



Hiranandani Business Parks

The background features a dark blue gradient with a faint, light blue line-art illustration of a grand classical building with multiple stories, columns, and a pediment. Palm trees are visible in the foreground. Three large, double-lined arches in a light blue color frame the central text. Two vertical lines are positioned to the left of the central arch.

Hiranandani Business Parks

Exploring the saga behind the brand



HIRANANDANI BUSINESS PARKS

— THANE —





Crafting a timeless tale

Our Brand Legacy Speaks for Itself

House of Hiranandani is one of the largest and well-known brands in Indian real estate. Incepted from the globally recognised architectural vision of Mr. Surendra Hiranandani, the brand has transformed the real estate skyline of Mumbai, Bengaluru, Chennai and Hyderabad.

With over four decades of experience and a unique approach to designing and planning, House of Hiranandani endeavours to provide a holistic living experience to people, adding value to their overall lifestyle.

HIRANANDANI BUSINESS PARKS

From vision to venture

The Diverse Dynamism of our Business Portfolio



Commercial



Residential



Education



Hospitality



Retail



Leisure

HIRANANDANI BUSINESS PARKS





Journeying through time..

Celebrating Over Four Decades of Excellence



40.23 Million Sqft.
Developed



79,748 Students
Educated



22,445 Homes
Delivered



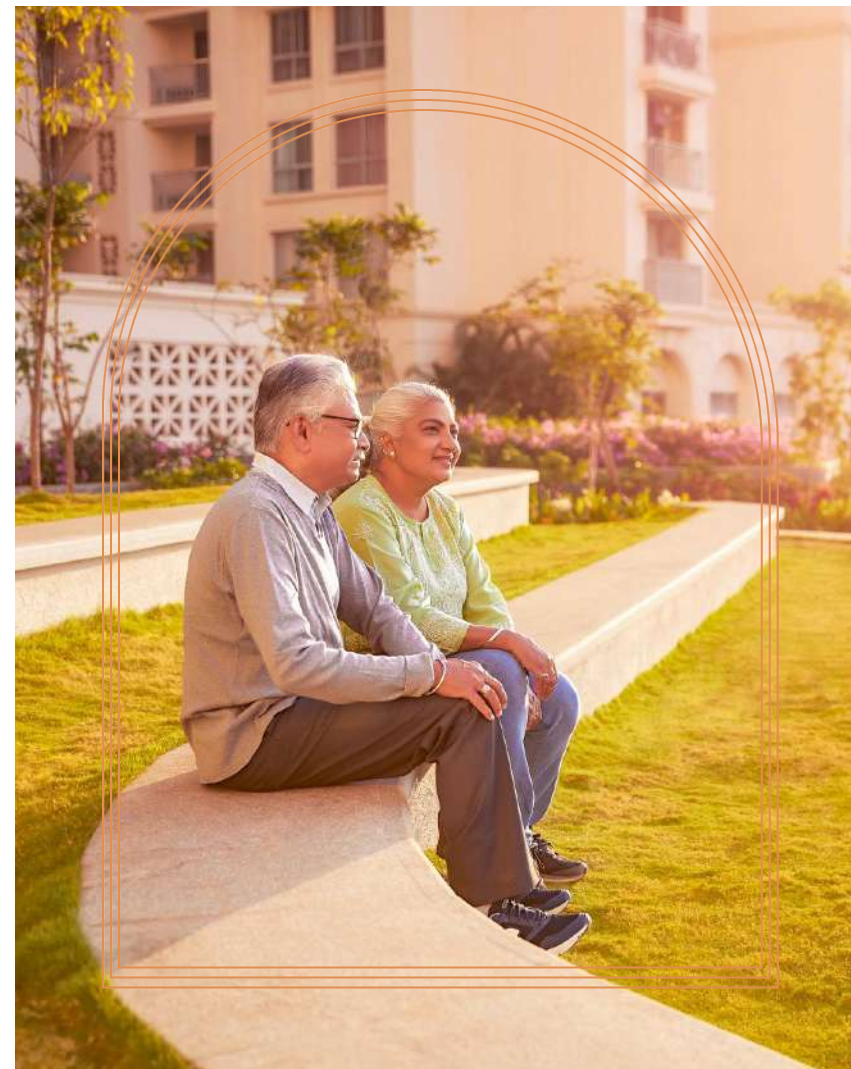
44,264 Trees
Planted

Essence of our brand



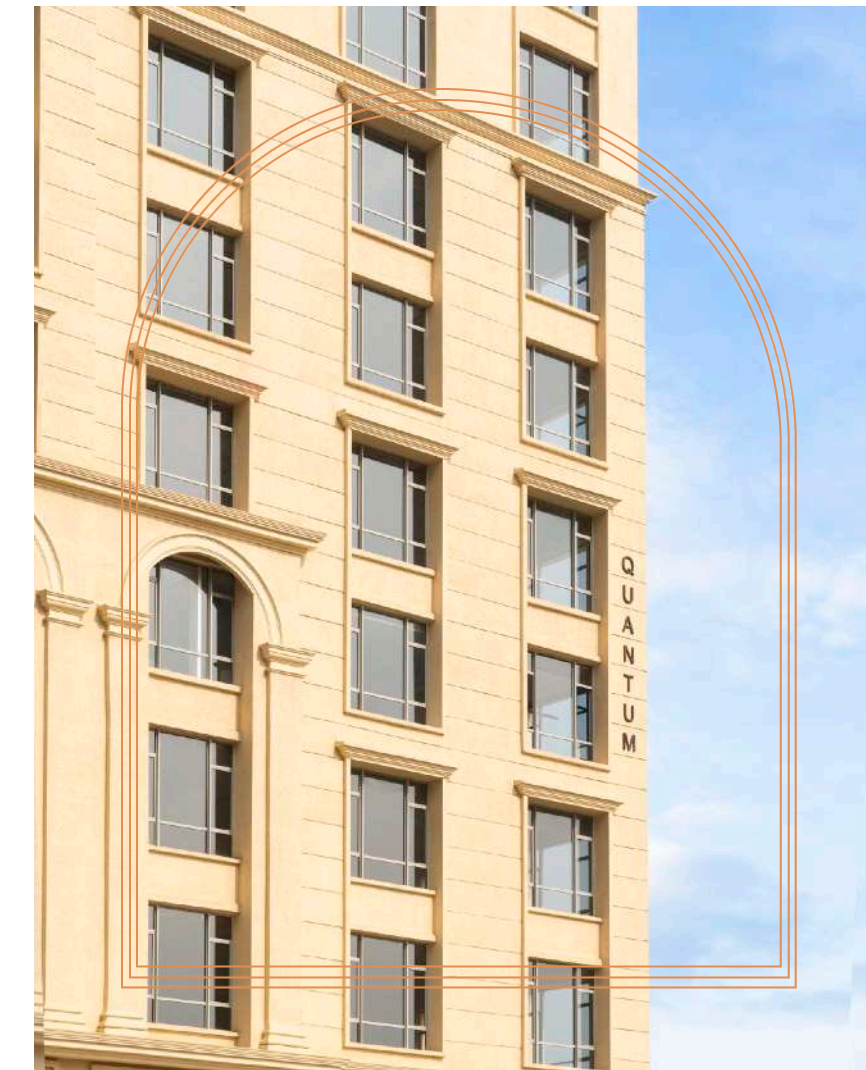
Architectural Prowess

Using advanced building materials and techniques, as well as the ability to design the structure that is sustainable and environmentally friendly.



New Urbanism

Creating workable, human-scaled communities that promote a healthy and sustainable space. This includes creating communities with mixed-use zoning, green spaces, and easy access to public transportation.



Quality Construction

At our core, we believe in delivering nothing but the best. From carefully selected materials to precision engineering, our commitment to excellence is reflected in every aspect of our construction process.

Contemporary infrastructure from modern India

Mumbai

Kandivali - Single Tower

Thane

Hiranandani Estate - 350 Acres
Panch Pakhadi - Single Tower

Chennai

Egattur, OMR - 120 Acres

Kalyan

3 Towers

Bengaluru

Devanahalli - 76 Acres
Hebbal - 10 Acres
Bannerghatta - 33 Acres

Hyderabad

Shankarpally – 67 Acres



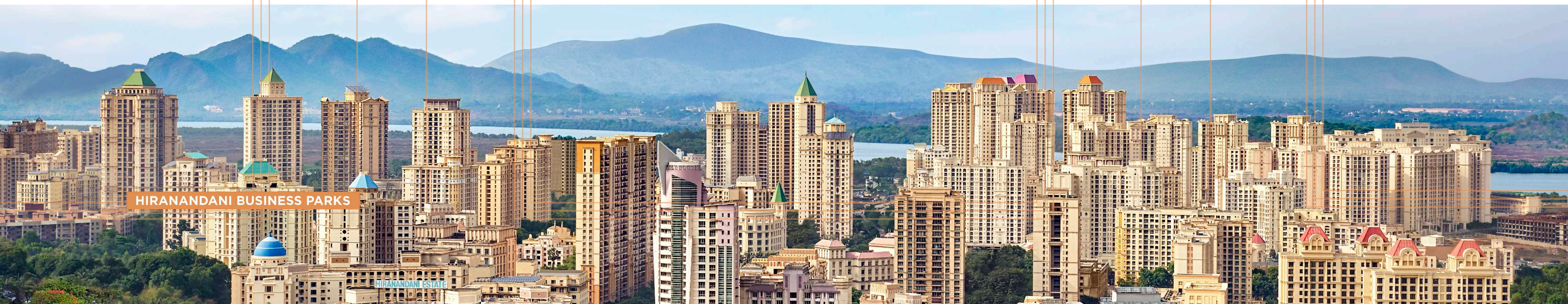


Hiranandani
creating better communities

HIRANANDANI ESTATE, THANE

COMMERCIAL

HIRANANDANI BUSINESS PARKS



Nestled in the lap of nature

Hiranandani Estate in Thane Is a Sprawling **350+ Acre** Community
That Redefines the Way You Live...



HIRANANDANI ESTATE, THANE

COMMERCIAL



A journey through the essence of estate and its unmatched offerings



350 Acres
Land Parcel



2-5 BHK
Luxury Residences



Amenities
Lifestyle, International School, Retail, Day Care Centre



Neighbourhood
Stunning Vistas & Communal Lifestyle



A wide-angle photograph of a park-like setting. A paved path made of light-colored bricks leads from the foreground into the distance, flanked by low, manicured green hedges. To the left of the path, there are several tall trees with dense green foliage and some yellow flowers. To the right, there's a grassy area with more trees, including palm trees, and a small bush with red flowers. The background shows a hilly landscape with more greenery under a bright sky.

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Harmony with nature

Horticulture & Green Practices

- ✓ Pioneers of Miyawaki Forest
- ✓ Plantation That Promotes Local Ecology
- ✓ Dedicated Horticulture Team
- ✓ Research-Based Horticulture Practices

Our commitment to sustainability and a better future for all



Water Management

- Rainwater Harvesting
- Sewage Water Treatment
- Conservation of Old Wells



Efficient Energy Consumption

- Use of Solar Power
- Motion Sensor Lighting in Common Areas



Waste Management Practices

- Composting of Organic Waste
- Recycling of Non-Organic Waste

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Hiranandani
creating better communities

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— THANE —

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The epicentre of urban living



350 Acres
Land Parcel



2-5 BHK
Luxury Residences

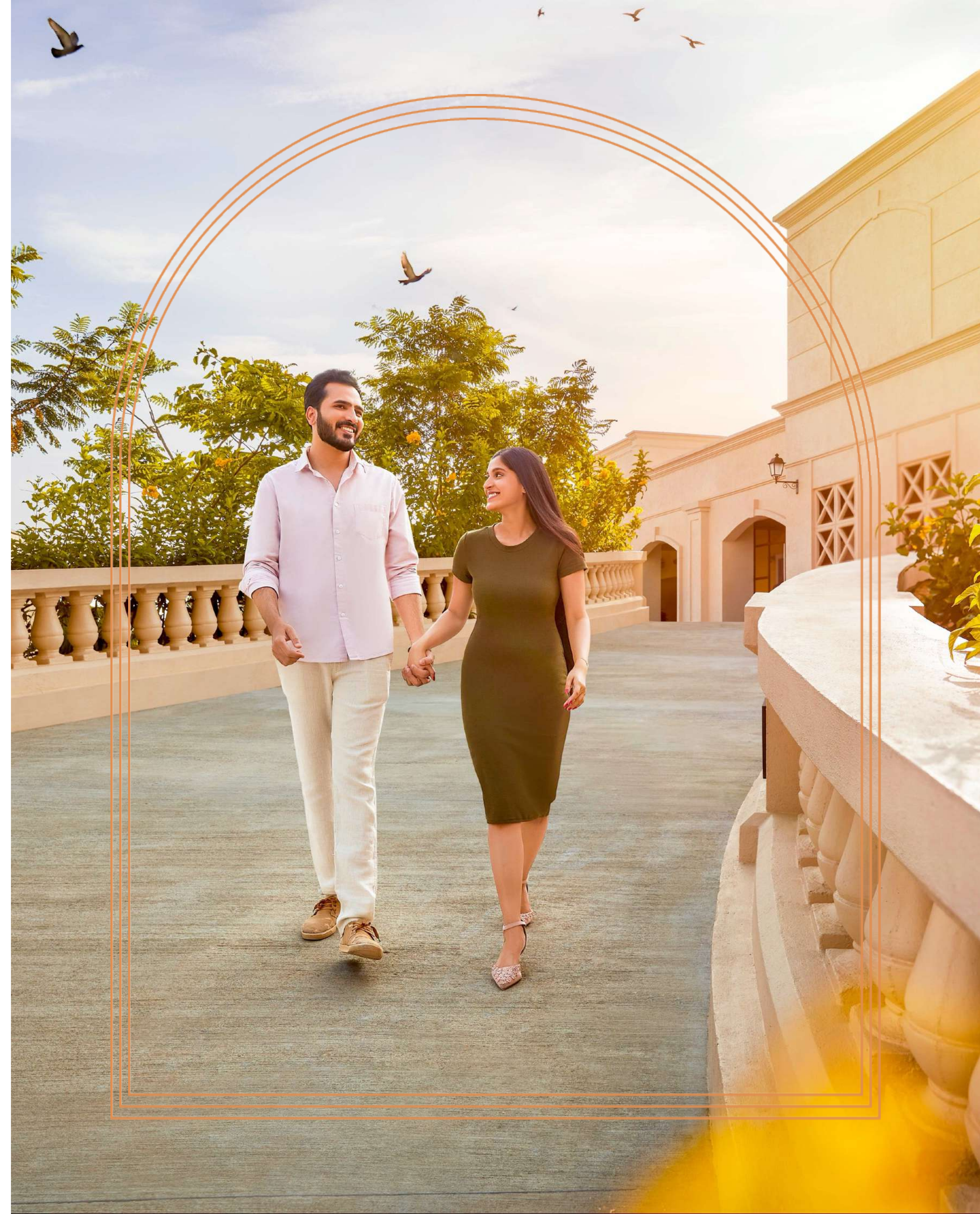


Amenities
Lifestyle, International School, Retail, Day Care Centre



Neighbourhood
Stunning Vistas & Communal Lifestyle

HIRANANDANI BUSINESS PARKS



Embark on The Walk

Experience a high-end open-air high street that adds charm to your retail therapy, indulgent cafe culture, exquisite dining, and thrilling entertainment.



High Street Retail



Unmatched Comforts

HIRANANDANI BUSINESS PARKS



Inspiring workspaces

4M Retail
Developed
sqft.

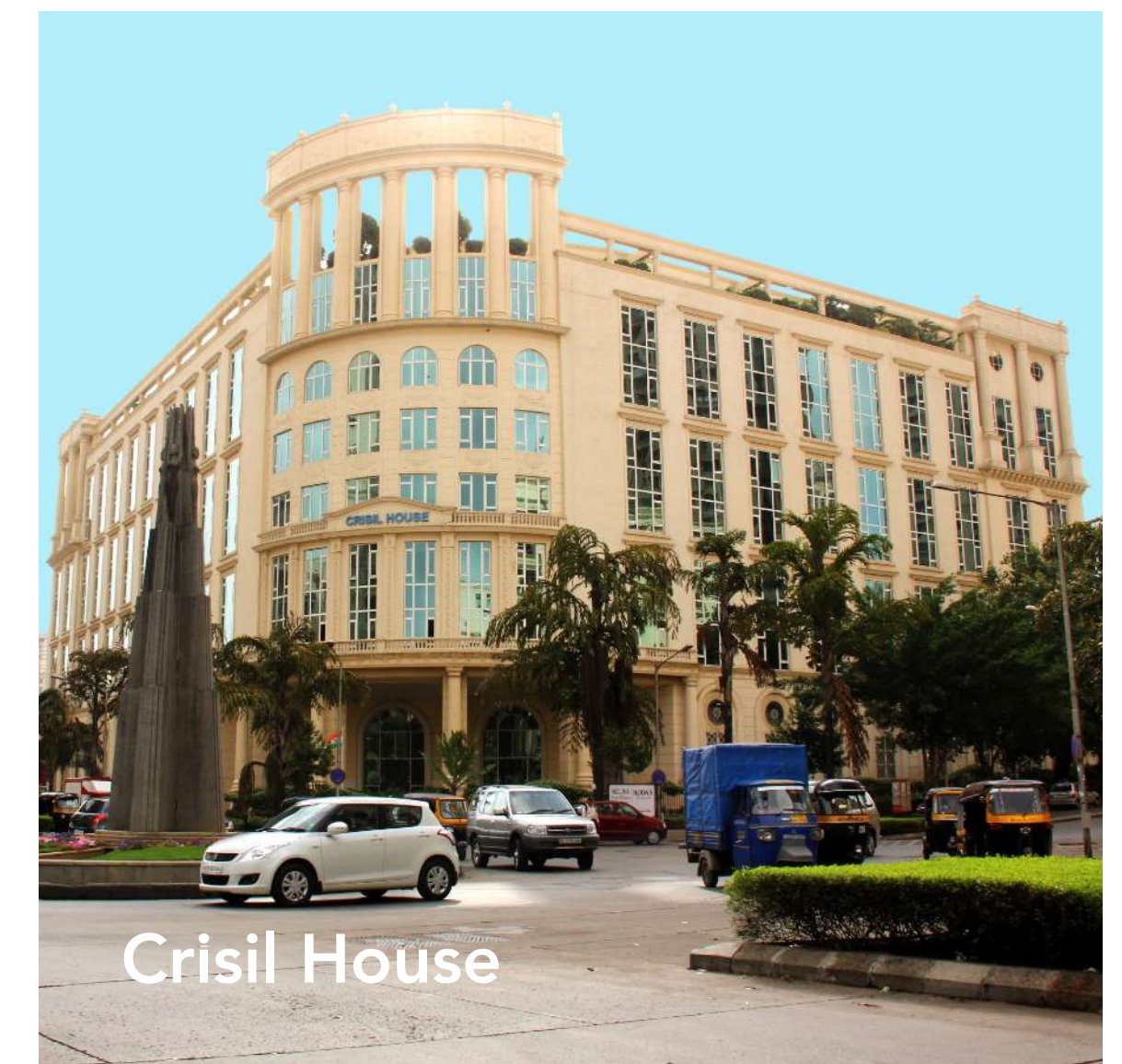
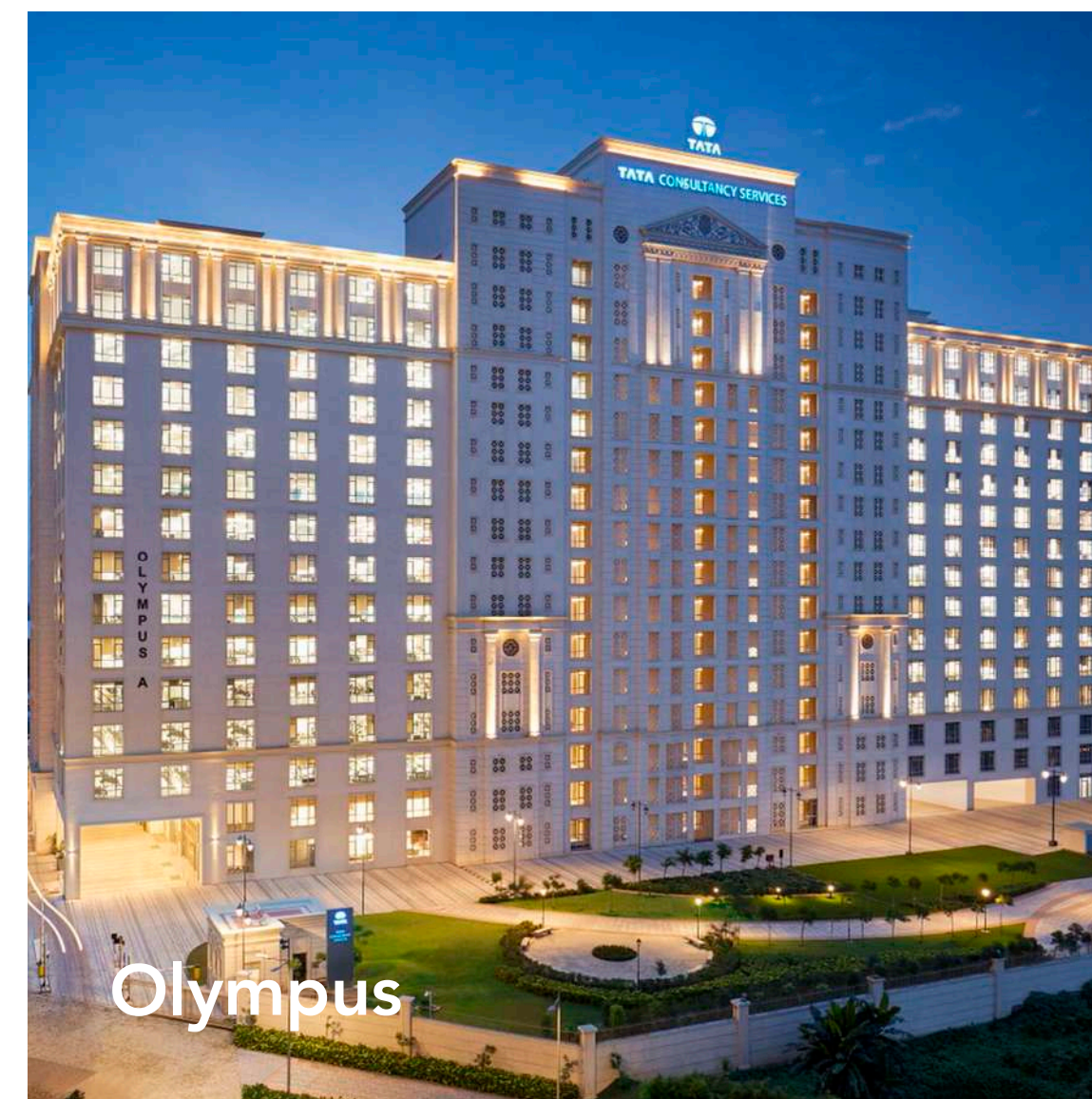
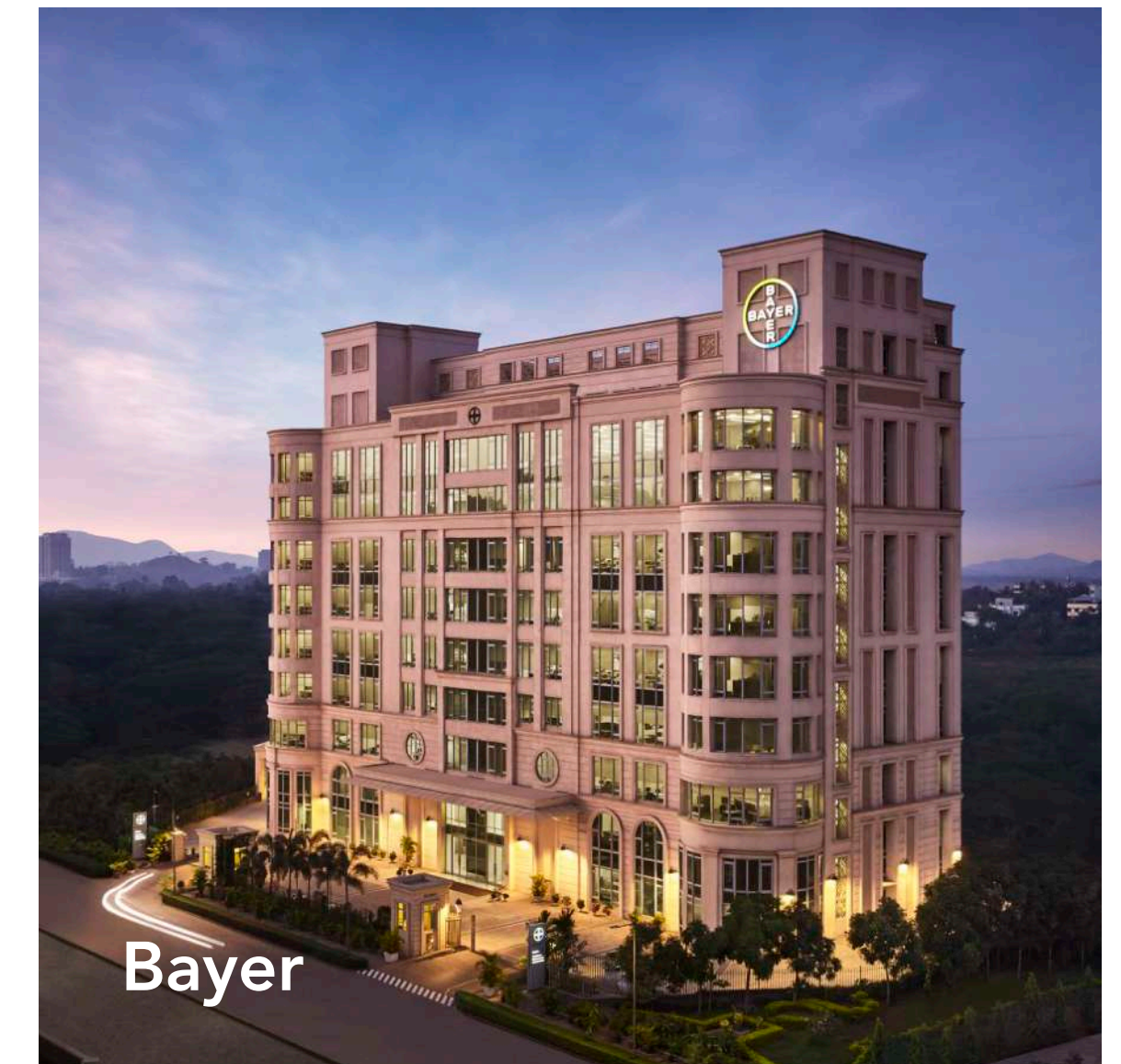
1M Future Potential
Office Spaces
sqft.

2M Under Construction
Office Spaces
sqft.

0.15M Retail
Developed
sqft.

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*M - Million





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creating better communities

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— THANE —

PREMIUM TOWERS

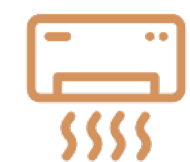
Hiranandani Business Parks Premium Towers



Open Space Design



Best Floor to Ceiling Height



Air Conditioned Lobbies



Efficient Lift Mobility



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PREMIUM TOWERS



Olympus A & B

Hiranandani Business Parks



Development Usage
IT/ITES



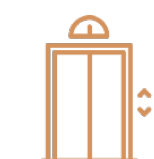
Year of Completion
A-2027 | B-2019



Total Development
3M sqft.



Structure
A - G+15 | B - G+13



No. Of Passenger Lifts
A-18 | B-16



Floor Plate
A-1,12,970 | B-54,607

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Quantum

Hiranandani Business Parks



Development Usage
Commercial



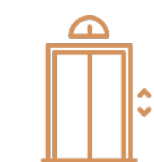
Year of Completion
2021



Total Development
0.6M Sqft.



Structure
LB+UB+G+25 Floors



No. Of Passenger Lifts
12 High Speed



Floor Plate
26,000 Sqft.

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Zenia

Hiranandani Business Parks



Development Usage
IT/ITES



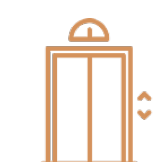
Year of Completion
2017



Total Development
0.11M Sqft.



Structure
B+2 Parking+8 Floors



No. Of Passenger Lifts
3



Floor Plate
13,545 Sqft.

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Bayer

Hiranandani Business Parks



Development Usage
IT/ITES



Year of Completion
2014



Total Development
0.17M Sqft.



Structure
2B+G+8 Upper Floors

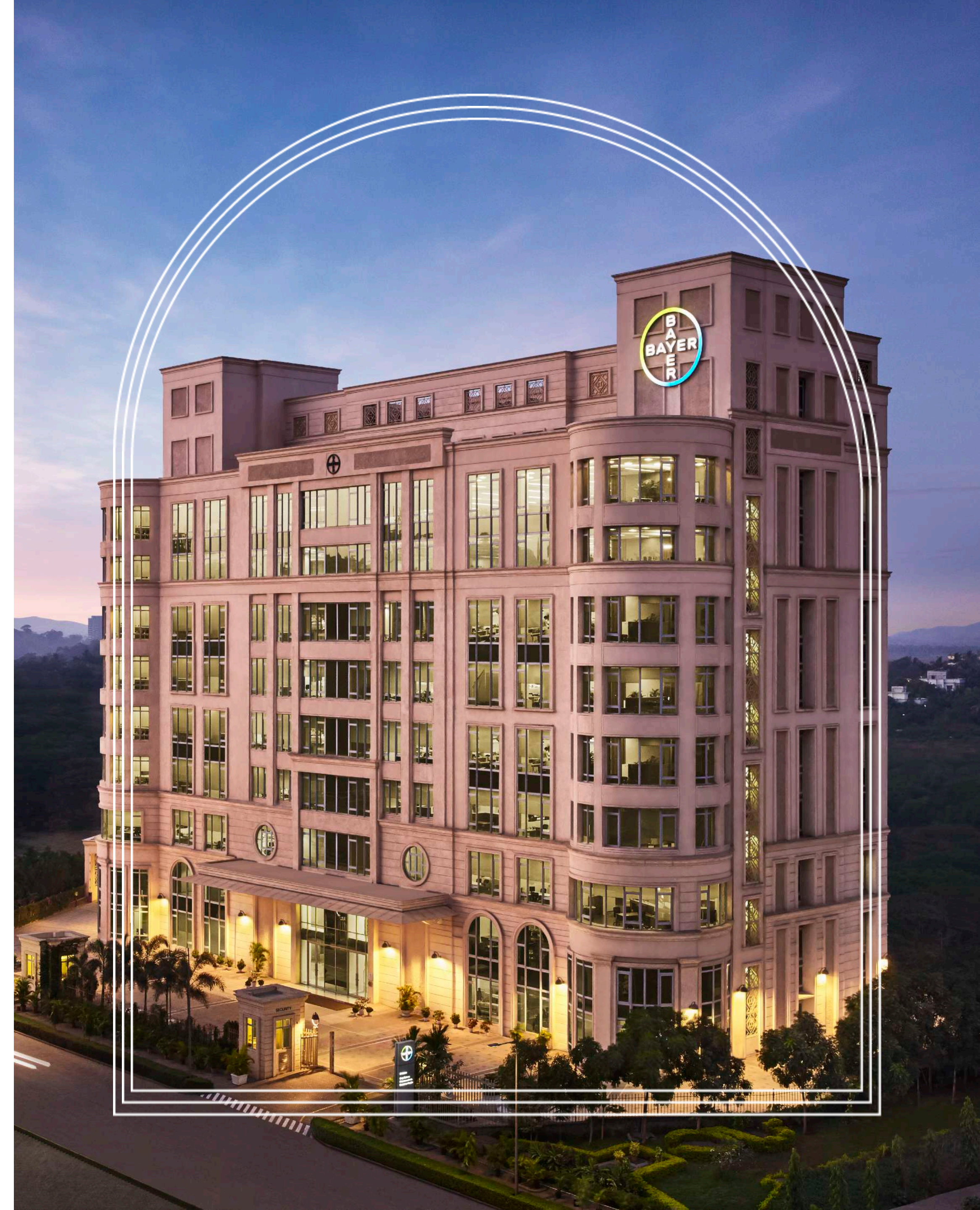


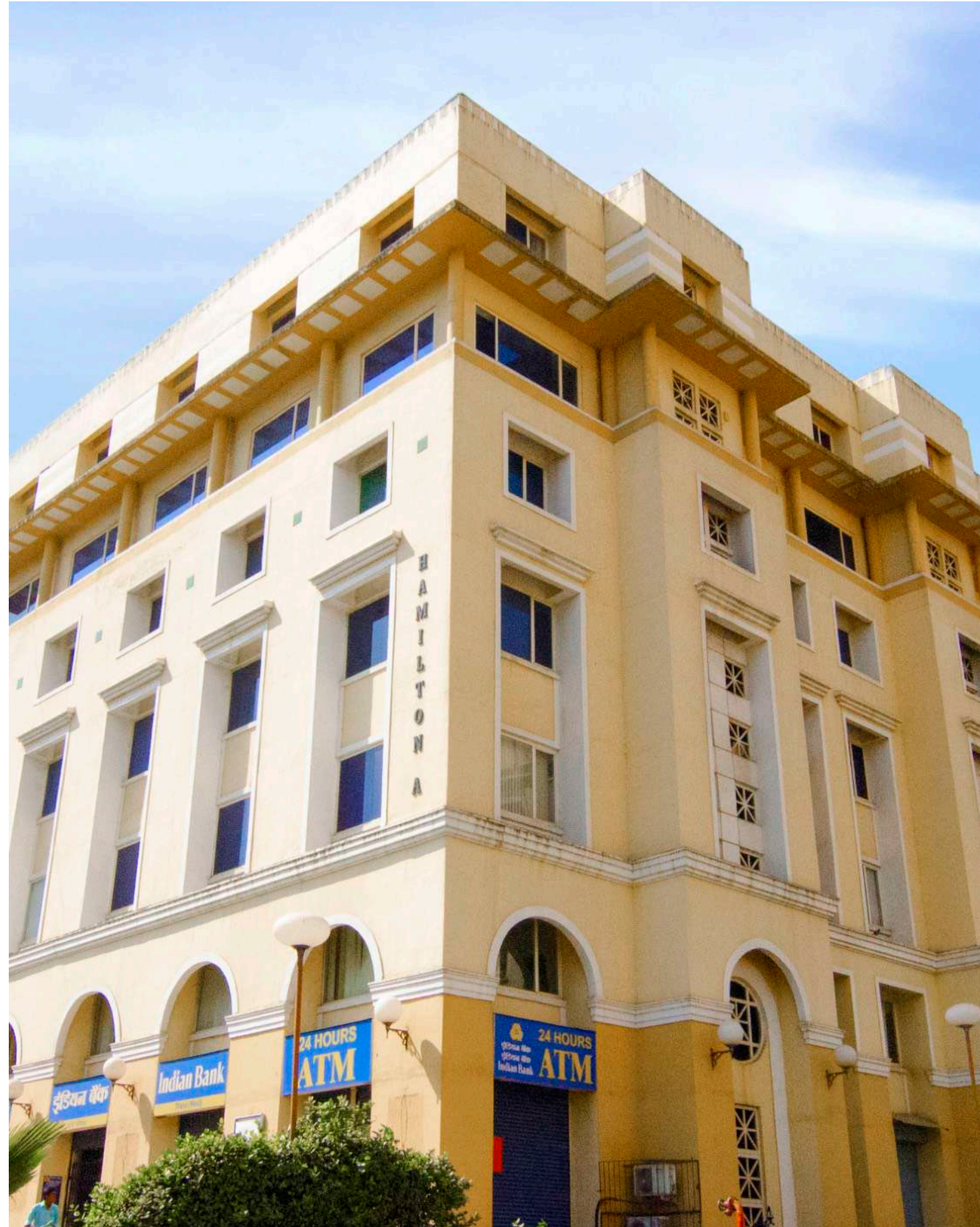
No. Of Passenger Lifts
2



Floor Plate
19,284 Sqft.

HIRANANDANI BUSINESS PARKS





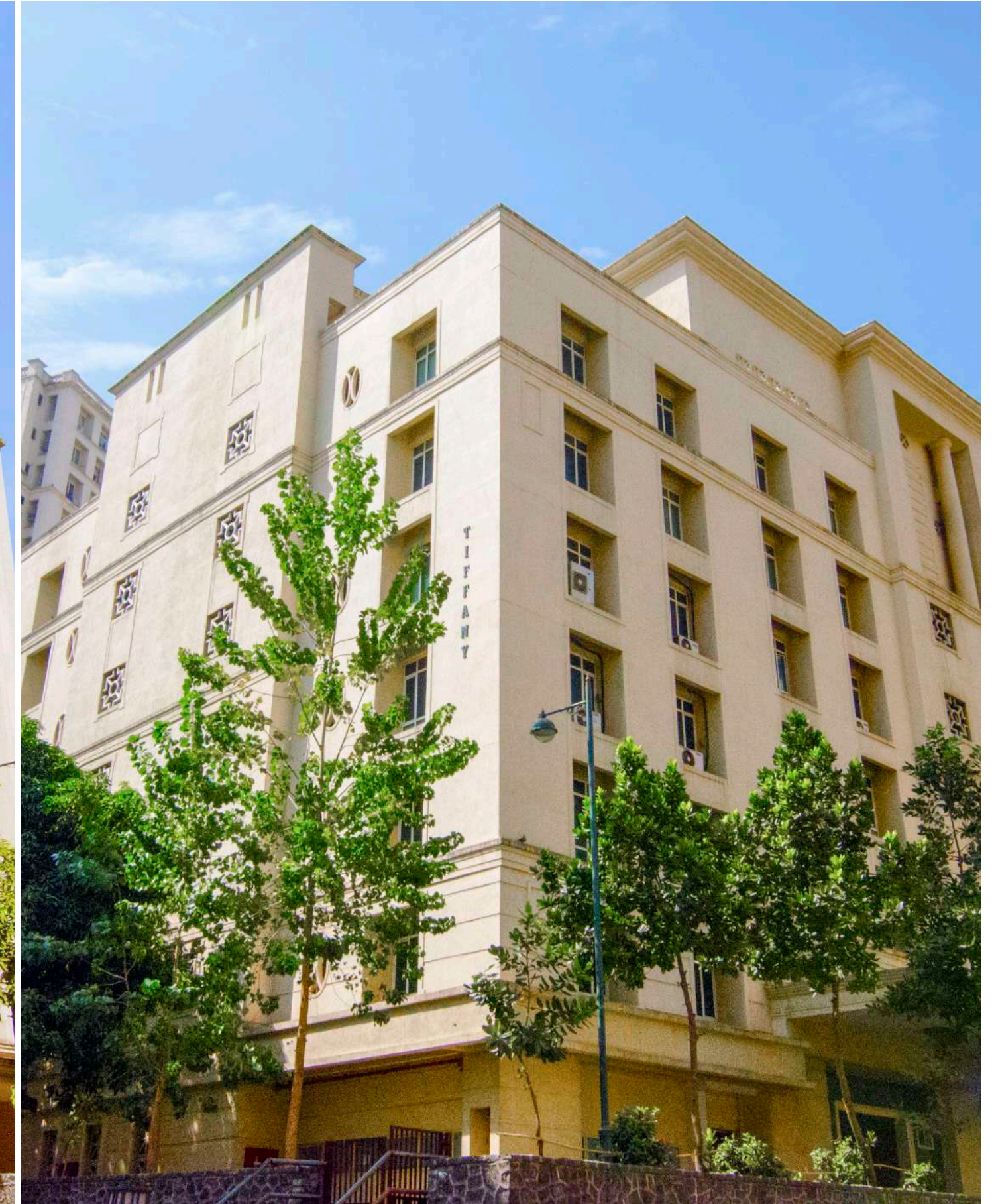
Hamilton A / B

Total Development
0.11M sqft.



Lexington

Total Development
0.13M sqft.



Tiffany

Total Development
0.11M sqft.

Join the ranks of our elite clientele



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— THANE —

* Some of our clients mentioned here are on lease for a period of over 10 years with a renewal clause

Bellona

Experience the New Urbanism



HIRANANDANI BUSINESS PARKS

THANE

Experience the new urbanism

- Splendid Architecture
- State-of-the-Art Facilities
- Modern Workspaces
- World-Class Infrastructure
- Retail - High Street
- Social Hub

HIRANANDANI BUSINESS PARKS

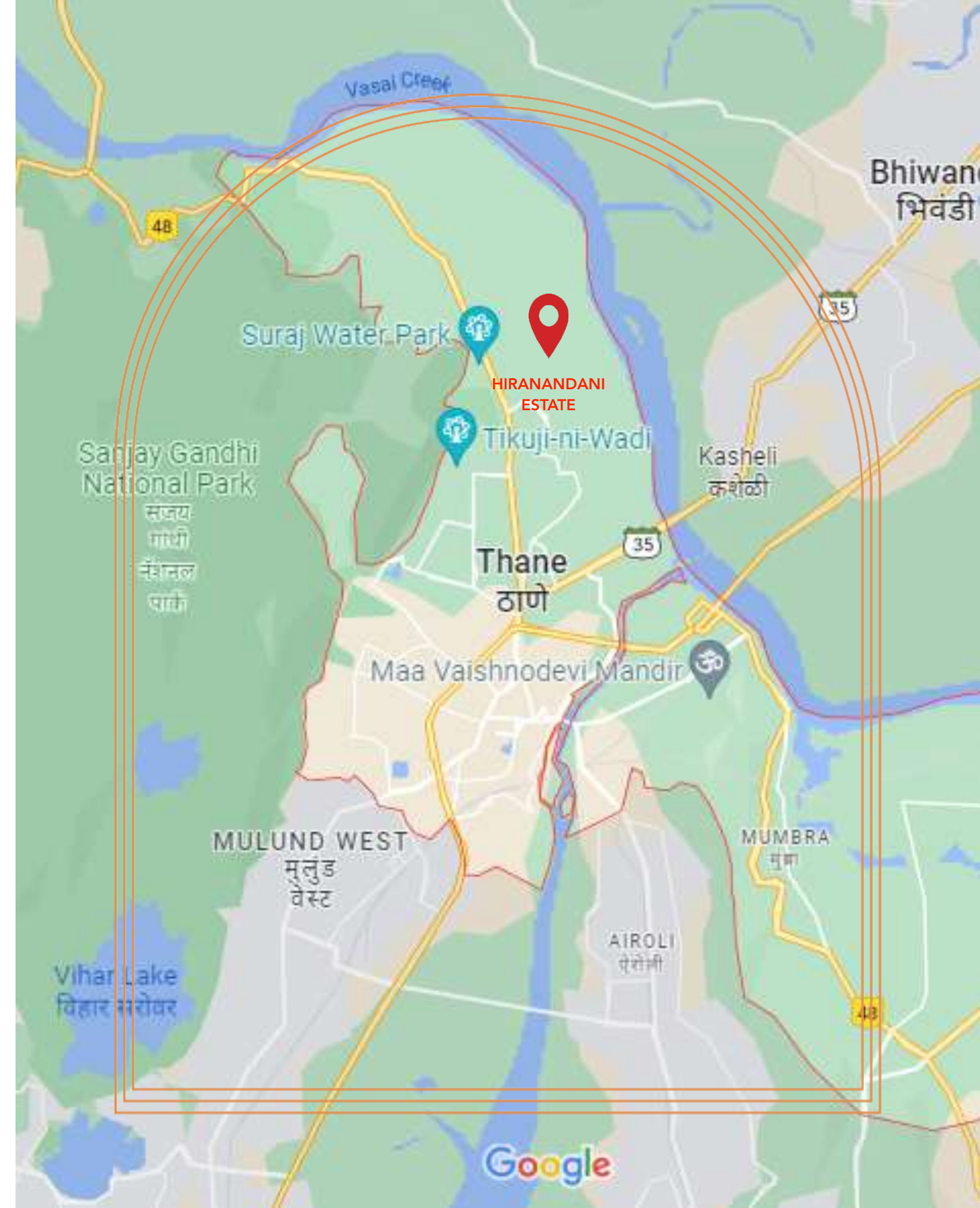


as per revision in elevation

Our strategic location

- Connects to Every Part of the Mumbai Metropolitan Region
- Incorporates all the Conveniences and Comforts for Your Team

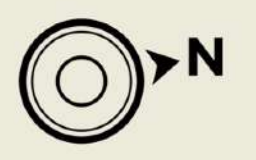
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TOWARDS THANE
GHODBUNDER ROAD



Bellona



HIRANANDANI ESTATE, THANE

*Trees and Green Area shown is for representation purpose only.
*Layout plan is not up to the scale.



Positioned to reinvent urbanism

Meticulously Designed for a Superlative Experience



A Holistic
Environment



Superior Social &
Internal Infrastructure



Superlative
Connectivity



Automated
Technology

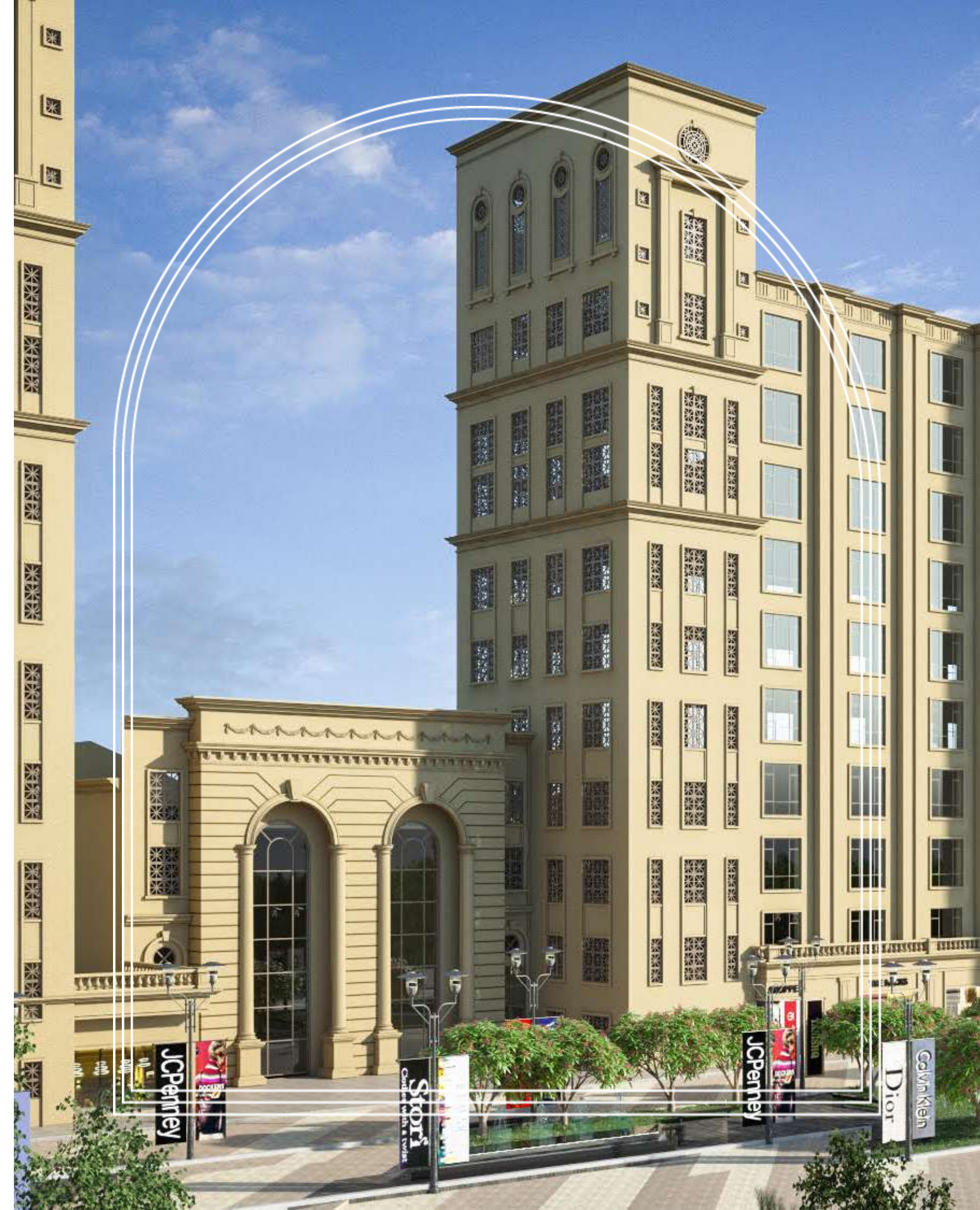


Highly Efficient
Work Spaces



Close Proximity to
Retail Street

HIRANANDANI BUSINESS PARKS



Positioned to reinvent urbanism

Meticulously Designed for a Superlative Experience



Behold a New Era of Commercial Excellence
With Our Stunning **B+ G+9 Floor**



Discover the Magnanimous Scale of Our
Development Spanning over **1.1 Lakh Sq. Ft**



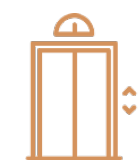
Access the Untapped Horizons of Our
Typical Floor Plate of **14013 Sq. Ft.** With an
Efficiency Rate of 65% per Floor



Join the Urban Revolution with Our
Upcoming Commercial Space Currently
Under Construction, with Bare Shell
Possession by Q3 2023

Cutting edge technical brilliance of Bellona

Meticulously Designed for a Superlative Experience



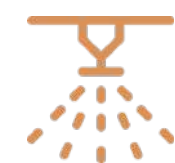
32
Passenger Lifts



24x7 Manned
Security & CCTV Cameras



4.2 Meters
Floor to Ceiling Height



Tap Off Sprinklers Points
On All Floors



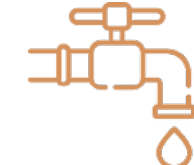
500 kg / Sqmt.
Floor Loading



Neo Classical
Structural Design



Double Glazed
Windows



Water Supply
From Municipal Corporation



Major Telecom
Service Providers



24x7 Professionally Managed
Facility Management



Ample Duct Area
For Outdoor A/C Unit

Cutting edge technical brilliance of Bellona

Meticulously Designed for a Superlative Experience

Floor	Carpet Area	Built-up Area
Basement & Ground Floor		
1st Floor	7,569	11,645
2nd Floor	7,388	11,363
3rd Floor	9,090	14,013
4th, 6th, 7th & 9th Floor	9,108	14,013
5th & 8th Floor (Refuge)	6,519	10,029

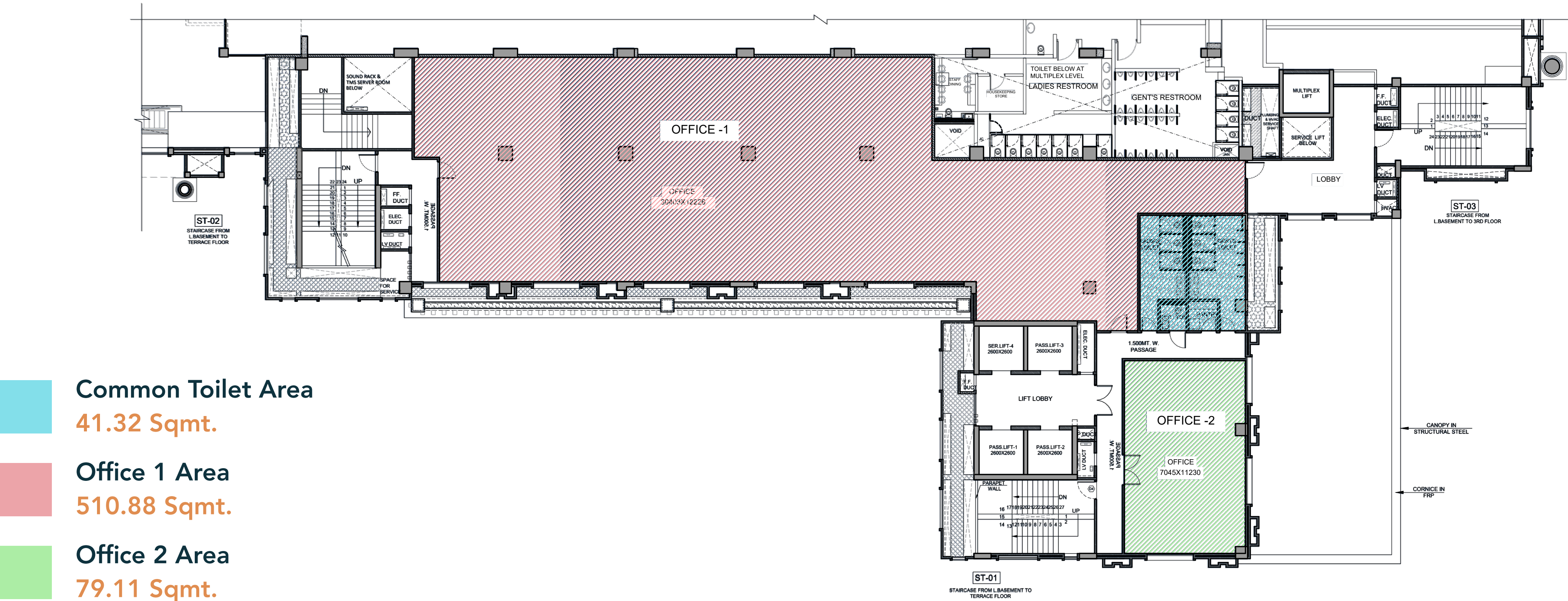
Total Built-Up Area
1,13,131 Sqft.

Total Carpet Area
73517 Sqft.

Bellona floor plans

HIRANANDANI BUSINESS PARKS

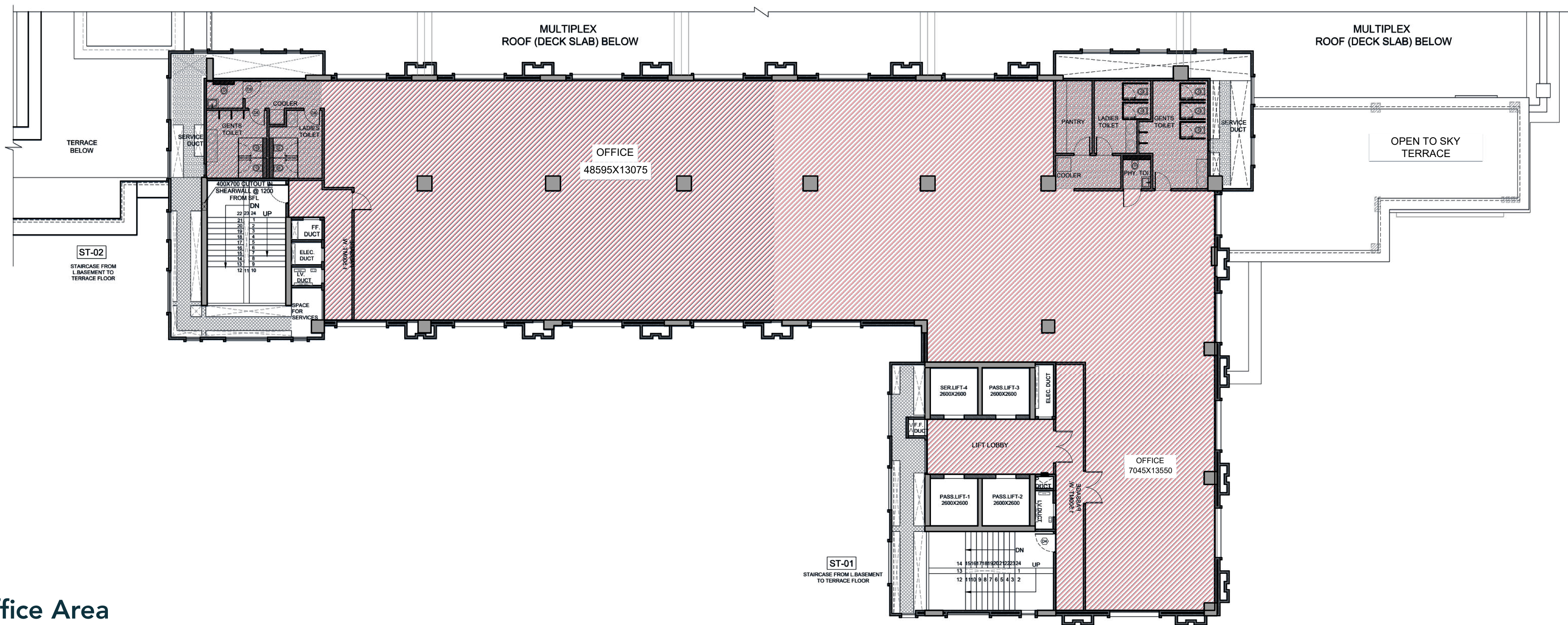
First Floor



Bellona floor plans

HIRANANDANI BUSINESS PARKS

Fourth Floor

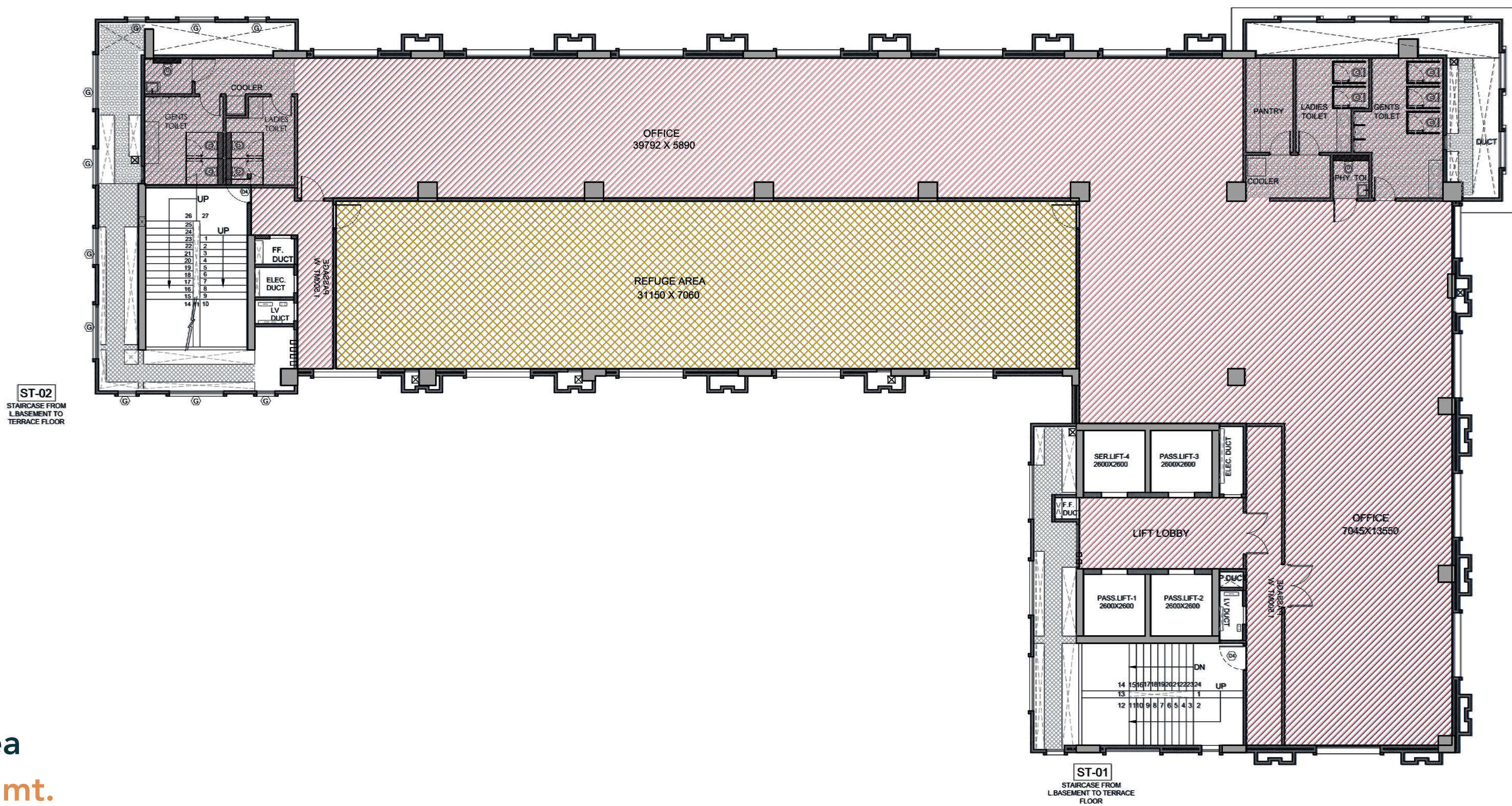


Office Area
846.19 Sqmt.

Bellona floor plans

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Fifth & Eighth Floor

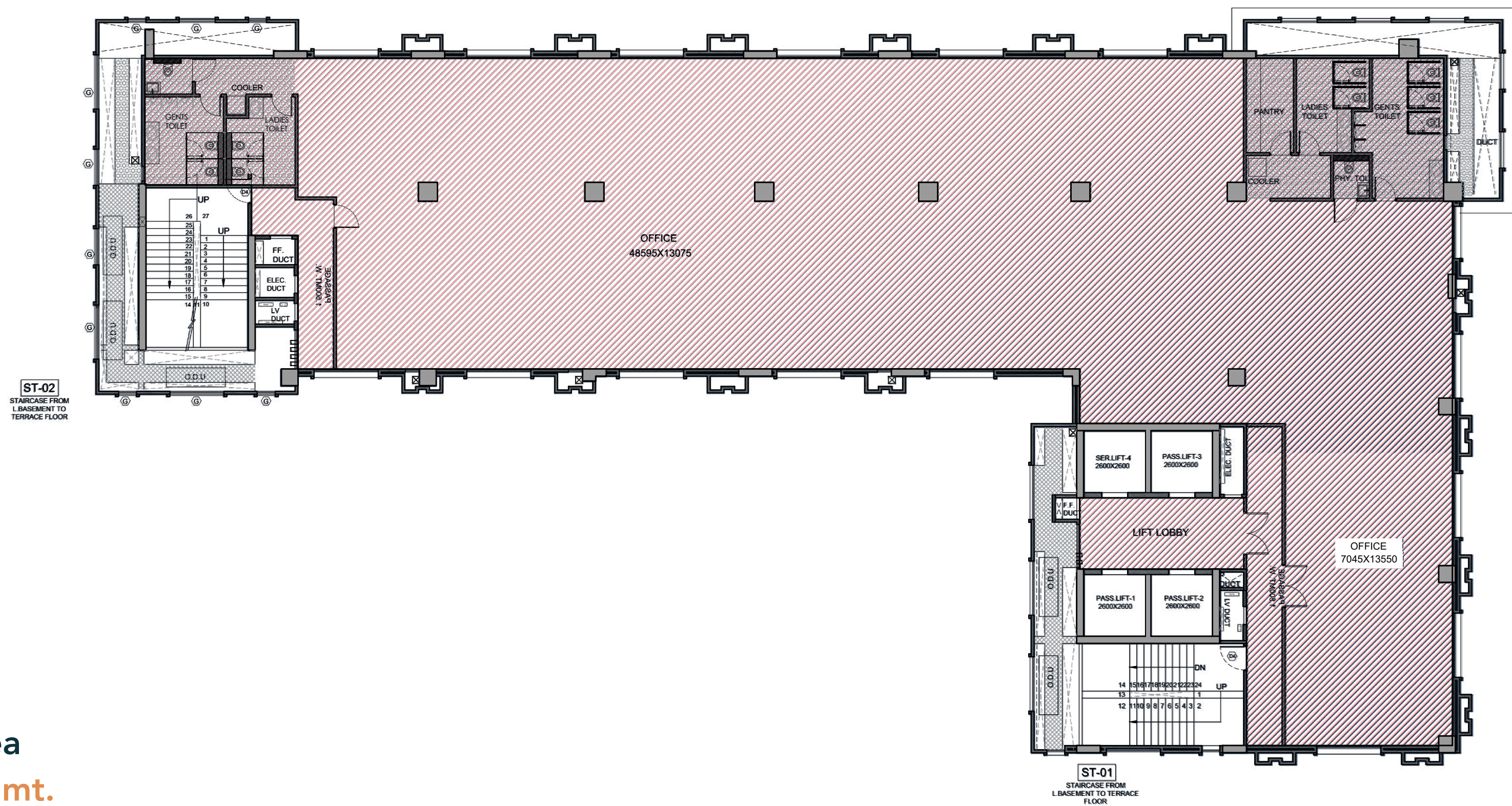


Office Area
620.58 Sqmt.

Bellona floor plans

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Sixth, Seventh & Ninth Floor



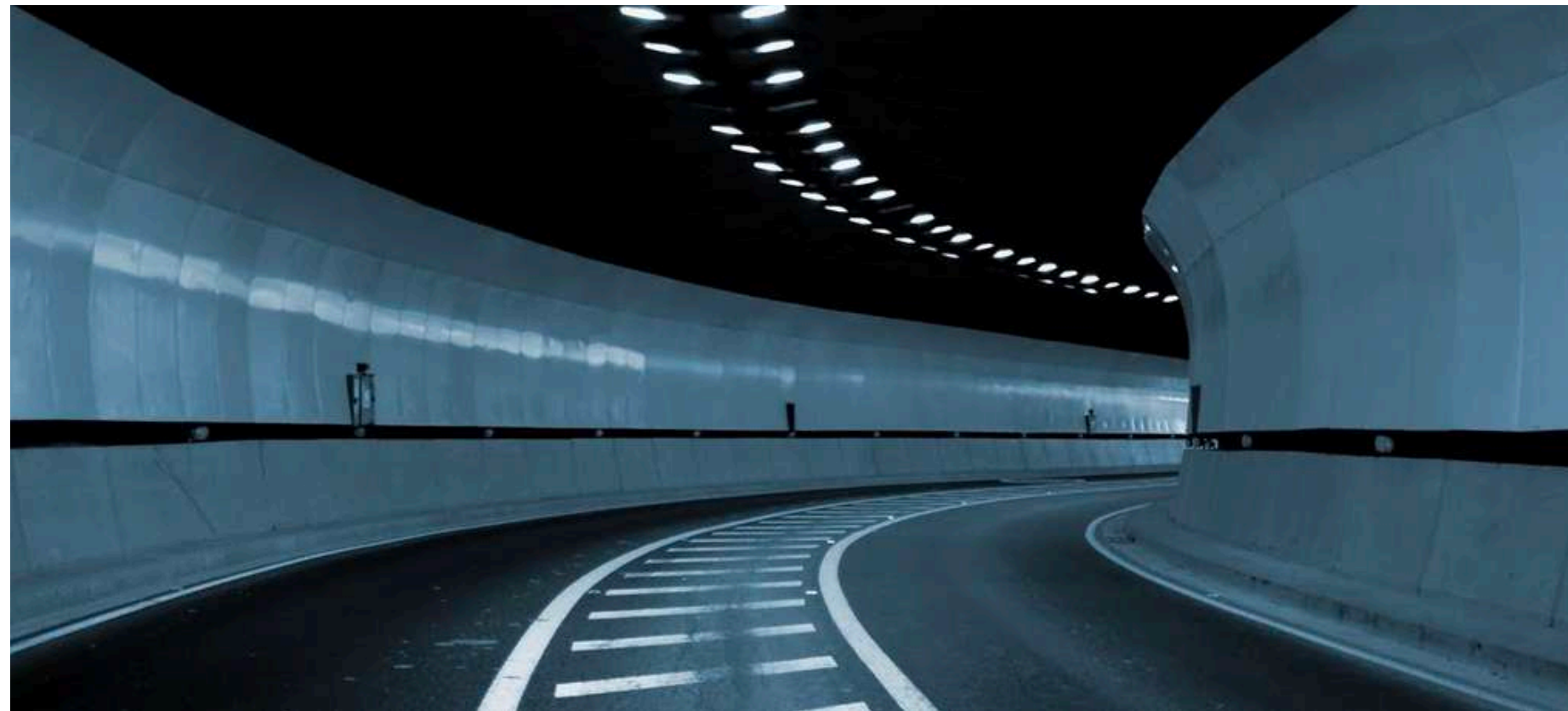


Infrastructure and connectivity

Positioned To Reinvent Urbanism

Upcoming location infrastructure

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Thane-Borivali Underground Tunnel

11.8km tunnel under Sanjay Gandhi National Park connects Tikuji-Ni-Wadi in Thane to Borivali's Western Express Highway, reducing commute time to 15 minutes.



Water Ways

Connects Thane with Vasai, Kalyan, Mumbai, and Navi Mumbai, saving approximately one hour of travel for Thane to Mumbai commuters and 30 minutes for Thane to Navi Mumbai commuters.

Upcoming location infrastructure

HIRANANDANI BUSINESS PARKS



Thane-Ghodbunder Elevated Corridor

4.4 km elevated road connecting NH3 and Western Express Highway NH8, running from Fountain Hotel on WEH to the Gaimukh area in Sanjay Gandhi National Park (SGNP), around 7 km from Hiranandani Estate.



Upcoming Thane Coastal Road

13 km Thane Coastal Road, from Kharegaon to Gaimukh, aims to decongest Ghodbunder Road, passing through CRZ with tunnels and underground passages for seamless commuting.

Upcoming infrastructural development

HIRANANDANI BUSINESS PARKS



Thane - Wadala Metro Line 4

- It will be operated between Kasarvadavali at Ghodbunder Road, Thane to Wadala in Mumbai.
- A game changer to connect Mumbai with Thane.
- The stretch of 32.32 km will cover 32 stations.
- Nearby Metro 4 station: Dongripada Station



Mumbai Metro Line 4A and 5

- Metro Line 4A will be an extension of Metro Line 4 from Kasarvadavali to Gaikmukh area.
- Metro Line 5 will connect Thane to Bhiwandi and Kalyan.
- The 24.9 km-long Metro corridor will have 17 stations.
- Nearby Metro 5 station: Kapurbawdi Station

Upcoming infrastructural development

Nearby Metro Stations



Vijay Garden
Metro Station



Dongripada
Metro Station



Tikuji-Ni-Wadi
Metro Station

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Our robust infrastructure

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An Infrastructure Like None Other



CONNECTIVITY

- Ghodbunder Road – 2.3 km
- Eastern Express Highway - 6.2 km
- Thane Railway Station – 9 km
- Mulund Check Naka – 10.8 km
- Western Express Highway – 29.8 km
- Mumbai Domestic Airport – 36 km

HOSPITALS

- Hiranandani Hospital – 1.6 km
- Titan Hospital – 3.2 km
- Currae Specialty Hospital – 6.3 km
- Bethany Hospital – 6.3 km
- Jupiter Hospital - 6.7 km

SHOPPING & ENTERTAINMENT

- The Walk – 0.5 km
- Hypercity – 2.2 km
- Suraj Water Park – 2.8 km
- Tikuji-ni-wadi – 3.9 km
- Cinemax Wondermall – 4.8 km
- Viviana Mall – 6.8 km
- Korum Mall – 8.3 km

*All distances are approximate



Hiranandani
creating better communities

HIRANANDANI BUSINESS PARKS

— THANE —