



**SOLITAIRE  
BUSINESS  
HUB**  
VIMAN NAGAR



## SOLITAIRE MILESTONES

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**42**  
**COMPLETED**  
**PROJECTS**

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**2.2 MILLION**  
**SQ.FT.**  
**ONGOING RESIDENTIAL**  
**DEVELOPMENT**

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**2.2 MILLION**  
**SQ.FT.**  
**COMPLETED PROJECTS**

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**500 ACRES**  
**FOR MASTER**  
**DEVELOPMENT**

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**1541**  
**NO. OF UNITS**  
**DELIVERED**

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**1.8 MILLION**  
**SQ.FT.**  
**ONGOING RETAIL**  
**DEVELOPMENT**

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**2.8 MILLION**  
**SQ.FT.**  
**ONGOING COMMERCIAL**  
**DEVELOPMENT**

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**30 YEARS**  
**OF BUILDING**  
**HOMES & BUSINESSES**

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**30 MILLION**  
**SQ.FT.**  
**EQUITY & FINANCIAL**  
**PARTNERSHIP**



ARTISTIC IMPRESSION

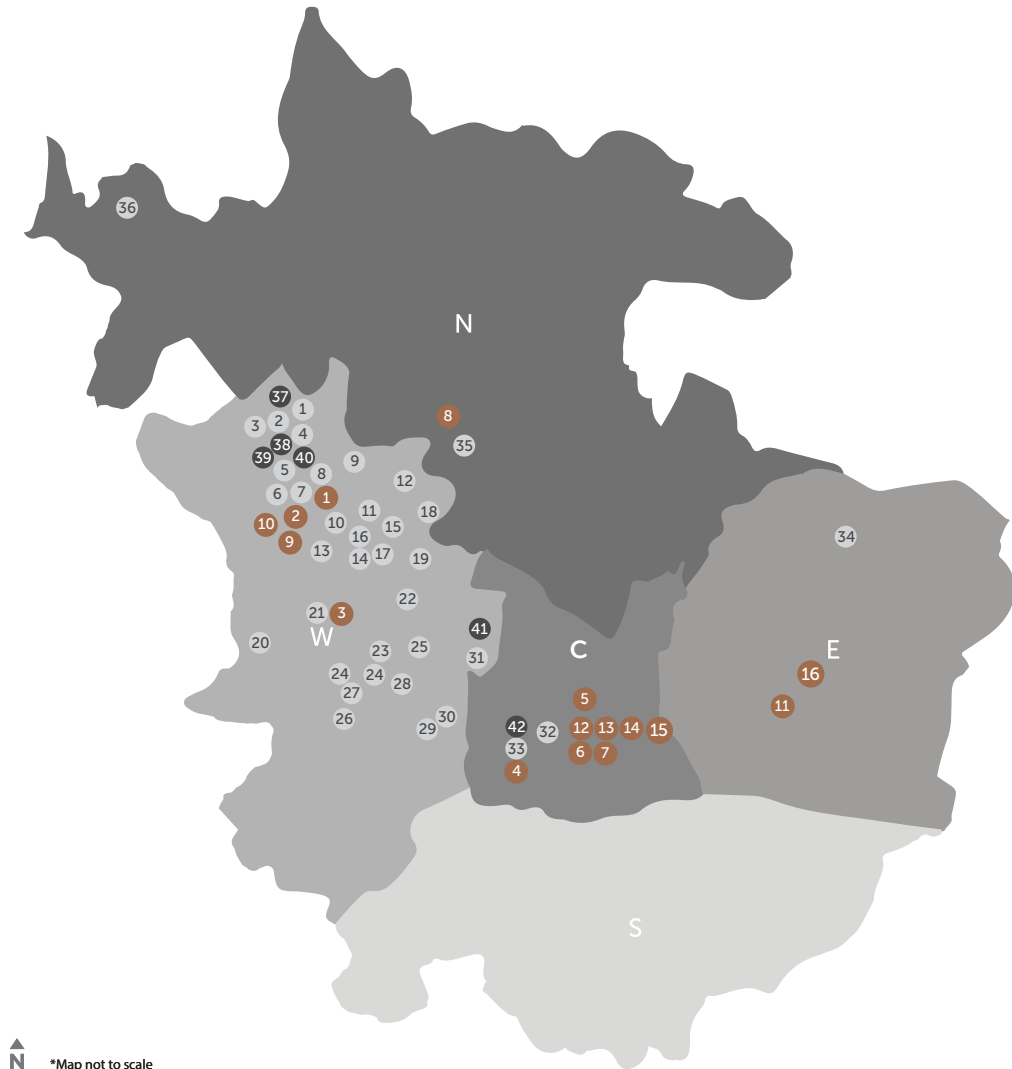
# DELIVERING EXCELLENCE ACROSS PUNE

## DELIVERED RESIDENTIAL

- |                                |                                     |
|--------------------------------|-------------------------------------|
| 1 Linera (Wakad)               | 19 Puneet Apartment (Aundh)         |
| 2 Atul Excellency (Wakad)      | 20 Solitaire 6 (Bavdhan)            |
| 3 Anmol Residency (Wakad)      | 21 Spring Flowers (Pashan)          |
| 4 Dhanraj Park (Wakad)         | 22 Solitaire 8 (Bhosale Nagar)      |
| 5 Solitaire 2 (Baner)          | 23 Ajit Apartment (Kothrud)         |
| 6 Solitaire 3 (Baner)          | 24 Yash Apartment (Kothrud)         |
| 7 Solitaire 4 (Baner)          | 25 Sadafuli Apartment (Kothrud)     |
| 8 Atharva Residency (Baner)    | 26 Chaya Apartment (Kothrud)        |
| 9 Solitaire 1 (Aundh)          | 27 Reshma Apartment (Kothrud)       |
| 10 Mihir Terrace (Aundh)       | 28 Smita Apartment (Kothrud)        |
| 11 Indra Memories (Aundh)      | 29 Shubham (Erandwane)              |
| 12 Ashok Apartment (Aundh)     | 30 Aarti Apartment (Erandwane)      |
| 13 Friends Nook (Aundh)        | 31 Anjali Apartment (S.B. Road)     |
| 14 Shankar Apartment (Aundh)   | 32 Solitaire 5 (Bibvewadi)          |
| 15 Vibha Apartment (Aundh)     | 33 Mudra Tower A & B (Bibvewadi)    |
| 16 Shreedhar Apartment (Aundh) | 34 Vaishali Apartment (Viman Nagar) |
| 17 Amit Apartment (Aundh)      | 35 Avalon City Phase 1 (Dapodi)     |
| 18 Asha Apartment (Aundh)      | 36 Ambience Villa (Khandala)        |

## DELIVERED COMMERCIAL

- |                                      |                                  |
|--------------------------------------|----------------------------------|
| 37 Solitaire Business Hub (Wakad)    | 40 Solitaire World - HQ (Baner)  |
| 38 Hotel Ambience Excellency (Wakad) | 41 Ambience Hotel (Model Colony) |
| 39 Hotel Ambience Executive (Wakad)  | 42 Mudra Commercial (Bibvewadi)  |



## UNDER DEVELOPMENT PROJECTS

### RESIDENTIAL

- |                            |                                 |
|----------------------------|---------------------------------|
| 1 Solitaire 7 (Baner)      | 5 World Tower One (Bibvewadi)   |
| 2 Solitaire 9 (Baner)      | 6 World Tower Three (Bibvewadi) |
| 3 Solitaire Homes (Pashan) | 7 Solitaire Premier (Bibvewadi) |
| 4 Mudra-C (Bibvewadi)      | 8 Avalon City Phase 2 (Dapodi)  |

### COMMERCIAL

- |   |   |
|---|---|
| 9 Solitaire Business Hub (Baner)          | 13 JITO Business Bay (Bibvewadi)        |
| 10 COLUMBIA ASIA Hospital (Baner)         | 14 Solitaire World Plaza (Bibvewadi)    |
| 11 Solitaire Business Hub (Kalyani Nagar) | 15 Codename Bazzar (Bibvewadi)          |
| 12 Solitaire Business Hub I (Bibvewadi)   | 16 Solitaire Business Hub (Viman Nagar) |



# A W A R D S

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SOLITAIRE has bagged 4 prestigious national and international property awards by (Asia Pasific Property Award) & Realty Plus.

Best Mixed - Use Development



Best Architecture



Commercial Project  
of the Year, 2018



Developer of the Year  
(Commercial), 2019





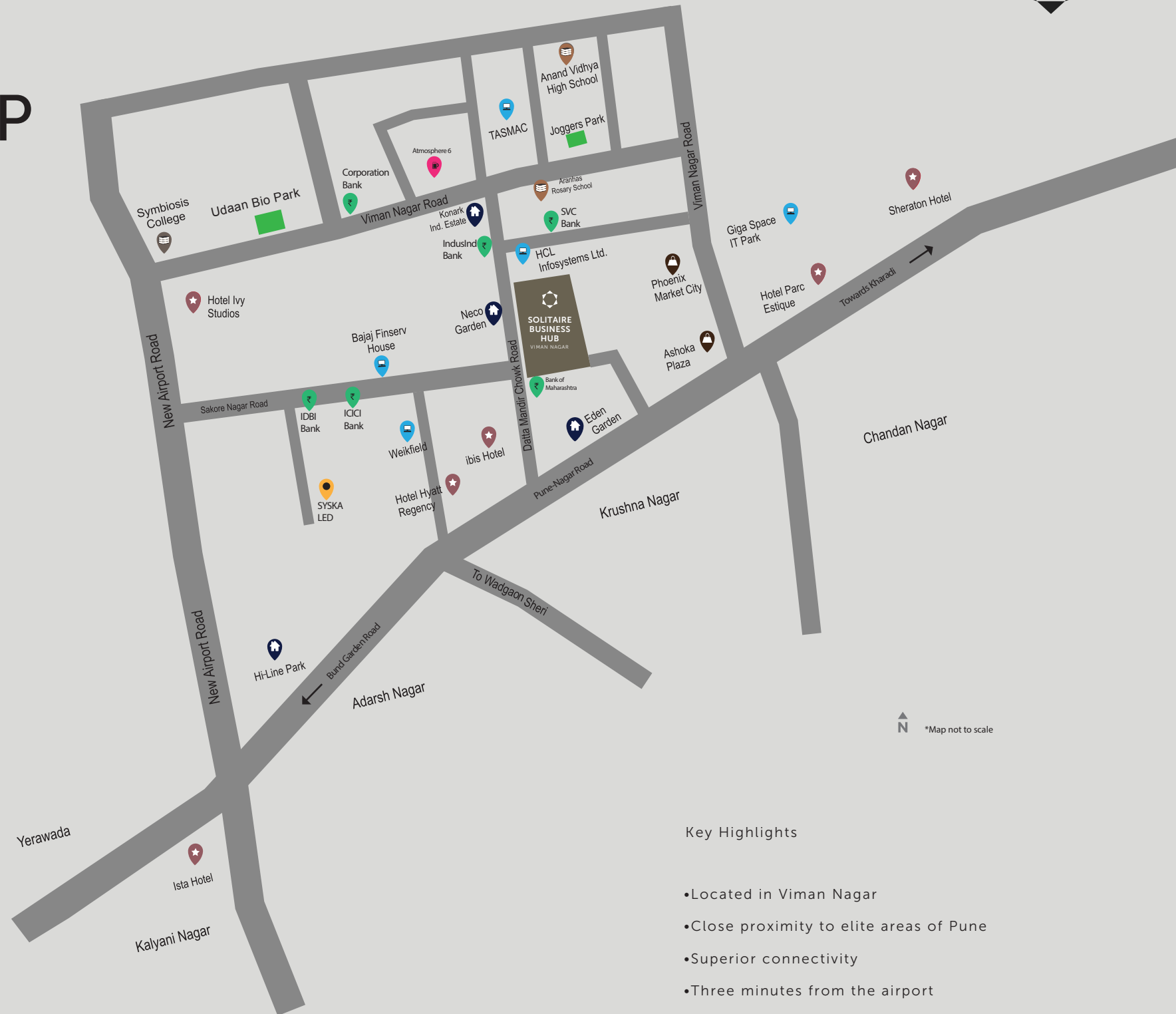
## New Spaces. New Opportunities.

Nestled in the heart of East Pune and with greenery that inspires, Viman Nagar is one of the finest locations the city of Pune offers. Viman Nagar is about 0.5 km from Pune Airport and 8 km from the Pune Railway Station. Thus, Solitaire Business Hub, Viman Nagar enjoys a strategic position, very close to the airport and important city destinations. Centrally located, Solitaire Business Hub, Viman Nagar provides easy connectivity and entices the best resources from Kalyani Nagar, Kharadi, Khadki, Magarpatta, Hadapsar, Koregaon Park and Mundhwa.

Viman Nagar is set in the middle of a cosmopolitan residential and commercial area, with shopping centers, lifestyle destinations, entertainment hubs, premium educational institutions, IT parks, business complexes and 5-Star hotels in close vicinity. Viman Nagar is home to Joggers Park, which has play areas and walking trails, while Udaan Biodiversity Park features local plants, herbs and flowers. There are more than 30 distinguished educational institutions in the area, with brands such as Hyatt, Novotel, Ibis, Sheraton in the hospitality realm. There are about 100 organizations and more than 30,000 employees that work in Viman Nagar area in domains such as Software, Construction, Pharmaceutical, Manufacturing, Design and Trading.



# LOCATION MAP



## ESTABLISHED CORPORATES

- Tata Elxsi
- Tata Consultancy Services
- Tech Mahindra Ltd
- WNS Global Services
- PTC Software (India) Pvt. Ltd.
- Maersk Global Service Centre
- Tavisca Solutions Pvt. Ltd
- Nihilent
- Mindcrest
- Salesify Inc.
- Ericsson Global India services Pvt Ltd
- Gallagher Service Center, LLP
- InfoBeans Technologies Limited
- Sagitec Solutions Private Limited

## Key Highlights

- Located in Viman Nagar
- Close proximity to elite areas of Pune
- Superior connectivity
- Three minutes from the airport
- Multi-lane driveways

\*Map not to scale



**New Offering. New Beginning.**

Solitaire Business Hub, Viman Nagar is Solitaire's second offering in the thriving Eastern Corridor of Pune. Primed for a new beginning, Solitaire Business Hub, Viman Nagar brings momentum and enthusiasm to the commercial landscape of Viman Nagar.



Impressive Exteriors and Welcoming Interiors



ARTISTIC IMPRESSION





## New Project. New Possibilities.

Solitaire Business Hub, Viman Nagar is intelligently designed for contemporary businesses that value agility, connectivity and sustainability. Innovative in design, layout and size, Solitaire Business Hub, Viman Nagar is organic in nature and stands out in form, function and materiality.

Contemporary facilities and exciting experiences provide ample opportunities for interaction, rejuvenation, and business growth at this modern, mixed-use ground scraper. A globally accepted concept that is fast becoming popular in workspace design, Integrated Business Ecosystem (IBE) is an integral part of the Solitaire Business Hub, Viman Nagar experience.

### Customized Office Spaces with IBE



Core

Up to 10 employees



Corner

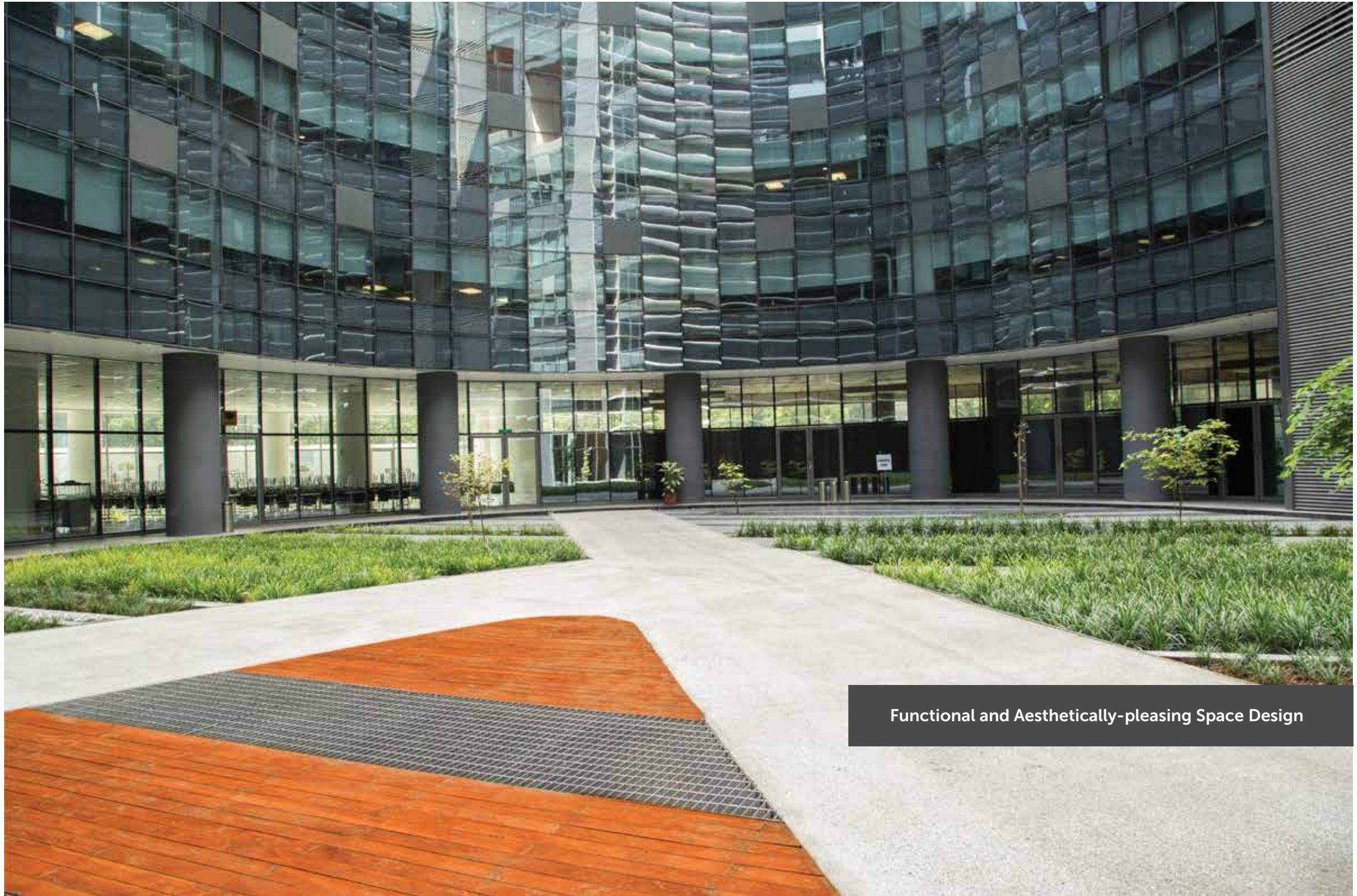
10 to 50 employees



Corporate

50+ employees





Functional and Aesthetically-pleasing Space Design

ACTUAL IMAGE



## New Design. New Ideas.

Elegant outlines, dramatic spaces and extraordinary architecture come together at Solitaire Business Hub, Viman Nagar to craft impressive workplaces. The exclusive 200meter curvilinear frontage and 40meterheight offers a distinctive character to the skylines of Viman Nagar.

The one million sq.ft.structure rises 9 stories and is anchored around 8 cores that are interconnected by strategically positioned glass galleries.

The 8 cores offer privacy and exclusivity by decentralizing the main building. The central green courtyard and stylish sky gardens offer a comforting atmosphere, while maintaining a healthy relationship with the greens and outdoors.





Grand Entrance Lobby

ACTUAL IMAGE



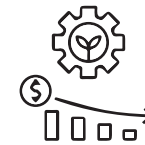
## New Conveniences. New Experiences.

The right mix of comforts and features at Solitaire Business Hub, Viman Nagar help strike the perfect work-life balance. The state-of-the-art amenities expedite work and promise a holistic lifestyle with break-out hubs, shopping plaza, fitness center, restaurants, yoga room, spa and much more. Solitaire Business Hub, Viman Nagar is pre-certified for the prestigious LEED Platinum rating, the highest rating a LEED-certified building can receive. With minimum impact on the environment, Solitaire Business Hub, Viman Nagar offers maximum flexibility and highest advantages. While being sustainable, the reinvented office structure is perfect for the urban locales and modern-day business needs.

### The benefits of LEED Certification



Reduced energy  
& water usage



Lower operating  
costs



Less construction  
waste



Reduced Liability



Greater resale value



More durable buildings



Improved indoor  
air quality



Increased employee  
productivity



World-class Hospitality, Culinary and Leisure Experiences

ARTISTIC IMPRESSION



## New Project. New Possibilities

Solitaire Business Hub, Viman Nagar doesn't offer just sensible office spaces, but also an Integrated Business Ecosystem (IBE). IBE provides an array of carefully selected business-ready amenities and functionalities on every floor, allowing organizations to focus on core business while taking care of auxiliary needs. Thus, with IBE, businesses can invest capital in the space only, while capitalizing on the shared assets.

IBE aims to empower businesses with supportive infrastructure, so that they can conduct and expand their vision. IBE blends the insights of analytical research with thoughtful space design and its expertise in facility management to consistently deliver value to its environments.

### Visitor Experience



Lounge Area



Reception / Front desk service



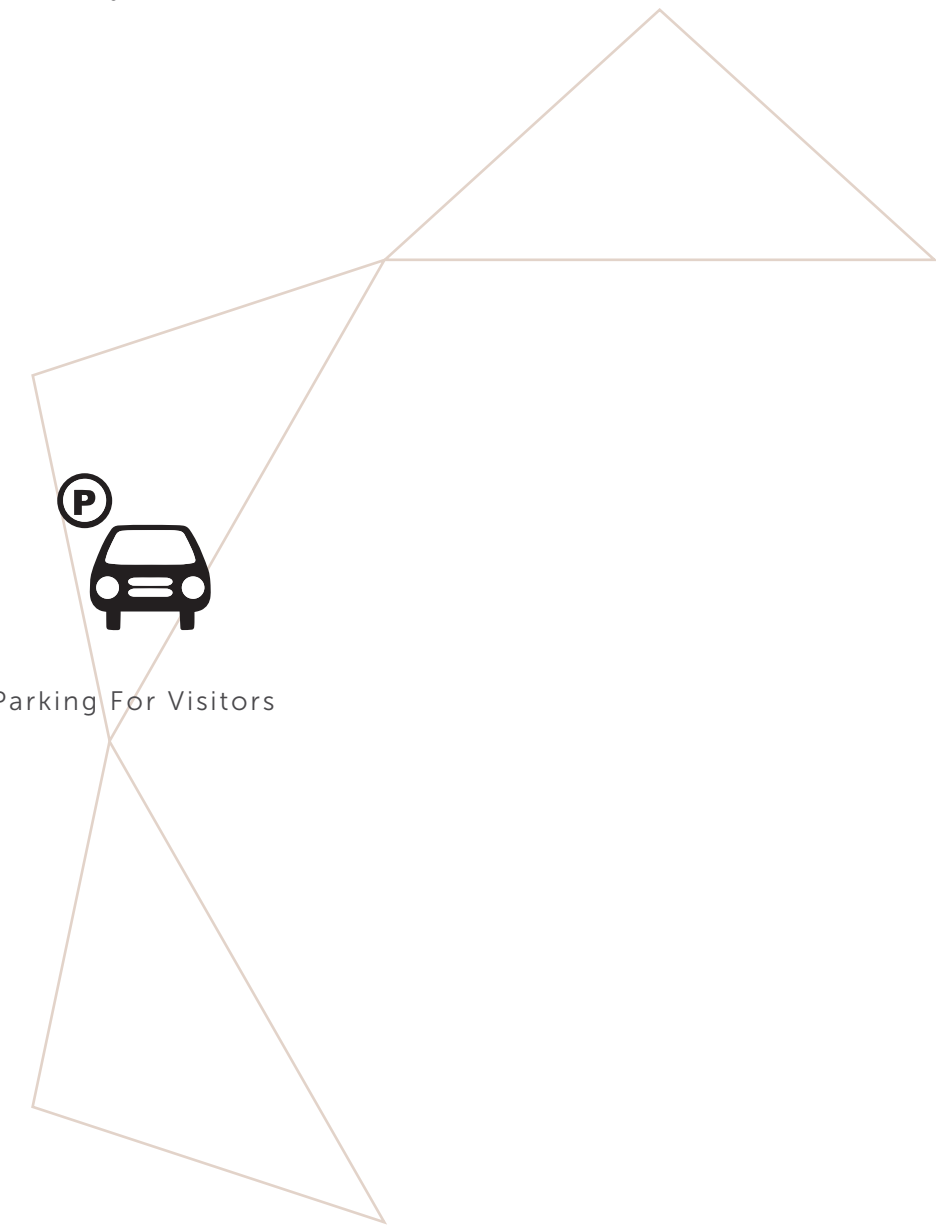
Parking For Visitors



Pantry services



Facility management



Eye-Catching Presence and Unique, Minimalist Elegance



ARTISTIC IMPRESSION





# Innovative Technologies



State-of-the-art Building Management System to provide the best security



Automated boom barriers, tags for vehicle identification



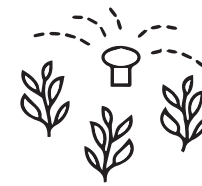
IP cameras with DVM and motion sensors in restricted areas



Efficient use of natural resources  
Sun path technology



Facades with perforated envelopes to reduce heat effect



Automatic irrigation of plants in the landscape garden





Newer Heights of Business, Success and Prosperity

ACTUAL IMAGE

## CONSULTANTS ( PHASE 1 )

### HBDESIGN

#### PRINCIPAL ARCHITECTS

- 20 YEARS OF EXPERIENCE
- 60 PROJECTS IN ASIA, EUROPE AND THE MIDDLE EAST.
- 2 MILLIONS SQUARE FEET BUILT UP AREA.

#### POPULAR PROJECTS

ONE CENTRAL TOWER – CAMBODIA  
WHIZDOM 101 – THAILAND



#### STRUCTURAL DESIGN

- 21 YEARS OF EXPERIENCE
- OVER 45+ CLIENTS IN INDIA AND DUBAI.

#### POPULAR PROJECTS

SOVEREIGN UNIVERSITY EDUCATION CAMPUS,  
DUBAI



#### LANDSCAPE ARCHITECT

- THAILAND BASED LANDSCAPE DESIGNER FIRM.
- EXPERIENCES IN NUMEROUS DOMESTIC AND INTERNATIONAL PROJECTS.
- WINNER OF PRESTIGIOUS INTRANATIONAL AWARDS.

#### POPULAR PROJECTS

CENTRAL FESTIVAL CHIANG RAI, THAILAND  
MORI HAUS, THAILAND



#### ESD CONSULTANT

- FORMED IN 1995
- 1,00,000+ COMPLETED PROJECTS
- PART OF MEINHARDT GROUP, WITH OVER 30+ INTERNATIONAL OFFICES.

#### POPULAR PROJECTS

PREMIER TOWER, MELBOURNE  
MAYFLOWER VILLAGE, WESTMEAD,  
NEW SOUTH WALES.

## CONSULTANTS ( PHASE 2 )



### ARCHITECTURAL DESIGN

- 45 YEARS OF ETHICAL ARCHITECTURAL PRACTICE
- 1500+ PROJECTS DESIGNED
- 500+ COMPLETED PROJECTS.

### POPULAR PROJECTS

MARATHWADA AUTO CLUSTER, AURANGABAD



### LANDSCAPE DESIGN

- 600+ HECTARES OF LAND CURRENTLY IN LIVE PROJECTS
- 9+ STATES IN INDIA AND UK
- 2.7 M+ SQ.M. OF GREEN PROJECTS

### POPULAR PROJECTS

KUMARA KRUPA GUEST HOUSE, KARNATAKA PWD  
KANNUR INTERNATIONAL AIRPORT, KERALA



### 2. STRUCTURAL DESIGN

- 30+ YEARS OF EXPERTISE IN STRUCTURAL ENGINEERING
- 2.0 M+ SQ.FT. OF R.C.C. DESIGNS TILL DATE.
- WINNER OF PRESTIGIOUS AWARDS IN R.C.C. DESIGNS.

### POPULAR PROJECTS

LEMON TREE HOTEL, BANGALORE





# Amenities



24 x 7 manned security



Exquisite rooftop fine-dining restaurant



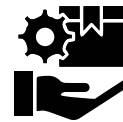
Integrated Business Ecosystem infrastructure such as meeting rooms, conference rooms etc.



Multiple High-speed elevators



100% generator backup for all utilities



Professional Property Management Services



State-of-the-art Gymnasium, relaxing spa, breakout areas



Food Court





Broader Vision for Development and Continuous Progress

ACTUAL IMAGE

## the façade

SBH Viman Nagar's unique curvilinear façade will provide a distinctive signature to Pune.

This design is not the result of random organic shaping, but a highly considered response to urban context, site constraints and floor-plate flexibility. Far from being a decorative feature, the façade is a carefully engineered solution, optimising daylight penetration and views while carefully controlling unwanted heat gain and glare.

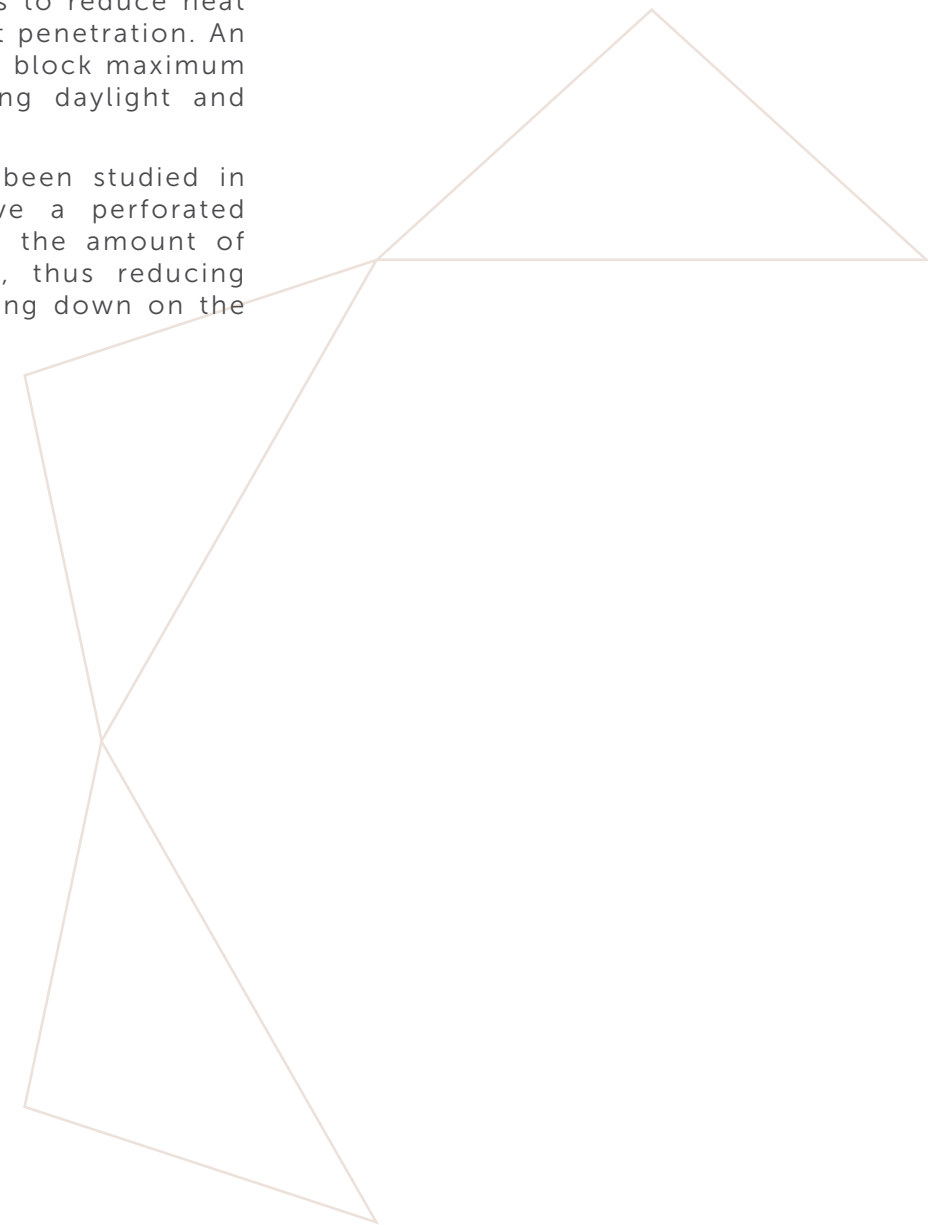
In recent times, glass has become the predominant material of choice for building façades. However, the inefficient use of this material can result in unwanted heat gain inside the building and an increasing dependence on systems such as air-conditioning, pumps and lighting that lead to energy inefficiencies.

The ultimate goal is a building design that reduces heat gain thereby decreasing energy consumption. Along with choosing the right energy efficient glazing solution, the façade design needs to take into consideration the building position and an understanding of solar geometry with respect to the building location.

Sun Path Analysis, in the Northern Hemisphere, is a technology that takes into consideration the high intensity sunfall received in the South and South West directions.

Shading is one of the key strategies to reduce heat gain and it also impacts the daylight penetration. An ideal shading strategy or device will block maximum solar radiation while still permitting daylight and views.

SBH, Viman Nagar's façades have been studied in terms of solar exposure and have a perforated envelope. These envelopes control the amount of sunlight coming into the building, thus reducing temperatures in the office and cutting down on the energy consumption.





Current Occupants



DOING IT THE BETTER WAY





[solitaire.in/vimannagar](https://solitaire.in/vimannagar)



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