

Flagship Case Study

# EVEREST SKYLINE 101

A complete A-Z concept-to-deck showcase designed to impress international clients.



Type  
**101-floor Mixed-Use Tower**

Focus  
**Planning • Safety • Wind-ready concept**

Output  
**Deck + Renders + Plans**

## Process (How we deliver)

### 1) Brief & Inputs (Day 0-1)

Site/location, area, use-mix, reference style, deadline, and any bylaws you already have.

## 2) Concept Pack (Week 1)

Massing + key floor zoning + façade direction + MEP zoning + initial visuals.

## 3) Final Investor Deck (Delivery)

Investor-ready PDF deck + renders + floor plates + summaries (costing & sustainability).

### Quick Links

[Renders](#)[Scope](#)[Pricing](#)[Sample Pages](#)[Contact](#)

## Project brief (A-to-Z)

- **Planning:** lift zoning, sky-lobbies, amenities floors
- **Safety:** pressurized stairs, smoke control, refuge floors, egress strategy
- **Structure concept:** central core + outriggers + mega-columns (wind-ready)
- **MEP:** zoned HVAC, dedicated shafts, emergency power, water tanks, STP
- **Sustainability:** high-performance façade, daylighting, rainwater harvesting, solar readiness
- **Deliverables:** Floor plans (floor-wise) + sections/elevations + concept renders + structural scheme (foundation/column/beam/slab) + MEP concept (plumbing/electrical/HVAC/fire) + BOQ/estimate + timeline + BIM-ready handover (as required) + soil report integration (site-specific)

## Signature Features (A-Z)

Client-impress pack: safety + luxury + smart building features with icons.

## Investor / Buyer Snapshot

High-level commercial story (concept). Final numbers depend on site, bylaws, and market study.

### Revenue Stack

- **Retail podium** (floors 1–6): shops + food court.
- **Offices** (floors 7–28): premium leasable workspace.
- **Hotel** (floors 30–55): rooms + event/banquet potential.
- **Residences** (floors 57–85): luxury apartments.
- **Penthouses** (floors 87–99): ultra-premium units.
- **Observation + rooftop F&B** (floor 100): ticketing + dining.

## Why It Sells

- **Iconic skyline branding:** landmark value + media visibility.
- **Safety-first:** refuge floors, fire strategy, seismic + wind concept.
- **Luxury amenities:** sky lounge, sky garden, pool, observation deck.
- **Smart operations:** BMS, security command, maintenance planning.

## Key Metrics (Indicative)

- **Site area:** TBD sq.ft / TBD sqm
- **Total built-up:** TBD sq.ft
- **Leasable / saleable:** TBD sq.ft
- **Parking:** TBD cars (B3–B1)
- **Peak visitors/day:** TBD (observation + retail)
- **Target segments:** Retail + Office + Hotel + Residence

We will finalize metrics after feasibility + bylaws + market study.

## Indicative Timeline

- **Concept + feasibility:** 4–8 weeks
- **Schematic design:** 8–12 weeks
- **Design development + BIM:** 12–20 weeks
- **Approvals + tendering:** varies by country/city

Helipad / height / FAR / fire norms are approval-dependent.



# A



## Accessibility

### **A — Accessibility**

Universal design: ramps, tactile tiles, accessible facilities.



# B

## **BMS / Building Management**

### **B — BMS**

HVAC, lighting, energy, pumps monitoring.

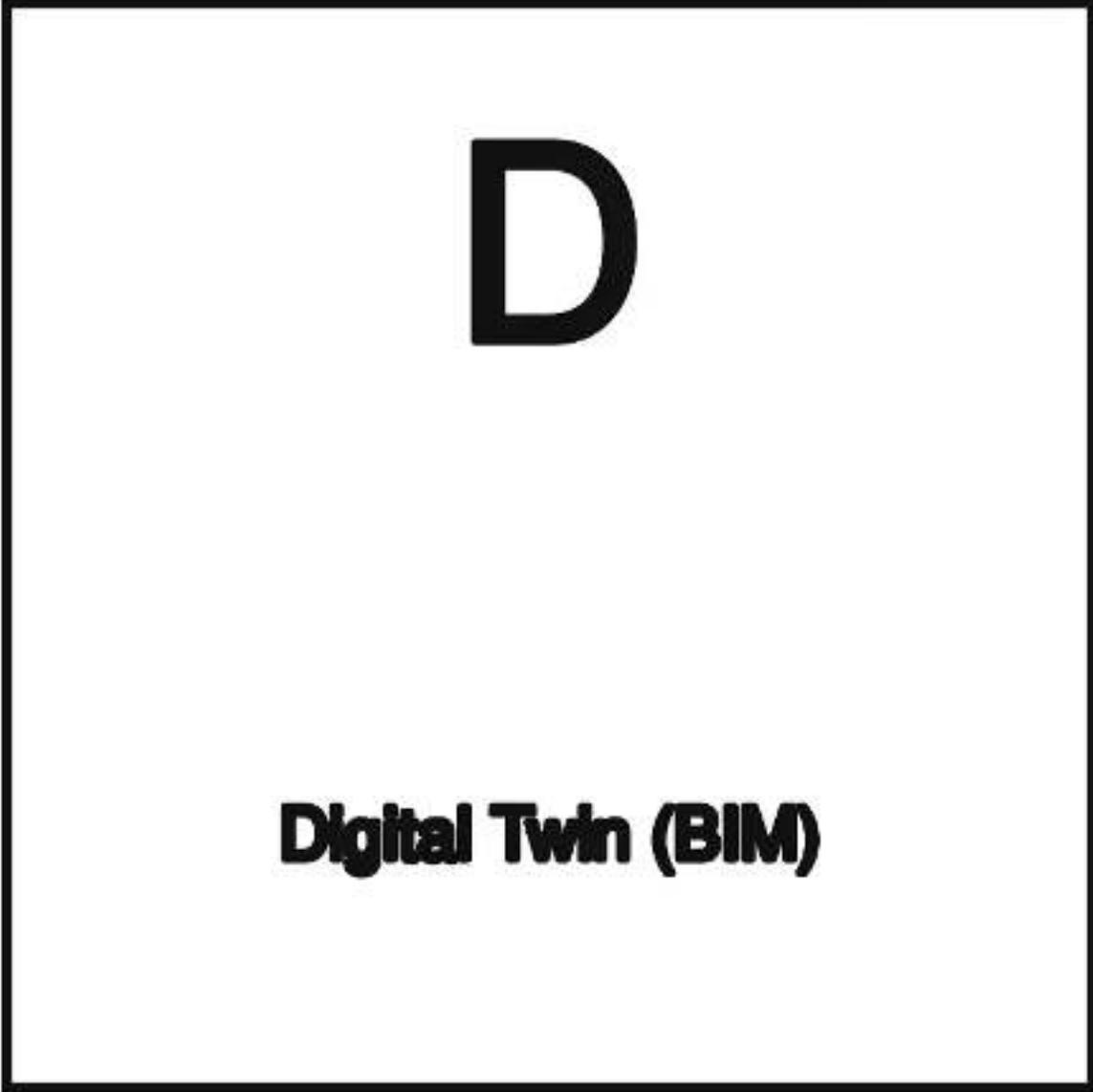


# C

## **CCTV & Command Center**

### **C – CCTV**

Security cameras + control room + visitor system.



# D

## **Digital Twin (BIM)**

### **D — Digital Twin**

BIM model + asset tagging (optional).

A large, bold, black letter 'E' centered within a white square frame.

**Earthquake Resistant**

**E — Earthquake Ready**

Ductile detailing + seismic joints + monitoring.



# F

## Fire & Life Safety

### **F — Fire Safety**

Refuge floors + smoke control + fireman lift.

# G

## Green Building

STP / RWH / SOLAR

### **G — Green Building**

STP, rainwater harvesting, solar-ready.

**H**

**Helipad / Emergency Deck**

EMERGENCY / APPROVAL / SAFETY

**H — Helipad**

Emergency landing deck (approval dependent).



## **Infinity / Sky Pool**

INFINITY / ALL-WEATHER / VIEW

### **I — Sky Pool**

Infinity pool / all-weather option.

A large, bold, black letter 'J' centered in the upper half of a white square frame.

**Jogging Track**

**J — Jogging**

Podium/roof jogging track + wellness deck.



# K

## **Kids & Family Zone**

### **K — Kids Zone**

Kids play + family lounge.

A large, bold, black letter 'L' is centered in the upper half of a white square frame. The frame is set against a dark blue background.

## **Lift Zoning (High-Speed)**

### **L — Lift Zoning**

High-speed lifts + sky-lobby strategy.

# M

## MEP Systems

### **M — MEP**

Zoned HVAC, shafts, DG/UPS, water zoning.

# N

## **Noise & Vibration Control**

### **N — Noise Control**

Acoustic façade + vibration isolation.



## Observation Deck

### **O — Observation**

Observation deck + rooftop restaurant.



P

**Parking + EV Charging**

**P — Parking + EV**

Smart parking + EV fast charging.

A large, bold, black letter 'Q' centered in the upper half of a white square frame.The text 'Quality & Maintenance' in a bold, black, sans-serif font, centered in the lower half of the white square frame.

## **Q — Maintenance**

BMU access + long-life maintenance plan.

**R**

**Retail Podium + Food Court**

**R — Retail Podium**

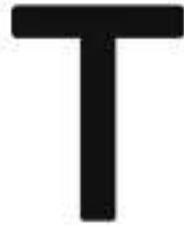
Retail + food court + back-of-house.

**S**

**Sky Lounge / Sky Garden**

**S — Sky Lounge**

Sky lounge + sky garden.



## **Tuned Mass Damper (Wind)**

### **T – TMD**

Wind sway control (optional).

A large, bold, black letter 'U' centered in the upper half of a white square frame.

**Utilities & Water Reserve**

**U – Utilities**

Water reserves + firefighting systems.

A large, bold, black letter 'V' centered within a white square frame.

**VIP Privacy**

**V – VIP Privacy**

Separate lobbies + private lift options.

A large, bold, black letter 'W' centered within a white square frame.

**Wind-Ready Structure**

**W — Wind Ready**

Core + outriggers + mega-columns.



X

**X-Factor Branding**

**X — X-Factor**

Signature crown + façade lighting.

A large, bold, black letter 'Y' is centered in the upper half of a white square frame. The frame is set against a dark blue background.

**Year-Round Comfort**

**Y — Year-Round Comfort**

Smart shading + thermal comfort.

# Z

## Zero-Downtime Emergency

### Z — Zero-Downtime

DG + UPS + emergency readiness.

### Floor-wise planning (example)

- **B3-B1:** Parking + services + STP/UG tanks + electrical rooms
- **G:** Grand lobby + retail entry + security + drop-off
- **1-6:** Retail podium + food court + back-of-house
- **7-28:** Grade-A offices (zoned lifts)
- **29:** Sky-lobby + amenity + transfer floor
- **30-55:** Hotel floors + banquet/ballroom

- **56:** Refuge + MEP plant (code compliant)
- **57-85:** Premium residences (separate lobby + lift bank)
- **86:** Sky lounge + amenities + sky-garden
- **87-99:** Penthouses / signature residences
- **100:** Observation / restaurant (optional)
- **101:** Crown + MEP + facade maintenance level

## Renders (Concept Visualizations)

High-level visuals for presentation. Illustrative only — final renders are customized after client inputs.



**Exterior (Day)** — concept visualization



**Exterior (Night)** — lighting mood



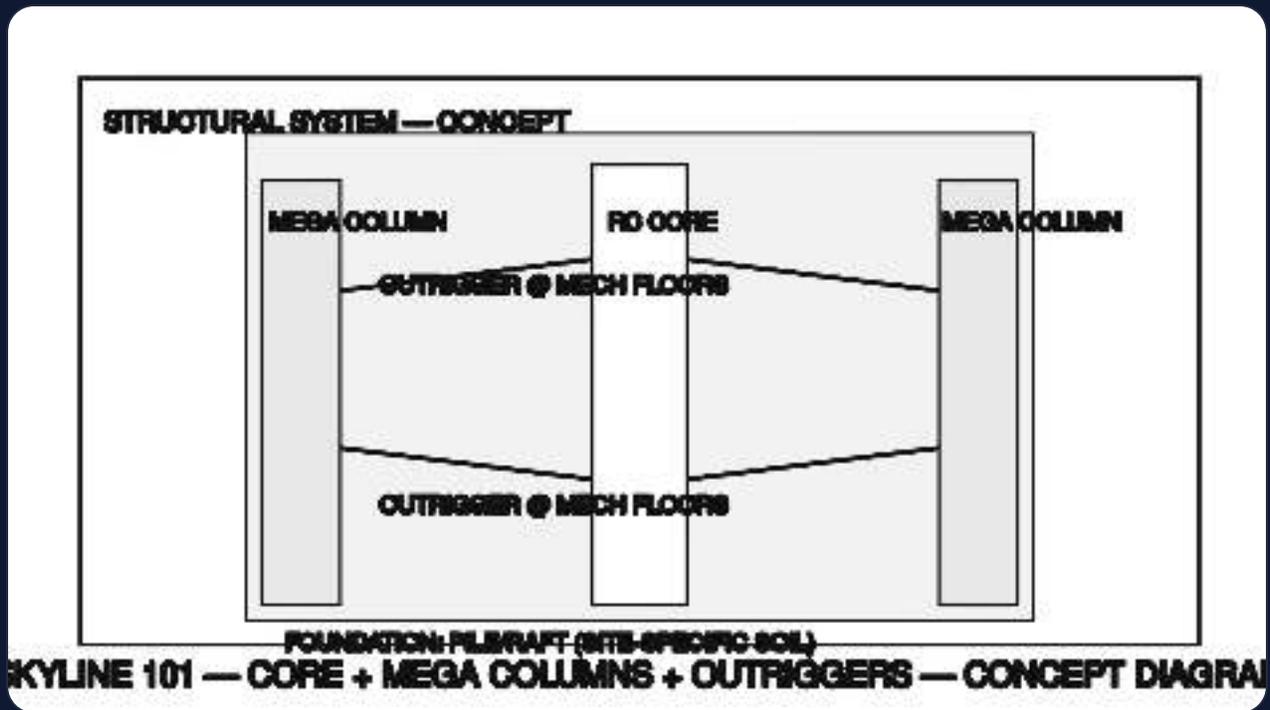
**Aerial** — skyline presence



**Interior Mood** — lobby/amenity direction

## Structural System (Concept)

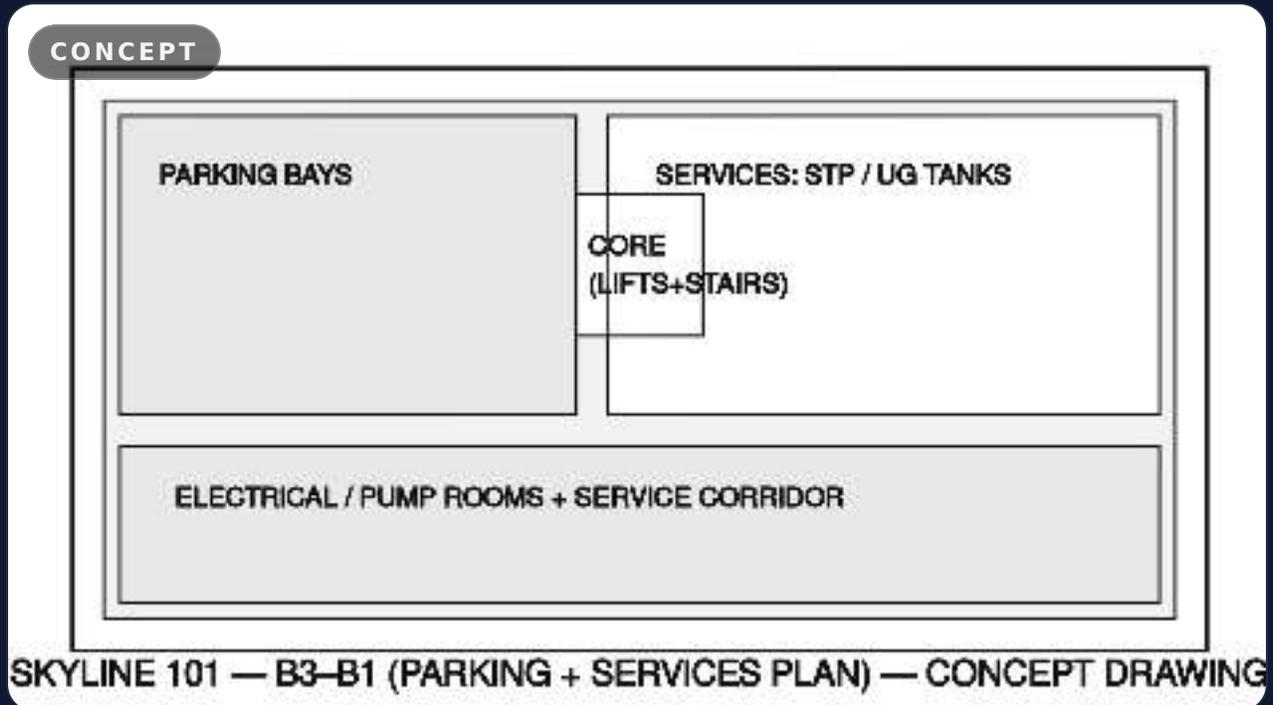
Engineering snapshot (concept): core + mega-columns + outrigger strategy. Final design depends on site soil + local codes.



### Core + Mega-Columns + Outriggers

- **RC core** for lateral stability + services shafts.
- **Mega columns** for gravity load + stiffness.
- **Outrigger/belt levels** at mechanical floors to control sway.
- **Wind/Seismic** ductile detailing + monitoring (as required).
- **Foundation** finalized after soil report (pile/raft as per SBC).

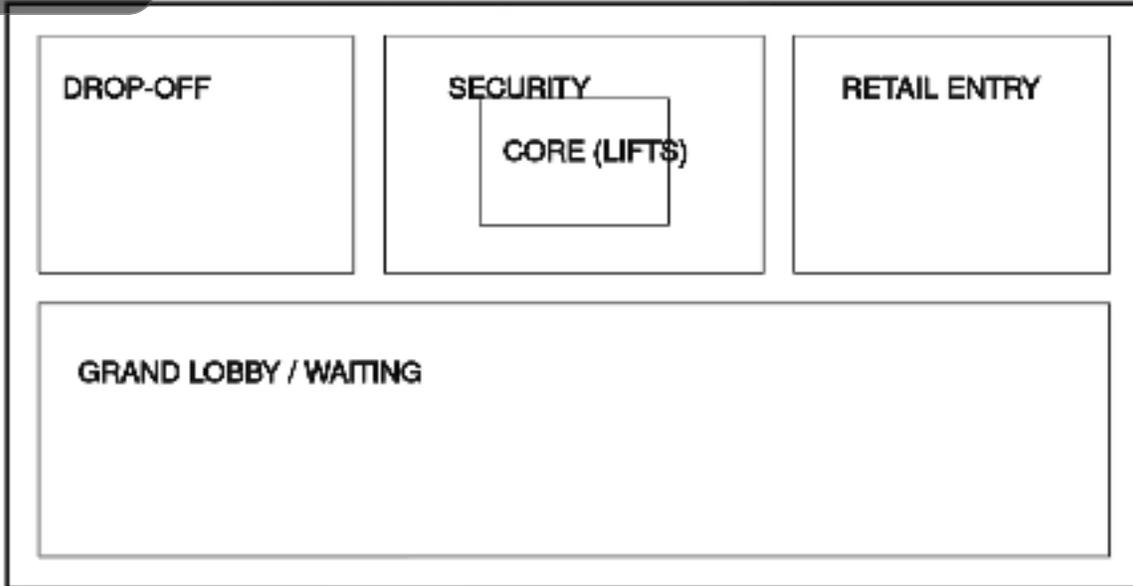
## Floor-wise zoning diagrams (concept)



### B3-B1: Parking + Services

UG parking, services, STP/UG tanks, electrical rooms.

**CONCEPT**

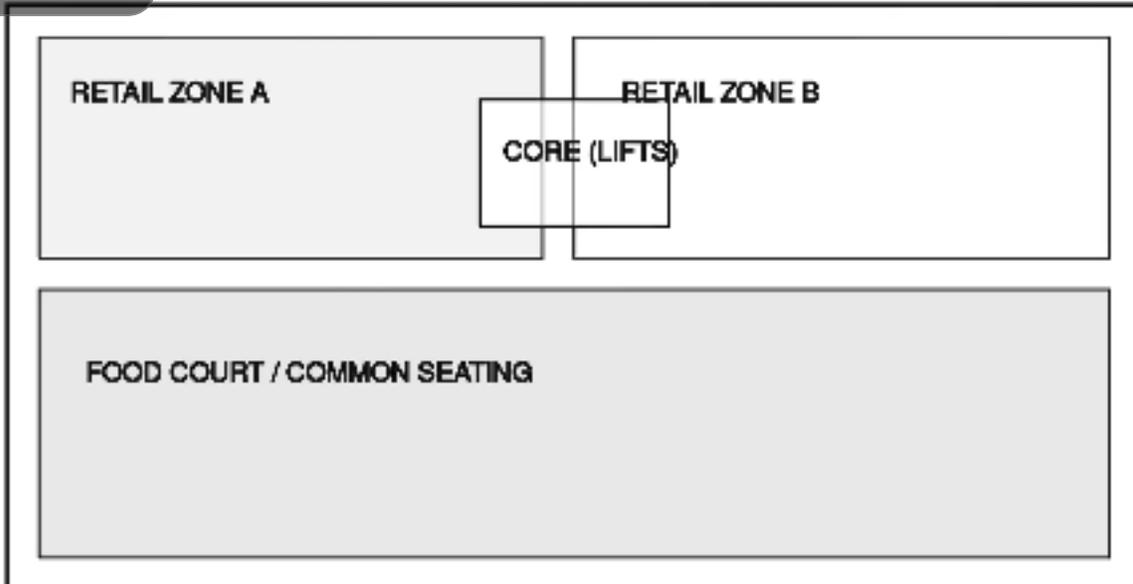


**SKYLINE 101 — G FLOOR (LOBBY PLAN) — CONCEPT DRAWING**

### G: Grand Lobby

Drop-off, security, lobby, retail entry.

**CONCEPT**

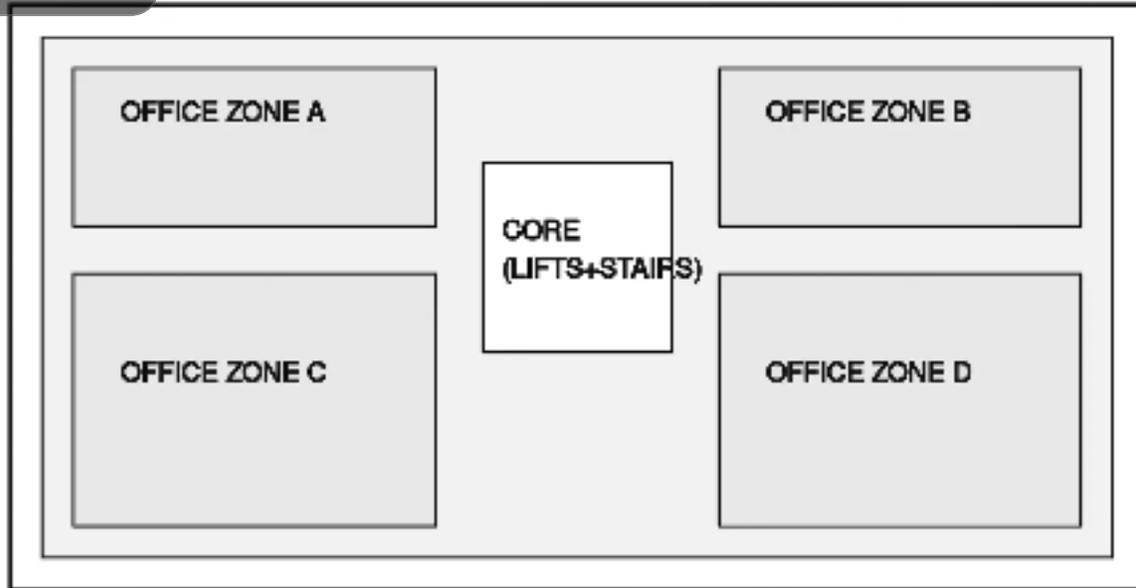


**SKYLINE 101 — FLOORS 1-6 (PODIUM PLAN) — CONCEPT DRAWING**

### 1-6: Retail Podium

Retail, food court, back-of-house.

**CONCEPT**

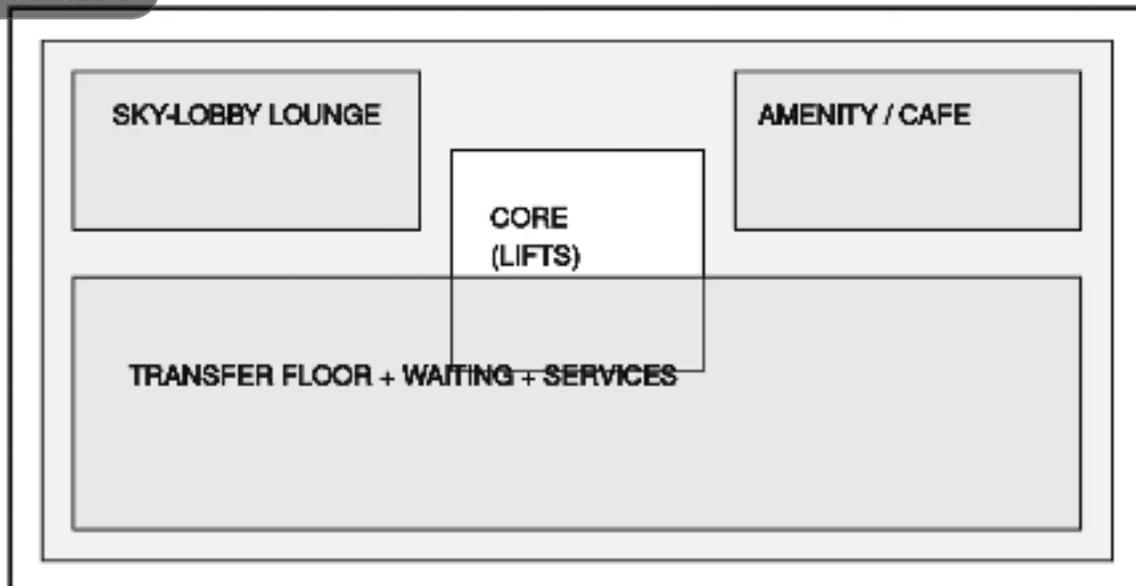


**SKYLINE 101 — FLOORS 7-28 (OFFICE PLAN) — CONCEPT DRAWING**

**7-28: Offices**

Grade-A offices (zoned lifts).

**CONCEPT**

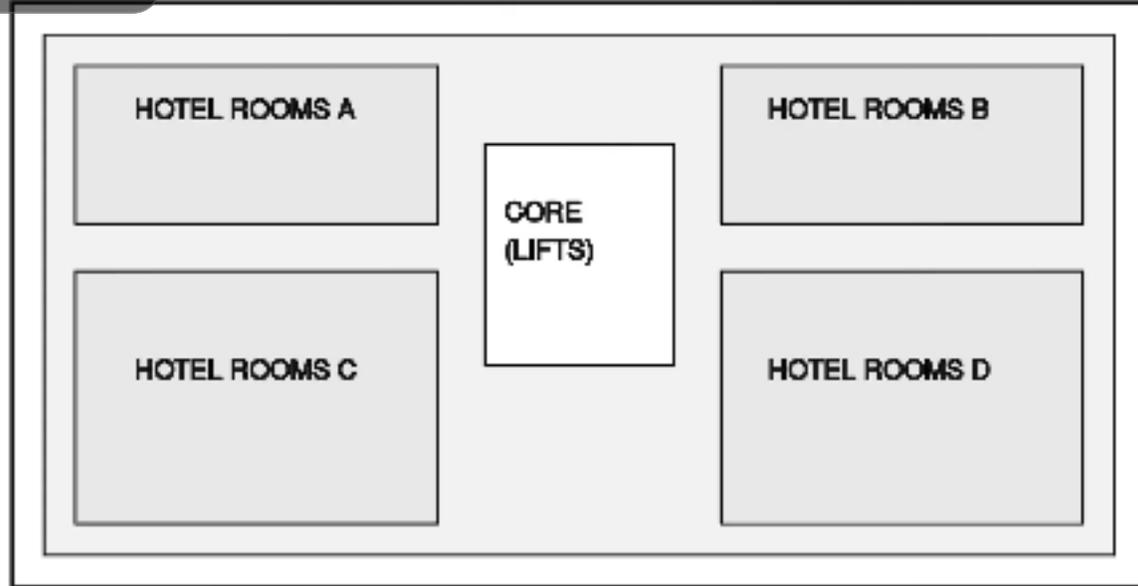


**SKYLINE 101 — FLOOR 29 (SKY-LOBBY PLAN) — CONCEPT DRAWING**

## 29: Sky-lobby

Transfer floor + amenities.

### CONCEPT

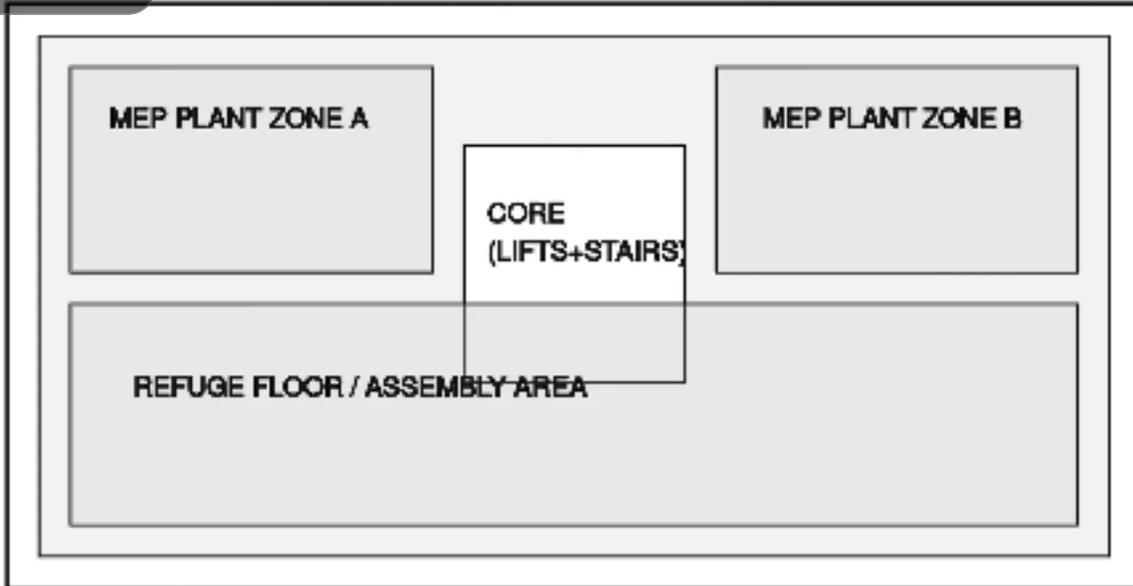


SKYLINE 101 — FLOORS 30-55 (HOTEL PLAN) — CONCEPT DRAWING

## 30-55: Hotel

Typical hotel floors + banquet.

**CONCEPT**

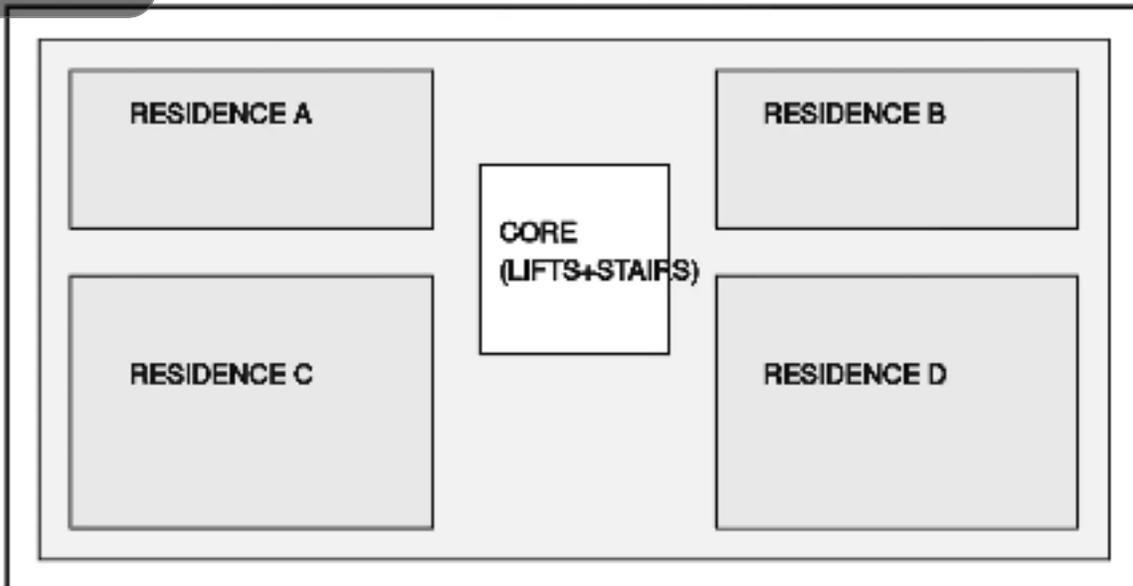


**SKYLINE 101 — FLOOR 56 (REFUGE + MEP PLAN) — CONCEPT DRAWING**

**56: Refuge + MEP**

Refuge floor + MEP plant.

**CONCEPT**

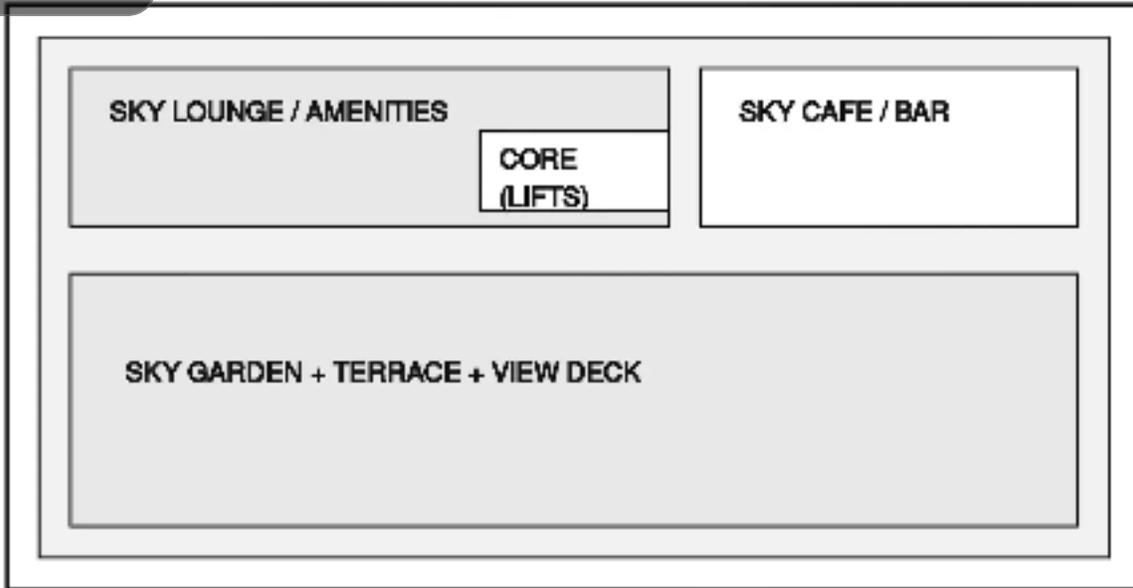


**SKYLINE 101 — FLOORS 57-85 (RESIDENCE PLAN) — CONCEPT DRAWING**

**57-85: Residences**

Premium residences (separate lift bank).

**CONCEPT**

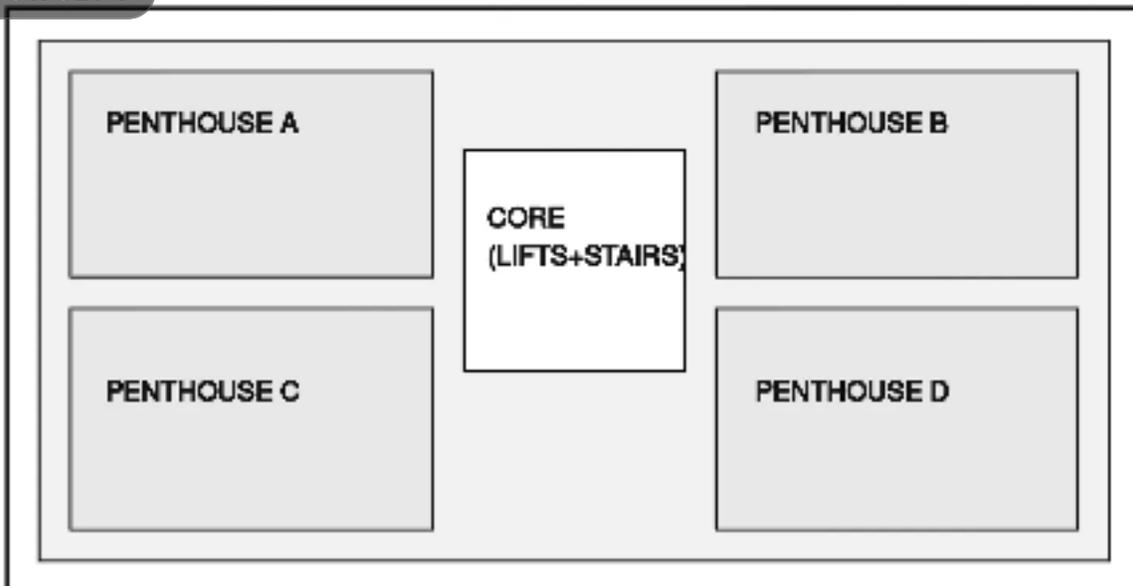


**SKYLINE 101 — FLOOR 86 (SKY LOUNGE PLAN) — CONCEPT DRAWING**

## 86: Sky lounge

Amenities + sky-garden.

**CONCEPT**

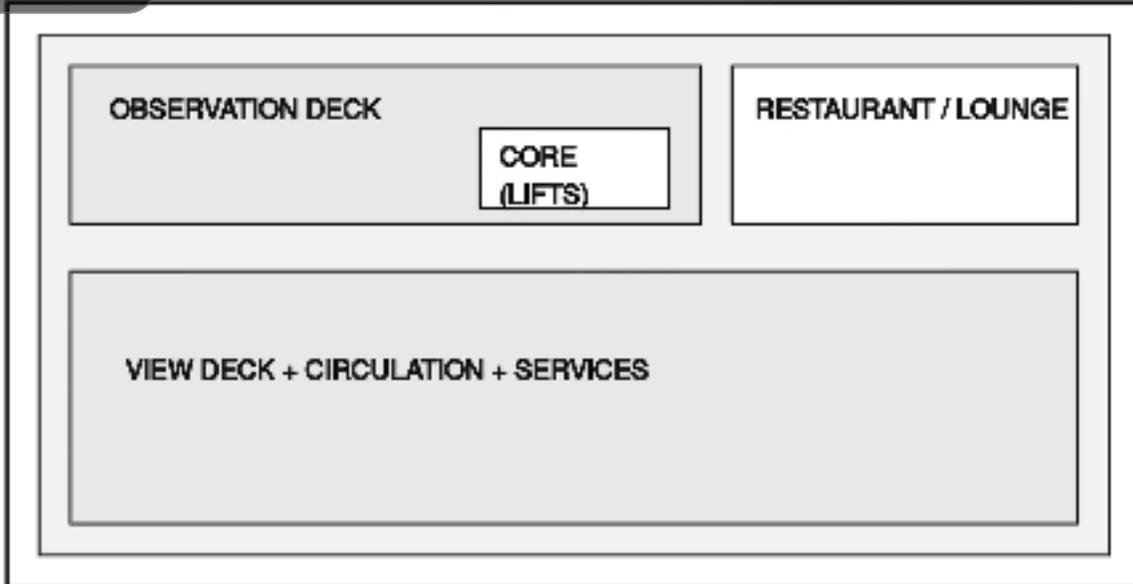


**SKYLINE 101 — FLOORS 87-89 (PENTHOUSE PLAN) — CONCEPT DRAWING**

## 87-99: Penthouses

Signature residences.

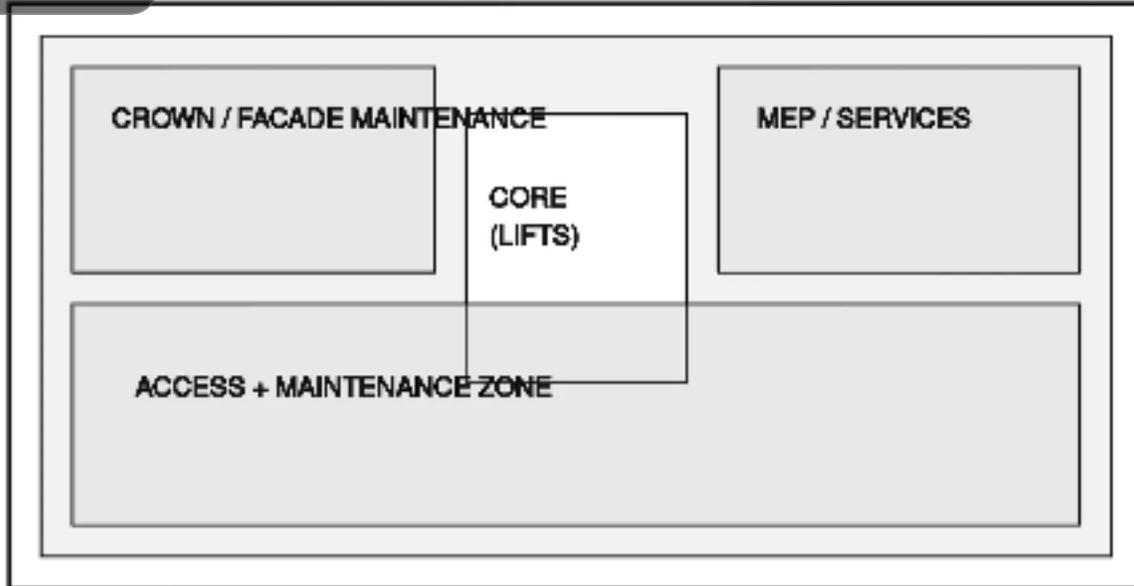
### CONCEPT



SKYLINE 101 — FLOOR 100 (OBSERVATION PLAN) — CONCEPT DRAWING

## 100: Observation (optional)

Restaurant / observation deck.

**CONCEPT****SKYLINE 101 — FLOOR 101 (CROWN + MEP PLAN) — CONCEPT DRAWING****101: Crown (optional)**

Crown + MEP + facade maintenance.

**Note:** CONCEPT DIAGRAM. Illustrative only — final drawings are delivered as CAD/PDF after client inputs.

## Scope & Deliverables

**What the client gets**

- Investor PDF deck (clean, client-ready)
- Renders (exterior + key interiors)
- Floor plates (typical + key levels)
- Façade concept + material direction
- MEP zoning (high-level)
- Sustainability strategy + costing summary

## Pricing Packages (USD)

Ranges depend on built-up area, complexity, and deadline.

## Starter

**\$1,500 - \$3,000**

Timeline: 7-10 days • Revisions: 1

**Final Deliverables:** Investor Deck (PDF) + CAD/PDF drawings (as applicable)

- Concept massing + 2 key renders
- 1-2 floor plates (sample)
- Basic costing summary

## Standard

**\$4,000 - \$8,000**

Timeline: 2-3 weeks • Revisions: 2

**Final Deliverables:** Investor Deck (PDF) + CAD/PDF drawings (as applicable)

- Investor PDF deck (clean layout)
- 4-6 renders + façade direction
- Typical + key floor plates
- MEP zoning (high-level)

## Premium

**\$10,000 - \$20,000**

Timeline: 4-6 weeks • Revisions: 3

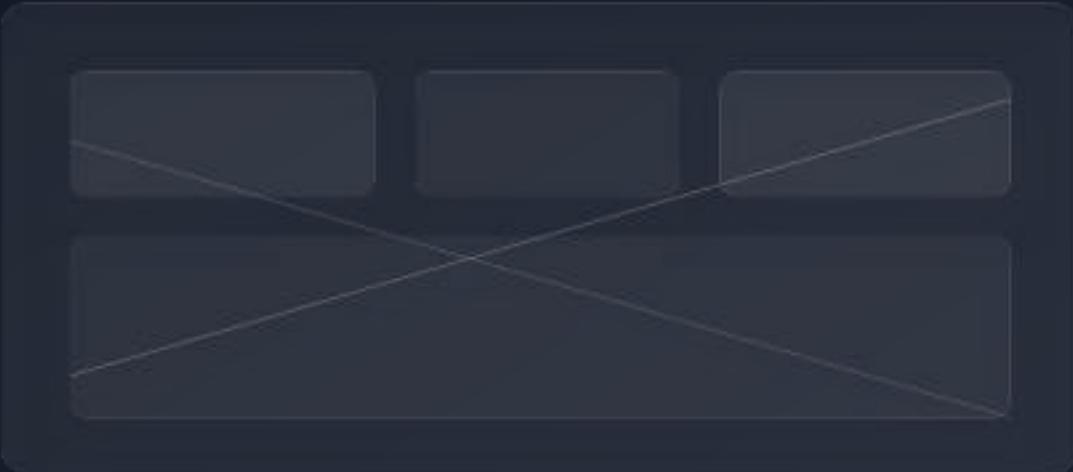
**Final Deliverables:** Investor Deck (PDF) + CAD/PDF drawings (as applicable)

- Full investor deck + narrative
- 8-12 renders + detailed façade concept
- Floor plates set + zoning diagrams
- Sustainability + costing summary (expanded)

# Case Study Sample Pages

Preview thumbnails (sample pages): plan / section / elevation / façade / MEP / sustainability.

EVEREST SKYLINE 101 — SAMPLE PAGE

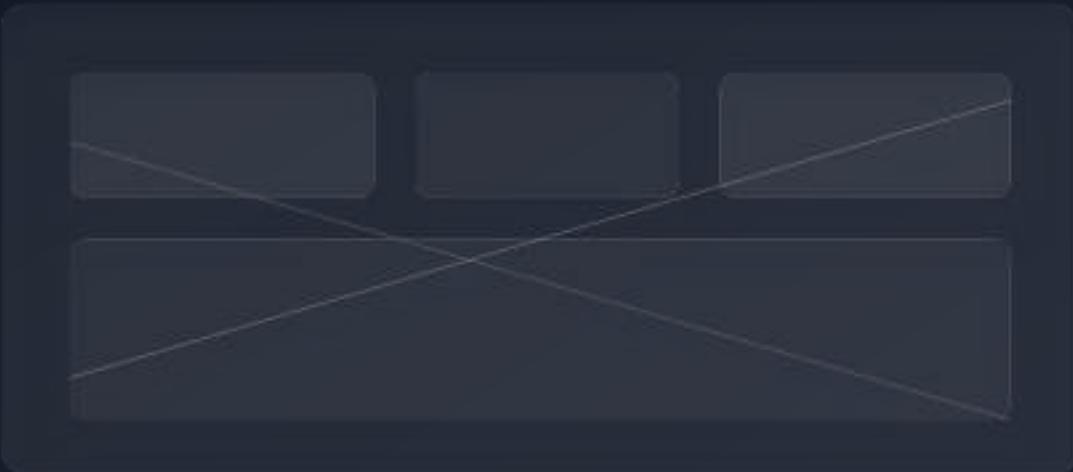


# PLAN

Floor plate sample page

**Plan** — floor plate sample

EVEREST SKYLINE 101 — SAMPLE PAGE

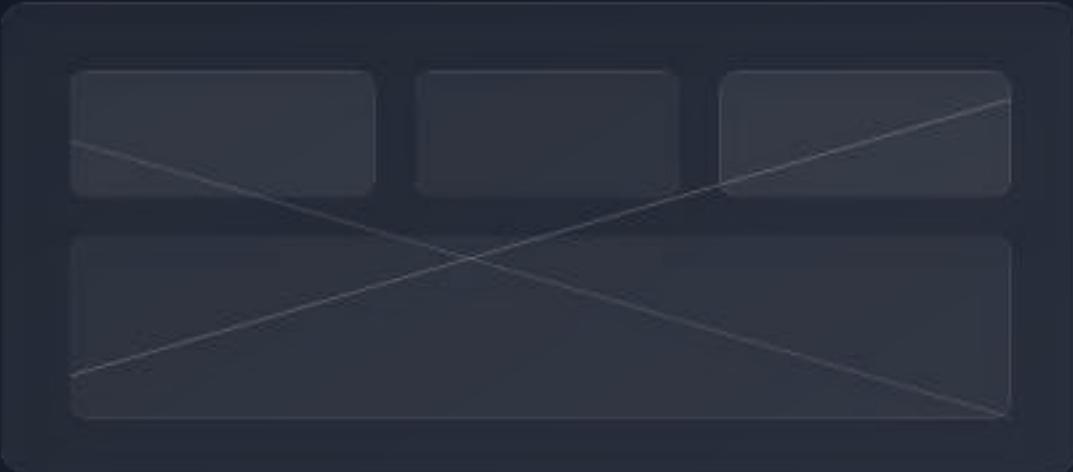


# SECTION

Vertical cut + core logic

**Section** — vertical cut + core

EVEREST SKYLINE 101 — SAMPLE PAGE

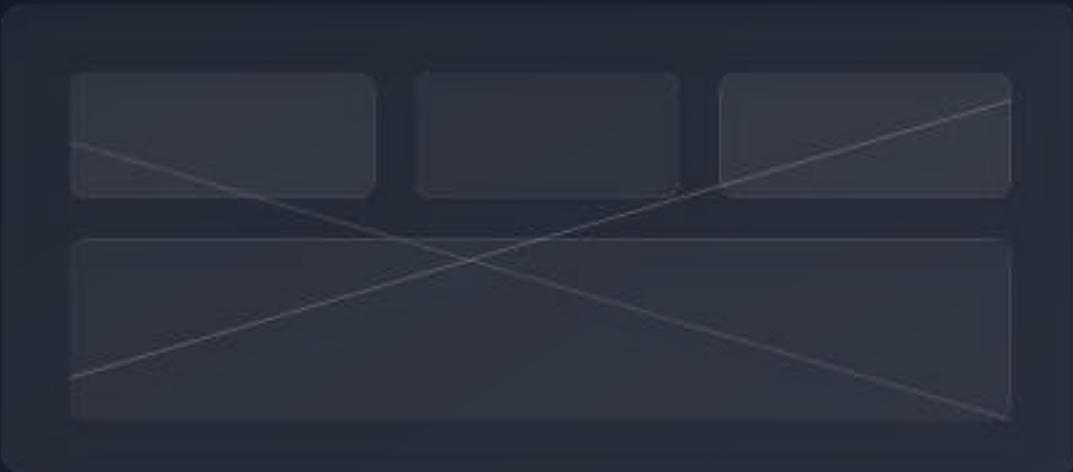


# ELEVATION

Tower proportion + skyline

**Elevation** — tower proportion

EVEREST SKYLINE 101 — SAMPLE PAGE

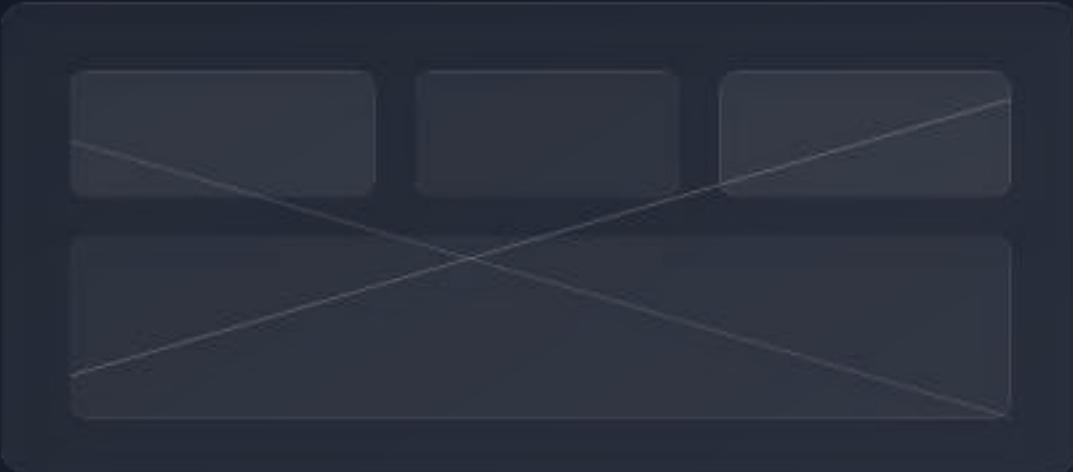


# FAÇADE

Material + rhythm concept

**Façade** — material + rhythm

EVEREST SKYLINE 101 — SAMPLE PAGE

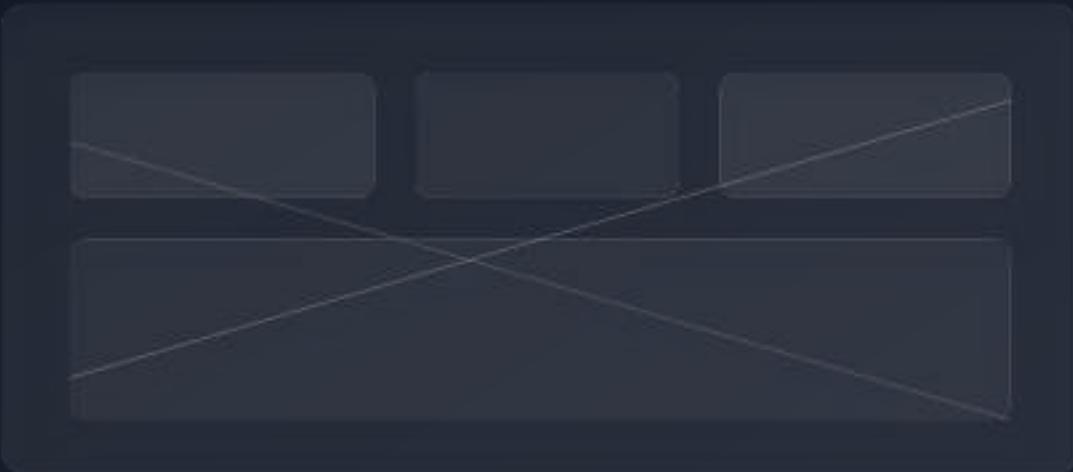


# MEP

Zoning + plant strategy

MEP — zoning + plant

EVEREST SKYLINE 101 — SAMPLE PAGE



# SUSTAINABILITY

Energy + water + comfort

Sustainability — energy + water

**Sample Investor Deck (On Request)**

Sample deck is shared after brief confirmation.

**Request the Deck**

Note: This is a showcase concept. Final design is customized to local bylaws, wind/seismic zone, and site conditions.

© 2026 Everest Software Solutions. All rights reserved.

Email: [smartnessidea@gmail.com](mailto:smartnessidea@gmail.com) • Reply within 24h • WhatsApp: +91 8093549828 • India (Remote / Worldwide)