

WAVE

City Center

Sector 32 & 25A, Noida.

Premium Offices - Wave Business Tower



WAVE

WAVE – A WORLD OF TRUST

An organization built on trust

Commitment in business lays down the very groundwork on which relationships and reputations are founded. Wave, formerly The Chadha Group, has made its mark today in diverse businesses by finding its core strength in innovation and commitment.

The group has risen to every expectation of its customers, business partners and investors in its 40 years of existence. Today, the group has diversified its businesses under the flagship of Wave. Wave Infratech leads the real estate sector with a number of new residential and commercial projects along with world-class shopping centres and multiplexes. Its industries division, Wave Industries, is an established name with diverse businesses such as power plants, sugar mills, paper manufacturing and distilleries. This remarkable feat has helped in solidifying a trust that, in today's world, is the most valuable attribute and a distinction that is truly rare.

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WAVE Infratech

WAVE INFRATECH

Foundation of trust

Wave Infratech inherits equity from the mother brand Wave, to promote an array of verticals like Residential, Commercial and Retail. Wave Infratech, the real estate arm of Wave, is one of the leading players in its sector and has embarked on a journey to become one of the largest real estate developers in the country.

With ground breaking commercial projects like Wave City Center, Wave One, Wave 1st Silver Tower, Wave Eleven and outstanding integrated townships like Wave City and Wave Estate, Wave Infratech is revolutionizing the real estate arena for almost a decade now and is being widely recognised for these futuristic and mammoth projects. Besides these impressive ventures, the company's portfolio also includes a host of Wave Malls and Wave Cinemas across the northern belt of the country, making Wave Infratech one of the most reputed names in the industry.

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ABOUT WAVE CITY CENTER

Welcome to Wave City Center, a 152-acre marvel rising bang in the center of Noida and linked to the Sector 32 Metro station. In sheer scale, it exceeds anything ever witnessed by the country. And, as the greatest mix use commercial and residential development ever built within a city, its scope is unprecedented. But the most critical factor in the building of Wave City Center is our underlying principle of an entire project shaped and managed by the dreams, hopes and aspirations of future citizens.

Wave City Center is a residential and commercial hub covering 152 well-connected acres in the heart of Noida, Sector 32 and 25A. It is NCR's foremost development and first ever to rise in the center of a city.

Our primary consideration? People. Their dreams and aspirations inspire our radical approach to all matters: architecture and resources; easy walking to work; safer, quieter mass transport systems; jam-free boulevards; cutting-edge medical care just a stone throw away; clean air and green spaces. Wave City Center is developing 40 million sq ft of space in several blocks designated for residential (including fully-furnished, sumptuously appointed, multi-use studio apartments) and mixed use commercial purposes (consisting of Entertainment, Hotels, Offices, Convention Center, Mall & Multiplexes and High Street Condominiums). Come, experience a new way of living at Wave City Center, where life, commerce and investment intermingle and prosper, and where every aspect is firmly rooted in consideration for all.

To Create a project of the size and ambition requires an expert team. We have chosen the very best in the world to realise Wave City Center.

Master Planners
SOM
www.som.com

Entertainment & Mall Design
Forrec
www.forrec.com

Master Landscaping
AECOM
www.aecom.com

Retail Consultants
MXD
www.mxddevelopment.com

Infrastructure & Transit
Arup
www.arup.com

Building Designs
Nostri Architects
www.nostriarch.com



ABOUT PREMIUM OFFICES - WAVE BUSINESS TOWER

Wave City Center welcomes you to one of the most prestigious office address in the whole of Delhi/NCR region. Offices at Wave Business Tower will change the dynamics of business, to take your working experience to a whole new level. Experience the privilege and comfort of multiple entry points to your office tower. While a select few offices would have the exclusive rights to the terrace area, the glass facade building elevation will give all offices a panoramic view of the majestic Wave City Center skyline.

We consider your business 'BIG' and it is only going to get 'BIGGER'. With over 11 lacs sqft of development, Wave Business Tower would provide a floor plate of 28,500 sqft and 32,500 sqft approximately to give your business, the space it demands to grow. And, with an over 100 Storey Iconic Tower, Convention Center, 5 & 4 Star Hotels, Business Hotels, Retail, Premium Serviced Residences and Serviced Multi-Use Studios in the immediate vicinity and within walking distance of Wave Business Tower, your business will surely become the focal point of all activities.

Productivity of your business is the sole objective for/of offices at Wave City Center. Therefore we leave you with all your energies focused at your work, while we take care of the invisibles like common area maintenance, security and 100% power back-up.

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FEATURES

Most prestigious office address in Delhi / NCR region

Premium Offices within walking distance of Sector 32 Metro station

Two entry points to Office Tower from the main 45 mtrs. road

Office Tower will be facing internal roads of 30 mtrs and 21 mtrs for vehicular traffic and dedicated well planned pathways for Pedestrian movement within the Block. There will be no vehicular traffic within the Office Tower block

Glass Façade Building Elevation, all offices will have panoramic view

Landscaped open areas, Office Tower Block will be facing the Infinity Park of approximately 6.5 acres

Facilities like Concierge Service, Club, Business Center, Conference Rooms, Lounge in the reception area, and Restaurant

In immediate vicinity and within walking distance of Office Tower upcoming developments of an over 100 Storey Iconic Tower (proposed), Convention Center, 5 & 4 Star Hotels, Business Hotels, Retail, Premium Serviced Residences and Serviced Multi-Use Studios, 24 lacs sq. ft. mall and entertainment center

Over 11 lacs sq. ft. of development of Office Tower. Floor plates of 28,500 sq. ft. & 32,500 sq. ft. approximately

High Rise Tower of approximate 40 Storey

Office Units available in convenient sizes of 745 sq. ft to 1301 sq. ft. approximately

Select few office units will have exclusive Terrace area for use

Common areas will be maintained by the Company or its nominee

100% Power Back up, High level security

Sufficient high speed lifts in Office Tower for smooth movement

Three level Basement Car parking for the Office owners and visitors

Dedicated Lifts and Escalators from the Car parking to the Office Tower

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Exterior Corridors

Ceiling	POP
Walls	Acrylic Paint
Floor	Vitrified Tiles
Lift Lobby	Granite flooring with pattern, Granite architrave Cladding upto 7'-0" height

Office Interiors

HVAC	Centralized Air Conditioning System. Each Office Space will be provided with adequate Chilled water supply and return for connecting FCU to air condition the area. The BTU meter will be fitted by the Company at actual cost. The FCU will be purchased by the Office Space Buyer / Occupayer at their own cost, subject to approval and confirmation of FCU with specifications by the Developer/ Maintenance Agency.
Floor	Concrete Floor (-) 50 mm from the corridor floor level
Wall	Rough plastered walls
Ceiling	Exposed roof slab
Height	Slab to slab 3.8m

Fire Safety

Fire Fighting System	Single level Sprinkler points as per the Fire by-laws
Fire Detection System	Intelligent fire and smoke detectors as specified by the fire by-laws at upper zone

Power

Electricity	Mains and Standby (100%) with dual supply metering with prepaid meter system
Electric Installation	Each office space will be provided with 3 phase power as per chart and (100% backup) with panel isolation switch/MCB. The remaining electric reticulation will be done by the Buyer as per the "Developer"/Maintenance Agency

General

Pantry	One wet point and one drainage point shall be provided at one location for each office unit. No toilet shall be permissible
Signage	A uniform signage location as specified by the developer
Office Front	Glazing (aluminium powder coated separator) 6 mm clear glass
TV/Tel/Fax/Data	Providing 4 nos RJ 45 sockets (FTTH)





ICONIC TOWER

HIGH-LIFE
SERVICED
RESIDENCES
Wave Amore &
Wave Trucia

UBER-LIFE
SERVICED
RESIDENCES
Wave Mirius &
Wave Eminence

WAVE
BUSINESS
TOWERS

6.5 ACRE
INFINITY
PARK

LIVORK
MULTI-USE
STUDIOS

HIGH STREET SHOP
CONDOMINIUMS

HIGH STREET SHOP
CONDOMINIUMS

LUXURY, 5 STAR, 4 STAR,
FAMILY, BUSINESS &
THEMED HOTELS

WAVE MALL,
WAVE SQUARE,
INDOOR THEME,
SNOW & WATER PARKS

WAVE CITY CENTER LOCATION



Radisson Hotel	2.2 Kms	Golf Course	1.1 Kms
The Centerstage Mall Sector 18		Kalindi Kunj	4.5 Kms
Wave One	2.3 Kms	DND Toll Plaza	3 Kms
Wave Eleven Sector 18		Noida Memorial Park	3 Kms
Wave 1st Silver Tower	2.3 Kms		

*All distances mentioned above are crow fly distances.



Radisson Hotel – Sec 18 Noida



The Center Stage Mall – Sec 18 Noida



Wave One – Sec 18 Noida



Wave Eleven – Sec 18 Noida



Wave 1st Silver Tower – Sec 18 Noida



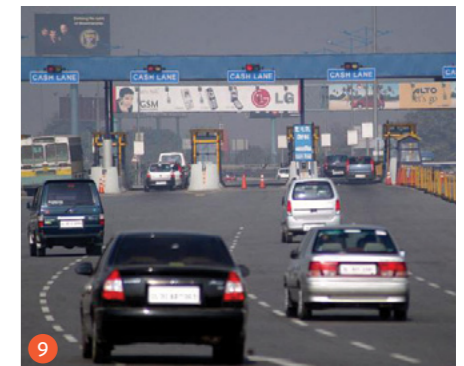
Noida Memorial Park



Noida Golf Course



Noida City Center Metro Station



DND Toll Plaza



Towards Connaught Place



Lotus Temple



Premium Offices



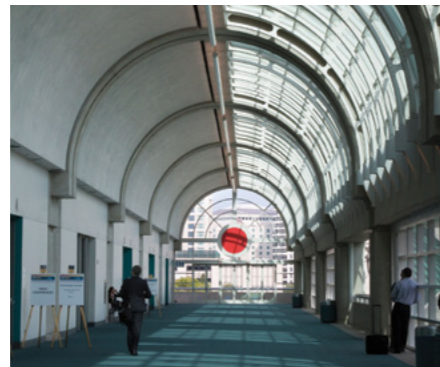
Hotels



Premium Serviced Residences



Multi-Use Commercial Studio Apartments



Convention Center



Mall & Multiplexes



Family Entertainment Center



High Street Shop Condominiums



Indoor Water Park



Indoor Snow Park

Disclaimer: 1 sq mtr. = 10.764 sq ft. 1 acre = 4046.856 sq mtr.
 The company and the architects reserve absolute right to change /revise/ delete/ omit any detail, specification, material, design, drawing, layout, finishes, etc. as they deem fit without any notice. The company further reserves absolute right to withdraw, change, omit, delete, add, revise any terms and conditions at any time without giving any notice. Please refer to latest publications for current information as terms and conditions, design, specification, etc. may be revised from time to time by the company. All images are artistic impressions and figures mentioned are indicative and are subject to change in the best interests of the development. The company shall not be responsible for any decision made by the buyer, therefore they are requested to ascertain all the facts at their end before making any decision/ application for allotment/ purchase etc. This publication shall not be construed any way as a legal offering.



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