

PROPOSED MIXED USE DEVELOPMENT FOR

# ASHRAI INFRA

AT TECHZONE IV GREATER NOIDA WEST



## VISION

With the world facing environmental challenges on an unprecedented scale, there is a surging global consciousness for sustainable development. ASHRAI group is committed wholeheartedly to this vital need. ASHRAI comprises a proud team that has years of experience in delivering projects and is well ahead of others in terms of planning, architecture, quality and design.

## MISSION

Simply put, ASHRAI has a mission that strives for excellence culminating in every aspect of its character, ethics and way of doing business. The organisation firmly believes in achieving brilliance through true professionalism and cutting edge technology. ASHRAI puts all its energy in delivering true value to its customers and a generous positive return of investment.





## TRUE FACE OF EMERGING INDIA

The world is talking about India and its unrelenting quest towards soon becoming a global superpower. Lifestyles are changing and so are the Indian citizens, who continue to demand more from life, in keeping with their global aspirations. ASHRAI recognises this changing face of the Nation and is proud to present this project which is envisioned to be one of the finest Retail & Technology Services Hub in India with breathtaking landscapes featuring green Boulevards, Water Creeks and truly International High Street Retail, F& B, IT/ ITes office space. ASHRAI is now proud to unveil its finest jewel in the crown, the highly exclusive Golden Grande. Life truly gets eternal.



CONCEIVED AROUND THE CONCEPT OF  
**SHOP, WORK AND RELAX**





Welcome to an iconic international High Street Shopping, Retail, F&B and IT experience never seen in India before. This iconic project from AHRAI is poised to become the No 1 shopping, entertainment and IT destination in Delhi- NCR filling the void that affluent and upwardly mobile customers are seeking. Exceptional 25 acre mixed-use development advantageously located on Greater Noida West with all modern facilities in the heart of Noida billed as the "BIG Destination" of the future.



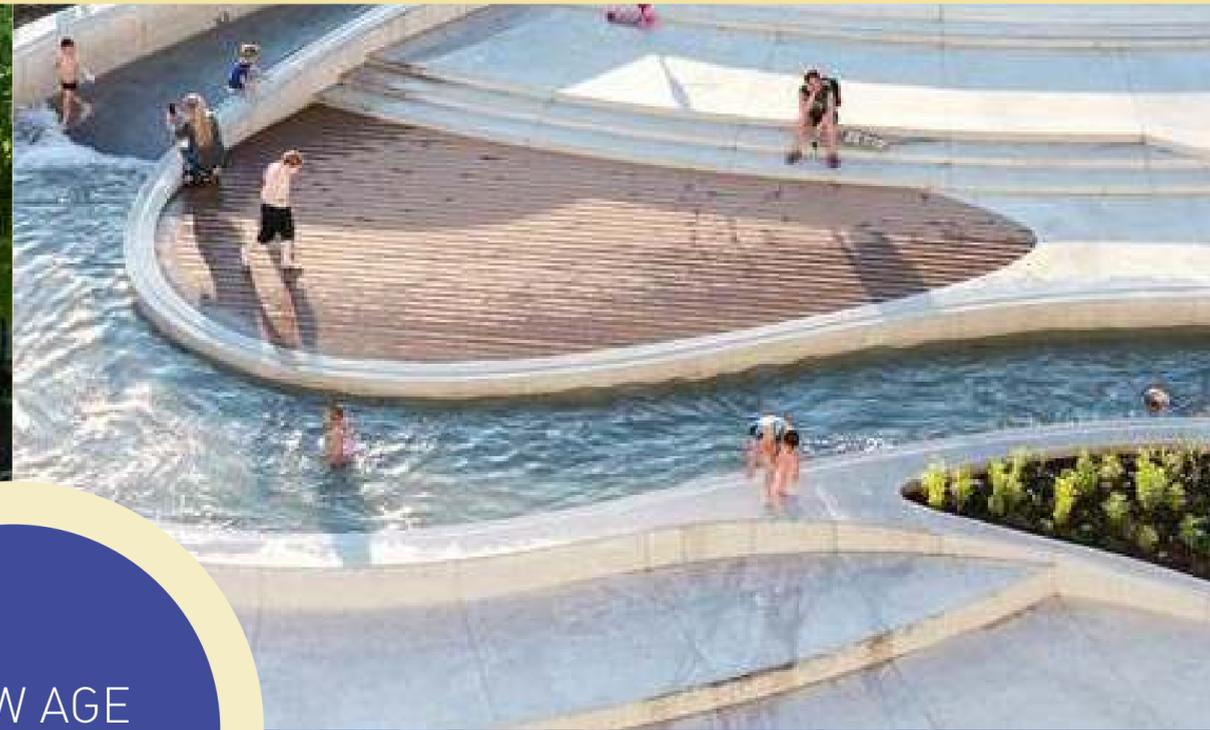


An architectural rendering of a modern high-rise retail building. The building features a prominent glass facade and a curved, cantilevered entrance structure. The ground floor is filled with retail stores, and the building is surrounded by palm trees and a green lawn. The sky is blue with some clouds.

DELHI- NCR'S FINEST  
HIGH STREET RETAIL

3 SIDE OPEN WITH  
MASSIVE FRONTAGE OF 900 METERS

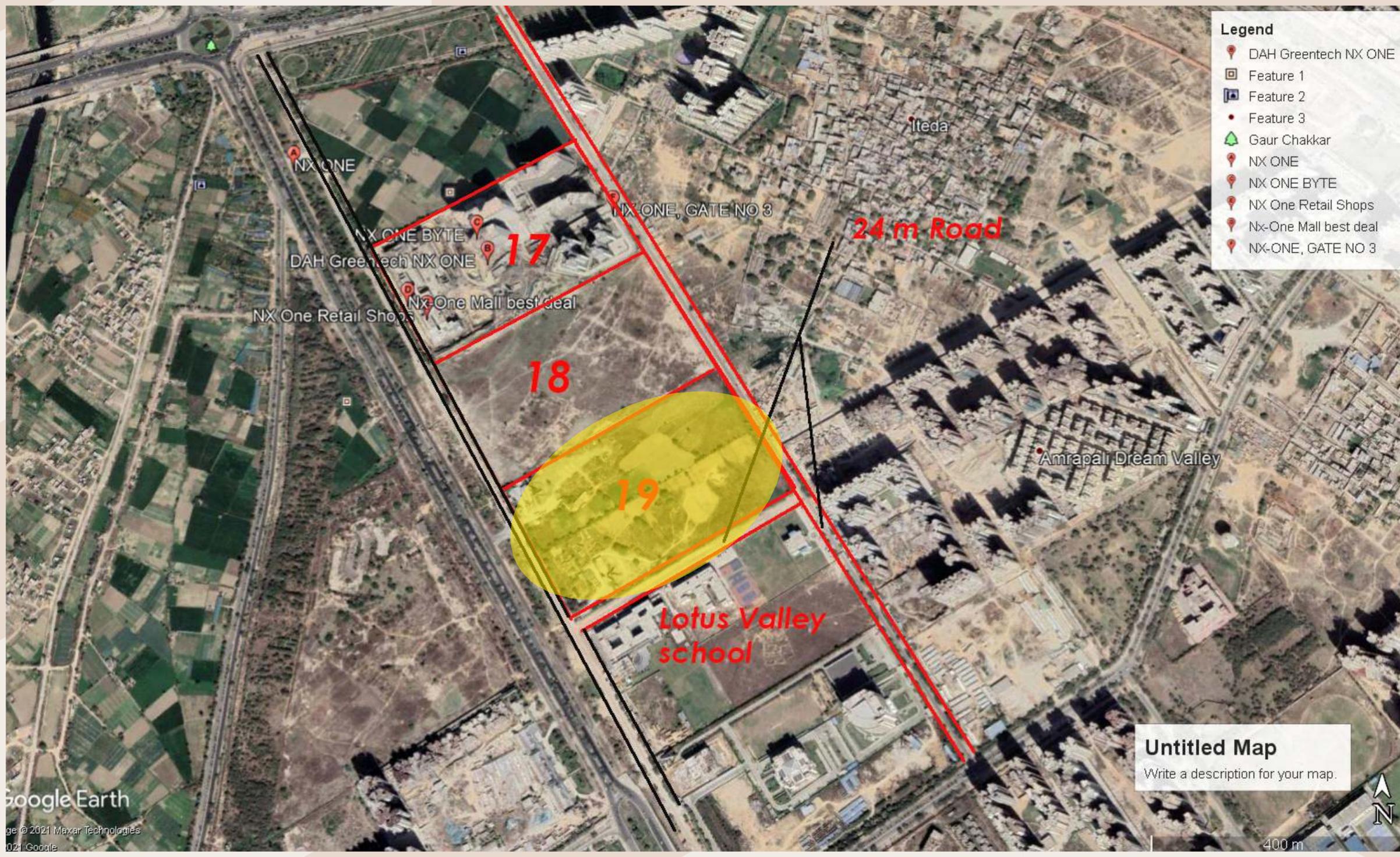
# LANDSCAPING THE FUTURE



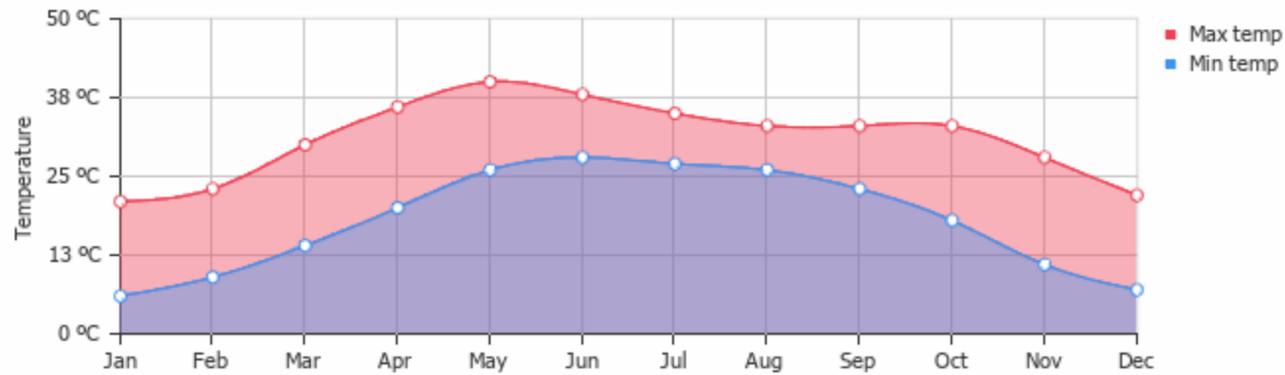
NEW AGE  
FEATURES



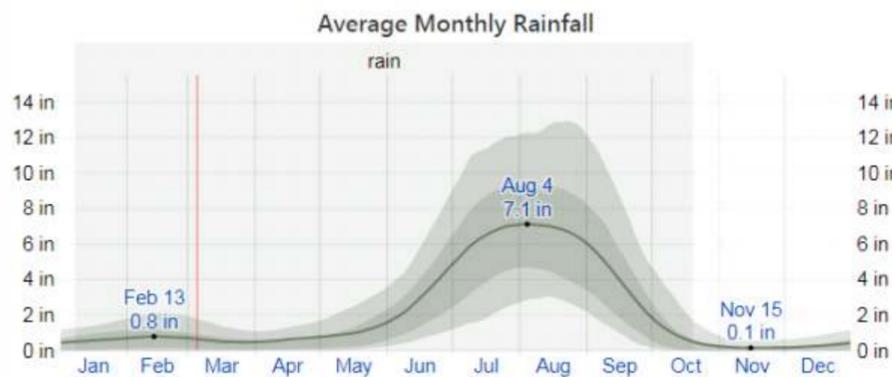
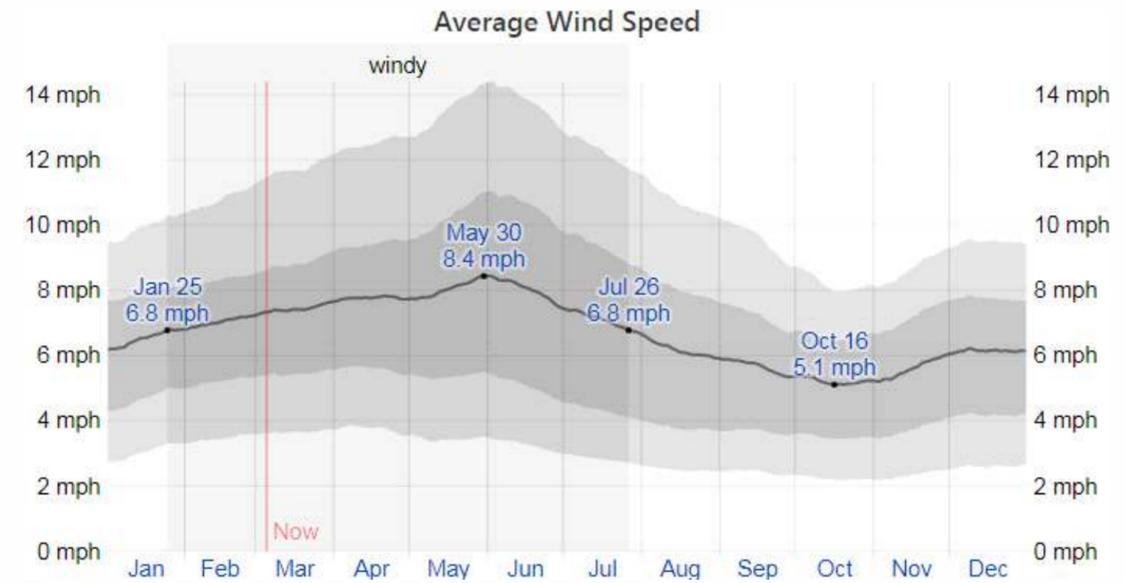
# PROPOSED MIXED USE DEVELOPMENT FOR ASHRAI INFRA AT TECHZONE IV GREATER NOIDA WEST



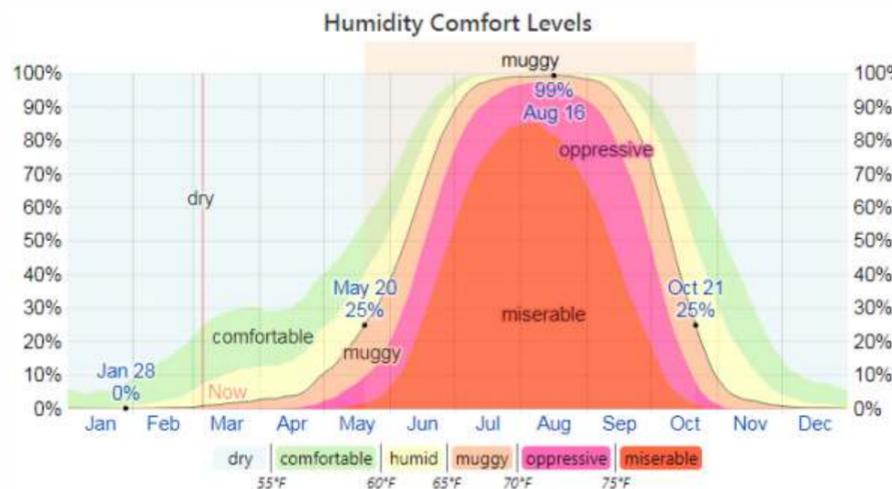
# PROPOSED MIXED USE DEVELOPMENT FOR ASHRAI INFRA AT TECHZONE IV GREATER NOIDA WEST



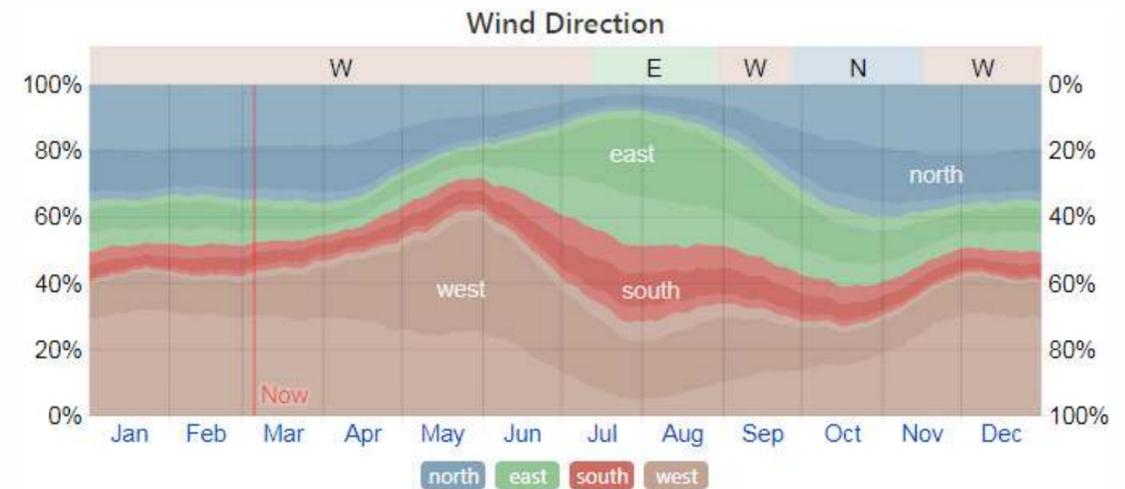
- Noida has a LOCAL STEPPE CLIMATE (a Semi Climate) - arid Tropical
- The average annual temperature is 24.6 °C with extremes ranging from 32.9 °C to 13.5 °C.



The rainy period of the year lasts for **9.4 months**, from January 8 to October 19, with a sliding 31-day rainfall of at least 0.5 inches. The most rain falls during **the 31 days centered around August 4**, with an average total accumulation of 7.1 inches.

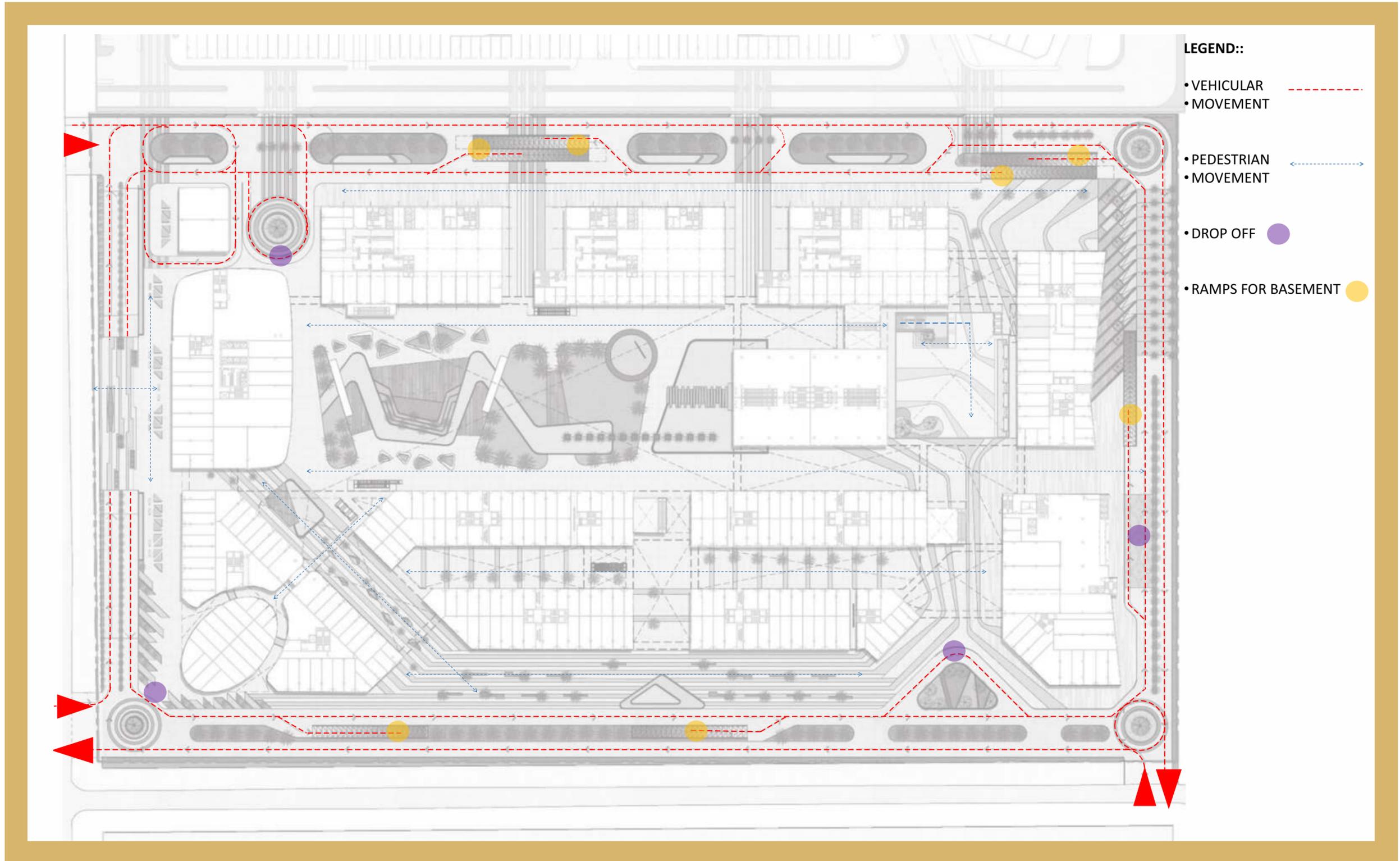


The muggier period of the year lasts for 5.0 months, from May 20 to October 21, during which time the comfort level is muggy, oppressive, or miserable at least 25% of the time. The muggiest day of the year is August 16, with muggy conditions 99% of the time.



## WIND ANALYSIS

The **windier part of the year lasts for 6.0 months**, from January 25 to July 26, with average wind speeds of more than 6.8 miles per hour. The windiest day of the year is May 30, with an average hourly wind speed of 8.4 miles per hour. The calmer time of year lasts for 6.0 months, from July 26 to January 25. The calmest day of the year is October 16, with an average hourly wind speed of 5.1 miles per hour.



CIRCULATION PLAN

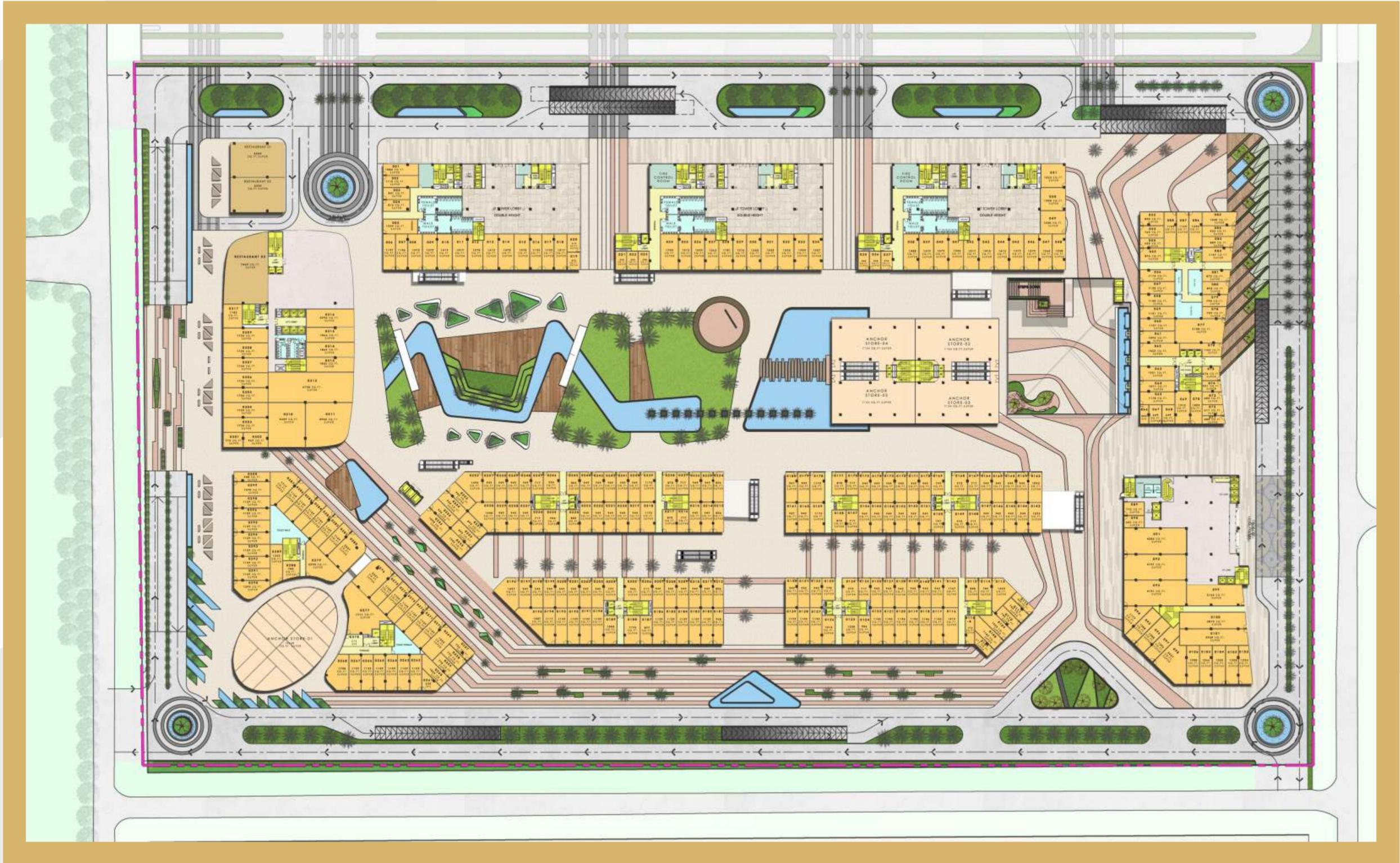
# SOLAR ORIENTATION



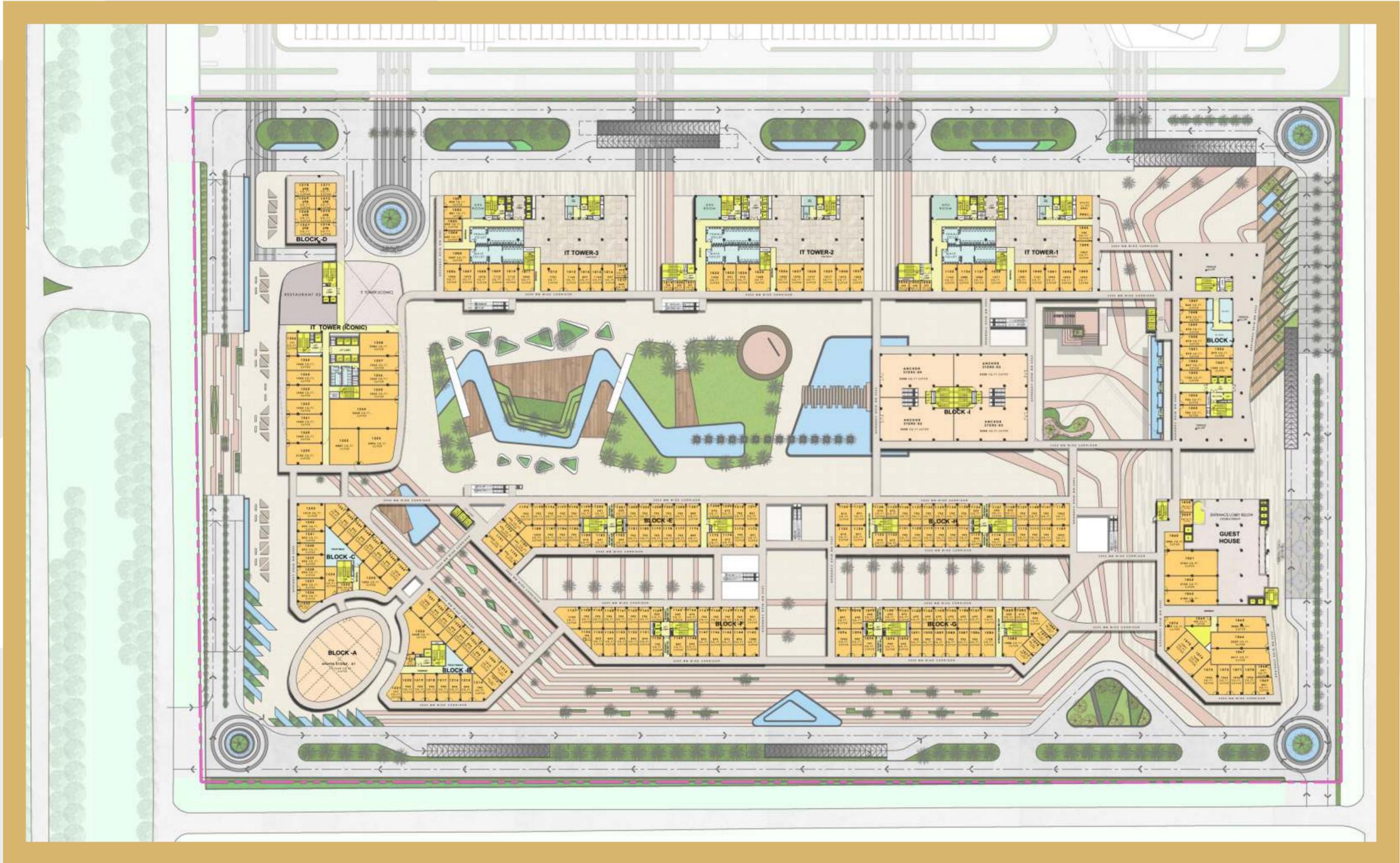
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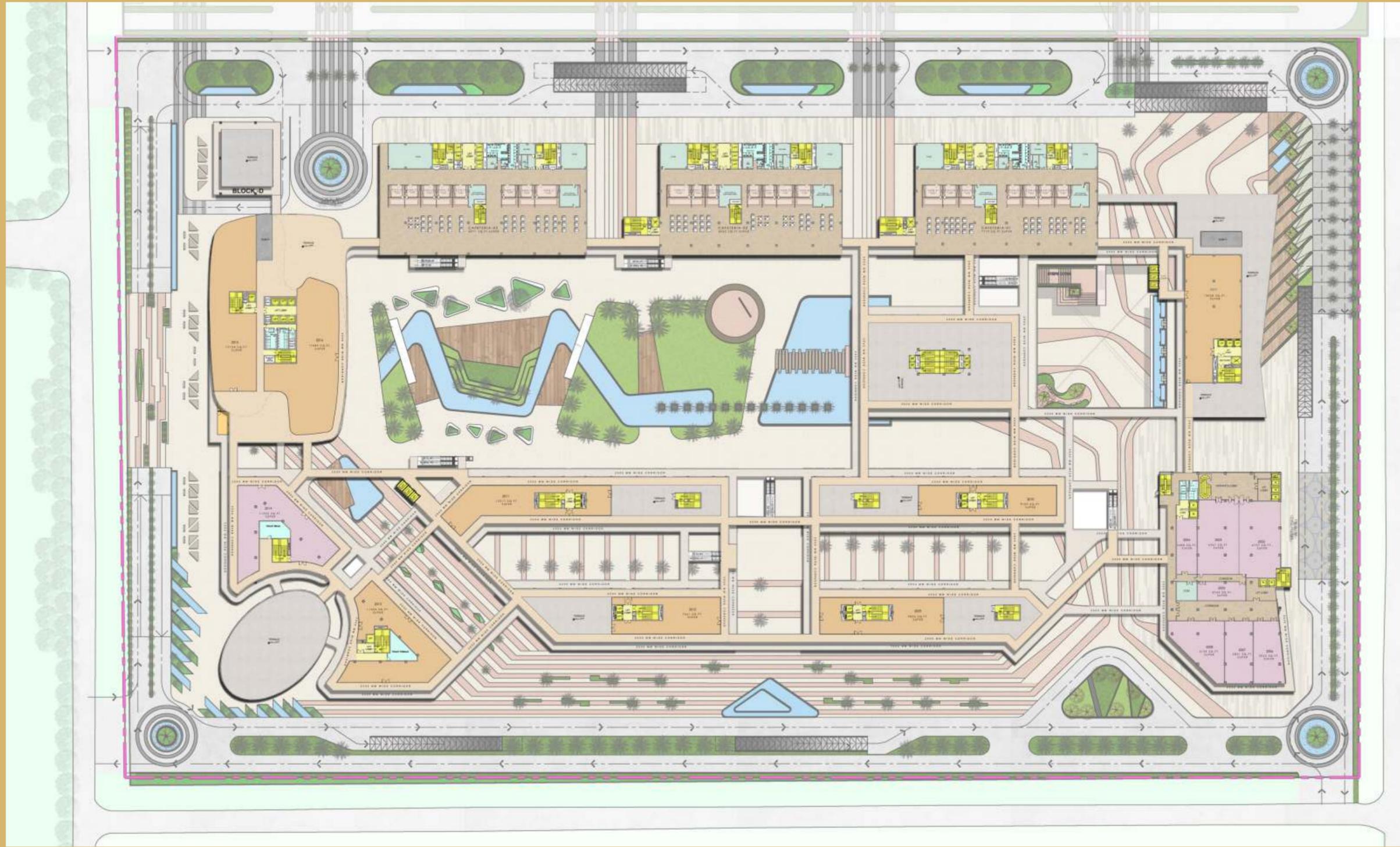
# ARCHITECTURAL FLOOR PLANS



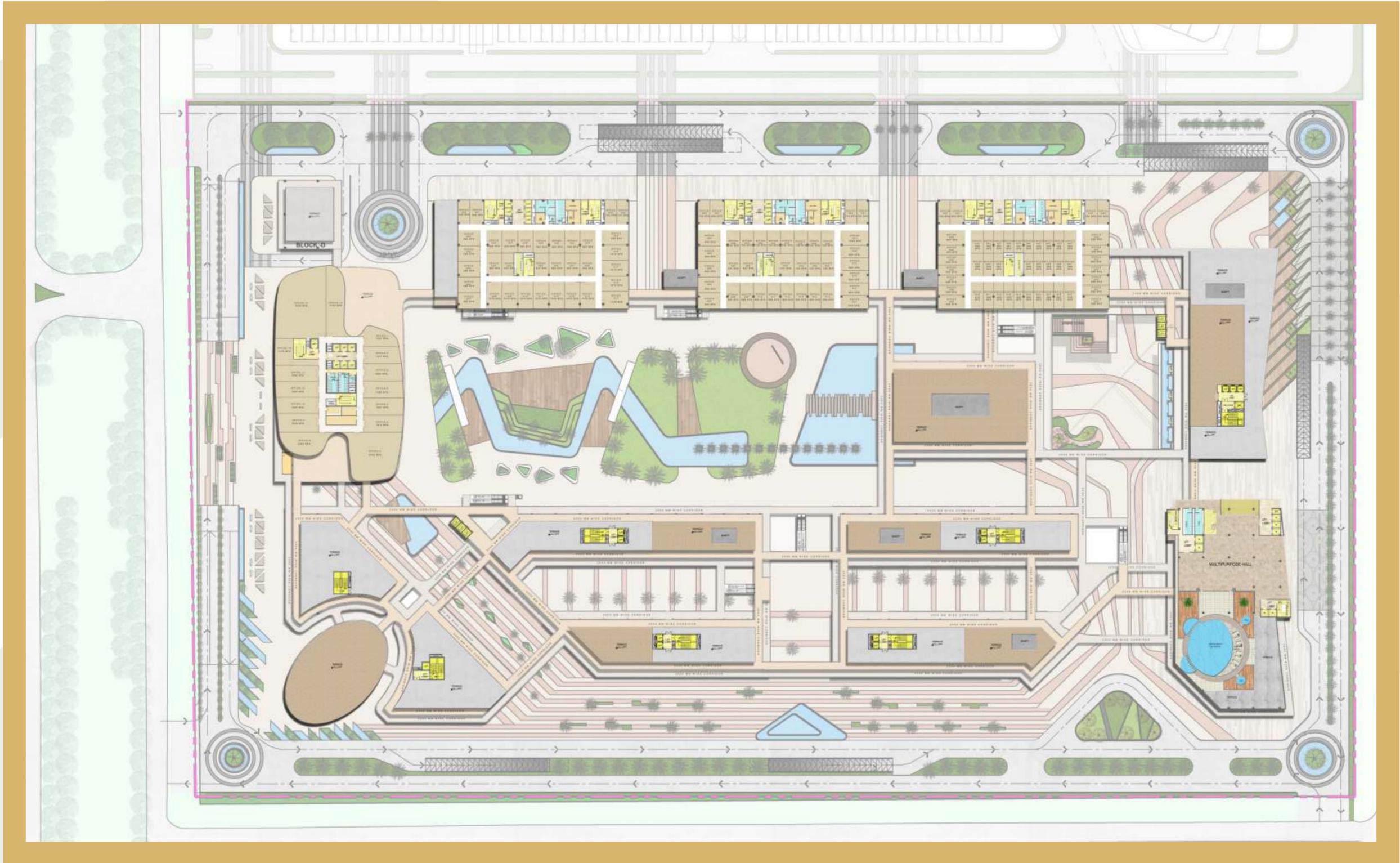
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



IT TOWERS  
FLOOR PLANS



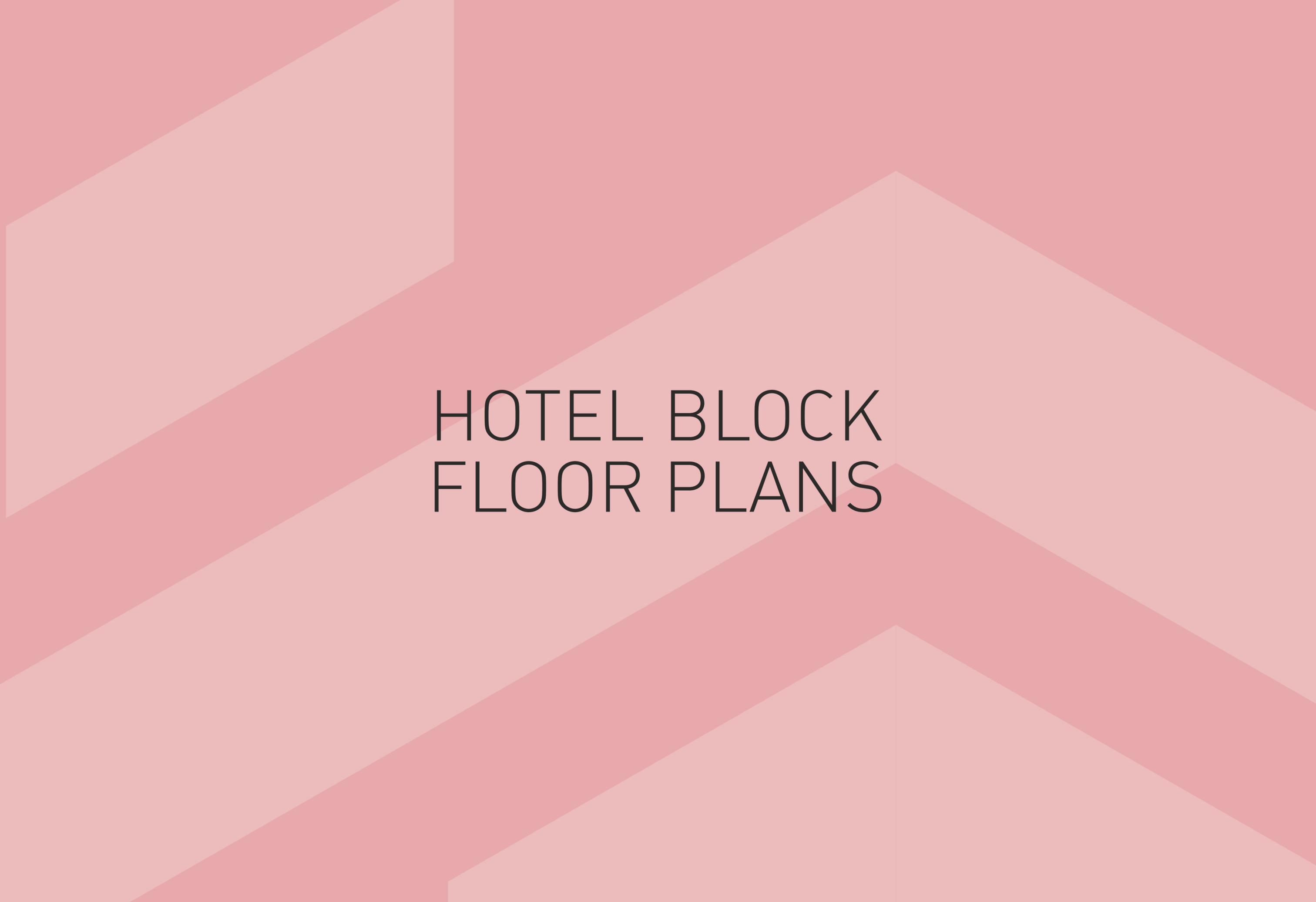
3RD, 4TH, 6TH TO 8TH, 10TH TO 12TH, 14TH TO 16TH, 18TH TO 20TH, 22ND TO 24TH & 26TH TYPICAL FLOOR PLAN



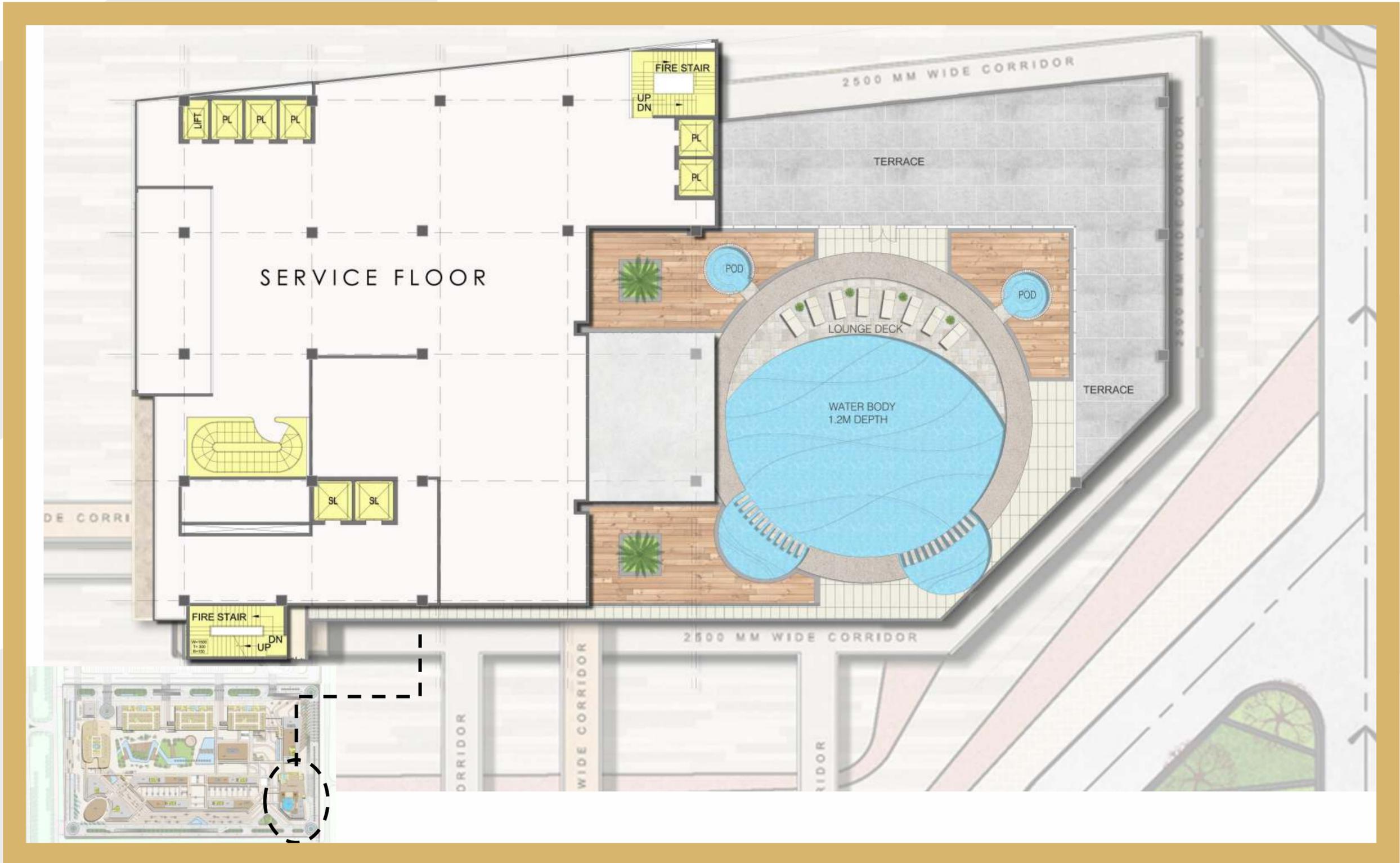
IT TOWER -02 (750-850)



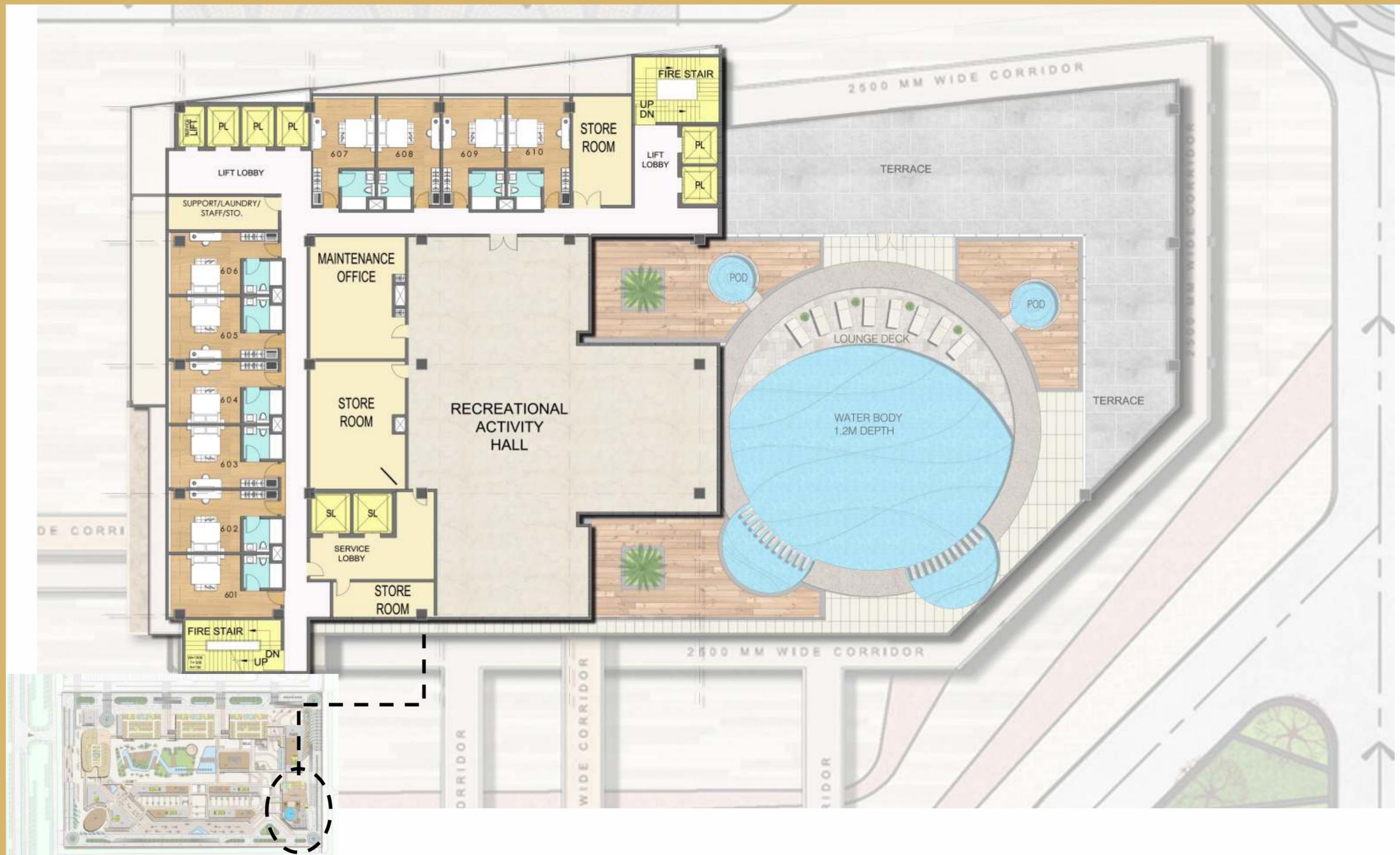
3RD,4TH ,6TH TO 8TH,10TH TO 12TH,14TH TO 20TH TYPICAL FLOOR PLAN



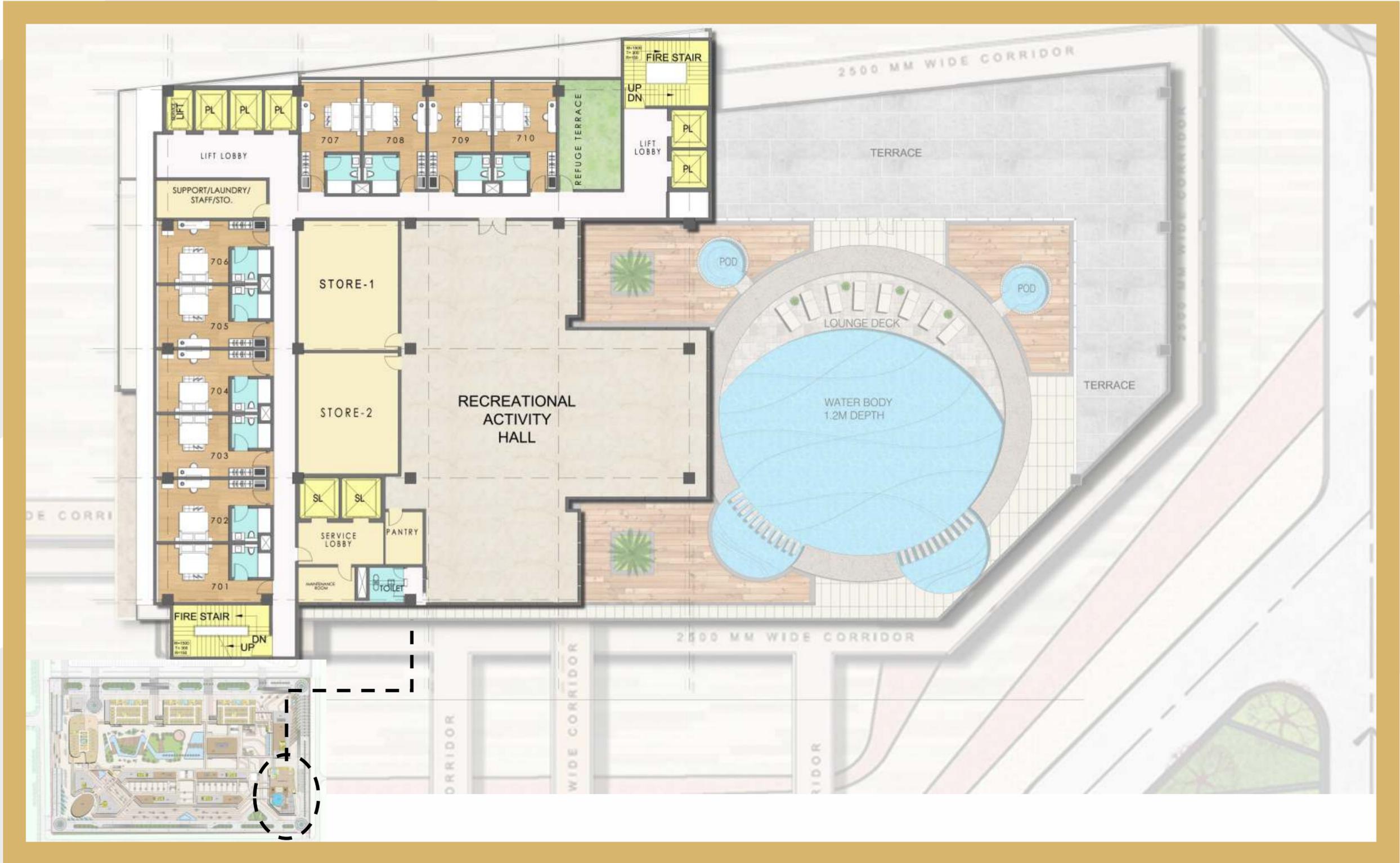
# HOTEL BLOCK FLOOR PLANS



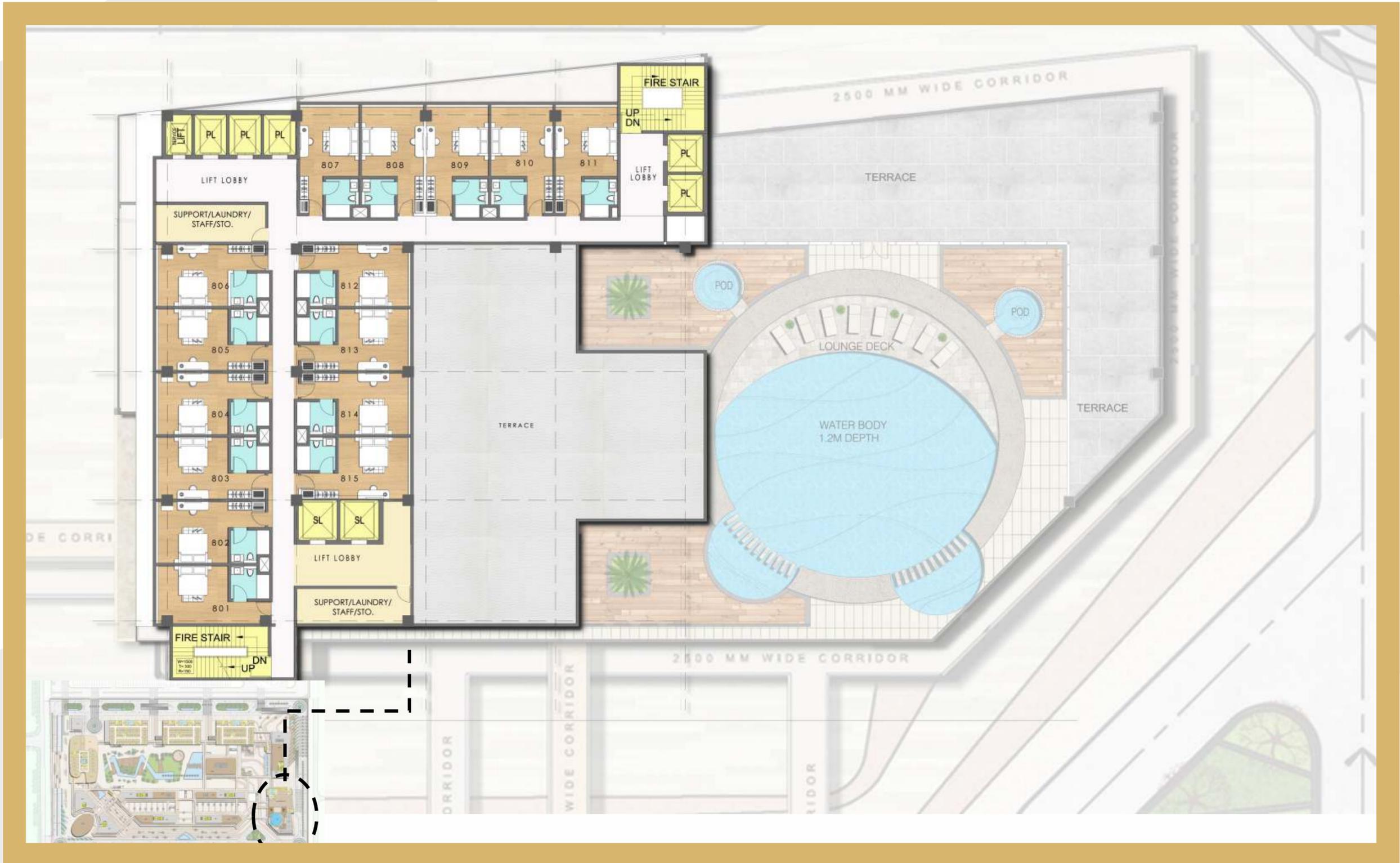
5TH SERVICE FLOOR PLAN



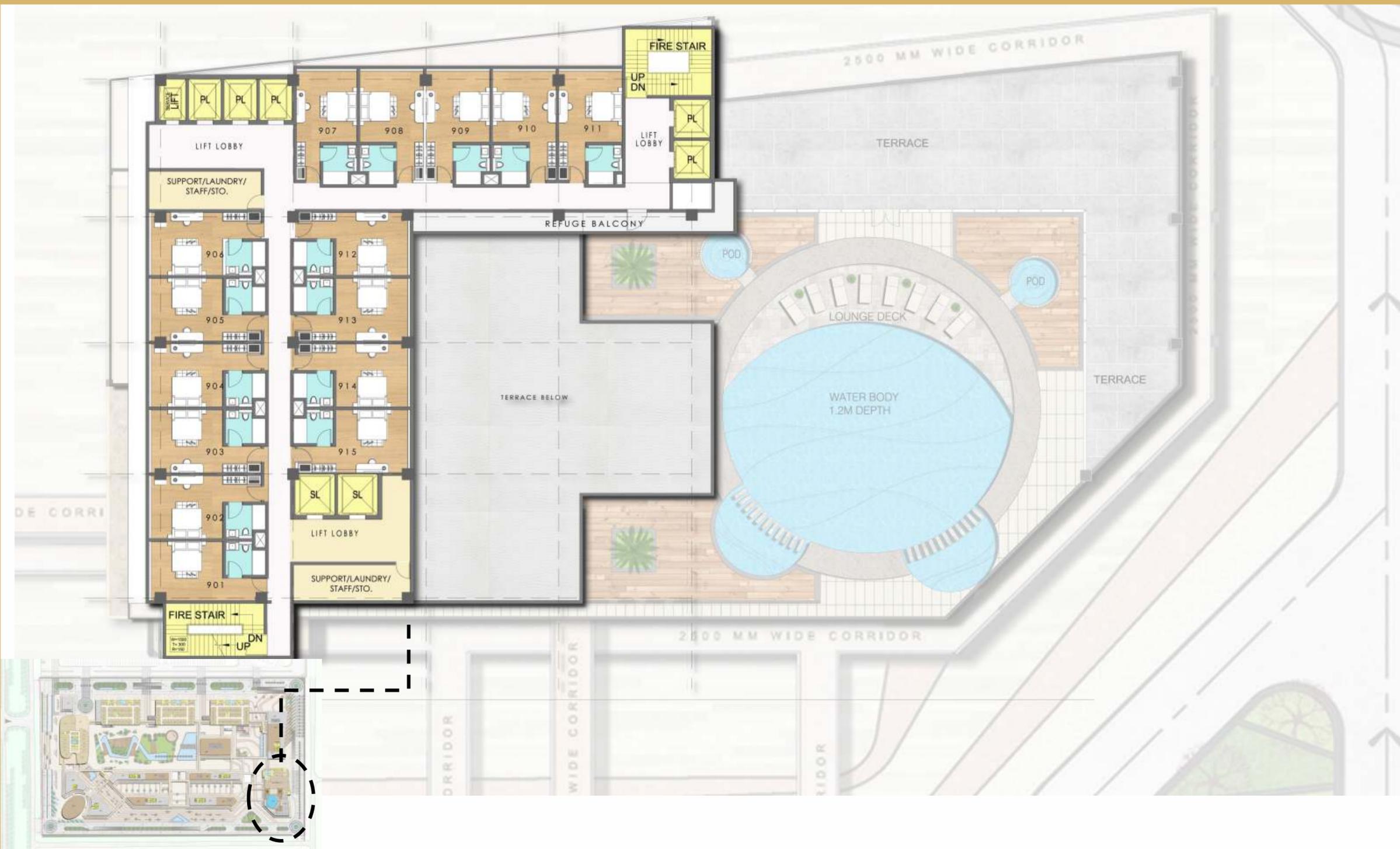
6TH FLOOR PLAN



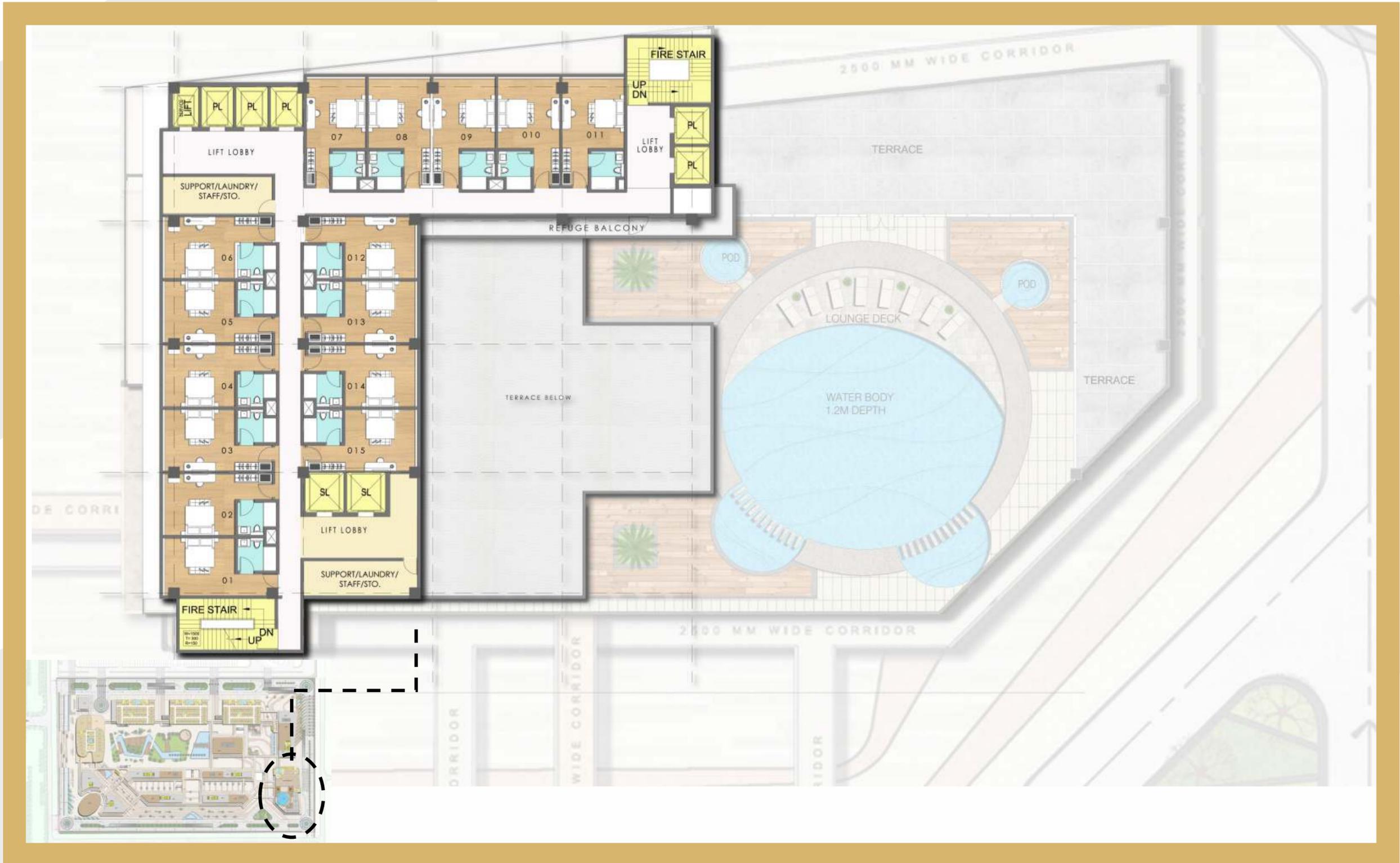
7TH FLOOR PLAN



8TH FLOOR PLAN



9TH FLOOR PLAN



10TH TO 12TH TYPICAL FLOOR PLAN



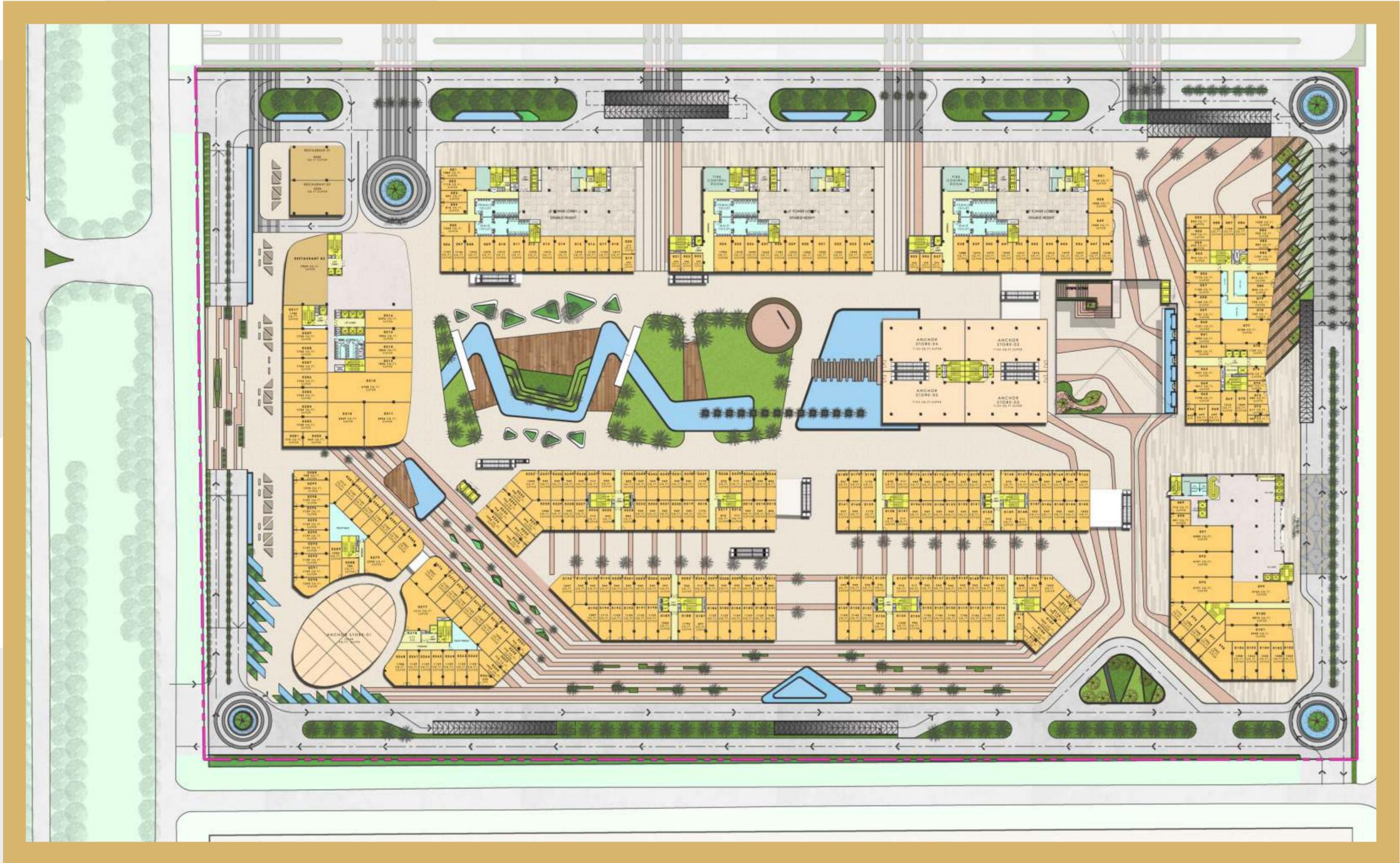
SECTION SCHEMATIC



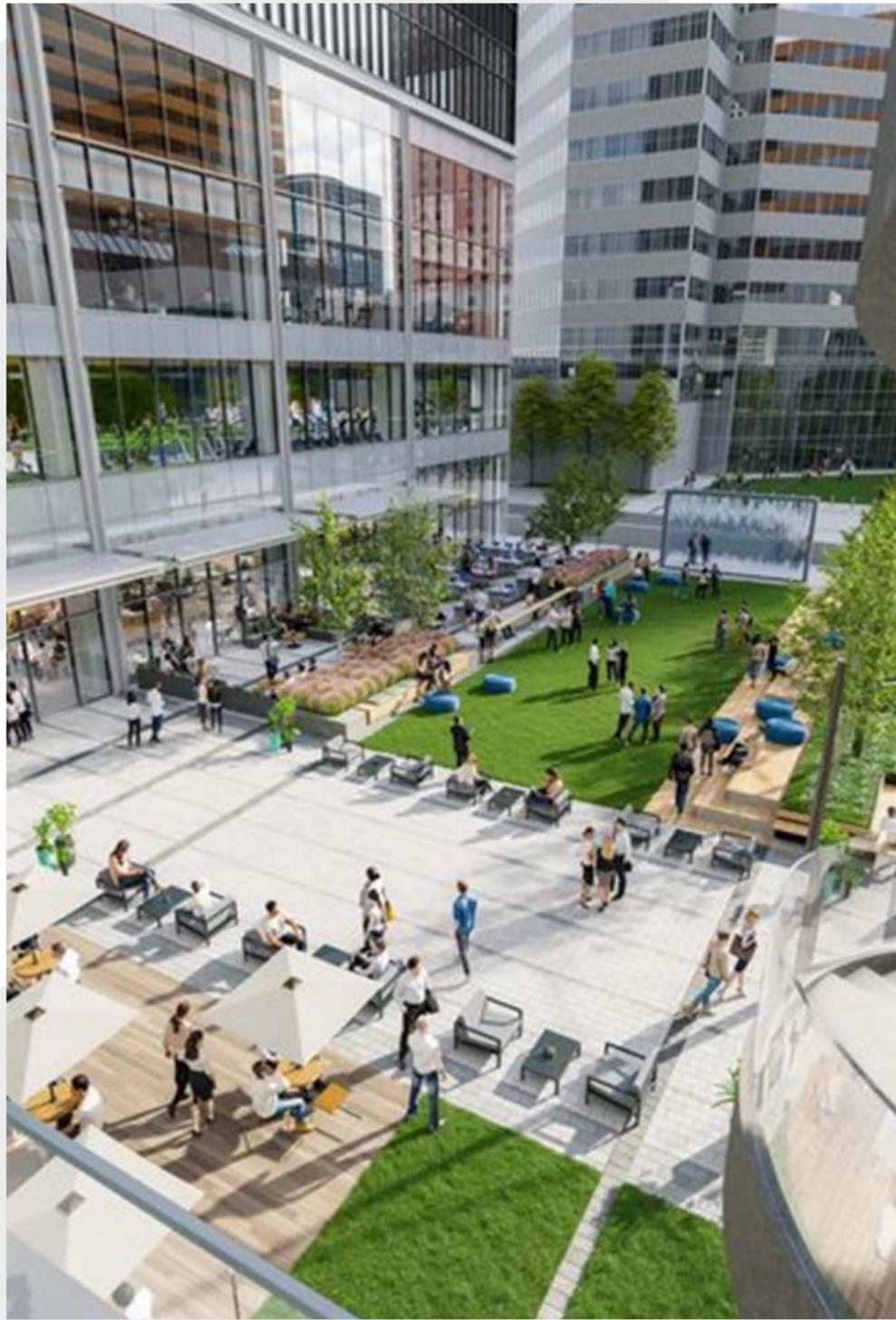
SECTION SCHEMATIC



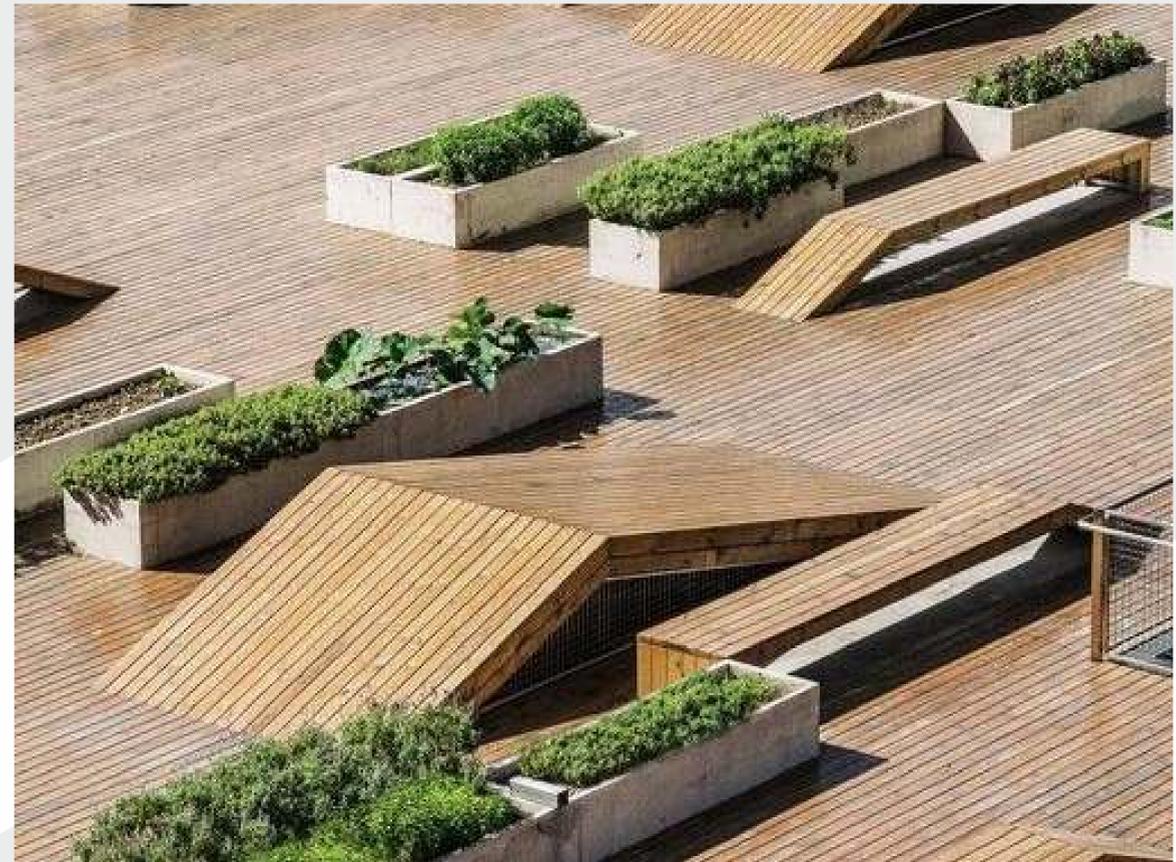
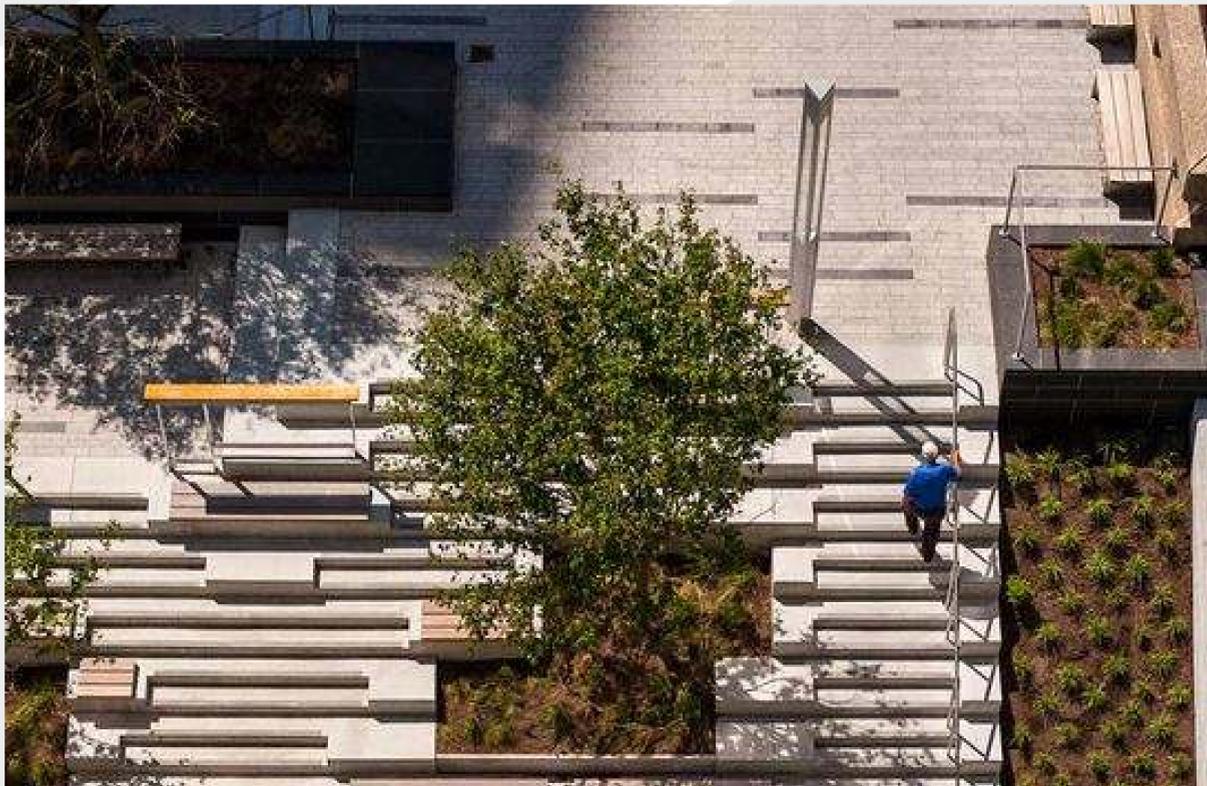
LANDSCAPING  
INTENTS & INSPIRATIONS



SITE PLAN



CENTRAL EVENTS PLACE



FOOD COURT



DRIVE IN DINING



FOOD TRUCK

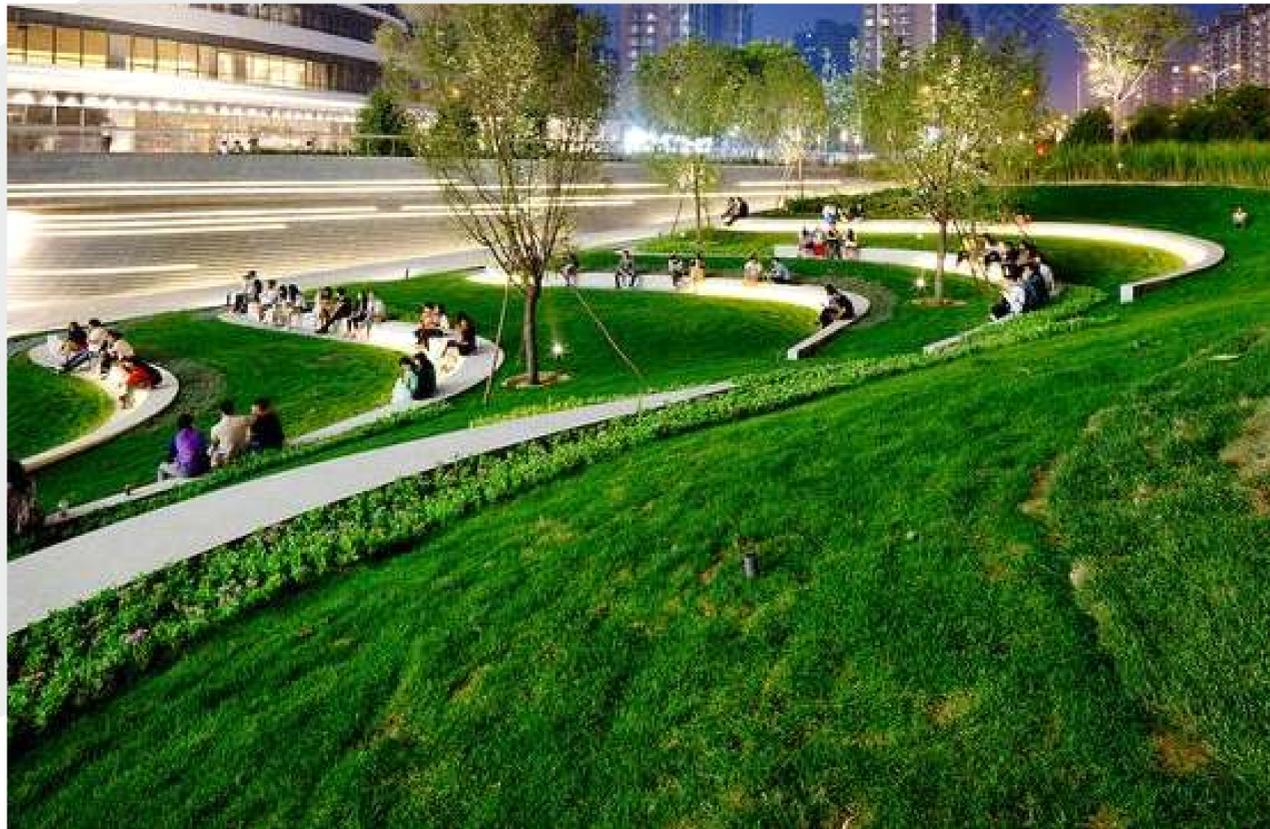


DROP OFF

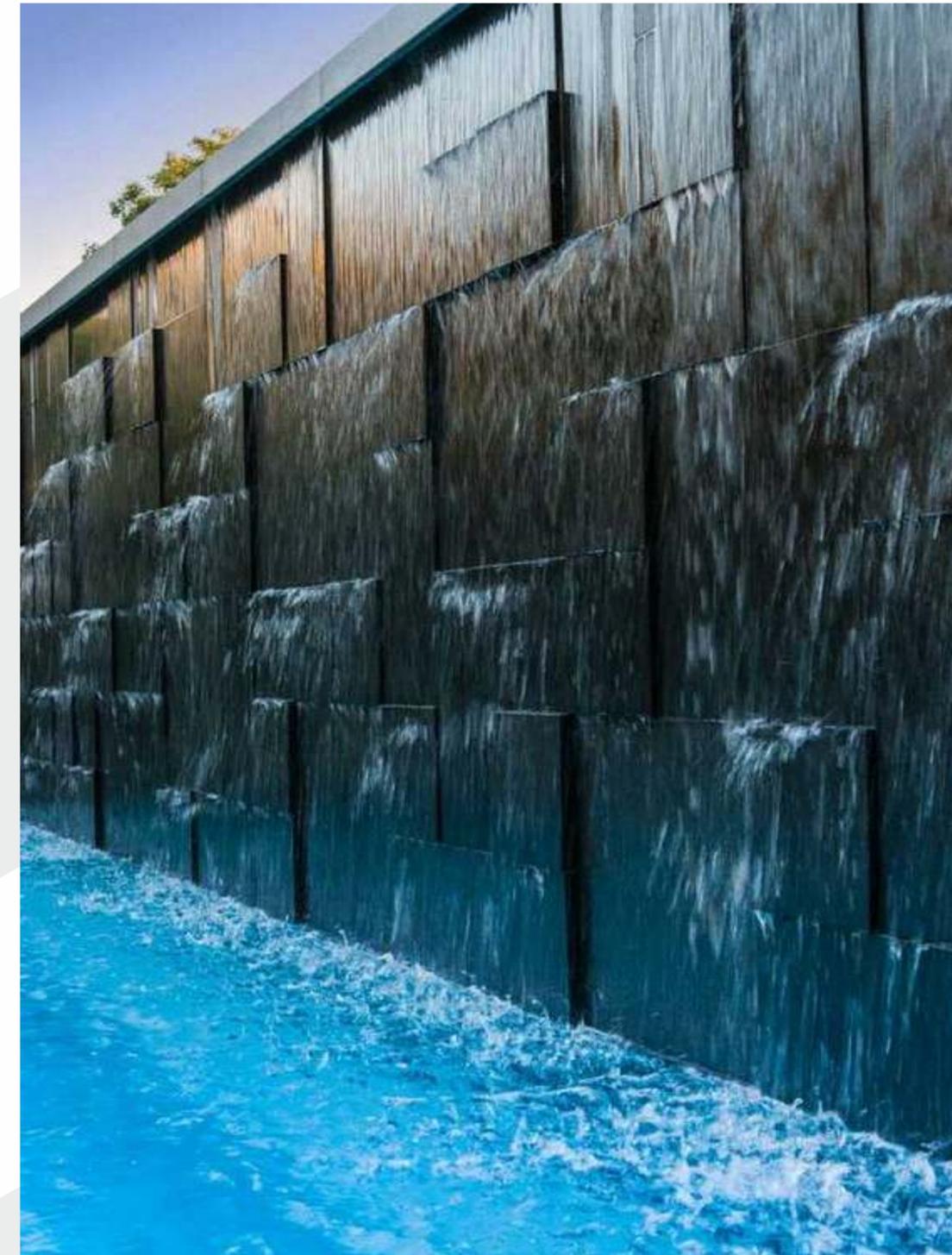
ROUNDBABOUT



CONTINUOUS CENTRAL SPINE WITH WATER FEATURE



AMPHITHEATRE



WATER FEATURE WITH CASCADE



REFLECTION POOL



PEDESTRIAN STREET



THANK YOU