



**Dream it,  
Achieve it!**





TOWER - A

# FACT SHEET

Slab #	Floor #	Usage	SBA (SR)
Terrace	Terrace	Services/Cafeteria	
21	18th Floor	Office	67250
20	17th Floor	Office	67250
19	16th Floor	Office	67250
18	15th Floor	Office	66590
17	14th floor	Office	67250
16	13th Floor	Office	67250
15	12th Floor	Office	67250
14	11th Floor	Office	66590
13	10th Floor	Office	67250
12	9th Floor	Office	67250
11	8th Floor	Office	67250
10	7th Floor	Office	66590
9	6th Floor	Stilt-4	Parking/ Cafeteria
8	5th Floor	Stilt-3	Parking
7	4th Floor	Stilt-2	Parking
6	3rd Floor	Stilt-1	Stack Parking
5	2nd Floor	Office/Retail	66350
4	1st Floor	Office/Retail	58500
3	Ground Floor	Office/Retail	58500
2	Basement-1	Stack Parking	
1	Basement-2	Stack Parking	

Location	Raidurgam, Opposite to Bio-Diversity Park, Hyderabad
Type of Development	Office Space - Ideal for IT, ITES industries, KPO/BPO Call Centre Operations, MNC's etc Retail Space - Premium Showroom
Land Area	3 Acres 30 Guntas
Saleable Area	9.88 lakh Sft in Tower A
No. of floors	21 Levels - 2 Basements + Ground + 14 floors + 4 Stilt floors
Building height	70.2 m
Floor to floor height	Basement & Stack parking floors - 4.5 m Office floors - 3.80 m
Car-parking	As per GHMC prescribed norms
Solar Power Generation	1% of the total demand load as per MOEF guidelines
Lifts	18 Lifts 12 numbers - 20 passengers capacity 2 Fire/Service Lifts - 10 passengers capacity 2 Jump Lifts - 10 passengers capacity 2 Exclusive Lifts for Retail area (B1 to First floor) - 8 passengers capacity
No. of Staircase	Total - 4, 3 - From B2 to Terrace, 1 - From Pump room to Ground floor
STP	Latest Technology STP provided/400 KLD
Power Back-up	100%

# TOWER - A

## **Profound IT Park Project Brief:**

Multi storied (21 levels) Commercial Complex including Retail, Office and IT Space at Raidurgam, Gachibowli, Opp. Bio-diversity Park Hyderabad, with an accolade of Grade 'A' building duly approved by RERA bearing registration No. "**P02400001217**"

**Land Extent 3 Acres 30 Guntas.**

**Area of Construction:** 1.65 million Sft

**No. of Towers:** 2, Tower A and Tower B

Tower A is approximately 1.20 million Sft with 21 levels i.e, 2 Basements with Stack parking + Ground, First and Second Floors for Retail/Office + 4 Stilt floors for parking + 12 Office Floors.

Tower B is approximately 0.45 million Sft with 19 levels i.e, Ground (parking)+ 6 stilts + 12 office floors

**Duration of the Project:** 24 - 30 months

### **Approvals:**

Got approvals from the following Government Agencies:

- Building permission from GHMC, Hyderabad
- No Objection Certificate from TS Disaster response and Fire Services Dept, Hyderabad
- Environmental Clearance certificate from Central Pollution Control Board, and Amendment of Environmental Clearance by Level Environment Impact Assessment Authority, Telangana State and Ministry of Environment Forests & Climate Change, Government of India, Hyderabad.
- Height Clearance Certificate from Airports Authority of India
- Drawings approval from JNTU, Hyderabad
- Soil Investigation Report by SV Geo Technical Services, Hyderabad
- Certificate of Registration of Firm and Memorandum acknowledging receipt of documents by Govt. of Telangana, Hyderabad.



TOWER - B

# FACT SHEET

TOWER - B			
Slab #	Floor #	Usage	SBA (Sft)
Terrace	Terrace	Services/Cafeteria	
19	18 <sup>th</sup> Floor	Office	34400
18	17 <sup>th</sup> Floor	Office	34400
17	16 <sup>th</sup> Floor	Office	34400
16	15 <sup>th</sup> Floor	Office	32500
15	14 <sup>th</sup> Floor	Office	34400
14	13 <sup>th</sup> Floor	Office	34400
13	12 <sup>th</sup> Floor	Office	34400
12	11 <sup>th</sup> Floor	Office	32500
11	10 <sup>th</sup> Floor	Office	34400
10	9 <sup>th</sup> Floor	Office	34400
9	8 <sup>th</sup> Floor	Office	34400
8	7 <sup>th</sup> Floor	Office	32500
7	6 <sup>th</sup> Floor	Stilt/ Cafeteria	S6
6	5 <sup>th</sup> Floor	Stilt Parking	S5
5	4 <sup>th</sup> Floor	Stilt Parking	S4
4	3 <sup>rd</sup> Floor	Stilt Parking	S3
3	2 <sup>nd</sup> Floor	Stilt Parking	S2
2	1 <sup>st</sup> Floor	Stilt Parking	S1
1	Ground Floor	Stilt Parking	Ground

Location	Raidurgam, Opposite to Bio-Diversity Park, Hyderabad
Type of Development	Office Space - Ideal for IT, ITES industries, KPO/BPO Call Centre Operations, MNC's etc
Land Area	3 Acres 30 Guntas
Saleable Area	4.07 lakh Sft in Tower B
No. of floors	19 Levels - Ground + 12 floors + 6 Stilt floors
Building height	70 m
Floor to floor height	Ground parking floors – 4.5 m Stilt Parking 3.15m Office floors – 3.90 m
Car-parking	As per GHMC prescribed norms
Solar Power Generation	1% of the total demand load as per MOEF guidelines
Lifts	8 Lifts  6 numbers – 20 passengers capacity  2 Fire/Service Lifts – 10 passengers capacity
No. of Staircase	Total – 2 – From Ground to Terrace
STP	200 KLD
Power Back-up	100%

# TOWER - B

# Profound IT Park at a Glance

- ❖ Strategic location connecting IT Hub, ORR, Metro Station & Elite Residential communities
- ❖ Adaptable design to suit multi-occupants
- ❖ Lustrous Glass Facade represents brilliance of efficient architecture
- ❖ Floor to Floor height of 3.90 m for better air circulation and positive ambience
- ❖ Dedicated Drop-off Zones for office space & Retail space
- ❖ 100% Power Backup
- ❖ 24X7 Security with CCTV Surveillance
- ❖ Modern Fire Safety Systems
- ❖ Separate Entry/Exit for Retail & Office Spaces
- ❖ Cafeteria is distributed in two floors to reduce Cacophony of loud chatter and over crowding
- ❖ Cafeteria approx. 1 floor plate in each tower on 6th Floor and Terrace
- ❖ High Speed Elevators with DCS (Destination Control System)
- ❖ Breathe easy lifts with a capacity of 20 passengers
- ❖ Grand Lift Lobby with high end specification
- ❖ Exclusive high rise and low rise lift configuration
- ❖ Exclusive lifts for Retail Space
- ❖ Exclusive jump lifts to cater to parking floors
- ❖ Professional Property Maintenance office with optimum CAM charges
- ❖ Ample Car Parking Space



**SITE PLAN**



Important Places	Distance
RGIA	25 km
Hitech City	3 km
Financial District	5 km
ORR	2 km
Raidurgam Metro Station	1 km
Hotel Trident	2 km
Care Hospital	0.5 km
Inorbit Mall	3 km
IKEA	1 km
HICC	6 km

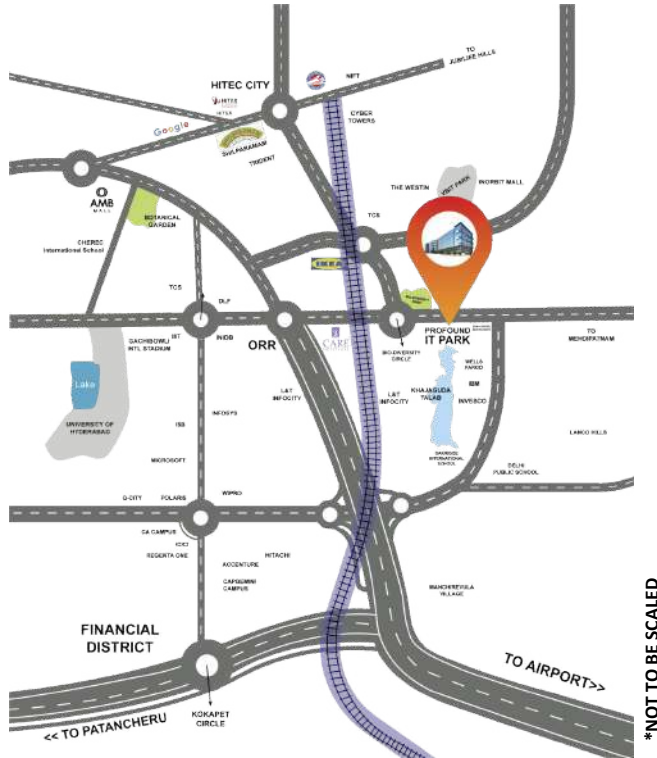
**PROFOUND**  
INFRA

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OUR PROJECTS

OUR ONGOING PROJECT





# PROFOUND INFRA

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## Profound IT Park

Survey No. 66/2, 7-1-66/2A, Beside NCB Bhavan & Opp: Bio-diversity Park, Rai Durgam,  
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Disclaimer: This document is just a conceptual presentation, Floor plans, Area and Perspective view may be changed as per service requirement, façade design and statutory guidelines