



THE HARVEST

GRADE-A COMMERCIAL OFFICE SPACE
Kokapet, Financial District, Hyderabad

pooja
CRAFTED HOMES

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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.





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**

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.

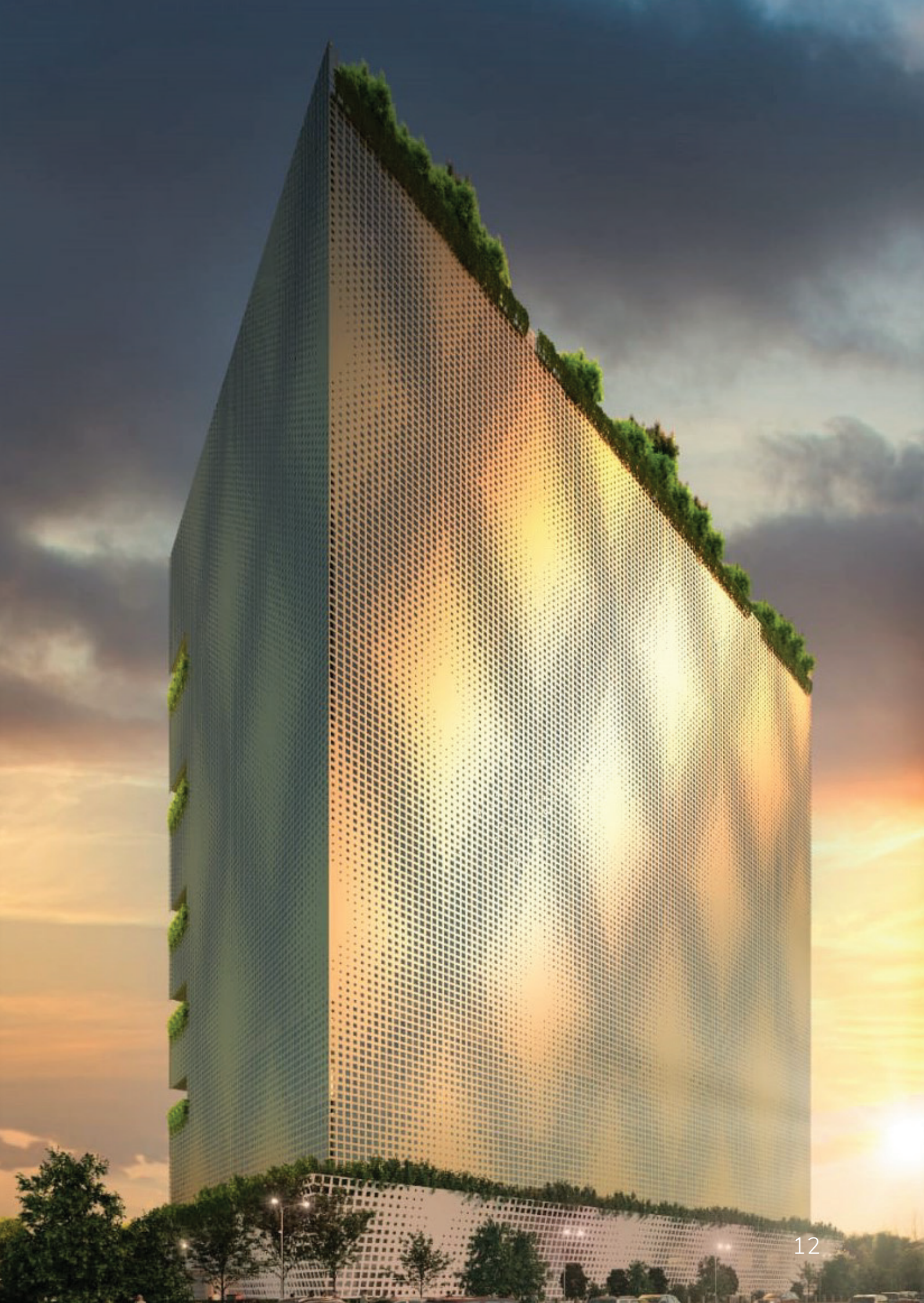
As a resident myself, I couldn't be happier about being associated with them!



THE HARVEST

KOKAPET, HYDERABAD

GRADE-A COMMERCIAL
OFFICE SPACE



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.

PROPERTY HIGHLIGHTS

- Grade A Office Space
- Spread over 3.5 acre land
- Saleable area of 1.6 million sft
- Scenic view of Kokapet lake
- Well connected to Gachibowli & ORR
- 4 basements + 2 levels of podium parking + G + 29 floors





THE HA

FLOOR



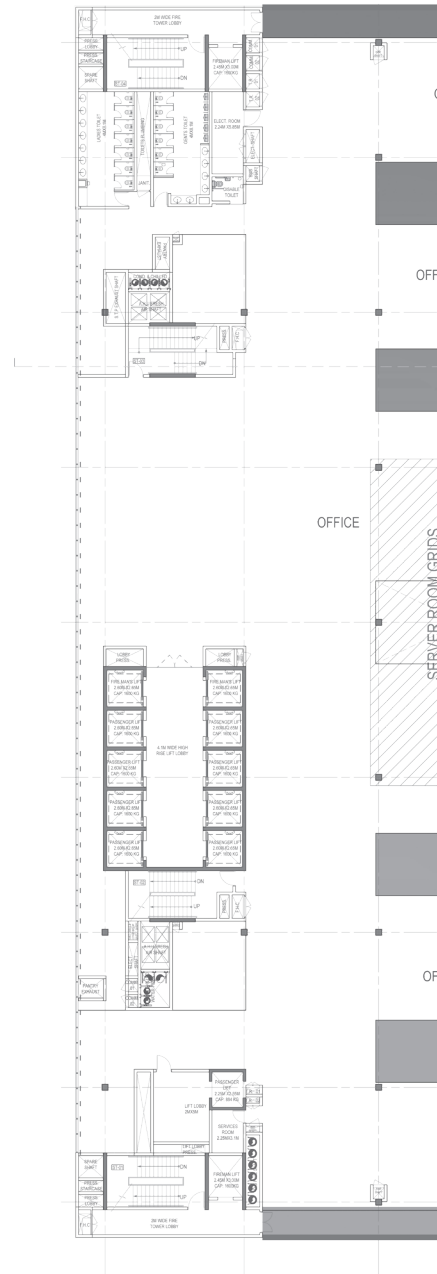
HARVEST

PLANS

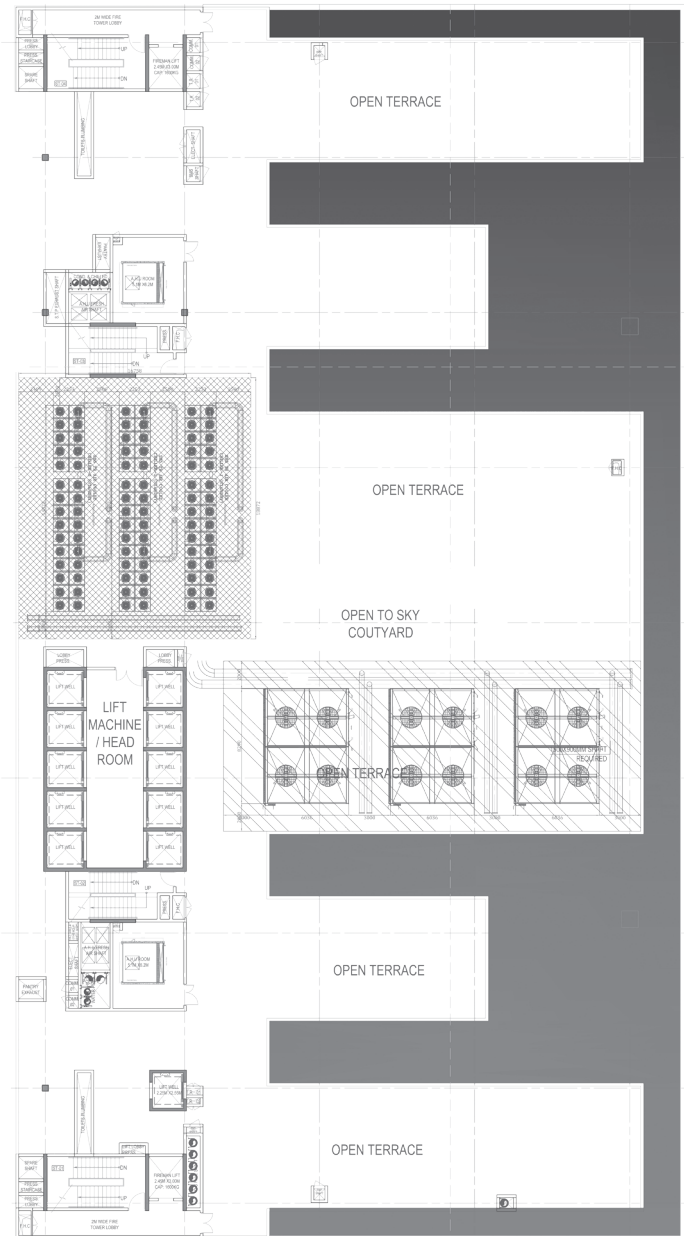
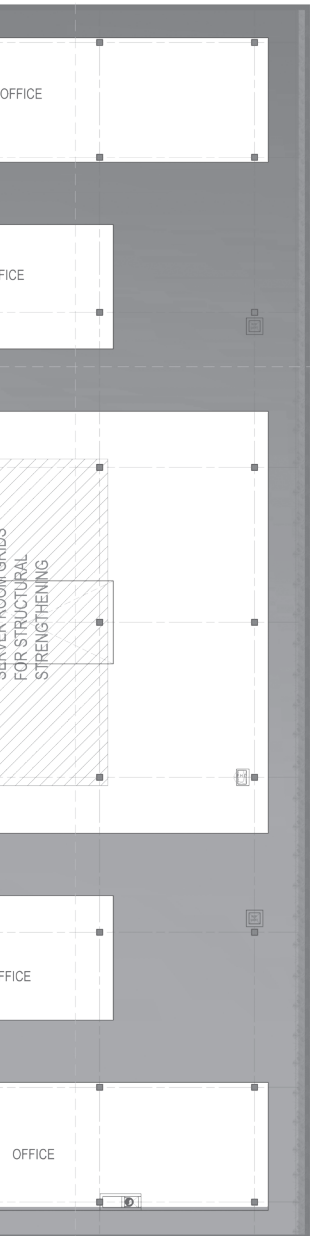
FIRST, TOP & TERRACE PLANS



FIRST FLOOR PLANS



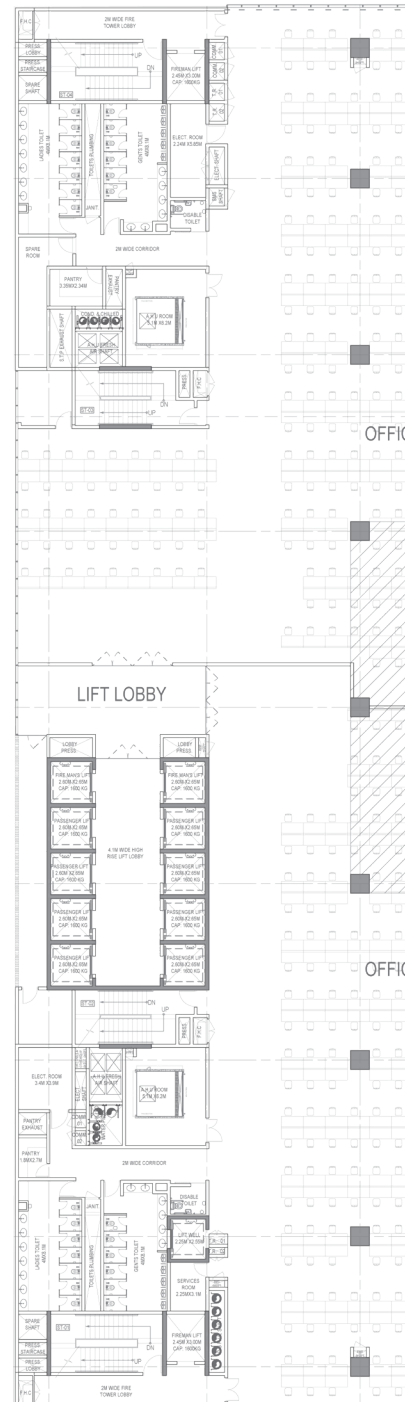
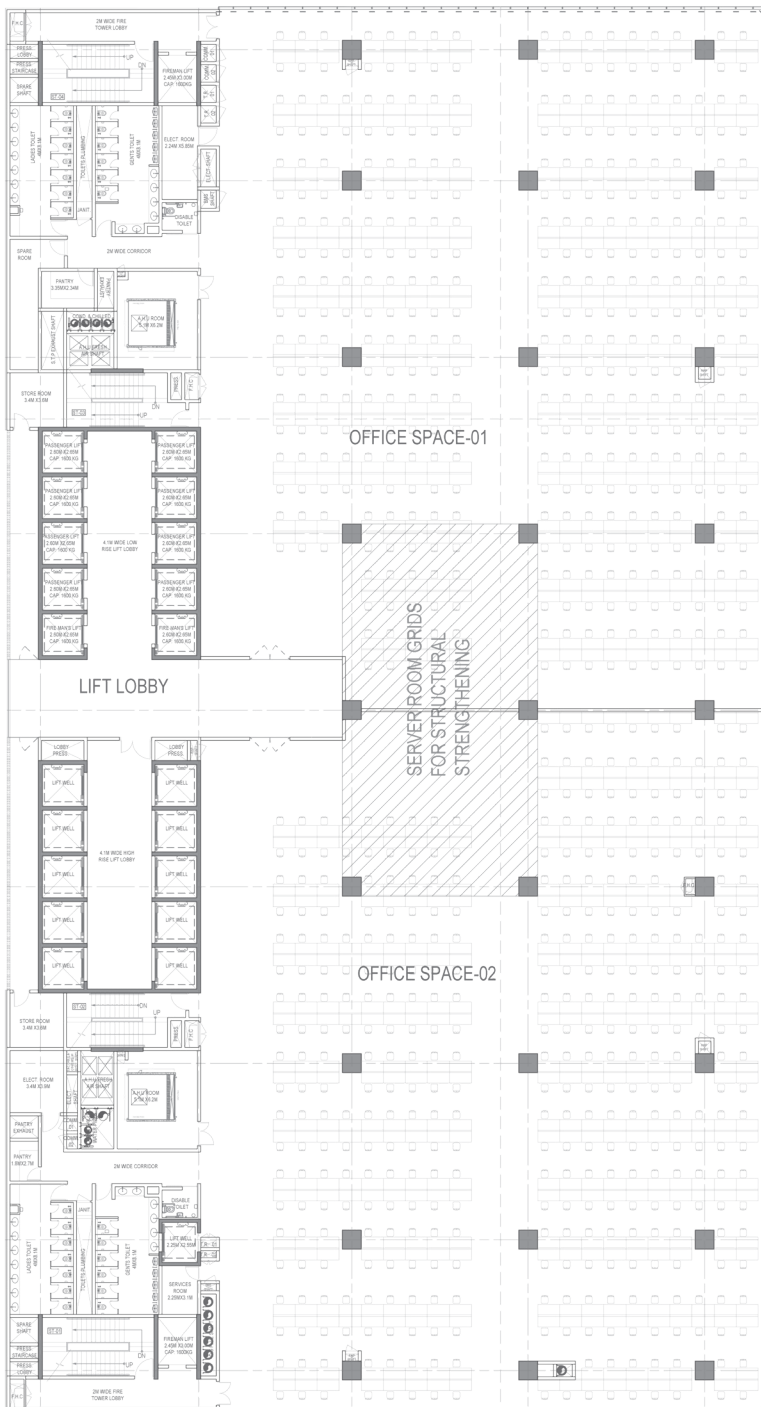
TOP FLOOR



OFFICE FLOOR PLANS

TERRACE FLOOR PLANS

TYPICAL FLOOR PLANS

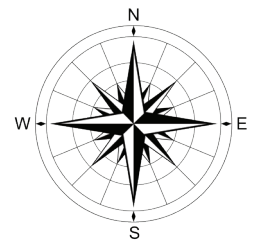
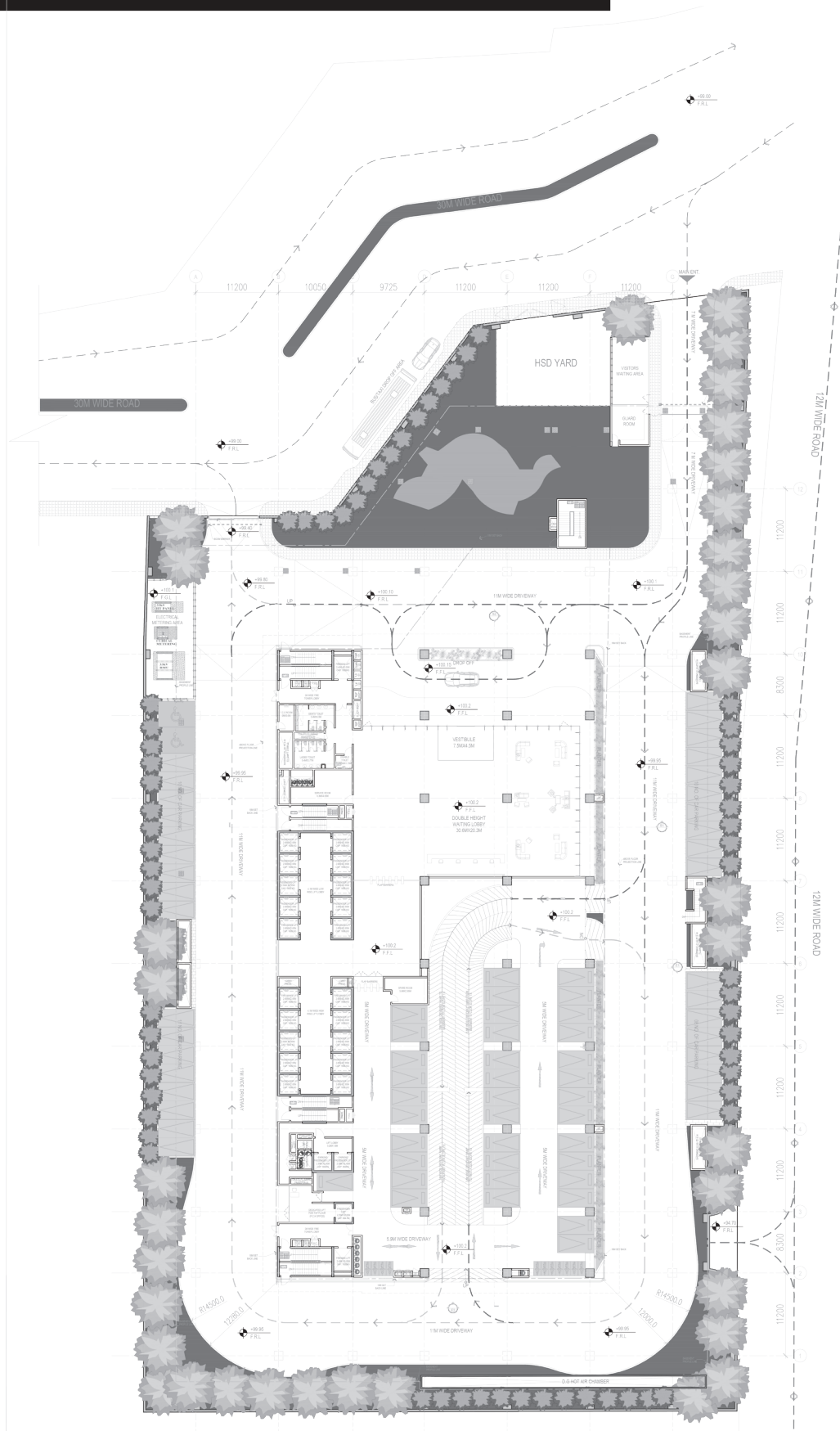


BASEMENT FLOOR PLANS





SITE FLOOR PLANS



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.

Flooring, Toilets & Staircase:

Fully done common areas, common toilets, staircases flooring.

Windows:

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

Elevation/Façade Treatment:

Unique façade design with a combination of high performance coated glazing/composite materials/screens and frit patterns.

Landscape:

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

SPECIFICATIONS

Electrical:

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

Elevators:

Safe vertical transportation with high-rise and low-rise lift banks. Transfer floor located at 15th floor.

Power back up:

High efficiency 415V DG with AMF facility and UPS for power backup.

Water & water softener:

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

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.

Communication System:

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

SPECIFICATIONS

IBMS Service:

Building automation system will have Central Control System (PC) to control & monitor HVAC and Electrical power metering. The system comprises DDC substations, field control components & field communication cabling.

HVAC:

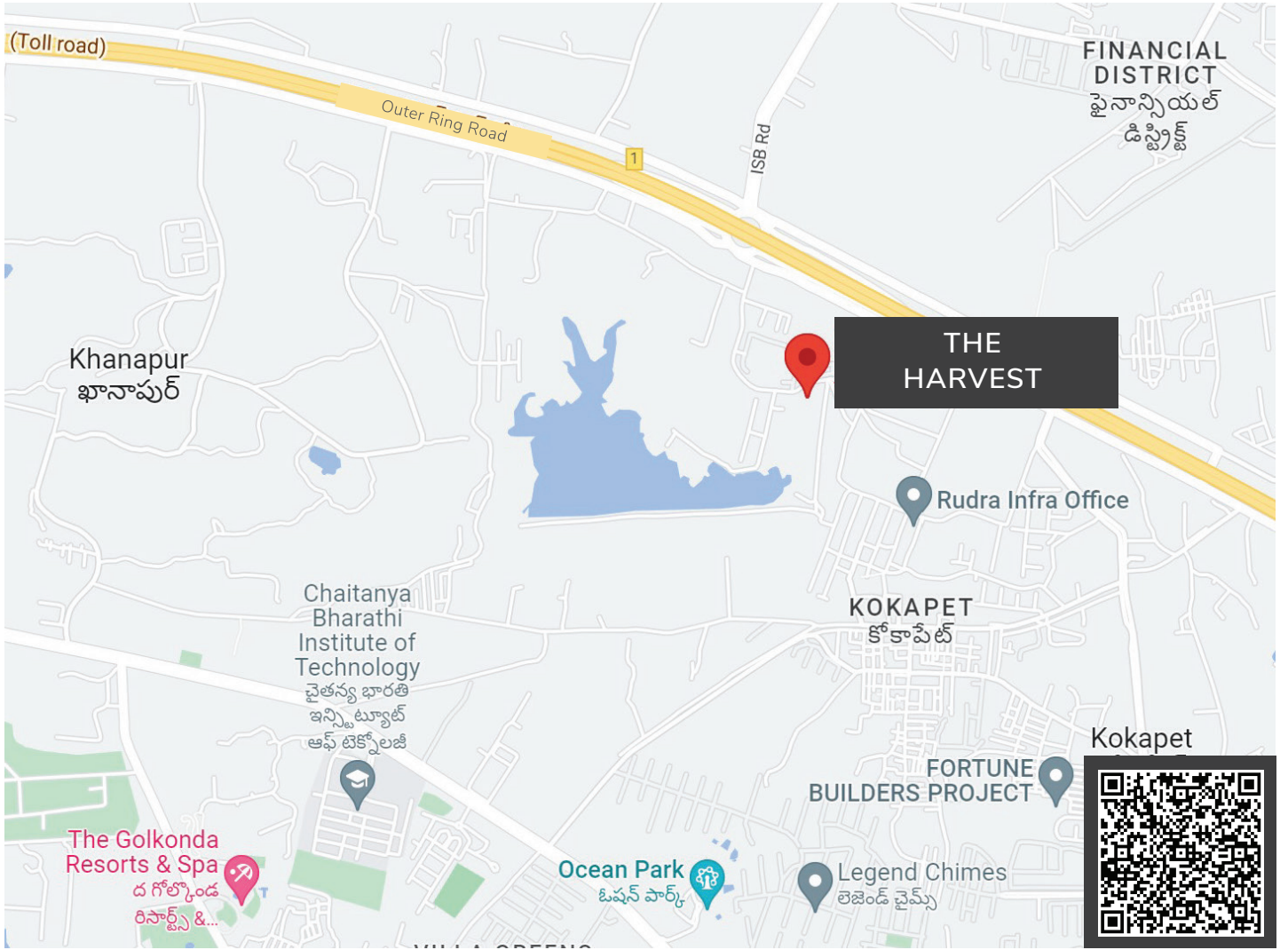
HVAC systems designed as per ASHRAE standards. Security State of the art security with boom barriers with RFID and provisions for parking management.

Car Parking:

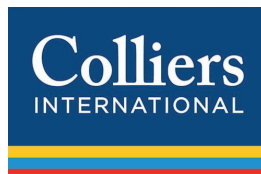
Stacked parking across 4 basement levels plus 2 above ground levels, with approx. 1 slot per 1000 sft of saleable area.

Amenities:

Space provision for cafeteria at transfer floor at 15th office floor.
Outdoor games areas.



PARTNERED BY



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