





ONE FNG

MOVING FORWARD IN EVERY DIRECTION

A PROJECT BY



GROUP 108™
BUILDING NEW LEVELS OF EXCELLENCE



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.

With a legacy spanning over three decades in the real estate sector, our management team has been the driving force behind some of the most notable projects. They have successfully led the development of the Parmesh Complex, Ithum, World Square Mall & Hotel cumulatively encompassing an impressive 3.5 million sq ft. Their expertise is further exemplified in the ongoing Grandthum project in Greater Noida West, a testament to their unwavering commitment to excellence.

Building upon this foundation of trust and credibility, the management is proud to introduce its new venture, "One FNG," showcasing its enduring dedication to quality and innovation in the industry.





NOIDA'S BEACON OF ASSURANCE



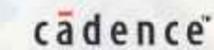
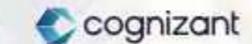
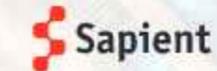
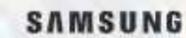
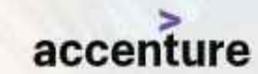
ONE FNG stands as an emblematic architectural marvel poised to reshape the cityscape and elevate Noida's essence to new heights. This remarkable endeavor seamlessly unites artistic creativity with state-of-the-art workspaces and contemporary retail, crafting an environment where work and leisure seamlessly converge in perfect harmony.

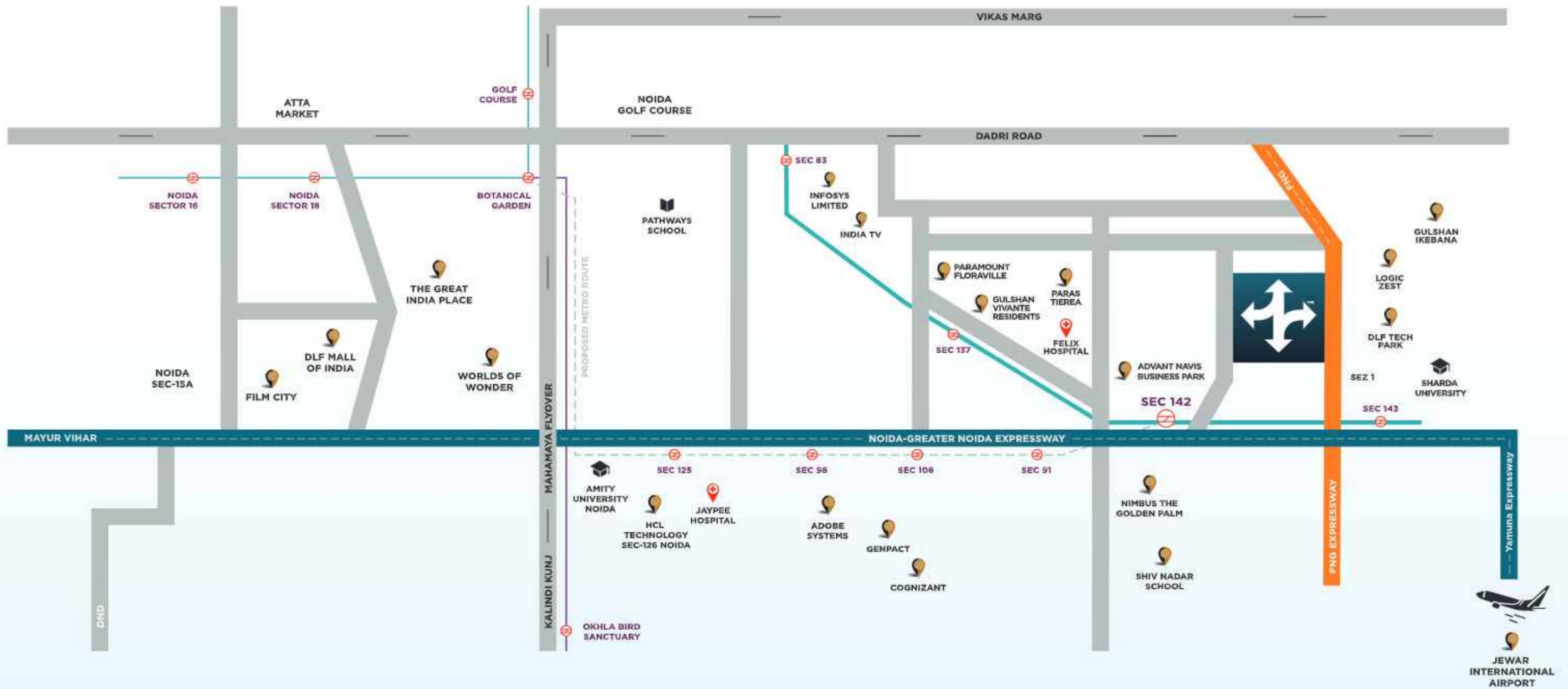
PRIME LOCATION

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.

Sharing the Neighborhood





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.

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

0.5 km
METRO STATION SEC 142

16 km
DND FLYWAY

2.3 km
METRO STATION SEC 143

51 km
UPCOMING JEWAR INTERNATIONAL AIRPORT

35 km
IGI INTERNATIONAL AIRPORT, DELHI

A SPACE FOR INNOVATION

Unlock Business Success

Unlock the gateway to your business's success by buying your dream space at ONE FNG.

Our office and retail spaces (@one), ranging from approx. 1,000 to 1,500 square feet, are designed for functionality and flexibility. Tailor your workspace or retail area to fit your unique needs in these lockable, versatile units. Experience a setting where your business can flourish, customized to your exact specifications.



OFFICE SPACES

Tower A (SOUTH WING): G+37 Floors

Tower B: G+15 Floors

RETAIL SPACES

Tower Retail: G+1

Hi-Street Retail (@ONE): Blocks F1-F5



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.

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.

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.

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.

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.

SERVICE FLOOR

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.

TOWER B





Generous Planning

(SPECIFICATION IS APPROX.)

17.5

FEET HEIGHT
GROUND & FLOOR 1

33

FEET HEIGHT
ENTRANCE LOBBY

11

FEET WIDE
LIFT LOBBY



GREEN BUILDING

7

FEET
CORRIDORS

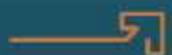
62.5%

OFFICE
EFFICIENCY

21

HIGH SPEED
ELEVATORS

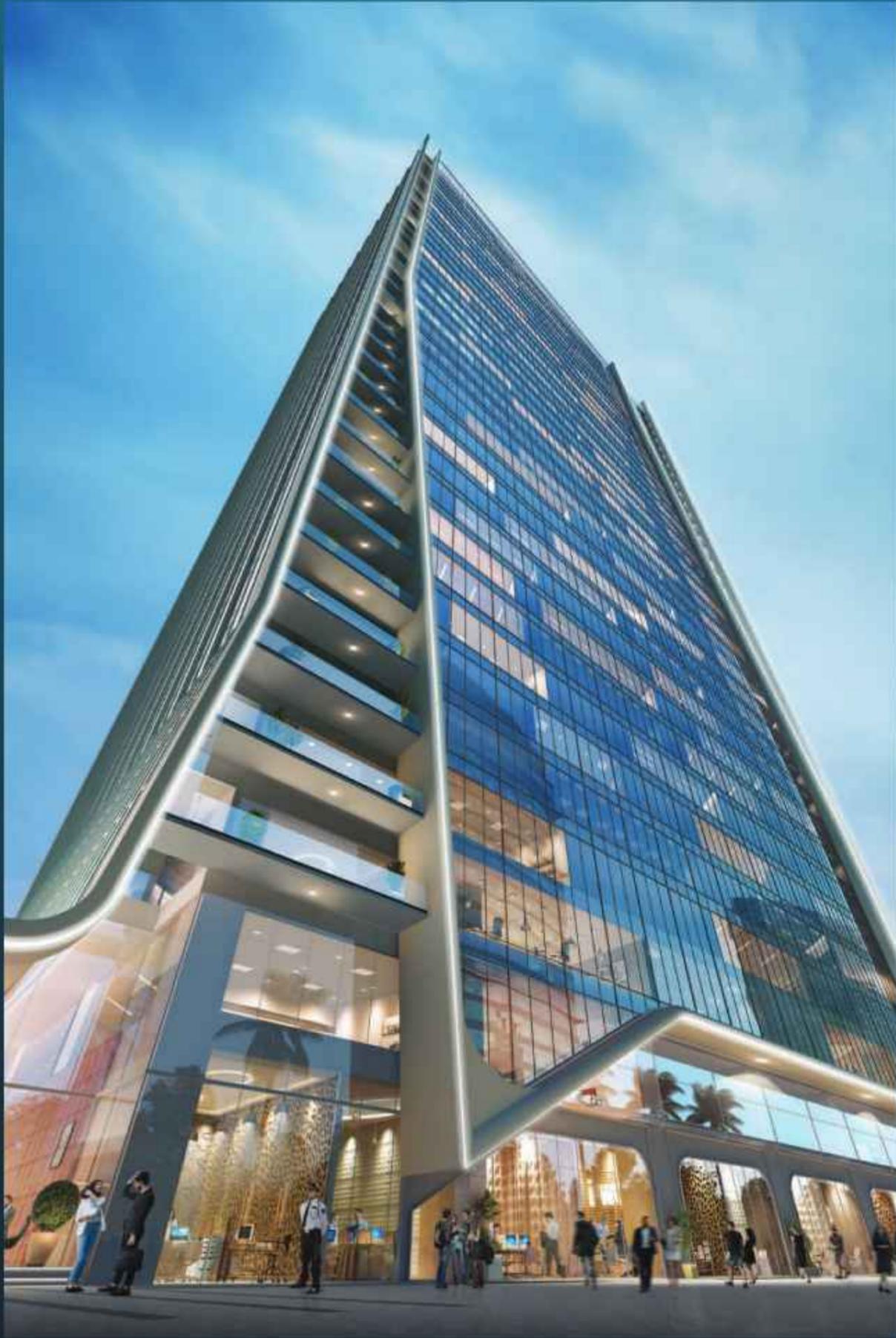
TOWER RETAIL



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.





TOWER A

(SOUTH WING)



G + 37 FLOORS

Separate Office & Retail Entrance

Dedicated Service Floor

Double Height Entrance Lobby

21 Hi-Speed Elevators

The Corporate Marvel

The eagerly anticipated office tower at ONE FNG is strategically oriented in the south direction. It will feature a conventional RCC structure, a central core design, and an expansive entrance lobby spanning around 5800 square feet. Numerous elevators ensure effortless vertical movement within the towers, enhancing convenience.

Office floors feature a height of 4.35 m

Business Center

We have dedicated a specialized area to facilitate corporates in conducting workshops and seminars, complete with pantry and hospitality services to enhance the experience. This caters to the needs of both internal employees and external stakeholders. The exclusive space is meticulously designed to accommodate and elevate the learning and collaborative experiences of all participants, fostering a conducive environment for high-quality professional development, engagement, and comfort.

Spread over 7500 sqft

Tower Retail

The ground floor boasts an impressive height of 5.35 meters, lending an airy spaciousness to the retail environment. The "L" shaped design of this tower's retail area accentuates its corners, optimizing visibility while ensuring separate entry points for retailers and visitors to the shops. This layout enhances accessibility and convenience while maintaining rigorous security protocols to ensure a safe and welcoming shopping experience.



THE CORPORATE MARVEL

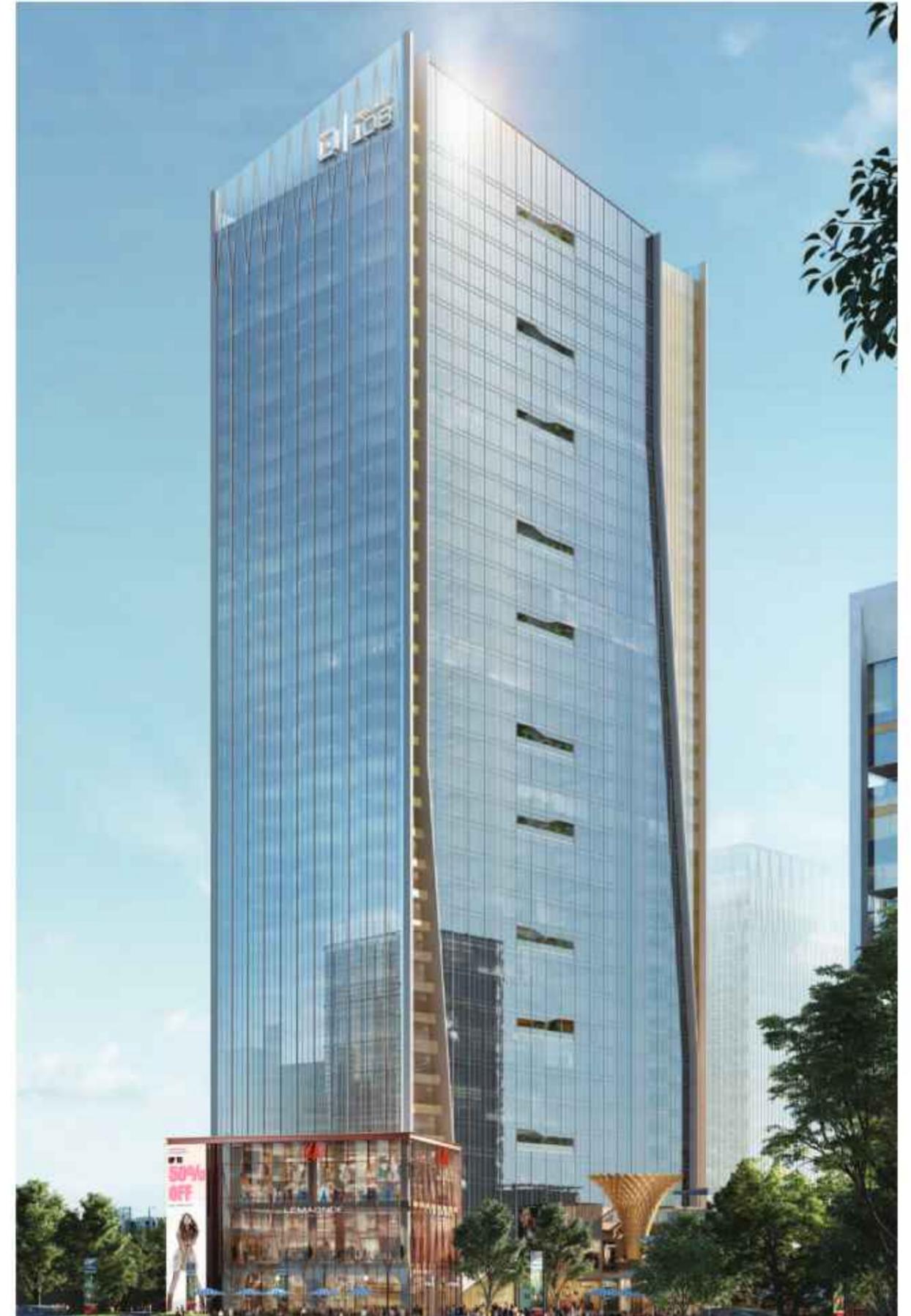


Blending Aesthetics with Functionality

The architectural design of Tower A (South Wing), the tallest office tower, is further enhanced by the addition of aluminium fins on its façade. These fins are not only a visually striking feature, providing an impressive aesthetic appeal, but they also serve a functional purpose. By reducing the direct sunlight exposure on the glass panels, the aluminium fins contribute to improved energy efficiency and comfort within the building.

Elevating Luxury in Design

In Tower A (South Wing), each level features two exclusive units, distinguished by their inclusion of covered verandas. This architectural element elevates the building's status, imbuing it with a premium quality. The covered verandas not only enhance the aesthetic appeal of the tower but also offer an added dimension of luxury and comfort for the occupants.





@ONE

HI-STREET RETAIL

WHERE RETAIL DREAMS
TAKE CENTER STAGE



HI-STREET RETAIL

Unveiling the Canvas of Retail Innovation

5 RETAIL BLOCKS

200+ SHOPS

F1 - F5

At the heart of our development, we have meticulously designed distinct retail areas. Tower Retail, encompassing the retail areas in Tower A (south wing) ground floor 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 (@ONE) 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).

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.



PROJECT USPs →



IGBC PLATINUM
PRE-CERTIFIED
FOR DESIGN



EV CHARGING
PODS



INDOOR AIR
QUALITY



EARTHQUAKE
RESISTANCE



SUSTAINABLE
MATERIALS



GREEN SITOUT
AREAS



CYCLE
TRACKS



DEDICATED
BUS SERVICE



GRADE A
OFFICES



GLASS
FACADE



INCLUSIVE



ACCESSIBLE



SITE LAYOUT

LEGENDS

- 1. Entry/ Exit
- 2. Drop off
- 3. Ramp to & from basement
- 4. Stepped circular water feature
- 5. Water feature with bubblers
- 6. Water feature with paving bands
- 7. Raised sitouts
- 8. Outdoor dining
- 9. Grass mounds
- 10. Shaded planters with seat wall
- 11. Play fountains
- 12. Cycle track





MARKETING OFFICE

PLOT NO. 7, TECHZONE 4, GREATER NOIDA WEST 201308,
UTTAR PRADESH, INDIA

REGD. OFFICE

PLOT NO. 3 & 4, 2ND FLOOR, A BLOCK MARKET, SAVITRI BHAWAN,
PREET VIHAR, DELHI 110092, INDIA

SITE OFFICE

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

   group108official    onefngofficial

UP RERA REG. NUMBER



UPRERAPRJ279516
<https://up-rera.in/projects>

MODE OF PAYMENT

COLLECTION A/C DETAILS: CHEQUE/DRAFT IN FAVOR OF "SS TECHNOPARK PVT LTD COLLECTION ACCOUNT FOR ONE FNG", ACCOUNT NO. 629305042272, IFSC: ICIC0006293, ICICI BANK LIMITED, BRANCH: RAJOURI GARDEN, DELHI.

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Carpet Area: Carpet Area is the net usable floor area of the unit, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the unit.

