

# STELLAR

## STELLAR 127

(Plot No. 11 & 12, Sector 127, Noida)

Healthy Working Offices in Noida



IGBC Platinum  
Pre-certification



Artistic Impression



### Well Planned Security

Visitor screening, manual vehicle and people checks. Electronic physical access control like turnstiles and boom barriers. Video surveillance with on site real-time monitoring.



### Building Management System

Co-ordinate the control of Building Engineering Systems to maximize their efficiency. Controls will enable occupants to make localized adjustments to the air-conditioning systems.



### Indoor Air Quality

Designed to monitor and control CO<sub>2</sub> & maintain low PM 2.5 levels in occupied spaces with higher levels of filtration.



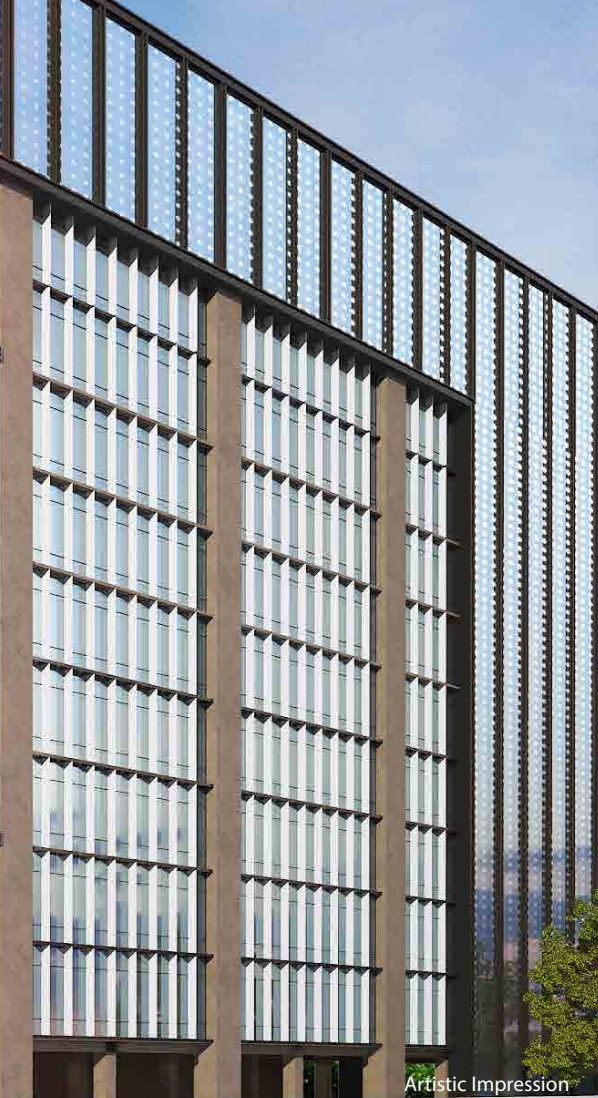
### Efficient Intelligent Elevators

Equipped with Automatic Rescue Devices, the elevator systems are programmed to reduce wait time on any floor. Low noise models and high-end finishes improve experience.



### Tenant Relationship Management

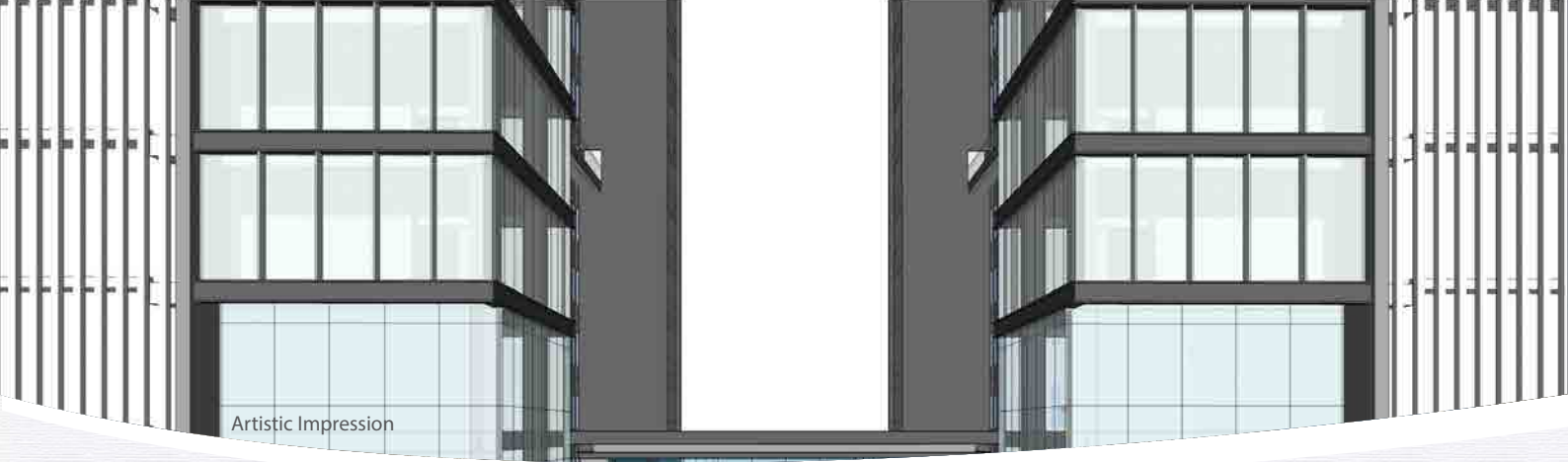
Dedicated Tenant Relationship Manager. App-based Complaint Management Solution.



Artistic Impression

## STELLAR 127 SPECIFICATIONS

Project Size (Leasable Area)	1,92,687 sq.ft. (Tower A)
Project Land Area	2.5 Acres
Number of Floors	Tower A - Basement + Stilt + 9 Floors
Typical Floor Size	1st Floor- approx. 11,000 sq.ft. 2nd -7th Floor - approx. 22,000 sq.ft. 8th - 9th Floor - approx. 32,000 sq.ft.
Sustainability	IGBC® PLATINUM Pre-Certified
Floor Efficiency	65%
Parking	350 Cars expandable to 450
Elevators	4 Dedicated Passenger elevators of 15 passenger capacity in each Tower 1 Dedicated Service elevator of 1020kg capacity in each Tower
Earthquake Resistant Structure	Designed for Seismic Zone-IV
Air Conditioning	Central Air Conditioning with N+ 1 configuration of Chillers
Power Backup	100% power back-up with N+ 1 redundancy
Redundancy in rising main supply	Two separate rising mains for redundancy
Ceiling Height	3.90 meters (floor to ceiling)
Floor Loading	500 kg/m <sup>2</sup> & 750 kg/m <sup>2</sup> for server/UPS areas
Building Management System	Building Management System infrastructure with HVAC system integration will be provided



Artistic Impression

## DESIGN FEATURES

<b>Location</b>	<ul style="list-style-type: none"> <li>• Premium office location on the Noida-Greater Noida Expressway</li> </ul>
<b>Amenities</b>	<ul style="list-style-type: none"> <li>• 350+ seater common cafeteria, dedicated area for F&amp;B outlets and kiosks</li> </ul>
<b>Efficient, Well Conceived Floor Plates</b>	<ul style="list-style-type: none"> <li>• Centralized core</li> <li>• Efficient floor plates with 8.1*8.1 M grid size</li> <li>• Greater versatility in floor plan layouts</li> <li>• Service balcony on each floor for placing outdoor units</li> </ul>
<b>9 Feet Finished Ceiling Heights</b>	<ul style="list-style-type: none"> <li>• Higher floor to ceiling height enhances the feeling of space and increases the natural light available</li> <li>• Aesthetically and visually superior interiors</li> </ul>
<b>21st Century Facade with International Quality</b>	<ul style="list-style-type: none"> <li>• Mix of high performance glass, steel mesh and louvers</li> <li>• High performance glass for energy efficiency, noise reduction and heat insulation</li> <li>• High clarity, visual appeal</li> <li>• Double height atrium</li> </ul>
<b>EV Charging Points</b>	<ul style="list-style-type: none"> <li>• Provision for charging points</li> </ul>
<b>Pre-Filtered Air</b>	<ul style="list-style-type: none"> <li>• Air intake into HVAC systems is pre-treated and filtered</li> </ul>



Artistic Impression

# COMMON CAFETERIA



Artistic Impression



Stellar 127

Oracle

Noida - Greater Noida Expressway

HCL Technologies

Noida Authority Park

Lotus Valley International School

Logix Techno Park

Mentor Graphics

IDHP Business Park

# COMPLETED PROJECTS



Stellar IT Park  
Sec-62, Noida



Stellar 135  
Sec-135, Noida



Stellar Business Park  
TZ-03, Greater Noida



Stellar Gymkhana Club  
KP-II, Greater Noida

## Developer of Stellar 127

Stellar Group with DMI-AIF PE Fund is developing **1.5** million sq.ft. of office space.

The Stellar Group has developed and constructed over **9** million sq.ft.

It has projects in hand to construct about **5** million sq.ft.

More than **100** active tenant relations.



# SITE PICTURE





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