WELCOME
TO THE WORLD OF

GRAVA

BUSINESS PARK



Building a
brave new world.

MY HOME GROUP

My Home Constructions has been on a journey of creating thriving and progressive spaces for almost four decades.

Every residential and commercial space is crafted with stellar form and function. Here, innovative engineering meets passion for making living better and life more sustainable.

This ambition has led us to become an award-winning brand, underpinned by the trust of thousands of families.

With over 33 million sq. ft. built, 35 million sq. ft. in construction stages and 50 million sq. ft. in the planning phase, My Home Constructions is continuously redefining the real estate landscape with landmark projects like The SKYVIEW, My Home Bhooja.

A purveyor of benchmark-setting

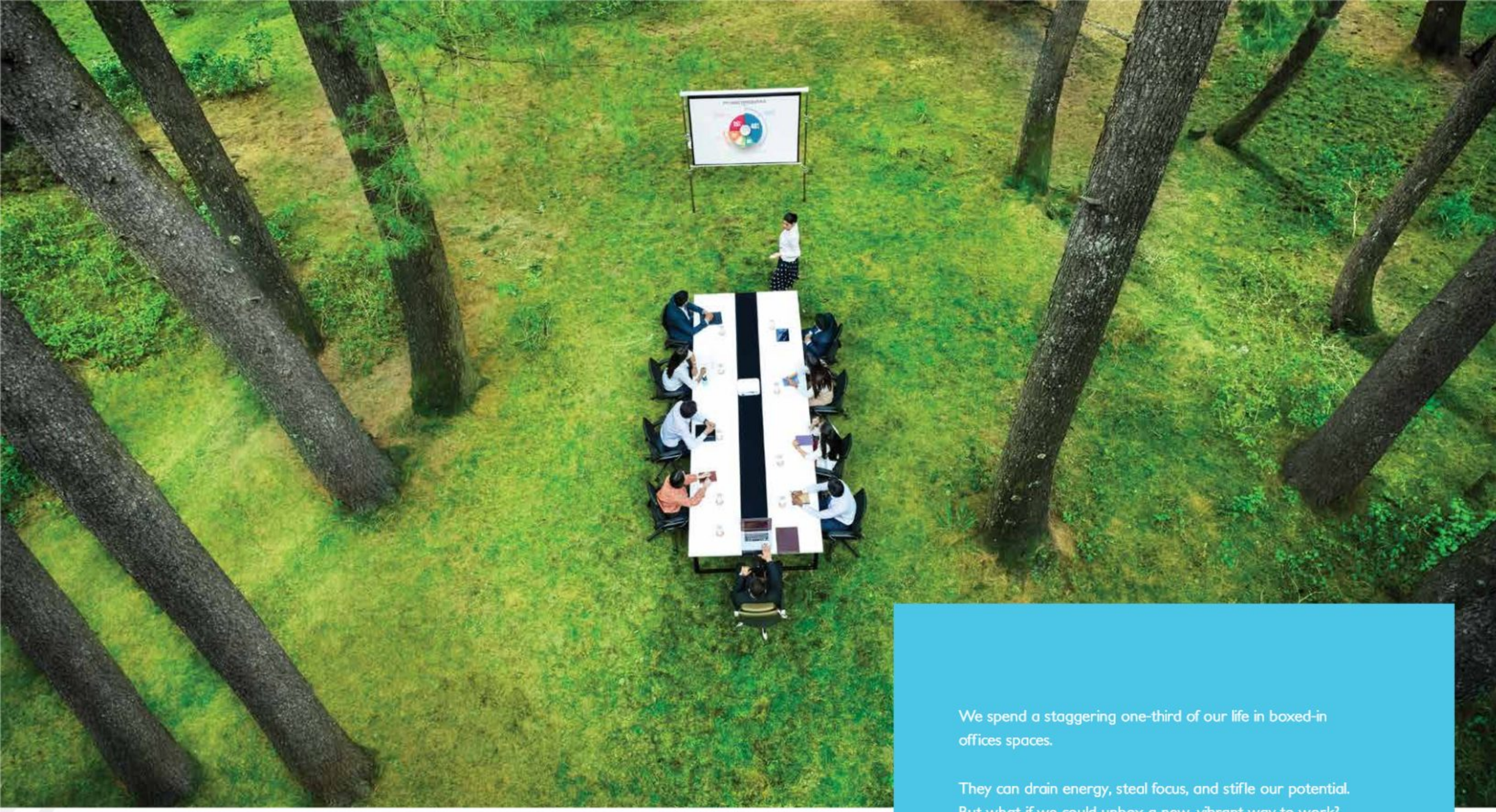
landmarks.

MY HOME GROUP

My Home Constructions operates in both commercial and residential real estate sectors. Our portfolio showcases landmark projects such as My Home Tycoon, My Home Jupally, My Home Sarovar, The Skyview, and My Home Twitza.

We pride ourselves on pioneering futuristic workspaces and world-class premises across India, serving clients across business verticals such as consulting, technology, banking, telecom, and many others.

One of our flagship projects is The Skyview, a collaborative effort between My Home Group and RMZ Corp. This endeavour signifies a convergence of social responsibility, technology, sustainability, and community-oriented development, setting new benchmarks in modern real estate.



Bringing life
back to work.

We spend a staggering one-third of our life in boxed-in offices spaces.

They can drain energy, steal focus, and stifle our potential. But what if we could unbox a new, vibrant way to work?

An adaptable space with a lot of intimate pockets and breathing room for play, pause, rest and recharge.

A world of work envisioned at scale with and centred around humans, in harmony with nature.

This is the vision behind Grava Business Park, a hub designed to breathe life back into work.



Business,
beyond the ordinary.

GRAVA
BUSINESS PARK

Welcome to a revolution that reimagines the corporate experience symbiotically blending work and life, prioritizing community and nature with 10,000+ flora and fauna.

Crafted for the game-changers, Grava Business Park is designed to power productivity and minimize stress.

It is hinged on community and contemplation, wellness and tactility. Grava Business Park is kind to people and the planet while still being cutting-edge.

Within the 45.53-acre colossus are commercial offices scaling with ambition across 8 towering hubs, surrounded by a valley and a lake.

Everything about Grava Business Park raises the bar. It's where business isn't usual, it's beyond the ordinary.



The call of *the Mountain.*

For businesses changing the world, Grava Business Park offers a unique ecosystem that is just as world-class.

Designed to be smart and sustainable, Grava Business Park is enveloped with incredible views of nature. It is replete with everything top-of-the-line and purpose-built for the most ambitious ideas and preeminent businesses.

Its walls resound with earthy hues and elements.

Its technology is top-notch and the experience flawless.

This dynamic environment is designed to inspire creativity, turbocharge productivity and foster well-being.

It's where everything is dedicated to making your business a success.

The rustle of

the Valley.

Inspired by the rocky contours of the region and laying amid all the business buzz at Grava Business Park is the Valley.

This urban jungle with its ridgeway, cascading planters and sloping trails that meander through glades, forest dells and meadows, is a pulsating hub of connection and community.

It is home to everything from coffee breaks to brainstorming sessions to art experiences to serendipitous encounters to retail therapy.

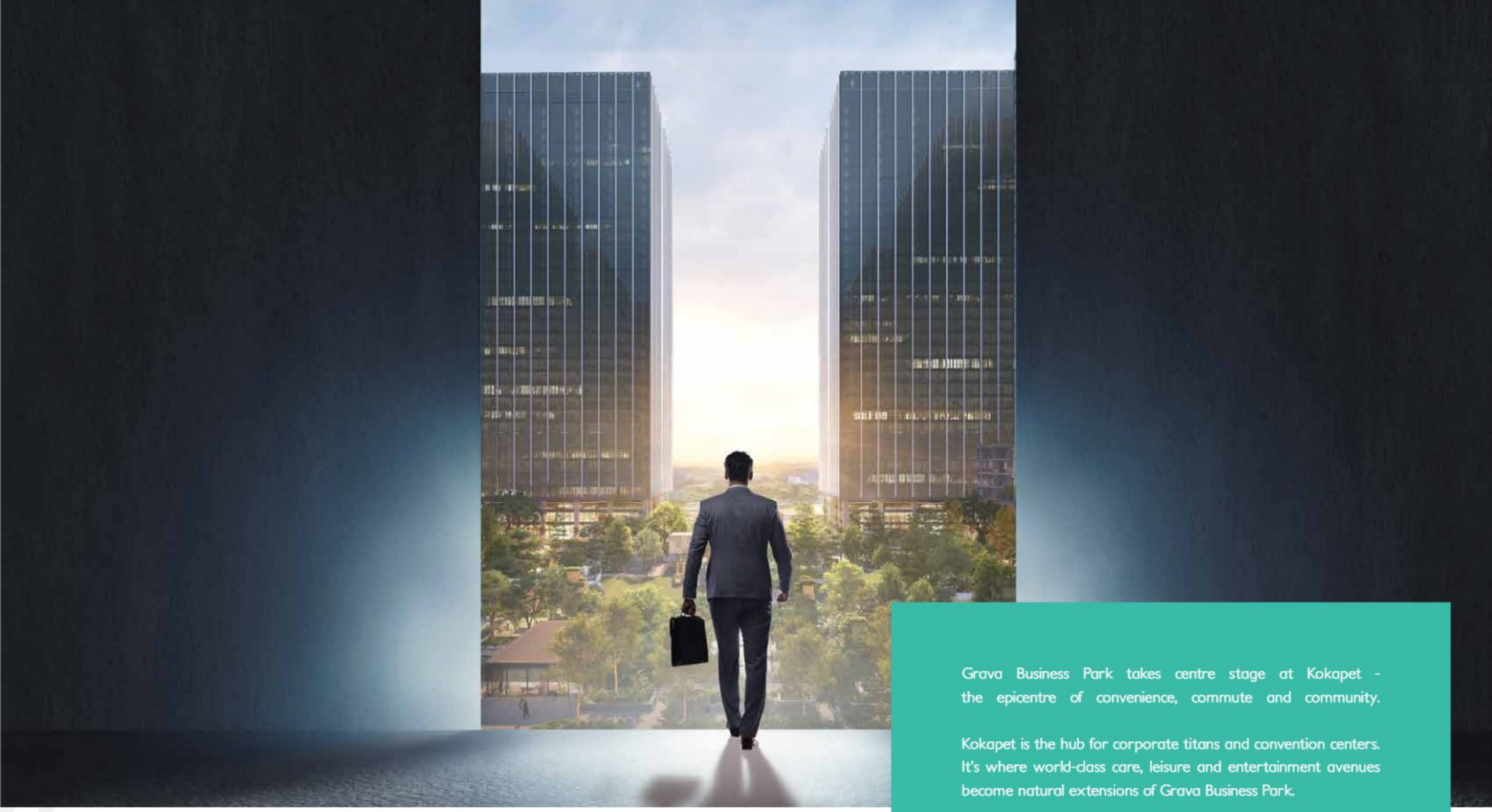
Here, ventures turn into adventures and hustle finds rest and rejuvenation.

The enchantment of

the Jewel.

At the heart of it all is the Jewel, where one is ushered into a whole new dimension of work.

Glimmering along the valley bathed in sunlight, it nurtures a closer connection to the life outdoors.



The gateway to
the future.

Grava Business Park takes centre stage at Kokapet - the epicentre of convenience, commute and community.

Kokapet is the hub for corporate titans and convention centers. It's where world-class care, leisure and entertainment avenues become natural extensions of Grava Business Park.

The locale offers the best of both worlds, the vibrant energy and the serene side of the city for the perfect work-life balance.

It is seamlessly accessible through a network of 45m. and 36m. wide roads, while existing road and rail systems grant quick access to every corner of Hyderabad.

The proposed links promise greater ease of movement.

It's here, businesses get a front-row seat to progress.



Location
map

12.18 Acres

4.74 M Sq.ft. Potential Leasable Area / SBA

Floor Plate Area - 63,000 - 77,000 Sq.ft.

2 Towers
Tower 10– 2.37 M Sq.ft. Leasable Area
Tower 20– 2.37 M Sq.ft. Leasable Area

7 Basement Levels for Parking + The Valley (Amenities) + Ground (Amenities) + 34 Floors of Office Spaces

Parking Ratio – 1 Car Park / 1000 Sq.ft. Leased

Phase 1A Amenities – 90,000 Sq.ft.

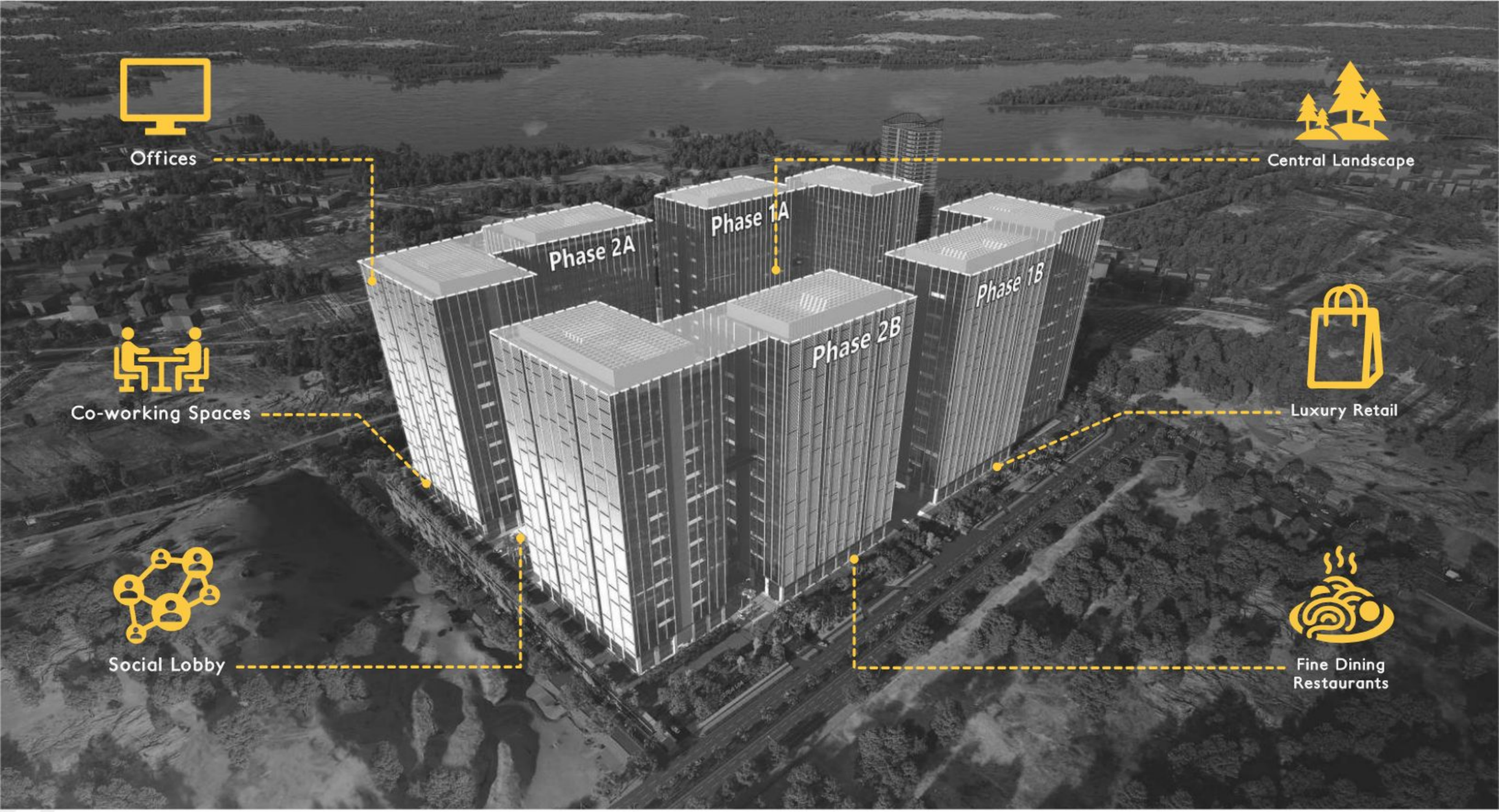
LEED Platinum Pre- Certified Building (USGBC)

4.2 M Floor to Floor Height
Building Height 156 M



An urban mecca of

towering innovation.



An urban oasis of

modern amenities.



Meticulously curated around

health and happiness.



A workplace certified to be as sustainable

as it is striking.



Committed to

doing more with less.

Grava Business Park empowers businesses to share in the responsibility of operating planet-consciously.

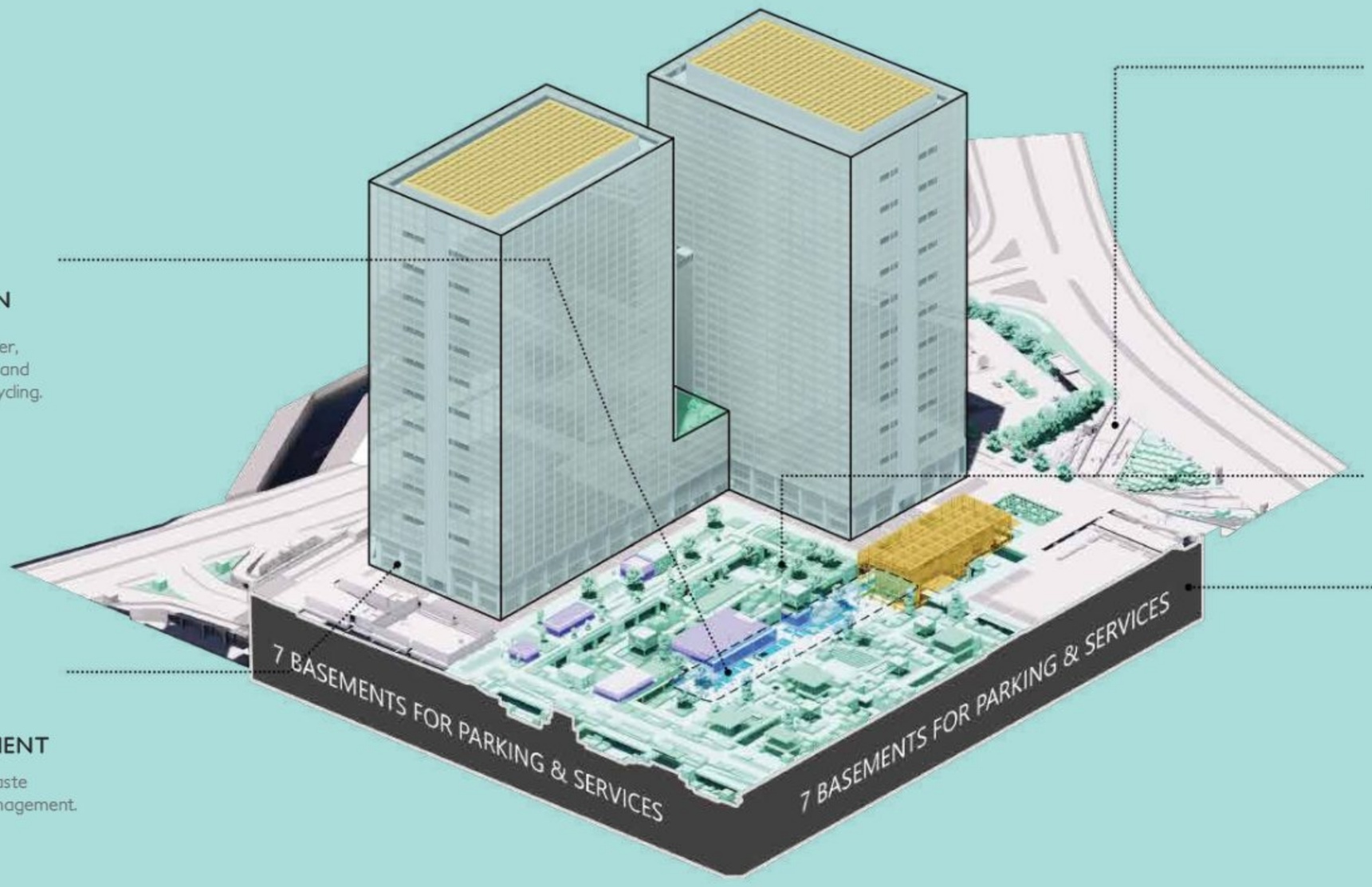
Every sq. inch of Grava Business Park is made with intention, with 34 acres (over 70% of the site) landscaped.

It is geared towards self-sustenance, low-carbon economy and a climate-resilient future.

Across design, materials and energy, Grava Business Park minimizes carbon footprint and drives sustainability.

It is targeted to achieve LEED Platinum certification.

It is a high-performance building designed to maximize human and biophilic comfort and performance while reducing energy usage.



WATER CONSERVATION

100% reuse of rainwater, groundwater recharge and water treatment and recycling.

WASTE MANAGEMENT

Modern facilities for waste segregation and management.

MULTIMODAL TRANSPORT

Options with convenient access.

SUSTAINABLE DEVELOPMENT

Majority of the site is used for landscape.

BASEMENT PARKING

Provision for EV parking.

Crafted for sustained growth in a

climate resilient future.

SHADED FAÇADE

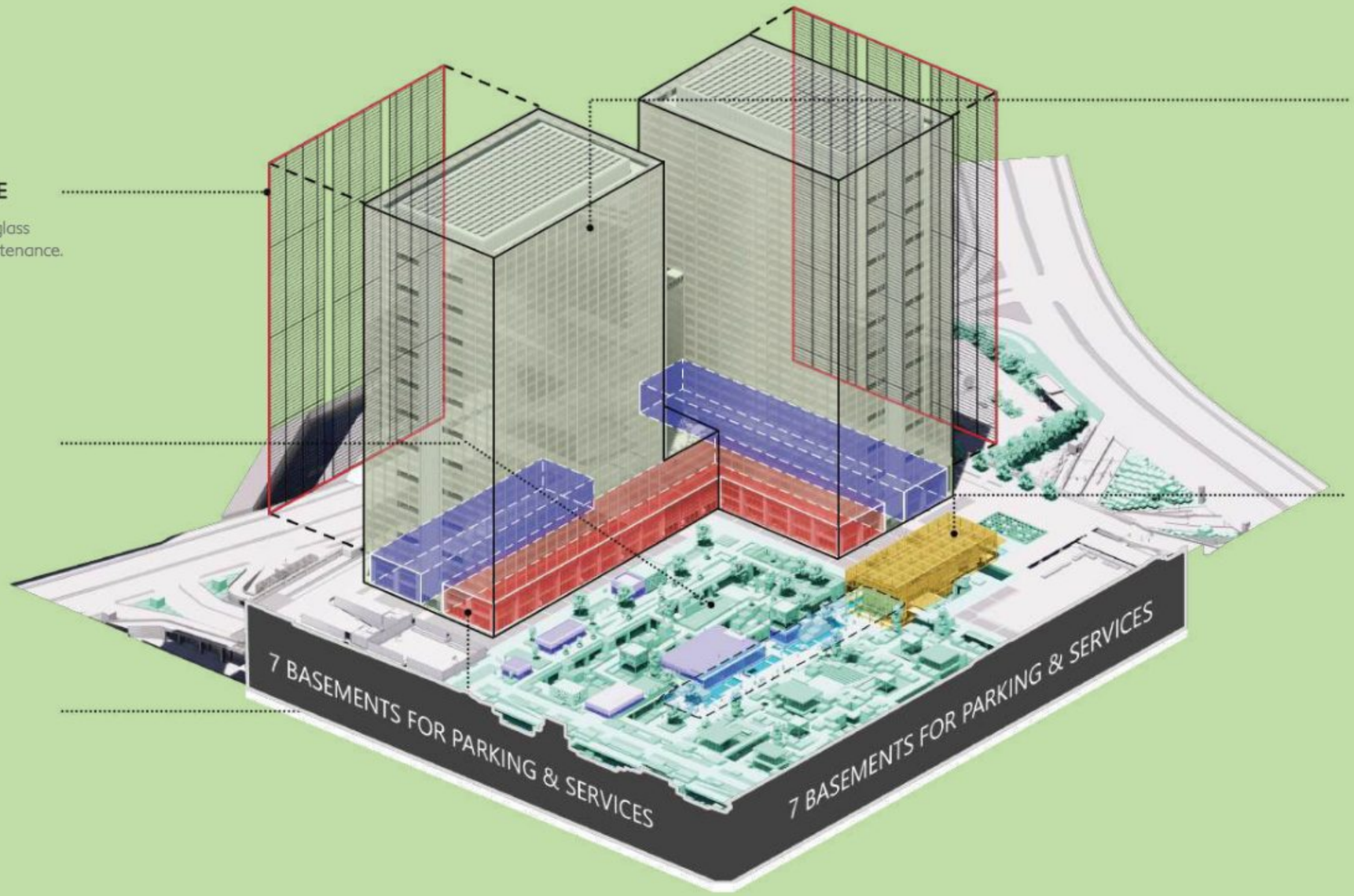
With high performance glass
for optimal comfort and maintenance.

OUTDOOR ACTIVITIES

For happiness
and well-being.

SOCIAL LOBBIES

Designed as a cozy
gathering space.



VIEWS

Toward the central landscape.

THE JEWEL

Unique pavilion
designed for circulation.

Built for comfort,

convenience and rejuvenation.

The best of all worlds,
under one roof.

Grava Business Park is a workplace that is as much a community as much as it is a destination of dining and discovery, shopping, and play.

Curated with modern luxuries and experiences around social, entertainment, dining, art, wellness and biophilia, it allows for a seamless and stress-free everyday life.



Amphitheatre



Business lounge



Alfresco dining

Social-scape



Outdoor performance spaces



F&B spaces

Social-scape



Flexible event spaces



Family entertainment centre

Social-scape



Co-working spaces

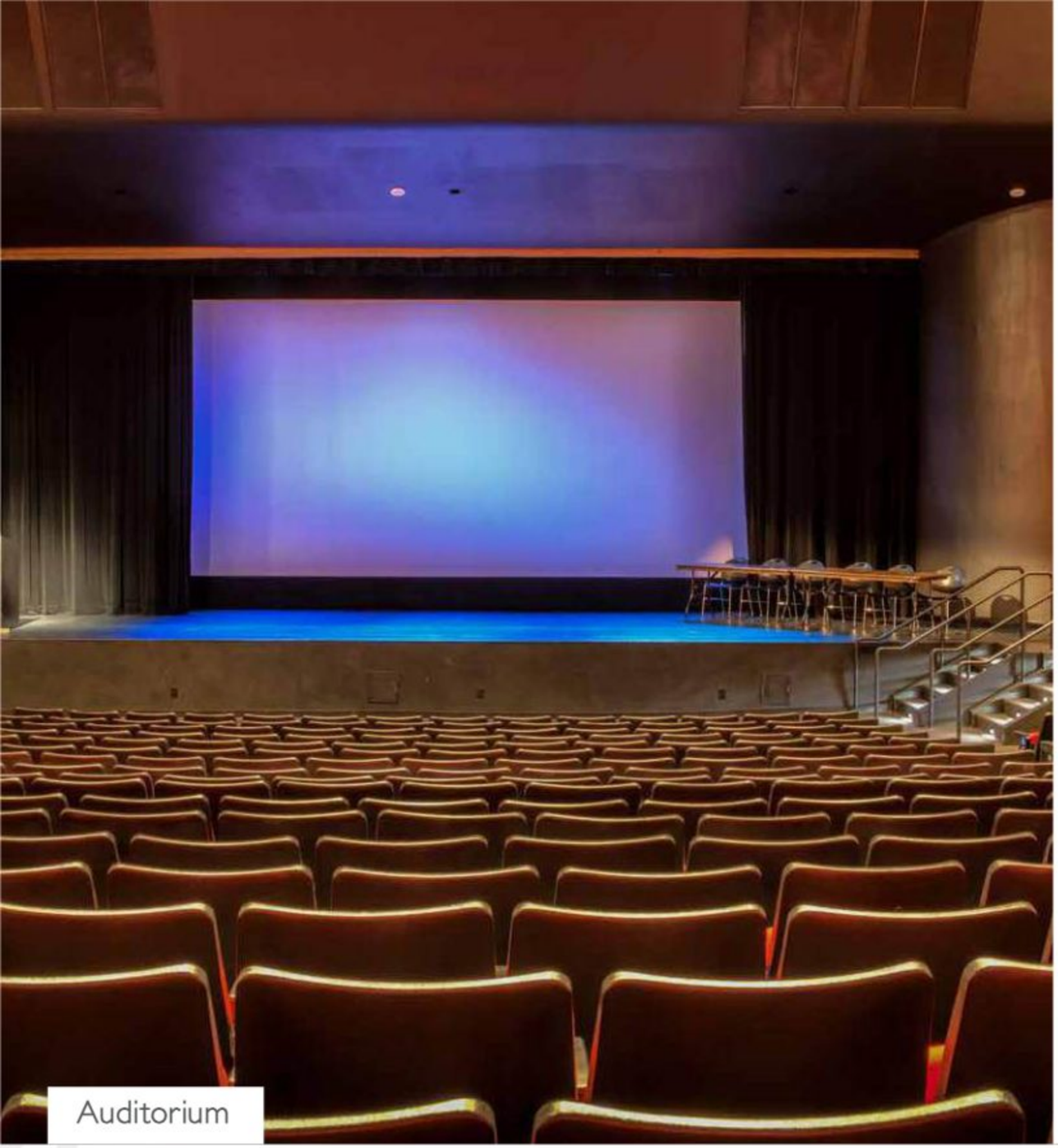


Collaborative spaces



Meeting pods

Smart-scape



Auditorium

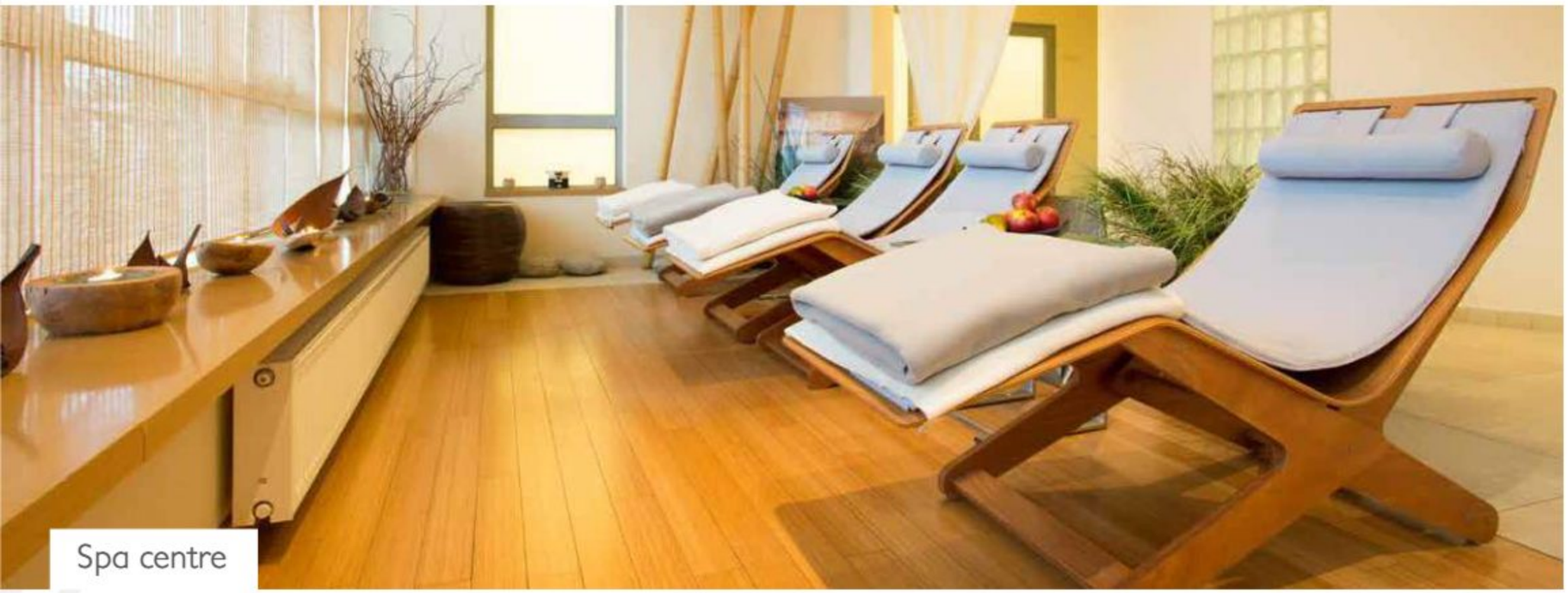


Social lobbies

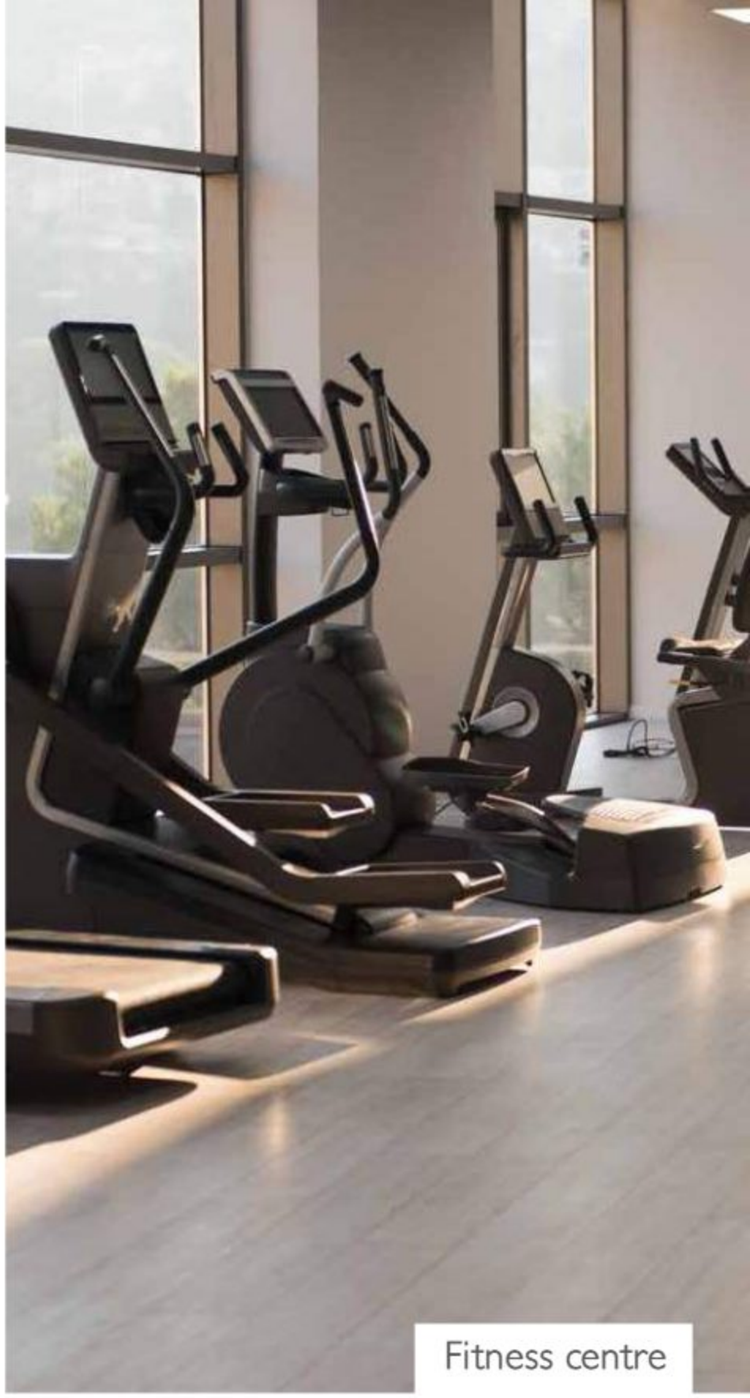
Smart-scape



Sports courts



Spa centre



Fitness centre

Wellness-scape



Clinic



Jogging and cycling track



Beauty salon

Wellness-scape



Glades

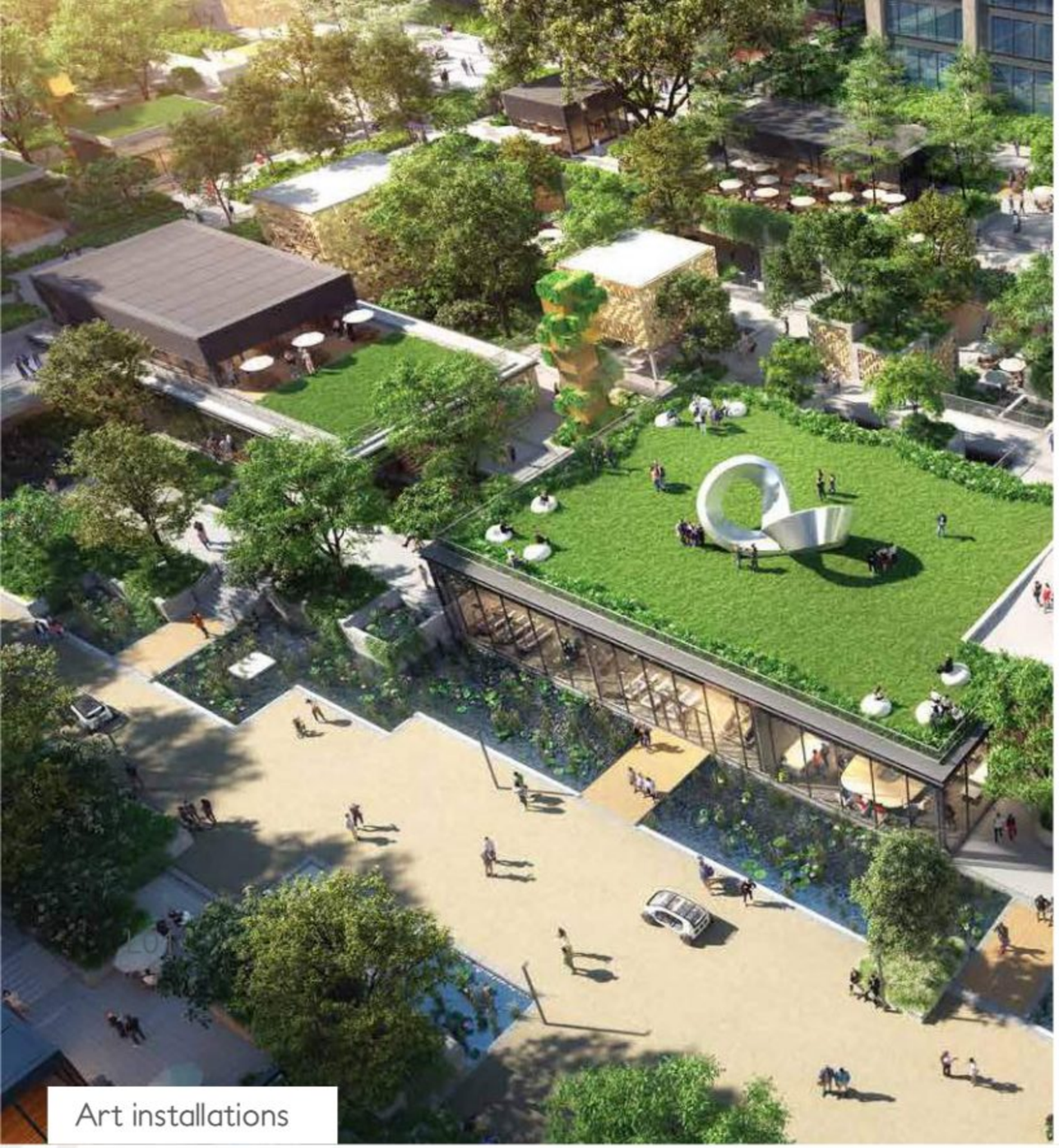


Green avenues



Rest and rejuvenation spaces

Wellness-scape

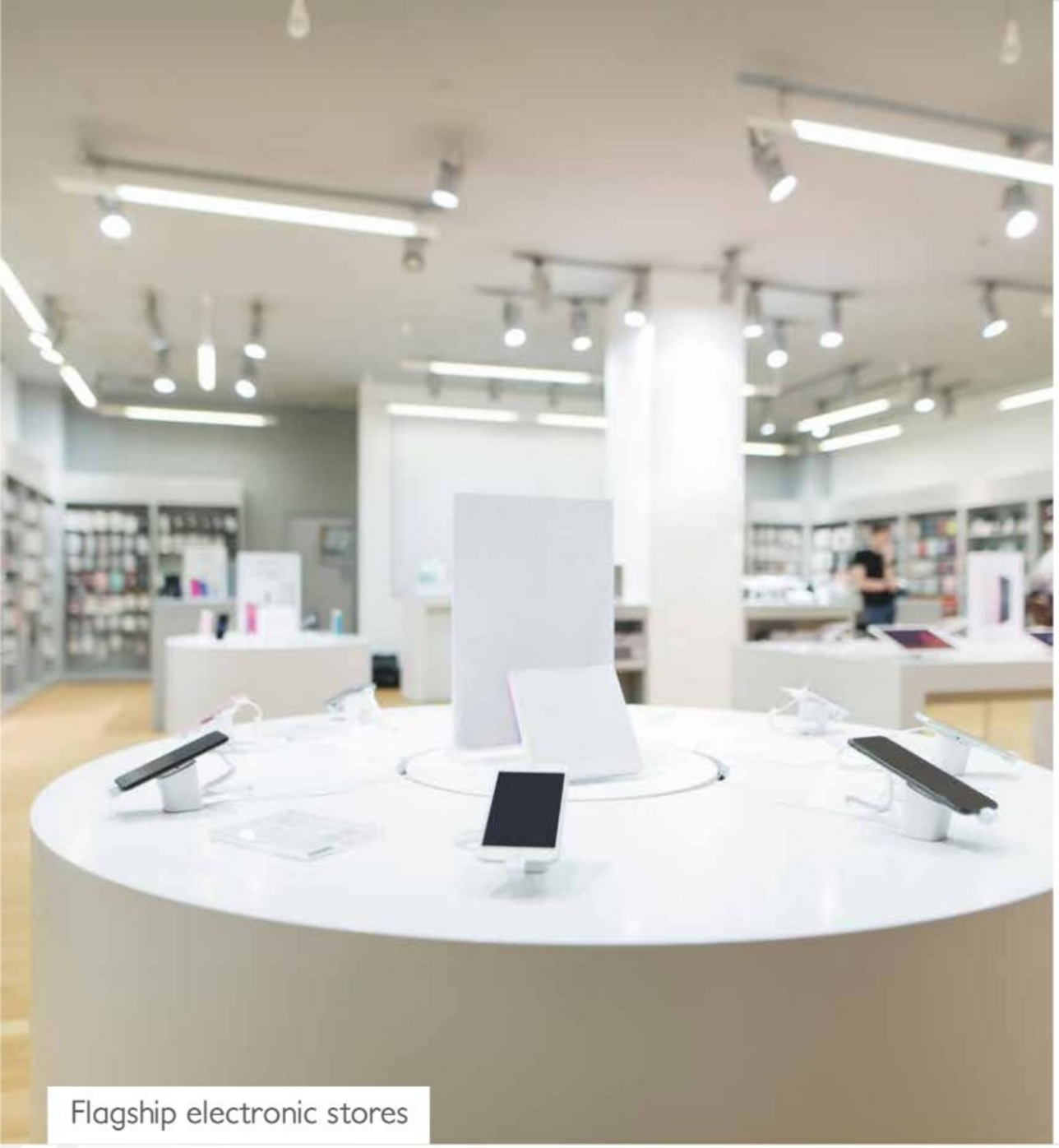


Art installations



Art gallery

Art-scape



Flagship electronic stores



Crèche

Service-scape



Retail colonnade

Retail-scape

State-of-the-art services planned
to ensure user comfort and efficiency.

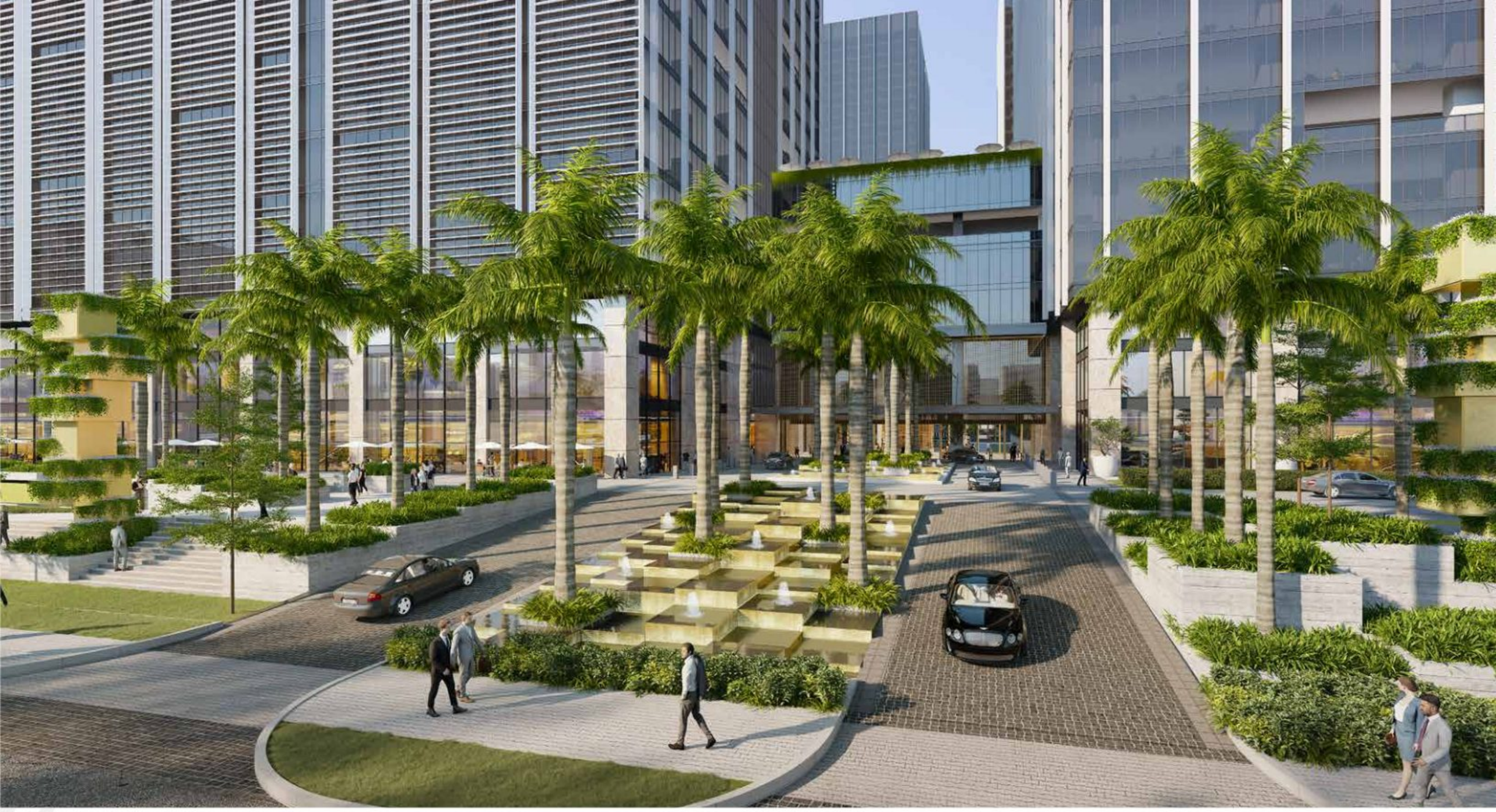
4 lakh sq. ft. of planned amenities

Design and development processed
using BIM platform.

Flexible floor plates with a central
core allow for flexible leasing
without compromising on services.

Traffic planning and management
designed for smooth, secure,
segregated, and comfortable traffic
flow for all users.

A modern security system for a safe,
secure, and hassle-free environment for users and visitors.



Adequate parking space that is compatible with a wide range of vehicles, including cabs and bicycles.

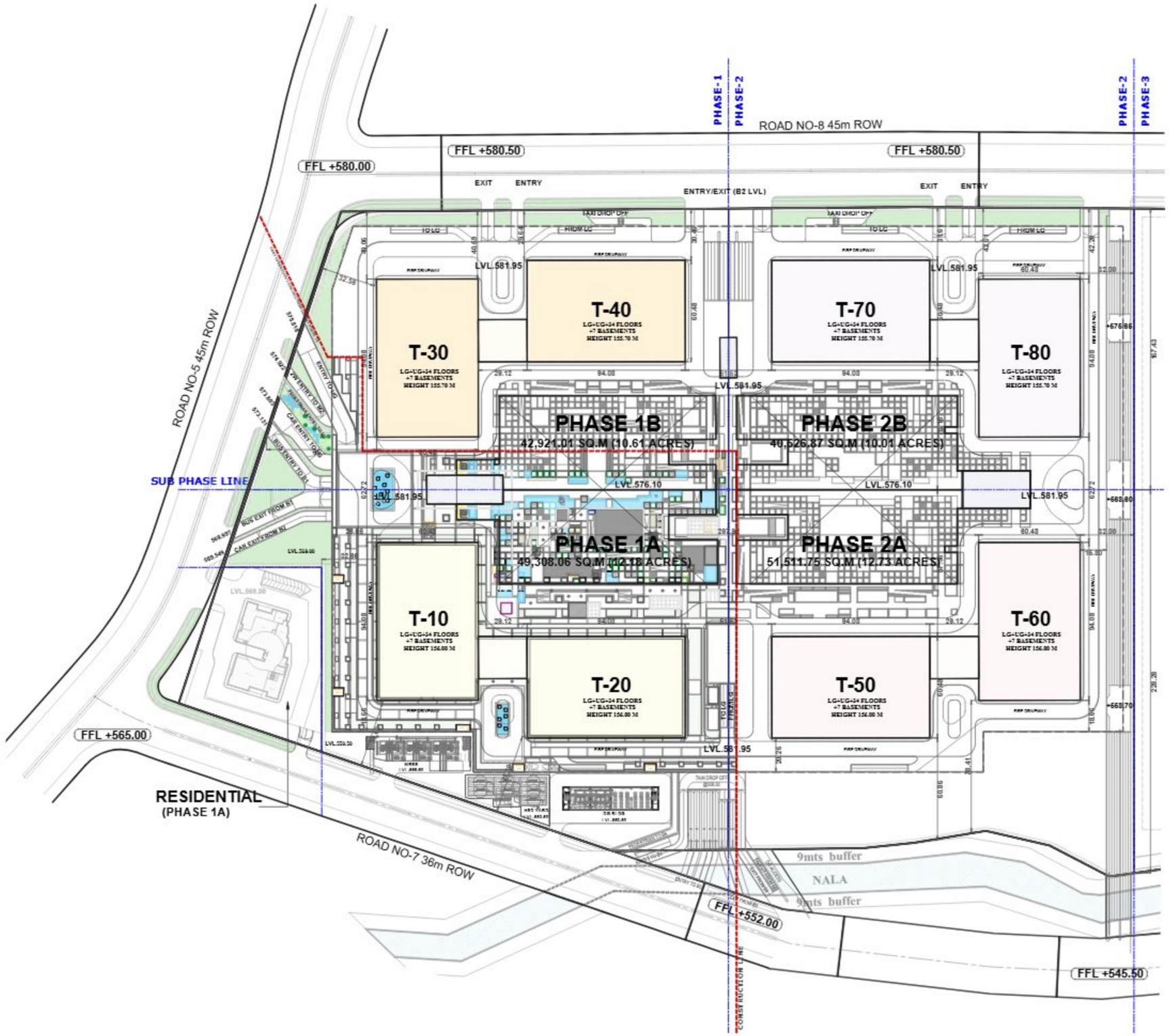
High-speed DCS lifts in 3 zones for each tower provide fast and efficient transportation.

High floor-to-floor heights of 4.2mtrs. with false ceiling up to 3mtrs. create a spacious and comfortable environment.

Triple height lobbies provide a grand and impressive entrance.

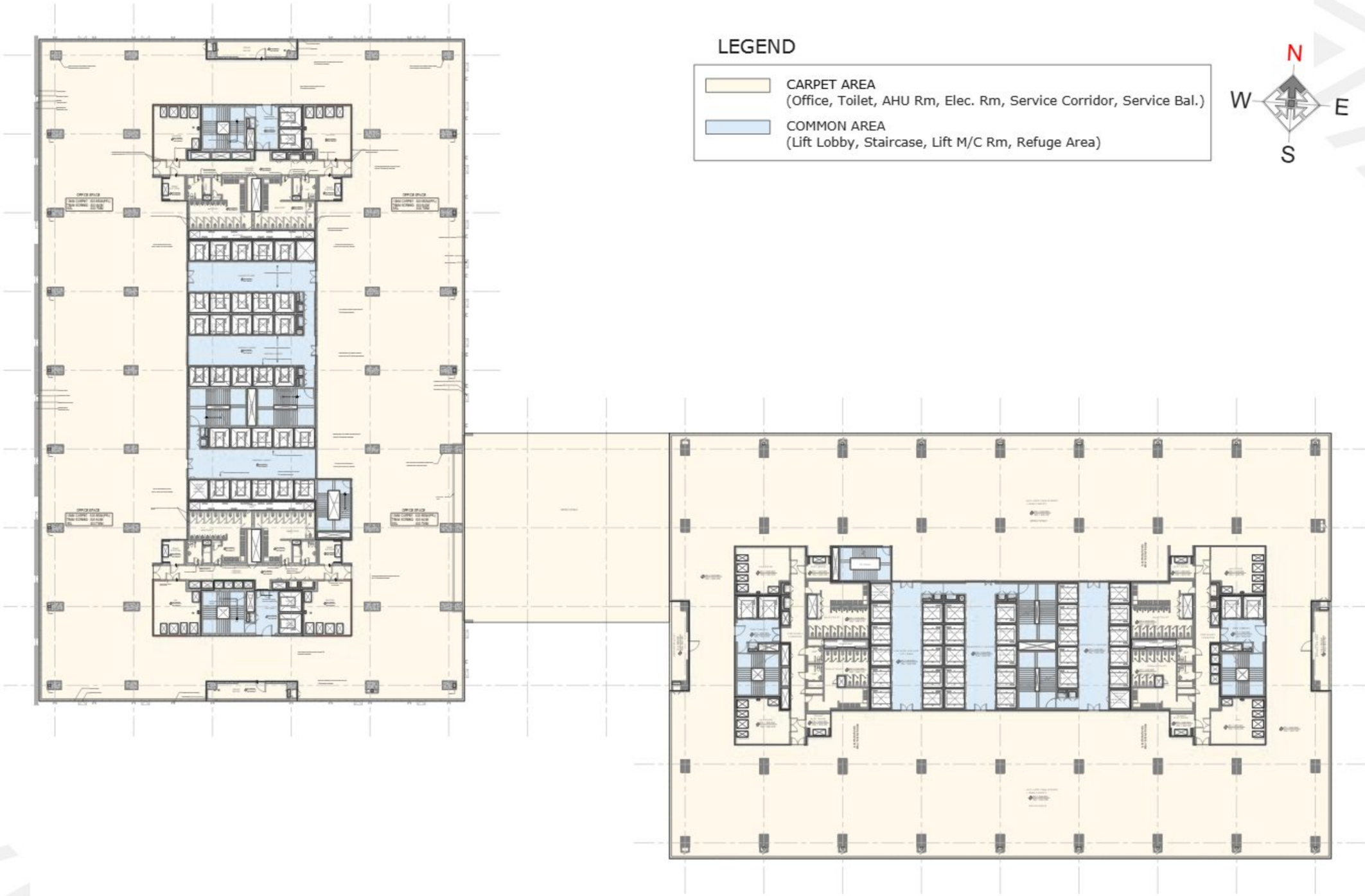
Precast construction for timely construction and better finishes.

Built for fostering wellness.



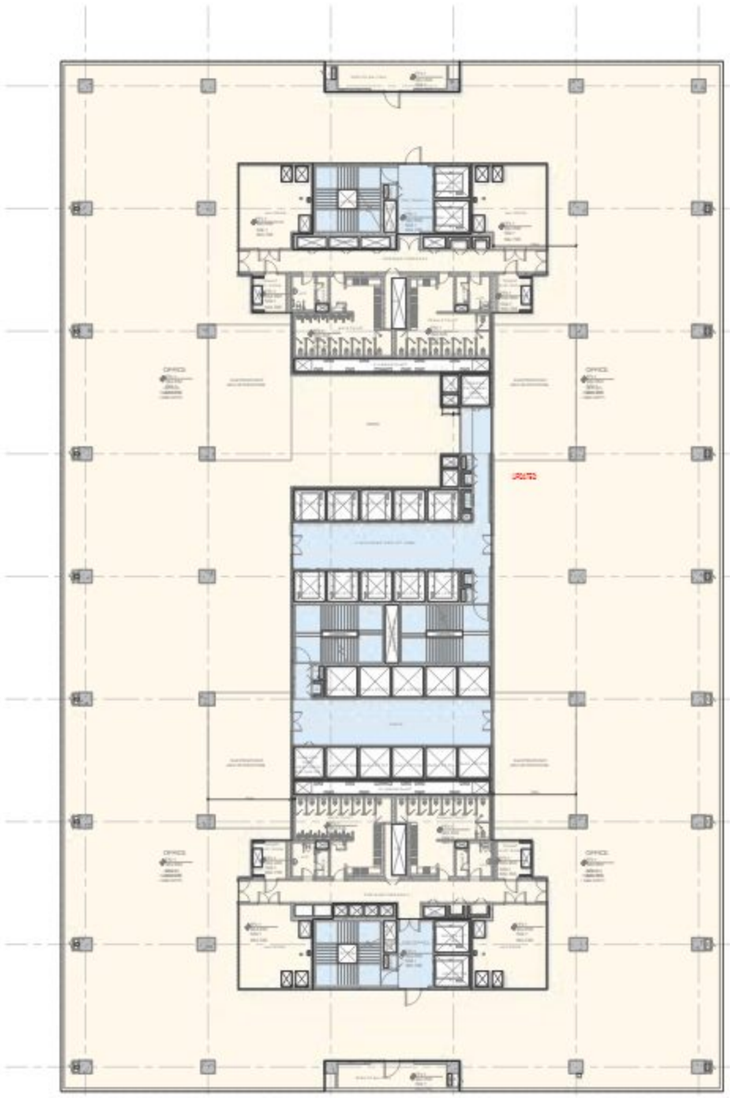
Masterplan

site layout



Low rise

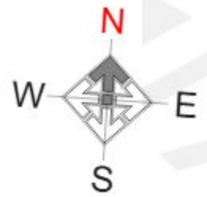
typical floor plan

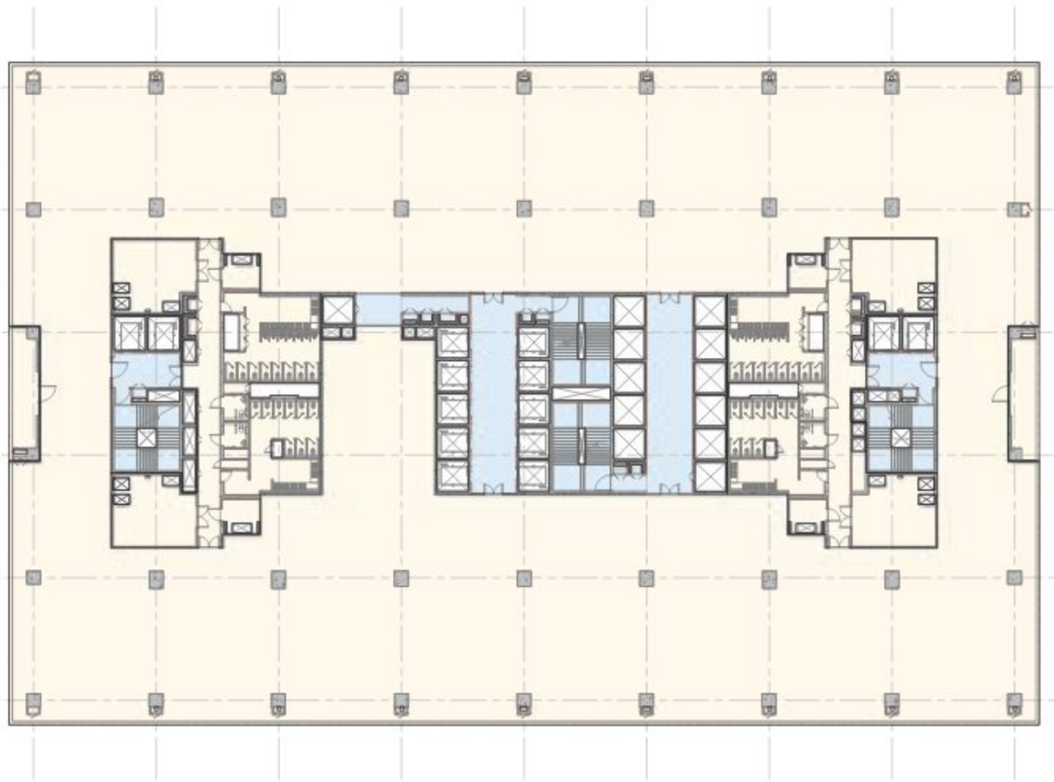


LEGEND

CARPET AREA
(Office, Toilet, AHU Rm, Elec. Rm, Service Corridor, Service Bal.)

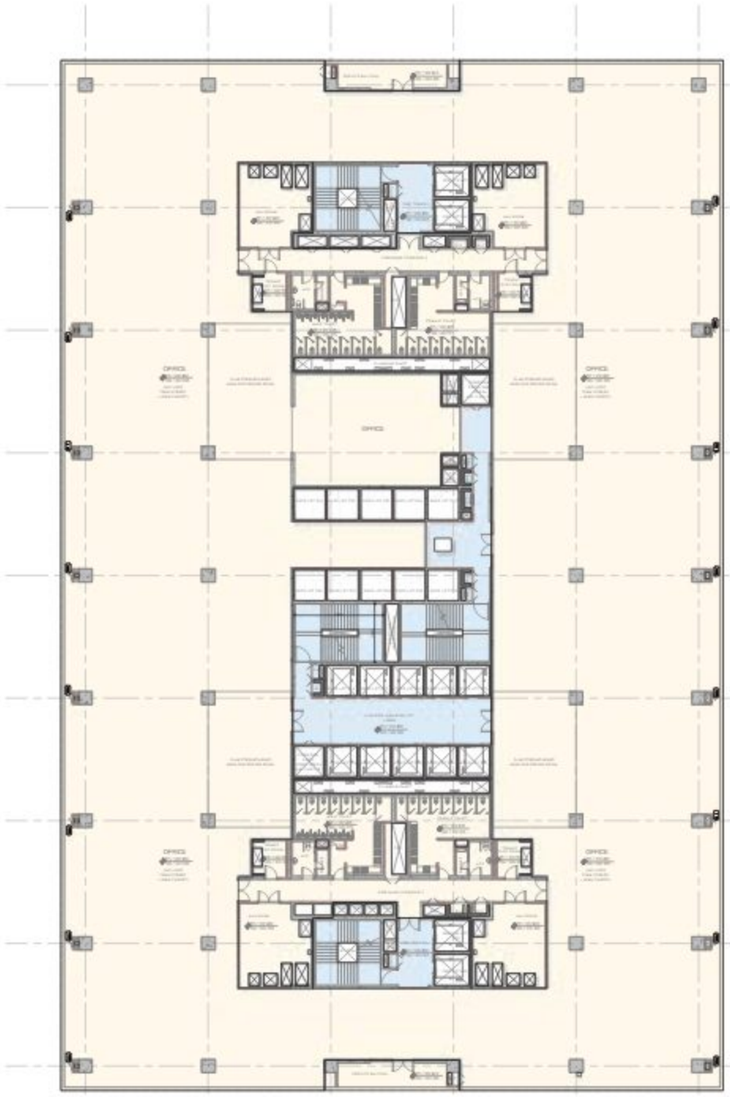
COMMON AREA
(Lift Lobby, Staircase, Lift M/C Rm, Refuge Area)





Mid rise

typical floor plan

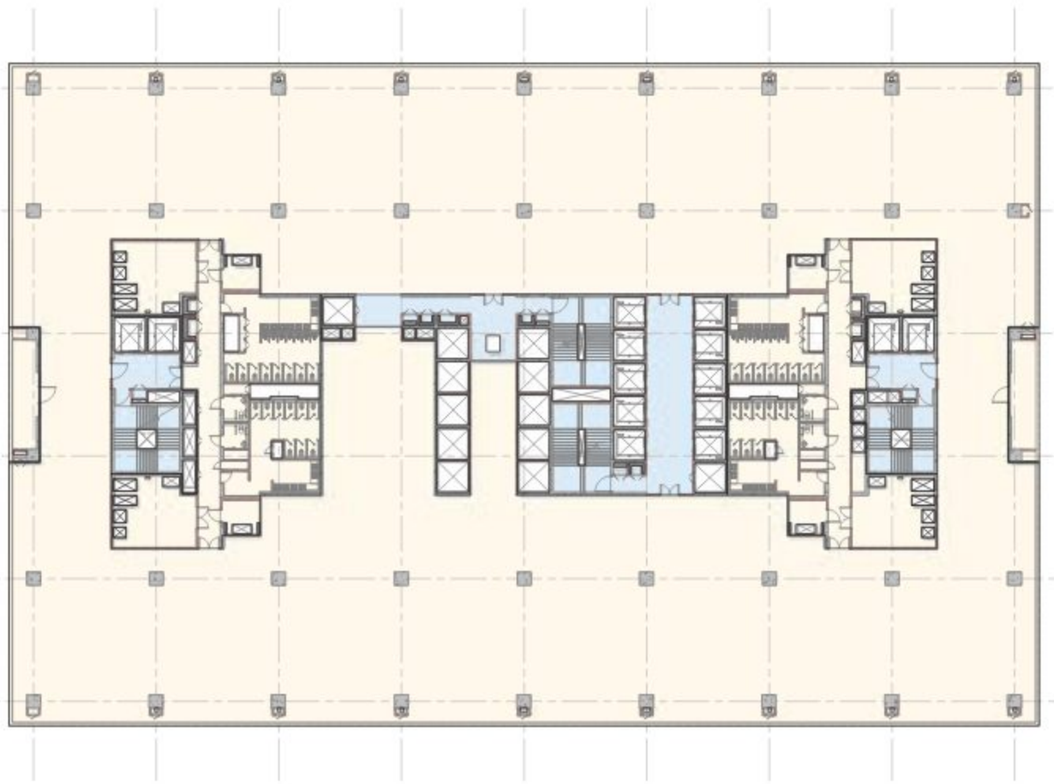


LEGEND

CARPET AREA
(Office, Toilet, AHU Rm, Elec. Rm, Service Corridor, Service Bal.)

COMMON AREA
(Lift Lobby, Staircase, Lift M/C Rm, Refuge Area)





High rise

typical floor plan



THE ENTIRE PROJECT IS EXECUTED USING BIM, INTEGRATING FACILITY MANAGEMENT IN 7D.

TRANSPORTATION

The site benefits from its distinguished location as it offers good connectivity via public transport

Multimodal transportation options with convenient access

Dedicated drop off zones for all modes of vehicles

VERTICAL TRANSPORTATION FOR TOWERS

Passenger Elevators – 32 nos. per tower

Destination Control System (DCS) elevators

Low-rise: 1st to 15th office floor @3.5m/s

Mid-rise: 16th to 26th office floor @5m/s

High-rise: 27th to 34th office floor @5m/s

Provisioned for turnstile integration with elevators

PARKING

Dedicated basement parking for 2W

EV charging provisions

Surface parking for all vehicles

Covered parking for buses

Mechanical parking provisions for B5 and B7 levels

SUPPLEMENTARY ELEVATORS

Jump Elevator – 8 nos. per tower @1.75m/s

Service Elevator - 2 nos. per tower @3m/s

Fire Elevators - 2 nos. per tower @3m/s

Capacity: 2040kgs. for each lift

ELECTRIC

Reliable Grid power supply

Four electrical shafts/risers per floor

0.6 KVA/100 sq. ft. of leasable area

0.36 KVA/100 sq. ft. of leasable area for occupant use, including AHUs on the floor

0.24 KVA/sq. ft. of leasable area for common base building services including chillers

POWER

100% Back-up power through diesel generators

All common areas will be provided with centralihed inverter-based emergency lighting, followed by 90-minute backup on life safety DG

Signature

specifications.



FAÇADE

The external envelope (Façade) shall be a combination of DGU, curtain wall system, expanded mesh/louvers, ACP coping and granite cladding as per architectural design

26mm. double-glazed (DGU) comprising of 8mm low e glass

Laminated glass will be as per AS 2208, ASTM C1172 and GANA Glazing Manual. The interlayer will be as per approved ploy vinylbutyal (PVB)

HVAC

Double skin construction type Air Handling Units with Thermal Break Profile, each complete with motor and drive package. The unit is with MERV-8 and MERV-14 filters

Energy efficient motors with IE-3 efficiency rating at full load

SLAB HEIGHTS

Slab height of 4.2m floor to floor

SECURITY

Security is planned for campus level, phase level and tower level

All entry and exit points are controlled by electronic access control with baggage scanning system

FIRE SAFETY

Building equipped with centralized/individual fire water tank and pump room. Sprinkler system designed as per compliance requirements

Internal hydrant system provided with dedicated wet risers up to the terrace with landing valves adjacent to fire escape staircases

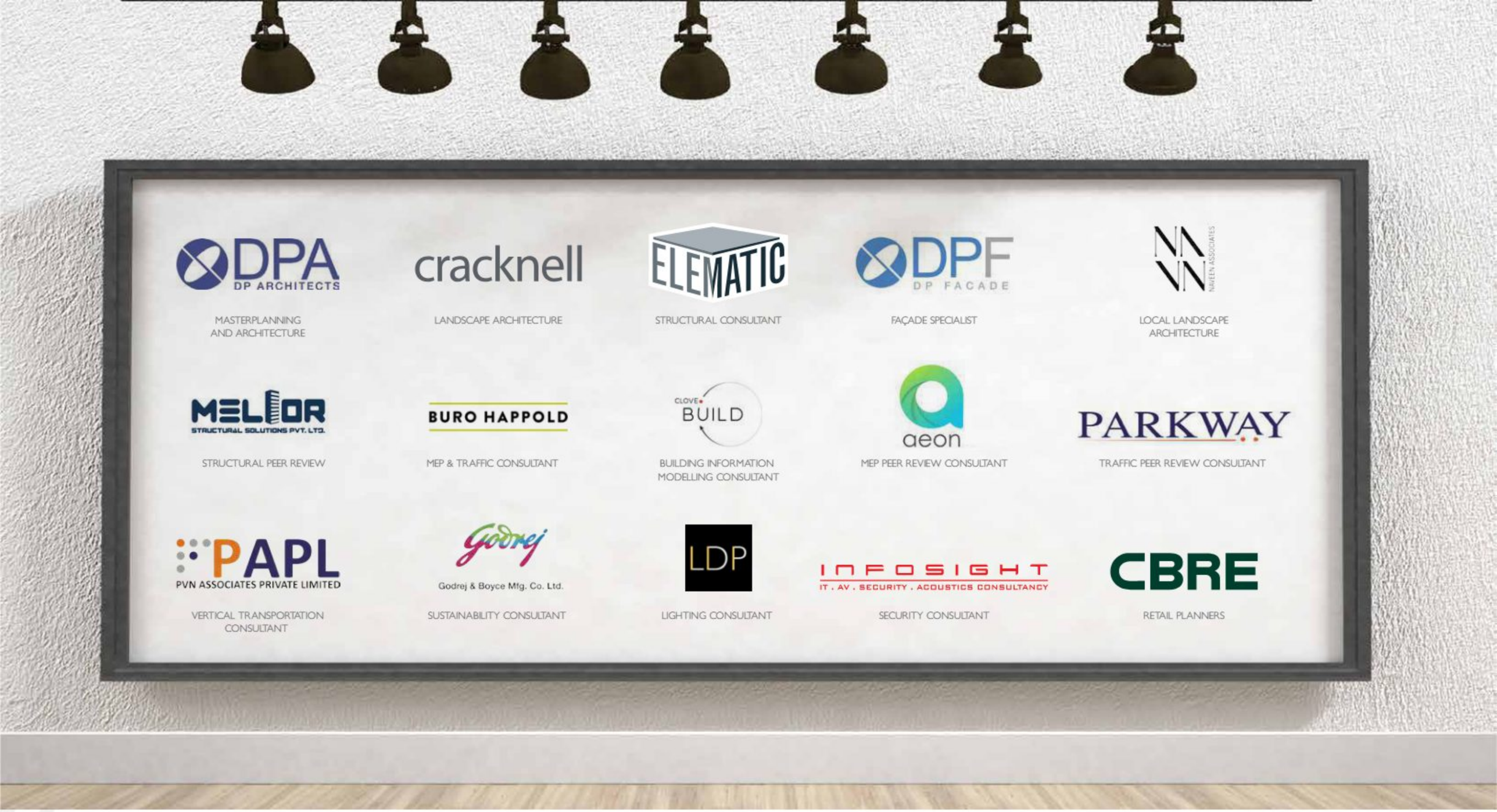
Hydrant ring main with yard hydrant landing valves are provided outside of tower

Dedicated wet risers are provided to connect the floor-wise sprinkler network

Entire design is per the NBC and local authority norms

Signature

specifications.



The catalysts behind

the workplace of the future.

GRAVA

BUSINESS PARK

NEOPOLIS LAYOUT

Sy. No. 239/P & 240/P, Kokapet Village, Gandipet Mandal,

Ranga Reddy District, Hyderabad – 500075.