

THE NEW CODE OF

urban
living



ASTRATHUM

POWERED BY AI



BUILT TO LAST.

designed to adapt

Where your world comes together. This is not a development. It's a declaration. Astrathum redefines how we think about space, time, and interaction in the modern city. It is an intelligent ecosystem—fluid in function and dynamic by design. From sunrise to after-hours, it keeps pace with your day, blending work, wellness, and retail into one seamless experience. This is life without boundaries—driven by purpose, enhanced by insight.

AN INTELLIGENT CAMPUS

built for fluidity

Set across 11 meticulously planned acres in Noida Extension, Astrathum is not merely a mixed-use development—it's an evolved urban typology. Blending offices, premium retail, studios, SOHO units, healthcare, and institutional infrastructure, it creates a cohesive whole that reflects the complexity of contemporary life.

With intelligent systems designed to enhance user experience, every facet of Astrathum is built to adapt and optimise—from easy access points to open public areas that are flexible in function. This is a development that's designed to grow with its people and adapt to changing needs.





WHERE ARCHITECTURE MEETS

ambient intelligence

Astrathum's design doesn't overwhelm—it intuitively responds. Inspired by biodesign, its architecture seamlessly integrates nature, light, air, and flow into its very form. At its heart lie twin courtyards—one vibrant and social, the other calm and reflective. Ingeniously crafted, these courtyards are shaded by design, with no direct sunlight penetrating the open areas—making them ideal for gatherings and events, even in peak summer.

The buildings arc fluidly around these courtyards, creating a rhythm of openness and retreat. Floating above it all is an 80-meter sculptural sky bridge envisioned as a high-design F&B destination, offering panoramic views and elevated social experiences. At ground level, a network of open retail spaces connects the architecture with landscaped greens—each space enhancing everyday interactions and ensuring a seamless flow between the indoors and out.

AI OPTIMISED
PLANNING FOR

hybrid lives



Astrathum's layout is thoughtfully designed to reflect how people naturally move, pause, gather, and focus. The site comprises:

Block **A**
Biotech and
IT-enabled
Office Tower

Block **B**
Mixed-use
Commercial
and Retail

Block **C**
Serviced Studios
for short
and long stays

Blocks **D** DEMO **E**
Institutional
infrastructure
including wellness
and healthcare

At the centre is a multi-level podium activated by cafes, shops, courtyards, and shaded green zones. A central cultural courtyard serves as the project's experiential heart—ready for exhibitions, performances, and community moments. Every transition is designed to feel intuitive, keeping in mind ease, spontaneity, and multi-use engagement. It's zoning not as division, but as intelligent curation.



SIGMA

SKIN

SKIN

SKIN

F 5V 139



RETAIL SPACE
WITH BUILT-IN

footfall intelligence

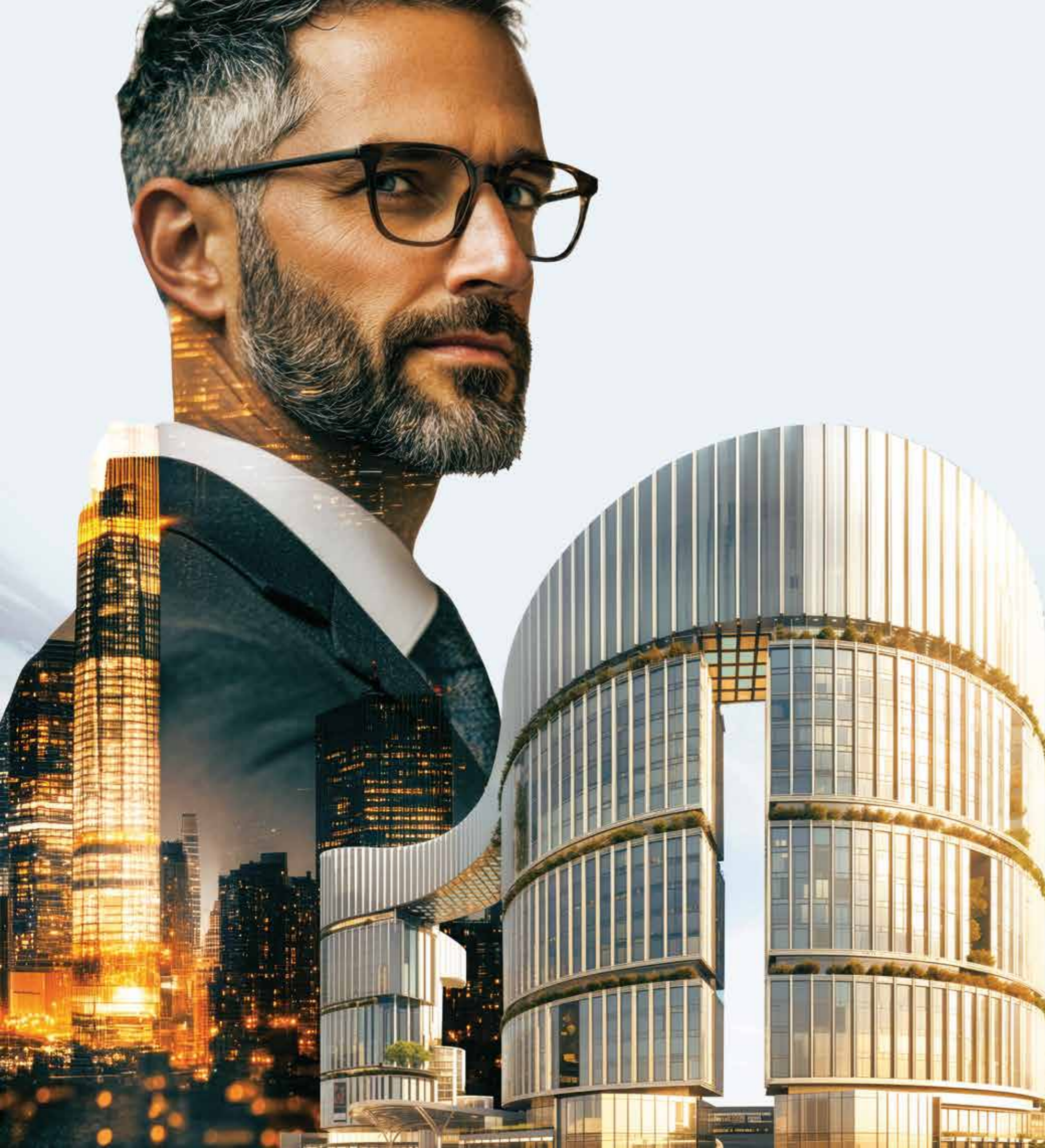
By analysing visitor behaviour, our AI-enabled integrated campus identifies trends and preferences—then acts on them. It triggers targeted offers to drive footfall, crafts personalised AR shopping experiences, and provides virtual assistance to enhance every visit. And you? You focus on building the connections that matter.

LIVING SPACES WITH

built-in efficiency

From automated controls for efficient water, waste, and energy utilization to mood-based ambient control, adaptive climate control, preventive health alerts, and more—Astrathum offers a living space that is designed to be efficient and sustainable.





OFFICES
WITH BUILT-IN

workstation allocation

From intelligent workspace allocation to work environments that learn user behaviours to deliver smarter solutions, Astrathum offers an AI-enabled ecosystem unlike any other. It also offers mood-based ambient control and seamless service automation so you spend less time thinking about the basics and have more time for fostering the connections that make an office thrive.





WHERE
EMPATHY AND

care comes alive



The healthcare space in our AI-enabled campus is designed to maximise the human experience for patients and their families. This includes spaces designed for comfort and relaxation—spaces that come alive with positive human experiences.



RETAIL
FOOD COURT:
BUILT AND
CURATED

new behaviours

Retail at pup is crafted for those who don't just shop—they explore. Every zone is thoughtfully planned, layering wellness, beauty, athleisure, and F&B to encourage both movement and moments of pause.

A vibrant food court anchors this ecosystem—offering choice, energy, and flexibility. Built with modular formats and digital convenience, it caters to quick bites, casual dining, and everything in between.

AI enhances the retail experience through:

- Real-time footfall tracking
- Mood-responsive lighting
- AR storefronts that evolve with time and season
- Predictive zoning and personalised discovery

This is retail that performs in real time—and evolves with its users.



cultural courtyard

OPEN AIR INTELLIGENCE
FOR INTERACTION

At the heart of Astrathum lies a central courtyard—an architectural plaza envisioned for more than foot traffic. Designed as a cultural square, it is an open-air arena for hosting art exhibits, tech installations, community events, wellness mornings, and curated markets. Powered by ambient tech and adaptable spatial design, it keeps the development in a constant state of dialogue with its people.



embedded intelligence

THAT WORKS QUIETLY

Infrastructure at Astrathum is ambient—sensing, computing, and adapting without intruding. Astrathum’s infrastructure is designed to support smart, secure, and sustainable living. From building tech to energy and movement, intelligent systems operate in the background to make everyday experiences effortless.

Systems that learn from usage patterns drive efficiency and comfort through:



Intelligent HVAC and climate zoning systems



Sensor-based lighting and occupancy control



High-speed, campus-wide connectivity



Green energy monitoring and load balancing



Smart access, safety, and security management

These embedded systems aren’t visible—
but their impact is everywhere.







Location map

Well-connected. Intelligently placed.
 Located in Greater Noida West, Astrathum offers excellent connectivity across NCR through major roadways, metro corridors, and upcoming infrastructure projects. It also sits within a growing commercial, educational, and residential belt—amplifying daily footfall and long-term value.

- Easy access to NH-24 and FNG Expressway
- Proximity to proposed metro extensions
- Surrounded by tech parks, education hubs, and dense residential catchments

Here, convenience is measured not just in kilometres— but in minutes saved.

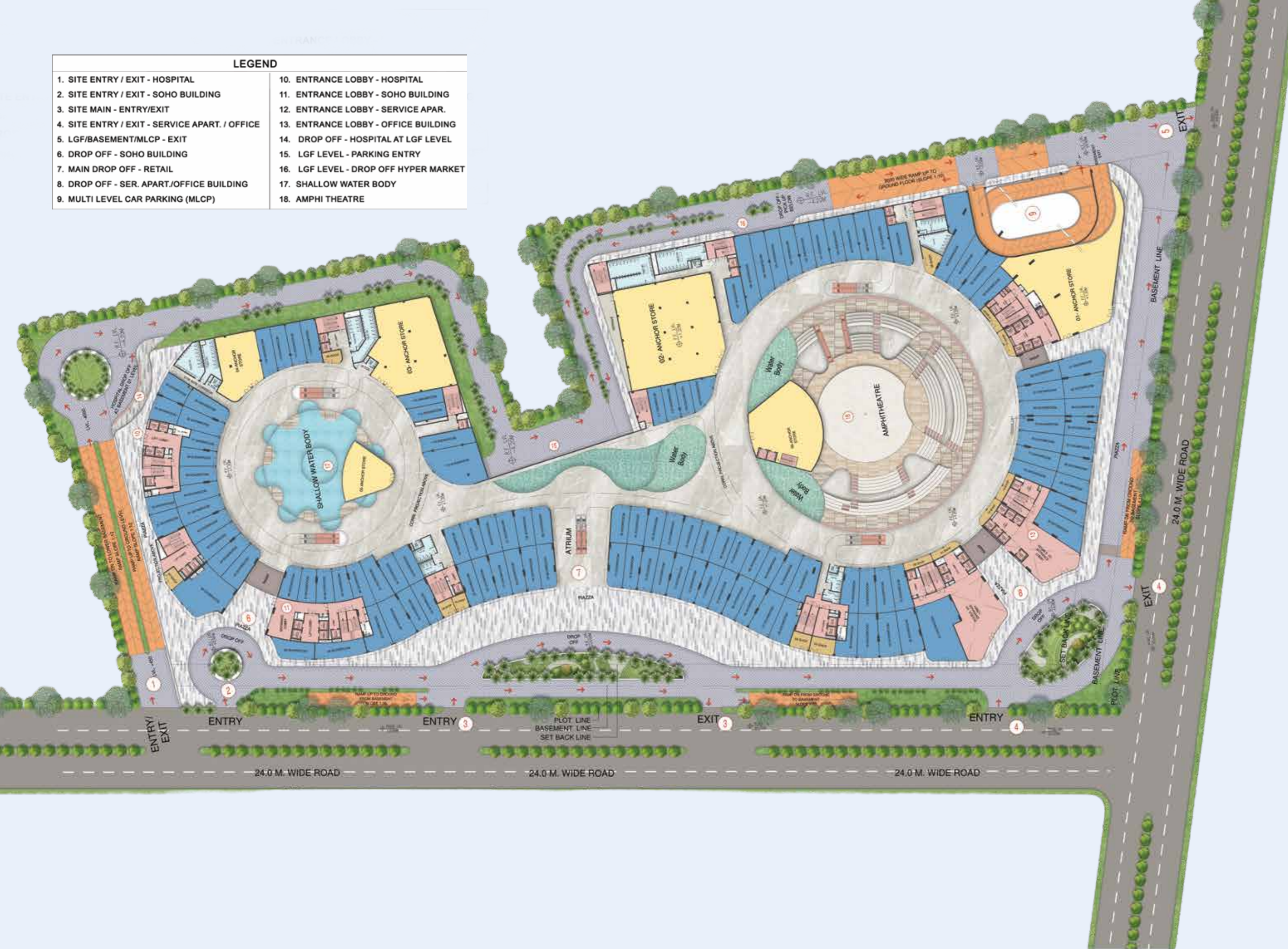
	APARTMENTS
	HOSPITALS
	AQUA LINE NOIDA METRO
	DELHI METRO

Map is not-to-scale and is for graphical representation only



LEGEND

- | | |
|--|---------------------------------------|
| 1. SITE ENTRY / EXIT - HOSPITAL | 10. ENTRANCE LOBBY - HOSPITAL |
| 2. SITE ENTRY / EXIT - SOHO BUILDING | 11. ENTRANCE LOBBY - SOHO BUILDING |
| 3. SITE MAIN - ENTRY/EXIT | 12. ENTRANCE LOBBY - SERVICE APAR. |
| 4. SITE ENTRY / EXIT - SERVICE APART. / OFFICE | 13. ENTRANCE LOBBY - OFFICE BUILDING |
| 5. LGF/BASEMENT/MLCP - EXIT | 14. DROP OFF - HOSPITAL AT LGF LEVEL |
| 6. DROP OFF - SOHO BUILDING | 15. LGF LEVEL - PARKING ENTRY |
| 7. MAIN DROP OFF - RETAIL | 16. LGF LEVEL - DROP OFF HYPER MARKET |
| 8. DROP OFF - SER. APART./OFFICE BUILDING | 17. SHALLOW WATER BODY |
| 9. MULTI LEVEL CAR PARKING (MLCP) | 18. AMPHI THEATRE |



site
map

future ready

**REAL ESTATE.
MULTI-DIMENSIONAL
RETURNS.**

Astrathum isn't just a development—it's a forward-looking investment. With a smart mix of asset types and usage patterns, it generates steady returns and long-term potential.

High-demand formats: retail, offices, studios, SOHOs

AI-supported operations reduce friction and downtime

Cross-category synergy maximises per-square-foot value

**Whether you're investing in space or in lifestyle,
Astrathum is engineered to grow with time.**





**A SELF-OPTIMISING
ECOSYSTEM,**

engineered for life

At Astrathum, intelligence is embedded into the environment—designed to evolve with every interaction and refine how you live, work, and engage.

Key capabilities include:

Smart Scanning: Face recognition, temperature tracking, and biometric-linked access

Ambient AI: Predictive controls for light, sound, scent, and climate

Experience AI: Real-time retail, F-B, and workspace personalisation

Predictive Healthcare: Wellness services triggered by movement and bio-feedback

The longer you stay connected, the more responsive it becomes.



sustainability & self-sufficiency



Energy Management

- AI controls solar power distribution, battery storage, and load balancing
 - Real-time peak demand predictions and energy usage alerts
-



Water Management

- AI tracks water consumption and controls smart irrigation, greywater reuse
 - Leak detection using pressure sensors + ML
-



Waste Management

- Smart bins with AI vision for waste sorting and collection planning
-



Carbon Footprint Management

- AI dashboard tracks total emissions and recommends reduction actions

**RESILIENCE
POWERED BY**

real time intelligence

Sustainability here is not an add-on—it's systemic. Astrathum's green strategies are augmented by AI to track, optimise, and adapt energy and resource usage continuously.

Green cover that cools and purifies

Smart irrigation and water harvesting systems

ESG performance dashboards

Energy peak-load flattening through predictive control

What emerges is a campus that not only meets today's sustainability goals— but evolves with the goals of tomorrow.







Bhutani Group

A LEGACY
OF EXCELLENCE

Backed by a decade's worth of experience and an abundance of expertise, the Bhutani Group has pioneered the conceptualization and execution of upscale real estate projects in the retail and commercial segments. In a very short span of time, the Group has left strong footprints in the entire spectrum of real estate development, creating and managing several projects across Delhi NCR.

With the highest standards of deliveries and return on investment all across Delhi and NCR over the last two decades, Bhutani Group is on a continuous trajectory of evolution inspired by and creating best practices in the world of development. In a sector where trust is everything, Bhutani Group is one of the few names a customer keeps coming back to, for our assurance of delivery. We place great value on customer satisfaction and dedicate ourselves wholly to fulfilling our customers' expectations.



Delivered Projects



CYBER PARK
Sector - 62, Noida

Located at the pulse of Noida at Sector 62, Cyber Park offers a mix of open-plan environments, lockable and unlockable office spaces, shared offices. Cyber Park gives a brilliant platform for entrepreneurs and professionals to interact, exchange ideas and share information.



ALPHATHUM
Sector - 90, Noida

Offering one of the largest infinity pools in India, Alphathum lays the ground for efficient and smart office spaces.



i-thum
The future of IT parks!
Sector - 62, Noida

The I.THUM is a landmark development and the future of IT Parks in Noida, Sector 62. It offers Commercial Office Spaces and also shares the campus of the Corethum including some leading banks.



OFFICE...
Sector - 32, Noida

365 Office gets you ready for the future, where you control your time, where you mark your days, plan the year and drive your growth in the direction you want.



Sector - 127, Noida

Techno Park is one of the commercial development located in Noida. The project is well equipped with all the amenities to facilitate the needs of the office people.



Mohan Nagar, Ghaziabad

City Center GZB is one of the leading mall in Ghaziabad with a multiplex, banquet, and a 3-Star Hotel, as its part.



WORLD
SQUARE
HOTEL

World Square Hotel is a 3-Star property in Ghaziabad that provides a comfortable stay and unmatched hospitality along with the easy access to the entertainment, shopping, and business hubs of the region.

Ongoing Projects



CYBERTHUM
LEAP INTO THE FUTURE
SECTOR - 140A, NOIDA

Part of a 26.8 acres mixed-use development, Cyberthum is NCR's tallest commercial tower with world-class spaces, mall in the sky, and Bolt, one of India's biggest gaming and entertainment centers.



133
AVENUE

SECTOR - 133, NOIDA

Bhutani Avenue 133 is the upcoming commercial project by Bhutani Infra. With the best amenities, the Bhutani Avenue 133 Commercial Project is conveniently situated in Sector 133 of Noida.



ACQUA EDEN
GOA
SANCOALE, GOA

Located in the picturesque region of Goa, the Bhutani Acqua Eden offers a luxurious and enchanting retreat for discerning travelers seeking an unforgettable vacation experience.



62
AVENUE

SECTOR - 62, NOIDA

Avenue 62 is the perfect amalgamation of an architectural form and a work of art. The distinctive structure with its lack of sharp angles is seemingly supported at the entrance by a breathtakingly tall waterfall that elegantly invites the world in.



CITY CENTER 150

SECTOR - 150, NOIDA

City Center 150 is a glimpse into the future of retail and lifestyle entertainment. With al-fresco style high-street retail in a low-rise development, the project is built to immerse visitors in a world of seamless convenience.

IP
PARMESH
COMPLEX

IP
PARMESH
COMPLEX I

IP
PARMESH
COMPLEX II

PARMESH COMPLEX, Nirman Vihar

PARMESH CORPORATE TOWER, Karkardooma

PARMESH COMPLEX I, Karkardooma

PARMESH COMPLEX II, Karkardooma

IP
PARMESH
BUSINESS
CENTRE I

IP
PARMESH
BUSINESS
CENTRE II

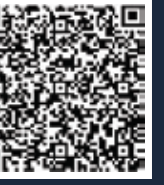
IP
PARMESH
CORPORATE
TOWER

PARMESH BUSINESS CENTRE I: Karkardooma

PARMESH BUSINESS CENTRE II, Karkardooma

IIT ENGINEERS CO-OPERATIVE GROUP
HOUSING SOCIETY, Dwarka

Project Name: Astrathum
RERA Registration No.: UPRERAPRJ202227/09/2025 | Launch Date: 4-SEP-2025
| Collection Account Name: Parmesh Construction Company Ltd Collection A/c
for Astrathum | Account Number: 777705345141 | Bank Name: ICICI Bank |
Branch Name: Noida, Sector-137 | Branch Address: Noida, Sector-137, 104 Plot
No.GH07A, Gulshan Vivante, Gautam Buddha Nagar, Uttar Pradesh - 201301 |
IFSC Code: ICICI0003451 | www.bhutanigroup.com | www.up-rera.in



SITE OFFICE

PLOT NUMBER 1, SECTOR - TECHZONE 07, GREATER NOIDA WEST, UTTAR PRADESH 201310.

SALES AND MARKETING OFFICE

PLOT 1, SECTOR - 90, NOIDA EXPRESSWAY, NOIDA, UTTAR PRADESH 201305

CONTACT

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