



The New  
Business  
Landmark  
With  
Endless  
Possibilities

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# The Catalyst For Business Growth



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

Pioneers in luxury real estate, Panchshil Realty and Navanaami, bring together decades of excellence with a landmark project in Hyderabad's bustling IT ecosystem. EON Hyderabad, a proposed world-class infrastructure, an enriched business space with world-class design, robust infrastructure and superior support services that offers a vision for tomorrow's workspaces.

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



## NAVANAAMI

Since its inception in 2005, Navanaami has ensured that each of its projects is an epitome of sustainable luxury and an inviting living space. Navanaami is the brainchild of Mr G Naveen; an Engineer turned pioneer in the Real Estate industry. Under his leadership, Navanaami has inspired thousands of patrons' goodwill and loyalty due to an eagle eye for detail and undying focus.

Drawing from our extensive residential projects experience, 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. Communication is seamless, people are agile, ideas in the move, and the flow is uninterrupted.

# About

Around  
The Business

**OVER  
FIFTEEN YEARS**

Residential High-Rises

Luxury Villas

Integrated Workspaces

Built-To-Suit-Office Spaces

An  
Integrated  
Way  
Of  
Business



Architectural Rendition

Welcome, a revolution in the workplace, innovative in design, imagination, and size, 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, the City of Historic Charminar, has strategic and geographic advantages for IT and IT-ES businesses. The city is the second-largest city in India concerning the total land area and has over 200 Engineering colleges within its vicinity.

Hyderabad is the second-largest city for IT Exports. It has become a 'city of tomorrow' with several IT companies always making a beehive to setup up their bases.

#### **Connectivity**

Hyderabad is just 500 KM away from the country's geographical centre and has a consolidated Air/Train connectivity with all major cities.

#### **Quality Infrastructure**

Quality infrastructure with the possibility of expanding in all directions 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.

#### **Salubrious Weather**

Hyderabad has pleasant weather throughout the year. There are no extreme high temperatures in Summer; No freezing temperatures in Winter; No relentless downpours in Rainy seasons.

Hyderabad ranked third best city globally in 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 – 12.3 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

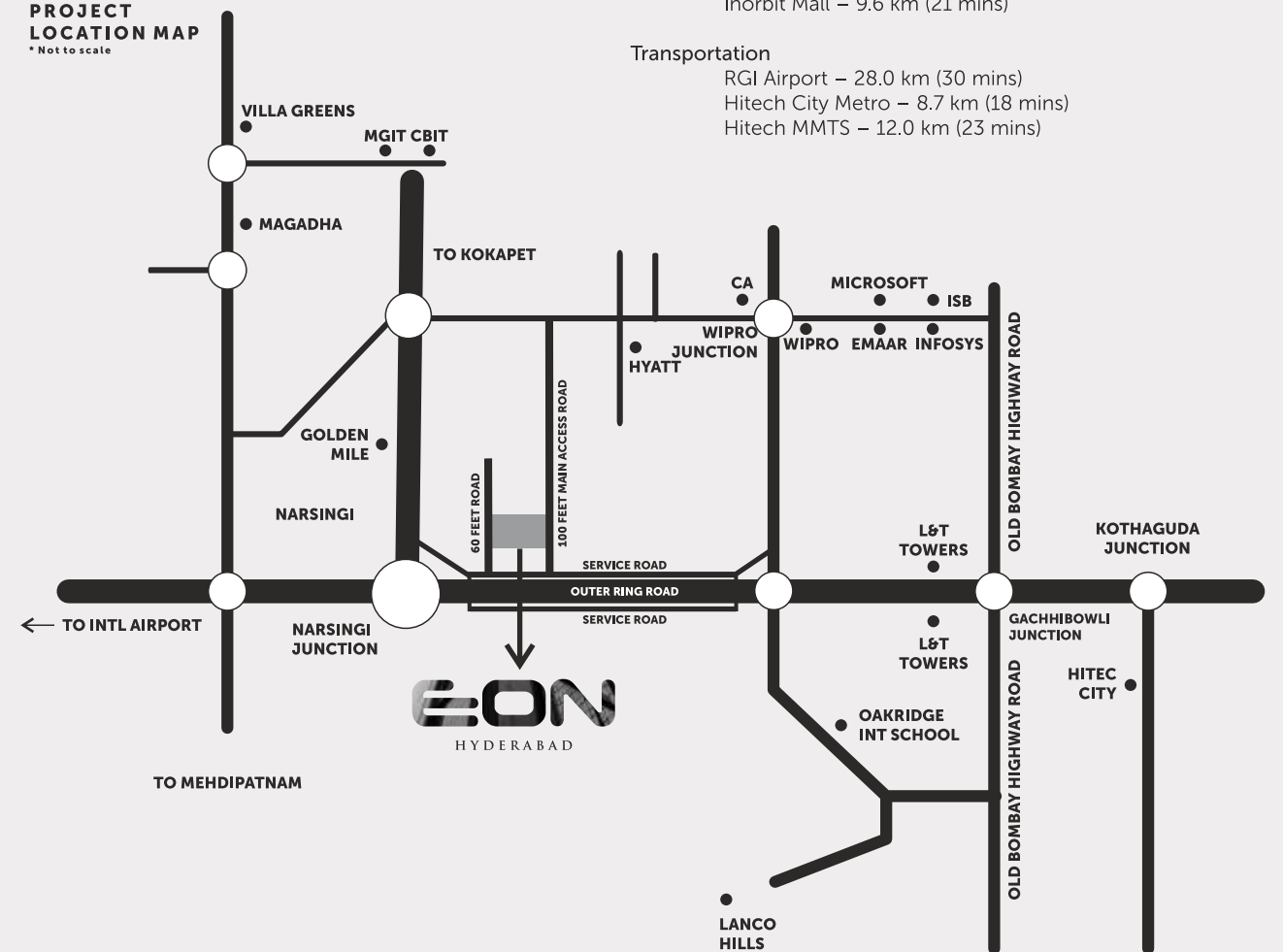
- Flipside Adventure Park – 3.3 km (9 mins)
- Botanical Gardens – 7.6 km (17 mins)
- Sarath City Capital Mall – 7.4 km (17 mins)
- Inorbit Mall – 9.6 km (21 mins)

### Transportation

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

### PROJECT LOCATION MAP

\* Not to scale





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 Hitech City Main Road, EON Hyderabad is very easily accessible between major business zones.

With an agile infrastructure and state-of-the-art amenities, EON Hyderabad is devised carefully 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



# EON

HYDERABAD



## A Culture of Innovation Base Building Specifications

### PROPOSED AMENITIES

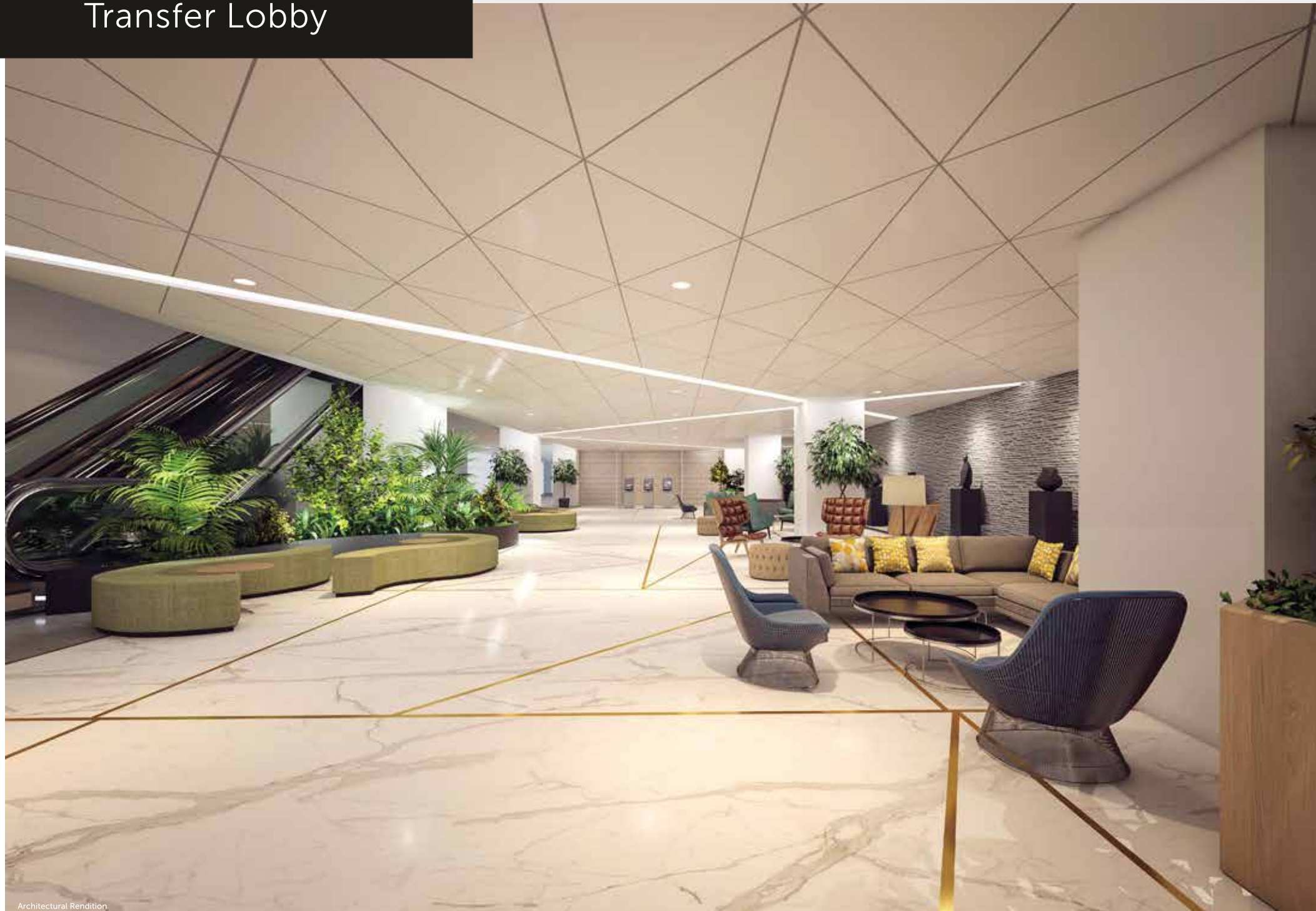
- Entry lobby
- Transfer lobby
- Hassle-free parking
- Two auditoriums with pre-function area
- Dedicated pantries and washrooms
- Training rooms
- Exclusive creche facility
- Convenience store & pharmacy
- ATMs & quick serving restaurants

- 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



Architectural Rendition



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.

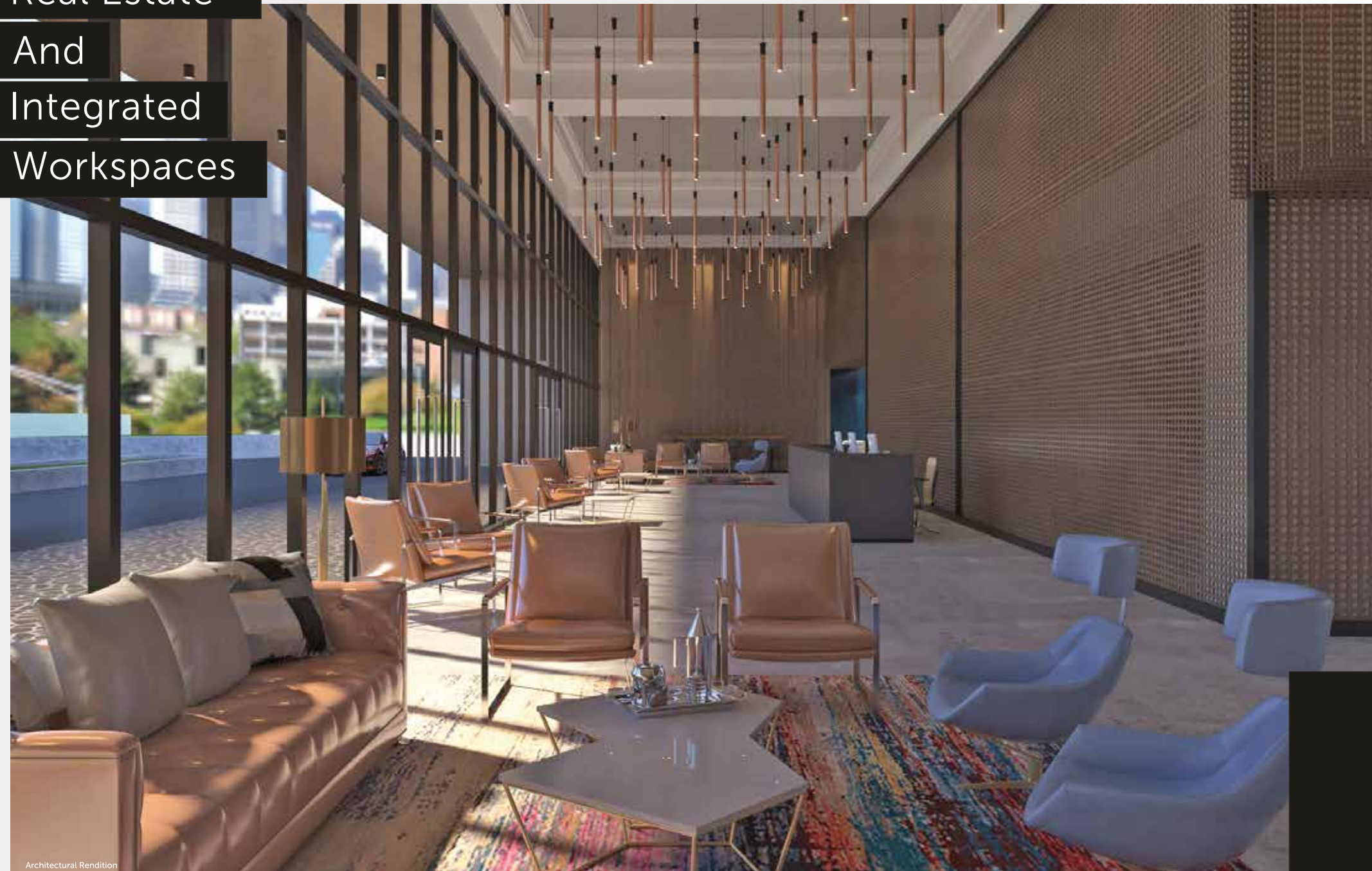
This design structure ensures the ease of accessibility with an established security system, consisting of turnstile functionality and DCS elevators within the ecosystem. While at this level, you gain access to facilities such as premium lounge, quiet spaces, and collaborating areas that redefine the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



Unique Blend  
Of  
Modern  
Real Estate  
And  
Integrated  
Workspaces

Entrance Lobby

The entrance lobby is expansive, energy-efficient, beautifully designed with 6 meter floor to floor height.



Architectural Rendition



# Unparalleled Office Spaces

**EON**  
HYDERABAD





Six Meeting & Training Rooms

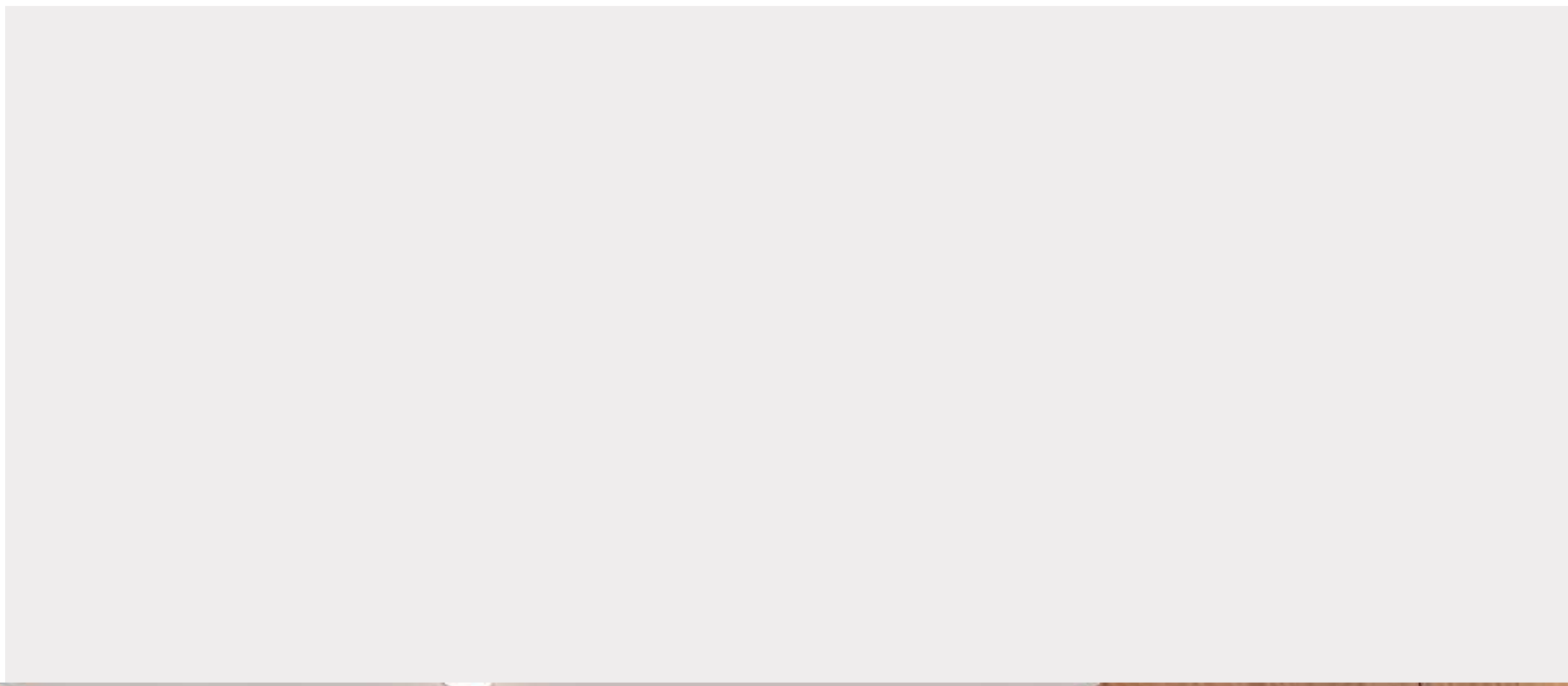


### Auditorium

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



Gymnasium

### 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.



Architectural Rendition

### Gym Amenities

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



SALON  
Groom  
Great  
Gorgeous

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.



### Indoor 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.



Sustainable Infrastructure



Sustainable  
Development  
Requires  
Human Ingenuity.  
People Are The  
Most Important  
Resource.



## 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.

**EON**  
HYDERABAD



## 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

Air-Conditioning System	Separate VRV ledges for O.D.U.s on Each Floor	
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	
	Convenience Elevators Connecting parking floors to the common 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	
Total No. of Car parking Spaces	2,717 Nos.	
	Basement 4	790 Nos.
	Basement 3	729 Nos.
	Basement 2	699 Nos.
	Basement 1	385 Nos.
Ground Level	114 Nos.	
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, Synchron, 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**

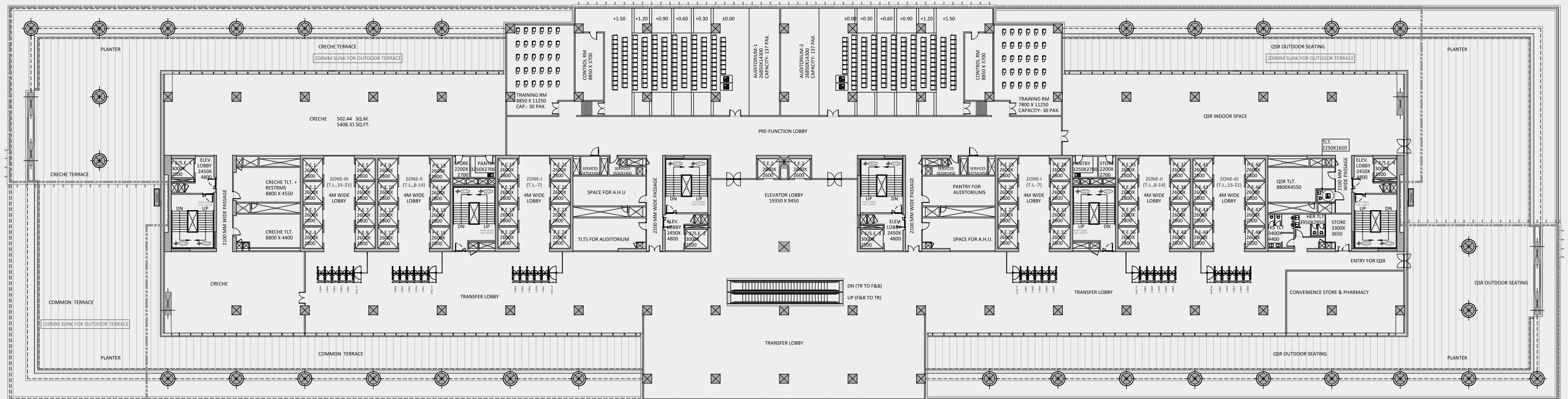
IBM | MASTERCARDS | UBS | BMC SOFTWARE | HSBC | E&Y | PWC | EATON | BARCLAYS | NORTHERN TRUST |  
DELOITTE | CLSA | ALLIANZ | DEUTSCHE BANK GROUP | CREDIT SUISSE | CITI | COGNIZANT | CUMMINS |  
ALLSCRIPTS | EMERSON | HCL | HONEYWELL | HP | NOKIA | NVIDIA | POSCO | SEARS | SIEMENS | SYMANTEC |



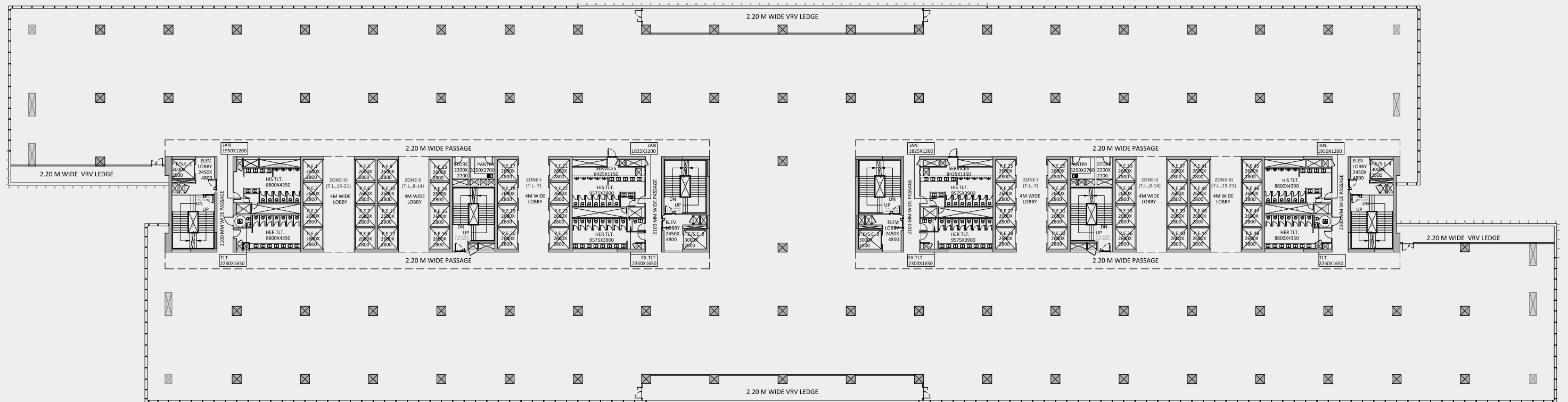
CUMMINS CAMPUS, PUNE



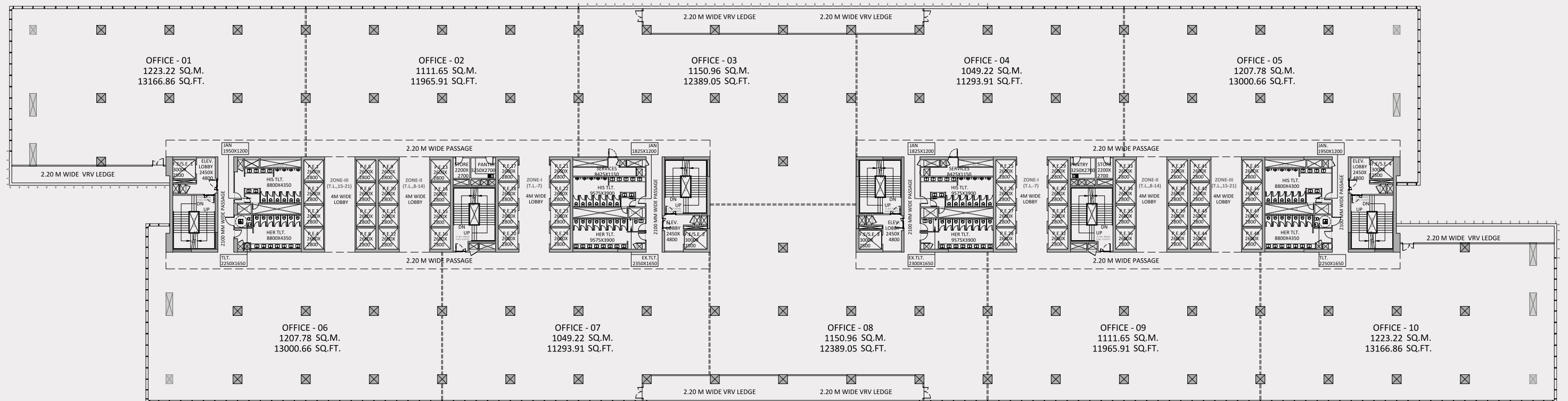
# TRANSFER LOBBY PLAN



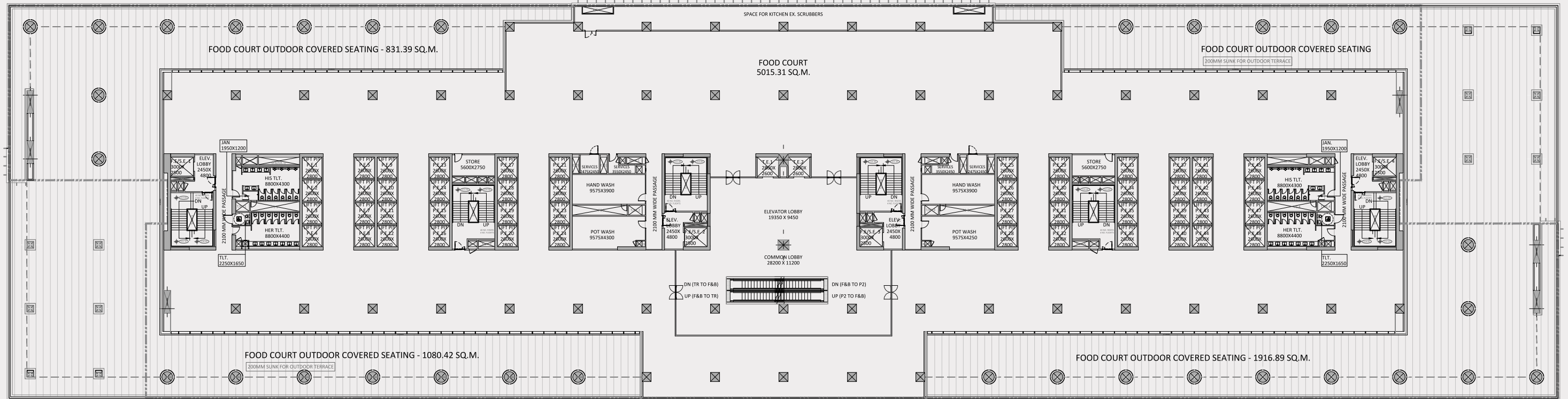
TYPICAL FLOOR PLAN  
1,20,000 sq. ft. Appox.



TYPICAL FLOOR PLAN  
MULTI-TENANT



FOOD COURT LEVEL PLAN



## 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
Trafic Consultants	Sincrono Solutions
Kitchen	Peacock Hospitality
Marketing & Leasing	Panchshil Realty
PMC	In House
Lighting Consultants	Lighting Ergonomics
Facade Consultants	RSM Design Solutions