

STELLAR

1423

(Plot No. 3, Sector 142, Noida)

Healthy Working Offices in
Noida



IGBC Platinum
Pre-certification

OC received





STELLAR OKAS 1423 SPECIFICATIONS

Project Size	3,28,000 sq.ft.
Project Land Area	2 Acres
Number of Floors	Basement + Ground + 10 Floors
Typical Floor Size	1st -9th Floor - approx. 35,000 sq.ft 10th Floor - approx. 30,000 sq.ft.
Sustainability	IGBC® PLATINUM Pre-Certified
Column Grid	11.5mt X 8.25mt
Parking	441
Elevators	6 Dedicated Passenger elevators of 15 passenger capacity each 2 Dedicated Service elevators of 1088kg capacity each
Earthquake Resistant Structure	Designed for Seismic Zone-IV
Air Conditioning	Central Air Conditioning with N+ 1 configuration of chillers with 24*7 Service
Power Backup	100% power back-up with N+ 1 redundancy
Redundancy in rising main supply	Two separate rising main for redundancy
Ceiling Height	3.90 meters (floor to ceiling)
Floor Loading	500 kg/m2
Building Management System	IBMS

KEY DIFFERENTIATORS



Better Air Quality

- MERV 13 filters on all AHUs for significantly better air quality for high density workspaces
- 30% higher Fresh air than ASHRAE standards
- CO2 monitoring within the building



Better Amenities

- Provision of common amenities : Serviced Common Cafeteria (FOC), Collab spaces & Executive lounge (Pay per use)
- Lessees need not allocate area within own office for common amenities
- FOC Shuttle to nearest metro



Scope for Expansion

- Ample scope for expansion within the same building
- Stellar OKAS 1425 is a completed, fully operational asset. Another asset is scheduled to come up on plot no.2; providing further scope for expansion in the same campus



Better Economics

- Highly efficient floorplates allowing more seating capacity over lesser area
- Lower area takeup generates savings on Maintenance & Administrative costs

**KEY
DIFFERENTIATORS**



**Developed jointly
with DMI Alternatives,
a \$250Mn AIF**



**Shuttle service at
regular intervals to
Retail hub & Metro
Station**



**LEED Platinum
specifications**



**Ample Expansion
opportunities should
the requirement
increase**



**Efficient floorplate
design for increased
collaboration & higher
layout efficiency**

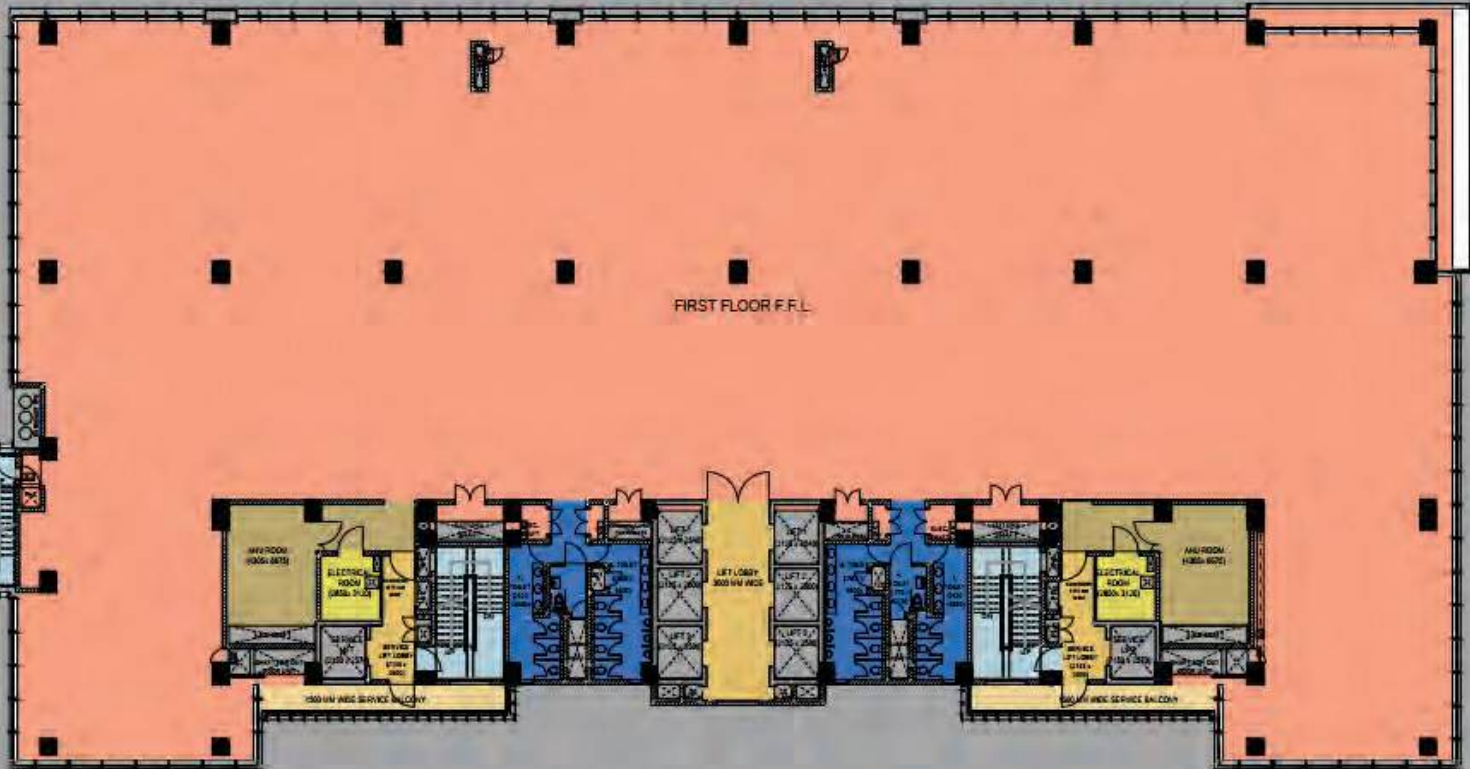


**Single, institutional
ownership (not
strata-sold)**

Typical Floorplan

STELLAR 1423

FIRST FLOOR PLAN



ADD: PLOT NO - 3 SECTOR-142, NOIDA - 201301 (UP)

ORIENTATION:



Stellar 1423

Completed project



RECEPTION LOBBY



Artistic Impression

CAFETERIA



Artistic Impression

GYMNASIUM



CXO LOUNGE



BOARD ROOM



AMPLE GREEN BREAKOUT AREAS



STELLAR 1425



STELLAR 1423



STELLAR 1422



Stellar 1423 is part of a campus development, encompassing 3 assets, being developed in Sec 142,NOIDA by Stellar Impression



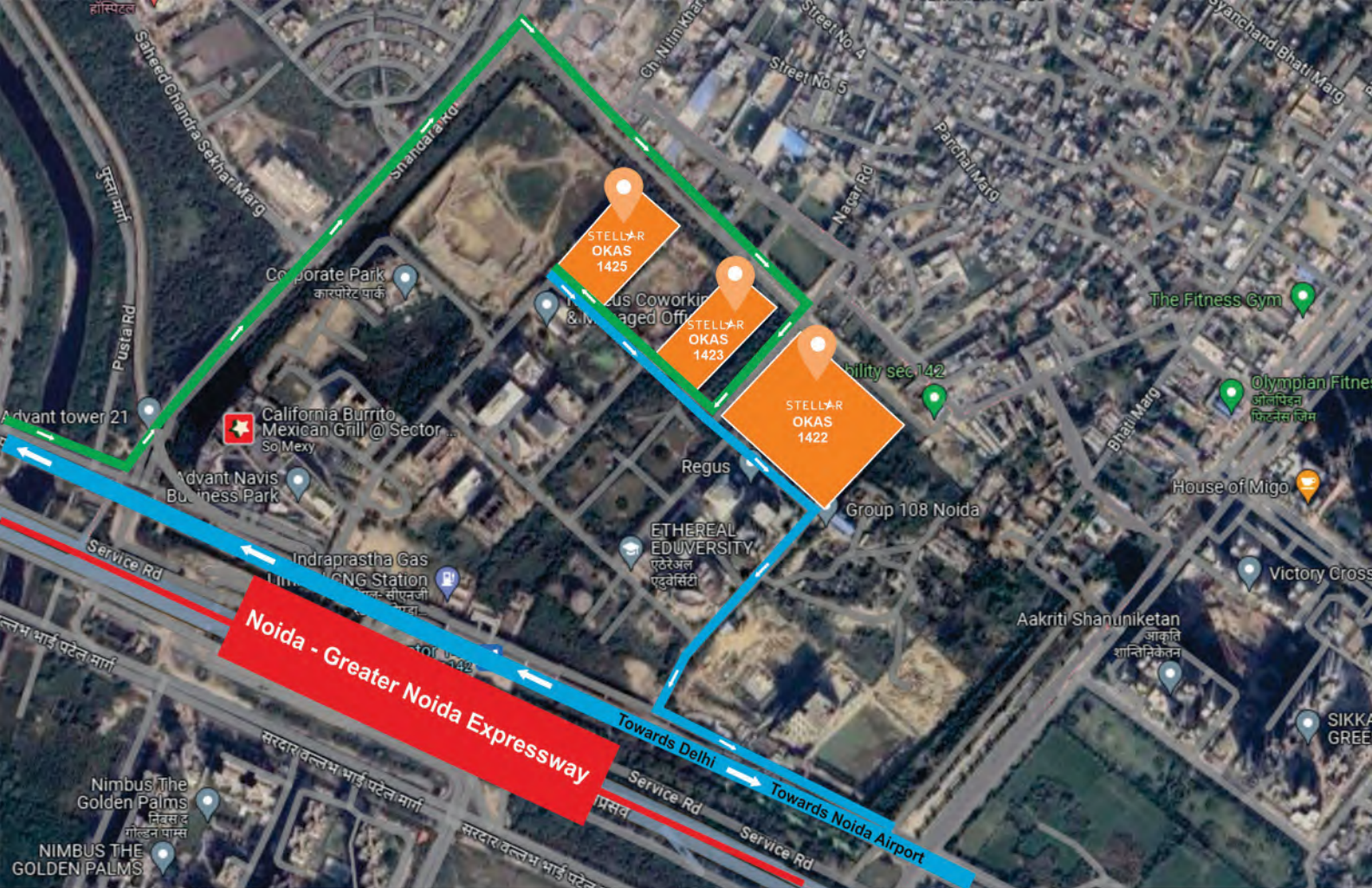
Retail Neighbourhood


- Starbucks
- Domino's
- Dasaparakash
- Haldiram's
- Wow! China
- I Sacked Newton
- KFC
- Chai garam
- McDonald's

- Stellar Okas 1425
- Stellar Okas 1423
- Stellar Okas 1422


- Grade A Offices
- Residential
- Stellar Shuttle

- Noida - Greater Noida Expressway
- Noida Authority Park
- Market
- ⊘ Metro Station



 Access to Stellar Plots

Access In/Out of Sector 142

 Access out of Stellar Plots



Bisrakh Jalalpur
बिसरख
जलालपुर

JALPURA
जलपुरा

PHASE-2
फेस-2

Connectivity between Delhi and Greater Noida (Proposed Direct Metro Link)



Site Address : Plot No.3, Sector-142, Noida

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