



CYBER TOWER



Powered to meet the new-age workspace demands

India is turning its corner for a better tomorrow by opening its windows to the World. With a vibrant economy, liberalized policies and all out efforts for globalization, the country needs huge infrastructural facilities like commercial complexes and office premises for not only to meet the needs of a large number of MNCs and Foreign Investors but also of the Local Entrepreneurs, Businesses and Trade.

The Indian software industry has performed like no other Indian industry against global competition and has made the country an Information Technology Superpower.

Recent research carried out by McKinsey NASSCOM estimates the total demand for office space to go up to 500 million sq.ft. in the next 10 Years with IT/BPO contributing 60-70%. The remaining 25-40% shall be met by non-IT and manufacturing sectors.

Over the last few years, the IT and ITES/ BPO wave has seen a spurt in Commercial Developments all over the country. Because of the high rental and cost of living in the metropolitan cities, many multinational companies and Indian corporates are shifting their operations to Tier-III cities like Lucknow because of its cost effective office space, modern infrastructure and availability of skilled human resource.

Tirath Housing and Pee Kay Builders presents the first 'CYBER TOWER' of Lucknow, a state of the art Ground plus Eight storeyed building offering true-value advanced facilities to make the work environment efficient and enjoyable.

The complex has been designed in a fashion so as to provide an Intelligent IT enabled workplace to adapt to the changing business needs.

The design of commercial structure has incorporated large, efficient floor plates, wide column span and high floor-to-floor clearance thus offering the benefits of optimal space utilization, decreased cost and operational efficiencies.

The project also offers advantages of robust telecommunication networks, uninterrupted power supply and modern amenities for corporate houses.

Close to the business district of Lucknow, yet not in it, affords the complex with a sense of calm and well being. With ultra modern facilities the complex is slated to be the most sought after commercial address in the city.

The complex upholds a life-time business opportunity for investment of money that will spin several folds and may be much bigger than one's expectations.



Welcome to the most vibrant InfoTech Hub of Lucknow

- Where Opportunities and Success come naturally
- Where Great New Beginnings can be made with the minimum fuss and maximum economy

"The Perfect Address for your business dreams to become reality"



Project Details

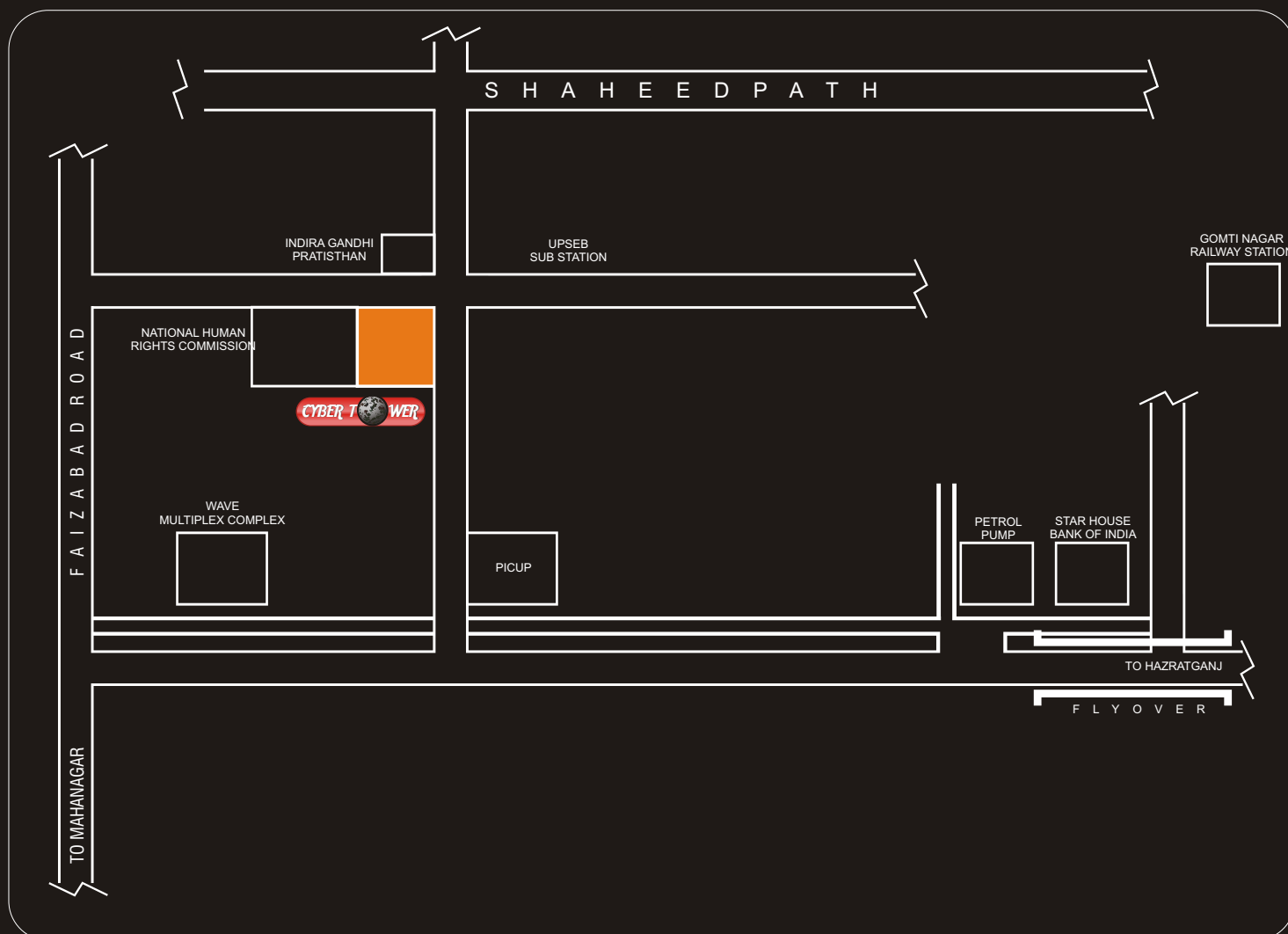


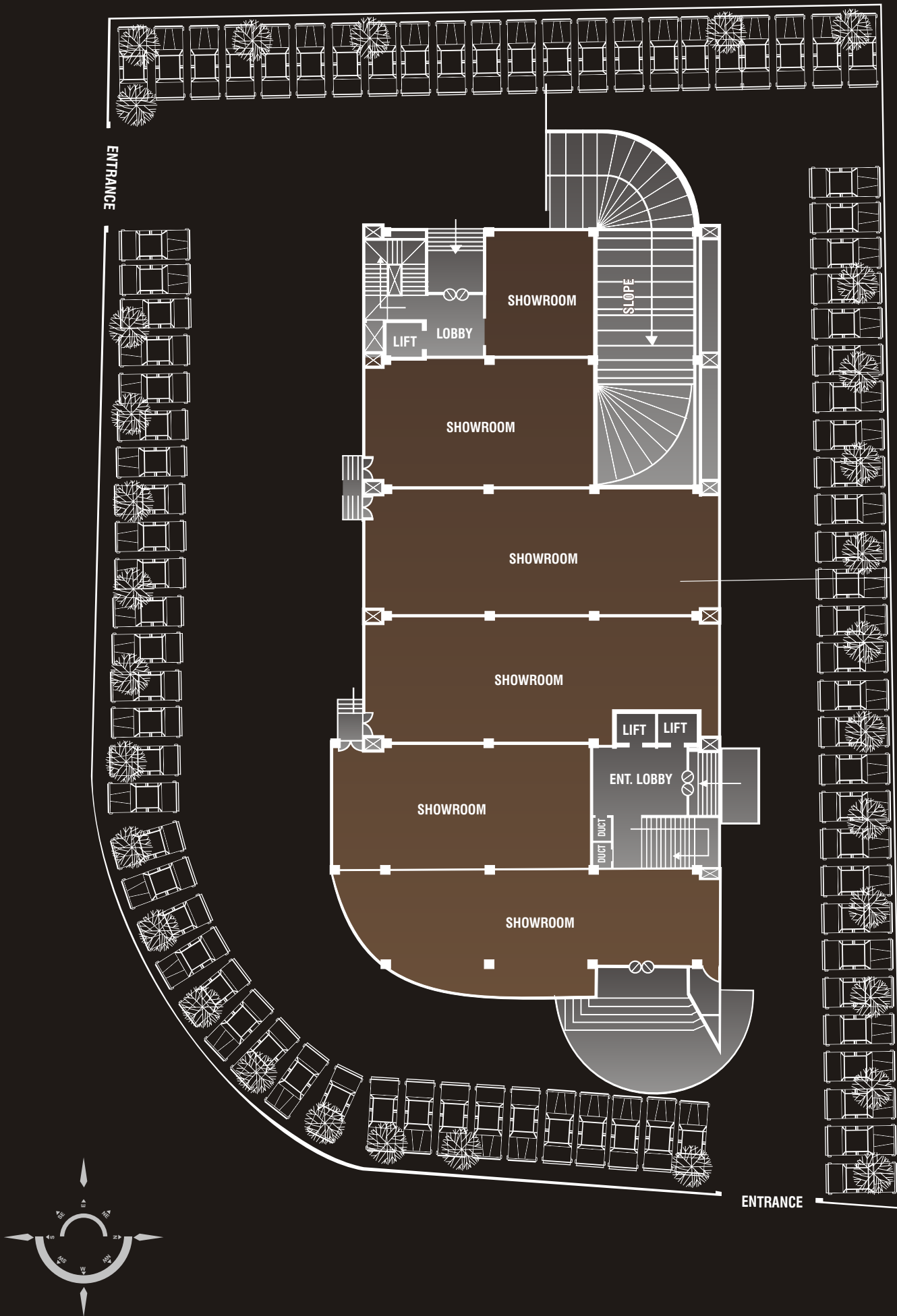
TC-34 / V 2, Vibhuti Khand, Gomti Nagar, Lucknow 226 010

Nature of Land : Freehold
Maps : Approved by Lucknow Development Authority

Location Plan

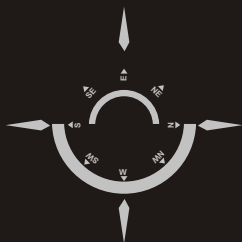
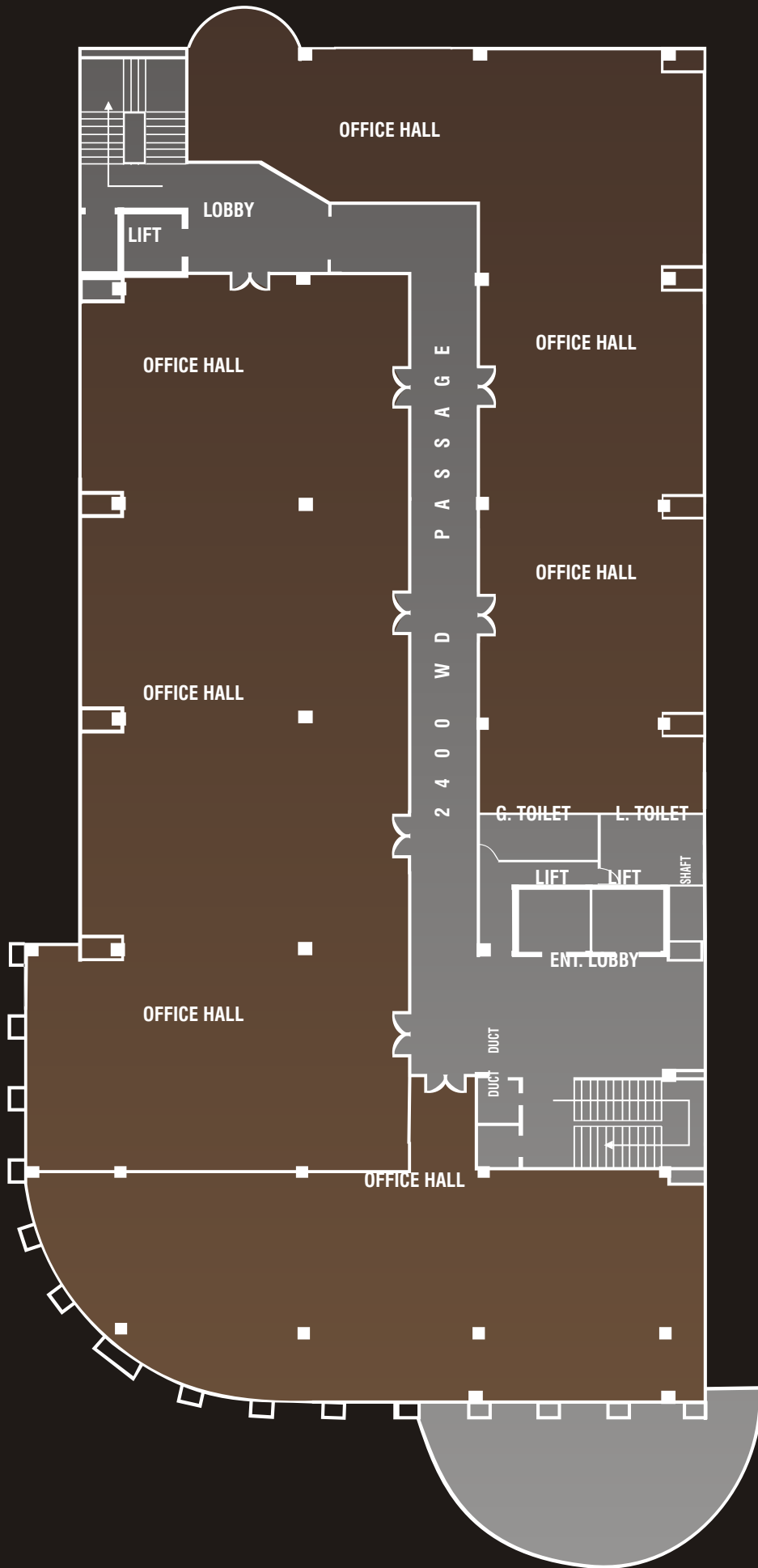
- Ideally located in Vibhuti Khand of Gomti Nagar
- Opposite the Indira Gandhi Pratisthan and U.P. Human Rights Commission
- In close vicinity to leading Government, Public sector and Private sector offices
- Within 15 minutes from all major Commercial and Residential areas, Government Organisations and Railway Station.
- Within 20 minutes hassle free drive from the Airport (via Shaheed Path)





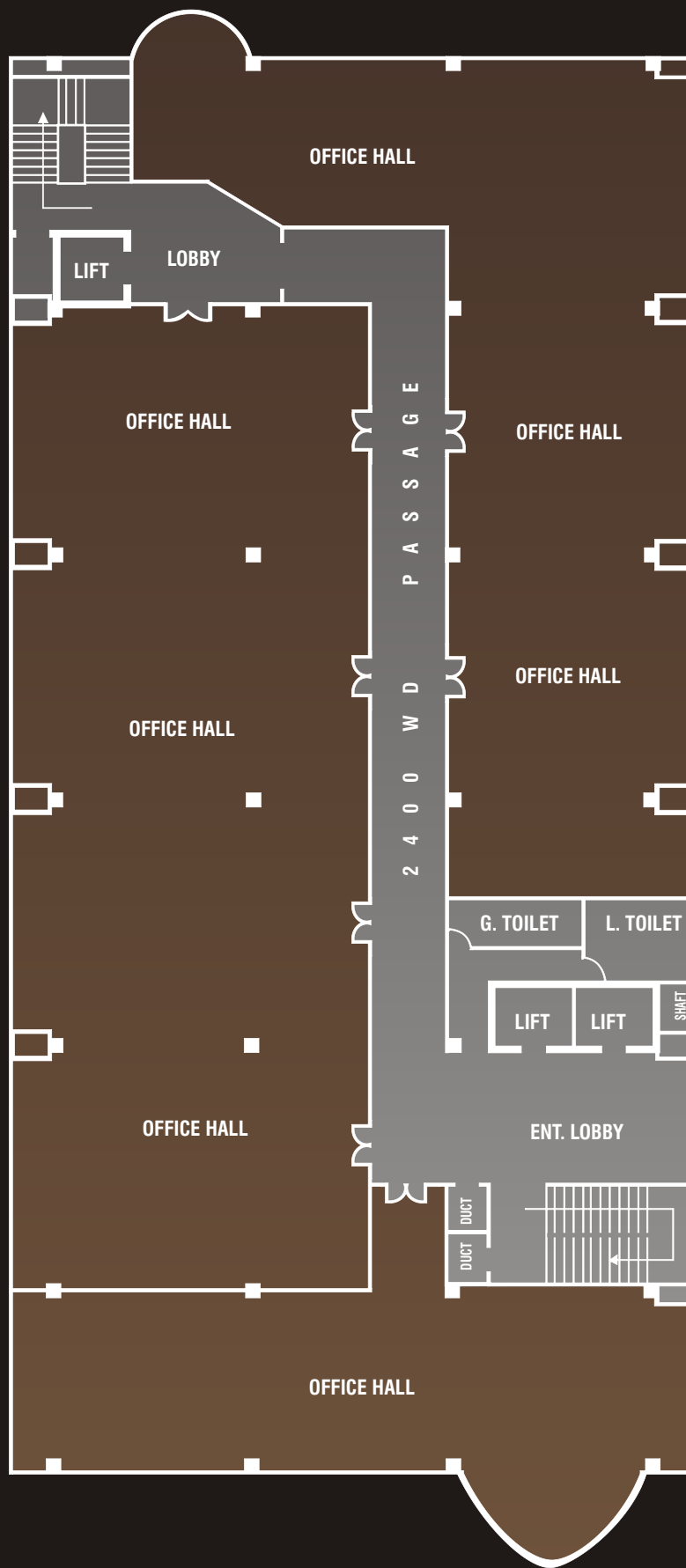
Ground Floor Plan

Area 10500 sq.ft. approx.



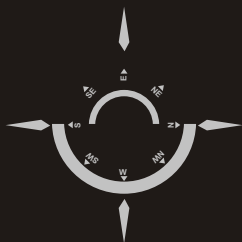
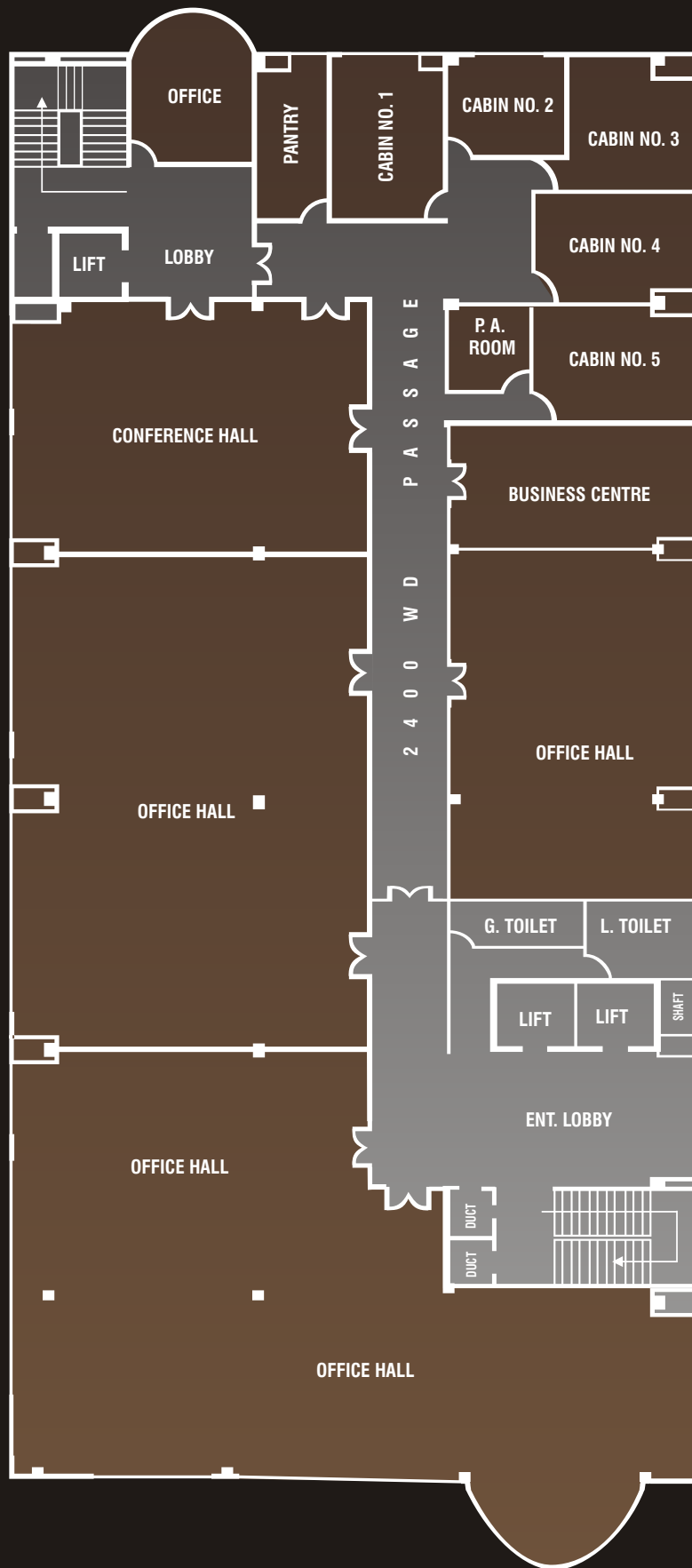
First and Second Floor Plan

Area 11500 sq.ft. approx.



Third to Fourth and Sixth to Eight Floor Plan

Area 11000 sq.ft. approx.



Fifth Floor Plan

Area 11000 sq.ft. approx.

Features and Specifications

State of the art Ground plus Eight storeyed building offering true-value advanced facilities to make the work environment efficient and enjoyable

Design and Structure

- The design incorporates large, efficient floor plates, wide columns span and high floor-to-floor clearance for optimal space utilization.
- The building structure is designed to Seismic Zone Specifications.
- Anti-termite treatment as per IS Code.
- Proper water-proofing treatment on the external walls.

Elevation

- Premium building finish with a combination of glass façade, stones and metal panels.
- Impressive Entrance Lobby finished with Marble, Granite and Vitrified Tiles on Floor and Walls
- Corridors and Upper Floor Lobbies finished with Marble / Vitrified Tiles
- Lift Lobbies finished with Marble / Granite / Vitrified Tiles
- All external window frames of aluminium with aluminium shutters fitted with tinted glass.

Office Space

- Offices will have rich finish with Marble / Vitrified Tiles flooring.
- Interiors finished with plastic emulsion painting on walls and ceiling.
- All office main doors will be of Teak wood / Glass with wooden frame

Toilets

- Provision for common ladies and gents toilets on all floors
- Tiles on Floors and wall upto 7'.
- CP fittings with European WC

Electrical

- Proper corridor and external lighting.
- Electrical wiring with concealed PVC conduits with copper conduits.
- AC Point and Power Point with provision of centralized AC units
- Concealed telephone wiring with intercom connection with main entrance lobby.
- Tap-off points for telecom and electricity provided on each floor.

Systems

- 100% Power Backup with multiple generators*
- Provision for Central Air-Conditioning*
- Modern fire detection and suppression systems with sprinklers, fire and smoke detectors.
- Telecommunication networks, option for fire optic connectivity.
- Three high speed automatic lift cars of OTIS or equivalent make with generator back up.

Value Additions

- A peaceful, noise free, pollution free clean and green open environment, conducive to work.
- Ample dedicated and general car parking
- Low operating cost through economies of scale.
- Professional property maintenance services.
- Provision of contemporary facilities within the complex like ATMs etc.*
- Provision for Open Air Multi Cuisine Terrace Restaurant / Café*
- Provision for a fully equipped Business Center and Conference cum Banquet Hall for meeting upto 50 people *

* Provisional

Land Owners

R. R. INFRASTRUCTURE PROJECTS

(A Joint Venture of  Tirath Housing and Pee Kay Builders)

Promoters

Shri Tirath Ram Agarwal

In Coal, Brick Kiln and Colonization Business, Chairman of Lucknow Vyapar Mandal and associated with social and educational institutions. Awarded U.P. Ratan Intellectuals Award. Former Vice President, All India Brick and Tiles Association, Past President, Oudh Gymkhana Club, Past President & Patron, U.P. Brick Kiln Owners' Association and U.P. Coal Merchants' Association, Former Alderman, Nagar Mahapalika, Lucknow.

Er. Sumer Agarwal

After early education from St. Agnes, St. Francis College, LaMartiniere and Colvin College did his B.E. from Roorkee and M.S. from Michigan, U.S.A. Awarded Teaching Fellowship, Research Assistantship and International Scholarship at the University of Michigan. Dy. Bhawan Leader and Member, Governing Council, University of Roorkee, Founder President of Lucknow Mertopolitan Jaycees and President of Rotary Club of Lucknow. Member of M.B. Club, Golf Club and Oudh Gymkhana Club. Engaged in construction of Residential and Commercial Complexes and Real Estate.

Er. Pawan Agarwal

B.Tech. (Mech.) and a technocrat established the Business. Since then he has never looked back and has the distinction of setting new landmarks year after year. The projects completed testify to their entrepreneurship, command and managerial skills. The qualified technical, financial and management personnel at their command have enabled them to embark upon many new projects of large magnitude. They are engaged in construction activities as well as manufacturing and entertainment industry for the last several years. They have constructed Commercial and Residential Complexes in Lucknow and Kanpur.

Rahul Agarwal

After his schooling from LaMartiniere College, Lucknow did his B.Com. (Hons.) from Shri Ram College of Commerce (SRCC), Delhi and Masters Programme in International Business from Symbiosis Institute of Foreign Trade, Pune. Presently engaged in the construction of Residential and Commercial Complexes. Member of M.B. Club, Oudh Gymkhana Club and Genesis Club.

Rohit Agarwal

After his schooling from LaMartiniere College, Lucknow did his B.B.A. from Lucknow University. Presently engaged in the construction of residential and Commercial Complexes. Member of Golf Club, Genesis Country Club and Oudh Gymkhana Club.

Architect



Arch. Arun Kumar
DESIGN GROUP

Halwasiya Court, Hazratganj, Lucknow 226 001

Tel : 0522 3013545 / 2621943 Mob : 94150 13645

Existing Projects



PRATIBHA TIRATH
APARTMENT



ANNAPURNA
APARTMENT



TIRATH BAKSHI
APARTMENT



GULMOHAR
APARTMENT



SHRI RAM TOWER



**RAJA RAM
KUMAR PLAZA**

On Going Projects

TIRATH VIKAS
APARTMENTS



- 2 & 3 Bedroom Premium Flats
- Eco & Vaastu Friendly
- 24 Hours Water and Electricity
- Round the clock Security
- Ready for Possession

2/G.H.-4, Vikas Nagar, Lucknow

BELL FLOWER



- 2 & 3 Bedroom Apartments for comfortable and modern living
- Centrally Located
- Excellent Light and Ventilation with road on two sides
- Eco & Vaastu Friendly with entrance from East
- 24 Hours Water / Electricity / Security

G.H.-7, UPIL Campus, Aishbagh Road, Lucknow

Forth Coming Projects

2 & 3 Bedroom Luxurious Flats

Near Amity Business School,
Vikalp Khand, Gomti Nagar, Lucknow

Commercial Shops & Office Space

Hazratganj, Lucknow

and many more....



R. R. INFRASTRUCTURE PROJECTS
(A Joint Venture of  Tirath Housing and Pee Kay Builders)

FF, Raja Ram Kumar Plaza
75 Hazratganj,
Lucknow 226 001
Tel : 0522-3919318, 3919319, 2615316
Mob : 9335245775

4th Floor, Rohit Bhawan
3 Sapru Marg,
Lucknow 226 001
Tel : 0522-2629066
Mob : 9839126387