

INDIA TRADE TOWER NEW CHANDIGARH

A business world for the best in the world



Overview

One of the tallest commercial structure of Punjab, India Trade Tower in New Chandigarh, a part of Omaxe New Chandigarh, is a state-of-the-art office-cum-commercial complex. Spread over 2.45 lakh sq. feet, India Trade Tower is a modern commercial district with spaces for office and retail.

With residential options like villas, Independent floors and residential plots, which guarantees a captive customer besides providing a walk-to-work culture, this fully centrally air conditioned G+19 floors India Trade Tower is extraordinarily designed. It is proposed to offer 42,000 sq ft area

dedicated to shopping and retail. However, 17 floors embracing an area of 1,85, 000 sq ft, are designed as commercial space. Besides, a floor of an area 18,000 sq ft is entirely covered with terrace podium, health club, food court and water body etc.

Omaxe New Chandigarh enjoys the vicinity of the upcoming metro line and bus terminal, Sarangpur Industrial Area and is at a stone's throw distance from PGI Chandigarh making it a very attractive destination.

Facilities like schools, office-cum-shopping complex and space for recreational activities like amusement parks enthrall the township. Infrastructure including educational institutions, healthcare, hospitality, landscaped gardens, children park, jogging track, underground drainage, medical facility, schools, club with ultra-modern facilities to name a few add to the advantage of Omaxe New Chandigarh.

A rejuvenating view of the Shivalik ranges, lush botanical garden makes the environs healthy and pollution free.

New Chandigarh, located in the vicinity of Chandigarh is set to emerge as next real estate destination. The First Eco-Town of Punjab, the city could provide more space to new development with better planning and is well connected to Chandigarh



Specifications

Structure

- RCC frame work with raft foundation, in filler brick walls 230 / 115 thick, plastered on both sides.
- No plaster on ceiling.

Flooring

- No flooring in shops / office area
- Common corridors / lift lobbies / Atrium to be finished with Granite stone/Vitrified tile/Combination of both in Shopping floors.
- Common corridors / lift lobbies to be finished with Granite stone/vitrified tile/combination of both in office floors.
- Toilets in Vitrified / antiskid ceramic tile.
- Basement with trimix flooring and interlock pavers.
- Service area with C.C flooring

External Façade

- Structural Glazing/ACP/Granite

Lifts & Escalators

- Collective control, high speed elevators with glass on one face. Up & down escalators for ground to first and first to second floor.

External Development

- Concrete roads / ramps with interlock pavers. Parking with grass pavers.

Electrical

- One meter for one unit i.e. shop / office. Submains upto DB of each shop / office. (no electrical lighting / conduiting in offices / shop areas)
- Allotted electrical load as per area to each shop / office.
- Common corridors / lobbies / atrium / toilets / staircase with lights and 100% power backup.
- Provision of power back up as per area to each shop / office till the entry point.
- Dual metering system.

HVAC

- Provision of allotted fixed tonnage to shops / offices.
- Common areas to be provided with complete HVAC system. (ducting only in common areas)

PHE

- Vertical stacks in all shafts of UPVC for soil, waste, vent connection.

Fire Fighting

- Provision of sprinkler main headers till entry of shops / offices
Total fire fighting system as per N.B.C in common areas.



Office spaces so comfortable that they turn your workspace



Architecture & Design that even the commissioners will admire



Food courts rich flowing with delicious recipes to help you re-energize yourself



Efficiently organized car and bicycle parking covering 10 neighbouring floors



Greater design penetration for buildings with scenic beauty to relax



Greater penetration and provision of light for work life and more

Spacious welcome lobbies with ambience enthused with hospitality

- Designed with up-to-the-minute technology
- Stunning skyscraping G+19 floors
- Covering extensive 2,45,000 sq. ft space fully centrally air-Condition
- 17 fully commercial floors embracing 1, 85,000 sq ft of space
- 42,000 sq ft space dedicated to retail
- Food and health club spread over 18,000 sq ft
- And a floor entirely covered with terrace podium, gym, food court and water body etc.
- Eco-friendly & Energy Efficient Structure

Advantages

- 5-star plus club spread over 40,000 sq ft
- Up coming 5 star Hotels, Business Suits and serviced apartments
- Upcoming Metro Line and Bus terminal in the vicinity
- 300 acres of health village near by
- Front with 200ft wide main road
- 8 mins. from PGJ hospital
- 10 mins drive from prime areas like Sec.11
- Stones throw from Madhya Marg
- Saharanpur Industrial Area close at hand
- Plenty of residential options
- Approved by GRADA

Geographical benefits

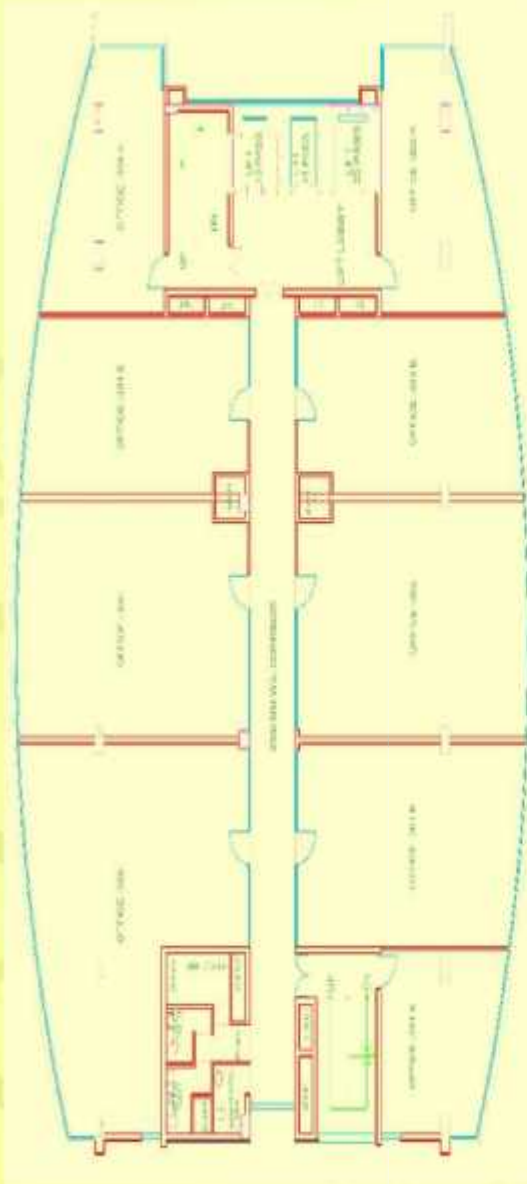
This wonderful example of design and technology stands high amidst the strategically located township of Chandigarh Extension in Mullapur, backed by in-depth research and master planning by the renowned Jurong International of Singapore. Not just this, falling on the buzzing Madhyamarg, on one hand, where it offers proximity to prime locations of Chandigarh, on the other hand it looks around proudly to its well endowed environs, implying being a part of Punjab's first ever Eco-town.

There's plenty to come in the vicinity

- Golf Course
- Spa Village
- Turf Club
- Lifestyle Sports
- Indoor Stadium
- Eco Park
- Sports Stadium
- Health Village
- Amusement Park
- Botanical garden
- 30 Kms of lush Greenery

Disclaimer: All drawings, perspectives, specifications, details, plans, sections, facilities, etc. are illustrative and are subject to change. Accessories shown in some of the pictures in this brochure, such as furniture, fixtures, electrical appliances, light fittings, paintings, wall and floor finishes, etc. are not intended to be included as part of the sale offered. The Brochure is purely illustrative and is not a legal offering. Further, the Brochure's contents reserve the right to introduce any details, specifications, alterations/modifications, if necessary, by the time of delivery. Conditions apply.

Typical Floor Plan (3rd Floor to 12th Floor)



Third Floor Plan

Scale: 1:100

AREA DETAILS

3RD FLOOR PLAN

SHOP NO.	Super Area (In Sqm)	Super Area (In Sqft)
OFFICE-301 A	84.37	902.87
OFFICE - 301 B	135.46	1455.11
OFFICE-302	181.14	1734.49
OFFICE-303 B	115.78	1248.31
OFFICE-303 A	81.25	874.53
OFFICE-304 A	81.25	874.53
OFFICE-304 B	115.78	1248.31
OFFICE-305	181.14	1734.49
OFFICE-306	188.82	2137.50
Total	1114.79	11988.34

4TH FLOOR PLAN

SHOP NO.	Super Area (In Sqm)	Super Area (In Sqft)
OFFICE-401 A	84.49	904.30
OFFICE-401 B	135.83	1462.08
OFFICE-402	181.89	1742.81
OFFICE-403 B	116.38	1254.92
OFFICE-403 A	83.00	894.24
OFFICE-404 A	83.00	894.24
OFFICE-404 B	116.38	1254.92
OFFICE-405	181.89	1742.81
OFFICE-406	189.11	2143.20
Total	1122.34	12069.80

5TH FLOOR PLAN

SHOP NO.	Super Area (In Sqm)	Super Area (In Sqft)
OFFICE-501 A	84.54	904.69
OFFICE-501 B	136.03	1469.24
OFFICE-502	182.29	1749.91
OFFICE-503 B	117.02	1259.59
OFFICE-503 A	84.06	905.00
OFFICE-504 A	84.06	905.00
OFFICE-504 B	117.02	1259.59
OFFICE-505	182.29	1749.91
OFFICE-506	189.52	2147.87
Total	1128.86	12128.34

6TH FLOOR PLAN

SHOP NO.	Super Area (In Sqm)	Super Area (In Sqft)
OFFICE-601 A	84.55	904.96
OFFICE-601 B	136.28	1469.57
OFFICE-602	182.33	1747.56
OFFICE-603 B	117.05	1259.22
OFFICE-603 A	84.23	906.83
OFFICE-604 A	84.23	906.83
OFFICE-604 B	117.05	1259.22
OFFICE-605	182.33	1747.56
OFFICE-606	189.43	2146.34
Total	1127.37	12138.89

7TH FLOOR PLAN

SHOP NO.	Super Area (In Sqm)	Super Area (In Sqft)
OFFICE-701 A	84.52	904.93
OFFICE-701 B	135.92	1469.88
OFFICE-702	182.06	1744.80
OFFICE-703 B	116.80	1257.24
OFFICE-703 A	84.25	905.88
OFFICE-704 A	84.25	905.88
OFFICE-704 B	116.80	1257.24
OFFICE-705	182.06	1744.80
OFFICE-706	189.23	2144.52
Total	1128.86	12182.15

8TH FLOOR PLAN

SHOP NO.	Super Area (In Sqm)	Super Area (In Sqft)
OFFICE-801 A	84.52	904.93
OFFICE-801 B	135.30	1463.08
OFFICE-802	182.09	1744.60
OFFICE-803 B	116.01	1237.24
OFFICE-803 A	84.25	906.89
OFFICE-804 A	84.25	906.89
OFFICE-804 B	116.01	1237.24
OFFICE-805	182.09	1744.60
OFFICE-806	189.23	2144.52
Total	1125.99	12118.77

9TH FLOOR PLAN

SHOP NO.	Super Area (In Sqm)	Super Area (In Sqft)
OFFICE-901 A	84.35	902.79
OFFICE-901 B	135.29	1459.29
OFFICE-902	180.74	1730.19
OFFICE-903 B	115.28	1243.34
OFFICE-903 A	78.48	844.58
OFFICE-904 A	78.48	844.58
OFFICE-904 B	115.28	1243.54
OFFICE-905	180.74	1730.19
OFFICE-906	188.43	2133.91
Total	1107.89	11918.88

10TH FLOOR PLAN

SHOP NO.	Super Area (In Sqm)	Super Area (In Sqft)
OFFICE-1001 A	83.82	900.81
OFFICE-1001 B	134.77	1453.88
OFFICE-1002	180.90	1719.10
OFFICE-1003 B	114.91	1237.10
OFFICE-1003 A	72.72	782.79
OFFICE-1004 A	72.72	782.79
OFFICE-1004 B	114.00	1227.10
OFFICE-1005	180.90	1719.10
OFFICE-1006	187.77	2128.79
Total	1089.83	11723.33

11TH FLOOR PLAN

SHOP NO.	Super Area (In Sqm)	Super Area (In Sqft)
OFFICE-1101 A	84.00	900.96
OFFICE-1101 B	134.09	1443.37
OFFICE-1102	180.14	1732.20
OFFICE-1103 B	112.32	1209.03
OFFICE-1103 A	80.00	856.12
OFFICE-1104 A	80.00	856.12
OFFICE-1104 B	112.32	1209.03
OFFICE-1105	180.14	1732.20
OFFICE-1106	186.80	2119.18
Total	1067.89	11486.18

12TH FLOOR PLAN

SHOP NO.	Super Area (In Sqm)	Super Area (In Sqft)
OFFICE-1201 A	83.77	900.41
OFFICE-1201 B	133.22	1433.93
OFFICE-1202	180.31	1922.30
OFFICE-1203 B	110.28	1188.86
OFFICE-1203 A	87.14	915.94
OFFICE-1204 A	87.14	915.94
OFFICE-1204 B	110.28	1188.86
OFFICE-1205	180.31	1922.30
OFFICE-1206	185.78	2127.43
Total	1048.18	11186.82

Total Area = 127846.5

AREA DETAILS

12TH FLOOR PLAN			14TH FLOOR PLAN		
SHOP NO.	Super Area (In Sqm)	Super Area (In Sqft)	SHOP NO.	Super Area (In Sqm)	Super Area (In Sqft)
OFFICE-1301 A	83.43	892.77	OFFICE-1401 A	82.11	879.26
OFFICE-1301 B	132.20	1420.60	OFFICE-1401 B	138.85	1488.79
OFFICE-1302	154.06	1658.33	OFFICE-1402	131.35	1426.17
OFFICE-1303	155.28	1669.25	OFFICE-1403	141.51	1523.19
OFFICE-1304	155.08	1669.20	OFFICE-1404	141.51	1523.19
OFFICE-1305	154.06	1658.33	OFFICE-1405	131.35	1426.17
OFFICE-1308	154.42	1662.69	OFFICE-1408	132.77	1437.97
Total	1008.32	10853.39	Total	972.48	10487.74

EFFICIENCY 85%

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13TH FLOOR PLAN			15TH FLOOR PLAN		
SHOP NO.	Super Area (In Sqm)	Super Area (In Sqft)	SHOP NO.	Super Area (In Sqm)	Super Area (In Sqft)
OFFICE-1301 A	82.98	874.49	OFFICE-1501 A	82.22	885.89
OFFICE-1301 B	129.34	1392.21	OFFICE-1501 B	127.89	1374.48
OFFICE-1302	148.14	1594.98	OFFICE-1502	144.82	1558.79
OFFICE-1303	138.75	1494.35	OFFICE-1503	113.03	1218.33
OFFICE-1304	128.75	1384.35	OFFICE-1504	113.03	1218.33
OFFICE-1305	148.14	1594.98	OFFICE-1505	144.82	1558.79
OFFICE-1308	138.75	1494.81	OFFICE-1508	135.71	1461.25
Total	832.87	8838.18	Total	894.28	9525.87

17TH FLOOR PLAN			18TH FLOOR PLAN		
SHOP NO.	Super Area (In Sqm)	Super Area (In Sqft)	SHOP NO.	Super Area (In Sqm)	Super Area (In Sqft)
OFFICE-1701 A	81.37	862.72	OFFICE-1801	185.88	1979.33
OFFICE-1701 B	125.52	1351.13	OFFICE-1802	218.88	2332.87
OFFICE-1702	148.38	1591.18	OFFICE-1803	218.88	2332.87
OFFICE-1703	88.75	954.48	OFFICE-1804	152.45	1643.85
OFFICE-1704	98.75	1064.48	Total	787.71	8588.52
OFFICE-1705	148.38	1591.18			
OFFICE-1708	155.88	1680.79			
Total	847.25	9119.78			

NINETEENTH FLOOR PLAN				
SHOP NO.	Super Area (In Sqm)	Super Area (In Sqft)	Terrace area (In Sqm) @ 50%	Terrace area (In Sqft) @ 50%
OFFICE-1901	445.18	4791.87	120.45	1301.11
Total	445.18	4791.87	120.45	1301.11

1 of 05 - 12.754 sq. ft.

SPECIFICATIONS

Structure	:	RCC frame work with raft foundation, in filler brick walls 230 / 115 thick, plastered on both sides. No plaster on ceiling.
Flooring	:	No flooring in shops / office area Common corridors / lift lobbies / Atrium to be finished with Granite stone/vitrified tile/Combination of both in Shopping floors. Common corridors / lift lobbies to be finished with Granite stone/vitrified tile/combination of both in office floors. Toilets in Vitrified / anti-slip ceramic tile. Basement with timber flooring and interlock pavers. Service area with C.C flooring
External Façade	:	Structural Glazing/ACP/Granite
Lifts & Escalators	:	Collective control, high speed elevators with glass on one face. Up & down escalators for ground to first and first to second floor.
External Development	:	Concrete roads / ramps with interlock pavers. Parking with grass pavers.
Electrical	:	One meter for one unit i.e. shop / office. Submains upto CB of each shop / office. (no electrical lighting / conduiting in offices / shop areas) Allocated electrical load as per area to each shop / office Common corridors / lobbies / atrium / toilets / staircase with lights and 100% power backup. Provision of power back up as per area to each shop / office till the entry point. Dual metering system.
HVAC	:	Provision of allotted fixed tonnage to shops / offices. Common areas to be provided with complete HVAC system. (ducting only in common areas)
PHE	:	Vertical stacks in all shafts of UPVC for soil, waste, vent connection.
Fire Fighting	:	Provision of sprinkler main headers & density of shops / offices Total fire fighting system as per N.B.C in common areas.

PRICE LIST AND PAYMENT PLAN

OFFICE FLOORS (On Super Area Basis)

BASIC SALE PRICE (Inc EDC) Rs. 6250/- per sq ft

Additional Cost:

(i) EEC and FFEC	:	Rs 50/- per sq ft
(ii) Power Back up Installation Cost	:	Rs 20000/- per KVA (Min 5 KVA)
2. IFMS	:	Rs 50/- per sq ft

3. PLC

3% - for 14th To 18th FLOOR

3% - Main Road and Shivalik Ranges facing

PAYMENT PLANS

1.LUMSUM PAYMENT PLAN

At the time of Booking	Rs. 500000/-
On 60th day of Booking	100% of BSP less booking amount
On Offer of Possession	100% of Additional cost + IFMS + 100% of PLC (if any) +Other Cost (if any)

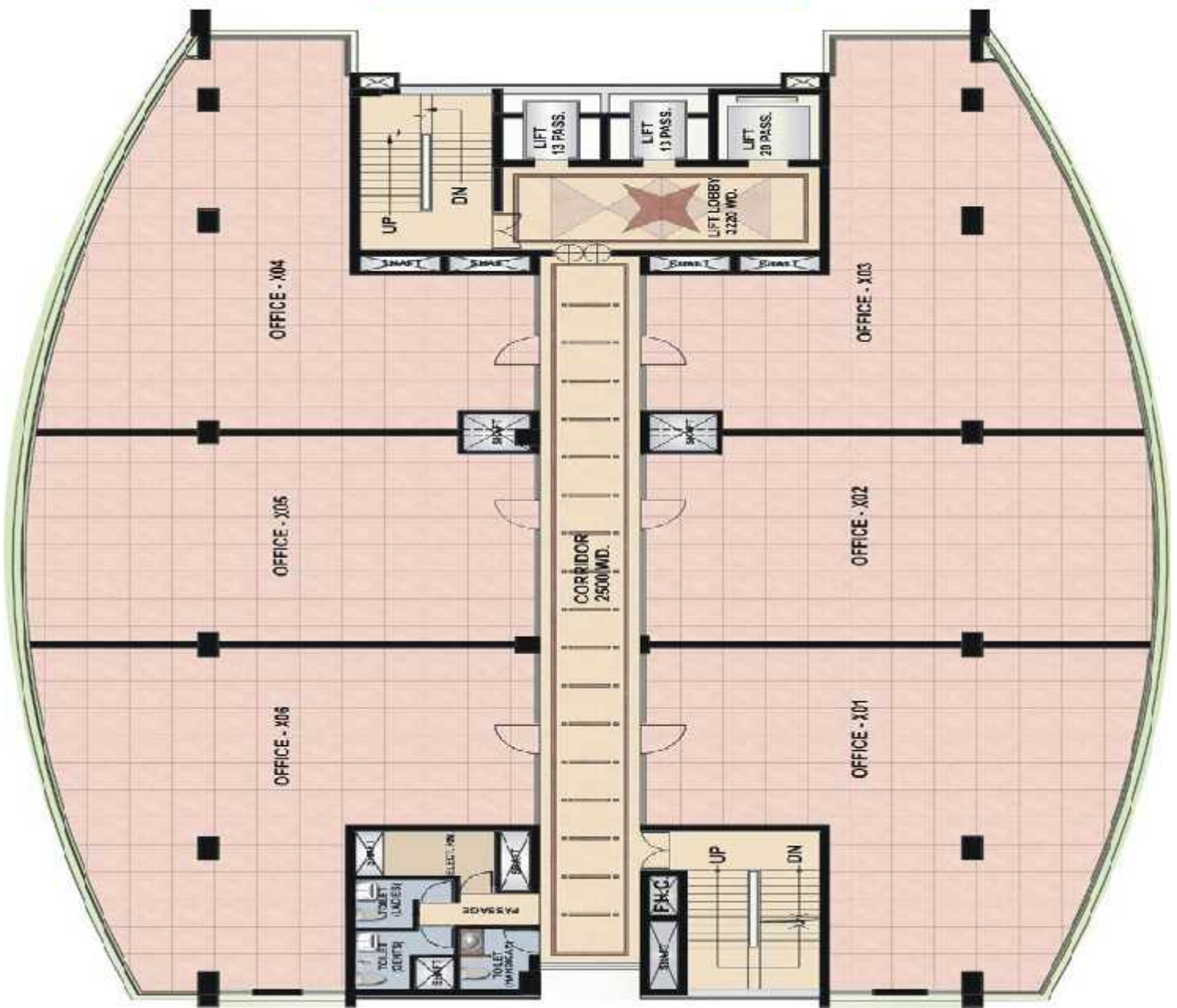
(With 12% p.a. Commitment Charges payable till Possession Plus 3 Years on monthly basis on receipt of 100% of BSP. Please note that the period of possession Plus 3 years would commence immediately on expiry of 60 days from booking.)

2. FLEXI PAYMENT PLAN :

At the time of Booking	Rs. 500000/-
On 60th day of Booking	50% of BSP less booking amount
On 150th day of booking	12.5% of BSP
On 240th day of booking	12.5% of BSP
On 330th day of booking	12.5% of BSP
On 420th day of booking	12.5% of BSP
On Offer of Possession	100% of Additional cost + IFMS + 100% of PLC (if any) + Other Cost (if any).

(With 12% p.a. Commitment Charges(On monthly basis) on receipt of 50% BSP till One year and later 12% p.a. Commitment Charges(On monthly basis) on receipt of 100% BSP till possession plus 3 years. Please note that the period of possession plus 3 years would commence immediately on expiry of 60 days from booking.)

Typical floor plan



Regard's

DM.ASSOCIATES.PRIVATE.LIMITED

SCO.NO-88, SECTOR-44C, CHANDIGARH

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