



**FLEXIBLE**  
READY TO MOVE  
FULLY FURNISHED  
**OFFICE SPACES**

**STELLAR**  
BUSINESS PARK

Plot 3, Techzone, Greater Noida



STELLAR  
BUSINESS PARK

ZIRICKS

Stellar Business Park, Greater Noida is spread over approx 11 Acres. Designed as an integrated complex for the IT/ITES industry, it's a perfect union of office spaces, retail and recreation. With its flexible office formats and cutting edge design concepts, Stellar Business Park allows each office to be tailor made.





# BUILDING FEATURES

**Land Area:** 10.87 Acres

## Phase I: (Completed)

**IT/ITES offices:** Leasable Area: 6,38,000 sq ft + commercial: 50,000 sq ft.

Floor plate: Approx 50,000 sq ft (super area) on each floor

Double Basement + Ground +12

- Gold rated green building
- Modular offices – Smallest office of 826 sq ft can be accommodated
- RCC framed – Seismic Zone IV compliant 6.0MX6.0M span grid
- Friction damper based structure for reducing Earthquake stresses
- 6 Nos. Passenger Elevators and 2 Nos. Service Elevators
- 1000 KVA power sanctioned on 33 KV line (upgradable to 5 MVA)
- 100% Power back up (N+1 redundancy)
- Centrally air-conditioned
- NBC Code Compliant systems for fire fighting in place.
- Hi-tech security and access control systems
- Dual supply feeders on each tower for 100% redundancy in Electric supply

## Phase 2: Commercial & Residential



# CUTTING EDGE DESIGN CONCEPTS

## OFFICE FEATURES

Plug-n-play offices  
Fully furnished offices  
Air-conditioned



**BUSINESS LOUNGE**

## COMMON FACILITIES

Reception Lobby  
Conferencing  
Secure Parking  
Hi-Speed Elevators



**MEETING ROOMS**

## SERVICES

Business centre  
24x7 power backup  
Catering  
Housekeeping



**HOUSE KEEPING**

## SECURITY

Access control with CCTV



**24X7 SECURITY**

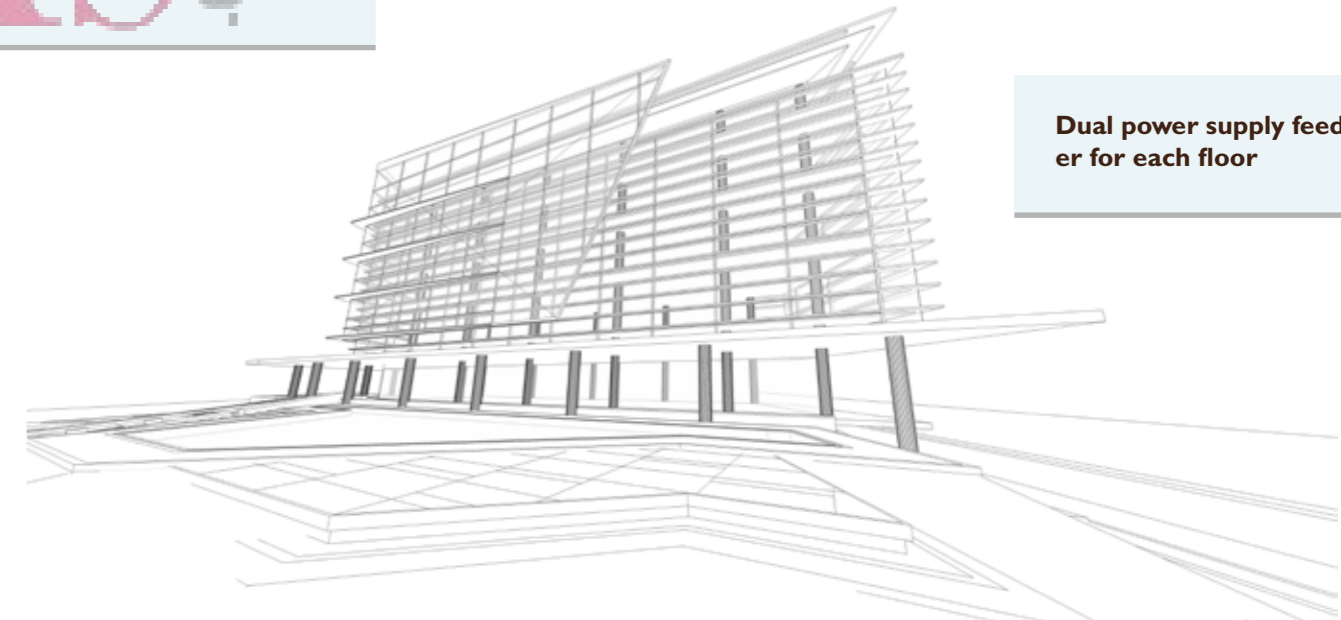
# ZRICKS

Common Data Centre for Smaller Offices

Multiple redundancy in communication lines

Expandable Car Parking with double basement parking

Dual power supply feeder for each floor







## INTEGRATED SPACES

Stellar Business Park will be an integrated development, taking care of all daily conveniences.

Gym | Bank | ATM | Conference Hall | Restaurant | Café |  
Business Lounge | Book Store | Business Centre | Food Court |  
Swimming Pool | Retail Areas | Tennis Court

Together with shared business support facilities, Stellar Business Park is an ideal location for both, established firms as well as new ventures.

## RELOCATE TO STELLAR BUSINESS PARK THE ADVANTAGES ARE MANIFOLD

### EMPLOYEE ADVANTAGE

#### RESIDENTIAL APARTMENTS

Greater Noida has numerous residential apartments available for rent at much cheaper rates than Noida.

#### EDUCATIONAL HUB

Greater Noida being an educational hub, admission to good schools and colleges is easy.

#### MULTI SPECIALTY HOSPITALS

Multi specialty hospitals like Max specialty hospital, Jaypee hospital & Kailash hospital are in the vicinity.

#### MALLS & MULTIPLEXES

Malls and Multiplexes such as Ansal Plaza, MSX Mall etc.

#### FIVE STAR HOTELS & CLUBS

Five Star Hotels and Clubs: The Stellar Gymkhana, Jaypee Golf Course, Crowne Plaza, and Radisson Blue.

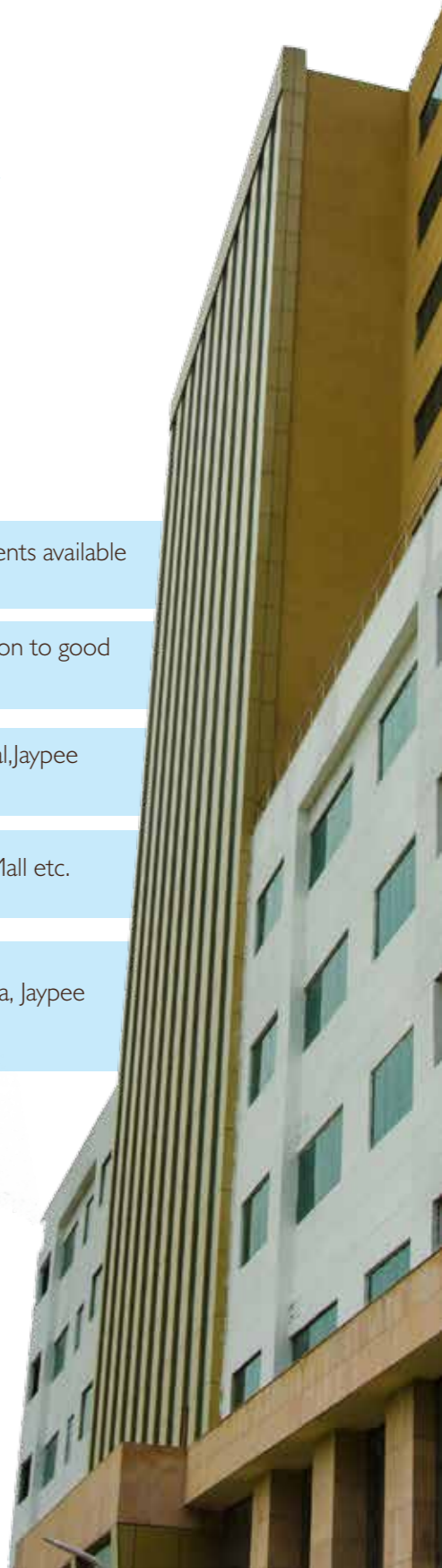


1

2

PHASE 1 (OFFICE BLOCK) COMPLETE

PHASE 2 (RESIDENTIAL & COMMERCIAL) FUTURE EXPANSION





## EMPLOYER ADVANTAGE

Stellar Business Park is an 'A' Grade facility which can be leased for as low as 60% of the prevailing rent of offices along the Noida Expressway

Greater Noida, has a large number of Technical and Management Institutes. The steady supply of qualified manpower locally will minimize your recruitment costs considerably

We offer an option for fitted out space (Ready-to-move) as per your requirement, which will minimize your initial fund outflow.

VALE FOR MONEY

QUALIFIED MANPOWER

FITOUT OPTIONS



DEDICATED BUS SERVICE



## FIT OUT AND TURNKEY SOLUTION CAPABILITY

We have capabilities to transform a bare shell into a ready-to-move-in office in less than 75 days. An office that reflects our client's ideas, brand identity, current and future needs. We can manage and deliver projects from start to finish, including the initial briefing and design, building services engineering, sourcing and procurement of all materials, full construction, IT and Communication

## PROFESSIONAL FACILITY MANAGEMENT

The facilities are maintained with high quality standards.

The Stellar Group has developed a strong reputation for Grade 'A' buildings for the IT/ITES Industry. Our maintenance and back up services have won appreciation from those working out of our premises, The Stellar IT Park at Sec-62, Noida

## FREE SPACE PLANNING

We assess your space needs, including client facing & internal work process areas. We help you assess the exact space requirements, so that you do not lease more space than you require.

Our qualified interior design specialists work closely with our architectural and building services teams.

Together they produce holistic design themes that work beautifully for either new-build projects or refurbishments.

## TRANSPARENCY IN EVERYTHING WE DO

We stick by our Group's philosophy of "Transparency". All costs & technical specs such as chargeable area, carpet area, recurring charges, material specifications are provided upfront.

## FLEXIBILITY IN LOCK IN PERIODS

Today more than ever, businesses need to remain flexible. We help you incorporate your future growth by offering flexibility in lock in periods.

## VIEW FROM STELLAR BUSINESS PARK

GAUTAM BUDDHA UNIVERSITY



NIIT CAMPUS







## SUSTAINABILITY

The Stellar Business Park is built to help preserve the environment surrounding the building, and with vital relationships between building and the ecosystem. Our development focuses on restoring building elements, integrating the building with regional ecosystems, and preserving the biodiversity.

- Rain Water Harvesting
- Roof Thermal Insulation
- Minimized Hardscape
- Outdoor lighting
- Pollution reduction



# GREEN ENVIRONMENT



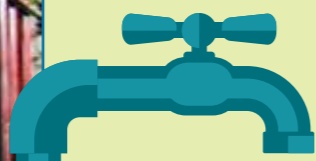
# 100%

## WASTE WATER TREATMENT & SOLID WASTE REDUCTION

Stellar Business Park achieves 50% water savings over a conventional office building.

- Water Efficient Landscaping
- Water Efficient Water Fixture
- Innovative Wastewater Treatment and Reuse

## WATER EFFICIENT DESIGN



# 50% WATER SAVINGS

## TREMENDOUS BENEFITS

- The building design emphasizes on occupant comfort with fresh air ventilation and eco-friendly building material.
- Optimized Energy Performance
- Variable Flow Chilled Water System ( 8-10% savings over conventional constant volume system)
- Highly Efficient Chiller System (15 % saving over conventional Chiller)
- Energy Efficient Lighting Fixture (T-5 and LED Lights Resulting 10% savings)
- Smart Metering for Tenant Energy Consumption.
- Fresh Air Ventilation for Occupant Comfort
- Excellent day lighting
- Improved Health and well being of the occupants
- Conservation of scarce national resources

## MORE THAN 25% ENERGY SAVINGS



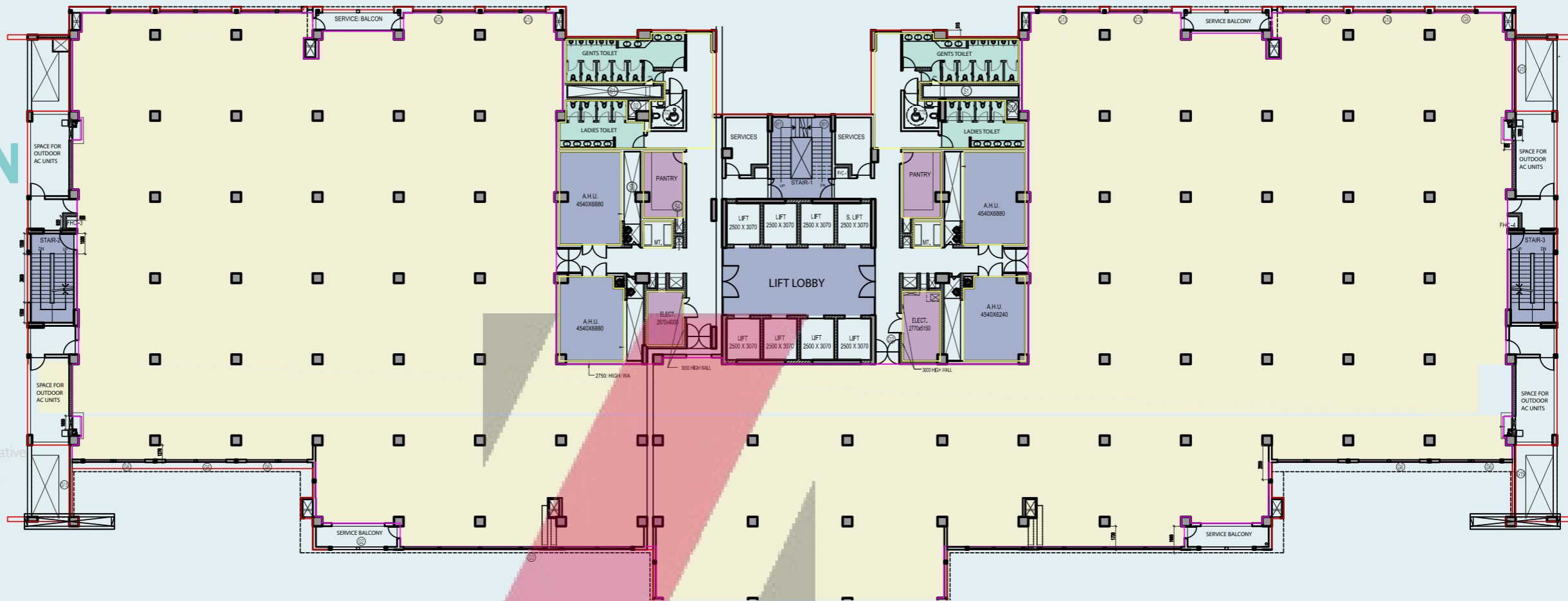
## ENERGY EFFICIENT DESIGN AND COMFORT

An aggressive energy efficient design and building envelope resulting overall in 13 % lesser energy need. The building envelope such as building orientation, glazing selection, and building material are chosen to deliver the maximum energy saving.





# TYPICAL FLOOR PLAN



All floor plans, layout plans and specifications are indicative and are subject to change as decided by the Architect, Company or by a Competent Authority.  
1 sq. meter = 10.764 sq.feet



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## Better Space Utilisation

Common facilities such as shared pantry, server room etc, allow better utilization of office spaces.

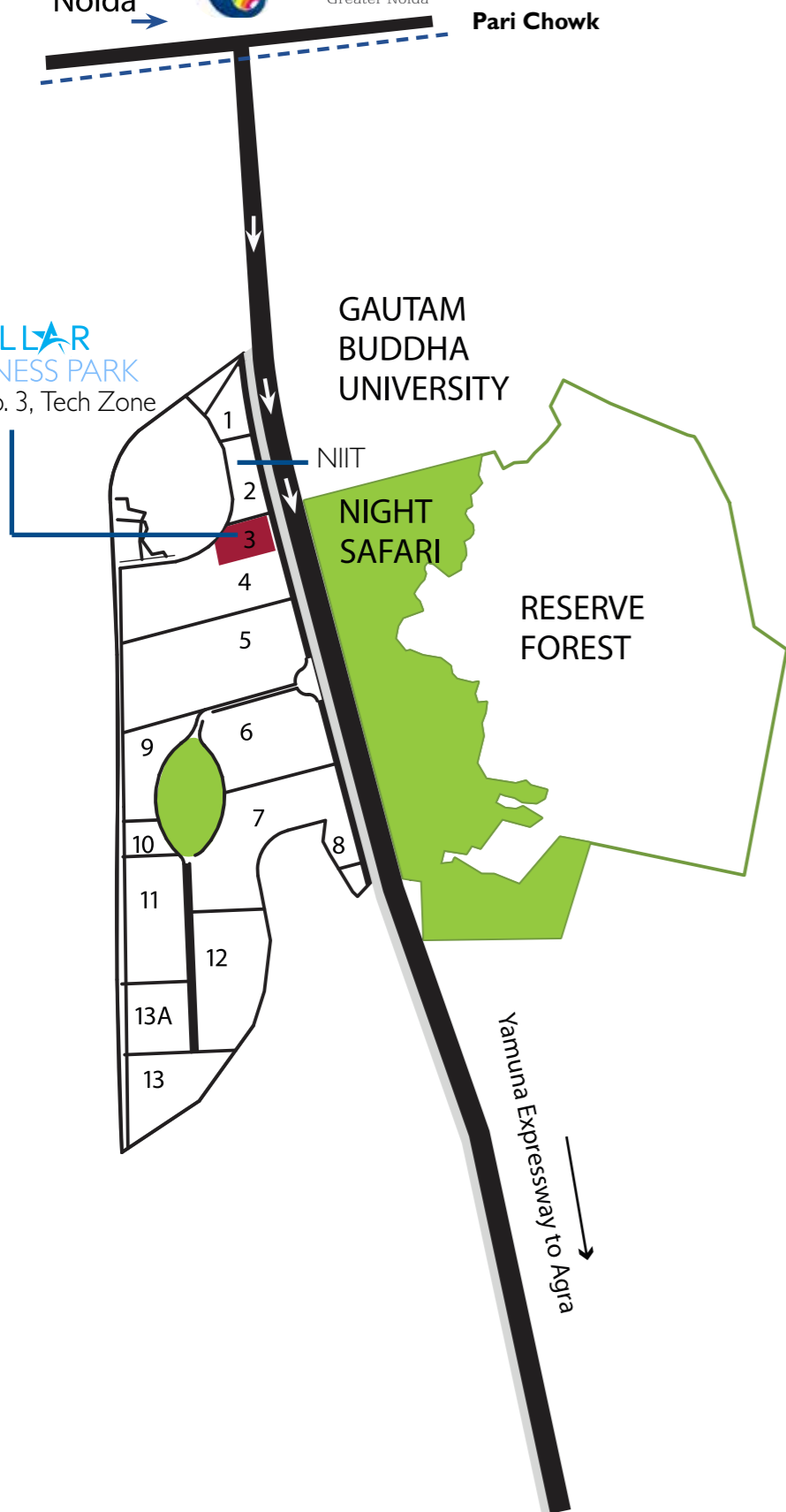
Flexible offices starting from 826 sq.ft to 50,000 sq.ft can be accommodated on a single floor





ExpressWay from Noida →   Pari Chowk

**STELLAR BUSINESS PARK**  
Plot no. 3, Tech Zone



# LOCATION

## STRATEGIC LOCATION

Situated at the start of the Yamuna Expressway, that connects Delhi to Agra.

## GAUTAM BUDDHA UNIVERSITY

Stellar Business Park is situated right opposite the University which would soon cater to over 10,000 students

## NIIT CAMPUS

The NIIT campus which adjoins the Stellar Business Park is functional.

## DELHI METRO

The Delhi Metro (DMRC) is planned to be connected to the Yamuna Expressway

## FI TRACK

Stellar Business Park is about 8 Km from the FI track in the Sports City

## NIGHT SAFARI

The night safari trail is situated right opposite the Stellar Business Park.

The Stellar Group, headquartered in Noida, has business interests in Real Estate & Construction, Hospitality, Banking, Information Technology and Edutainment. The Group is known for delivery on time and for its Quality & Transparency.

## Real Estate & Construction:

The Group has developed and constructed over 6 million sq. ft. It has projects in hand to construct about 5 million sq.ft in the coming 3years.



## CHAIRMAN'S PROFILE

For Mr. Ravi Mohan Sethi, 25 years of leadership in the IAS was not enough. It led to the founding of the Stellar Group. While in Government, Mr. Sethi held key senior positions including MD, UPFC & PICUP, Secretary, Agriculture UP, & Joint Secretary, Agriculture GOI etc. He was also on the Faculty of the National Academy of Administration, Mussoorie.

Stellar IT Park is a Grade 'A' building in Sector 62, Noida. Grade 'A' facilities include 100% power backup, central air conditioning, parking for approx. 1000 cars, and efficient security systems.

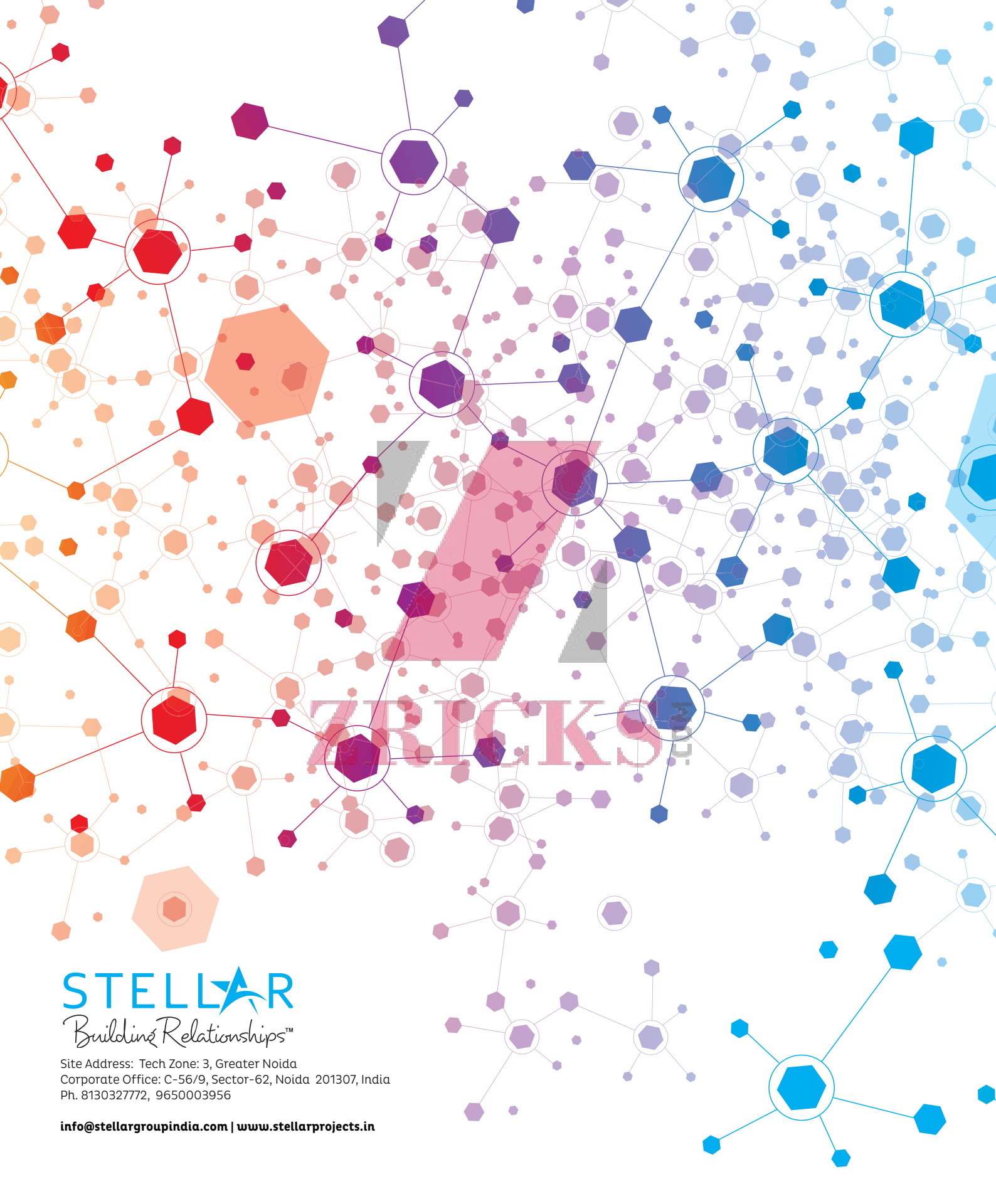
630,000 sq ft **IT space** including 60,000 sq ft **Retail space**



- 5** MIN FROM PARI CHOWK
- 20** MIN FROM NOIDA METRO
- 25** MIN FROM NOIDA SECTOR-18
- 25** MIN FROM DELHI SARITA VIHAR







**STELLAR**  
*Building Relationships™*

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