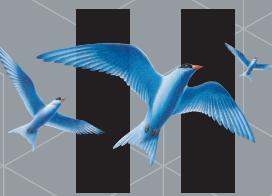


# QUANTUM

COMMERCIAL OFFICES

HIRANANDANI BUSINESS PARK, THANE



**Hiranandani**  
creating better communities



AN ABSOLUTE  
CORPORATE IDENTITY  
**FOR THE ABSOLUTE  
DREAMERS**



# HIRANANDANI BUSINESS PARK

A PLACE BIG ENOUGH  
TO ACCOMODATE  
**EVERY KIND OF AMBITION**

# HIRANANDANI BUSINESS PARK POWAI



Actual image of Hiranandani Gardens, Powai



TCS (KENSINGTON B WING)-7,00,000 sqft | 2008



TRANSOCEAN - 89,000 sqft | 2006



CRISIL HOUSE - 2,25,000 sqft | 2009



COLGATE HOUSE - 1,65,000 sqft | 1998



BAYER HOUSE - 60,000 sqft | 1996



CHEMTEX HOUSE - 1,00,000 sqft | 1994



BG HOUSE - 1,15,000 sqft | 2006

## THE DOMAIN OF FAITHFUL DESTINIES

HIRANANDANI BUSINESS PARK, POWAI

5.30  
MILLION SQ.FT

DEVELOPED  
COMMERCIAL OFFICE SPACE

INVENTIVENESS AND ORIGINALITY  
**CAN NEVER GO OUT OF STYLE**

# HIRANANDANI BUSINESS PARK THANE



Actual image of Hiranandani Estate, Thane



TATA CONSULTANCY SERVICES - 2017



NORTH POINT - 2019



BAYER CROPS SCIENCE - 2014



ZENIA - 2018

## A GLIMPSE OF THE MOST COVETED BUSINESS DISTRICT HIRANANDANI BUSINESS PARK, THANE

2.5+  
MILLION SQ.FT

UNDER-CONSTRUCTION  
COMMERCIAL OFFICE SPACE

3.5  
MILLION SQ.FT

DEVELOPED  
COMMERCIAL OFFICE SPACE



HAMILTON - B



HAMILTON - A



LEXINGTON



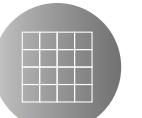
TIFFANY

## HIRANANDANI BUSINESS PARK, THANE

### HAMILTON-A



STRUCTURE  
GROUND +  
6 UPPER FLOORS



TOTAL AREA  
54,355 sq.ft.



TYPICAL FLOOR  
8,450 sq.ft.



EFFICIENCY  
70%

### HAMILTON-B



STRUCTURE  
GROUND +  
6 UPPER FLOORS



TOTAL AREA  
56,210 sq.ft.



TYPICAL FLOOR  
8,450 sq.ft.

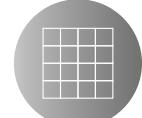


EFFICIENCY  
70%

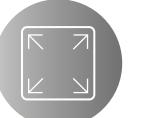
### LEXINGTON



STRUCTURE  
2 BASEMENTS+  
GROUND +  
6 UPPER FLOORS



TOTAL AREA  
1,54,406 sq.ft.



TYPICAL FLOOR  
27,265 sq.ft.

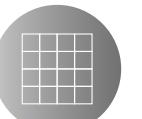


EFFICIENCY  
70%

### TIFFANY



STRUCTURE  
STILT +  
6 UPPER FLOORS



TOTAL AREA  
1,09,673 sq.ft.



TYPICAL FLOOR  
17,980 sq.ft.



EFFICIENCY  
70%

IT'S NOT JUST ABOUT  
BUILDING A NAME  
**BUT BEING REMEMBERED FOR  
THE STORY BEHIND IT**



WELCOME TO OUR  
CLASSIC BUSINESS ICON

## OLYMPUS TATA CONSULTANCY SERVICES

### TCS CAMPUS

(PHASE-I OF AROUND 2 MILLION SQ. FT.)



COMMENCEMENT  
28-1-2016



DURATION OF COMPLETION  
18 months



AREA BUILT  
23.5 lakh sq.ft



MATERIAL USED  
Steel - 7864 mt | Concrete - 115380 cu.m  
FLYASH & GGBFS - 200 MT



MANPOWER  
110 Engineers | 900 labourers/day



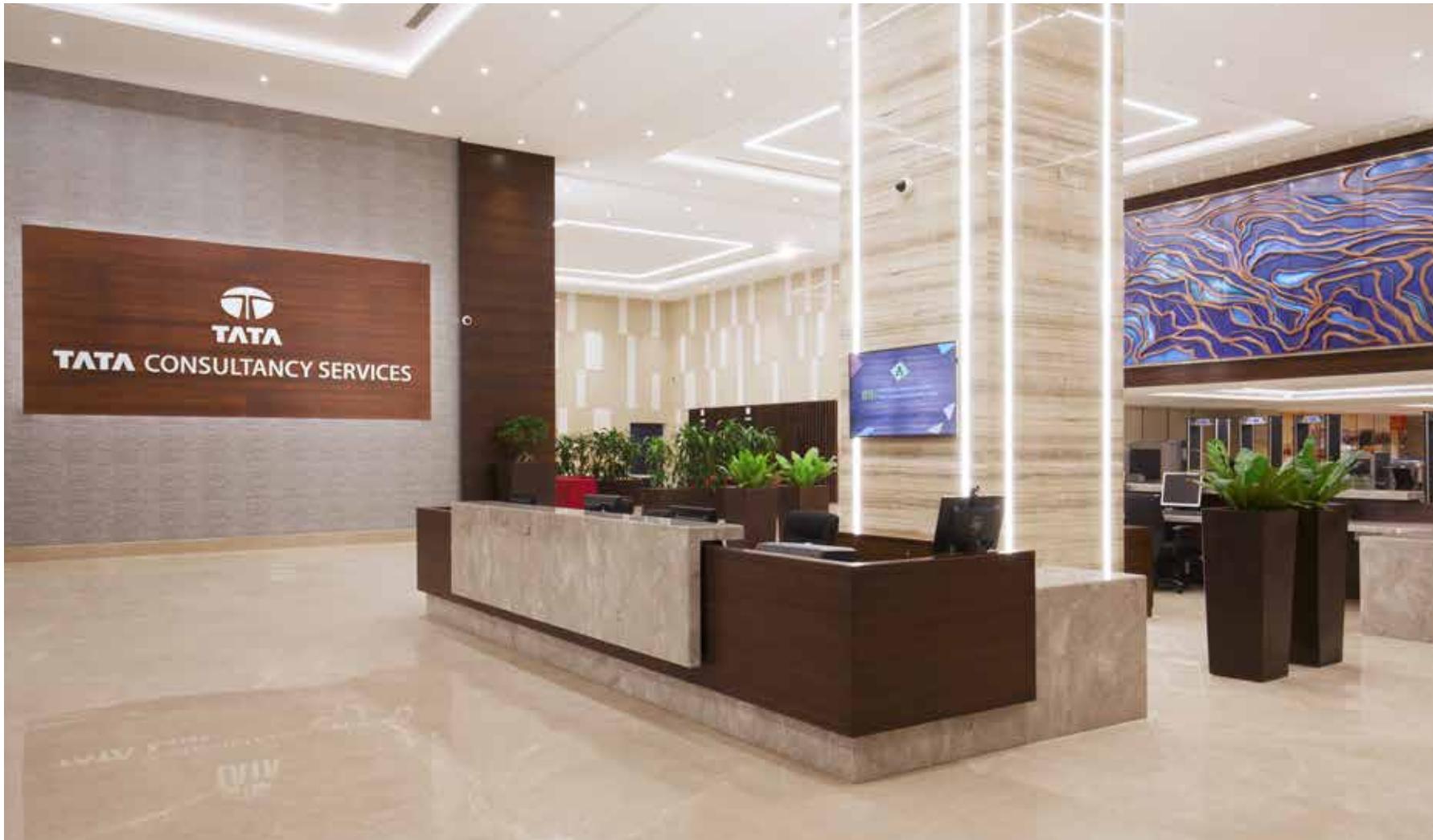
GIS (gas insulated switchgear)  
220 KV



DETAILING  
Multipurpose hall in terrace with  
unique roof detailing



STATUS  
Phase I - Delivered  
Phase II - In progress



AS YOUR SCALE OF DREAMS WIDENS  
SO DOES THE CAPACITY OF OUR SPACES

**TCS INTERIORS**





LIMITLESS SPACES  
THAT WILL NAVIGATE TO  
MEASURELESS SUCCESS

**TCS EXTERIORS**



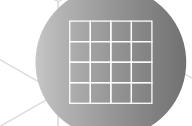


OFFICES THAT WILL  
BOOST PERFORMANCE  
WITH PASSION.

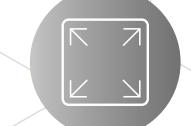
## BAYER CROPSCIENCE



STRUCTURE  
2 BASEMENTS +  
GROUND +  
8 UPPER FLOORS



TOTAL AREA  
1,67,685 sq.ft.



TYPICAL FLOOR  
19,284 sq.ft.



FLOOR PLATE  
EFFICIENCY  
70%



ULTRA-MODERN OFFICES  
WITH GLOBAL-GRADE INTERIORS

**BAYER INTERIORS**



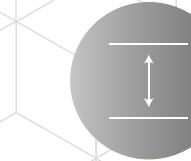


YOUR GATEWAY TO  
HIGH-REACHING  
CREATIONS

**ZENIA**



STRUCTURE  
GROUND +  
2 FLOORS PARKING  
8 UPPER FLOORS



HEIGHT  
FLOOR-TO-CEILING  
HEIGHT OF  
**4.2 meters**



ELEVATORS  
3 ELEVATORS  
AND 2 PARKING  
ELEVATORS



PARKING  
MECHANISED  
PARKING IN THE  
1<sup>ST</sup> & 2<sup>ND</sup> FLOOR



SPACES FOR CREATIVE  
THINKING AND IDEATION.

**we**work



WORKING IN A GROWTH  
BOOSTING VICINITY  
**INSPIRES ONE TO  
GROW FURTHER**



Actual image of Quantum, Hiranandani Estate, Thane

QUANTUM LEAP IN  
THANE'S COMMERCIAL LANDSCAPE



Actual image of Quantum, Hiranandani Estate, Thane

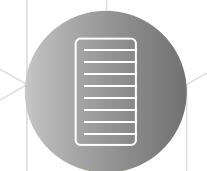
**QUANTUM**  
COMMERCIAL OFFICES

HIRANANDANI BUSINESS PARK, THANE

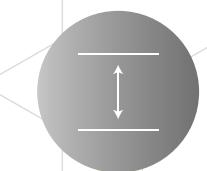
## ELEMENTS OF EFFICIENCY TO MAKE LIFE EFFORTLESS



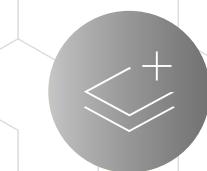
Advanced  
**CCTV**  
surveillance



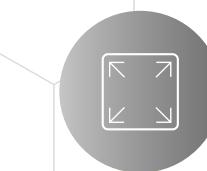
LB + UB +  
Ground +  
**25 floors**



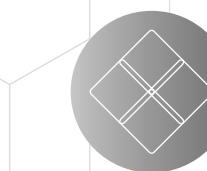
Floor-to-Floor  
height of  
**4.2 meters**



**Double Glazed**  
window panels



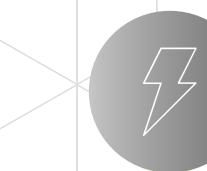
**Typical Floor Plate**  
26,000 Sqft  
Built-up area  
approx.



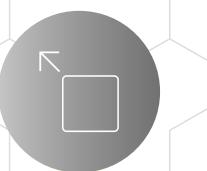
**Lift Lobbies**  
Finished with  
Marble/granite  
& vitrified tiles



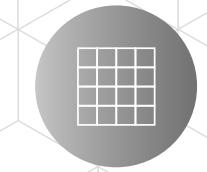
**Ample Water**  
provision from  
Municipal  
Corporation



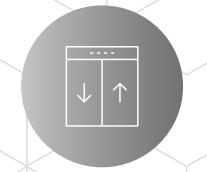
**Power Backup**  
Provision in  
the utility building



Efficiency Upto  
**65%** of entire  
floor



**Total  
Development**  
6,00,000 Sqft  
approx.



**12 high speed  
elevators** with 2  
service elevators &  
2 parking elevators



Fully  
Air-conditioned  
**Designer Entrance  
Lobbies**



Ample space for  
**Outdoor AC** unit  
on the respective  
floor Service  
Duct Area



**24X7**  
Manned Security



Advanced  
Firefighting Measures  
as per **CFO norms**



**Basic telephony**  
service provided  
by Tata Com.,  
Airtel, Jio



**OFC** termination  
within building  
by Tata Com.,  
Airtel, Jio



**Hi-speed Internet**  
service by Tata Com.,  
Airtel, Tata Sky &  
Local Cable-Operators



**FULLY AIR CONDITIONED ENTRANCE LOBBY**

This is a rendered image as visualised by the artist for reference purpose only.



**ELEVATOR**



**SECURITY**



**CCTV CAMERA**



**ACCESS CONTROL TURNSTILE**



**FIRE SPRINKLER**



**MECHANISED PARKING**

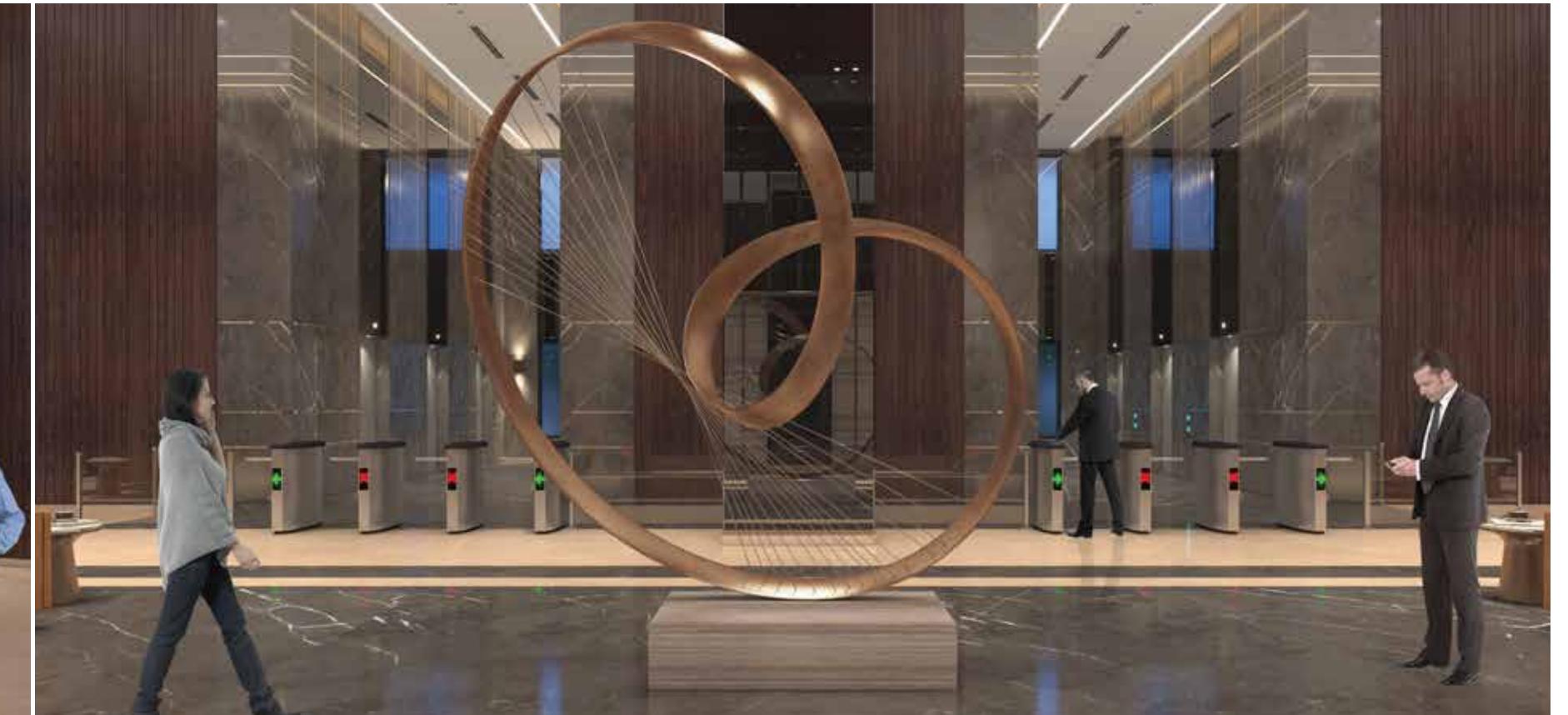


**EFFICIENT SPACES WITH  
AN EFFECTIVE ENVIRONMENT**

**MAXIMUM UTILIZATION  
OF RESOURCES GUARANTEED**



FULLY AIR CONDITIONED ENTRANCE LOBBY



These are rendered images as visualised by the artist for reference purpose only.

A TERRAIN THAT  
WELCOMES FAR-FETCHED VISIONS



CONNECTED AND  
ACCESS TO  
ALL MAIN JUNCTIONS





FRESH AIR, LAKESIDES AND  
BEAUTIFUL SIGHTINGS AT  
THE EDGE OF NATURE

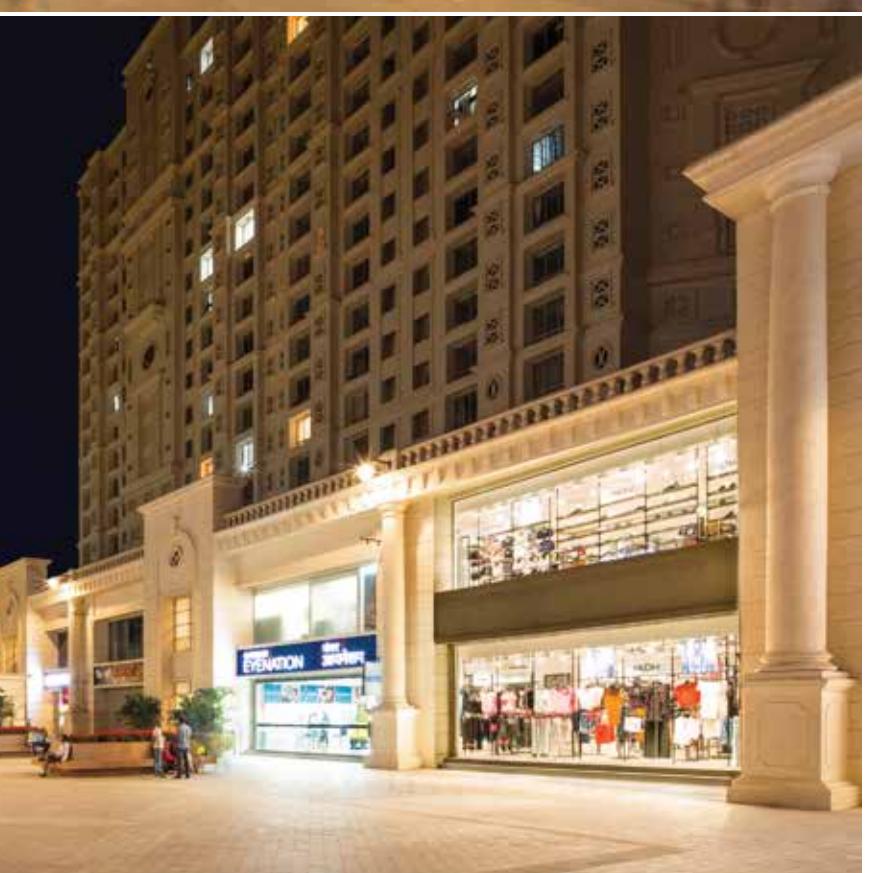
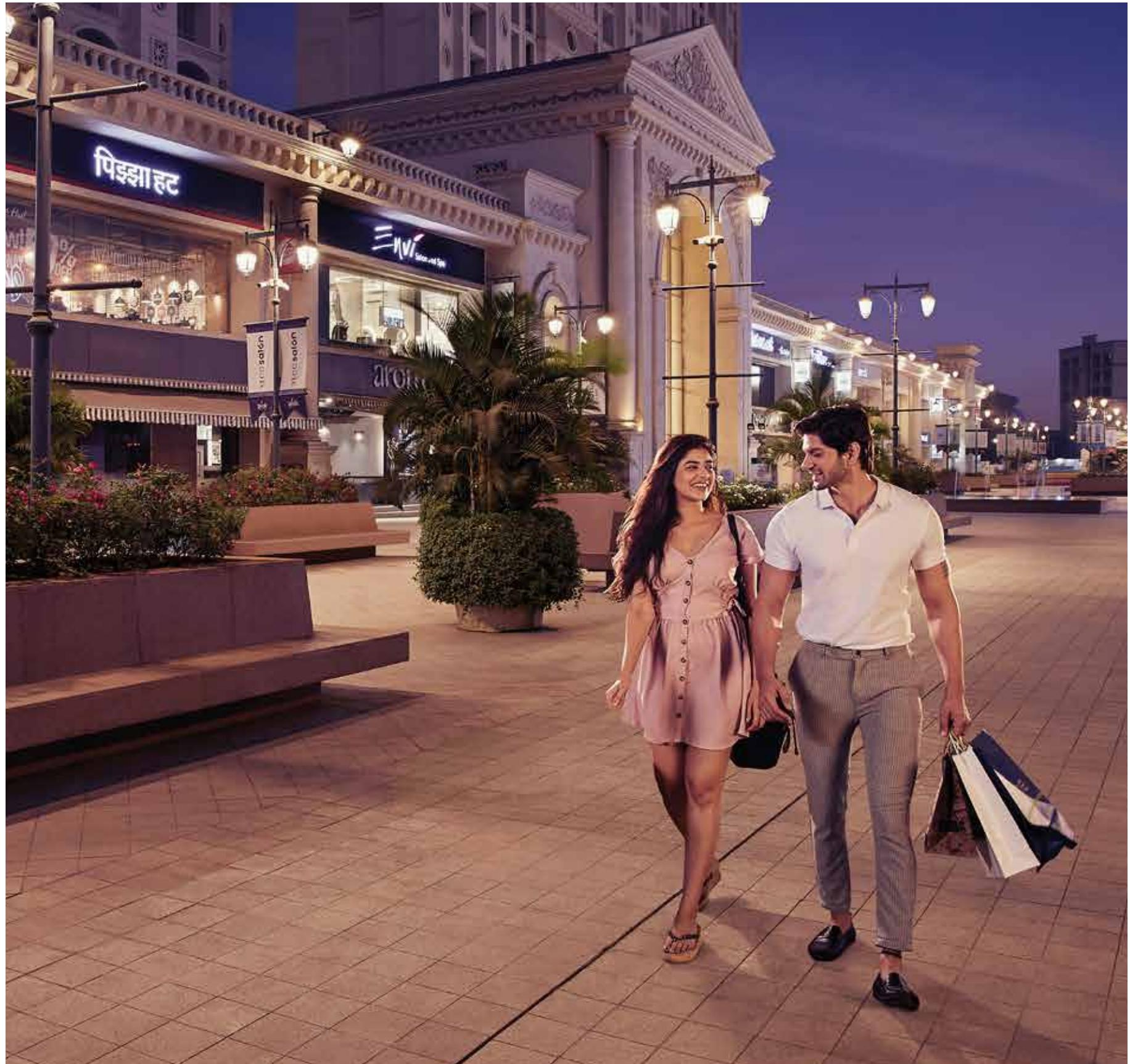
WHERE WORK & LEISURE  
AREN'T TWO SEPARATE ENTITIES  
**INTERBLENDING  
EFFORTS AND AMUSEMENTS**  
ONLY AT HIRANANDANI ESTATE, THANE.



Actual images of Hiranandani Estate, Thane

A HIGH STREET SHOPPING EXPERIENCE  
**THE WALK**

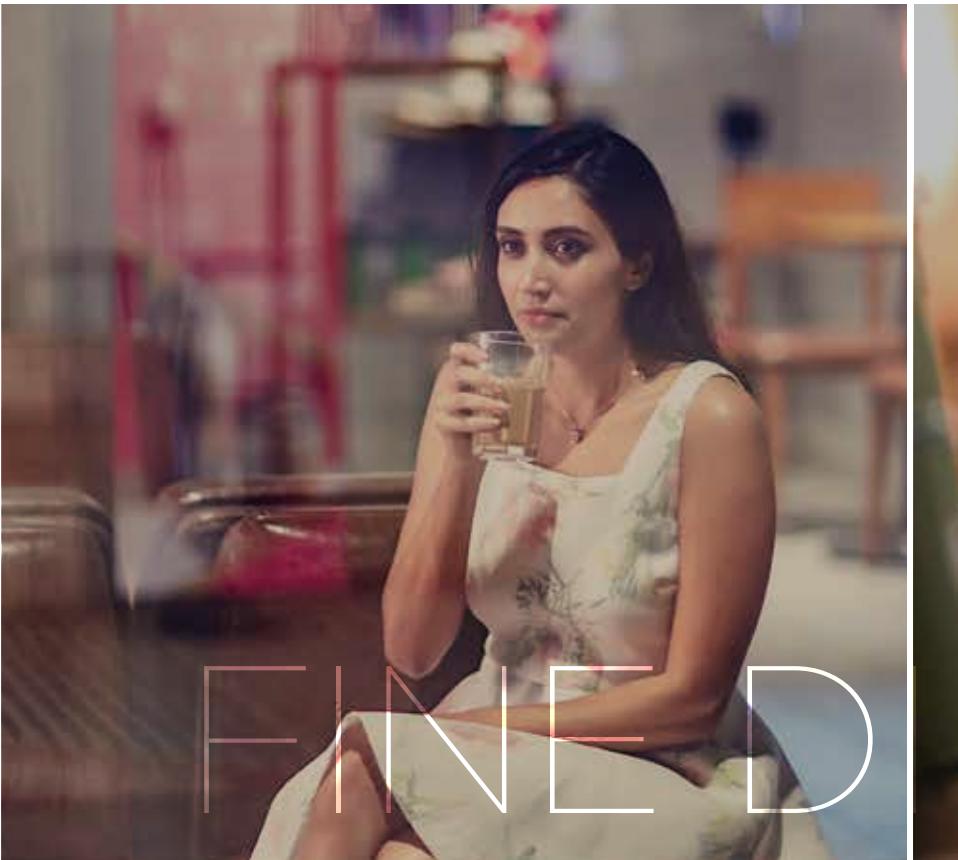




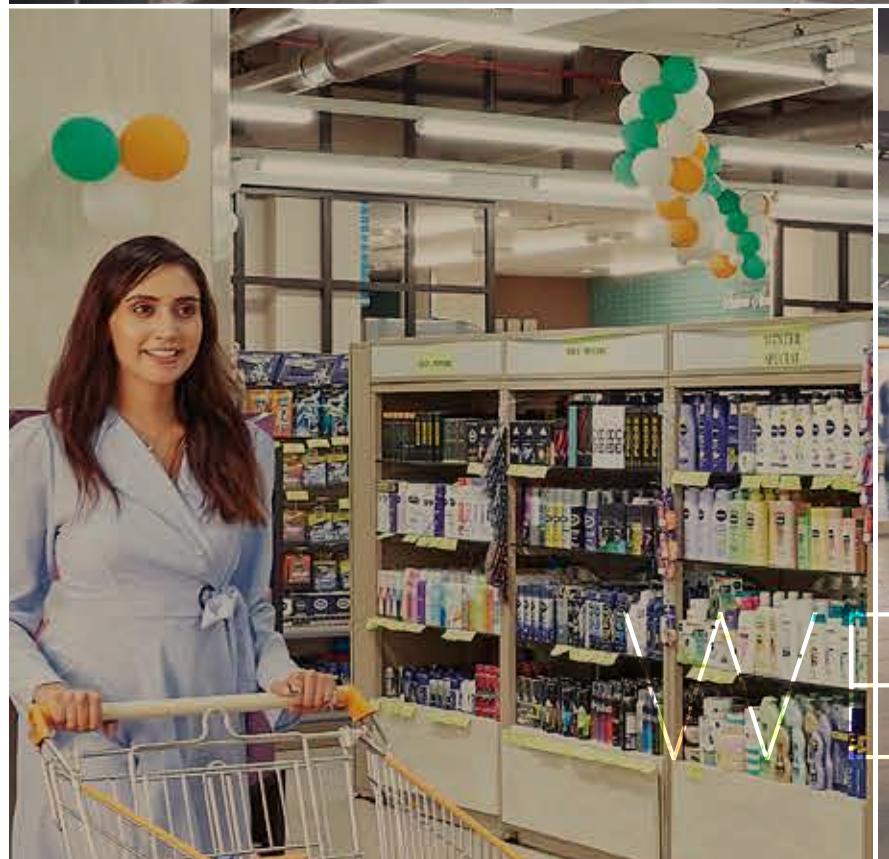
Actual images of The Walk-High Street, Hiranandani Estate, Thane



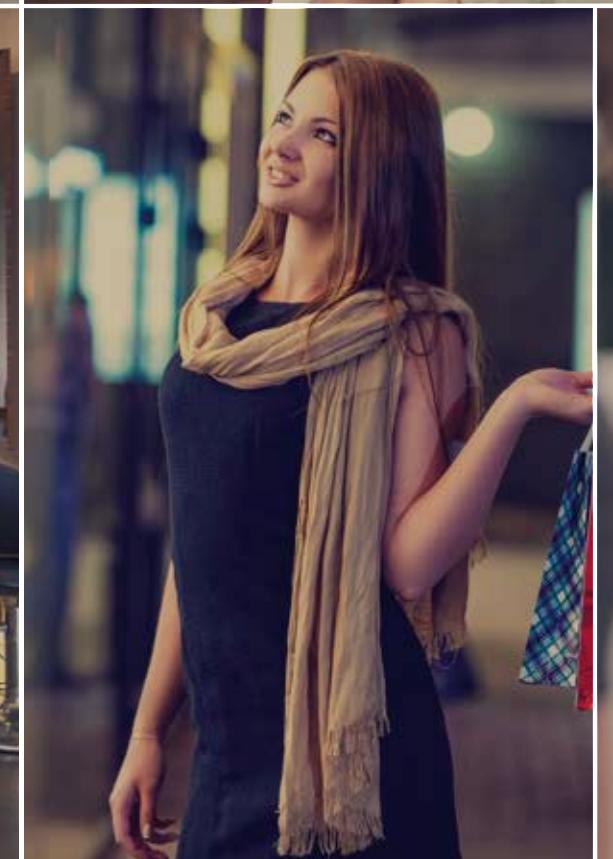
RETAIL



FINE DINE



WELLNESS



AN INSPIRING LOCALITY THAT  
**UPGRADES THE MINDSPACE**

## 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

## UPCOMING INFRASTRUCTURE AROUND HIRANANDANI HOMES IN THANE

Own the privileges of upcoming infrastructure that will make your future more convenient than ever at

**Hiranandani Estate, Thane.**





## 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



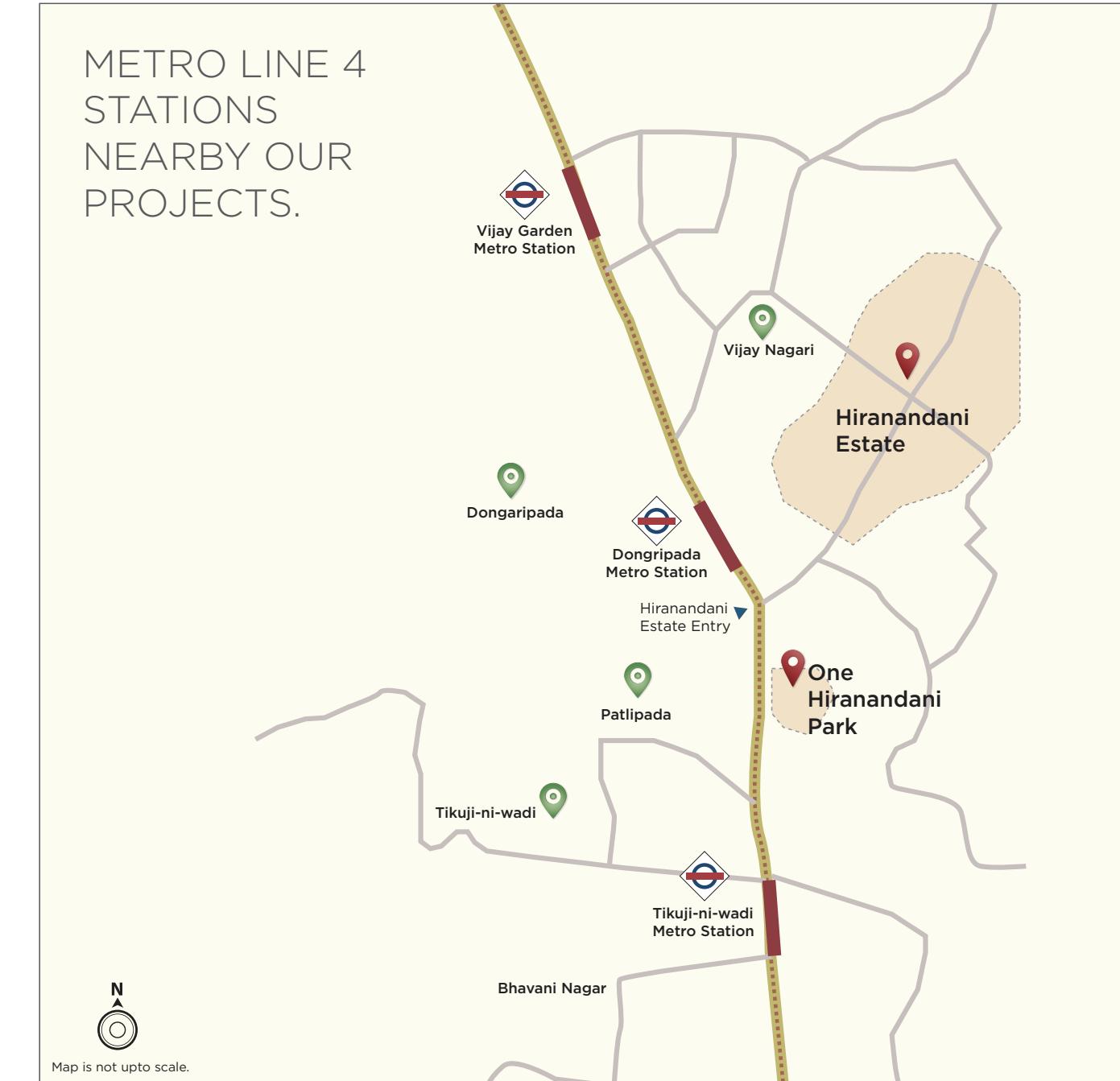
## MUMBAI METRO LINE 4A AND MUMBAI METRO LINE 5:

- 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

The above informations are as per the projects proposed by the Government.  
Images shown for representation purpose only.

## METRO LINE 4 STATIONS NEARBY OUR PROJECTS.



METRO ROUTE 4



METRO ROUTE 5





### KOPRI BRIDGE WIDENING MUMBAI - THANE:

- The bridge will be widened from existing 4 Lanes to create an 8 lane bridge.
- This project on Eastern Expressway Highway connects Mumbai and Thane.
- **It is at approx. 10 km from Hiranandani Estate.**



### THANE - GHODBUNDER ELEVATED CORRIDOR:

- The 4.4 km elevated road will be a major connector between NH3 and Western Express Highway NH-8.
- The stretch will be from the Fountain Hotel on WEH to the Gaimukh area in the Sanjay Gandhi National Park (SGNP).
- **It is at approx. 7 km from Hiranandani Estate.**

### THANE - BORIVALI UNDERGROUND TUNNEL:

- The 11.8-kilometre-long dedicated tunnel, including a 10.25-km stretch beneath Sanjay Gandhi National Park, will run from Tikuji-Ni-Wadi in Thane to the Western Express Highway in Borivali.
- It would take only around 15 minutes to commute between the stretch.
- **The start point, Tikuji Ni Wadi is at approx. 4.4 km from Hiranandani Estate and approx. 2.4 km from One Hiranandani Park.**



### WATER WAYS:

- It will connect Thane with Vasai, Kalyan, Mumbai and Navi Mumbai.
- Will save around one hour of travel time for commuters of Thane to Mumbai, while 30 minutes for commuters of Navi Mumbai.
- **Saket, the start point on Thane end is at approx. 8 km from Hiranandani Estate.**



### UPCOMING THANE COASTAL ROAD:

- Upcoming Thane Coastal Road, a 13 kilometre proposed Coastal Road from Kharegaon to Gaimukh, is being built in order to decongest the traffic on Ghodbunder road.
- Thane Coastal Road will pass through the Coastal Regulation Zone (CRZ) and it will have tunnels and underground passages to enable hassle-free commuting in this region.

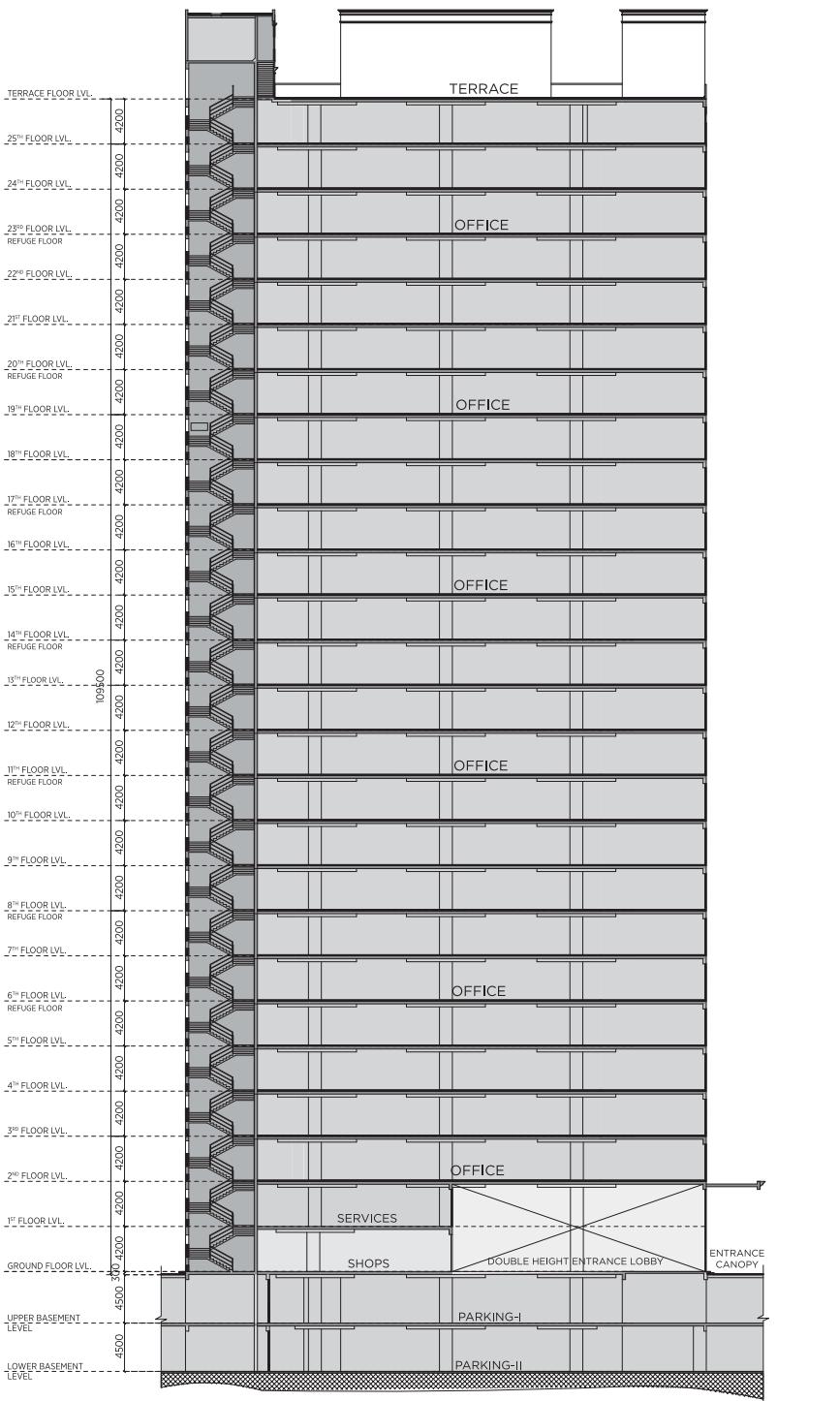
The above informations are as per the projects proposed by the Government.  
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Images shown for representation purpose only.

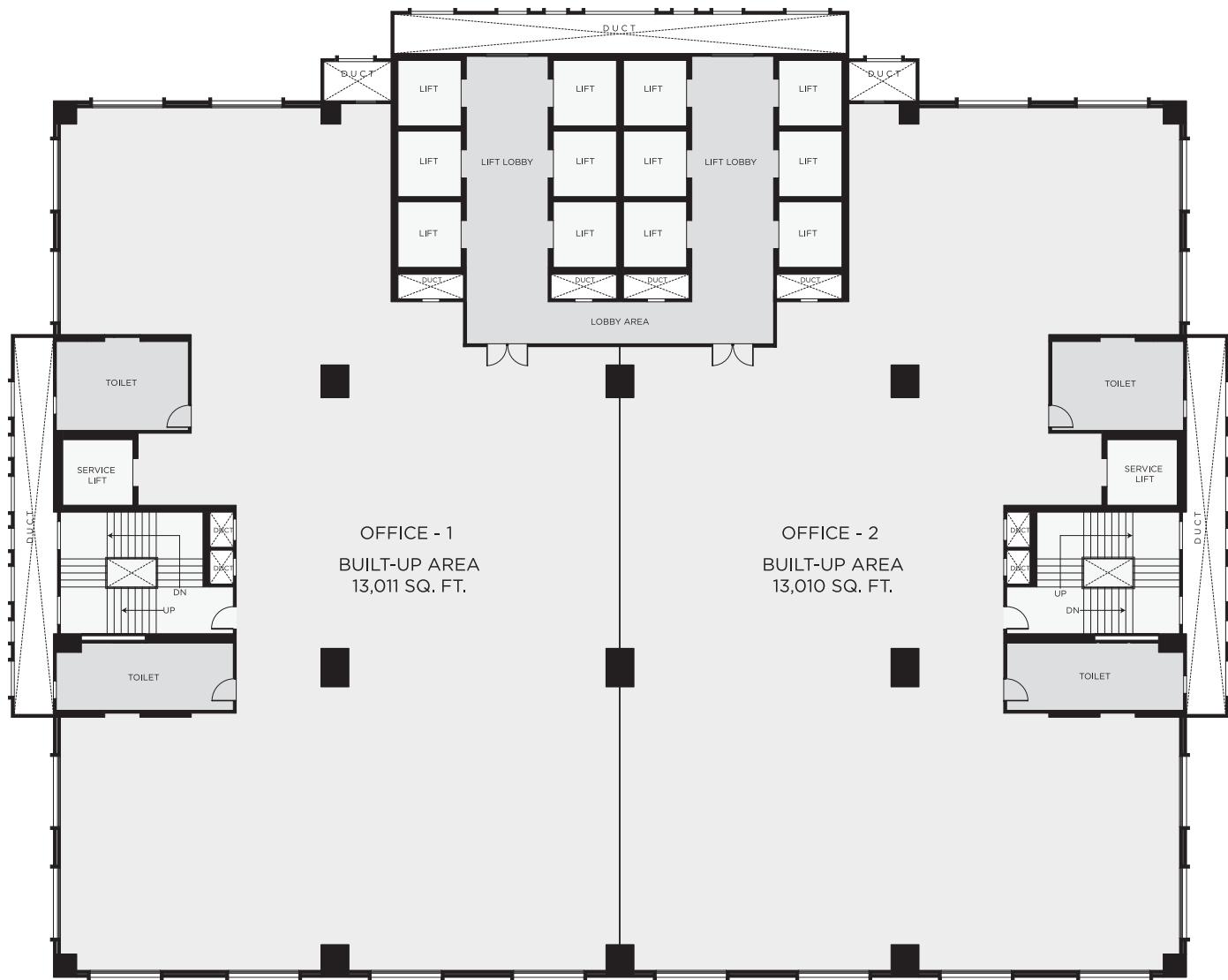
THE PATHWAY TO GROWTH  
IS CEASELESS

AND SO ARE THE AVENUES AT  
QUANTUM TO SUPPORT IT

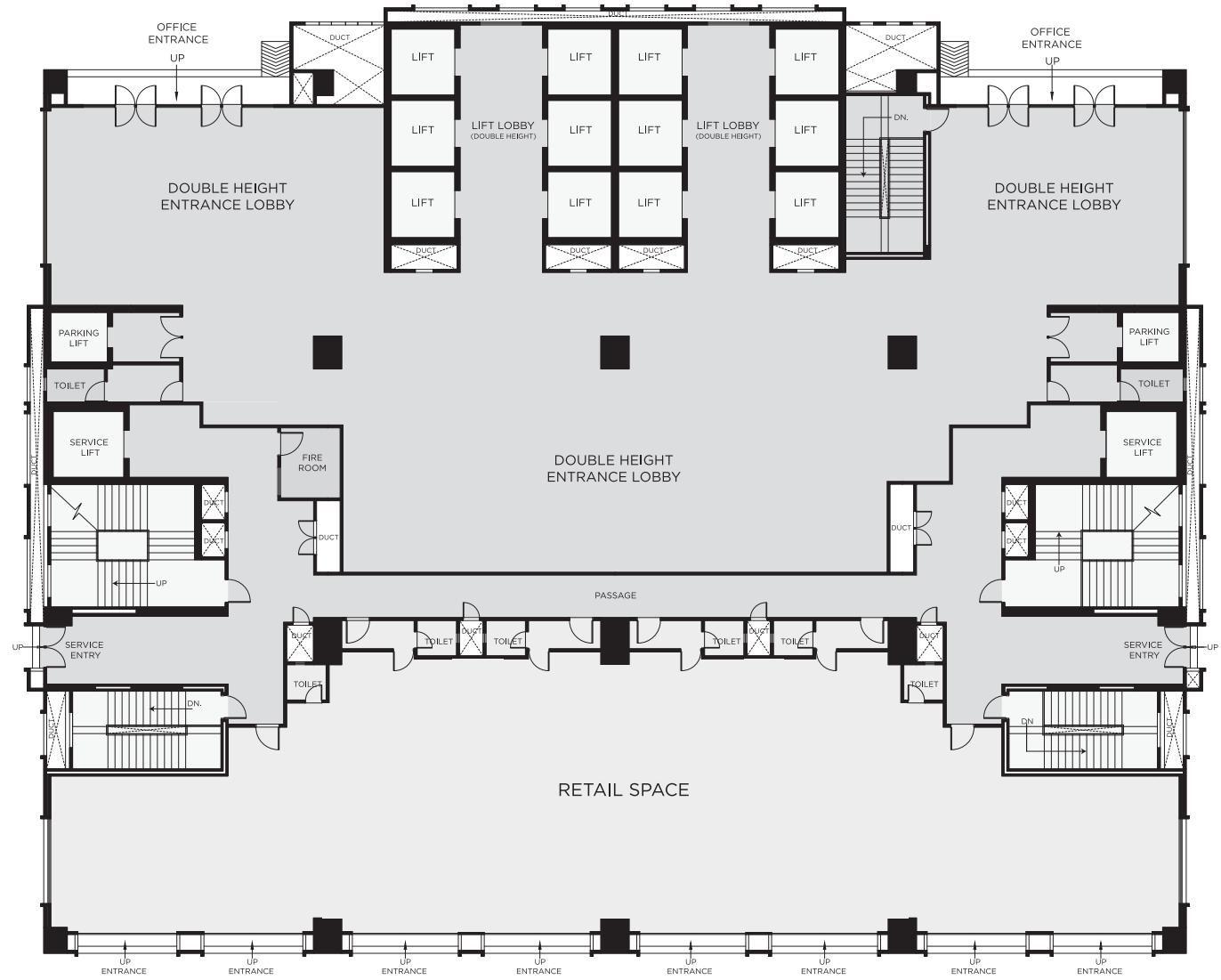
## STACKING DIAGRAM



## DIVISIONAL FLOOR PLAN

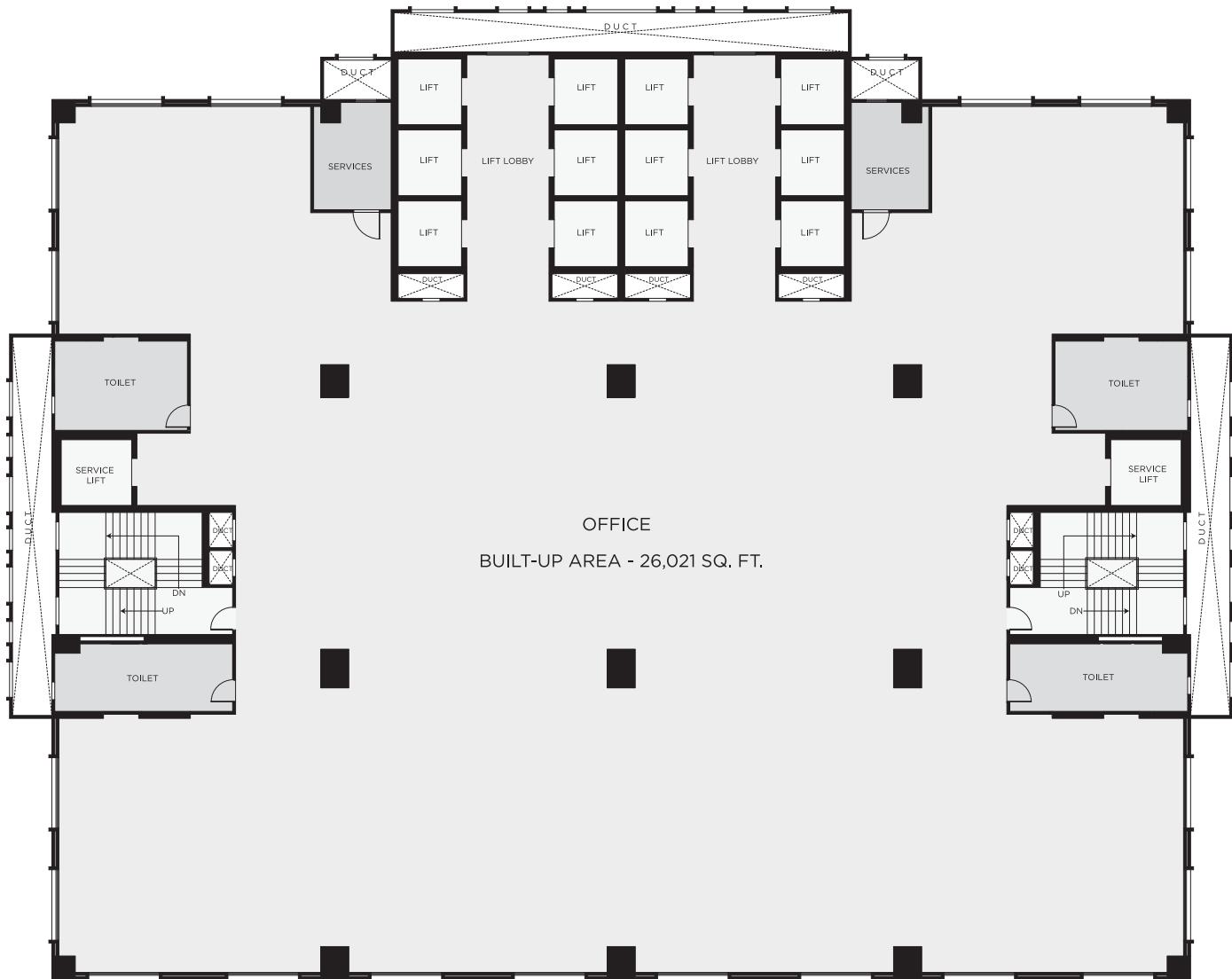


# GROUND FLOOR PLAN



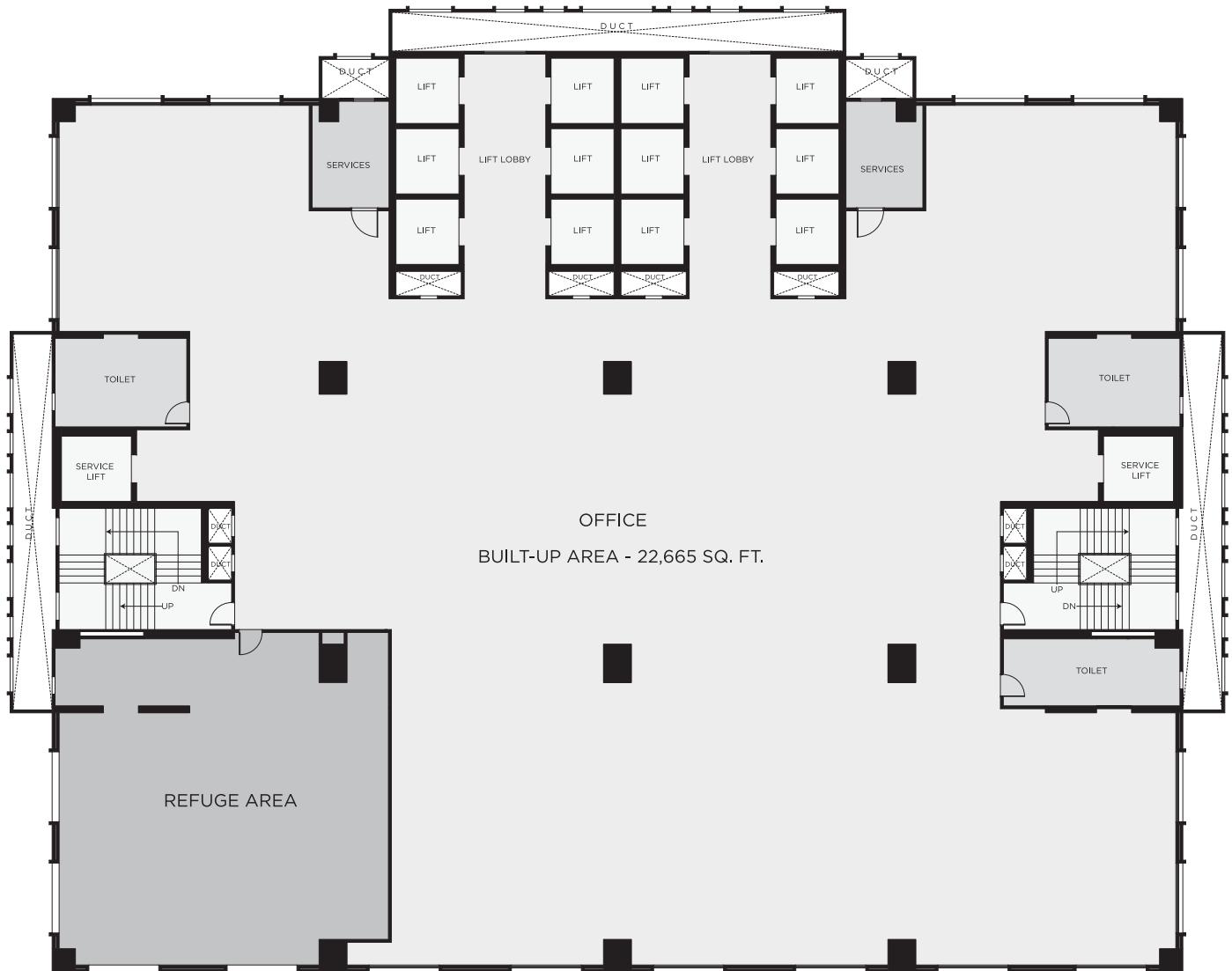
## TYPICAL FLOOR PLAN

3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>, 12<sup>th</sup>, 13<sup>th</sup>, 15<sup>th</sup>,  
16<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup>, 24<sup>th</sup> & 25<sup>th</sup> FLOOR



## REFUGE FLOOR PLAN

6<sup>th</sup>, 8<sup>th</sup>, 11<sup>th</sup>, 14<sup>th</sup>, 17<sup>th</sup>, 20<sup>th</sup> & 23<sup>rd</sup> FLOOR



03.10.21



CALL: +91 97699 96817 / 77381 91991 / 98201 93096

Corporate Office: Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai - 400 076.

[www.hiranandani.com](http://www.hiranandani.com)