# QUANTUM

COMMERCIAL OFFICES

**HIRANANDANI BUSINESS PARK, THANE**

Hiranandani
creating better communities

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

Actual image Hiranandani Business Park, Powai

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

BG HOUSE - 1,15,000 sqft | 2006

CHEMTEX HOUSE - 1,00,000 sqft | 1994

Actual images of Hiranandani Gardens, Powai

# THE DOMAIN OF FAITHFUL DESTINIES

HIRANANDANI BUSINESS PARK, POWAI

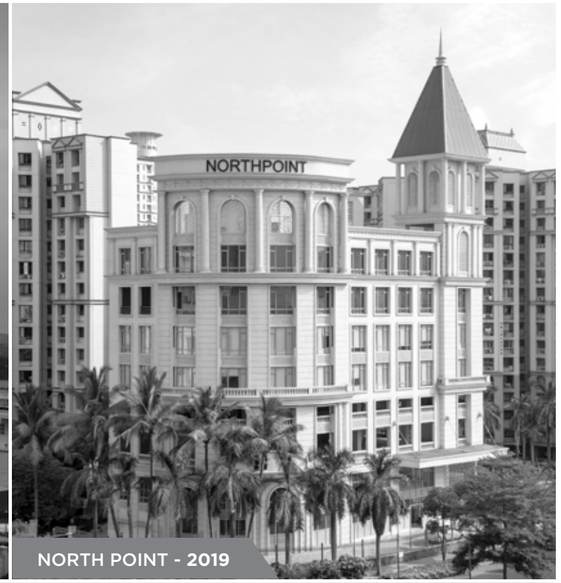
**5.30**
MILLION SQ.FT

DEVELOPED
COMMERCIAL OFFICE SPACE

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

Actual image of Hiranandani Estate, Thane

TATA CONSULTANCY SERVICES - **2017**




NORTH POINT - **2019**

BAYER CROPSCIENCE - **2014**

ZENIA - **2018**

Actual images of Hiranandani Estate, Thane

## 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

Actual images of Hiranandani Estate, Thane

# HIRANANDANI BUSINESS PARK, THANE

## HAMILTON-A

| STRUCTURE | TOTAL AREA | TYPICAL FLOOR | EFFICIENCY |
|---|---|---|---|
| GROUND + 6 UPPER FLOORS | 54,355 sq.ft. | 8,450 sq.ft. | 70% |

## HAMILTON-B

| STRUCTURE | TOTAL AREA | TYPICAL FLOOR | EFFICIENCY |
|---|---|---|---|
| GROUND + 6 UPPER FLOORS | 56,210 sq.ft. | 8,450 sq.ft. | 70% |

## LEXINGTON

| STRUCTURE | TOTAL AREA | TYPICAL FLOOR | EFFICIENCY |
|---|---|---|---|
| 2 BASEMENTS+ GROUND + 6 UPPER FLOORS | 1,54,406 sq.ft. | 27,265 sq.ft. | 70% |

## TIFFANY

| STRUCTURE | TOTAL AREA | TYPICAL FLOOR | EFFICIENCY |
|---|---|---|---|
| STILT + 6 UPPER FLOORS | 1,09,673 sq.ft. | 17,980 sq.ft. | 70% |

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

Actual image of TCS, Hiranandani Estate, Thane

# 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

Actual images of TCS, Hiranandani Estate, Thane

*Interiors done by client

LIMITLESS SPACES
THAT WILL NAVIGATE TO
MEASURELESS SUCCESS

## TCS EXTERIORS

Actual images of TCS, Hiranandani Estate, Thane

Actual image of Bayer CropScience, Hiranandani Estate, Thane

# 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

Actual images of Bayer CropScience, Hiranandani Estate, Thane

* Interiors done by clients

Actual image of Zenia, Hiranandani Estate, Thane

# YOUR GATEWAY TO HIGH-REACHING CREATIONS

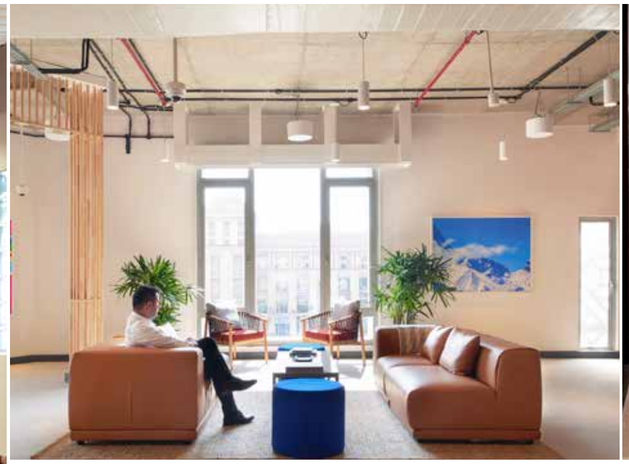
## ZENIA

**STRUCTURE**
GROUND +
2 FLOORS PARKING
8 UPPER FLOORS

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

**ELEVATORS**
3 ELEVATORS
AND 2 PARKING
ELEVATORS

**PARKING**
MECHANISED
PARKING IN THE
1ST & 2ND FLOOR



SPACES FOR CREATIVE
THINKING AND IDEATION.

wework

Actual images of WeWork at Zenia, Hiranandani Estate, Thane

*Image courtesy WeWork and Interiors done by client

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.

CCTV CAMERA

ACCESS CONTROL TURNSTILE

# PROVISIONS THAT WILL ENSURE COMPLETE SAFETY AND SECURITY

ELEVATOR

SECURITY

FIRE SPRINKLER

MECHANISED PARKING

All images shown for representation purpose only.

# EFFICIENT SPACES WITH AN EFFECTIVE ENVIRONMENT

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

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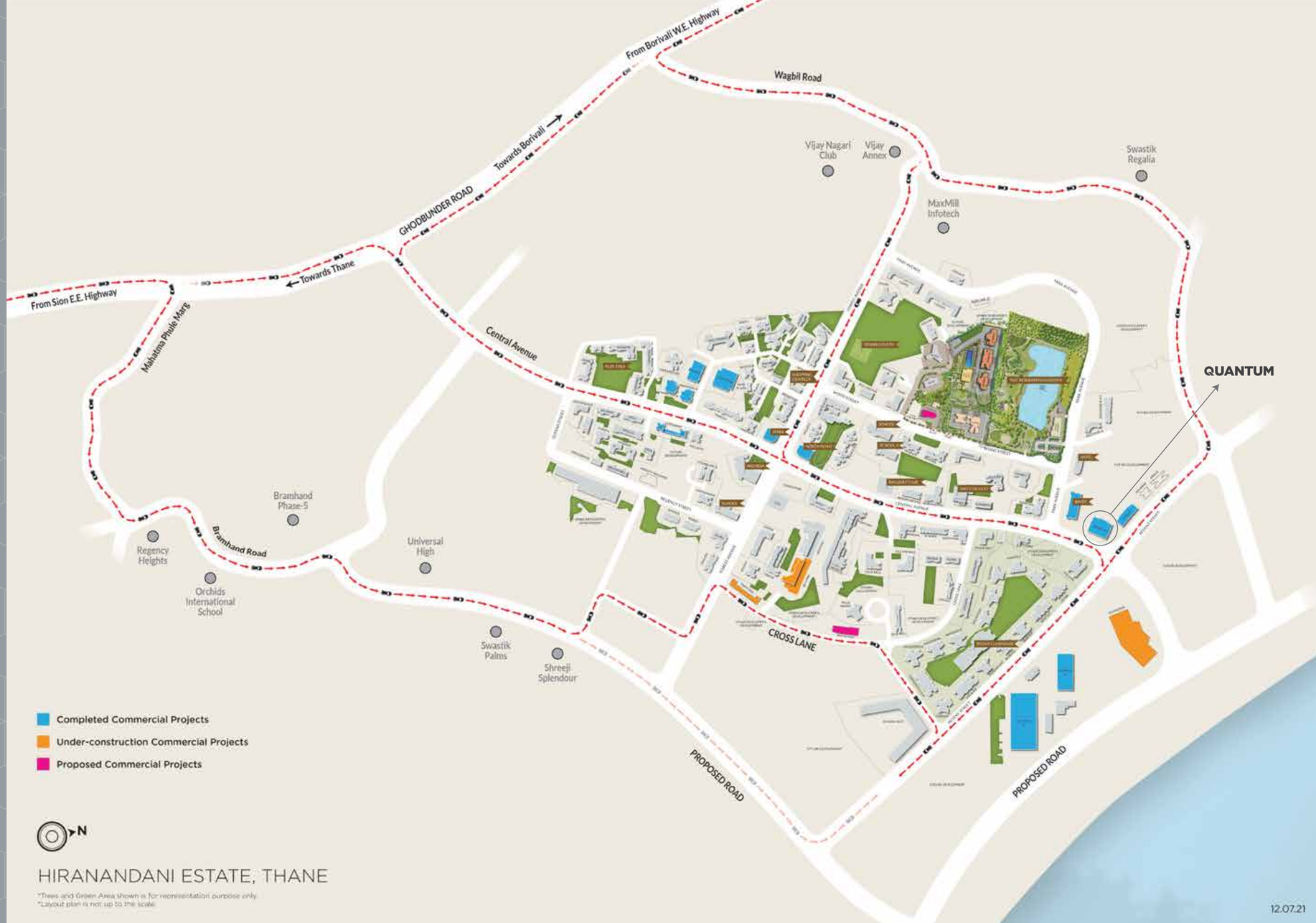
## A TERRAIN THAT WELCOMES FAR-FETCHED VISIONS

Actual image of Hiranandani Estate, Thane

## CONNECTED AND ACCESS TO ALL MAIN JUNCTIONS




HIRANANDANI ESTATE, THANE

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

12.07.21

Actual view from Hiranandani Estate, Thane

WHERE WORK & LEISURE
AREN'T TWO SEPARATE ENTITIES

# INTERBLENDING EFFORTS AND AMUSEMENTS

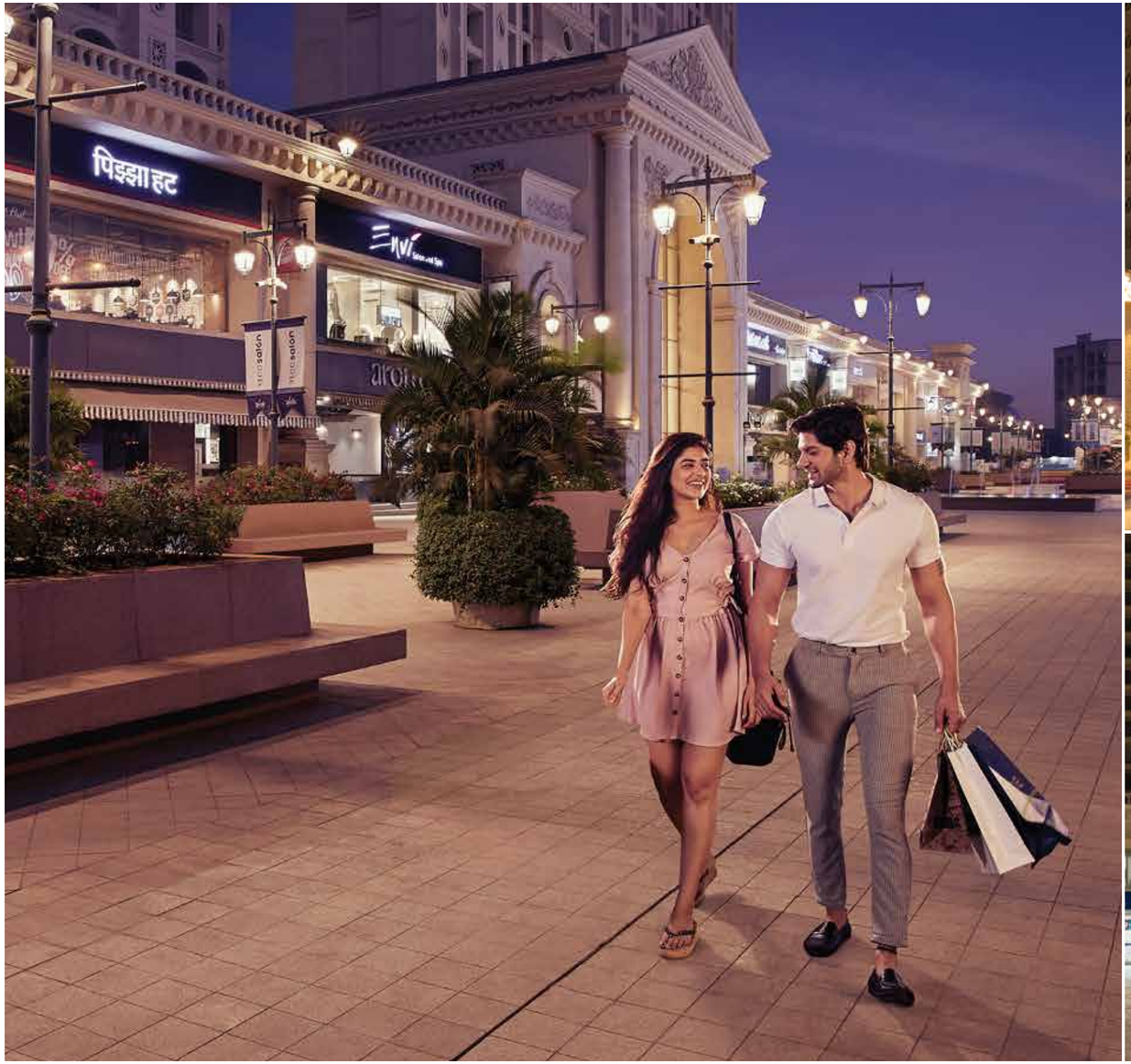
**ONLY AT HIRANANDANI ESTATE, THANE.**

Actual images of Hiranandani Estate, Thane

A HIGH STREET SHOPPING EXPERIENCE

**THE WALK**

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



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

All images shown for representation purpose only.

# AN INSPIRING LOCALITY THAT
# **UPGRADES THE MINDSPACE**

# AN INFRASTRUCTURE LIKE NONE OTHER

Actual image of Thane

**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

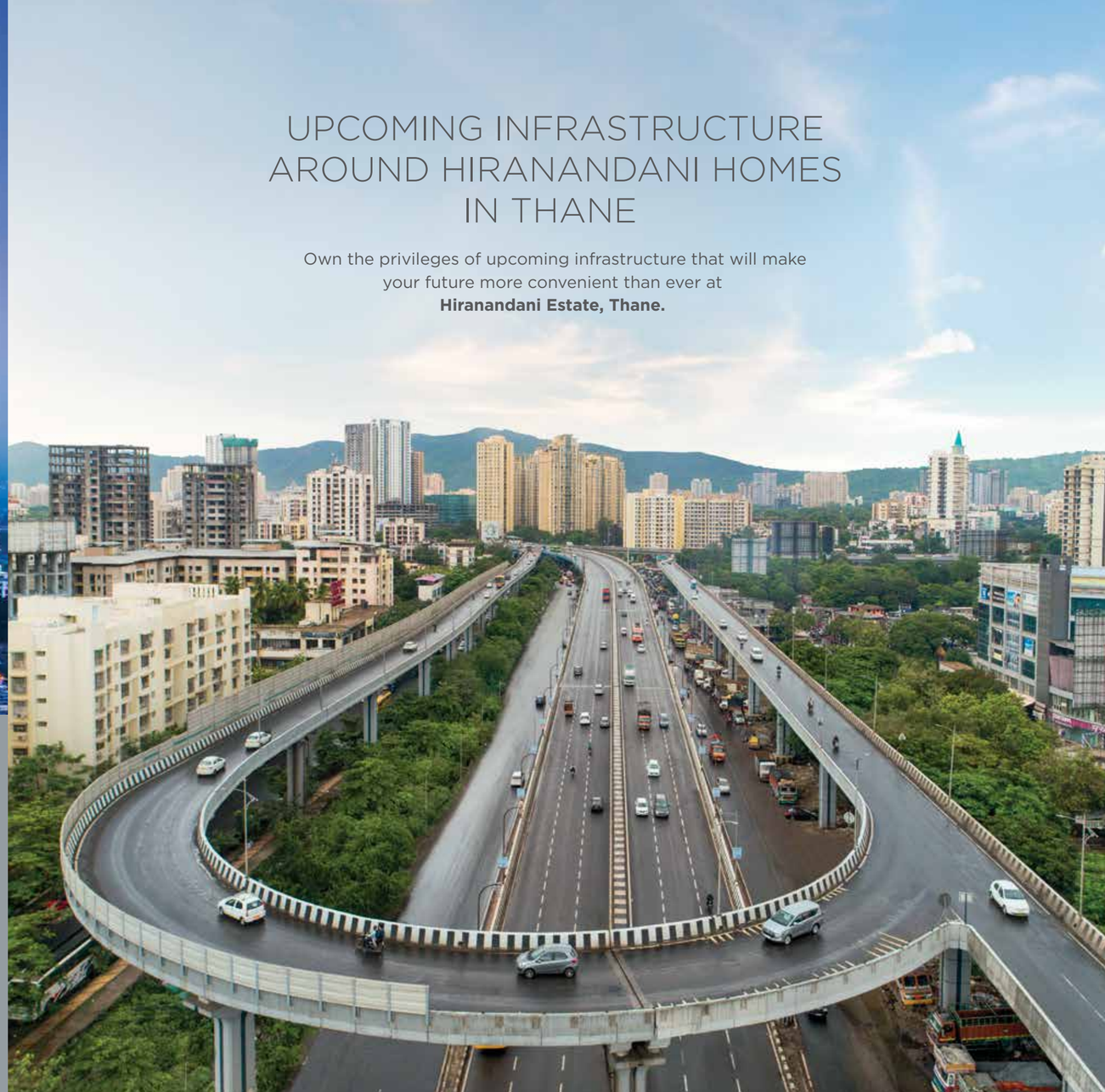
**SHOPPING & ENTERTAINMENT**

- 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.

Map is not upto scale.

## 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 - BORIVALI UNDERGROUND TUNNEL:

- It will be 10.20 km underground tunnel passing through the Sanjay Gandhi National Park.
- It would take only around 15 minutes to commute between the 21 km stretch.
- It will start from Tikuji Ni Wadi (Thane) and connect Borivali at the western expressway.
- **The start point, Tikuji Ni Wadi is at approx. 4.4 km from Hiranandani Estate.**

## 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.**

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Images shown for representation purpose only.

## THANE - GHODBUNDER ELEVATED CORRIDOR:

- The 4.4 km elevated road will be a major connecter 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.**

## NEW FLYOVERS FOR EASY COMMUTE:

- Commuters between Thane and Mumbai would be able to use three bridges as an alternative route to exit the city limits.
- Flyovers at LBS Marg near Castle Mill another at MG Road at Naupada and the third flyover Vandana Talkies, Thane are expected to ease the commuters' problems.

## UPCOMING THANE COASTAL ROAD:

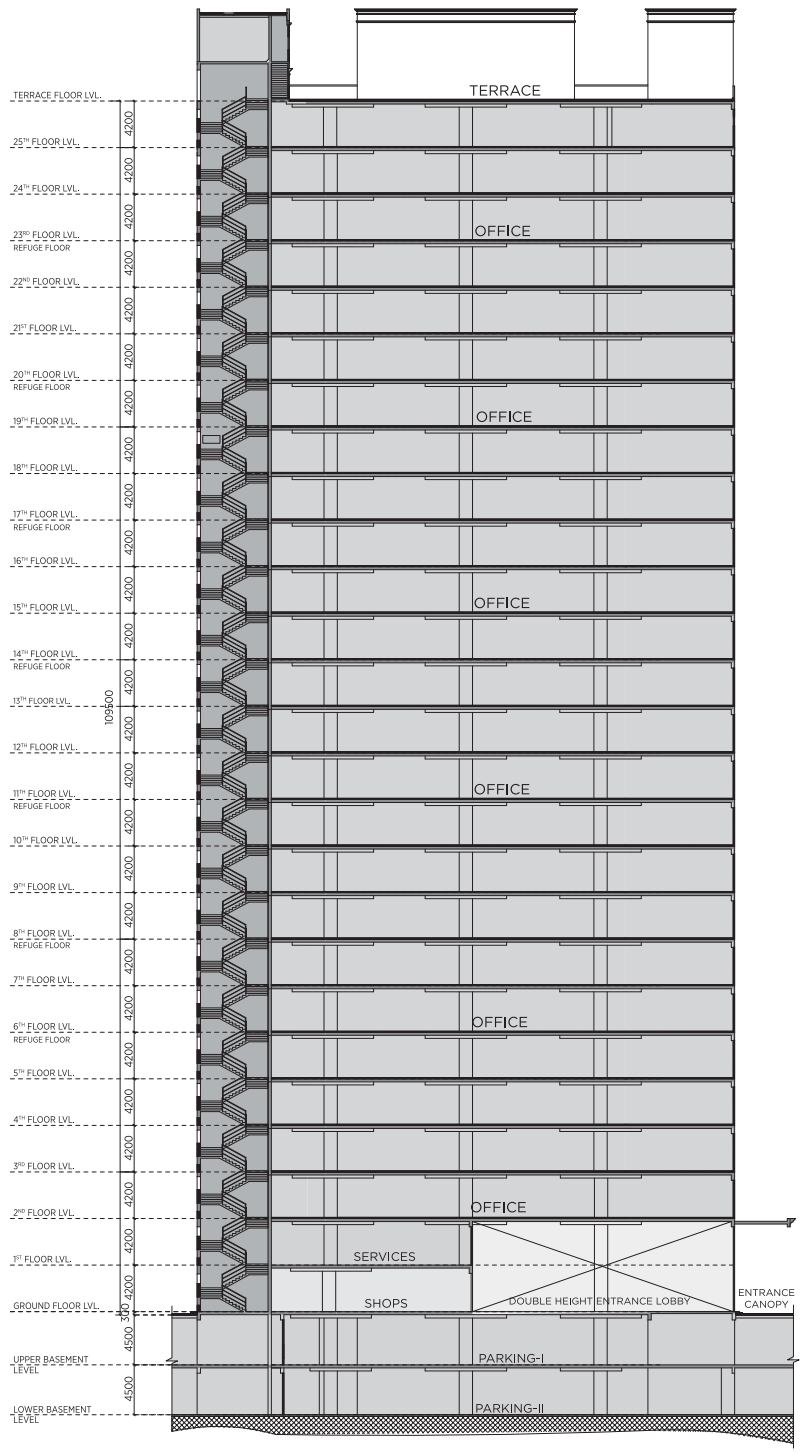
- Upcoming Thane Coastal Road, a 13 kilometre proposed Coastal Road from Kharegaon to Gaimukh, is being built in order to decongest the traffic on Ghodbunder road.
- Thane Coastal Road will pass through the Coastal Regulation Zone (CZR) and it will have tunnels and underground passages to enable hassle-free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

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

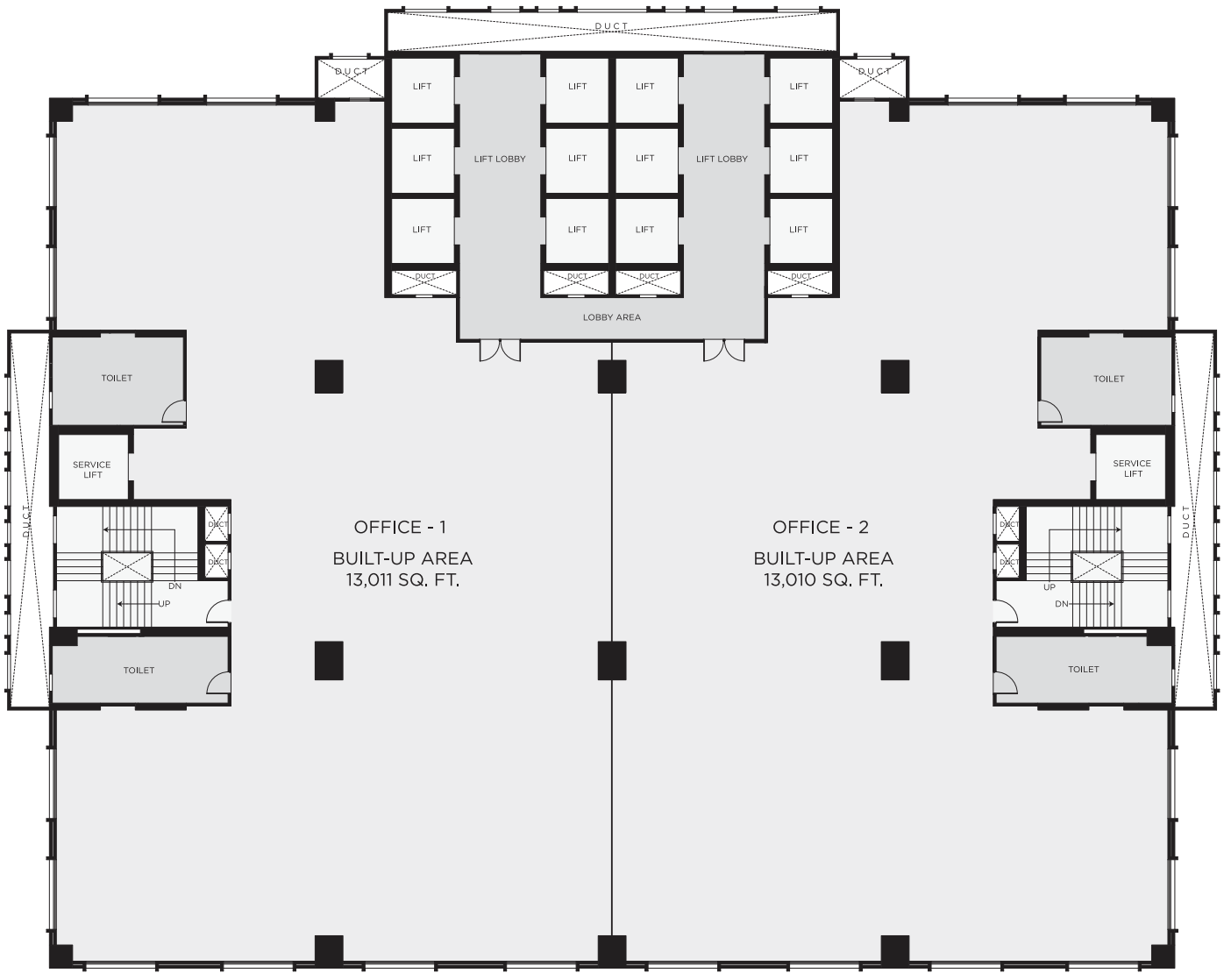
THE PATHWAY TO GROWTH
IS CEASELESS

# AND SO ARE THE AVENUES AT QUANTUM TO SUPPORT IT

# STACKING DIAGRAM



# DIVISIONAL FLOOR PLAN

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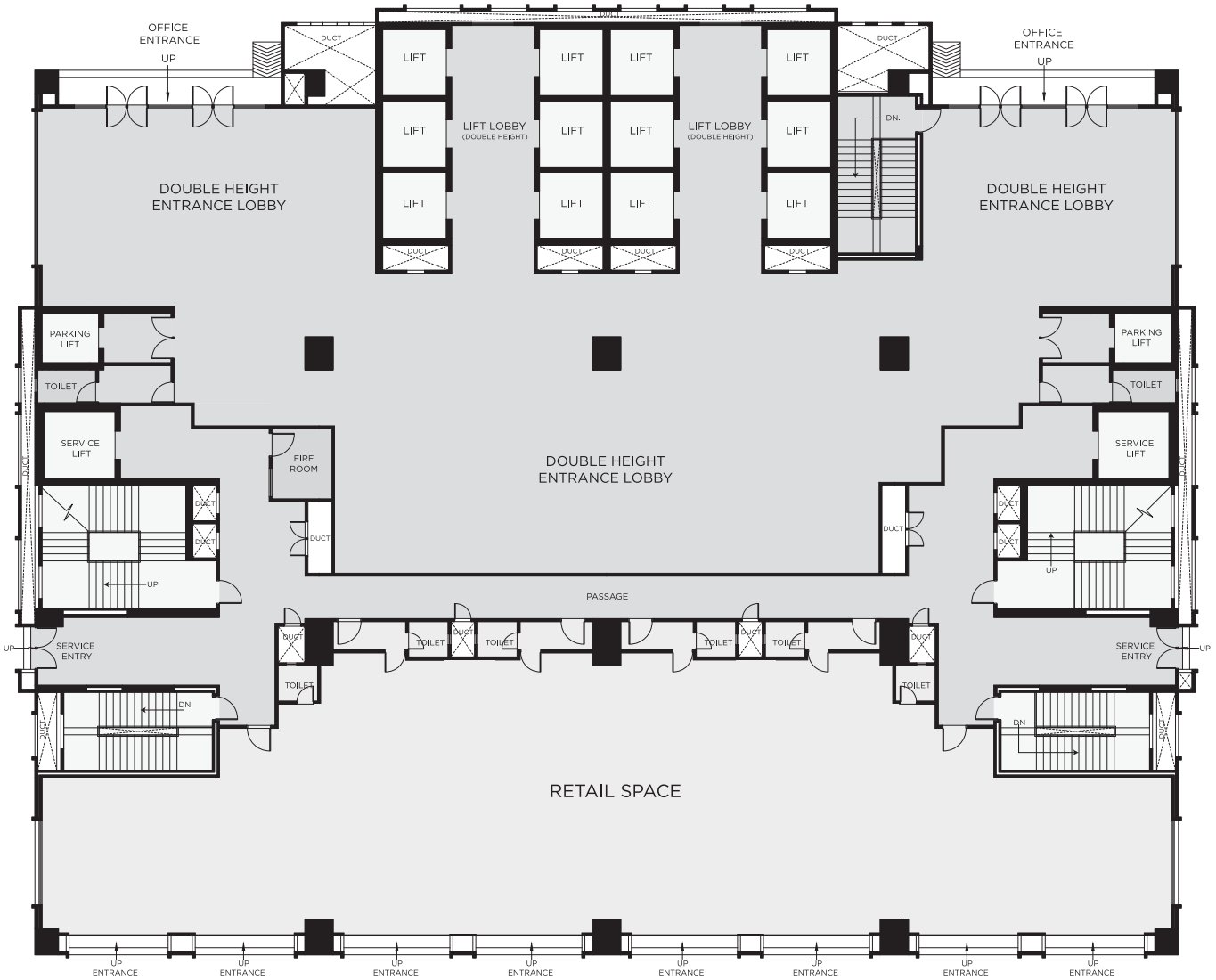
# GROUND FLOOR PLAN

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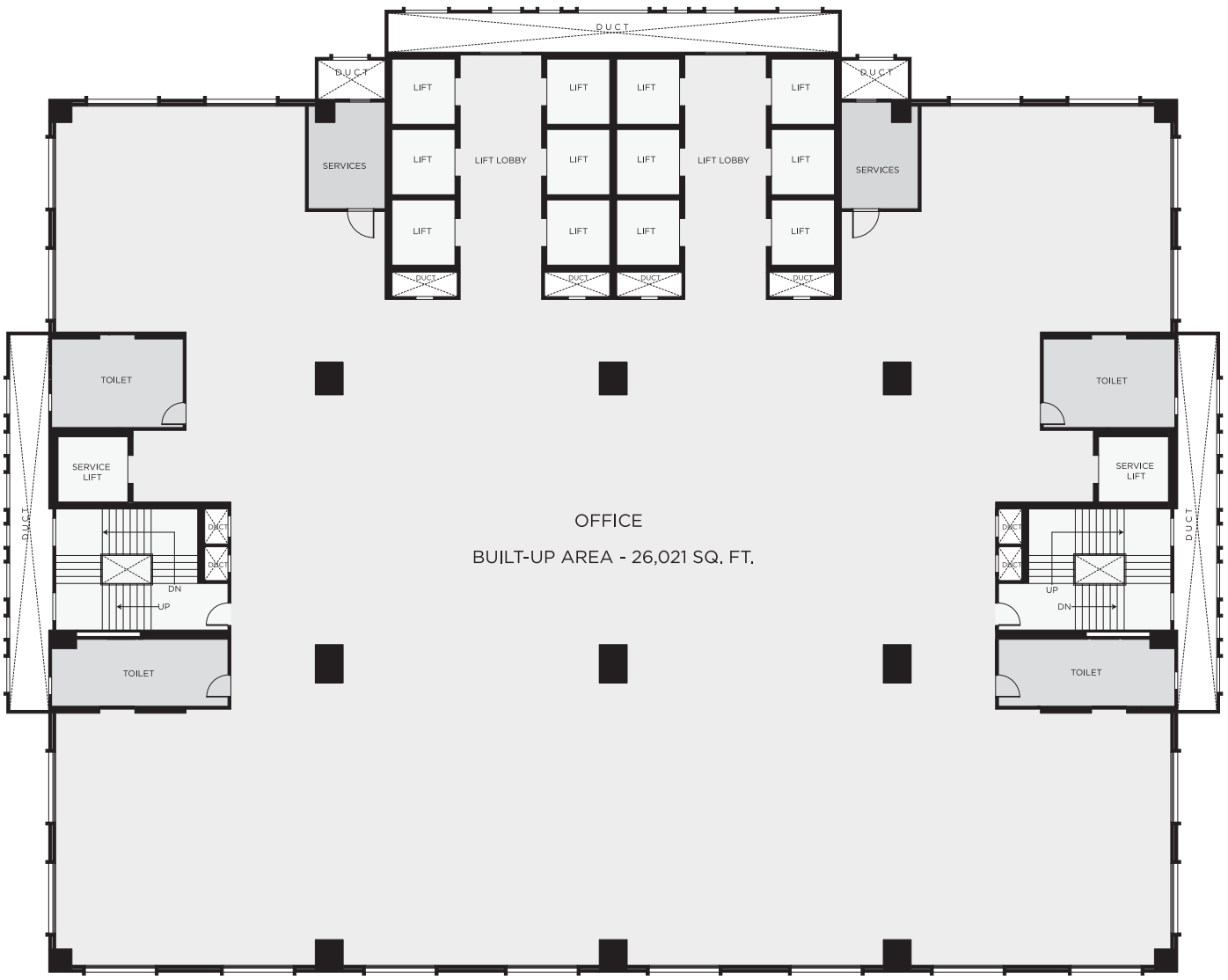
# TYPICAL FLOOR PLAN

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

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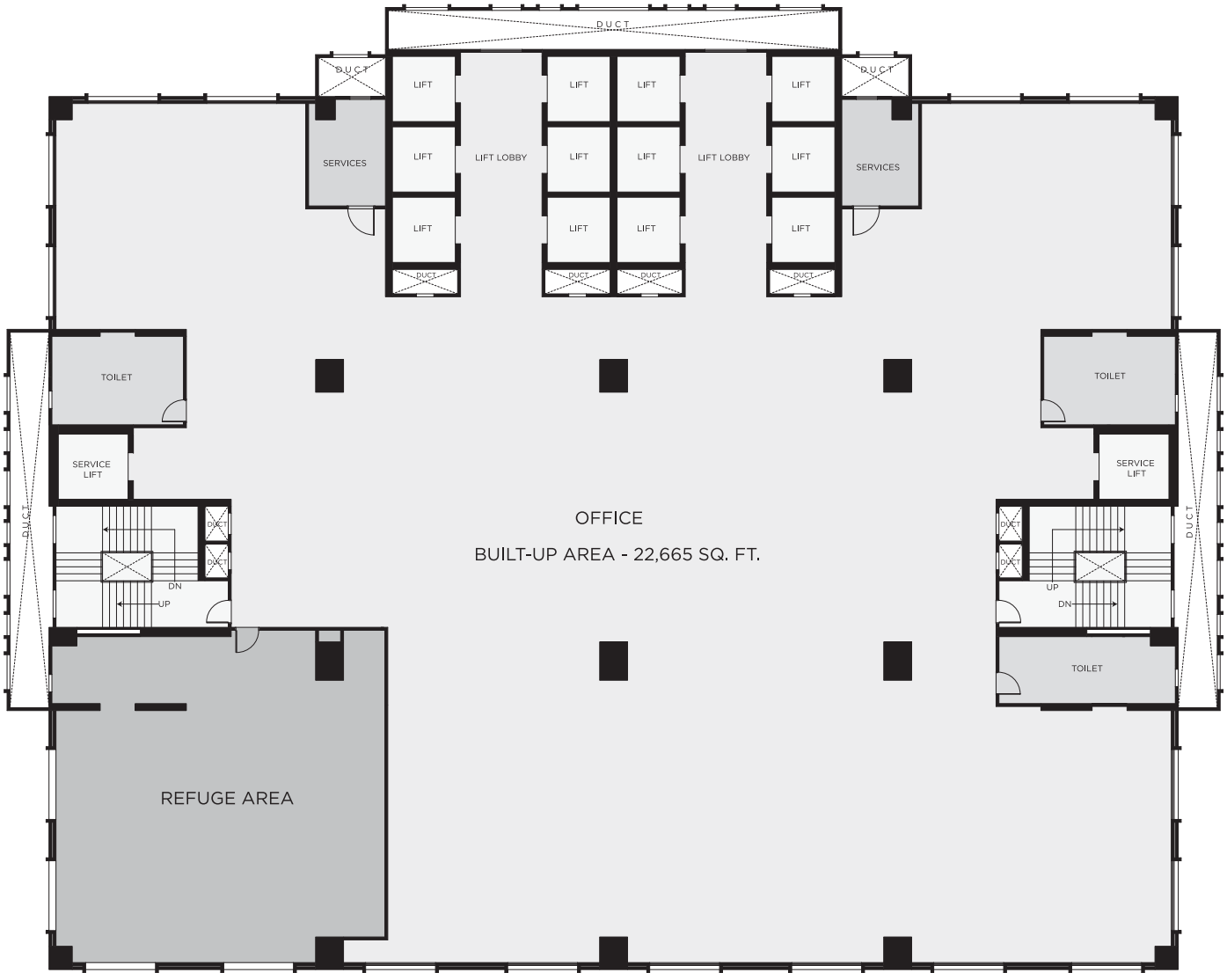
# REFUGE FLOOR PLAN

## 6th, 8th, 11th, 14th, 17th, 20th & 23rd FLOOR

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06.09.19

23.07.21

Hiranandani Business Park

Growth beyond boundaries...

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

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

www.hiranandani.com