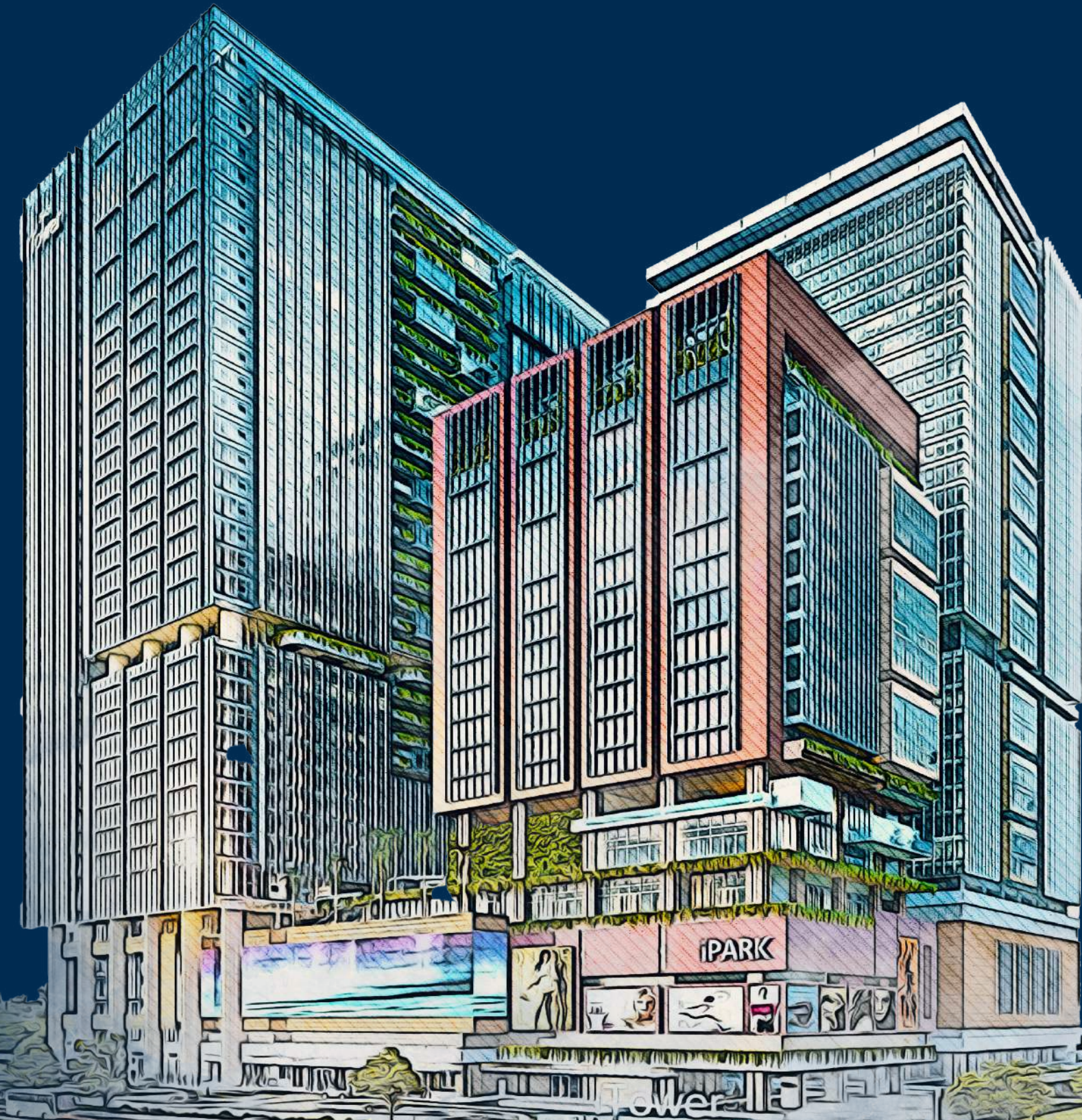


Where Business Meets Innovation

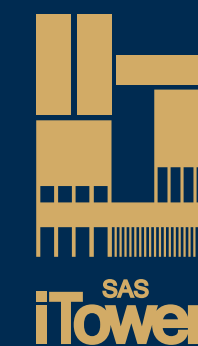
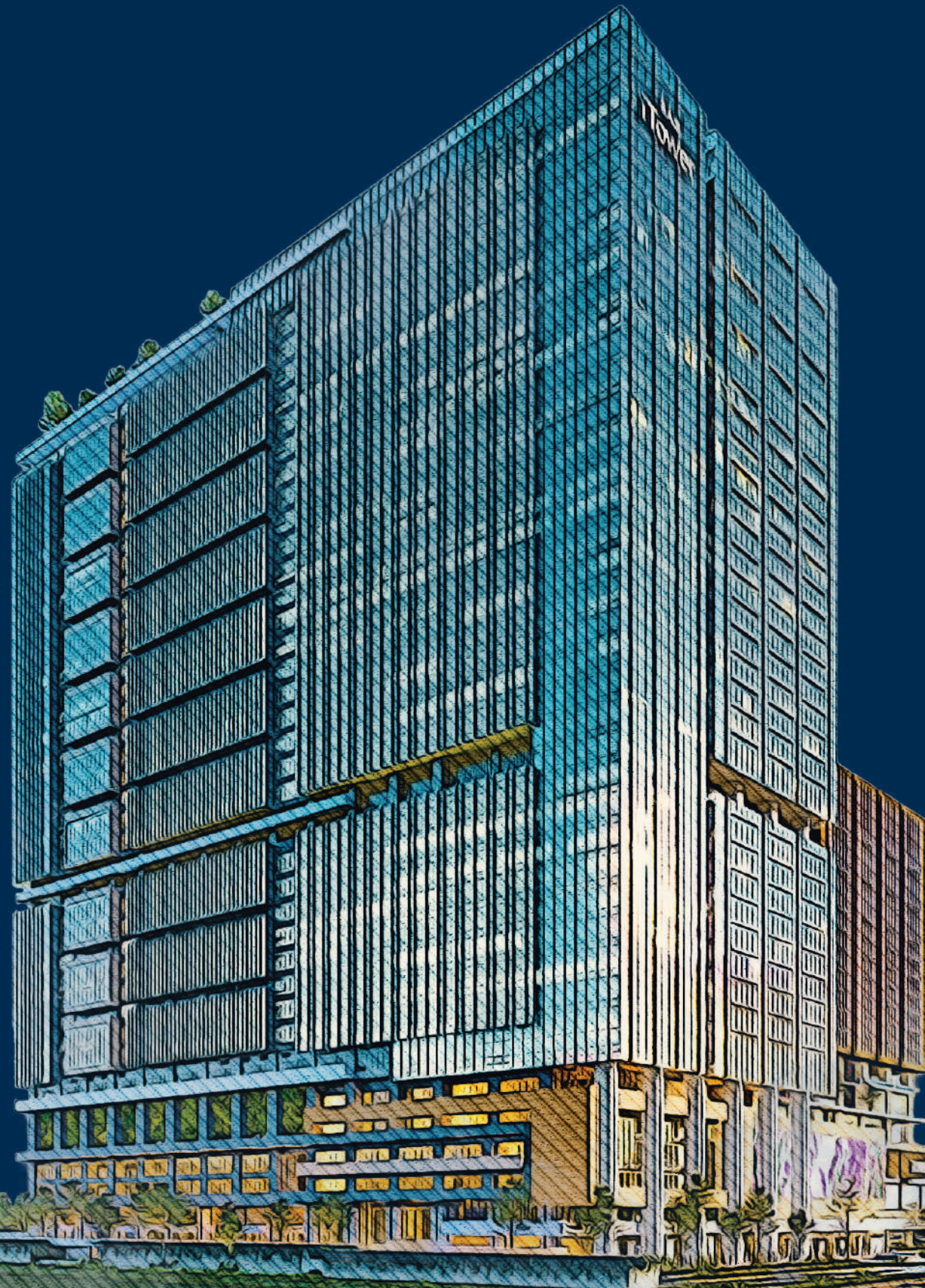
ABOUT SAS INFRA

Welcome to SAS Infra, the leader in construction and developers of Hyderabad. We are redefining the city's skyline with our commitment to architectural excellence, innovation, and making the impossible to possible. At SAS Infra, we blend international expertise with local acquaintance to create iconic landmarks. We go beyond building structures; we craft masterpieces that combine aesthetics, functionality, and sustainability. Our passion for real estate excellence conforms, we build not just buildings, but trust with all our stakeholders.



EXPERIENCE THE FUTURE OF THE BUSINESS PARKS

SAS iTower stands as a testimony to the brand-new style, designed by M/s AEDAS that leverages international expertise to deliver sustainability, global appeal and construction standards, emerging as a game-changer in the Hyderabad real estate sector. It offers a one-of-a-kind experience that seamlessly integrates work, leisure, recreation, entertainment and luxury shopping promoting overall experience.



PROJECT OVERVIEW

SAS iTower, strategically located between HITEC City and the Financial District, offers unparalleled convenience and connectivity with easy access to key areas like Gachibowli and Khajaguda.



TOWER A BLOCK 2

Approx 0.45 million sq.ft.
11 Floors

TOWER A BLOCK 1

Approx 3.5 million sq.ft.
31 Floors

TOWER B PROPOSED PHASE 2

Development Potential
Approx 1.5 million sq.ft.

RETAIL BLOCK

Approx. 0.8 million sq.ft.
Ground + 6 Floors



120 ft. wide road approach with Entry & Exit for Commercial & Retail Blocks.



171 meters in height & spread over 10.7 acres comprising of Commercial Office, Amenities & Retail Block.



6 million sq.ft. to accommodate 50,000+ employees.



Designed to achieve LEED GOLD certification by USGBC and WELL Silver certification.



OPULENCE IN EVERY STEP



PROXIMITY TO NEW RESIDENTIAL HUBS

Currently no retail mall to serve the upcoming catchment of luxury apartments and villas towards financial district, Kokapet, Neopolis, and ahead. iTower with close proximity to the new residential hubs and only the large retail space to serve them.

F&B OPPORTUNITY

Currently there are no major F&B hubs serving the upcoming residential hubs in West Hyderabad. iTower with its prime retail spaces offers a brilliant opportunity to fill the gap.

WIDE OPEN PROMENADES AT THE iTOWER

A vibrant place attracting a wide age group with weekend flea markets, luxury farmers markets, activity spaces and much more.

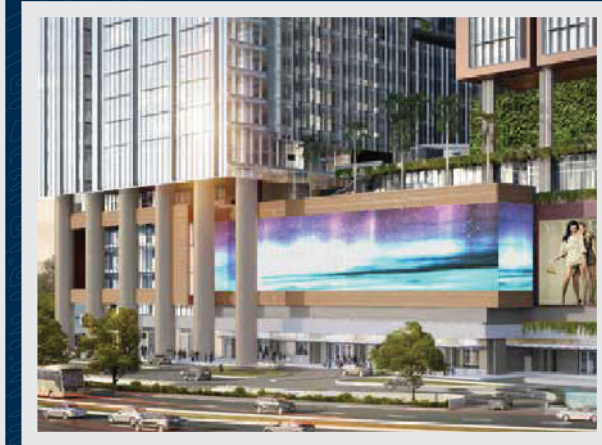
THRILL AND SPECTACULAR

With limited and retail options in the city, there is natural need to cater the growing needs of the residents and retailers alike which is fulfilled by iTower. Unique, world class gaming and recreational options along with multiplexes in tune with the latest trends and technology.

LAKE VIEW

The iTower Mall offer picturesque views of natural lake with the light and pleasant winds offering everyone an unforgettable experience around the calming presence of waterbody. This not only provides beauty but fosters productivity by elevating the business environment, enhancing every occasion with elegance and prestige.

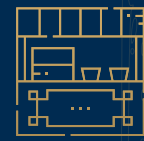
A VIBRANT ECOSYSTEM FOR RETAIL SPACES



AMENITIES



A complete ecosystem for work and leisure for employees.



**Multiple
Food Courts**



**Multi-level
Parking**



**High-speed
elevators**



Banks & ATM



**Town-Hall &
CCC Spaces**



Meeting zones



**Dedicated cafeteria
for employees**



**Fine dining
restaurants**



Creche



Health club



**Handpicked
retail stores**



**Health Clinic
And Pharmacy**

TECHNICAL SPECIFICATIONS



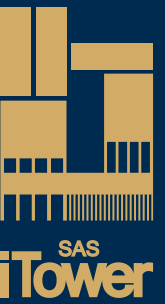
CEILING HEIGHT	Drop-off Driveway & Grand Entrance Lobby - ~6 Meters Typical Office Floor - 4.05 Meters Food Court - 6 Meters Health Club - 6 Meters	EFFICIENCY	75%
LEVELS	B5, B4, B3, B2, B1, B1M (Ground + 6 Retail + 21 Floors - TOWER A1) (Ground + 7 Retail + 13 Floors - TOWER A2)	PARKING	Ration: 1 Cr park per 1000 sq. ft. of chargeable office area 2 Two-Wheeler parks per 1000 sq. ft. of chargeable office area
PASSENGER ELEVATORS	80 nos with Destination Control System Elevators	AIR-CONDITIONING	AHU & FAHU Systems
CAPACITY	29 Pax	GLAZING	Double-Glazed units for maximum light and minimum heat penetration. Low E Heat strengthened with heat-soaked inner glass.
SERVICE ELEVATORS	22 nos	RCC STRUCTURE	cast in-situ
ESCALATORS	16 nos, From all parking levels up to the Transfer Lobby Level	ELECTRICITY & DG BACKUP	Connected load of 1.25 KVA/100 sq. ft. of carpet area leased. 100% DG back.
COLUMN GRID	9 x 9 m		

SPECIFICATIONS



STRUCTURE	RCC Structure using TMT Bars.	LIGHTING IN THE COMMON AREAS	Passages/common area lighting with 18 watts CFL Down light fixture. Intensity of lighting in work at 350 lux. All Office area lighting shall be done by tenant only.
CONCRETE	Ready Mix Concrete.	GENSET	Provided with 100% backup with captive power plant. With control panels, acoustic enclosure for sound.
WALLS	Where Applicable with ACC or Solid Cement Bricks/Panel Walls.	TRANSFORMER	Transformer/s to meet the capacity at the rate of 0.8KVA per 100 sq. ft. with OLTC & RTCC.
PLASTERING	Two Coats of cement plastering where applicable.	POWER CABLES	XLPE cables provided up-to the transformer from EB Supply point.
LIFTS	40 Passenger Lifts & 5 No. of Fire Lifts.	EARTHING	Total earthing done as per site requirement according to IEEE Rules.
ELEVATION	Building Elevation is done using energy efficient DGU Glass.	APFC PANELS	Automatic power factor control panel Incorporated as per design & load details matching to IEEE Standards.
PARKING	All covered car parking will be vacuum dewater concrete floured and the passages will be concrete/tiles.	FIRE FIGHTING & EXTINGUISHERS	As per NBC norms.
FLOORING	Staircase: Epoxy Flooring with MS Hand Rail.	SPRINKLER & HYDRANT SYSTEM	As per NBC norms.
LANDSCAPING	All open areas architecturally designed and avenue plantation, façade lighting, avenue lighting and appropriate signage. A well-designed compound wall for the entire building with entry and exit gates.	AIR CONDITIONING	Centralized water-cooled chiller (or) air cooled chillers provided with required AHUs to maintain a comfort temp between 22°C - 24°C.
WATER	Borewell water treated with RO Plant /HMWSSB water as per availability.	FIRE EXIT DOORS	As per NBC norms.
RECEPTION FLOORING	Flooring in the reception with Italian marble/Granite.		
FALSE CEILING & PAINTING IN THE CA	Plain gypsum (or) mineral fiber board (or) Mixture of both.		

MASTER PLAN



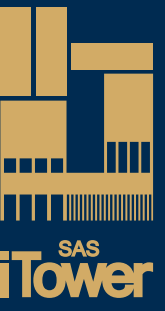
COMMERCIAL OFFICE AREA STATEMENT

Tower	Office Space (million. sq.ft.)	Typical Floor Plate Approx (sq.ft.)	No. of Floors (Basement + Floors)	Floor
Tower A Block 1	3.5	1,20,000	6 B + 37 F	Floors 1-6: Retail Floors 7-37: Office Space
Tower A Block 2	0.45	35,000	6 B + 18 F	Floors 1-7: Retail Floors 8-18: Office Space
Tower B	1.5	50,000- 55,000	6 B + 30 F	-

RETAIL MALL AREA STATEMENT

Floor	F - F Height (meters)	GLA (sq.ft.)	Carpet Area (sq.ft.)
Ground	5.82	59,983	57,261
Level 1	4.5	114,482	106,084
Level 2	4.5	137,492	129,411
Level 3	4.5	131,635	123,673
Level 4	4.5	138,073	130,112
Level 5	6	134,917	126,963
Level 6	6	96,067	91,504
Total		812,649	765,009

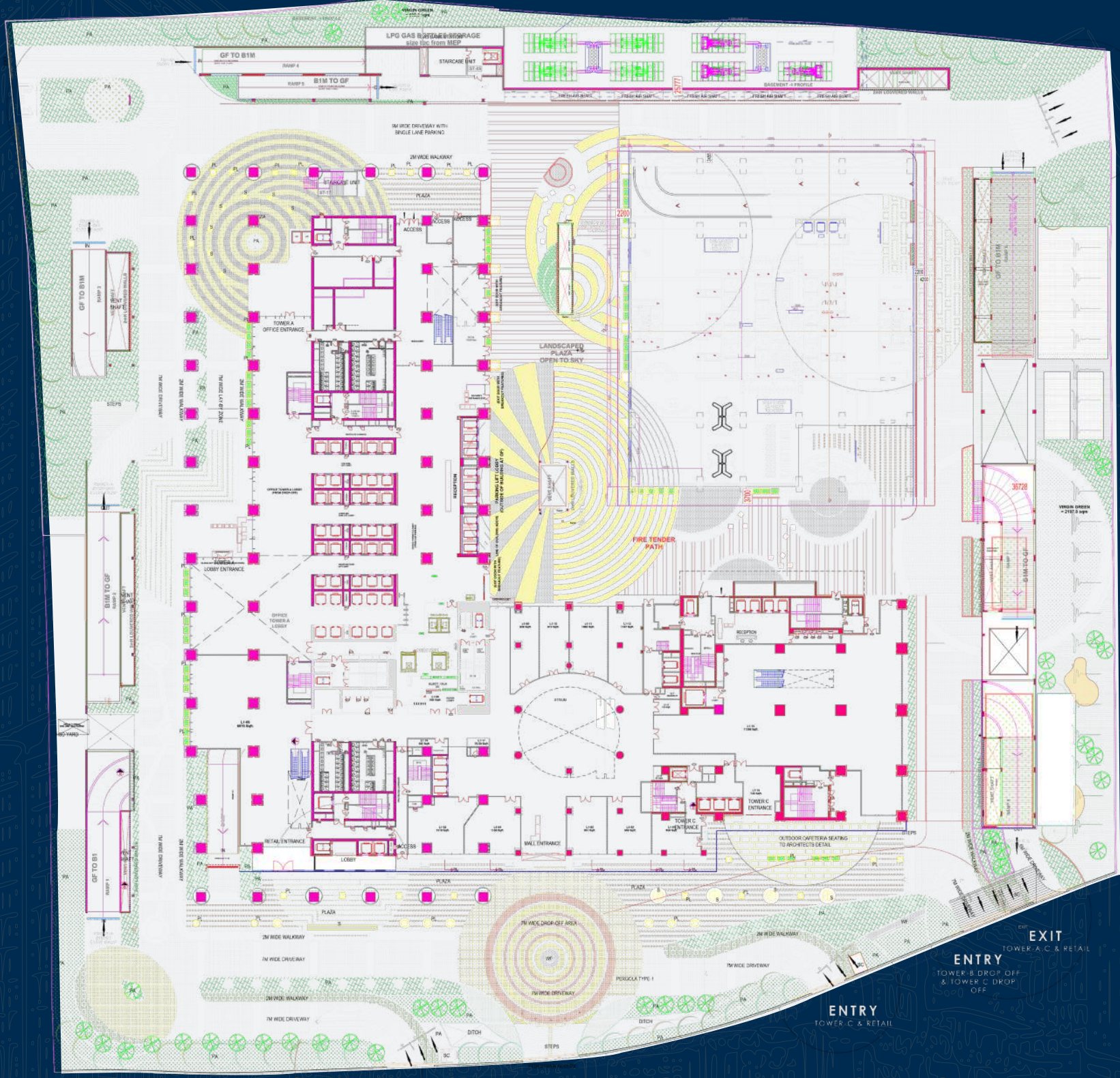
GROUND FLOOR PLAN



ENTRY
TOWER B
PARKING

ENTRY
TOWER B
DROP OFF

EXIT
TOWER A & B



ENTRY & EXIT
SERVICES, BUSES &
CABS

ENTRY
TOWER A

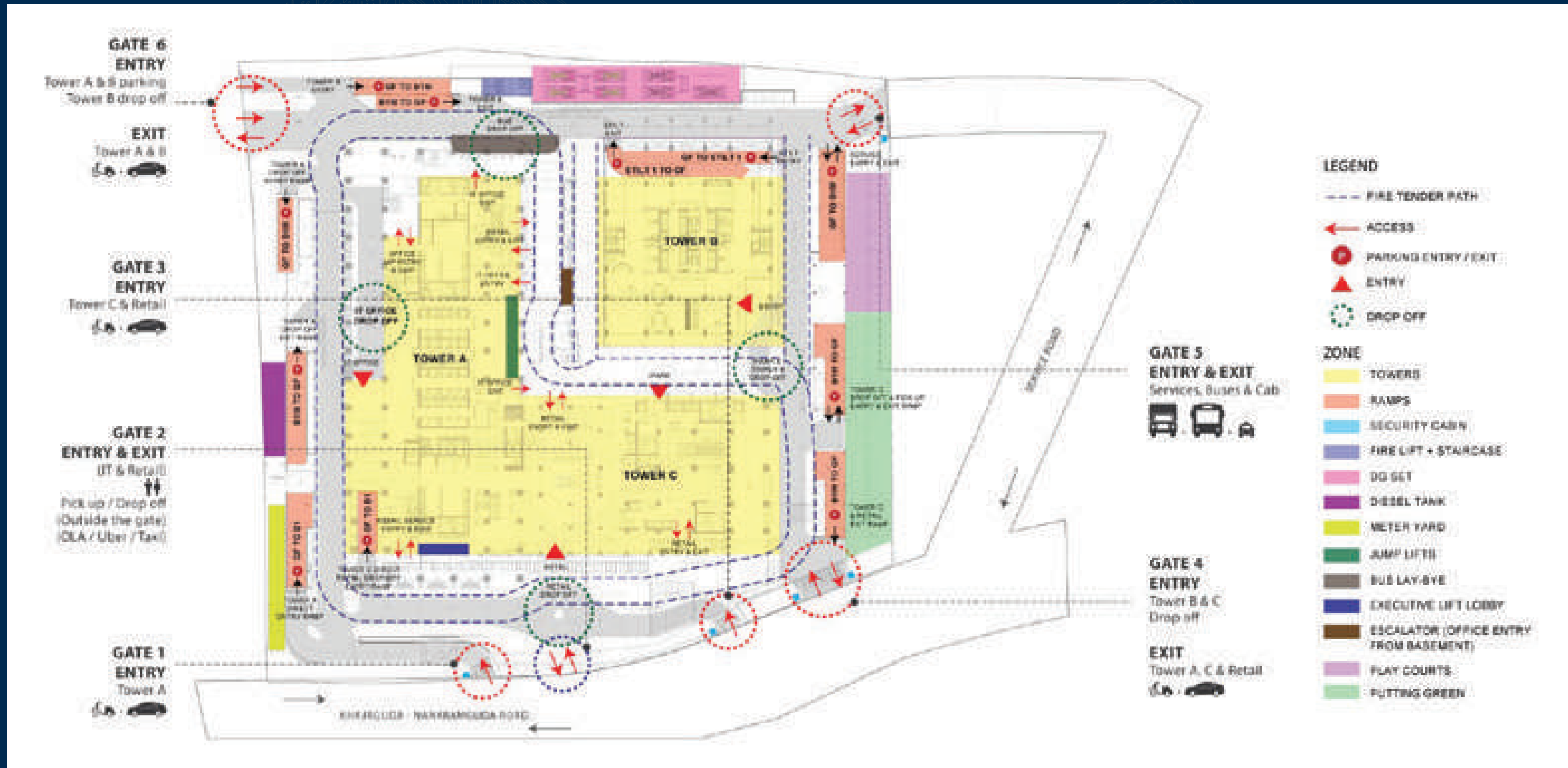
ENTRY
TOWER C & RETAIL

EXIT
TOWER A, C & RETAIL

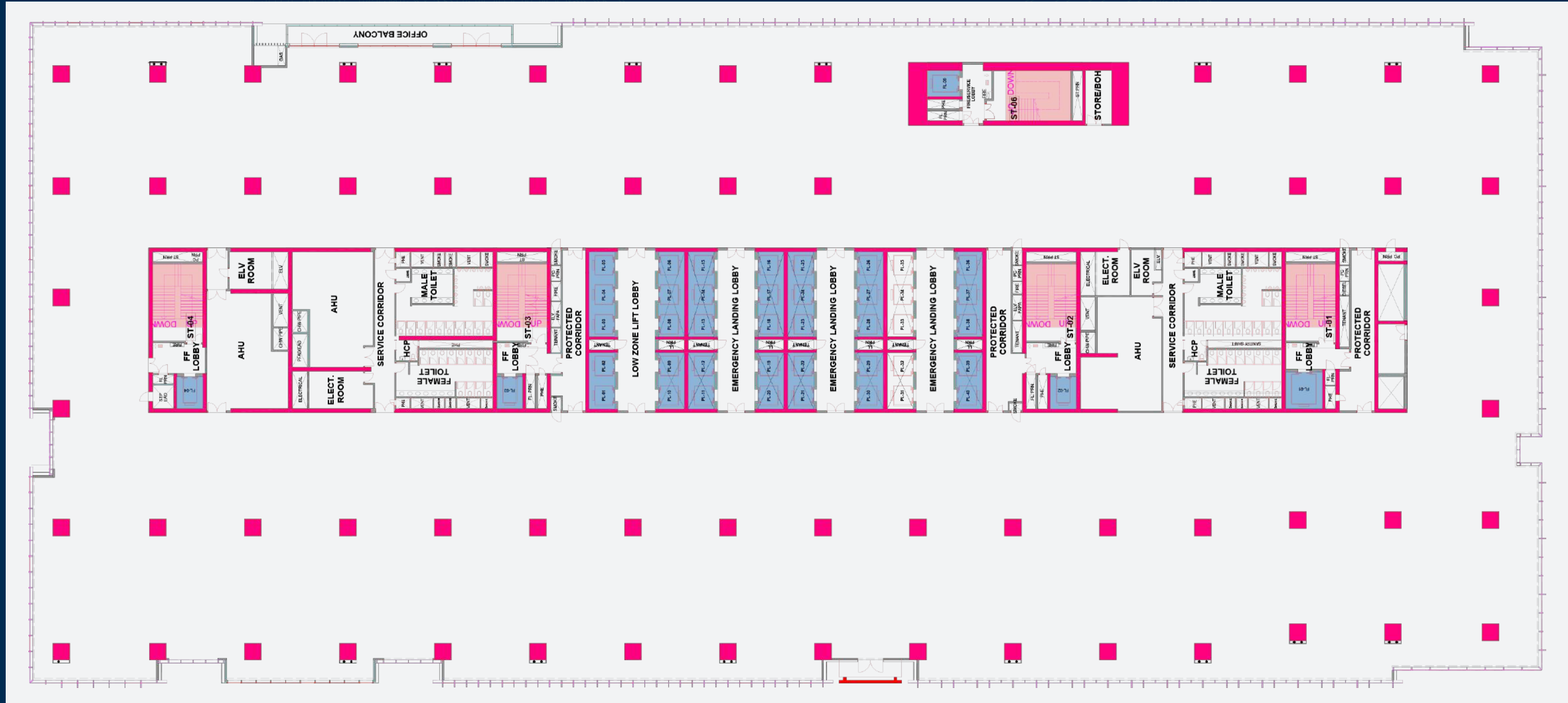
ENTRY
TOWER B DROP OFF
& TOWER C DROP
OFF

PARK

TRAFFIC MANAGEMENT (GROUND LEVEL)



TYPICAL FLOOR PLAN



TYPICAL SPLIT TOWER – A (BLOCK – 1)



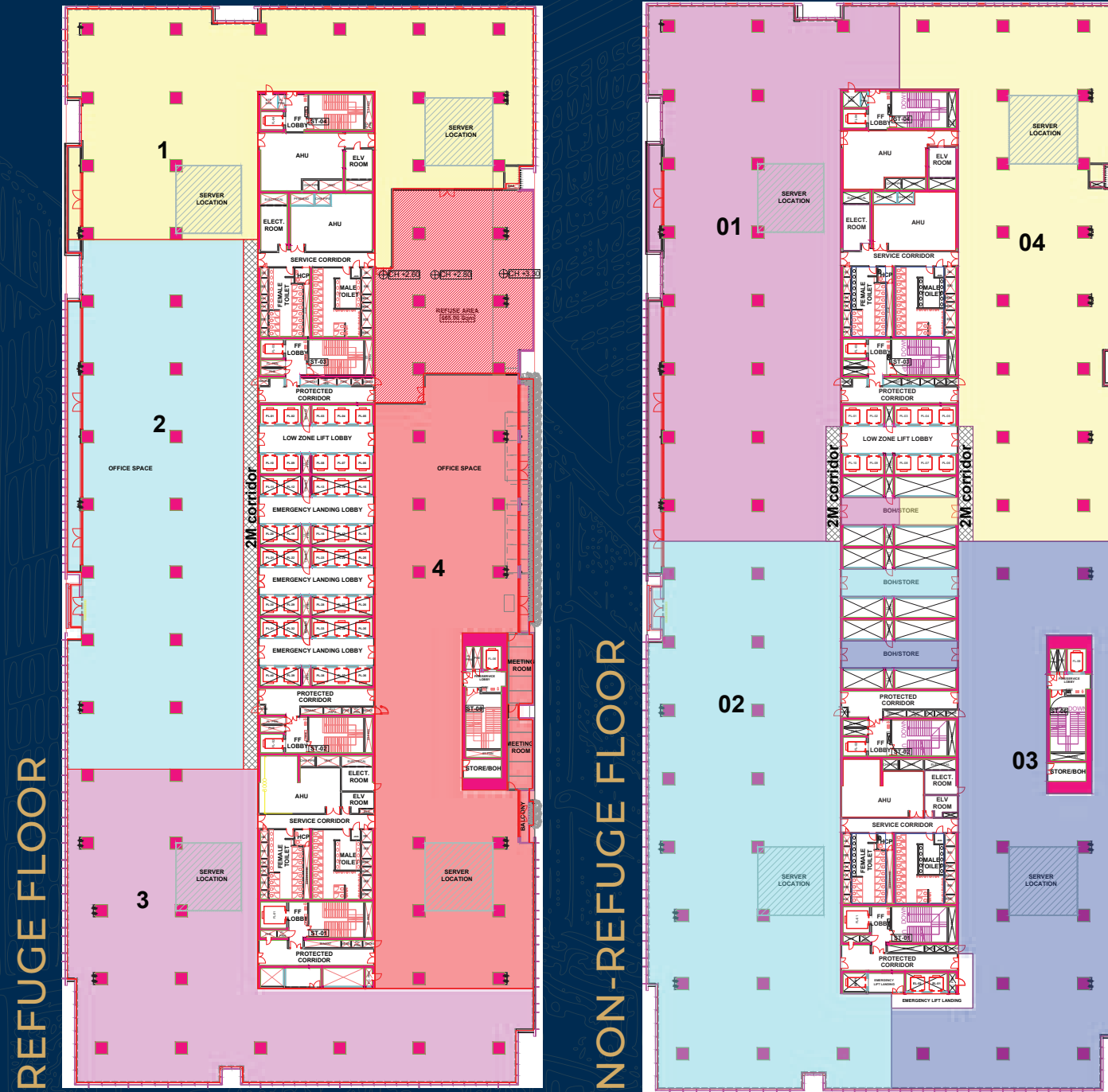
40 High Speed Passenger Lifts

5 Staircases
2.2 Meter Wide

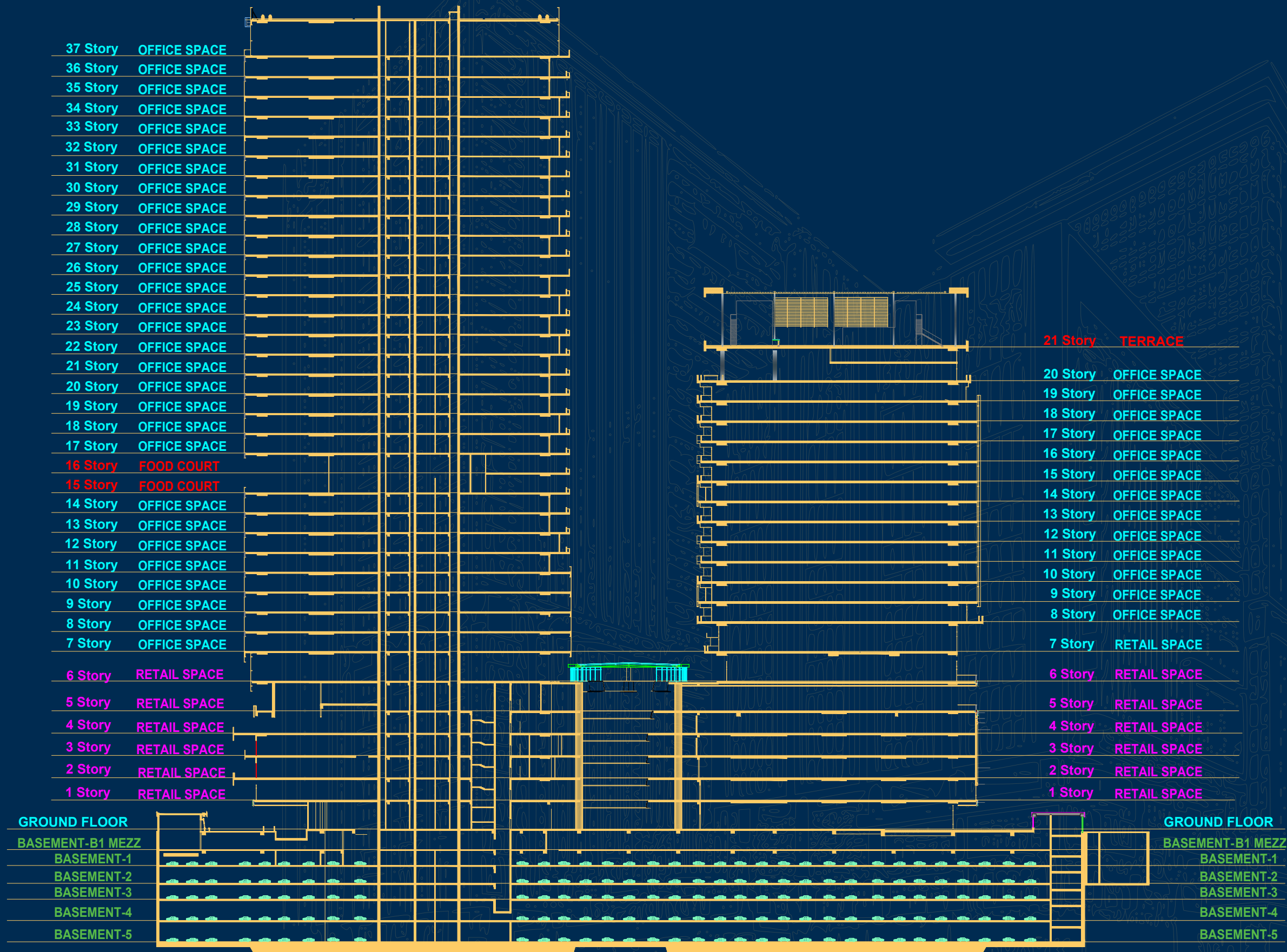
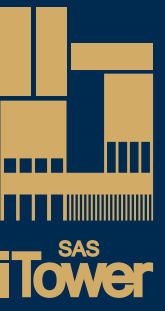
5 Service Lifts

3 AHU Rooms each having 2 AHU's

Particulars	Numbers
Office Passenger Lifts	40
Low (G -11)	10
Low Mid (G, 11-20)	10
High Mid (G, 11, 15, 20 – 28)	10
High (G, 11, 15, 20, 28 – 36)	10
Fire/Service Lifts (B5-34)	1
Fire/ Service Lifts (B5 – 37)	4
Parking Lifts (B5 – C)	9
Office Parking Escalators	G – L6
Office Lobby Escalators	G – L1



NORTH FACING - TOWER A1 & A2



- 37 Story OFFICE SPACE
- 36 Story OFFICE SPACE
- 35 Story OFFICE SPACE
- 34 Story OFFICE SPACE
- 33 Story OFFICE SPACE
- 32 Story OFFICE SPACE
- 31 Story OFFICE SPACE
- 30 Story OFFICE SPACE
- 29 Story OFFICE SPACE
- 28 Story OFFICE SPACE
- 27 Story OFFICE SPACE
- 26 Story OFFICE SPACE
- 25 Story OFFICE SPACE
- 24 Story OFFICE SPACE
- 23 Story OFFICE SPACE
- 22 Story OFFICE SPACE
- 21 Story OFFICE SPACE
- 20 Story OFFICE SPACE
- 19 Story OFFICE SPACE
- 18 Story OFFICE SPACE
- 17 Story OFFICE SPACE
- 16 Story FOOD COURT
- 15 Story FOOD COURT
- 14 Story OFFICE SPACE
- 13 Story OFFICE SPACE
- 12 Story OFFICE SPACE
- 11 Story OFFICE SPACE
- 10 Story OFFICE SPACE
- 9 Story OFFICE SPACE
- 8 Story OFFICE SPACE
- 7 Story OFFICE SPACE
- 6 Story RETAIL SPACE
- 5 Story RETAIL SPACE
- 4 Story RETAIL SPACE
- 3 Story RETAIL SPACE
- 2 Story RETAIL SPACE
- 1 Story RETAIL SPACE

- 21 Story TERRACE
- 20 Story OFFICE SPACE
- 19 Story OFFICE SPACE
- 18 Story OFFICE SPACE
- 17 Story OFFICE SPACE
- 16 Story OFFICE SPACE
- 15 Story OFFICE SPACE
- 14 Story OFFICE SPACE
- 13 Story OFFICE SPACE
- 12 Story OFFICE SPACE
- 11 Story OFFICE SPACE
- 10 Story OFFICE SPACE
- 9 Story OFFICE SPACE
- 8 Story OFFICE SPACE
- 7 Story RETAIL SPACE
- 6 Story RETAIL SPACE
- 5 Story RETAIL SPACE
- 4 Story RETAIL SPACE
- 3 Story RETAIL SPACE
- 2 Story RETAIL SPACE
- 1 Story RETAIL SPACE

- GROUND FLOOR
- BASEMENT-B1 MEZZ
- BASEMENT-1
- BASEMENT-2
- BASEMENT-3
- BASEMENT-4
- BASEMENT-5

- GROUND FLOOR
- BASEMENT-B1 MEZZ
- BASEMENT-1
- BASEMENT-2
- BASEMENT-3
- BASEMENT-4
- BASEMENT-5

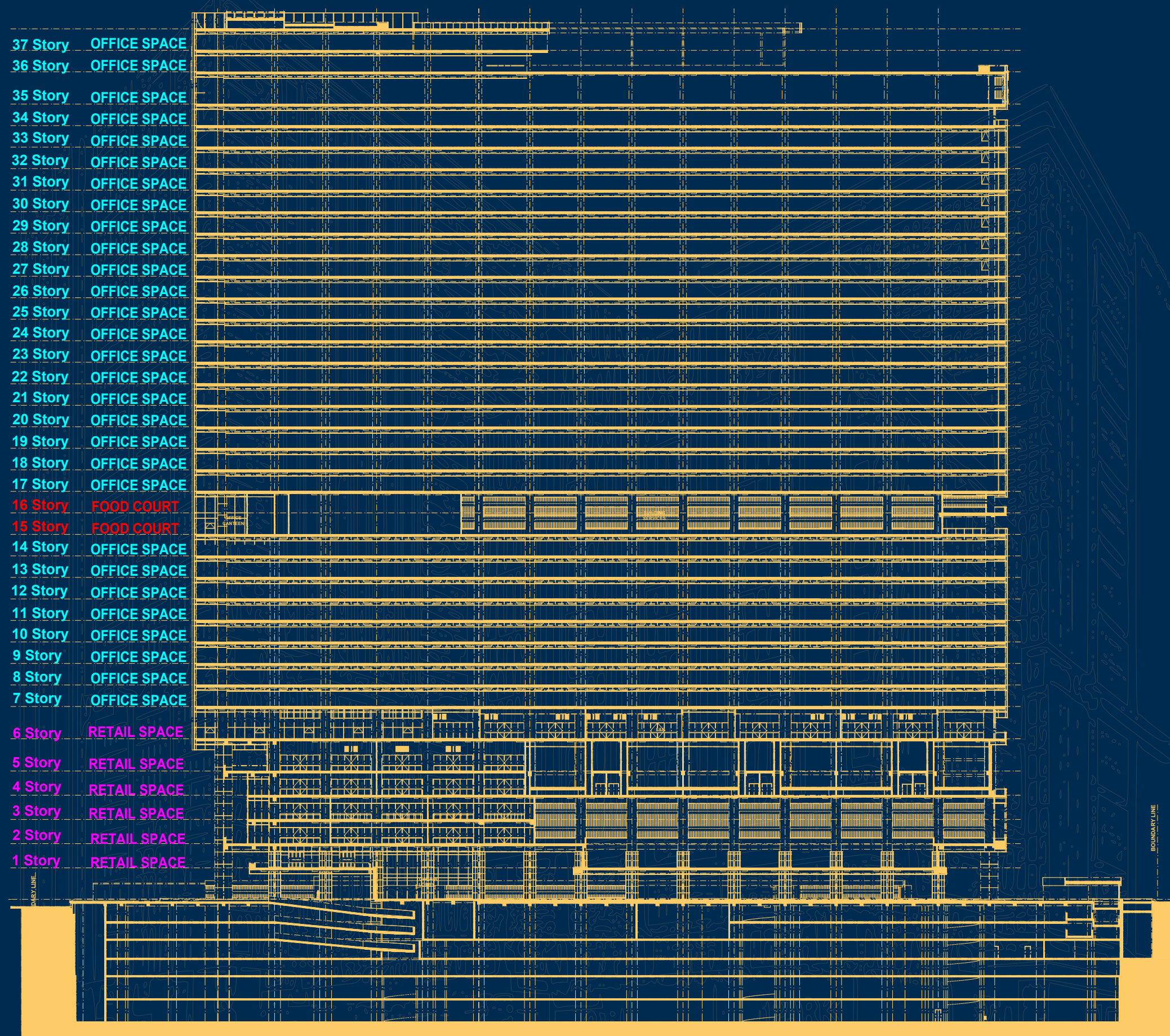
TOWER - A1

- B1-B5**
Basement Parkings
- G-L6**
Retail Space
- L7-L14**
Office Space
- L15-L16**
Food Courts
- L17-L36**
Office Space

TOWER - A2

- B1-B5**
Basement Parkings
- G-L7**
Retail Space
- L8-L20**
Office Space

WEST FACING - TOWER A1



TOWER - A1

B1-B5
Basement Parkings

G-L6
Retail Space

L7-L14
Office Space

L15-L16
Food Courts

L17-L36
Office Space

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CYBERABAD CONNECTIVITY MAP



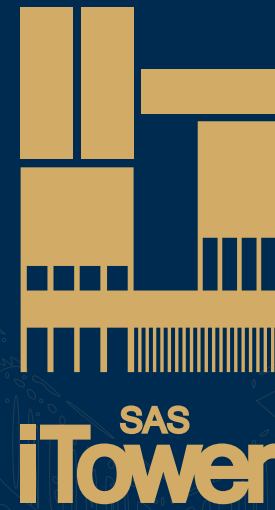
- METRO CONNECTIVITY**
- Proposed Airport - Express Line
 - Operational Raidurg – Nagole Line
 - Proposed Miyapur – Lakidikapul Line

- CONNECTIVITY**
- Adjacent To - Financial District
 - Arms Distance To - Entry/Exit Of ORR
 - 5 Minutes - Gachibowli Junction
 - 30 Minutes - Rajivgandhi International Airport
- 3 Sides Road Connectivity To The Project
Surrounded By Good Residential Catchment Ensuring Talent Availability



LOCATION
 Khajaguda - Nanakramguda Road,
 Sai Aishwarya Layout, Chitrapuri Colony,
 Manikonda Jagir, Telangana 500032

NEHRU ORR
 To Shamshabad & International Airport



A TOWERING ICON OF EXCELLENCE

12th Floor, ACE Tech Park Building, Narsing-Nanakramguda Service Road,
Nanakramguda, Financial District, Hyderabad, Telangana - 500032.

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