

# MORE ROOM FOR AMBITION



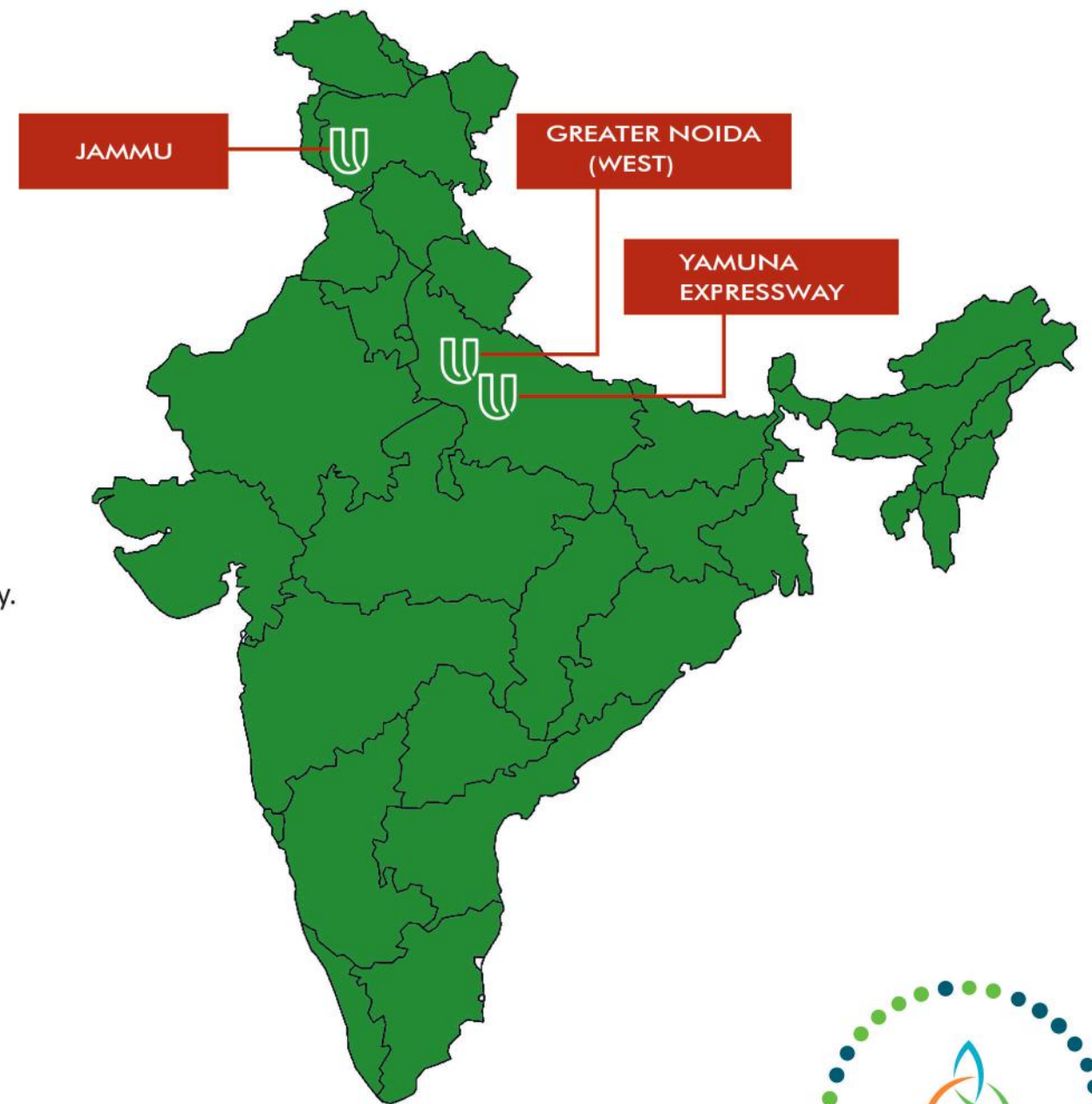
## URBAINIA TRINITY-NX INFOPACK



**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 is developing 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**



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

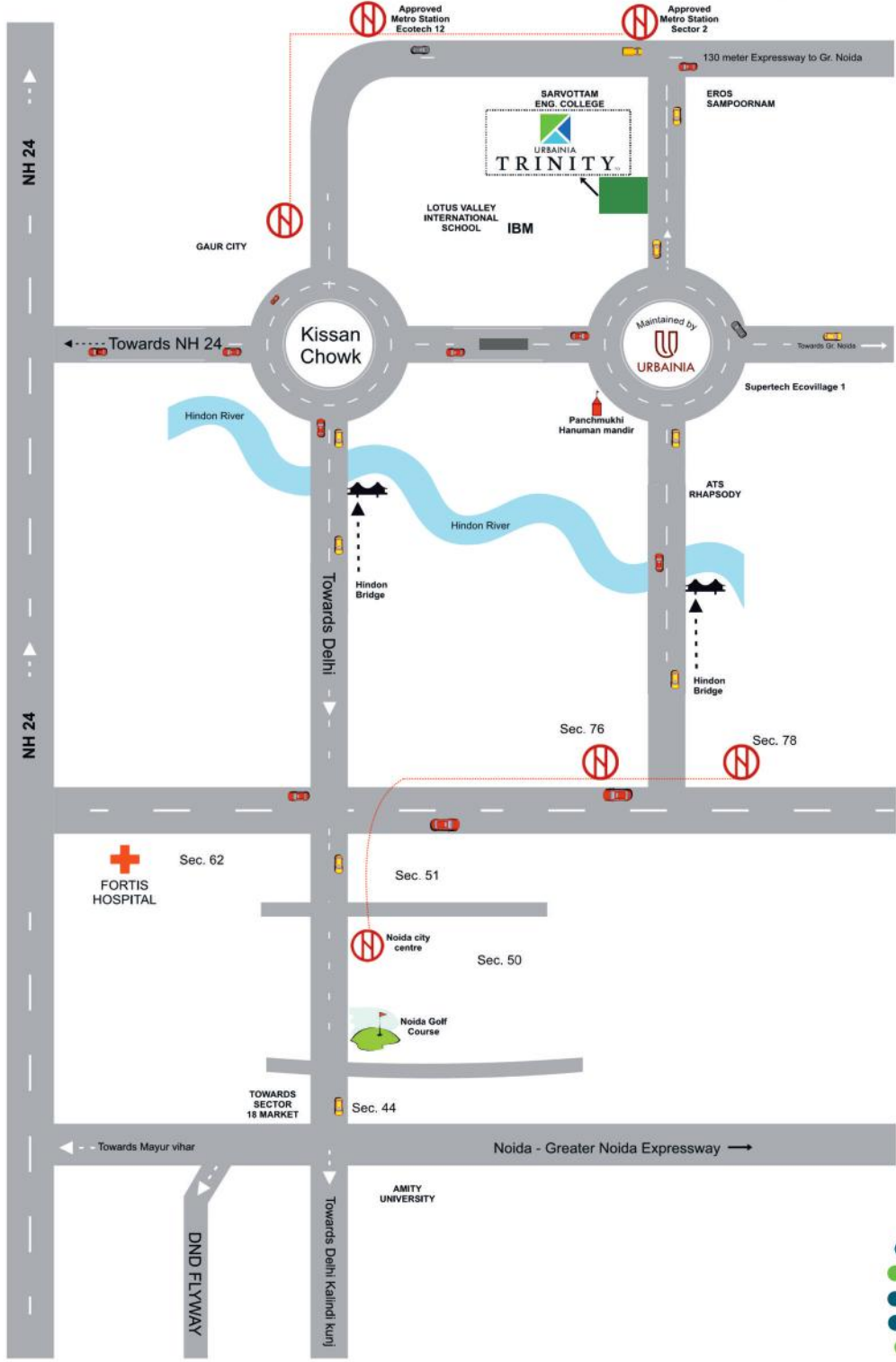


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## THE ADVANTAGE OF A CENTRAL LOCATION



- 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)



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## 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

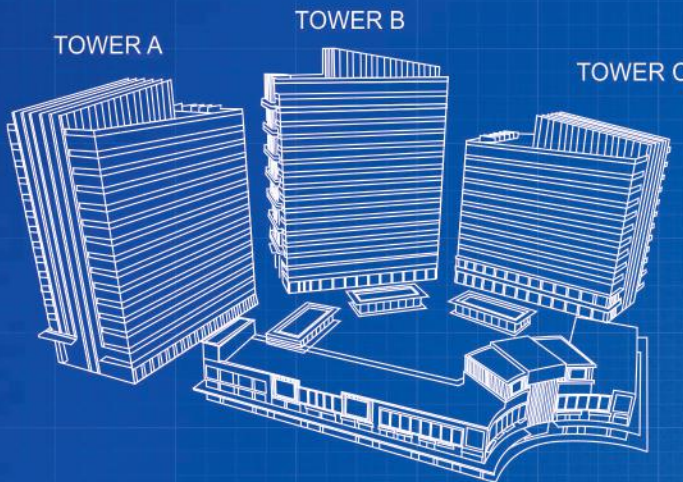
Eco- Village-1
Stellar Jeevan
Arihant Arden
Nirala Estate
Nirala Greenshire
Trident Embassy
La Residentia
Eros Sampooranam
Galaxy Vega
Gaur City
Cherry county
Eco- Village-2
Eco- Village-3
Ajnara
Ace City
Gaur Saundaryam
Panchsheel Greens
Mahagun Mywoods
<b>UPCOMING PROJECTS</b>
ATS Rhapsody
Rise Resort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



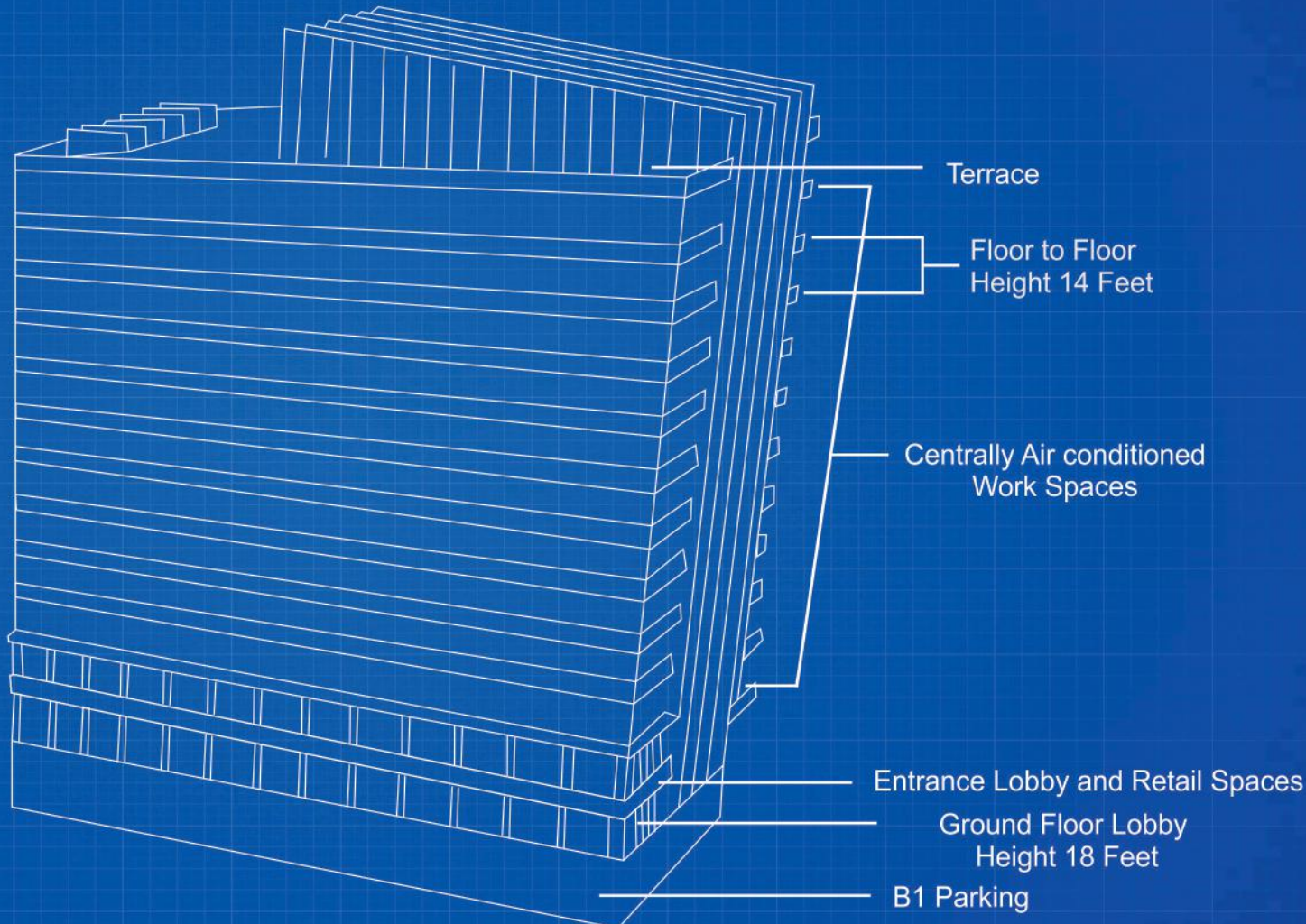




**TOWER C ZONING**



**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**







## TAKING CARE OF THE THINGS THAT MATTER

- Innovative, modern and vastu compliant architectural design
- Centrally air conditioned and beautifully designed large atriums and entrance lobbies
- Floor to floor height of 14 feet (4.3 metres) approx 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





# URBAINIA TRINITY-NX PROJECT SPECIFICATIONS & FACT SHEET

<b>Architects</b>	Confluence Consultancy Services
<b>Number of Floors (Tower C)</b>	Ground floor double height retail spaces 10 floors of Office Spaces
<b>Typical floor plate size</b>	19,000 sq. ft. approx (Tower C)
<b>Ceiling Height</b>	Floor to floor 14 feet (4.3 metre) ceiling height in offices More room and provision for false ceiling.
<b>Sustainability</b>	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
<b>Parking</b>	3,33,681 sq. ft.
<b>Earthquake Resistance</b>	Seismic IV compliant design
<b>Power Backup</b>	100% Power backup
<b>Air Conditioning</b>	NON CFC HVAC Systems (using ozone non-depleting refrigerants)  24 °C dry bulb temperature ( $\pm 1^{\circ}\text{C}$ ) in the offices  Relative humidity 30% - 55% ( $\pm 5^{\circ}\text{C}$ )  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.



<b>Security</b>	Multitier 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
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<b>Electrical</b>	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
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# URBAINIA TRINITY-NX PROJECT SPECIFICATIONS & FACT SHEET

<b>Fire Detection</b>	<p>Addressable fire detection and alarm system</p> <p>Vision indicators (strobe light) to be provided in common areas such as corridors and lobbies for early visual detection of fire</p> <p>Smoke detectors on each floor for common areas</p> <p>Public address system on each floor</p> <p>All passenger elevators/ service elevators fitted with a battery operated ARD (Automatic Rescue Device)</p>
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<b>Water</b>	<p>Water tank accommodations for 13,00,000 lpd (litres per day)</p> <p>Domestic raw water accommodations for approximately 4 lakh lpd</p> <p>30,000 litre flushing water tank</p> <p>Water metering to monitor municipal and flushing consumption</p> <p>Waste water treatment and re-use</p>
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<b>Landscaping</b>	<p>Well defined irrigation system for plants, trees and other water bodies</p> <p>Provision of 50% greens out of the total area</p> <p>Plantation of 1 tree per 100 sq.mtr of space in the project</p>
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<b>Fascade &amp; Structure</b>	<p>Energy Efficient structure as per ASHRAE 90. 1 - 2010</p> <p>Single Glazed Unit 6mm Glass used on the cascade</p> <p>RCC framed structure</p> <p>TMT bars reinforcement</p> <p>OPC/ PPC Cement - UltraTech (L&amp;T)/ Birla Cement</p> <p>AAC blocks (commonly known as Fly Ash bricks OR Green bricks) used for construction</p> <p>Exterior finishes with an appropriate mix of glazing, stone and external grade paint</p>
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<b>Elevators</b>	<p>4 + 1 dedicated high speed destination controlled elevators (Tower C) (Mitsubishi/ Hitachi/ Schneider)</p> <p>Elevator capacity 10 - 16 persons</p> <p>Elevator system programmed to reduce wait times</p> <p>ARD (Automatic Rescue Device) takes the elevator to nearest floor in case of emergency</p>
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<b>Materials &amp; finishes</b>	<p>Entrance lobbies with granite and/or imported marble flooring</p> <p>Common corridors with vitrified tile flooring</p> <p>Lift lobbies floors with a combination of vitrified tiles and granite</p> <p>Premium sanitary fixtures and chrome plated fittings in washrooms</p> <p>Vitrified, skid-free tiles in all utilities</p> <p>Air conditioned office spaces finished as bare shell with plastered or glazing walls to enable best flexibility for leasing purposes</p>
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<b>Amenities on each office floor</b>	<p>Meeting Rooms</p> <p>Conference Rooms</p> <p>Reception areas</p> <p>Pantry</p> <p>Utilities/ Washrooms</p> <p>Professional housekeeping services</p>
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<b>Back office facilities</b>	<p>Security screening area</p> <p>Dry &amp; wet garbage sorting and storage</p> <p>Pantry Area</p>
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<b>Common Amenities</b>	<p>Landscaped courtyards</p> <p>High Street Retail</p> <p>Multi-restaurant dining and leisure hub</p> <p>Fitness Centre</p> <p>Day-care Facility</p>
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## 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)







**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).

PRINCIPAL ARCHITECT  
CONFLUENCE COSULTANCY SERVICES



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.

STRUCTURAL CONSULTANT  
KEEN ASSOCIATES PVT. LTD.

**KEEN ASSOCIATES**

Structural Engineers for many successful oprojects, 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.



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

**OUR AFFILIATIONS**

**NASSCOM**<sup>®</sup>

**CREDAI**





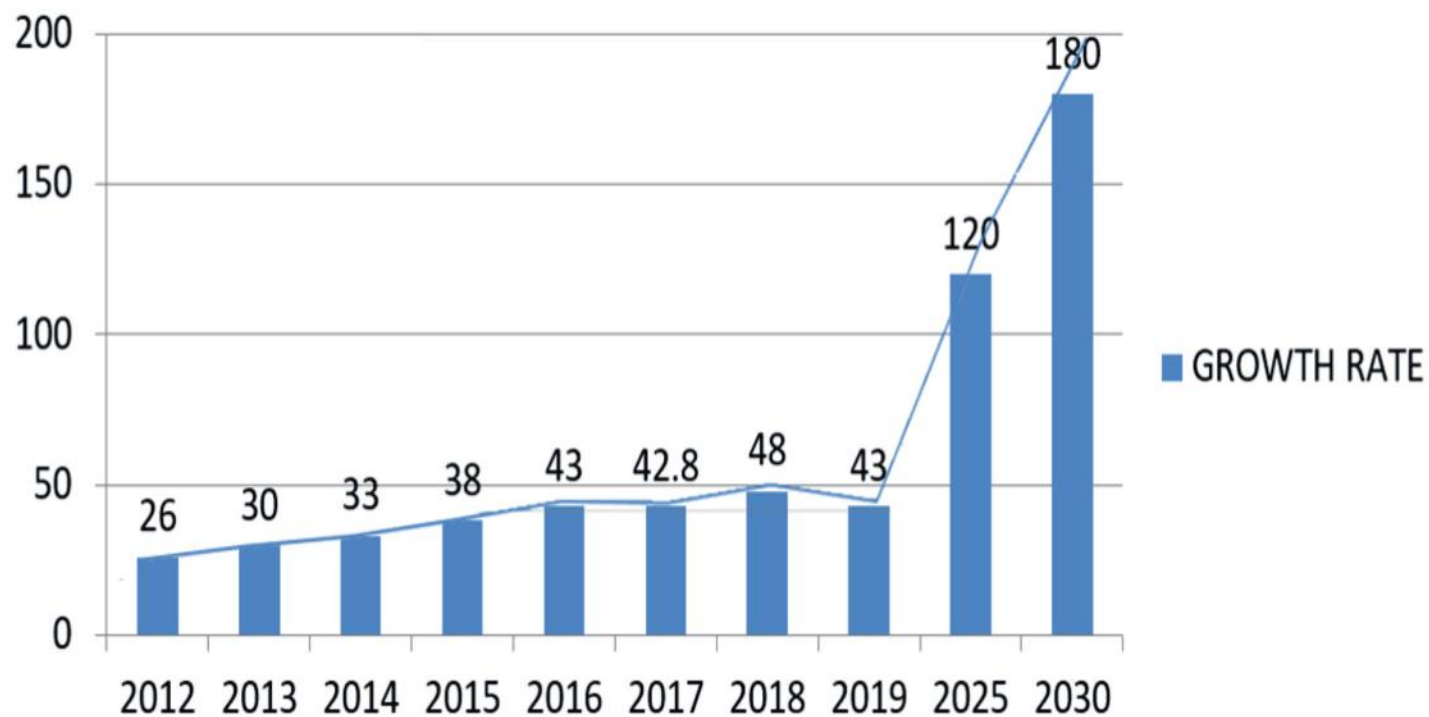
**MARKET TRENDS AND ANALYSIS**





## RATE OF GROWTH IN THE COMMERCIAL REAL ESTATE MARKET & ESTIMATIONS

### GROWTH RATE



- 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.

Source: [economictimes.indiatimes.com](http://economictimes.indiatimes.com), CBRE/ BUSINESS LINE, COLLIERS INTERNATIONAL



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## 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.

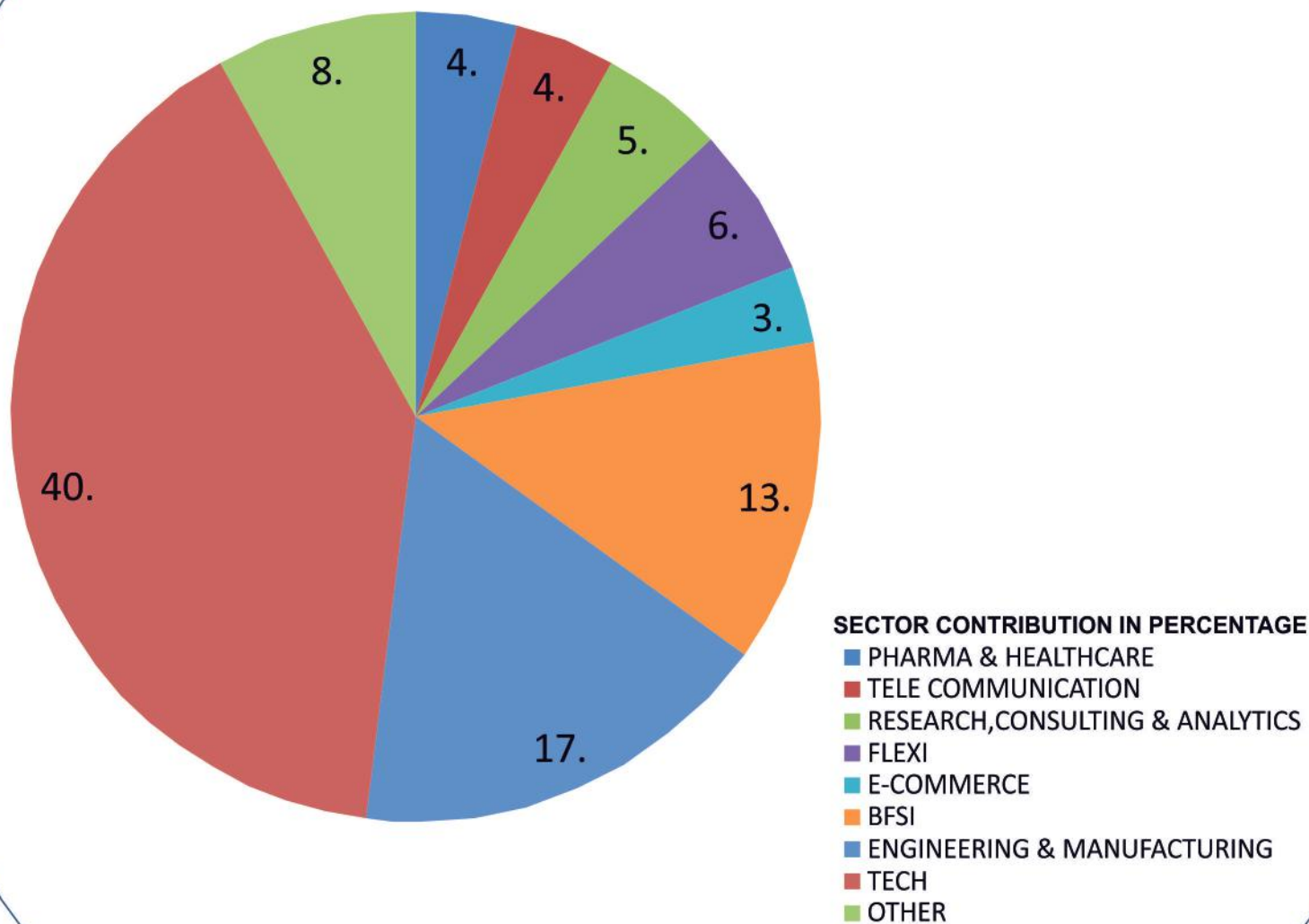


Source: CBRE South Asia - India Office Market Overview, JLL

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## INDUSTRY WISE DISTRIBUTION OF SPACE TAKEN UP DURING 2018



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.





## IT/ITES IN THE NEWS

FINANCIAL EXPRESS

### India to have 50,000 startups by 2024, says President Kovind, already among countries with maximum startups

By: [Sandeep Soni](#) |

Updated: June 20, 2019 1:49:27 PM

The vision for having 50,000 startups in India by 2024 was proposed by the Department for Promotion of Industry and Internal Trade (DPIIT) in April this year while announcing 'Startup India Vision 2024' document to boost the startup ecosystem.

India's burgeoning startup ecosystem on Thursday found mention in President Ram Nath Kovind's joint address to the Parliament as he stressed on the country's growing prominence in the global startup ecosystem having among the highest number of startups in the world.

"Today India has joined the league of countries with the most number of start-ups in the world," Kovind said. The country has around 7,700 technology startups ahead of the US and the UK, as per Nasscom-Zinnov Startup Ecosystem report last year. The government is also simplifying the rules to improve the startup ecosystem even as the aim of the government is to set up 50,000 startups in India by 2024, according to Kovind.

"Under Pradhan Mantri Mudra Yojna', about 19 crore loans have been disbursed for self-employment. An effort will now be made to cover 30 crore people by expanding this scheme. A facility for entrepreneurs to avail loan up to Rs 50 lakh without any guarantee will also be introduced," Kovind said.

The vision for having 50,000 startups in India by 2024 was proposed by the Department for Promotion of Industry and Internal Trade (DPIIT) in April this year while announcing 'Startup India Vision 2024' document to boost the startup ecosystem. DPIIT has also proposed the creation of 20 lakh direct and indirect jobs, PTI had reported citing an official.

The department had also suggested to exempt investments by alternative investment funds from angel tax, reduce the Goods and Services tax rates, and also tax exemption for ESOPs, and tax incentives for startup investments.

[BJP](#) in its manifesto this year had also announced multiple sops for the startups including a 'seed startup fund' worth Rs 20,000 crore and offering collateral-free credit up to Rs 50 lakh for entrepreneurs under a new loan scheme.

The President also touched upon India's 65 positions jump from 142 in 2014 to 77 last year in Ease of Doing Business ranking. The Startup India programme currently has 19,280 DPIIT recognised startups.

## NOIDA/ GREATER NOIDA IN THE NEWS

ECONOMIC TIMES

### UN selects Noida to participate in Global Sustainable Cities 2025 initiative

In September 2015, the UN General Assembly adopted the 2030 Agenda for Sustainable Development that includes 17 SDGs, otherwise known as the Global Goals, a universal call to action to end poverty, protect the planet and ensure that all people enj...

PTI|< ..

The United Nations Sunday officially invited Uttar Pradesh's Noida and Greater Noida to become a member of its initiative which aims to create 25 model cities across the world that will be fully compliant with the sustainable development goals by 2025, officials said.

The twin-cities in Gautam Buddha Nagar district, adjoining the national capital, have been selected in the "University City" category ahead of Mumbai and Bengaluru, which were also under UN consideration for the initiative. as the only invitee from India, a senior UN official said.

Noida (along with Greater Noida) has been formally invited to participate in this showcase 'Race to Sustainability' among 25 global cities to become fully compliant with the Sustainable Development Goals by 2025 under the UN Global Sustainable Development Goals (SDG) cities initiative," Senior UN Advisor and CEO UN Global Sustainability Index Institute (UNGSII) Roland Schatz told reporters here.

Schatz formally extended the invitation Sunday to Gautam Buddha Nagar District Magistrate Brajesh Narain Singh in the presence of Shubhro Sen, the principal advisor, India, SDG Initiative, and Ajay Davessar, Advisor to UNGSII India.

In September 2015, the UN General Assembly adopted the 2030 Agenda for Sustainable Development that includes 17 SDGs, otherwise known as the Global Goals, a universal call to action to end poverty, protect the planet and ensure that all people enjoy peace and prosperity.

Schatz highlighted that the SDG cities initiative will lead to an "unprecedented inflow" of global knowledge, resources and capacity-building into Noida and Greater Noida via various UN agencies, partners and corporate supporters.







# Visit Us



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[www.urbainia.in](http://www.urbainia.in)



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