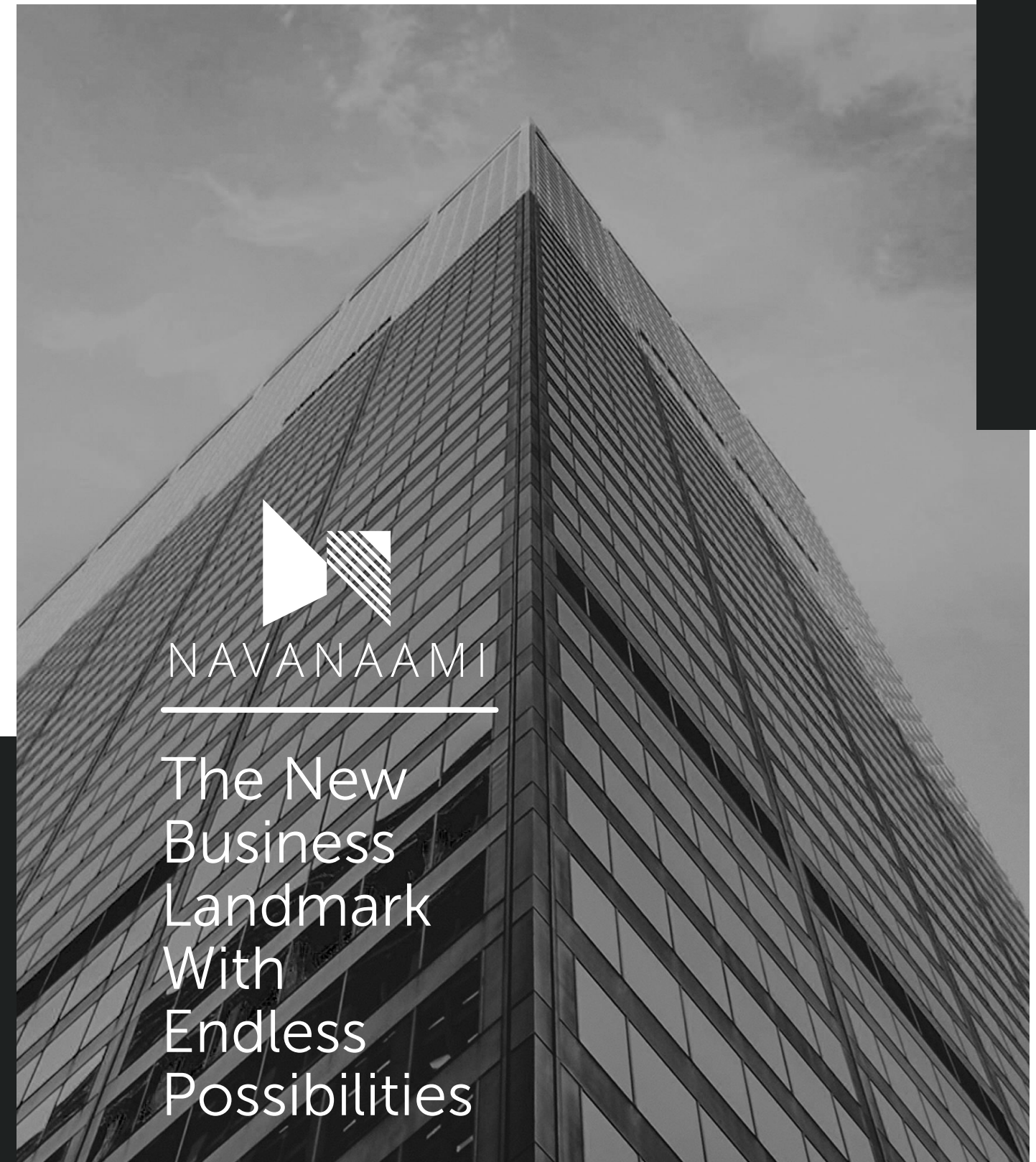




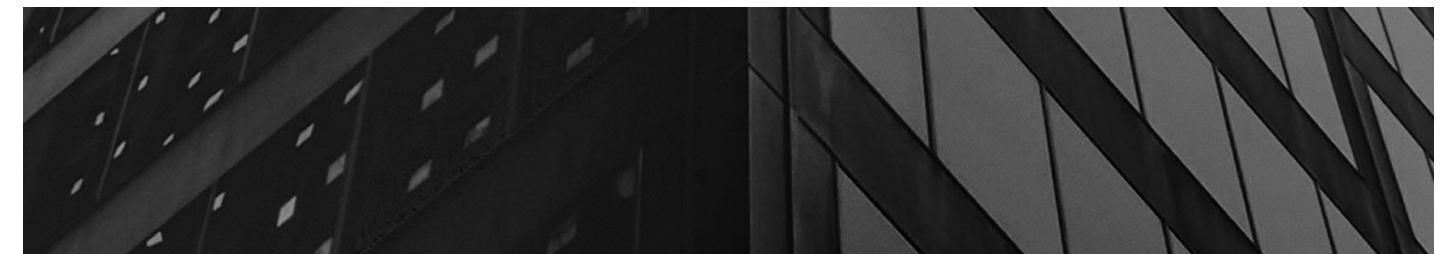
www.navanaami.com



NAVANAAMI

The New
Business
Landmark
With
Endless
Possibilities

EON
HYDERABAD



The Catalyst For Business Growth



JOINT EFFORTS - PARTNERSHIP FOR CONCEPT, DESIGN, CONSTRUCTION OVERVIEW, LEASING, AND MARKETING

As pioneers in luxury real estate, Panchshil Realty and Navanaami combine decades of excellence to introduce a landmark project in Hyderabad's bustling IT ecosystem. EON Hyderabad is a proposed world-class infrastructure, offering an enriched business space with top-tier design, robust infrastructure, and superior support services, presenting a vision for tomorrow's workspaces.

This development represents a collaboration between Navanaami's legacy in sustainable luxury and Panchshil's outstanding leadership and global identity. The proposed venture embodies the essence of corporate spirit, reinventing the modern business landscape.



NAVANAAMI

Since its establishment in 2005, Navanaami has been committed to crafting each of its projects as an embodiment of sustainable luxury and a welcoming living environment. Founded by Mr. G Naveen, an Engineer turned trailblazer in the Real Estate industry, Navanaami has, under his stewardship, garnered the goodwill and loyalty of thousands of patrons, thanks to an unwavering attention to detail and a relentless focus.

Leveraging our extensive experience in residential projects, Navanaami is now embarking on a journey into the commercial real estate sector with the same passion and principles that drive us. We are collaborating closely with Entrepreneurs and Business owners to create workspaces without bounds. Communication flows seamlessly, individuals are agile, ideas are in constant motion, and the momentum remains uninterrupted.

About

Creating Landmarks For
OVER NINETEEN YEARS

Residential High-Rises
Luxury Villas
Integrated Workspaces
Built-To-Suit-Office Spaces

An
Integrated
Way
Of
Business



Architectural Rendition

Welcome to a revolution in the workplace - innovative in design, imagination, and scale: EON Hyderabad.

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

EON
HYDERABAD



Hyderabad

Hyderabad, the City of Pearls and the Historic Charminar, boasts strategic and geographic advantages for IT and IT-ES businesses. It is the second-largest city in India in terms of total land area and is surrounded by over 200 engineering colleges.

Hyderabad is also the second-largest city for IT exports and has earned the reputation of being a 'city of tomorrow,' with numerous IT companies continuously establishing their bases here.

Connectivity

Hyderabad is just 500 KM away from the country's geographical center and enjoys consolidated air and train connectivity with all major cities.

Quality Infrastructure

The city boasts quality infrastructure, with the potential for expansion in all directions without any seashore or state boundary restrictions.

Cosmopolitan Culture

Hyderabad is home to a multi-lingual, multi-cultural population, offering a wide variety of food, lifestyle, and entertainment choices at a relatively low cost of living.

Salubrious Weather

Enjoying pleasant weather throughout the year, Hyderabad experiences no extreme high temperatures in summer, no freezing temperatures in winter, and no relentless downpours during rainy seasons.

Hyderabad is ranked as the third-best city globally in terms of IT talent
(Source: LinkedIn)

LOCATION

Hyderabad's Financial District

Nanakramguda, adjacent to the Financial District of Hyderabad, is an IT, real estate and architectural suburb in Hyderabad, India. This financial district is home to Business parks, IT/IT-ES special economic zones and Tishman Speyer's Waverock Building, which houses multinational conglomerates.

Majors In Nanakramguda Financial District

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

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)
- Westin — 12.5 km (24 mins)

Healthcare

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

Recreation

- Flipside Adventure Park — 5.5 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)
- Nearest proposed Metro station - 2 km

PROJECT LOCATION MAP

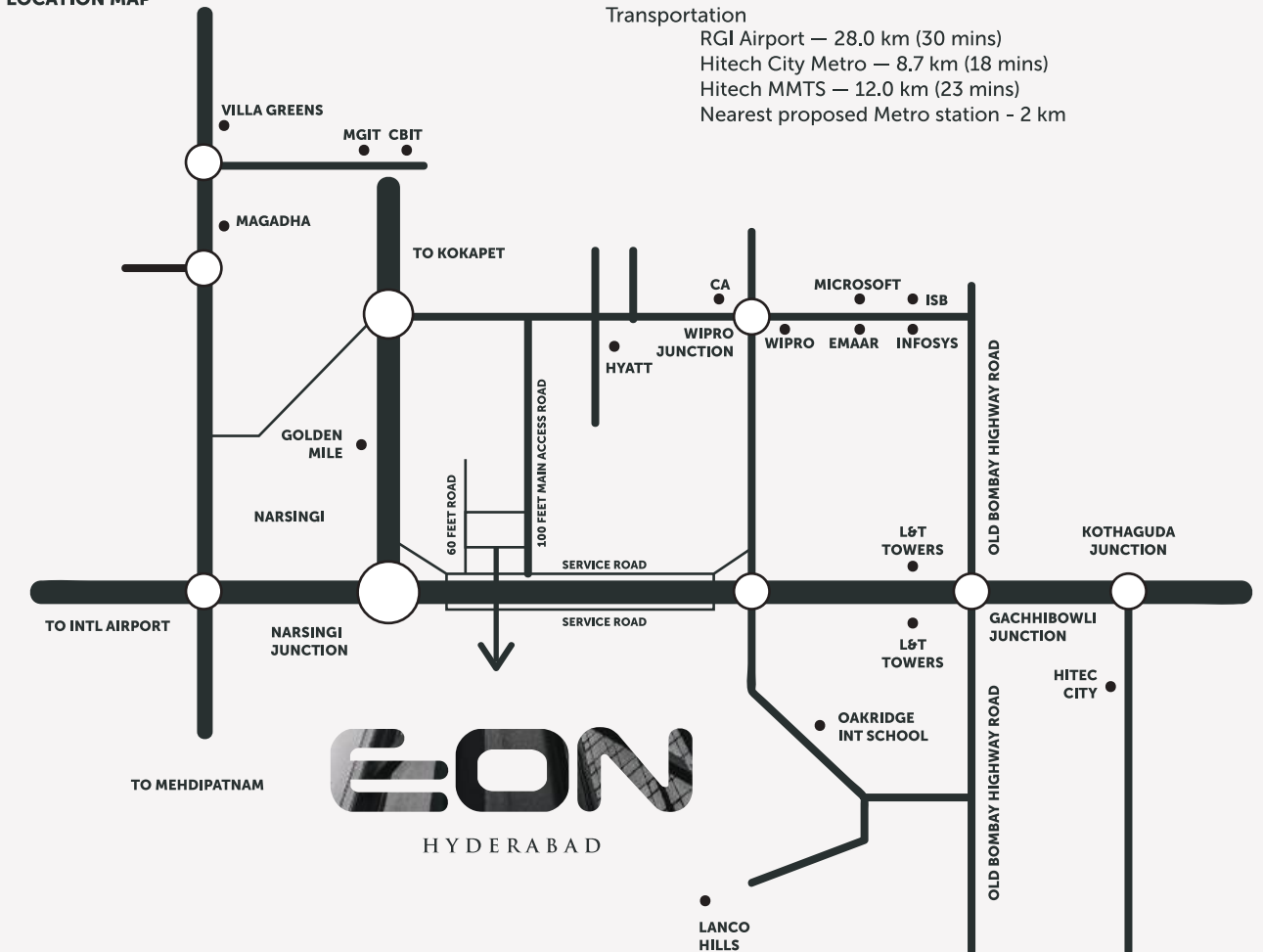


Image for representational purpose only



Situated adjacent to the Financial District of Hyderabad's outer ring road, one of the city's most vibrant business districts, with high specification offices and retail spaces, EON Hyderabad is well oriented at the preferred destination for IT & IT-ES companies in India.

Unique Blend Of Modern Real Estate And Integrated Workspaces

Strategically located near leading companies such as Google, E&Y, Amazon, Microsoft, Deloitte, and major IT Hubs such as Gachibowli IT Hub and Madhapur IT Hub on Hitech City Main Road, EON Hyderabad is easily accessible between major business zones.

With agile infrastructure and state-of-the-art amenities, EON Hyderabad is carefully devised with an impeccable structure conducive to business growth.

Location

Nanakramguda
Adjacent to Financial District, Hyderabad

Development Size

2.45 million sq. ft.

Development Configuration

- Four basements and ground level for car parking
- Two levels for two-wheeler parking
- Food & beverage level
- Transfer lobby level
- Twenty office levels
- Rooftop amenity level



Architectural Rendition



A Culture of Innovation

Base Building Specifications

PROPOSED AMENITIES

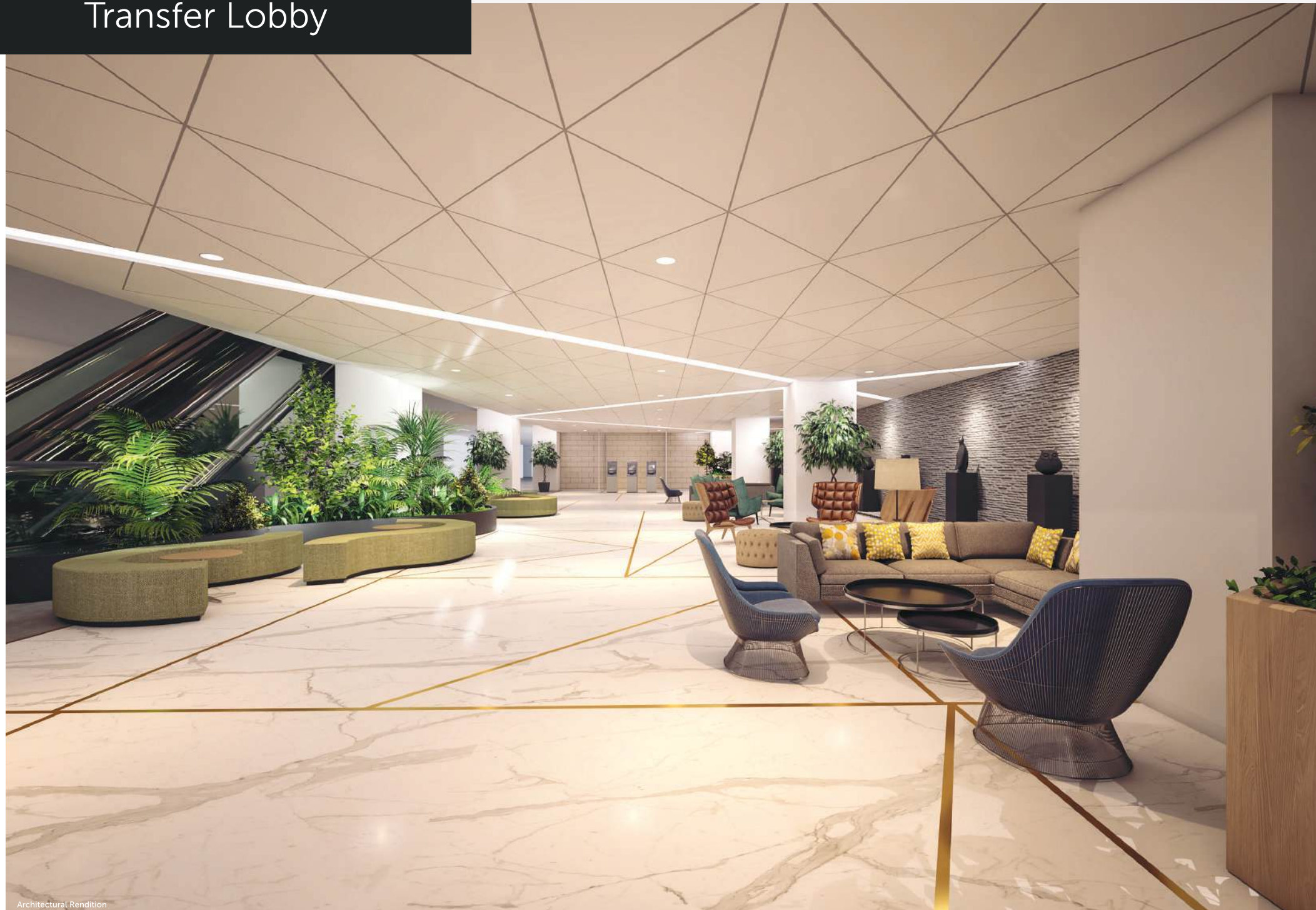
Entry lobby
 Transfer lobby
 Hassle-free parking
 Two auditoriums with pre-function area
 Dedicated pantries and washrooms
 Training rooms
 Exclusive creche facility
 Convenience store & pharmacy
 ATMs & quick serving restaurants
 Food & Beverages
 Air-conditioned indoor seating area
 Alfresco

ROOFTOP AMENITY LEVEL

Gymnasium
 Salon
 Indoor Sports
 Landscape Terrace

*All above mentioned amenities are subject to change.

Transfer Lobby



Transfer Lobby

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

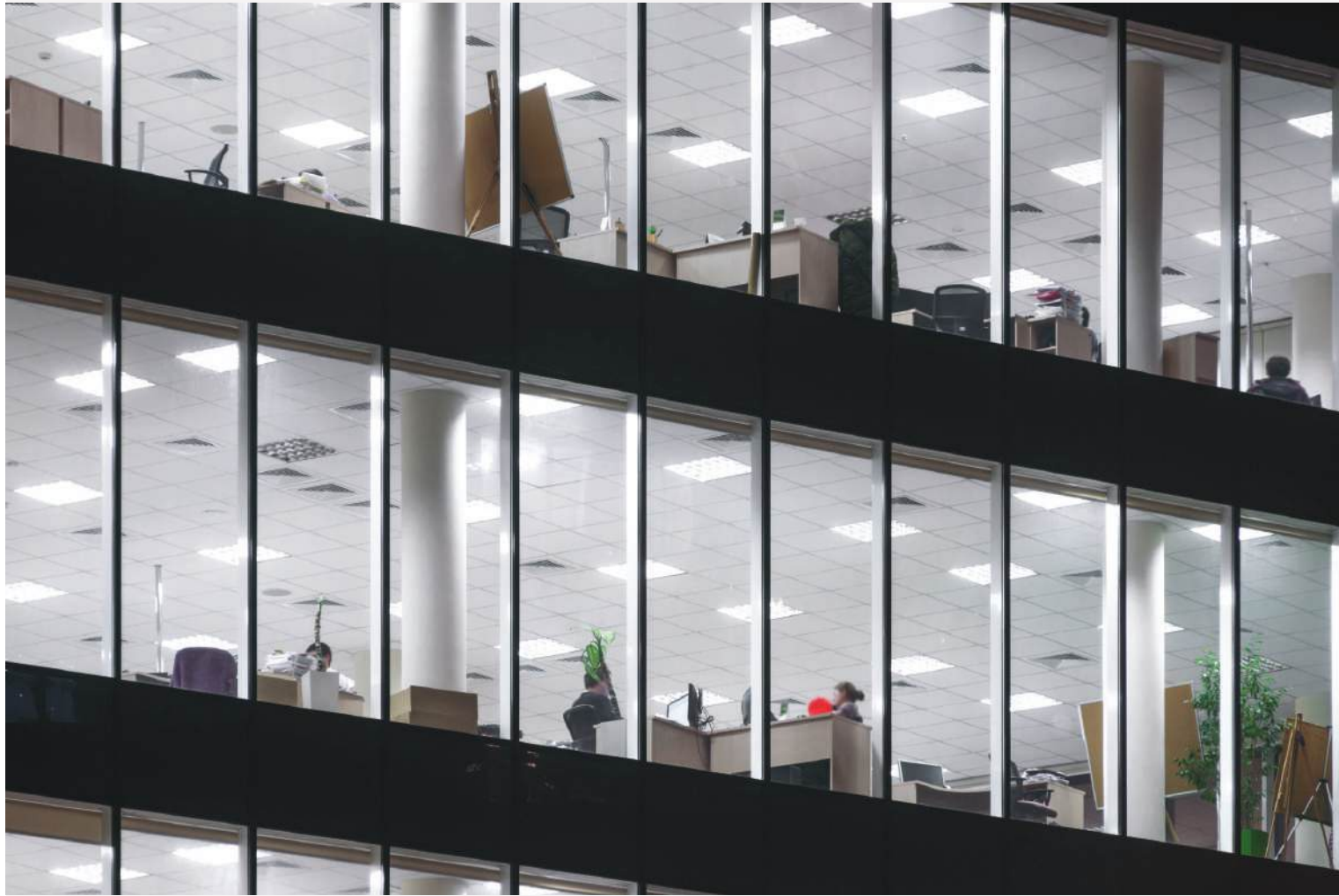
This design structure ensures the ease of accessibility with an established security system, consisting of turnstile functionality and DCS elevators within the ecosystem. While at this level, you gain access to facilities such as premium lounge, quiet spaces, and collaborating areas that redefine the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

A Welcome
That
Radiates
Grandeur

Entrance Lobby

Step into the heart of sophistication at EON's entrance lobby, where elegance meets architectural beauty. This grand expanse combines high ceilings with artistic lighting and premium marble flooring, setting a tone of professional excellence. Adorned with curated artworks and comfortable seating areas, it offers a dynamic space for both creativity and casual meetings. Advanced climate control and high-tech security systems ensure comfort and safety, enhancing the welcoming ambiance. EON's lobby is not just an entry point; it's the gateway to a world where business meets grandeur.





Unparalleled Office Spaces

Core Concept

EON Hyderabad, with its 20 office levels, each admeasuring approx. 120,000 sq. ft. provides ample natural light while giving enough depth for standard planning grids.

Shift to a new era of space planning with flexible and straightforward subdivision, as you make room for more significant ideas and brighter work.





Six Meeting & Training Rooms



AUDITORIUM

At EON, the auditorium is designed to be a central element within the workspace. The building incorporates two auditoriums of 4,000 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.



Recharge
At Our
State-Of-The-Art
Quick
Service
Restaurants
And Food Court



Revitalize Yourself

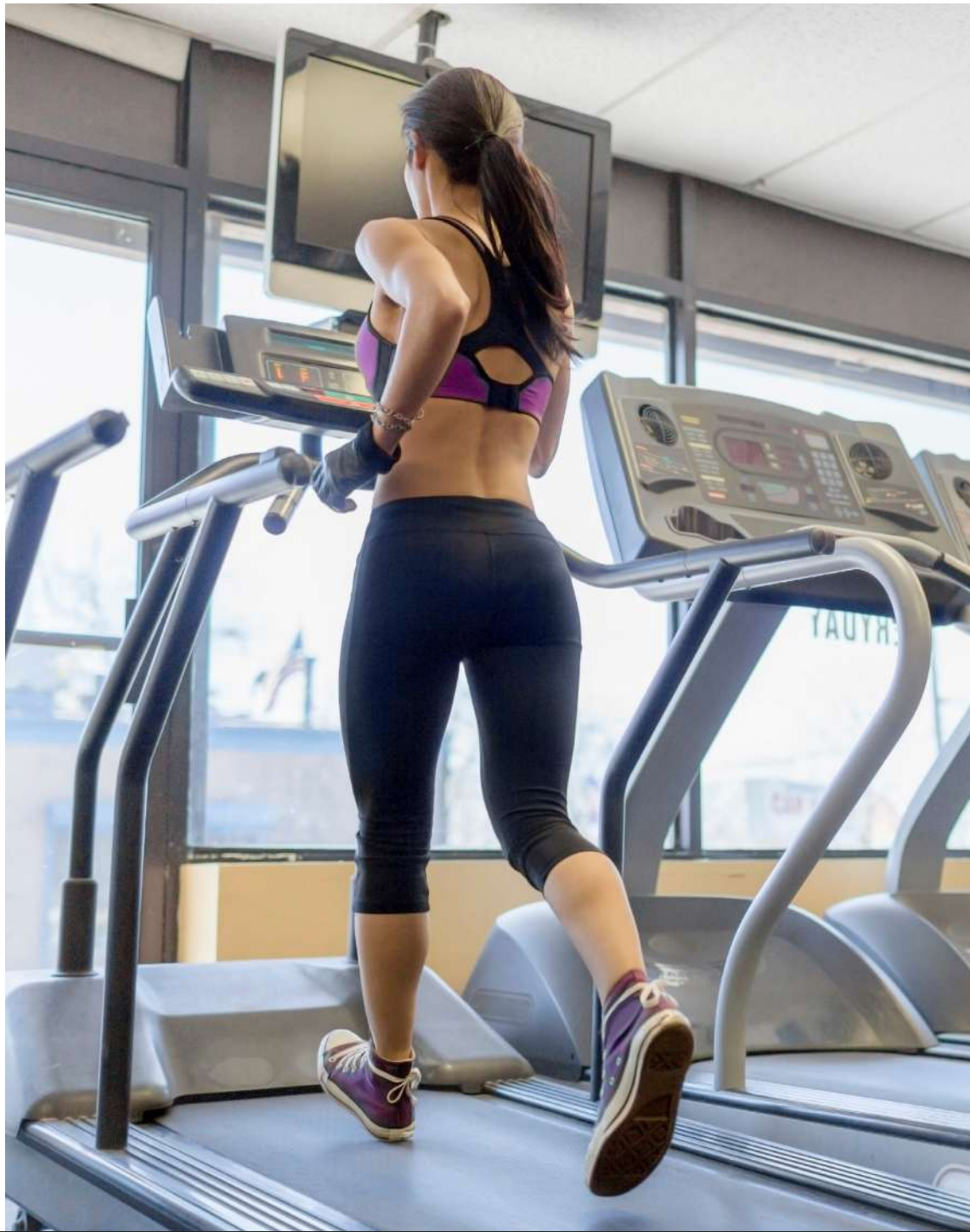
F&B Indoor

The food court is an essential part of the workplace structure at EON. With a seating capacity of approx. 1,448 pax, here one can find respite, meet, connect and collaborate with likeminded individuals. It's all about the specificity, from the spatial ambience, lighting to music, which establishes an inviting and enthusiastic environment.

F&B Outdoor

The Outdoor F&B area is equipped with a seating capacity of approx. 1,478 pax. At EON, to ensure the productivity of our ecosystem, we have incorporated our cafeteria design to be an integral part of personal indulgence and the corporate culture.

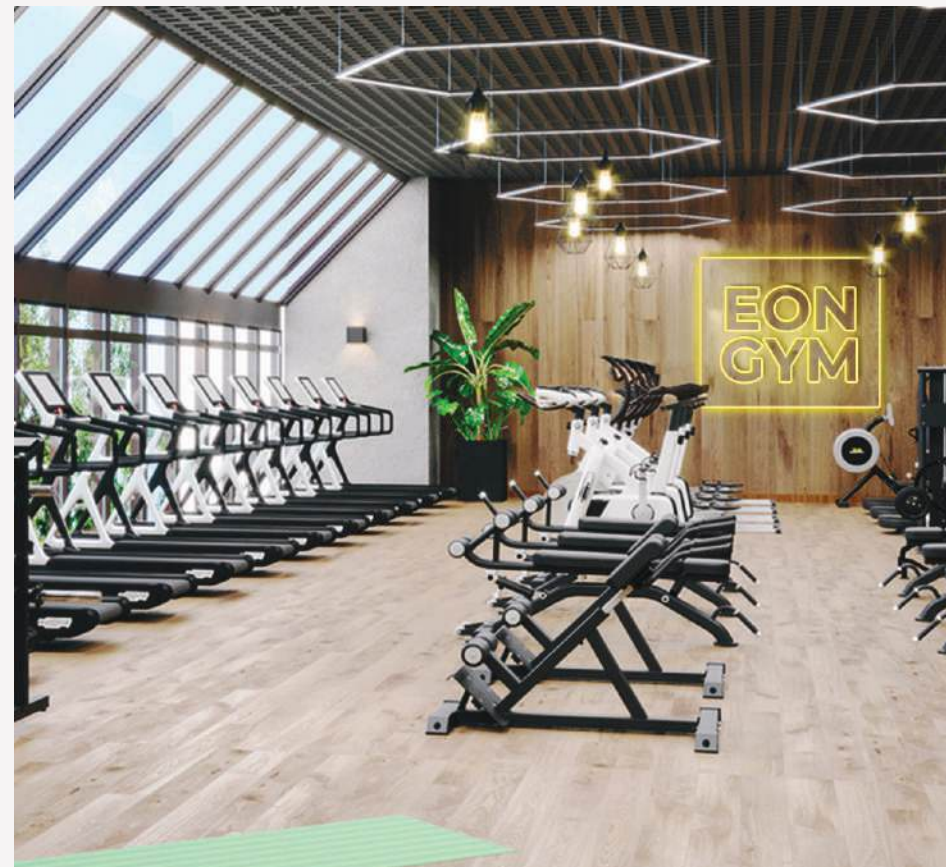
EON
HYDERABAD



Fitness Club

Re-energize your body

Creating a 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 a gymnasium equipped with a state-of-the-art multi-use office gym that offers fitness opportunities for everyone within the ecosystem.



Gym Amenities

- Reception & Waiting Lounge
- Gymnasium
- Changing & Locker Rooms



Luxurious
Indulgence:
Premier Salon
& Crèche



Indoor & Outdoor Creche

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 2,039 sq. ft. while the outdoor Creche is 4,700 sq. ft., respectively.

Salon

Step into a world where self-care meets sophistication, right at your workplace. Our exclusive on-site luxury salon, is a sanctuary of opulence and rejuvenation. Nestled within the bustling heart of your workplace, this haven of beauty and wellness offers a respite from the demands of your day.

Indulge in the epitome of pampering as our highly skilled and attentive professionals cater to your every need. From revitalizing facials to expert hairstyling, each service is tailored to accentuate your beauty and elevate your confidence.



Image for representational purpose only

Sustainable Infrastructure

Water usage monitoring

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.

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

Energy Efficient Light Fittings

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

Naturally Ventilated Retail Corridor

Air circulation permeates within the development; the infrastructure is designed to reduce energy consumption.

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 a sleep mode function inbuilt to automatically turn off the ventilation and lighting when not in use.

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 :

SOLAR PANELS | SEWAGE TREATMENT PLANT | GARBAGE RECYCLING
DUCTLESS FANS PROVIDED | MOTION SENSORS FOR ESCAPE STAIRCASE.



Design Matrix

EON Hyderabad addresses the growing need for class-A corporate spaces in Hyderabad.

How forms and materials dictate space and style, that is the very core of design for EON. Each space has been morphologically conceived and further shaped by its functionality.

Slight curvilinear geometry and diversity of spatial volumes add a fresh impetus to the design. At the core of this is fluidity, which creates a sense of movement breaking spatial barriers and resulting in areas that facilitate interaction and a sense of community.

Base Building Specification

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.

Space Advantage

- Central Core
- Lobby & waiting spaces
- Washrooms on every floor
- High speed dedicated office elevators with DCS and Zoning
- Four Service elevators
- 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

TECHNICAL SPECIFICATIONS

Facade Specs	Combination of Reflective D.G.U. Glass with fins on Tower Facade Dark Polished Granite Cladding for the Parking Facade
Emergency Power Back-up	100% DG Backup
Security System	Access Control Turnstiles at the Transfer 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.
Ceiling height	Typical office floor- 4.05 meters

Air-Conditioning System	Separate VRV ledges for O.D.U.s on Each Floor. Designed to accommodate VRF system of Air conditioning
Elevators	48 Passengers Elevators of capacity 26 pax. provided with DCS Control and Zoning 4 Service Elevators serving all the floors from the Last basement to the Terrace 2 convenience elevators Connecting parking floors to the Transfer Lobby for differently abled people and executives / Guests
Escalators	16 Escalators
Service Core Location	Central Core
Washrooms	Each office floor is provided with separate Washrooms For Men and Women Exclusive Executive Washroom Separate Washroom for Differently Abled Janitor Rooms
Fire Exit Path	Six Stairways
Four Wheeler Parking	Combination of Stack / Mechanised & surface Car Park Provision of Parking Spaces for Differently Abled
Parking Spaces	Parking Ground floor, B1 to B4 Basement + 2 floors for bike parking
Renewable Energy Resources	Provision of Approx. 0.8 MW (Megawatt) Solar Panels above roof Terrace IGBC Platinum Pre-Rating



BUSINESS BAY, PUNE



Holistic And Internationally
Identifiable Workspaces

JOINT EFFORTS-PARTNERSHIP FOR
CONCEPT, DESIGN, CONSTRUCTION OVERVIEW,
LEASING AND MARKETING



WORLD TRADE CENTER, PUNE

EON FREE ZONE, PUNE



JOINT EFFORTS-PARTNERSHIP FOR
CONCEPT, DESIGN, CONSTRUCTION OVERVIEW,
LEASING AND MARKETING

Holistic And Internationally
Identifiable Workspaces

EON Free Zone, Pune

Development Size: 4.5 million sq. ft. of

Major Tenants
EATON, Barclays, Vodafone, Tieto, Symantec, DOW,
UBS, Nokia

Business Bay

2 million sq. ft. of mixed-use development with Ritz

Carlton Hotel
Major Tenants
Master Card, HSBC, Deutsche Bank, BMC,
ThyssenKrupp, JLT, Western Union

World Trade Center, Pune

Development Size: 1.8 million sq. ft.

Major Tenants
ZS, Synchro, Clark, Ferrero, Michellin, smith&nephew,
HCL, adventz, Table space, Adler Mediequip, Vanderland,
TIAA, DNV, CrowdStrike, Redbrick

Cummins India Campus

Development Size: 1,100,000 sq. ft.

PANCHSHIL MAJOR CLIENTS

IBM | MASTERCARDS | UBS | BMC SOFTWARE | HSBC | E&Y | PWC | EATON | BARCLAYS | NORTHERN TRUST |
DELOITTE | CLSA | ALLIANZ | DEUTSCHE BANK GROUP | CREDIT SUISSE | CITI | COGNIZANT | CUMMINS |
ALLSCRIPTS | EMERSON | HCL | HONEYWELL | HP | NOKIA | NVIDIA | POSCO | SEARS | SIEMENS | SYMANTEC

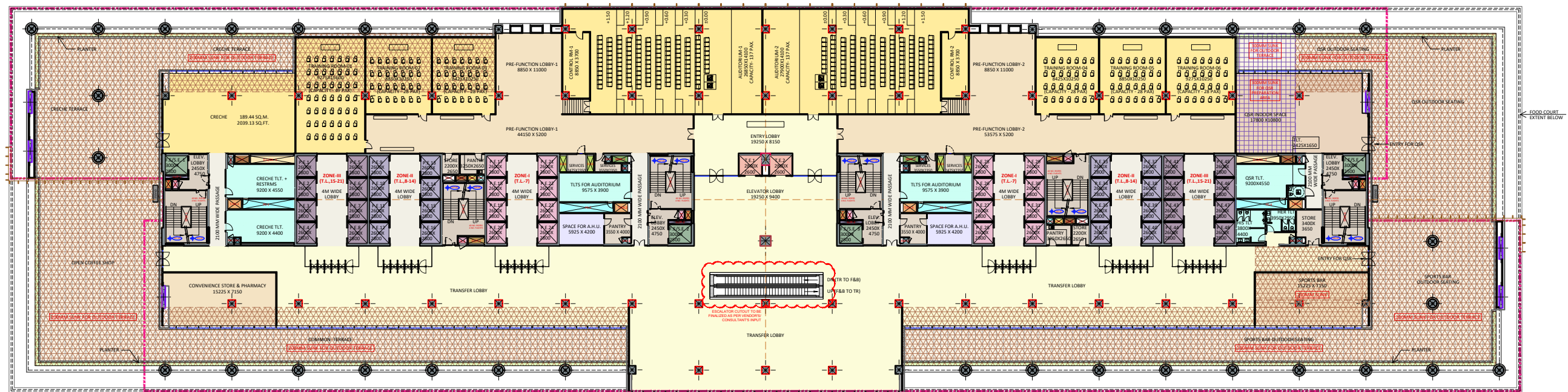
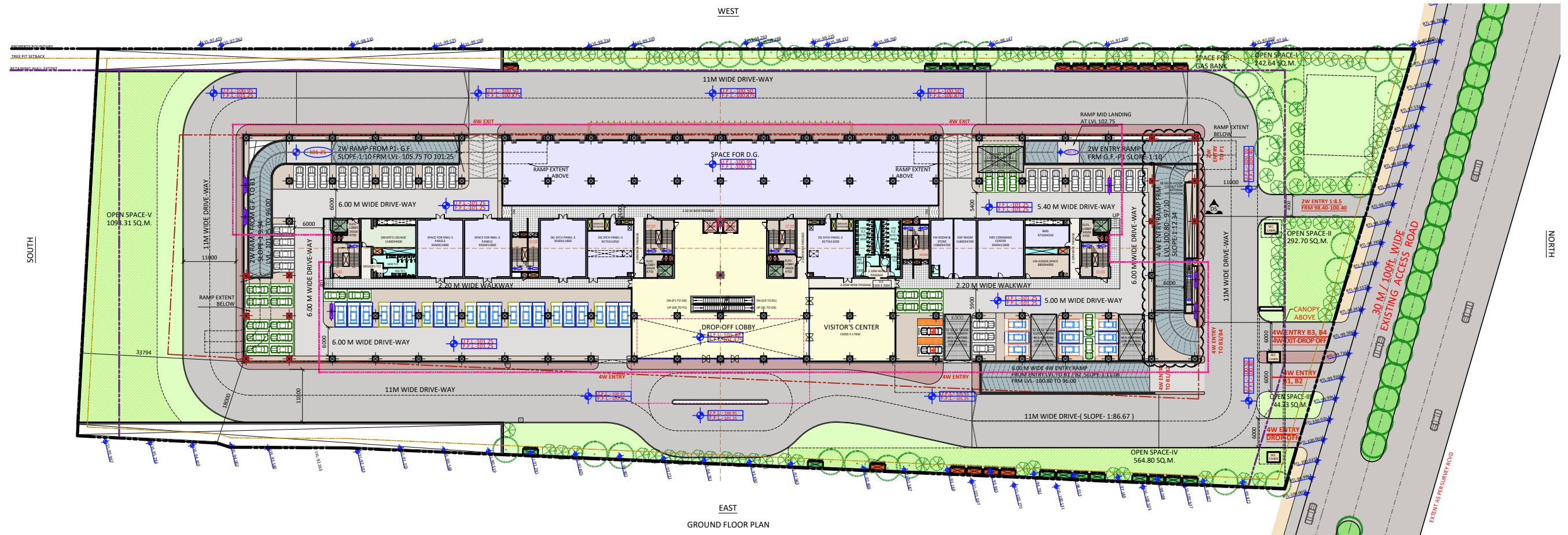


CUMMINS CAMPUS, PUNE

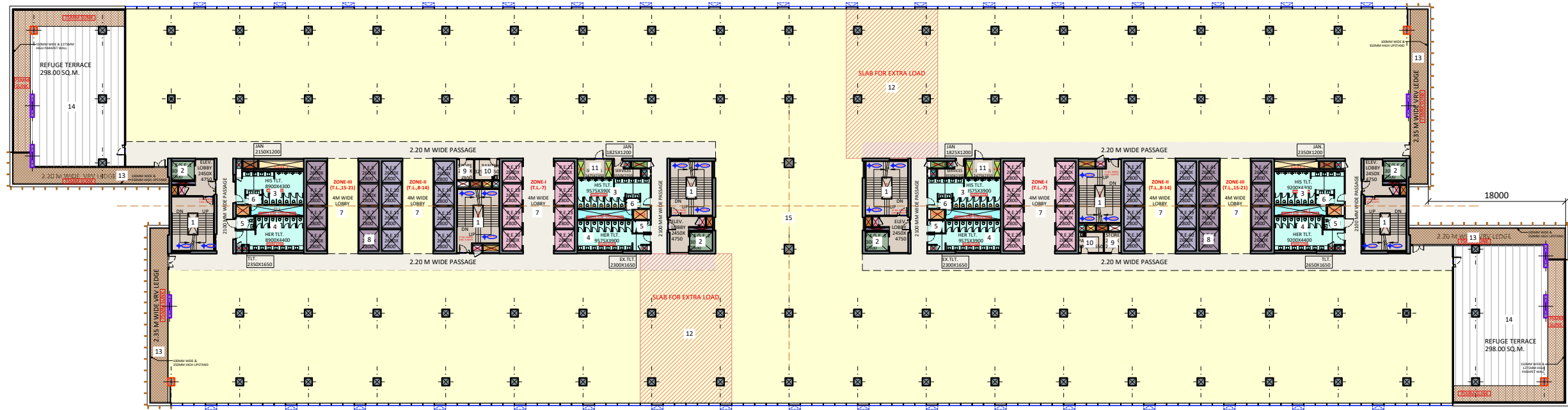




1 SECTION-2
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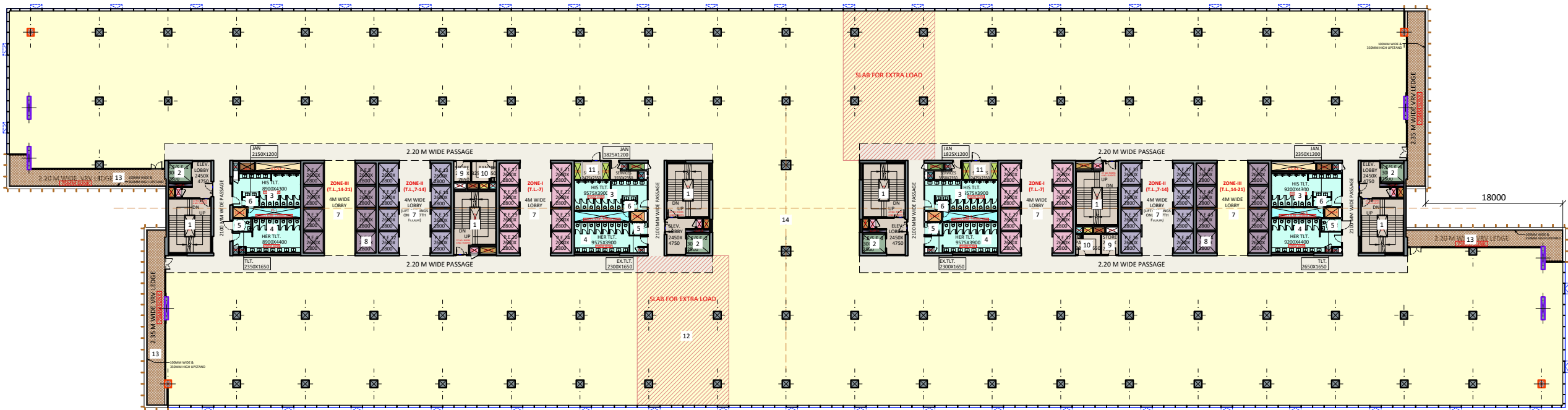


LEGEND:
 300 MM SLINK
 200 MM SLINK



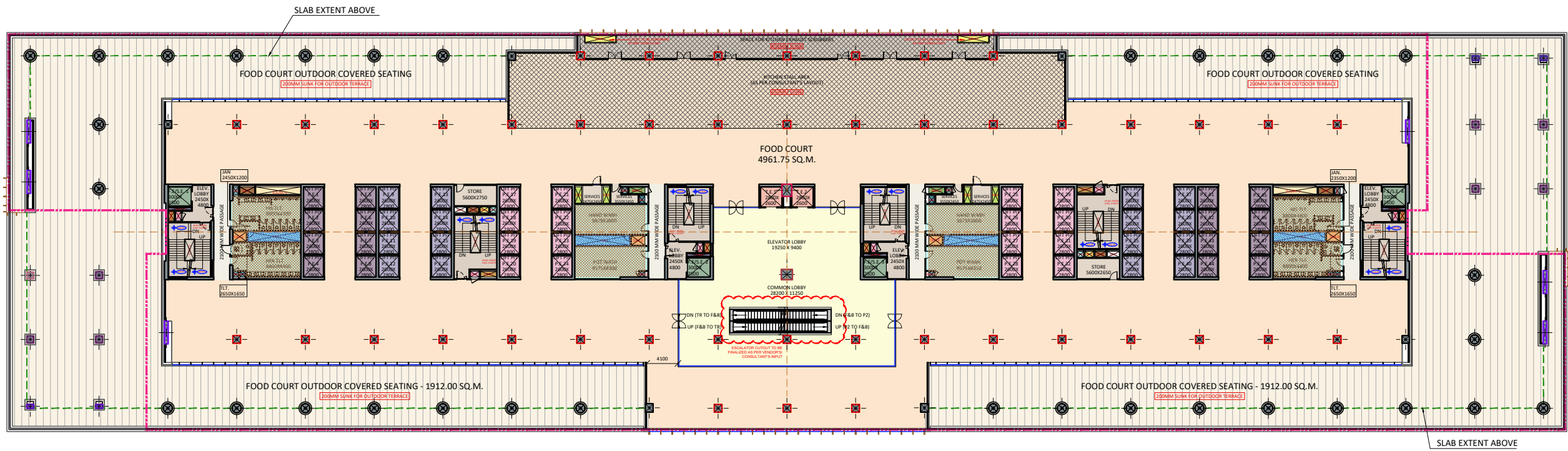
REFUGE FLOOR PLAN

- | | | | | |
|-------------------|--|-------------------------|---------------------|--------------------|
| 1. Fire Staircase | 4. Her Toilet | 7. Passenger Lift Lobby | 10. Pantry | 13. VRV Ledge Area |
| 2. Fire Lift | 5. Handicapped Toilet cum Executive Toilet | 8. Passenger Lift | 11. Electrical Room | 14. Refuge Terrace |
| 3. His Toilet | 6. Janitor Room | 9. Store Room | 12. Strong Area | 15. Office Space |

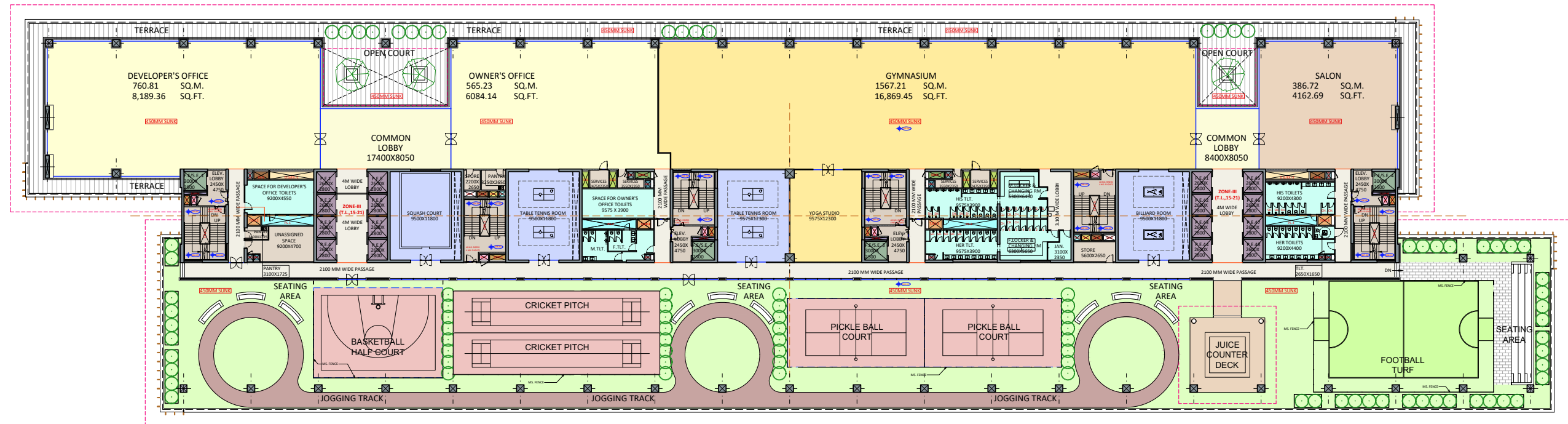


TYPICAL FLOOR PLAN

- | | | | | |
|-------------------|--|-------------------------|---------------------|--------------------|
| 1. Fire Staircase | 4. Her Toilet | 7. Passenger Lift Lobby | 10. Pantry | 13. VRV Ledge Area |
| 2. Fire Lift | 5. Handicapped Toilet cum Executive Toilet | 8. Passenger Lift | 11. Electrical Room | 14. Office Space |
| 3. His Toilet | 6. Janitor Room | 9. Store Room | 12. Strong Area | |



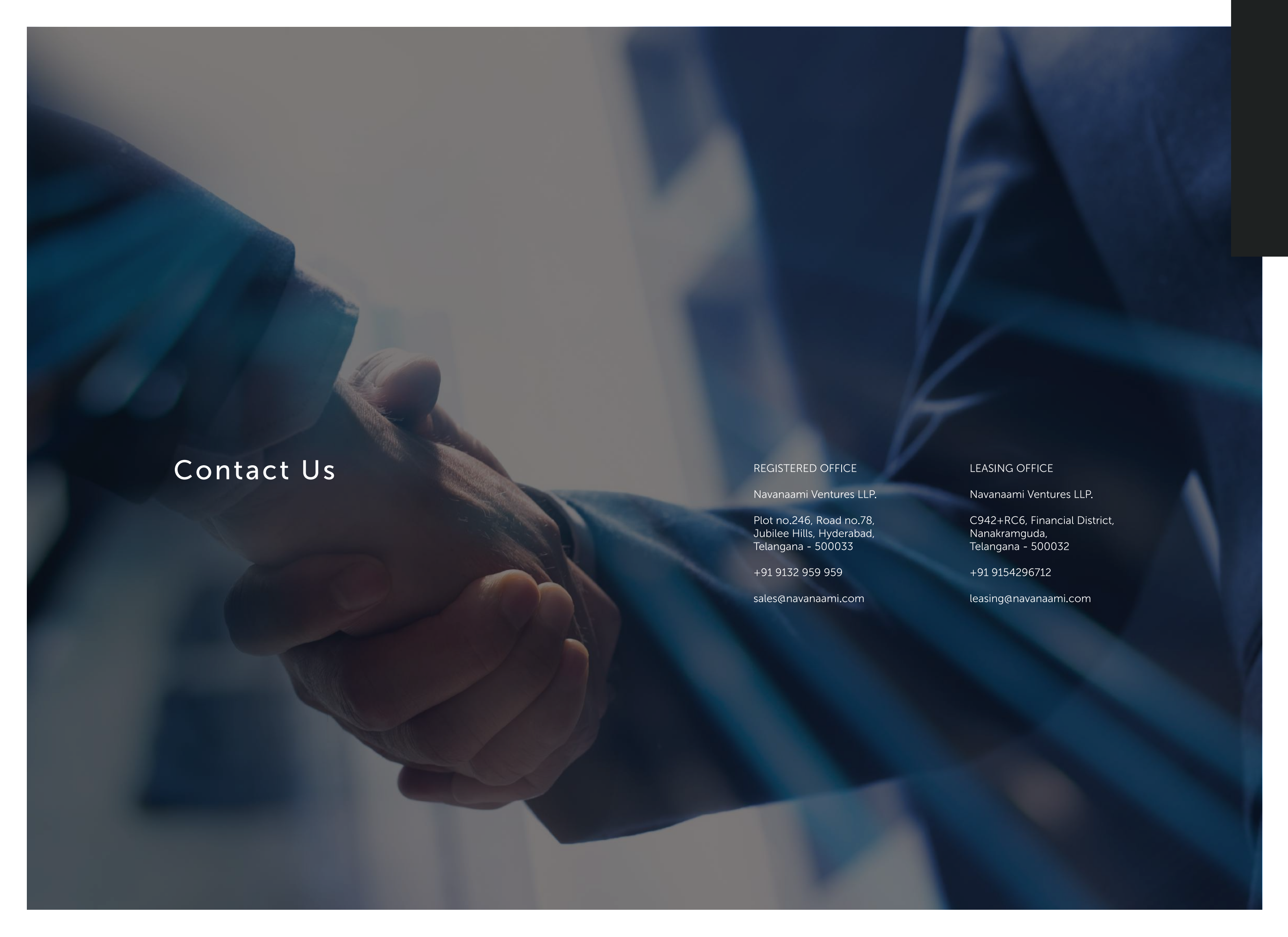
FOOD COURT FLOOR PLAN



AMENITY FLOOR PLAN TOC LEVELS

Project Consultants

Geo Technical Investigation	Prof V.S.Raju
Soil Testing	Mercury Engineers
Architecture	A 2 Z Online Services (Subsidiary of Panchshil Realty)
Structure	Optimization Consultants
Proof Check	IIT Mumbai, IIT Hyderabad
MEP	ARKK Consultants
IGBC	Engrins
Interiors	DWP Intrics
Vertical Transportation	Lerch Bates
Traffic Consultants	Sincrono Solutions
Marketing & Leasing	Panchshil Realty
Lighting Consultant	Lighting Ergonomics
Facade Consultant	RSM Design Solutions
Landscape Consultant	IDM



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