

WEGMANS BUSINESS PARK

Plot No. – 3, Knowledge Park – III, Greater Noida

Technical Specifications - IT Tower I

Name and Address of the owner	Wegmans Industries Private Limited F-7, East of Kailash, Delhi -110065
Location and Address of the property	Plot No. 3, Sector-Knowledge Park-III, 80 mtr. wide Surajpur Kasna Main Road, Greater Noida City
Surroundings	ST Microelectronics, Pepsi, L.G. Electronics, Moserbaer, Maruti
Demised Premises	Plot Size : 40,470 sq.mtrs. (10 acres) Total Area - 3,00,000 sq.ft. No. of Floors - Basement + Ground + 5 Floors Large Efficient Floor Plate - 50,000 sq.ft.
AHU & Electrical Rooms	Space on each floor for services covering Electrical, AHU, etc.
Communication	Greater Noida is directly integrated with Delhi Telephone Exchange and is connected to the National Telecom Network.
Floor to Floor Height	4.2 meters
Clear Height	3.9 meters
Column to Column Spacing	8.1 meters
Floor Plate Size	50,000 sq.ft. approx.
Status	Ready for Fit-outs
Amenities	Multi-cuisine Food Court, Business Center, 24X7 Cafés, IATA Approved Travel Desk, Gymnasium, Bank ATM, Florist, Medical Desk & Crèche.
Full Power Back-up	3 Caterpillar DG's - 1500 Kva each Power available from the grid on 33KV dedicated lines.
Centrally Air-conditioned	4 Screw Chillers of YORK - 350 TR capacity each, Bell Cooling Towers, Heat Recovery units, ITT Primary & Secondary Pumps
Elevators	Kone Glass Elevators 6 x 22 Pax + One Service Lift
Floor Load Bearing Capacity (Kg / sq.mtr.)	400 Kgs / sq.mtr.
Power Supply / Electricity	State-of-the-art LT Panels, Cables, Earthing, Transformers and Lightning Protection System
Safety Standards	Modern Building Management System (BMS) by Johnson Controls to ensure low operating costs, Sprinklers, Addressable Smoke & Heat Detectors, Non-flammable Filters & Flexible Connections of AHU's, Well Ventilated Common Areas as per NBC Standards
Misc. Specifications	Sewage Treatment Plant of 250 KLD Capacity, Excellent Underground and Overhead Water Tank Capacity, Controlled Noise Level in air-conditioned area in the range of NC-35 TO NC-40

Location



CONSTRUCTION WITH INTEGRITY

WEGMANS INDUSTRIES PVT. LTD.

Corporate Office : F-7, East of Kailash, New Delhi - 110065, India.
Phone : + 91 - 11 - 26476211/77 Fax : + 91 - 11 - 26476654

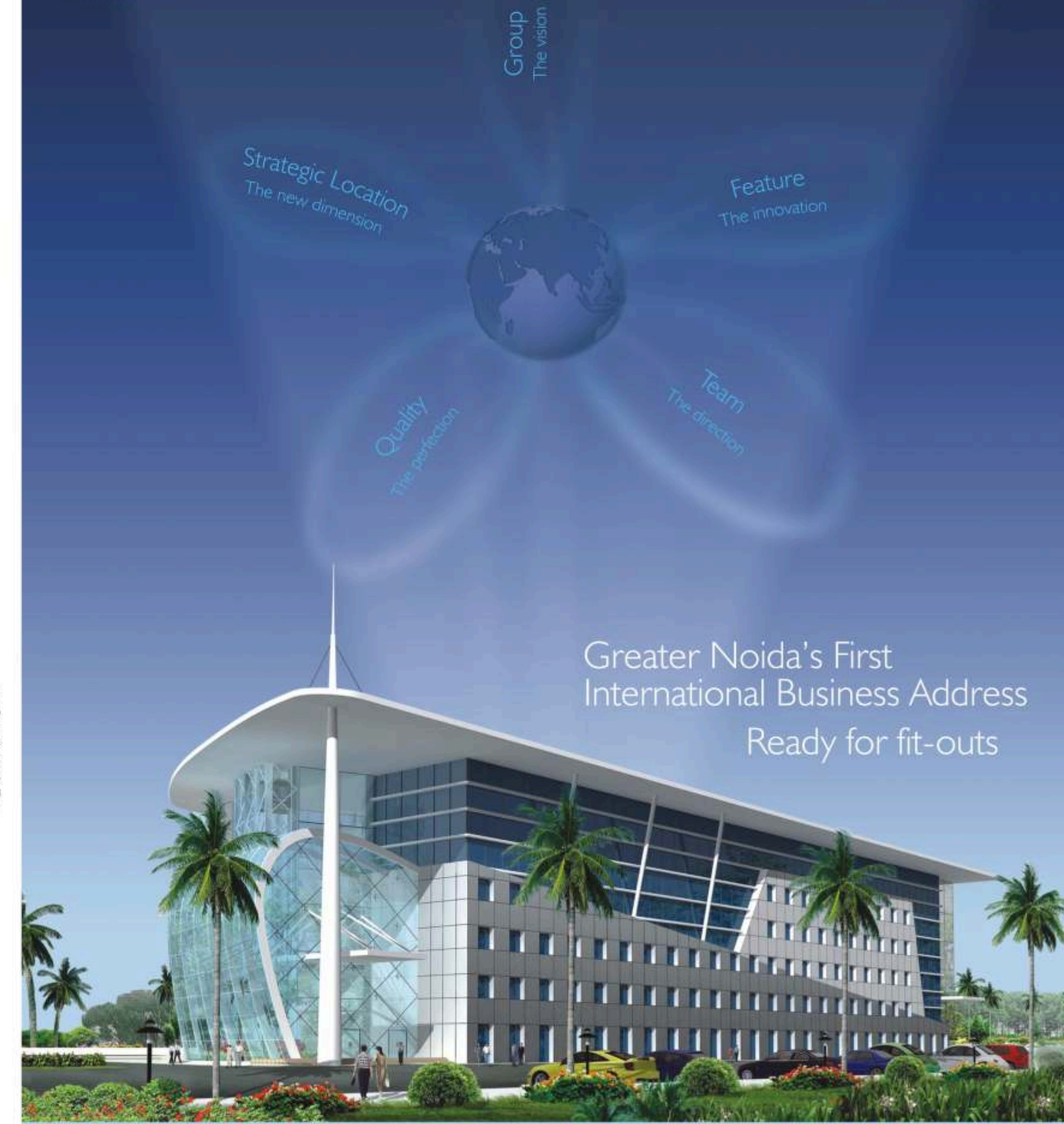
Site Address : Plot No. 3, Sector Knowledge Park-III, Surajpur Kasna Main Road,
Greater Noida City (NCR), India. (Opp. L.G. / Moserbaer & Adjoining to ST Microelectronics)

For Sales : 9818678349, 9310844423, 9910064500

E-mail : sales@wegmansitpark.com Website : www.wegmansitpark.com www.wegmans.in www.tivolihabitatcentre.com
For more information : SMS 'WEG' to 54545



WEGMANS
Business Park
GREATER NOIDA



info@noidasdevelopment.com

10 Acres of Inspired Business Lifestyle

ABOUTUS

Wegmans Group of Companies is one of the fastest developing assemblages with a scintillating turnover of over Rs.200 Crores per annum. They have proven their forte in the field of Real Estate, Hospitality Services - Tivoli Habitat Centre, Agriculture and Plantations, Commodity Trading on NCDEX and MCX, Capital Market Trading on NSE and BSE, Depository Services, Construction and much more.

Wegmans Group has successfully ventured into the following businesses:

- Wegmans Financial Services Pvt. Ltd.
- Wegmans Builders & Developers Pvt. Ltd.
- Krishi Rasayan Export Pvt. Ltd.
- Gupta Commodities Pvt. Ltd.
- Wegmans Constructions Pvt. Ltd.
- Herbal Industries
- Tivoli Habitat Centre, Greater Noida



SITE PLAN

Grade A Building
3 lac. sq.ft.
IT/Tes
Commercial
Office Space
Ready for
Fit-Outs / Lease

The Project



Wegmans Business Park

Spread over 10 acres, **WBP** has been custom designed to meet the end requirements of IT/Tes sector with robust infrastructure and specifications. The concept is to create an international business lifestyle with top of the line facilities in Housing, Hospitality, Retail, Business Centre, Entertainment, Incubation Centre and Recreational Space, all streamlined to provide a prolific ambience where people can live, work and play.



Infrastructure

- 24x7 operational support with 100% power back-up, centrally air-conditioned and round the clock water supply.
- Earthquake resistant RCC frame structure - Seismic Zone IV design.
- 3,00,000 sq.ft. area with large and efficient floor plates of 50,000 sq.ft. consisting of 8.1m x 8.1m span grid and 4.2 meters floor-to-floor height.
- Equipped with state-of-the-art infrastructural facilities like glass elevators.
- Ample open & covered vehicle parking facilities.
- Green & Clean Environment – rain water harvesting & waste management systems.
- Safety & Security – efficient fire detection & protection systems, Modern Building Automation Systems.
- International style landscaping.
- Designed on the pattern of green building.
- Management and maintenance of the entire complex by a professional facility management system.
- Integrated amenities for IT/Tes, Retail, Entertainment, Hotels, Serviced Apartments, Business Centre and Recreational Space.

The Direction



THE TEAM

Wegmans Business Park is poised to emerge as a world class business destination that will inherently change the business style of the contemporary corporate world as it is customized to reflect the personality of the organization.

Project Consultants

- **Architect - Hafeez Contractor, Mumbai :** The chief architect of the project, has lent his expertise to several prestigious projects in the field of residential developments, hotels, corporate offices, banking and financial institutions etc.
- **Project Management Consultancy - M/s. Feedback Ventures Pvt. Ltd. :** One of India's leading infrastructure consultants, renowned for transaction advisory, project development, planning & engineering and project management services to both government and private owned companies in India and overseas.
- **Services Consultant - M/s. Sanelac Consultants Pvt. Ltd. :** Highly qualified and experienced design engineers having National / International design and execution experience in the field of HVAC, Electrical, Fire Protection, Plumbing / Sanitary, STP & Telecommunication Services.
- **Landscape Architect - Priya Dey :** A renowned contemporary landscape architect, has extended her expertise in creating the exteriors masterfully.

Project Execution Partners

- Electrical Works - Sterling and Wilson Pvt. Ltd.
- Power Back-up Works - TIL India Ltd. – Caterpillar Power DG Sets
- Lift Agency - Kone Elevators Pvt. Ltd.
- HVAC Works - Sterling and Wilson Pvt. Ltd.
- Façade Contractor - Star Alubuild Pvt. Ltd.
- Fire Protection - Firepro Systems Pvt. Ltd.
- Plumbing Contractor - SD Marker & Co. Pvt. Ltd.



Our Completed Projects

Sudeep Plaza, Plot No.3, Pocket-IV, Sector-11, Dwarka, Delhi



Wegmans Princeton Plaza, Plot CSC/OCF, Pocket-H, Sector-18, Rohini, Delhi

Tivoli Habitat Centre R-1, Sec. 20 Recreational Sector, Greater Noida (Opp. J.P. Golf Course)



PREMIUM LOCATION

Wegmans Business Park (WBP) is strategically located in Greater Noida, one of the fastest growing Information Technology Hub in India. Situated alongside 80 meter wide Surajpur Kasna Road, at Knowledge Park III, **WBP** is surrounded by MNCs like L.G., Moserbaer, Pepsi, ST Microelectronics and Maruti among many others, making it the most optimal environment for Fortune 500 Companies, MNCs and APEX Indian Corporation.

Location Specifications

- Strategically located on 80 meter wide Surajpur Kasna Main Road.
- Lush green surroundings with 40 meter wide green belt which lies alongside the project.
- Excellent frontage of 232.4 meters.
- Situated along the proposed metro/railway line as per the Greater Noida Master Plan 2021.
- **Public Access** - Connectivity to Delhi by DND Flyway, 6 Lane Greater Noida Expressway and Proposed Light Rail Transit (LRT) Corridor from Phase-I, Sector 32, City Center to Pari Chowk. Easily accessible from Noida, Dadri, Ghaziabad, Faridabad & Agra.
- **Living Space** - Over 10,000 residential apartments are available for rent in the immediate vicinity.
- Conveniently located from International Airport (55 min. drive), New Delhi Railway Station (40 min.), Connaught Place, Delhi (30 min.), India Gate (25 min.) and Noida (15 min.).

