



 **MAX** | MAX SQUARE  
ESTATES NOIDA



“Nature holds the key to  
our aesthetic, intellectual  
and spiritual satisfaction”

**E. O Wilson**  
Naturalist





Max Square is designed with focus on the elements of nature and nurture, and looks to incorporate the aspect of wellness throughout the building. It pays attention to the crucial elements that make up a modern workplace, including sustainability, design and a campus environment, enabling you to not just work, but flourish, and grow!

Designed to provide the highest standards of sustainable functionality, Max Square personifies Max Estates' WorkWell mantra, a unique amalgamation of attention to the physical, social, intellectual and spiritual well-being of users of the office space, creating a true balance between life and work.

Located on the Noida-Greater Noida Expressway and spanning approximately 700,000 sq.ft. of leasable area, Max Square IGBC Platinum Certified for Green Building Standards. It is set to house a first of its kind 10,690 sq.ft. central forest that seamlessly connects 'nature with work'.

Housing a suite of amenities including open retail avenues, multi-functional event spaces, food court, café, and an early learning centre, Max Square is an address of the future, redefining the office space, with everything you can need, under one roof.





## The Design Philosophy

Conceived from the image of a folded hand protecting a growing bud, Max Square brings the idea of nature and nurture to life. Designed as a unique C-shaped building block, with majestic towers rising 50m above ground level circumscribing a 10,690 sq. ft. central forest, it emerges as an aegis of our connection to nature, where the C-shaped building represents the curved human palm surrounding the built-in forest cover.

Created to address the future of work while considering human capital to be the most important asset of any organization, Max Square blends thoughtful design, well-planned interiors and superior hospitality in order to nurture a more productive, healthier and happier community. By integrating nature as an active participant in the work-life balance, the well-being of our employees is enhanced and improved.

We bring nature into  
your grasp, **literally**



## Introducing The Central Forest Courtyard





The 'Central Forest Courtyard', thoughtfully located at the heart of Max Square extends the core idea of work-life balance embodied by the development.

10,690 sq.ft. forest, open to sky, at the heart of the building.  
Unparalleled in Delhi NCR.

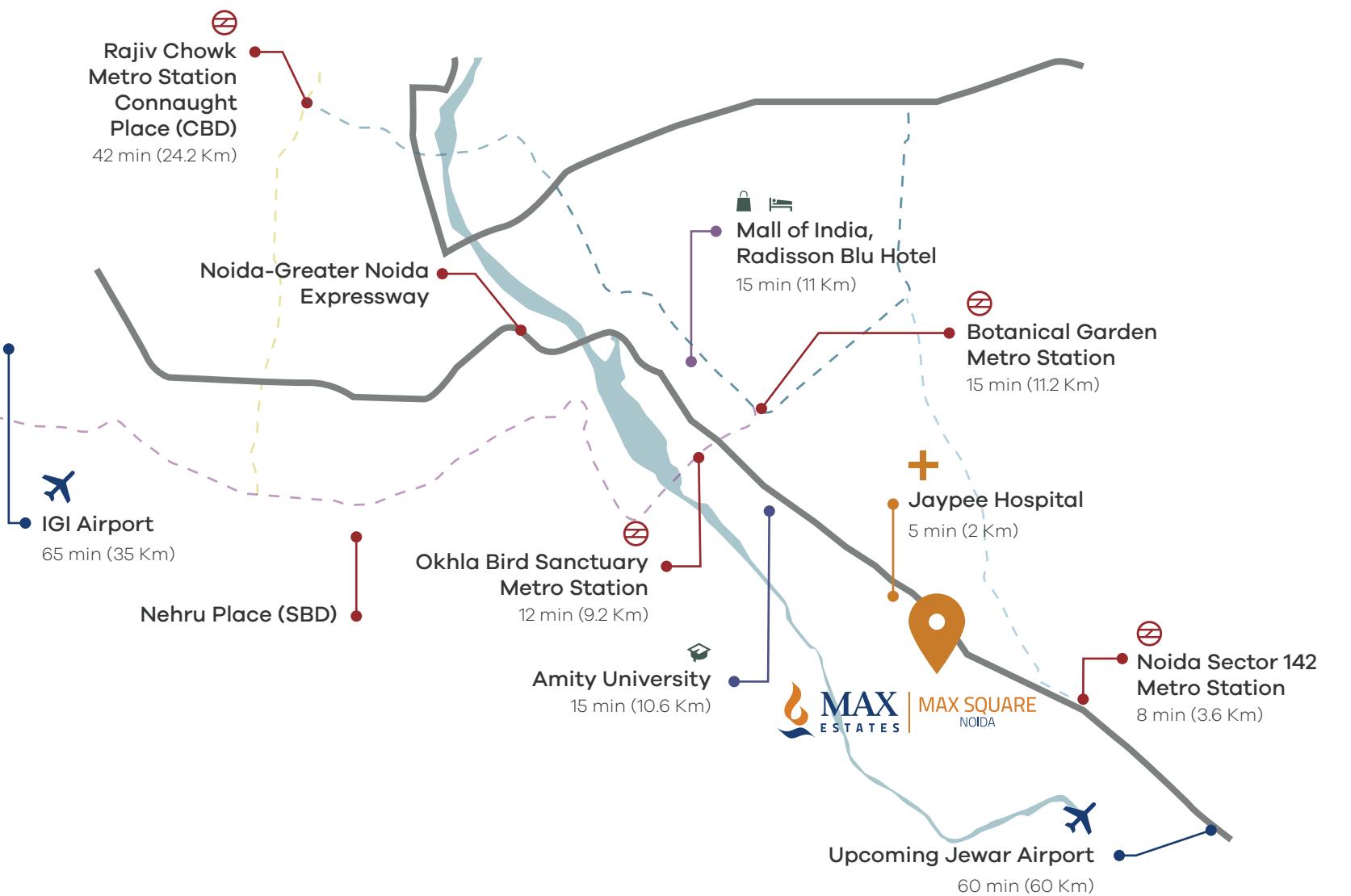
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Curated with specific species of horticulture that are conducive to the local environment, and envisaged to grow tall, the forest is designed to be enjoyed from all levels of the development.

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A state-of-the art stairway is designed to act as an extension of the occupants floors, encouraging one to walk through the foliage for a reinvigorating break through the day.





## Strategically Located To Enable Easy Connectivity

Developed in one of the fastest growing premium locations of NCR, Noida, Max Square is conveniently accessible through both road and metro. To further ease the accessibility, shuttle service will be available from the nearest metro station. With the upcoming Jewar International Airport a marker of the increasing development of the area, Noida is seeing an increase in government investment, as well as growth of social infrastructure and employment opportunities.

Meticulously chosen to be created especially in Sector 129 in Noida, Max Square fosters connectivity to all the prominent sectors of Noida through well-connected arterial road and metro routes. It also fosters an easy commute between New Delhi, NCR and other parts of the country through the Noida-Greater Noida Expressway, which is further connected to the Yamuna Expressway, the FNG Corridor, as well the DND Flyway and Noida Link Road. One of the fast-developing sectors in Noida, Sector 129 is a popular choice for commercial and residential developments alike.



IGI Airport



Upcoming Jewar Airport



Noida Sector 142 Metro Station



Botanical Garden Metro Station



Okhla Bird Sanctuary Metro Station



Rajiv Chowk Metro Station  
Connaught Place (CBD)



Mall of India



Radisson Blu Hotel



Amity University



Nehru Place (SBD)





# Work Well

Enabling You to Not Just Work,  
but **Work Well**

If that sounds like a *Mantra*, it's because it is one!

Based on the WELL standard, the *WorkWell* philosophy  
envisiones an environment built around enhancing and  
enriching your work, and your life.

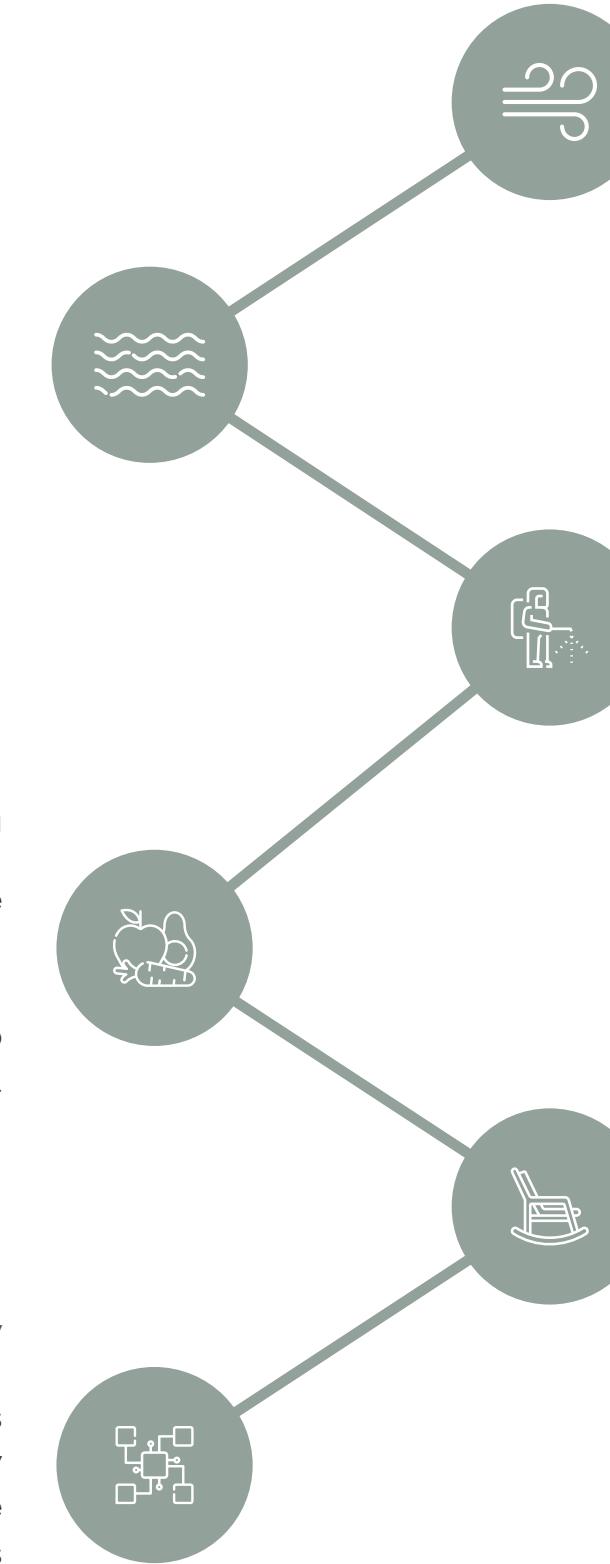


## Physical Wellbeing

At Max Square, we have prioritized the well-being of our occupants by taking special measures that promote a healthy lifestyle.

### Water

An intelligent water harvesting & recycling strategy enables us to provide safe and clean water, while lessening our impact on the environment.



### Nutrition

We attempt to provide seasonal-first fresh produce and portion controlled well sourced food options to our tenants to promote a healthy diet.

### Technology

Our operating philosophy is guided by leading technology partners, to ensure the experience of our tenants is of the highest quality.

### Air

Given the current circumstances of Covid and pollution, we have made air treatment our top priority. AHUs have ESP filters with MERV 13 equivalent rating, UV technology, as well as increased fresh air intake.

### Sanitation

We aim to ensure we provide the highest quality of care and germ-free environment in our developments, with use of UV lamps, and deployment of anti-microbial surfaces, ensuring safe contact.

### Comfort

Accessibility, ergonomics, acoustics, and thermal considerations with humidity control have been optimised to deliver a distraction-free, productive, and comfortable space.

## Natural Light

**Majority of every floor is bathed in natural light.**

IGBC Platinum certified for green building standards.

The design has an aspiration of achieving Energy Performance Index (EPI) of 87 Kwh/Sqm/year with glare-free daylighting of majority of the typical office floor.



\*For representation purpose only

## Air Quality

We look to provide the freshest air in our buildings with MERV 8 and MERV 13 equivalent rated filters. An Air Quality Monitor will capture & display pollutants PM1.0, PM2.5, PM 10, CO<sub>2</sub>, TVOC, and the AQI. Post Covid, we've transitioned to UV installation in our AHUs as well as increased fresh air intake, ensuring you are protected from the pollutants outside and inside as well.





## Pedestrian Walk System And Vehicular Driveway

A separate pathway leads people from the arrival plaza to the double-height lobby through the scaped boulevard that feels like a walk through nature. The people centric design design also enables seamless movement for differently abled and senior attendees with guided access through adequate signages, ramps and vertical transports.

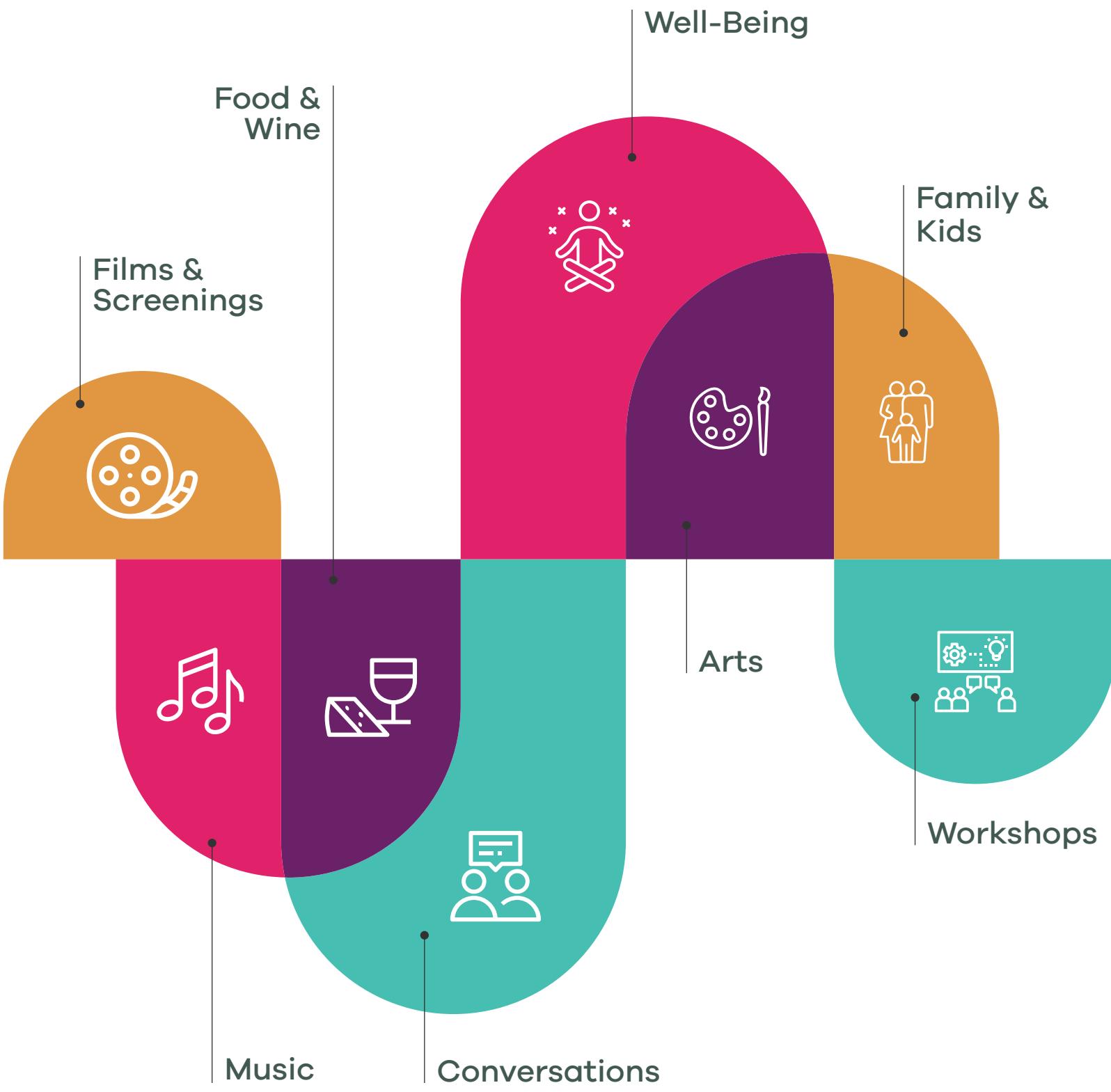
The vehicular driveway accesses three levels that consist of an elevated drop off at Upper Ground level, and 2 levels of basements with optimum accessibility to parking without hindering the movement at the central pedestrian pathway.



## Emotional Wellbeing

Max Square offers a healthy environment with amenities and activities that lets our occupants maintain a healthy work-life balance.





## P U L S E

Max Square is a building that literally pulses with life. Our intention is to blend thoughtful community experiences, conveniences, technology and design elements with superior hospitality to create an environment, which integrates work and life. We deliver the *WorkWell* promise through Pulse by bringing life to a brick-and-mortar building and nurturing the occupants within to be more productive, healthier and happier.



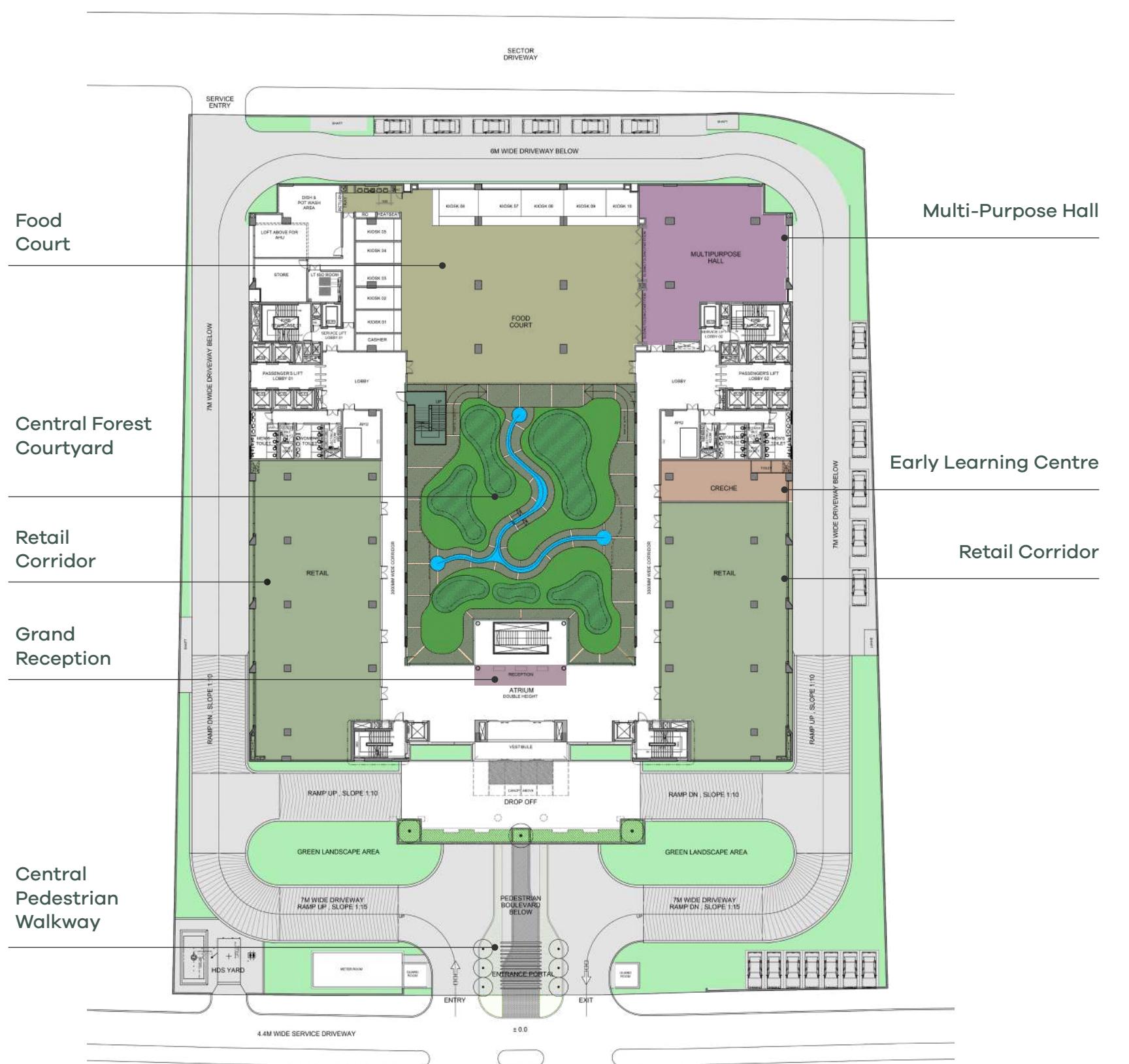
## WorkWell Suites

A boutique enterprise model of a managed office, which is an embodiment of our *WorkWell* philosophy extended into design and operation of a flexible office. It encompasses a unique amalgamation of physical, social, intellectual, and spiritual well-being of users in the office space, that helps create a true balance between life and work. It also incorporates 'Hot Desk' zone and 'Desk Hoteling' to offer a hybrid workplace mix, allowing the users to choose from an array of options of work from office, work from home, or work from anywhere.



# At Max Square You Won't Miss A Thing

Tackling some of the important concerns, we have catered to the occupier's need of experiencing holistic well being by curating a confluence of spaces and amenities including retail avenues, restaurants, multi-purpose hall, dining spaces, early learning centre, central forest cover and inspiring artwork.





\*Artistic impression

## Grand Reception

Max Square welcomes its visitors with an expansive reception. The double-height lobby complements the central forest courtyard and adds an aura of openness, transparency, and well-being.

## Multi-Purpose Hall

We provide a well-equipped all-purpose hall that is flexible enough to allow our tenants to host various events and activities.





## Early Learning Centre

Max Square aims to empower its occupants with facilities extending beyond the office. With an Early Learning Centre, we will aim to further ease the needs of our occupants by providing a nurturing environment for their children.

## Experiential Retail

Max Square will offer retail avenues geared towards the convenience and needs of our occupants. The unique design allows you to be connected with nature and the forest courtyard along with a retail in-store experience.





## Food Court

Hang out with your colleagues, or just grab your morning cuppa at our food court before heading to work, we bring the best of our hospitality for your comfort with a 410-seater food court.

\*For representation purpose only



## Designed Responsibly and Sustainably

### Green Building

Max Square is IGBC Platinum Certified for Green Building Standards including appropriate orientation, adequate walls and over deck insulation. Furthermore, with MEP interventions and critical design elements of façade, the building fosters a healthy indoor environment and optimum carbon footprint.



## Sustainability

Following our values of conservation and minimizing ecological footprint, we have adopted ways in which we can harness the power of renewable energy resources and use it to fulfil our day-to-day demands. Max Square has a ground water recharge system, and a waste management including segregation of dry and wet waste, as well as on-site water treatments of 100% of the wastewater for sustainable use.

The inclusion of glass façades in the design ideology also ensures energy efficiency with enhanced utilisation of natural light for illumination, as well as energy. Majority of the planned floor plates receive natural light, which will prove to be an invigorator for employee health.



## Responsibility

We believe in building with care, and ensuring the well-being of all our stakeholders. Focus on safety and responsible building practices is paramount. Our labour force at site is provided access to safe and hygienic amenities such as a dedicated dining hall, clean toilets, rest area etc. in addition to a first aid room, PPE, access to healthcare facilities and emergency training, and vaccinations. There is also a zero-tolerance policy towards child labor and forced labor on the project sites.



“The reshaping of our working style demands a radical transformation in our workplace design.”



## The Future Of Workspace

With innovation and architectural ingenuity, Max Square accommodates the hybrid workplace model and creates a futuristic community of thriving employees. It caters to the holistic well-being of employees, with tech-enabled interventions to add ease and convenience in functioning, combined with the natural ecosystem. Designed to give an uplifting experience with a successful blend of the hardscape and softscape elements to give it a distinct identity in the sea of static workspaces, it creates a habitat that seamlessly connects outdoor and indoor spaces, while driving innovation, community and collaboration.

# Where All Your Office Needs Are Catered To

## Warmshell

We offer tenants office space with basic features in place, allowing them the flexibility to implement their desired specifications and budget, with full support from us at every stage.



\*For representation purpose only

## Built To Suit

We create tailored spaces - customised, designed, and developed as per your requirements. We are driven by industry & technology leaders from around the world, which gets reflected in your office space.



\*For representation purpose only

# Where All Your Office Needs Are Catered To

## Zero-Capex

Recognizing the current customer preference to meet office expansion and consolidation needs while conserving cash, we offer fully fitted out customized solutions – a Zero Capex solution to your real estate needs.



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## WorkWell Suites

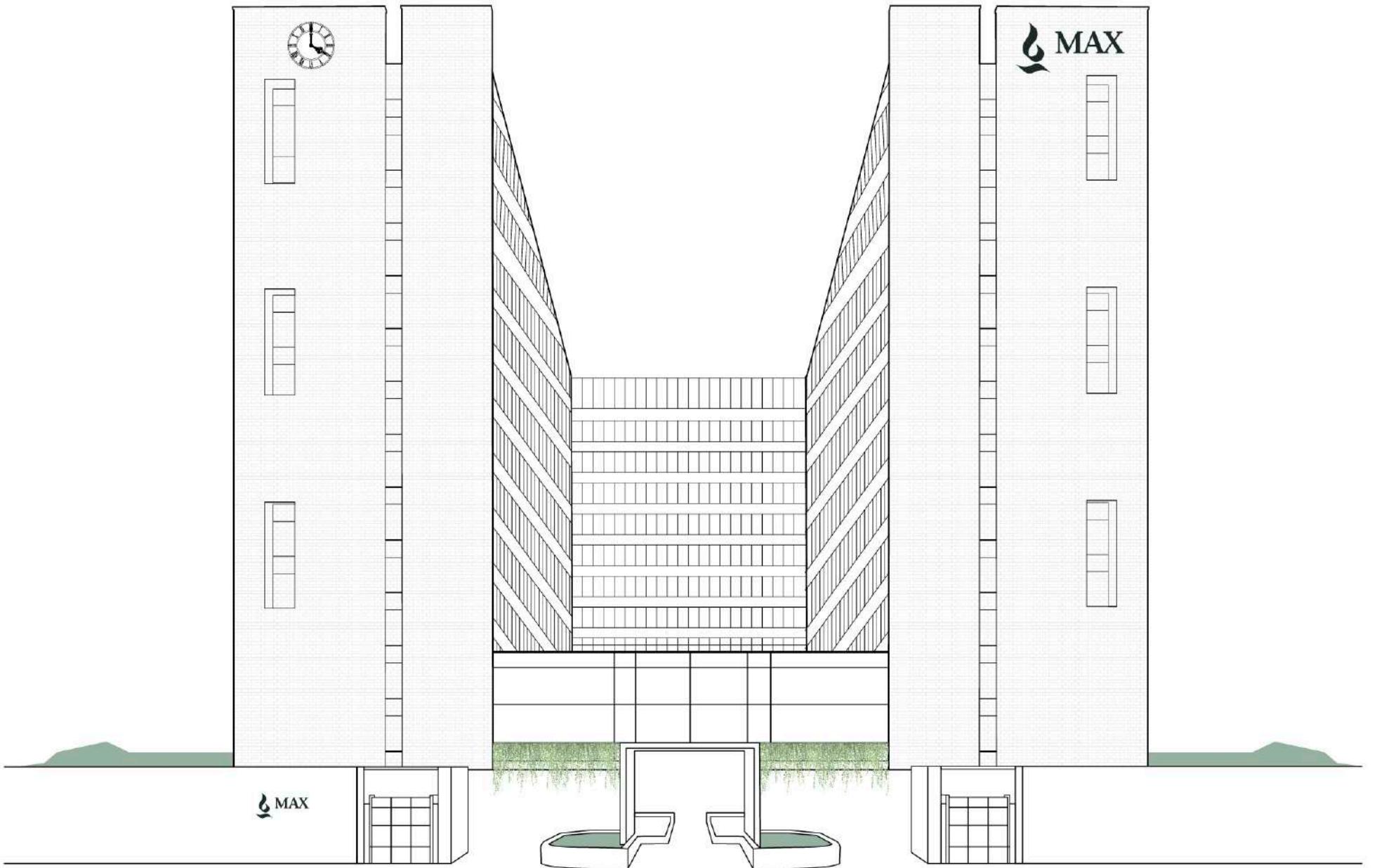
Managed Offices by Max Asset Services, created and operated by our team as per your needs, to provide flexible, fully serviced office spaces reflecting the individuality of your company. Our expertise in operations gives our customers confidence that they are creating the best-in-class employee experience leveraging technology, human-centered design, and amenities unique to them. Our current WorkWell suites offering is IGBC Platinum Rated for Green Interiors and WELL certified.



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# Fact Sheet



**Type of building – Commercial**  
**Leasable Area: 6,71,937 sq.ft.**

## Number of Floors

12 Office Floors  
1 Retail Floor  
3 Levels of Parking in Basement and Lower Ground  
10 Passenger Elevators  
2 Service Elevators  
2 Shuttle Elevators

**Typical Floor Size:**  
**~4,975 sq.mtr. (53,551 sq.ft.)**

## Efficiency

Floor Efficiency @ 70%  
Greater Versatility in Floor Plan Layout

**Sustainability : IGBC Platinum Certified for Green Building Standards**

## Car Parking: 886

## Common Amenities

Landscaped Courtyard of 10,690 sq.ft. Area  
Food Court  
Multipurpose Hall  
Early Learning Centre  
Conference Rooms

## Air Treatment

Latest 3-tier treatment clean air technology at par with Global Standards  
4 air Handling Unit on each tenant floor  
Treated fresh air provided to AHU  
Chiller system comprised of Water Cooler Chilling unit, with total installed capacity of 1,350 TR

**Ceiling Height: 4.03 m (floor-to-floor)**

## Back of House Facilities

Driver's Room and Rest Room  
Security Screening Area in Building  
Dry and Wet Garbage Sorting and Storage

## Façade Features

Low E, high performance glass  
Fully Unitized Aluminium Curtain Wall Panel  
Brick Cladding Façade

## Security

CCTV Surveillance throughout Common Area and Basement

## Power Back Up: 100% Power Back Up

## Electrical

33 KV HT Power from UPPCL to dedicated HT Meter room near the main gate  
Main LT Panels located at Upper Basement  
Two base building transformers, each of 2,500KVA  
Two electrical room allocated to each tenant floor  
Three, 1,500 KVA generators to meet base building requirements, with day tank capacity of 900 litre each

## Water

2 x 20,000 litre fire reserve tanks at roof of building  
2 x 40,000 litred domestic water tank at roof of building  
2 x 35,000 litre flushing water tank at roof of building  
2 x 20,000 litre softwater tank at roof of building  
2 x 60,000 litred domestic water tank in basement  
1 x 60,000 litre raw water tank in basement  
2 x 2,50,000 litre fire water tank in basement

# Floor Plans

The unique U-shaped floor plate has been designed to ensure an enhanced experience for tenants across all floors. With a view of the central forest courtyard across all locations on the floor plate, and access to abundant natural light, the floor plan allows efficient utilisation of energy and a connection with nature, no matter where you are in the building.

The floor plan has been designed for modularity, allowing efficient divisibility of the floor plate, allowing it to be used for single and multi-tenancy office floors with adequate accessibility.

The occupancy limit of a floor plate is more than 360 persons while the average floor-floor height is 4.03 meters

Large floor plate of  
**~53,500 sq.ft.**

Pillar to Pillar Distance  
**11.2m X 8.4m &  
14m X 8.4m**

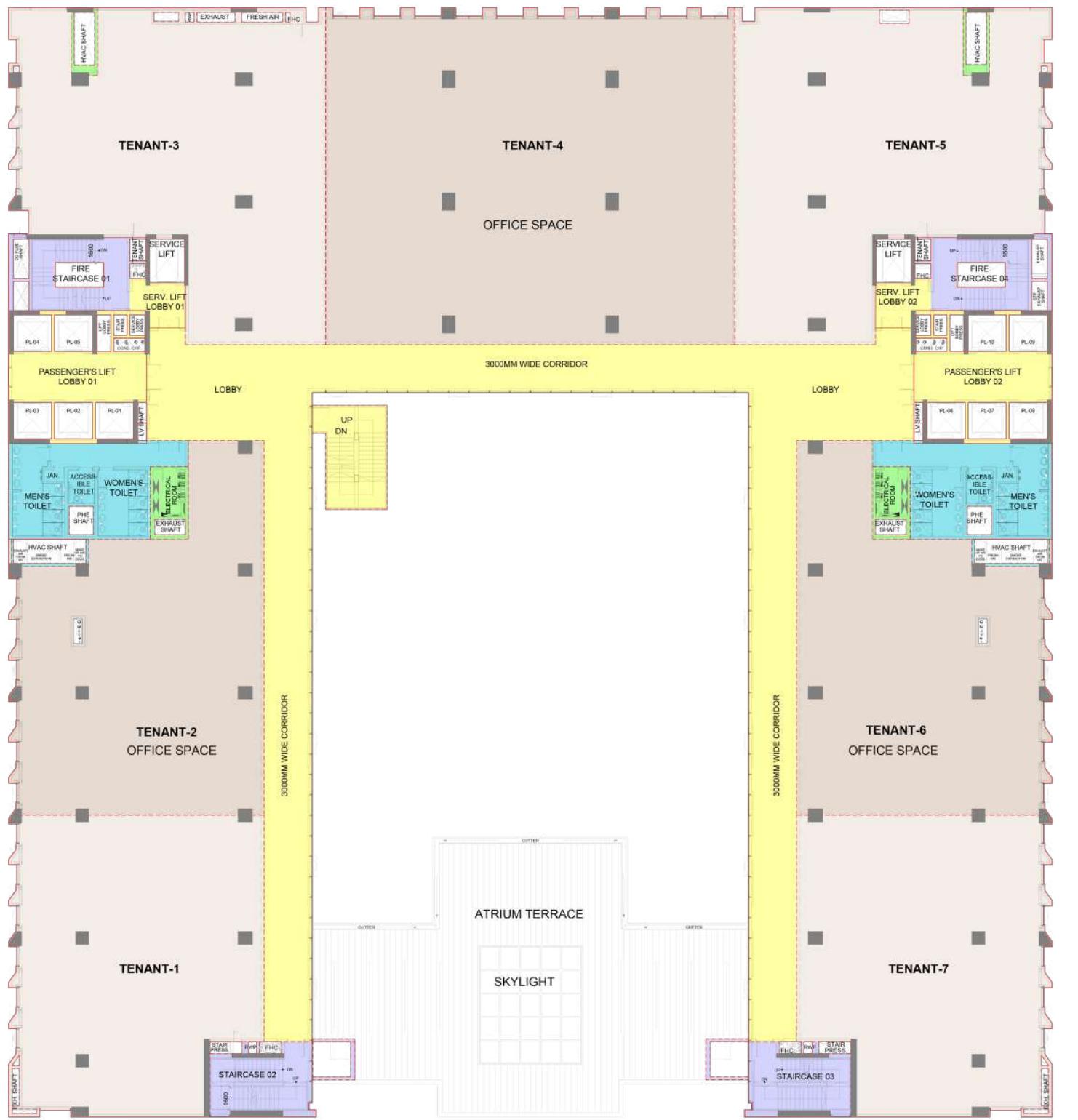
**Modularity in floor**  
Design allows efficient divisibility of the floor plate

Passenger Elevators **x10**      Service Elevators **x2**

Shuttle Elevators **x2**



## 2<sup>nd</sup> Floor Plan



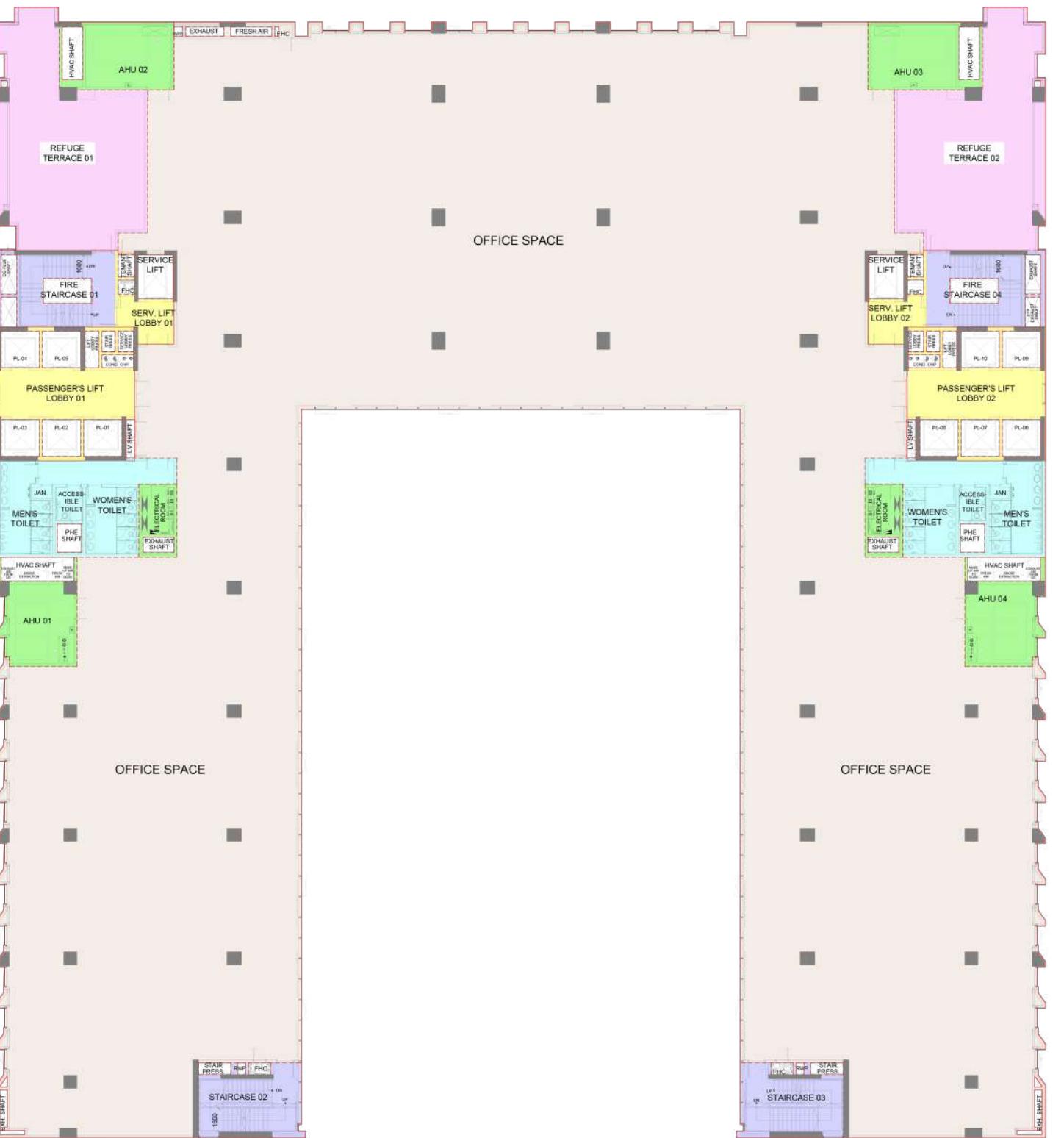
## 3<sup>rd</sup> Floor Plan



## 4<sup>th</sup>, 8<sup>th</sup> And 12<sup>th</sup> Floor Plan



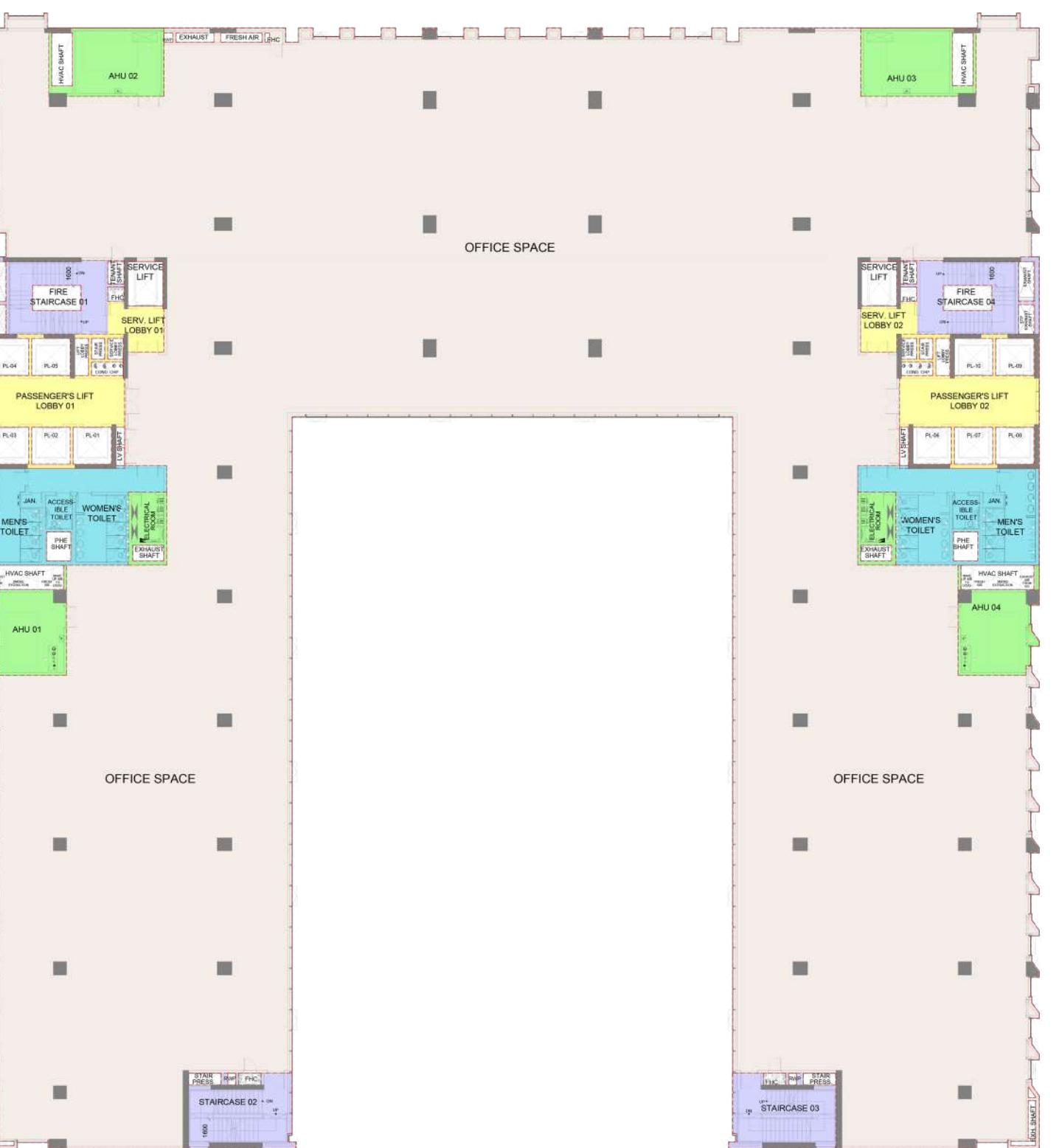
## 5<sup>th</sup> And 9<sup>th</sup> Floor Plan



## 7<sup>th</sup> And 11<sup>th</sup> Floor Plan



## 6<sup>th</sup> And 10<sup>th</sup> Floor Plan





## Our Values

### Sevabhav

Positive social impact, helpfulness, culture of service, mindfulness.

### Excellence

Expertise, dependability, entrepreneurship, business performance.

### Credibility

Transparency, integrity, respect, governance.

## Max Group

Max Group is a leading Indian multi-business conglomerate with a commanding presence in the Life Insurance, Senior Living and Real Estate industries. It has a total customer base of 4 million, with around 400 offices spread across India and an employee strength of more than 16,000.

Max Group comprises of three holding companies - Max Financial Services and Max Ventures & Industries, which are listed on the Indian stock exchanges, and Max India. The Group's investor base includes marquee global financial institutions such as New York Life, KKR, IFC Washington, Baron, Vanguard, Ward Ferry, Briarwood Capital, Locus Investments, Nomura, First State Investments, Blackrock, First Voyager, Eastspring, Target Asset Management, Jupiter, Habrok and Doric Capital.

The Group was founded in 1985 by Mr. Analjit Singh, a global industry statesman, who has been honoured with the Padma Bhushan, one of India's highest civilian awards, by the President of India, for his contributions to trade and industry.



## About Max Estates

Max Estates Limited is the real estate development arm of the Max Group. It is a 100 percent subsidiary of Max Ventures and Industries Limited (MVIL), one of the three listed entities of the Max Group. Established in 2016, the mission of Max Estates is to offer spaces for Residential and Commercial use with utmost attention to detail, design and lifestyle. Max Estates aspires to be the most trusted Real Estate company driven by the desire to enhance the well-being of everyone we touch. With an

exceptional team of engineers, architects, planners, specialists, and collaborations with global leaders in design, master planning, landscape and sustainability, Max Estates is committed to delivering a unique quality of excellence and lifestyle to all our customers. Our goal is to bring Max Group's values of Sevabhav, Excellence and Credibility to the Indian real estate sector. Currently Max Estates' portfolio consists of one residential community of luxury villas, and three commercial office properties in NCR that brought in the concept of WorkWell to India.

## Max House, Okhla

Located in the Central Business District of South Delhi - the design vocabulary of Max House extends the narrative set by its Industrial vicinity and adapts it for a modern workforce.

Max House is LEED Gold certified for Green Building Strategies and IGBC Gold Rated for Health and Wellness aspects. It integrates itself with its surroundings, a marked departure from typical commercial developments. It offers its tenants a host of F&B amenities, meeting and community building spaces at a well-connected, and easily accessible location in the heart of South Delhi.



## Max Towers, Noida

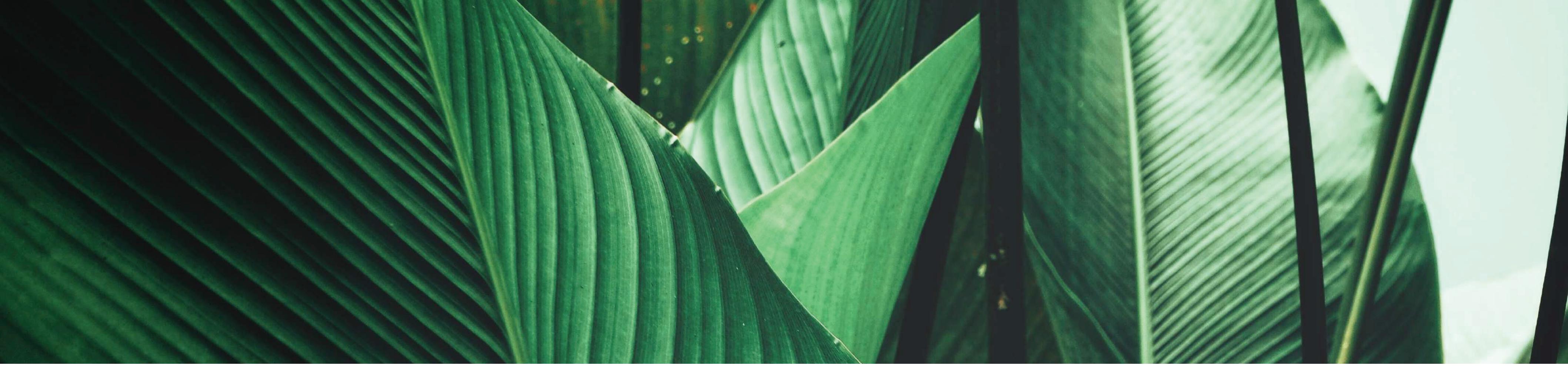
Strategically located at the edge of South Delhi in Noida, Max Towers is a next-generation office building, LEED Platinum certified for Green Building Strategies, and IGBC Platinum rated for Health and Well-Being aspects.

The building enables its occupiers to truly WorkWell through its in-house Auditorium, host of operational F&B amenities, engaging art, an early learning center, a fitness center, meditation room, a 374 seater cafeteria and sports facilities.

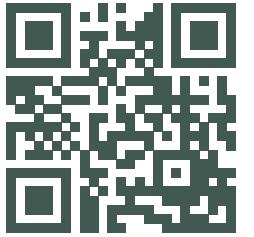
## 222 Rajpur, Dehradun

222 Rajpur is a premier residential community located adjacent to the Malsi forest, at the most exclusive address in Dehradun. Spread across 5 acres, 222 Rajpur offers a limited inventory of 22 villas to those discerning homeowners who value privacy and desire a life of tranquillity within a beautiful natural setting.





## Contact Us



### Max Square

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### Disclaimer

Max Estates Limited (CIN no. U70200PB2016PLC040200) is having its Corporate office at Max Towers, L-15, C - 001/A/I, Sector- 16B, Noida, Gautam Buddha Nagar, Noida UP 20130 & Registered office at 419, Bhai Mohan Singh Nagar Village Railmajra, Tehsil Balachaur, Nawanshehar, Punjab 144533. Max Estates Ltd. is the promoter of Max Square Ltd. and Max Estates 128 Pvt. Ltd. Max Square is owned by : Max Square Ltd., having its Registered office Address at : Max Towers, L-12, C - 001/A/I, Sector- 16B NOIDA UP 201301, CIN : U70200UP2019PLC118369. Its Occupation Certificate has been received on 25.2.2023. Spaces at Max Square are available for rent and no sale of space is being advertised in said building.

Max Towers is owned by : Max Towers Pvt. Ltd.(previously known as Wise Zone Builders Pvt. Ltd.),having its Registered office Address at : Max Towers, L-12, C - 001/A/I, Sector- 16B NOIDA UP 201301, CIN : U70109UP2016PTC087374. Its Occupation Certificate has been received on 21.12.2018. The project 'Max Towers' is registered with the UPRERA with registration no. UPREPAPRJ12475. Please refer to project details on the website of UPRERA [www.up-rera.in](http://www.up-rera.in).

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222 Rajpur promoted by Max Estates Ltd. (CIN no. U70200PB2016PLC040200) is having its Corporate office at Max Towers, L-15, C - 001/A/I, Sector- 16B, Noida, Gautam Buddha Nagar, Noida UP 201301 & Registered office at 419, Bhai Mohan Singh Nagar Village Railmajra, Tehsil Balachaur, Nawanshehar, Punjab 144533. Its Completion Certificate has been received on 10.05.2018. UK RERA Registration No. UKREP08170000001. Please refer to project details on the website of UKRERA [www.ukrera.org.in](http://www.ukrera.org.in) prior to making any decision.

