

Project: #TheIconic

Location: Okhla Phase-III, South Delhi

Available for Fitout: January 2024



THREE HANDS[®]
BUILDING COMMUNITIES



Welcome to **#ThreeHands**

With prime focus to build commercial real estate for select corporates, Three Hands Infrastructure (India) Private Limited (Three Hands) is a smart generation real estate company seeking new generation workspaces with global standards. Its innovative designs and concepts are as per the requirements of the corporates, making it the most preferred choice of leading corporates for office properties in New Delhi area.

Every project of Three Hands ensures safety and eco-friendly design standards that are at par with the best properties in the world. And why shouldn't it? After all, every human life is important and so is our fragile environment. Moreover, Three Hands envisages itself as a real estate development company with the highest standards of professionalism, ethics and customer service and therefore, ensures quality work at each and every step to deliver its clients world-class infrastructure. Three Hands is one of the few ISO 9001:2008 certified builders in India. The ISO certification covers processes related to design, construction management and marketing of commercial buildings. The company was incorporated on July 4, 2012.













#TheAddress-Plot No. 62

Three Hands' flagship project **#TheAddress**, located in **Okhla Phase III**, was delivered in record nine months period and is fully occupied. It boasts hosting blue chip companies like **C.K. Birla Group**, **Hero Future Energies**, **Carrier Air Conditioner**, **Etsy**, **Maxposure Media**, **Gingerpan SwapCart**, and **Fortune Stones**.

#TheHub-Plot No. 66

The second project of Three Hands, **#TheHub** was delivered in record nine months period and 100% leased out instantly. It boasts of hosting blue chip companies like **Keventers**, **TVS. DOOnline**, **The NEW Shop**, **Ahlawat & Associates**. Keventers (a legacy brand known for its milkshakes)

#TheOasis-Plot No. 31

Three Hands is proud to announce the Completion of **#TheOasis** in **Okhla Phase III**. An ultimate destination for Corporates in South Delhi, **#TheOasis** is now open for **leasing** for select corporates.

#TheIconic-Plot No. 47

Three Hands is proud to announce the Launch of **#TheIconic** in **Okhla Phase III**. **#TheIconic** is now open for **pre-registration** for select corporates.

#TheInfinity-Plot No. 88

Upcoming Project

#TheTrinity-Plot No. 21

Upcoming Project

#Thelconic: Building A Solution

#Thelconic stands out as an exceptional quality office, combining stunning architecture with high building standards. The floor plans follow the guiding principle of modularity, and can therefore be as efficient and flexible as they are required to be.

KEY FACTS

Super Built Up Area	30,000 sq. ft
Building Heights	14.99 m
Total Number of Floors	Basement Ground +4 Terrace
Typical Floor Plate Size	4,750 sq. ft
Floor Condition	Warmshell with screeding

THE COMMON AREAS OF THE BUILDING ARE EQUIPPED WITH

A combination of brick and marble exuding a feeling of warmth and welcome

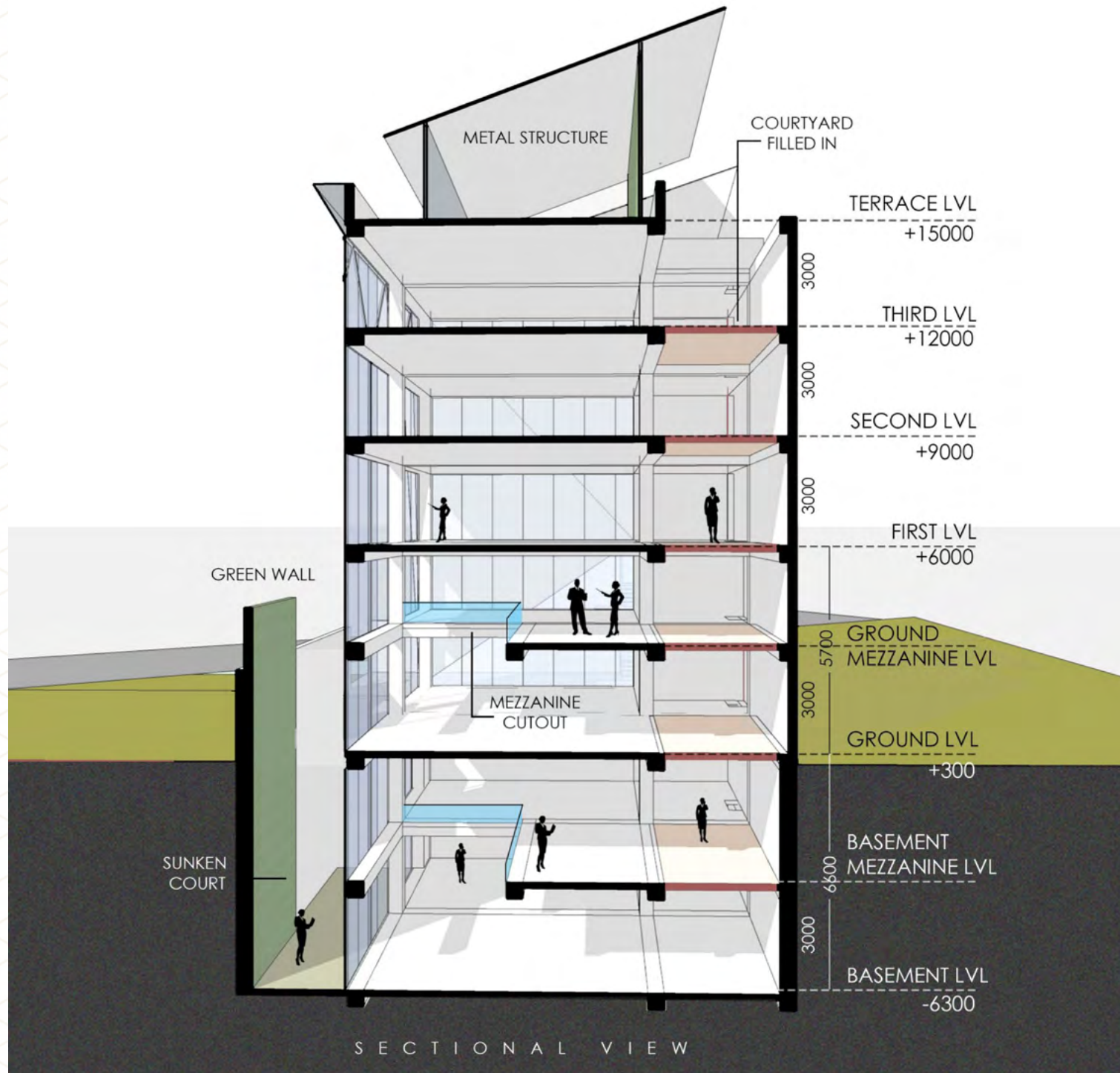
Efficient floor plates with a clean and effective design

A sense of luxury with comfort

High design standards

Excellent natural light

Surrounded by greenery

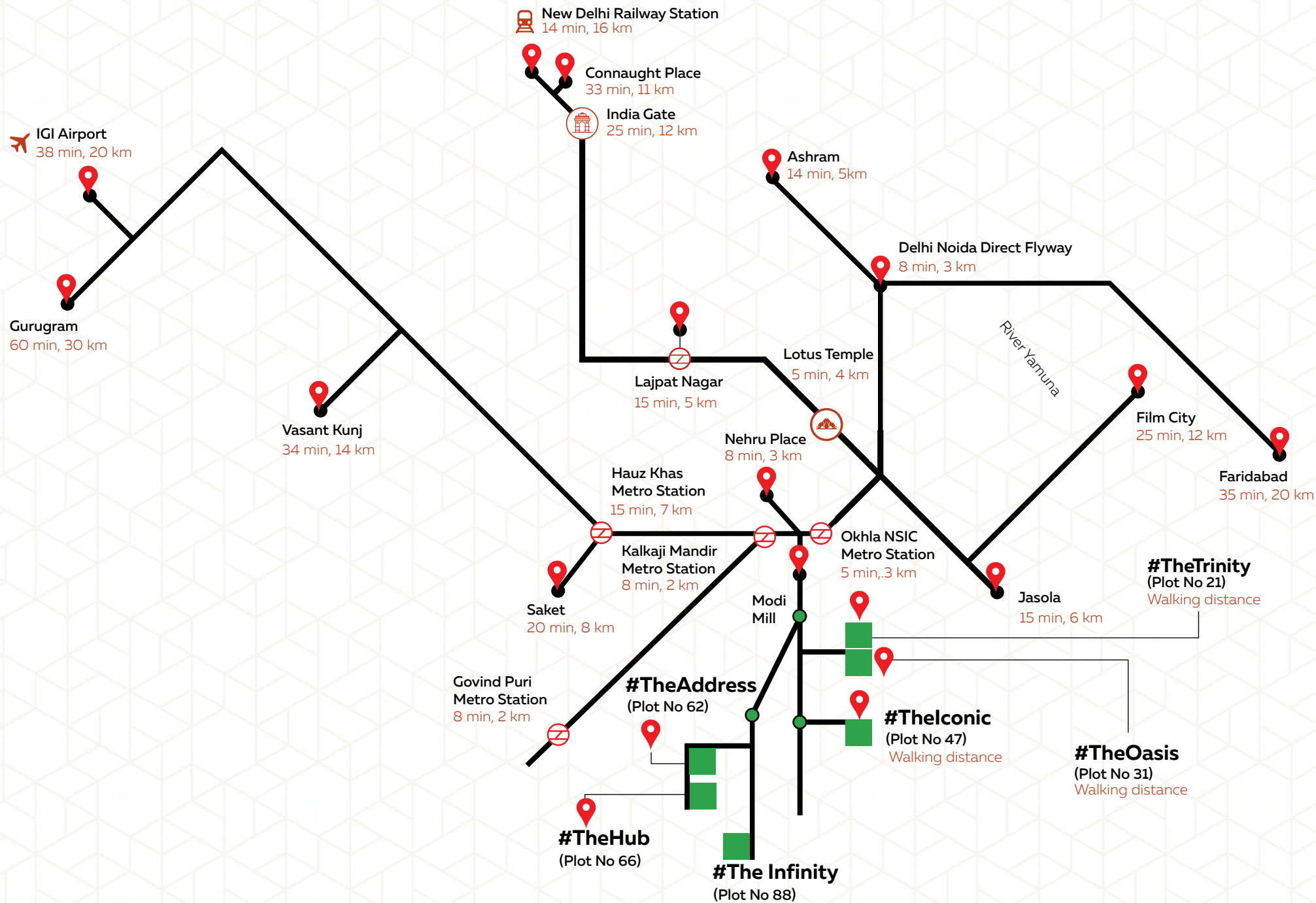


Well Connected with ready Social Infrastructure

Strategically located, #Thelconic is within easy reach of main metro stations such as Govind Puri and Okhla NSIC, business districts such as Nehru Place & New Friends Colony and major hotels of Delhi like Eros Hotel, The Suryaa, Crowne Plaza and Sarovar Portico. #Thelconic offers excellent accessibility and connectivity for its occupants.

METRO STATIONS	TIME
Govind Puri	Walking distance
Okhla NSIC	Walking distance
Hauz Khas	15 minutes
NHPC Chowk (Faridabad)	20 minutes
Botanical Garden (Noida)	25 minutes
Terminal 1D (Airport)	30 minutes
MG Road (Gurugram)	40 minutes

HOTELS	DRIVING TIME
The Suryaa	5 minutes
Eros Hotel	9 minutes
Crowne Plaza	15 minutes
Sarovar Portico	8 minutes
PRIME PRECINCTS	DRIVING TIME
Nehru Place	8 minutes
Jasola	8 minutes
East of Kailash	8 minutes
New Friends Colony	10 minutes
Greater Kailash	10 minutes
Connaught Place	22 minutes



Futuristic design

Three Hands believe in building a greener, smarter, and healthier environment, with a user-centred approach. #Thelconic stands out as an exceptional quality office within the urban landscape. A one-of-a-kind building, it offers a mix of highly efficient office floors which can be divided based on the unique needs of the corporates/occupants simply because we want to provide a strategic asset to our occupants.

#Thelconic is designed meticulously to be highly functional while being aesthetically pleasing. Deeply oriented towards sustainability, the building boasts efficient usage of natural light. You will not only be connected to your work but also to the natural world in a way, never seen before.





#TheIconic Vantage Points



24x7 security
assurance by
security guard



Entrance
lobby for
waiting



Wi-fi
support



Ample water
with 24x7
supply



Glass lift



CCTV installations
for monitoring and
surveillance



Ample parking
space in and around
the complex



Round-the-clock
power backup

Ready to welcome you in the heart of New Delhi

Built over **630 SQ yards**, #Thelconic is a prime property in Okhla Phase III. The building, with **90% Glass Facade**, will provide its tenants spectacular view of greens around the property, hence the name - Iconic.

The building receives abundant sunlight especially during winter. Also as per Vastu Shahtra, the direction is considered auspicious.

The eco-friendly design of this complete glass building, designed by famous architect **Alex Joseph**, delivers Perfect Space Consolidation Solution. #Thelconic is a five story complex strategically situated in Okhla Phase III, in vicinity of Asia's largest IT market. Its architecture incorporates large, **efficient floor plates**, **wide column span** and high **floor-to-floor clearances**, for **optimal space** utilisation.









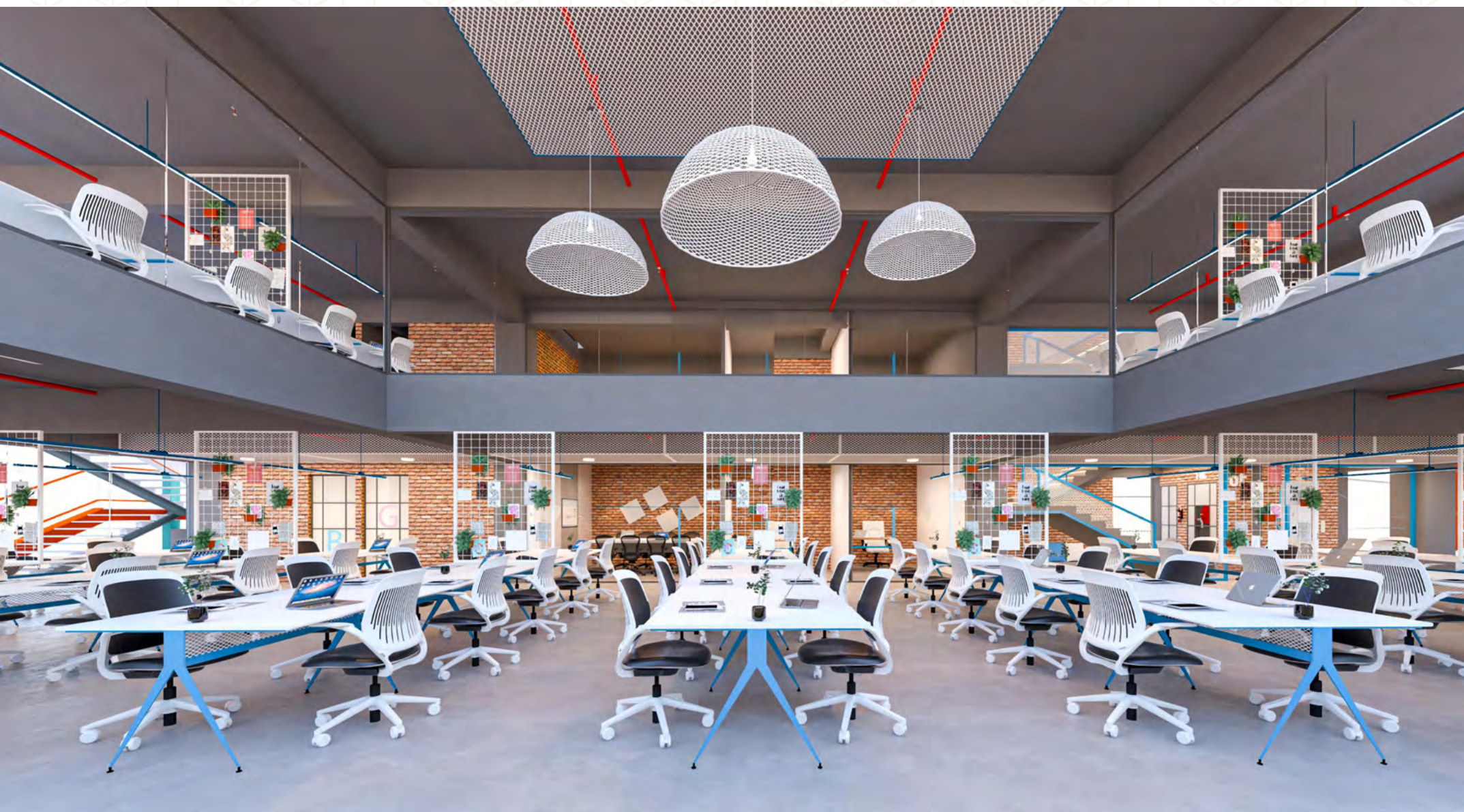




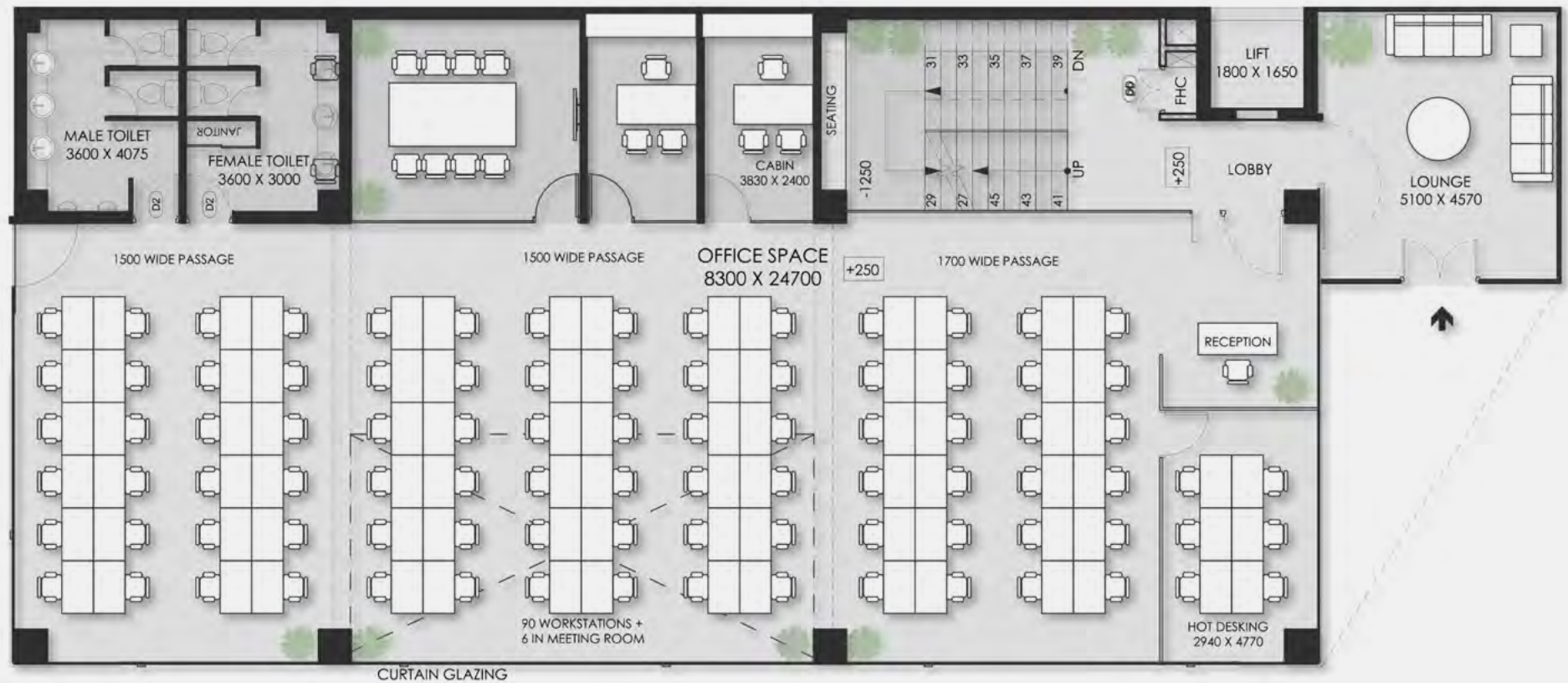








Typical floor plan





Specifications

NUMBER OF FLOORS

Basement + Ground + First,
Second, Third, Forth and Terrace

Total Area

30,000 sq. ft

Per floor area (super)

4,750 sq. ft

Architect

Alex Joseph

Ready for Fitouts

January, 2024

Corporates who have trusted Three Hands projects for their office requirements



Delivered Projects



#TheHub
Okhla Phase-III



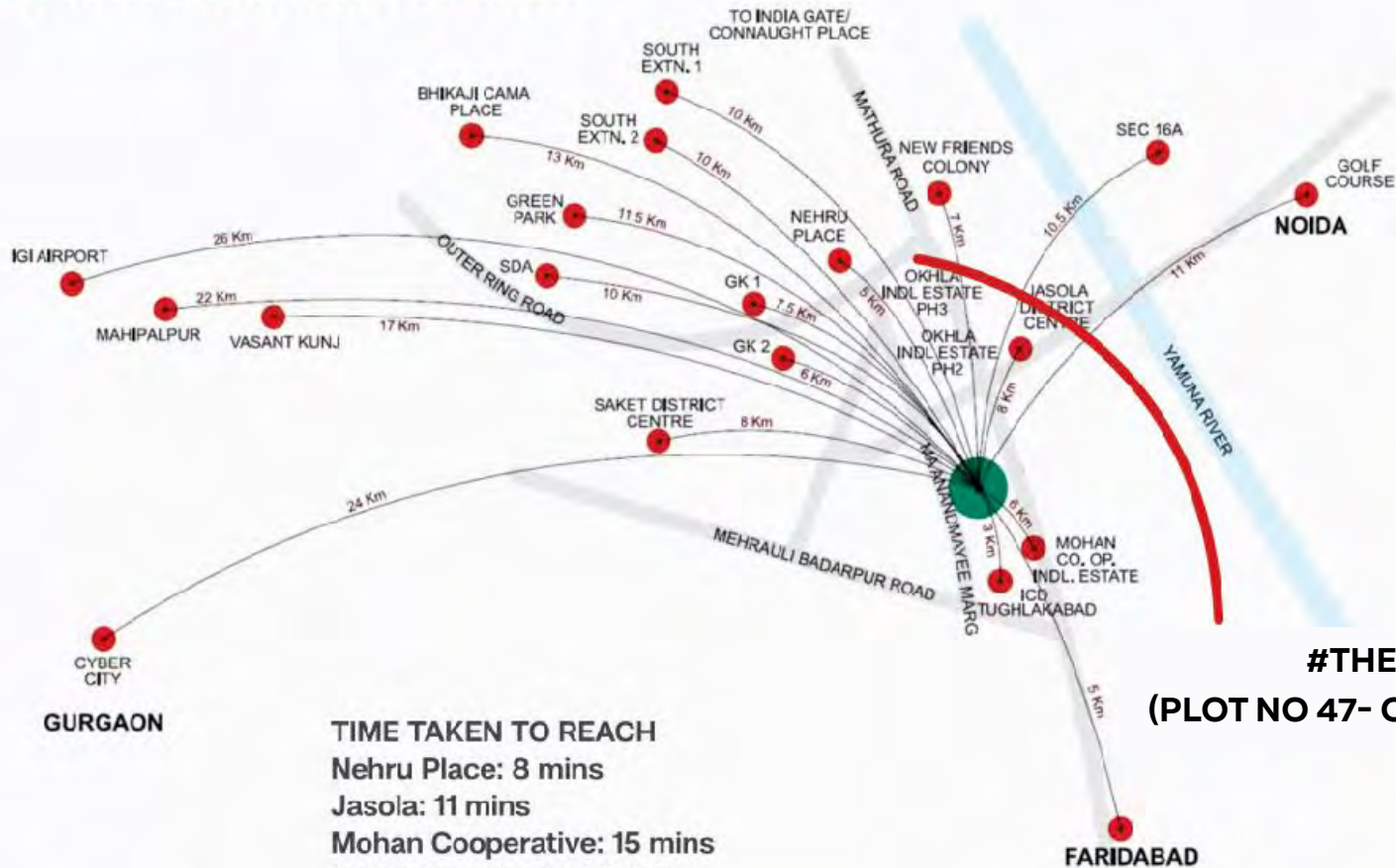
#TheAddress
Okhla Phase-III



#TheOasis
Okhla Phase-III

Macro Market Overview

Located in the heart of South Delhi



TIME TAKEN TO REACH
Nehru Place: 8 mins
Jasola: 11 mins
Mohan Cooperative: 15 mins
Domestic Airport: 30 mins

Map not to scale



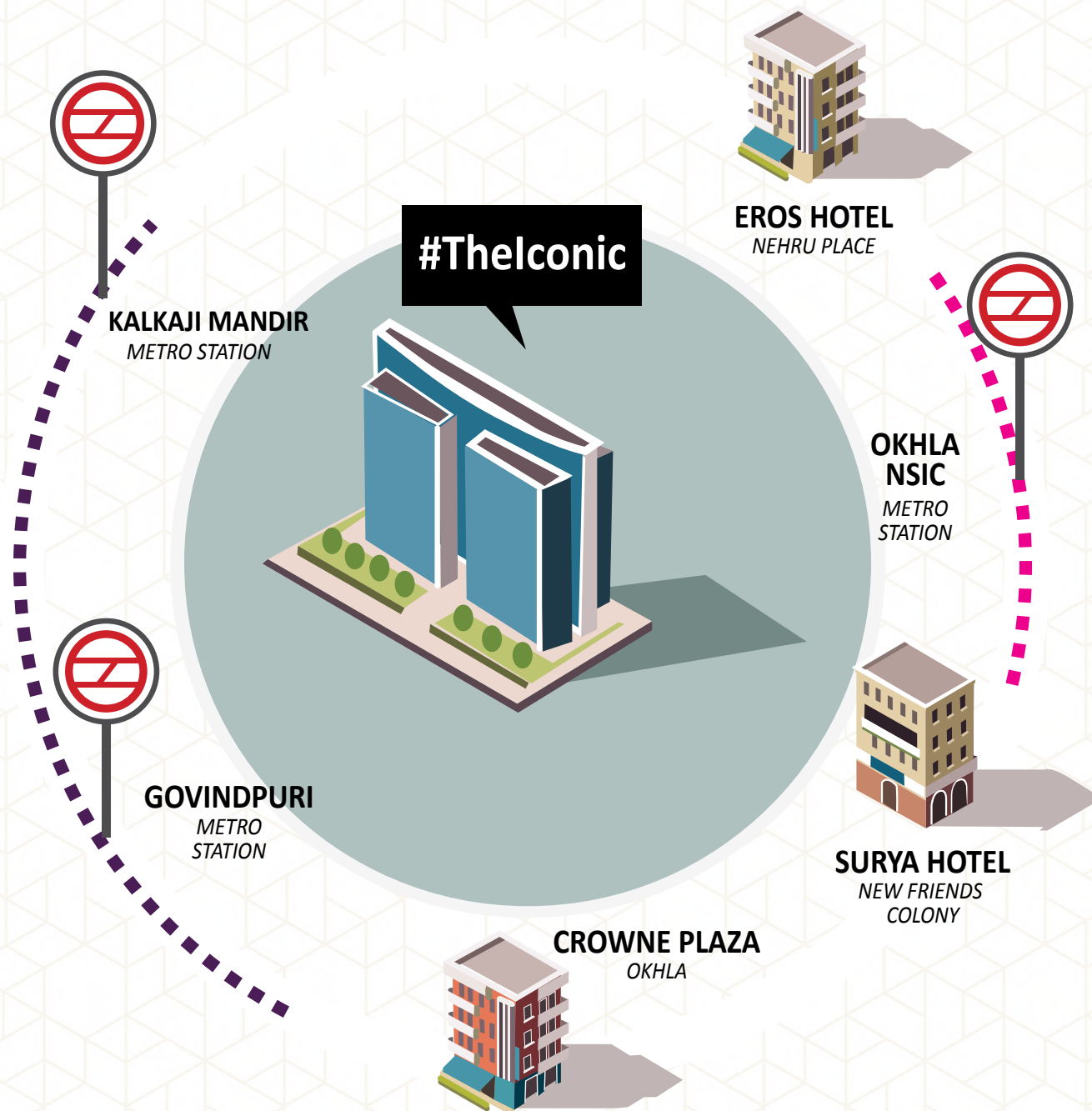
#THEICONIC
(PLOT NO 47- OKHLA PHASE III)

Location Overview



#THEICONIC
PLOT NO 47
OKHLA
PHASE III

- 1.2 KM FROM NSIC OKHLA METRO STATION.
- SITE IS LOCATED WITHIN A COMMERCIAL DEVELOPMENT STRIP.
- LOCATED ON THE OUTER RING ROAD WITH EASY APPROACH FROM MATHURA ROAD AND RING ROAD.



Connectivity & Neighbourhood

Metro

At a walking distance from two connected Metro lines:
Violet line at Govind Puri Station and Magenta Line at Okhla NSIC Metro Station.

Railway

Okhla Railway Station is 100m away from Okhla Phase III.
Hazrat Nizamuddin Railway Station is at a distance of 5 km from #Thelconic.

Airport

Indira Gandhi International Airport and the domestic airport are just 20 km away.

Road

Next to NH-2, Mathura Road and Outer Ring Road, #Thelconic is easily accessible from all over the National Capital Region.

Shopping/ Sports

Shopping areas and sports complexes are also in the vicinity.

Hotels

Crowne Plaza at Okhla, Eros by Hilton at Nehru Place and Surya Hotel at New Friends Colony and corporate guest houses at East of Kailash, Kailash Colony and Greater Kailash.

Restaurants

Epicuria and Flying Saucer, Domino's, Pizza Hut and Subway at Nehru Place and New Friends Colony apart from many other eating out options at New Friends Colony, Kalkaji and Nehru Place Market.

Medicare

Fortis, Escorts, Indraprastha Apollo and Eden Hospital are located just 5-10 minutes away.

KEY FACTS

Type of building	IT/ITES
Plot size	630 sq. yards
Number of floors	2 Basement Ground + 4 Terrace
Building height	14.99 mtr.
Typical floor size	4,750 sq. ft
Nearest metro station	NSIC Okhla
Super area	38,000 sq. ft
Floor efficiency	72% (+/- 2%)
Floor condition	Warmshell with screeding
Washrooms per floor	2
car parking ratio	2 : 4,750
Number of elevators	1 lift
Exhaust for toilets (yes/no)	Yes
DG Set configuration	250 KVA
Power back up (KVA)	250 KVA (DG)
Outdoor fire hydrants (Yes/No)	Yes
Connectivity with fire tenders	Yes
Distance of closest fire station	.01 KM (Okhla Phase-3)
Connectivity of sewage with main disposal system	Yes







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BUILDING COMMUNITIES

THREE HANDS INFRASTRUCTURE (INDIA) PRIVATE LIMITED
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