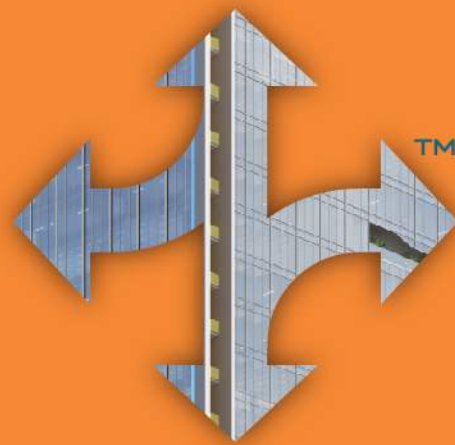




RERAAGT25729



ONE FNG

MOVING FORWARD IN EVERY DIRECTION



GROUP
108

GROUP
108



NOIDA'S BEACON
OF ASSURANCE



GROUP
108



Building new levels of Excellence

Group 108 specializes in crafting real estate properties that cater to individuals who prioritize exquisite design, exceptional artistry, and the most luxurious features.

At the heart of Group 108 is the belief that every project should embody principles of wholeness, transparency, and trust. Our aim is to build communities that inspire & support people, offering seamless and fulfilling experiences by delivering commercial projects that meet the evolving needs of the modern world.

Our pursuit of excellence stems from our unwavering dedication to collaborating with professionals of the highest caliber.





SH. ANIL BHUTANI
CHAIRMAN

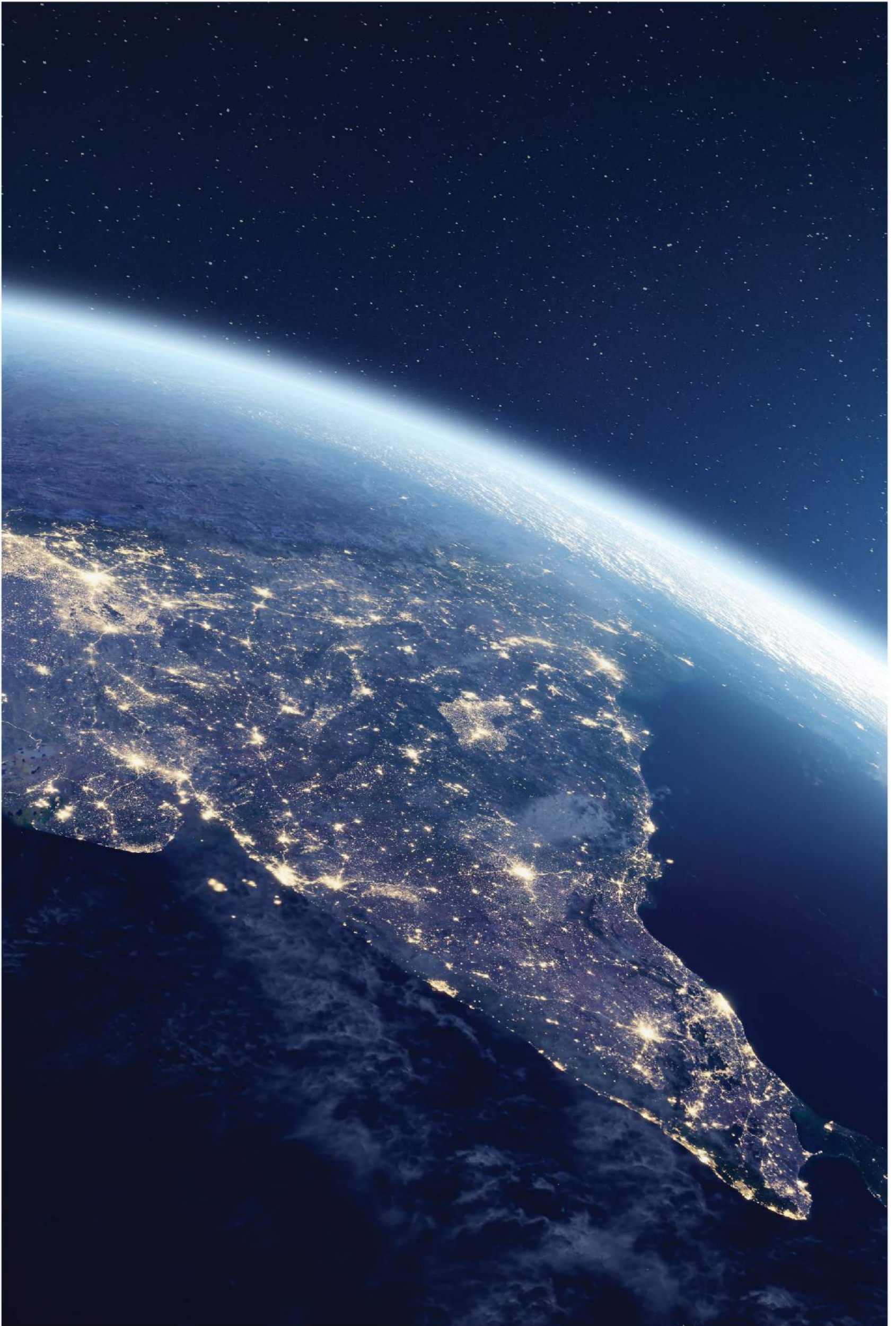
ACCOMPLISHED LEADERSHIP

The Real Estate Visionary

Our Chairman, Mr. Anil Bhutani is a visionary leader of Group 108, embodies unparalleled success, relentless hard work, and vast industry experience. His expertise has elevated our company to new heights, reshaping the real estate landscape. As our driving force, his achievements are a testament to our journey.

Visit us at group-108.com to know more.

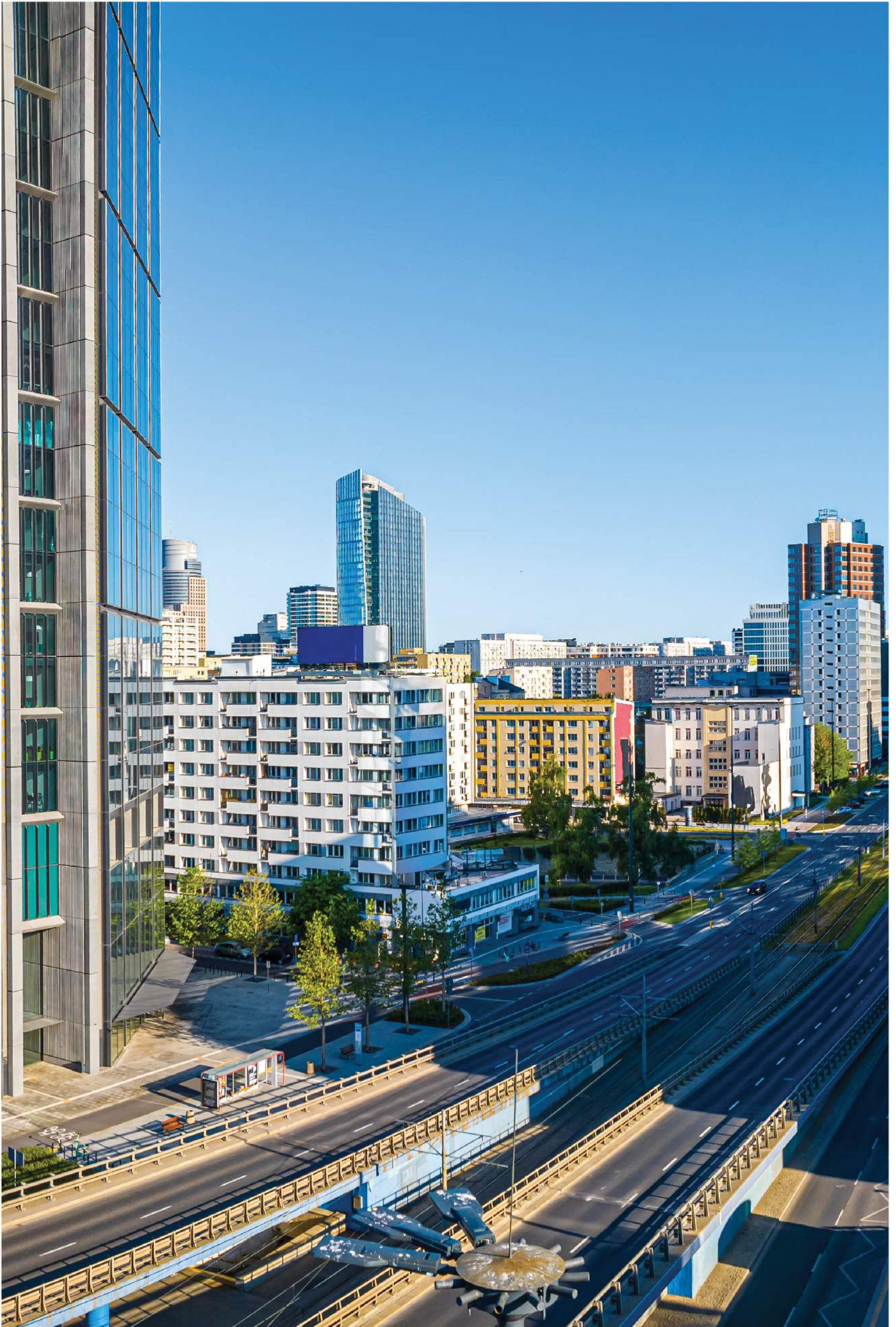











India: A Superpower in the making

- ↗ Ranked as the world's fifth-largest economy and one of the most sustainable.
- ↗ Recorded a GDP of USD 3150 billion in 2021.
- ↗ Hosts 5 million IT industry professionals with an annual increase of 450,000.
- ↗ IT industry revenue reached USD 227 billion (INR 1800 crore) in FY22, with a 15.5% year-on-year growth.
- ↗ Exceptional connectivity with 103 domestic, 24 international, and 10 custom airports.





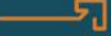




Why Noida

-  Noida and Greater Noida attracted a significant investment influx amounting to a substantial sum of INR 1.2 lakh crore.
-  Uttar Pradesh is fully committed to making a USD 1 trillion contribution.
-  23% growth in per capita income from FY 2016 to FY 2022.
-  GSDP for fiscal Year 2021-22 amounted to INR 21.74 trillion (\$294.90 billion).
-  Uttar Pradesh has 13 Expressways that are helping to shape the state's growth trajectory.
-  Noida and its neighboring regions are poised to emerge as a prominent hub for data centers within the country.
-  Noida is all set to offer seamless connectivity to the rest of India and the world. Uttar Pradesh proudly stands as the sole state in the nation with a total of five international airports, consisting of 3 existing facilities and 2 more set to emerge in Jewar (Greater Noida) and Ayodhya.



Future belongs to Noida-Greater Noida Expressway

-  Seamless connectivity to eastern peripheral FNG corridor and Yamuna expressway.
-  Premier educational institutions nurturing tomorrow's workforce.
-  The proposed Convention and Habitat Centre is poised to become a landmark in Noida's Sector 94, bringing together both business and community.
-  Attracting investments from leading IT companies and financial institutions.
-  Strategically designed, state-of-the-art residential projects, both ready-to-move and under construction, flank both sides of the expressway, showcasing the commitment to excellence and growth.











Sharing the neighborhood





PRIME LOCATION

Infinite Possibilities in Sector 142

-  Strategically situated alongside the Faridabad–Noida–Ghaziabad Expressway (FNG), ensuring efficient and expedited connectivity to diverse regions within the vicinity.
-  Located adjacent to Noida-Greater Noida Expressway, offering enhanced connectivity that further links to the Yamuna Expressway.
-  Only 16 km from the DND Flyway, offering easy access to Delhi.
-  Convenient proximity to the forthcoming Jewar International Airport.
-  35 km distance to the IGI International Airport in Delhi provides excellent connectivity for travelers and business ventures.
-  Strategic proximity to pivotal sectors including 82, 93, 100, 110, 137, and 168 offering convenient access to significant residential, commercial, and recreational amenities, enhancing your lifestyle with accessibility.
-  Noida Sector 142 stands as a prominent metro station on the elevated North-South corridor of the Aqua Line.
-  In a significant development, Noida's Aqua Line is set to witness an extension, connecting Noida Sector 142 to Botanical Garden Metro Station. This expansion will comprise the construction of 8 new metro stations, aimed at enhancing transportation convenience in the region.





ONE FNG

MOVING FORWARD IN EVERY DIRECTION



ARTISTIC INGENUITY

Meets Modern Spaces

With its iconic architecture, unwavering sustainability, and strategic placement, in the vibrant Sector 142 of Noida, spread across 15 acres, ONE FNG stands as an emblematic architectural marvel poised to reshape the cityscape and elevate Noida's essence to new heights. This remarkable endeavor seamlessly unites artistic creativity with state-of-the-art workspaces and contemporary retail, crafting an environment where work and leisure seamlessly converge in perfect harmony.

Nestled within ONE FNG is a vibrant Hi-Street retail where you can explore, indulge, and savor a multifaceted experience. Here, shopping, dining, and entertainment seamlessly come together to create a dynamic and inviting space. Whether you are hunting for the latest fashion, enjoying a delectable meal, or simply unwinding with friends, our retail area is designed to cater to your diverse desires, ensuring a delightful and memorable visit.





ONE FNG

Inspired by the Spirit of Progress

'ONE FNG,' draws inspiration from the transformative 'FNG' expressway, a testament to progress and connectivity in the National Capital Region (NCR). The 'FNG' expressway, standing for Faridabad-Noida-Ghaziabad, is an ambitious 56-kilometer infrastructure project, strategically designed to enhance regional road connectivity, drastically reducing travel time..

As a symbol of assurance, 'ONE FNG' embodies our commitment to providing modern and well-connected spaces that bring people closer to the heart of the NCR. Much like the 'FNG' expressway's mission to streamline travel, our project aims to simplify and elevate the way you work, ensuring that convenience, connectivity, and community remain at its core.







OFFICE SPACES

Tower A (SOUTH WING): G+37 Floors

Tower B: G+15 Floors

RETAIL SPACES

Tower Retail: G+1

Hi-Street Retail: Blocks F1-F5





Tailored Spaces

Crafting Productivity

Our office spaces are thoughtfully designed to offer you the perfect blend of functionality and flexibility. With lockable units admeasuring between approx. 1000 to approx. 1500 square feet, you will have the ideal canvas to shape your workspace according to your unique needs.

Our retail spaces offer a seamless blend of practicality and versatility. Spanning approx. 1200 square feet and beyond, these are designed keeping your business in mind, ensuring that you have the ideal setting to create a thriving retail experience.

Welcome to a space where your business can truly flourish, with the freedom to design and innovate in a setting that meets your exact specifications.



1000-1500

*Retail Units: approx. 1200 sqft**

*Office Units: approx. 1500 sqft**

*as per actual layouts/approx.





TOWER B



The Building Tower B



53000*

SQUARE FEET (*approx)

One of the largest floor plates in Noida

Tower B, soaring gracefully to a height of 15 floors, boasts one of the most expansive floor plates in Noida, setting a remarkable standard for office space dimensions in the region. With its generous expanse, it provides a vast canvas for businesses to envision and realize their office configurations, promoting an environment of spaciousness and versatility.



ONE OF THE LARGEST
FLOOR PLATES





Generous Planning

(SPECIFICATION IS APPROX.)



GREEN BUILDING



17.5

FEET HEIGHT
GROUND & FLOOR 1

33

FEET HEIGHT
ENTRANCE LOBBY

11

FEET WIDE
LIFT LOBBY

7

FEET
CORRIDORS

62.5%

OFFICE
EFFICIENCY

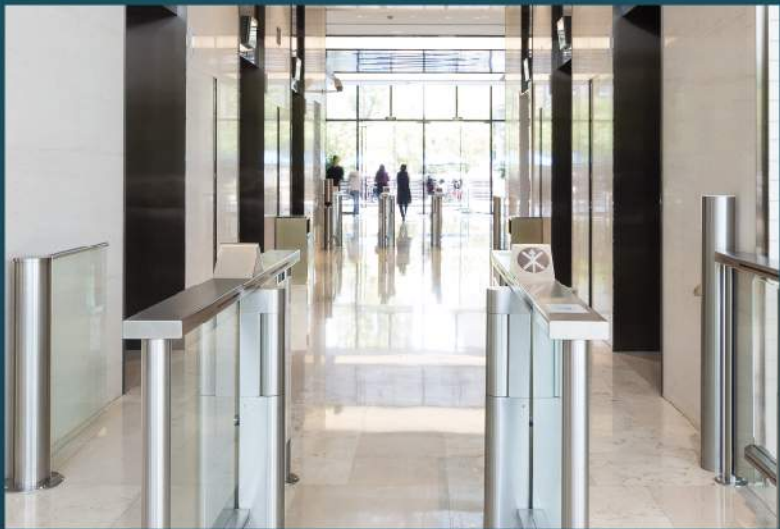
21

HIGH SPEED
ELEVATORS



21 HIGH SPEED ELEVATORS

The towers are equipped with a total of 21 state-of-the-art, high-speed elevators, incorporating the latest technological advancements for enhanced efficiency and convenience. These elevators ensure swift vertical movement within the buildings, optimizing accessibility and comfort for all occupants.



SEPARATE ENTRANCE FOR OFFICE & RETAIL

ONE FNG exemplifies careful planning with distinct and dedicated entry points for both office personnel and the retail area. This strategic layout guarantees efficient and swift movement, optimizing the operational flow, and enhancing the overall experience for our clients and visitors.



STEEL COMPOSITE BUILDING

The steel composite building has been meticulously planned to not only extend the lifespan of the structure but also to significantly reduce its carbon footprint.










Tower Retail



G + FLOOR 1

-  Shops are strategically positioned throughout Tower B, with a focus on key areas such as the FNG access entry, tower entry and the plaza. This strategic placement enhances visibility, recall value and draws in a higher number of visitors, boosting business prospects.
-  Dedicated two lifts for retailers/ shoppers operating only between ground and the first floor.
-  To ensure a seamless flow of visitors, we have established a connecting pathway between the two sides of the retail shops, linking the tower entry and the plaza-facing areas.
-  We have allocated a generous 5-meter-wide (approx. 16 feet) walking space in front of the shops, creating the sensation of strolling down a beautiful and opulent boulevard.
-  A height of approx. 5.35 meters (17.5 feet) and an average frontage of approx. 5.2 meters (17 feet) will undoubtedly offer a majestic experience to everyone.





MULTI-LEVEL CAR PARKING

Our state-of-the-art Multi-Level Car Parking (MLCP) facility offers 3 levels of convenient parking solutions. To further enhance parking efficiency, We have integrated smart parking management systems, ensuring optimal utilization of space while providing our patrons with a seamless parking experience.



SERVICE FLOOR

This dedicated floor guarantees the seamless provision of a comprehensive range of services tailored to meet the specific needs and preferences of our tenants and clients. From essential utilities like air conditioning, electrical, and plumbing services to specialized offerings such as exhaust systems and restaurant-specific requirements, our commitment to excellence ensures all requirements are met efficiently.





HI-STREET RETAIL

WHERE RETAIL DREAMS
TAKE CENTER STAGE



UNVEILING THE CANVAS OF RETAIL INNOVATION



5 RETAIL BLOCKS

F1 - F5



200+ SHOPS

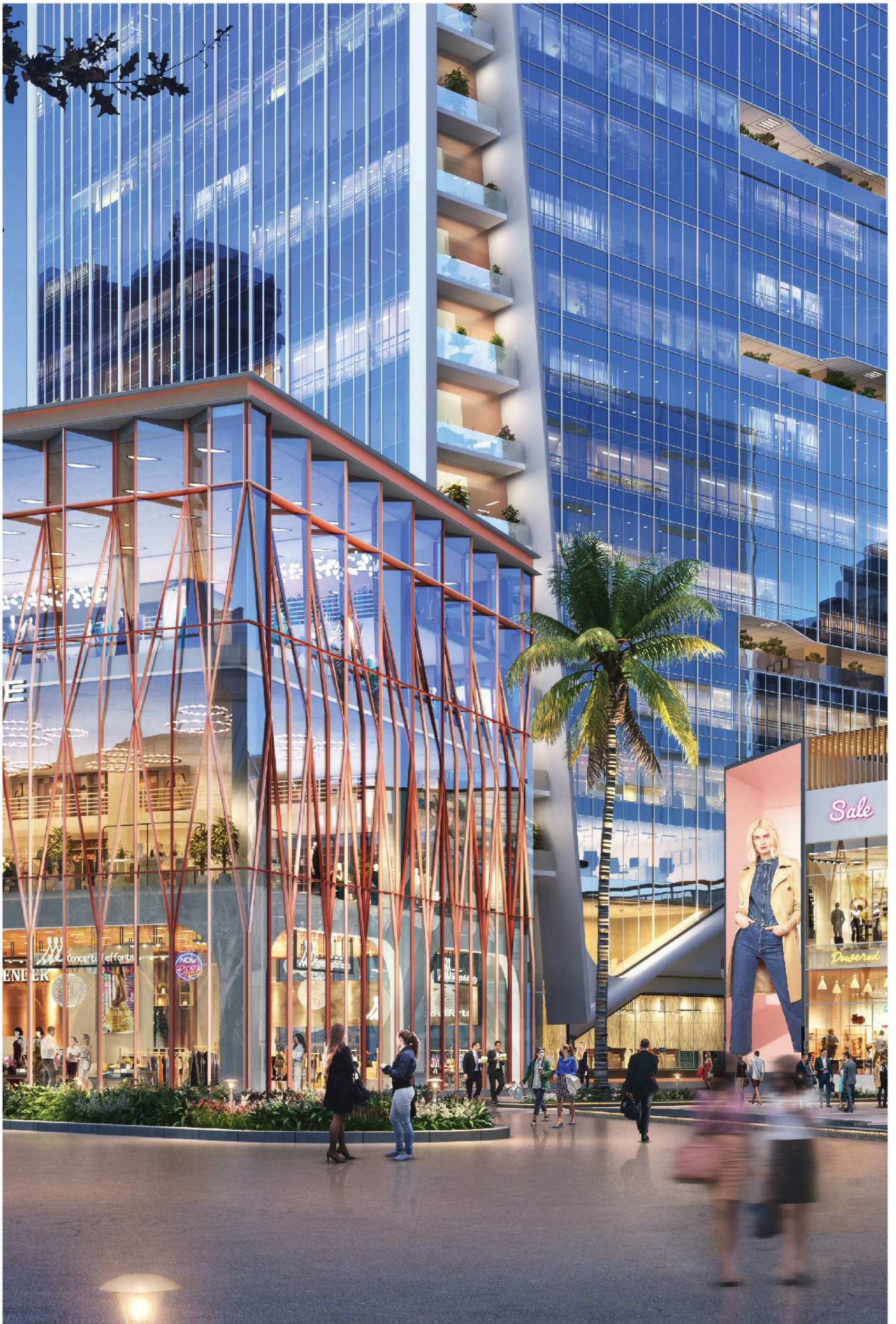
At the heart of our development, we have meticulously designed distinct retail areas. Tower Retail, encompassing the retail areas in Tower A (south wing) and Tower B, occupies both the ground and first floors.

This space is a fusion of luxury and practicality, offering an elegant yet convenient shopping atmosphere. Meanwhile, the Hi-street retail section presents a diverse array of stores, ranging from upscale boutiques to essential daily shops, providing a well-rounded shopping experience for all.

Our geometrically shaped structures, thoughtfully positioned with precise spatial orientation, not only enhances visibility but also evoke a sense of exploration, becoming prominent landmarks. Furthermore, the strategic placement of towers create a shading effect, enhancing the comfort of both retailers and visitors.

With showrooms, restaurants, and shops boasting a height of approximately 5.35 meters (17.5 feet), our expansive alfresco and open spaces ensure a perpetual buzz in the compound. Additionally, the upper levels of the retail blocks are seamlessly interconnected, eliminating the need to descend when accessing adjacent shopping blocks (applicable to F1-F4).





RETAIL F1 BLOCK



G + FLOOR 1

Retail Shops



FLOOR 2 & 3

Sports Wellness Centre

We prioritize the welfare of our occupants by providing exclusive facilities and a state-of-the-art sports center. Additionally, Floors 2 and 3 of this building are specifically allocated to promote the overall health of our occupants, focusing on both physical fitness and mental well-being, through dedicated amenities including:

- Gymnasium
- Yoga center
- Meditation center
- Indoor swimming pool
- Billiards
- Board games etc.





Gymnasium



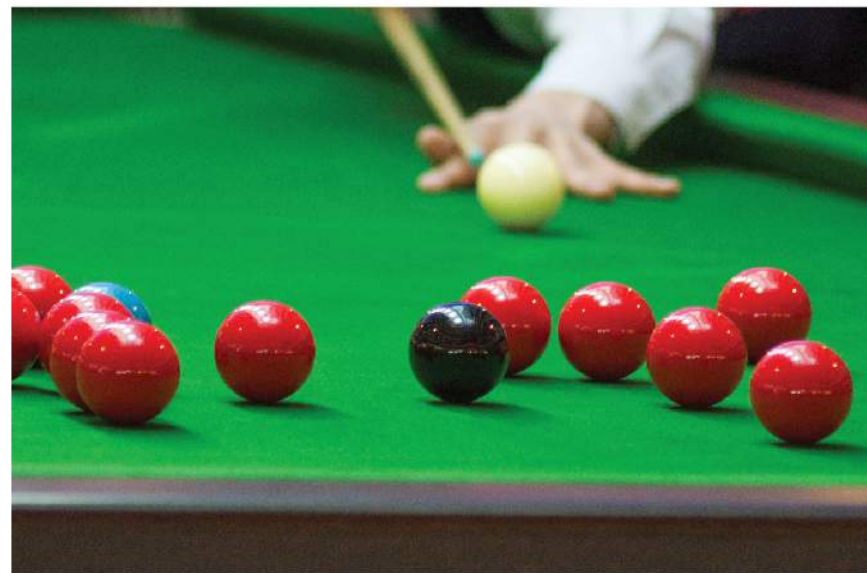
Yoga Center



Meditation Center



Indoor Pool



Billiards



Board Games

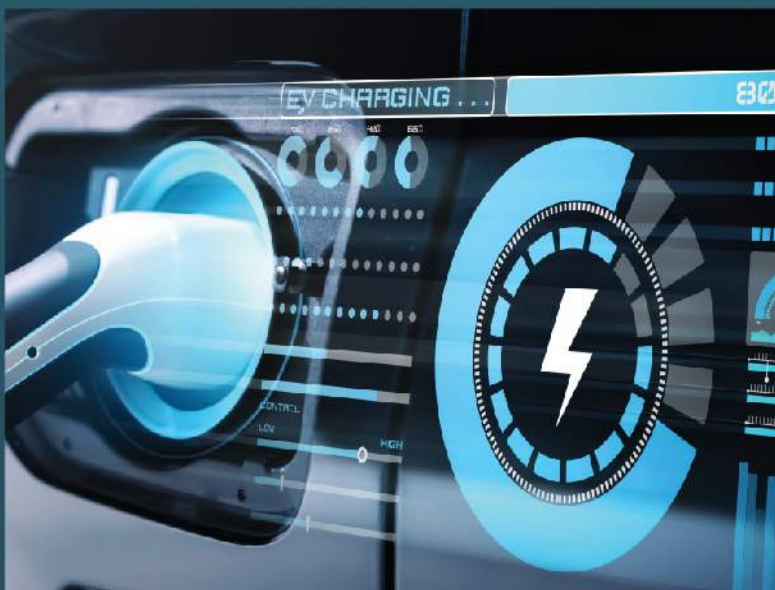


EVERY CHOICE YOU'VE MADE IN LIFE
HAS LED YOU RIGHT HERE.
THIS MOMENT. THIS PLACE.
SOME CALL YOU UNSTOPPABLE.
WE CALL YOU DRIVEN.
AMBITIOUS. INSPIRED.



IGBC Platinum Pre-Certified For Design

ONE FNG has achieved the prestigious Platinum pre-certification for design from IGBC, a testament to the building's adherence to global benchmarking and specifications. This accomplishment not only underscores our commitment to sustainability but also contributes to significant energy savings.



EV CHARGING PODS

As part of our dedication to sustainability and contemporary conveniences, we have designated a dedicated space within the complex for electric vehicle charging pods. This initiative promotes eco-conscious commuting for all. The implementation of numerous charging pods significantly enhances the efficiency and convenience of charging vehicles during the day. This setup ensures time-saving benefits, particularly while you are engaged in work activities.





Indoor Air Quality

Our corporate towers are equipped with advanced air filtration systems and ventilation solutions. These systems ensure that the indoor air quality remains impeccable, free from pollutants and contaminants.



Sustainable Materials

In the construction and outfitting of our towers, we prioritize the use of non-toxic and sustainable materials. These materials are carefully selected to promote health and well-being within the workspace, ensuring that the indoor environment is free from harmful substances.



Green Sitout Areas

Within ONE FNG complex, we have passionately designed serene green sit-out areas, complemented by refreshing fountains. These spaces offer an oasis of tranquility, providing the ideal setting for occupants and visitors to take a break, unwind, and rejuvenate amidst lush, natural surroundings and the soothing sounds of cascading water.





Indoor Air Quality

Our corporate towers are equipped with advanced air filtration systems and ventilation solutions. These systems ensure that the indoor air quality remains impeccable, free from pollutants and contaminants.



Green Spaces

Our commitment to green spaces and landscaping shines through in our detailed landscaping efforts and thoughtful placement of trees throughout the compound. These elements foster a refreshing and environmentally aware ambiance within our premises.



Grade A Offices

ONE FNG is dedicated to offering Grade A office spaces that align seamlessly with international standards. Each workspace is thoughtfully crafted to provide a comfortable and productive environment for businesses, complemented by cutting-edge technologies and facilities that empower your team.





Glass Facade

The glass facade design ensures an abundance of natural light in the building creating a well-lit and inviting environment while also promoting energy efficiency by reducing the need for artificial lighting during daylight hours. We have strategically employed aluminum to mitigate heat absorption and minimize temperature increase within our office spaces.



Cycle Tracks

To enhance both accessibility and sustainability we have planned dedicated cycle tracks. These thoughtfully crafted pathways promote a healthy and eco-friendly mode of transportation, making it easier for commuters, shoppers and fitness enthusiasts to pedal their way around our vibrant complex.



Dedicated Bus Service

We offer a dedicated bus pick-up and drop service with designated parking areas within our premises. This not only encourages co-traveling, thereby reducing the carbon footprint, but also enhances security, privacy, and peace of mind for all occupants, fostering a safe and confident working environment.





Urban Plaza

Thoughtful and vital spaces in the public landscape, designed to foster social connections, economic vitality, and civic pride. These plazas prioritize inclusivity, responsiveness, and flexibility to accommodate diverse needs. They ensure accessibility, erase barriers, and offer pragmatic solutions, creating a welcoming and understandable environment for everyone in our community.



Inclusive

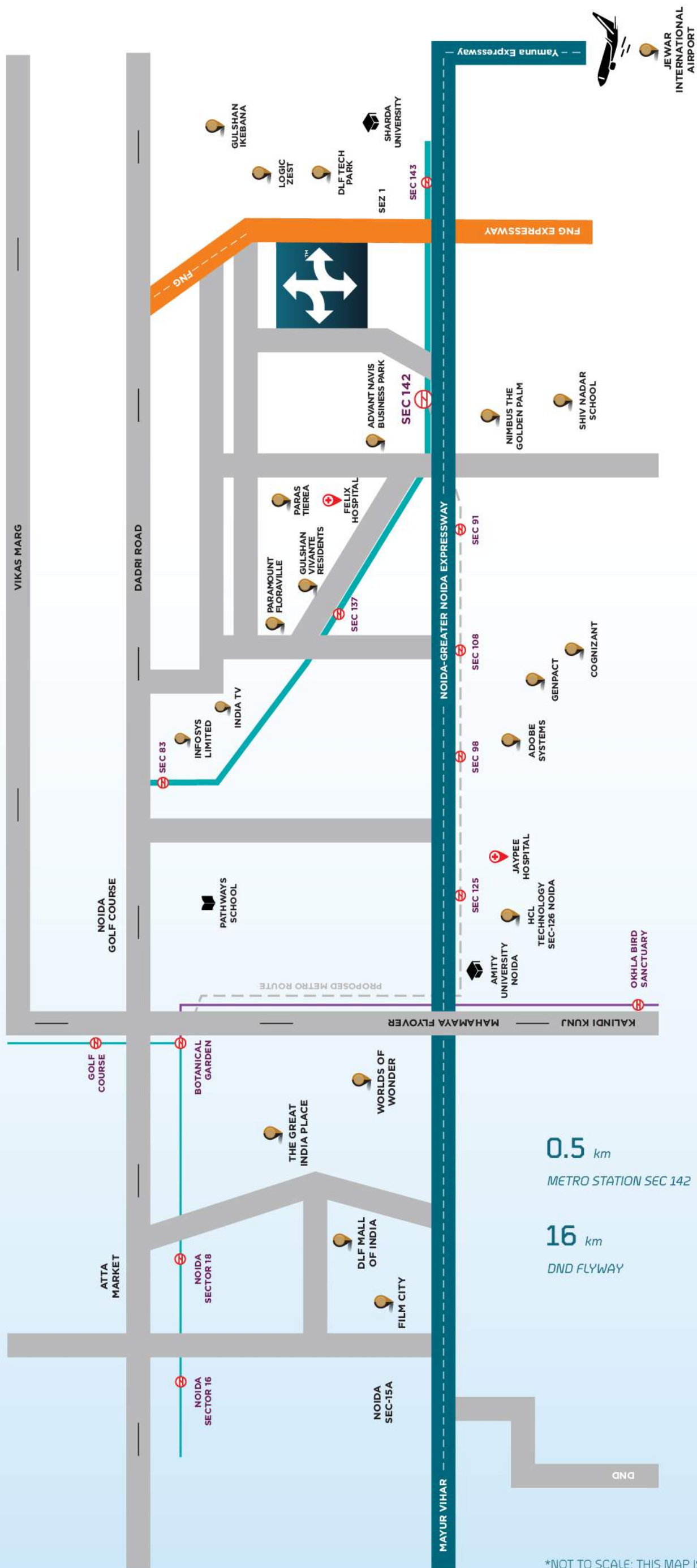
The concept of "Inclusive" in our project goes beyond physical accessibility. We have harnessed the power of change in materials and textures to define various spaces within the plaza, from inviting sitouts to vibrant outdoor, each offering flexible seating options for all. Paving bands thoughtfully guide the flow of movement, while tactile warnings, guide ways, and informative signage panels ensure that every visitor, regardless of their abilities, can engage with the plaza's vibrant life and offerings.



Accessible

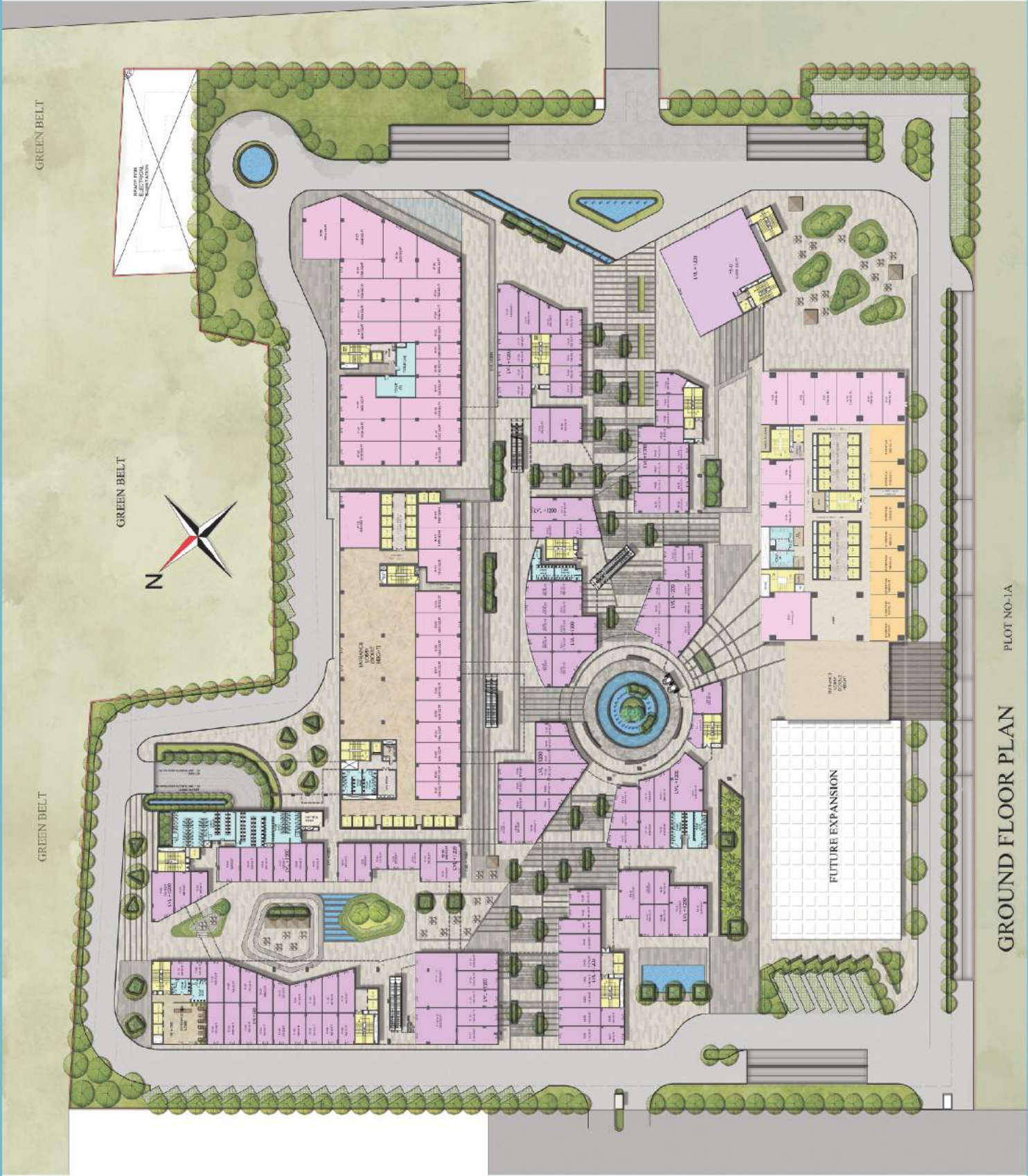
The core concept of "Accessibility" in our project revolves around creating a seamless and inclusive environment for all. Our design incorporates ramps and stramps, complete with sturdy railings, to ensure easy access and navigation for visitors of all abilities. The outdoor environment remains free of obstructions, guaranteeing unimpeded movement.



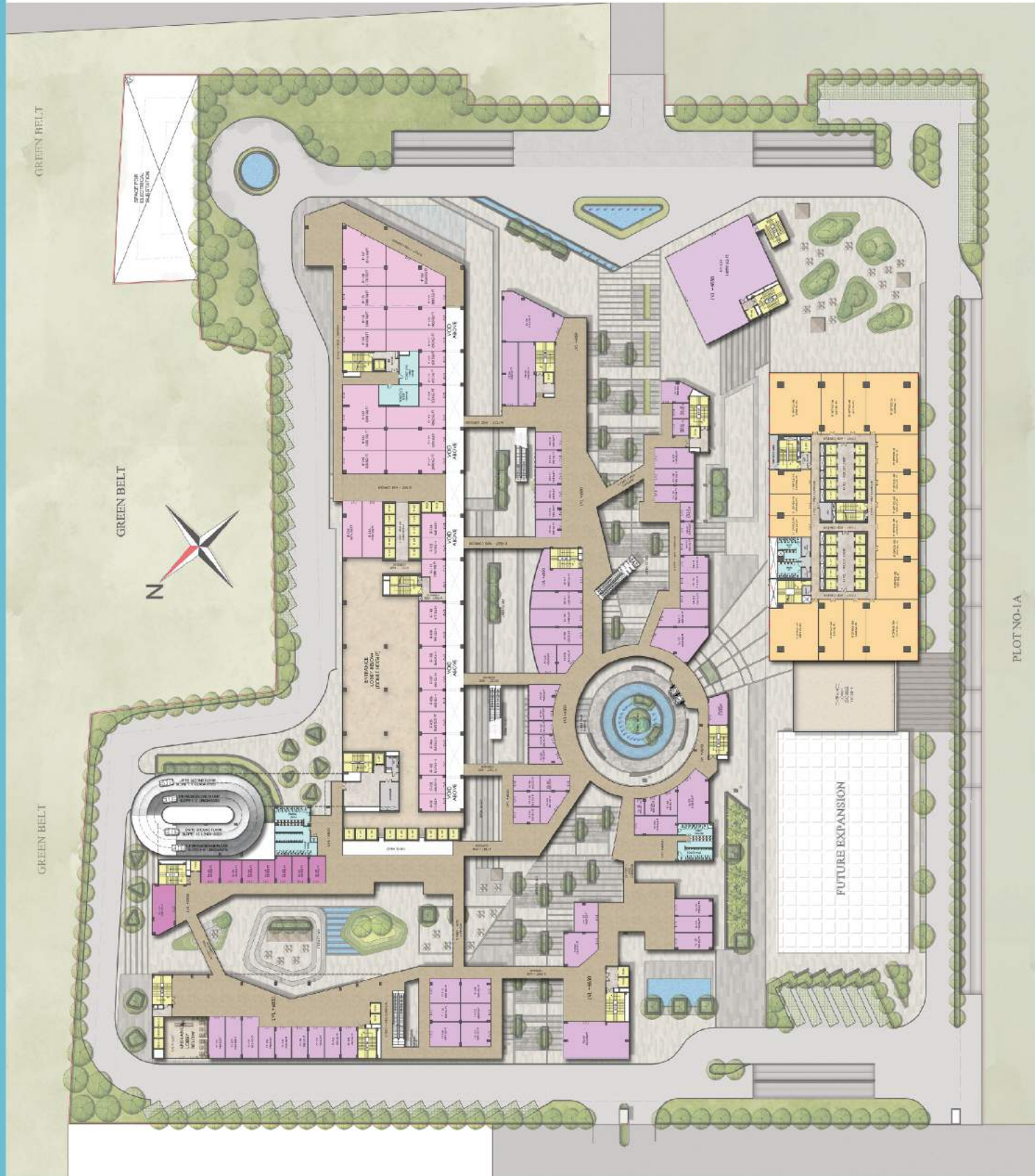


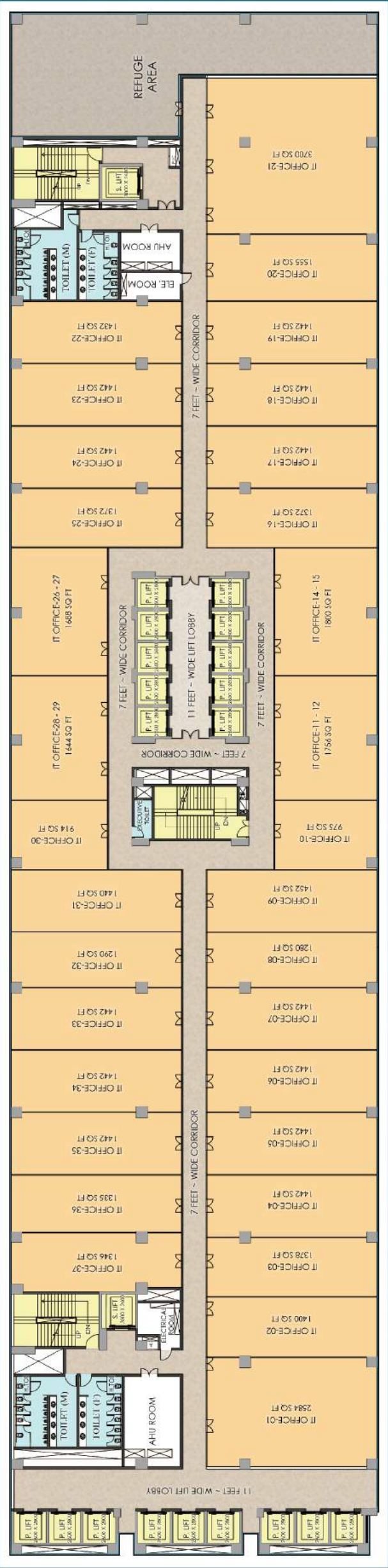
*NOT TO SCALE: THIS MAP IS FOR REFERENCE PURPOSES ONLY.

Ground Floor Plan



First Floor Plan

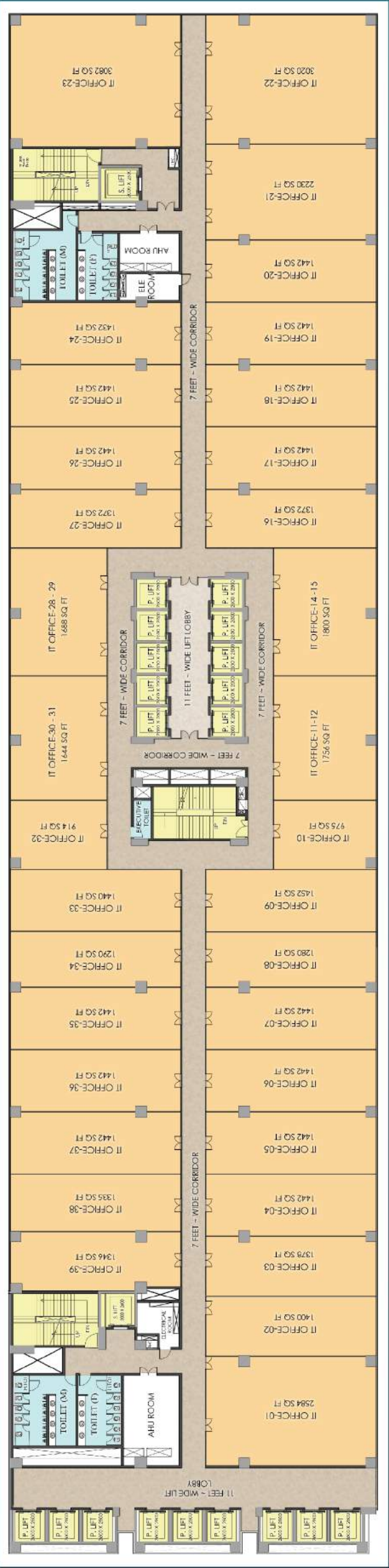




TOWER B

6TH, 10TH, 12TH B FLOOR
TYPICAL OFFICE FLOOR PLAN
(REFUGE FLOOR)





TOWER B

7TH, 8TH, 9TH, 11TH, 12TH, 14TH & 15TH FLOOR
TYPICAL OFFICE FLOOR PLAN



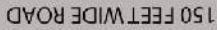


SITE

LAYOUT

ONE FNG is meticulously planned, ensuring seamless entry, exit, and accessibility to different towers and the Hi-street retail, prioritizing your convenience and comfort.







CONTACT US:



98784 98784



sb@ikarealty.in



www.ikarealty.in



**P - 6 &7, Floor - 24th, TOWER-B,
ALPHATHUM, Sector 90, Noida**



CONTACT US:



98784 98784



sb@ikarealty.in



www.ikarealty.in



**P - 6 &7, Floor - 24th, TOWER-B,
ALPHATHUM, Sector 90, Noida**



CONTACT US:



98784 98784



sb@ikarealty.in



www.ikarealty.in



**P - 6 &7, Floor - 24th, TOWER-B,
ALPHATHUM, Sector 90, Noida**

PLOT NO. 1, SECTOR 142, NOIDA 201305, UTTAR PRADESH, INDIA

   group108official



CONTACT US:



98784 98784



sb@ikarealty.in



www.ikarealty.in



**P - 6 &7, Floor - 24th, TOWER-B,
ALPHATHUM, Sector 90, Noida**



CONTACT US:



98784 98784



sb@ikarealty.in



www.ikarealty.in



**P - 6 &7, Floor - 24th, TOWER-B,
ALPHATHUM, Sector 90, Noida**