



The finest example of Green Architecture.



The future of IT parks

i thum. As the name suggests, is not just office space but a revolutionary building concept that will redefine working ambience & relationship between workplace & knowledge worker.

It will make Monday morning blues a thing of past and will create corporate trend setters. It is a response to the changing work practices and wherein flexibility is the key to design elements since work practices have become knowledge extensive, collaborative and immediate. It is for people who are in search of excellence, have passion for excellence and create excellence.

The whole complex will have a plate area in multiples of 2000 sq. ft. upto maximum size of 60,000 sq. ft per plate. Each plate has been divided in work stations to have proper delineation of activity pattern and activity concentration as per latest work schedule string diagrams. The lobes are in modular grids to have central bays for open plan offices and side bays for executive chambers and communication entablature, with conferencing at its best. The layout focuses on the increasing need to dynamically connect people to people & people to information at primary secondary and tertiary levels. Each grid unit has been carefully planned with anthropometrics, string diagrams and 24 x 7 requirements like fresh air, building systems and stress-free working.



Locational Advantage

i-thum adorns the plot no.A-40 of Sector 62, Noida. Augmenting the value of the neighborhood, it creates fourth generation ambience and is all set to become a landmark draped in mind expanding features.

Situated right by the NH-24, it is abutted by 30 meter arterial road. Sector 62 is coming up as urban work destination for IT and BPO organizations. It already houses names like The Corenthium, HCL, Jaypee and Airtel. The serene area of Noida has rapidly and vastly changed its face and today matches the best suburban cities of the country. Every major corporate house is seeking space here for both commercial and residential requirements.



Noida - Hottest Destination for IT

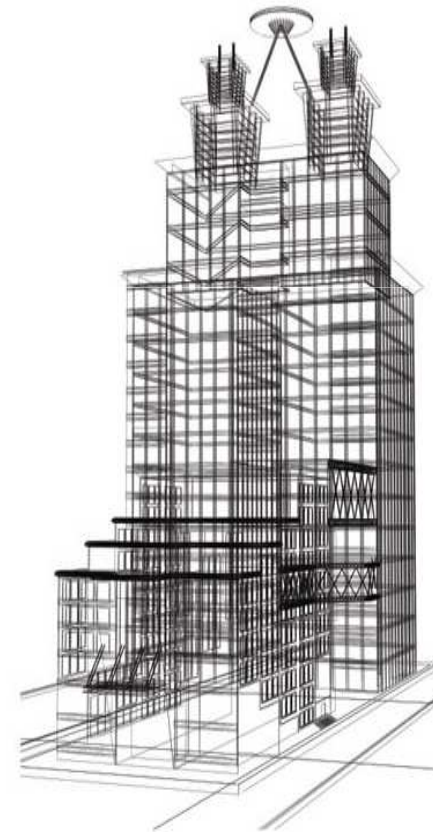
- NCR's best planned mixed development with excellent social & physical infrastructure.
- Maximum green cover as per international norms. Besides this a huge Botanical Park coming up with an enviable variety of flora & fauna
- Modern, self contained well planned city with top class malls, housing the best brands, Movie Halls, Food Courts & Entertainment.
- Connectivity to Delhi by DND Flyway, expressway, highways and district roads & an access to South Delhi no other NCR townships can match.
- Numero Uno destination for IT hubs and life style seekers, containing a wide spread of cosmopolitan population.
- Country's first state of the art airport coming up in close vicinity.

Bioclimatic Architecture

This is an immaculate example of Bioclimatic Architecture. A concept of designing buildings and manipulating the environment within buildings by working with natural forces around the building rather than against them.

Bioclimatic architecture concerns itself with climate (or perception of climate) as a major contextual generator, and with benign environments using minimal energy as its target.

In *i-thum*, use of natural resources has been done optimally to make it energy efficient. It has been designed on fifth generation intelligent building concepts with green environs and stepped plantation geomancy in the right Japanese spirit. It's here that BAS (Building Automation Systems), illumination levels, material advocacy and passive solar architecture has been given due thought and implemented in the right perspective as per user requirement.





Intelligent Design

i-thum is a total expression of ideas and concept in state-of-art building. It is a new epitome and bench mark of post modern architecture.

The physical planning dimension in design is a classic example of ancient wisdom of built form around plazas and courtyard planning concept. It blends traditional wisdom concepts of Vaastu with modern work practices. The planning of office space has been done on flexible modular grids with adaptability concept. The office complex can be closed and private one day and collaborative next day. The building is a perfect juxtapose of form and function. A poetry in glass, and has a building shell to project the right image of enterprise housed within.

Layout logistics is based on effective circulation and activity patterns wherein all vehicular traffic is restricted to the periphery. Block planning has been done for proper orientation and aesthetics. The design elements are simple yet imposing. The integrated open spaces gives the complex a unique character of movement pattern and symbiotic relationship with built form.



Amenities

Grand front entrance & entry from two sides • Sufficient car parking for 2000 cars • 50AC Executive car parking • Landscaping all around with loggias and pergolas • Health club with yoga & fitness center • Health SPA to rejuvenate work stress • State-of-art customized electronic security systems • Reverse osmosis plant for water supply • Hassle free property management system • Wide road with colorful concrete pavers • Under ground sewerage and drainage system • Bollards for plaza, top post lantern for illumination with underground electrical distribution system • Water harvesting and distribution by solenoid valves

Special features

Geomancy concept landscaping
State-of-the-art communication and reception services
Welcoming entrance foyer and elegant lift lobbies
Cascade fountains
Hanging entrance aluminum canopies



Matchless Features

- State-of-art convention centre with latest integrated conference facilities
- Passive solar architectural concept
- Cool roof system for terraces
- Glass atrium up to seven floors with glass roofs
- Lobby space with uncluttered view and prominent visibility of brass signage
- Loggia entrance to plaza with sculpture as central focus
- Use of highly efficient double insulated glass to reduce IR
- ATMs and Banks
- High speed escalators connecting basement parking, health centre
- Terrace restaurants as a culinary delight
- Food courts (multi cuisine) overlooking the plaza
- Fast Food kiosks
- Crazy Golf Course
- Squash Courts
- Meditation Centre
- Creche
- Convenient Shopping

Technological Prowess

- IAQ (Indoor Air Quality) sensors
- Rainwater reclamation system
- SCV (Stepped Constant Volume) or VAV (Variable Air-Volume) air conditioning system





Facility Management (Premium MEP (365 X 24 X 7))

Engineering Intelligence:	The Design complexity in building controls hub of level III automation. Varied sophisticated electronic systems, hardware and software platforms have been integrated with a high level of competence.
HVAC Systems:	IAQ addressing safety, health & comfort on 24x7 concept with VFD's. Ground cooling techniques, state of art ventilation & humidity controls. Refrigerant selection with lowest ODP.
Fire Detection & Mitigation Systems:	Fourth generation systems as per NFPA & NBC guidelines.
PLC:	With 100% power back up as per EHS compatible, with auto/manual synchronization with PLC. Proper Lighting system as per IEEESNA.
Safety Parameters:	As per IHAS standards, 100% handicap friendly complex with state of art surveillance & CCTV systems. Minimum travel distances for ingress & egress facility.
ECMES:	Energy conservation parameters as per LEED, measures, ECBC codes, & double insulated glass, cool roof systems.
Facade:	High performance curtain wall glazing with high acoustic value and low energy emissions.
Communication & Networking:	MUX facility on fibre optic. IT enabled pre activated broadband & WiFi connectivity.
Material Advocation:	Material advocations as per UL certification, ASTM, DIN, EN & ISO standards. Building confirms to ISO 14001-2004 EM systems.



EU
USGBC
ASTM
UL
BS
DIN

Specifications

Structure	Earthquake proof RCC framed structure with infill foam concrete blocks.
Wall Finishing	Internal plastered and painted in pleasing shades of plastic emulsion in core/lobe areas and texture/wallpapers in common areas.
External	High performance double glazed curtain walls. Al-pro panels in pleasing shades. All column exteriors to have granite and stainless steel cladding.
Flooring	Italian marble/granite in common areas and vestibule entry. Granite flooring in toilets and pantry areas. High abrasion flooring in service areas.
Doors & Windows	All doors shall be veneer laminated with D line stainless steel fittings. Windows shall be casement type in curtain walls.
Common Areas	Lift lobbies shall have architectural mouldings in granite, glass and SS304 stainless steel. State-of-art building automation systems provided in common areas.
Electrical	Copper electrics as per ASEE norms/International norms on 24x7 redundancy concept. Single point bus bar tapping point for lobes. Common areas shall have modular switches, Wipro floor lights and ceiling lighting systems.
Water Supply	Hot and cold pipe system in stainless steel with round the clock water supply in the complex.
Plumbing	State-of-art plumbing system with UPVC double stack fully ventilated systems.
Toilets	Automatic RO-BO (AOS) systems in expert cybernation.



Promoters & Developers

This Marvel is being created by a consortium of renowned Developers:

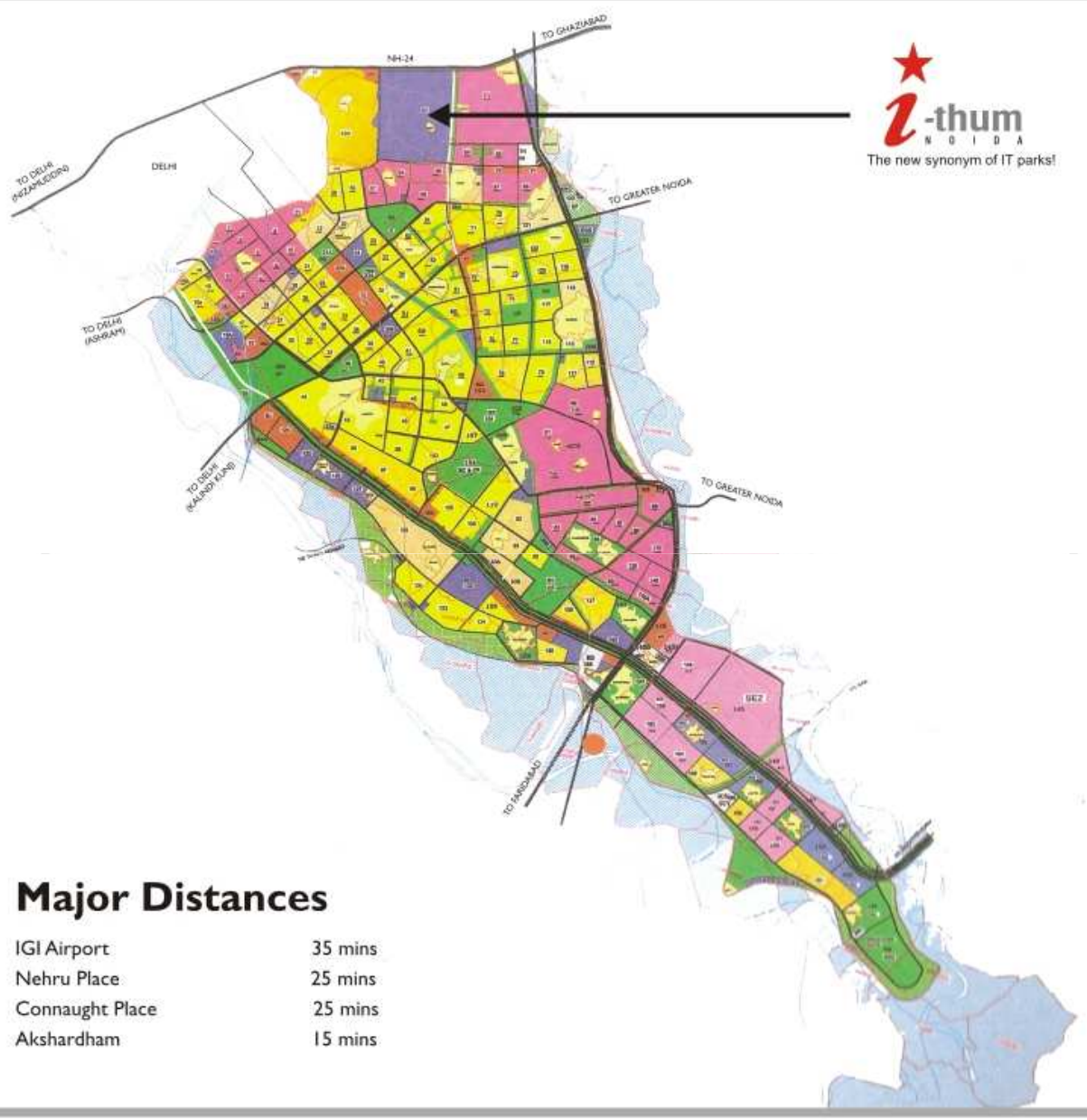
Promoters of Grandslam Developers Pvt. Ltd. have been in the field of construction for last two decades and have contributed many sinews of economic power to skyline of NCR. And developed, some esteemed- Projects naming a few as **The Corenthum & World Square Mall**.

It was the zeal to create Buildings, Industrial, Residential complexes, Office complexes, Shopping arcades, Instructional Buildings & Corporate park with difference that gave birth to Development projects.

Backed by the team of highly experience dedicated professionals with vast experience and expertise, Our projects are, now nationally acclaimed and armed with an ambitious vision that is firmly rooted in reality.

We have the privilege of being associated with leading Architects and Consultants for the constructions of Industries, Multi- Plexes, Farm House, Shopping Arcades, etc. and with special emphasis on construction of Group Housing Residential Projects are some to its credit.





NOIDA SECTOR 62