



THE HARVEST

GRADE-A COMMERCIAL OFFICE SPACE

📍 Kokapet, Financial District, Hyderabad

pooja
CRAFTED HOMES

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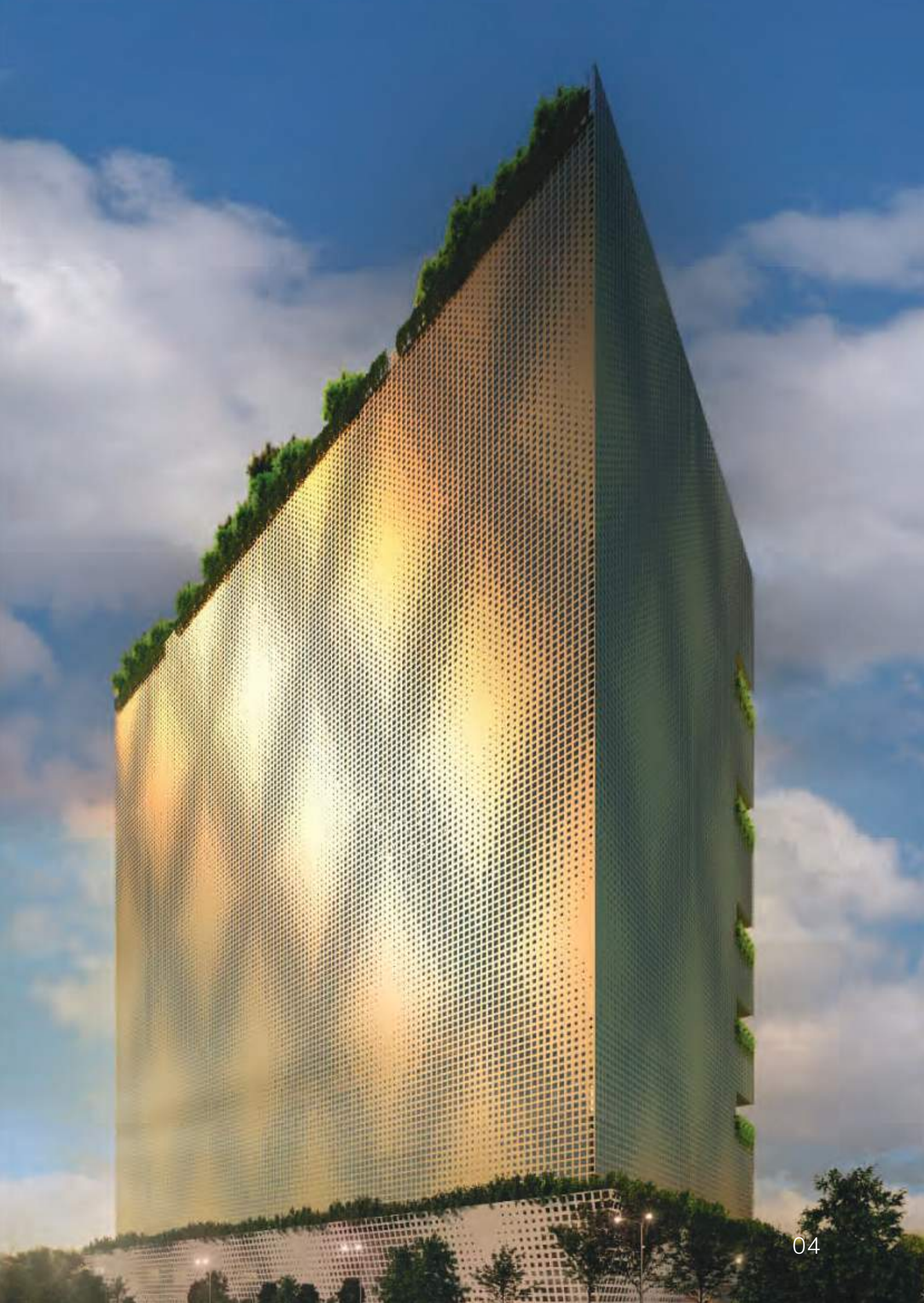
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THE HARVEST



📍 KOKAPET, HYDERABAD

GRADE-A COMMERCIAL
OFFICE SPACE



PROPERTY HIGHLIGHTS

- Grade A-Commercial Office Space
- Spread over 3.5 acres
- Saleable area of 1.6 million sft
- Scenic views of Kokapet lake
- Well connected to Nehru ORR & Gachibowli
- 4 basements + 2 levels of podium + 29 floors

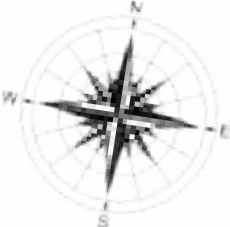


PROJECT SITE PLAN



LEGEND:

- 1. Entrance
- 2. Landscaping
- 3. Drop-off Zone
- 4. Office Tower
- 5. Parking
- 6. Exit



LOCATION HIGHLIGHTS

SOCIAL INFRASTRUCTURE

Most schools, hospitals, hotels, commercial and retail entities are at a 10 min. driving distance.

RESIDENTIAL SPACES

Established residential localities of Gachibowli, Manikonda, Nallagandla, Tellapur, Narsingi and Kokapet are at less than 15 min driving range.

CONNECTIVITY

The location is well connected from Gachibowli (ISB road) and Outer Ring Road to other parts of the city.

GROWTH POCKET

Kokapet has developed into a self-sustaining area. Along with being an IT destination , the area has a good social and developing physical infrastructure.



LOCATION OVERVIEW



BASEMENT FLOOR PLAN



BASEMENT

TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN

SPECIFICATIONS

Architectural Design:

Efficiently designed spaces by the renowned architects with max usable space. Core location on one side with other three sides allowing natural ventilation.

IGBC Green Building:

Building designed with sustainable strategies with IGBC certification and ECBC norms.

Elevation/Façade:

Unique façade design with a combination of DGU high performance coated glass specified for the façade with unitized curtain wall panels.

Landscaping:

Well-designed lush green landscape areas with informal seating areas and walking pathways all-round the building.

Car Parking:

Stacked parking across 4 basement levels plus 2 above ground levels, with 1923 car parks approx. 1 slot per 1000 sft of saleable area. VDF flooring walls and columns with well-designed signage.

Amenities:

Cafeteria provided at the 15th floor (transfer floor). Provisions for more amenities on the same floor as per requirements.

SPECIFICATIONS

IBMS Service:

Building automation system will have Central Control System (PC) to control & monitor key MEP powermetering. The system comprises DDC substations, field control components & field communicating cabling.

Security:

State of the art security with boom barriers with RFID and provisions for parking management.

Elevators:

Safe vertical transportation with 10 high-rise and 10 low-rise lift banks with transfer floor at 15th & 16th office floors. In addition, 4 shuttle lifts + 2 service lifts are provided.

Flooring, Toilets & Staircase:

Toilets with Italian marble counters, planned as per NBC. Four staircases planned to meet travel distance norms.

Windows:

All windows are with powder coated aluminum sections. All the hardware fittings are of international brands.

Electrical:

Wiring-Flame retardant low smoke (FRLS) concealed copper wiring. PVC insulated wire of Havells or equivalent as per IS standards.

SPECIFICATIONS



Power back up:

100% and high efficiency 415 V DG sets with AMF facility and UPS for power backup.

Water & water softener:

24 hours water supply. Sewerage Treatment Plant (STP) with SBR technology, Water Treatment Plant (WTP) and Rainwater harvesting and recharging proposed.



Solid Waste Management:

Organic waste converter proposed for the general garbage and STP sludge.



Communication System:

Telephone & fiber cables up to every floor unit and one Intercom point in each floor unit.



Fire Safety:

Full-fledged firefighting system, as per the standards with water-based sprinkler system in all common areas and terminating the same into office space extendable as per interior layout.



HVAC:

HVAC systems designed as per ASHRAE standards.

POOJA CRAFTED HOMES

Our properties reflect our passion for great architecture and design. We work with some of the best names across the world to craft homes that make stimulating lifestyles experiences the norm. On top of the stunning contemporary designs, our properties also come with best-in-class amenities and quality of construction.

Since our inception in 2001, we have managed to carve a unique niche for ourselves through our ability in fine-tuning every aspect of our projects. With quality as an unchanging objective, we rely on our strategic insight and rich industry experience to deliver homes of timeless design and enduring quality.



OUR PHILOSOPHY

THE ARTISANS

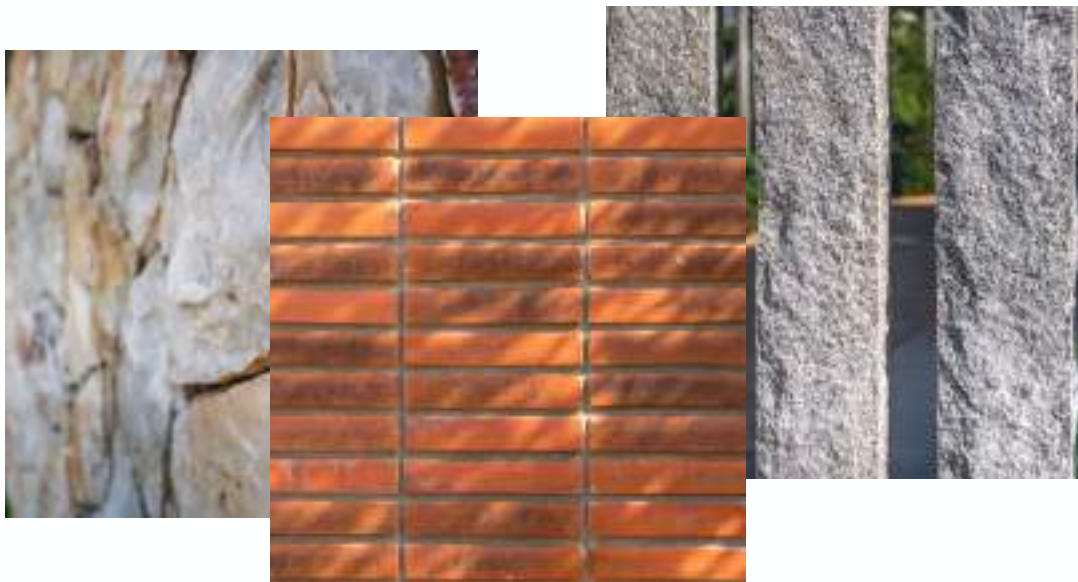
An obsessive attention to detail defines how our talented artisans approach their craftsmanship.

THE MATERIALS

The all-natural stone and wood we use to outfit the interiors of our crafted homes are carefully sourced and curated from places all over the world.

THE SPACES

An invigorating break from conventional architecture, our homes are designed to invite nature into the warm spaces within.





First Leaf
📍 Gachibowli



Wonderful World
📍 Appa Junction



Walk In The Sky
📍 Jubilee Hills



Forest Light
📍 Kavuri Hills



Gardens Of delight
📍 Mangalore



River Breeze
📍 Narsingi



Magic Breeze
📍 Narsingi



The Rhythm
📍 Financial District



Rising Lyrics
📍 Himayat Nagar



Tree Storey
📍 Vijayawada

OUR HANDCRAFTED PROJECTS

Crafted by artisans, each community is a nature inspired sanctuary that stands as a timeless piece that tells a compelling story.

**3.3 MILLION SFT
DELIVERED**

**3.8 MILLION SFT
UNDER CONSTRUCTION**

**20+
PROJECTS**

**1000+
HOMES CRAFTED**

OUR COLLABORATIONS

Dean-Wolf Architects, USA
Nash Waters Architecture, USA
Chris Precht, Austria
Colliers International, Canada

P.V. SINDHU

BRAND AMBASSADOR & POOJA CRAFTED HOMES RESIDENT

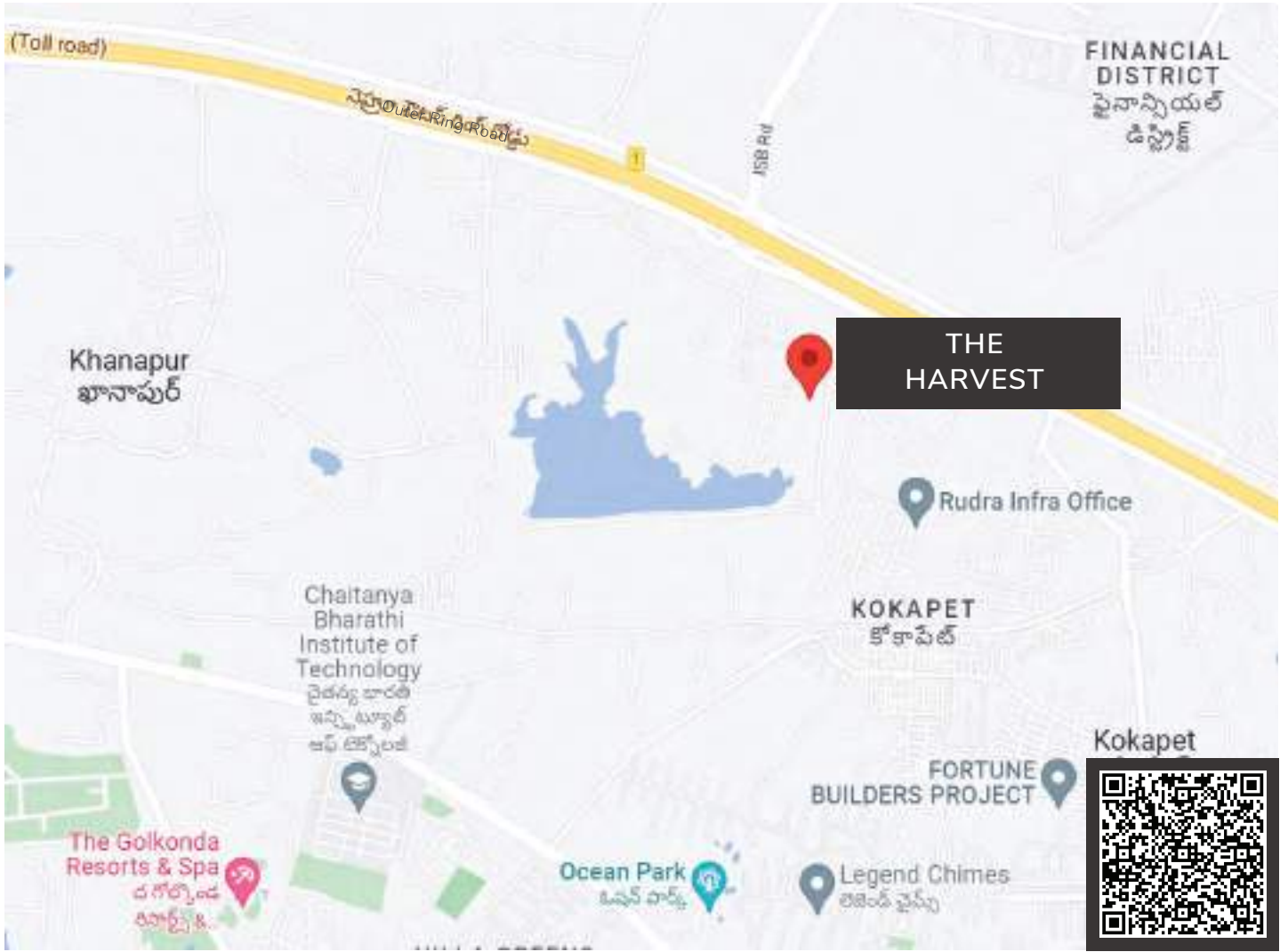
I chose PCH because of their evident commitment to quality and beautiful aesthetics — making every part of the community feel like an extension of your home. In fact, every home by Pooja Crafted Homes comes with a great focus on artisanal design and architecture. Their use of natural materials like wood and raw stone as well as their collaboration with experienced craftsmen makes every aspect of your home feel extraordinary.

“As a resident myself, I couldn’t be happier about being associated with them!”









PARTNERED BY



Structural Consultant



Architect & PMC



MEP Consultant



IGBC Consultant



www.poojacraftedhomes.in

RERA No. - P02400004833

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