



Empowering business with new-age technology



vision

a fervent situate for inspiring business

Our aim is to usher in the art technology, ideas and designs 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. The business in this faction are of multinational profile and hence the setting required for its promotion and endorsement needs to be equally superlative and outstanding.





concept

to pioneer infrastructure in synthesis
with dynamic market realities

dedication

to serve society with sustainable
real estate solution

focus

to augment efficiency of the work
environment incessantly

commitment

to an enduring relationship with clientele

insight

to accomplish business with
the premier work ethics

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.



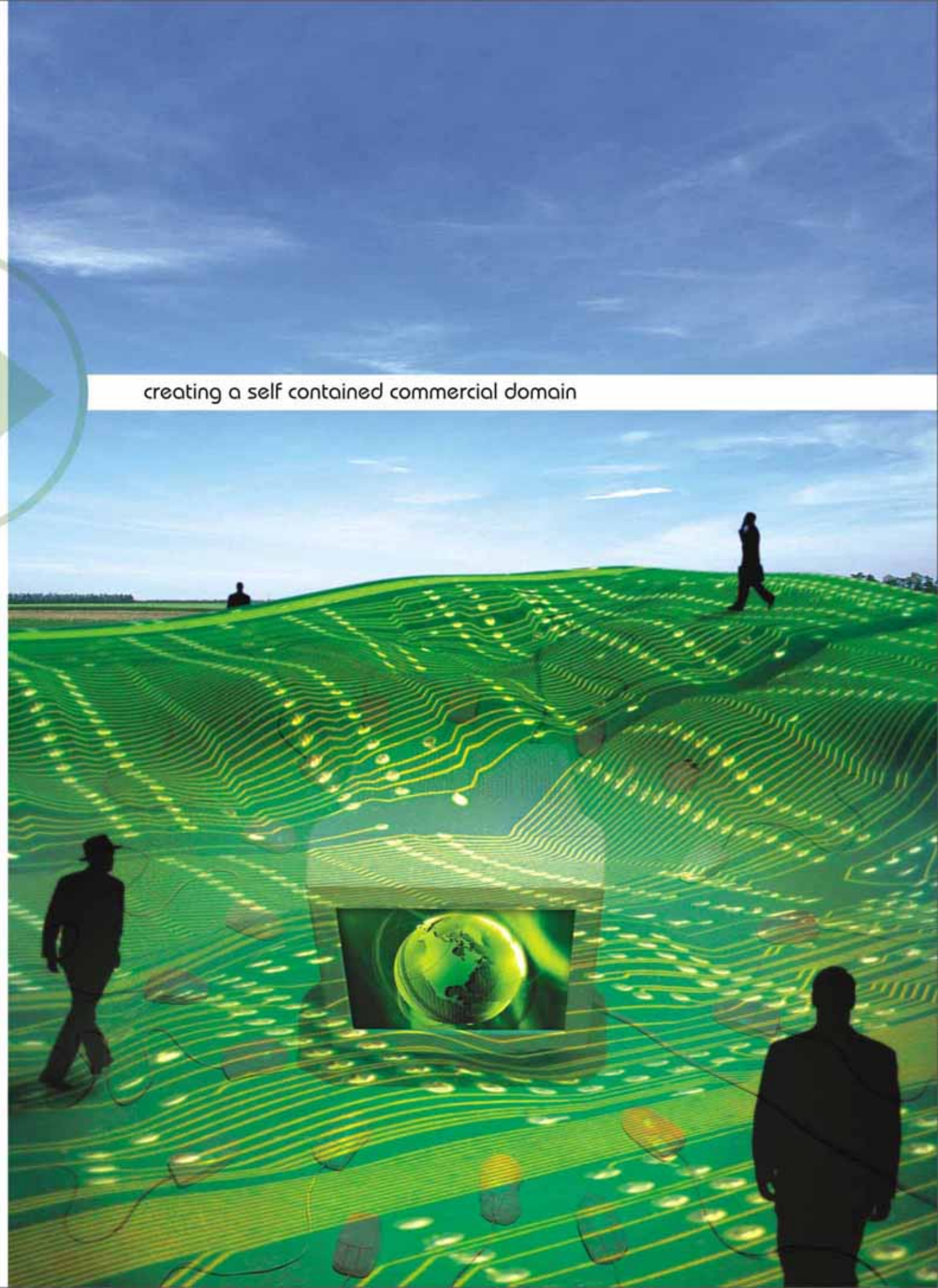


creating a self contained commercial domain

a platter full of pledge & promises

India is experiencing a thriving economy that is growing at a significant rate of 8% for the last 3 years. India is expected to become the world's third largest economy (measured in purchasing power parity) by 2010. It has become a wonderful target of foreign investors who envisage huge possibilities in the terms of little costs, noteworthy profundity in individual-capital and accessible outsourcing activities. This all has been the outcome of various factors like the progressive liberalization of government policies, a rapidly expanding service sector, FDI growth, developed nations preferring India for real estate investments, a surge in exports, rising global competitiveness and increasing domestic demand have all contributed to a strong economy.

This impressive growth rate has created tremendous influx on multi-national corporates and service industry, creating demand for international standard business and commercial hubs.





IT- ITES

spawning dynamic global markets

NASSCOM forecasts revenue of US \$87 billion and employment of two million people by the year 2008 in the Indian IT industry.

India's service sector accounts for 50% of the country's GDP and has been the main engine of economic growth in recent years. Led by IT and ITES (IT Enabled Services), India has become the favoured location for business outsourcing, having witnessed large scale offshoring for more than a decade, particularly from US, UK and Australian companies.

The IT and ITES sectors are currently growing at a rate of over 30% per year, and show no signs of slowing down, India continues to top the AT Kearney Offshore location Attractiveness Index by a significant margin, due to its mix of low costs, significant depth in human resources and critical mass of existing outsourcing activities.

"A truly global company will be one that uses the intellect and resources of every corner of the world. India is a developed country as far as intellectual capital is concerned. The opening of (offshore) development centres mark a new level of commitment by GE in India."

JACK WELCH
General Electric



"We are expanding our presence in India to take advantage of the ample research and development talent available...our Global Development Centre is a critical component of our future success."

JOHN CHAMBERS
Cisco Systems



"India can become a major part of Dell's operations and a major source of the human capital that Dell takes on as a company... and we are looking for further opportunities to take advantage of skilled labour."

MICHAEL DELL
Dell Computers



"Three years ago, during my visit to India, the country was emerging as an IT superpower. Today, the country is handling the most sophisticated projects in the world...I am impressed with the talent we have in our India Development Centre and the quality of software being developed."

BILL GATES
Microsoft



convergence

global minds generating solutions

At Wegman's we combine global experience with local expertise to maximize techno-economic value for our clients.



the project

creating business in totality



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 with 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. WBP 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, MNCs and leading local corporations.

Wegmans Business Park frames a corporate infrastructure for its various utilities. World class infrastructural galore waits to be devoured by business magnates who would revere not only in their success but also in great comfy and professional ambience. Right from building specifications to interiors, exteriors and furnishings... every detail has been meditated carefully for its future tenants and their requirements.

site plan

wegmans business park complex (10 acres)



Construction in full swing



infrastructure

fostering trade with compassion



Wegmans Business Park is surely going to emerge out as world-class business destination that will inherently change the business style of contemporary corporate world as it will reflect the personality of the organization.

- International Ambience - True live, work & play environment
- Best Infrastructure - 24x7 operational support with 100% power back-up, Centrally air conditioned office buildings & round the clock water supply
- Earth quake resistant RCC frame structure
- Efficient floor plans, Wide column to Span and high floor-to-floor height
- Ample open and covered Vehicle Parking Facilities
- Safety and security - excellent fire detection and protection systems
- Green and Clean environment - Rain water harvesting & waste management
- International styled landscaping - Large water bodies and green lawns creating attractive fascia
- Management and maintenance of the entire complex by a professional facility management agency
- Integrated Amenities - Planned IT/ ITES, retail, entertainment, service apartments, hotels, business centre and recreational space for enhanced services.



An architectural rendering of a modern, multi-story office building. The building features a facade of grey panels with numerous rectangular windows. A large, cantilevered upper section is supported by several white structural columns. In the foreground, there are landscaped gardens with green grass, shrubs, and two tall palm trees. Several cars are parked along the street in front of the building. The sky is a clear, bright blue.

WEGMANS *Business park* GREATER NOIDA

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 & provide the necessary facilities required by the companies.

greater noida

a city of passion and fascination

Greater Noida has been planned to be ahead of the times. It is India's only modern and self contained city where infrastructure development has preceded demand. And all facilities, be it power, telecom, connectivity, education, healthcare or entertainment, are at par with the best in the world. 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 corporations in greater noida

S.T. Microelectronics, Wipro Limited, NIIT Technologies Ltd., L.G. Electronics, Moser Baer, Honda Motors, Asian Paints Ltd., Delphi, Denso India Ltd., Escorts Yamaha Motors, Hindustan Times, HPCL Ltd., Korin India Ltd., New Holland Tractors, Sakura Seimitsu Ltd., Daewoo Electronics, Videocon



- India's only Ultra-modern and state-of-the-art IT infrastructure 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 like Noida, Ghaziabad, Meerut, Delhi
- 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-aviation facilities
- There is also a proposal to connect Greater Noida by Metro rail

Apart from the corporate promises, Greater Noida holds many more galore in itself-

- A fully functional 18 holes jaypee golf course expanded in the area of 236 acres
- A comprehensive Exposition Mart based on Shanghai Mart & International standards, promoted by Export Promotion Council
- The Taj Expressway will provide direct access to Agra (Taj Mahal) within 100 minutes
- Greater Noida authority has planned a Night Safari, based on ecology gardens already established in China and Singapore
- Greater Noida authority plans to develop an integrated transportation Hub in the city spread across approx 600 acres

Greater Noida not only promises attractive investments in the city but also provides high quality infrastructure that is bound to attract industries and generate new employment avenues.



▲ City Park, Greater Noida



▲ Pari Chowk, Greater Noida



▲ Expo Centre, Greater Noida

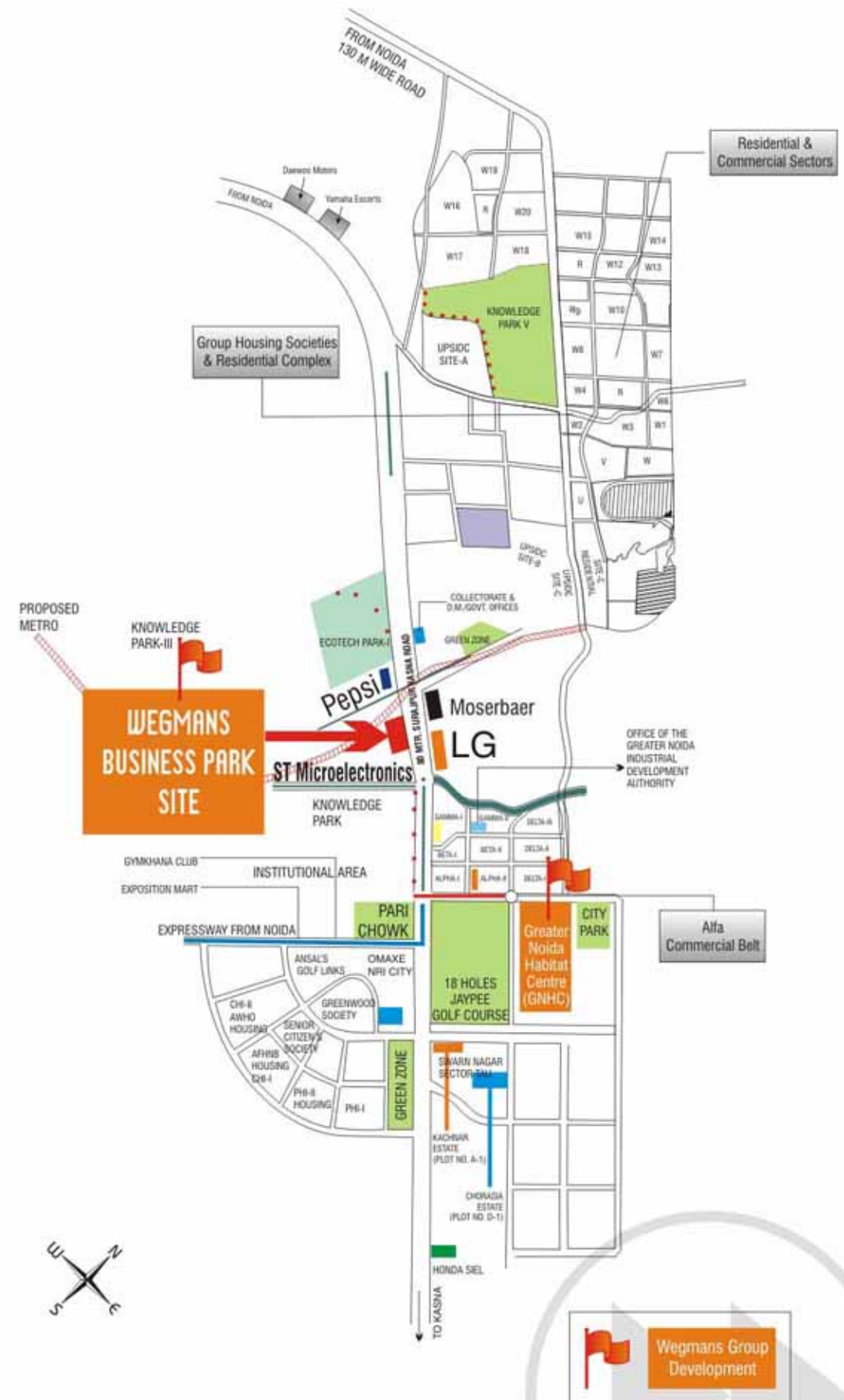
the strategic location

proffering a deferential approach



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 mt. wide Surajpur Kasna road, located opposite MNCs such as LG and Moser Baer & along with ST Microelectronics, Pepsi & others.

- There is a 40-meter green belt that lies between the site and the 80 mt. wide Surajpur Kasna road. Wegmans Business Park site has an excellent frontage of 232.4 meters
- Wegmans Business Park site is located in midst of developed area of Greater Noida, making it highly accessible from expressway
- The railway/metro line is proposed along the Wegmans Business Park site as per Greater Noida Master Plan 2021
- 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



our completed projects...



▲ Greater Noida - Habitat Centre



▲ Wegmans Princeton Plaza
Plot CSC/ OCF, Pocket-H, Sector-18, Rohini, Delhi



▲ Sudeep Plaza
Plot No.3, pocket-IV, Sector-11, Dwarka, Delhi

group profile

WEGMANS GROUP OF COMPANIES is one of the fast developing assemblages that involve an assortment of business areas. It has proven its 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.

WEGMANS GROUP OF COMPANIES has successfully branched out into following businesses-

- WEGMANS FINANCIAL SERVICES PVT. LTD.
- WEGMANS BUILDERS & DEVELOPERS PVT. LTD.
- KRISHI RASAYAN EXPORT PVT. LTD.
- PL. FOOD PVT. LTD.
- GUPTA COMMODITIES PVT. LTD.
- WEGMANS CONSTRUCTIONS PVT. LTD.
- HERBAL INDUSTRIES
- GREATER NOIDA HABITAT CENTRE

floor plans

planned space for enhanced services



Ground Floor Plan



I.T. TOWER-I

First to Fifth Floor Plan



I.T. TOWER-I



specifications

For IT Tower - I

Structure	Earth Quake resistant RCC framed structure.
Entrance Hall	Spaciously designed large lobbies with excellent aesthetics. Elevators OTIS/ Kone High Speed Elevators (including service lift in each Tower).
Power	Regular private power supply. New connections available promptly as per Noida Power Corp. Ltd. (NPCL) policy.
A.C.	Fully Air Conditioned.
Power Back up	100% Generator supply will be provided.
AHU & Electrical Rooms	Space on each floor for services covering electrical, AHU, etc.
Water Supply	24 Hrs. water supply from Greater Noida Industrial Development Authority.
Communication	Greater Noida is directly integrated with Delhi Telephone Exchange and is connected to the National Telecom Network.
Fire Safety	Proper fire safety arrangements will be made as per government rules & regulations.
Parking	Ample car parking will be provided.
Rain Water Harvesting	Proper arrangement for rain water harvesting will be made.
Landscaping	Large open spaces, Landscaping and water fountains etc. will be provided.
Satellite & Microwave Towers	Provisions of space on the terrace of each tower will be provided.
Security	Common security for the building will be provided by a reputed Facility Management Agency.
Floor to Floor Height	4.2 meters
Clear Height	3.9 meters
Column to column spacing	8.1 meters
No. of Floors	B+G+5 Floors
Floor Plate Size	48,000 sq.ft. Approx.
Total Built up area	3,00,000 sq.ft. Approx.



Wegmans Business Park promises to hold the spotlight on elevating your business while you engross yourself in other attractive options. This business park is simply going to be a congregation of progressive technology solutions that is about empowering commerce sector as well as creating a self-contained commercial domain.

Rest assured as Wegmans Business Park will not only help you with incubating problems but will also make you confident for entering market with an enduring preparation.

Wegmans Business Park, will be managed & maintained by the professional facility management agency.



corporate mantra

building partnerships with all stakeholders;
employees, customers, vendors,
service providers, local communities etc....

global markets

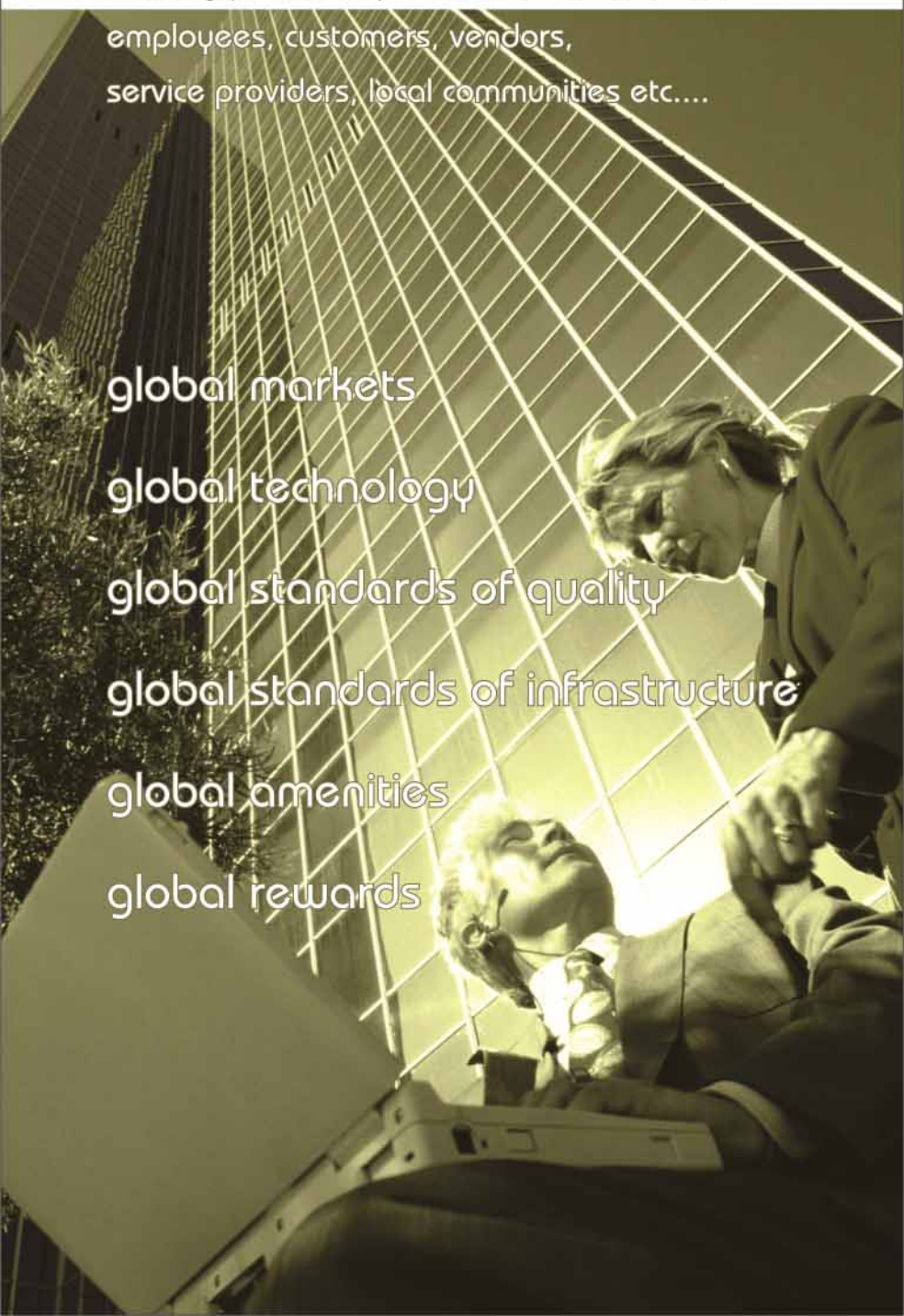
global technology

global standards of quality

global standards of infrastructure

global amenities

global rewards





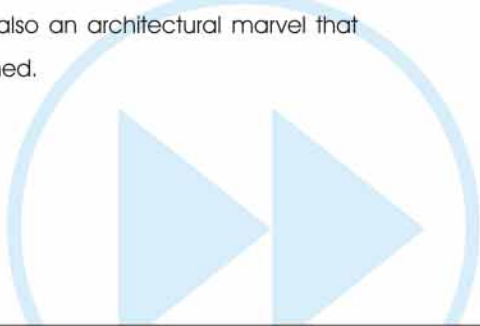
working towards total customer satisfaction

passion

to be innovative & imaginative enough
to pioneer markets

Every project at Wegman's 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 group as this is one such ventures that is not only pertinent to contemporary business scenario but also an architectural marvel that simply waits to be watched.



ARCHITECT HAFEEZ CONTRACTOR

Wegmans Business Park (WBP), Greater Noida has been designed by **Hafeez Contractor**, a well known name in the world of real estate. WBP is named in the great achievement of Arch. **Hafeez Contractor** who has treated the project of WBP with great attention and expertise. He has laid emphasis on modernity in services amenities without any concession on designing and systematic plan



WEGMANS INDUSTRIES (P) LTD.

Corporate Office. : F-7, East of Kailash, New Delhi - 110065, India. **Phone** : +91 11 2647 6211 & 2647 6277

Fax : +91 11 2647 6654 **Mobile** : +91 98186 78349, 99100 64500, 93108 44411

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

Phone : +91 11 64654341, 64654342

Mobile : +91 93108 44421, 93103 42424, 93114 41212, 93108 44423

Email : sales@wegmansitpark.com **Website** : www.wegmansitpark.com

For more information : **SMS WEG to 54545**

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. Brand names appearing in the brochure are for artwork purposes only.