SAYA SOUTH X
GREATER NOIDA WEST

REDEFINING HIGHSTREET EXPERIENCE RIGHT IN THE HEART OF GREATER NOIDA WEST

SAYA
RELATIONSHIPS FOREVER

Call +91 8888 34 8888
Visit www.sayahomes.com
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Site Office:
Plot No. C-01, Sector Ecotech-12
Greater Noida - 201306
Distt. Gautam Budh Nagar, U.P.

Registered Office
H.No. 28A-9 Jia Sarai,
Near IIT Gate, New Delhi-16
LLIPIN: AAD-3762

Corporate Office
Plot 10/1 at 10,
Vaibhav Khand, Indirapuram,
Ghaziabad - 201014, U.P.

RERA
REGISTRATION NO.
UPRERA - PRJ17950
http://www.up-rera.in/

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SAYA SOUTH X
GREATER NOIDA WEST

SAYA SOUTH X will be the ultimate shopping, food, entertainment, and business destination. Set amidst a prime location thereby ensuring a sustained high rate of footfalls from a high-end captive catchment area. Needless to say that it will be equipped with all modern features, latest in technology and all contemporary amenities. SAYA SOUTH X is envisioned to be a unique, flexible and sustainable development, making it a better option to invest now and fetch the benefits in near future.

LOCATION. LOCATION. LOCATION.
A GOLD MINE CALLED GREATER NOIDA WEST

HUGE POTENTIAL OF APPRECIATION

Greater Noida West is the hottest realty destination of Delhi NCR. Better civic infrastructure, better connectivity, affordable prices are the key drivers for the area to grow immensely in the coming years.

METRO IMPACT

The Greater Noida Industrial Development Authority (GNIDA) has approved the extension of Phase-2 Metro connectivity from Noida Sector 71 to Knowledge Park 5 in Greater Noida. Better connectivity would lead to faster property absorption and hence, price appreciation.

AIRPORT IMPACT

It is the biggest news for Noida region as the airport will be a big job creator. Since it will take four or five years to build the airport, this region is now a lucrative investment destination.

THRIVING WITH LARGE CORPORATES

Noida and Greater Noida have earned a reputation of creating jobs for youth across sectors. A recent example being of VIVO setting up a new plant as big as its China plants generating additional 5000 jobs. The area has presence of LG, Vodaphone, VIVO, Accenture, HPCL, Infosys, Samsung, IBM, Adobe, Escorts, Asian Piants, TCS, Dell, Sapient, etc.

Artistic Impression

REDEFINING HIGHSTREET EXPERIENCE

SAYA SOUTH X

GREATER NOIDA WEST

Artistic Impression

PROPOSED SITE PLAN

LOWER GROUND FLOOR PLAN | SHOPS

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UPPER GROUND FLOOR PLAN | SHOPS

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FIRST FLOOR PLAN | SHOPS

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SECOND FLOOR PLAN | SHOPS

SAYA SOUTH X
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Not to scale

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THIRD FLOOR PLAN | SHOPS / RESTAURANTS / FOOD COURT / EATERY SHOPS / ENTERTAINMENT

SAYA SOUTH X
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FOURTH FLOOR PLAN | MULTIPLEX/RESTAURANTS

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FIFTH FLOOR PLAN | MULTIPLEX/BANQUETS

SAYA SOUTH X
GREATER NOIDA WEST

PROPOSED SPECIFICATIONS

DETAILS OF SAYA SOUTH X	
NO. OF FLOORS	Two Basement (Parking), One Basement (LG) Shops, Upper Ground, First, Second (Shopping Floors),Third Floor (Food Court, Entertainment and Shopping), Fourth & Fifth Floor (Multiplex, Dining Restaurants & Shops), Sixth Floor (Entertainment, Business Facility, Multipurpose Hall/ Banquets) 7th to 25th Floors (Office/Business Suite/Hotel) etc.

NO. OF SHOPS PER FLOOR	
LOWER GROUND FLOOR (BASEMENT)	Shops , Kiosks
UPPER GROUND FLOOR	Shops
1st FLOOR	Shops
2nd FLOOR	Shops
3rd FLOOR	Shops, Food court, Eatery Shops, Entry to Multiplex and Restaurants / Entertainment
4th FLOOR	6 Screen Multiplex, Restaurants , Shops
5th FLOOR	Multiplex exit , Food, Entertainment, Business Facility floor, 6 Nos Multipurpose hall /banquet hall
6th FLOOR	Projection Room of multiplex, Usable terraces of multipurpose hall / banquet / restaurant and service floor for Business Suites
7th FLOOR - 25th FLOOR	Business Suites
	Typical Business Suite floor (7th to 10th,12th to 17th, 19th to 24th)
	Non Typical business Suite Floor with refuge Area (11th, 18th, 25th)

PROJECT CONSULTANTS	
SERVICES CONSULTANT	Consummate Engineering services Pvt. Ltd.
STRUCTURE DESIGN CONSULTANT	Optimum Design Pvt. Ltd.
DESIGN ARCHITECT	Atwin Architects

VITAL PROJECT RELATED INFORMATION	
CONSTRUCTION METHODOLOGY	Aluminium Formwork / Conventional System
AIR CONDITIONING	DX System of Air conditioning for Shops Only. No Split AC/ window AC will be allowed in Retail Area.
	Separate Central AC Plant for Food Court & Multiplex
CEILING HEIGHT	14'-0"" Clear Height (Floor to Slab bottom) for Shopping and Food Court area (Ground-Fifth Floor),
	13'-0"" Clear Height (Floor to Slab bottom) for Lower Ground &
	11'-0"" Clear Height (Floor to Slab bottom)for Business Suite Area.
	For Low Height Shops Min Clear Height is 7'-0"" and Max Clear Height is 12'-0"" in Lower Ground (Basement) Floor."

LIFTS AND ESCALATORS	
	Separate Lifts - 4 No. for Shopping Area .(Make : Otis / Schindler / Thyssen Krupp / Kone / Equivalent)
	Separate Lifts- 4 No Passenger lift & 1 service lift for Office/Business Suite. (Make : Otis / Schindler / Thyssen Krupp / Kone / Equivalent)
	Specification of Lifts-SS Finish from inside and outside
	Total 4 Nos Escalators on each floor (Lower Ground to 4th Floor for upward & downward movement) (Make : Otis / Schindler / Thyssen Krupp / Kone / Equivalent)

LOBBY AND COMMON AREAS	
FLOORING	Granite Flooring (Shivakashi Gold / Sadarali / Black /Steel Grey / Equivalent)
CEILING	RCC Ceiling with Exposed MEP services (No Furnishing)
PAINTING	OBD Paints (make: ICI Dulux / Asian / Berger or equivalent quality)
RAILING	SS Railing With Glass/ SS Tube
WALLS	Plastered Walls with Granite Dado up to 4'-0"
ELECTRICITY	Common Area and Corridor Lighting from separate common area DB.
FIRE FIGHTING	As Per Fire NOC
STAIRCASE FLOORING	Granite Flooring (Shivakashi Gold / Sadarali / Black /Steel Grey / Equivalent)
LIGHTING	Tube light / Ceiling Mounted LED Light Fixture

COMMON TOILETS	
	Male, Female And Divyang Toilet on Shopping, Food court and Multiplex floor
FLOORING	Granite Flooring (Shivakashi Gold / Sadarali / Black /Steel Grey / Equivalent)
PAINTING	OBD Paints (make: ICI Dulux / Asian / Berger or equivalent quality) and Exposed Services
WALL CLADDING	Granite Dado (Shivakashi Gold / Sadarali / Black /Steel Grey / Equivalent)
W.C.	European WC / Floor / Wall Mounted
CP FITTING	Chrome Plated

SHOPS	
FLOORING	RCC Slab - Ready to receive any flooring by Owner / Buyer .
WALLS	75~100 mm thk Dry Wall / Brickwork (Fly ash brick), Single coat of white cement paint.
CEILING	RCC Ceiling with Exposed MEP services (No Furnishing)
DOORS	M.S Rolling Shutters on opening, fixed from inside of the shop front.
ELECTRICITY	One DB as per required load will be provided. Separate meter for Power Backup. Main Electrical Connections from NPCL as per rules.
FIRE FIGHTING	As Per Fire NOC

BUSINESS SUITES	
FLOORING	RCC Slab - Ready to receive any flooring by Owner / Buyer .
WALLS	75~100 mm thk Dry Wall / Brickwork (Fly ash brick), Single coat of white cement paint.
CEILING	RCC Ceiling with Exposed MEP services (No Furnishing)
DOOR AND WINDOWS	UPVC three track channel, both side sliding door with 5 mm thick toughened plain glass with one SS Jali net door (Make Okotech / NCL Wintech / AMD / Prominence / Equivalent) for Business Suites
ELECTRICITY	One DB as per required load will be provided. Separate meter for Power Backup. Main Electrical Connections from NPCL as per rules.
FIRE FIGHTING	As Per Fire NOC
SPACE FOR PANTRY	3350 X 2100 MM space for provision for Pantry
SPACE FOR WASH ROOM	2850 X 1500 MM space provision for washroom

BASEMENT AREA	
DRIVEWAY AND PARKING	VDF Trimix Concrete Flooring
LIGHTING	Tube light / Ceiling Mounted LED Light Fixture
MEP SERVICES	As per Drawings
RAMP	Chequered Tiles / Trimix Concrete Flooring

LANDSCAPING	
HARD LANDSCAPE	Tiles / Trimix Concrete /Pavers /Kerb Stone/Chequered Tiles
SOFT LANDSCAPE	Natural Grass / Artificial Grass pad /Shrubs /Plants /Trees
LIGHTING	As per Design

ESS AND DG (MAX. CAPACITY)	
ELECTRICITY (LT) PANEL	As per Design (Area Approx. 107 Sqm) In Basement
DG SET	As Per Load Requirement
TRANSFORMER	As Per Load Requirement. Single-point Electrical Connection from NPCL as per rules.

STP	
CAPACITY (IN BASEMENT)	As per Design (Area Approx. 220 Sqm)
FLOORING	IPS Flooring
WALLS	OBD Paints (make: ICI Dulux / Asian / Berger or equivalent quality) and Exposed Services