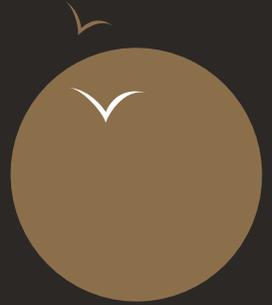


**CAN A BUILDING
CHANGE THE FUTURE
OF YOUR BUSINESS?**

myscape

TERRAZA



**CONCRETE, GLASS,
STEEL, WOOD...
RE-IMAGINED TO
BREATHE NEW LIFE
INTO BUSINESSES.**

“Even a brick
wants to be something.”
Louis Kahn

myscale

TERRAZA
SOUTH

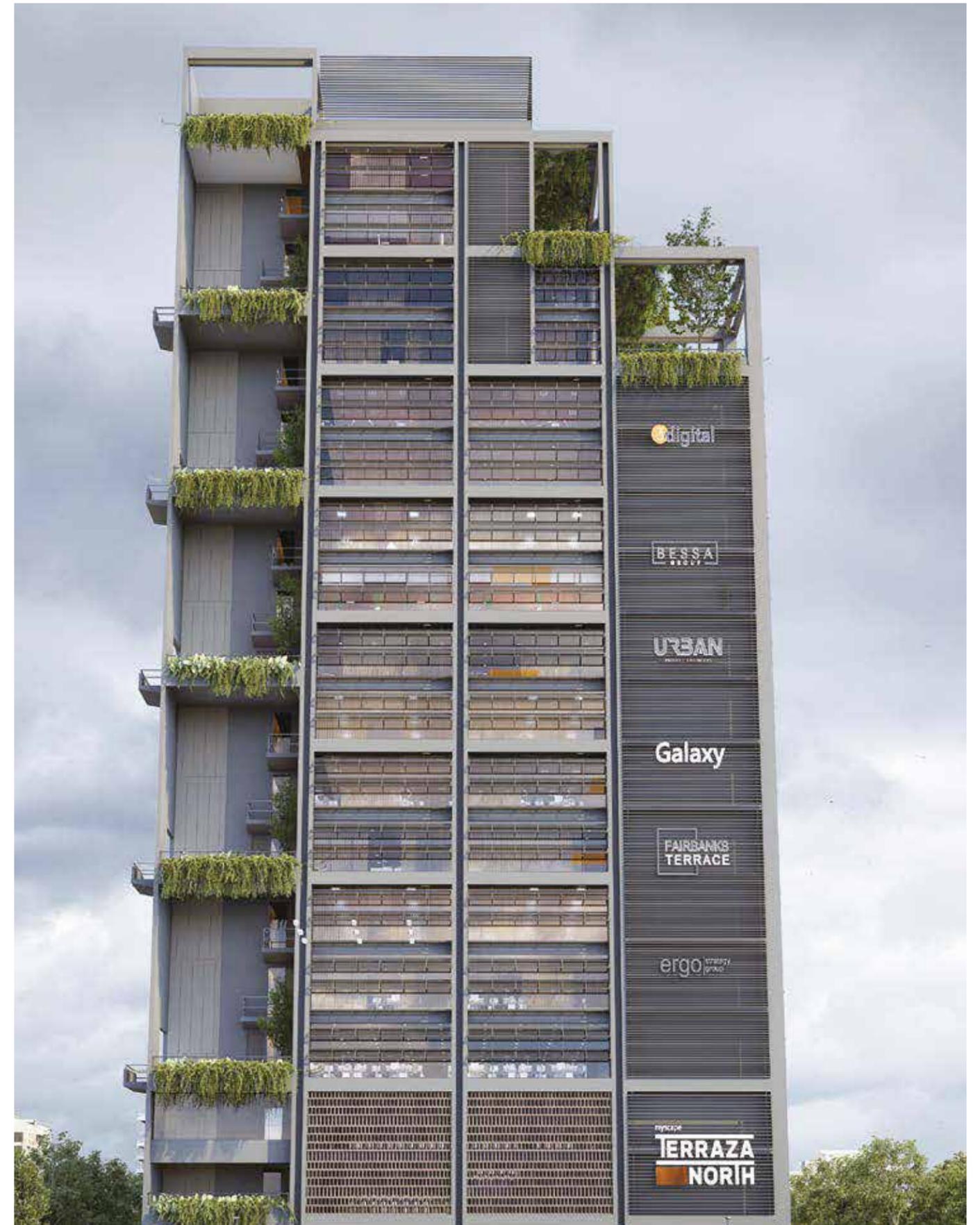
DESIGNED TO INSPIRE

myscale

TERRAZA
NORTH



MYSCAPE TERRAZA SOUTH, HYDERABAD



MYSCAPE TERRAZA NORTH, HYDERABAD

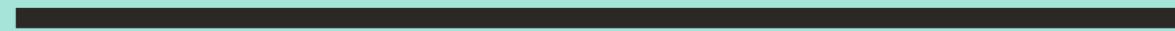


STREET VIEW, TERRAZA SOUTH

STREET VIEW, TERRAZA NORTH

INPUT

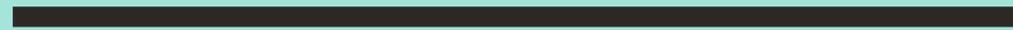
FRESH AIR



OUTPUT

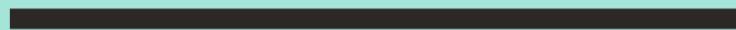
LESS STRESS

OPEN SPACES



PRIDE

NATURAL DAYLIGHT



CREATIVITY

COMMUNITY DECKS



WORK-LIFE BALANCE

DISTRIBUTED PARKING



STAFF RETENTION

CAN ONE BE AT WORK AND ALSO BE ONE WITH NATURE?

Biophilic design: an innovative way to take green architecture one step closer to sustainability. When we're at work, we're devoured by deadlines, meetings, endless cups of coffee. All the factors that add to stress and fatigue. And that's why we yearn for a break that takes us away from the confines of conference rooms into wide, open spaces. We've recognised this innate need to be close to nature whose restorative powers are well acknowledged: hence, open areas with ample greenery and natural light. So that you can always be close to nature and never far from your work.



Be at work
Be one with nature



BIOPHILIC DESIGN

THE WAY IN WHICH PEOPLE WORK IS CONSTANTLY EVOLVING. WE ARE READY TO EMBRACE IT.



GREENERY WELCOMES YOU AS YOU ARRIVE

At Terraza, you're greeted by greenery at the ground level itself as we blend nature with our thoughtfully planned street edges and arrival areas. So, no matter where you go, our green areas stay with you.

CAN A BUILDING THAT STANDS TALL UPLIFT YOUR COMPANY'S IDENTITY?

An office is more than an address, it is a landmark, a badge of pride that employees aspire for. Terraza South and Terraza North stand tall at 75m, as they dwarf other buildings in their vicinity. With uniquely designed signage and distinctive terraced exteriors that give it a special identity. Hyderabad now has a set of offices that are truly global. So that people who step into work do so with their heads held high.



**An address that adds pride
to everyone who works here**



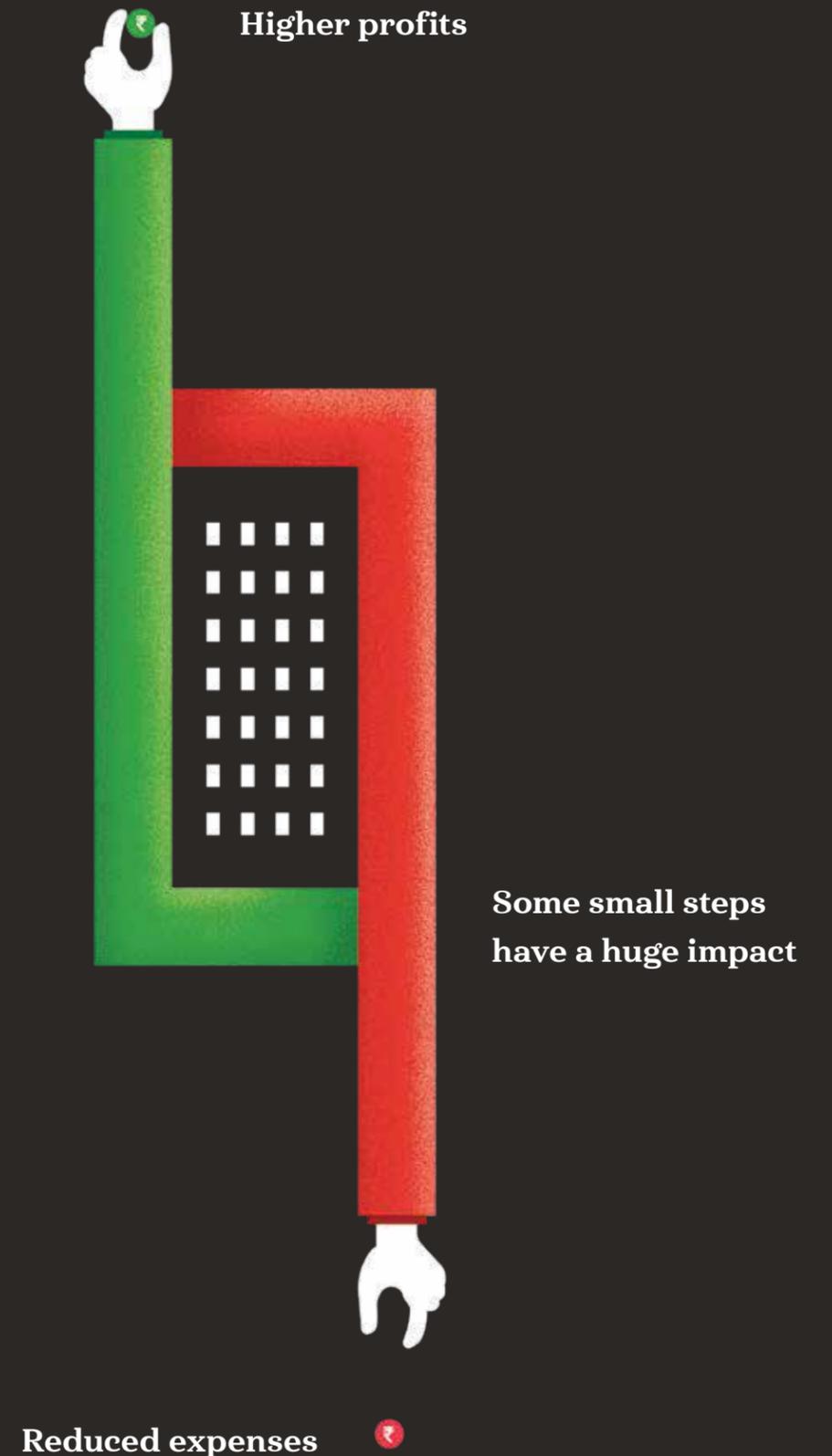
TERRAZA SOUTH & NORTH, FINANCIAL DISTRICT, HYDERABAD



LOBBY VIEW

CAN THE DOUBLE-SKIN FACADE ON A BUILDING MAKE ITS OCCUPANT BUSINESSES MORE PROFITABLE?

While natural sunlight is great for those who work long hours, it also has a direct impact on heat and, consequently, air-conditioning requirements. To strike a fine balance between ensuring that our office interiors get adequate light without the heat, we've invested in a double-skin cladding on the outside: engineered to allow just the right amount of light and ward off the heat, these panels are easy to maintain and have a long life, so that you pay lower electricity charges and notch up higher profits.





The double skin facade and substantial presence of vegetation further reduces heat loads.

**WE WORK VERY
HARD TO ENSURE
THAT THE DESIGN AND
MATERIAL QUALITY
REDUCE EXPENSES.**

CAN AN ENERGY-EFFICIENT BUILDING MAKE ITS OCCUPANTS HAPPIER AND HEALTHIER?

Inefficiently-designed buildings always carry a hidden charge that its tenants end up paying. They cost us dearly and end up adding to global warming. At Terraza, we've planned for the future today: energy-optimisation, effluent treatment, water management and even smart elevator systems are designed to help you contribute to protecting Planet Earth. Come, plug in and play your part, proudly.



Plug into the future

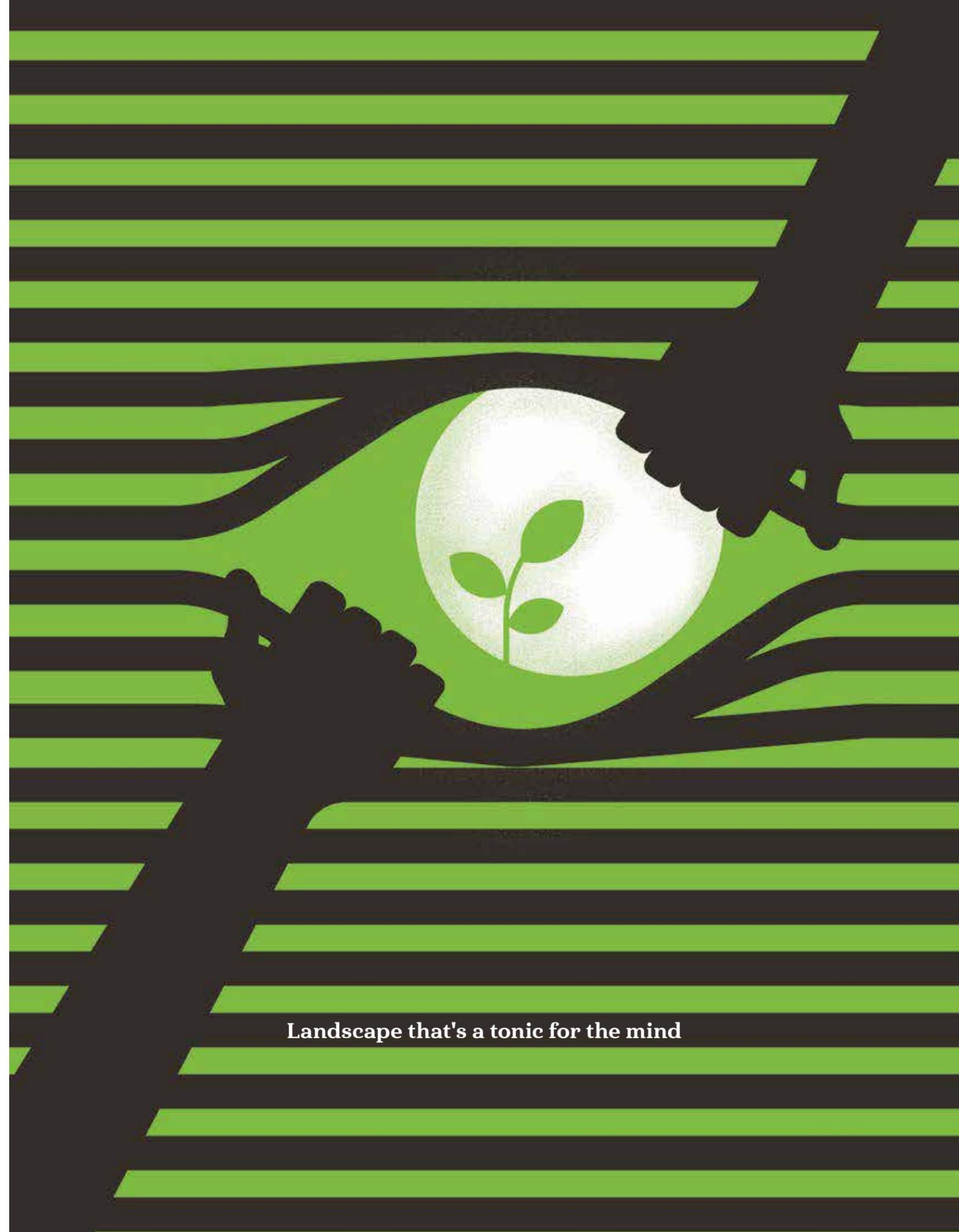


The facade allows natural daylight into the office space with the flexibility to open sections for fresh air that flows in to keep people healthier, productive and happier.

Naturally lit and ventilated public and working areas reduce dependency on artificial lighting or mechanical ventilation or cooling systems.

CAN WE MAKE YOU SEE GREEN SO THAT YOU NEVER FEEL BLUE?

At Terraza, you're greeted by greenery at the ground level itself as we blend nature with our thoughtfully planned street edges and arrival areas. As you proceed further and climb up, the greenery follows you into landscaped open spaces and gazebos that invite you to be by yourself in a calm environment. So, no matter where you go, our constant green areas will never make you feel blue.



Landscape that's a tonic for the mind



DROP OFF



**STEP INTO WORK WITHOUT
STEPPING OUT OF NATURE.**

An open plan with equitable distribution of light, air and views allow multitude layout variations suiting the specific requirement of each office. With clearly delineated rest-rooms and informal social deck areas adjacent to the office space that allow for networking and give employees a little break.

CAN A CEILING MAKE YOUR TEAMS MORE CREATIVE?

When you're at work, you need space. Space to think, to move freely, to ideate. So instead of cramping your work areas and your style, we went the other way and added height to our floors. Ceilings are way above your head so that natural light percolates better, and ventilation is ensured. Small steps that are bound to make your teams more creative in their output and take your enterprise further.

Heights that set new benchmarks



3.90M CEILING HEIGHT





CORRIDOR

Transparency is the buzzword in corporate circles. And our offices are designed to offer clearly visible, pronounced entries and well-lit corridors and lobbies that bridge workspaces with social areas.

Flexibility, another key aspect, is available so that a variety of layout options can be explored. All designed to keep the mind open and stress-free. So that your teams can do cutting-edge work without stepping on each other's toes.

CAN A BUILDING CHAMPION A HEALTHY, SOCIALY ACTIVE LIFESTYLE?

Young employees have unique demands: from food to fitness, from spaces where they can mingle to corners where they can relax quietly. Terraza is designed for every millennial need. A health club, cafeterias, informal spaces and proximity to a range of dining and entertainment options makes it the perfect address for anyone looking for work-life balance.

Between work and life, lies us





TRIPLE-HEIGHT SOCIAL DECKS AT EVERY THIRD LEVEL, WITH BREAKOUT DECKS AT EACH LEVEL OVERLOOKING THEM, OFFERING OFFICE-GOERS AN OPPORTUNITY FOR INFORMAL INTERACTIONS AND RELAXATION.



**A SPACE WHERE THE BARRIERS
BETWEEN WORK AND PUBLIC
SPACES START TO BREAK DOWN.**

An active, transparent office edge with a pronounced entry and well-lit, ventilated lobbies and corridors connected to social decks enrich the work environment. Employees leave the building far happier, healthier and more productive than in a lean, depersonalised work environment.

**TERRAZA IS
ABOUT FOSTERING
A CONNECTED
COMMUNITY.**



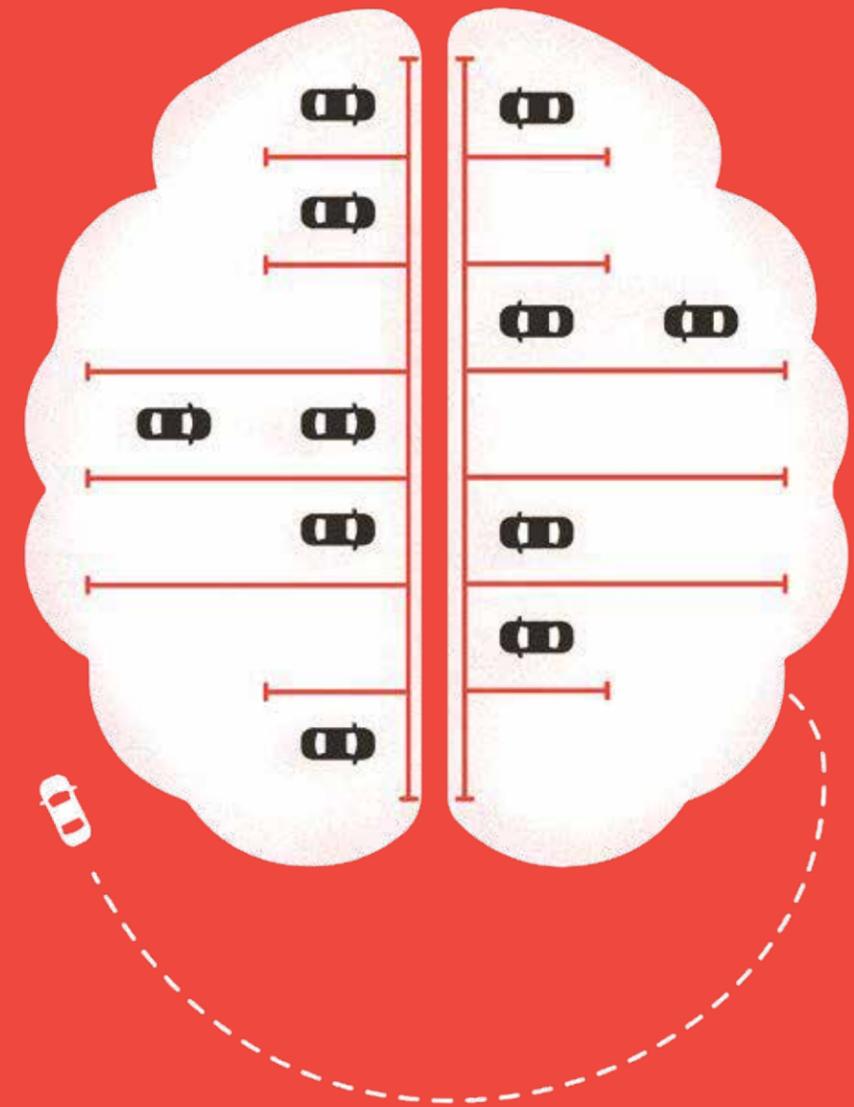


**RECREATION AND LEISURE
OPTIONS WITHIN THE
VICINITY OF TERRAZA.**

The athlete in you may seek out a full body workout. There's a fitness centre, equipped with state-of-the-art equipment to keep you fit and focused.

CAN A CAR PARK DRIVE STRESS AWAY?

Our car parking is ingenious and aesthetic: all four floors above ground level and the two below have been created to enhance user experience so that your staff arrive minus the stress. Ample spaces for cars, well-lit, ventilated and painted with clear signage and graphics are a major departure from dingy basements. Come down and check them out for yourself: you'll see how your morale goes up.



No-stress parking



P2

WELL LIT AND VENTILATED CAR PARK

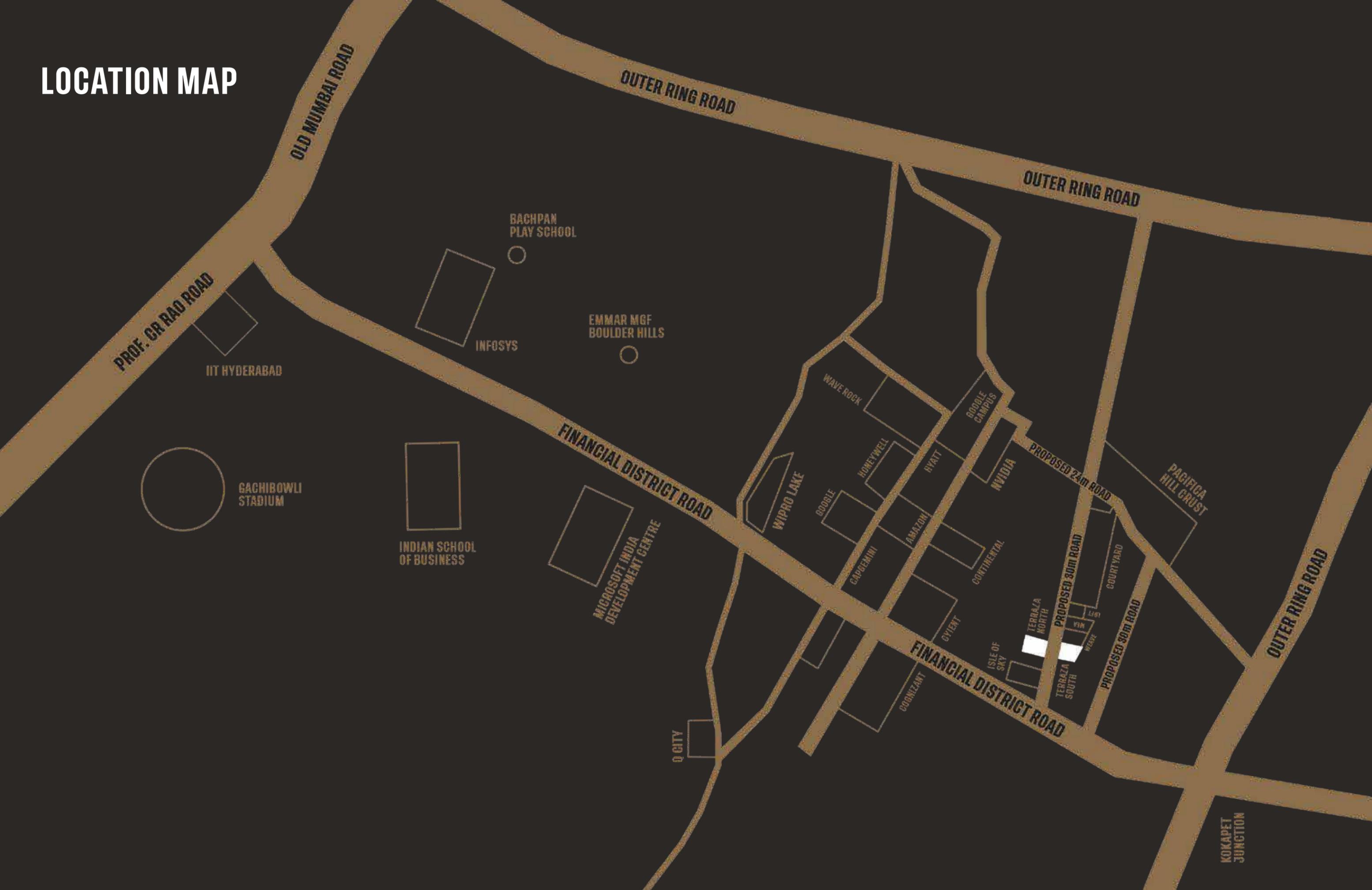


CAR PARK RAMP

**THE WORLD'S MOST
SUCCESSFUL CORPORATIONS
ARE THOSE THAT TAKE
BOLD STEPS INTO THE FUTURE.**

IN GREAT COMPANY

LOCATION MAP



OLD MUMBAI ROAD

OUTER RING ROAD

OUTER RING ROAD

PROF. CR RAO ROAD

IIT HYDERABAD

BACHPAN PLAY SCHOOL

INFOSYS

EMMAR MGF BOULDER HILLS

GACHIBOWLI STADIUM

GACHIBOWLI STADIUM

INDIAN SCHOOL OF BUSINESS

FINANCIAL DISTRICT ROAD

MICROSOFT INDIA DEVELOPMENT CENTRE

Q CITY

WAVE ROCK

WIPRO LAKE

ROBBLE

CAPGEMINI

COGNIZANT

HYDREYWELL

AMAZON

HYATT

CONTINENTAL

NVIDIA

ROBBLE CAMPUS

ISLE OF SKY

TERRAJA NORTH

TERRAJA SOUTH

COURTYARD

PROPOSED 24M ROAD

PROPOSED 30M ROAD

PROPOSED 30M ROAD

PACIFICA HILL CRUST

OUTER RING ROAD

KOKAPET JUNCTION

MYSCAPE TERRAZA ELEVATION



TERRAZA SOUTH

TERRAZA NORTH

100' WIDE ROAD

SPECIFICATIONS

STRUCTURAL DESIGN

Combination of RCC and flat slab with post-tension and design for Seismic Zone-3 requirements

DOORS AND PARTITIONS

Fire-rated glazed/powder-coated galvanised steel doors

SIGNAGE

Facade branding space for each allottee/tenant

Main lobby signage with allottee/tenant directory

Directional and way finding signage

BMS (BUILDING MANAGEMENT SYSTEM)

Automatic operation of chillers based on requirement of set points for energy efficiency

Monitoring of all chillers' and pumps' parameters or energy audit

Integration of fire alarm system and access control systems

Monitoring of all breakers, transformers and DG sets from BMS System

ELEVATORS

4 nos. elevator of Schindler or equivalent make

2 nos. service elevator of Schindler or equivalent make

FLOOR, CEILING AND WALL FINISHES

Exteriors: Glazed double skin façade in combination with textured painted wall surfaces

Entry Lobby: Natural stone flooring with combination of exposed concrete and wooden baffle ceiling and painted walls with art installations

Lift, staircase lobby and amenities: Natural stone flooring with signage panels and painted surfaces

Social Decks: Tile flooring, exposed concrete ceiling finishes, painted wall surfaces with built-in seating and planters

Office Terraces: Vitrified tile flooring, Built-in seating and planter structure with creeper panels

Office Spaces: Concrete floor with exposed concrete ceiling and rough coat plastered wall surfaces

Parking Areas: Exposed concrete ceiling with VDF flooring, combination of painted wall surfaces, glass fronts and trellis

Common Washrooms: Vitrified tile flooring, toilet cubicles – anti-bacterial, durable and graffiti/abrasion-resistant

LIGHTING

Energy-efficient lighting fixtures for all common areas, parking and outdoor

Scheduled lighting for optimal energy utilisation (sensor and timer-based) reduction of human interface

HVAC

Centralised chilled water air-conditioning system up to AHU

Thermal energy meters for billing

Water-cooled chillers using STP recycled water on condenser side for energy efficiency

Variable frequency drives for secondary pumps and cooling tower fans for energy efficiency

AHU and low side works by allottee/tenant

Entrance lobby, gym and cafeteria to be air-conditioned

Mechanical ventilation for lower basements as per Codes

Pressurisation of fire tower stairs and lift lobbies as per Codes

PHE

Water distribution by hydro-pneumatic system for all common washrooms and at one point for pantry in each office unit and for terrace office landscape

Water treatment plant

Underground water storage sumps with two days' use capacity

Rainwater harvesting system

STP with treated water supply for all flushing, condenser water circuit of air conditioning system and irrigation

Premium sanitary ware and fixtures

Rainwater harvesting underground storage tank

AMENITIES

Gymnasium, cafeteria and building maintenance office

ELECTRICAL

0.5KVA/10 sq m of BUA as maximum demand including air-conditioning load

Cabling up to tenants' distribution point

100% power backup with auto mains failure facility

Dry type transformers in basement to allow for more greenery at ground level

Metering: Dual source electrical meter recording normal power, backup power and also thermal energy of air-conditioning system

Lightning Protection: as per Code

Earthing: for all electrical equipment using a permanent earth mat of low resistance, separate earth mains with electrical and communication shafts to connect all users' electronic/data equipment

LV: Provision for fibre cable up to allottee/tenant premises for video, voice, data and DTH

FENESTRATION

Aluminium glazing system with Double Glaze Unit Glass (DGU)

FIRE & LIFE SAFETY

Fire hydrants, wet risers, water sumps/OH tank and fire pumps provided as per Code

One layer of sprinklers in all allottee/tenant areas, additional sprinklers if required to be in tenants' scope

Analogue addressable fire alarm systems in all floors with multi-sensor detectors and manual call points

Connectivity to monitor tenants fire alarm systems

Electronic talk back systems in fire tower

Control modules to switch off AHUs in case of fire

Water curtains in basements for fire compartmentation

SECURITY & SURVEILLANCE

Video surveillance of parking floors, lift lobbies, social decks and peripheries

Boom barriers at all vehicular entry and exit points

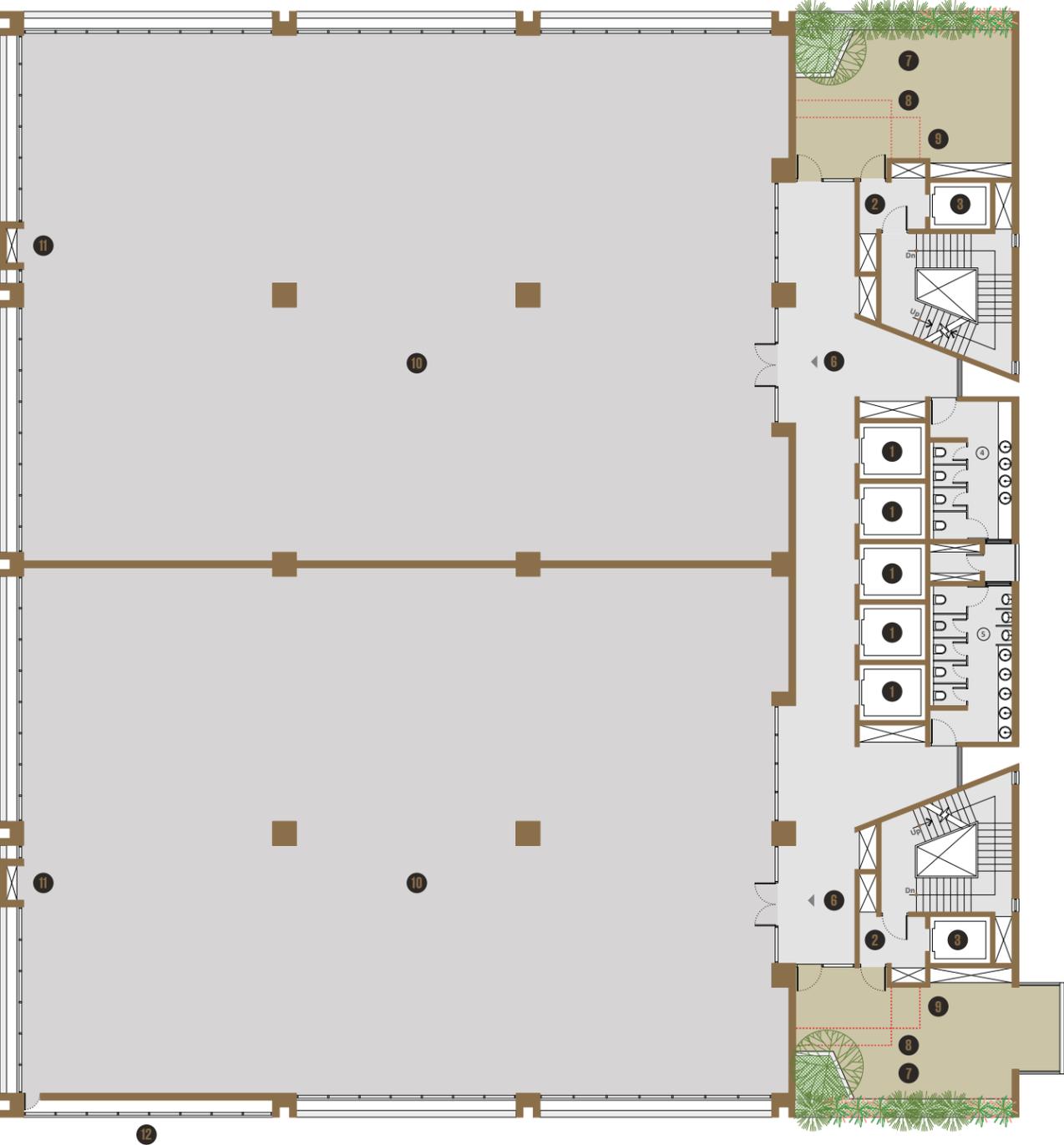
Turnstiles at entry lobby

Manned security cabin at entry and exit points of the premises

TERRAZA SOUTH TYPICAL OFFICE FLOOR PLAN



- 1. LIFT
- 2. SERVICE LIFT
- 3. FIRE LOBBY
- 4. GENTS TOILET
- 5. LADIES TOILET
- 6. OFFICE ENTRY WING- A, B
- 7. SOCIAL DECK AT LEVEL- 1, 4, 7, 10, 13, 16
- 8. OVERLOOKING DECK AT LEVEL- 2, 5, 8, 11, 14, 17
- 9. OVERLOOKING DECK AT LEVEL- 3, 6, 9, 12, 15
- 10. OFFICE UNIT- A, B
- 11. PANTRY PROVISION
- 12. SIGNAGE WALL



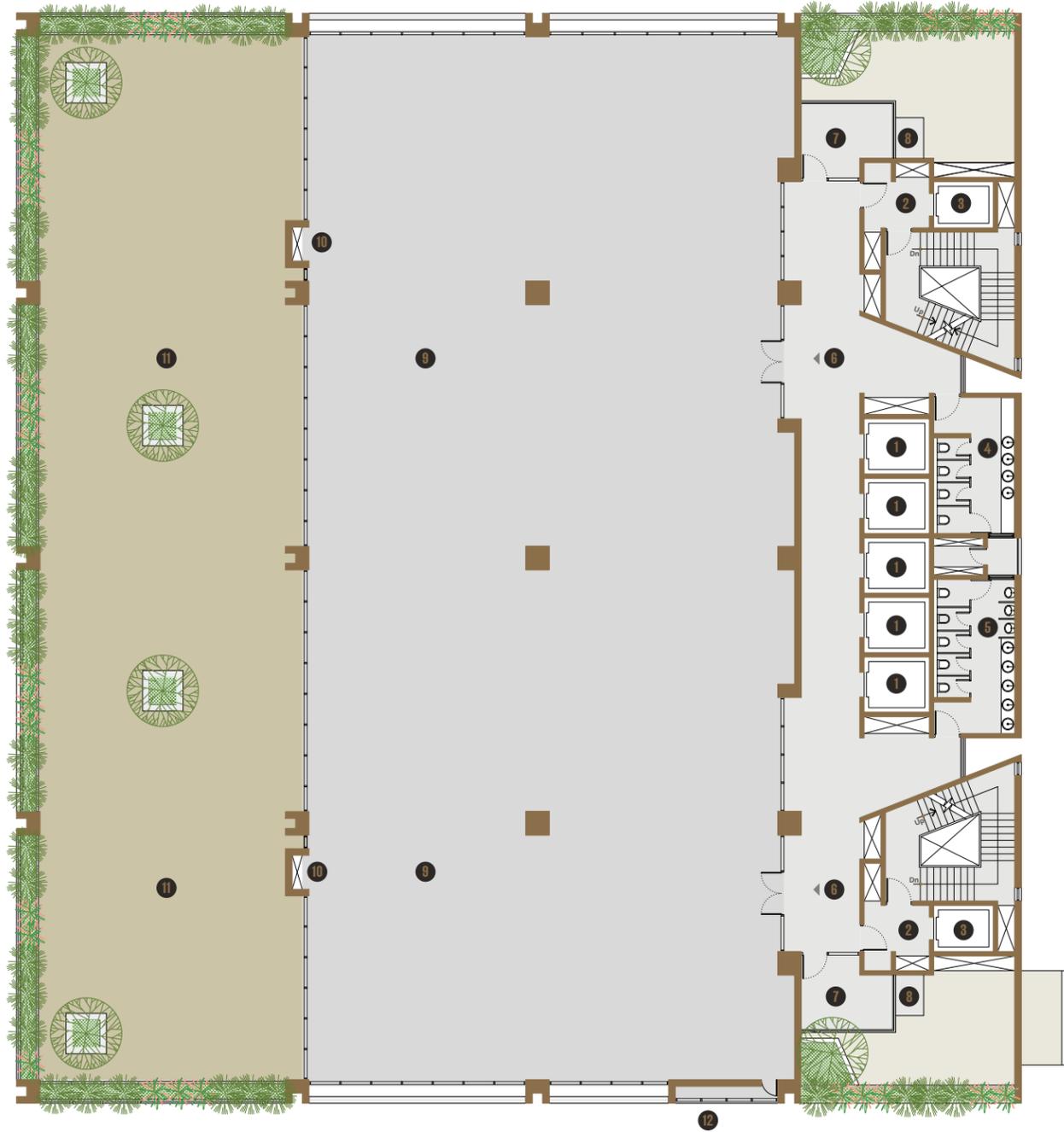
ROAD

TERRAZA SOUTH

| | |
|-----------------|-----------------|
| FLOOR 17 | 8775 FT |
| FLOOR 16 | 8775 FT |
| FLOOR 15 | 13066 FT |
| FLOOR 14 | 13066 FT |
| FLOOR 13 | 17167 FT |
| FLOOR 12 | 17167 FT |
| FLOOR 11 | 25588 FT |
| FLOOR 10 | 25588 FT |
| FLOOR 9 | 25588 FT |
| FLOOR 8 | 25588 FT |
| FLOOR 7 | 25588 FT |
| FLOOR 6 | 25588 FT |
| FLOOR 5 | 25588 FT |
| FLOOR 4 | 25588 FT |
| FLOOR 3 | 25588 FT |
| FLOOR 2 | 25588 FT |
| FLOOR 1 | 25588 FT |

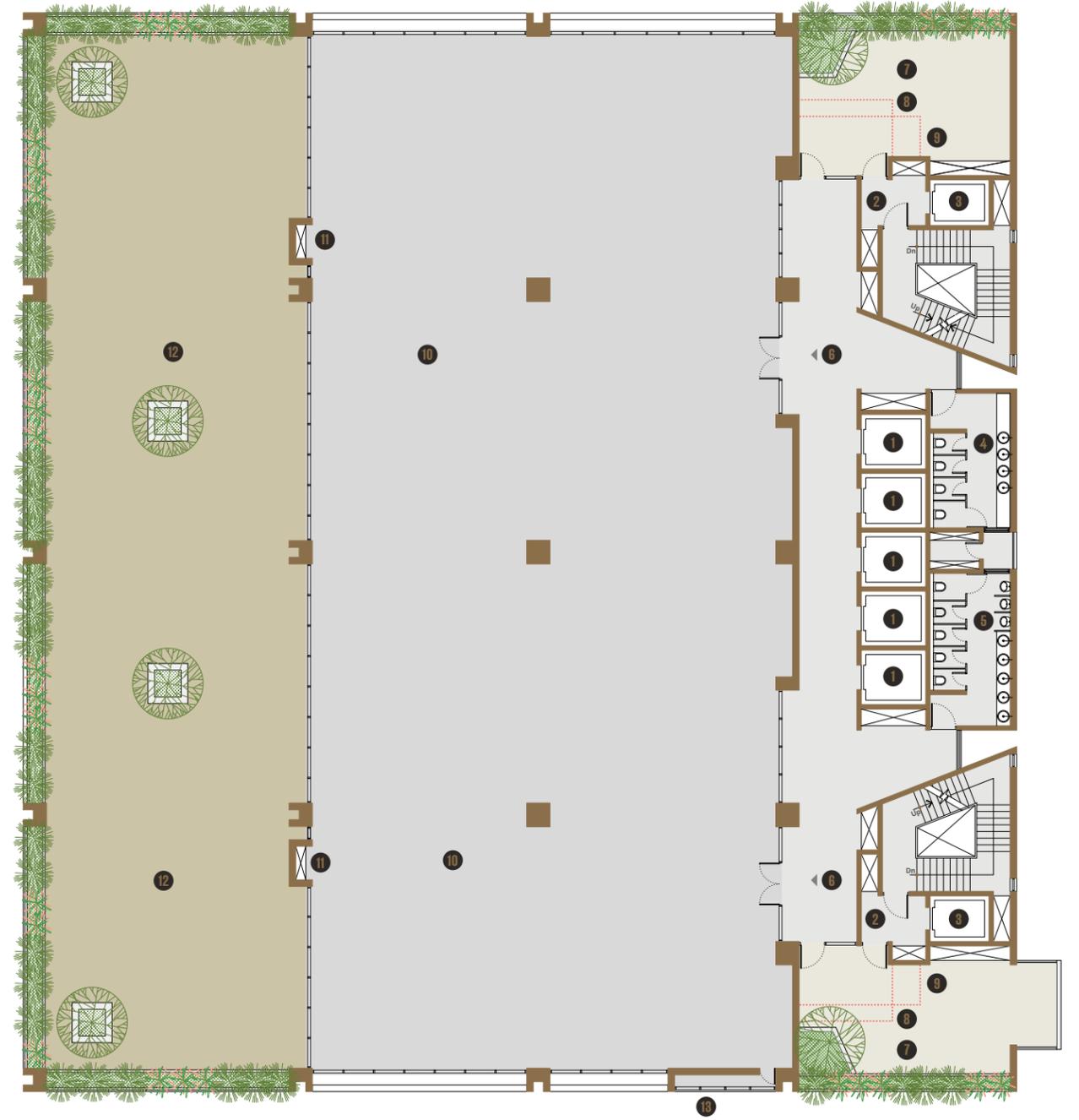
TERRAZA SOUTH TERRACE OFFICE LEVEL 12

- | | | |
|-----------------|---------------------------|------------------------|
| 1. LIFT | 5. LADIES TOILET | 9. TERRACE OFFICE UNIT |
| 2. SERVICE LIFT | 6. OFFICE ENTRY WING- A,B | 10. PANTRY PROVISION |
| 3. FIRE LOBBY | 7. OVERLOOKING DECK- A,B | 11. TERRACES |
| 4. GENTS TOILET | 8. OVERLOOKING DECK BELOW | 12. SIGNAGE WALL |



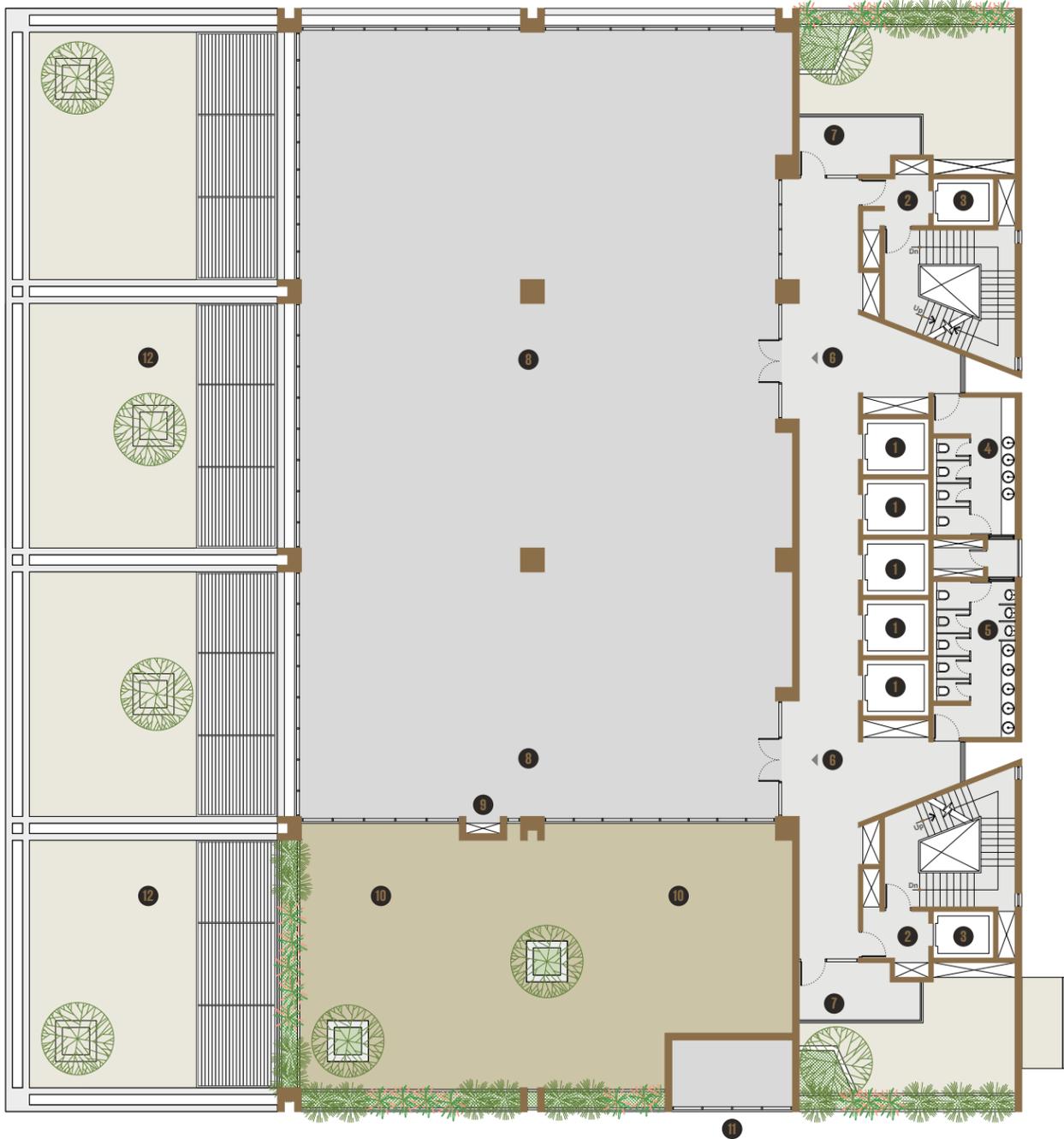
TERRAZA SOUTH TERRACE OFFICE LEVEL 13

- | | | |
|------------------|----------------------------------|----------------------|
| 1. LIFT | 6. OFFICE ENTRY WING- A,B | 11. PANTRY PROVISION |
| 2. SERVICE LIFT | 7. SOCIAL DECK | 12. TERRACE BELOW |
| 3. FIRE LOBBY | 8. OVERLOOKING DECK AT LEVEL- 14 | 13. SIGNAGE WALL |
| 4. GENTS TOILET | 9. OVERLOOKING DECK AT LEVEL- 15 | |
| 5. LADIES TOILET | 10. TERRACE OFFICE UNIT | |



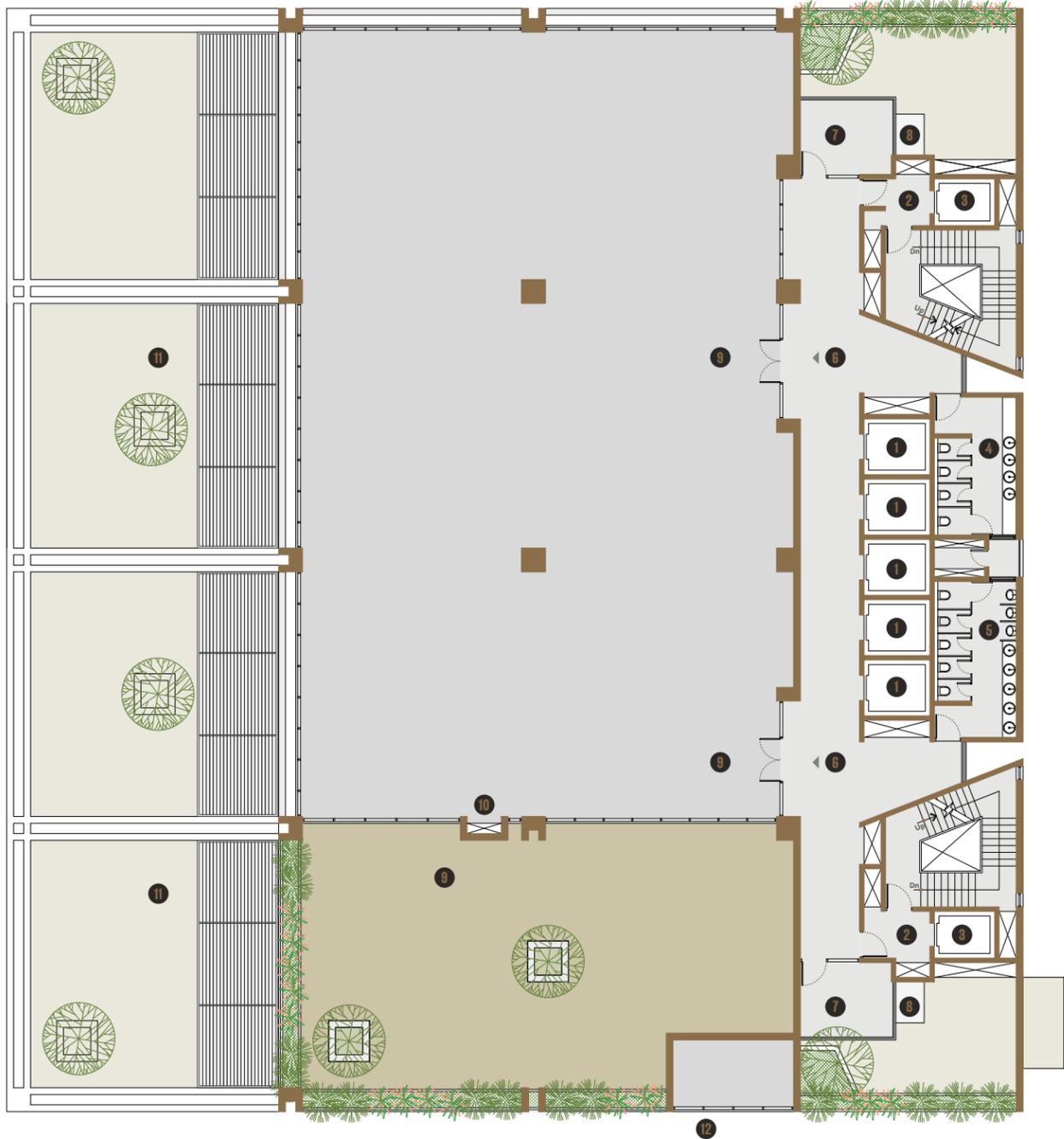
TERRAZA SOUTH TERRACE OFFICE LEVEL 14

- 1. LIFT
- 2. SERVICE LIFT
- 3. FIRE LOBBY
- 4. GENTS TOILET
- 5. LADIES TOILET
- 6. OFFICE ENTRY WING- A,B
- 7. OVERLOOKING DECK- A,B
- 8. TERRACE OFFICE UNIT
- 9. PANTRY PROVISION
- 10. TERRACES
- 11. SIGNAGE WALL
- 12. TERRACES BELOW



TERRAZA SOUTH TERRACE OFFICE LEVEL 15

- 1. LIFT
- 2. SERVICE LIFT
- 3. FIRE LOBBY
- 4. GENTS TOILET
- 5. LADIES TOILET
- 6. OFFICE ENTRY WING- A,B
- 7. OVERLOOKING DECK- A,B
- 8. OVERLOOKING DECK BELOW
- 9. TERRACE OFFICE UNIT
- 10. PANTRY PROVISION
- 11. TERRACES BELOW
- 12. SIGNAGE WALL



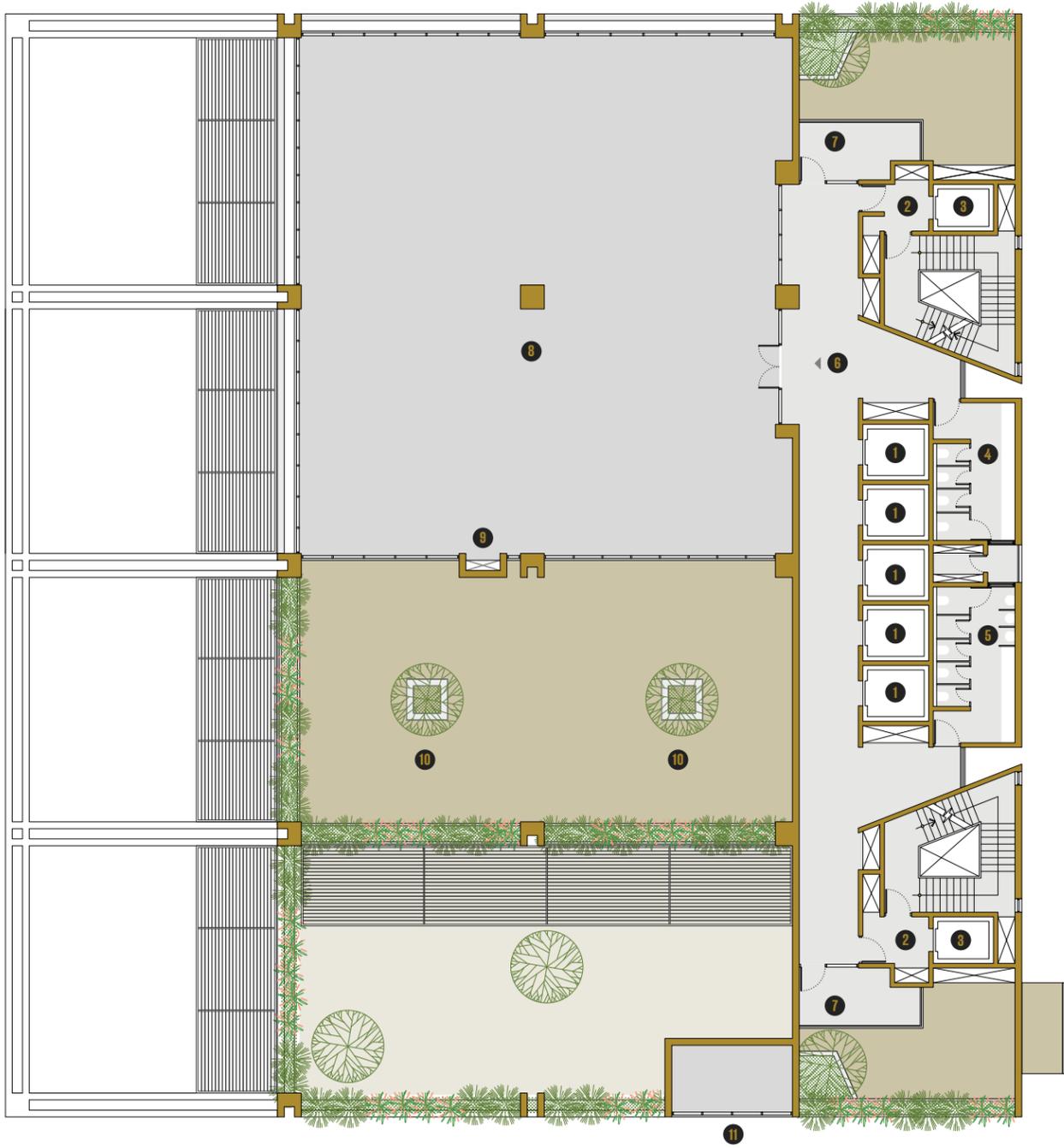
TERRAZA SOUTH TERRACE OFFICE LEVEL 16

- 1. LIFT
- 2. SERVICE LIFT
- 3. FIRE LOBBY
- 4. GENTS TOILET
- 5. LADIES TOILET
- 6. OFFICE ENTRY WING- A,B
- 7. SOCIAL DECK
- 8. OVERLOOKING DECK AT LEVEL- 17
- 9. TERRACE OFFICE UNIT
- 10. PANTRY PROVISION
- 11. TERRACES
- 12. TERRACE BELOW
- 13. SIGNAGE WALL



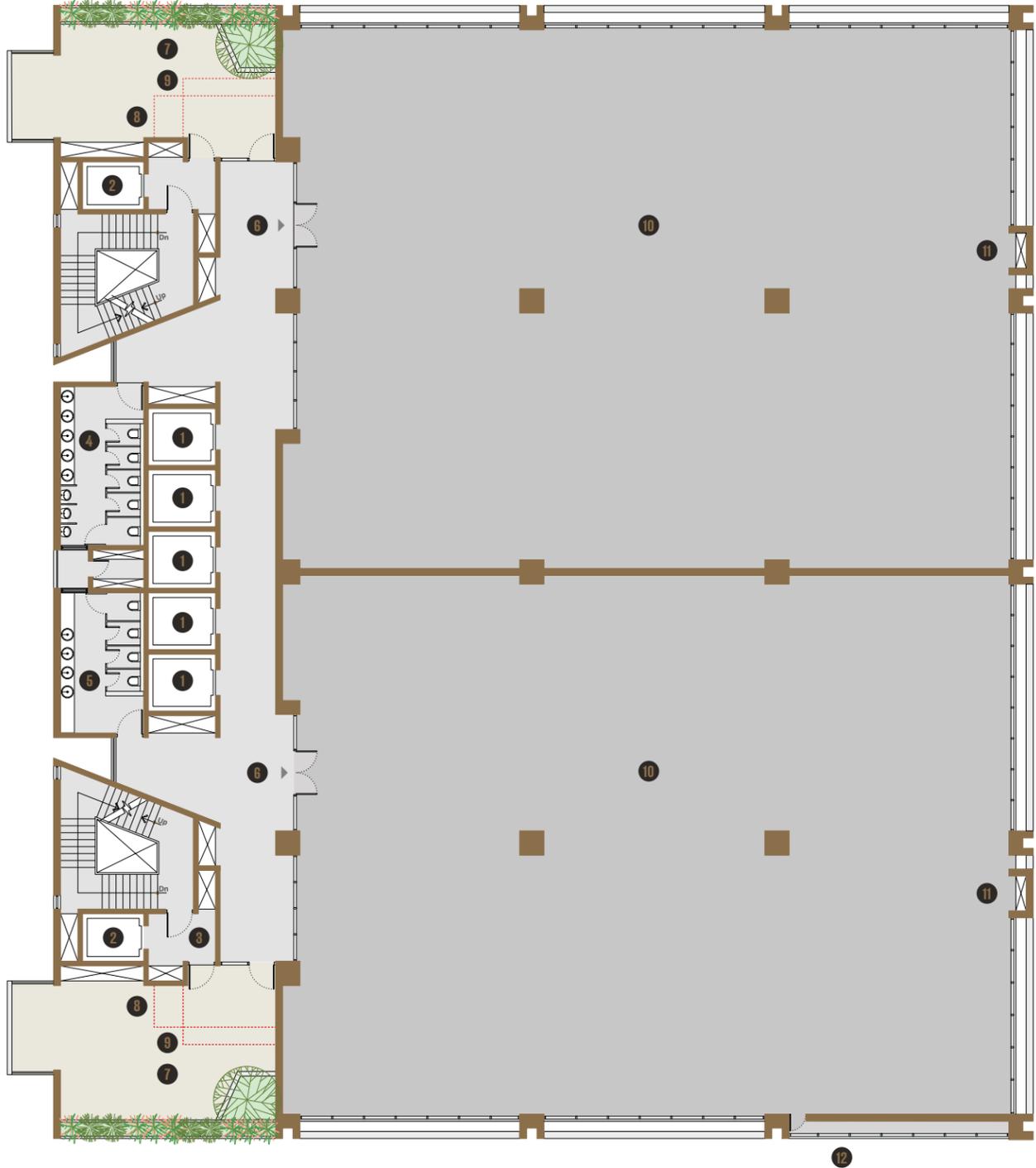
TERRAZA SOUTH TERRACE OFFICE LEVEL 17

- 1. LIFT
- 2. SERVICE LIFT
- 3. FIRE LOBBY
- 4. GENTS TOILET
- 5. LADIES TOILET
- 6. OFFICE ENTRY WING- A,B
- 7. OVERLOOKING DECK- A,B
- 8. TERRACE OFFICE UNIT
- 9. PANTRY PROVISION
- 10. TERRACES
- 11. SIGNAGE WALL
- 12. TERRACES BELOW



TERRAZA NORTH TYPICAL OFFICE FLOOR PLAN

- 1. LIFT
- 2. SERVICE LIFT
- 3. FIRE LOBBY
- 4. GENTS TOILET
- 5. LADIES TOILET
- 6. OFFICE ENTRY WING- A, B
- 7. SOCIAL DECK AT LEVEL- 1, 4, 7, 10, 13, 16
- 8. OVERLOOKING DECK AT LEVEL- 2, 5, 8, 11, 14, 17
- 9. OVERLOOKING DECK AT LEVEL- 3, 6, 9, 12, 15
- 10. OFFICE UNIT- A, B



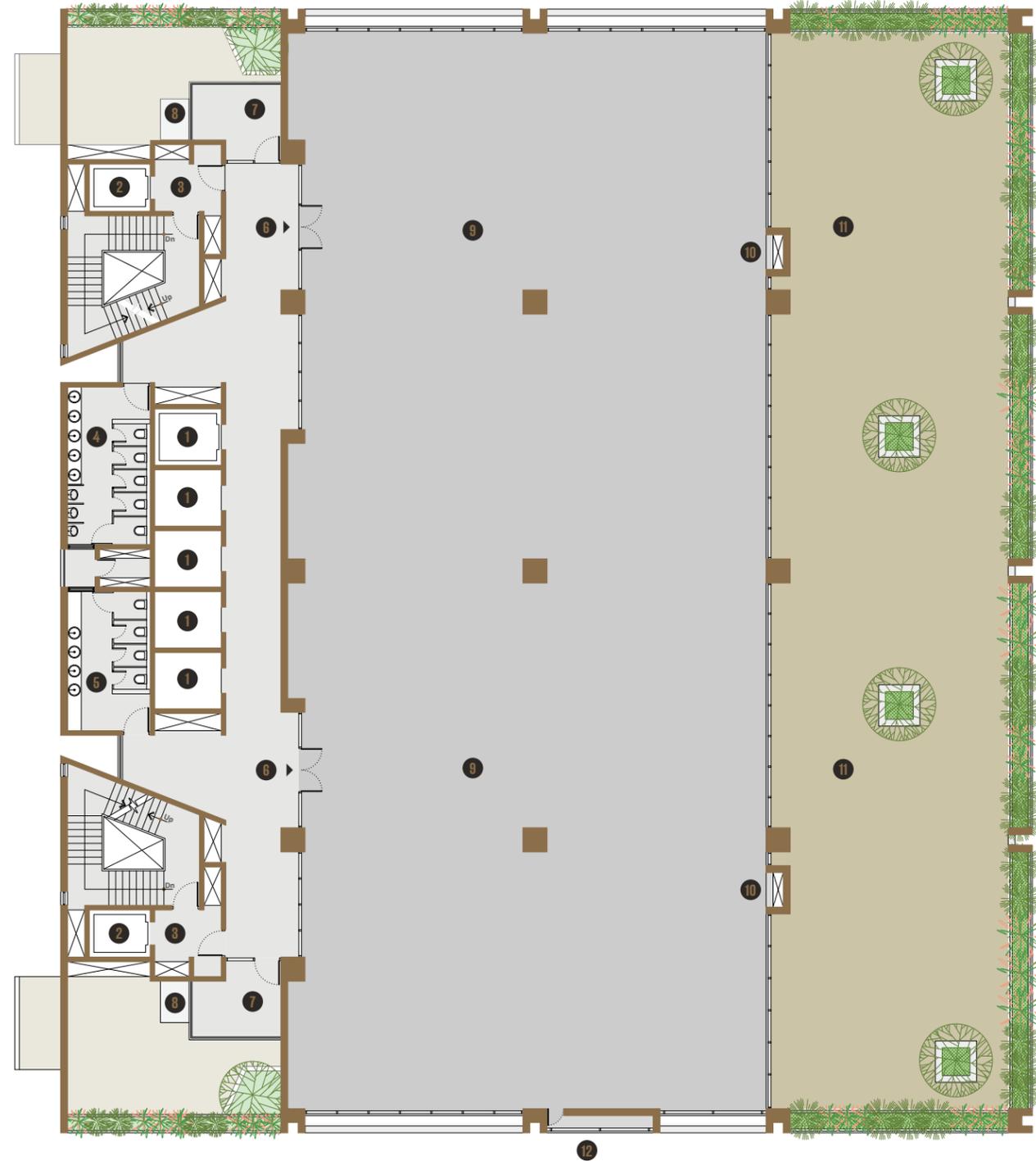
ROAD

TERRAZA NORTH

| | |
|-----------------|-----------------|
| FLOOR 15 | 12376 FT |
| FLOOR 14 | 12376 FT |
| FLOOR 13 | 16786 FT |
| FLOOR 12 | 16786 FT |
| FLOOR 11 | 24234 FT |
| FLOOR 10 | 24234 FT |
| FLOOR 9 | 24234 FT |
| FLOOR 8 | 24234 FT |
| FLOOR 7 | 24234 FT |
| FLOOR 6 | 24234 FT |
| FLOOR 5 | 24234 FT |
| FLOOR 4 | 24234 FT |
| FLOOR 3 | 24234 FT |
| FLOOR 2 | 24234 FT |
| FLOOR 1 | 24234 FT |

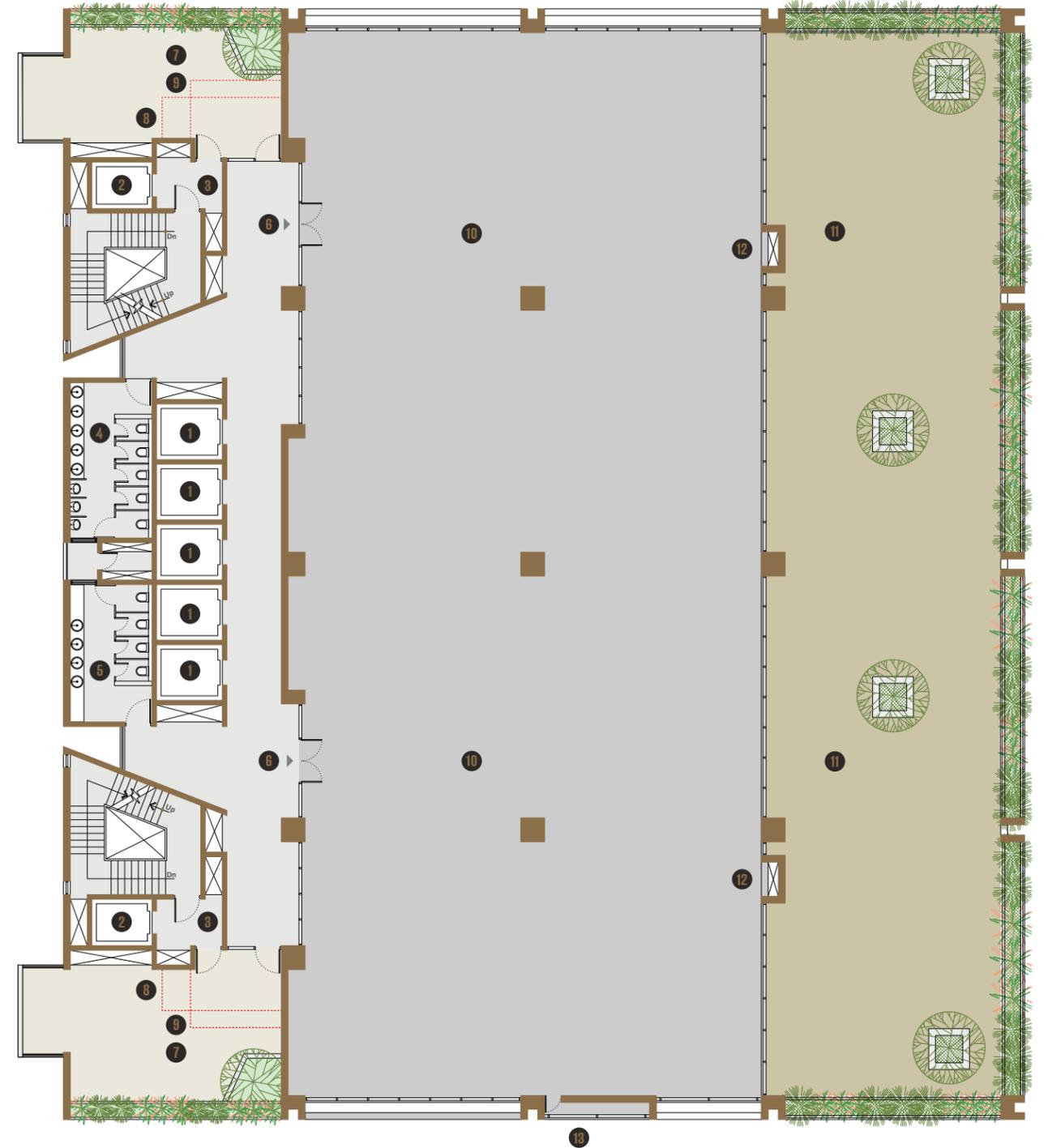
TERRAZA NORTH TERRACE OFFICE LEVEL 12

- | | | |
|-----------------|----------------------------|------------------------|
| 1. LIFT | 5. LADIES TOILET | 9. TERRACE OFFICE UNIT |
| 2. SERVICE LIFT | 6. OFFICE ENTRY WING- A, B | 10. PANTRY PROVISION |
| 3. FIRE LOBBY | 7. OVERLOOKING DECK- A, B | 11. TERRACES |
| 4. GENTS TOILET | 8. OVERLOOKING DECK BELOW | 12. SIGNAGE |



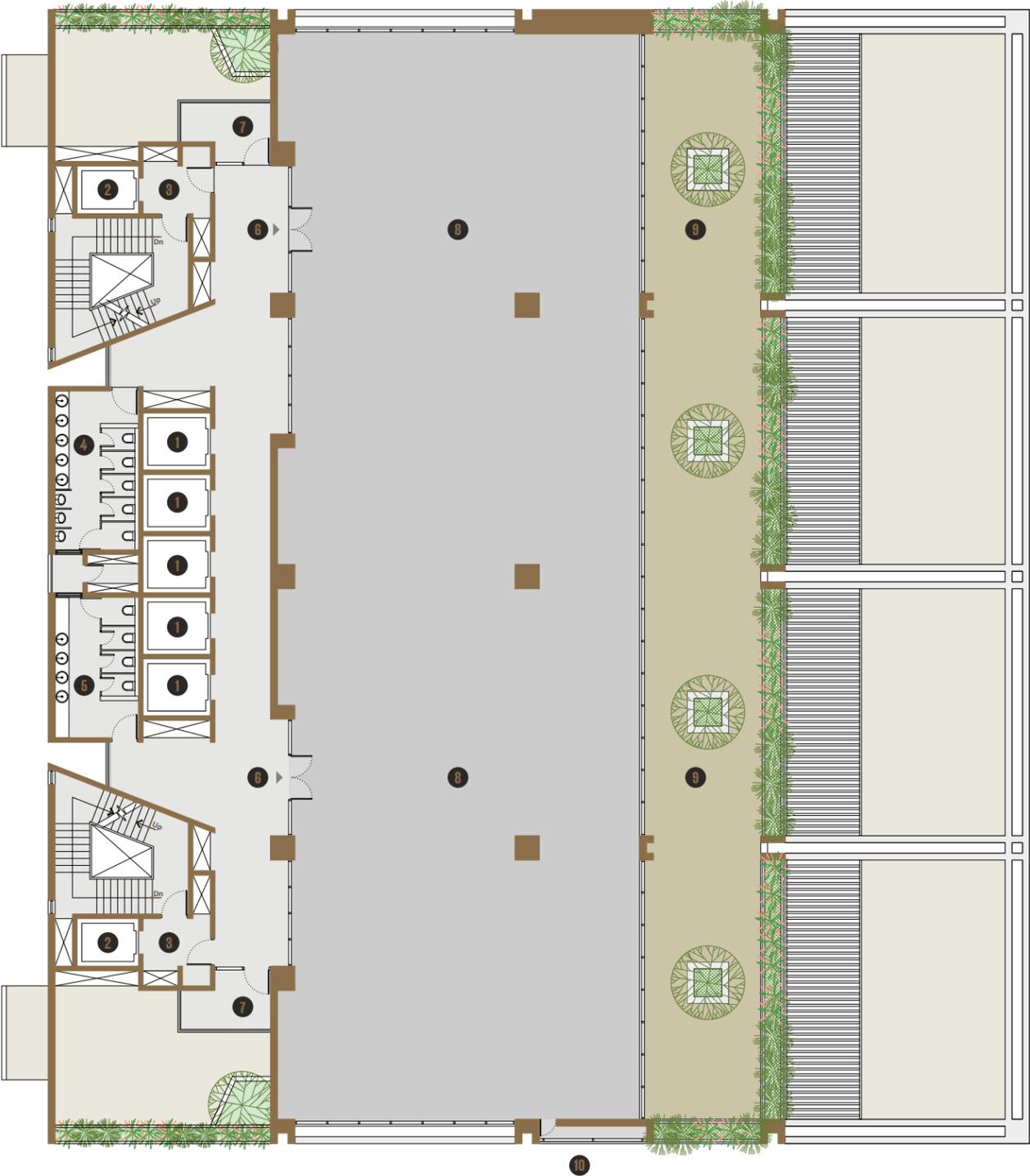
TERRAZA NORTH TERRACE OFFICE LEVEL 13

- | | | |
|------------------|----------------------------------|----------------------|
| 1. LIFT | 6. OFFICE ENTRY WING- A, B | 11. TERRACES BELOW |
| 2. SERVICE LIFT | 7. SOCIAL DECK | 12. PANTRY PROVISION |
| 3. FIRE LOBBY | 8. OVERLOOKING DECK AT LEVEL- 14 | 13. SIGNAGE WALL |
| 4. GENTS TOILET | 9. OVERLOOKING DECK AT LEVEL- 15 | |
| 5. LADIES TOILET | 10. TERRACE OFFICE UNIT | |



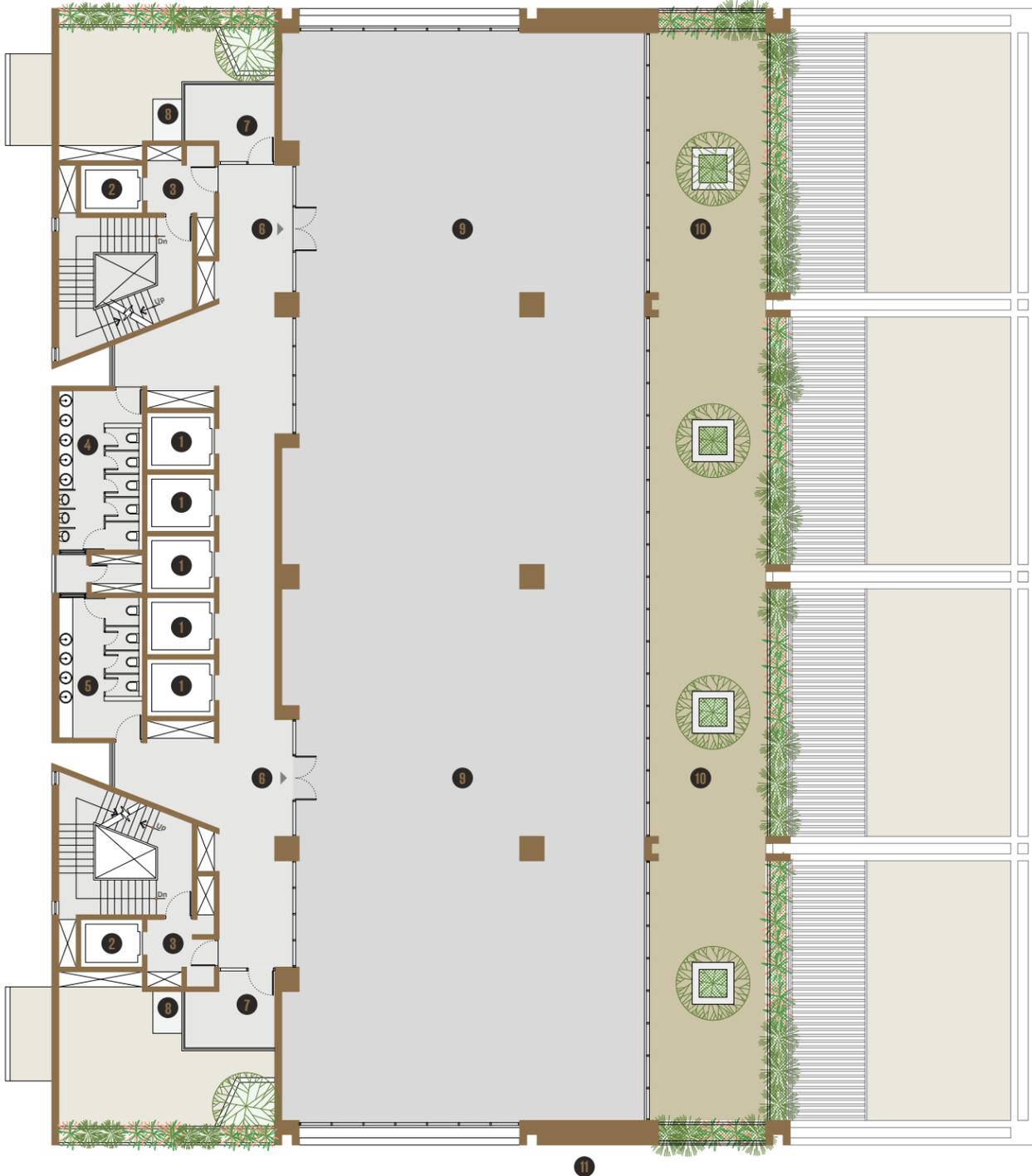
TERRAZA NORTH TERRACE OFFICE LEVEL 14

- 1. LIFT
- 2. SERVICE LIFT
- 3. FIRE LOBBY
- 4. GENTS TOILET
- 5. LADIES TOILET
- 6. OFFICE ENTRY WING- A, B
- 7. OVERLOOKING DECK- A, B
- 8. TERRACE OFFICE UNIT
- 9. TERRACES
- 10. SIGNAGE WALL

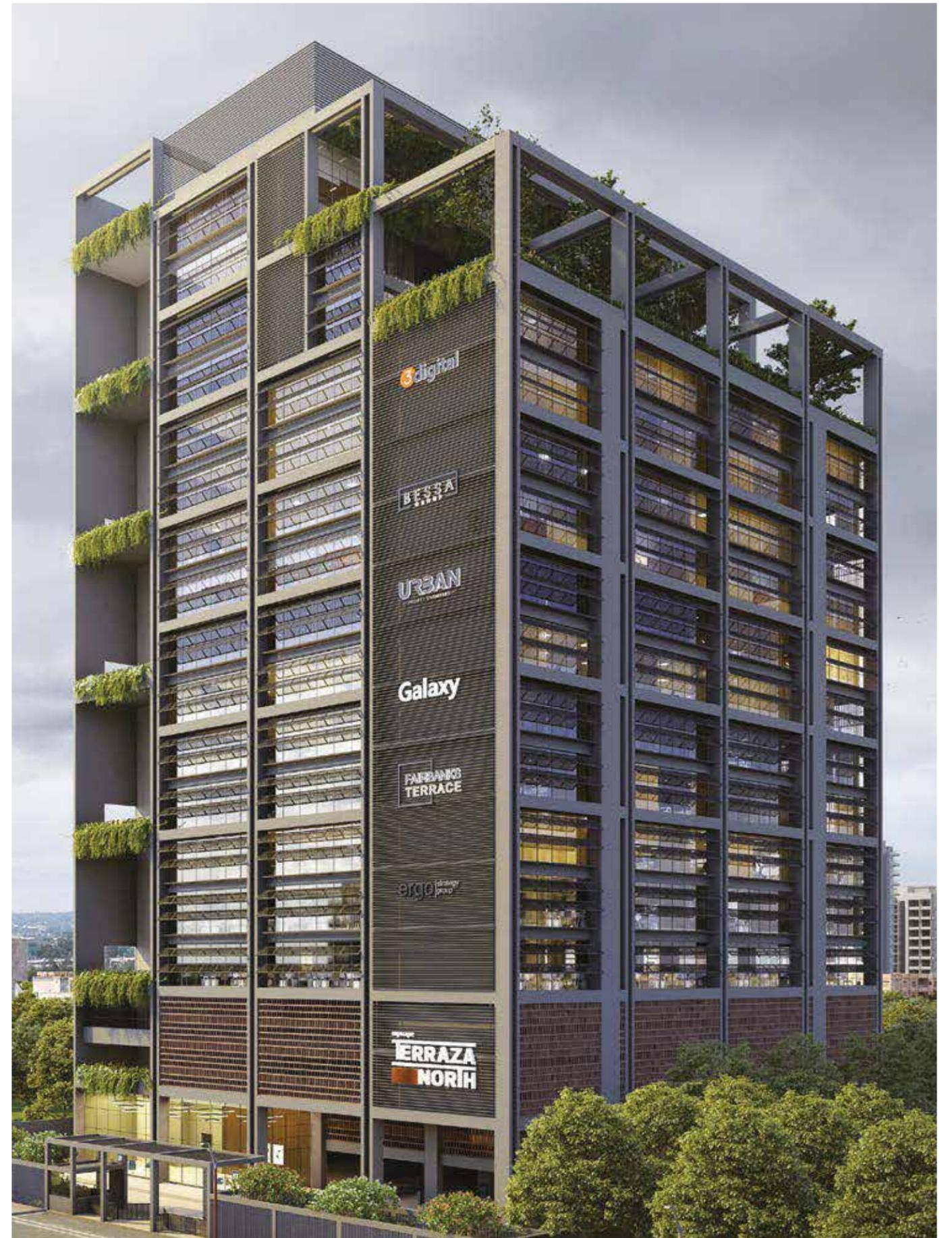


TERRAZA NORTH TERRACE OFFICE LEVEL 15

- 1. LIFT
- 2. SERVICE LIFT
- 3. FIRE LOBBY
- 4. GENTS TOILET
- 5. LADIES TOILET
- 6. OFFICE ENTRY WING- A, B
- 7. OVERLOOKING DECK- A, B
- 8. OVERLOOKING DECK BELOW
- 9. TERRACE OFFICE UNIT
- 10. TERRACES BELOW
- 11. SIGNAGE WALL



**CREATE
YOUR OFFICE.
INSPIRE
YOUR TEAMS.
BUILD
YOUR FUTURE.**





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