

GRIP BIOSPHERE



A COMMERCIAL BENCHMARK
PLANNED TO PERFECTION

SEC 142, NOIDA



A COMMERCIAL BENCHMARK PLANNED TO PERFECTION

GRIP Biosphere is a world-class commercial endeavour offering limitless potential to the businesses.

This LEED Certified prime commercial development in Sector 142, Noida, focuses on sustainability, technology, superior spaces, and outstanding amenities.

SEC 142, NOIDA





The story of Noida began in 1976, as a place that was initially developed with a vision to create an industrial township neighboring to Delhi.

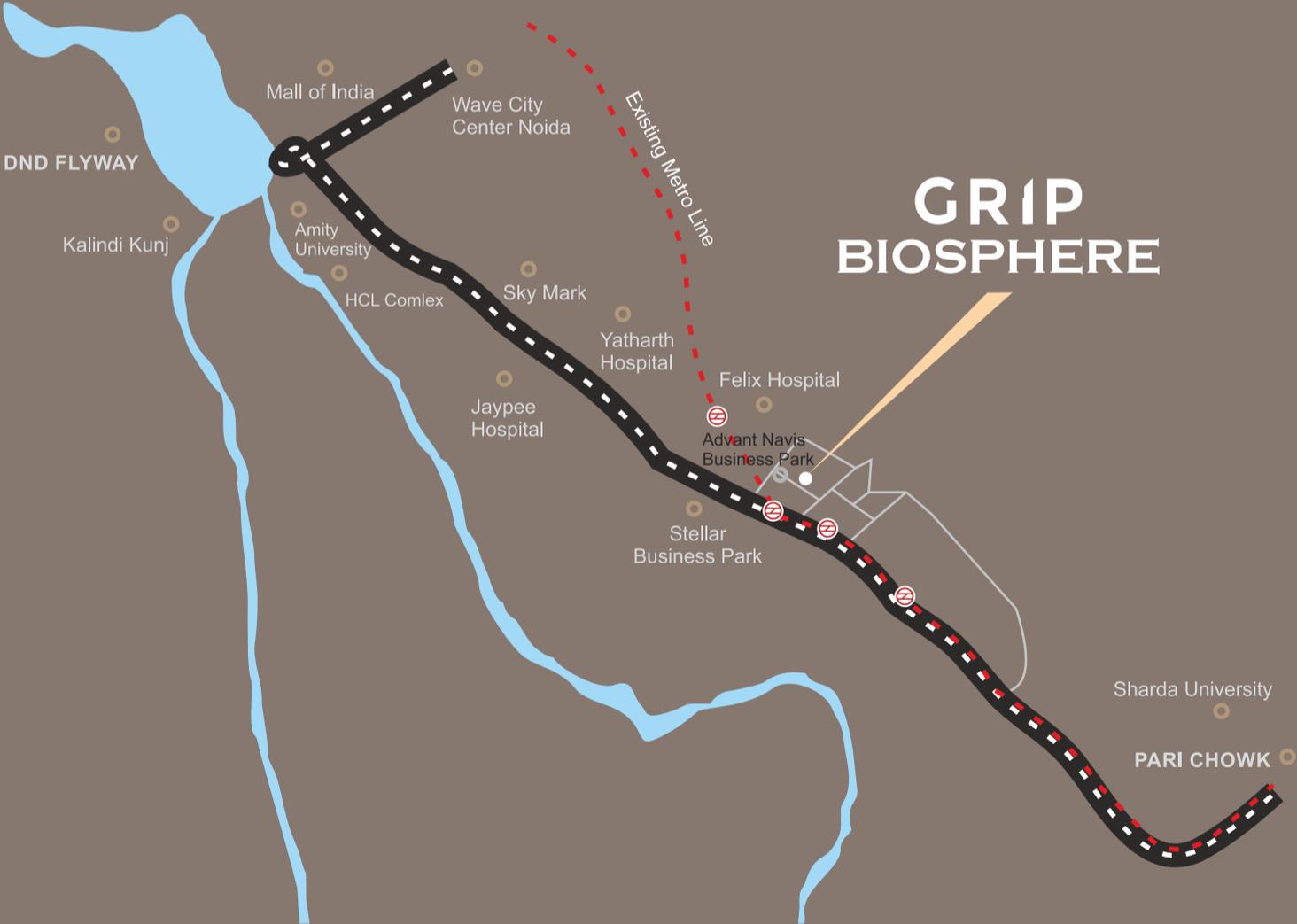
But today, with it's marvelous ecosystem of one of the finest infrastructure, business and residential hubs, hospitals and Universities set along side the Yamuna river and Okhla Bird sanctuary, Noida has become home to a bright future for millions of people

STORY OF SATELLITE CITY OF DELHI - NOIDA



NOIDA- GREATER NOIDA EXPRESSWAY

THE IDEAL BUSINESS GROWTH CENTRE FOR PRESENT & FUTURE





Growing per capita Income

Highest Flow of FDI

Easy availability of
human capital

Excellent highway connectivity

Direct connectivity to
Jewar Airport

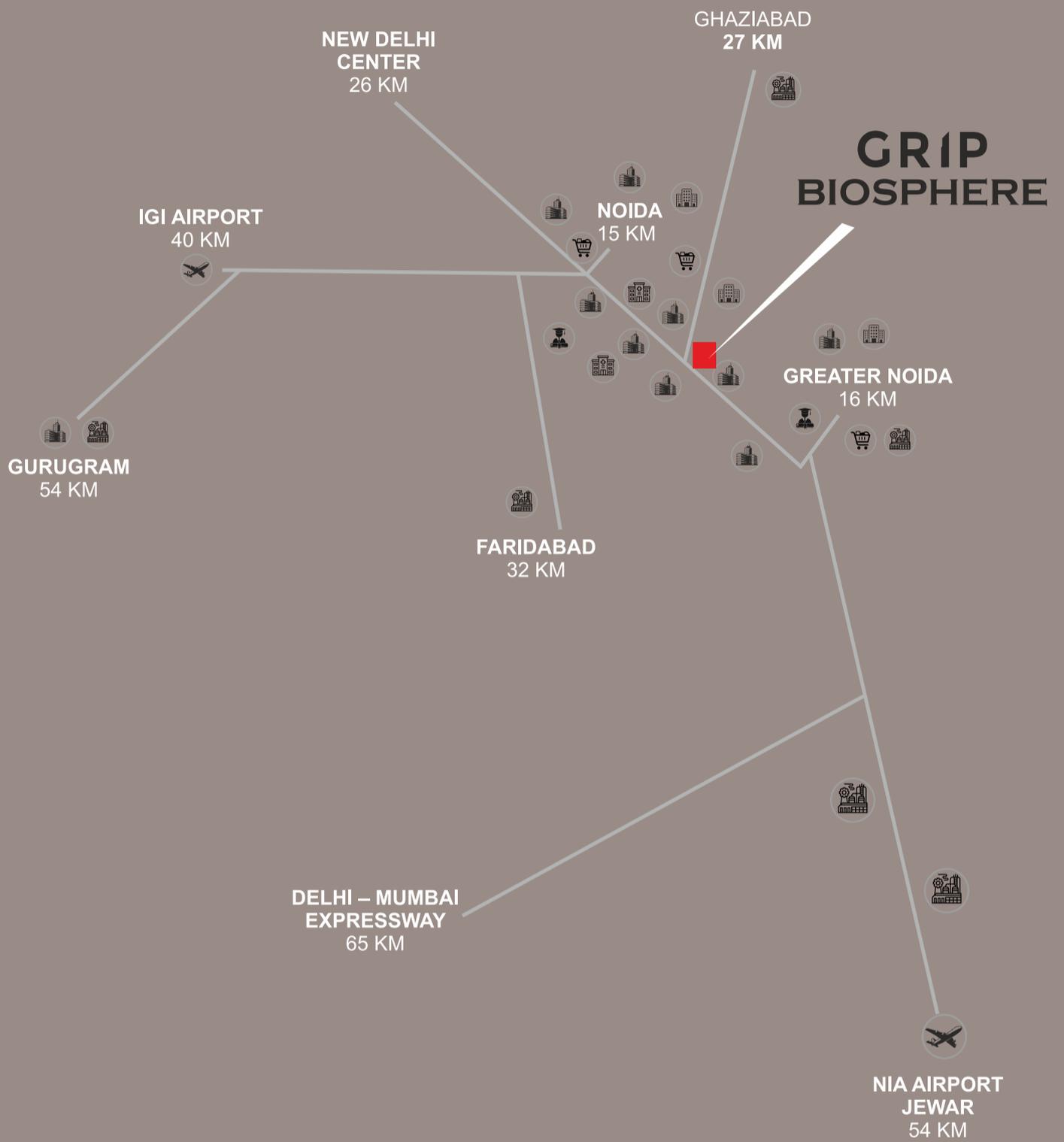
Metro Rail

Upcoming Metro Link
to Magenta Line

Best of restaurants / amenities
within walking distance

Industrial & service Hub

Lush green Residential
Townships



Indira Gandhi International Airport
40 Km (1 Hr)

Noida International Airport Jewar
54 Km (50 min)



BUSINESS HUBS
Leading IT firms, telecom equipment giants, and data centre within 10km radius
Sector 124, 126, 127, 136, 135, 15, 16, 18



INDUSTRIAL HUB
One of largest industrial hub in Asia in Automobiles, Electronics, Textiles
Noida, Greater Noida, Yamuna Expressway, Faridabad, Ghaziabad

A PLACE AT THE HEART OF IT ALL, WHERE YOU HAVE EVERYTHING YOU DESIRE WITHIN REACH

Sector 142 is a prime commercial address because of the advantages it brings with it. Situated along the Noida Expressway, and easily accessible from DND Flyway and Yamuna Expressway, it offers direct connectivity to Delhi's IGI Airport and the upcoming Jewar Airport.

Sector 142 is not only well connected with the major cities of Delhi, Faridabad and Ghaziabad, but also provides convenient access to NCR's major commercial, residential and industrial hubs.



RESIDENTIAL HUBS

Easy availability of trained manpower in close vicinity Sec 93, 104, 137
Population of Noida 903,000 & Greater Noida 143,000,
Literacy Rate 87%



SCHOOLS & UNIVERSITIES

Noida & Greater Noida are educational hubs of NCR. Shiv Nadar School, Prometheus, Pathway, Shriram Mellinium, Step By Step, Jaypee Public School, Amity University, Sharda University, Bimtech



HOSPITALS

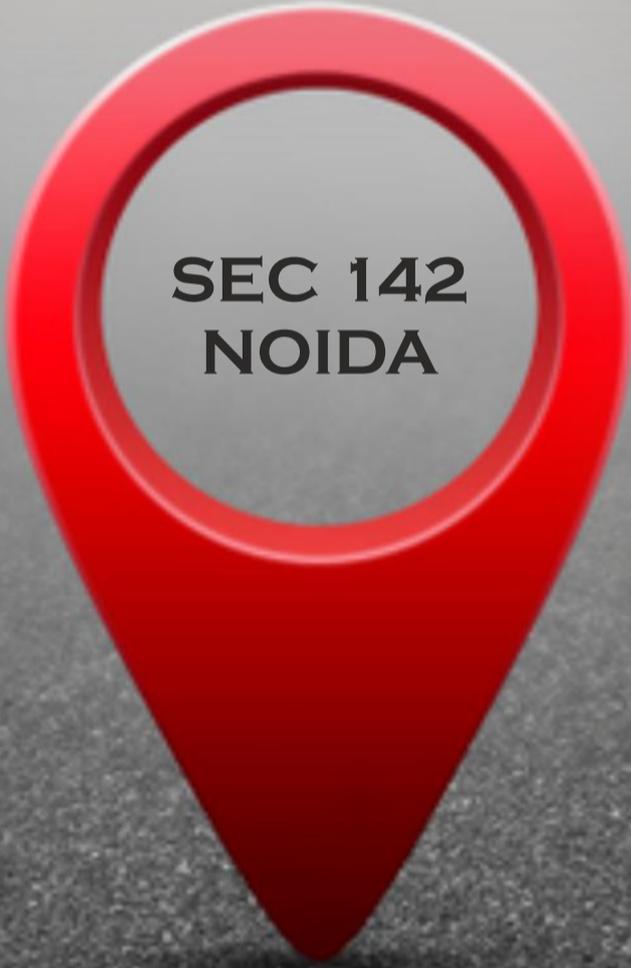
Jaypee Hospitals, Yatharth Super Speciality Hospital, Apollo Hospital Felix Hospital are some of major hospitals in the vicinity



SHOPPING, COMMERCIAL CENTER & RESTAURANTS

Mall of India / Great India Place / Garden Galleria

**THE IDEAL BUSINESSLOCATION
FOR THE FUTURE**



**SEC 142
NOIDA**

INFRASTRUCTURE

Metro rail station
within 100m distance

BANKS, ATMs

State bank of India
HDFC,
ICICI,
Standard Chartered

UPTOWN SQUARE AT ADVANT NAVIS (200M)

Alma Bakery & Café,
Flaunt by Dutyfree,
Karigari,
Punjab Grill,
Beer Café,
Starbucks,
Sagar Ratna,
Haldiram,
McDonalds,
Dominos,
California
Burritos, Subway,
Sky House Café & Bar,
Toy Boy,
I Sacked Newton,
Tossin Pizza,
Ru Bar Ru,
KFC,
Chayoos,
WOW! China

BUSINESS CENTER

Advant Navis,
Stellar OKAS 142,
Nukleus Coworking
NEC Corporation,
Samsung Technologies,
British Airways,
KPMG,
Siemens,
Ernest & Young,
iTel,
SMobile,
Transsion India,
Krasa,
Mentor Graphics,
BHEL,
One E Infosystems,
Iris Software,
NSL Technologies

GRIP™

WHERE REALTY MEETS BUSINESS



TO US,
REALTY DOES NOT MEAN
JUST A BUILDING
AND
BUSINESS DOES NOT MEAN
JUST WORK

TO US, IT STAND FOR
A LIFESTYLE
WHERE ALL THE PHYSICAL
SPACES OF A MODERN
WORKSPACE COME
TOGETHER WITH A HUMAN
CENTRIC DESIGN TO
ENHANCE AND ENRICH
YOUR WORKING
ENVIRONMENT





**A COMMERCIAL BENCHMARK
PLANNED TO PERFECTION**

GRIP BIOSPHERE



DESIGN LED EXPERIENCE
OFFERING THE BEST INFRASTRUCTURE,
COMPLIANCE & SERVICES



Modern Architecture &
Flexible internal Layout options

Ramp Parking concept –
One of the 1st in India

Grade A Building

Gold rated LEED Certified

Energy efficient building design
with EPI of 48 KWh/sqm/year

Hydroponic based green house
for indoor air quality enhancement

Centrally air conditioned
with MERV 13 filters

Heating facility during winters

Redundant Electrical Rising Main

Water backup for 1.5 Days

RO drinking water for each floor

EV Charging

Data Center with individual
lockable server racks

UPS backup for all critical
operations like access control,
CCTV, Fire Alarm system, BMS

Centralized monitoring of
all building functions through BMS

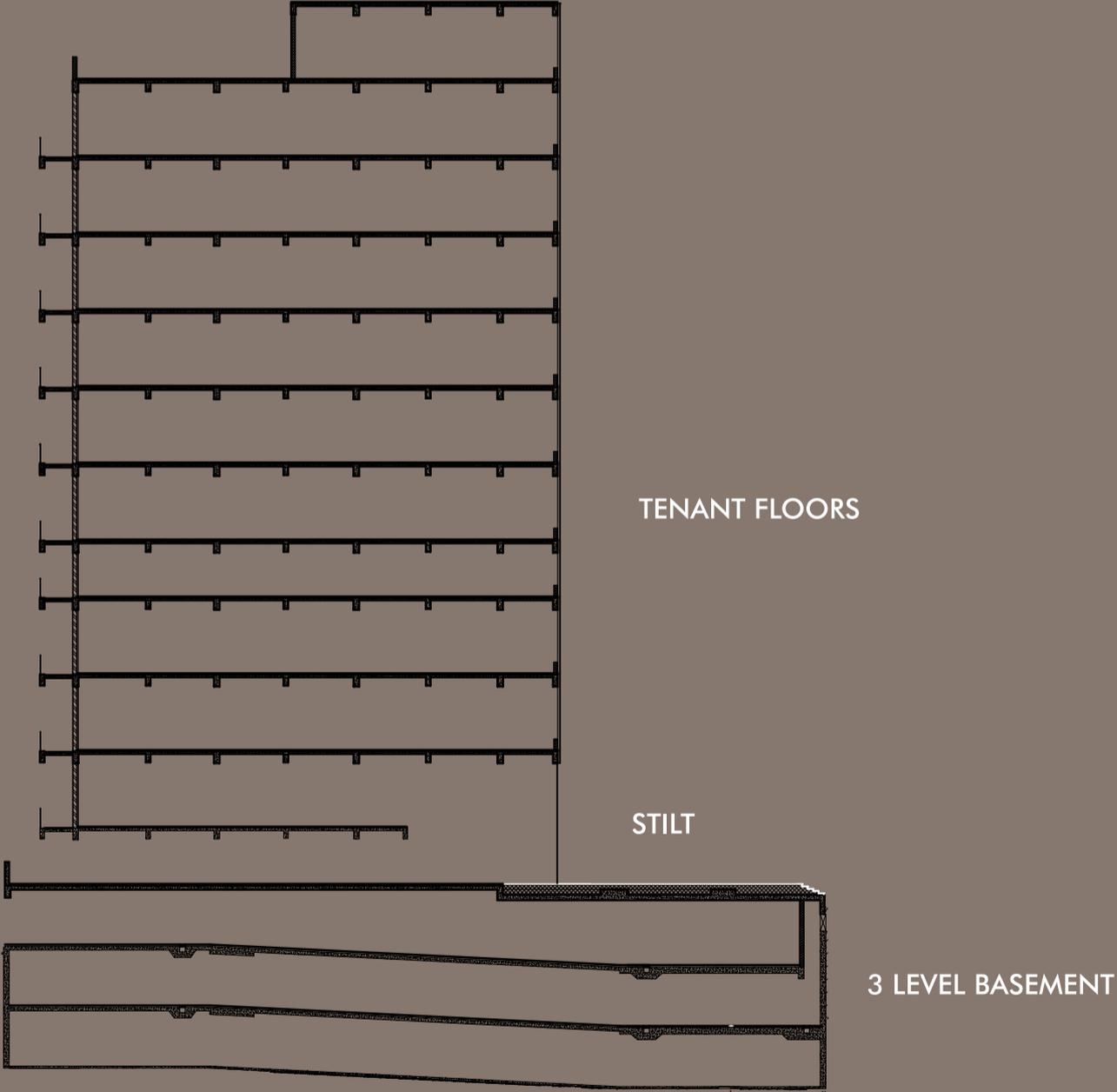
Cafeteria

Lounge & meeting rooms

Visitor Management Systems



THE ZONING



THE FACT SHEET

Plot Area	2,100 sqm
Building Height	60m
Total Floor	3 Basement Parking 1 Stilt 10 Tenant Floor 1 Service Floor
Super Built Up Area	110,000 sft
Typical Carpet area/Floor	5750 sft
Ceiling Height	4200mm Floor to Floor height 3600mm clear floor height Provision for 75mm Floor Raceway
Floor Efficiency	65% All services designed on SW corner to provide ample sunlight (min 300LUX) even at the center of the working hall
Floor Condition	Warm shell with screeding
Sustainability	LEED Gold
Seismic Design	Designed for Earthquake Zone V
Facilities per Floor	1 Male & 1 Female Toilet Provision for future private toilet
Parking	1:620 square feet 3 Levels Basement Parking
Number of Elevators	3 passenger lift 1 service Lift
Speed & Capacity	Passenger Lift 15 pax(1020kg) 1.75mps Service Lift 8 Pax (544kg) 1mps
HVAC Design Parameters	Chillers with 0.39 KW/Tr NPLV 320 TR Capacity Of Water Cooled Chillers
Climate Control	50-55% Relative Humidity 24°C dry-bulb temperature +/-1°C in office spaces
Air Treatment	3 tier Air cleaning technology via Indoor plants + TFA + Merv 13 Filter in AHU CO2 sensors used to provide adequate fresh area to each floor

THE FACT SHEET

Electrical	1000 KVA Package Substage with inbuilt Transformer & LT Panel Redundant Rising Main 100% back-up of critical building load 2 x380 KVA synchronized DG sets 75KVA UPS with 20 mins backup Separate Rising Main for EV charging
Water	2x 1 Lac Litre UG Fire Tank 20 KL UG Raw water Tank 20 KL UG Domestic Water Tank 18 KL Fire Tank at Terrace 20 KL Domestic Tank at Terrace 10 KL Flushing Tank at Terrace 15 KL Soft water Tank at Terrace
Waste Treatment	40KLD MBR based STP with UV filtration & Soft water Treatment
Solid waste management	25kg fully automatic OWC
Façade Features	Semi Unitised aluminum System designed for 2.1Mpa wind Pressure and 22mm glass deflection High Performance glass with Low-e coating and low reflectance Glass units are insulated glass units, 28 mm thick consisting of an 6 mm thick clear heat strengthened outer lite, 16 mm air space and a 6 mm thick clear fully-tempered inner lite with a Low-E coating
Technology Offer	Fibre-to-the-Floor (FTTF) Ready Dedicated Lockable server to each Tenant Facility Managemnt via BMS Parking Management System Visitor Mangement Sytem

THE FACT SHEET

Security

Multi Tier Security

Central Control Room

CCTV Surveillance Throughout common areas and basement

Card-controlled flap barriers at entrance lobby to reduce potential for unauthorised persons to access elevators

RFID based authorized car entry

X- ray baggage Scanners

Door Frame Metal Detectors

Manned Patrolling

Fire Safety

Addressable Honeywell FAS

All indoor Staircase are pressurized

Pressurised Lifts linked to FAS Panel

Fire Hydrants and Wet Hose at each floor

Common Amenities

Cafeteria

Dining Area

Landscaped Courtyard

Meeting Rooms for informal visitors

Lounge Area

Drivers Rest area and washroom



THE DESIGN

**HIGH PERFORMANCE
DESIGN**

STRUCTURE AUDITED & PASSED BY ALIGARH MUSLIM UNIVERSITY

RCC FRAMED EARTHQUAKE RESISTANT STRUCTURE

Designed for Seismic Zone V

Dead Load 6KN/m²
Live Load 4KN/m²
Occupancy 65 sft/PAX

FINISHING

Facade

Combination of Glazing+ACP+ Paint

Lobby

Combination of Stonework/
Wood Panelling/Paintwork

Basement

Concrete Floor with PU Paint

Tenant Floor finish

Concrete Floor

Lift

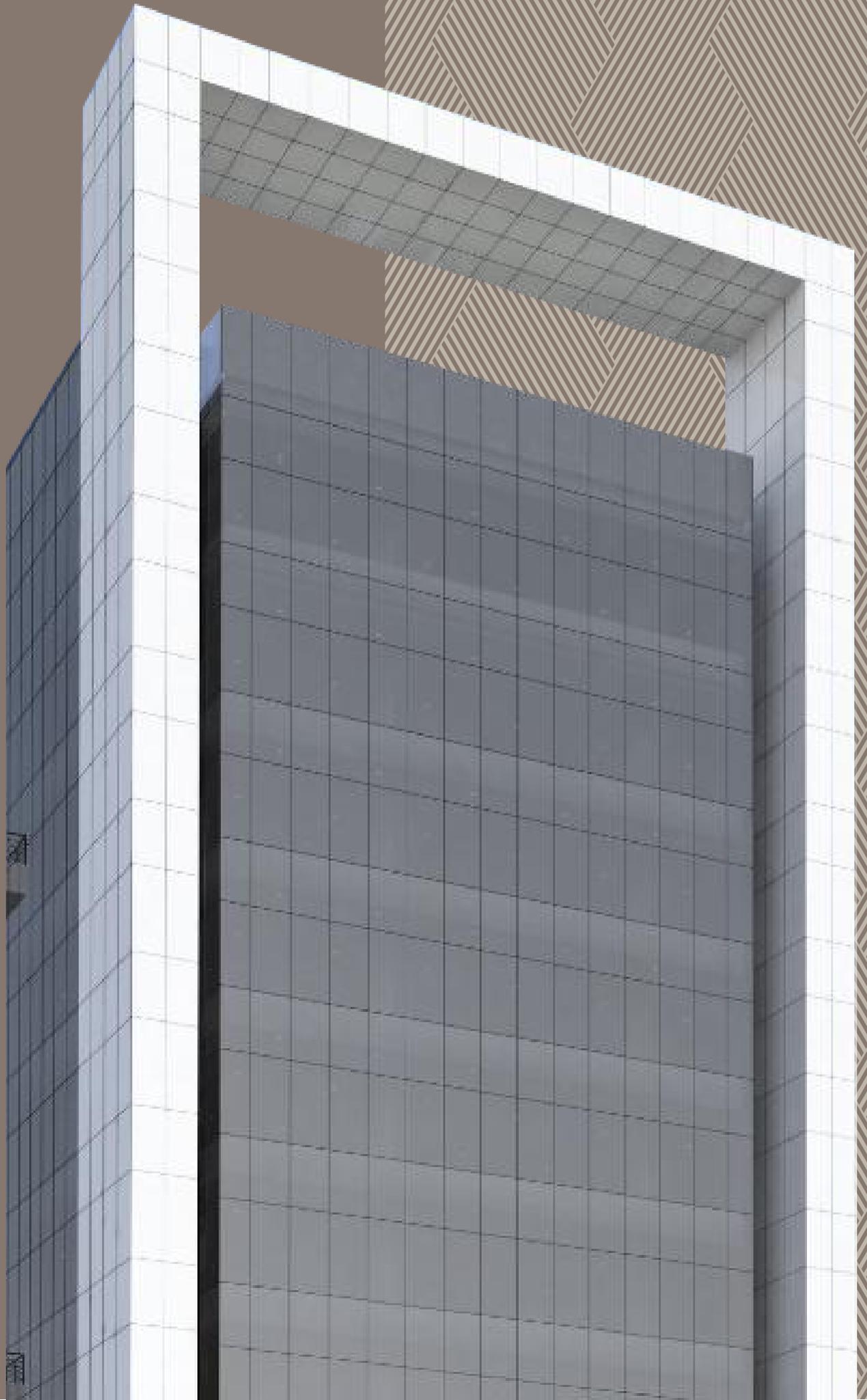
Combination of
Stainless steel + Painted Glass

Landscape

Pavers/Canopy Trees/Water features



**HIGH PERFORMANCE
FACADE**



Light directly affects the mood, comfort and productivity of the environment we work in. GRIP Biosphere has been designed with 8 feet clear vision panels to allow for the penetration of sunlight deep into its workspaces without compromising the comfort of the building interiors.

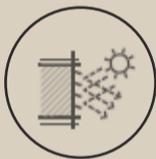


8 feet clear vision Panel

A sophisticated glazing system mitigates heat gain from the sun while maintaining high levels of daylight and exceptional view.

The façade is not only aesthetically designed to maximize energy saving by allowing natural light to filter in while minimizing the negative impact of heat gain from direct sunlight.

These features make for a healthier, brighter and comfortable workspaces.



VLT : 24%



Solar Heat Gain : 0.21



U-Value: 1.81W/m2k



Min : 300 LUX



Spandrel Insulation with 50mm Glasswool. Fire & acoustic stopper installed



HIGH PERFORMANCE FUTURISTIC DESIGN





Dampness and Seepage are some of the common problems in any building. Here, at GRIP Waterproofing has been carefully designed to resist high hydrostatic pressure and having high tensile strength, adhesion to concrete and elongation of 400%. HDPE also creates a barrier against vapour and gases thereby giving a freshness feel even in the basements.

RAFT

GRACE 160R Self binding
HDPE membrane

RETAINING WALLS

Grace 3000HC
Bituminous HDPE membrane

TERRACE

CICO Chem 600I
Double component PU

LANDSCAPE

CICO Chem 600I
Double Component PU



We have future proofed our building with a specialized Precast RE wall system installation on the Left setback of the plot, to prevent from any damage in the event of excavation upto 11m deep by the neighbours

UNIQUE BASEMENT DESIGN



BASEMENT PARKING

GRIP boasts of a unique 3 level basement parking with Sloping ramp parking system, the first of its kind in India. Access through unidirectional flow of traffic around the building. Provides for maximum parking spaces and efficient access and movement of vehicles.

Parking management system using vehicle number plate identification cameras, controlled through automatic boom barriers at both the entry and exit.

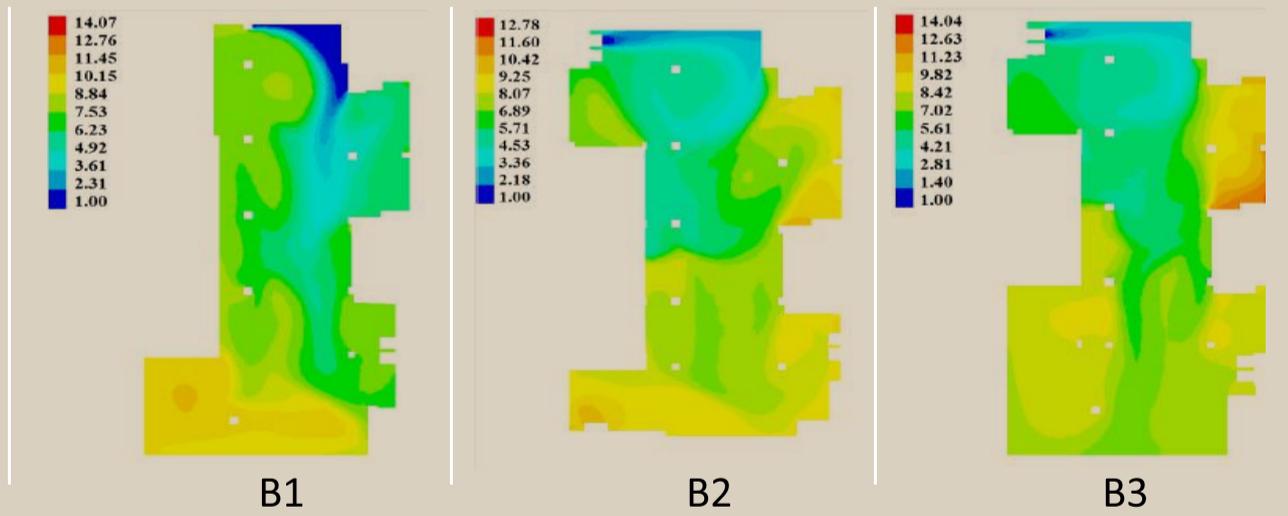
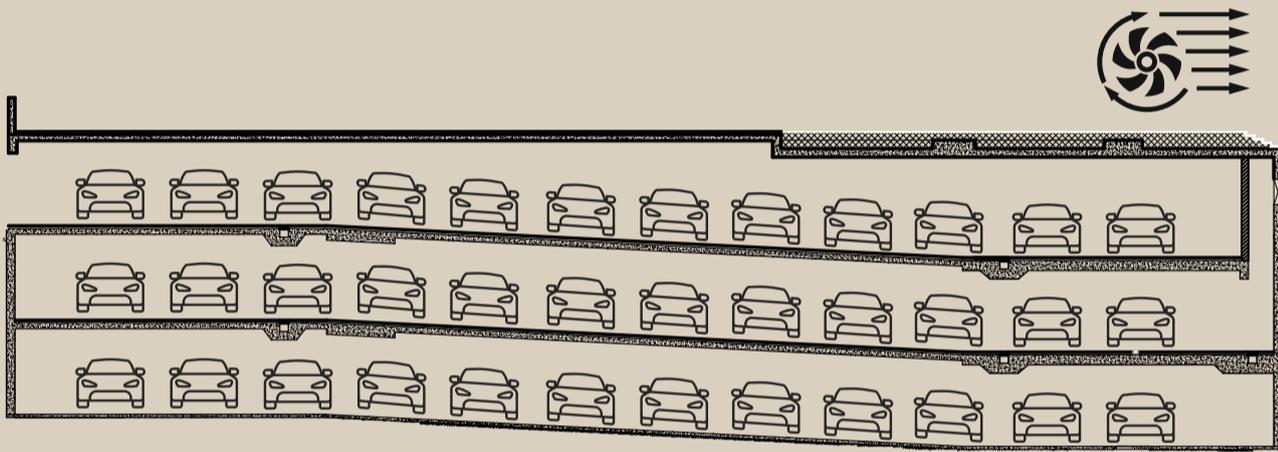
4 Wheelers	83 spaces
2 Wheelers	20 spaces
EV Charging	10 spaces

BASEMENT VENTILATION

CO sensor linked basement ventilation using AMCA & EN 12101-3 certified fans with IE3 motors and class H Insulation. Fans switch on automatically whenever CO levels exceed the defined levels, ensuring clean air at all times (<35ppm)

BASEMENT LIGHTING

Adequate general lighting at all times augmented with motion sensor based parking area lights.



SUSTAINABILITY



Sustainability and environmental compliances make GRIP Biosphere a perfect place to work in and to be in. A flawless blend of design and technology ensures energy-efficiency in operations of the development.



LEED CERTIFICATION

GRIP Biosphere is built using strategies intended to improve performance in metrics such as water efficiency, energy savings, carbon dioxide-emission reduction, improved indoor environmental quality, stewardship of resources and sensitivity to its impact.

These features make for a healthier, brighter and comfortable workspaces.





INTELLIGENT FACADE

Improved thermal comfort, adequate day light provides a healthy and productive environment



ENERGY SAVING

Optimized façade design, spandrel and terrace insulation, Chillers with NPLV of 0.39KW/Tr, use of efficient IE3 motors, LED with > 100lumen/watt fixtures results in high energy saving



WATER EFFICIENCY

Responsible Landscaping with native and adaptive plants, use of recycled water for irrigation, flushing and cooling towers reduces the dependence on municipal water supply. Recharge of ground water through a modular 38cum Rain water harvesting pit.



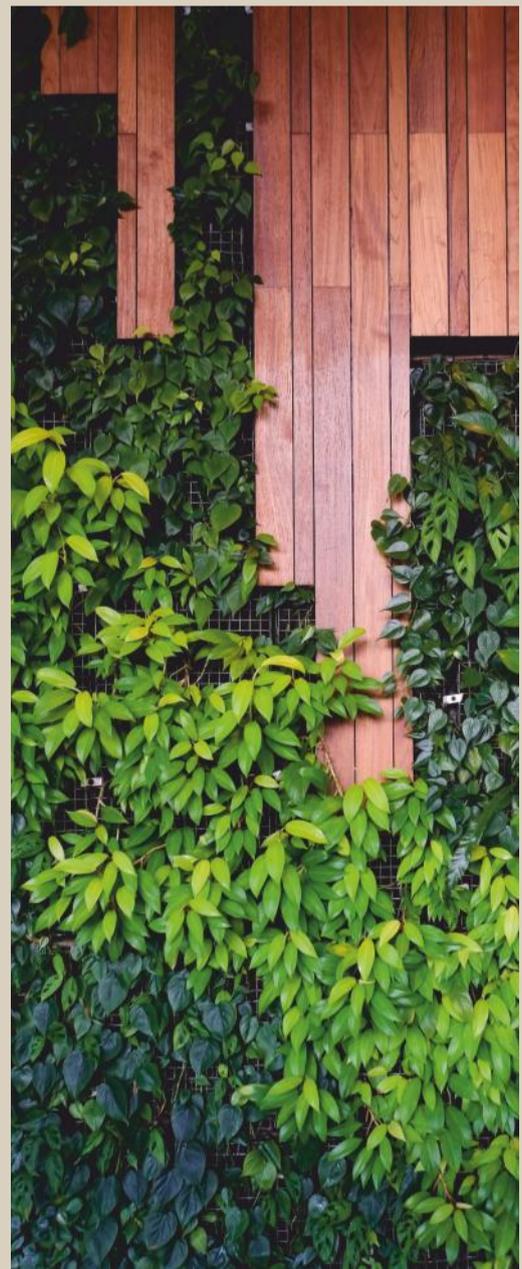
SUSTAINABLE TRANSIT

EV charging Ports and Car pooling spots encourage eco-friendly commute.



WASTE MANAGEMENT

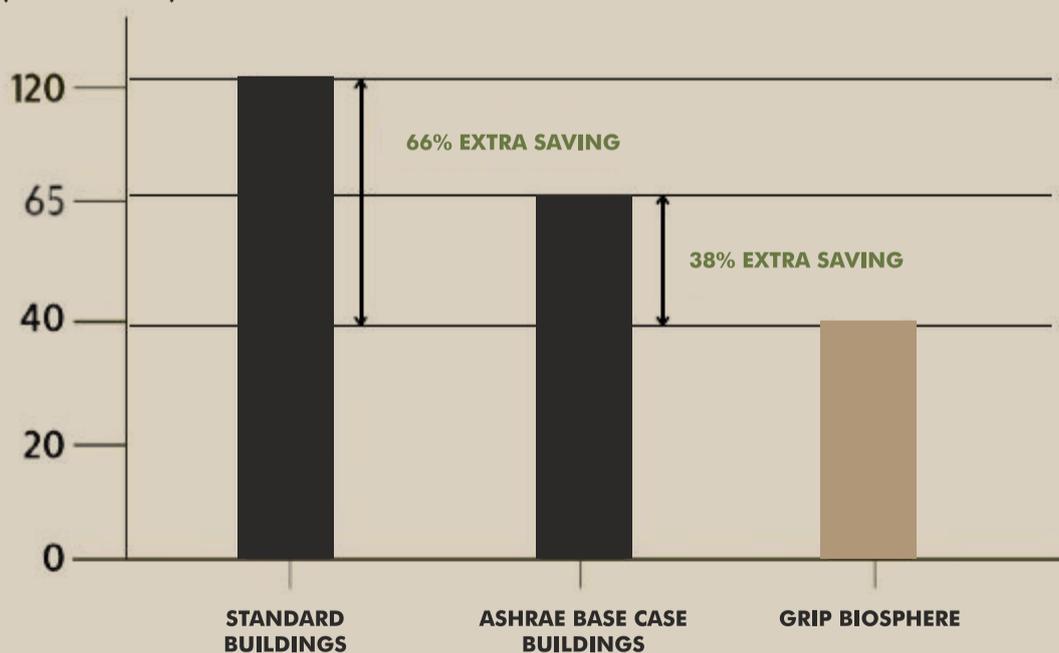
Installed on site 40KLD MBR based STP for all waste water recycling. Organic wet waste is turned into compost for plants with a 25kg fully automatic composter.



ENERGY EFFICIENT INFRASTRUCTURE

EPI (KWh/SQM/YEAR)	48
Extra saving over standard building	66%
Extra saving over Ashre base case building	38%

EPI (KW/SQM/YEAR)



DISCLAIMER

- Simulation based on ASHRAE Approved Equest V.3.65
- Simulation for 9 hr building occupancy
- Energy consumption does not include Equipments Load (eg. Laptop, Printer, TV etc)



ENERGY SAVINGS ACHIEVED THROUGH

Building Orientation - Services on SW side eliminates the afternoon direct sunlight on the building

Using High performance Facade

50mm Glasswool Spandral Insulation

75mm EPS Roof insulation

Using IE3 motors for all motors with Running time of >500Hrs/year

Using VFD based Chillers, Cooling Towers, Hydrpneumatic pumps

Using Chillers with NPLV of 0.39KW/Tr

Using Cooling Towers with heat rejection of 0.008KW/KWr

Installing Heat Recovery Exchanger Unit

Efficient lighting fixtures with more than 100W/lumen output

Motion sensors in common areas, toilets, meeting rooms

Using BMS extensively to monitor energy consumption & requirements

Efficient control of ambient temperature inside building

**THE SPACES
CREATIVE WORKING
ENVIRONMENT**



GRIP BIOSPHERE



**BLEND OF NATURE &
WATER BODY GIVES
A SENSE OF CALMNESS
AT ENTRANCE**

ENTRANCE LOBBY

Entrance Lobby is Sophisticatedly designed to give a modern feel to the first area where you start your day and greet visitors.

It is accompanied by a reception, lounge waiting area, meeting rooms for informal guest, administrative room, café and dining area



**WAITING LOUNGE &
MEETING ROOMS**



CAFETERIA

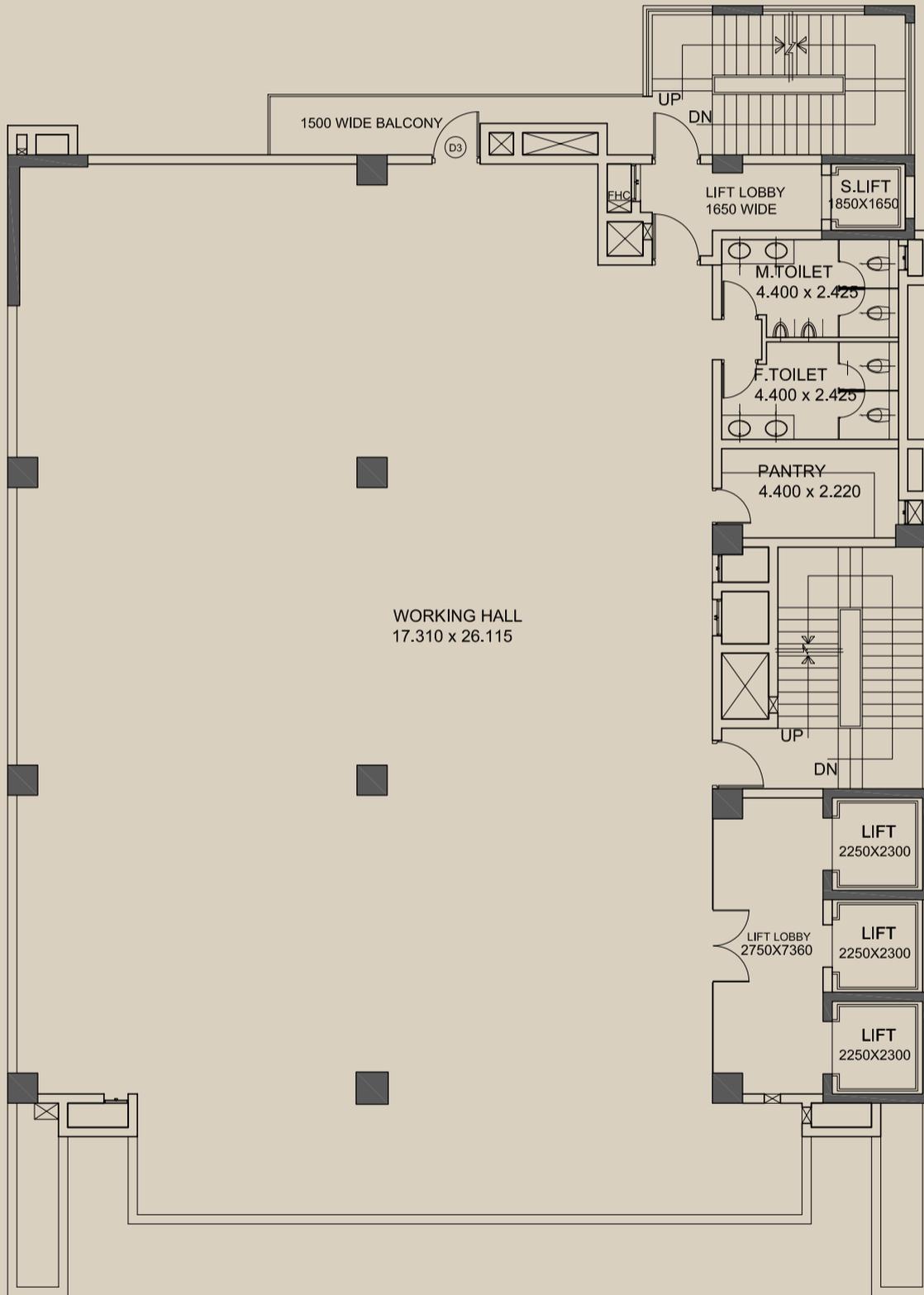
The Floors are designed with 9x9m spans to eliminate the need of more number of intermediate columns, thereby providing greater flexibility in designing interior Layouts.

Floor to Floor height of 4.2m gives further flexibility in designing creative ceilings and a sufficient 75mm flooring raceway margin.

All services areas are aligned to SW side allowing ample of sunlight to penetrate the interior of the office space for a comfortable working environment and reducing the dependence on artificial lighting.

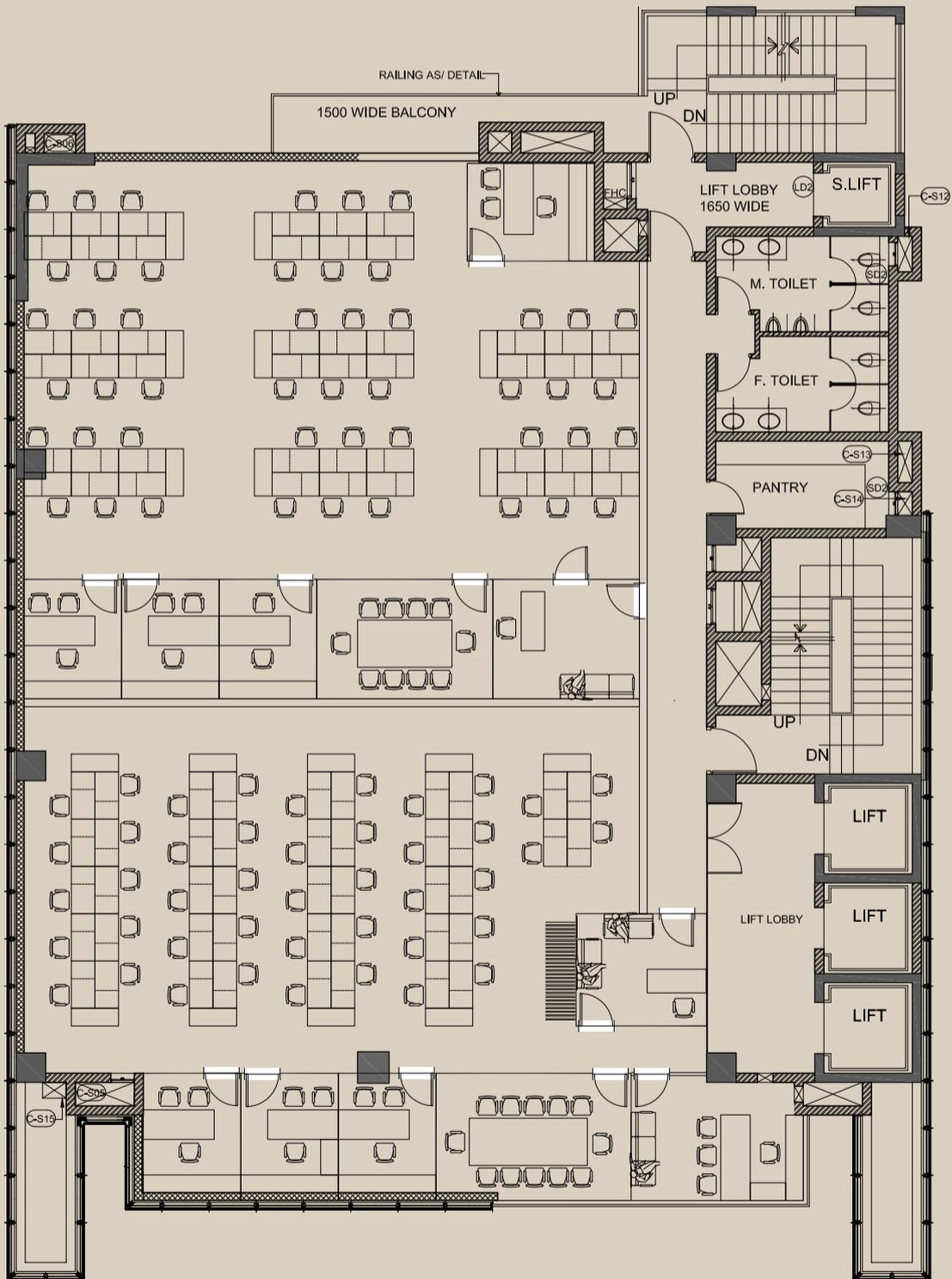


TYPICAL FLOOR PLAN

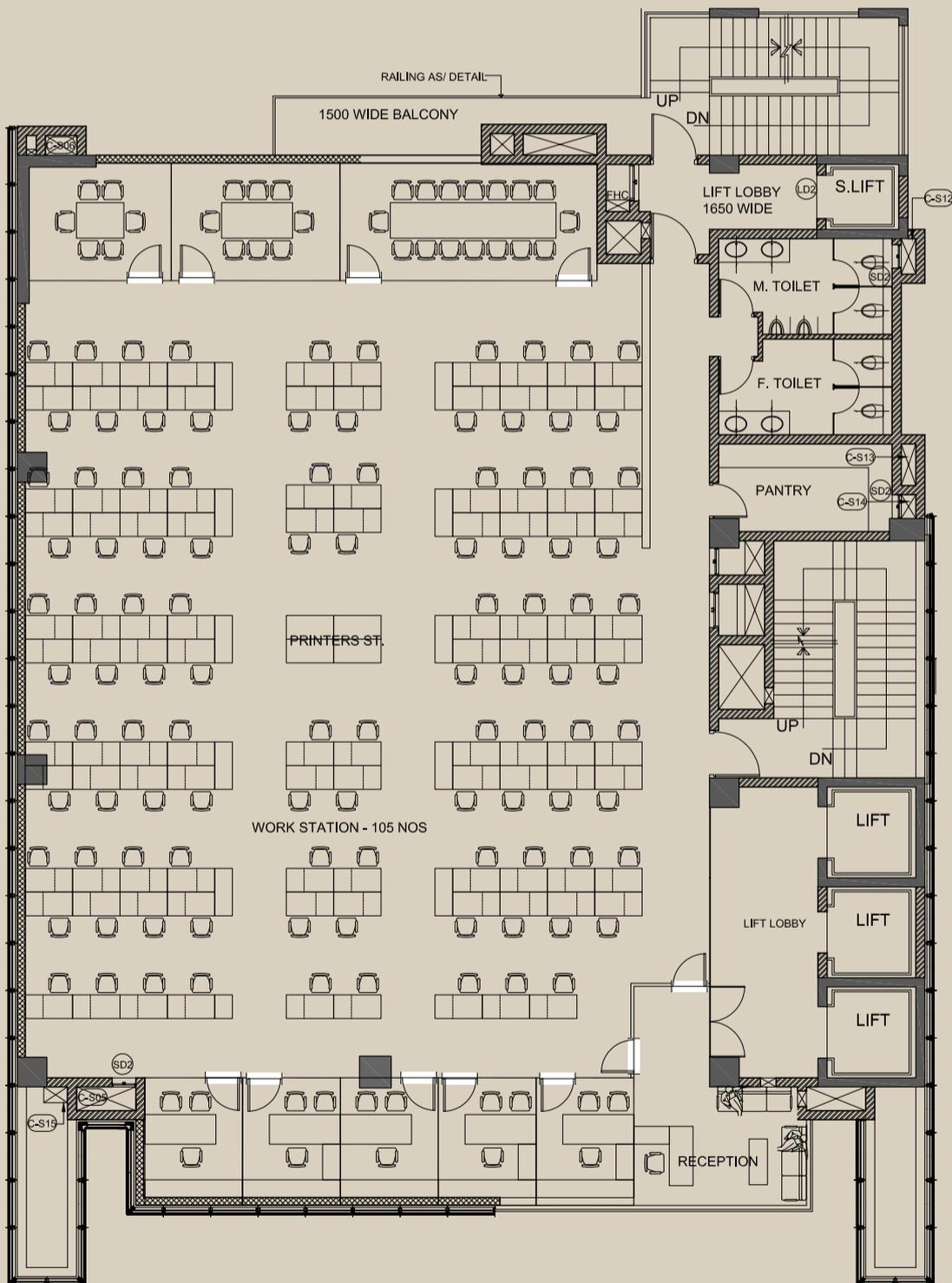


LAYOUT FLEXIBILITY

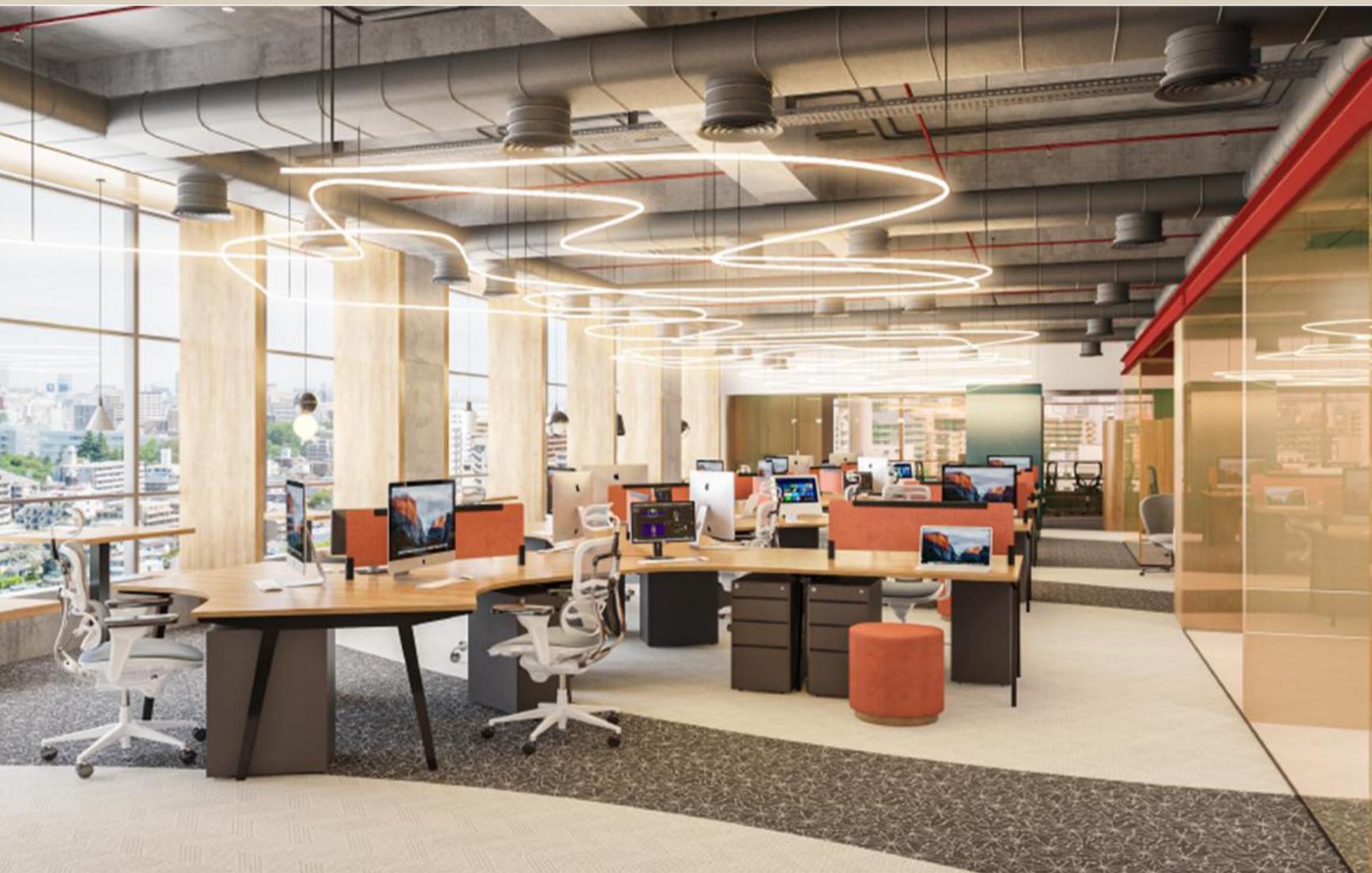
OPTION 01



OPTION 02



GRIP BIOSPHERE



GRIP BIOSPHERE



COMFORT
EVERYTHING YOUR
BODY NEEDS



AIR SUPPLY - ONE OF THE MOST UNIQUE FEATURE OF THE BUILDING

According to a study by NASA, certain air purifying plants are highly efficient in removing pollutants such as formaldehyde, benzene, and trichloroethylene (VOC's) from the air. The plants absorb carbon dioxide (CO₂) from the air and release oxygen (O₂) as a byproduct.

These pollutants in the indoor air are commonly found in commercial office buildings, and it is well-recognized that they have a negative influence on human health. They are known to cause symptoms such as headaches, dizziness, and problems with our respiratory systems.





Air purifying plants can have a positive impact on office productivity in several ways:

IMPROVED AIR QUALITY

Plants absorb carbon dioxide and release oxygen, which helps reduce pollutants and toxins in the air.

REDUCED STRESS:

The presence of plants can create a more tranquil environment, reducing stress levels among employees.

INCREASED CONCENTRATION: Studies have shown that office plants can heighten self-reported concentration levels.

ENHANCED AESTHETICS: A visually appealing workspace with greenery can boost morale and job satisfaction.

HEALTH BENEFITS: Cleaner air can lead to fewer headaches, reduced fatigue, and less eye irritation, contributing to overall employee well-being.

Incorporating suitable plants based on the office's lighting conditions and maintenance capabilities can create a healthier and more productive work environment.

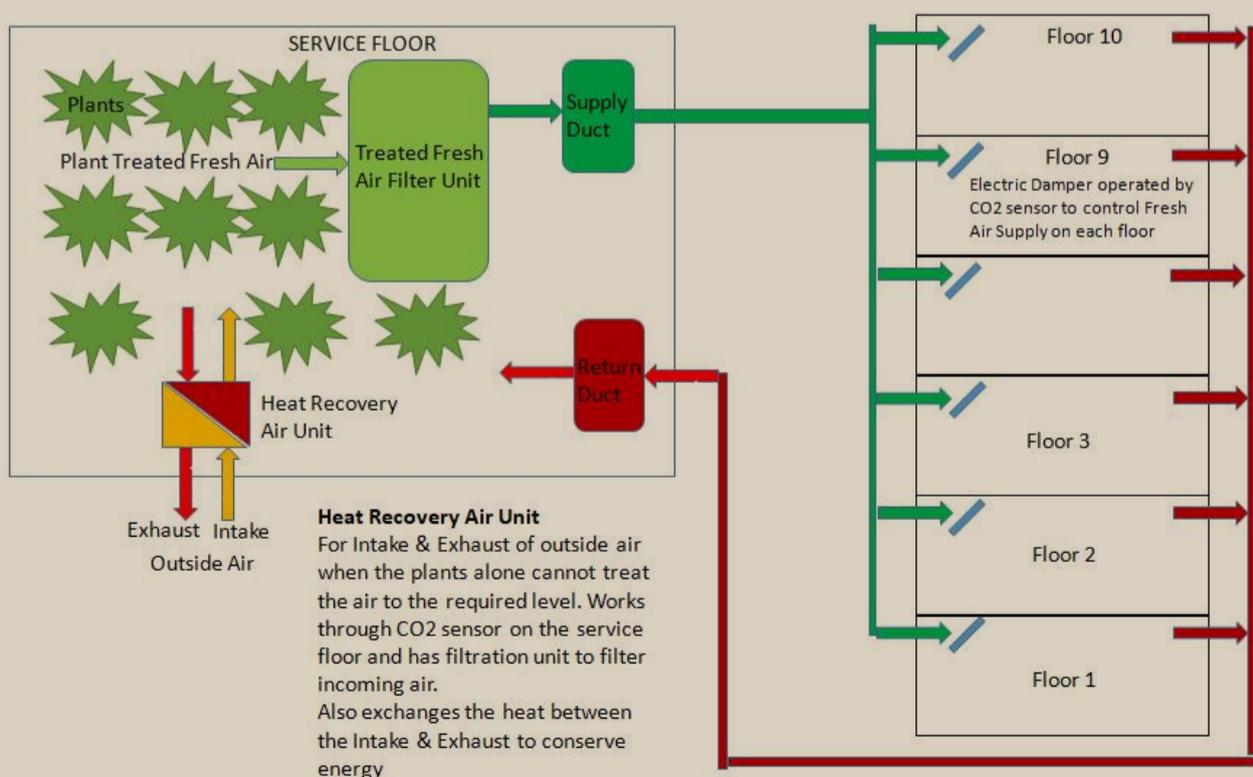
INDOOR AIR QUALITY TREATMENT

Air quality is continuously monitored on all floors. The stale air from all floors is collected and brought down to the service floor through auto controlled dampers on each floor.

The air is passed through 1000 air cleaning plants grown hydroponically in a sealed environments to clean the air of all toxins & pollutants and oxygenate the air. If needed some air may be replaced by fresh air through heat recovery unit and dry scrubber for inlet air. The air is then passed through TFA with MERV 13 filters to further clean it and returned back to all floor through auto controlled dampers on each floor.

The toilet air is independently cooled and filtered through a independent toilet air conditioning system.

The entire air conditioning & ventilation system is monitored & controlled through an array of sensors linked to the building management system ensuring highest level of comfort and wellness to all occupants of the building



HVAC PARAMETERS

CLIMATE CONTROL

50-55% Relative Humidity

24°C dry-bulb temperature +/-1°C in office spaces

CHILLER

Chilled Water supply to Office AHUs at 6 deg C

1x160 TR Capacity of Water Cooled Chillers with VFD (Make – Carrier)

1x160 TR Capacity of Water Cooled Chillers without VFD (Make – Carrier)

Undiversified Load on chiller based on Building metric is 210Tr

Chiller performance of 0.39 KW/Tr NPLV

COOLING TOWER

2 Nos Counterflow induced Draught Type (Make – BELL)

CTI certified with IE3 motors and VFD

Daily consumption of 17KLD fed through STP & RO treated water

TDS controlling through sensors

PUMPS

2 nos pumps each Primary, Condensor, Secondary (with VFD)

Make – Grundfoss

All pumps are fitted with IE3 motors

HOT WATER GENERATOR

150 KW for Heating During Winters

BTU METERING

For HVAC load billing for tenants

SERVICES

DYNAMIC WORKING
ENVIRONMENT



Parking Managemnet System	<ul style="list-style-type: none"> Web/App Based system ANPR based Car entry Card based 2-wheeler Entry Boom Barriers at Entry & exit Fixed Parking Spots per Tenant Real Time update of available spots Reserved Parking for Senior Management Invitation based Visitor parking Complete record of vehicle management Block exit in case of default
Visitor Management System	<ul style="list-style-type: none"> Web/ cloud based app QR code based automated entry Schedule pre-fixed appointment Scheduled visitors to get QR code on SMS Walk in visitors are registered Tenant receives Accept/Deny over SMS/Email Complete log of Visitor History
Tenant Billing	<ul style="list-style-type: none"> Automated monthly billing Separate Electric Billing as per Consumption BTU based chilled water billing Online Payment options
Security	<ul style="list-style-type: none"> Multi Tier Security CCTV Surveillance throughout common areas and basement Card-controlled flap barriers at entrance & basement ANPR based authorized car entry X- ray baggae Scanners Door Frame Metal Detectors
Surveillance	<ul style="list-style-type: none"> Manned Patrolling PAS for emergency Announcement 24x7 Central Surveillance Control room monitors all CCTV camera on video wall with auto alarm generation, incident reporting, investigation, action & closure managed through security software
Technology Offer	<ul style="list-style-type: none"> Fibre-to-the-Floor (FTTF) Ready High Speed Internet services Dedicated Lockable server to each Tenant Facility Managemnt via Siemens BMS
Common Amenities	<ul style="list-style-type: none"> Cafeteria, Dining Area, Landscaped Courtyard, Meeting Rooms for informal vistors, Lounge Area, Drivers Rest area and washroom, Refreshments for Drivers

Fire Safety

Hydrant & Automatic Sprinkler system designed in accordance with NBC
Honeywell Fire Alarm System
Addressable FAS to detect exact location of incident
Dedicated Fire escape staircase
All indoor Staircase are pressurized
Pressurised Lifts linked to FAS Panel
AMCA & EN 12101-3 certified Basement exhaust fans with class H insulation linked to smoke sensors
Fire Hydrants and Wet Hose at each floor
120 min CBRI approved Fire rated Doors at each floor
Caryaire Motorised Dampers linked to FAS to close all air supply to the zone of incident
Refuge Balcony at 5th & 9th Floor

Water

Treated Raw water (ACF+Softener) for Domestic Consumption
Treated Waste water via STP, UV filtration used for flushing, irrigation, Hydrponics, Thereby saving 13KL/Day
2000 LPH RO plant to further treat STP water to be used in cooling Tower, thereby saving 17 KL/Day
Separate RO to provide for clean drinking water at each floor
Water saving through low flushing urinals and Wcs
Low Flow sensor based tap faucets
2x 1 Lac Litre UG Fire Tank
20 KL UG Raw water Tank
20 KL UG Domestic Water Tank
18 KL Fire Tank at Terrace
20 KL Domestic Tank at Terrace
10 KL Flushing Tank at Terrace
15 KL Soft water Tank at Terrace (cooling Tower)

Elevators

3 passenger lift (KONE)
1 service Lift (KONE)
Passenger Lift 15 pax(1020kg) 1.75mps
Service Lift 8 Pax (544kg) 1mps
High End Interiors – Glass & SS
Fitted with individual CCTV
Synchronised to reduce wait time
Control Panel with Braille buttons
Lift announcement system provided
Automatic Rescue Device installed to avoid trapping of people in case of power failure
169 Door sensors to avoid any mishap
Strategic Spotting & parking at predefined floors
3-way inter communication with control room

ELECTRICAL

Package Substation	Installed Capacity 1000 KVA Transformer & built in LT Panel
Power Requirement	715 KVA
EV Power Requirement	35 KVA
Power Backup	2x380 KVA DG Sets
Distribution	Dual Redundant 2 x 800 A Godrej Rising Main for Main Supply with Auto Failover Independent 1 x 630 A Godrej Rising Main for Data Centre with Auto Failover Independent 1 x 200 A Godrej Rising Main for EV Charging Tenant distribution tap through Auto Changeover Switch with individual smart metering (Schneider)
Earthing	Separate earthing for UPS & Main power 1 Nos Earth Mat of 14 Nos 25mm Copper bonded electrode for Main Power 1 Nos Earth Mat of 12 Nos 25mm Copper bonded electrode for UPS Power Each Electrode of Earth Mat has a Resistance of 0.34 ohm Each Tenant is provided with a 25x5 Copper bus connected to the Earth Mat for Multiple Power Earthing Each Tenant is provided with a 25x5 Copper bus connected to the Earth Mat for Multiple UPS neutral Earthing Separate Earthing with Dual redundancy for DG & Transformer Neutral and Body with 0.74 ohm resistance
Lightening Arrestor	Designed for Protection angle and rolling sphere as per IEC 62305-3 / NBC 2016 Each Earthing has Dual redundancy with 17.2mm Copper bonded electrode having Resistance of 0.7 ohm
Emergency Lighting	All common areas like Staircases, lift Lobby, basement and basement Lobby. All common Area lighting are operated through motion sensor
UPS Supply	For all common area lighting, surveillance, access control, BMS, boom barrier through 75KVA (20 mins)



YOUR OWN DATA CENTER - A CENTRALIZED SERVER ROOM FOR ALL CLIENTS

No need in wasting space, building an individual server rooms for your IT setup. GRIP BIOSPHERE provides for an Access controlled and surveillance monitored data center for its Tenants with best in class features:

10 Lockable access controlled server racks

UPS backup power

Main power supply with auto failover feed from dual stack rising main

DG backup with auto failover

Separate Mesh Earthing

Separate dual Redundant air conditioning

Fiber network to all clients

High speed online connectivity through all major providers

📍 **Plot 31, Sector 142,
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WHERE REALTY MEETS BUSINESS

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