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[www.tridentbusinesscentrepune.com](http://www.tridentbusinesscentrepune.com)

BRANDING BY VERTO DESIGNSS



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WHERE THE BUSINESS MEETS IT'S  
*requirement*

Note: The contents of this brochure are purely conceptual and have no legal binding on us. The developers reserve the right to amend the layout, plans, number of floors, elevation, colour scheme, specification and amenities, etc without prior notice.



WHERE  
*excellence*  
THE ONLY WAY

## ABOUT TRIDENT BUSINESS CENTRE

Located at Pashan-Sus Road, Pune, Trident is the latest commercial project by Trimurti Developers. Developed to establish new constructional benchmarks and supersede design excellence, Trident has emerged as a pioneering leasable commercial space near Mumbai-Pune Highway.

In a market where optimal commercial space utilization is of paramount importance to businesses, Trimurti Developers identified immense opportunity in leasable commercial space sector. With new businesses emerging, established players expanding their operations and every business owner looking for modern amenities in their workspace; the commercial space market has become highly competitive. Business owners don't want to invest time, effort and money in maintaining work space infrastructure. Therefore, the onus has been shifted to the real estate developer.

Sensing an opportunity at creating world class commercial space which is accessible to majority populace of the city, yet set in serene surroundings; Pashan-Sus road was chosen as the ideal location for Trident.



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# A WORKSPACE TO MATCH YOUR ASPIRATIONS

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पुणे विद्यापीठ चौक /  
गवेली रोड /  
Pune University Circle /  
Gawelwadi Road  
पुणे - पायाज / पुणे शहर  
Bus-Pashan / Pune City

पुणे महानगरपालिका  
पाषाण सुस रस्ता

Hyundai  
Great

as bubbly

JOHNSON TILES

3999

GO SLOW

*Working with passion  
&  
productivity*

## THE LOCATION

The location of Trident is also advantageous, with easy connectivity to Rajiv Gandhi IT Park, Hinjewadi. Companies like Audi, Mercedes, Volvo, Benz, Volkswagen and establishments like National Chemical Laboratory (NCL), National Institute of Virology, Institute of Astronomy and Astrophysics share the neighborhood with Trident. The Subroto Roy Stadium and Balewadi Stadium are also in close proximity of the project, thereby affording good amenities and infrastructure development in the project surrounding.



## THE DESIGN

### *Designed to inspire*

Situated at a strategic location on Baner Pashan Sus Road, Trident is designed with an understated elegance that is a sublime combination of beauty and smart design. Trimurti Developers has adopted climate-responsive architecture practices to optimize energy consumption and ensure unobtrusive design.

Land contouring of the project offers the advantage of multi-level architecture. Restaurateurs looking to capitalize can bank upon Trident's mid-level terraces with 360° surrounding view.

Trident being a commercial project with a difference, every Showroom is spaciouly designed to let in natural sunlight. The main entrance lobby is designed to serve as a welcome area for showrooms on ground floor as well as offer reception for office floors and restaurants.

The main entrance lobby serves as a welcome area for the Showrooms as well as reception for other office floors and terrace restaurants. There is also a provision for carving out an exclusive access lobby on a different level to serve the restaurants or a single large office space. Trident also has a provision for carving out an exclusive access lobby on different levels, if the Office or restaurant owners so desire.

*Bringing excellence  
to your workplace*

## COMMERCIAL SPACE OPTIONS

Trident has a variety of commercial spaces designed, including

1. Double Level Showrooms
2. Single Level Showroom
3. Mid Level Restaurant Space
4. Terrace Restaurant Space
5. 5 floors suited for Office Spaces
6. Studio Apartment (Proposed)

The office spaces are smartly designed for IT offices, Banking Administration and Real Estate offices. Showrooms have a luxuriant and spacious design suited for Automobile showrooms and other premium product or service concepts.

## LAYOUT

Showroom space at Trident has upper high mezzanine floors which can be divided into a 3.3 m ground floor and 3.3 m first floor, thus forming two independent showrooms. An additional showroom space of 4.2m floor height is available on second floor and it is Elevated showrooms are positioned to create strong visual appeal and ease of accessibility. Every showroom is also outfitted with glass façade for creating spacious and open settings.

There are two lobbies, facilitating the direct access from southern service road and northern main road. The smart design of project facilitates segregation of restaurant and office crowd by assigning elevators for specific floors or functions. Main four elevators are accessible through mid and upper level lobbies along with basement parking.



*Smartly designed  
&  
brilliantly executed*



## AMENITIES



EXCLUSIVE ENTRANCE LOBBY FOR BUSINESS TOWER AND SHOWROOMS



PROVISION FOR MECHANICAL PARKING FOR CARS ON BASEMENT LEVEL



AMPLE SPACE FOR TWO-WHEELER PARKING



CAFETERIA AND RECREATION SPACES



PROVISION FOR BMS



POWER SUPPLY AND BACKUP



GATED ENTRANCE AND SECURITY CABIN



FOUR PASSENGER LIFT WITH ONE SERVICE LIFT

## SPECIFICATIONS

- RCC structure with PT Slab / Flat Slab.
- Seismic Zone III Complaint structure
- Power Supply - 10Kva per 1000sq .ft.
- Elevators- Showroom Elevator lobbies - 2 ; Office and restaurant Elevator lobby- 4
- DG Backup - 100% DG Backup with 60% diversity
- Fire Prevention System (as per Statutory guidelines and by-laws)
- Security System - Boom Barrier and CCTV Coverage on all the building entrances
- Designer External Front Facade (with reduced heat load)
- Provision for Toilet and Pantry block in each block



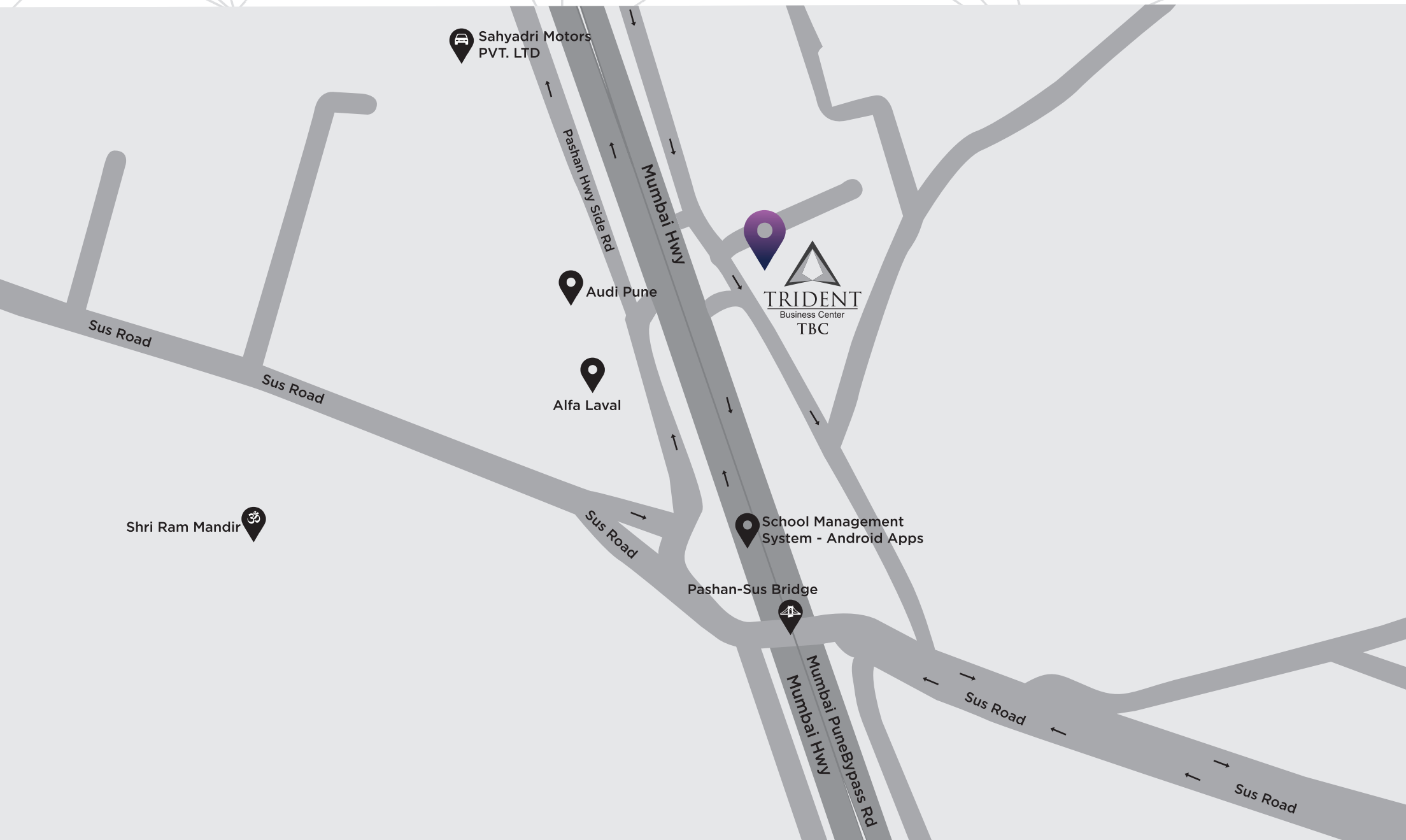
# OFFICE LAYOUT



4TH FLOOR OFFICE AREA



5TH FLOOR OFFICE AREA



**RCC Consultant** - G A Bhilare & Associates.  
**Liasoning Architect** - Nilesh Sasawde.  
**Legal Adviser** - Satish Darekar.  
**Design Architect** - Sandeep Shikre & Associates.

### SITE ADDRESS

Survey No - 45, Baner,  
Opposite Audi Showroom Pune,  
Bangalore Bypass Highway,  
Pune, Maharashtra - 411045



**RERA REGISTERED NO**  
**P52100008007**

