

CREATE CARE CONSERVE



THE **3C**
COMPANY

THINK GREEN. LIVE GREEN.

THINK GREEN. LIVE GREEN.

THE 3C COMPANY

- A member of U.S. Green Building Council (USGBC)
- Founder member of Indian Green Building Council (IGBC)
- **PIONEER** in conceiving and executing **GREEN DEVELOPMENTS**
- **Already DELIVERED** over **13 Million Sq. Ft.** of niche development
- Area under Development - **25.8 Million Sq. Ft.**
- Working on **Projects Worth Rs.18000 Cr. approx (3.75 Billion USD)**
- **LANDBANK** in Delhi/NCR – **660 Acres approx.**
- Launched **5 Green Group Housing Projects** in Noida **2009-2011**



LEED CERTIFIED BUILDINGS

PLATINUM RATED LEED CERTIFIED GREEN BUILDINGS

- WIPRO CAMPUS, GURGAON
- PATNI KNOWLEDGE CENTER, NOIDA (BLOCK A)
- GREEN BOULEVARD, NOIDA



GOLD RATED LEED CERTIFIED GREEN BUILDINGS

- WIPRO CAMPUS, GREATER NOIDA
- SPECTRAL SERVICES, HYDERABAD
- PATNI KNOWLEDGE CENTER, NOIDA (BLOCK B)
- KNOWLEDGE BOULEVARD, NOIDA



Residential

- Lotus Boulevard, Noida
- Lotus Boulevard Espacia, Noida
- Lotus Panache, Noida
- Lotus Zing, Noida
- Lotus 300, Noida
- Lotus City, Noida

Mixed Land Use Project with 5 Star Hotel

- Delhi One, Noida
- Ozone Boulevard, Noida

IT/Corporate Office

- Tech Boulevard, Noida
- Knowledge Boulevard, Noida
- CSC Campus, Noida
- International Home Deco Park, Noida

SEZ

- Oxygen Boulevard, Noida



EXISTING PROJECTS

S. No.	Project	Category	Location	Area in Acres (Approx.)	Area in sq. Ft. (Approx.)
1	Lotus Boulevard	Residential	Noida	30	4 million
2	Lotus Boulevard Espacia	Residential	Noida	10	1.4 million
3	Lotus Panache	Residential	Noida	41	6 million
4	Lotus Zing	Residential	Expressway, Noida	17.5	2.5 million
5	Lotus 300	Residential	Noida	10	1.2 million
6	Lotus City	Residential Township	Noida	100	Plotted development
7	DELHI ONE	Mixed Land Use	DND Flyway, Noida	10	3.3 million
8	Ozone Boulevard	Mixed Land Use	Noida	6	1.5 million
9	Oxygen Boulevard	SEZ	Noida	25	3.3 million (leasable)
10	Green Boulevard	IT/Corporate Office	Noida	5	0.7 million (leasable)
11	CSC Campus (Joint Venture with DLF)	IT Park	Noida	10	1.4 million
12	Lotus Valley International School	School	Gurgaon	5	0.5 million
GRAND TOTAL				269.5	25.8 million

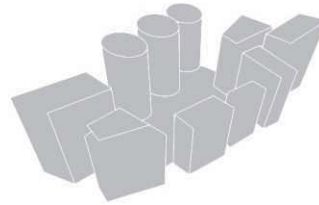
D E L H I 1

Delhi One



FIRST MIXED LAND USE PROJECT

D E L H I



A modern, high-rise, mixed-use community for the select few.
Along the skin of Delhi. Right next to the DND toll plaza.
Domicile. Entertainment. Leisure. Hospitality. Business.
Inspired architecture. Sustainable design. Visionary features.
Come. Belong where you aspire to.



BASED ON THE ELEMENTS OF NATURE

D



Earth

Privileged Living
Serviced Residences

E



Fire

Shopping
Fine Dining

L



Water

Art Gallery
Culture Center

H



Sky

5-Star Hotels
Sky Bar

1



Air

Office Towers
Business Suites



DELHI ONE

E = entertainment
2,00,000 Sq. Feet of shopping, restaurants, concerts & shows

E

L

L = leisure
50,000 Sq. Feet of art gallery, library & theatre

H

H = hospitality
5,00,000 Sq. Feet across two 5-star hotels

D = domicile
About 10,00,000 Sq. Feet of premium residences & serviced homes

D

LEISURE

HOSPITALITY

ENTERTAINMENT

DOMICILE

OFFICES

1 = business first
20,00,000 Sq. Feet of office space at the edge of the capital

1



DELHI ONE

DELHI

DND FLYWAY



private helipad
on site



quick access
to New Delhi



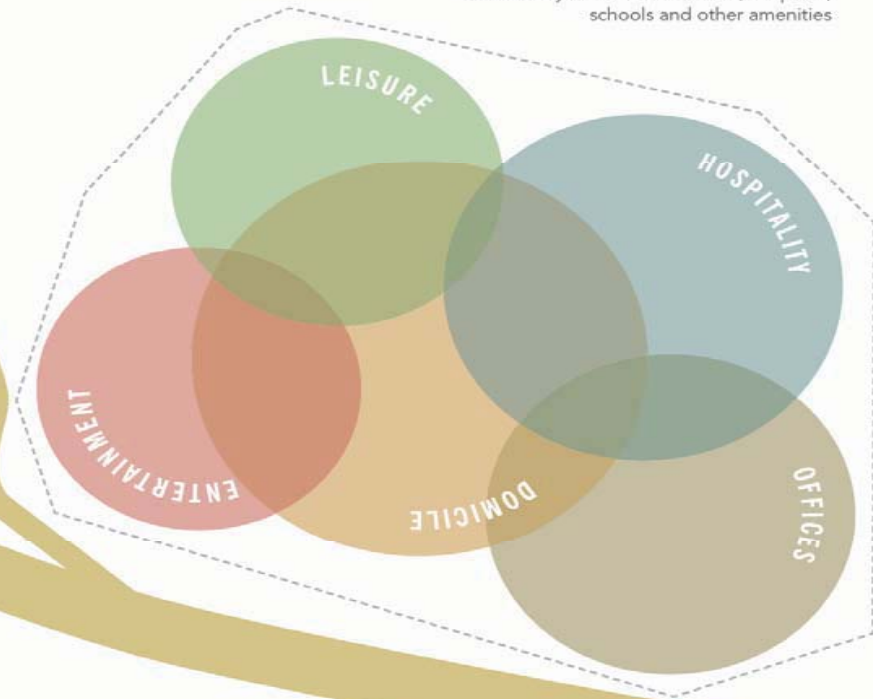
proximity
to metro

SECTOR 15-A

premium location

Delhi One is located on the DND Flyway between Delhi and Noida and offers wonderful connectivity to business districts, hospitals, schools and other amenities

DND
TOLL
PLAZA



DND FLYWAY

This map is indicative and not to scale



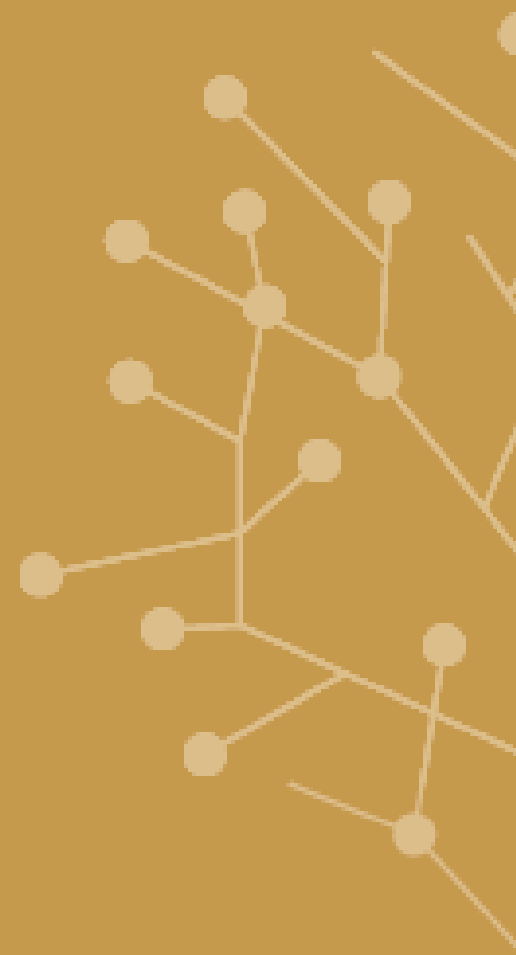


Domicile

A house is made of walls and beams;
a home is built with love and dreams



High-rise residences & service apartments.
A million square feet of sheer luxury. Personal
pools and manicured greens. Health club. Spa.
Dining Lounge. Just a walk away. The shades of
flowering trees. Freshly baked bread on demand.
The joy of a helicopter ride.



Privileged Living | Serviced Residences

After a long and tiring day at work, what you need is some place that pampers you when you return. A place that you call home. And a home like no other. Because you are special.

Domicile at Delhi One is not about owning a house. It is about possessing those privileges of living and lifestyle that come only to a chosen few. You deserve the finest. You deserve Delhi One.

E

Entertainment

Anyone who tries to make a distinction
between education and entertainment
doesn't know the first thing about either



Sprawling courtyards and high street retail.
Endless footsteps of pulsating excitement.
Leading brands. Restaurants. Amphitheatre.
The graceful elegance of the ballerina.
The taste of caviar with Dom Perignon. Cheers!
A walk around the block. The warmth of her touch.

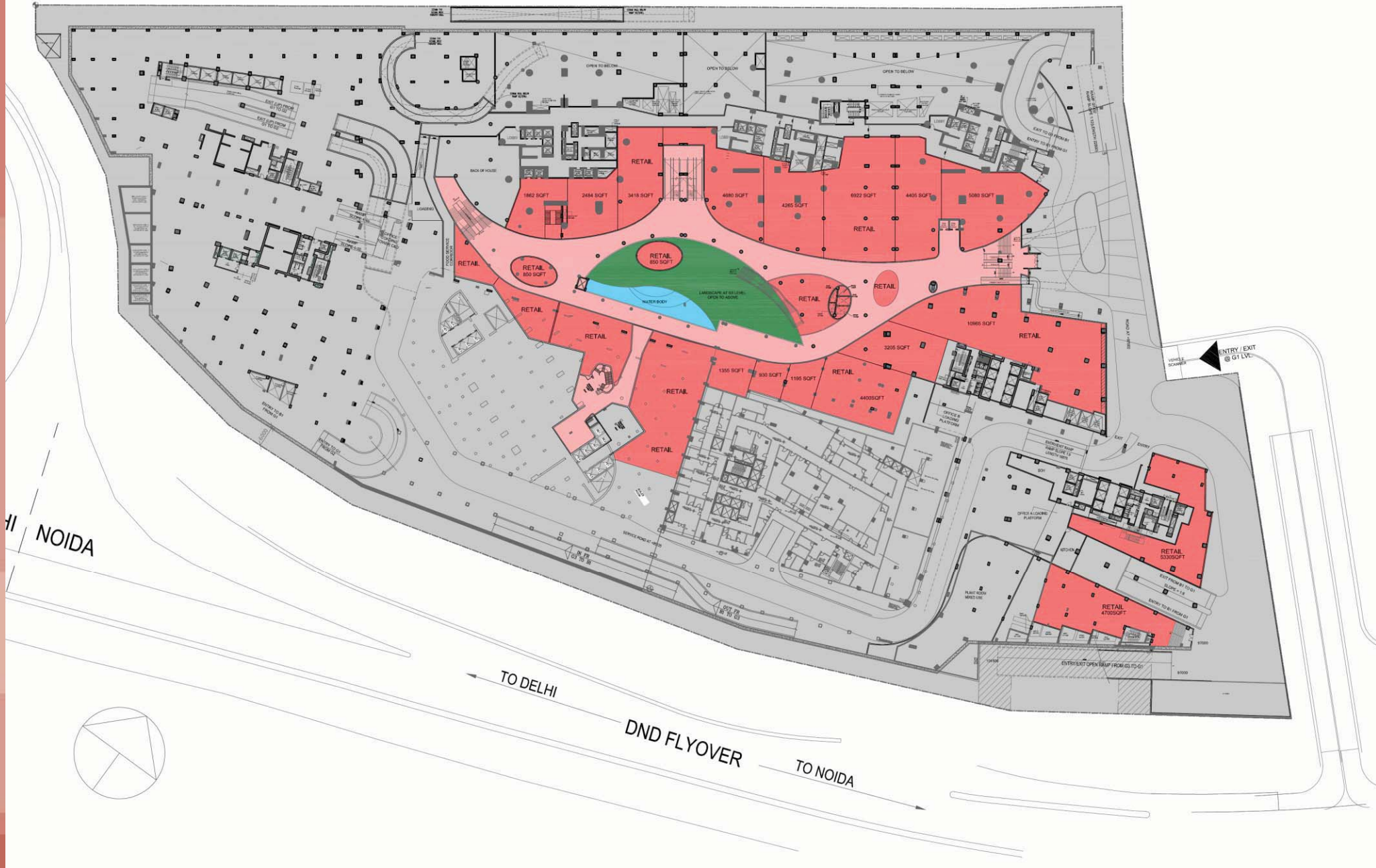


Amphitheatre | Shopping | Fine Dining

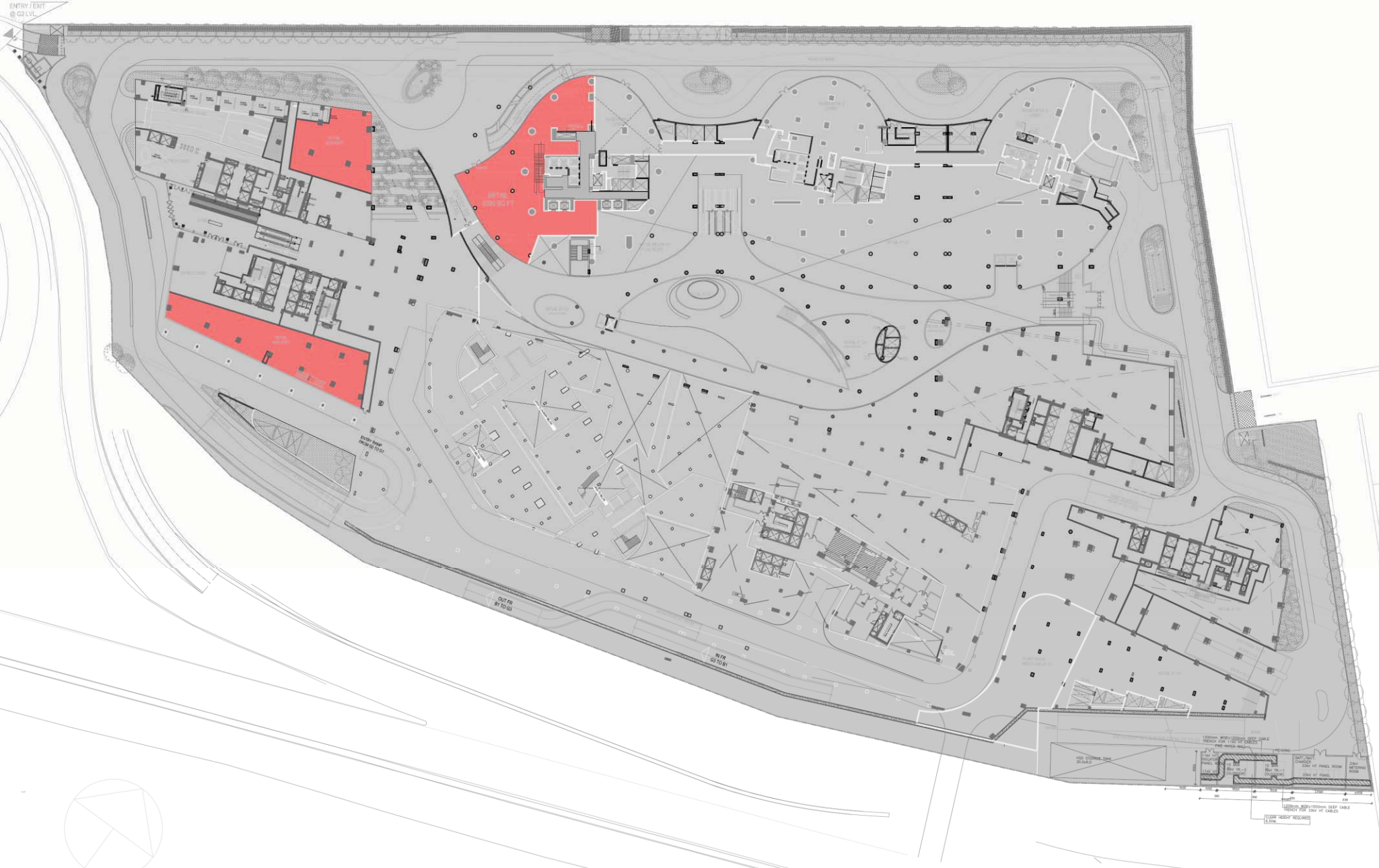
Entertainment is not a waste of time. It is the very purpose of life. It is what enriches you and helps you to become the person that you are. Entertainment is the fibre that binds you to society.

Amphitheatre, high end retail and fine dining restaurants at Delhi One offer you the space that you need to unwind, relax and indulge at your own pace, in your own sweet way.

RETAIL PLAN – G1 LEVEL



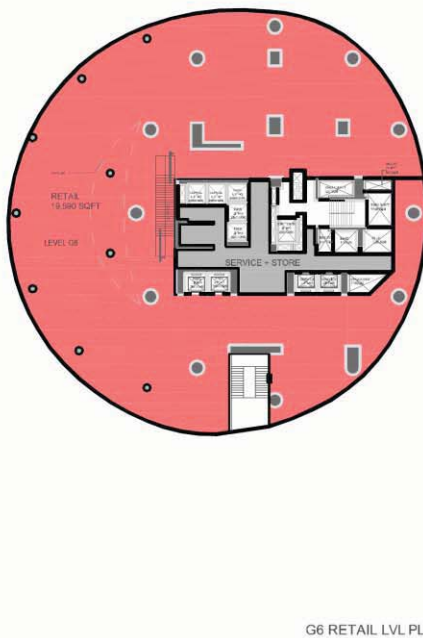
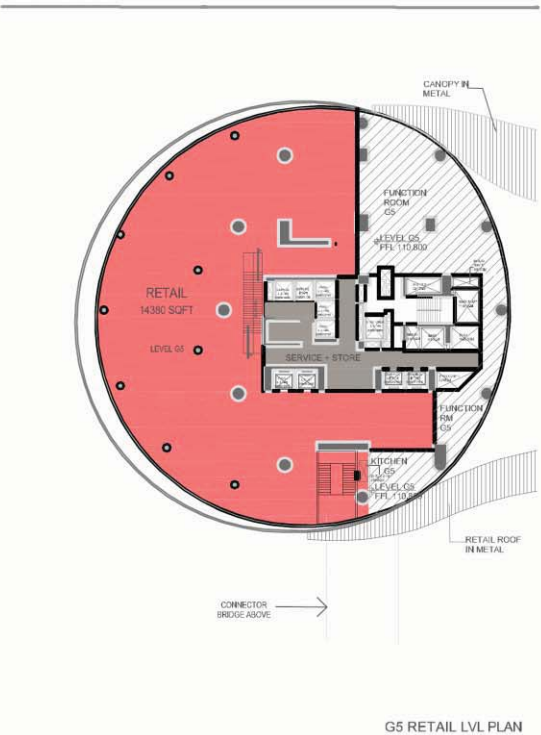
RETAIL PLAN – G2 LEVEL



RETAIL PLAN – G3 LEV EL



RETAIL PLAN – G4, G5 & G6 LEV EL





Leisure

All intellectual improvement
arises from leisure



The inviting courtyard once again.
Green lawns meet the cascading fountain.
It's time for a stroll. Then, the exhibit at the art gallery.
Picasso. A strange cubist face. The smiling kids.
Tickets to the weekend concert delivered home.
Oh! What a joy.



Art Gallery | Culture Center

Art, culture and walking trails.
Cascading fountains along the
side walks. Lush green islands of
exotic plants and flowering trees.
The pigeons basking under the
bright skies.

At Delhi One, find peace of mind
and soul with no noise and no
cars to disturb you as you walk
across the courtyard with your
children to the art gallery or the
Culture Center.



Hospitality

Hospitality should have no
other nature than love



Grandeur and sophistication. Maturity and class.
A hotel like a home. Inspired by rolling ocean waves.
Floor after floor of delight. Spa. Health Club.
Cigar Lounge. Private meeting chambers.
Access to high street retail. Luxury that spells
distinct style. Could this be a dream?



5 Star Hotels | Sky Bar

5 Star luxury at a home away from home. The two premium hotels at Delhi One offer you unmatched hospitality in class and style. The finest spa, cigar bar, a sky bar on the terrace

overlooking the sprawling courtyards below. Gaze at the stars or just into the eyes of your beloved. Be it for vacation, socialising or business, the hotels at Delhi One are for you.

1

Business First

Being good in business is the most fascinating kind of art



Big league. Bigger needs. Simple goals. Win, win, win. The flight from Munich lands. Board briefing in an hour. Time to freeze the bid. Your private tower rises like a bastion of pride. The chamber is serviced. The business suit ironed. The chopper takes-off. Success to the successful.



Business Towers | Office Suites

The aroma of freshly ground coffee beans rises as you walk across the atrium of your business tower to catch the high speed elevators to your suite on the 20th floor.

Offices at Delhi One are the finest Business address that only a few will boast of. With amenities to match the highest global standards and facilities that surpass them.

Mandated partner for Retail



SIRIUS

SIRIUS D&E, Vipps Centre, 2, Local Shopping Centre, Block EFGH, Masjid Moth,
Greater Kailash-II, NEW DELHI -110 048, INDIA

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e-mail: projects@sirius-ed.com

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