

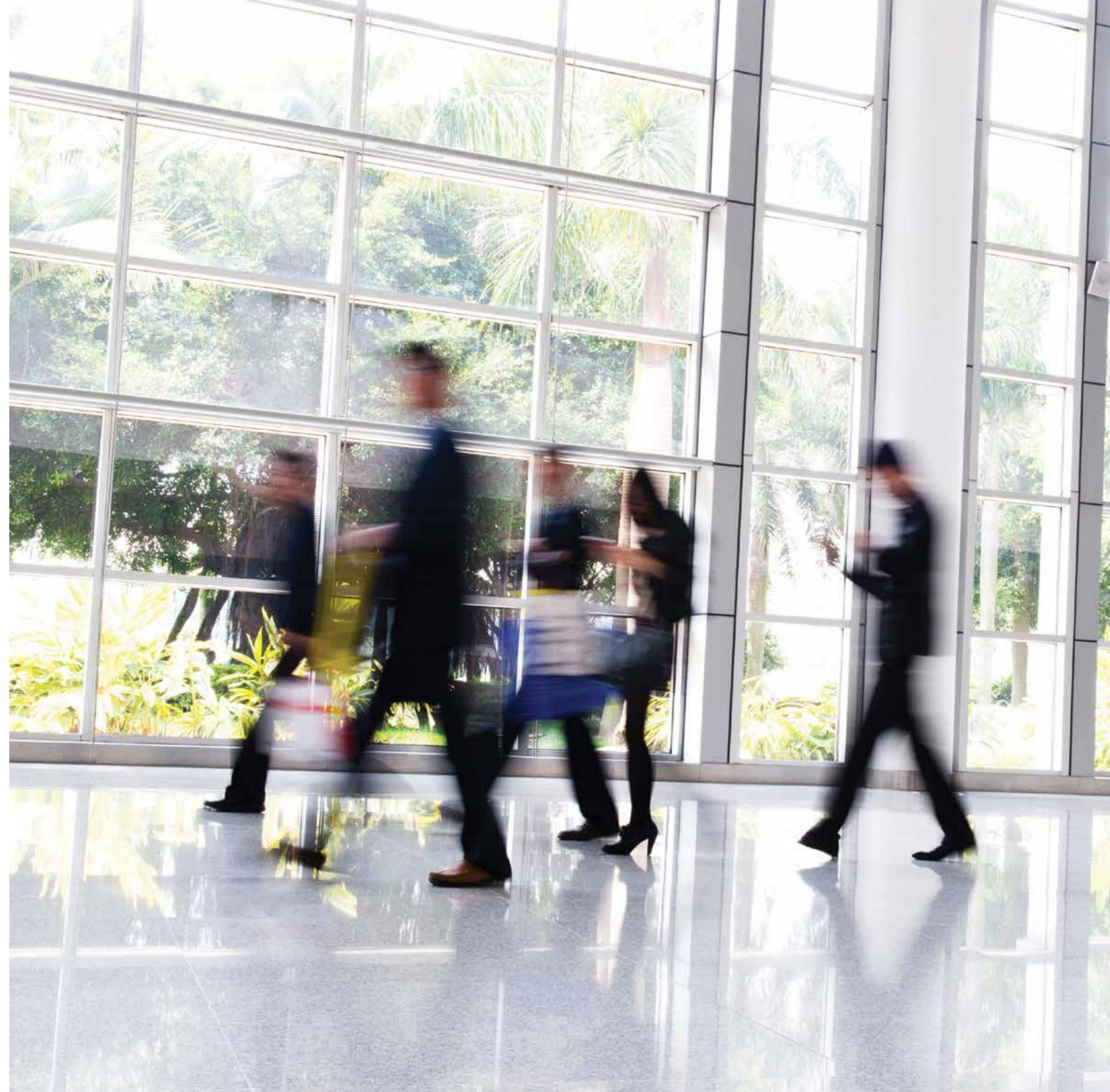


GMR Aero Towers
Rajiv Gandhi International Airport
Shamshabad, Hyderabad 500 108, Telangana
Tel: +91-40-67394054
Email: hyderabad-airportcity@gmrgroup.in
www.gmrbusinesspark.com



CONNECTED • SMART • SUSTAINABLE

Will the right work-life balance benefit the balance sheet? Can being environment-friendly help in becoming ideas-friendly? Can aesthetics boost performance? Could large, open work spaces lead to free flow of ideas?



Connected. Smart. Sustainable.





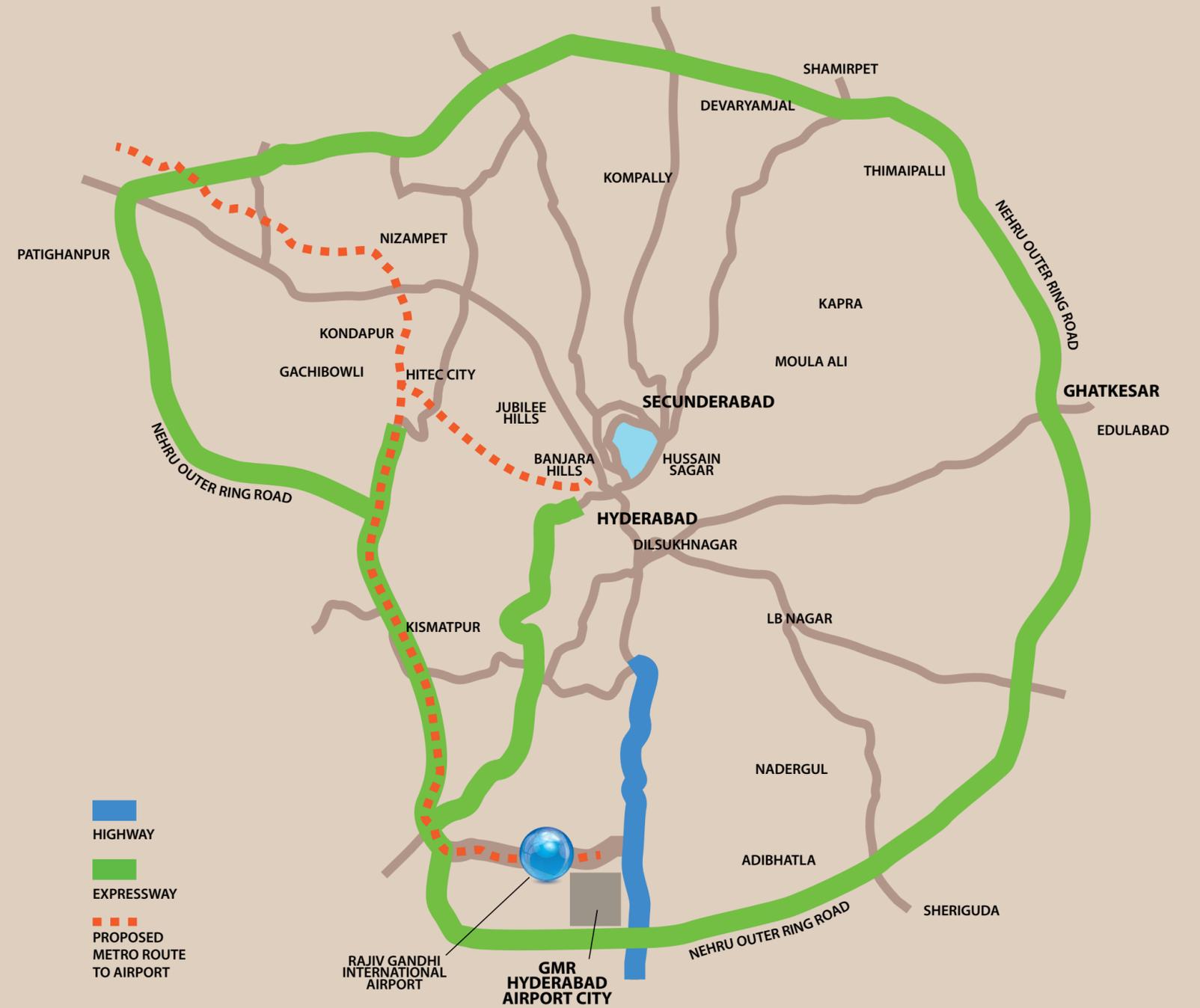
GMR Airport City. Where the world comes together for collective growth.

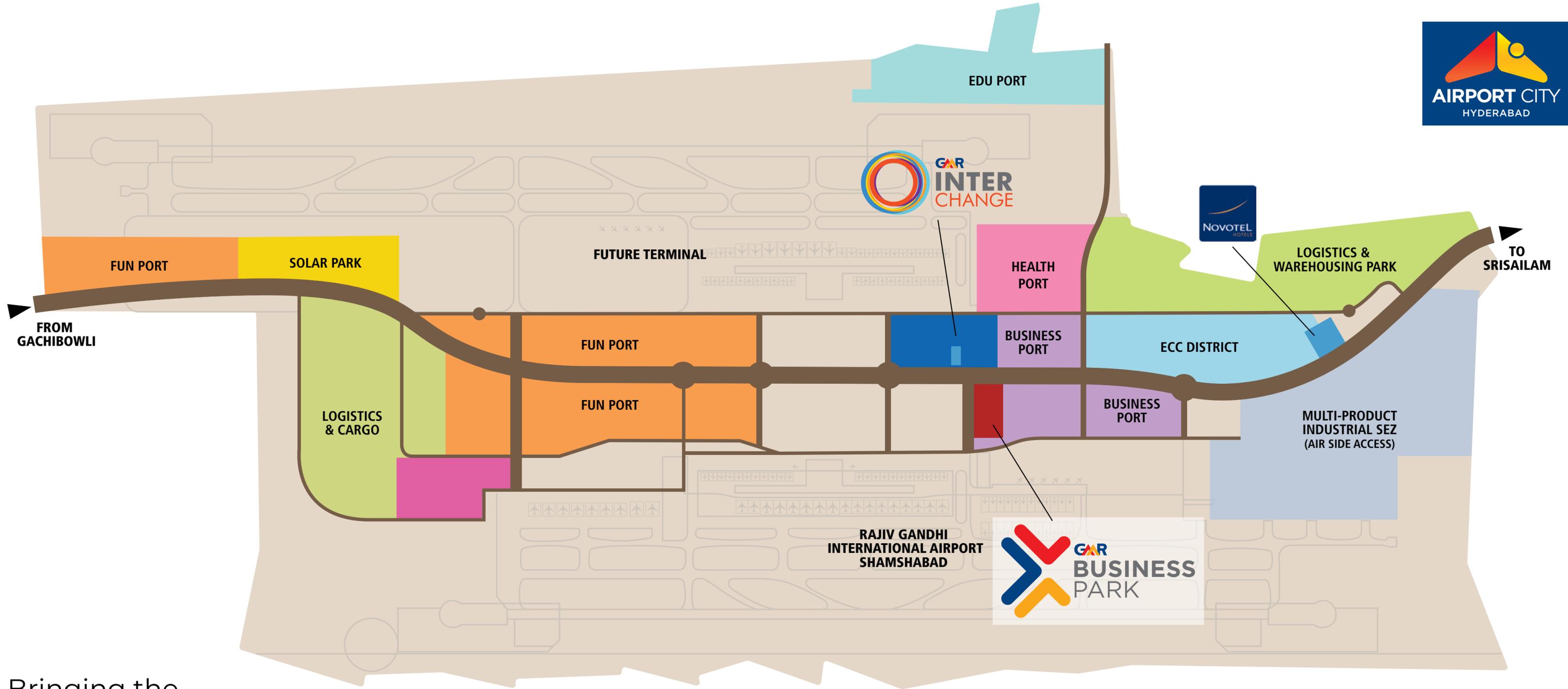
Some of the world's reputed airlines connect India to the world map and vice-versa through Hyderabad. GMR Hyderabad Aerotropolis Limited, a 100% subsidiary of GMR Hyderabad International Airport Limited, is developing this 1500 acre, integrated ecosystem comprising Commercial, Retail, Leisure and Entertainment, Hospitality, Education, Healthcare, Aerospace, and Logistics. Airport City at Hyderabad is among the first to adapt this new urban concept.

Green technologies and new generation digital and quality physical infrastructure would form the framework for sustainable development.



The gateway to the new corridors of business.





Bringing the world to India.

The right space for
all the right reasons.



ARTISTIC RENDERING

Built with precision, infused with sophistication, designed for productivity.

The GMR Business Park at Hyderabad is a classic example of an engineering marvel. The design and layout is a manifestation of the development built for new millennium and packed with a blend of ultra-modern features, amenities, high standards of life safety, security and sustainability. The Business Park pays emphasis on quality of space, functionality, aesthetics, and seamlessness of people movement with its environs.



SITE PLAN



ENTRY/EXIT

ENTRY/EXIT ENTRY/EXIT

ENTRY/EXIT

ENTRY/EXIT

 BASEMENT ACCESS POINT

 DROP-OFF POINT



We are redefining the concept of Best-in-Class.

- Proposed to be Certified Green Building
- Landmark Towers with expansive open spaces
- World-class recreational and business club
- Leaseable Area spanning over 100,000 mtr² of Grade A Office Space



A seamless union of design, ergonomics and technology.

GMR Business Park is being built on a framework of sustainable design, proposed to be Certified Green Building. The master plan emphasises synergistic attention to design and layout. The buildings have rectilinear designs to highlight an unpretentious urban sculpture in harmony with growth and prosperity of its surroundings.





Lending a touch of sophistication to a corporate atmosphere.

Form and function, aesthetics and practicality, one never overpowers the other. Clean lines and inspiration from elements come together seamlessly to lend sophistication, keeping in mind the progressive requirements for business, with large spans for optimum design capability, and glass panels from floor to ceiling for maximum infusion of natural light to the entire building.



The business of doing business.

GMR Business Park offers best-in-class plug-n-play technology support, with world-class state-of-the-art facilities and amenities, built as an integral part of a new business eco-system. Strategically located within the new business downtown at the Airport City, it offers easy access to the domestic and international terminal.





Workspaces that inspire.

- Large column free spans
- Flexible full floor and part floor with maximum efficiency
- High speed elevators
- Grand boulevard entrances
- Video surveillance and on site security
- Energy efficient air conditioning systems
- Energy saving glazed facades
- Efficient fire safety systems and state of the art integrated BMS systems





A world of rest and rejuvenation.

At the GMR Business Park, it'll never be about just work. We have given the hardworking professionals several reasons to take a step back and unwind. The club on the ground level offers state-of-the-art recreation facilities to work out and unwind before or after a hard day's work. Exclusive health and recreational facilities and professionally managed cafeterias offered under one roof. The club is pivotal to the centre of activities, with great features like:

- Multi-Purpose Gym
- Food Court
- Social Break-out Areas





We thought of the environment first. Then designed the spaces around it.

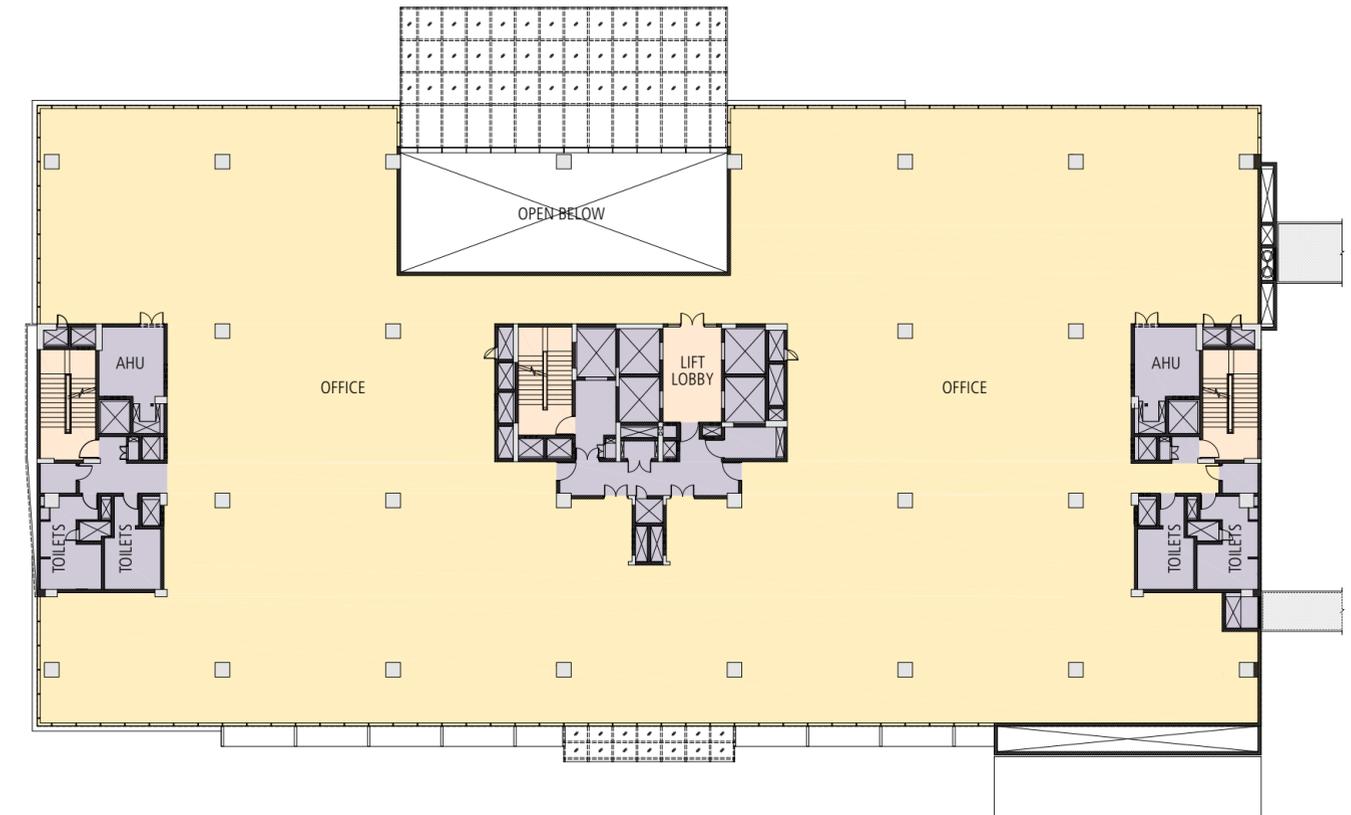
The workspaces have been designed consciously to encourage and sustain high operating efficiencies with zero discharge into the environment.



Tower II Ground Floor Plan



Tower II First Floor Plan



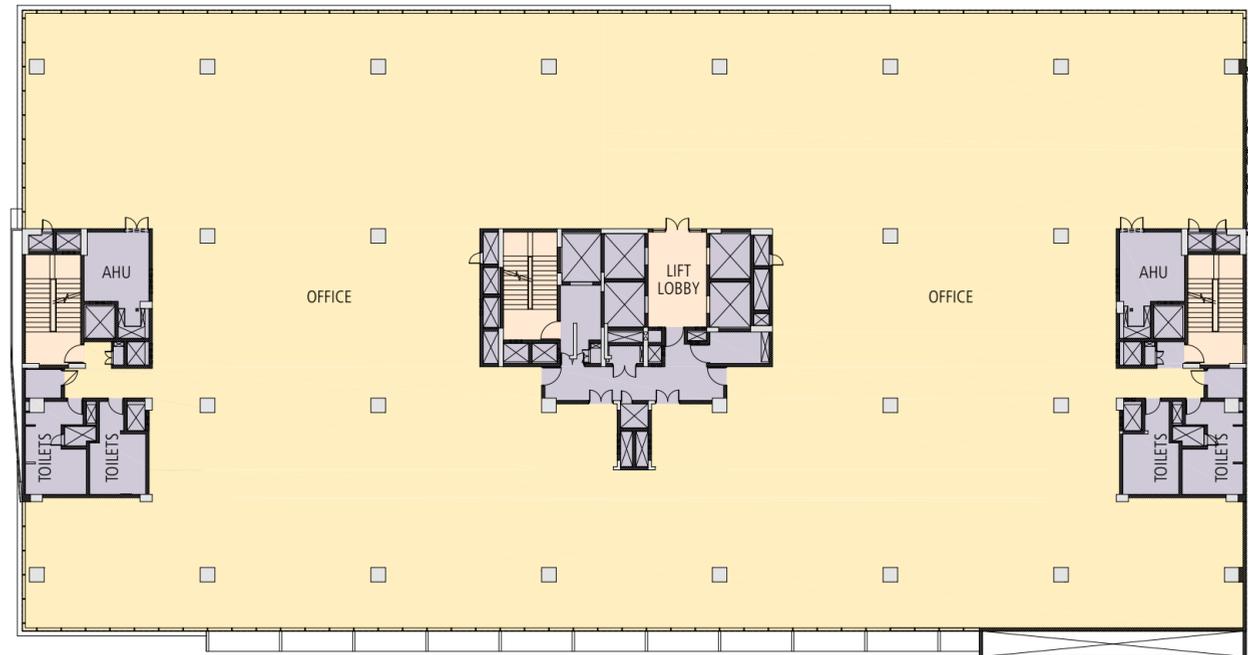
Leasable Area \approx 3280 mtr²

This is only a conceptual presentation of the project and not a legal offering. All specifications mentioned and images shown are indicative and are not part of the offering and may vary from the actual development. Exact leasable area shall be determined as per the final design. 1 sq. metre = 10.76 sq. feet.



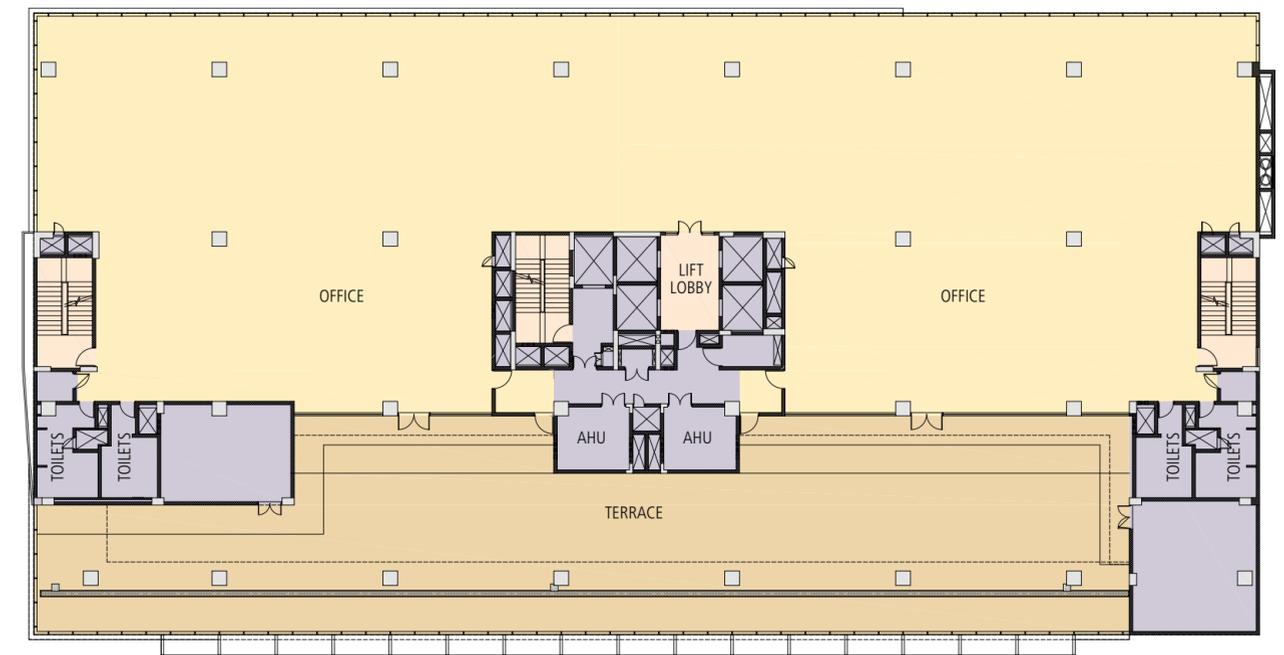
Tower II Typical Floor Plan

Tower II Top Floor Plan



Leasable Area ≈ 3535 mtr²

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Leasable Area ≈ 2435 mtr²

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Specifications

- ARCHITECTURE**
 - An integrated gated office development in a campus setting with Phase-I featuring 4 (four) stand-alone buildings, set in a landscaped environment. The Business Park is set amongst lush green landscape and excellent infrastructure of Hyderabad Airport City
- SUSTAINABILITY**
 - High Performance glass facade for energy efficiency
 - Greater use of natural daylight, while maintaining thermal comfort, improving work space quality
 - Water Harvesting and reuse in the campus
 - Central Sewage Treatment Plant (STP) and Water Treatment
 - Higher efficiency water cooled chillers
- SMART FEATURES**
 - IT enabled building management systems for integrated security, safety and performance monitoring
- LIFE SAFETY & SECURITY**
 - Fully sprinkled with smoke extraction systems
 - Smart Access control systems
 - Advanced Closed Circuit Surveillance System
- VERTICAL TRANSPORTATION**
 - High performance vertical transportation system with silent operation (Toshiba)
 - Premium cab finishes
- AMENITIES**
 - 4 Passenger, 1 Service and 1 Basement Access elevators
 - Multi-purpose breakout spaces
 - All Day Cafeteria
 - Health Club and Gym with change rooms and showers
- BUILDING**
 - Floor to floor heights of 3.9 meters (typical Floor)
 - Ground floor with double height lobby
 - Unitised curtain wall façade system, consisting of double glazing combined with High Pressure Laminate (HPL) cladding
 - RCC structure with PT Slab
- PUBLIC SPACES & FINISHES**
 - Expansive Double Height Lobby featuring rich interiors, using a combination of imported marble, granite and paneling.
 - Common Toilets – Premium finishes with combination of granite counter top with combination of stone and vitrified tiles, complete with concealed lighting and sanitary fixtures
- LANDSCAPE**
 - Integrated landscaping with hard and soft scape.
 - Combination of Pavers, Grass grids, Granite, Water bodies and sculpture features
 - Concealed lighting
- PARKING**
 - Adequate surface parking
 - Basement with stacked mechanical systems to increase parking efficiency
- EMERGENCY SYSTEMS**
 - Full power backup
 - UPS backup for IT systems
 - Integrated fire-fighting systems





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