The state-of-the-art IT Park
Coming up at Kochi in God’s own country - Kerala, India

Giving IT A new perspective in Kerala
Experience the beauty of the bountiful nature within Tejomaya. As the name suggests the building is resplendent with the effulgent energy, pervading all over. Green-tech in character, the architecture of the building is replete with energy efficient systems and state-of-the-art technology. Breathing life, energy, dynamism and knowledge, Tejomaya offers everything from serenity, lifestyle luxury and the ultimate in IT infrastructure. Tejomaya comes to you from Larsen & Toubro Limited, a leader in engineering & construction technology as well as a pioneer spearheading IT infrastructure development in India and abroad.

Larsen & Toubro Limited (L&T) is a technology-driven engineering & construction organization and one of the largest companies in India's private sector with a turnover exceeding $3.3 billion. It has a major presence in the key sectors of the economy with additional interests in manufacturing, services and Information Technology.

**Business Space Solutions**

L&T pioneered the construction of IT Parks and Knowledge Centres, providing the bridge between India and rest of the world. It has built more than 20 IT Parks, Software Parks, Techno Parks, Business Parks and Built-to-suit Facilities across India as well as in Mauritius and Sri Lanka, helping the global and Indian IT majors and other customers to set up their businesses. The total built-up area extends beyond 10 million sq.ft. (approx.1 million sq.m.). In India L&T has developed several IT projects in partnership with State Governments.

L&T’s contribution to the IT industry through the design and construction of large edifices and magnificent structures has transformed the IT landscape of the country. Its turnkey capabilities in project execution and providing intelligent solutions to integrated IT infrastructure make L&T the preferred partner for design & construction and development. The Company also offers Facilities Management services.

Today’s business community is increasingly becoming dynamic and demanding. L&T offers them total business space solutions that are both reliable and innovative. This is demonstrated in our flagship projects - Cyber Towers, Cyber Gateway and Cyber Pearl (all in Hyderabad), - where our clients have developed a wide portfolio of truly global business solutions. We have replicated this success in other cities as well - Chennai, Bangalore, Kolkata, Vizag and Colombo.

L&T has now chosen Kochi as its latest destination for putting up an IT Park - L&T Tech Park. This will be L&T’s second IT infrastructure initiative in Kerala after Bhavani Technopark in Thrivananthapuram.

L&T Tech Park will come up on a 4-acre plot in the picturesque campus of Infopark Kochi, a Government of Kerala organisation. Located 25 km from the Kochi International Airport and 12 km from the heart of the city, L&T Tech Park will be an ideal destination for the IT and ITES companies.

L&T Tech Park will be implemented through a Special Purpose Vehicle (SPV) - L&T TECH PARK LIMITED. While L&T will provide the design and construction services and translate the vision of the Architect into a concrete reality, the SPV will operate and maintain the facilities and provide its customers with complete infrastructure including e-connectivity.

When completed, L&T Tech Park will have a total built-up area of 5.27 lakh sq.ft. (48,800 sq.m.) and a multi-level car park of 1.29 lakh sq.ft. (12,000 sq.m.). The project will be executed in two Phases: 3.60 lakh sq.ft. (33,300 sq.m.) in Tejomaya and 1.67 lakh sq.ft. (15,500 sq.m.) in Swapnalaya.
Consisting of ground plus nine floors, Tejomaya, the Phase I project, will have an area of 36,250 sq.ft. per floor (3,350 sq.m.) and offer space in multiples of 10m x 10m grids (1,080 sq.ft.), complete with HVAC, back-up power and other state-of-the-art facilities in a plug-and-start condition.

The interiors and exteriors of the building are designed for conducive working environment with modern lifestyle-enhancing amenities, such as a 500-seater cafeteria, entertainment kiosks, indoor games hall, health club, conference hall, shops, banking facilities, etc. - in short, everything that modern-day business needs.

**Fusion of Ecology with Technology**

The architectural concept of Tejomaya focuses on the fusion of two diverse disciplines - ecology and high technology - into an integrated whole, now commonly referred to as "Eco-Tech".

In tune with this concept the exteriors of the building will be developed as a composition of dynamic angular lines and elements creating arresting visual movement and interest. Materials such as aluminium composite panels, structural glazing and painted masonry combine in new ways to enrich the texture and dynamics of the form.

In the interior a dramatic atrium welcomes one into the building, followed by a soaring-sun-drenched, landscaped courtyard, which expands the space and fills it with light and greenery. Bringing light into the innermost recesses of the working spaces, the courtyard dramatically reduces the need for artificial lighting. In addition, landscaped gardens are provided even at higher floors.

The design integrates the principles of eco-sensitive architecture, energy conservation, water management (waste water recycling and rain water harvesting) and use of eco-friendly materials. In other words L&T Tech Park will prove to be a fusion of cutting edge design with holistic concerns to create a landmark that is a synthesis of art, engineering and wisdom.
that is pro-active, Kochi has become an attractive destination for trade and industry. All these factors, together with healthcare, educational and entertainment facilities of high standards, have made Kochi an ideal choice for the IT industry to set up shop and take advantage of the scope the city offers. Some of the other advantages Kochi offers are:

- Well connected by transportation network - road, sea and air
- Kochi is the landfall point for two separate cables - SAFE and SEME-WE3
- Provides direct access to both Eastern and Western Coasts of USA
- Large pool of trained professionals - computer literates
- Excellent global work culture
- Ideal for setting up Disaster Recovery Centres

L&T Tech Park, Kochi is indeed the most ideal place to meet the present and future needs of businesses - both domestic and international. Plan your space requirements, step into L&T Tech Park and jumpstart your operations.

Find IT in serene surroundings.
Enter IT for boosting your business.
Give IT a permanent new address.

Why Kochi?
Kochi offers a rare combination of small city comforts and mega city infrastructure as also real estate at reasonable cost. Power and communication costs are low. So are cost of living, wages and attrition rate, making the city attractive for its residents, workforce and employers. With an international airport and a State government
OBJECT KEY -
1. ENTRY
2. LOBBY
3. RECEPTION
4. WAITING
5. LANDSCAPED COURTYARD
6. LIFT LOBBY
7. MULTI-USE PUBLIC SPACE
8. FOOD COURT
9. WASH BAY
10. KITCHEN
11. SMOKING COUNTER
12. POT WASH
13. HAND WASH
14. PANTRY
15. LADIES TOILET
16. GENTS TOILET
17. HANDICAPPED TOILET
18. PANTRY
19. SERVICE ACCESS
20. SERVICE LIFT
21. UPS ROOM
22. SMS ROOM
23. AHU ROOM
24. ELECTRICAL ROOM
25. LV ROOM
26. STORE

GROUND FLOOR PLAN

OBJECT KEY -
1. LIFT LOBBY
2a. WORKSPACE MODULE 1
2b. WORKSPACE MODULE 2
2c. WORKSPACE MODULE 3
3. LADIES TOILET
4. GENTS TOILET
5. HANDICAPPED TOILET
6. SERVICE LIFT
7. PANTRY
8. AHU ROOM
9. ELECTRICAL ROOM
10. LV ROOM
11. STORE
12. ATRIUM
13. LANDSCAPED COURTYARD BELOW
14. STORE
15. BREAKOUT SPACE

SECOND TO FOURTH FLOOR PLAN

OBJECT KEY -
1. LIFT LOBBY
2. WORKSPACE
3. LADIES TOILET
4. GENTS TOILET
5. HANDICAPPED TOILET
6. SERVICE LIFT
7. PANTRY
8. AHU ROOM
9. ELECTRICAL ROOM
10. LV ROOM
11. STORE
12. LANDSCAPED TERRACE BELOW
13. LANDSCAPED COURTYARD BELOW
14. STORE
15. BREAKOUT SPACE

SIXTH FLOOR TYPICAL PLAN
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