

ARCHITECTING THE NEXT IT WAVE

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THE FUTURE OF IT PARKS

i-thum, as the name suggests, is not just office space but a revolutionary building concept that will redefine working ambience & relationship between workplace & knowledge worker.

It will make Monday morning blues a thing of past and will create corporate trend setters. It is a response to the changing work practices wherein flexibility is the key to design elements since work practices have become knowledge extensive, collaborative and immediate. It is for people who are in search of excellence, who have passion for excellence and who create excellence.

The whole complex will have a plate area in multiples of 20,000 sq. ft. upto maximum size of 41,000 sq. ft. per plate. Each plate has been divided in work stations to have proper delineation of activity pattern and activity concentration as per latest work schedule string diagrams. The lobes are in modular grids to have central bays for open plan offices and side bays for executive chambers and communication entablature, with conferencing at its best. The layout focuses on the increasing need to dynamically connect people to information at primary, secondary and tertiary levels. Each grid unit has been carefully planned with anthropometrics, string diagrams and 24x7 requirements like fresh air, building systems and stress-free working.

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LOCATION ADVANTAGE

i-thum graces the plot no. A-40 of Sector 62, Noida. Augmenting the value of the neighborhood, it creates fourth generation ambience and is all set to become a landmark draped in mind expanding features.

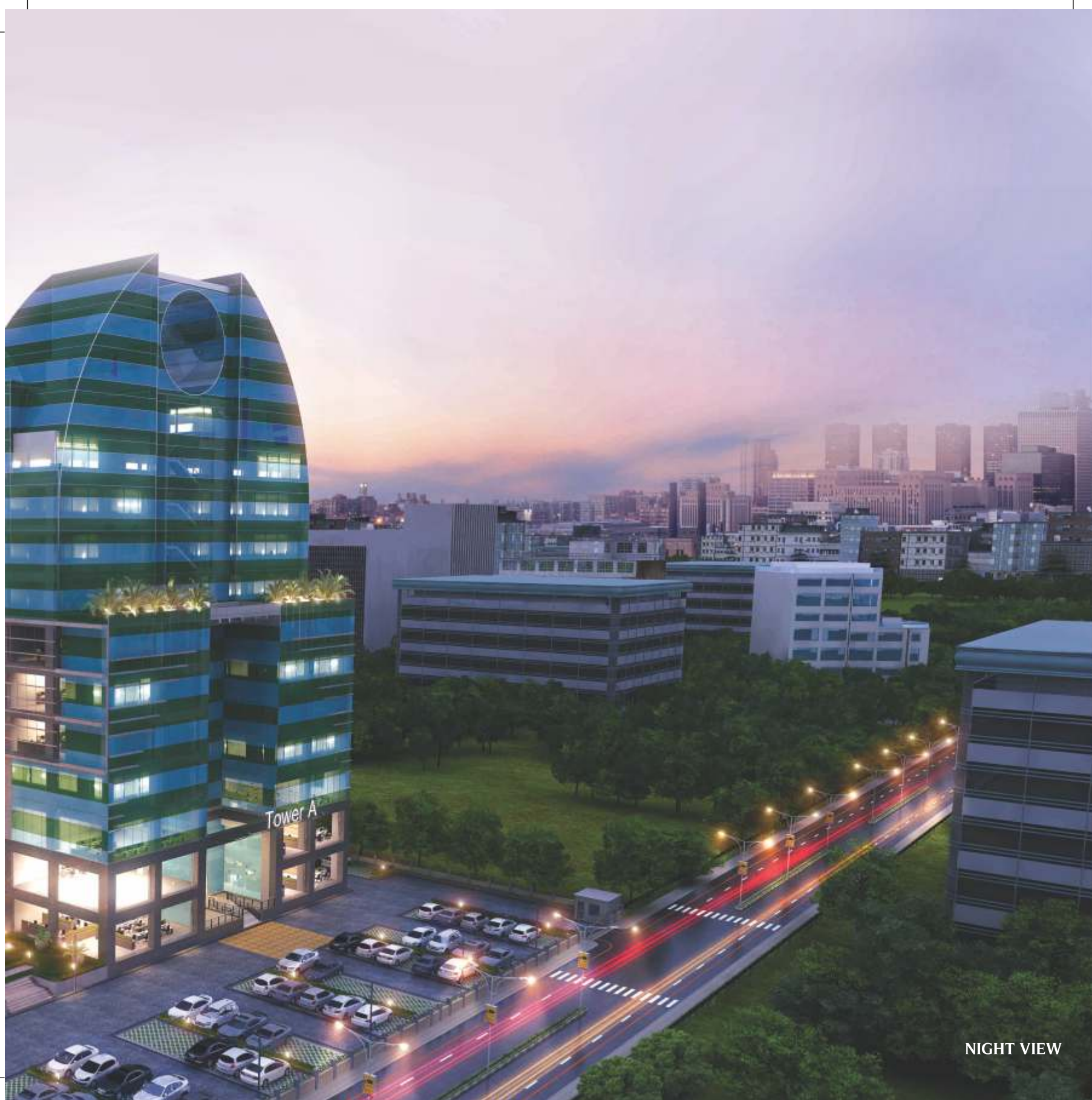
Situated right by the NH-24, it is abutted by 30 meter arterial road. Sector 62 is coming up as urban work destination for IT and BPO organizations. It already houses names like The Corenthum, HCL, Jaypee and Airtel. The serene area of Noida has rapidly and vastly changed its face and today matches the best suburban cities of the country. Every major IT & ITES corporate house is seeking space here for both commercial and residential requirements.

NOIDA - HOTTEST DESTINATION FOR IT

- ★ NCR's best planned mixed development with excellent social & physical infrastructure.
- ★ Maximum green cover as per international norms. Besides this, a huge Botanical Park coming up with an enviable variety of flora & fauna.
- ★ Modern, self contained, well planned city with top class malls, housing the best brands, movie halls, food courts and entertainment.
- ★ Connectivity to Delhi by DND flyway, expressway, highways and district roads & an access to South Delhi, no other NCR townships can match.
- ★ Numero Uno destination for IT hubs and life style seekers, containing a wide spread of cosmopolitan population.
- ★ State-of-art airport coming up in close vicinity.

A LANDMARK
A BENCHMARK
AN IT PARK





NIGHT VIEW



ENTRANCE LOBBY

AMENITIES

- ★ Grand front entrance & entry from two sides
- ★ Sufficient car parking for 2000 cars
- ★ Landscaping all around with loggias and pergolas
- ★ Health club with yoga & fitness center, health SPA to rejuvenate work stress
- ★ State-of-art customized electronic security systems
- ★ Reverse osmosis plant for water supply
- ★ Hassle free property management system
- ★ Wide road with colorful concrete pavers
- ★ Underground sewerage and drainage system
- ★ Bollards for plaza, top post lantern for illumination with underground electrical distribution system
- ★ Water harvesting and distribution by solenoid valves

SPECIAL FEATURES

- ★ Geomancy concept landscaping
- ★ State-of-art communication and reception services
- ★ Welcoming entrance foyer and elegant lift lobbies
- ★ Cascade fountains
- ★ Hanging entrance aluminum canopies

FACILITY MANAGEMENT (PREMIUM MEP 365X24X7)

Engineering Intelligence: The Design complexity in building controls hub of level III automation. Varied sophisticated electronic systems, hardware and software platforms have been integrated with a high level of competence.

HVAC System: IAO addressing safety, health & comfort on 24x7 concept with VFD's Ground cooling techniques, state-of-art ventilation & humidity controls. Refrigerant selection with lowest ODP.

Fire Detection & Mitigation System: Fourth generation systems as per NFPA & NBC guidelines.

PLEC: With 100% power backup as per EHS compatible with auto/manual synchronization with PLC. Proper Lighting system as per IIESNA

Safety Parameter: As per IHAS standards, 100% handicap friendly complex with state-of-art surveillance & CCTV systems. Minimum travel distances for ingress & egress facility.

ECMES: Energy conservation parameters as per LEED measures, ESBC codes & double insulated glass, cool roof systems.

Facade: High performance curtain wall glazing with high acoustic value and low energy emissions.

Communication & Networking: MUX facility on fibre optic. IT enabled pre-activated broadband & Wifi connectivity.

Material Advocation: Material advocacy as per UL certification, ASTM, KIN, EN & ISO standards. Building confirms to ISO 14001-2004 EM systems.



FOOD COURT

PASSAGES/ATRIUM

SPECIFICATIONS

Structure:

Earthquake proof RCC framed structure with infill foam concrete blocks.

Wall finishing:

Internal plastered and painted in pleasing shades of plastic emulsion in core/lobe areas and texture/wallpapers in common areas.

External:

High performance double glazed curtain walls. Alpro panels in pleasing shades. All column exteriors to have granite and stainless steel cladding.

Flooring:

Italian marble/granite in common areas and vestibule entry. Granite flooring in toilets and pantry areas. High abrasion flooring in service areas.

Doors & Windows:

All doors shall be veneer laminated with D line stainless steel fittings. Windows shall be casement type in curtain walls.

Common Areas:

Lift lobbies shall have architectural mouldings in granite, glass and SS304 stainless steel. State-of-art building automation systems provided in common areas.

Electrical:

Copper electrics as per ASEE norms/International norms on 24x7 redundancy concepts. Single point bus bar tapping point for lobes. Common areas shall have modular switches, Wipro floor lights and ceiling lighting systems.

Water Supply:

Hot and cold pipe system in stainless steel with round the clock water supply in the complex.

Plumbing:

State-of-art plumbing system with UPVC double stack fully ventilated systems.

Toilets:

Automatic RO-BO (AOS) system in expert cybernation.



OFFICE VIEW



RETAIL SPACE



GYM

MATCHLESS FEATURES

- ★ State-of-art convention centre with latest integrated conference facilities
- ★ Passive solar architectural concept
- ★ Cool roof system for terraces
- ★ Glass atrium up to seven floors with glass roofs
- ★ Lobby space with uncluttered view and prominent visibility of brass signage
- ★ Loggia entrance to plaza with sculpture as central focus
- ★ Use of highly efficient double insulated glass to reduce IR
- ★ ATMs and Banks
- ★ Food courts (multi-cuisine) overlooking the plaza
- ★ Fast Food kiosks
- ★ Meditation Centre/Gym
- ★ Convenient Shopping

TECHNOLOGICAL PROWESS

- ★ IAQ (Indoor Air Quality) sensors
- ★ Rainwater reclamation system
- ★ SCV (Stepped Constant Volume) or VAV (Variable Air Volume) air conditioning system



OFFICE SUITES

In this fast paced world, juggling work and family should be the last thing your employees should be doing. Our well appointed service offices and club-houses offer the best in the fine living for its tenants and patrons

- ★ Central Atrium with meeting facility
- ★ Access (through privilege membership) to Centre Club
- ★ Distinguished units in a choice of studio office, each one aesthetically designed to suit a contemporary life-style and 24x7 office working
- ★ Concierge facility
- ★ 24x7 air conditioned well equipped apartments with the latest facilities. Designed to also harness natural light & ventilation
- ★ High class finished furniture, fixtures and furnishings
- ★ Properly ventilated rooms with absolute privacy
- ★ Luxury designer bathroom with shower unit, washbasin, toilet and hair dryer points
- ★ Walk-in closets & MEP ledge
- ★ Private patio/balcony in special suites
- ★ Well-trained maintenance crew to take care of 24x7 operations



I-THUM'S 73

Plot No. 04, Sector 73, Noida, Uttar Pradesh 201301

Holding Company / Developer

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All the information, plans & specifications given in the brochure are subject to change as per the final approval of the relevant authorities.

