

Imagine waking up to a mesmerizing dawn.
Imagine drawing your curtains aside to let natural
sunlight weave into every nook and corner of your
house. Imagine throwing the windows open to
greet gushes of sweet smelling breeze in. Imagine
breathing in the freshness of acres of lush greens.

Imagine listening to the sounds of serenity.
Imagine unmatched luxury glorifying every
moment of your lifestyle...

That's the kind of dream
The 3C Company and Red Fort Capital are
bringing to life at Lotus Boulevard,
India's Largest Green Residential Estate!



The 3C Company is the pioneer in conceiving and executing Green Developments in Delhi and NCR. Working towards altering your lifestyle dramatically and offering you opportunities to contribute towards conserving natural resources, The 3C Company is driven by the motto of 'Create, Care and Conserve'. With over 13 million sq. ft. delivered successfully, the Company is passionately working towards reducing the carbon footprint on earth.

The 3C Company houses a huge team of highly specialised Architects, Engineers, Project Managers, Interior Designers and Facility Managers. This is the only team in Asia, which has to its credit THREE PLATINUM and FOUR GOLD RATED LEED Certified Green Buildings, namely the WIPRO and PATNI Campuses in Gurgaon and Noida respectively.



Red Fort Capital is a global investment management firm that invests in private and public markets across asset classes, with an emphasis on Indian real estate. Its investors include global pension funds, insurance companies and governments. This team has professionals with over 100 years of real estate experience combining Indian and international real estate development, finance and capital market expertise. Red Fort Capital invests in projects across all sectors and real estate operating companies. Since 2006, it has invested with leading development partners in select real estate opportunities pan India in residential complexes and townships, as well as commercial and IT office spaces.





The 3C Company presents LOTUS BOULEVARD – India's Largest Green Residential Estate. Strategically located in Sector 100, Noida, Lotus Boulevard enjoys direct accessibility from the expressway and is situated close to the already habitant sectors – 46 & 47.

Nestled amidst 40 acres of tranquil and solace, Lotus Boulevard heralds an era of new world luxuries combining with suburban living. The 'Green' features and benefits of this unique residential estate, take it much beyond any other project. Right from sprawling acres of refreshing greens populating every corner, to fresh and cool breezes streaming inside, to the cross-ventilated arrangement that guides natural light into all corners of the houses, are parts of the exceptional advantages of a lifestyle in this exquisite 'Green' haven. As if that's not all, it also conserves critical natural resources and huge amounts of energy & living costs and lets you contribute towards making this planet a greener and healthier place.

Located in Sector 100 of Noida, this green residential estate showcases 2, 3 and 4 bedroom luxury apartments in varied options. As with the apartments, the amenities that come along, are also equally impressive, like the 1,25,000 sq. ft. 'PLANET LOTIER'. Unmatched in form and function, it'll be the social heart of the estate, where people of all ages shall converge to fulfill various social and recreational needs, thus forming a large community of interest.

'Lotus Boulevard' has been registered for the IGBC Green Homes LEED Certification Programme. The registration number for the project is 'GH091022'.











VIEW OF PLANET LOTIER

Green Benefits: The advantages of being one with nature...

Our unique 'Green Building Technology' is an idea for the planet... for the future... for life. It is inspired by various elements of nature and innovatively designed to generate significant economic and health advantages for you. It brings you closer to nature by bringing nature closer to you!

Breathtaking Greens

With over 80% of open spaces, all balconies and windows have been specifically designed to present rejuvenating views from all directions.

Heat Reduction

Insulated Roofs and Walls (optional) substantially reduce heat ingress (up to 60%), thereby resulting in substantially lower air-conditioning loads.

Solar Lighting

Save for yourself as well as for the planet with the latest in solar lighting systems.

Cross Ventilation

With fresh breezes wafting through all corners, welcome a healthy environ in to your house.

Cost Reduction

Bid adieu to high water and electricity bills with energy efficient mechanical & electrical equipment.

Recycling to Conserve Nature

Take pride in being a responsible citizen and enjoy healthy living with '0% Discharge Building', innovative Solid Waste Management, Waste Segregation System and Eco-Friendly Infrastructure & Facilities.

Shuttle Services

Exclusive Shuttle Bus services available from the estate to key locations nearby.

Naturally Lit

Welcome 100% natural light all across your house, thereby cutting down the usage of artificial light by 50%.

Sensor Lights

Enjoy highly reduced energy costs with sensor lights that switch on automatically when you are around in the common areas, thereby reducing maintenance charges.

Healthy Indoor Environment

Right from basic eco-friendly construction materials to odourless paints and textures on your walls, relish the benefits of a healthy green environment.

Water Conservation

The latest in Rainwater Harvesting Technology, water conserving fixtures & fittings, along with native & low water consuming plants, let you save every drop of water you can.





NIGHT VIEW OF STREETSCAPE



Choose to Live Green...

Something that's suave, something that's majestic,
something that's superlative and something that's quite
naturally you...

Gushes of sweet smelling breezes, natural sunlight
streaming in, acres of open spaces, amenities that are the
envy of an entire metropolis... and blissful luxury, in perfect
harmony with nature...

Here's a green living that's as luxurious as you would
have ever imagined and as advantageous as you could
have never imagined!





Image shown is tentative, subject to change and not to scale



VIEW FROM CENTRAL LANDSCAPE





VIEW OF LIVING & DINING AREA





VIEW OF BEDROOM



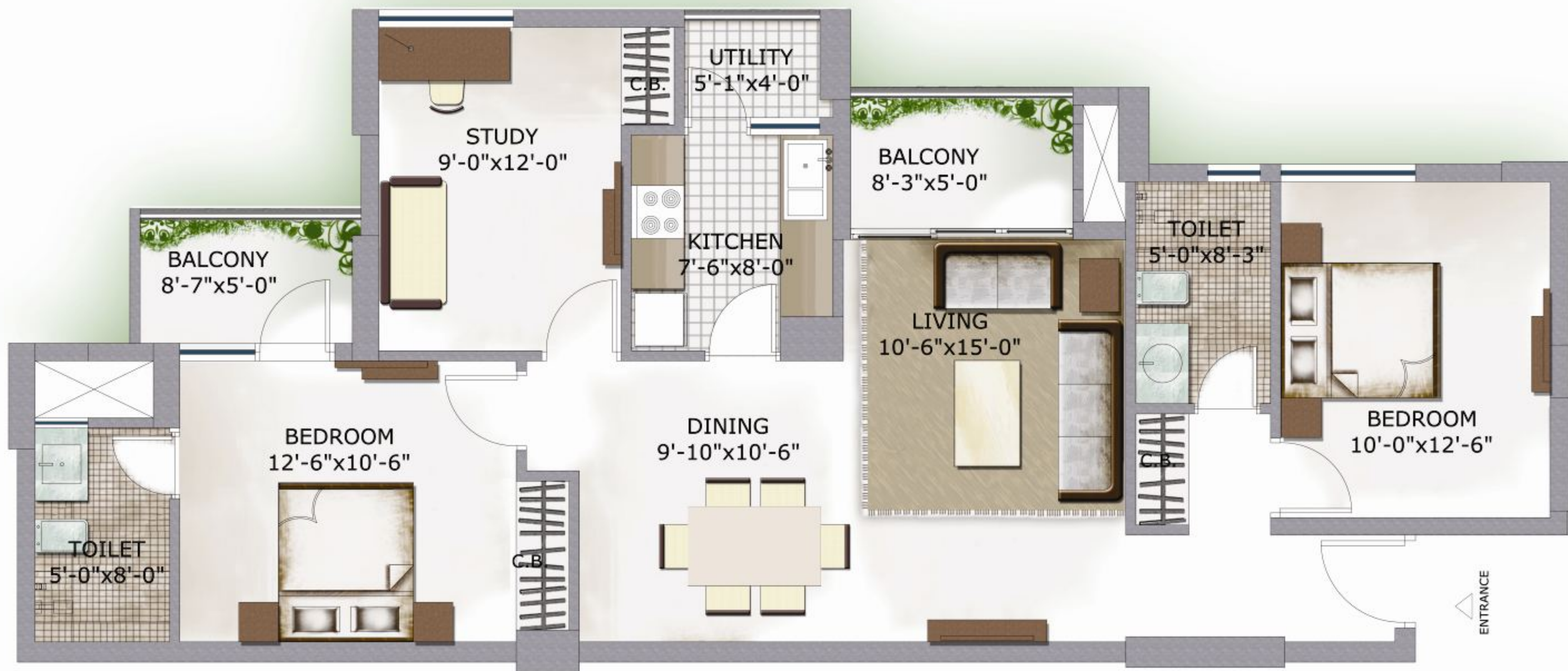


VIEW OF KITCHEN



UNIT TYPE : 2BHK
SUPER AREA : 1019 SQ.FT





UNIT TYPE : 2BHK + STUDY
SUPER AREA : 1343 SQ.FT



UNIT TYPE : 3BHK + S. ROOM + S. TOILET
SUPER AREA : 1691 SQ.FT





UNIT TYPE : 3BHK + S. ROOM + S. TOILET
SUPER AREA : 1717 SQ.FT

SPECIFICATIONS

S. No.	AREA	WALLS	FLOOR	FALSE CEILING
1.	LIVING & DINING	Oil Bound Distemper	Lappatto Imported Tiles	No
2.	PASSAGE	Oil Bound Distemper	Lappatto Imported Tiles	No
3.	BEDROOMS	Oil Bound Distemper	Laminated Wooden Flooring from Egger (Germany)	No
4.	TOILETS	Ceramic Tile cladded up to false ceiling from Kajaria / Somany	Ceramic Tile from Kajaria / Somany	Yes
5.	KITCHEN	Ceramic Tile from Kajaria / Somany	Ceramic Tile from Kajaria / Somany	No
6.	UTILITY	External Paint	Ceramic Tile from Kajaria / Somany	No
7.	BALCONIES	External Paint	Pavered Tile from Kajaria / Somany	No
8.	SERVANT TOILET	Oil Bound Distemper	Ceramic Tile from Kajaria / Somany	No

Disclaimer: Specifications / Information contained herein are indicative and subject to change as may be required by the Authorities / Developer and cannot form part of any offer or contract.

DOORS		WINDOWS	SANITARY WARE	
FINISH	HARDWARE		FIXTURES	FITTINGS
Veneered Door	Dorset	Aluminum Window	-	-
-	-	Aluminum Window	-	-
Skin Door	Dorset	Aluminum Window	-	-
Skin Door	Dorset	Aluminum Window	Wash Basin and WC from Hindware	Fittings from Jaquar Single Lever Fittings in Master Toilet and Quarter Ton Fittings in other Toilets
Skin Door	Dorset	Aluminum Window	Sink from Jayna	Wall Mounted Fittings from Jaquar
Aluminum Door	As per section	Aluminum Window	-	-
Aluminum Door	As per section	Aluminum Window	-	-
Aluminum Door	As per section	Aluminum Window	Orissa Pan from Hindware	-



Location beyond compare

Right off the Noida Expressway in Sector 100, Lotus Boulevard is strategically located adjacent to the already developed sectors 46 and 47, thereby establishing itself as one of the most accessible residential estates in Noida.

Flaunting excellent connectivity with the main road, as well as with other strategic locations within the national capital, it presents an outstanding opportunity to lead a suburban lifestyle.

Its close proximity to the DND, Sector 18 Market (Noida), Metro Station and various amenities like office complexes, schools, hospitals and shopping plazas, also makes the location a thoroughly unique one.

Close to nature, Closer to landmarks!

DND Flyover	-	10 min
Sector 18	-	10 min
Sec 37 Golf Course	-	08 min
Connaught Place	-	25 min
Metro Station	-	08 min
Lotus Valley International School	-	05 min





This brochure is printed on a nature friendly paper.



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10.764 Sq. Ft. = 1 Sq. Mtr.

Disclaimer: All views / facilities / layouts / specifications / information contained herein are indicative and subject to change as may be required by the authorities / developer and cannot form part of any offer or contract. Areas mentioned are on super built up basis which include area of walls and proportionate area of staircase, lift, common passage, common facilities, etc.