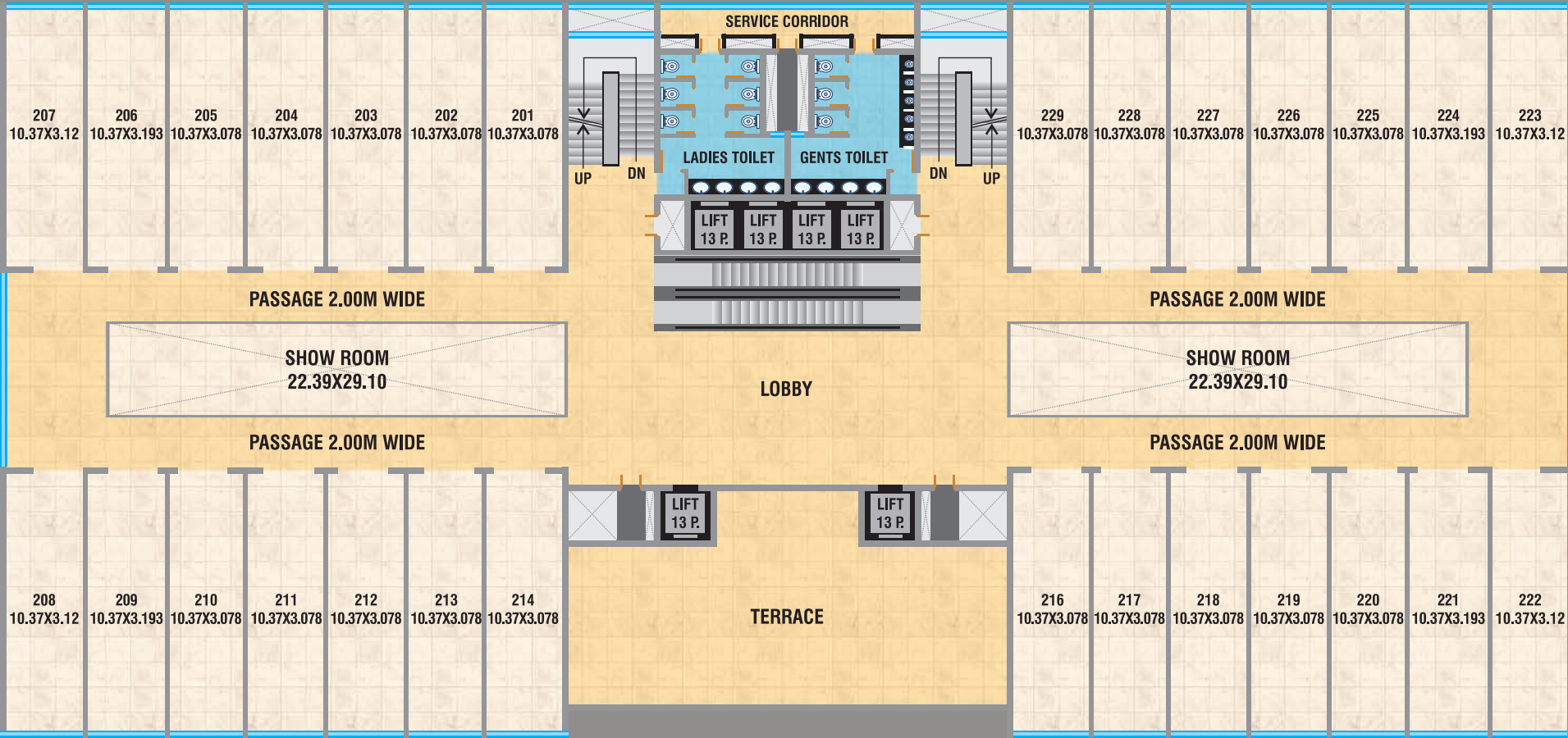


# FLOOR I & III



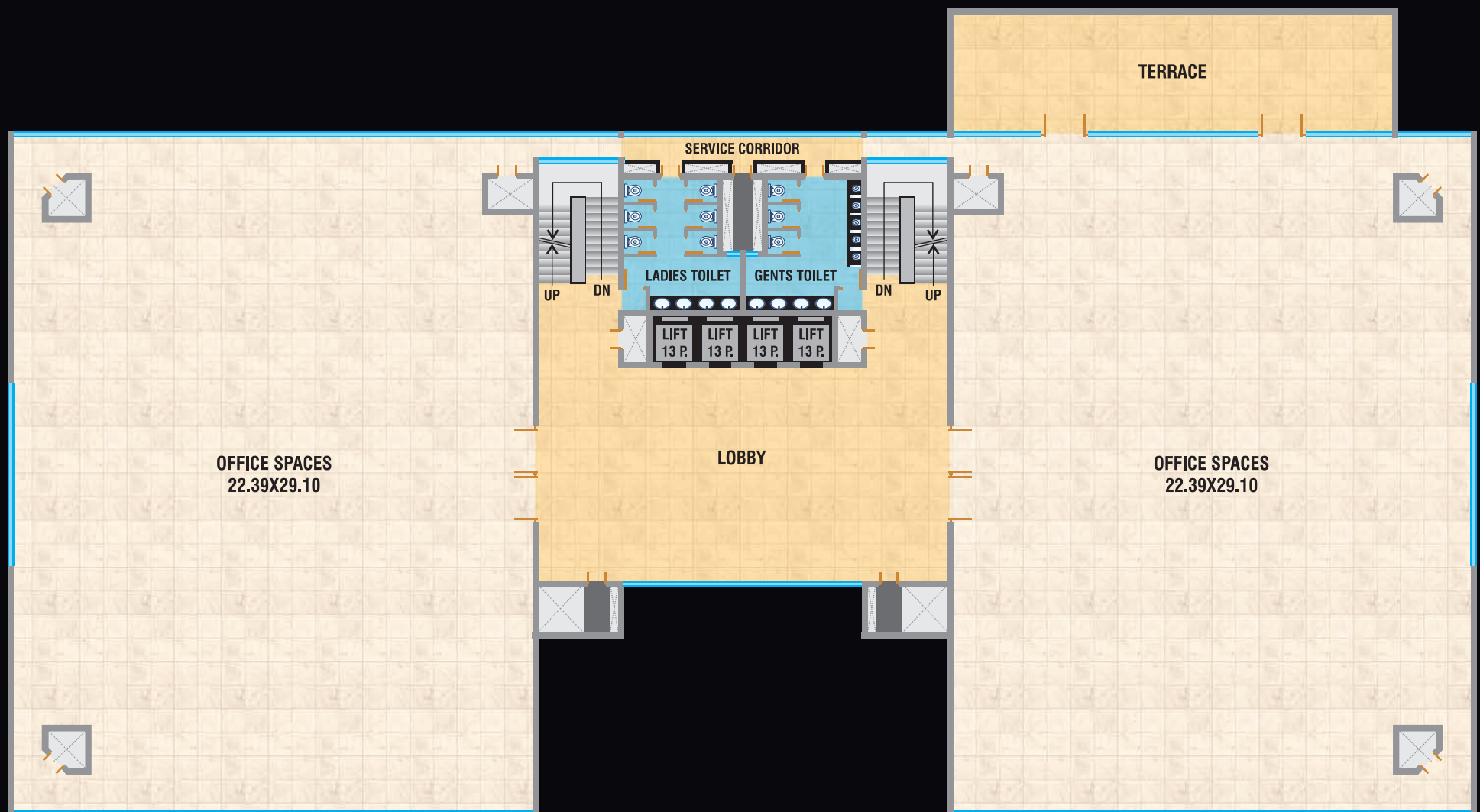


FLOOR II

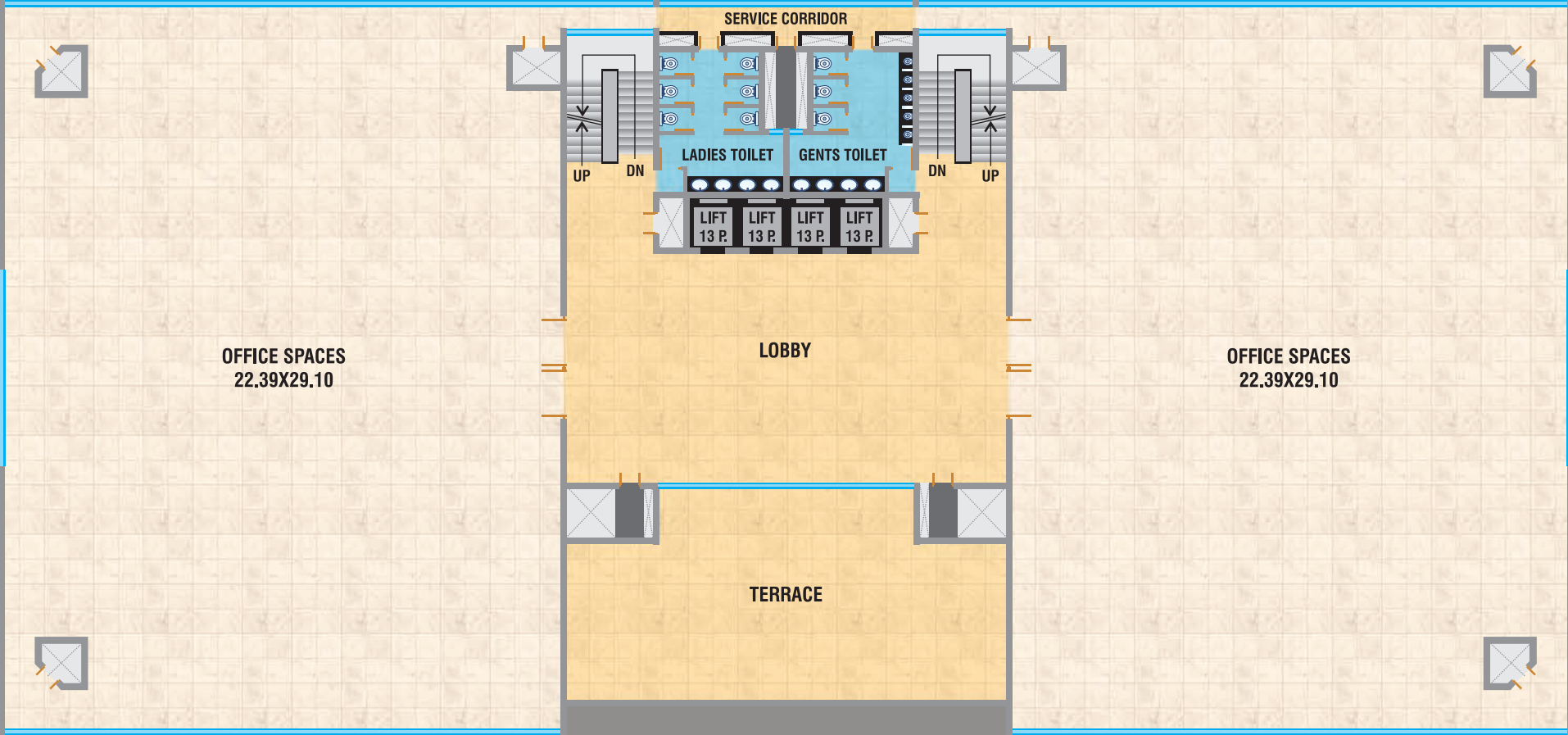




# FLOOR V, VII & IX



FLOOR VI, VIII & X















Ambazari Lake

South Ambazari Road

South Amba

Persistent Technologies



Changed into Silver colour

## DISTANCE CHART

	AIRPORT	7.6 km
	5 STAR CONVENTION CENTRE	0.0 km
	RAIL JUNCTION	5.1 km
	MULTI SPECIALTY HOSPITAL	1.4 km
	SHOPPING MALL	1.0 km
	RESTAURANT/CAFETERIA	0.0 km
	FUEL STATION	0.3 km
	THEME PARK	0.75 km



# Location Map

VNIT Campus

IT Park

National Power  
Training Institute

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gies

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**BACK END PASTING**