

India's tallest corporate skyline



Lanco Hills

a world within





Lanco Hills is one of the world's largest single-phase development projects. In scale and magnitude, few can match its vision. A city in its own right, this modern metropolis is all set to redefine Hyderabad's skyline. This USD 1.5 billion mega project, Lanco Hills is the result of meticulous detailing by the world's most renowned architects & consultants whose combined efforts have structured its elegant towers.



The best address

Never before features in a world class environment



Lanco Hills incorporates never before features which make it the best and most coveted address.

- A world within
- Surrounded by city landmarks (Filmnagar, Jubilee Hills, Premier IT & Academic Institutions, State's Sports Complex
- Proximity to Expressway which connects to the Airport
- Development on either side of 120 ft., wide road
- Every tower a structural masterpiece with its own unique identity and
- Exclusive neighbourhood with global amenities & facilities
- Sprawling 7.85 million sq.ft. offices
- One of India's largest Malls
- 16-screen multiplex
- One of the largest entertainment zones
- World class landscaping by leaders Belt Collins, Hong Kong
- World's tallest residential tower
- International Hotels: Grand Hyatt - A 400-key 5 star luxury hotel; Holiday Inn - a 350-key business hotel
- Serviced Apartments



Neighbourhood

Pleasurable workspaces in a self-contained neighbourhood



The Lanco Hills neighbourhood is one-of-its-kind and incorporates never-before features, perfectly balancing sophisticated workspaces with leisure avenues, ushering in an entirely new concept in corporate environment.

- 8 million sft. of residential neighbourhood
- Two International Hotels - The Grand Hyatt, a 400-key, 5 star luxury hotel and Holiday Inn, a 350-key business hotel with extensive facilities
- 150-key, professionally managed, fully furnished Serviced Apartments
- 2.5 million sq. ft., Shopping Mall with a 16-screen multiplex & one of the largest entertainment zones.
- World class Convention Centre with international conferencing facilities
- Exclusive, self-contained neighbourhood, balancing work and quality family time
- A perfect balance of sophisticated workspaces & leisure avenues
- Creating a business lifestyle heralding a new concept in corporate environment
- Walk-to-work culture



An architectural marvel

Structural elegance fuses with functionality



The entire magnificence of Offices at Lanco Hills lie in its structural elegance. Every tower is a true representation of 'beauty with a purpose'

- A pleasing mix of neo-classical and contemporary structures
- Every tower is unique with its own identity and character which gives a distinct uptown feel
- Ample spaces for work & leisure
- "Green buildings" - totally environment friendly
- Designed to achieve highest levels of a healthy, conducive work environment



Landscaping

Work amidst Nature



Offices at Lanco Hills are a true reflection of nature at home with technology. So you can walk out of your work station into an inviting garden or better still, carry your laptop and work in the very lap of nature!

- Landscaping - Creation of world leaders
Belt Collins, Hong Kong
- 80% green cover area
- Landscaping integrates seamlessly with majestic structures
- Fantastic gardens, flora and alluring water bodies interspered with seating areas, open air cafes etc., give the much needed living space and prized fresh air



Redefining business lifestyles

Experience the ideal work environment, day after day



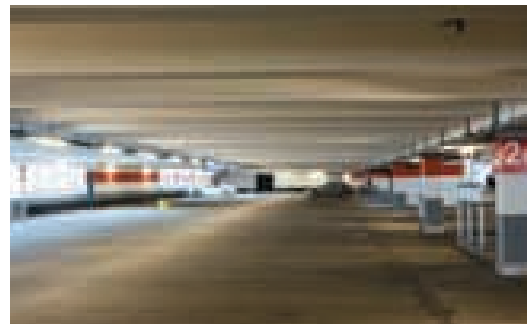
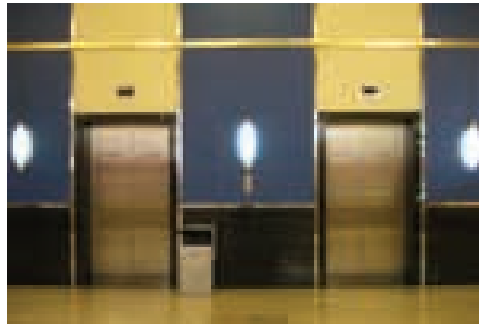
Offices at Lanco Hills are all set to redefine business lifestyle itself. The well-thought of business conveniences and amazing greenery all around is bound to keep up you in high spirits during office hours and after!

- Entire plan benchmarked with 6th Avenue, Manhattan
- Premium workspaces integrated with global amenities
- Redefining business lifestyle
- Workspaces in the lap of nature
- Thoughtfull details like leisure avenues, social zones, fitness centres, greens, open spaces and spectacular views incorporated from the planning stage
- Well-thought of business conveniences
- Relaxation avenues such as gym, aerobics, meditation & yoga centres, coffee shops, restaurants inside each Tower
- Easy-to-access unique relaxation avenues such as Amphitheatre, shopping arcades etc., are part of the neighbourhood



An engineering masterpiece

An out-of-the-world experience in a world within



Offices at Lanco Hills are an engineering masterpiece. On one hand, the towers are perfectly integrated with the landscaping with a sprinkling of global amenities and facilities. On the other, thoughtful little details, make working here a sheer pleasure.

- Integrated multi-level covered parking accommodating 12,000 vehicles
- Zero vehicular movement at podium level
- Engineered to achieve minimum vehicular movement at any given point of time
- Easy access points such as high-speed elevators (2.5 m/s) and a range of business conveniences
- In all, workspaces a 'work of art'
- Perfect integration of landscaping with world-class facilities



Built to improve productivity

Enhanced efficiency



Every aspect of Offices at Lanco Hills are conceived to enhance efficiency levels. In other words, at Lanco Hills, you will find yourself at your efficient best!

- Majestic structures, premium workspaces and a self-contained neighbourhood create a sense of belonging
- Global amenities, leisure avenues and business conveniences
- Bringing Nature to the workplace
- Overall enhancement of employee efficiency drastically



Premium workspaces

Structural and technological excellence across 7.85 million sq ft.



At Lanco Hills Tech-Park, Hyderabad, India, you will find world-class facilities effortlessly integrating with luxury and convenience. Located at Manikonda, Hyderabad, the Lanco Hills Tech-Park is part of the 'knowledge corridor' promoted by the Government of Andhra Pradesh, India. The Lanco Offices zone offers you a magnificent 7.85 million sq ft of built-up area, which includes premium workspace with both SEZ and non-SEZ zones. Never-before features add up to the entire international environment that makes working an unending pleasure. Offices at Lanco Hills can accommodate over 75000 working professionals and has a spacious 12,000 car park facility.

SEZ and Non-SEZ

Offices at Lanco Hills offer the best of environments for IT and IT enabled business to flourish. A meticulously planned workspace, both the SEZ and Non-SEZ zones are home to the most sophisticated infrastructure and world-class amenities. The towers subscribe to IT and ITES specifications, follow a flat slab technology with good ceiling height and are well-equipped with sophisticated business support facilities.



Property features



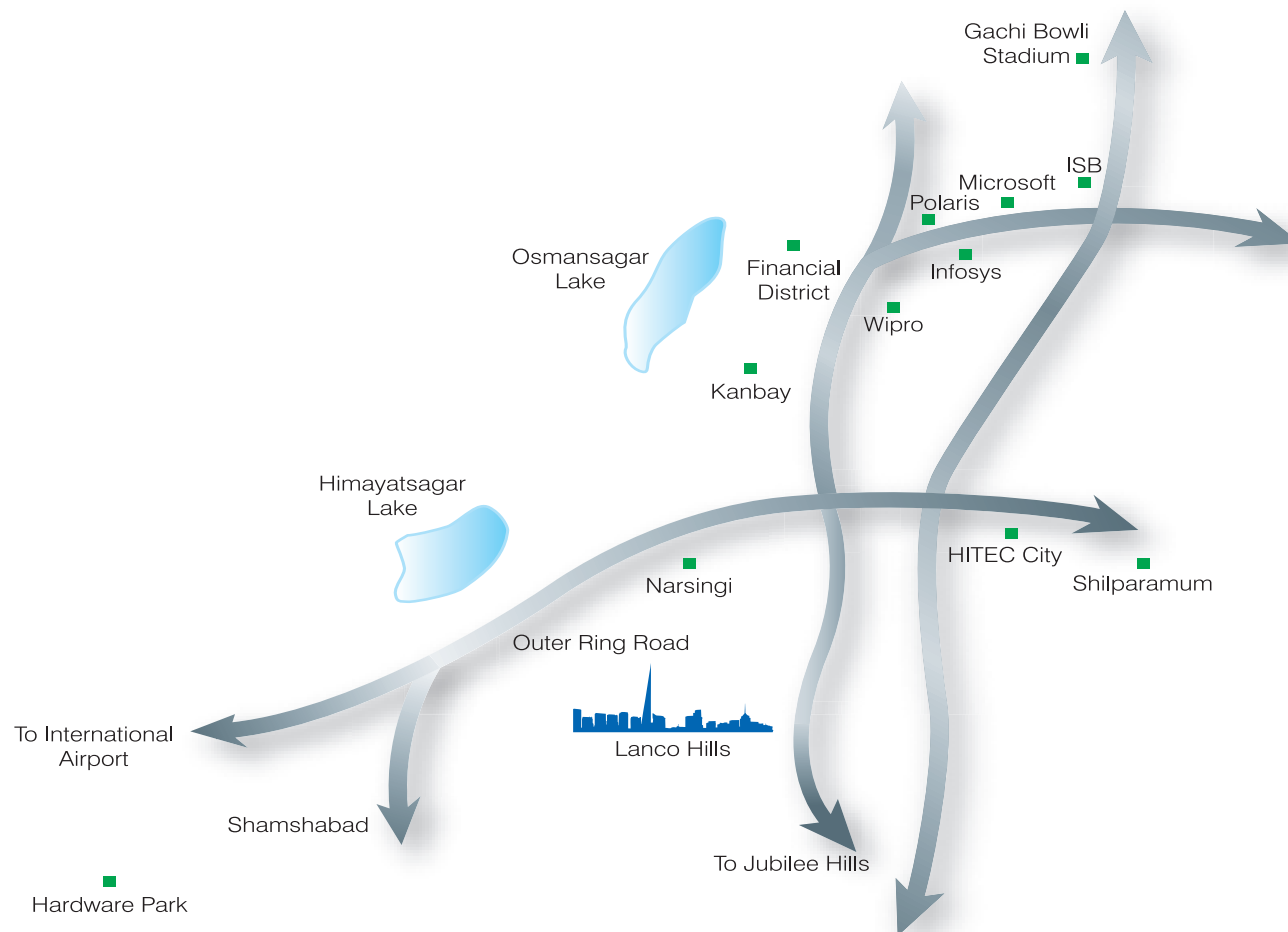
Incubation Space: Lanco Hills SEZ zone offers 600 seater plug-and-play facility that will be ready for occupation by August 2008.

Built-to-suit: The option of fully-fitted offices customized to the needs of individual companies is available.

Efficient construction: The project design and specifications exceed prescribed standards of the National Building Code. The Park offers optimal space utilization and has been designed to reduce energy consumption.



Inspiring majestic skylines



Offices at Lanco Hills present one of the most magnificent skylines with its alluring array of majestic structures perfectly in harmony with the surrounding landscape and amenities.

- India's tallest skyline and corporate hub
- An awesome 1 km end-to-end stretch of skyline with an appealing mix of neo-classical & contemporary structures

Location

Superior connectivity

- Strategic location with superior connectivity to major hubs of the city
- Linked by the Expressway at its doorstep, which is the direct access point to the Airport
- Located in Gachibowli, the best and most coveted address in Hyderabad
- Surrounded by global multinationals such as the Infosys, Microsoft and Indian School of Business



500 Lanco Hills

18 Floors

257,620 sft. of built-up area

10 Elevators

Building Services	Description
No. of Floors	: 18
Built-up area	: 257,620 sft.
Floor Plate Area	: 19,180 sft.
Building Efficiency	: 80% \pm 2%
Floor Height	: 3.6 mtrs.
Column Grid	: 11.2 mtrs. x 11.2 mtrs.
Power back-up	: 100% generator back up
Vehicular	: 1000 sft. per car Parking Ratio
Elevators	: Pass Lifts: 8 and Service Lifts: 2
Business	: Restaurants, Business center Support Services Medical, Stationary, ATM Computer Shop
Amenities	: Dining area, Party Halls, Gym, Yoga, Aerobics, Gift Shop etc.



400 Lanco Hills

19 Floors

362,472 sft. of built-up area

12 Elevators

Building Services	Description
No. of Floors	: 19
Built-up area	: 362,472 sft.
Floor Plate Area	: 19,180 sft.
Building Efficiency	: 80% \pm 2%
Floor Height	: 3.6 mtrs.
Column Grid	: 11.2 mtrs. x 11.2 mtrs.
Power back-up	: 100% generator back up
Vehicular	: 1000 sft. per car Parking Ratio
Elevators	: Pass Lifts: 10 and Service Lifts: 2
Business	: Restaurants, Business center Support Services Medical, Stationary, ATM Computer Shop
Amenities	: Dining area, Party Halls, Gym, Yoga, Aerobics, Gift Shop etc.



100 Lanco Hills

27 Floors

326,108 sft. of built-up area

12 Elevators

Building Services	Description
No. of Floors	: 27
Built-up area	: 326,108 sft.
Floor Plate Area	: 19,180 sft.
Building Efficiency	: 80% \pm 2%
Floor Height	: 3.6 mtrs.
Column Grid	: 11.2 mtrs. x 11.2 mtrs.
Power back-up	: 100% generator back up
Vehicular	: 1000 sft. per car Parking Ratio
Elevators	: Pass Lifts: 10 and Service Lifts: 2
Business	: Restaurants, Business center Support Services Medical, Stationary, ATM Computer Shop
Amenities	: Dining area, Party Halls, Gym, Yoga, Aerobics, Gift Shop etc.



200 Lanco Hills

21 Floors

400,559 sft. of built-up area

12 Elevators

Building Services	Description
No. of Floors	: 21
Built-up area	: 400,559 sft.
Floor Plate Area	: 19,180 sft.
Building Efficiency	: 80% ±2%
Floor Height	: 3.6 mtrs.
Column Grid	: 11.2 mtrs. x 11.2 mtrs.
Power back-up	: 100% generator back up
Vehicular	: 1000 sft. per car Parking Ratio
Elevators	: Pass Lifts: 10 and Service Lifts: 2
Business	: Restaurants, Business center Support Services Medical, Stationary, ATM Computer Shop
Amenities	: Dining area, Party Halls, Gym, Yoga, Aerobics, Gift Shop etc.



300 Lanco Hills

19 Floors

362,472 sft. of built-up area

12 Elevators

Building Services	Description
No. of Floors	: 19
Built-up area	: 362,472 sft.
Floor Plate Area	: 19,180 sft.
Building Efficiency	: 80% \pm 2%
Floor Height	: 3.6 mtrs.
Column Grid	: 11.2 mtrs. x 11.2 mtrs.
Power back-up	: 100% generator back up
Vehicular	: 1000 sft. per car Parking Ratio
Elevators	: Pass Lifts: 10 and Service Lifts: 2
Business	: Restaurants, Business center Support Services Medical, Stationary, ATM Computer Shop
Amenities	: Dining area, Party Halls, Gym, Yoga, Aerobics, Gift Shop etc.



99 Lanco Hills

21 Floors

385,780 sft. of built-up area

10 Elevators

Building Services	Description
No. of Floors	: 21
Built-up area	: 385,780 sft.
Floor Plate Area	: 19,180 sft.
Building Efficiency	: 80% \pm 2%
Floor Height	: 3.6 mtrs.
Column Grid	: 11.2 mtrs. x 11.2 mtrs.
Power back-up	: 100% generator back up
Vehicular	: 1000 sft. per car Parking Ratio
Elevators	: Pass Lifts: 8 and Service Lifts: 2
Business	: Restaurants, Business center Support Services Medical, Stationary, ATM Computer Shop
Amenities	: Dining area, Party Halls, Gym, Yoga, Aerobics, Gift Shop etc.



600 Lanco Hills

27 Floors

328,047 sft. of built-up area

18 Elevators

SEZ

Building Services	Description
No. of Floors	: 27
Built-up area	: 328,047 sft.
Floor Plate Area	: 25,620 sft.
Building Efficiency	: 80% \pm 2%
Floor Height	: 3.6 mtrs.
Column Grid	: 11.2 mtrs. x 11.2 mtrs.
Power back-up	: 100% generator back up
Vehicular	: 1000 sft. per car Parking Ratio
Elevators	: Pass Lifts: 16 and Service Lifts: 2
Business	: Restaurants, Business center Support Services Medical, Stationary, ATM Computer Shop
Amenities	: Dining area, Party Halls, Gym, Yoga, Aerobics, Gift Shop etc.



700 Lanco Hills

27 Floors

795,321 sft. of built-up area

20 Elevators

SEZ

Building Services	Description
No. of Floors	: 27
Built-up area	: 795,321 sft.
Floor Plate Area	: 32,210 sft.
Building Efficiency	: 80% \pm 2%
Floor Height	: 3.6 mtrs.
Column Grid	: 11.2 mtrs. x 11.2 mtrs.
Power back-up	: 100% generator back up
Vehicular	: 1000 sft. per car Parking Ratio
Elevators	: Pass Lifts: 18 and Service Lifts: 2
Business	: Restaurants, Business center Support Services Medical, Stationary, ATM Computer Shop
Amenities	: Dining area, Party Halls, Gym, Yoga, Aerobics, Gift Shop etc.



800 Lanco Hills

27 Floors

859,918 sft. of built-up area

21 Elevators

SEZ

Building Services	Description
No. of Floors	: 27
Built-up area	: 859,918 sft.
Floor Plate Area	: 34,988 sft.
Building Efficiency	: 80% \pm 2%
Floor Height	: 3.6 mtrs.
Column Grid	: 11.2 mtrs. x 11.2 mtrs.
Power back-up	: 100% generator back up
Vehicular	: 1000 sft. per car Parking Ratio
Elevators	: Pass Lifts: 18 and Service Lifts: 3
Business	: Restaurants, Business center Support Services Medical, Stationary, ATM Computer Shop
Amenities	: Dining area, Party Halls, Gym, Yoga, Aerobics, Gift Shop etc.



900 Lanco Hills

28 Floors

756,895 sft. of built-up area

22 Elevators

SEZ

Building Services	Description
No. of Floors	: 28
Built-up area	: 756,895 sft.
Floor Plate Area	: 32,290 sft.
Building Efficiency	: 80% \pm 2%
Floor Height	: 3.6 mtrs.
Column Grid	: 11.2 mtrs. x 11.2 mtrs.
Power back-up	: 100% generator back up
Vehicular	: 1000 sft. per car Parking Ratio
Elevators	: Pass Lifts: 20 and Service Lifts: 2
Business	: Restaurants, Business center Support Services Medical, Stationary, ATM Computer Shop
Amenities	: Dining area, Party Halls, Gym, Yoga, Aerobics, Gift Shop etc.



1100 Lanco Hills

25 Floors

966,698 sft. of Built-up Area

22 Elevators

4 Metre Floor Height

SEZ

Building Services	Description
No. of Floors	: 25
Built-up area	: 966,698 sft.
Floor Plate Area	: 41,320 sft.
Building Efficiency	: 80% \pm 2%
Floor Height	: 4 mtrs.
Column Grid	: 11.2 mtrs. x 11.2 mtrs.
Power back-up	: 100% generator back up
Vehicular	: 1000 sft. per car Parking Ratio
Elevators	: Pass Lifts: 19 and Service Lifts: 3
Business	: Restaurants, Business center Support Services Medical, Stationary, ATM Computer Shop
Amenities	: Dining area, Party Halls, Gym, Yoga, Aerobics, Gift Shop etc.



1200 Lanco Hills

22 Floors

1,549,062 sft. of built-up area

36 Elevators

4 Metre Floor Height

SEZ

Building Services	Description
No. of Floors	: 22
Built-up area	: 1,549,062 sft.
Floor Plate Area	: 69,200 sft.
Building Efficiency	: 80% \pm 2%
Floor Height	: 4 mtrs.
Column Grid	: 11.2 mtrs. x 11.2 mtrs.
Power back-up	: 100% generator back up
Vehicular	: 1000 sft. per car Parking Ratio
Elevators	: Pass Lifts: 30 and Service Lifts: 6
Business	: Restaurants, Business center Support Services Medical, Stationary, ATM Computer Shop
Amenities	: Dining area, Party Halls, Gym, Yoga, Aerobics, Gift Shop etc.



Creating world class landmarks

Architects of Lanco Hills



BELT COLLINS - LANDSCAPE

Lanco Hills together with leading landscape architects Belt Collins have created a stunningly diverse yet unified environment in the heart of the city of Hyderabad. The landscaping is the result of various techniques and styles utilizing local planting and materials to create a truly international look. While street landscaping is defined by a single pattern of tree planting and low ground cover, every zone has been given its own specific identity as well. The commercial, residential and IT zones utilize sustainable sourced materials in a way that integrates and contributes to the new development and to the city of Hyderabad as a whole.



ABHIKALPAN ARCHITECTS AND PLANNERS

Lanco Hills, is master planned by Abhikalpan Architects, as a high density mixed use development. This project is envisioned as an integrated and inter sustainable destination for work, leisure shopping, entertainment, rejuvenation and living. At concept includes unique propositions in terms of separate vehicular & pedestrian movements, institution used, vastu oriented work space, eco friendly-natural material vocabulary and contemporary architectural as an option walk to work, walk to play, walk to home approach, adds to the overall efficiency of this project.

Power



Infrastructure



Realty



For over two decades, the Lanco Group has made significant impact in the core sectors of Power, Infrastructure, IT, Manufacturing and Realty. The Group's focus on "inspired growth" has enabled it to effectively translate Lanco's mission into diversified successes. In the area of Power, the total operating capacity of Lanco's power projects is 518 MW and is all set to achieve a projected power generation of 15,000 MW by 2015 with several projects in the pipeline. In integrated infrastructure, Lanco has successfully executed projects worth Rs.2000 crore ranging from dams, power projects, industrial structures to roads and highways. In Realty, the phenomenal success of Lanco Hills, the Rs. 5500 crore mega project becoming the world's largest single-phase development has set benchmarks in the industry.

Transaction Manager:



No. 111, 1st Floor, Maximus 2B, Mindspace IT Park
Hi Tech City, Madhapur, Hyderabad-500 081
Tel: +91 40 4040 5555, Fax: +91 40 4040 5566
www.cushmanwakefield.com

For enquiries contact:

Saumendu Banerjee : +91 98662 74259 / +91 40 4040 5544
saumendu.banerjee@ap.cushwake.com

Ravi Ahuja : +91 98197 19525 / +91 22 2281 3317/19/20
ravi.ahuja@ap.cushwake.com

Freeda Lewis : +91 22 2281 3317/19/20
freeda.lewis@ap.cushwake.com

Sashidhar .C : +91-97040 66779
sashidhar.c@lancogroup.com



Lanco Hills
a world within

Lanco Hills Technology Park

Plot# 565, Phase III, Road# 92, Jubilee Hills
Hyderabad - 500 033, India.

Call: +91 40 2335 7273/82

Fax: +91 40 2355 5214

www.lancohills.com



Lanco Hills

a world within