

DESIGN FOR
LIFE & WORK
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Spread over **21 acres** of land, **SpireTec brings a new EDGE to the Greater Noida TechZone**, a location that is set to be the most desired business destination in the near future. With over **2.15 mn. sq. ft.** of a modern, grade-A technology complex,

Spiretec will soon offer finest business spaces and world-class amenities to promote an optimal environment for business growth and networking opportunities for the leading and emerging IT / ITES companies.

SPIRETEC



WHAT IS DESIGN FOR LIFE & WORK?

A unique workstyle statement

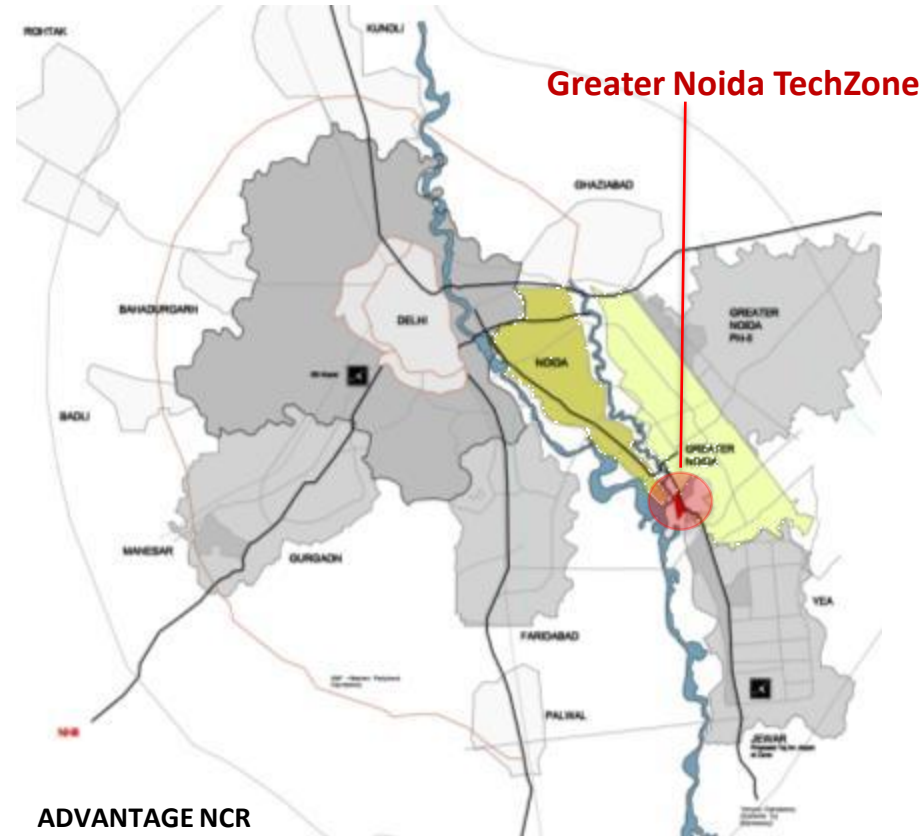
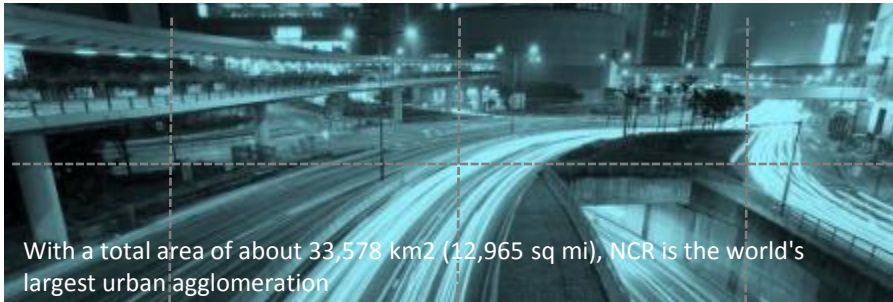
Set in an extensively landscaped environment **on the Yamuna riverbank**, Spiretec is being developed on a unique design philosophy – the **'PLATE OF LIFE'**, one that creates an ideal business environment for business ideas and entrepreneurial creativity to bloom.

A **MAINSTREAM GREEN** complex that is a perfect blend of scalable office spaces, reliable business services, round-the-clock support facilities and environmental sensitivity to create an international work environment second to none.

FOCUS LOCATION

KNOW YOUR REGION'S
POTENTIAL

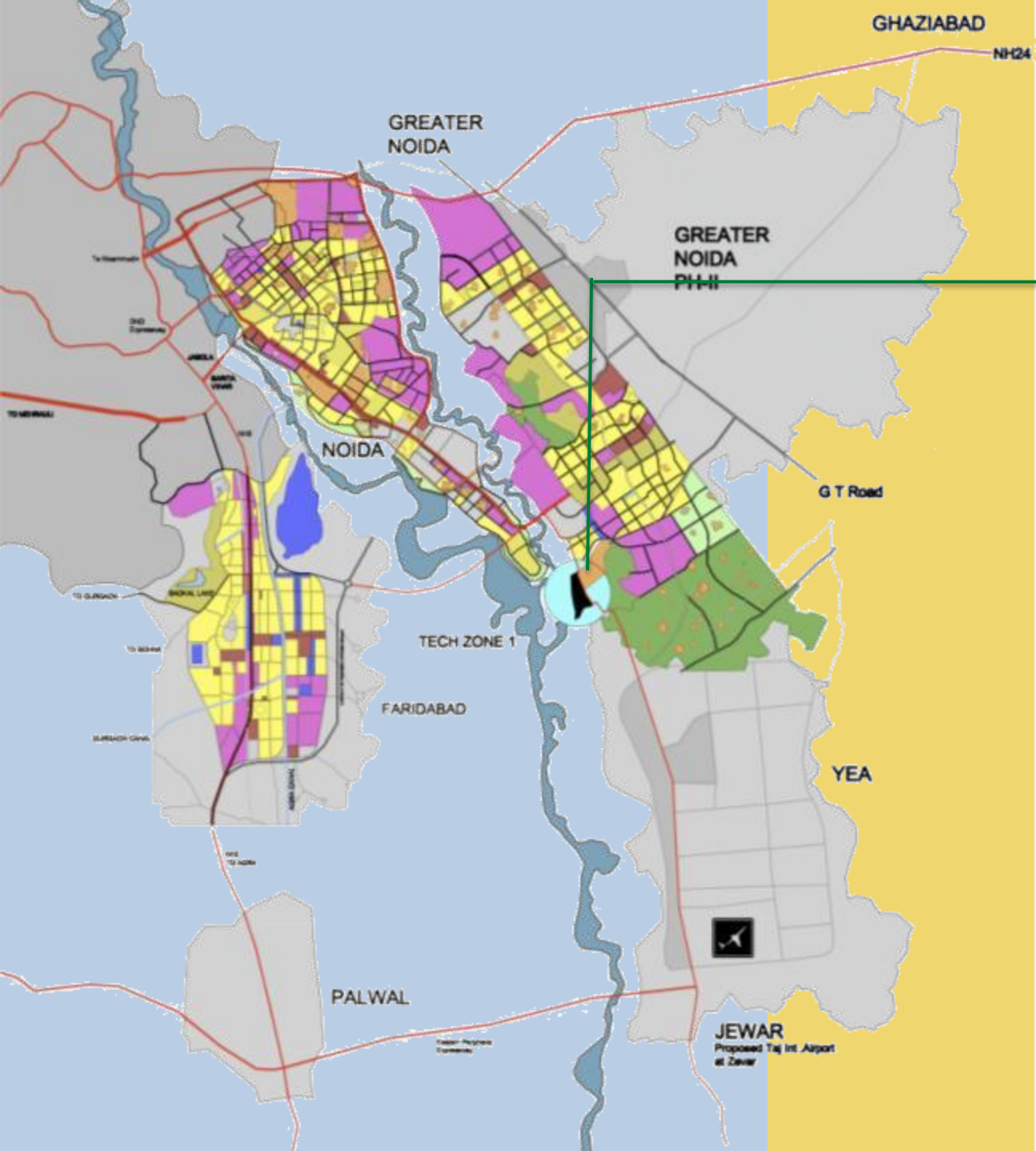
REGION



ADVANTAGE NCR

Fresh round of development owing to Commonwealth Games 2010.
Key Infrastructure up gradation:

- IGI Airport expansion & upgradation
- Public transport infrastructure throughout NCR under JNNURM
- **Peripheral Expressways & Highways**



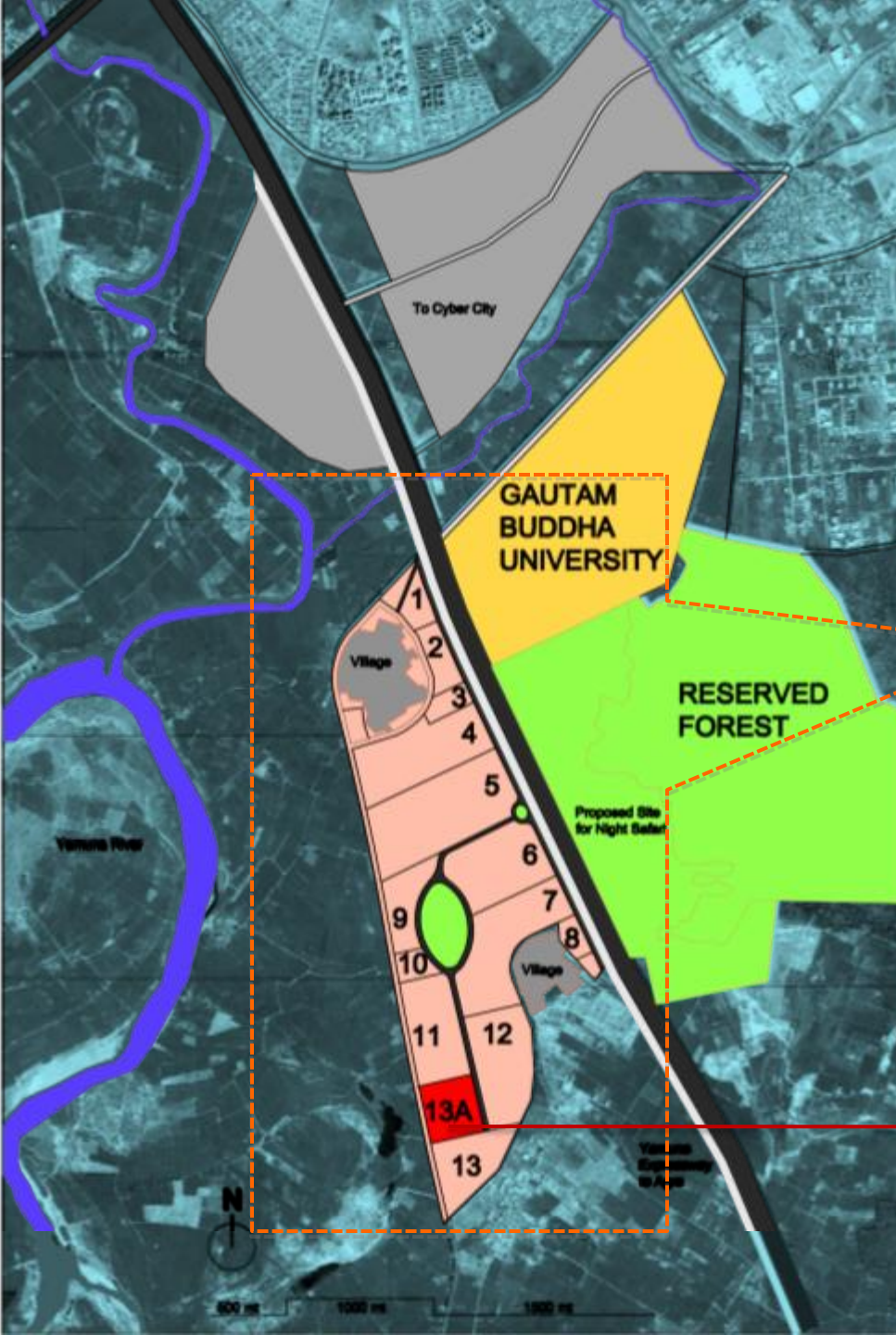
LINKAGES

Greater Noida TechZone

- **Infrastructure & connectivity** is the main driver for growth in the NCR.
- Up gradation of National Highways & Peripheral Expressways and MRT Systems.
- The **Yamuna Expressway** (Erstwhile Taj Expressway) to be operational by Oct 2010.
- Ph-1 of **KMP expressway** operational
- Largest IT/ITES hub in India.
- Progressive governments in Delhi, Haryana & UP creating an investor friendly framework.
- **Proposed International Airport** at Zewar, along the Yamuna Expressway.
- **Eastern Peripheral Expressway** to connect Gurgaon, Faridabad and Noida.

TECH ZONE-1

600 ACRES IT PARK DEVELOPMENT



KEY GROWTH DRIVERS FOR THIS REGION:

1. Yamuna Expressway :

- The Yamuna Expressway (erstwhile Taj Expressway) Project is conceived with the idea to not only reduce the travel time between New Delhi and Agra but also to open up avenue for Industrial and Urban development of the region and provide the base for convergence to tourism and other allied industries.
- New 6 Lanes (extendable to 8 lanes) Access Controlled Expressway
- Total length of 165 km

2. Gautam Buddha University:

- GBU campus in Greater Noida, is a 511 acres
- About 84000 plus sq. mtrs of constructed area
- Sports Centre
- International Centre
- A fully residential campus housing 5000 students

3. Jaypee Sports City: The 2500 acres * Jaypee Greens Sports City.

- It comprises, Residential Lake District (Phase1) which include Villas, Town Homes and mid to high rise apartments, a massive Motor Racing Track, Cricket and other international sports stadiums.
- The first Commercial District is equipped with elaborate financial, recreational and civic centers.

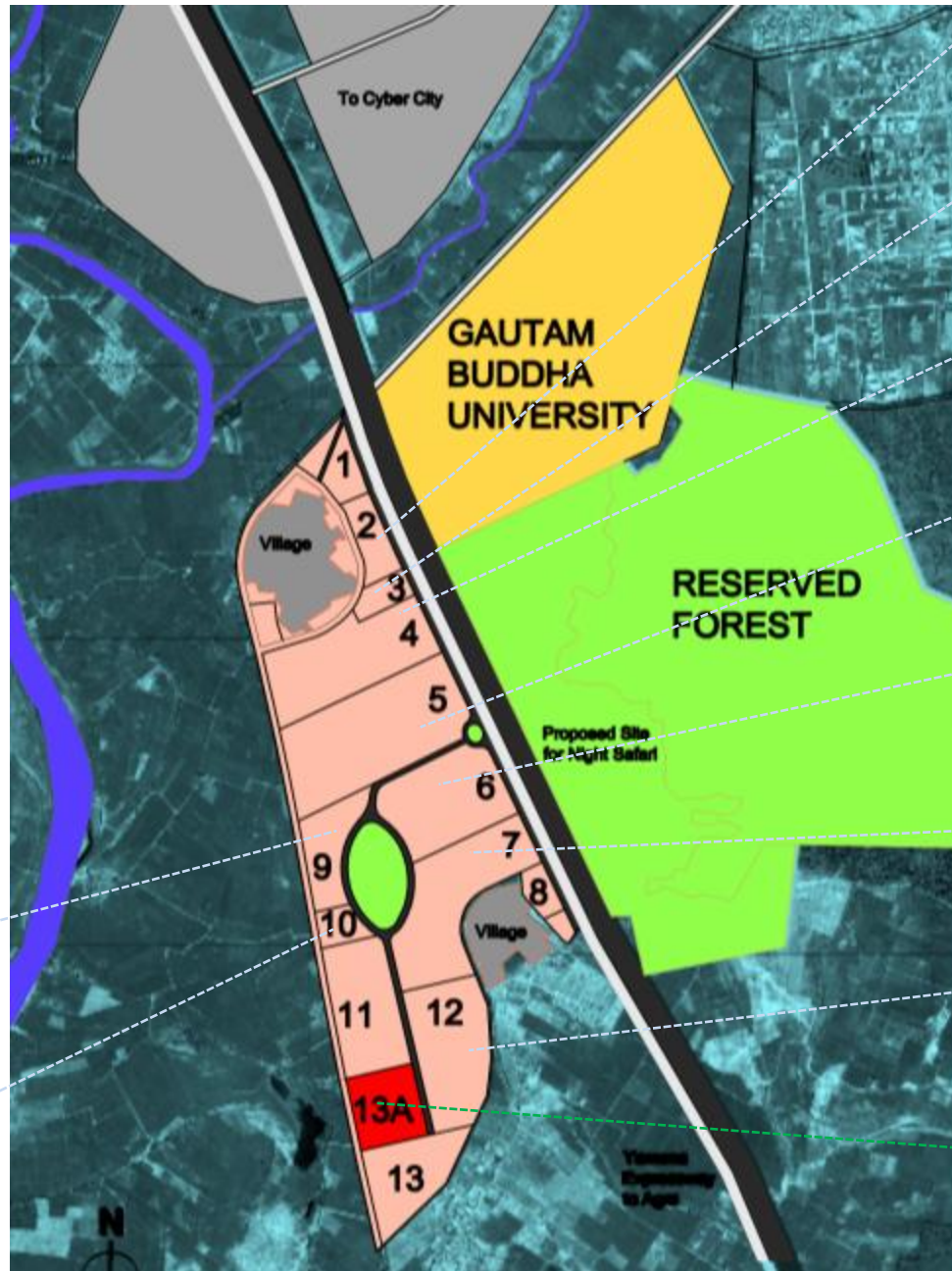
4. Proposed International Airport: Taj International Airport

- A International Airport hub has been planned closed to Greater Noida city to facilitate tourism, cargo, aviation and non-aviation facilities.
- The Taj International Airport will be directly connected to the Taj Expressway

SPIRETEC

LAYOUT MAP

TECH ZONE 1



Plot No 1&2: NIIT
Campus
25 Acres IT

Plot No 3: Stellar IT
Park
10 Acres

Plot No 4: Unitech
Infospace, IT SEZ
50 Acres

Plot No 5: Wipro
IT SEZ
100 Acres

Plot No 6: Ansals API-
The Campus
75 Acres IT SEZ

Plot No 7: Uppal's
Tech Oasis
75 Acres IT SEZ

Plot No 12: KLJ
Network City
50 Acres IT SEZ

Plot No 13A:
SpireTec
21 Acres

Plot No 9: Kessel I
Valley
25 Acres

Plot No 10: Globus
Business Park
10 Acres

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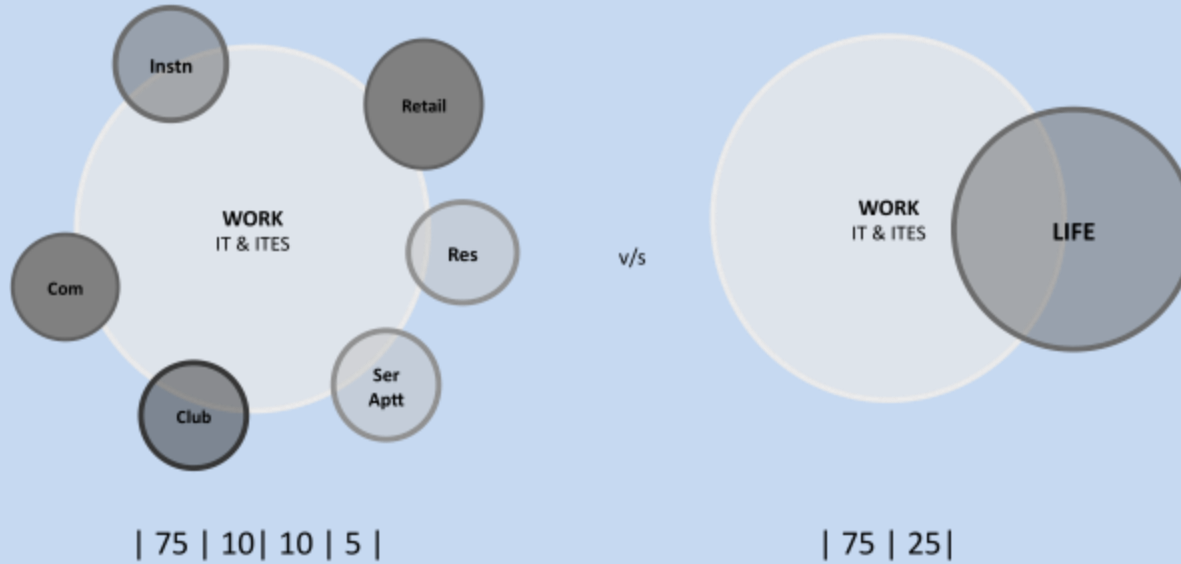
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LIVE WORK INTERDEPENDENCE



Site area = 21 acres

IT = 16 lac sft

Modular-Deep floors-Mix use district

Commercial = 2 lac sft

Retail-Recreational

Residential = 2 lac sft

Hotel-Live work

Institutional = 1 lac sft

Education

CONFIGURE - RECONFIGURE

CARRYING FORWARD THE VALUES OF SPIRE EDGE...



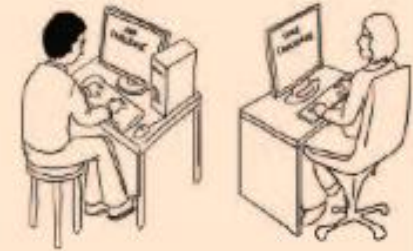
vs.



- Creation of a Mix-use district with institutional commercial recreational and residential combined.
- A ground floor stilted podium that lends itself to public functions of a recreational nature
- Modular IT in blocks that do not exceed 10 floors in height.
- Amorphous buildings instead of reflective.
- Image from river as prominent as from expressway.
- Bring the river into the site- traces and memory.
- Use the residential/hotel to create the signature image one that is evocative and acts as a levee for the site
- Build a new mainstream and green into every aspect of design through innovation and not imitation in order to create a new benchmark for the NCR.

INTERNATIONAL DESIGN COMPETITION

- HOST & PARTICIPATE IN AN OPEN COMPETITION
- OFFERS LARGE BANDWIDTH FOR DESIGN IDEAS
- SELECTION OF RIGHT TECHNICAL TEAM TO DESIGN



WHO ARE DOING IT?

ALL LARGE INTERNATIONAL SCALE PROJECTS WORLD OVER DO COMPETITION TO ATTRACT THE BEST MINDS TO COLLABORATE AND DESIGN WORLD CLASS BUILDINGS



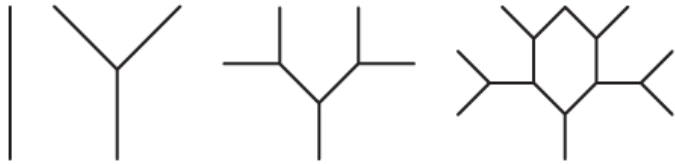
- Provides exposure and publicity for the project
- Connects firm with new partners
- Provides opportunities to do other projects

EXAMPLES OF DESIGN COMPETITION

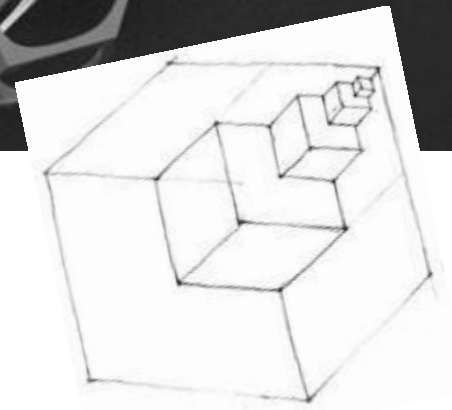
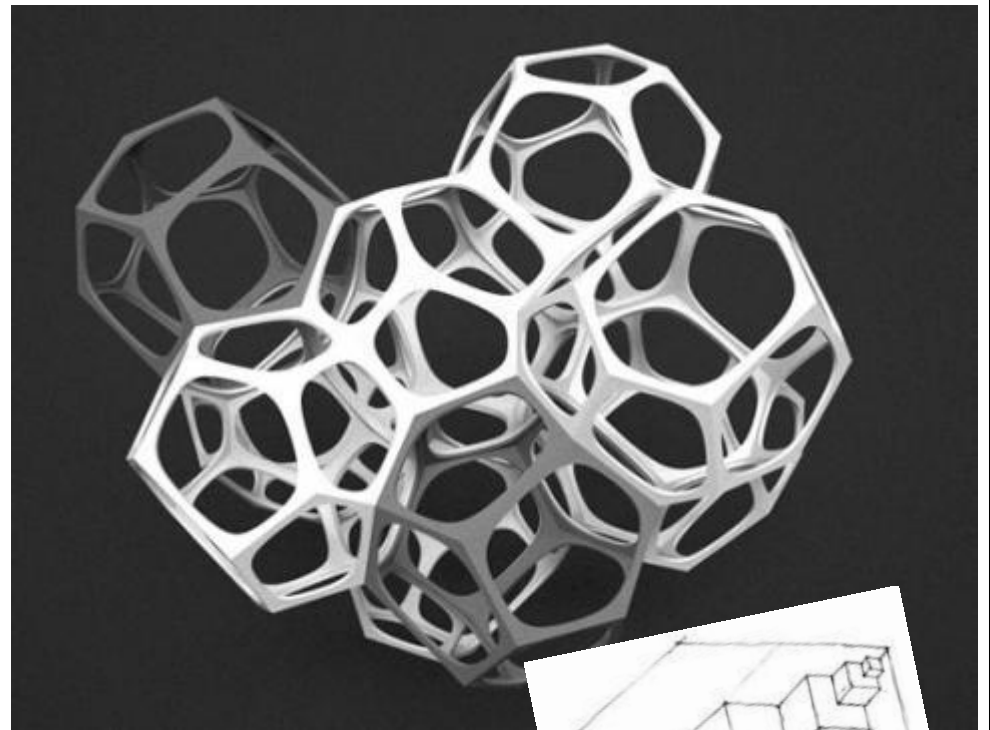


all result of a competition...

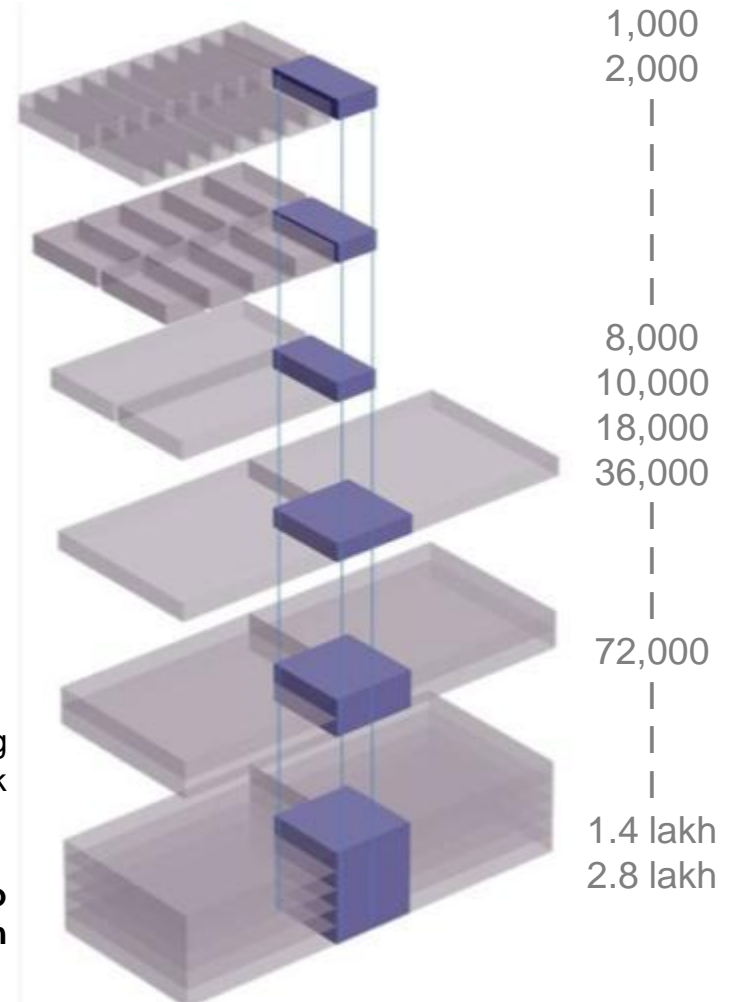
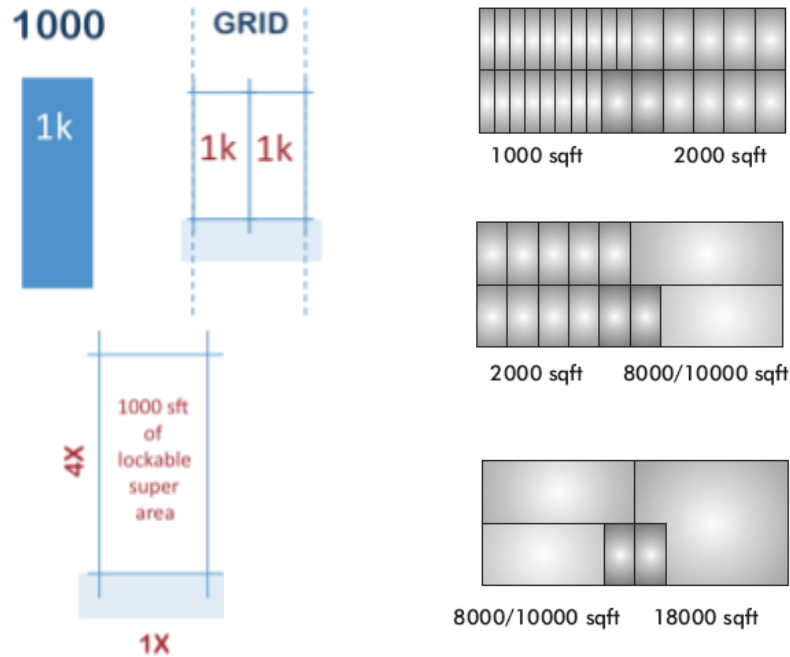
DESIGN FRACTALS



- ▶ The IT here is seen as a FRACTAL. Modular and linear functionalism that promotes efficiency. In itself it may be divided and conversely combined each such adhesion results in the formation of a new culture of space one which is not defined by form but by the activity generated by the cohesion or segregation.



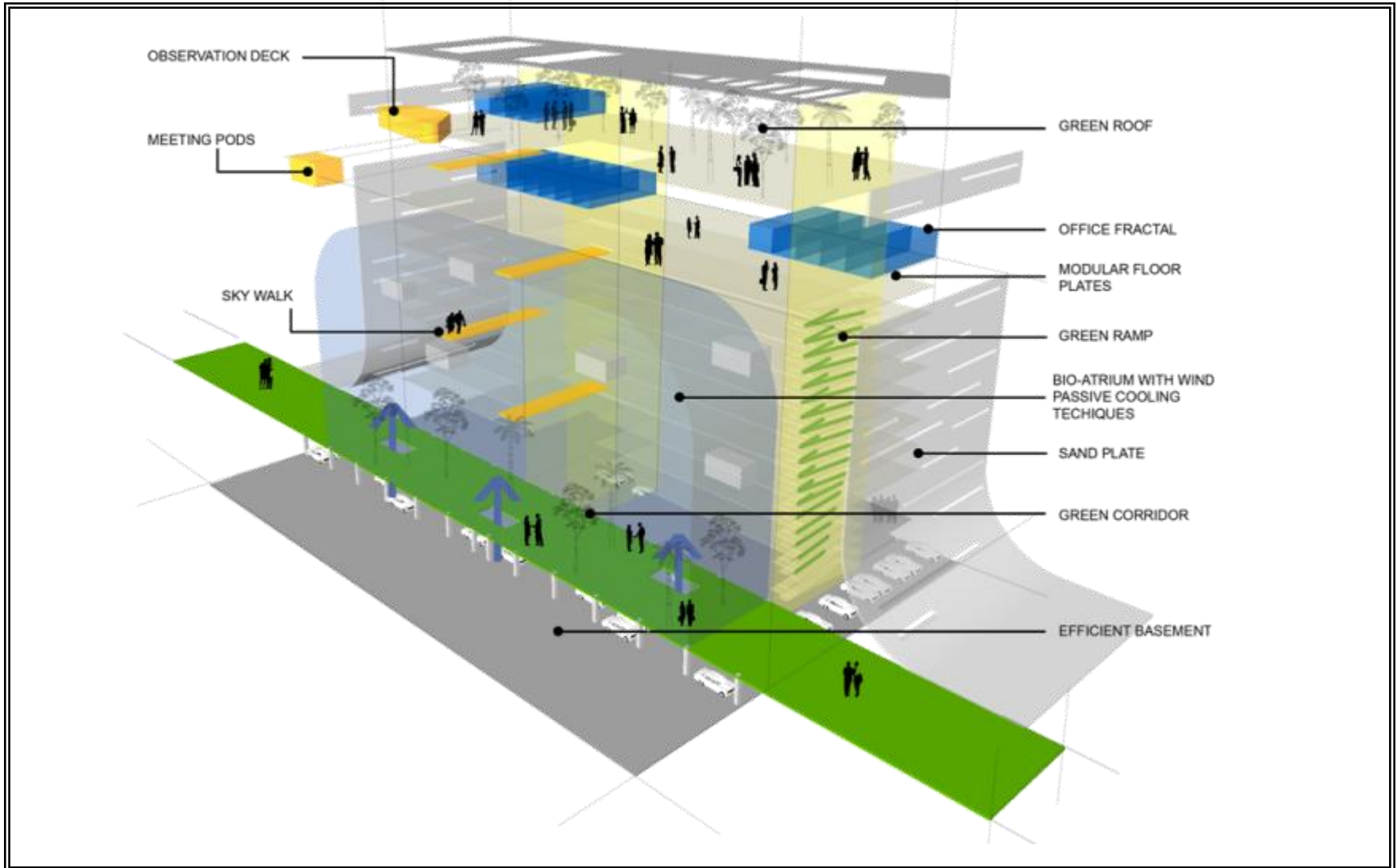
Scalable Modules



SpireTec offers large adapt-to-suit workspace for rapidly growing organizations on one hand and 'plug-and-play' solutions for a quick and hassle-free start-up for emerging companies on the other.

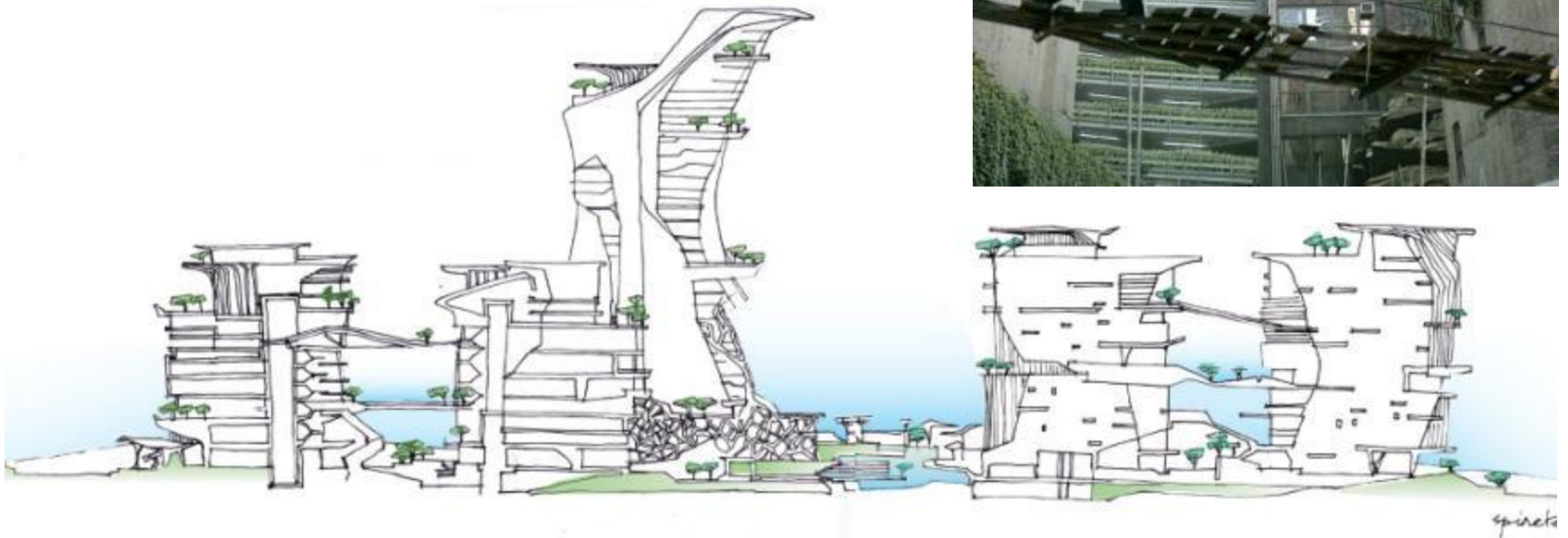
Start with a office space as small as 1000 sq ft or scale up to 36,000 sq. ft. contiguous floor plate or even a 1.4 lakh/2.8 lakh sq. ft. complete tower(s) – all with ample parking spaces.

IT MODULE: COMPONENTS DETAIL



MIXED USE INTEGRATED CAMPUS

- SpireTec propounds an environment of a holistic LIFE, where life and work are balanced through the creation of an integrated Mix-Use district. One in which work and life are not exclusive but intertwined through functions, interactive spaces that support recreation, education and all the small things that make the mundane story of daily life special.



THE MASTERPLAN



- A) ENTRY
- B) DROP OFF
- C) WATER BODY
- D) PODIUM
- E) BIO STREET
- F) IT BLOCKS
- G) TERRACES
- H) SIGNATURE
- J) LANDSCAPED COURT
- K) AMPHITHEATRE

COMPONENTS



International Business Lifestyle

An ideal work place for *live-work-play 24x7*

- Shuttle bus services
- Amphitheatre
- Food Court & Cafes
- Health club & Saloon
- Banks & ATM
- Medical & dental clinics
- Retail outlets
- Travel Desk
- Insurance agencies
- Courier service
- Book store

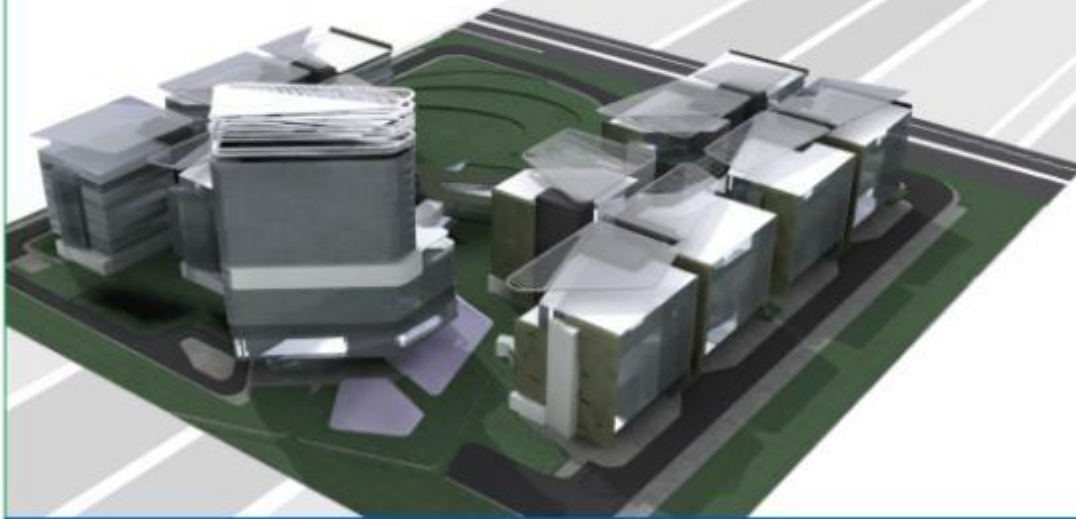
Reliable round-the-clock support facilities

- Give your business assurance of
- multi-tiered security
 - advanced fire protection systems
 - seamless telecommunication networks
 - optical fiber connectivity
 - water security
 - a dedicated backup power plant.

ENGAGE TV

NOW NOIDA GETS AN EDGE

SUNWORLD | SPIRE WORLD



SPIRET3C
DESIGNED FOR WORKING
AND NETWORKING