

LOTUS
PANACHE




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"And forget not that the earth delights to feel your bare feet
and the winds long to play with your hair."

-Khalil Gibran

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The 'Green' Revolution has begun

Buildings have long since stood as the cornerstone for development, especially so in case of a nation like India. But alongside effecting development, they've also been affecting the environment in the negative, and that too significantly. Nevertheless, the latest in architectural evolution, i.e., Green Buildings, is now here to stem this negative impact and address environmental concerns. The evolution in the building industry has been noticeably slow in the past, but thanks to this green revolution, the change for the positive is getting accelerated through innovative design approaches, building & construction technologies, methodologies and choice of eco-friendly materials. Besides these, awareness amongst this nation's citizens and their desire to make this planet a greener place is what really is giving this process of change, a huge momentum.

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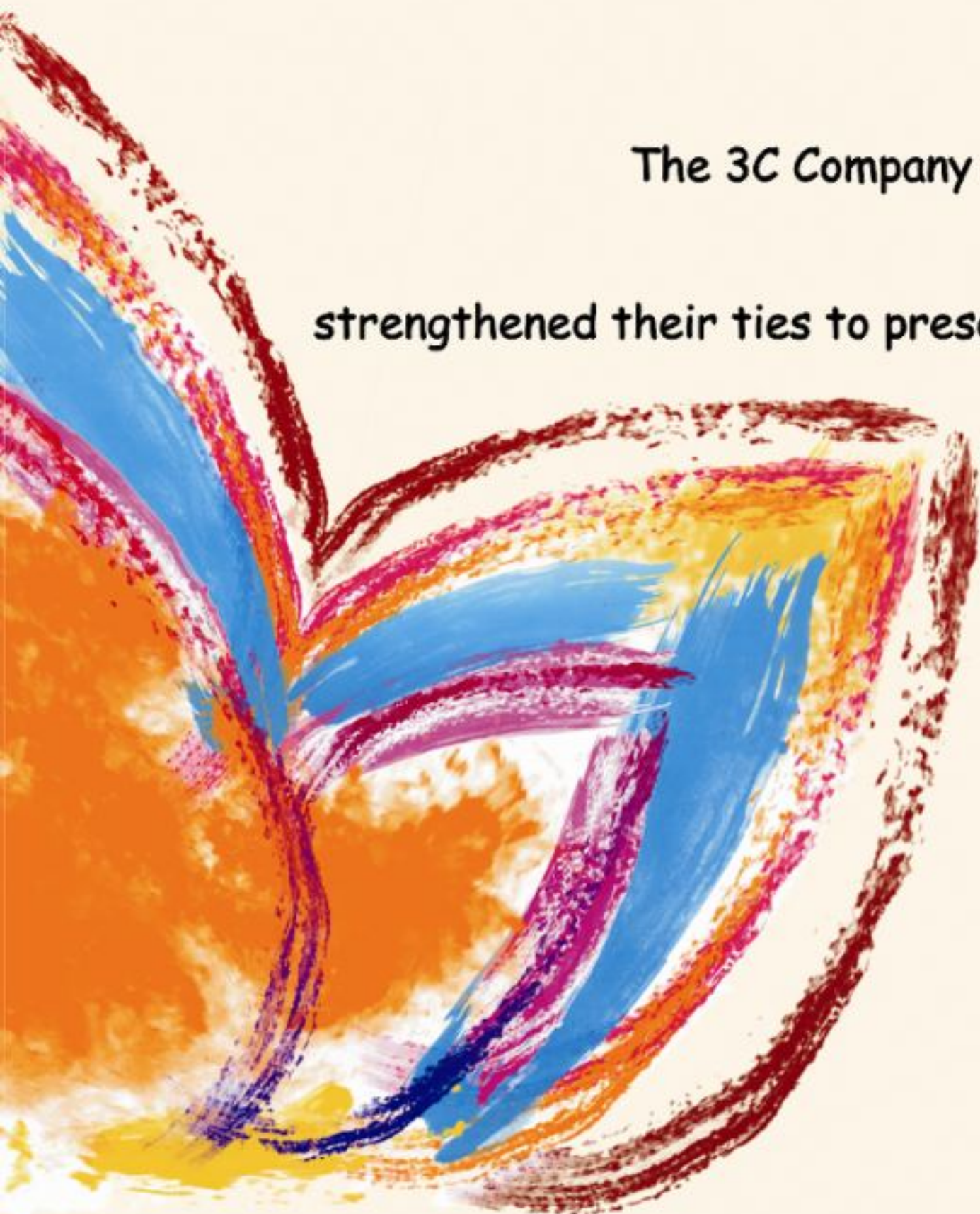


Leading the 'Green' Revolution

The 3C Company, the only team in Asia to have to its credit 3 Platinum rated and 4 Gold rated LEED certified Green Buildings by USGBC (United States Green Building Council), is leading this 'Green' change and has come a long way by already delivering over 13 Million Sq. Ft. With a passion towards reducing carbon footprint, the team is presently working on Green projects worth over Rs. 18000 Crore.

Late last year, The 3C Company and Red Fort Capital, launched India's Largest GREEN Residential Estate, 'Lotus Boulevard'. Largely driven by the awareness, acceptance and demand of end users, it has brought about a paradigm shift in the Indian real estate industry. A global investment management firm, Red Fort Capital invests in private and public markets across asset classes, with an emphasis on Indian real estate. It is a team of professionals with over 100 years of real estate experience in combining Indian and International real estate development, finance and capital market expertise.

The 3C Company and Red Fort Capital have further strengthened their ties to present the new Green Zip Code, 'LOTUS PANACHE'.



3C's 'Green' Project Spectrum

Platinum Rated LEED Certified GREEN Buildings



GREEN BOULEVARD, NOIDA
PLATINUM RATED LEED CERTIFIED GREEN
BUILDING - 2009



WIPRO TECHNOLOGIES, GURGAON
PLATINUM RATED LEED CERTIFIED GREEN
BUILDING - 2004



PATNI KNOWLEDGE CENTRE, NOIDA (BLOCK A)
PLATINUM RATED LEED CERTIFIED GREEN
BUILDING - 2008

Gold Rated LEED Certified GREEN Buildings



WIPRO TECHNOLOGIES, GREATER NOIDA
GOLD RATED LEED CERTIFIED GREEN
BUILDING - 2009



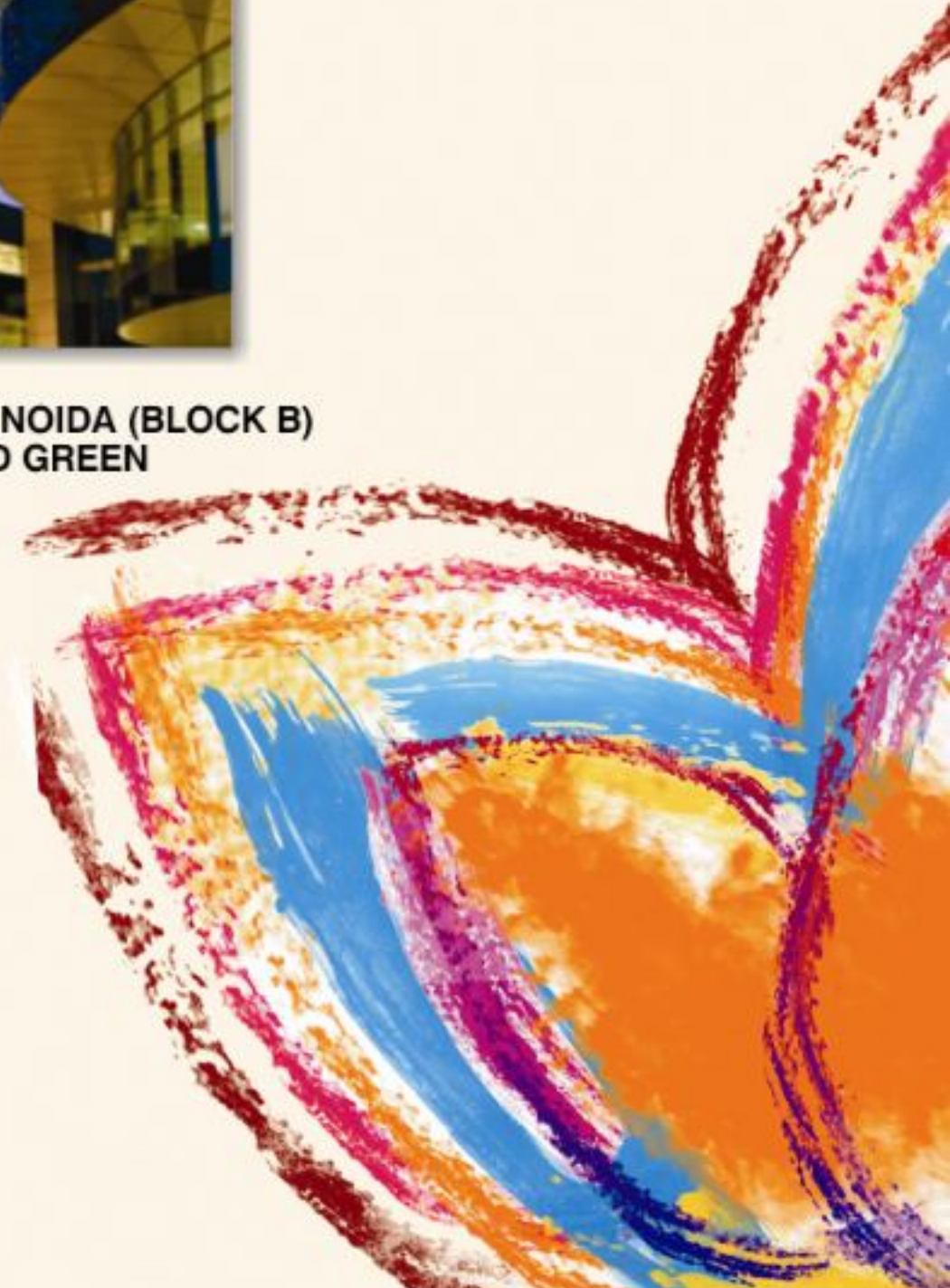
SPECTRAL SERVICES, HYDERABAD
GOLD RATED LEED CERTIFIED GREEN
BUILDING - 2009



KNOWLEDGE BOULEVARD, NOIDA
GOLD RATED LEED CERTIFIED GREEN
BUILDING - 2011



PATNI KNOWLEDGE CENTER, NOIDA (BLOCK B)
GOLD RATED LEED CERTIFIED GREEN
BUILDING - 2011





LOTUS BOULEVARD, NOIDA



LOTUS BOULEVARD ESPACIA, NOIDA



LOTUS VALLEY INTERNATIONAL SCHOOL, NOIDA



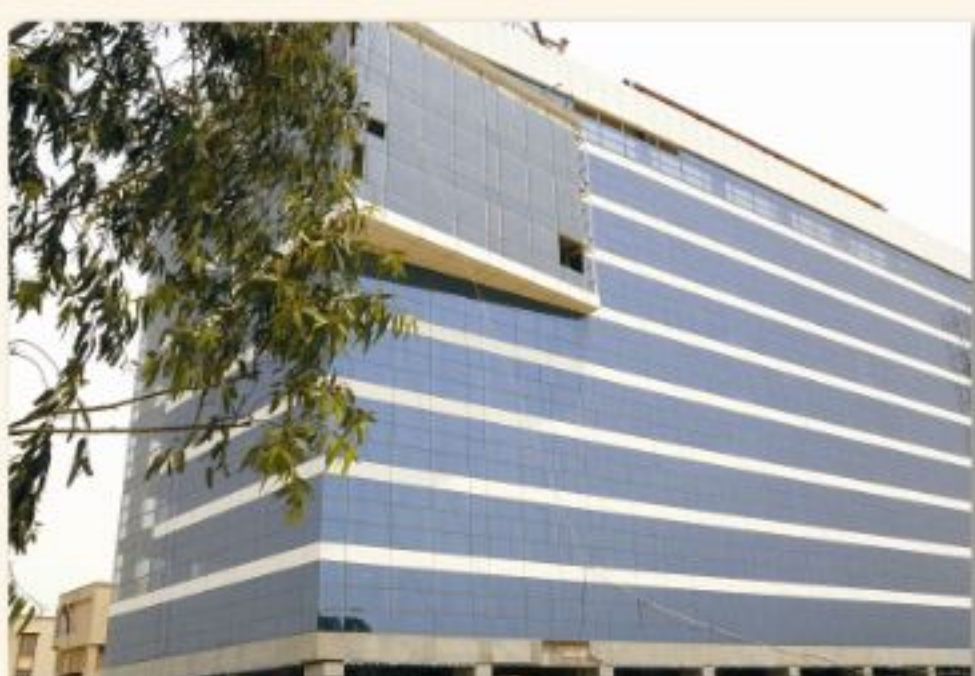
CSC CAMPUS, NOIDA



3C CORPORATE OFFICE, NOIDA



INTERNATIONAL HOME DECO PARK, NOIDA



KNOWLEDGE BOULEVARD, NOIDA



TECH BOULEVARD, NOIDA

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A stylized logo consisting of a large, bold letter 'Z' in a dark red color. The 'Z' is formed by two parallel diagonal lines meeting at the top and bottom, with a horizontal bar in the middle. The top and bottom horizontal segments of the 'Z' are slightly offset, creating a sense of depth or a 3D effect.

Welcome to the new GREEN Zip Code...

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The background of the entire page is a warm, textured orange-brown color. It features faint, light-colored line art of stylized leaves or petals. These patterns are scattered across the page, with some larger, more prominent ones in the upper right and lower left corners, and smaller, more delicate ones in between. The overall aesthetic is clean, modern, and nature-inspired.

Welcome to



The New Green Zip Code

"Where everyday is Earth Day"

The 3C Company and Red Fort Capital present the new 'Green Zip Code',

'LOTUS PANACHE' in Sector-110, Noida.

Spread across 41 lush green acres, this Green Residential Estate is strategically

located opposite to already well inhabited Sector-82, only 1 km from the

Noida-Greater Noida Expressway.

An enviable blend of sheer luxury and suburban lifestyle, Lotus Panache will be a

step ahead in Green developments. Showcasing a mix of 2, 3 and 4 bedroom

apartments, its architecture will present a host of economic, health &

environmental benefits.

Lotus Panache will house Asia's First NET ZERO ENERGY Pre-Nursery Lotus Valley

School. This Green Pre-Nursery School is an effort towards providing the future

generations with a healthier base for learning and making them environment

conscious.

The hub of sports and leisure, 'Le' Panache', a 1,35,000 Sq. Ft. Green Club at

Lotus Panache, will be Asia's first club, which uses GEO-THERMAL technology.

The unparalleled combination of green features and a plethora of amenities offered by Lotus Panache are envisaged to make this 'Green Zip Code' the most

sought after address.

Green Certification No.: GH10 1004



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Let's not just 'Build' homes. For a change, let's 'Plant' them.

And sooner than we realise it, this world will be a different place.

A lot greener... A lot fresher... And a lot better to live in!




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The New GREEN Zip Code



Approx. key distances from Mahamaya Flyover to the following intersections

~ Sector-100	4.7 km
~ Sector-110	6.7 km
~ Sector-91	9.0 km
~ Sector-137	11.0 km
~ Sector-144	12.0 km

Location beyond compare!

1 km away from the Greater Noida Expressway, a 5-minute drive from the Mahamaya Flyover, and just 2 km from India's Largest Green Residential Estate-Lotus Boulevard, 'Lotus Panache'

is nestled conveniently in a prime location in Sector-110, Noida, opposite the already well inhabited Sector-82. Enjoying fabulous connectivity with the Metro Station and various other basic & lifestyle amenities like Office Complexes, Schools, Hospitals and Shopping Plazas, Lotus

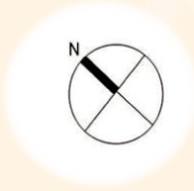
Panache is an outstanding opportunity to enjoy a 'suburban lifestyle' at its very best.

- DND Flyway - 15 Minutes
- Max Hospital - 15 Minutes
- Metro Station - 05 Minutes
- Sector 18 Mkt. - 10 Minutes
- Connaught Place - 30 Minutes
- Botanical Garden - 05 Minutes
- Sec-37 Golf Course - 10 Minutes
- Lotus Valley International School - 05 Minutes

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A plan to
make lives comfortable,
lifestyles luxurious,
and the planet greener!



PARK
A=14000 SQM

ENTRY EXIT

45.0M WIDE ROAD

GROUP HOUSING
PLOT AREA=164



G
120 SQM

LAYOUT SHOWN IS TENTATIVE, SUBJECT TO CHANGE AND NOT TO SCALE.

A host of green benefits at Lotus Panache

"There is nothing in which the birds differ more from man than the way in which they can build and yet leave a landscape as it was before."

~Robert Lynd

The smartest way of getting closer to nature, is to bring nature closer to you. And that's exactly what we intend to achieve, by creating a future that's a lot greener, a lot fresher and a lot more beneficial. Lotus Panache offers a host of luxuries, each balanced to perfection with 'Green benefits', reflective in all aspects of life.

Net Zero Energy Technology

Truly sustainable in nature, the Lotus Valley Pre Nursery School at Lotus Panache will showcase Net Zero Energy technology. This building will not only have low energy demand through an energy efficient design, but will also take care of its own electricity demand (through clean renewable sources like solar). This building will be designed in complete harmony with nature, oriented to let in fresh air and natural light.

Geo-Thermal Technology

This technology will be used in the club at Lotus Panache. Here, the construction will balance the outside temperature fluctuations to passively provide comfortable conditions inside. When mechanical conditioning will be required, geo-exchange systems will transfer energy from the ground into the building's air conditioning system using the ground as a heat sink.

Vertical Landscaping

Lotus Panache will be the first residential project in Delhi & NCR to feature vertical landscaping, intended at providing a cooler and dust-free environment in and around the apartments.

Carbon Credit Sharing

Since Lotus Panache is a green development, we propose to share the Carbon Credits after qualification.

The 3-Sides Open Advantage

All the apartments at Lotus Panache will be open from three sides, thereby maximizing cross ventilation and providing natural daylight areas within the apartment.



Natural Daylight

Bathe in 100% natural light all across your house, which will also cut down your electricity bills by 50%.

Cross Ventilation

Refresh your senses with fresh breezes wafting through every nook and corner of your house.

Heat Reduction

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

Sensor Lights

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

Interior Sensor Based Lighting*

The apartments at Lotus Panache will facilitate sensor-based lighting.

External Solar Lighting

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

Landscaping

All balconies and windows have been specifically designed to present rejuvenating views of extensively landscaped areas from all directions.

Cost Reduction

Not only do you save precious water and electricity, but also enjoy huge monetary savings, thanks to our energy efficient mechanical and electrical equipment.

Water Conservation

The latest in water conservation fixtures & fittings, Rainwater Harvesting Technology and low water consuming plants, let you save every drop of water you can.

Conservation of Natural Resources

0% Discharge Buildings for water. Collection, segregation & recycling of waste.

Ramps for Wheelchairs

Le' Panache has been designed to specially care for people with special needs.

Electric Charge Points

Go eco-friendly with electric vehicles and enjoy the facility of charging your electric vehicle at our various electric charge points, anytime.

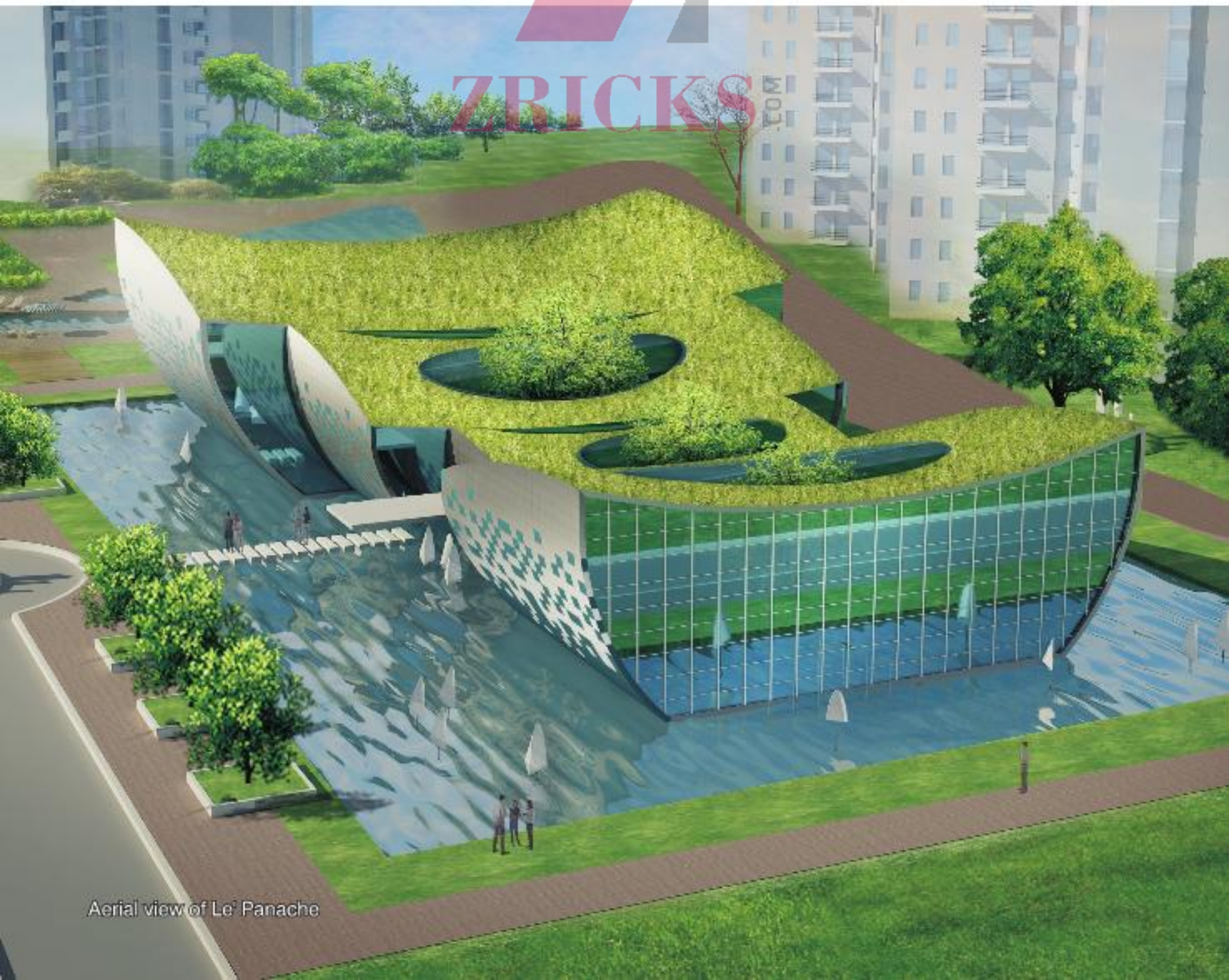
Shuttle Bus Service

Exclusive shuttle bus service available from Lotus Panache to key locations in Noida.

*Optional Feature



Entrance view of Le' Panache



Aerial view of Le' Panache



Asia's first Club with Geo-Thermal technology

1,35,000 Sq. Ft. 'Green' Club

Rejuvenate your senses and uplift your spirit in this awe-inspiring world...

Indulge yourself in the very best in modern day clubbing facilities...

Refresh yourself with the ultimate in Sporting, Leisure & Entertainment avenues...

All at 'Le' Panache', the first club of its kind in the whole of Asia!

- Sports & Leisure Facilities
- Social & Recreational Avenues
- Learning & Imbibing
- Good Health





Multi Utility Sports Hall



Indoor Heated Swimming Pool

Sports & Leisure Facilities

- 5 Swimming Pools
 - Indoor Heated Pool
 - Outdoor Pool
 - Kid's Pool
 - Wave Pool
 - 2 Satellite Pools with Gymnasiums
- Putting Greens
- Opti Golf
- Lawn Tennis Courts
- Outdoor Badminton Courts
- Table Tennis
- Multi Utility Sports Hall
 - Volley Ball Court
 - Basket Ball Court
 - Badminton Court
 - Rock Climbing Wall
- Squash Courts
- Skating Rink
- Kid's Play Area & Entertainment Zone
- Cricket Academy by MADANLAL
- Snooker Room



Social & Recreational Avenues

- Guest Rooms
- Open Amphitheatre
- Business Centre
- Library
- Banquet Hall
- Party Lawns
- Cards Room
- Bar
- Multi-Specialty Restaurant
- Multi-Cuisine Food Court
- Convenient Shopping
- 24 Hr ATMs



Learning & Imbibing


- NET ZERO ENERGY & GEO THERMAL Pre Nursery Lotus Valley School - First of its kind in Asia
- Crèche
- Dance Classes by 'The Danceworx' - ASHLEY LOBO
- Arts & Music Room



Yoga



Good Health

- Medical facilities by  Max Healthcare
- Gymnasium by ELEMENTION
- Yoga & Meditation Room
- Steam & Sauna Bath
- Beauty Salon
- Aerobics Room
- Walking Trail and Jogging Track



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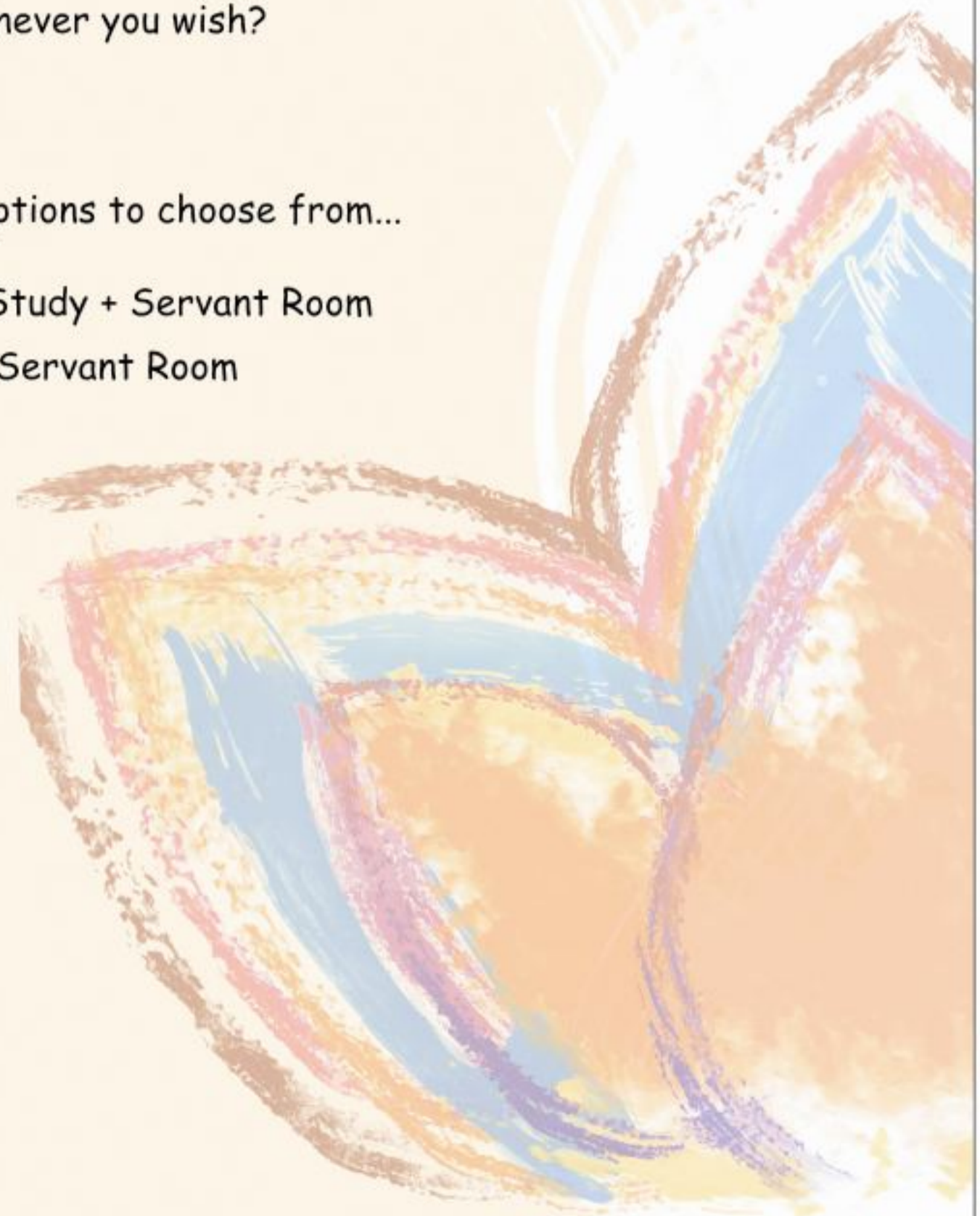


Choice of Living

Is there a better feeling than bathing in natural sunlight?
Or enjoying fresh air all through the day?
Or splashes of crystal clear water whenever you wish?

'Lotus Panache' offers you a varied range of options to choose from...

- 2 BHK + Servant Toilet
- 3 BHK + Servant Toilet
- 3 BHK + Study + Servant Room
- 4 BHK + Servant Room









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SPECIFICATIONS

S. No.	AREA	WALLS	FLOOR	FALSE CEILING	DOORS		WINDOWS	SANITARY WARE	
					FINISH	HARDWARE		FIXTURES	FITTINGS
1.	LIVING & DINING	Oil Bound Distemper	High end vitrified tiles	No	Veneered Door	Dorset	Aluminum Window	-	-
2.	PASSAGE	Oil Bound Distemper	High end vitrified tiles	No	-	-	Aluminum Window	-	-
3.	BEDROOMS	Oil Bound Distemper	Laminated Wooden Flooring (Imported)	No	Skin Door	Dorset	Aluminum Window	-	-
4.	TOILETS	Ceramic Tiles cladded up to false ceiling from Kajaria / Somany	Ceramic Tiles from Kajaria / Somany	Yes	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
5.	KITCHEN	Ceramic Tiles from Kajaria / Somany	Ceramic Tiles from Kajaria / Somany	No	Skin Door	Dorset	Aluminum Window	Sink from Jayna	Wall Mounted Fittings from Jaquar
6.	UTILITY	External Paint	Ceramic Tiles from Kajaria / Somany	No	Aluminum Door	As per section	Aluminum Window	-	-
7.	BALCONIES	External Paint	Pavered Tiles from Kajaria / Somany	No	Aluminum Door	As per section	Aluminum Window	-	-
8.	SERVANT TOILET	Oil Bound Distemper	Ceramic Tiles from Kajaria / Somany	No	Aluminum Door	As per section	Aluminum Window	Orissa Pan from Hindware	-

VIDEO DOOR PHONE - Apartment Entrance

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.



'Lotus Panache' has been registered for the IGBC Green Homes LEED Certification Programme. The registration number for the project is GH10 1004



Three C Universal Developers Pvt. Ltd.

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Mob: +91 99589 99659/76/78/79/80/81/82/83, Site Address: GH-005, Sector - 110, Noida (U.P.). Email: sales@the3c.in, Website: www.the3c.in, www.lotuspanache.in

1 Sq. Mtr. = 10.764 Sq. Ft.

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.