



## A Brief Introduction to



**VK  
BUILDING  
SERVICES**

TRIED & TRUSTED

## VISION:

**Engineer** the **change** across industry through **innovation** by setting **new standards** at all levels of operations and **surpass** all our Clients' **expectations** in a **sustainable** and **profitable** manner.

## Mission:

- ✓ Constantly **Innovate** and **up-skill** to achieve the **'90:90'** ratio, i.e. 90 percent work completed in 90 days flat
- ✓ Achieve complete **transparency** in our processes.
- ✓ Create a **safe** workplace environment
- ✓ Practice an Environmentally **sustainable** & **responsible** approach
- ✓ Provide every member of the VKBS family an opportunity to **develop** and **grow**
- ✓ **Create** and **respect** value for **time** and **money**

## Core Values:

**Reliability**

**Operational Excellence**

**Accountability**

**Respect**

# KEY INFORMATION



Inception in  
2005



5 Branch  
Offices



Projects in  
17 States



475+  
On Roll  
Staff



5000+  
Managed  
Staff

**MEP Division**

Delivered over 65 Million Sq.Ft. of Projects

INR 2,450+ Cr.

**EPC Division**

Delivered over 2 Million Sq.Ft. of Projects

INR 350+ Cr.

**Interiors Division**

Integrated solution including interior fit outs with MEP services

6,00,000 Sft.  
Fit Outs Completed

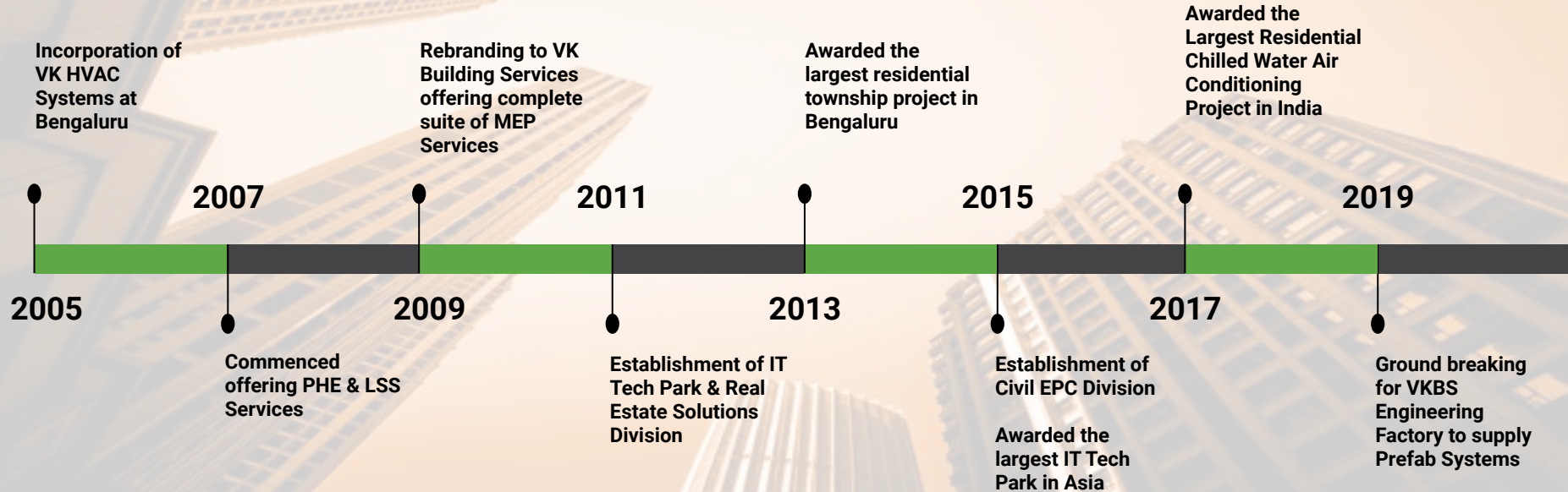
**Real Estate**

Grade A office spaces for IT and  
Healthcare offices

2,00,000 Sft.  
Leased

# The VKBS Story

## An abridged timeline





L Rajani  
Director



L Vivekananda  
Managing Director



Kiran Kumar JP  
Joint Managing Director



P Kondal Rao  
Joint Managing Director

**Core Management Team**



Sreenivasa SN  
Director - Operations



Adam Malik  
Director - C&I



K Niranjan Reddy  
Associate Vice  
President



L Umasankar  
Associate Vice  
President

**Key Management Personnel**

# Segments Serviced

# Services Offered



HVAC

- HVAC
- Process Cooling
- Clean Rooms
- Boilers

- Gas Suppression
- Extinguishers
- Public Address
- Hydrants



Life Safety



Electrical

- Transformers
- Generators
- UPS
- HV & LV Works

- Building Management
- ELV Systems
- Internet of Things (IoT)



iBMS



PHE

- Plumbing
- Sanitation
- STP
- RO

- Energy Modelling
- Performance Optimization



Green Services



Commercial Real Estate



Healthcare Facilities



Research Facilities



Educational Institutions



Financial Institutions



Hospitality Facilities

Manufacturing Industries



Power Plants



IT/ITES Facilities



Malls & Retail



Airports



Data Centres



# The VKBS Approach to Integrated Project Delivery



## Project Control Department (PCD)

Dedicated Task Force, in close association with the project team, furnishing practical project schedules, efficient designs, precise quantities in adherence to the specifications.



## Centre of Excellence (COE)

Experts in MEP Engineering add value to projects and work on design & build assignments with state-of-the-art software to design optimized systems



## 4 Level Monitoring (4LM)

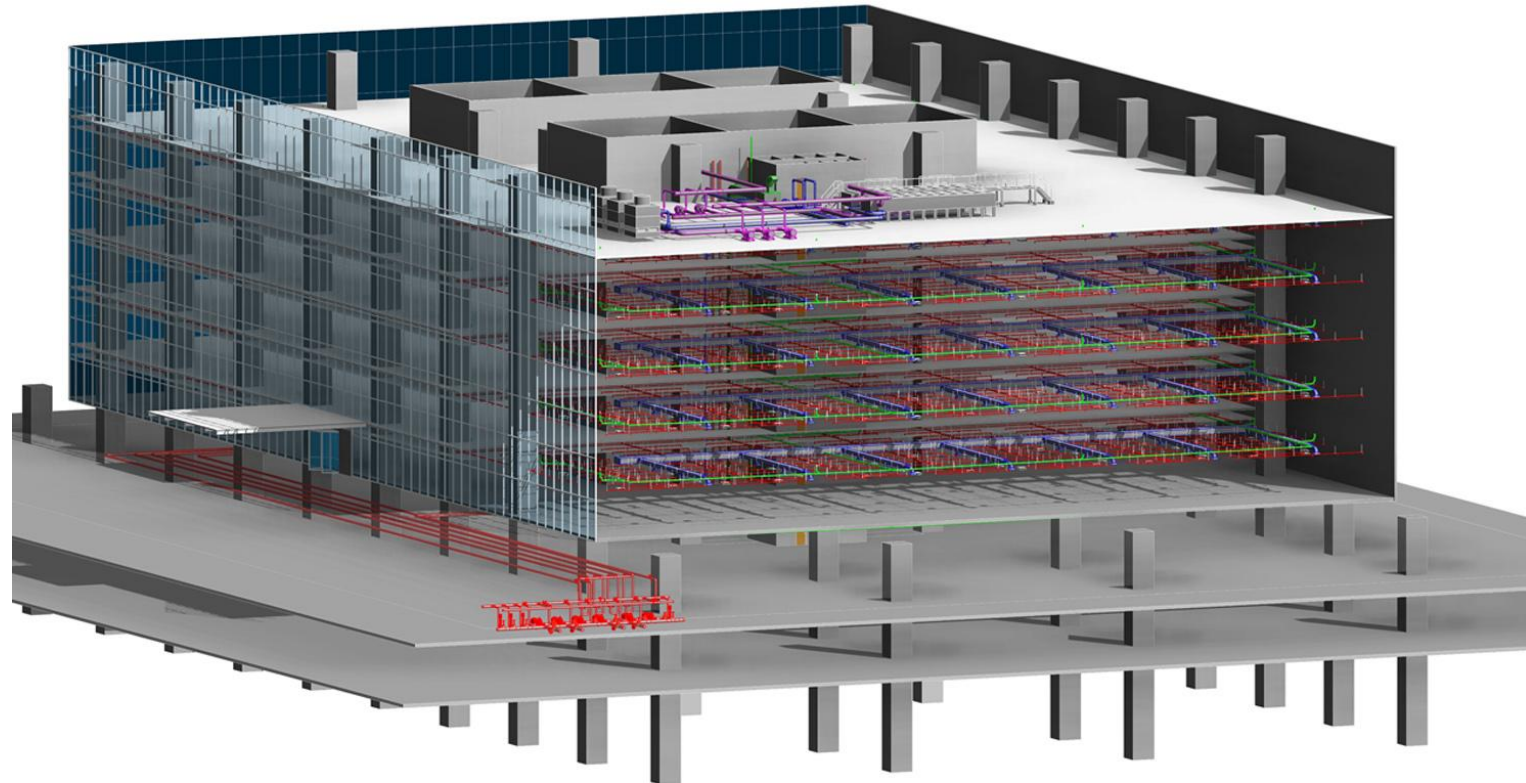
Experienced Management Team with hands on knowledge of every aspect of MEP Contracting, actively involved in day to day operations and decision making



## Transition Task Force (TTF)

Committed task force comprising of commissioning engineers, de-snagging team and concerned project engineer effectively transfer ownership of the project to the customers' facility management team.

# BIM Support Ability




Inhouse ability to provide shop drawings in BIM compatible format against tender drawings in similar format

# Documentation Management



# Environment, Health & Safety



VK  
BUILDING  
SERVICES

- ✓ Mechanical
- ✓ Electrical
- ✓ P&S (HVAC)

Dish  
Plumb  
Pave  
Hydrated  
Burglars  
Cooks  
Cleans

**ENVIRONMENTAL HEALTH AND SAFETY POLICY**

**Effective Date: 9<sup>th</sup> October 2009**

VK Building Services Pvt Ltd., vision is to provide its employees a Safe and Healthy work place and ensuring adequate protection of natural environment.

VK Building will not be satisfied until its workplace is safe from hazards, its employees are injury-free, its products and services are safe and its commitment to the protection of the natural environment is unmatched.


With regard to Environment, Health and Safety objectives VK Building will:

- Comply with all applicable laws and regulatory requirements within India
- Operate facilities that are environmentally friendly;
- Provide and maintain a safe working environment for its employees, contractors, visitors and the local community;
- Use safety audits and risk assessment tools to identify any gaps and implement the necessary control measures wherever required;
- Enhance EH & S awareness through effective Communication and Training.

Lastly, EH & S is one of the foundation elements on which our business is built. It will always remain a key element of our value system.

**"EH & S IS FOR ALL OF US.LET US IMPLEMENT IT EFFECTIVELY"**

For VK Building Services Pvt. Ltd.,



**J.P.KIRAN KUMAR LEED® AP**  
Director Operations

**VK BUILDING SERVICES PVT. LTD.**  
19/22, No. 45/5th, Joseph Street, Thiruvananthapuram, Kerala, India, 695 015.  
Tel: +91 80 4302466, Fax: +91 80 4302476, E: [www.vksl.in](mailto:www.vksl.in)

- Independent and Empowered Award Winning EH&S Team
- Direct reporting to JMD
- Dedicated and Trained EH&S Officers at all sites
- Compliance at site
- Maintain Stock of PPE
- Entry of new manpower only after Induction
- Daily tool box talks
- Inspection of tools and tackle
- Regular training by OEM representatives



TRIED & TRUSTED

Experience

# Milestone MEP Projects



## Goldman Sachs, Bengaluru

**India's largest Underfloor Air Distribution System**

**1 Million Sft. campus**

**USGBC LEED Platinum Rated**

**WELL Gold Certified**

# Milestone MEP Projects

## My Home Bhooja, Hyderabad

India's largest Residential District Cooling System

7 Million Sft. Area

1515 Apartments over 7 towers

>11,000 Cassette FCUs

~21,000 TR Connected Load



# Milestone MEP Projects

## NetApp India, Bengaluru

India's largest 100% Airside Economized  
Data Centre

8MW Data Centre catered by 900000 CFM  
OA

1.1 Million Sft. Facility

IGBC Platinum Rated

Plant Capacity: 3,100 TR



# Milestone MEP Projects



## Sattva Knowledge City, Hyderabad

Asia's Largest IT Tech Park

IGBC Platinum Rated Buildings

Plant Capacity: ~10,000 TR

# Experience

## IT/ITES Offices



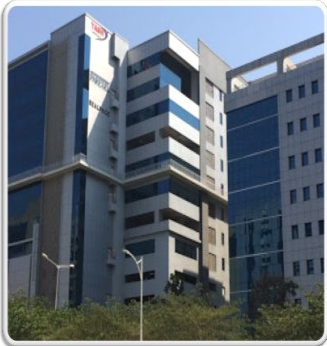
Philips  
Chennai



Citrix R&D  
Bengaluru



Samsung  
Bengaluru



Parexel  
Hyderabad



[24] 7  
Bengaluru



LG Soft  
Bengaluru

SAMSUNG PHILIPS DELL  
CONVERGYS PAREXEL  
intuit Honeywell  
CITRIX [24]7 LG  
vmware amazon  
INFORMATICA Juniper  
The Data Integration Company NETWORKS  
SanDisk Allianz  
SOCIETE GENERALE RBS  
The Royal Bank of Scotland  
HSBC EMC<sup>2</sup>  
TEXTRON Alcatel-Lucent  
Sapient vodafone Capgemini  
CONSULTING TECHNOLOGY OUTSOURCING

# Experience

## IT/ITES Offices



IBM BCS  
Kolkata



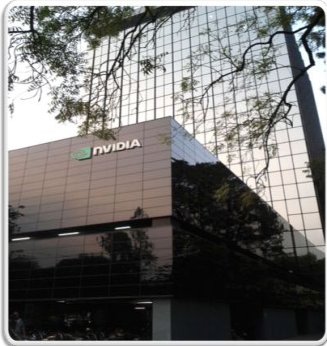
Hewlett Packard  
Gurugram



Oracle Velocity & Valence  
Bengaluru



Tech Mahindra  
Hyderabad



Nvidia  
Pune



Tata Consultancy Services  
Chennai



# Experience

## Healthcare Facilities



**Columbia Asia Hospitals**  
Bengaluru



**Naruvi Hospital**  
Vellore



**Tata Memorial Cancer Hospital**  
Vishakapatnam



**Care Hospital**  
Bhubaneshwar



**Sparsh Hospital**  
Bengaluru



**Kovai Medical Hospital & College**  
Coimbatore

COLUMBIA ASIA

NOVARTIS

AstraZeneca

Cerner

NORWICH  
CLINICAL SERVICES

NH Narayana Health  
Health for all. All for health.

SPARSH

TATA MEMORIAL CENTRE  
A Grant-in-Aid Institution Under Department of Atomic Energy, Govt. of India

Apollo  
HOSPITALS

# Experience

## Commercial Real Estate



**Bhartiya City**  
Bengaluru



**Brigade World Trade Center**  
Bengaluru



**Salarpuria Softzone**  
Bengaluru



**Sattva Knowledge City**  
Hyderabad



**Shriram The Gateway**  
Chennai



**Raheja Commerzone 7**  
Pune

**S** SALARPURIA | **SATVA** | **Prestige GROUP** Add Prestige to your life

**BHARTIYA CITY** Bengaluru | **BRIGADE**

**Shriram Properties** Homes that live in you | **RAHARAJA CORP** | **BAGMANE**

**MARG** Spirit of Visioneering | **JMC Projects (India) Ltd.**

**OLYMPIA** | **Nitesh ESTATES**

**M&L** We make it happen | **LANCO**

**RELIANCE** | **SHENZ**

**symmetrics**

**L&W CONSTRUCTION PRIVATE LIMITED**  
Building & Civil Engineering Contractor

# Experience

## Data Centers



NetApp  
Bengaluru



Tulip Data City  
Bengaluru



Cisco  
Bengaluru



Hewlett Packard  
Bengaluru



Sify Techspace  
Mumbai



Juniper Networks  
Bengaluru

NetApp

CISCO sify

hp TULIP making it possible

IBM EMC<sup>2</sup>

QUALCOMM

Juniper NETWORKS

vmware

TATA [24]7  
TATA CONSULTANCY SERVICES

# Experience

## Manufacturing Facilities



Amada  
Bengaluru



Hindustan Aeronautics Ltd.  
Koraput



ABB  
Vadodara



Alstom  
Chennai



Honda Motorcycles  
Bengaluru



Ultra Mega Power Plant  
Sasan

GE  
ITC Limited  
HONDA  
भारत इलेक्ट्रॉनिक्स  
BHARAT ELECTRONICS  
ALSTOM  
हि ए लि  
HAL  
AkzoNobel  
Tomorrow's Answers Today  
BIRLA SURYA  
BANDO ABB

# Experience

## Research Facilities



Hyundai Automobiles  
Hyderabad



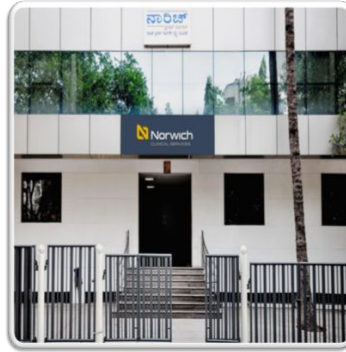
National Center for Biological Sciences  
Bengaluru



Novartis  
Hyderabad



Regional Science Center  
Coimbatore



Norwich Clinical Labs  
Bengaluru



Hindustan Petroleum  
Bengaluru



HYUNDAI



# Experience

## Hospitality Facilities



Aloft Hotel  
Bengaluru



The Oberoi  
Bengaluru



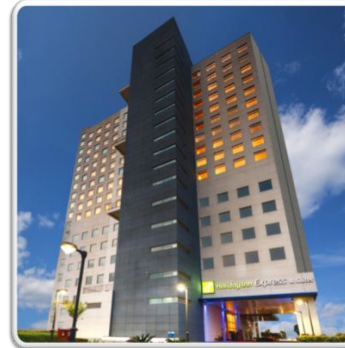
Taj Surya  
Coimbatore



Holiday Inn Express  
Chennai



The Trident  
Mumbai



Holiday Inn Express & Suites  
Hyderabad

  
*The Oberoi Group*

  
A VISION OF W HOTELS

  
THE LEELA PALACE

  
**TAJ**  
Hotels Resorts  
and Palaces

  
Holiday Inn

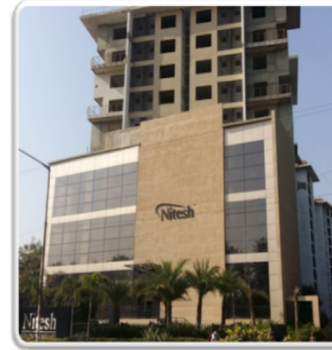




**My Home Bhooja**  
Hyderabad



**Prestige Garden**  
Bengaluru



**Nitesh Columbus Square**  
Bengaluru



**Honer Homes - Vivantis**  
Hyderabad



**Prestige White Meadows**  
Bengaluru



**Nikoo Homes Ph 1**  
Bengaluru





TRIED & TRUSTED

# Thank You

## **The VK Tick Mark.**

It is a symbol of Trust.

Simply because trust comes from doing the right thing.

It says we believe in doing the right thing.

It is a progressive and positive symbol that captures the ambitious forward thinking of a growing corporation.

It depicts the successful completion of a task.

It symbolises the right choice of the right business partner.

**The VK tick mark. Its who we are.**