96, BELTALA ROAD,
1ST FLOOR
CALCUTTA-700 026
✆ : 2476-8548/49, 2474-8164
12, TARANGAN SOCIETY
OFF OLD PADRA ROAD
AKOTA, VADODARA - 390015
✆ : 2311254, 2337133

AGRAWAL & AGRAWAL
Architects Planner and Interior Designers

July 8, 2005

M/s. Phoenix Software Ltd.

4/1, Red Cross Place

3rd Floor

Kolkata – 700 001

Kind Attention: Mr. Aditya Mehta

Dear Sir,

Please find enclosed herewith the Concept Note and the Elevation Design for your reference.

Thanking You

Yours faithfully

For Agrawal & Agrawal

J.P.Agrawal

PROJECT: TECHNOPOLIS, KOLKATA

CONCEPT NOTE

This building complex sits on the plot of 2.0 acres & it is having an access from the public road on northern side. The project is situated in the I.T. Hub & it will be mainly utilized by IT companies.

Considering the location of the project & its usage the building foot print has been design to cater single large office space on each floor. To optimize the ground coverage, we have covered only 46% in tower area. Extended large portico has been created with 11.0 mts. height. to provide weather protected drop off & pick ups. Large triple height lobby area is planned on the ground floor to accommodate traffic of occupants in the peak hours.

The car parking is designed on three level i.e. Basement, Ground (portion) & Mezzanine level. First floor is utilized for common amenities.

The building form is designed with large cut out in the middle of the block starting from 2^{nd} floor level to 7^{th} floor level. This cut out gets covered in 8^{th} floor level. This cutout area provides most of the benefits of the courtyard. This arrangement will help in getting glare free natural light in the office environment.

The front face of the building is facing the northern side. This orientation is exploited by providing maximum curtain wall glass on this side. The glass is selected with great care considering the environmental factors applicable in this face. The western & southern side has been designed in such a way that the glass exposure is minimized. On southern side there is a large overhang of 2.5 mts. covering 75% of this face. This overhang is to be utilized as a relief area for the occupants. This will greatly help in cutting down the radiation of direct heat of southern side. Similar overhang covering about 30% of the building face is designed on west & east side which will help in minimizing the heat intake.

The circulation area within the building has been design to minimize the travelling distances. This will help in saving of human energy.

In all a great care has been taken in the building design to save the energy & enhance the building performance.