

NOIDA



**Superior infrastructure
coupled with sustainable
urban planning**



**Growing commercial hub
supported by
Government of India**



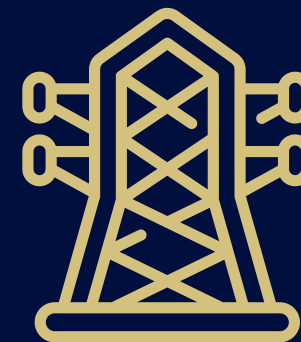
**Metro connectivity and
direct link to other parts
of Delhi- NCR**



**Noida International
Airport, Jewar soon to be
operational**



**Best of green cover with
20% of the land boasting
greenery**



**Privatized power
distribution resulting to
better power supply**

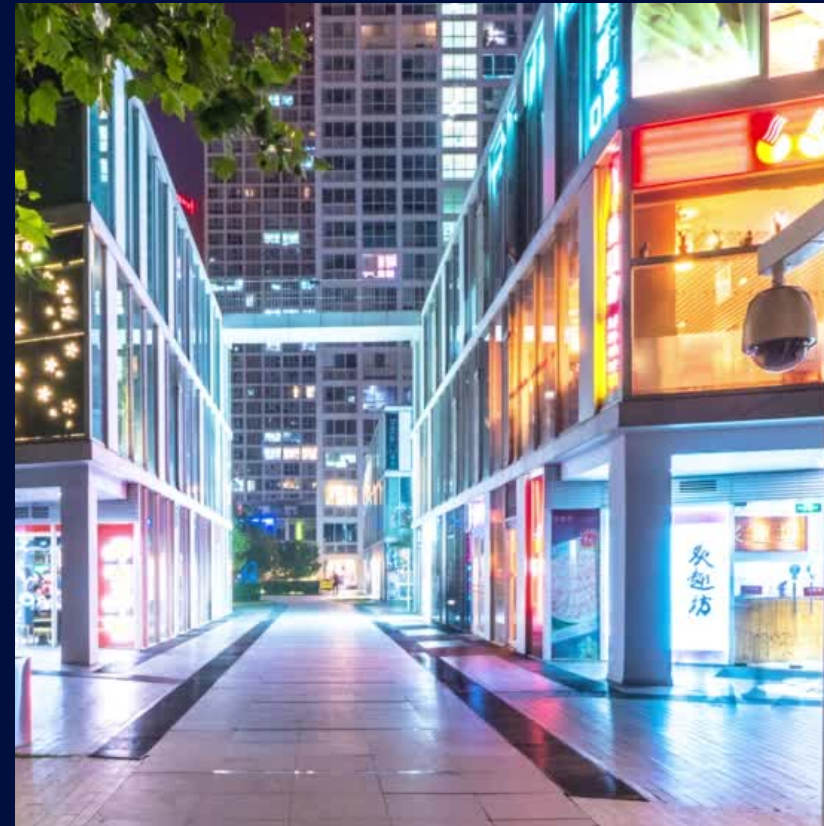
An abstract painting featuring a complex composition of swirling, concentric patterns in shades of blue, orange, and brown. A large, dark, irregular shape is positioned in the center, partially obscuring the text. The background is a textured mix of these colors, with various circular and spiral motifs scattered throughout.

BUSINESS AND BEYOND

SECTOR 140A NOIDA



MODERN OFFICE
SPACES



HIGH-STREET
RETAIL

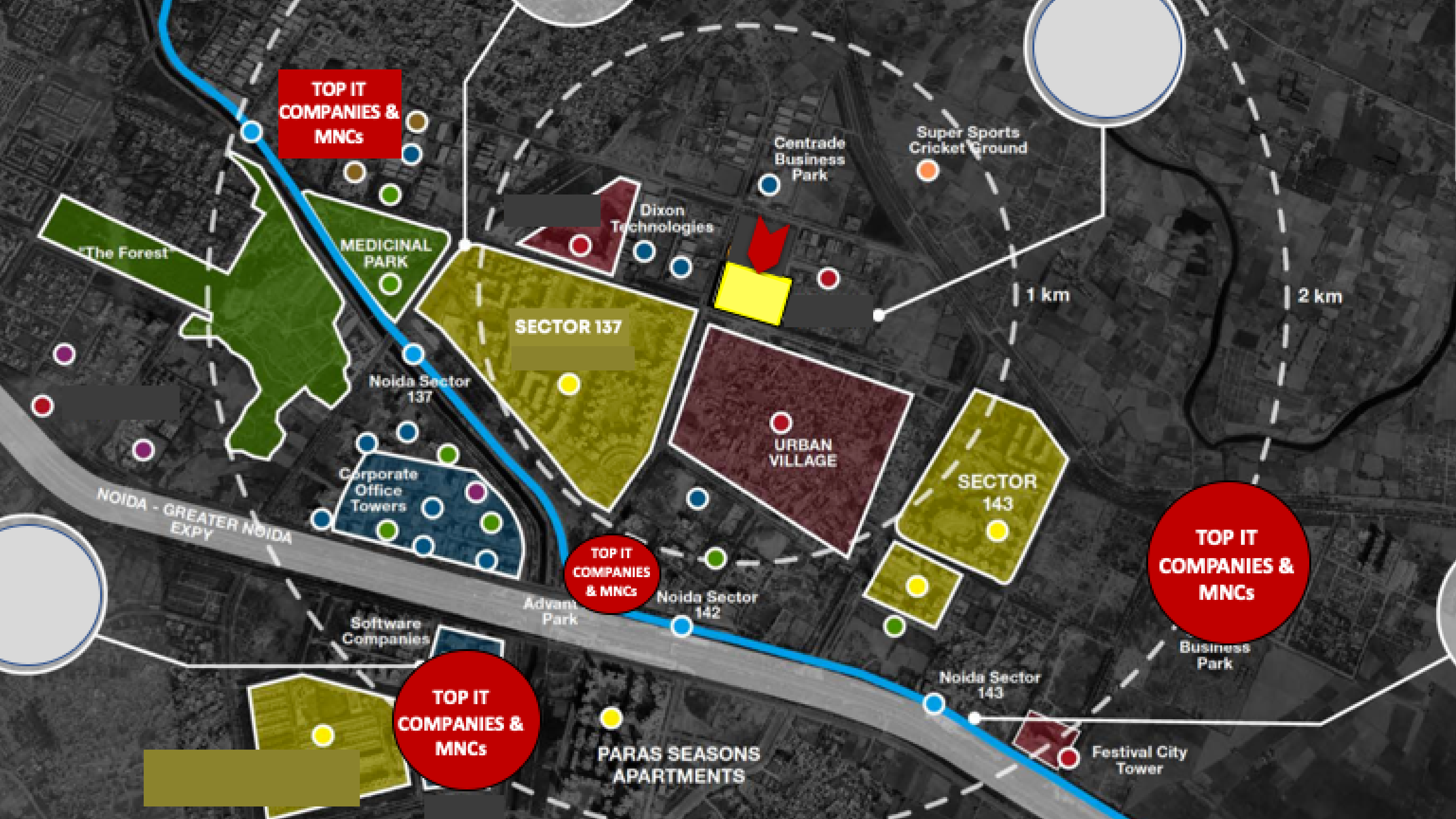


INDOOR RETAIL
EXPERIENCE



PREMIUM
SERVICED SUITES

CRC Mixed Use Development is envisioned to be a vibrant, mixed-use, town centre; with over 1.1 million sq.ft of iconic, state of the art, IT/ ITES office towers with a campus feel, a bustling retail center, and 5 star level serviced suites.



**TOP IT
COMPANIES &
MNCs**

The Forest

MEDICINAL
PARK

SECTOR 137

Centrade
Business
Park

Dixon
Technologies

Super Sports
Cricket Ground

1 km

2 km

Noida Sector
137

Corporate
Office
Towers

URBAN
VILLAGE

SECTOR
143

NOIDA - GREATER NOIDA
EXPY

**TOP IT
COMPANIES &
MNCs**

Noida Sector
142

Software
Companies

Advant
Park

**TOP IT
COMPANIES &
MNCs**

PARAS SEASONS
APARTMENTS

**TOP IT
COMPANIES &
MNCs**

Business
Park

Noida Sector
143

Festival City
Tower



Total Area = 11.16 acres

Built Up Area = 2.2 million sq.ft.

Saleable Area = 1.6 million sq.ft.

**Office Spaces
12 lac sq.ft.**

**Hybrid Retail
03 lac sq.ft.**

**Serviced Apartments
1 lac sq. ft.**

21m wide Green Belt

HIGHLIGHTS & AMENITIES



A++ Grade
Offices



Hi-street
Retail



Air-conditioned
Shops



Multi Tier
Security



Traffic Free
Zone



Independent and
Multi tenanted
office blocks



Rooftop
Restaurants



Infinity
Pool



Premium
Serviced Suites



Bank Branch
with ATM



Recreational
Zone



Vibrant High
Street Retail Hub



Work Pods
amidst Nature



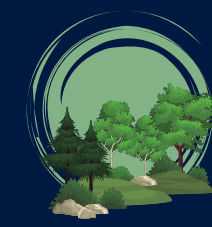
Premium
Coffee Shops



Relaxing Spa



Day Care
Centre



Alluring
Landscape



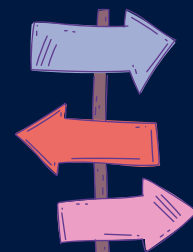
Open Air
Theatre



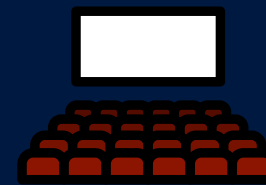
Romantic
Proposal Point



Putting
Greens



Planned Traffic
Movements



Auditorium



Gymnasium



Shuttle
Services



Hi capacity
elevators



Meditation
Hall



Grand
Lobbies



Food &
Beverage



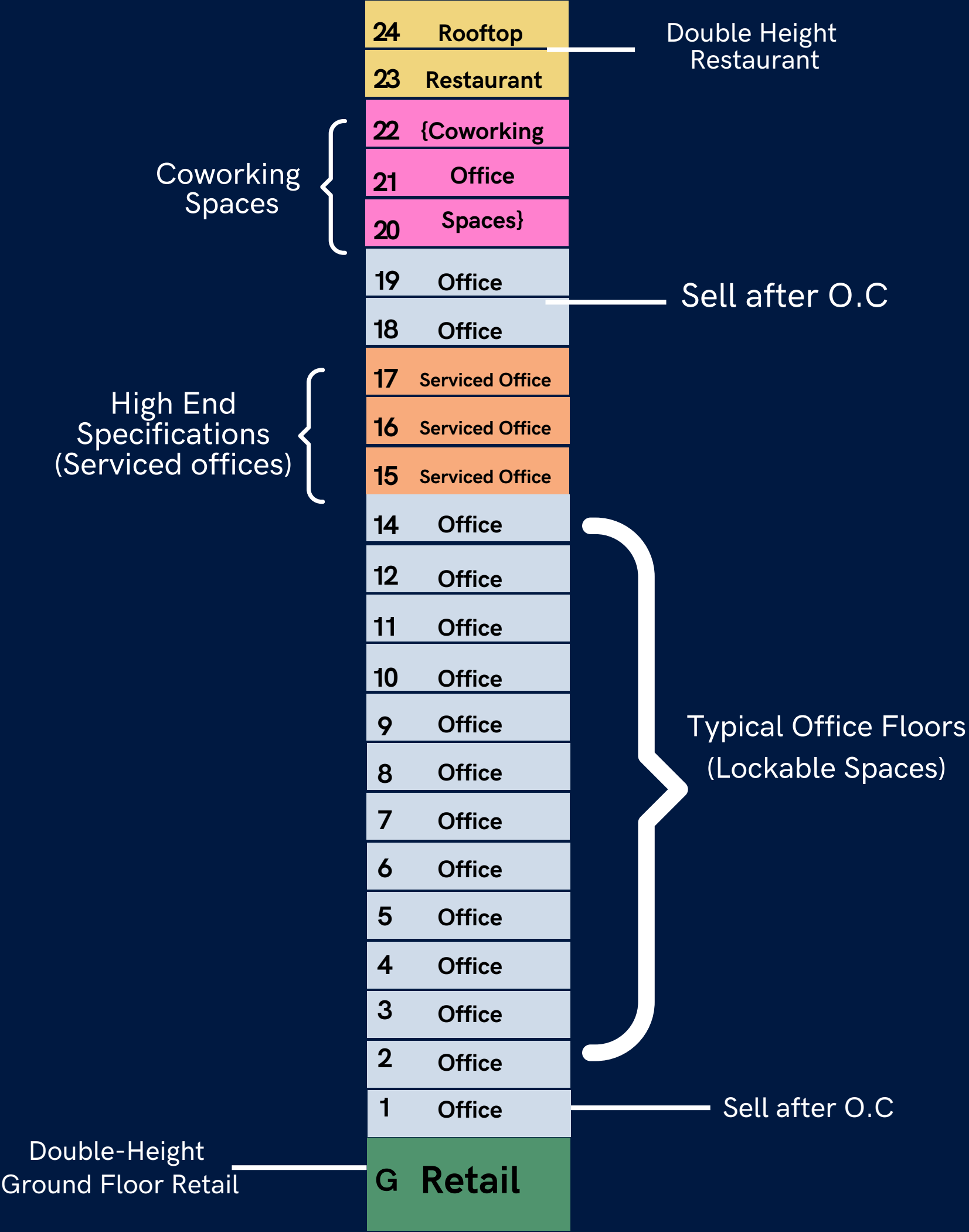
Ample
Parking
(2500+)



Conference
Facility



Tower -1
(G+24)





**GRAND ARRIVAL
LOBBY**

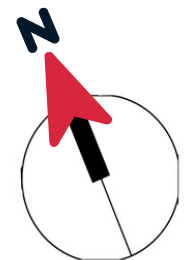
**A+++ GRADE
MODERN OFFICE SPACES**

**SWIFT & SPACIOUS
VERTICAL TRANSPORT**

**8 PASSENGER LIFTS
2 SERVICE LIFTS**



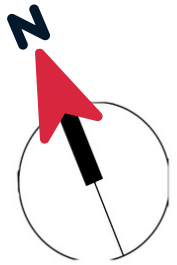
SECOND FLOOR PLAN
TOWER 1



PREMIUM SERVICED OFFICE FLOORS



16TH FLOOR PLAN
TOWER 1



DOUBLE HEIGHT ROOFTOP RESTAURANT



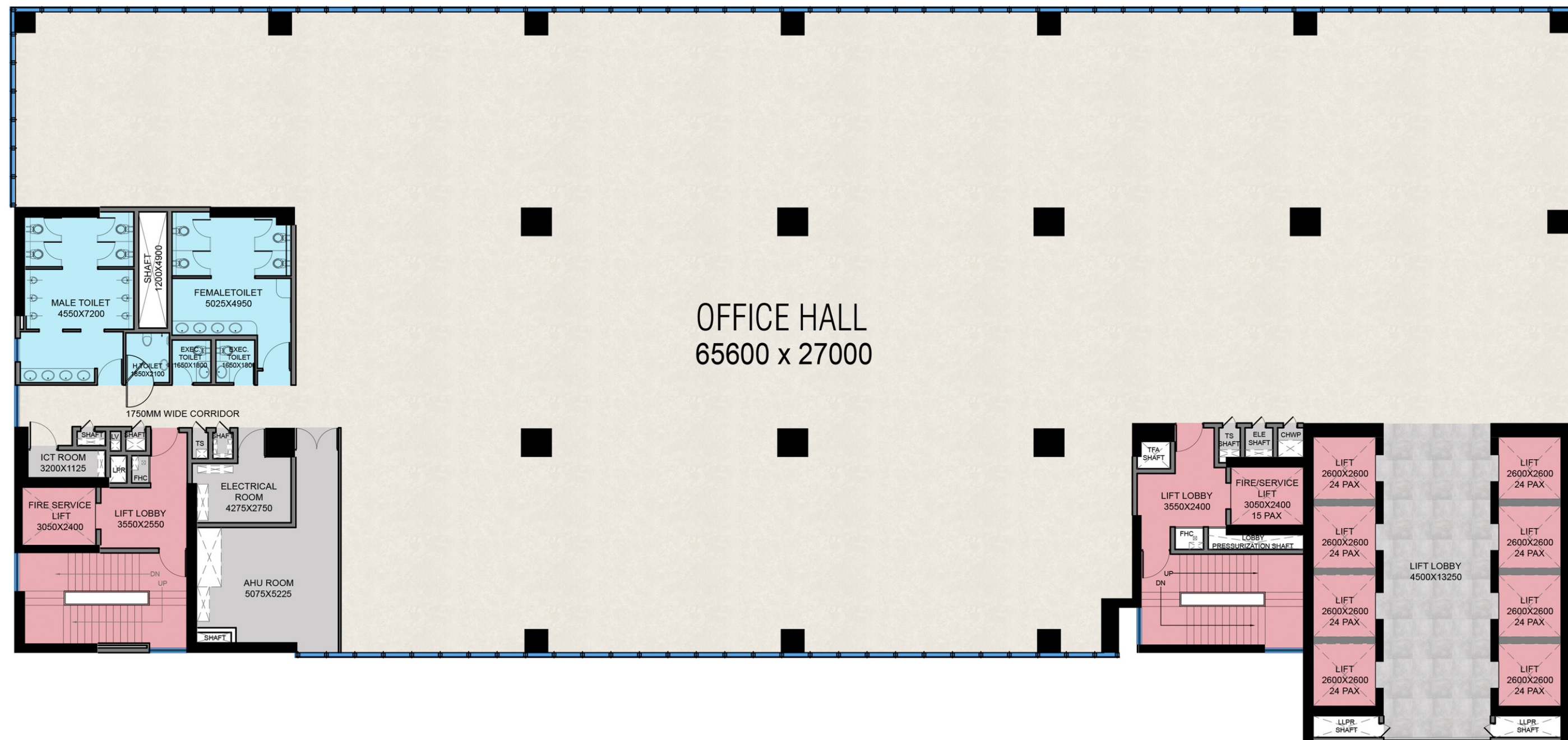
OTHER USPs

- Common Pantry on each floor
- 2+1 separate executive washrooms
- HVAC Cooling System
- Floor plate efficiency of 75%
- Abundant natural light
- Average office size of 5.4 m X 11.2 m
- Flexible design to accommodate customisation
- Large floor plates of approx 22,800 sq.ft.
- Safe and Secure working spaces
- Use of PT slabs for small sections, better serviceability, durable structures and faster construction that give better efficiency

TOWER 2

TOWER 3





TYPICAL FLOOR PLAN T-2



OFFICE & RETAIL JUNCTION EXPERIENCE









www.sparrow3d.com

www.sparrow3d.com

www.sparrow3d.com

www.sparrow3d.com

www.sparrow3d.com

www.sparrow3d.com

www.sparrow3d.com

www.sparrow3d.com

www.sparrow3d.com

www.sparrow3d.com

- 5.8m high shops
- 19 m wide bay and corridors
- Multiple points of entry exit
- Seamless shopping experience
- Naturally shaded round the year
- Indoor air conditioned shops inside LGF + G + 2 level mall
- Ground floor connected to High Street.
- First floor connected to plush green recreational area.
- Second Floor connected to 1.25 Acres lush landscape greens

Jewellery Street





- **7 Exclusive Shops dedicated to the luxury jewellery street**
- **Double height shops**
- **Exclusively assigned entry and exit from 45m road**
- **Dedicated special parking bay**

Tower 4
(Serviced Apartments)



- Zen Garden
- Meditation Hall
- Spa
- Gymnasium

16	Rooftop
15	Suites
14	Suites
13	Suites
12	Suites
11	Suites
10	Suites
9	Suites
8	Suites
7	Suites

Typical Suites

Presidential Suite

- Business Center
- Infinity Pool
- Restaurant

6	Club Floor
- Service Floor -	
5	Office
4	Office
3	Office
2	Auditorium
1	Reception Lobby
G	Retail

Office Spaces

- Anchor Store
- Jewellery Street

- Grand Reception
- Banquet
- Restaurant



102 Serviced apartments | Conference room | Banquet | Training rooms | Theatre |
Auditorium | Gymnasium | Swimming Pool | Zen Garden | Meditation Hall |
Kids Play Area | Business Centre | Creche | Sports



Exquisite club with pool - 6th floor

PUTTING GREENS



For the first time, a campus that has it all!

A unique business lifestyle

- Valet Parking
- Grand Lobbies
- Smooth Elevators
- Wide Corridors
- BMS controlled air-conditioning
- Effective air circulation
- Hygienic Toilets
- Separate Pantry
- Natural sunlight
- Scenic Views
- Energy Efficient Building
- Round the clock maintenance
- Luxury High street experience
- Luxurious Shopping experience
- Pubs and Lounges
- Food Court
- Conference Room
- Auditorium
- Amphitheatre
- Serviced apartments