SAS INFRA

CREATING LANDMARKS

SAS iTower

Where Business Meets Innovation

ABOUT SAS INFRA

Welcome to SAS Infra, the leader in construction and developers of Hyderabad. We are redefining the city's skyline with our commitment to architectural excellence, innovation, and making the impossible to possible. At SAS Infra, we blend international expertise with local acquaintance to create iconic landmarks. We go beyond building structures; we craft masterpieces that combine aesthetics, functionality, and sustainability. Our passion for real estate excellence conforms, we build not just buildings, but trust with all our stakeholders.

SAS™ INFRA
CREATING LANDMARKS





EXPERIENCE THE FUTURE OF THE BUSINESS PARKS

SAS iTower stands as a testimony to the brand-new style, designed by M/s AEDAS that leverages international expertise to deliver sustainability, global appeal and construction standards, emerging as a game-changer in the Hyderabad real estate sector. It offers a one-of-a-kind experience that seamlessly integrates work, leisure, recreation, entertain ment and luxury shopping promoting overall experience.

SAS
iTower

PROJECT OVERVIEW

SAS iTower, strategically located between HITEC City and the Financial District, offers unparalleled convenience and connectivity with easy access to key areas like Gachibowli and Khajaguda.

TOWER A
BLOCK 2
Approx 0.45 million sq.ft.
11 Floors

TOWER A
BLOCK 1
Approx 3.5 million sq.ft.
31 Floors



TOWER B
PROPOSED
PHASE 2
Development Potential
Approx 1.5 million sq.ft.

RETAIL
BLOCK
Approx. 1 million sq.ft.
Ground + 7 Floors

120 ft. wide road approach with Entry & Exit for Commercial & Retail Blocks.

171 meters in height & spread over 10.7 acres comprising of Commercial Office, Amenities & Retail Block.

6 million sq.ft. to accommodate 50,000+ employees.

Designed to achieve **LEED GOLD certification by USGBC** and **WELL Silver certification**.

CURRENT PROGRESS - MARCH 2026

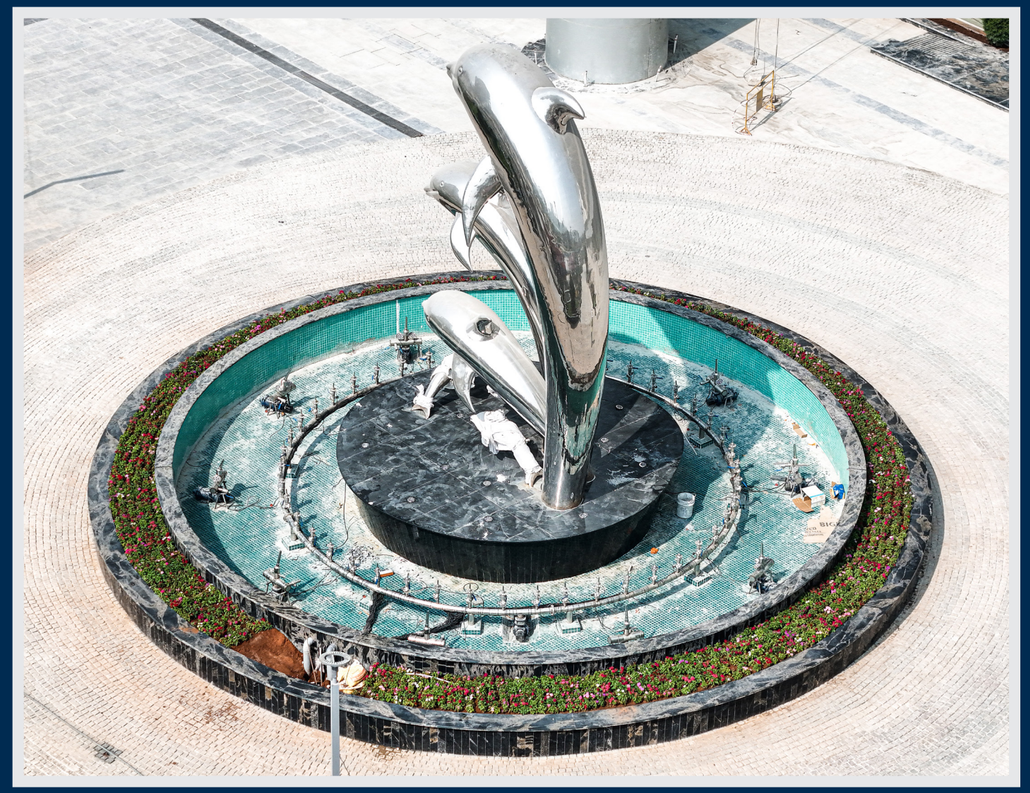




CURRENT PROGRESS - MARCH 2026

SAS iTower





OPULENCE IN EVERY STEP

PROXIMITY TO NEW RESIDENTIAL HUBS

Currently no retail mall to serve the upcoming catchment of luxury apartments and villas towards financial district, Kokapet, Neopolis, and ahead. iTower with close proximity to the new residential hubs and only the large retail space to serve them.

F&B OPPORTUNITY

Currently there are no major F&B hubs serving the upcoming residential hubs in West Hyderabad. iTower with it's prime retail spores offers a brilliant opportunity to fill the gap.

WIDE OPEN PROMENADES AT THE iTOWER

A vibrant place attracting a wide age group with weekend flea markets, luxury farmers markets, activity spaces and much more.

THRILL AND SPECTACULAR

With limited and retail options in the city, there is natural need to cater the growing needs of the residents and retailers alike which is fulfilled by iTower. Unique, world class gaming and recreational options along with multiplexes in tune with the latest trends and technology.

LAKE VIEW

The iTower Mall offer picturesque views of natural lake with the light and pleasant winds offering everyone an unforgettable experience around the calming presence of waterbody. This not only provides beauty but fosters productivity by elevating the business environment, enhancing every occasion with elegance and prestige.

A VIBRANT ECOSYSTEM FOR RETAIL SPACES

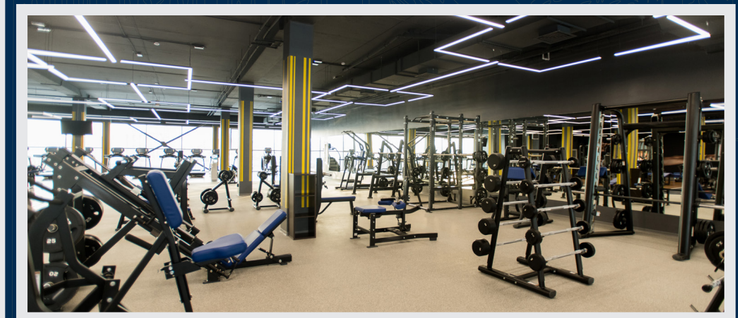
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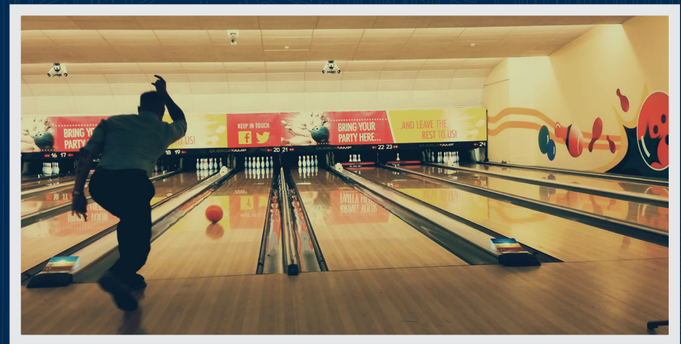














AMENITIES

A complete ecosystem for work and leisure for employees.

SAS iTower

- Multiple Food Courts
- Multi-level Parking
- High-speed elevators
- Banks & ATM
- Town-Hall & CCC Spaces
- Meeting zones
- Dedicated cafeteria for employees
- Fine dining restaurants
- Creche
- Health club
- Handpicked retail stores
- Health Clinic And Pharmacy

TECHNICAL SPECIFICATIONS

SAS iTower

CEILING HEIGHT	Drop-off Driveway & Grand Entrance Lobby - ~6 Meters Typical Office Floor - 4.05 Meters Food Court - 6 Meters Health Club - 6 Meters
LEVELS	B5, B4, B3, B2, B1, B1M (Ground + 6 Retail + 21 Floors - TOWER A1) (Ground + 7 Retail + 13 Floors - TOWER A2)
PASSENGER ELEVATORS	80 nos with Destination Control System Elevators
CAPACITY	29 Pax
SERVICE ELEVATORS	22 nos
ESCALATORS	16 nos, From all parking levels up to the Transfer Lobby Level
COLUMN GRID	9 x 9 m
EFFICIENCY	75%
PARKING	Ration: 1 Cr park per 1000 sq. ft. of chargeable office area 2 Two-Wheeler parks per 1000 sq. ft. of chargeable office area
AIR-CONDITIONING	AHU & FAHU Systems
GLAZING	Double-Glazed units for maximum light and minimum heat penetration. Low E Heat strengthened with heat-soaked inner glass.
RCC STRUCTURE	cast in-situ
ELECTRICITY & DG BACKUP	Connected load of 1.25 KVA/100 sq. ft. of carpet area leased. 100% DG back.

SPECIFICATIONS

STRUCTURE	RCC Structure using TMT Bars.
CONCRETE	Ready Mix Concrete.
WALLS	Where Applicable with ACC or Solid Cement Bricks/Panel Walls.
PLASTERING	Two Coats of cement plastering where applicable.
LIFTS	40 Passenger Lifts & 5 No. of Fire Lifts.
ELEVATION	Building Elevation is done using energy efficient DGU Glass.
PARKING	All covered car parking will be vacuum dewater concrete floured and the passages will be concrete/tiles.
FLOORING	Staircase: Epoxy Flooring with MS Hand Rail.
LANDSCAPING	All open areas architecturally desig ned and avenue plantation, façade lighting, avenue lighting and appropriate signage. A well-designed comp ound wall for the entire building with entry and exit gates.
WATER	Borewell water treated with RO Plant /HMWSSB water as per availability.
RECEPTION FLOORING	Flooring in the reception with Italian marble/Granite.
FALSE CEILING & PAINTING IN THE CA	Plain gypsum (or) mineral fiber board (or) Mixture of both.
LIGHTING IN THE COMMON AREAS	Passages/common area lighting with 18 watts CFL Down light fixture. Intensity of lighting in work at 350 lux. All Office area lighting shall be done by tenant only.
GENSET	Provided with 100% backup with captive power plant. With control panels, acoustic enclosure for sound.
TRANSFORMER	Transformer/s to meet the capacity at the rate of 0.8KVA per 100 sq. ft. with OLTC & RTCC.
POWER CABLES	XLPE cables provided up-to the transformer from EB Supply point.
EARTHING	Total earthing done as per site requirement according to IEEE Rules.
APFC PANELS	Automatic power factor control panel Incorporated as per design & load details matching to IEEE Standards.
FIRE FIGHTING & EXTINGUISHERS	As per NBC norms.
SPRINKLER & HYDRANT SYSTEM	As per NBC norms.
AIR CONDITIONING	Centralized water-cooled chiller (or) air cooled chillers provided with required AHUs to maintain a comfort temp between 22°C - 24°C.
FIRE EXIT DOORS	As per NBC norms.

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MASTER PLAN



COMMERCIAL OFFICE AREA STATEMENT

Tower	Office Space (million. sq.ft.)	Typical Floor Plate Approx (sq.ft.)	No. of Floors (Basement + Floors)	Floor
Tower A Block 1	3.5	1,20,000	6 B + 37 F	Floors 1-6: Retail
				Floors 7-37: Office Space
Tower A Block 2	0.45	35,000	6 B + 18 F	Floors 1-7: Retail
				Floors 8-18: Office Space
Tower B	1.5	50,000- 55,000	6 B + 30 F	-

RETAIL MALL AREA STATEMENT

Floor	F – F Height (meters)	GLA (sq.ft.)	Carpet Area (sq.ft.)
Ground	5.82	59,983	57,261
Level 1	4.5	114,482	106,084
Level 2	4.5	137,492	129,411
Level 3	4.5	131,635	123,673
Level 4	4.5	138,073	130,112
Level 5	6	134,917	126,963
Level 6	6	96,067	91,504
Total		**812,649**	**765,009**

TYPICAL FLOOR PLAN

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TYPICAL SPLIT TOWER - A (BLOCK - 1)

40 High Speed Passenger Lifts

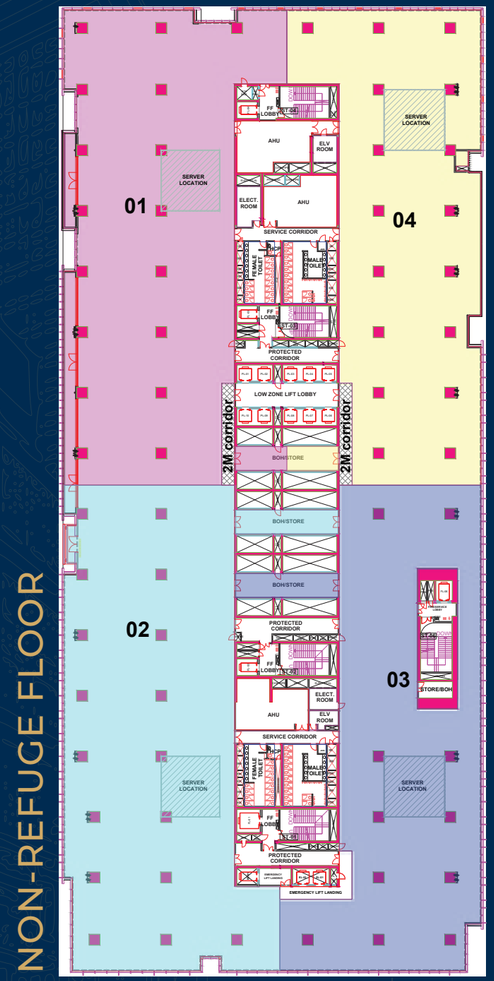
5 Service Lifts

5 Staircases 2.2 Meter Wide

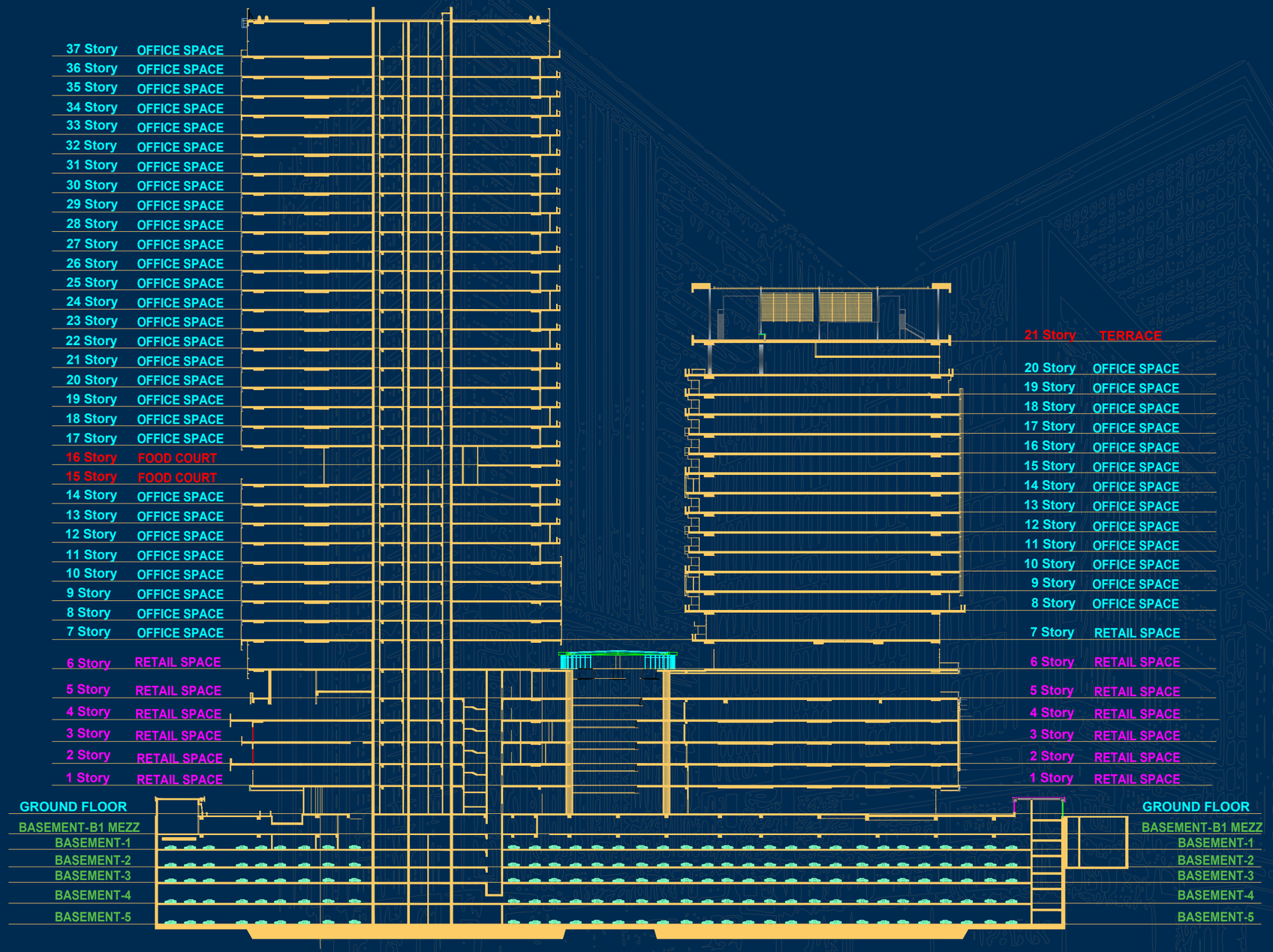
3 AHU Rooms each having 2 AHU's

Particulars	Numbers
Office Passenger Lifts	40
Low (G -11)	10
Low Mid (G, 11-20)	10
High Mid (G, 11, 15, 20 – 28)	10
High (G, 11, 15, 20, 28 – 36)	10
Fire/Service Lifts (B5-34)	1
Fire/ Service Lifts (B5 – 37)	4
Parking Lifts (B5 – G)	9
Office Parking Escalators	G – L6
Office Lobby Escalators	G – L1





NORTH FACING - TOWER A1 & A2



TOWER - A1

B1-B5
Basement Parkings

G-L6
Retail Space

L7-L14
Office Space

L15-L16
Food Courts

L17-L36
Office Space

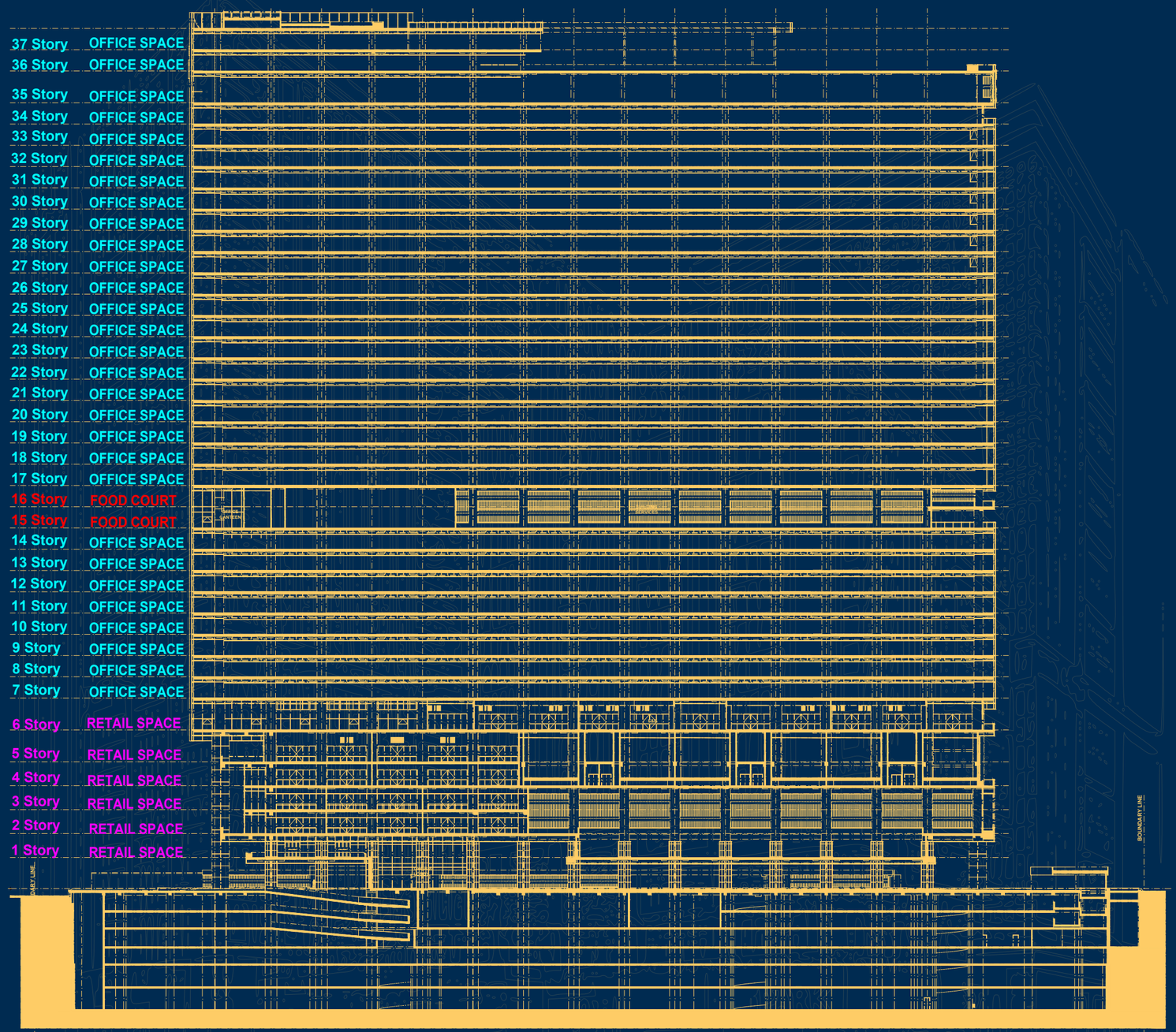
TOWER - A2

B1-B5
Basement Parkings

G-L7
Retail Space

L8-L20
Office Space

WEST FACING - TOWER A1



TOWER - A1

B1-B5
Basement Parkings

G-L6
Retail Space

L7-L14
Office Space

L15-L16
Food Courts

L17-L36
Office Space

PARTNERING WITH THE WORLD'S BEST CONSULTANTS

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Aedas · MEINHARDT · MAX · hpg consulting · ACOUSTIC LOGIC · RABTHERM® ENERGY SYSTEMS · ttec · sep space . environment . planning · MLS MEINHARDT LIGHT STUDIO

CBRE · Koltay FAÇADES · orbit · coffey A TETRA TECH COMPANY · CIVTECH · Exova · Godrej · L'AVENIR · BW · SAHVIA design & beyond



CYBERABAD CONNECTIVITY MAP



METRO CONNECTIVITY

Proposed	Airport - Express Line
Operational	Raidurg – Nagole Line
Proposed	Miyapur – Lakidikapul Line

CONNECTIVITY

Adjacent To	-	Financial District
Arms Distance To	-	Entry/Exit Of ORR
5 Minutes	-	Gachibowli Junction
30 Minutes	-	Rajivgandhi International Airport

3 Sides Road Connectivity To The Project

Surrounded By Good Residential Catchment Ensuring Talent Availability

LOCATION

Khajaguda - Nanakramguda Road,
Sai Aishwarya Layout, Chitrapuri Colony,
Manikonda Jagir, Telangana 500032

SAS
iTower

A TOWERING ICON OF EXCELLENCE

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