



WEGMANS  
*Business Park*  
GREATER NOIDA



India's International  
Business Address



## WEGMANS INDUSTRIES PVT. LTD.

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Site Address : Plot No. 3, Sector Knowledge Park-3, Surajpur Kasna Main Road,  
Greater Noida City (NCR), India. (Opp. LG/Moserbaer & Adjoining to ST Microelectronics)

Marketing Office : 1103, Ansal Tower, Nehru Place, New Delhi - 110019.  
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Note : Visual representations shown in this brochure are purely conceptual. All Building Plans, Specifications, Layout Plans etc. are tentative and subject to variation & modification by the company or the competent authorities sanctioning plans. Brands names appearing in the brochure are for artwork purposes only.

10 Acres of Inspired Business Lifestyle



## The Vision

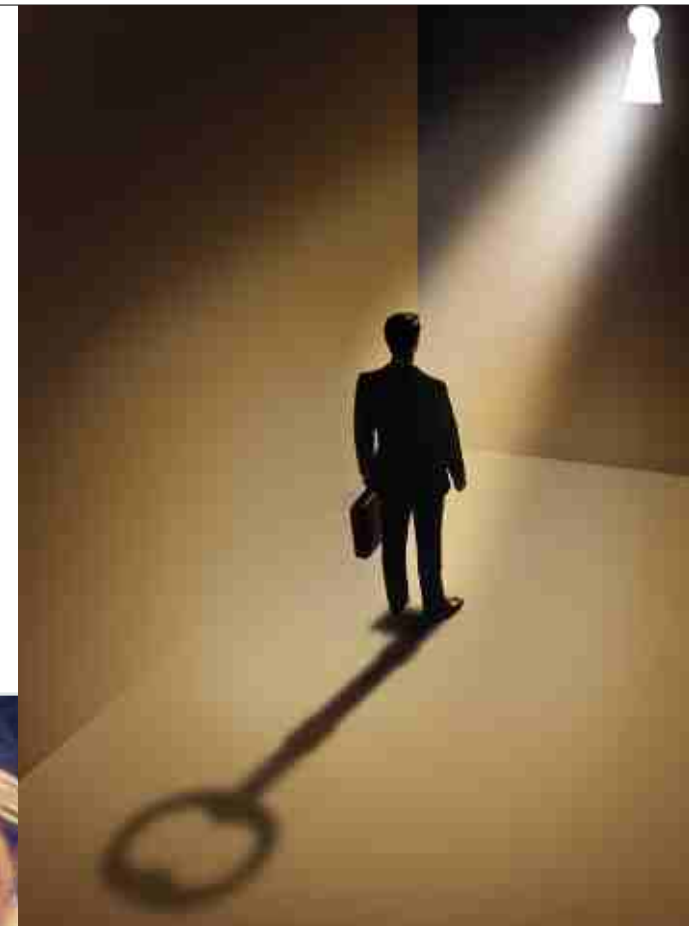
Wegmans Group of Companies is one of the fast developing assemblages that involve an assortment of business areas. They have proven their forte in the field of Information Technology, Hospitality, Capital Market Trading (member of 'National Stock Exchange'), Depository Services, Commodity Trading, Plantation, Agriculture, Real Estate, Constructions and much more.

This prolific group, that enjoys the scintillating turnover of over Rs. 200 crores per annum, runs under the able guidance of meticulous professionals who are considered the connoisseur in their respective fields. Their efficiency illuminates distinctly in their every venture that becomes an ultimate in its own self.

## Group Profile

Wegmans Group of Companies has successfully branched out into the following businesses:

- Wegmans Financial Services Pvt. Ltd.
- Wegmans Builders & Developers Pvt. Ltd.
- Krishi Rasayan Export Pvt. Ltd.
- Gupta Commodities Pvt. Ltd.
- Wegmans Constructions Pvt. Ltd.
- Herbal Industries
- Greater Noida Habitat Centre



### Vision

A fervent situate for inspiring business

Our aim is to usher in the art, technology, ideas and design into the real estate sector. Our goal is to focus on providing reliable and efficient real estate infrastructure solutions that are capable of meeting all the needs and requirements of the corporate world and that would also augment the business to greater heights.

### Passion

To be innovative & imaginative enough to pioneer markets

Every project at Wegmans is handled with great intelligence and aptitude, thus to deliver reverential success and accomplishment.

Wegmans Business Park will further carry over the legacy of success and triumph for this is one such venture that is not only pertinent to contemporary business scenario but also an architectural marvel that simply waits to be watched.

### Mission

Crafting an infrastructural pledge

To create top-notch multi-use business parks for global companies in diverse sectors. To achieve high standard sustainable urban development by organizing best human and physical resources available. Stirring every facet of modern lifestyle... with eminence.

Wegmans Group has initiated a remarkable plan of Wegmans Business Park that is perfectly relatable and relevant to the needs & demands of the present global scenario.

### Corporate Mantra

Building partnerships with all stakeholders;

Employees, customers, vendors, service providers, local communities etc...

Global Markets  
Global Technology  
Global Standards of Quality  
Global Standards of Infrastructure  
Global Amenities  
Global Rewards



## The Aspiration

Wegmans Business Park (WBP) has been planned over 10 acres, designed to cater the end requirements of IT/ITES sector with robust infrastructure and specifications. WBP is a Technology Park of international standards of IT/ITES, Housing, Hospitality, Retail, Business Centre, Entertainment, Incubation Centre and Recreational Space. The concept is to create an international business lifestyle where people can live, work & play in a prolific ambience.

Wegmans Business Park epitomizes: Reliable Solutions, Quality Business Space and an Inspiring Business Lifestyle. WBP business infrastructure amidst wide green spaces provides the optimal environment for fortune 500 corporations, MNC's and leading local corporations.

## The Project



Integrate  
Lifestyle



Quality  
Commitment



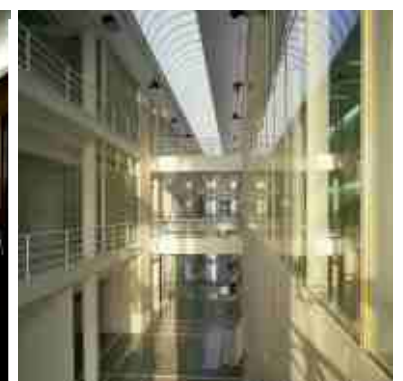
Business  
Ingenious

### Wegmans Business Park

Building business in entirety

Wegmans Business Park is a committed business park intending to proffer information technology and its related businesses. It offers a whole range of reasonable and practical commercial space which aims at refining the overall business portfolio and empowers ownership decisions.

The perception of Wegmans Business Park is to generate an accessible community where people can work in a prolific ambience. The entire vicinity will be the focal point for innovation of the entrepreneurs and provide the necessary facilities required by the companies.





## The Innovation

Spread across 3 lacks square feet, Wegmans Business Park is where the best of both national and international features blend. An architectural marvel equipped with all modern utilities along with thoughtful business solutions is designed to meet the end requirements of IT/ITES sector.

## Infrastructure

**3 Lacs sqft. business space available  
for lease to IT/ITES**



**Wegmans Business Park is now ready for lease**

### Innovated to keep you at ease.

- 24x7 operational support with 100% power back-up, centrally air conditioned & round the clock water supply.
- Earthquake resistant RCC frame structure.
- 50,000 sq. feet with efficient floor plans consisting of wide column to span and high floor-to-floor height.
- Equipped with state of the art infrastructural facilities like glass elevators.
- Ample open and covered vehicle parking facilities.
- Safety & security – excellent fire detection and protection systems.
- Green & clean environment – rain water harvesting & waste management.
- International styled landscaping
- Management & maintenance of the entire complex by a professional facility management system.
- Integrated Amenities – planned IT/ITES, retail, entertainment, hotels, business centre and recreational space for enhanced services.
- Facilitated with fully furnished designer service apartments & corporate homes within the premises.



WEGMANS  
*Business Park*  
GREATER NOIDA

Aspiring Business Place for Inspired Business Masterminds



## Neighbours of

  
**Hindustan Times**

  
**Moserbaer Ltd.**

  
**ST Microelectronics**

  
**LG**

## The Dimension

Wegmans Business Park (WBP) is strategically located in Greater Noida, which is one of the fastest growing Information Technology Hub in India. Wegmans Business Park is facing the 80 meter wide Surajpur Kasna road, at Knowledge Park III. The strategic location is further surrounded by MNCs like L.G., Moser Baer, Pepsi, S.T. Micro electronics, Maruti among many other.

## Strategic Location

### Location Specification

- There is a 40 meter green belt that lies between the site and the 80 meter wide Surajpur Kasna road. Wegmans Business Park has an excellent frontage of 232.4 meters.
- Situated along the proposed metro/railway line as per the Greater Noida Master Plan 2021.
- Connectivity to Delhi by DND Flyway & 6 Lane Greater Noida Expressway.
- Easily accessible to Noida, Dadri, Ghaziabad, Faridabad & Agra.
- A perfectly balanced location i.e. 55 minutes drive from the International Airport, 40 minutes from New Delhi Railway Station, 35 minutes drive from Connaught Place, Delhi, 30 minutes from India Gate and 15 minutes from Noida.



**Greater Noida**, India's only modern and self contained city who's state-of-the-art infrastructural development has taken it ahead of times. The success sketch and implementation of this township is at equivalence with global standards and aspires to be a part of accelerating IT and Institutional division in the country. Besides the obvious advantages of being in the neighborhood of India's capital Delhi, there are many factors that put Greater Noida on the fast track of progress.

- Existing Corporate giants include S.T. Microelectronics, Wipro Limited, NIIT Technologies Ltd., L.G. Electroincs, Honda Motors, Asian Paints Ltd., Hindustan Times, among many others.
- Free of power and water problems.
- Eco friendly city spread over 30,000 acres with holistic planning to cover all urban needs.
- India's cleanest city with more than 25% of the land used for Green Cover.
- A splendid destination for IT giants and lifestyle seekers.
- A convenient access point to Delhi, Noida, Dadri, Ghaziabad, Faridabad & Agra that no other NCR Township can match.
- Migrating talent pool - An area of interest for highly- qualified technically educated youth from adjoining areas.
- Connectivity to Delhi by DND Flyway & 6 lane Greater Noida expressway.
- International Airport hub has been planned closed to Greater Noida city to facilitate tourism, cargo aviation and non-avation facilities.
- There is also a proposal to connect Greater Noida by Metro Rail.





## The Direction

Designed by renowned Architect Hafeez Contractor backed by Project Management Consultants, Feedback Ventures Ltd. Wegmans Business Park is surely going to emerge as a world class business destination that will inherently change the business style of contemporary corporate world as it will reflect the personality of the organization.

## The Team

**Quality of construction:**  
**One of the best building in NCR. best material  
 has been used by the best team of skilled  
 personal**



### Project Consultants

- Architect - **Hafeez Contractor, Mumbai** : One of the renowned Architect who has designed and executed a wide range of architectural projects like residential developments, hotels, corporate offices, banking and financial institutions, etc. Some of his works include the design of Corporate Office of Times of India, Mumbai, Bajaj Allianz Corporate Branch, Pune, ITC Grand Central Hotel, Mumbai, DLF, Gurgaon, Infosys -Convention Centre, Bangalore, etc.
- Services Consultant - **M/s. Sanelac Consultants Pvt. Ltd** : Sanelac is Building Services Consultancy Organization of highly qualified and experienced Design Engineers having National/International design and execution experience in the field of HVAC, Electrical, Fire Protection, Plumbing/Sanitary, STP & Telecommunication services.
- Project Management consultancy - **M/s. Feedback Ventures Pvt. Ltd.** : One of the India's leading infrastructure consultant which provides consulting, transaction advisory, project development, planning & engineering, and project management services to companies, governments, financial institutions, and development agencies in India and overseas.
- Landscape Architect - **Priya Dey** : One of the renowned contemporary landscape architect

### Project Execution Partners

- Electrical Works - Sterling and Wilson Pvt Ltd
- Power backup works - TIL India Ltd – Catterpillar Power DG sets
- Lift Agency - Kone Elevators Pvt. Ltd
- HVAC Works - Sterling and Wilson Pvt Ltd
- Façade Contractor - Star Alubuild Pvt. Ltd
- Fire Protection - Firepro Systems Pvt. Ltd
- Plumbing Contractor - SD Marker & Co. Pvt Ltd.





Network



Technology



Indulge



Inspire



Communication



Unwind

## Specifications - IT Tower 1

Name & Address of the owner	Wgemans Industries Private Limited F-7, East of Kailash, Delhi -110065
Location and Address of the property	Plot No. 3 Sector-Knowledge Park-III, 80 mtr wide Surajpur Kasma Main Road, Greater Noida City Best
Surroundings	ST Micro electronics, Pepsi, LG Electronics, Moser Baer, Maruti
Demised Premises	Plot Size : 40,470 sq.mtrs. Total area - 2,90,000 sq.ft. No of Floors - Basement + G = 5 Floors Floor plate size - 47,000 sq.ft.
AHU & Electrical Rooms	Space on each floor for services covering electrical, AHU, etc.
Communication	Greater Noida is directly integrated with Delhi Telephone Exchange and is connected to the National Telecom Network.
Floor to floor Height	4.2 meters
Clear Heiht	3.9 meters
Column to column spacing	8.1 meters
Floor Plate Size	48,000 sq.ft. Approx.
Status	Ready for Fit-outs

Wegmans Business Park™  
Software Technology Park  
www.wegmansitpark.com  
Proposal for Leasing



S.N.	Particulars	Wegmans Business Park
1	Name & Address of the Owner	Wegmans Industries Private Limited F-7, East Of Kailash, Delhi -110065
2	Location and Address of the property	Plot No. 3, Sector- Knowledge Park-III, 80 mtr wide Surajpur Kasna Main Road, Greater Noida City (Best location of KP III, a proposed mono/metro rail line is traversing next to this development) Surroundings - ST Micro electronics, Pepsi, LG Electronics, Moser Baer, Maruti
3.	Demised Premises	Plot Size: 40, 470 sq. mtrs. Total area - 2,90,000 sq. ft.  Floor plate - IT Tower 1 - 47000 sq. ft.  Efficiency factor 70% +
4.	Lease Term	Six to Nine year lease, in blocks of 3 years. Long Lease Option available
5.	Lock In Period :	5 years in case of furnished space. 3 years in case of warm shell facility
6.	Status	IT Tower 1 - Ready for Fit-outs - Jan 2009
7.	Amenities	Cafés/Multi-cuisine Food Court Conference Hall & Business centre Nursing Station Travel Desk Gymnasium Bank ATM Florist
8.	Lease Agreement	The stamp duty and registration charges on the lease documentation shall be borne and paid by the client. However, the stamp duty is exempted for an IT company.
9	RENT 1. Warm Shell (inclusive of air conditioning, power and 100% Power Back up) 2. Fit-out rental (Optional)	Rs. 40/- per sq ft per month (Electricity and chilled water consumed to be metered and charged separately) Service Tax will be charged extra, as applicable
10.	Security Deposit	6 months rent payable at signing of the MOU/LoI
11	Electricity	The Lessor shall provide electricity load as per the requirement of the client.  Electricity consumption for the demised premises will be separately metered & charged
13.	Maintenance Charges	Common area security and maintenance including cost of chilled water supply for the Lessee's 24 hour operation.  The client can pay the cost of Consumption of chilled water supply as per the BTU meter, Internal security and common area maintenance to facility management company.

14.	Renewal and Termination Options	The client can terminate the lease at any point giving three months written notice in advance after the lock in Period of 3 yrs.
15.	Escalation	20% after every 3 year term
16.	Signage/Graphics	Client will put the signage at an earmarked space provided by the Lessor.
17.	Car parking	Adequate car park shall be provided free of cost. Additional car parks shall be provided on reasonable rentals (per car park per month).

Project

Wegmans Business Park, Gr. Noida

Architect's  
Perspective



Address

Plot No. 3, Sector- Knowledge Park-III, 80 mtr wide Surajpur Kasna Road, Greater Noida

Category - I	Building Details	Phase I & II
1	No. Of Floors	G+5
2	Extent Of Land	40470 sq. mtrs.
3	Floors Offered	-
4	Total Area Offered (sq.ft)*	As per requirement
5	Additional Space Take up (sq.ft.)	Subject to discussion

Phase I - IT Tower 1			
6	Area Break Up (approx, subject to actual physical verification)	S. Built Up Area	Carpet Area
A	Ground Floor	47,000	33,370
B	First Floor	47,000	33,370
C	Second Floor	47,000	33,370
D	Third Floor	47,000	33,370
E	Fourth Floor	47,000	33,370
F	Fifth Floor	47,000	33,370

Category - I	Building Details	Phase I & II
7	Efficiency (%age) - Subject to actual physical verification by client's architects	70% +
8	No of dedicated Car Parking Slots Allocated	Adequate covered and opening Car parking is available  1 car per 3000 sq.ft. free of cost. Additional @ Rs. 3000 per car per month, subject to availability
9	No Of Lifts	6 x 22 pax (Make - KONE) + 1 Service Lift
10	Fit-out Handover Date	IT Tower 1 - Ready for Fit-out - Jan 2008
11	Building Completion Date	IT Tower 1 - Ready for Fit-out - Jan 2009
Category - II	Building Details	
1	Floor to Ceiling Height - Slab to Slab (mtrs)	4.2 mtrs (Clear Height of 3.9 Mtrs)
2	Column to Column Spacing	8.1 Mtrs
3	Floor System	PCC (60 mm) / Flat Slab Structure
4	Floor Load Bearing Capacity (kg./sq.mtr)	5 ton/sq.mtr.
5	Signage	Common Building Directory
6	Water	Ground water and piped water from Gr. Noida Authority
Category- III	Telecom & Power - Details	
Telecom		
1	Telecommunication Service Providers	All major service providers available in the area
2	Optical Fiber Backbone	Available
3	Installation of VSAT	Allowed, subject to Building architect's approval
4	Redundancy	100%
Power		
1	Power Providers	State Electricity Board + 100% DG backup
2	Power	2800 KVA Approved load
3	Type of Power	33000V/440V
4	Power for Area Offered (Kva)	As per requirement
5	Back up Power for Area Offered	100% Back up / 4500 KVA Tractor DG Sets
6	Cost for Additional Power (Rs./Kva) - if required	NA/On extra Charges
7	Cost for Additional Back up (Rs/Kva)	NA/On extra Charges
Fire Safety	Proper fire fire safety arrangements will be made as per government rules & regulations.	
Security	Common security for the building will be provided by a reputed Facility management Agency.	
Satellite & Microwave Towers	Provisions of space on the terrace of each tower will be provided.	

Category IV	Notes	
1	Rent Free Period	To be discussed with client
2	Lease Lock in (For warm shell premises)	3 years
3	Lease Lock in (For fully furnished premises)	5 years
4	Stamp Duty and Registration Cost	100% stamp duty exemption. If applicable, solely borne by the Lessee
5	Lease Tenure	6-9 years
6	Escalation in Rent	20% after every 3 year term
7	Property Tax	NA
8	Right of First Refusal	Subject to discussion
Category V	Project Consultants	
1	Architect	Hafeez Contractor, Mumbai
2	Services Consultant	M/s. Sanelac Consultants P Ltd
3	Project Management consultancy	M/s. Feedback Ventures P Ltd.
4	Landscape Architect	Priya Dey
Category VI	Project Execution Partners	
1	Electrical Works	Sterling and Wilson Pvt Ltd
2	Power backup works	TIL India Ltd - Catterpillar DG sets
3	Lift Agency	Kone Elevators Pvt. Ltd
4	HVAC Works	Sterling and Wilson Pvt Ltd
5	Façade Contractor	Star Alubuild Pvt. Ltd
6	Fire Protection	Firepro Systems Pvt. Ltd
7	Plumbing Contractor	SD Marker & Co. Pvt Ltd.