



PRITECH PARK - SEZ

Bangalore, India

Energy efficient Trane systems enable Pritech Park achieve 'LEED Platinum' certification

Trane has deployed high efficiency heating, ventilation and air conditioning (HVAC) systems at state-of-the-art 'Pritech Park - SEZ' Bangalore, which is a LEED Platinum certified facility.

Pritech Park is an approved & notified multi-tenant IT/ITES/hardware SEZ and home to many renowned international business/IT companies. Pritech Park SEZ has been established by RGA Software Systems Pvt. Ltd., which was incorporated in the year 2000 with an aim to develop Infrastructure facilities for the IT Industry.

Challenge

The Pritech Park developers had challenging expectations from HVAC systems manufacturers in terms of energy efficiency, indoor air quality and reliability. With a diverse set of tenants & varied work hours, they sought to accommodate the individual comfort needs of the occupants. In addition, they wanted to bring down the operating and service costs.

Solution

Based on a thorough understanding of the infrastructure needs and health, safety and environmental requirements, the Trane team proposed the best solution to maximize comfort, efficiency and savings. Trane recommended Air Cooled Screw chillers, Centrifugal chillers and Tracer Summit™ Chiller Plant Manager at Pritech Park - SEZ. All chillers were covered under the Trane Select service contracts.

	<p style="text-align: center;">Project Details</p> <p>Project Segmentation Sector specific SEZ (IT/ITES/ Hardware)</p> <p>Development Phases Two phased development</p> <p>Project Area</p> <ul style="list-style-type: none"> • Land Area – 37 acres - Phase I : 16 acres - Phase II : 21 acres • Built up Area – 5 Mn Sq. Feet <p>Project Amenities Retail block, Food Court, ATMs, Cafeteria, Auditorium, Gym, Healthcare Centre, Crèche.</p> <p>Location Sarjapur – Outer Ring Road, Belandur, Bangalore, India</p>
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. “RGA Software Systems Pvt. Ltd. is committed to creating energy and operationally efficient world class facilities. Our association with Trane has helped us build comfortable, healthy and efficient spaces that are sustainable.” -

Mr. Sunil Reddy, Director-Proiects at RGA Software Svstems Pvt. Ltd

The CenTraVac™ centrifugal chiller also has the lowest total refrigerant emissions rate in the industry. Ensuring tenant comfort Controls with easy-to-navigate touch screens and displays allow RGA engineers to monitor the equipment and make adjustments as necessary. The Tracer Summit™ Chiller Plant Manager is an intelligent plant management system with specific control strategies to optimize overall chiller plant energy efficiency and reliability while providing predictive maintenance control.

Result

Pritech Park -SEZ is benefiting from maximum system efficiency, simplified maintenance, lower overall operating costs and improved indoor comfort levels for occupants with commensurate health and productivity benefits, which would result in fast payback and return on investment.

Systems deployed in Phase 1 & 2 have been interconnected and either of the Plant Managers can take care of the building loads. Since the highly efficient Centravac chillers run most of the time, the total energy cost for the buildings has been low.

To achieve LEED certification, the project met strict requirements regarding sustainable sites, water efficiency and atmosphere, materials and resources, indoor environment quality & innovation in design. Trane has played a significant role in creating Pritech Park as a high performance green building that is healthy, productive place to work; is less costly to operate and maintain; and has reduced environmental impact. Pritech Park has been awarded ‘LEED Platinum’ core & Shell by IGBC.

For details on complete solutions from Trane, log on to www.trane.com.

Systems Installed	
	<p>Phase I Development</p> <ul style="list-style-type: none">- # 10 Trane Air cooled screw chillers (350TR each)- # 3 Trane Water cooled centrifugal chillers (700TR each)- Trane Tracer Summit™ Chiller Plant Manager- Annual Maintenance Contract
	<p>Phase II Development</p> <ul style="list-style-type: none">- # 3 Trane Centravac chillers (1400 TR each)- Trane Tracer Summit™ Chiller Plant Manager- # 1 Trane Water cooled centrifugal chillers (700TR)



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