

# Hiranandani Business Parks

# 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.

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# From vision to venture

## The Diverse Dynamism of our Business Portfolio



Commercial



Residential



Education



Hospitality



Retail



Leisure

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# Journeying through time..

Celebrating Over Four Decades of Excellence



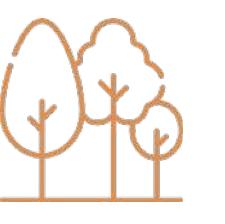
40.23 Million Sqft.  
Developed



22,445 Homes  
Delivered



79,748 Students  
Educated



44,264 Trees  
Planted

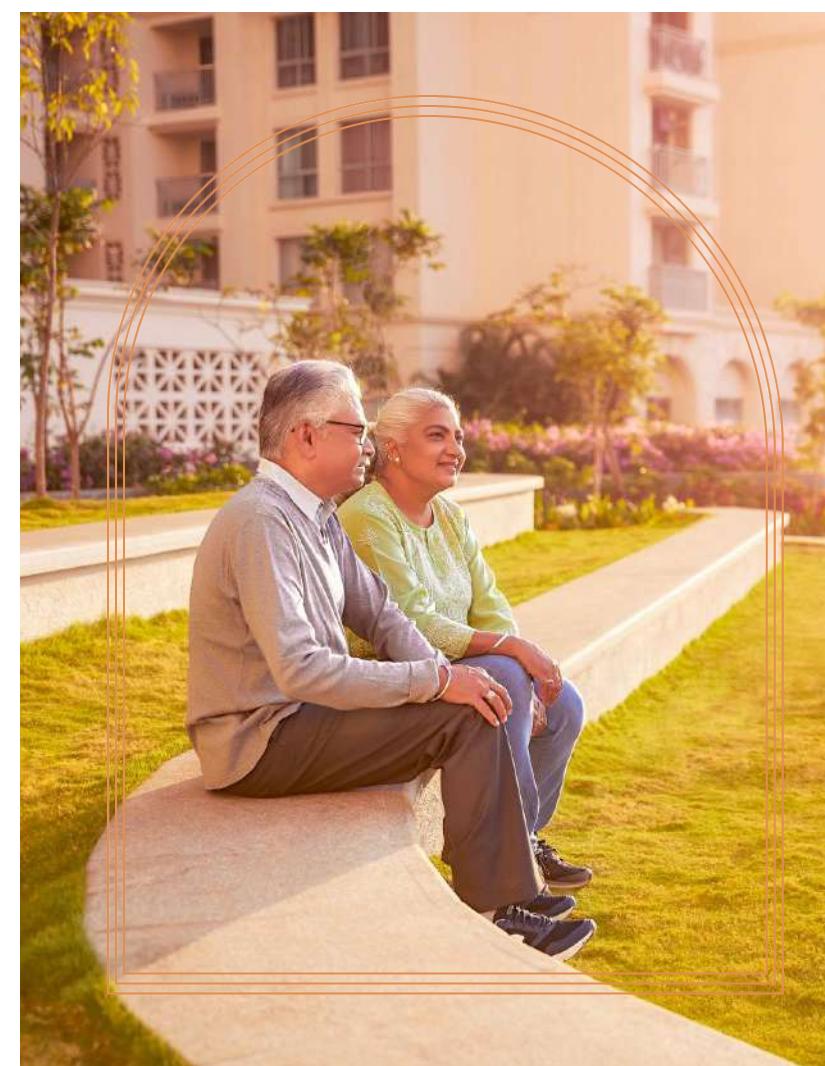
# Essence of our brand

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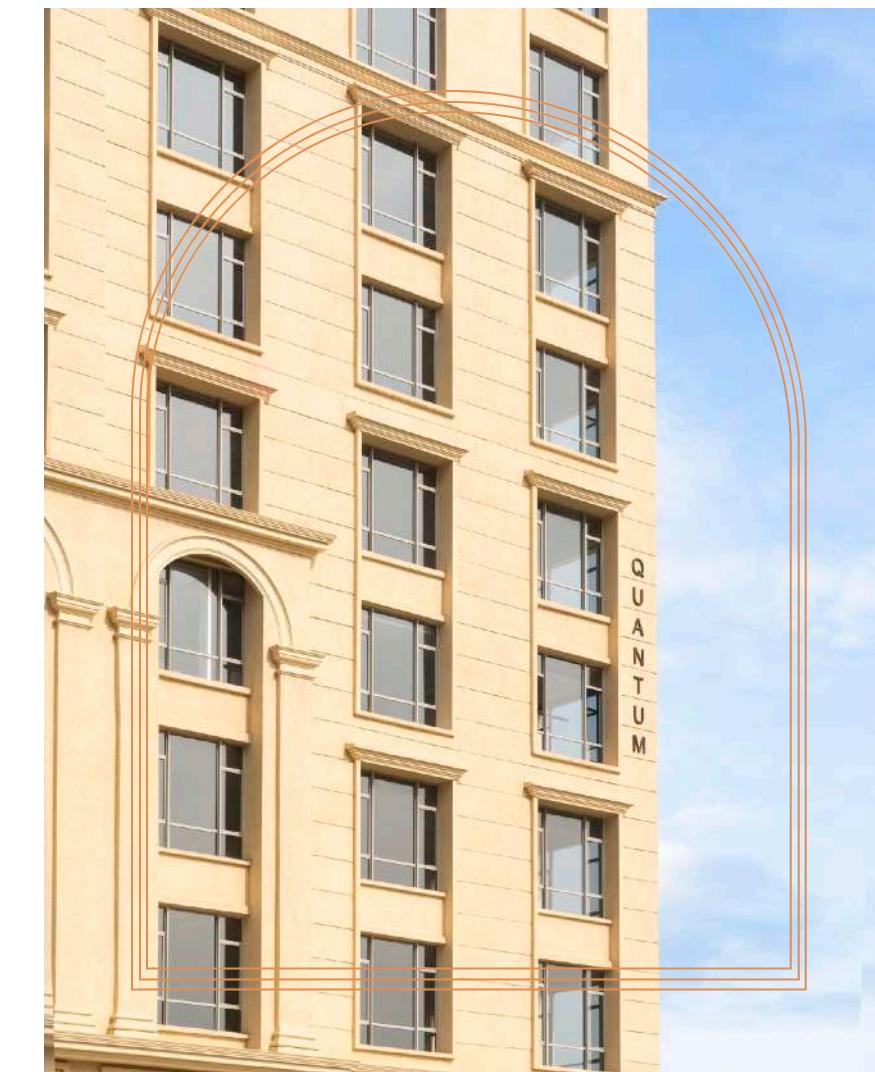
## Architectural Prowess

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 Acer  
Panch Pakhadi - Single Tower

## Chennai

Egattur, OMR - 120 Acres

## Kalyan

3 Towers

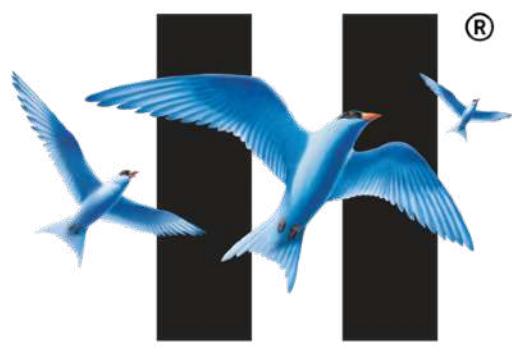
## Bengaluru

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

## Hyderabad

Shankarpally – 67 Acres





**Hiranandani**  
creating better communities

HIRANANDANI ESTATE, THANE  
**COMMERCIAL**

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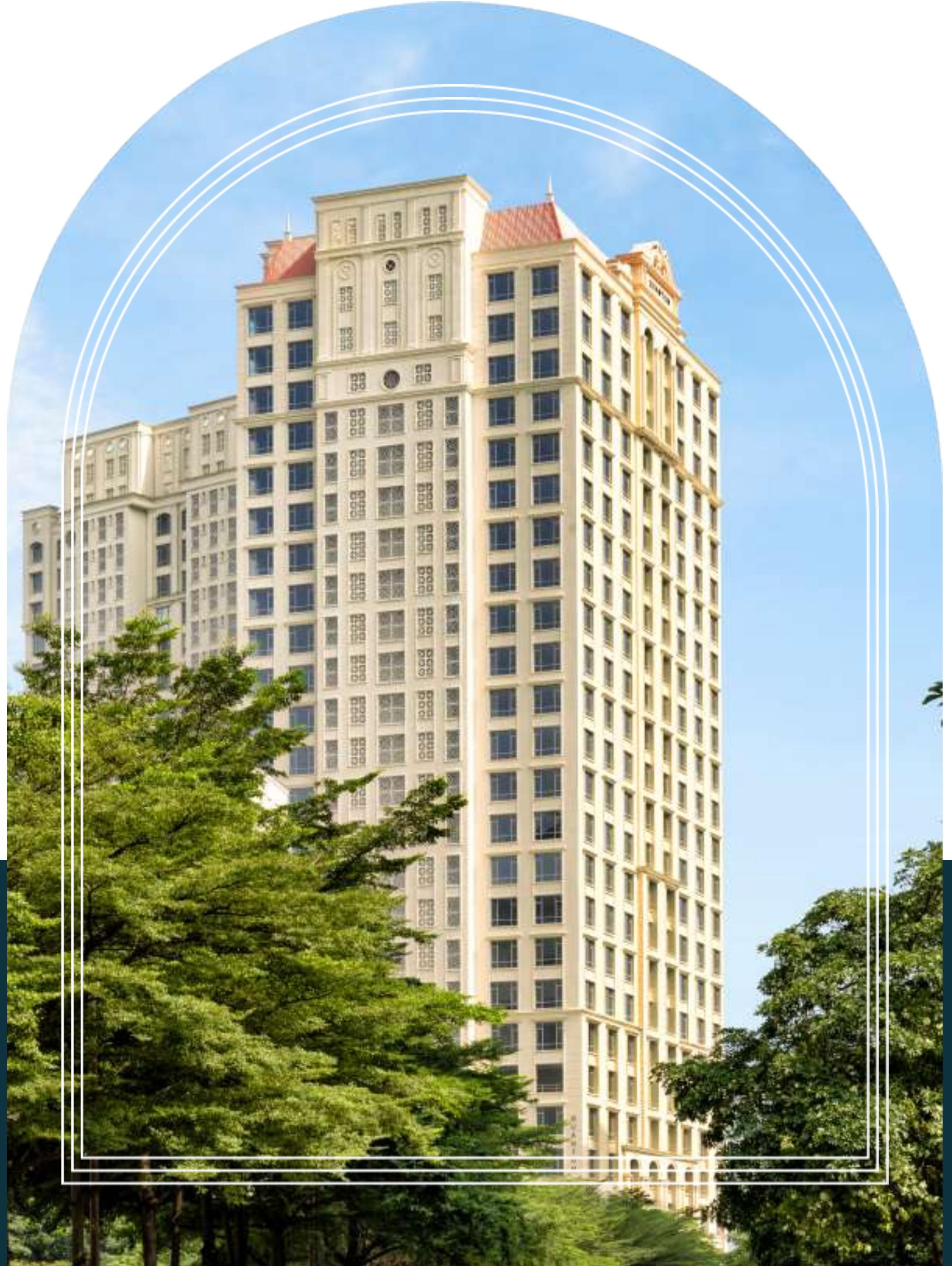
HIRANANDANI ESTATE

# 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 though 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



# 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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creating better communities

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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

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# 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

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# Inspiring workspaces

**4M** Retail  
Developed  
sqft.

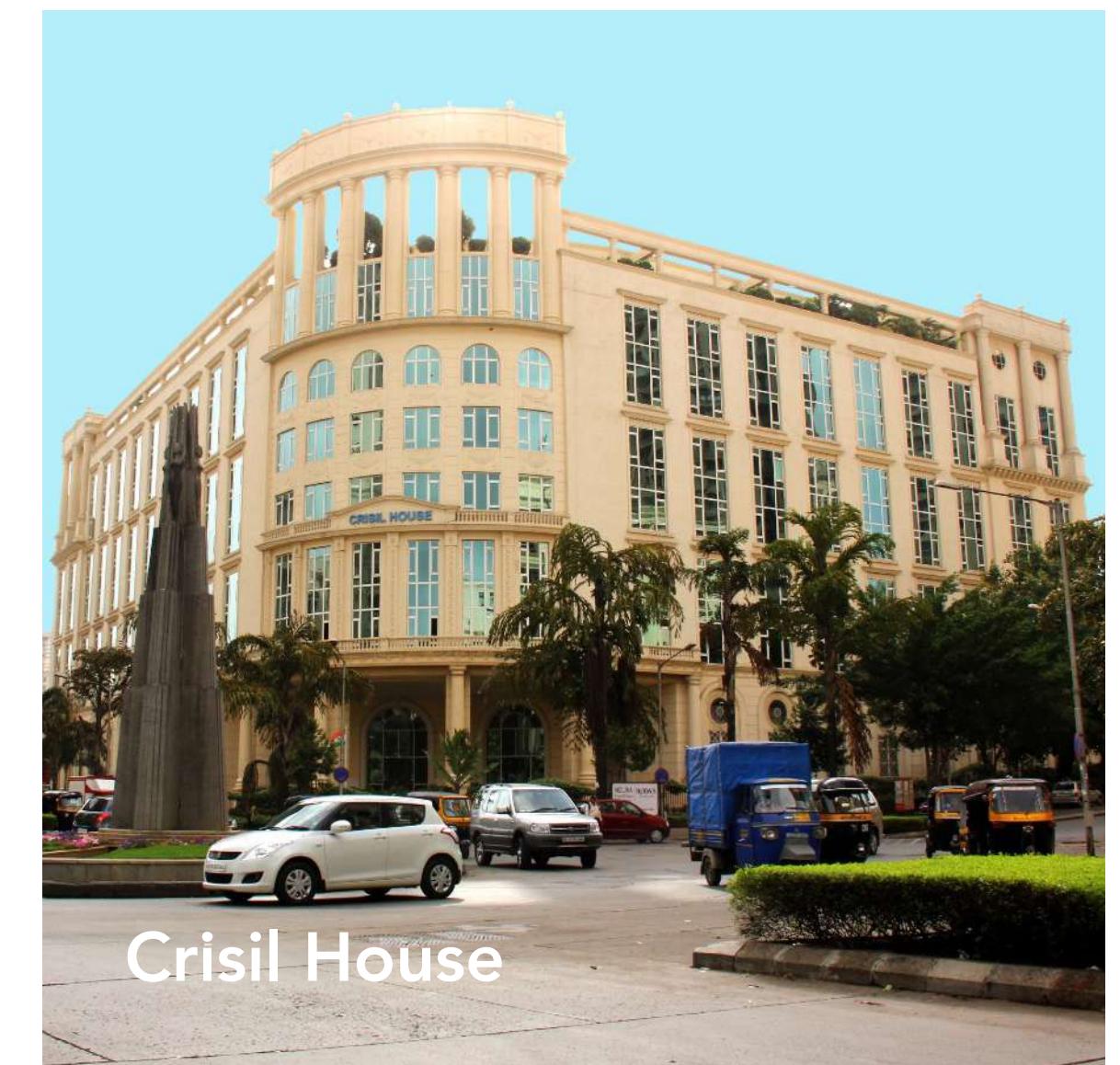
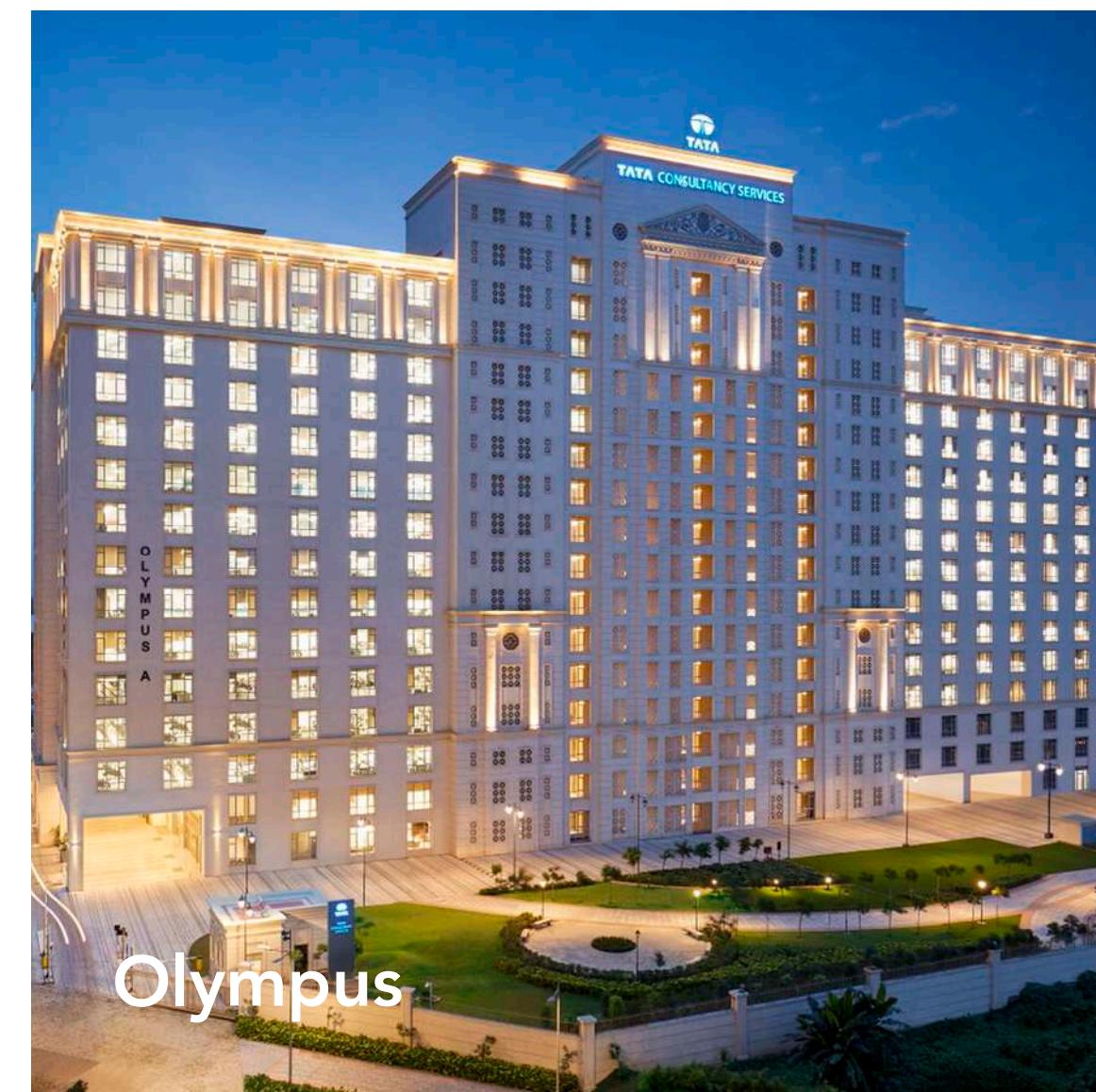
**1M** Future Potential  
Office Spaces  
sqft.

**2M** Under Construction  
Office Spaces  
sqft.

**0.15M** Retail  
Developed  
sqft.

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\*M - Million





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PREMIUM TOWERS

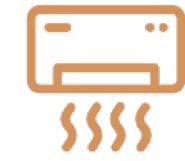
# Hiranandani Business Parks Premium Towers



Open Space Design



Best Floor to Ceiling Height



Air Conditioned Lobbies



Efficient Lift Mobility



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PREMIUM TOWERS



# Olympus A & B

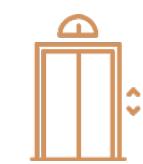
## Hiranandani Business Parks



Development Usage  
**IT/ITES**



Total Development  
**3M sqft.**



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



Year of Completion  
**A-2027 | B-2019**



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



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

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# Quantum

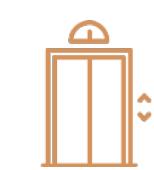
Hiranandani Business Parks



Development Usage  
**Commercial**



Total Development  
**0.6M Sqft.**



No. Of Passenger Lifts  
**12 High Speed**



Year of Completion  
**2021**



Structure  
**LB+UB+G+25 Floors**



Floor Plate  
**26,000 Sqft.**

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# Zenia

## Hiranandani Business Parks



Development Usage  
**IT/ITES**



Total Development  
**0.11M Sqft.**



No. Of Passenger Lifts  
**3**



Year of Completion  
**2017**



Structure  
**B+2 Parking+8 Floors**



Floor Plate  
**13,545 Sqft.**

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# Bayer

## Hiranandani Business Parks



Development Usage  
**IT/ITES**



Total Development  
**0.17M Sqft.**



No. Of Passenger Lifts  
**2**



Year of Completion  
**2014**



Structure  
**2B+G+8 Upper Floors**



Floor Plate  
**19,284 Sqft.**

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## 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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\* 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



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THANE

# Experience the new urbanism

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

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# 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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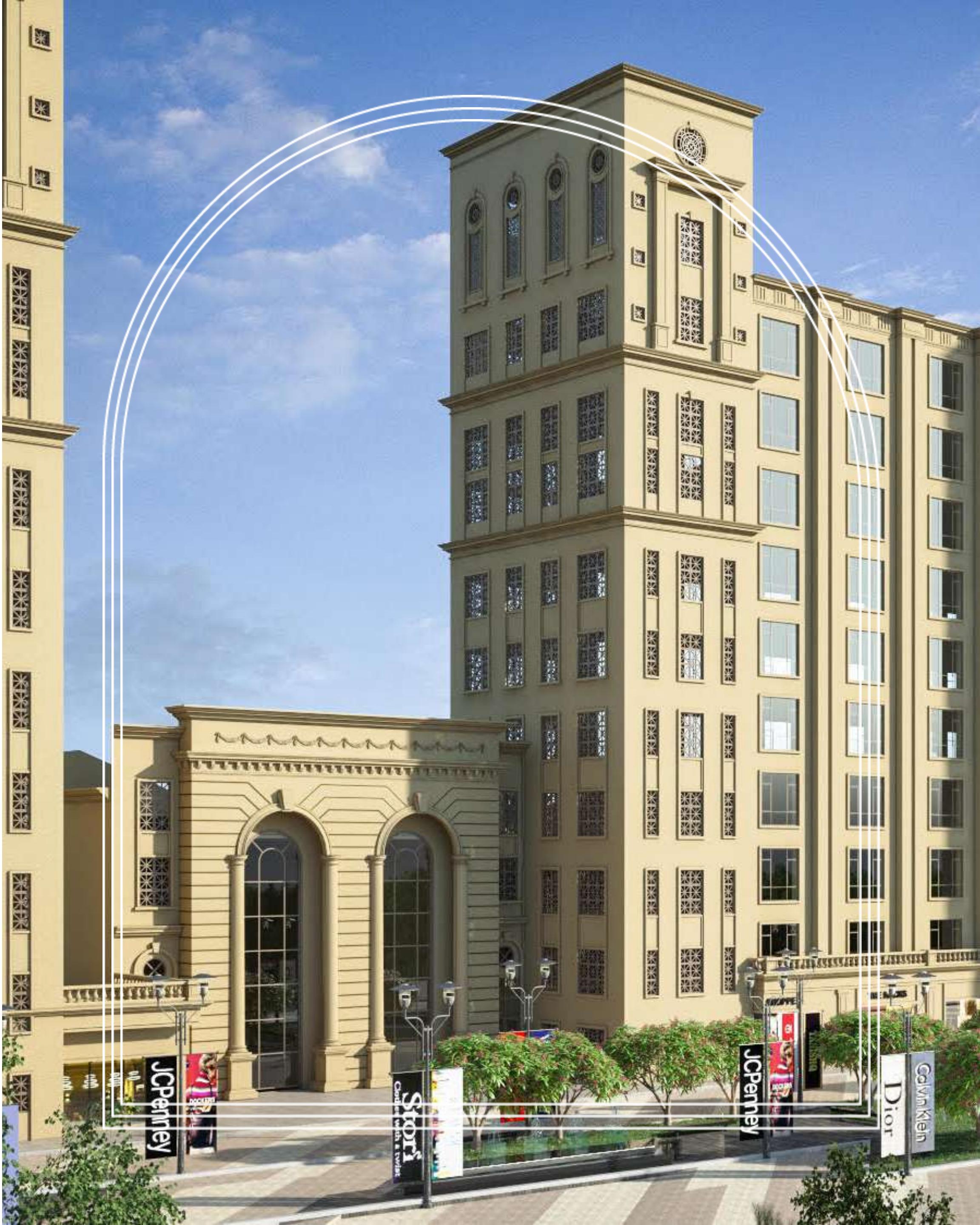


# Positioned to reinvent urbanism

Meticulously Designed for a Superlative Experience



HIRANANDANI BUSINESS PARKS



# Positioned to reinvent urbanism

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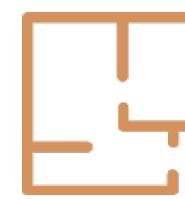
## Meticulously Designed for a Superlative Experience



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**



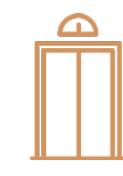
Access the Untapped Horizons of Our  
Typical Floor Plate of **14013 Sq. Ft.** With an  
**Efficiency Rate of 65% per Floor**



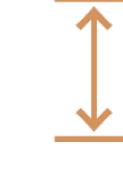
Join the Urban Revolution with Our  
Upcoming Commercial Space Currently  
Under Construction, with Bare Shell  
**Possession by Q3 2023**

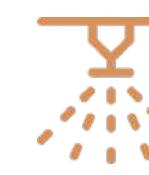
# Cutting edge technical brilliance of Bellona

Meticulously Designed for a Superlative Experience

 **32**  
Passenger Lifts

 **24x7 Manned  
Security & CCTV Cameras**

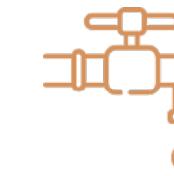
 **4.2 Meters**  
Floor to Ceiling Height

 **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        |

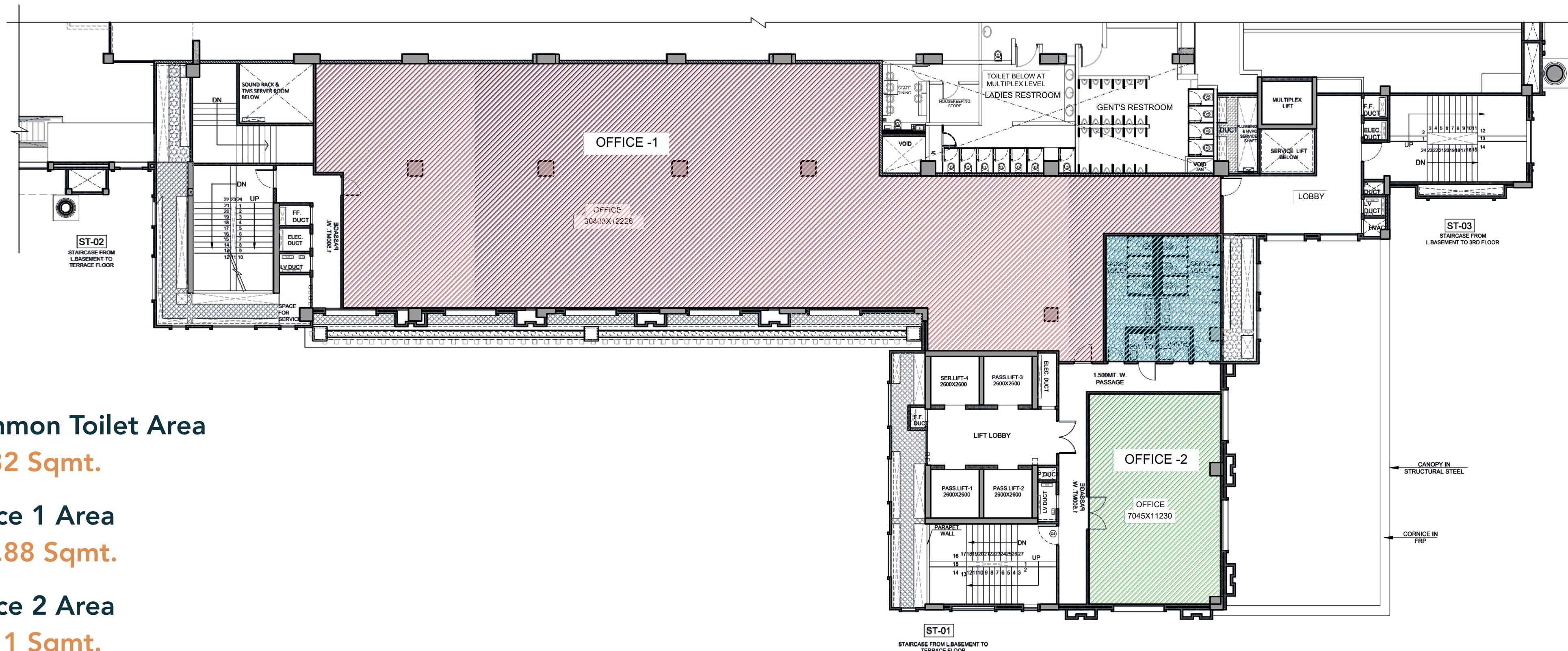
**Total Buit-Up Area**  
1,13,131 Sqft.

**Total Carpet Area**  
73517 Sqft.

# Bellona floor plans

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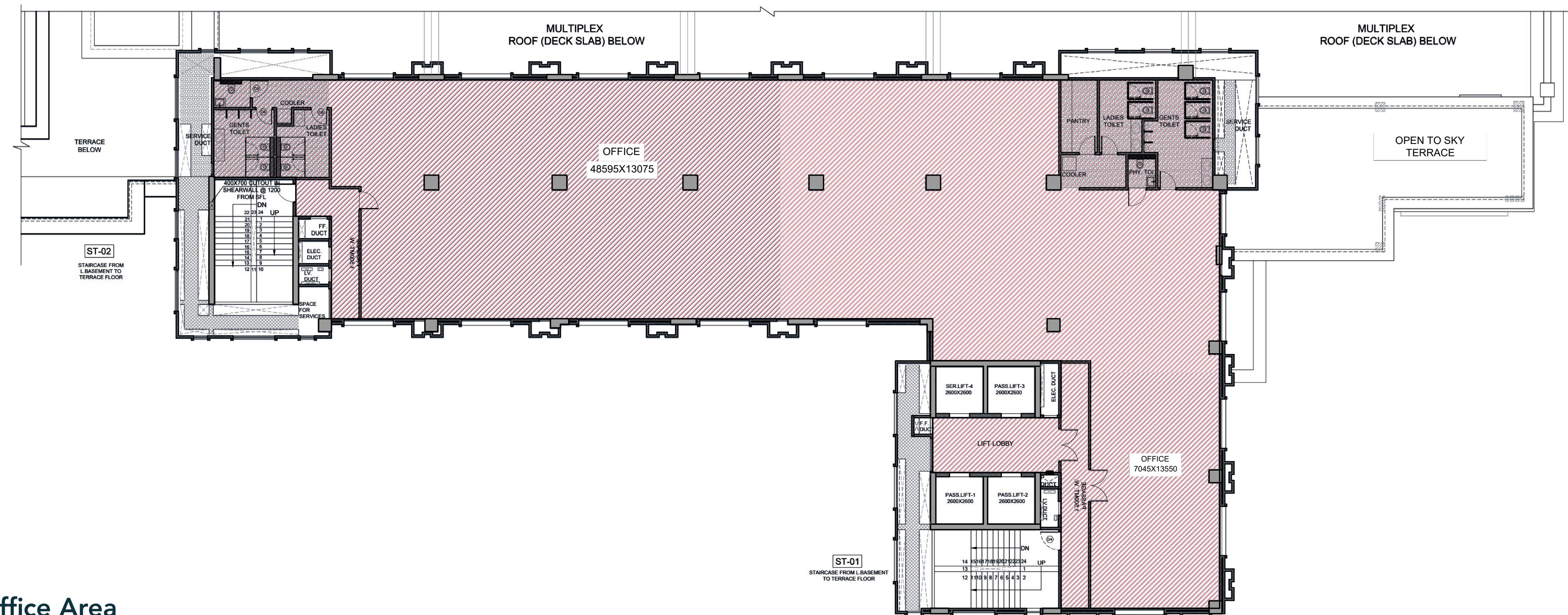
## First Floor



# Bellona floor plans

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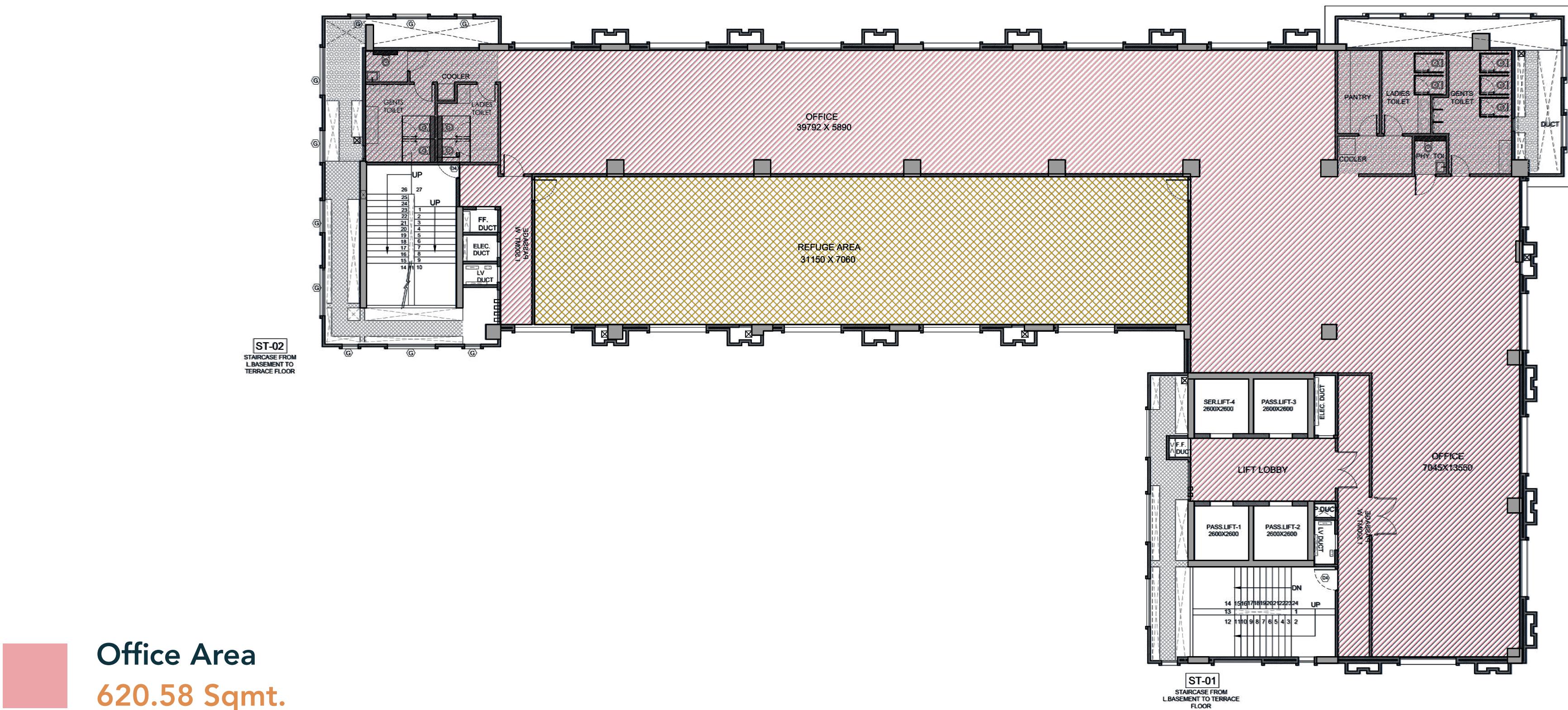
## Fourth Floor



# Bellona floor plans

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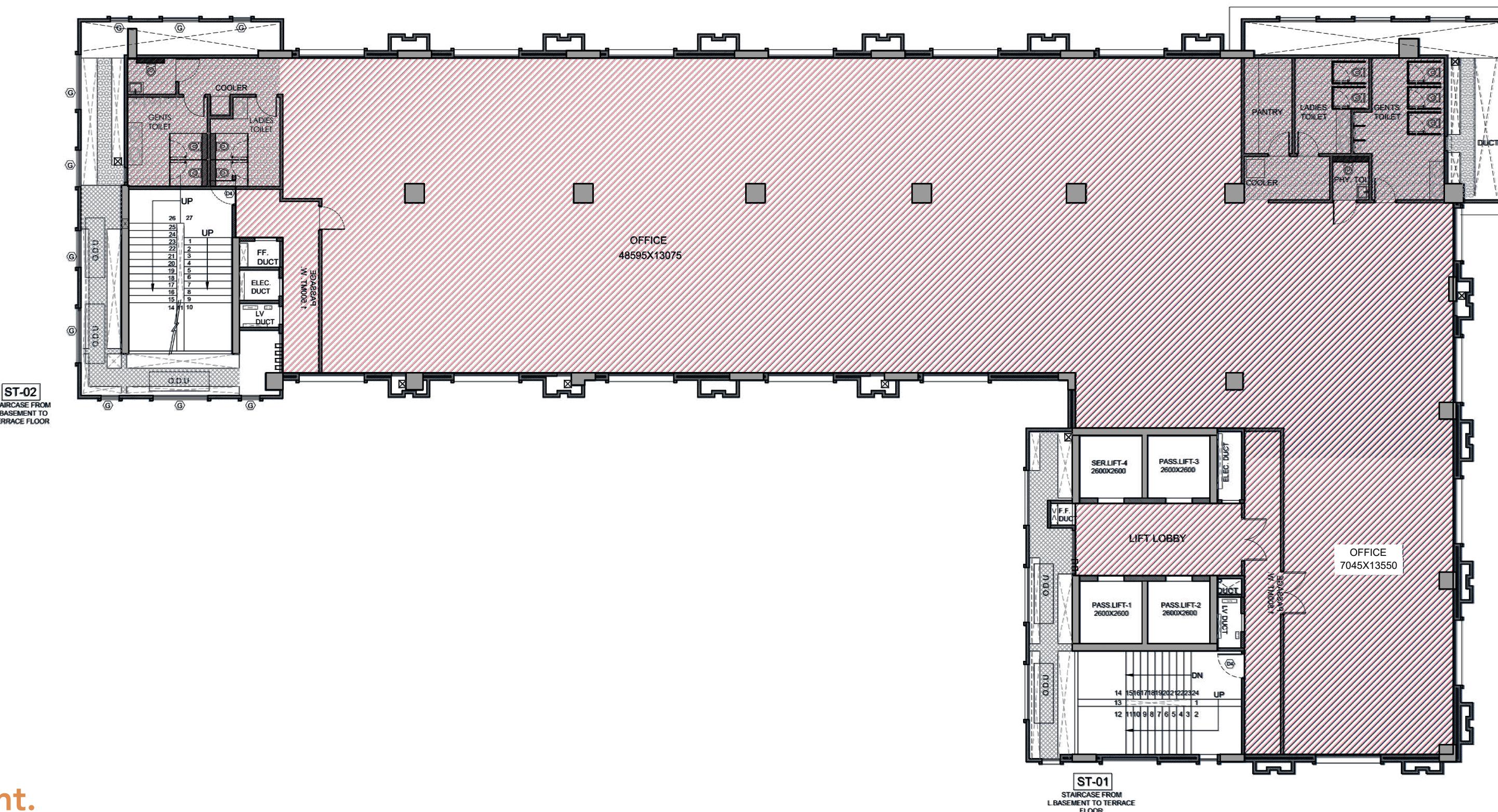
# Fifth & Eighth Floor



# Bellona floor plans

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Sixth, Seventh & Ninth Floor





# Infrastructure and connectivity

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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

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## 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



## 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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METRO LINE 4  
STATIONS  
NEARBY OUR  
PROJECTS.



# 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

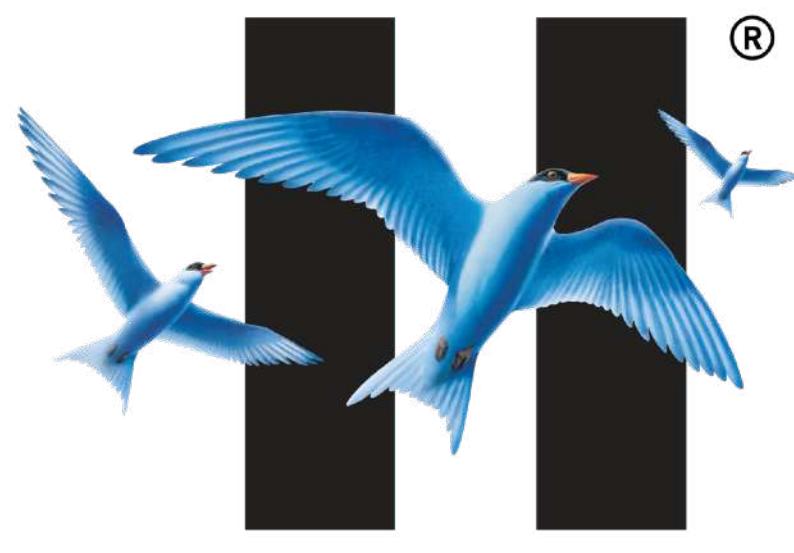
## HOSPITALS

- 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



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