



WEST WAVE

ENTREPRENEUR'S INSPIRATION

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ABOUT US



West Wave in

Hyderabad, exudes elegance and functionality. Our business spaces in Hyderabad's Financial District and IT corridors keep you constantly looking for productivity! With an inspiring change of ambiance combined with our state-of-the-art office space, fully furnished and equipped with all the comforts of today's professional needs. West Wave offers you the launch pad to develop and shape your ideas.

ROAD CONNECTIVITY

Financial district,
Nanakramguda,
Hyderabad

WIPRO CIRCLE RD

ISB ROAD

NANAKRAMGUDA RD

ROAD NO - 2



KHAJAGUDA -
NANAKRAMGUDA RD

NEHRU OUTER RING ROAD



Outer Ring Road
3 km



Rajiv Gandhi
International Airport
30 km



Jubilee Bus Stand
22 km



Proposed metro station
Nanakramguda
2 km

**Unified
Hub located
In the heart of
Western
Hyderabad**



WEST WAVE

Workplaces

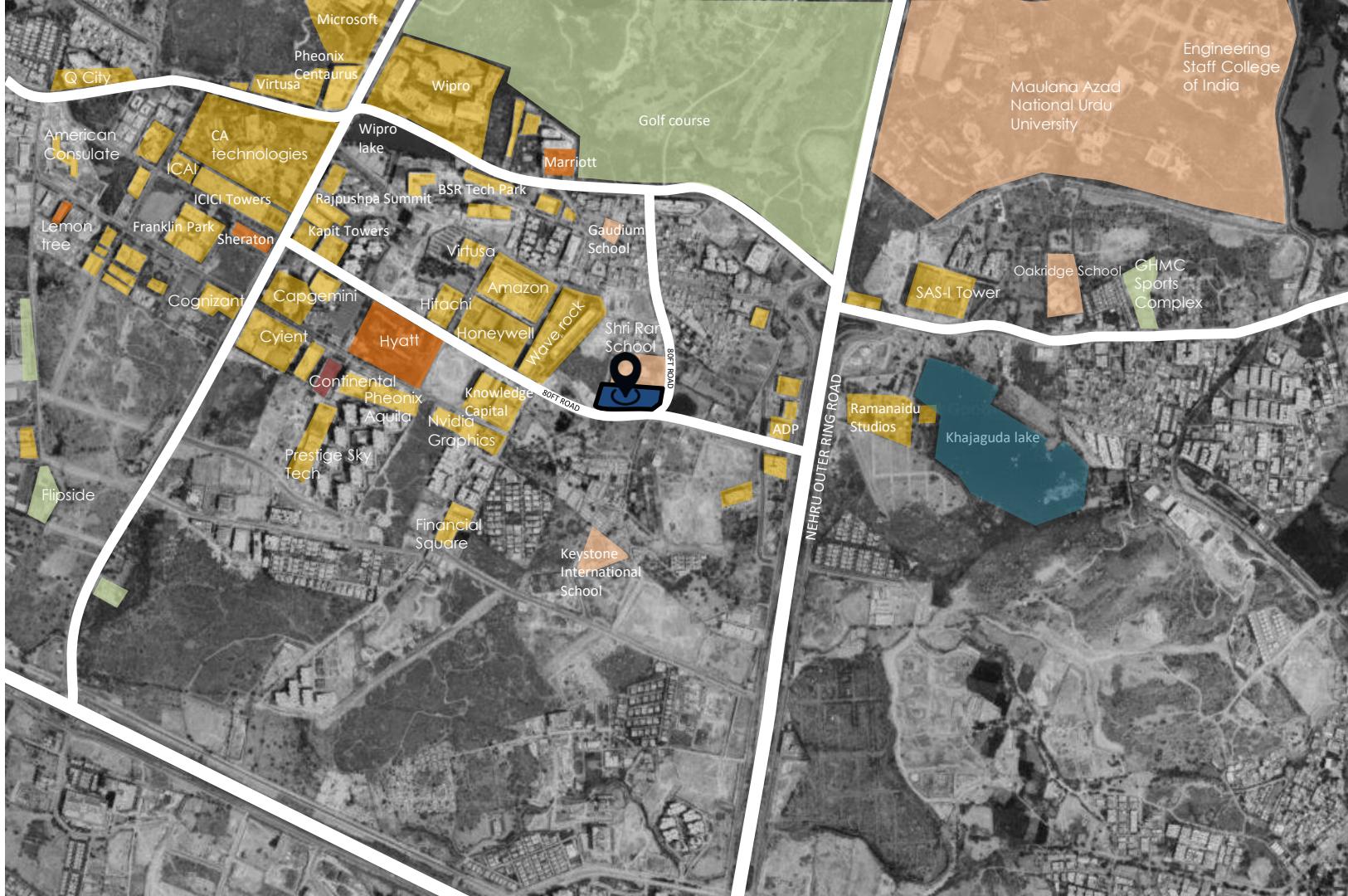
Education

Hotels

Amenities

Health care

Water bodies



OVERVIEW



IT PARK

2.1Mn
sq. ft.

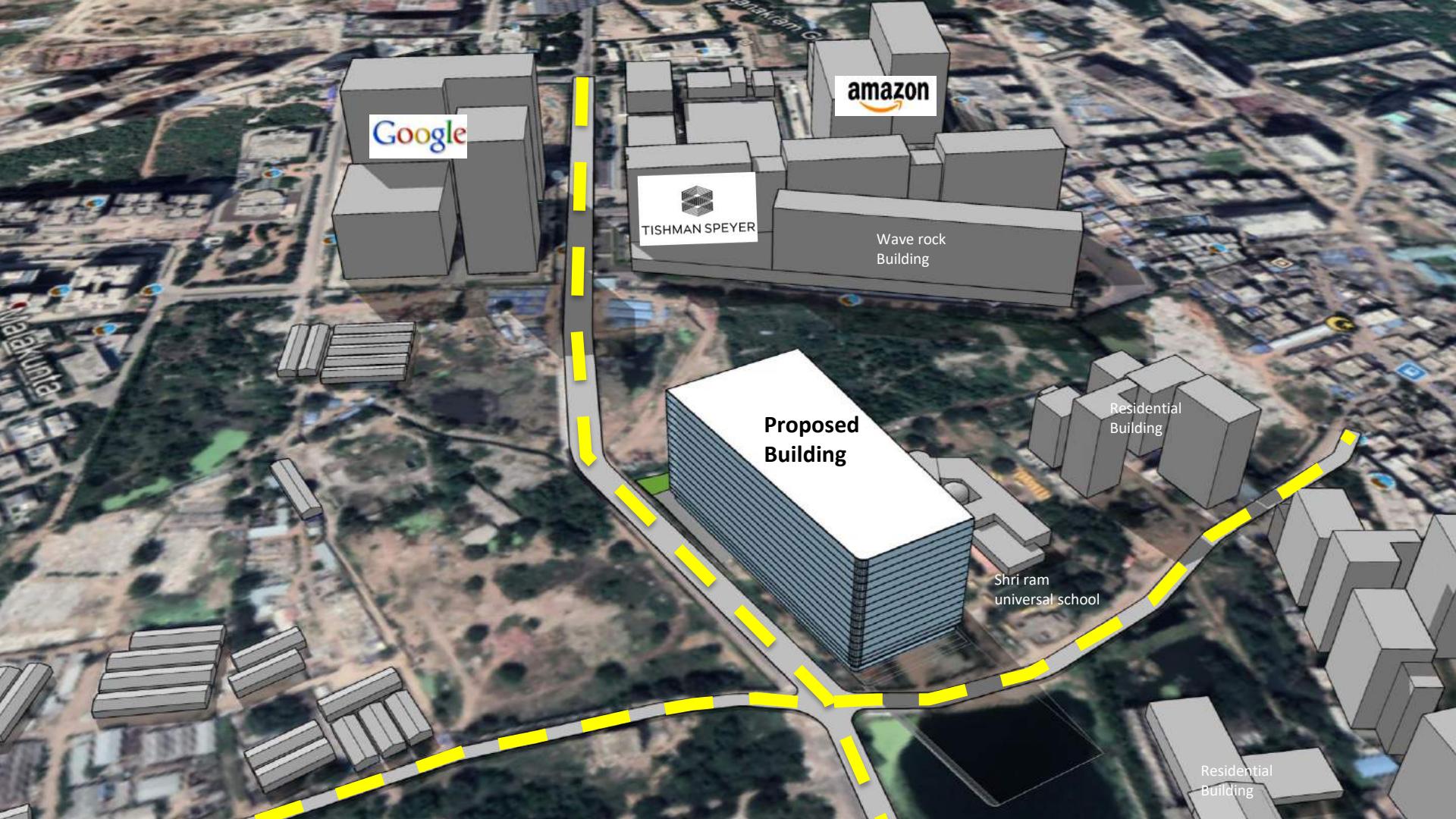
GRADE A
Building

7 LEVEL
Parking
2900 Parking's

22 LEVELS
3 Basements, 4
podiums, 15 floors

1,60,000 Sq. ft.
large floor plates

5 acres
Site area



KEY FEATURES

The concept of the space is to create a realization of being beyond daily life, to enrich the occupants life with happy work place, ample daylight and connection to the outdoors with help of textures, patterns and experiences. The vision of this design is:

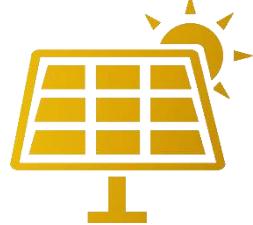
- To create a landmark in city
- To create a metropolitan facility experience
- To provide an international workplace environment
- To reinforce the regional and local infrastructure development.
- To create new identity to the city and region.



IGBC GOLD Certified



Vaastu compliance



Solar power usage



Pedestrian friendly pathways

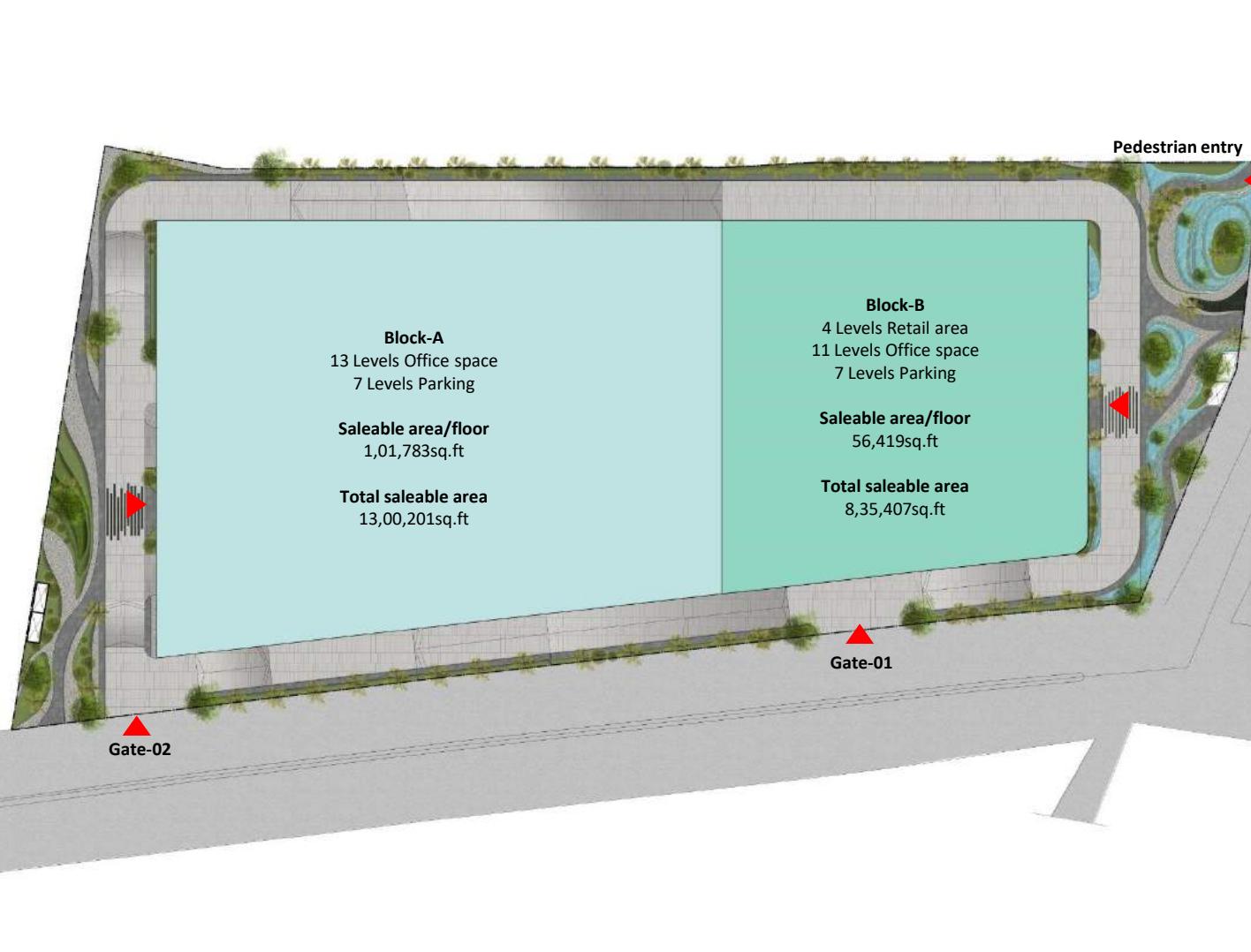


Efficient landscape spaces



Hassle-free circulation

SITE PLAN



Site Area

5 acres

Access Road Width

80' wide

Building height

54m

All round setback

9m

PROJECT HIGHLIGHTS



- Energy efficient Double glazing façade system
- Refuge break out
- Green walls
- IGBC & LEED GOLD Certified
- Grand lobby with high end specifications
- High speed lifts with DCS
- Central Air-conditioning
- 100% Power backup
- Separate Entry/Exit for Retail and Office space
- Modern Fire safety system
- 24/7 CCTV Surveillance

3D VISUALIZATION
VIEW

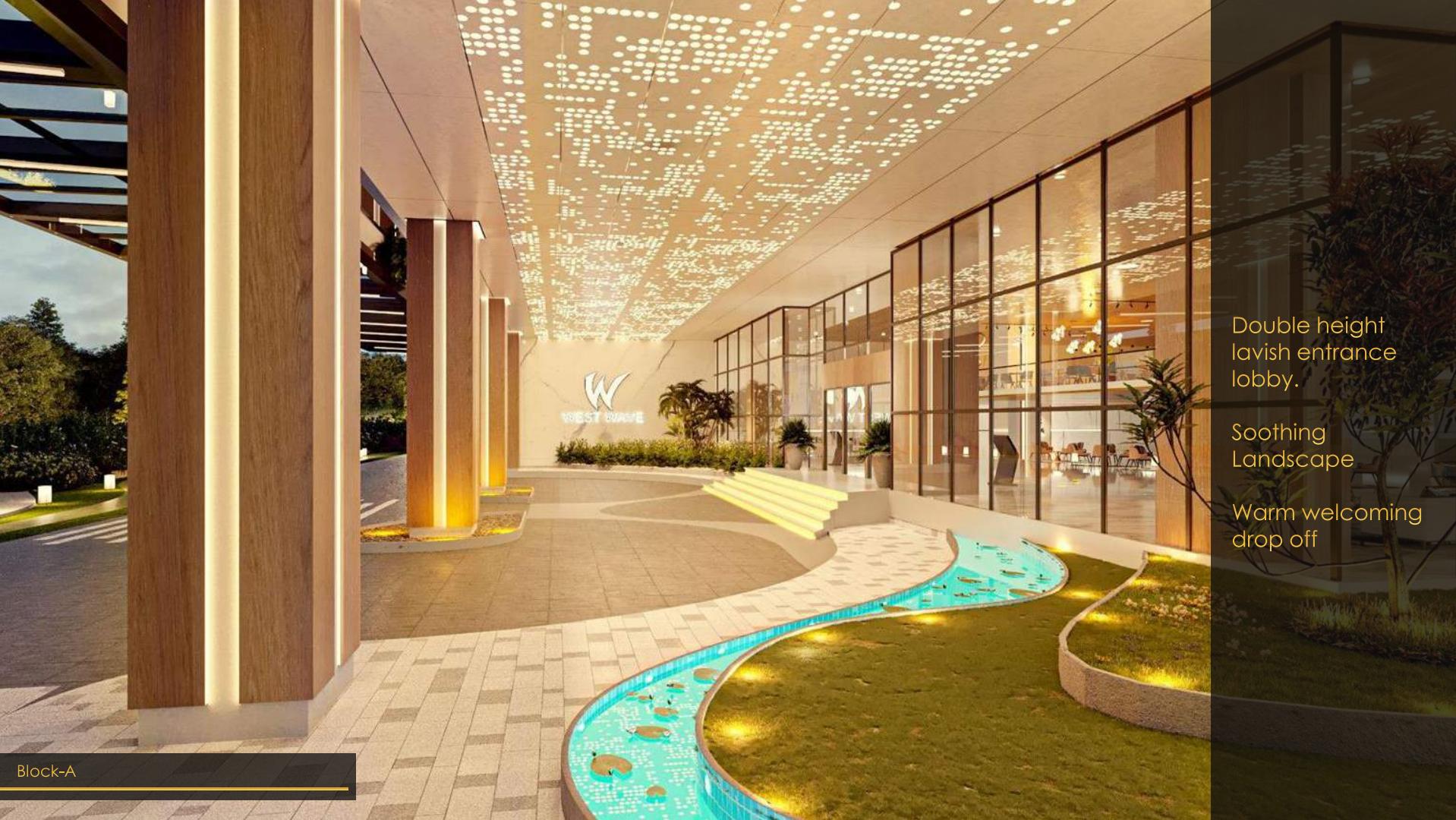


3D VISUALIZATION
VIEW



3D VISUALIZATION
VIEW





Double height
lavish entrance
lobby.

Soothing
Landscape

Warm welcoming
drop off

Block-A



Office entrance
lobby with classy
reception area.

Spacious and
flexible design



Visually Appealing
and dynamic.

Amidst green
plantations



Comfortable and
eye pleasing
seating lounge.

Block-A



Decorous and
spacious office
lobby



Elegant interiors
welcoming into
the building.

Landscaping as
per vastu



Grand and
secured entry way.



Elegant interiors
welcoming into
the building.

Landscaping as
per vastu

Block-B entrance



Block-A

Levels

1 to 4

Usage

Office

Saleable area/floor

1,01,783sq.ft

Block-B

Levels

1 to 4

Usage

Retail

Saleable area/floor

56,419sq.ft

Typical floor plan



Block-A

Levels

Usage

Saleable area/floor

5 to 13
Office
1,01,783sq.ft

Block-B

Levels

Usage

Saleable area/floor

5 to 15
Office
56,419sq.ft

Typical floor plan

WORKSPACE



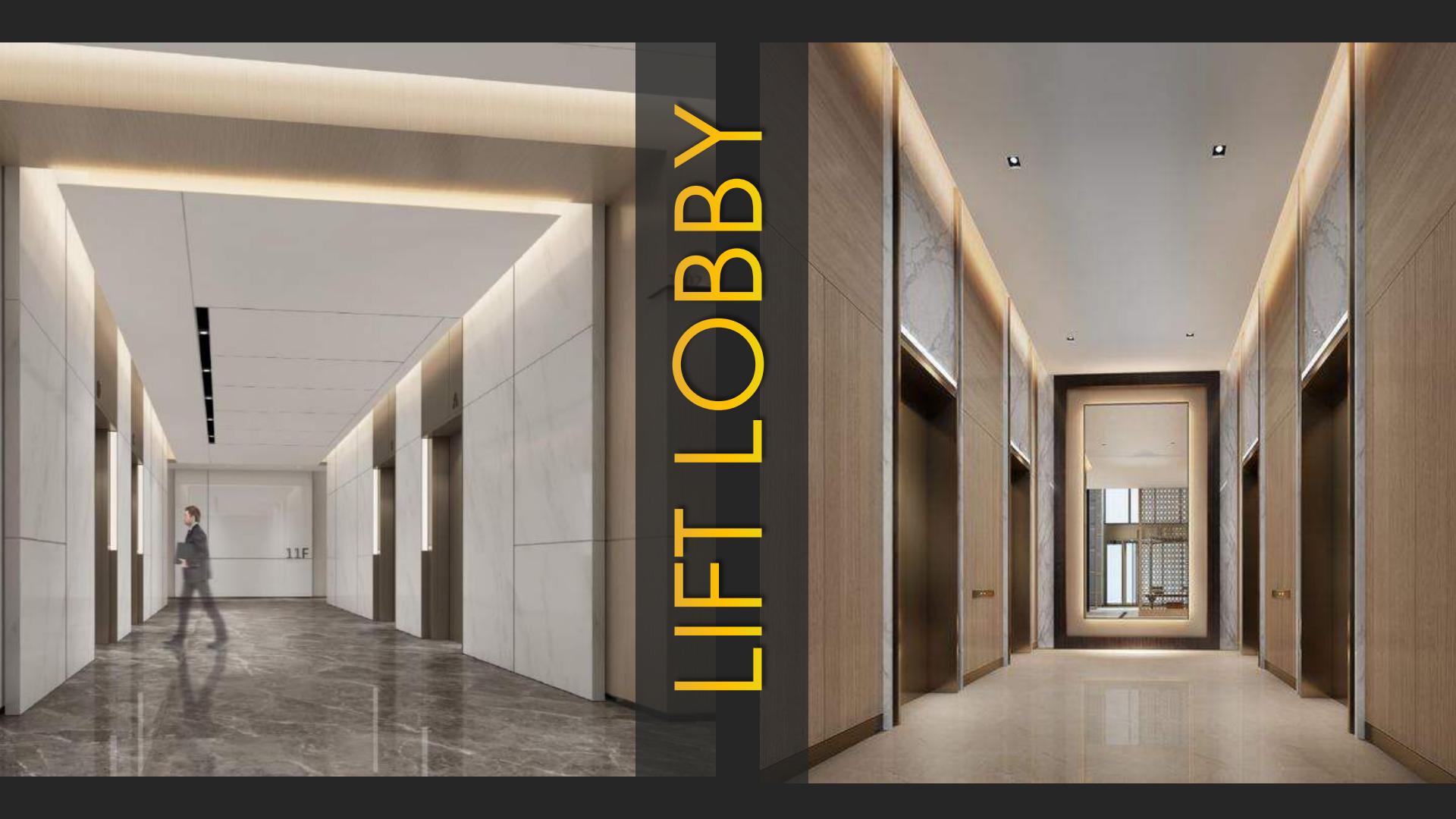
DO MORE THAN YOU EVER COULD WITH WEST WAVE



WORKSPACE



OUTSTANDING work space 13 & 15 FLOORS.



LIFT LOBBY

WASHROOM



PARKING

7 LEVEL
PARKING

- 3 BASEMENTS
- 4 PODIUM



Basement level 1- parking



Level	Parking count
Stilt-1	148
Stilt-2	233
Stilt-3	352
Stilt-4	356
Basement-1	381
Basement-2	616
Basement-3	580
Total car park	2,666

Stilt level 1 - parking



Normal
 Back-to-Back
 Stacked

Level	Parking count
Stilt-1	148
Stilt-2	233
Stilt-3	352
Stilt-4	356
Basement-1	381
Basement-2	616
Basement-3	580
Total car park	2,666

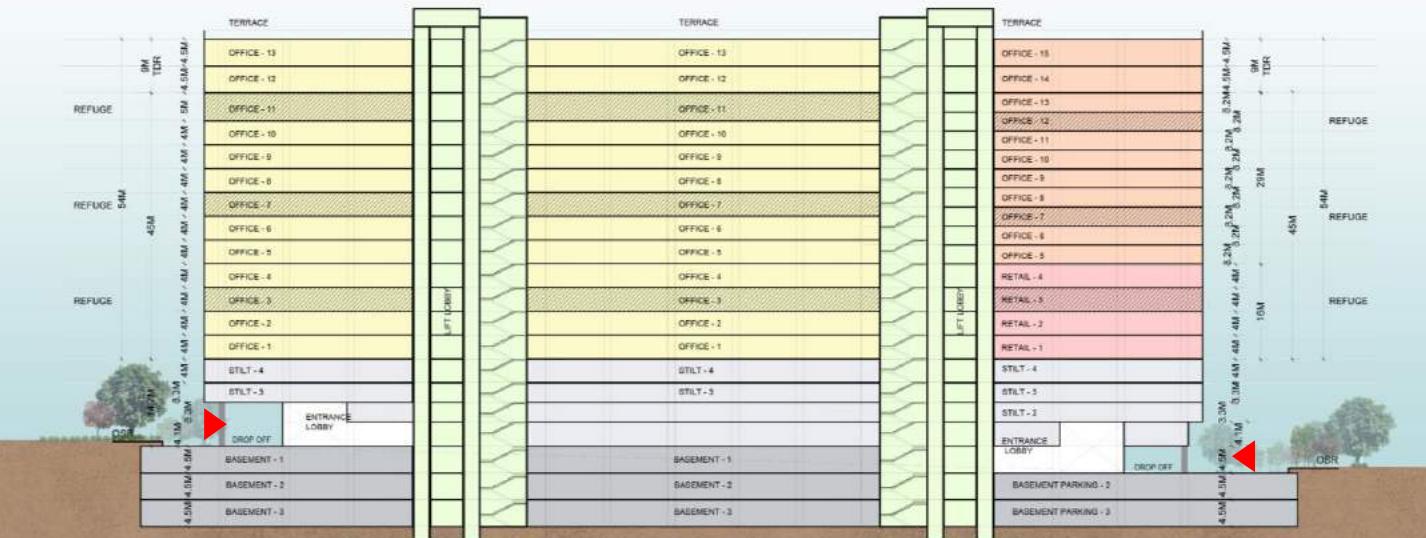
Basement level 1-
Circulation plan



- Pickup/ Drop-off bay
- Vehicular entry route
- Vehicular exit route
- Walkway

Stilt level 1 -Circulation plan





Double height lobbies

Distinguished Block entries

LANDSCAPE



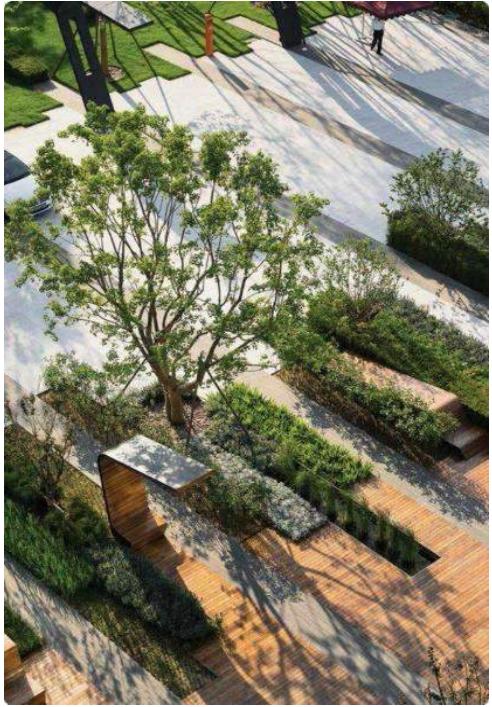
The Project would be designed to meet sustainable development goals and any amendments required by the City.

The buildings would be generally consistent with Greenish glass architecture and the detailed design that would be required to meet the goal of creating a healthy environment, conserving energy and reducing pollution.



Soothing
landscape
welcoming
Spaces

Pebble court with
Zen Garden and
boulders



- Design for a pedestrian priority environment
- Use local materials and resources wherever possible
- Include passive solar and micro-climate building design
- Design for energy and water conservation
- Design for highest indoor environment quality
- Use responsible waste management and maintenance systems





**GREEN
OFFICES
CAN**

Enhance the health of employees key part of sustainable cities boosts the economy helping to conflicts climate change enhance bio diversity, save water resources and help to protect forests.

AREAS

BLOCK A - AREA STATEMENT					
Level		Built-up area (sq.ft)	Carpet area (sq.ft)	Common area (includes toilets / services / corridors, stairs / lobbies / refuge) (sq.ft)	Saleable area (1.50% on carpet area) (sq.ft)
L1	Office	82,247	67,884	14,363	1,01,783
L2	Office	82,247	67,884	14,363	1,01,783
L3	Office (Refuge)	82,247	62,776	19,471	94,124
L4	Office	82,247	67,884	14,363	1,01,783
L5	Office	82,247	67,884	14,363	1,01,783
L6	Office	82,247	67,884	14,363	1,01,783
L7	Office (Refuge)	82,247	62,776	19,471	94,124
L8	Office	82,247	67,884	14,363	1,01,783
L9	Office	82,247	67,884	14,363	1,01,783
L10	Office	82,247	67,884	14,363	1,01,783
L11	Office (Refuge)	82,247	62,776	19,471	94,124
L12	Office	82,247	67,884	14,363	1,01,783
L13	Office	82,247	67,884	14,363	1,01,783
		10,69,210	8,67,172	2,02,038	13,00,201

BLOCK B - AREA STATEMENT					
Level		Built-up area (sq.ft)	Carpet area (sq.ft)	Common area (includes toilets / services / corridors, stairs / lobbies / refuge) (sq.ft)	Saleable area (1.62% on carpet area) (sq.ft)
L1	Retail	46,974	34,681	12,292	56,419
L2	Retail	46,974	34,681	12,292	56,419
L3	Retail (Refuge)	46,974	30,100	16,874	48,966
L4	Retail	46,974	34,681	12,292	56,419
		17,456	12,462	53,751	2,18,222
Level		Built-up area (sq.ft)	Carpet area (sq.ft)	Common area (includes toilets / services / corridors, stairs / lobbies / refuge) (sq.ft)	Saleable area (1.44% on carpet area) (sq.ft)
L5	Office	46,974	38,438	8,536	55,406
L6	Office (Refuge)	46,974	38,305	8,669	55,214
L7	Office	46,974	39,141	7,833	56,419
L8	Office	46,974	39,141	7,833	56,419
L9	Office	46,974	39,141	7,833	56,419
L10	Office	46,974	39,141	7,833	56,419
L11	Office	46,974	39,141	7,833	56,419
L12	Office (Refuge)	46,974	38,305	8,669	55,214
L13	Office	46,974	39,141	7,833	56,419
L14	Office	46,974	39,141	7,833	56,419
L15	Office	46,974	39,141	7,833	56,419
		5,16,710	4,28,173	88,537	6,17,185
Block-B Saleable area				8,35,407	
Total Saleable area				21,35,608	

Site area details						
					sq.m	sq.ft
Site area					20,180	2,14,717
Area lost in road widening					2,591	27,569
Net plot area					17,589	1,87,147
Open space required (10% of the site area)					1,759	18,715
Open space provided (10.04% of the site area)					1,766	18,790
Access road width					24m	80'
Building height						54m
Number of floors	Block-A					13
	Block-B					15
All round setback						9m

Parking level	Clear height (m)	Gross area (sq.ft)	Parking area (sq.ft)	Stack parking (sq.ft)	Services (sq.ft)	Car Parking count
Stilt-4	4	1,27,733	1,15,678		12055	356
Stilt-3	3.3	1,27,733	1,15,678		12055	352
Stilt-2	3.3	1,18,979	85,099		33867	233
Stilt-1	4.1	1,17,725	67,777		49944	148
Basement-1	4.5	1,36,232	89,727	89,727	46507	381
Basement-2	4.5	1,62,212	1,27,020	1,27,020	35186	616
Basement-3	4.5	1,62,212	1,29,808	1,29,808	32399	580

Total	9,52,827	7,30,787	3,46,555	2,22,014	2,666
Required parking area	44.00%		7,82,823		
Provided parking area	61.26%		10,77,343		

S P E C S

FOUNDATION & STRUCTURE:

R.C.C Framed structure to withstand seismic loads & wind.
Light weight brick masonry in cement mortar.

PLASTERING:

- | | |
|----------|---|
| Internal | -12mm thick coat cement plaster smooth finishing. |
| External | - 18mm thick coat sand faced cement plastering. |

DOORS:

- | | |
|---------|---|
| Toilets | -Laminated doors with standard hardware. |
| Fire | - Fire rated metal doors(as per fire norms) |

GLAZING:

- | | |
|----------|--|
| External | - Glazing as per approved elevation design scheme. |
|----------|--|

FLOORING:

- | | |
|--------------------|--|
| Entrance lobby | -Vitrified tiles/ Granite/Italian marble |
| Toilets | -First quality sanitary & CP fittings,
- Non Skid tile flooring & cladding,
laminated partition walls and
granite counter tops. |
| Staircase flooring | - Granite/ Kota stone |
| Parking Area | - VDF Flooring |
| Drive way | - VDF Flooring |
| Lift lobby | -Vitrified tiles/ Granite/Italian marble |

PLUMBING & SANITARY SERVICES:

- | | |
|-------------------|--|
| Plumbing Fixtures | - Kohler/ Hindware or equivalent
make with Branded CP fittings. |
|-------------------|--|

AIR-CONDITIONING FACILITIES:

All the Retail & offices area shall be provided with tap of point for Air Conditioning supply.

ELECTRICAL FACILITIES:

Electrical power for all units as per the loads details with separate distribution boards.
Lighting for common areas such as corridors, parking, lobbies areas as per standards.
D.G & transformer of required capacity
Lighting protection for the building as per standards.

COMMUNICATION SYSTEMS FACILITY:

Necessary shafts will be provided as required. Exclusive shaft for communication cables, Building management system (BMS) for all the services. Sprinklers system in all common areas & the sprinkler system will be terminated into office space. Addressable Fire Alarm system with Detectors as per NBC National Building Code.

LIFTS:

- | | |
|--------------------|--|
| Passenger lifts | - 22 No's passenger lifts of Kone or equivalent make. As per architect design. |
| Retail floor lifts | - 4 No's passenger lifts of Kone or equivalent make. As per architect design. |
| Goods & Fire lifts | - 7 No's passenger lifts of Kone or equivalent make. As per architect design. |

LANDSCAPING:

Landscaping shall be planned as per approved design scheme.



WEST WAVE

ENTREPRENEUR'S INSPIRATION

THANK YOU..



CONSULTANTS

