



BAGMANE

vantage



Recipients of the Sword of Honour

We were awarded the British Safety Council's Sword of Honour – the world's most coveted recognition of safe buildings.

[Read more...](#)



SUSTAINABILITY

PAGE 06



BAGMANE
FIESTA

PAGE 07



PROJECT
IN FOCUS

PAGE 08

My humble gratitude and good wishes



MR RAJA BAGMANE
Founder & Managing Director,
Bagmane Group

Dear patron,

Let me start by wishing you all a great year ahead. I hope you accomplish every aspiration you have for 2023, and many more.

The last 25 years at Bagmane have been eventful with accomplishments & accolades that we are both grateful and proud of. As we grew, we consistently raised the benchmarks of not just real estate, but workplace planning as well. A testament of that is the fact that we leased out approx. 3.5 million sq. ft of office spaces during the pandemic - a sign of our exceptional planning and the faith we have inspired.

We are glad to have you as a part of our journey and as we move further into the year, we wish to stay connected with you in more ways. From our CSR efforts to new innovations in workplace development, we wish to help you stay on top of every occurrence. In this bid, we introduce our newsletter, Bagmane vantage. This quarterly publication will feature every effort we make together.

As we continue to grow and raise benchmarks, we wish to form a closer and more meaningful association with you.

BUILDING ON A GLEAMING LEGACY

23 built-to-suit completed and delivered,
24 million sq. ft built and operational,
6 million sq. ft under construction and development,
client base of 75 tenants.

2022

2020

Client base comprises 60 tenants,
8.5 million sq. ft under construction and development,
18 built-to-suit completed and delivered.

Bagmane Solarium City launched in Whitefield and
Bagmane Capital on ORR, 16 built-to-suit solutions
completed and delivered.

2017

2015

Land parcels totaling 150 acres+ acquired across Whitefield,
Yelahanka and Bangalore ORR Portfolio spans 45+ tenants
across 3 operational tech parks.

Launch of Bagmane Constellation Business Park, World
Technology Center with BTS solutions, Bagmane World
Technology Center grows to 3 million sq. ft.

2012

2008

Bagmane World Technology Center launched with 1 million
sq. ft of space, Bagmane Tech Park grows to 3 million sq. ft,
5 built-to-suit solutions delivered.

2 more built-to-suit solutions completed and
handed over within Bagmane Tech Park.

2006

2004

First built-to-suit project completed
and handed over.

Founded by
Mr Raja Bagmane.

1996

AWARDS AND ACCOLADES

RECIPIENTS OF THE SWORD OF HONOUR



We were awarded the **British Safety Council's Sword of Honour** for 2 of our parks - Bagmane World Technology Centre and Bagmane Constellation Business Park, the world's most coveted recognition of safe buildings. The audit process involves multiple facets, including a detailed review of over 60 components which contribute towards the safety and well-being of people, and minimise health risks within a building.

“ The award of a five star grading following our occupational best practice Health and Safety Audit is an outstanding achievement and is reflective of a proactive organisation which is committed to continual improvement in its health and safety arrangements and managing risks to workers' health, safety and wellbeing... Bagmane should be very proud of this achievement. ”

- Mike Robinson, CEO, British Safety Council

2022 HEALTHY WORKPLACE BY AROGYA WORLD



We are the recipients of the **Arogya World Healthy Workplace Award for the year 2022**. Along with this esteemed recognition, we are now proudly a part of the Arogya World's healthy community which spans 5.83 million employees in 186 companies.

Arogya World's recognition includes a rigorous assessment of comprehensive health and wellness aspect, introduced in 2020, keeping in mind the effects of the pandemic. Along with WHO guidelines, they



assess workplaces based on their own benchmarks including - leadership engagement, physical health criteria (like healthy eating, tobacco cessation, and physical activity) and also mental health criteria.

Sustainability being one of our major objectives, we have been ceaselessly working towards minimising the carbon footprint of our commercial spaces. Additionally, the campuses have ample green landscaping, and the operations have been optimised for environment-friendliness.



REFERENCE IMAGE

SOLAR POWER PLANTS

To further our efforts, we have invested in 2 solar power projects in North Karnataka.

These plants help us deliver uninterrupted, clean energy to our patrons. In a bid to decrease our dependence on

Combined capacity **~74 MW DC**

traditional power further, we are planning to improve the capacity of our green power plants by up to 150 MW within 18 months.

To meet the captive power demand, we intend to develop a solar project of 166 MW DC along with 40 MW of wind power. This combined capacity will be built in phases, with a capacity of 39.875 MW DC for Phase 1 to be commissioned by mid 2024, and the rest to be commissioned subsequently.

GREEN AREA



ACTUAL IMAGE

Built amidst green landscapes, our workplace ecosystems are planned with ample breakout zones so that the makers of tomorrow are always connected to nature. Efficient landscaping and practices ensure care for the environment. While outdoor terraces and sports facilities offer seamless use of space for recreation and enhancing work-life balance.



OUR BUILDINGS ARE **USGBC LEED GOLD CERTIFIED**

A carnival of entertainment, shopping, and much more.



CSR INITIATIVES

As a socially sustainable organisation, we are always eager to aid in the upliftment of the underprivileged sections of the society.

In 2021, we donated INR 5 crore towards the upgradation of school infrastructure and teaching in Bhilwara. Our aid reached 500 children, improving the quality of education they were receiving.



RIO-BUSINESS PARK – THE WORLD’S LARGEST ELECTROCHROMIC GLASS PROJECT

Our vision is to deliver innovation in architecture, without compromising on the ecological sustainability. In yet another example of exceptional R&D, we have built the glass façade for Rio-Business Park in Bengaluru. This 1.6 million sq. ft commercial centre is equipped with the world’s largest smart/electrochromic glass façade, built in association with Sage USA Glass.

“This project uses intelligent glass, which automatically tints throughout the day and reduces glare while regulating temperature. With our combined resources and creativity, we believe we would be able to provide our valued clients with scalable performance,” states Rounaq Choudhari, Director at Glass Wall Systems, the company entrusted for the façade’s fabrication.

He explained how climate change and growing population have encouraged developers and architects to look for innovative elements. These elements are not just appealing and functional, but also future-proof, especially in terms of their effects on the environment.

OUR FOOTPRINT

**BAGMANE
TECH PARK**



Grade-A workplaces for knowledge corporations with unmatched connectivity to public transport hubs and key residential areas.



CV
RAMAN
NAGAR



CAMPUS
AREA:
42 ACRES



BUILT-UP:
4.3 MILLION
SQ. FT

**BAGMANE
WORLD TECHNOLOGY CENTRE**



Located in the only business park on the KR Puram - Marathahalli stretch of ORR, a preferred location for the top talent.



OUTER
RING
ROAD



CAMPUS
AREA:
28 ACRES



BUILT-UP:
5.5 MILLION
SQ. FT

**BAGMANE CONSTELLATION
BUSINESS PARK**



An exceptional workplace development in a well-connected location, with design and planning that set it apart from the other business parks in the region.



OUTER
RING
ROAD



CAMPUS
AREA:
30 ACRES



BUILT-UP:
5.4 MILLION
SQ. FT

**BAGMANE
CAPITAL**



The preferred choice of workplace for the world's leading knowledge corporations, this address offers future-ready work amenities to the talent.



OUTER
RING
ROAD



CAMPUS
AREA:
72 ACRES



BUILT-UP:
12 MILLION
SQ. FT

BAGMANE SOLARIUM CITY



At the cusp of ORR and Whitefield, the workplace is adorned with excellent infrastructure and superior connectivity to major residential areas.



OUTER RING ROAD



CAMPUS AREA: 82 ACRES



BUILT-UP: 15 MILLION SQ. FT

BAGMANE SIERRA BUSINESS DISTRICT



Located less than 900 metres from the upcoming Yelahanka metro station, this modern workplace ecosystem is as well-connected as it is empowering. With our own shuttle bus service in operation, commute is as easy as it can be for the tenant employees.



NEAR YELAHANKA



CAMPUS AREA: 49.5 ACRES



BUILT-UP: 10 MILLION SQ. FT

BFLEX BY BAGMANE



The perfect blend of agile and futuristic workspaces managed by Bagmane, Bengaluru's leader in commercial real estate. We offer bespoke office spaces that are stylish and fully tech-enabled to enhance the workplace experience. Bflex is thoughtfully designed to complement the work needs of your employees and ensure that they stay productive and involved.



MULTIPLE LOCATIONS



SPACE UNDER FIT-OUT: 0.7 MILLION SQ. FT



DELIVERED BUILT-TO-SUIT OFFICES: 2.2 MILLION SQ. FT

Under construction



ARTISTIC IMPRESSION



CENTRAL
BUSINESS
DISTRICT



BUILT-UP:
3.2 MILLION
SQ. FT

Planned for the new-age workforce, BTP Cosmos is more than just a workplace. It is a holistic ecosystem which offers exceptional work-life balance and recreation options beside the advanced workspaces.

Our venture of constructing a flyover connecting Cosmos to Bagmane Tech Park makes traversing between workplaces easier and quicker. This boosts connectivity, collaboration and productivity.

BWORLD: BAGMANE'S INTEGRATED COMMUNITY APP



LAUNCHING SOON

Bagmane's
Integrated
Community App



BWorld is an in-house developed, highly intuitive, all-in-one workplace app with multiple key modules for end users and clients to use on a daily basis. The app amplifies the campus experience and empowers users for a Hybrid Workplace on an integrated mobile application platform.

BWORLD INTEGRATES AND MANAGES SERVICES LIKE:

- LIVE TRAFFIC FEED
- EMERGENCY SERVICES
- AMENITIES BOOKING
- FOOD ORDERING
- BUS PASS BOOKING
- VISITOR MANAGEMENT SYSTEM
- SERVICE REQUEST & MANAGEMENT

AMENITIES



FACILITIES



Thank you for reading **vantage.**

Going forward, we are committed towards bringing you all the latest news and analysis on a regular basis. If you have any feedback, suggestions or ideas, please don't hesitate to contact us. We value your inputs and would love to hear from you. Until next time, stay informed and stay connected.



BAGMANE

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