



SEMCO AVENUE



A RIGHT CHOICE FOR YOUR BIG DREAMS

Floor Area Specification



SEMCO AVENUE

Mission



To provide best and comfort workspace to work in Delhi NCR.

Vision



With better scalability, enhanced networking, improved productivity, cost-effectiveness, and flexibility, our Managed Workspaces are an ideal solution for your office space needs.

Introduction

In the heart of Greater Noida West (Noida extension) stands Semco Avenue, a corporate workplace ideal for mid-corporates, showrooms, entrepreneurs, and co-working spaces. At Semco Avenue, leisure and relaxation go hand-in-hand with work. Whenever stressed, you can turn your mind away from the stress and indulge yourself in Noida's breathtaking view. The top-notch amenities at Semco Avenue further add to the safety and comfortable business experience. From super luxury to budget, this office space is fit for the corporate segment, empowering-entrepreneurs to fulfil their dreams.



A Dream Workplace That
Makes Your Dream Work!

WHY ! TECHZONE 4



SEMCO AVENUE

- ❖ Greater Noida's west (Noida Extension) is a fast growing region that is quickly becoming one of the city's most desired commercial and residential areas, especially for mid-rise businesses.
- ❖ Connected to **Central Noida** through New Hindon River Bridge
- ❖ Surrounded by Special Economic Zone and Fortune 500 companies including Microsoft, Adani Enterprises, Hira Nandani Group, Japanese Firm (NTT India), IBM, R System International, In2IT Technologies, Netison Technology, Crayon Software Company, Verve Semi, etc.
- ❖ Accessibility to City's Knowledge and Education Centers.
- ❖ It has become a popular investment destination of the city due to the growth of social infrastructure such as educational institutes.



SEMCO AVENUE

SUITABLE FOR!

INSTITUTIONS

MID CORPORATES

CAR SHOWROOM

ENTREPRENEURS

CO WORKING SPACES

OFFICE SPACES



SEMCO GROUP

SEMCO Group is one of India's most prestigious industrial conglomerates with businesses across sectors like - Real Estate, Energy, Defence, Healthcare, and Railways. Semco Avenue is our new project nestled in the heart of Noida. Built on a spacious plot, the promising infrastructure coupled with a premium location ensures that you have a healthy workplace.

Semco Avenue, a new commercial project in Greater Noida West (Noida Extension), inaugurated this year by the Semco Group. It is bringing a concept of bare shell office space and fully equipped co working space to Semco Avenue, dependent on your leasing needs.



SEMCO GROUP[®]



**LOCATED
AT A PLACE
THAT IS
SETTING THE
STANDARD FOR
EVERYWHERE
ELSE**



**3rd largest
economy**

contributing 8.5% to the India's GDP



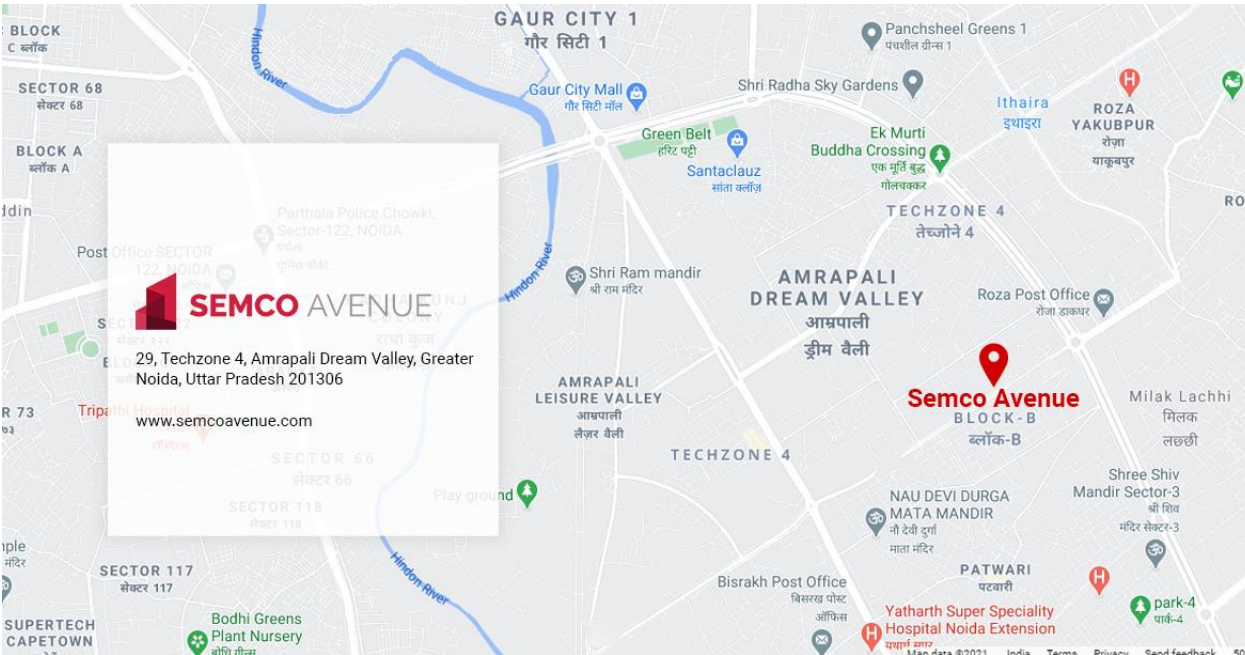
**4th Largest
ITES destination**

in the country, in total adds to
about 10% of exports (Nasscom)



**Largest planned
Industrial township of Asia**

Hub of India's growth as economic superpower



AS PER MASTER PLAN NOIDA AUTHORITY 2031

2.80% (supply)

Commercial Development



**Multiple
times more Demand**



TECH CAPITAL OF NORTH INDIA

Noida



A Paradigm for
Economic growth



8.5% of Delhi Mumbai Industrial Corridor
catchment area and 57% of Amritsar Kolkata
Industrial Corridor in Uttar Pradesh



Intersection of Western Dedicated Freight
Corridor and Eastern Dedicated Freight
Corridor at Greater Noida



Multi-Modal logistic hubs, industrial parks etc.
to benefit from reduced travel time to ports



Noida-Greater Noida Expressway, Yamuna
Expressway, FNG Corridor, Metro Connectivity
(Stone's throw away from the Metro Station at
Sector 137&141, ISBT & CBT)

LOCATION GUIDE



01

Airport

- Jewar Airport (1 hr 12 min)
- Indra Gandhi Airport (1 hr 25 min)

Metro

- EK Murti Chowk (4 min)
- Sector 52 (20 min)

02



03

Drive

- AH2 (NH 24) Highway (20 min)
- Pari Chowk (27 min)
- Ghazidbad Junction (30 min)
- Oppo Factory Kasna, Greater Noida (35 min)
- Samsung India, Sector- 81 (18 min)

Walking

- EK Murti Chowk (4 min)
- Gaur Chowk (7 min)

04





SEMCO AVENUE

LEASING BENEFITS WITH SEMCO AVENUE

MORE FLEXIBILITY

The tenant can customize the furnishings to match the company's aims and give the space a more personalized feel. Furthermore, you may rent a broad selection of furniture and other workplace décor items, so you won't have to worry about spending a fortune on furnishings.

LOWER RENTALS

The average cost of unfurnished rooms is around half that of furnished spaces, making it a cost-effective alternative for firms that have yet to break even. Unfurnished spaces are 10-15% less expensive to lease than co-working spaces.

REDUCED LIABILITY

Apart from the maintenance cost, unfurnished office spaces do not impose any other obligation on the lessee.. Unlike furnished rooms, here the furniture is either rented or purchased, thus there is no additional expense if the furniture is damaged

ABOUT US!

- ❖ SEMCO Avenue is dynamic commercial project which is a six story Grade A building located in Techzone 4, Greater Noida West.
- ❖ Strategically located on 60 meter-wide road connecting with 130 mtr wide road & Greater Noida-Ghaziabad highway.
- ❖ Built on 53800 Sqft of prime & unique plot with Class A office & co-working spaces offering stunning views of Greater Noida.
- ❖ Located between Delhi, Noida & Ghaziabad
- ❖ SEMCO Avenue offers professionals easy access to “City centres,” Noida Expressway, Delhi – Meerut Expressway and Indra Gandhi International Airport
- ❖ The imminent Commercial building in Greater Noida West Techzone 4, is designed by SEMCO GROUP with following features:
 - ❖ Vaastu compliant
 - ❖ Earthquake resistant
 - ❖ 70% open area
 - ❖ 60-meter-wide frontage
 - ❖ 37660 Sqft of aesthetically designed central green area



AN OVERVIEW



Total Plot Area	53800.00	Sqft
Carpet Area	36542.47	Sqft
Built up Area	47474.95	Sqft
Super Build Up Area	49412.39	Sqft
Prem. GR Coverage @30%	16140.00	Sqft

TOTAL AREA

	Total Area (Sqft)	Carpet Area(Sqft)	Toilet Area(Sqft)	Balcony Area(Sqft)	Area Under Staircase Lift, Servan Lobby & Shaft t Room (Sqft)	Tank Area (Sqft)
Basement	7472				614.5	
Ground Floor	5714	4486.08	326.99	143.64	614.5	
First Floor	5714	3882.1	326.99	143.64	614.5	
Second Floor	5714	4486.08	326.99	143.64	614.5	
Third Floor	5714	4486.08	326.99	143.64	614.5	
Fourth Floor	5714	4486.08	326.99	143.646	614.5	
Fifth Floor	5714	4486.08	326.99	143.64	614.5	
Sixth Floor	5714	4486.08	326.99	143.64	614.5	
Terrace Area	5714	3564.68		143.64	614.5	799.68 591.80
	53186.65	34363.26	2288.93	1149.126	5530.5	799.68 591.80





FLOOR AREA SPECIFICATION

BASEMENT

Sqft

Total Area	7472.17
Carpet Area (Under Parking)	5137.57
Ramp Area	1306.69
Area Under Staircase, Lift, Lift Lobby & Shaft	614.50

GROUND

Sqft

Total Area	5714.31
Carpet Area	4486.08
Toilet Area	327.00
Balcony Area	143.65
Area Under Staircase Lift, Lobby & Shaft	614.50

1ST FLOOR

Sqft

Total Area	5714.31
Carpet Area	3882.10
Toilet Area	327.00
Balcony Area	143.65
Area Under Staircase , Lift , Lift Lobby & Shaft	614.50
Cut Out	674.76





FLOOR AREA SPECIFICATION

2nd FLOOR

Sqft

Total Area	5714.31
Carpet Area	4486.06
Toilet Area	327.00
Balcony Area	143.64
Area Under Staircase	
Lift,Lobby & Shaft	614.50

3rd FLOOR

Sqft

Total Area	5714.31
Carpet Area	4486.06
Toilet Area	327.00
Balcony Area	143.64
Area Under Staircase	
Lift,Lobby & Shaft	614.50

4th FLOOR

Sqft

Total Area	5714.31
Carpet Area	4486.06
Toilet Area	327.00
Balcony Area	143.64
Area Under Staircase	
Lift,Lobby & Shaft	614.50





FLOOR AREA SPECIFICATION

2nd FLOOR

	Sqft
Total Area	5714.31
Carpet Area	4486.06
Toilet Area	327.00
Balcony Area	143.64
Area Under Staircase Lift,Lobby & Shaft	614.50

3rd FLOOR

	Sqft
Total Area	5714.31
Carpet Area	4486.06
Toilet Area	327.00
Balcony Area	143.64
Area Under Staircase Lift,Lobby & Shaft	614.50

4th FLOOR

	Sqft
Total Area	5714.31
Carpet Area	3564.68
Servant Room	799.68
Balcony Area	143.65
Area Under Staircase Lift,Lobby & Shaft	614.50
Tank Area	591.80



7472.17 SQMT

Total Built-up Area
with Basement

33MTRS

Tower Height
(Tallest Commercial Tower
in Noida Extension)

PARKING DETAIL

34

Open parking

118

Covered Parking in Basements

152

Total Parking



BUILDING HEIGHTS

Groud +7 Floor

Tower A & B

3M Each

Office Floor to Floor Internal Height

3M Each

Commercial Floor to Floor Internal
Height atGround



- ❖ No. Of Floors: Basement 1 + Ground Floor 1 + First to Sixth Floor , & Terrace Area
- ❖ Guard Room
- ❖ Car Parking Area
- ❖ Electrical panel Room
- ❖ Fire Fighting – Underground water tank, Manually Operated Fire Alarm System, Yard Hydrant,
- ❖ Fire House Reel, Down Commercial, Wet Riser & Terrace Tank.
- ❖ Service Area – Service Shats, Fire Stair, Lift Lobby, Lift 2, Mumty & Machine Room.
- ❖ Landscaping – Soft Landscaping (Evergreen Trees)
- ❖ HAVC



LANDSCAPING DETAIL

Total Open Area 37660 Sqft

20 No Evergreen Trees
(Ashoka -Common
Variety)

20 No Evergreen Trees
(Neem -Common Variety)

Total Trees 40 Trees

Proposed Soft
Landscaped Area 25% of
3500.0 9415 Sqft





OUR PARTNERS IN PROGRESS



JINDAL
STEEL & POWER



Since 1972
ACPLTM
ISO 9001 : 2008 Certified



VINTECH
CONSULTANTS
CONSULTING ENGINEERS
& PROJECT MANAGERS



 **TRANE**[®]

THANKS

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