



**Trustone**city

Wegmans Group Project

## The City Of The Future

A perfect investment opportunity,  
never witnessed before!





*Live, Work & Play  
at the TrustoneCity*

## Ahead of All

To create a niche in the market and mark your way to the top, one has to be ahead of the times.

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And to be ahead of the times, one has to stay ahead of all others. That's exactly what we have done. Staying ahead in our vision and action, we present to you the city of the future, something India has never witnessed before. It's a city ahead of the times, a city ahead of all.

1st Integrated SEZ conceptualized for IT/ITes, Electronics, Hardware & Software, Hotel and Restaurants, Tour & Travel, Crèche & Child Care, Banking and Financial Services, Conference Hall and Banqueting facilities, Health Club & Spa, Yoga Center & Recreational facilities in the heart of Noida Extension.

TrustoneCity

## A Country Ahead of Others

India has witnessed unprecedented levels of economic expansion in the recent past.

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This is reflected in its tremendous growth rate, rate of urbanization and the boom in real estate. Some key elements representing India's growth are –

- Rising Consumer Spending
- Growth of Services
- Indian manufacturing establishing itself on the global stage
- Pervasive communications: Satellite and Cable TV, Basic and Mobile Telephony, Fibre / Broadband
- Infrastructure growth: Highways, Ports, Urban Transport
- Growth in literacy and higher education
- Mature political economy with development as its core agenda

The Information Technology (IT) sector has played a key role in putting India on the global map and is now envisioned to become a US\$ 225 billion industry by 2020. Being the fastest growing industry in the country, IT has built up valuable brand equity for itself in the global markets. India is considered as a pioneer in software development and a favourite destination for IT-enabled services.



*Everything a business needs.*

## A thought ahead of all

A Special Economic Zone, is a geographically bound duty free area for the purpose of trade, operations, duty and tariffs. SEZ units are self-contained and integrated having their own infrastructure and support services.

### Benefits at a glance

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- 15-year graded Income Tax Holiday
  - Exemption from Excise and Customs Duties.
  - Exemption from Central Sales tax / VAT
  - Exemption from Services Tax
  - Exemption from Local Taxes
  - Single – Window Clearance
  - 100% FDI through automatic route
  - Domestic Sales on payment of applicable duty
  - On-Site custom house & Offshore banking unit
  - Self-certification

As a Special Economic Zone, TrustoneCity SEZ offers multiple benefits including tax holiday and concessions, complete lack of red tape and reduced cost of operations and management.

## Ahead of the times

Enter a world ahead of its time. Enter the city of tomorrow. Enter the next destination to be in.

Sprawling across 25 acres of plush locality, TrustoneCity, a world class urban development in the form of a Special Economic Zone (SEZ), is an epitome of quality, innovation and leadership. It is a global tax-free enclave meant for creating an environment conducive for a high end knowledge industry like Information Technology.

TrustoneCity, a first of its kind project in India, is also a perfect investment opportunity as it is the first and unique opening to invest in a SEZ project as a partner.

### Why invest in TrustoneCity

- Unique Opportunity to Invest in SEZ (Special Economic Zone) Project
- Excellent SEZ Demand Versus Limited Supply due to Special Tax benefits
- 3 side Open Corner Plot, Located on 60 Mtrs Wide Gr. Noida - Ghaziabad Highway in the heart of Noida Extension
- World class Infrastructure with Business & Lifestyle facilities
- India's Finest consultants associated with the project
- Low Price, High Returns - Affordable investment starting from 250 sft unit
- 12% assured return with Bank Guarantee
- Wegman's excellent track record of timely delivery of projects & high quality construction
- LEED Certified Green Buildings with 100% power back-up, Centrally A/c and Exclusive Tower for Parking (Multi Level Parking)



### Project Features

Designed by world renowned Indian architect – Mr. Raj Rewal

- Seven interlinked towers with a beautifully landscaped central park
- Hospitality District with a 5 Star Hotel, Serviced Apartments, Retail facilities, Restaurants, Hardware & Software, Tour & Travel, Crèche & Child Care, Banking and Financial Services, Conference Hall and Banqueting facilities, Health Club & Spa, Yoga Center & Recreational facilities.
- Grand entrance & lift lobby with attractive modern façade with central landscaped views.
- Exclusive tower for Multi Level Car Parking & Single Gated for maximum security
- LEED certified green buildings
- 100% power back up with Central Air Conditioning
- World class equipments, utilities and facilities
- High Quality Construction and Timely Delivery

## Ahead in Service

Sparkling like a gem in the crown of TrustoneCity is the hospitality district including a 5 Star Hotel, a mid category hotel and serviced apartments.

The hospitality district will be developed in collaboration with a multinational hospitality chain and will be the anchor to the entire project. It will be an ideal destination for people and companies to hold their meetings, conferences & get-togethers and will be an iconic landmark for the times to come.

### The district comprises of:

- 5 star Luxury Hotel
- Serviced Apartments
- Multi-purpose banqueting Center
- Convention cum Training Center
- Wellness, Spa and Health Center
- Indoor Sports Facilities
- High end Retail Facilities
- Restaurants and Food Courts
- Crèche and Child Care
- Yoga Center & Recreational facilities



## Ahead of the league

Raj Rewal was educated in Delhi and London and worked in Paris before starting his practice in New Delhi. His humanist approach to architecture responds to the complexities of rapid urbanization, the demands of climate, cultural traditions and building crafts and technologies.

Over the last four decades, Mr. Rewal has designed some of the most prestigious buildings in India and abroad which include the Hall of Nations, New Delhi, Asian Games Village, New Delhi, the World Bank building, New Delhi, the National Institute of Immunology, New Delhi, the low cost housing in Mumbai, the British Housing in New Delhi, the Metro Bhawan, New Delhi, the Library for the Indian Parliament, and the Ismaili Cultural Centre in Lisbon.

Mr. Rewal is a recipient of several national and international awards including the gold medal from the Indian Institute of Architects, Robert Mathew award from the Commonwealth Association of Architects, and the Chevalier award from the French Government.



## Other Senior Consultants

- **Services Consultants - M/s Sanelac Consultants Pvt. Ltd, New Delhi.** Incepted in the year **1984, Sanelac Consultants Private Limited** is one of the renowned **MEP (Mechanical, Electrical & Plumbing) service providers** engaged in offering consultancy services in the field of HVAC, electrical, fire protection, plumbing/sanitary, STP and telecommunication with wide experience on hotels, residential and commercial projects. [www.sanelac.com](http://www.sanelac.com)
- **Structural consultants - M/s Mahindra Raj Consultant Private Limited** Mr. Mahendra Raj, an eminent engineer known for his outstanding achievements in the field of Architectural Engineering, heads MRC. He has over 50 years of experience and is ably supported by associates with 18-25 years experience. In addition, the organization has a panel of consultants for specialized areas. [www.mrc.co.in](http://www.mrc.co.in)
- **Real Estate Consultant - M/s JLL-M Jones Lang LaSalle** is a financial and professional services firm specializing in real estate services. Jones Lang LaSalle has over 50 years of experience in Asia Pacific, with over 19,400 employees operating in 78 offices in 13 countries across the region. [www.joneslanglasalle.co.in](http://www.joneslanglasalle.co.in)
- **Project Management Consultant** Feedback Infrastructure Services formerly known as Feedback Ventures, is a trusted brand for the complete project development cycle from inception to completion. [www.feedbackventures.com](http://www.feedbackventures.com)

## Ahead in Features

### Design criteria

Master Plan for the TrustoneCity is designed to provide for humane work conditions along with social & recreational facilities for a population of 25 thousand. The I.T offices are built around a central green space which would be essentially pedestrian. These are built as seven independent blocks which are interconnected and can be approached independently and also built in phases.

The hotel complex is separated and would contain distinct serviced apartment. It can be approached independently from the surrounding road. The blocks have a variety of heights ranging from eighteen floors to five floors and three different floor plates. All the I.T. offices are built around atriums which would give them distinct personality and impressive entrance lobby.



### Design principles

- Central green landscaped enclosure meant for recreational activities. Offices are segregated from the hotel and service apartments.
- Pedestrian and vehicular movement is segregated.
- Adequate parking facilities is provided in the form of a separate parking tower.
- Building blocks of varying heights which are linked to each other at upper level bridges.
- North South orientation and intelligent green design.
- The central atrium provides natural lighting and sense of community to the entire office building.
- The office space is demarcated in distinct zones in a development around a central atrium.

## Ahead in Location

Strategic location with multi-modal connectivity.

- 3 side open corner plot in Tech Zone IV, Noida Extension – Next to upcoming HCL campus
- Well connected to important growth nodes of the region by 60 mtrs wide Gr Noida – Ghaziabad Mini Highway further connecting to N.H. 24
- With the close proximity of FNG Expressway & 130 meter wide road connecting to Yamuna Expressway. Easily accessible from Sector 32 - City Centre Noida.

## OPPORTUNITIES

### Public Access:

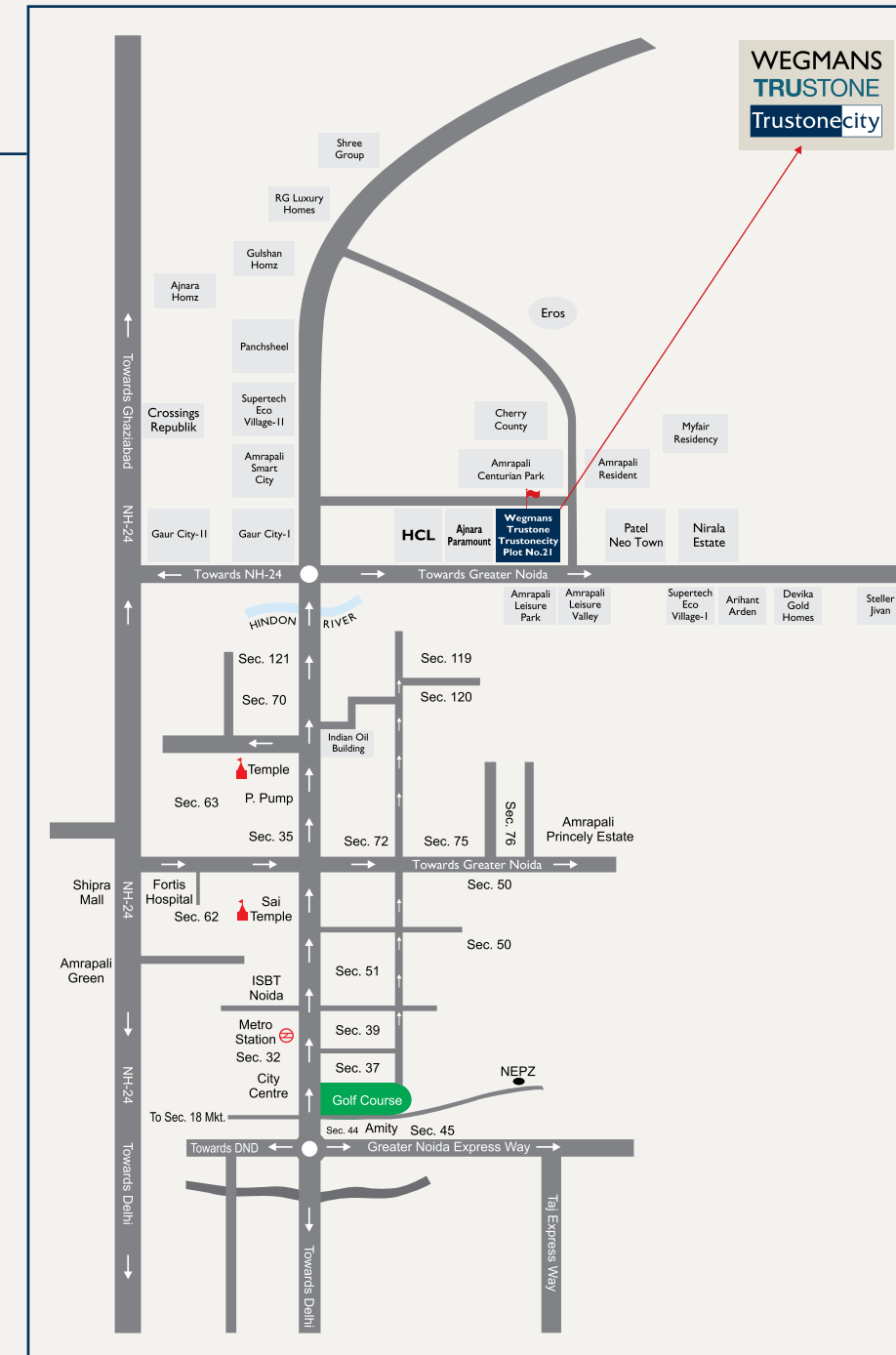
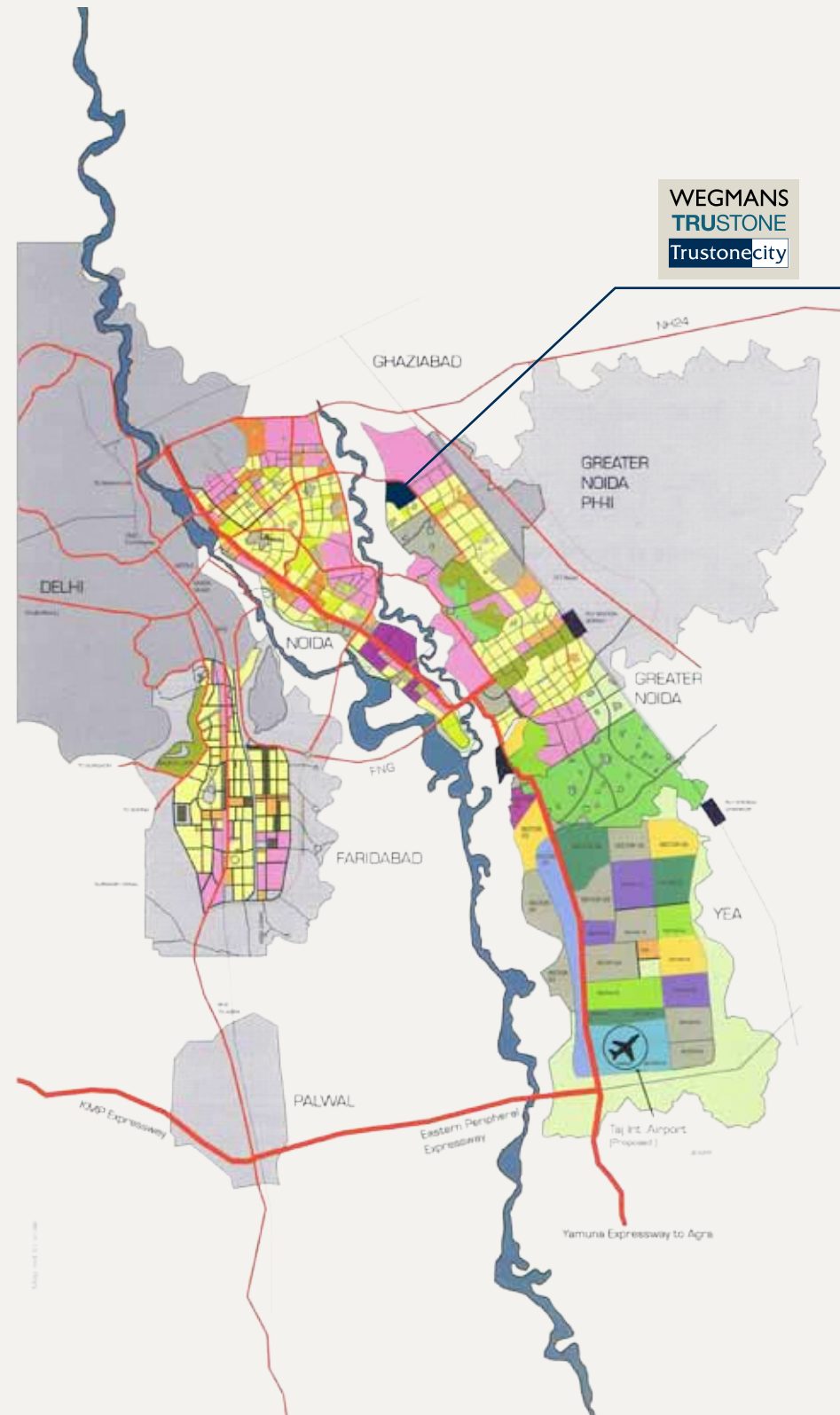
Infrastructure initiatives such as Metro Connectivity (under planning stage), airport, developed road network shall enhance the connectivity and accessibility of the project.

### Living Space:

Quality real estate developers viz. Gaur, EROS, Amrapali, Panchsheel, Patel, Nirala, Supertech & Crossing Republik are coming up with residential projects within a radius of 1-3 Km from the project.

### Infrastructure of Gr Noida:

Formula 1 Car Race Circuit, Night Safari, Gautam Budh University, Metro Rail, International airport, Exposition mart, Mutli modal logistics & Transport hub and Delhi Mumbai industrial corridor.



## Distances from major areas and prominent landmarks

Conveniently located from

- Noida City Centre Metro Station, Sector 32 - 9 kms
- Greater Noida Knowledge Park I/II/III - 12 kms
- OIIB (Oil Industry Development Board) Bhawan, Sector 73 Noida - 6 kms
- Ghaziabad - 7 kms
- Delhi Apollo Hospital - 18 kms
- Delhi Ashram Chowk - 20 kms
- Connaught Place - 28 kms
- New Delhi Railway Station - 30 kms



## Ahead in Vision

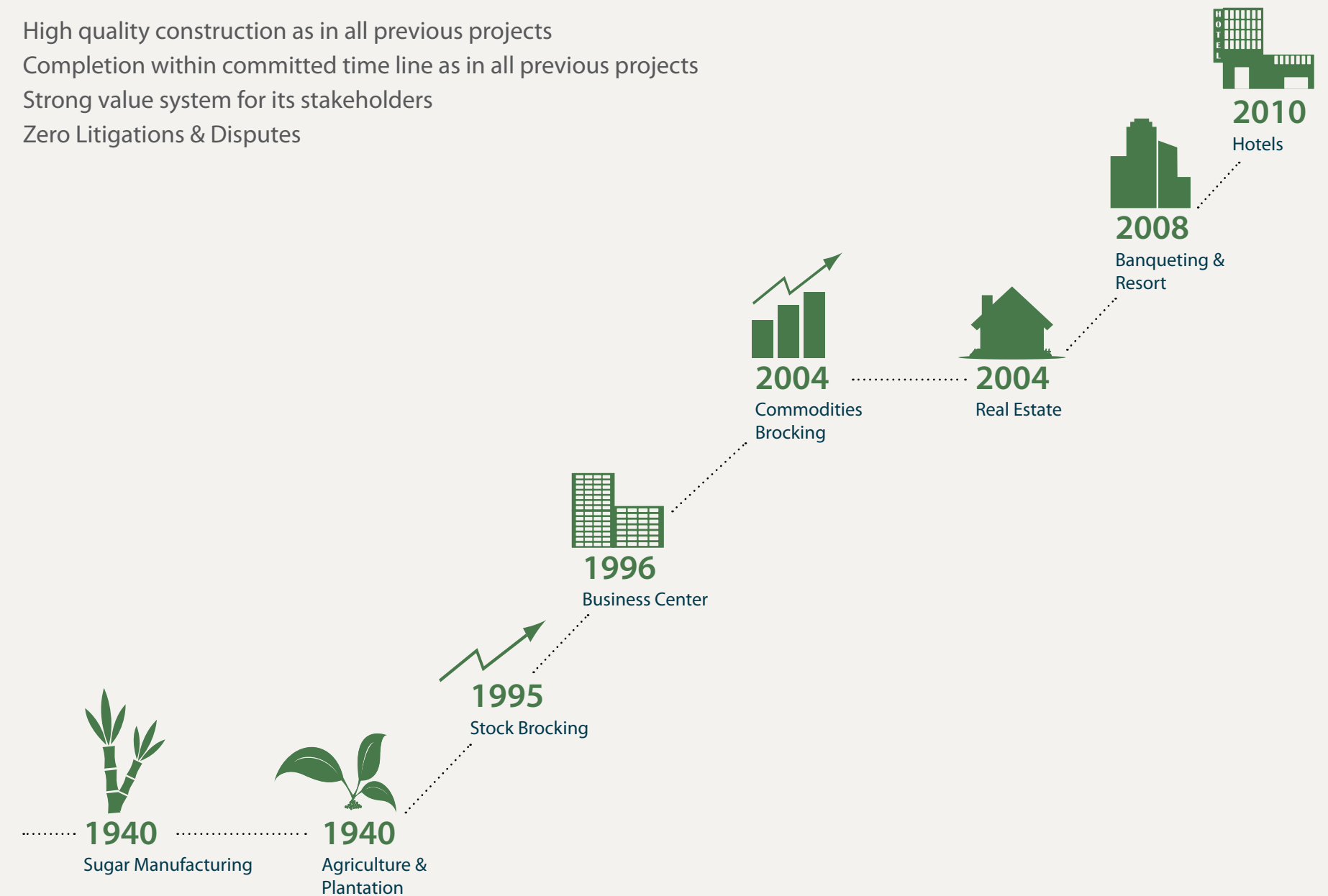
Wegmans Group of Companies is one of the fastest developing assemblages, and amongst the top ten players in IT, ITES, SEZ and commercial office spaces segment.

Wegmans Groups of Companies has successfully branched out into the following business:



## Wegman's track record of honoring 100% commitments for last 70 Years

- High quality construction as in all previous projects
- Completion within committed time line as in all previous projects
- Strong value system for its stakeholders
- Zero Litigations & Disputes



Upcoming Projects



**TrustoneCity - SEZ**  
Plot-21, Tech Zone-IV,  
Greater Noida(Noida Extension)



**TrustoneCity - SEZ**  
Plot-21, Tech Zone-IV,  
Greater Noida(Noida Extension)



**TrustoneCity - SEZ**  
Plot-21, Tech Zone-IV,  
Greater Noida(Noida Extension)

Completed Projects



**Wegmans Business Park**  
Plot No-3, Sector Knowledge Park-III,  
Surajpur Kasna Main Road,  
Greater Noida City



**Hi-End Residential Units**  
in posh localities of Delhi  
(Saket, Shivalik, South Extension etc.)



**Accor Hotels**  
Plot No-3, Sector Knowledge Park-III,  
Surajpur Kasna Main Road,  
Greater Noida City  
(Opening November 2011)



**Sudeep Plaza**  
Plot No.3, Pocket-IV, Sector-11,  
Dwarka, Delhi



**Tivoli Habitat Centre**  
R-1, Sector-20, Recreational Sector  
Greater Noida(Opp.J.P.Greens Golf Course)



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

Building Specifications

TrustoneCity Plot No. - 21, TechZone - IV, Noida Ext  
Technical Specifications - IT Tower 1

Surroundings	HCL, Gaur, EROS, Amrapali, Panchsheel, Patel, Nirala, Supertech & Crossing Republik Residential & IT/ITes Developments
Status	Under Development
Demised Premises	Plot Size : 1,00,067 sq.mtrs. (25 acres) Total Area : 3,00,000 sq.ft. Approx No. of Floors : Basement + Ground + 4 Floors Floor Plate : 50,000 sq.ft.
AHU & Electrical Rooms	Space on each floor for services covering Electrical, AHU, etc.
Communication	Telecom and Data Communication facilities include high bandwidth, high speed internet access, with satellite connectivity and high speed international leased circuits
Floor to Floor & Clear Height	4.2 meters & 3.9 meters
Column to Column Spacing	8.3 meters
Floor Plate Size	50,000 sq.ft. approx
Amenities	Multi-cuisine Food Court, Business Center, 24X7 Cafés, IATA Approved Travel Desk, Gymnasium, Bank ATM's, Florist, Medical Desk & Crèche
Full Power Back-up	DG's - 3000 Kva approx. Power available from the grid on 33KV dedicated lines
Centrally Air-conditioned	Screw Chillers, Bell Cooling Towers, Heat Recovery units, ITT Primary & Secondary Pumps
Elevators	OTIS/Kone High Speed Elevators
Power Supply / Electricity	State-of-the-art LT Panels, Cables, Earthing, Transformers and Lightning Protection System
Facade Glass	Double glazed, heat reflective external facade - Energy efficient high quality glass by Saint-Gobain or Similar Quality
Safety Standards	Integrated Building Management System (BMS) by Reputed Brands to ensure low operating costs, Sprinklers, Addressable Smoke & Heat Detectors, Non-flammable Filters & Flexible Connections of AHU's, Well Ventilated Common Areas as per NBC Standards, CCTV and Fire Alarm Systems
Misc. Specifications & Quality Standards	Low Discharge Building with Sewage & Water Treatment Plant, Excellent Underground and Overhead Water Tank Capacity, Controlled Noise Level in air-conditioned area, high grade Ready Mix concrete, brick, Cement & Sand Stone
Use of Steel/other construction materials	Only high quality FE-500 grade steel of total SAIL, TATA, Rashtriya Ispat will be used, Local brands shall not be used Similar to high quality standards used in previous projects



TRUSTONE



## TrustoneCity (Wegmans Group project)

### CORPORATE OFFICE

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Website: [www.trustoneindia.com](http://www.trustoneindia.com)  
[www.wegmansitpark.com](http://www.wegmansitpark.com)

### SITE OFFICE:

**Developer:** Artha Infratech Pvt Ltd

**Co Developer:** Artha Builders LLP

Plot no 21, TechZone IV, Gr Noida (Noida Extension),  
National Capital Region, Delhi

**For More Info:** SMS 'TRU' to 57575

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.

