

EON

HYDERABAD

TECH PARK

EON Hyderabad

- 2.3 Million sq. ft of IT development
- Premium A Grade Office Spaces
- Flexible, Ready-to-use Infrastructure
- 4 Levels of Basement
- 2 Levels of Parking
- 3 Levels of Amenity
- 19 Levels of Office Space.
- Location Advantage
- Executive Club & Gymnasium
- State of the Art Professional Maintenance
- 24-hr Security & Electronic Surveillance
- Pandemic Ready Infrastructure



Brief

Welcome a revolution to the workplace; one that is innovative in design, imagination and size, EON Hyderabad.

EON Hyderabad offers enriched business spaces with world-class design, robust infrastructure and superior support services for global Fortune 500 companies. It is the perfect amalgamation of modern workspaces and operationally convenient structure with an integrated Central Core Concept as its foundation.

project



project



location

NANAKRAMGUDA ADJACENT TO FINANCIAL
BUSINESS DISTRICT, HYDERABAD

development size

1 TOWER ACROSS 2.3 MILLION SFT.

development configuration

FOUR BASEMENTS LEVELS FOR CAR PARKING
GROUND FLOOR LEVEL
2 TWO WHEELER PARKING
FOOD & BEVERAGE FLOOR LEVEL
TRANSFER LOBBY LEVEL
19 OFFICE FLOORS
ROOF TOP AMENITY FLOOR



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positioning

Situated adjacent to outer ring road in the Financial District of Hyderabad, one of the city's most vibrant business districts, with high spec offices and retail spaces, EON Hyderabad is well oriented at the preferred destination for IT companies in India. Strategically located at close proximity to leading companies such as Google, E&Y, Amazon, Microsoft, Deloitte as well as major IT Hubs, such as Gachibowli IT Hub and Madhapur IT Hub via Hitech City Main Road, EON Hyderabad is very easily accessible between major business zones.

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Hyderabad, the City of Pearls, the City of Historic Charminar, has strategic and geographic advantages for IT business. The city is the second largest city in India with respect to the total land area, and has over 200 Engineering colleges within its vicinity. Today, Hyderabad is the second largest contributing city for IT Exports. It has become a 'happening city' with several IT companies constantly setting up their bases

hyderabad



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Connectivity

Hyderabad being just 500 KM away from geographical centre of the country has a consolidated Air/Train connectivity with all major cities.

Quality Infrastructure

Quality infrastructure with the possibility of expanding in all the direction – without any seashore or state boundary restrictions

Cosmopolitan Culture

Multi-lingual, Multi-cultural denizens. Wide variety of food, lifestyle and entertainment choices – with relatively low cost of living



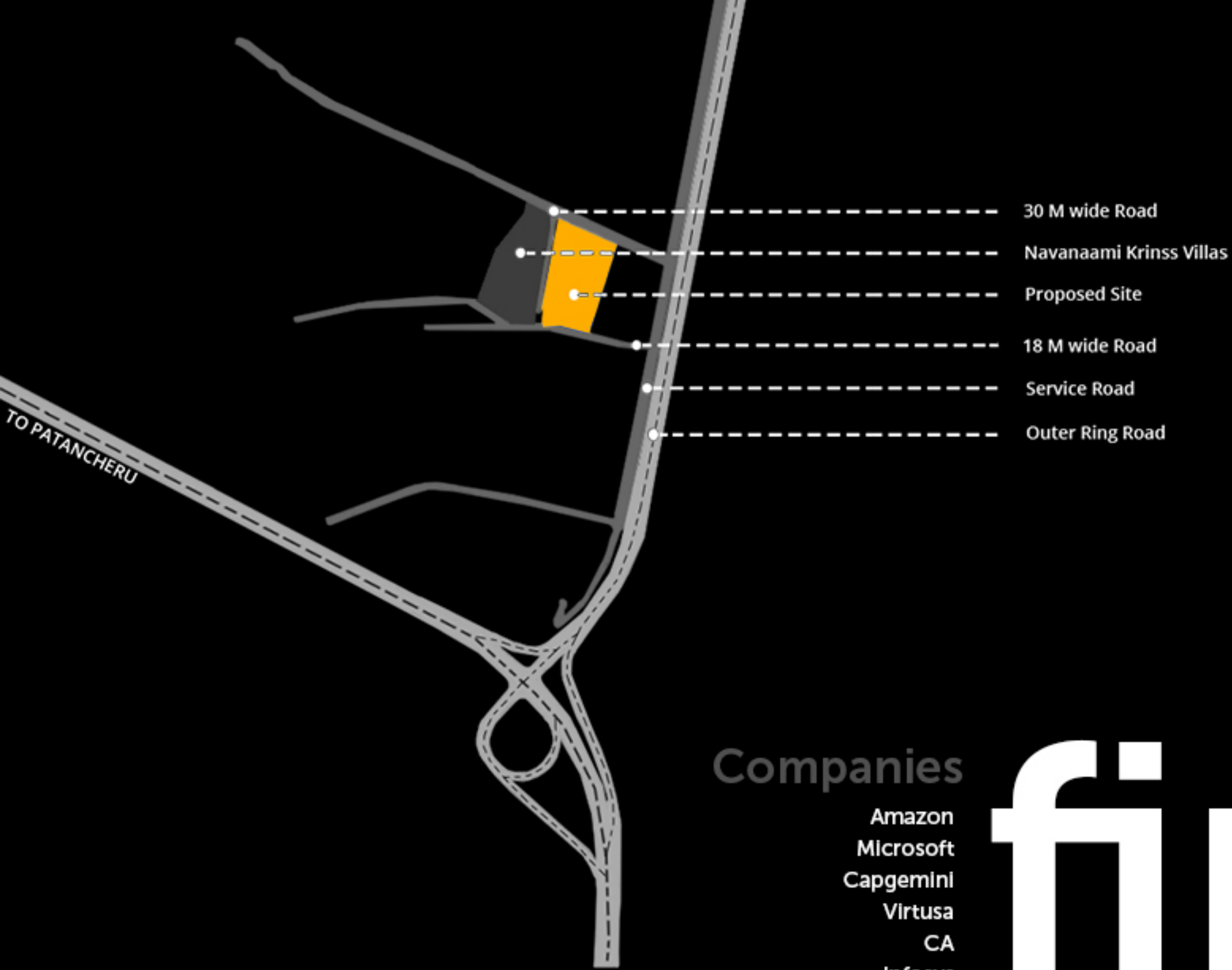
Advantages

Salubrious Weather

At 536 M altitude on Deccan plateau, Hyderabad fairly warm through most of the parts of the year. No extreme high temperatures in Summer; No freezing temperatures in Winter; No relentless downpours in Rainy seasons.

Rated by the Industry

3rd best city globally in LinkedIn IT talent survey



Companies

- Amazon
- Microsoft
- Capgemini
- Virtusa
- CA
- Infosys
- Wipro
- Cognizant
- Hitachi Consulting
- Cyent
- ICICI

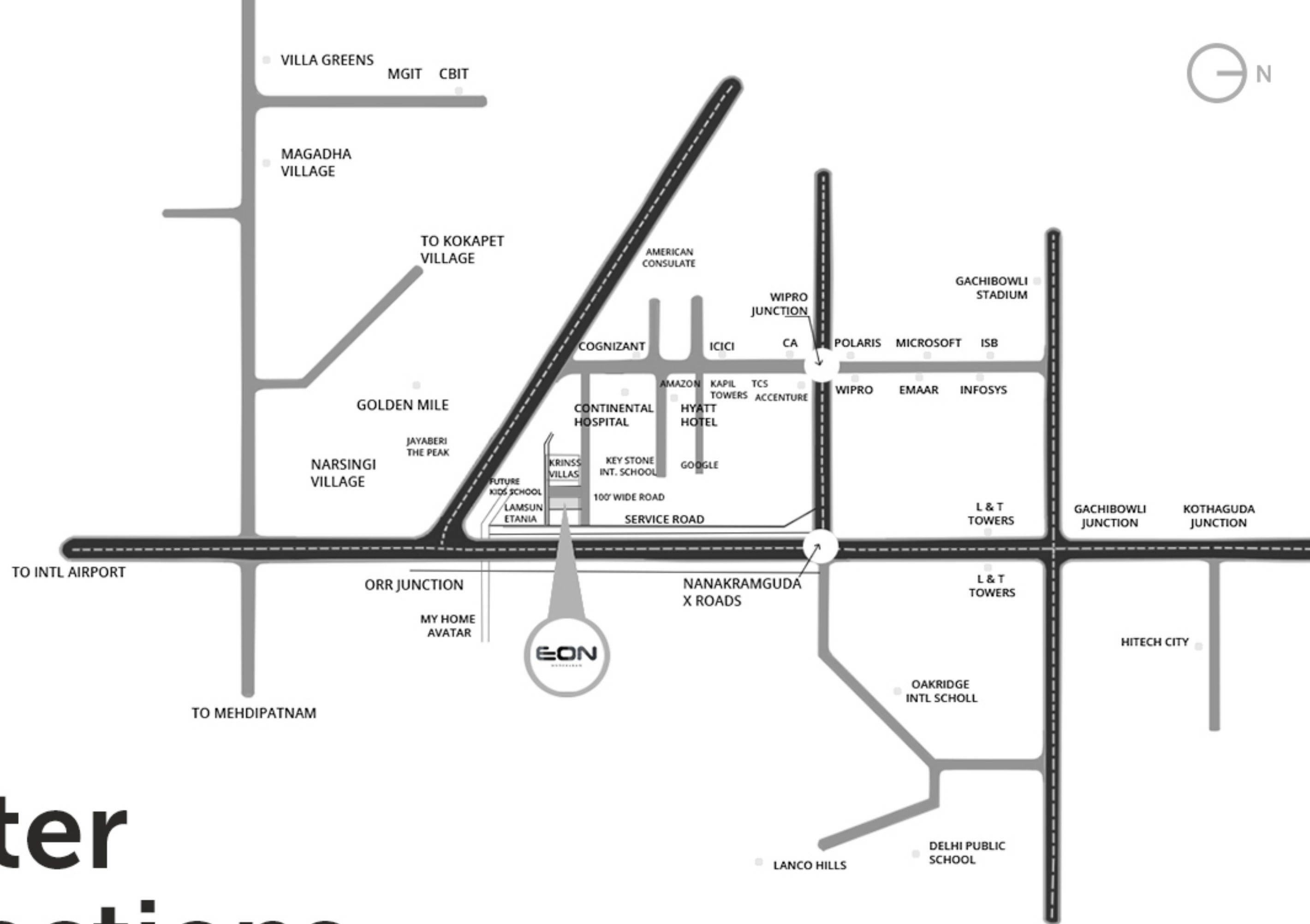
financial

District

Nanakramguda, also known as the Financial District, is an IT, real estate and architectural suburb in Hyderabad, India. The first phase of financial district is home to TSI Business parks, IT/ITES special economic zones, Tishman Speyer's, Waverock Building, which houses multinational conglomerates.

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Location Map

The Center of Connections



Business Zones
Hospitality
Healthcare
Recreation
Transportation

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landmarks



proximity

HOSPITALITY

- Hyatt Hyderabad – 1.5 km (5 mins)
- Sheraton Hyderabad – 2.1 km (8 mins)
- Lemon Tree – 2.7 km (9 mins)
- Radisson Hyderabad – 6.4 km (14 mins)
- Le Meridien Hyderabad – 6.6 km (14 mins)
- Trident Hotel Hyderabad – 9.4 km (19 mins)
- West-In – 12.3 km (24 mins)

HEALTHCARE

- Continental Hospital – 1.4 km (5 mins)
- AIG Hospitals – 6.7 km (15 mins)
- Care Hospitals – 6.4 km (15 mins)
- Apollo Kondapur – 7.8 km (20 mins)

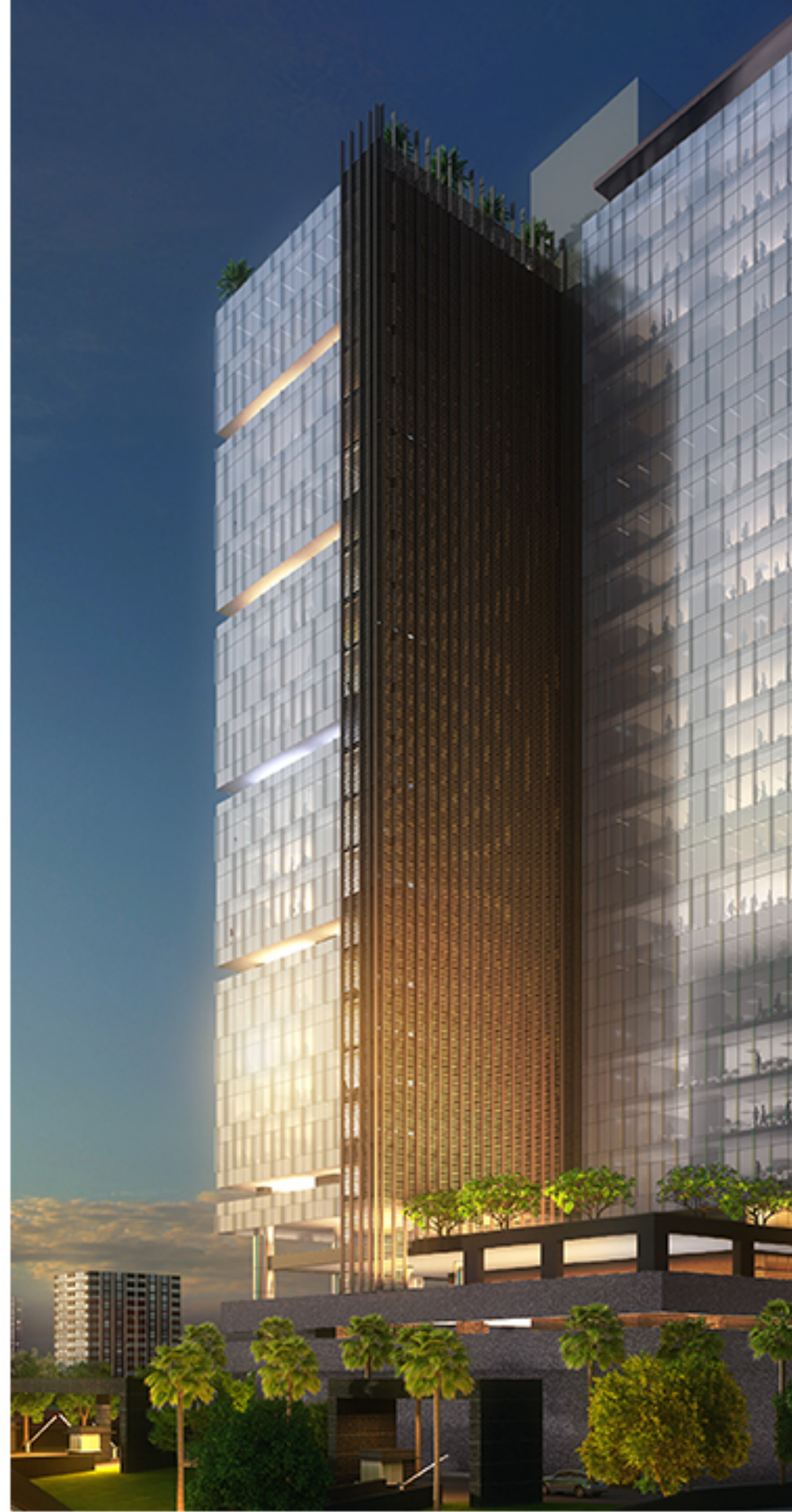
RECREATION

- Flipside Adventure Park – 3.3 km (9 mins)
- Botanical Gardens – 7.6 km (17 mins)
- Sarath City Capital Mall – 7.4 km (17 mins)
- Inorbit Mall – 9.6 km (21 mins)

TRANSPORTATION

- RGI Airport – 28.0 km (30 mins)
- Hitech City Metro – 8.7 km (18 mins)
- Hitech MMTS – 12.0 km (23 mins)

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THE DEVELOPER

Vision for future

Since the time of its inception in 2005, Navanaami has been ensuring that each of its projects is an epitome of sustainable luxury and an alluring living space. Navanaami is a brain child of Mr. G Naveen, an Graduate Engineer, turned pioneer in Real Estate industry. Under his able leadership Navanaami has inspired the goodwill and loyalty of thousands of patrons due to an eagle eye for detail and undying focus.

Drawing from our extensive experience in residential project, now Navanaami is venturing into the commercial real estate sector with the same zeal and values driving us. We are working closely with Entrepreneurs and Business owners to come up with a workplace without any limits. Where communication is seamless, people are agile, Ideas in the move and the flow is uninterrupted.



Project

A model of excellence, in corporate real estate. With an elegant infrastructure and state-of-the-art amenities, EON Hyderabad is devised carefully with an impeccable structure that is conducive for business growth.

Project management by Panchshil.

Office space development and management is Panchshil's core strength. With interactive environments that foster innovation and collaboration, Panchshil has a CRE portfolio alone of over 17 million sq.ft. that caters to Fortune 500 companies such as BMC, IBM, Deloitte, Barclays, Deutsche Bank, Dow and Eaton to name a few, as well as several industry across sectors.



intro
duction



World Trade Center - Pune

Kharadi, Pune

Development Size: 1.8 million sq. ft.

LEED Gold Pre-Certified

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ACTUAL IMAGE



EON Free Zone





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EON Free Zone - II

Kharadi, Pune
Development Size: 2 million sq. ft.
Under construction



REPRESENTATION PURPOSES

- Entry Lobby
- Transfer Lobby
- Hassle Free Parking
- 2 Auditoriums with lobby, dedicated pantries and washrooms
- Training Rooms
- Exclusive Creche Facility
- Convenience Store & Pharmacy
- ATM's & Quick Serving Restaurants
- Food & Beverages
- Air-Conditioned Indoor seating area
- Covered Outdoor seating area
- Rooftop Amenity Floor
- Gymnasium, Salons & Spa, Indoor sport
- Landscapes Terrace



a culture of innovation

Base
Building
Specification

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Lobby

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Expansive, beautifully designed entrance lobby with 6m floor to floor height, leading to an energy efficient zoning, control lifts, which reduces commute time.



ENTERPRISE PLATFORM

Fluid and flexible forms at entrance lobby transmit unparalleled user experience and functionality.

revitalize your self

Food court is an essential part of the workplace structure at EON. With seating capacity of approx. 1448 No, Here you can find respite, meet, connect and collaborate with like-minded individuals.

It's all about the specificity, from spatial ambience, lighting to music, which establishes an inviting and enthusiastic environment.



F&B Outdoor



re-ener-gize

The Outdoor F&B area is equipped with seating capacity of approx. 1478 No.



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At Eon, to ensure the productivity of our ecosystem, we have incorporated our cafeteria design to be an integral part of the corporate culture.

transfer

Lobby

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The Central Core



TRANSFER LOBBY

Reimagine work, step into a higher class of form and function at EON Hyderabad. The transfer lobby at EON is an integrated structure of our Central Core blueprint.

This design structure ensures the ease of accessibility with an established security system, Consisting of turnstile functionality incorporated with DCS elevators within the ecosystem. While at this level, you gain access to facilities such as premium lounge, quiet spaces, and collaborating areas that redefine the ease of business.



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CORE CONCEPT

Break the boundaries at EON Hyderabad with its 19 levels of 120,000 sq.ft on each floor. Regular, rectilinear and column free. Shift to a new era of space planning and subdivision that are simple and flexible as you make room for bigger ideas and brighter work.

The floor-plates provide great natural light penetration while giving enough depth for standard planning grids



- Premium Lounge
- Auditoriums
- Meeting Rooms
- Training Rooms
- Indoor/Outdoor Creche
- Indoor/Outdoor QSR
- Convenience Store/Pharmacy
- Recreation Area
- Washrooms

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FOR REPRESENTATION PURPOSES ONLY

At EON, the auditorium is designed to be a central element within the workspace.

The architecture incorporates 2 Auditoriums of 4000 sq.ft. each with the capacity to accommodate 137 Pax. The space treatment is done to ensure appropriate sound distribution without any fluctuation. This establishes a positive experience within the auditorium.

Auditorium



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TRAINING ROOM

WASHROOMS



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To ensure a productive work environment for working parents, we offer indoor/outdoor Creche in partnership with nationally and internationally reputed brands.

Working professionals can leave their children with ease at our day care. The indoor creche approximately spans over 8000 sq.ft. while the outdoor creche is 7500 sq. ft respectively.

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QSR OUTDOOR



QSR INDOOR



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spa fa cili ties

In partnership with nationally and
internationally reputed brands

Reception & waiting lounge
Wet & Dry Treatment Rooms
Jacuzzi
Hair Saloon
Foot Massage
Retail Display
Waiting Lounge

TREATMENT ROOM

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GYM
BOX

re-energise
your
body



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FOR REPRESENTATION PURPOSES ONLY

Creating healthy work environment means educating employees on their own wellbeing and positivity. EON has taken this opportunity to foster fitness within our work culture to increase individual output by partnering with nationally and internationally reputed brands. The structure includes gymnasium equipped with state-of-the-art multi-use office gym that offers fitness opportunities for everyone within the ecosystem.



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**The
Green
Business
Eco
system**

IGBC Rating - Platinum

sustainable

Infrastructure

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Water usage monitoring

A combination of rainwater harvesting and private sub-meters leading to water management. Each office will have private sub-meters, that allows for the monitoring of water usage on a portion of your private installation past the revenue meter.

Lush Greenery Podium

100% landscape replacement reduces temperature whilst increasing oxygen levels in the building vicinity.

Elevators & Escalators

The elevators are equipped with a regenerative mechanism. This captures the waste energy generated from the motor when in movement and redistributes the energy to the building grid. Furthermore, the elevators have sleep mode function inbuilt to automatically turn off the ventilation and lighting when not in use.



Green Roof

Rooftop and workspace amenities are covered with extensive greenery, reducing the heat island effect. This leads to saving energy for the cooling systems

Naturally Ventilated Retail Corridor

allowing air circulation to permeate within the development, the infrastructure is designed to reduce energy consumption.

Energy Efficient Light Fittings

The use of special fluorescent and LED lights along with motion control and automatic lux level adjustments, conserve energy.

Environmental Management Practice

The infrastructure is designed with an effective construction and demolition waste management program, with a certified Green Mark manager on the project. Working professionals will be provided with a user guide, highlighting best practice, to maximize usage of the building's green features.

Additional Features

Heat recovery air conditioning units.
Ductless fans for basement ventilation.
Motion sensors for escape staircase.

Base Building

EON Hyderabad has all the attributes of a classic corporate infrastructure. The voguish Façade, A stately double height Entrance, splendidly designed Reception & Lobby.

As many as 48 high speed passenger elevators & escalators are in place to take you to your destination.



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- Central Core
- Lobby & waiting spaces
- Washrooms in every floor
- High speed dedicated office elevators with DCS and Zoning
- Service elevators - 4 No.
- Designer landscaping
- Hi-end security with CCTV cameras
- BMS for complete building for
- Optimal & effective maintenance
- Parking Management
- Structural glazing with high performance DGU glass
- 100% DG backup

**Space
Advantage**

TOTAL PROJECT LEASABLE AREA

2,16,317.51 sq.mtr / 23,28,463.27 sq.ft.

TOTAL BUILT-UP AREA

3,42,925.79 sq.mtr / 36,91,287.50 sq. ft Approx.

PROJECT CONFIGURATION

4 No. of Basements + Ground Floor + 2 floors of 2W
Parking + Food-Court Floor + Transfer Lobby Floor + 19
Office Floors + Common Amenity Floor

TOTAL PROJECT OCCUPANCY

19404 PPL

PROJECT AMENITIES

Transfer Lobby
2 No. of Auditoriums Each with the Capacity of 137 Pax.
2 No. Training Rooms Each with the Capacity of 30 Pax.
Dedicated Pre-Function Lobby, Pantry and Washrooms for
Auditoriums and Training Rooms
Exclusive Creche Facility
Convenience Store & Pharmacy
ATM's & Quick Serving Restaurants
Food Court:
Air-Conditioned Indoor seating area with the seating
Capacity-Approx. 1448 No.
Covered Outdoor seating area with the seating Capacity-
Approx. 1478 No.
Rooftop Amenity Floor:
Gymnasium, Salons & Spa, Indoor sports

FAÇADE SPECS

Combination of reflective D.G.U. Glass with matt finished
Aluminum Fins on Tower Facade
Dark Polished Granite Cladding for the Parking Facade

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Specs & Key Features

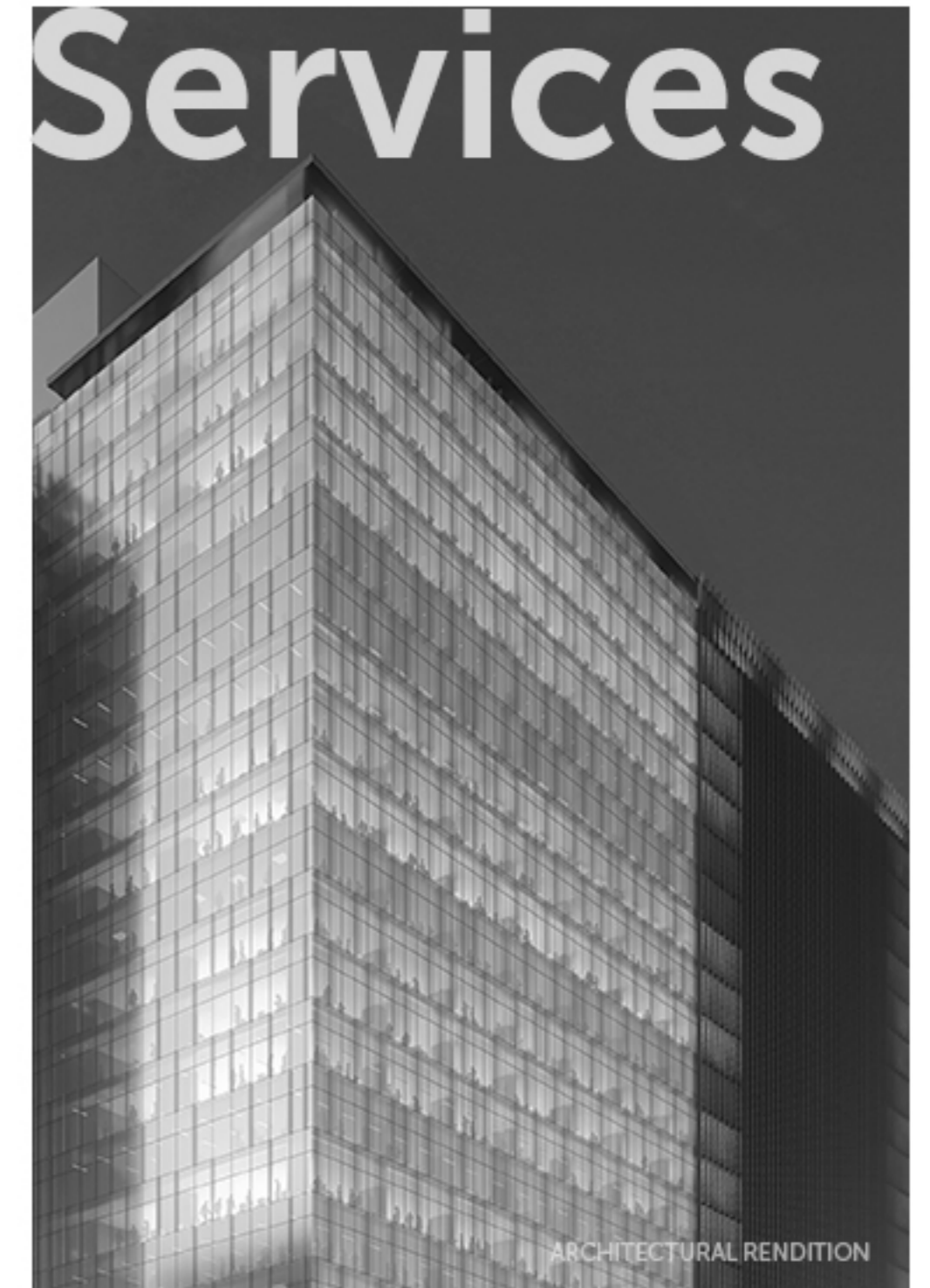
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NO. OF OFFICE SPACES	19
OFFICE SIZES	11485.09 sq.mtr / 123626.69 sq.ft. Approx.
FLOOR TO FLOOR HEIGHT	4.05 mtr.
FLOOR LOADING CAPACITY	400 Kgs / sq.m.
EMERGENCY POWER BACK-UP	100% DG Backup
SECURITY SYSTEM	Access Control Turnstiles at the Transfers Lobby Provision of Visitor Center for Controlled visitor access
BUILDING AUTOMATION SYSTEM	Centrally Monitored
FIRE PROTECTION SYSTEMS	Automatic Fire Alarm and Sprinkler System, Wet Riser System, Hose reels and Portable Fire extinguishers
AIR-CONDITIONING SYSTEM	Separate VRV ledges for O.D.U.s on Each Floor
ELEVATORS	48 Passenger Elevators of capacity 26 pax. to accommodate 19404 people provided with DCS Control and Zonning 4 Service Elevators serving all the floors from the Last basement to the Terrace 2 Convenience Elevators Connecting parking floors to the common Lobby for physically challenged people and executives / Guests
ESCALATORS	16
SERVICE CORE LOCATION	Center Core
WASHROOMS	Each office floor is provided with- Seperate Washrooms for Men and Women Exclusive Executive Washrooms Seperate Washrooms for Physically Challenged people Janitor Rooms
FIRE EXIT PATH	6 Stairways

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Offices & Services



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4W PARKING

Combination of Stack/Mechanised & surface Car Park
Provision of Parking Spaces for Physically Challenged

TOTAL NO. OF CAR PARKING SPACES

2515

RATIO OF CAR PARK

926 sq.ft. per Car Park

TOTAL NO. OF TWO WHEELERS

2196

RATIO OF TWO-WHEELER

1060 sq.ft. per Car Park

ARCHITECTS NAME

A 2 Z ONLINE SERVICES (SUBSIDIARY OF PANCHSHIL REALTY)

RENEWABLE ENERGY RESOURCES

Provision of Approx. 0.8 MW (Megawatt) Solar Panels
above roof Terrace IGBC PLATINUM RATING

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Parking Ratio & Type



BASEMENT 2

NOT TO SCALE



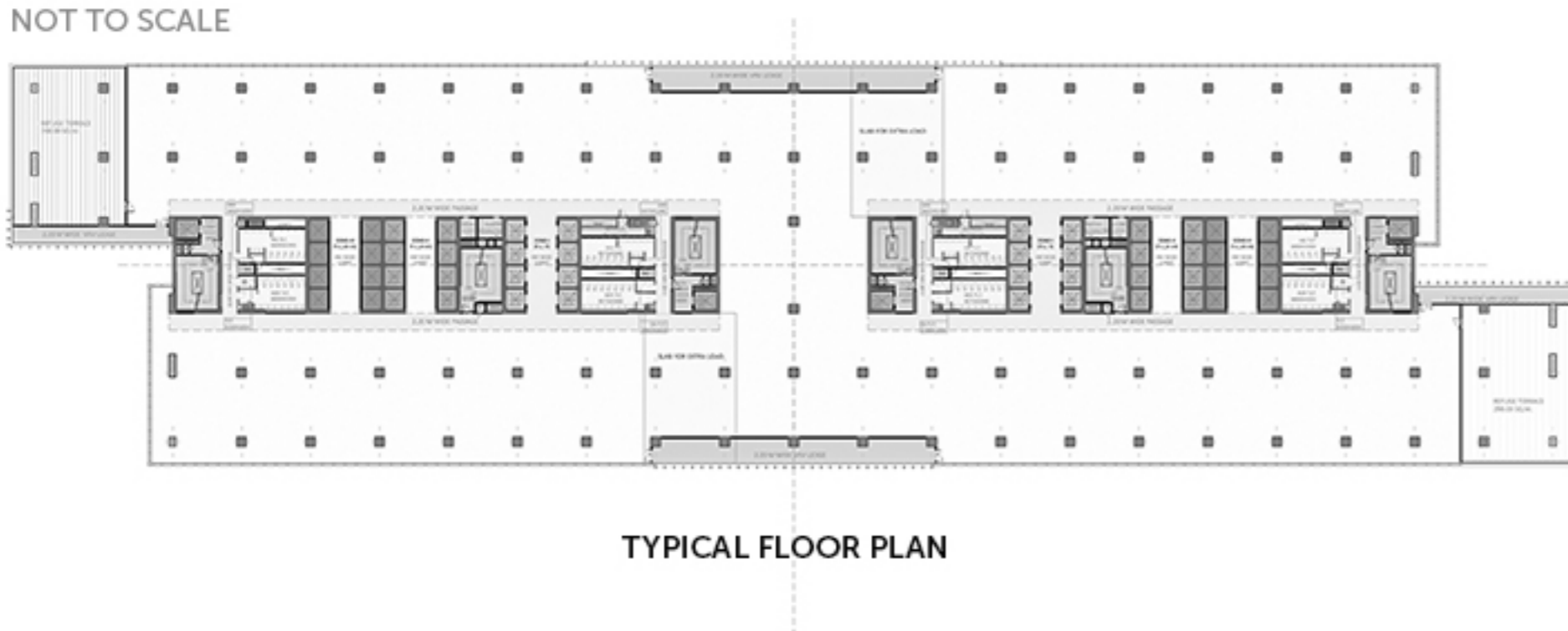
Total plot area – 23114.96 SQ.M

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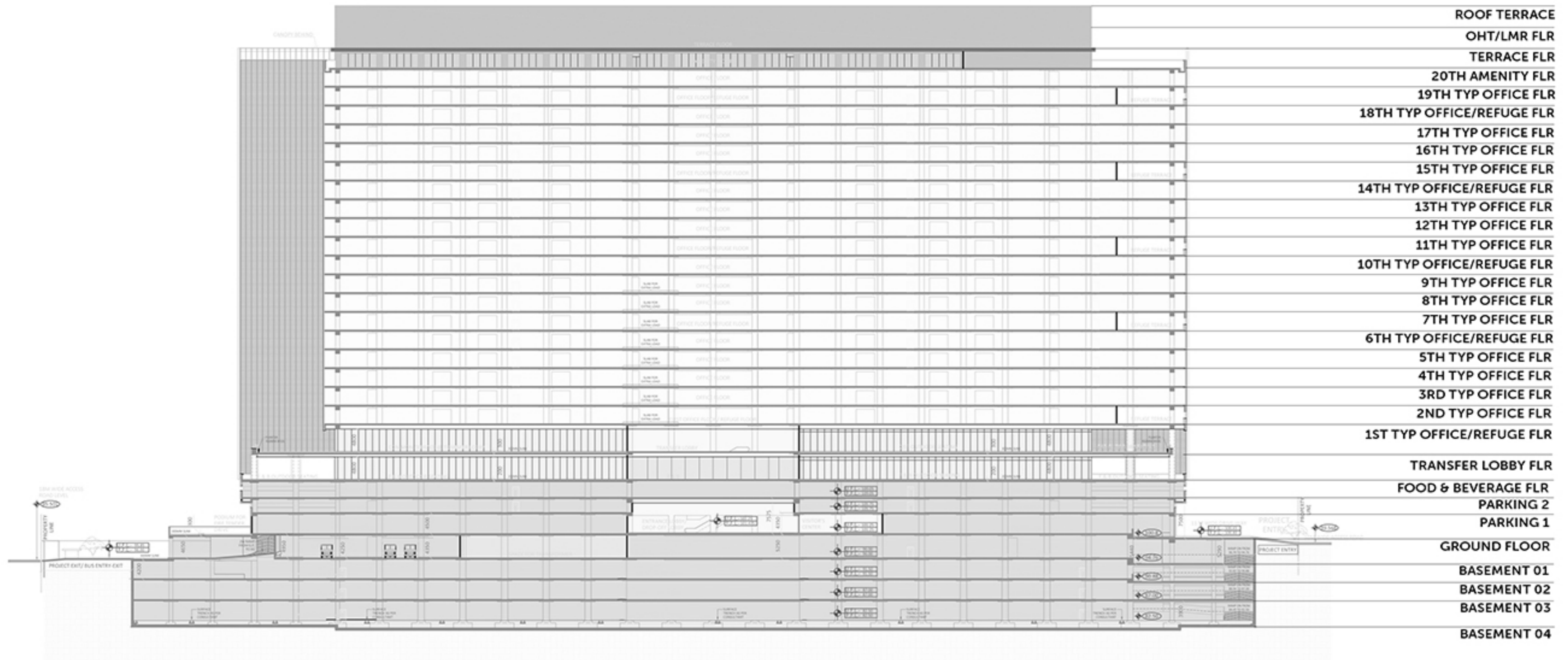


FLOOR PLANS - SPECIFICATIONS

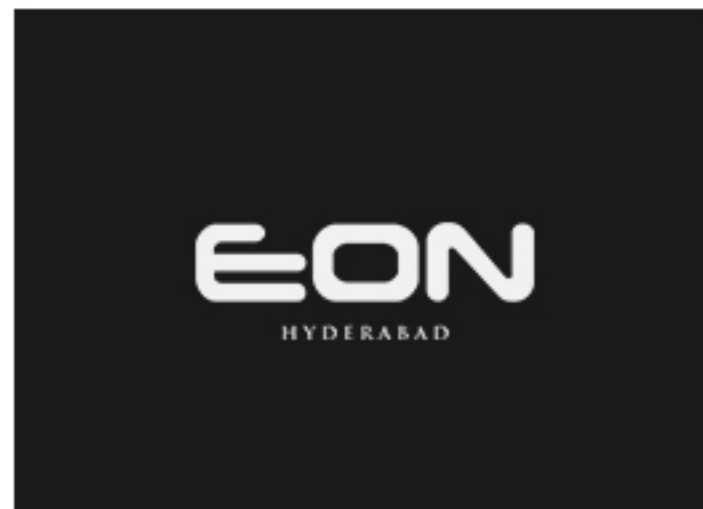
OFFICE FLOOR PLANS



Office Tower (Single Tenant)			
Floors	Floor Efficiency	Chargeable Area (33.33% Loading)	
	(%)	SQMT	SQFT
First Floor / Refuge Terrace	81 %	10642.87	114560.92
Second Floor	81 %	11485.09	123626.66
Third Floor	81 %	11485.09	123626.66
Fourth Floor	81 %	11485.09	123626.66
Fifth Floor	81 %	11485.09	123626.66
Sixth Floor / Refuge Terrace	81 %	10642.87	114560.92
Seventh Floor	81 %	11485.09	123626.66
Eighth Floor	81 %	11350.69	122179.96
Ninth Floor	83 %	11655.76	125463.77
Tenth Floor / Refuge Terrace	83 %	10811.59	116377.04
Eleventh Floor	83 %	11655.76	125463.77
Twelfth Floor	83 %	11655.76	125463.77
Thirteenth Floor	83 %	11655.76	125463.77
Fourteenth Floor / Refuge Terrace	83 %	10811.59	116377.04
Fifteenth Floor	83 %	11521.36	124017.07
Sixteenth Floor	86 %	11826.43	127300.88
Seventeenth Floor	86 %	11826.43	127300.88
Eighteenth Floor / Refuge Terrace	86 %	10995.51	118356.77
Nineteenth Floor	86 %	11839.68	127443.50
TOTAL OFFICE AREAS FROM FIRST TO LAST FLOORS			23,28,463.31



SECTION 1





Project Associates

CONSULTANT SERVICE

ORGANIZATION NAME

Geo Technical Investigation

Prof V.S.Raju

Soil Testing

Mercury Engineers

Architecture

Panchshil

Structure

Siresh Patel

Proof Check

TPC

MEP

ARKK

IGBC

EngrIns

Interiors

DWP Intrics

Vertical Transportation

Lebch Bates

Horizontal Transportation

Sincrono

Kitchen

Peacock Hospitality

BIM

ABP Engitech Solutions

Brochure

FreeMindWorks Communication Design

Marketing

Panchshil

PMC

In House

Lighting Consultants

Lighting Ergonomics

Facade Consultants

RSM Design Solutions