


MORE ROOM FOR AMBITION



URBAINIA TRINITY-NX INFOPACK

 **PLOT NO. 6A, TECHZONE IV,
GREATER NOIDA (WEST), U.P. 201306**

ABOUT URBAINIA GROUP

A GROWING PAN INDIA PRESENCE



Established in 2013, by Mr. S.J Singh a visionary and passionate management graduate having nearly 3 decades of experience in real estate industry., Urbainia owns land banks in Jammu, Greater Noida(west), and Yamuna expressway.

Propelled by the desire to elevate the lifestyle of everyone associated with them, the company strives to change the expectations attached to the real estate industry. The beginning of Urbainia is marked by the creation of a new paradigm, showcased by high standards of service and delivery.

The company is developing an A+ grade IT/ITES Park named; Urbainia Trinity NX situated at Greater Noida West Which has an area of 1 million Sq.Ft. approx.



ABOUT TRINITY NX

**EXPLORE AND EXPERIENCE
A VIBRANT & DYNAMIC OASIS
THAT WILL REDEFINE LIFE, WORK AND PLAY**

Inspired by the essence of a modern and urban Lifestyle, Urbainia Trinity Nx brings fine elements together to create an iconic destination at Greater Noida (West). Here business, pleasure and living mix seamlessly under the blue skies of limitless opportunity, set within the tranquil exclusivity of an urban island.

Urbainia Trinity will become the quintessential city centre. where business and pleasure combine flawlessly. Here, neighbours will flock to the welcoming entertainment street, walking along broad palm-lined avenues dotted with essential retail, restaurants & Grade A Office Spaces. It will also be a place where employees of major corporations and startups rub shoulders and children walk to the finest neighbourhood school.

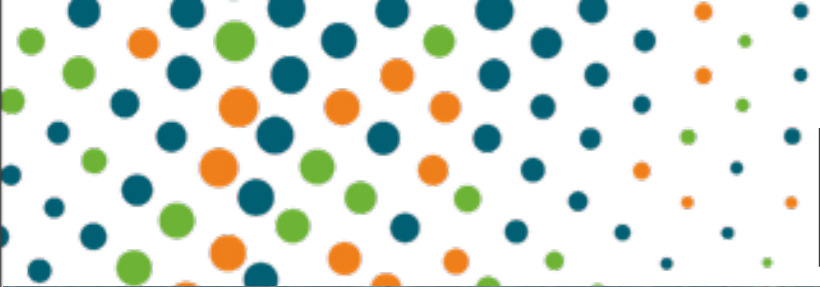
Experience a place designed to be lived, worked and wandered in.





INTEGRATED IT-ITES PARK SPREAD OVER 10 ACRES





MIXED USE COMPOSITION -
LUXURY VILLA RESIDENCES AND 1 BHK APARTMENTS MANAGED BY **OYO**



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THE ADVANTAGE OF A CENTRAL LOCATION



- ✓ 3 Min drive from **Gaur Chowk**
- ✓ 7 min drive from **Sector 78 metro station**, Noida
- ✓ Walking distance from Corporates like **IBM and R SYSTEMS**
- ✓ 10 min drive to big Corporates like **LG, Yamaha and ST Micro Electronics**
- ✓ Close to **DMICDC** (DELHI MUMBAI INDUSTRIAL CORRIDOR DEVELOPMENT CORPORATION)
- ✓ Close to **FNG Corridor** and **Eastern Peripheral Expressway**
- ✓ Easy accessibility to Delhi via Noida Bypass Flyover
- ✓ Strategically located in the heart of CBD (CENTRAL BUSINESS DISTRICT) of Noida Extension which is spread over 225 acres and has become the largest planned office development area in the Tri- city (Noida, Greater Noida & Yamuna Expressway)



NEIGHBOURHOOD AT A GLANCE

Corporates & MNC

IBM
R System
Nasscom
India Mart
Birla Soft

Industrial Base

Yamaha
LG
ST Micro Electronics
Samsung India electronics Pvt. Ltd.
Asian Paints
Bharat Petroleum
Delphi Automotive Systems
Honda Siel
New Holland Tractors
Pepsi
Moser Baer
Hindustan Times

Banks

SBI
Allahabad Bank
Bank of India
ICICI Bank
Citizen Co-operative Bank

Schools

Sarvottam International School
Ryan International School
Delhi Public World School
Aster Public School
Shri Ram Global School
JM International School
St. Johns Secondary School
Pacific world School
Bloom International School
Lotus Valley School

Hospitals

Yathartha Hospital
AMC Hospital
Virtue Health Clinic
Arogya Hospital
Fortis Hospital

ATM'S

SBI
Allahabad Bank
Bank of India
ICICI Bank
Citizen Co-operative Bank
Axis Bank

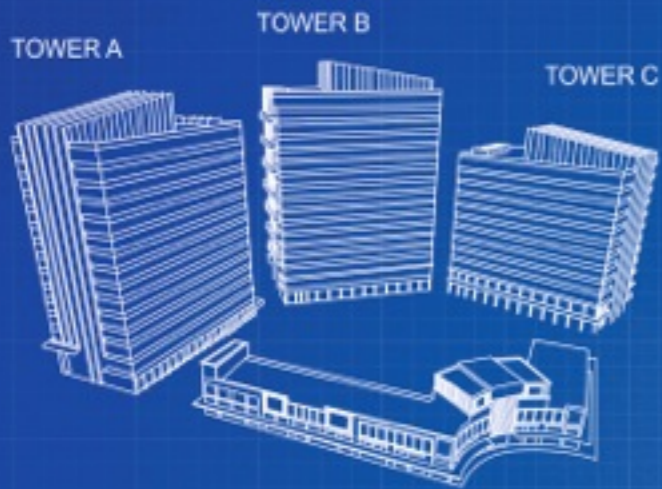
Residential

Eco- Village-1
Stellar Jeevan
Arihant Arden
Nirala Estate
Nirala Greenshire
Trident Embassy
La Residentia
Eros Sampoonam
Galaxy Vega
Gaur City
Cherry county
Eco- Village-2
Eco- Village-3
Ajnara
Ace City
Gaur Saundaryam
Panchsheel Greens
Mahagun Mywoods
UPCOMING PROJECTS
ATS Rhapsody
Rise Resort residences
Stellar One
Residential Plots of Sector -2
Residential Plots of Sector -3

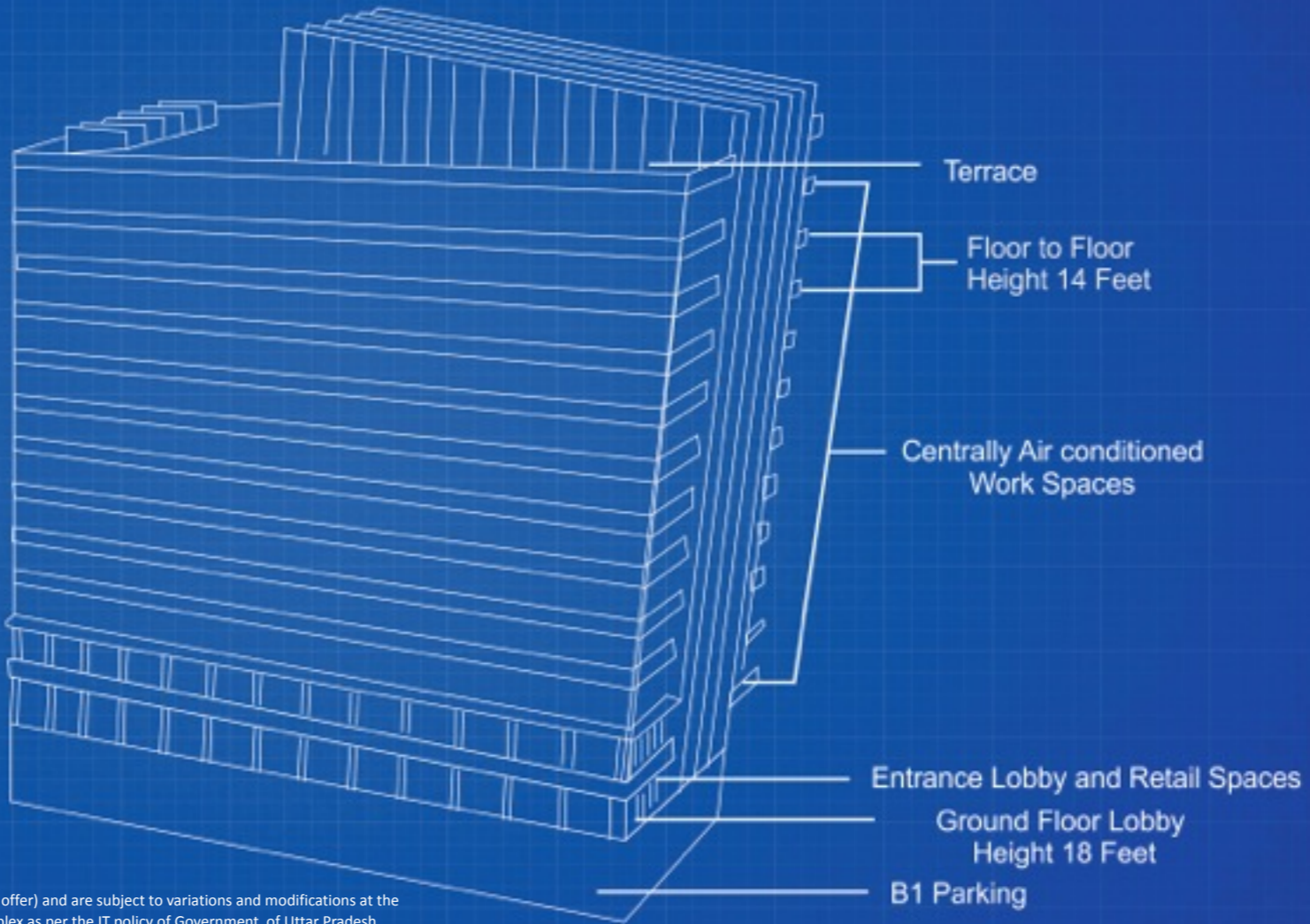




TOWER C ZONING



TOWER C ZONING



FACT SHEET

- Number of Floors
G+10
- Typical Floor Size
19,000 Sq.Ft.
- Saleable Sizes
100 - 20,000 Sq.Ft.
- Elevators
4 Passenger + 1 Service Lifts with Lobby
- Parking
31 Thousand Sq.mtr

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TAKING CARE OF THE THINGS THAT MATTER

- Innovative, modern and Vaastu compliant architectural design
- Centrally air conditioned and beautifully designed large atriums and entrance lobbies
- Floor to floor height of 14 feet (4.3 metres) in all offices
- Splendid Clubhouse with gym, swimming pool and spa
- Modern addressable fire detection and alarm system
- High Speed Elevators
- 100 percent power backup with BMS
- Ample Parking Space + visitor car parks with proper traffic management system
- 24 hour CCTV surveillance





GREEN BUILDING GOLD CERTIFICATION FROM IGBC

- Covered with 50 percent green
 - Eco friendly construction materials used
 - Naturally lit spaces
 - Low carbon foot print (energy efficient building)
 - 100% waste treatment plant and organic waste management
 - Waste Reduction
 - Rain Water Harvesting and water recycling
 - NON CFC HVAC systems (using non ozone depleting refrigerants)
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URBAINIA TRINITY-NX PROJECT SPECIFICATIONS & FACT SHEET

Architects	Confluence Consultancy Services
Number of Floors (Tower C)	Ground floor double height retail spaces 10 floors of Office Spaces
Typical floor plate size	19,000 sq. ft. approx (Tower C)
Ceiling Height	Floor to floor 14 feet (4.3 metre) ceiling height in offices More room and provision for false ceiling.
Sustainability	GOLD Green building pre-certification from IGBC (Indian Green Building Council) Waste Segregation & recycling Rain water harvesting 100% waste water treatment plant & Organic waste management
Parking	3,33,681 sq. ft.
Earthquake Resistance	Seismic IV compliant design
Power Backup	100% Power backup
Air Conditioning	NON CFC HVAC Systems (using ozone non depleting refrigerants) 24 °C dry bulb temperature (± 1°C) in the offices Relative humidity 30% - 55% (± 5°C) Screw Chillers shall be used with refrigerant R-134a (Non CFC) Water cooled chillers having high energy efficient motors limiting input power per ton to 0.65 KW/TR during direct cooling mode.

Security	Multi-tier security CCTV and PTZ (pan-tilt-zoom) surveillance throughout common areas and basements Access card readers and security guard deployment 3 metre boom barriers at entry and exit points
Electrical	33 kV HT power from UPCL to dedicated HT room on level G1 HT panels and metre room located at level G1 Proposed DG sets for the entire project 8 Nos. 1500kVA + 3 Nos.1010kVA
Fire Detection	Addressable fire detection and Alarm system Vision indicators (strobe light) to be provided in common areas such as corridors and lobbies for early visual detection of fire Smoke detectors on each floor for common areas Public address system on each floor All passenger elevators/ service elevators fitted with a battery operated ARD (Automatic Rescue Device)
Water	Water tank accommodations for 13,00,000 lpd (litres per day) Domestic raw water accommodations for approximately 4 lakh lpd 30,000 litre flushing water tank Water metering to monitor municipal and flushing consumption Waste water treatment and re-use
Landscaping	Well defined irrigation system for plants, trees and other water bodies Provision of 50% greens out of the total area Plantation of 1 tree per 100 sqm of space in the project



URBAINIA TRINITY-NX PROJECT SPECIFICATIONS & FACT SHEET

Fascade & Structure **Energy Efficient structure as per ASHRAE 90. 1-2010**

Single Glazed Unit 6mm Glass used on the cascade

RCC framed structure

TMT bars reinforcement

OPC/ PPC Cement - UltraTech (L&T)/ Birla Cement

AAC blocks (commonly known as Fly Ash bricks OR Green bricks) used for construction

Exterior finishes with an appropriate mix of glazing, stone and external grade paint

Elevators

4 + 1 dedicated high speed destination controlled elevators (Tower C) (Mitsubishi/ Hitachi/ Schneider)

Elevator capacity 10 - 16 persons

Elevator system programmed to reduce wait times

ARD (Automatic Rescue Device) takes the elevator to nearest floor in case of emergency

Materials & finishes

Entrance lobbies with granite and/or imported marble flooring

Common corridors with vitrified tile flooring

Lift lobbies floors with a combination of vitrified tiles and granite

Premium sanitary fixtures and chrome plated fittings in washrooms

Vitrified, skid-free tiles in all utilities

Air conditioned offices spaces finished as bare shell with plastered/ glazing walls to enable best flexibility for leasing purposes

Amenities on each office floor

Meeting Rooms

Conference Rooms

Reception areas

Pantry

Utilities/ Washrooms



Back office facilities

Professional housekeeping services

Security screening area

Dry & wet garbage sorting and storage

Pantry Area

Common Amenities

Landscaped courtyards

High Street Retail

Multi-restaurant dining and leisure hub

Fitness Centre

Day-care Facility





**URBAINIA TRINITY-NX
PROJECT SITE PLAN
AND LANDSCAPING CONCEPT**



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OUR CONSULTANTS & PARTNERS

IGBC CONSULTANT
GODREJ & BOYCE MFG. CO. LTD.



Godrej and Boyce has shared their analysis and metrics, and guided the design teams, to incorporate the best in green building concepts in the Urbainia Trinity-NX blueprints. This guidance and meticulous planning has led Urbainia Trinity-NX to receive a GOLD pre-certification from the Indian Green Building Council (IGBC).

STRUCTURAL CONSULTANT
KEEN ASSOCIATES PVT. LTD.

KEEN ASSOCIATES

Structural Engineers for many successful projects, Keen Associates has worked with us closely on analysis, design and detailing of the concrete structures of our multistories buildings. In close coordination with the principal architects and using structural application software STAD PRO, ETABS, SAFE, SAP and other related softwares to ensure the best possible methods to be incorporated, and attention to detail, in the construction and design of the project.



PRINCIPAL ARCHITECT
CONFLUENCE COSULTANCY SERVICES

Confluence

Confluence is an Architectural and engineering solutions firm, which is implementing best engineering management, practices to the ultimate satisfaction of its clients. Some of their completed projects in the Noida/ Greater Noida area include, Solitarian City, Cherry County, Cleo County, and the famous Country Inn by Carlson hotels.

LANDSCAPING CONSULTANT
AYAM ARCHITECTURE & LANDSCAPE
CONSULTANT



Principal Landscape Architects involved in Master Planning & Landscape Planning Projects of across India spearheaded by a team of architecture & landscape architecture professionals. They have worked to ensure that Trinity-NX provides a perfect balance of a workplace that inspires and rejuvenates all at once.

MEP CONSULTANT
EDIFICE INDIA

EDIFICE

They believe that the immediate environs of the project, are what create the overall experience. As MEP (Mechanical, Electrical, Plumbing) Consultants their inputs form the very backbone on which the entire contraction comes to life.

APARTMENT MANAGEMENT & LEASE
OYO ROOMS



The 1 BHK apartments at the project are leased to and managed by the hospitality experts OYO ROOMS. As a hub for many corporates, The OYO managed residences will provide a home away from home to visiting employees and enable better efficiency for businesses that choose to house their headquarters at URBAINIA TRINITY-NX



MARKET TRENDS AND ANALYSIS



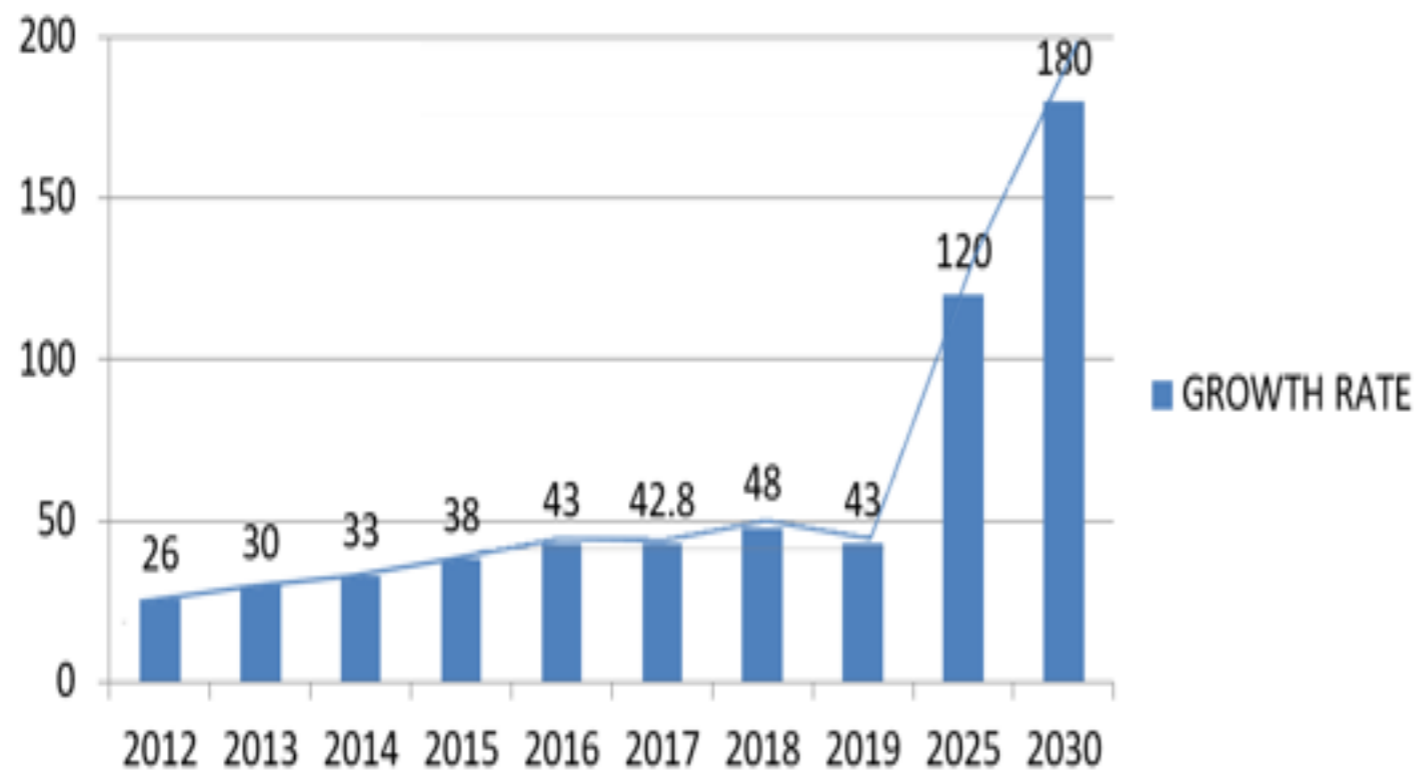
RATE OF GROWTH IN THE COMMERCIAL REAL ESTATE MARKET & ESTIMATIONS

•According to CBRE, Grade A office space in the top seven cities increased marginally from 350 million sq. ft. in 2011 to 478 million sq. ft. by 2015.

• India's office market witnessed an all time high annual absorption of over 43 million square feet in 2016, registering a growth of 9 per cent on a year on year basis.

• Notwithstanding the macroeconomic disruptions, the commercial real estate market remained robust in 2017. We recorded pan-Indian leasing volume of about 42.8 million sq ft (3.9 million sq m) excluding precommitments which is marginally up from 2016 numbers.

GROWTH RATE



RATE OF GROWTH IN THE COMMERCIAL REAL ESTATE MARKET & ESTIMATIONS



- By the end of 2018, gross leasing activity surpassed the 45 million sq. ft. mark and touched about 47.4 million sq. ft., recording a growth of 5.3% Y.O.Y Bangalore, followed by NCR, Hyderabad and Mumbai dominated office leasing even on an annual basis, accounting for almost 80% of the overall space take-up.
- Leasing activity rose by 3% on a quarterly basis to touch 12.8 million sq. ft. in Q1 2019, Tech corporates (with a share of 33%) drove office space take-up in the country. DELHI- NCR & BANGALORE were the largest markets for flexible spaces leasing in the country.
- According to forecasts, net absorption in commercial office segment across India will exceed 39 million. sq. ft. by 2020 on the back of strong supply pipeline and stable vacancy levels.

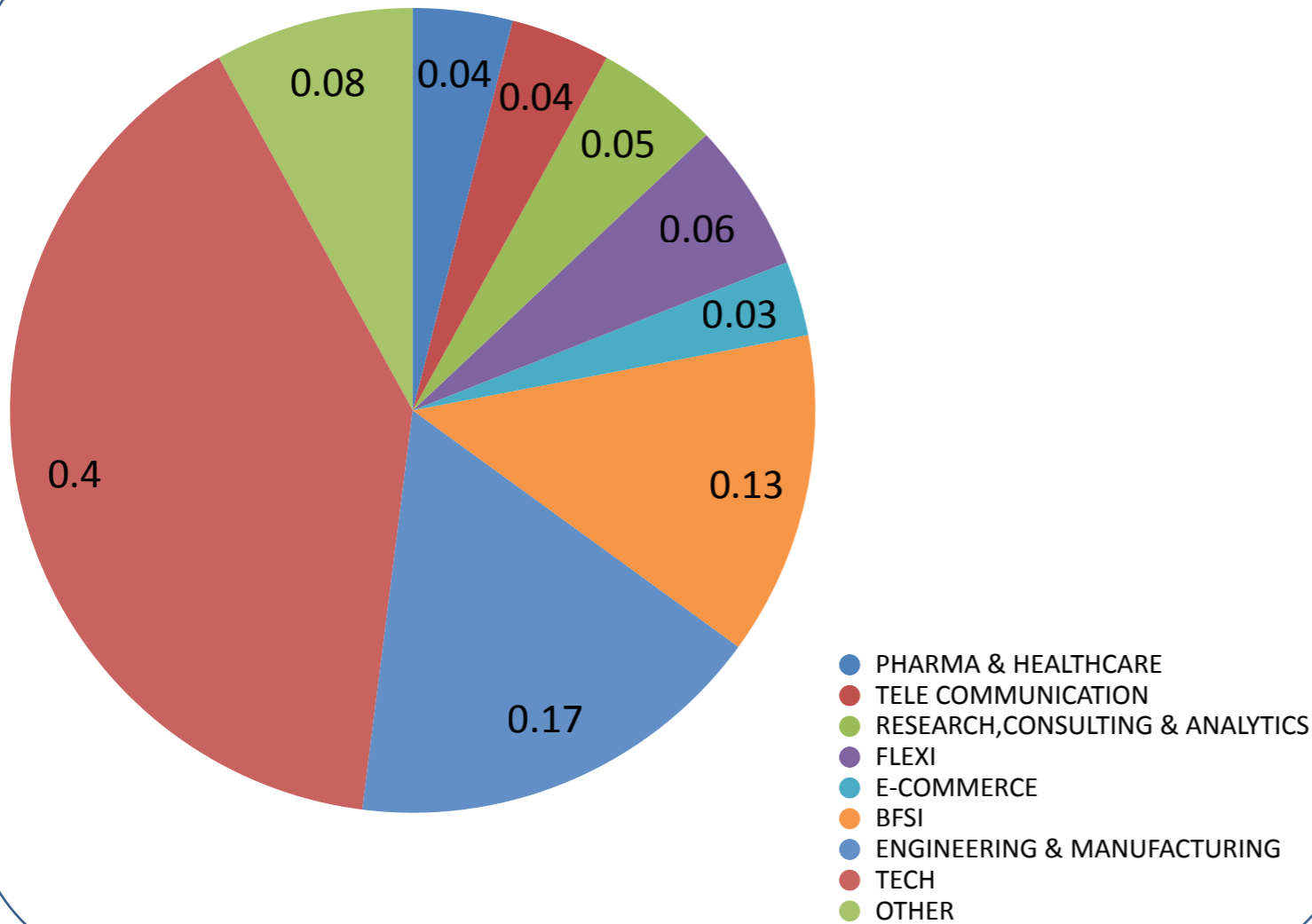


Source: CBRE South Asia - India Office Market Overview, JLL

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INDUSTRY WISE DISTRIBUTION OF SPACE TAKEN UP DURING 2018

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In 2018, the share of the tech sector in overall space take-up rose from about 32% in 2017 to about 34%. Overall, on an annual basis there was a 11% increase reported in space take-up by tech firms led by global multinationals, accounting for a share of almost 75% in overall space take-up by tech firms this year. Meanwhile, flexible space operators closed more than 6 million sq. ft. of leasing during 2018. CBRE

As per a report 'China12: China's Cities Go Global', Delhi has topped the list among 70 global cities in terms of office space intake by Chinese companies, particularly by Smartphone manufacturers. LiveMint



Source: CBRE South Asia - India Office Market Overview, Report - 'China 12: China's Cities Go global'

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