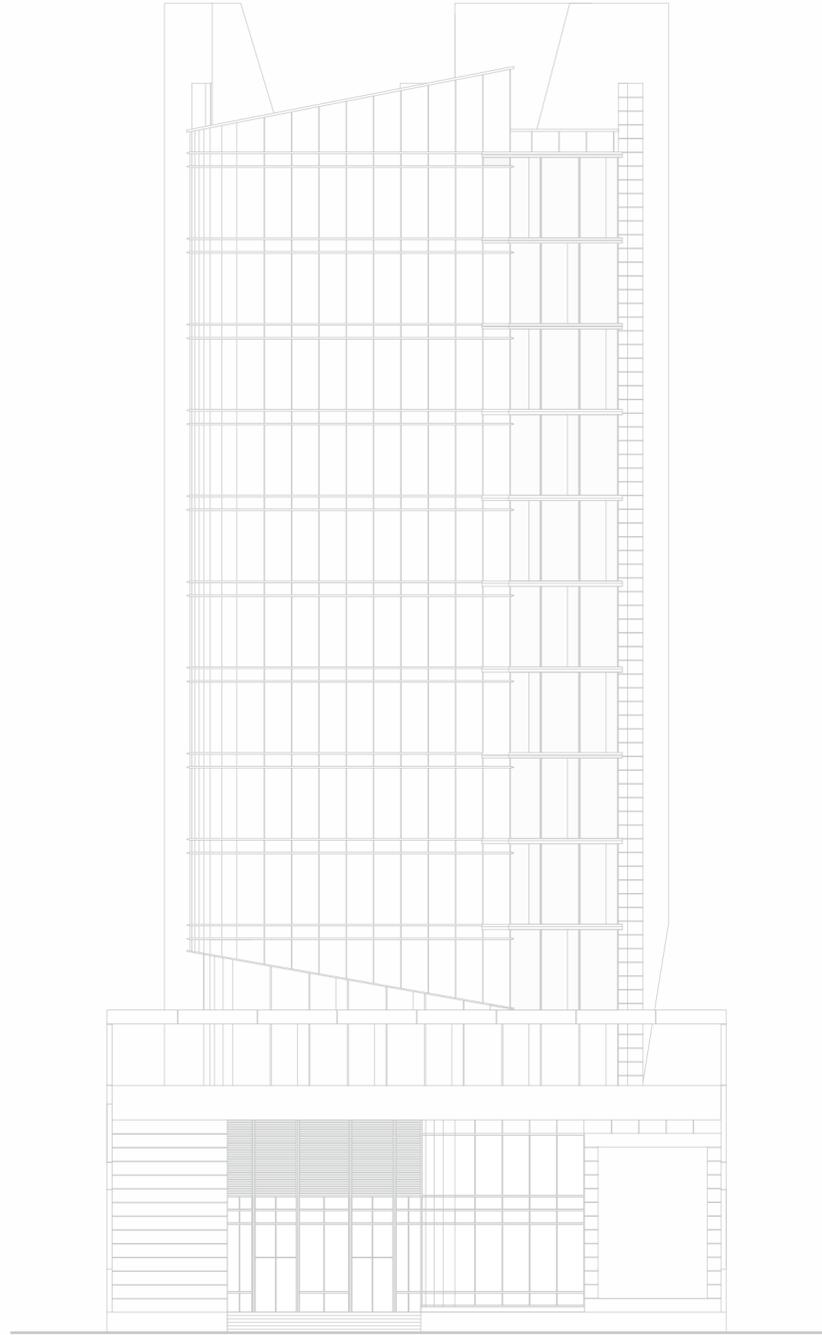




# CMR ONE

RIGHT PLACE FOR YOU TO GROW YOUR BUSINESS.

RAIDURG. HYDERABAD



PROUDLY DEVELOPED BY



You've dedicated your life  
to your business and you've  
worked hard for your success.

You're recognized and  
appreciated for your dedication  
and accomplishments.

Your hard work is paying off and  
now it's time to show the world.



CMR ONE

CMR ONE is a perfect representation  
of your success. Its innovative, functional  
space and contemporary design reflect  
your hard work and dedication.  
It enhances your business and is your  
next step forward.



**1** ICONIC BUILDING

**13** FLOORS

**2** LAC SFT

## DESIGNED FOR THE THRIVING BUSINESS.

CMR ONE has been designed to create the highest quality landmark mixed-use building in the dynamic heart of Hyderabad, that will undoubtedly address and exceed the aspirations of its occupiers.

Its striking facade creates a remarkable building that not only showcases clever design and considered engineering, but also a strong desire to make a bold statement and incomparable mark on Hyderabad's skyline.





**BUSINESS  
DESTINATION  
OF CHOICE**



**A LANDMARK DEVELOPMENT  
IN HYDERABAD'S CBD**

Premium office / commercial spaces in the heart of Gachibowli - Raidurg

Impressive fully double glazed facade providing exceptional natural light & energy efficiency

Abundance of natural light from floor to ceiling perimeter windows

Generous floor to ceiling height

Bare-shell offices flexible floor-plates

High-speed elevators

Designed with quality and care in every little detail.

Onsite food outlets with communal Sky Terrace

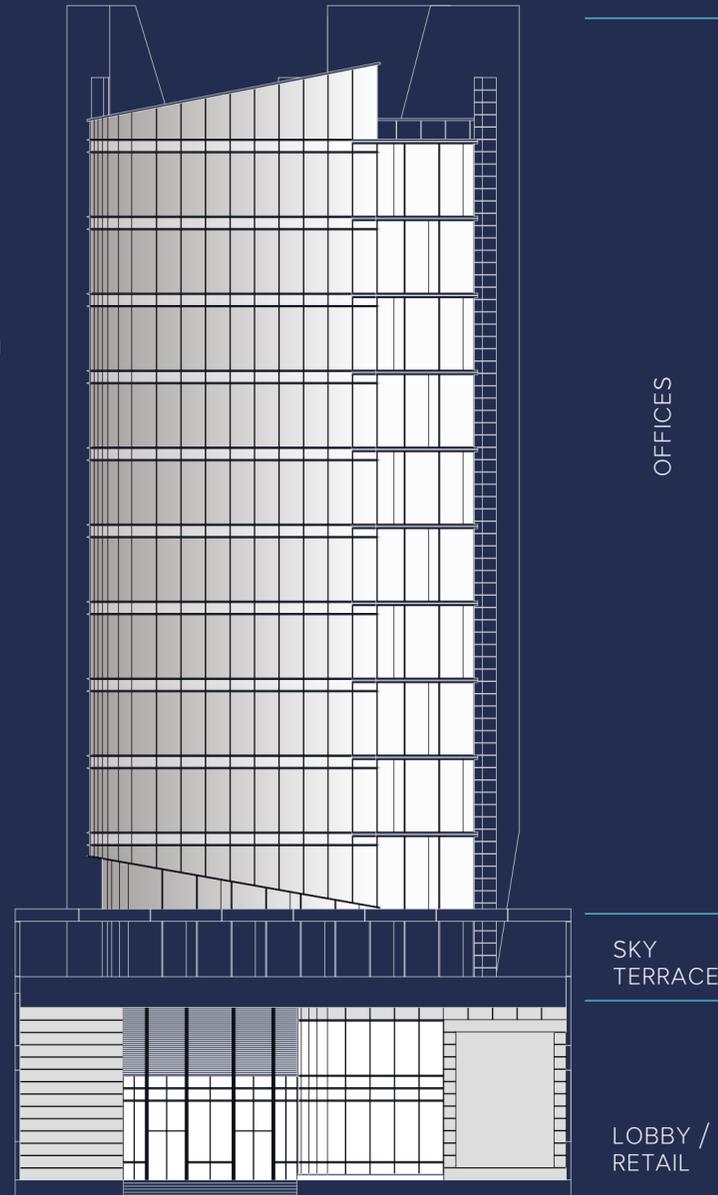
Low energy led light fittings

50,000 sft retail podium

CCTV surveillance in common areas

100 % DG back-up

Fire-fighting system as per C.F.O norms



OFFICES

LEVEL 4-13

SKY TERRACE

LEVEL 3

LOBBY / RETAIL

LEVEL 1-2

AT A GLANCE

THE UNIQUE SPACE THAT HAS THE ABILITY TO INSPIRE

**GRADE A**  
OFFICE BUILDING



**ENVIRONMENTALLY**  
SUSTAINABLE DESIGN



**FLEXIBLE**  
SPACES



**346**  
PARKING SPACES



**316**  
PARKING FOR 2 WHEELERS



**13000** SFT  
SKY TERRACE



WORLD OF FLAVOURS



**5** MINUTE  
WALK TO UPCOMING  
METRO RAIL



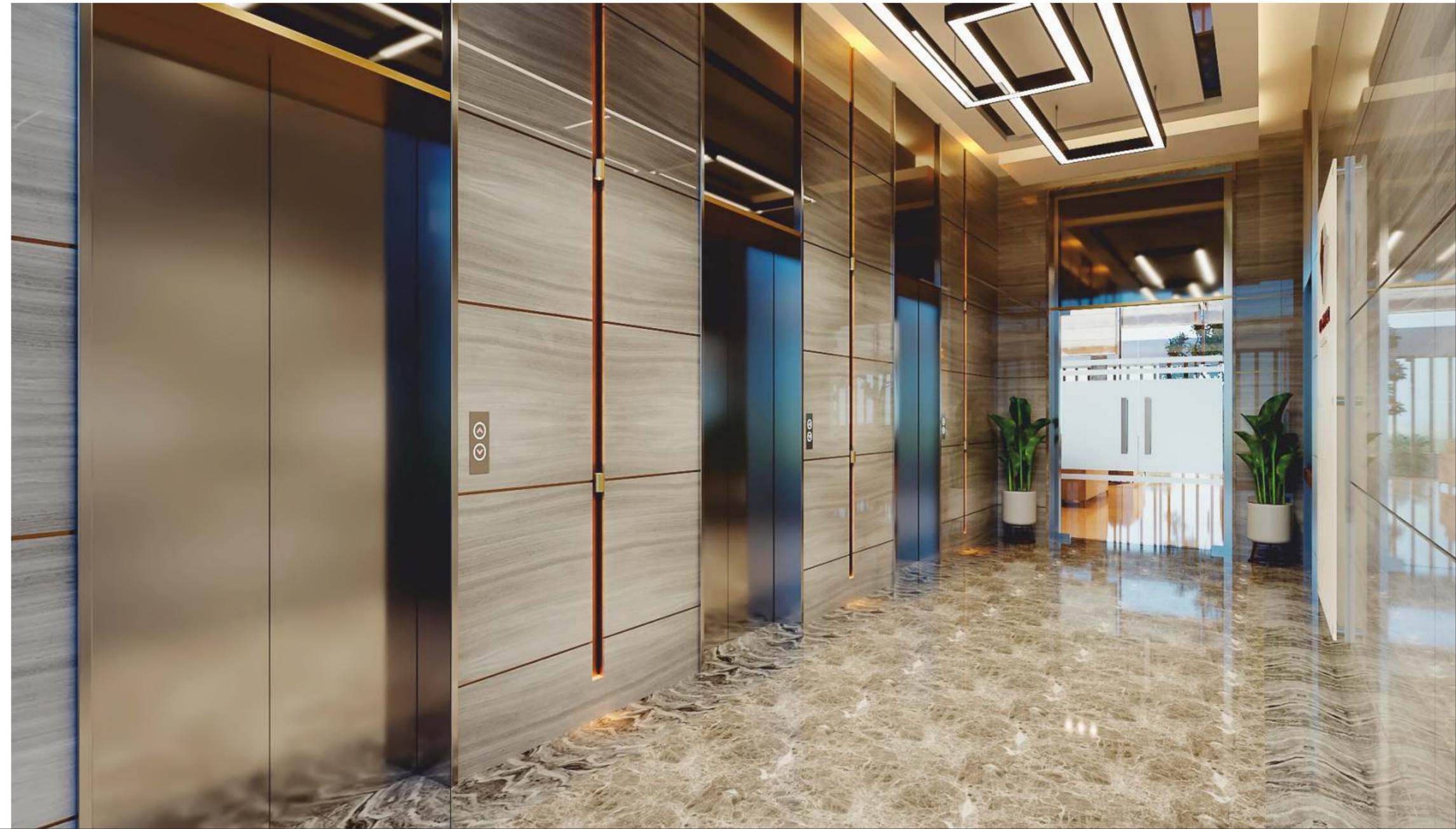
**EASY ACCESS**  
TO AIRPORT





## THE FUTURE OF WORK IS HERE

CMR ONE is future focused workspace purposefully built, sensibly-designed to attract, inspire, nurture and grow the entrepreneurial and innovation mindset.





IMPRESSIVE OFFICE RECEPTION  
USHERS PATRONS AND GUESTS INTO  
THE OFFICES OF THIS MAGNIFICENT  
13-STOREY BUILDING.



## ENTER THROUGH LIGHT-FILLED COURTYARD

A green philosophy is embedded in the total holistic design. Natural light and greenery brings the experiential quality of CMR ONE to life by creating a welcome sanctuary for those who work here.

Sustainable building practices ensure every step of CMR ONE development is efficient, cost-effective and sustainable.



ENTRANCE TO BLOCK A



GREEN DRIVEWAY



AMIDST LUSH LANDSCAPING,  
2nd FLOOR TERRACE GARDEN  
IS TRULY A BREATH OF FRESH AIR

# ELEVATE INTO A REFRESHING WORK EXPERIENCE

Head up to the 2nd floor and you'll find yourself on Sky Terrace, where professionals can gather to take a break in the companionship of a superb view and delightful company.

The Sky Terrace also offers plenty of opportunities for networking and socialising. It's the perfect place to escape and enjoy the stunning views of the city.

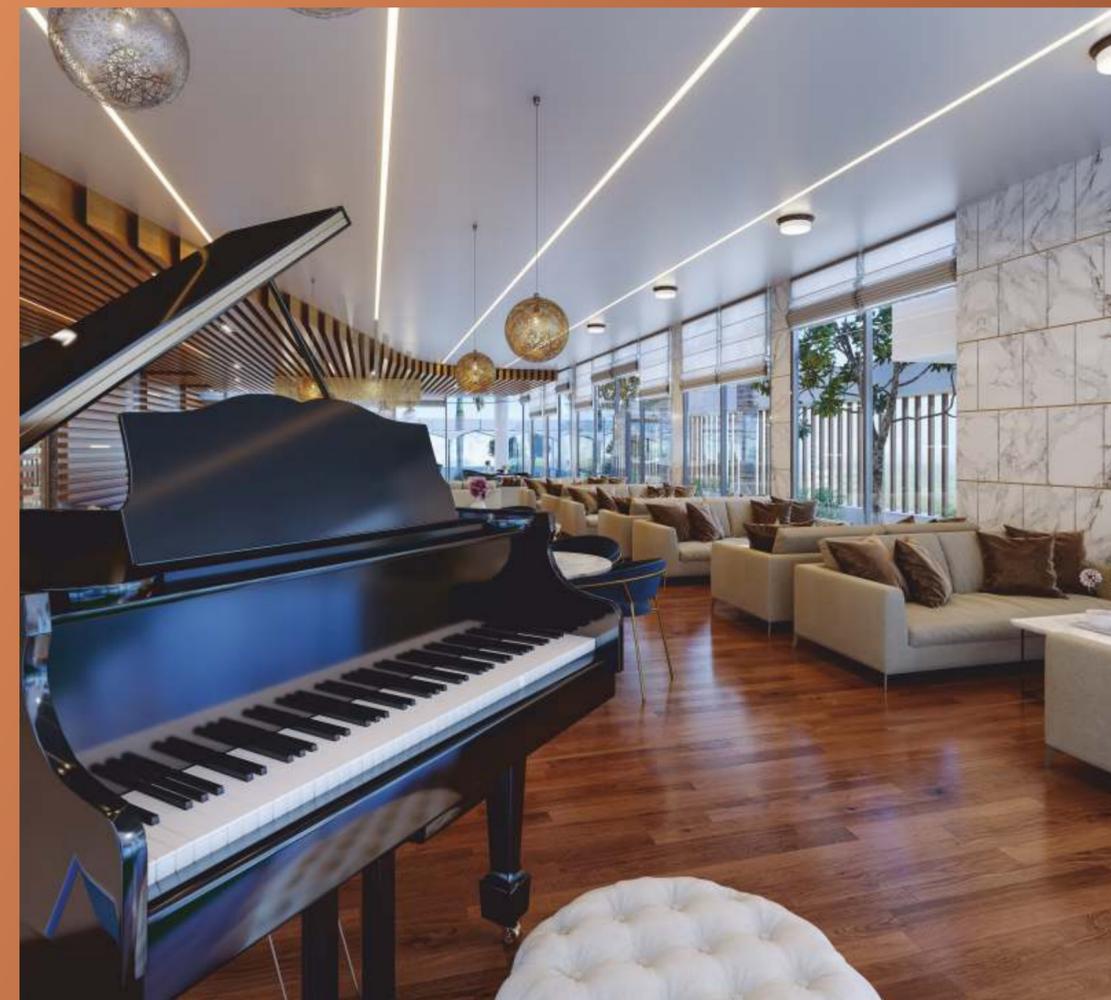


TERRACE LONGUE BAR



A PEACEFUL ESCAPE, RESTAURANT AND BAR

RESTAURANT







OUR BUILDING IS DESIGNED  
TO BRING PEOPLE TOGETHER.

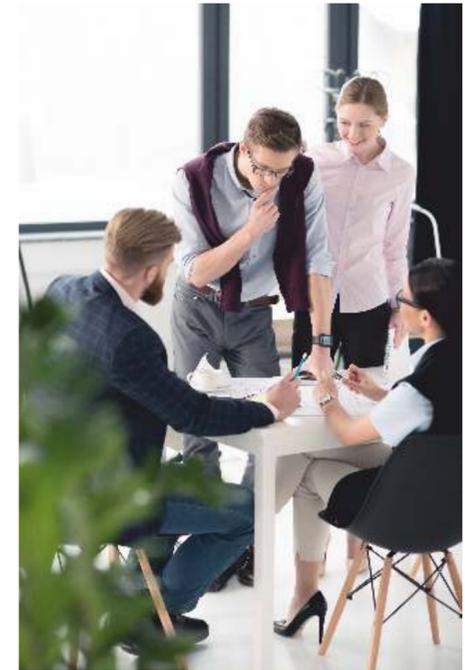


# SEE YOUR **WORK ENVIRONMENT** FROM A **FRESH PERSPECTIVE**

With 10 storeys of Grade A office space, CMR ONE is designed to provide everything that people need to work productively and get live life to the full.

Bright, spacious and versatile, this office accommodation integrates strong environmental sensibilities across every floor to maximise output and minimise costs.

The flexible floor plates are designed to give you the freedom to accommodate your workforce in a way that optimises communication and productivity.



'GRADE A' OFFICE ACCOMMODATION

10 FLOORS OF EXCEPTIONAL OPEN PLAN OFFICE SPACE

FULLY DOUBLE GLAZED FAÇADE MAXIMISING NATURAL DAYLIGHT & ENERGY EFFICIENCY

FLEXIBLE FLOOR PLATES

ENERGY EFFICIENT ELECTRICAL FIXTURES AND MECHANICAL SYSTEMS





THE ULTIMATE DESTINATION  
FOR LUXURY RETAIL

# THE DESTINATION FOR A CHIC, RELAXING SHOPPING EXPERIENCE

The ground & 1st floor of CMR ONE have been conceived as a premier retail destination, with a carefully curated mix of inspiring tenants that will ensure a vibrant & new retail destination for Hyderabad.

This will be the epicentre of luxury and style. Signature storefronts will line the hallways, creating an upscale backdrop for shopping, socializing and more. With a high-end department stores and a collection of boutiques, this will be a true retail destination.

TWO LEVELS OF ICONIC RETAIL  
CIRCA 50000 SQ. FT.

EXCELLENT FRONTAGE

ECLECTIC RETAIL MIX

WIDE OPEN PASSAGES AND  
GOOD VISIBILITY TO ALL RETAIL SPACES

PROMENADE WITH FOUNTAINS AND  
LANDSCAPING



STATEMENT  
ARCHITECTURE  
SHOWCASING  
ICONIC BRANDS  
IN THE CITY.



30mins  
International Airport

5kms  
Gachibowli Financial District

3kms  
Hi-TEC City

3kms  
Outer Ring Road



Just Beside

Plenty Around

In the Vicinity

Around the Corner

Few Mins Away

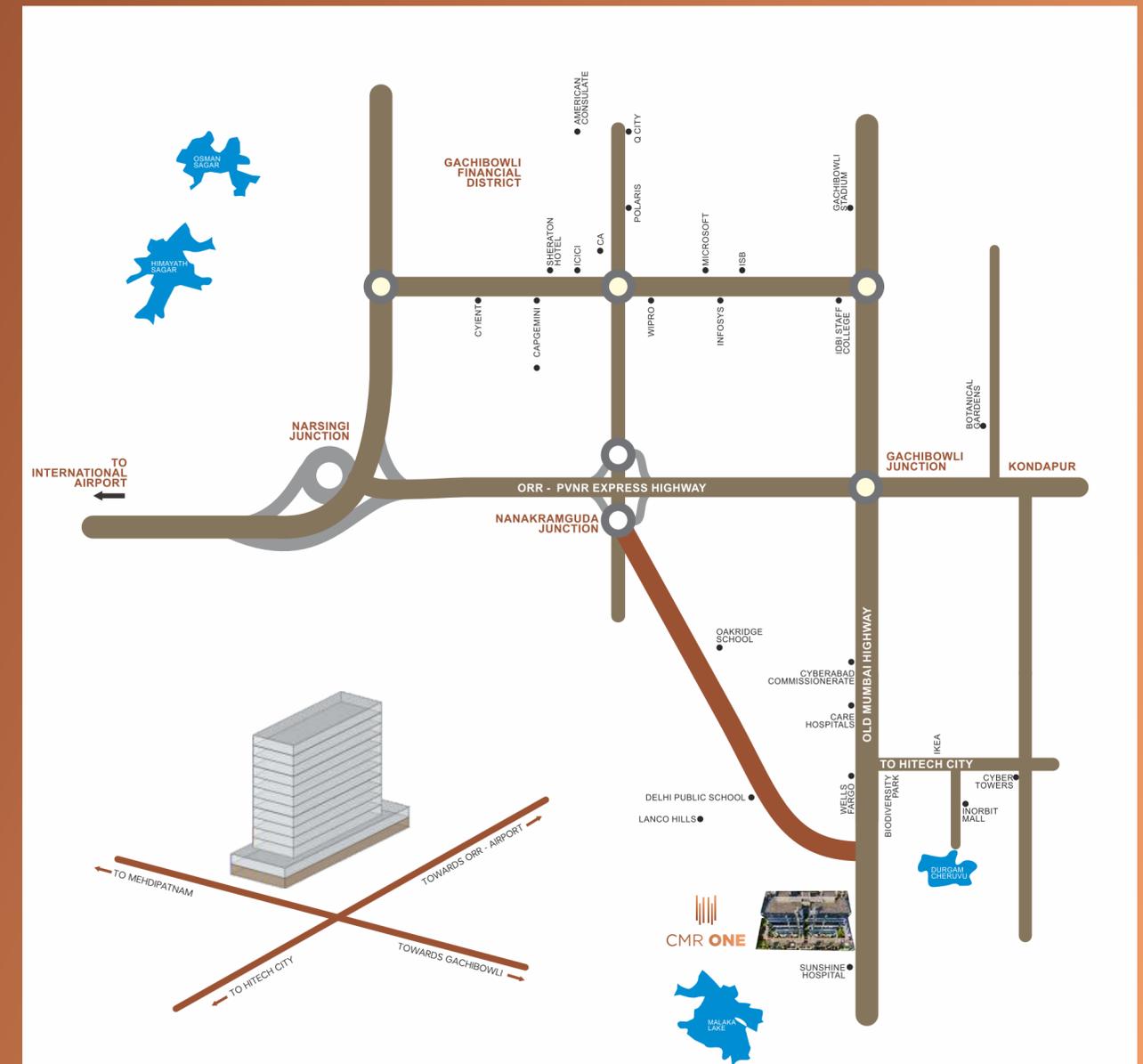
### THE RISE AND RISE OF RAIDURG

Raidurg is moving forward with a rapid pace. The volume of infrastructure spending on commercial and residential developments in store for this area is attracting lots of attention.

## EXACTLY WHERE YOU NEED TO BE

Located in the new heart of Hyderabad - Raidurg, CMR ONE is steps away from world-class amenities and everyday services.

Its central location in the hub of the business district, which is already home to many of the top financial, IT and professional firms, is further complemented by the vast array of retail & leisure hot spots that are all within easy walking distance.



Site Address: Sy. No. 45, 46, 47 & 53  
Beside Sunshine Hospital,  
Old Mumbai Highway, Raidurg  
Hyderabad



CMR ONE PROVIDES LIGHT FILLED, EFFICIENT OFFICE SPACE SUITED TO A VARIETY OF OCCUPIERS.



RETAIL  
PODIUM GROUND  
FLOOR PLAN



SUPER BUILT-UP AREA : 26318 SQ FT  
CARPET AREA : 18705 SQ FT

RETAIL  
PODIUM FIRST  
FLOOR PLAN

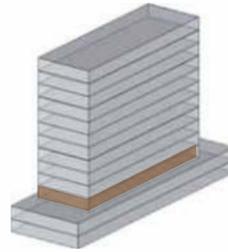


SUPER BUILT-UP AREA : 29780 SQ FT  
CARPET AREA : 21165 SQ FT



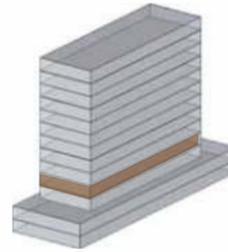
OFFICE  
**2nd FLOOR WITH  
 PODIUM TERRACE PLAN**

SUPER BUILT-UP AREA : 13258 SQ FT  
 CARPET AREA : 9174 SQ FT  
 SKY TERRACE : 13000 SQ. FT



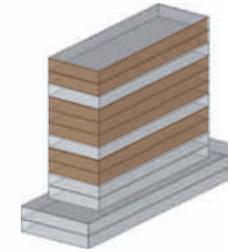
OFFICE  
**3rd FLOOR  
 PLAN**

SUPER BUILT-UP AREA : 13258 SQ FT  
 CARPET AREA : 9174 SQ FT



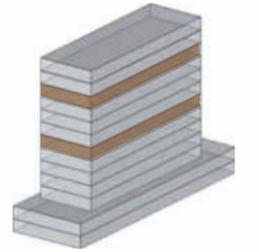
OFFICE  
**4,5,7,8,9,11,12  
 FLOOR PLAN**

SUPER BUILT-UP AREA : 13872 SQ FT  
 CARPET AREA : 9620 SQ FT



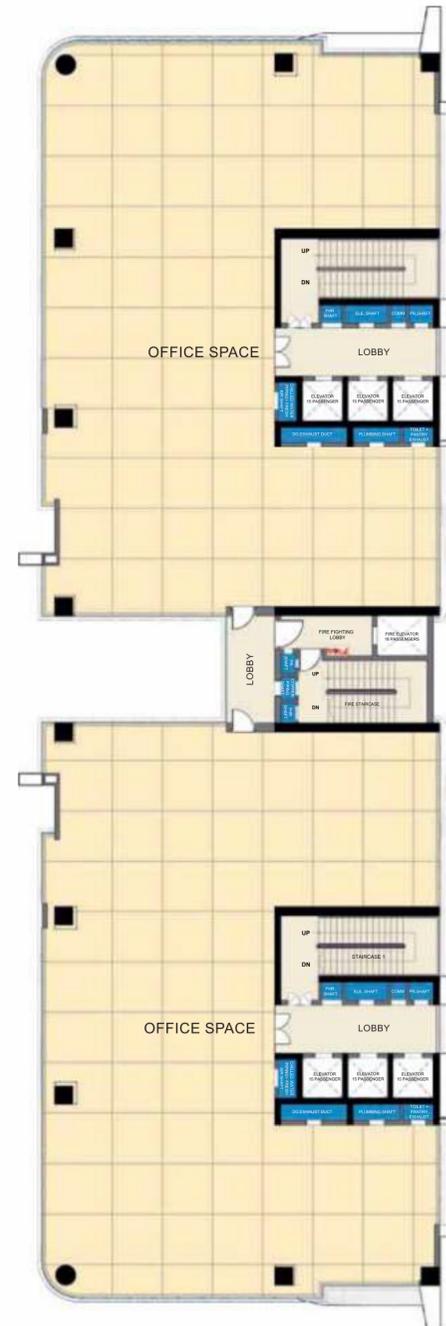
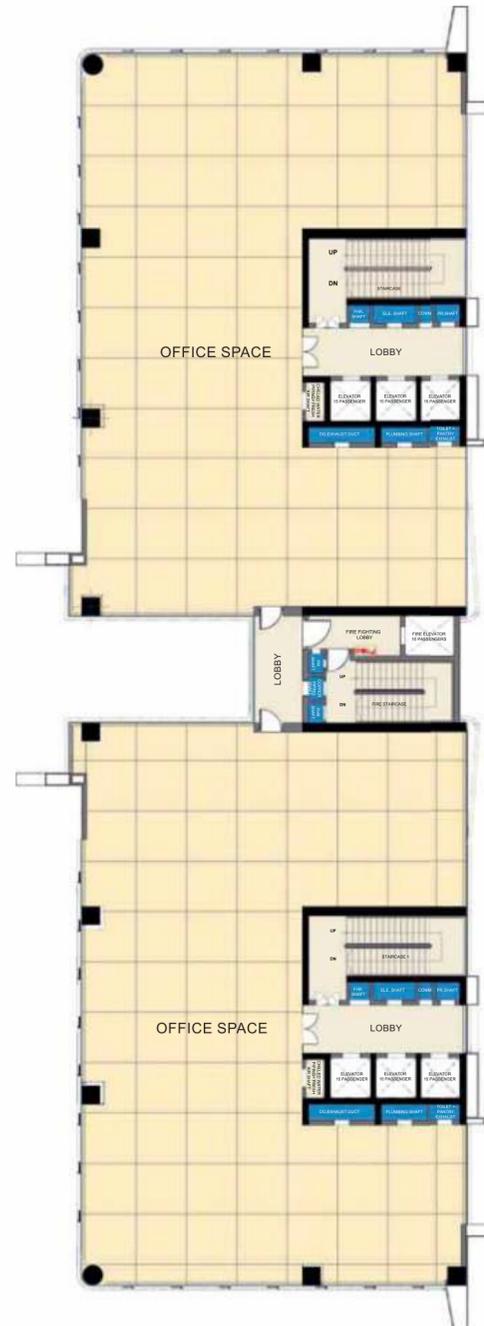
OFFICE  
**6 & 10 FLOOR  
 PLAN**

SUPER BUILT-UP AREA : 13872 SQ FT  
 CARPET AREA : 9620 SQ FT



TOWER B

TOWER A



TOWER B

TOWER A



# BASEMENT PARKING



**346**  
PARKING  
SPACES



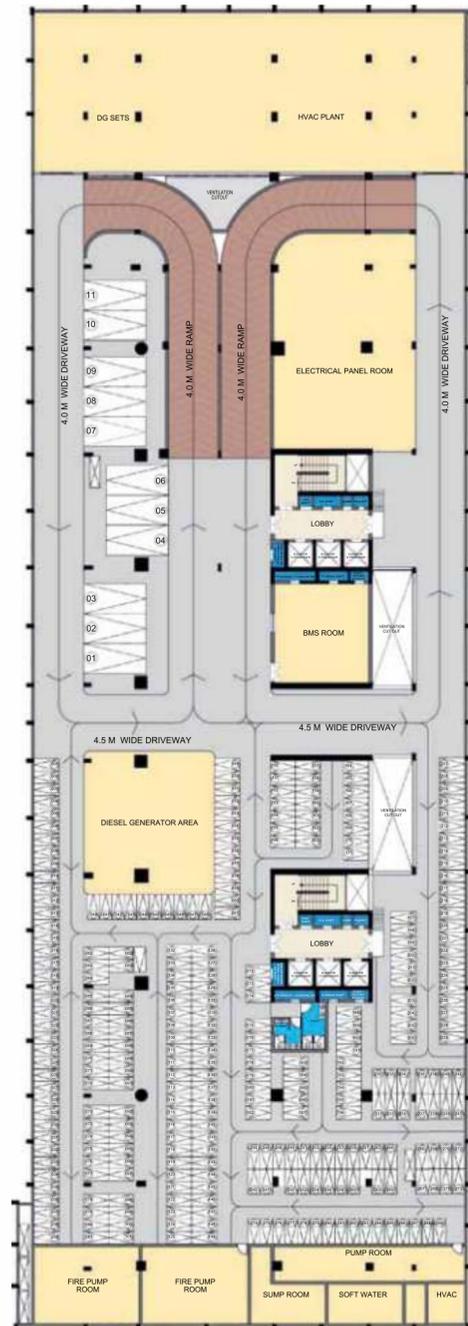
**316**  
PARKING FOR  
2 WHEELERS



## BASEMENT PARKING LEVEL 1



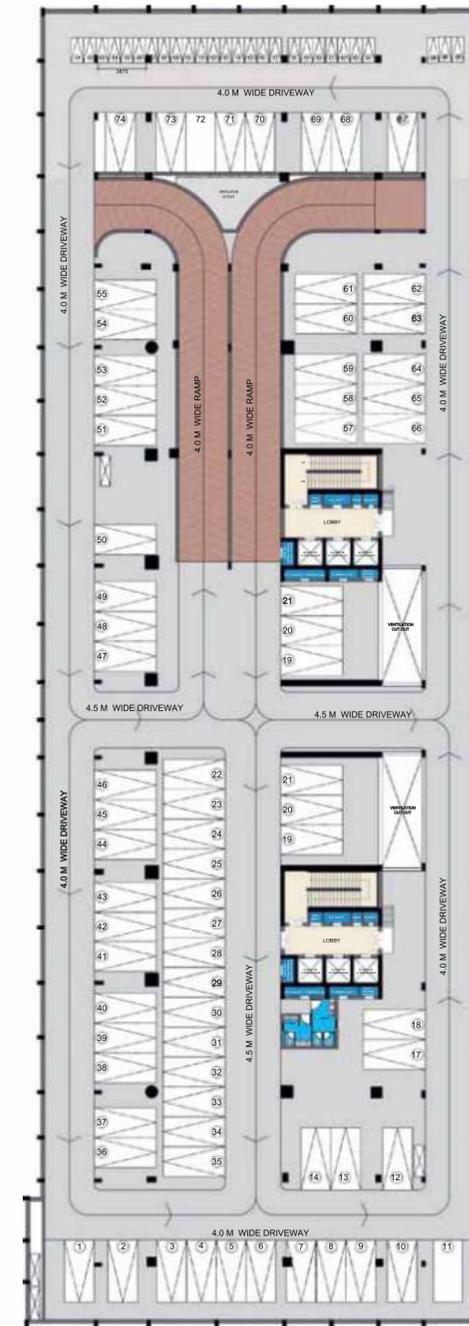
CARS 22 TWO WHEELERS 289  
(2 LEVEL)



## BASEMENT PARKING LEVEL 2



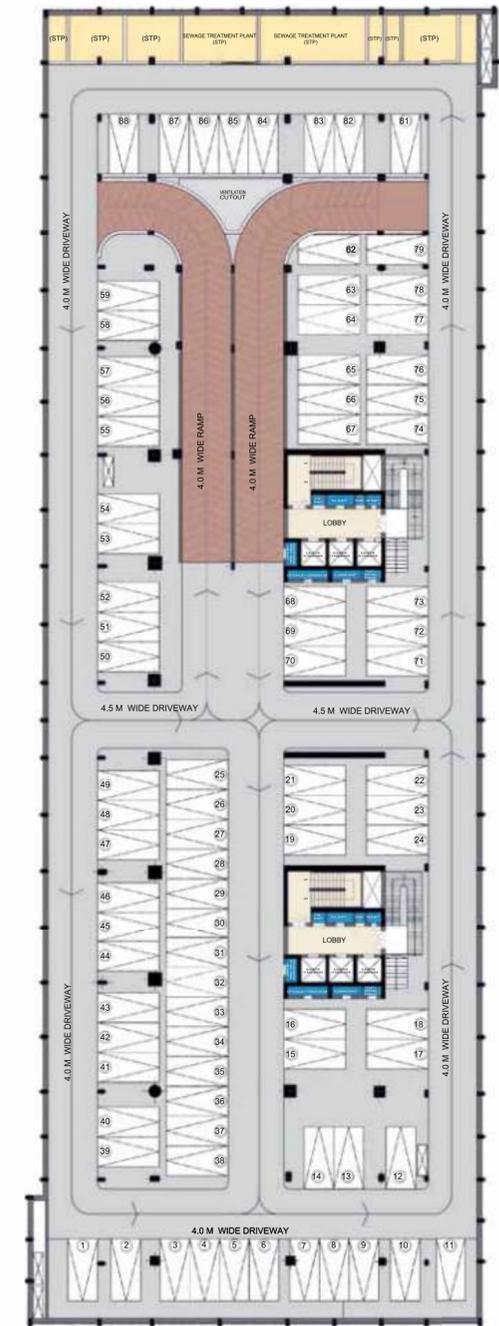
CARS 148 TWO WHEELERS 27  
(2 LEVEL)



## BASEMENT PARKING LEVEL 3



CARS 176  
(2 LEVEL)



# SPECIFICATIONS



## OUR CONSULTANTS

ARCHITECT



B DESIGN STUDIOS

STRUCTURAL



KVR INFRA

ELECTRICAL



HYDERABAD CONSULTING ENGINEERS

PLUMBING



TECHNO CONSULTANCY PVT LTD

HVAC



BBN ESCENDO CONSULTANCY PVT LTD

## DESIGN STANDARDS

RCC framed structures to withstand wind and seismic loads to comply with NBC and standards with flat slabs with longer spans

|                       |   |   |
|-----------------------|---|---|
| Floor Loading         | : | 500 kg/sq.m with designated areas strengthening to 700 kg/sq.m,                             |
| Floor to Floor Height | : | Podium area (Ground & First Floors) – 4.5 m and Towers (2nd to 12th Floors) – 3.75 m        |
| Basement Floor Height | : | 4.5m each floor with multi-level parking provision  |
| Super Structure       | : | Solid cement blocks / Red Brick masonry of 4" / 6" / 9" walls as per architectural drawings |

## FLOORING

|                           |   |  |
|---------------------------|---|--|
| Staircases:               | : | Granite slabs / Kota flooring  |
| Entrances & Lobby areas : | : | Italian Marble & Ethnic Granite  |
| Podium Area Flooring      | : | Vitrified tiles with required appropriate sizes  |
| Parking Area              | : | Combination of VDF, Cement based tiles over PCC bed and all round area with cobbler stone or high density interlocking designed pavements. |

## FACADE

Building façade shall be combination of double-glazing, Aluminum composite panels, and stone cladding and masonry with plastering and texture paint

## WATER SUPPLY

Drilled Borewells, which yield sufficient water to cater the needs of the all the commercial and offices  
Overhead Tanks / Ground sumps with sufficient capacity with motors for pumping for 24 hrs water supply

## SEWERAGE SYSTEM

The development shall have an underground STP and the treated water shall be used for cooling, landscaping and flushing purposes

## PAINTING

All the open areas shall be painted with weather proof exterior paint with texture finishes wherever required as per elevation

All internal areas wherever required shall be Birla Putty finish with emulsion paint

Parking areas common areas shall be painted with cement based paint

## H.V.A.C

The development is designed to have centralized air conditioning system through combination of air/water-cooled chillers designed to provide an ambient temp of 22 degrees C +/- 2 degrees

## ELEVATORS

The development shall have Speed Elevators - service lifts & passenger lifts to all the floors for the free movement of people as per the estimated footfall capacity standards.

All the sides of the lifts to be dado with granite or italian marble aesthetically.

## POWER SUPPLY & BACKUP

The development shall be done as per IS standards making the required provisions to all the shopping/commercial/office outlets with required capacity of power supply  
DG set with 100% generator power back up for total building

## FIRE FIGHTING SYSTEM

Fire fighting system with sprinklers, fire hydrants, hose reels, fire extinguishers, fire alarms, smoke detectors and wet risers are provided with water sump of designed capacity as per Fire department norms

## BMS

The development shall have a Building Management System (BMS) for all the services and variable air volume (VAV) system for air conditioning are introduced for smooth maintenance of the building.



COME BE A PART OF A UNIQUE SPACE  
THAT HAS THE ABILITY TO INSPIRE





## A REPUTATION THAT COUNTS

Vajram Constructions, as a group and real estate company always strives to achieve excellence with qualitative deliverables. Our mission is to not only build spaces but to also provide a harmonious lifestyle and secure environment to all the people living/working in them.

At Vajram, a new project represents an opportunity to work with industry-leading designers, engineers to enhance the communities we all live in and the spaces we work from through effective practices and innovative design concepts.

With unrivalled expertise and experience in the planning and delivery of large master planned projects, Vajram today has an impressive portfolio of luxury villa project and a large scale mixed used development in Hyderabad.

### VAJRAM CONSTRUCTIONS PVT. LTD

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GANDHI NAGAR, HYDERABAD - 500080  
TELANGANA STATE  
PHONE: 040 2763 0707 | 040 2765 0707

[www.vajramconstructions.com](http://www.vajramconstructions.com)



TS RERA REGN NO: P02400001742

CMR ONE  
is the most exciting  
new development in  
the HYDERABAD CBD.

With just 13 levels  
available,  
**REGISTER YOUR  
INTEREST TODAY**

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FOR ENQUIRIES PLEASE CONTACT:



**+91 97651 34567**

e mail : [cmrone@vajramconstructions.com](mailto:cmrone@vajramconstructions.com)  
[www.cmrone.in](http://www.cmrone.in)

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**VAJRAM CONSTRUCTIONS PVT. LTD**



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[www.vajramconstructions.com](http://www.vajramconstructions.com)

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