

emami* BUSINESS B.I.I.Y

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emami*
REALTY

Registered Office:

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emami* BUSINESS B.I.I.Y





**NEVER TAKE YOUR EYES
OFF THE TARGET**

emami * BUSINESS B.B.Y



FROM THE HOUSE OF EMAMI

Emami Business Bay, is a project developed by Emami Realty Ltd., the real estate arm of Emami Group, incorporated in 2006, to undertake real estate projects in residential, commercial and retail sectors.

The company has a pan India presence with over 3.7 crore Sq. Ft development at different stages of planning, construction and delivery across West Bengal, Uttar Pradesh, Tamil Nadu, Andhra Pradesh, Orissa, Maharashtra and Sri Lanka. These projects are being executed under various Special purpose Vehicles (SPVs) and joint ventures (JVs). The Group has the distinction of delivering some of the landmark projects including South City project (commercial cum residential), Urbana (residential) & Orbit Heights (residential) in Kolkata.

The company is committed to excellence in design and construction, by partnering with internationally acclaimed names like Moshe Safdie, L&T, Meinhardt Singapore, SRSS Singapore, Green Architects Thailand, Kapadia Associates, MODARCH etc.



DESIGNED BY THE BEST

SPA - Sanjay Puri Architects is one of the best leading architectural firm of India. The firm has won over 225 awards including 150 international awards and 80 national awards



LOCATION

Located right in the heart of Sector V, the IT Business District of Kolkata



OVERVIEW

Boasts of a towering structure with modular office spaces that can be customized to suit both smaller or larger space requirements. Built on 1 acre land, the building with 5 levels of parking in the 3 podiums and 2 basements and retail area in the ground and upper ground floors, creates the unique combination of office space complemented with retail zones to cater to the occupants and the vicinity. The terrace has been designed to provide the required break from rigorous office work, in the form of Open air Gym, Jogging track, Soccer and Cricket Turfs, Café and beautifully landscaped seating areas to give one the feeling of being close to nature.

The FOUNDATION

The Emami Group



Two visionaries Shri Radhe Shyam Agarwalji & Shri Radhe Shyam Goenkaji started a modest business venture which grew to become the corporate giant it is today.

Founder's Message

As the founders of Emami, we made a commitment to ourselves that the organization will exhibit values that are most important to our customers. Every interaction will be based on quality, transparency, customer-focus and a commitment to delivery. Over the years, this is what has helped us cultivate a mutually beneficial relationship for everyone associated with us.

It is with this commitment that we bring to you the promise of a better future through Emami Realty. We assure you that the same principles of quality and customer service that have made our other business achieve a positive local and global presence, will apply to Emami Realty. Our mission is to deliver residential and commercial projects that are contemporary, global and well appreciated by the end user.

In our journey to create one landmark after another, we have understood time and again the importance of an address. Especially, when it's a business address, it often tells way more about the company even before the visitor has stepped inside. And with our latest offering, we wanted to ensure that the address is as prestigious location-wise, as it is stunning design-wise.

We are proud to present Emami Business Bay, the business address of Kolkata, in the very heart of its commercial district. Eat, work, rejoice, this landmark has been created with all your requirements in mind. Come, walk into the address that says you've arrived.

As the founders of the Group, we extend the Emami promise to you and at the same time, look forward to warmly welcoming you to be a part of Emami Business Bay, Salt Lake.

Best Regards,
Yours sincerely,

R. S. Agarwal & R. S. Goenka



**STRONG FOUNDATIONS.
BUILT TO LAST.**

Founded in 1974 by Mr R S Agarwal & Mr R S Goenka, today Emami Group, is a diversified business conglomerate generating employment for over 20,000 employees. Much respected for its products and services, this group stands synonymous with quality and trust.

Emami Group – Companies

- **Emami Limited** – the Group's Flagship Company is one of India's leading FMCG Companies engaged in manufacturing & marketing of personal care & healthcare products with a presence in over 4.5 million retail outlets across India and its global footprint in over 60 countries
- **Emami Agrotech Ltd** – 2nd largest edible oil refinery in India and the only bio-diesel manufacturer in Eastern India
- **Emami Paper Mills** – One of the leading Paper Mills in the country known for its benchmarking quality in best of class paper and board production
- **CRI Tips** – 2nd largest ball point tips manufacturer globally
- **AMRI Hospitals Ltd** – Largest hospital chain in the private sector in Eastern India
- **Frank Ross** – Largest pharmacy retail chain in Eastern India
- **Starmark** – One of the largest leisure-cum-book store chain in India
- **Emami Art** – One of the largest creative centre and contemporary art galleries in India
- **EMAMI REALTY** : A LEADING PLAYER IN THE REAL ESTATE SECTOR, WITH LANDMARK CREATIONS IN INDIA & ABROAD COVERING ALMOST **37 MILLION SQ FT***

CSR

Contributing in the areas of education, health, women empowerment & environment.

Every second, around 140 Emami products are sold- somewhere in the world

Leading Emami Power Brands**

BoroPlus

Largest selling antiseptic cream with 74% market share

Fair and Handsome

Category creator, with 65% market share

Navratna Oil

Leader with 66% market share in the cool oil category

Zandu and Mentho Plus Balm

55% market share

Kesh King

Leader in Ayurvedic medicinal oil with 27 % market share

*The figure is a cluster of area either constructed, under construction and under planning
** All figures are M5 (MIL) as per MAT December 2019



A glimpse of projects executed by us and with our partners and associates



Emami City, Kolkata
North Kolkata's Largest Residential Complex of 25 lakh sq ft



South City, Kolkata
A condominium of 45 lakh sq ft



Urbana, Kolkata
70 lakh sq ft of uber-urban construction set amid 66 acre of prime land



Emami Nature, Jhansi
The biggest township of Jhansi, spread across 100 acre, a little away from the hustle-bustle of Jhansi, along with river Ghurai.



Emami Tejomaya, Chennai
Perfect combination of global expertise and Indian sensibilities, a project of cover 8.35 acre



Emami Aerocity, Coimbatore
Largest, Planned, Residential Township. Plotted development of 62 acre



Montana, Mumbai
Over 17 lakh sq ft of premium quality apartments



Swarvilla, Hyderabad
Spread across 10 acre, it is one of the most popular residential developments in Telangana



Swarlake, Hyderabad
Spread across 11 lakh sq ft, with 80% open space set amid a serene lake.



Altair, Colombo
An iconic landmark of 13 lakh sq ft, designed by internationally celebrated architect Moshe Safadie.

**Closest to
your dreams**
Yet not so far from
the landmarks either.





**PRESTIGIOUS ADDRESS.
CONVENIENT LOCATION.**

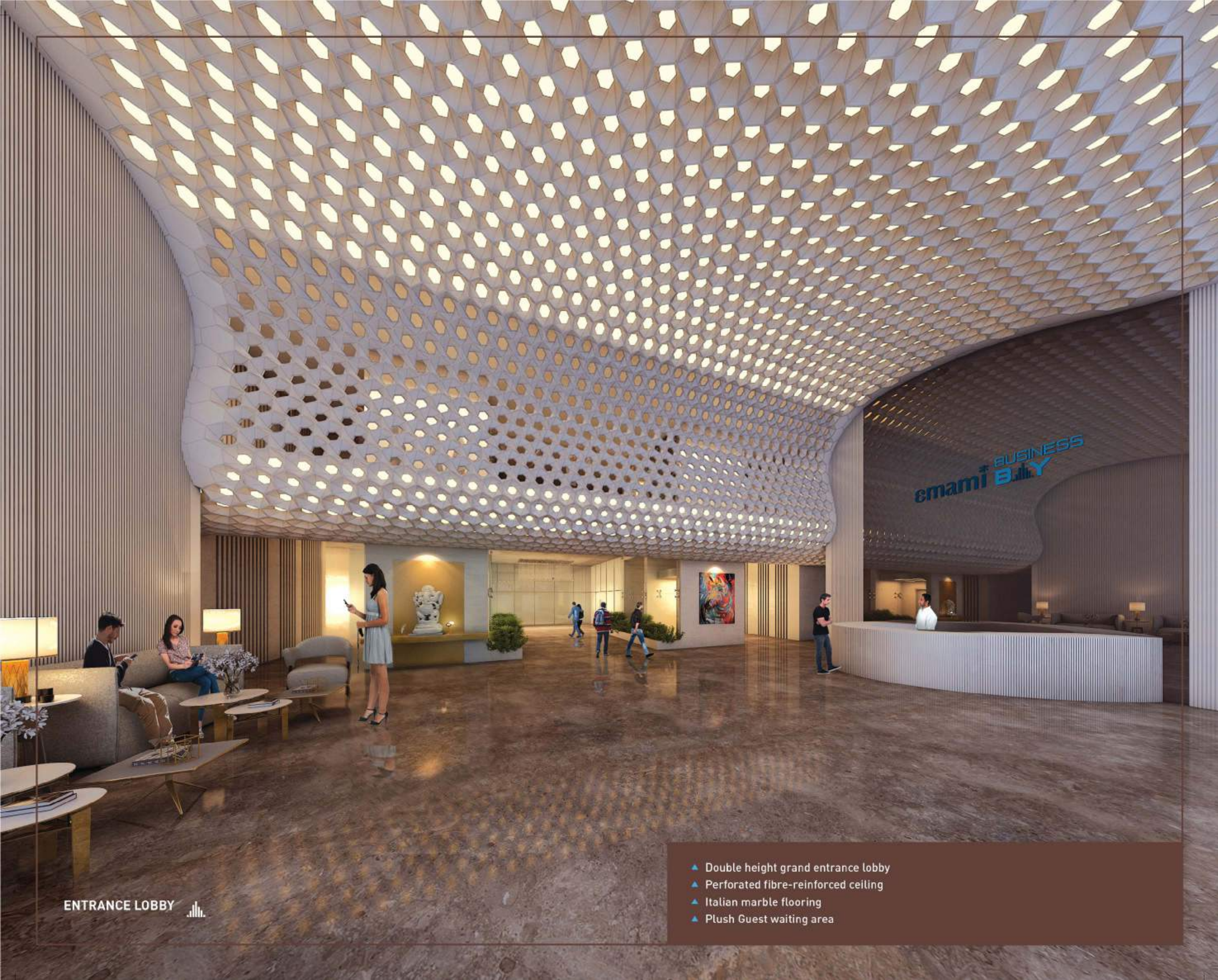
ALL YOU NEED FOR YOUR BUSINESS TO FLY HIGHER.



THE BUSINESS ADDRESS OF KOLKATA



- ▲ Unique building elevation
- ▲ First of its kind in Kolkata, made with aluminum pipes to provide for heat insulation
- ▲ Premium office address, built over 1 acre land
- ▲ Towering structure with modular office spaces
- ▲ Building with 5 levels of parking in the 3 podiums and 2 basements
- ▲ Retail spaces in the ground and upper ground floors



ENTRANCE LOBBY

- ▲ Double height grand entrance lobby
- ▲ Perforated fibre-reinforced ceiling
- ▲ Italian marble flooring
- ▲ Plush Guest waiting area



ATRIUM

- ▲ Unique multistoried atrium, giving an extra ordinary feel of light, filtering in through glass canopy on top
- ▲ Glass elevators to access offices
- ▲ All offices are overlooking atrium
- ▲ Grand openness





CORRIDORS 

Wide open corridors flanking the full height atrium



ENTRANCE PORCH 



RESTAURANT

▲ Great visibility ▲ Retail units ▲ Restaurants



TYPICAL OFFICE

- ▲ All offices with approx. 4m height
- ▲ Scalable options to suit larger requirements
- ▲ Best in class small offices with provision for built in toilets for convenience
- ▲ All offices are vastu compliant
- ▲ Common areas are fully connected with Wi Fi
- ▲ Spill out landscaped terraces for exclusive few
- ▲ 100% power back up



LANDSCAPED TERRACES 

Exclusive office spaces with private spill out landscaped terraces



BIRD'S EYE VIEW OF THE TERRACE

- ▲ Terrace with beautifully landscaped seating areas to give a feeling of being close to nature
- ▲ Cricket turf, Soccer turf, Open gym, Jogging track
- ▲ Café with seating area



TERRACE

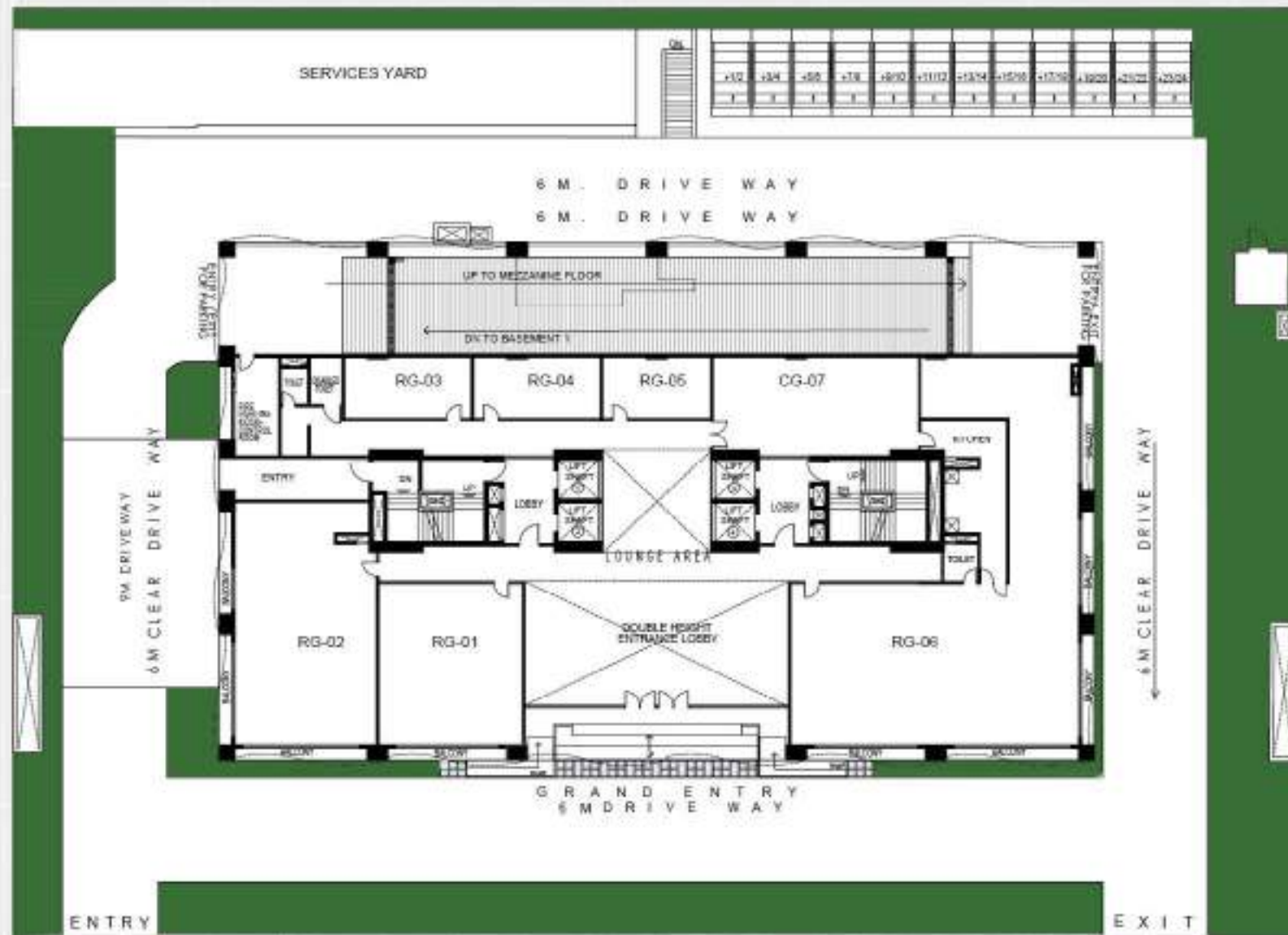


OPEN GYM

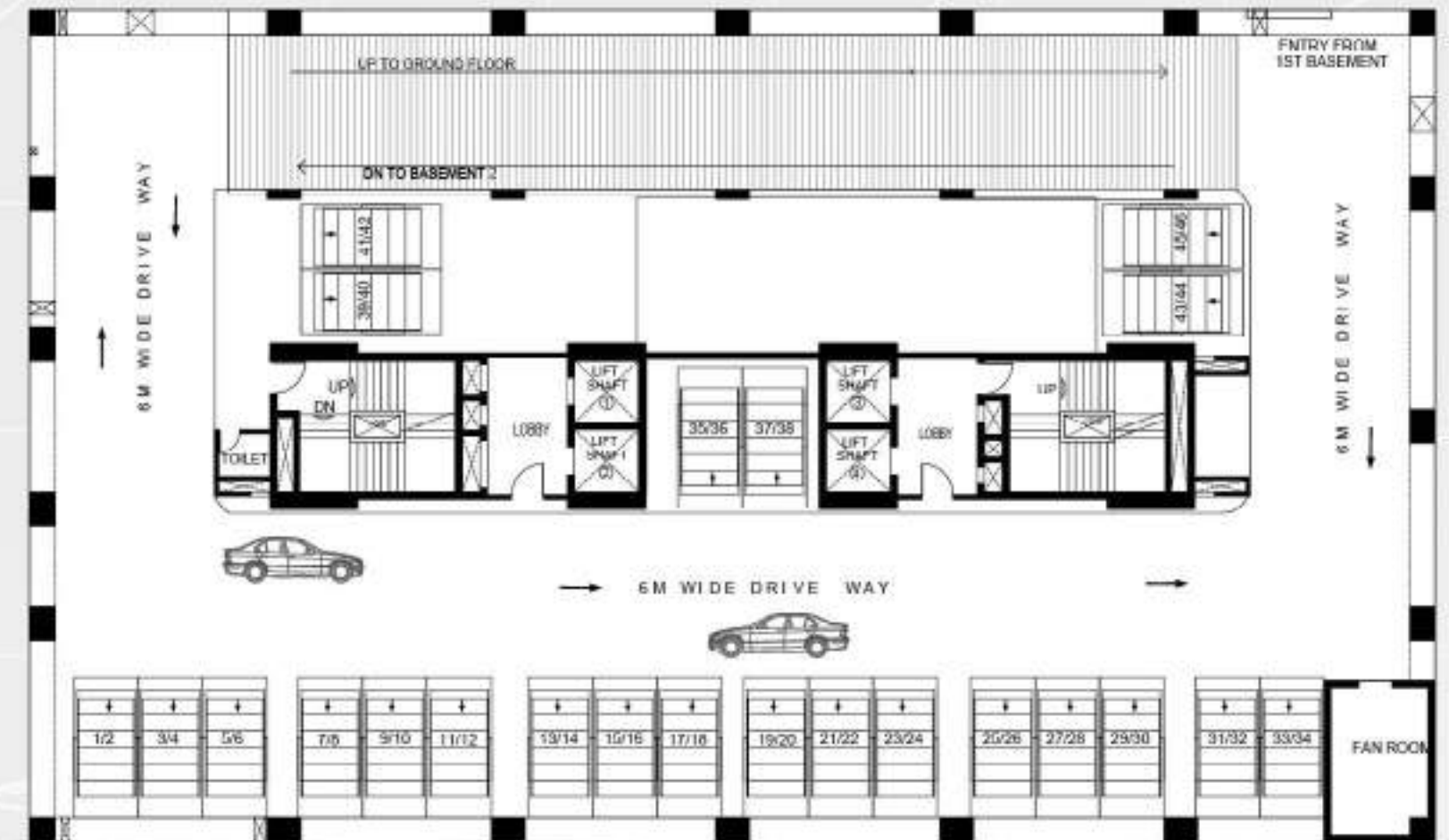


CAFÉ

Site Plan



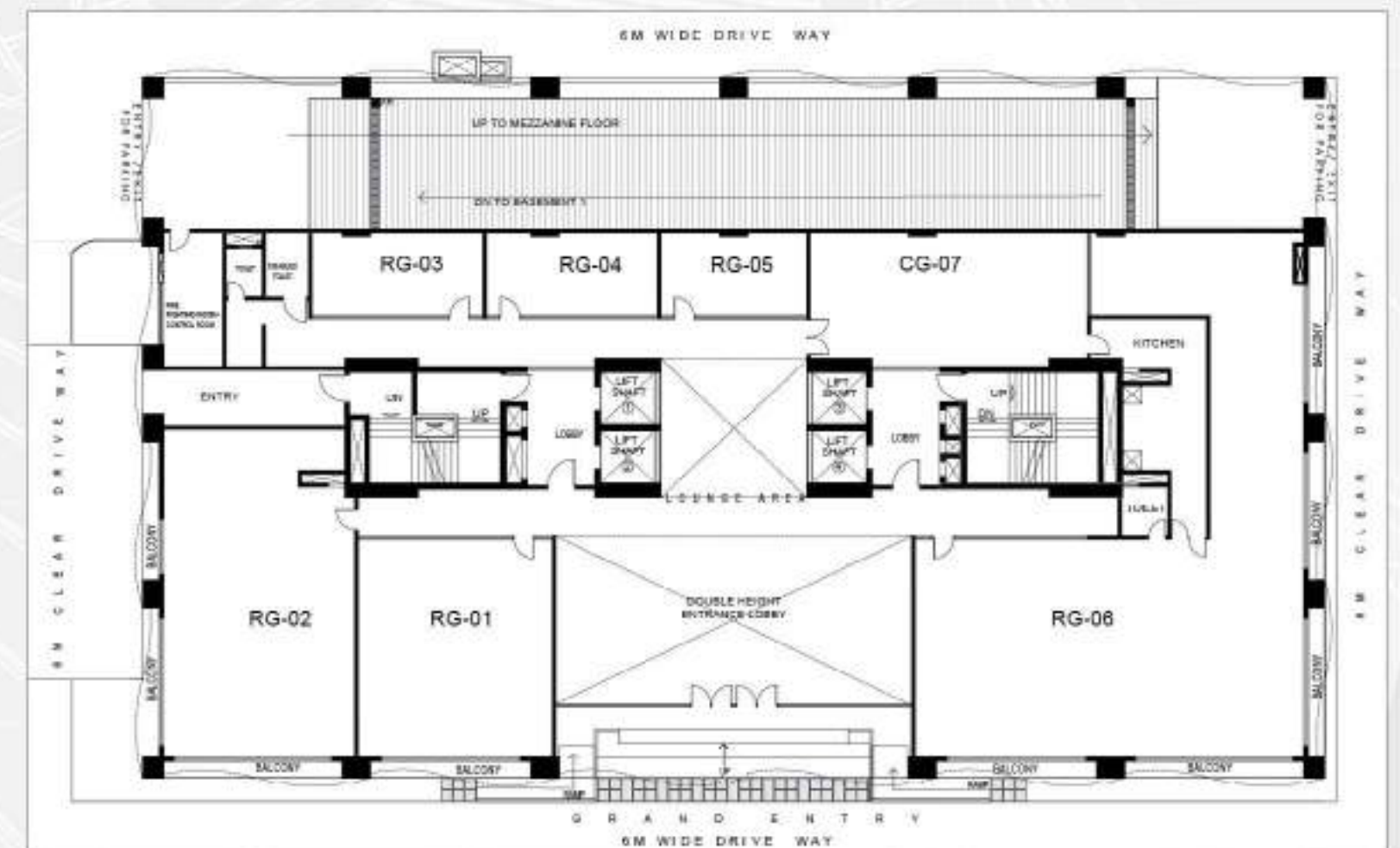
Basement 1



Basement 2

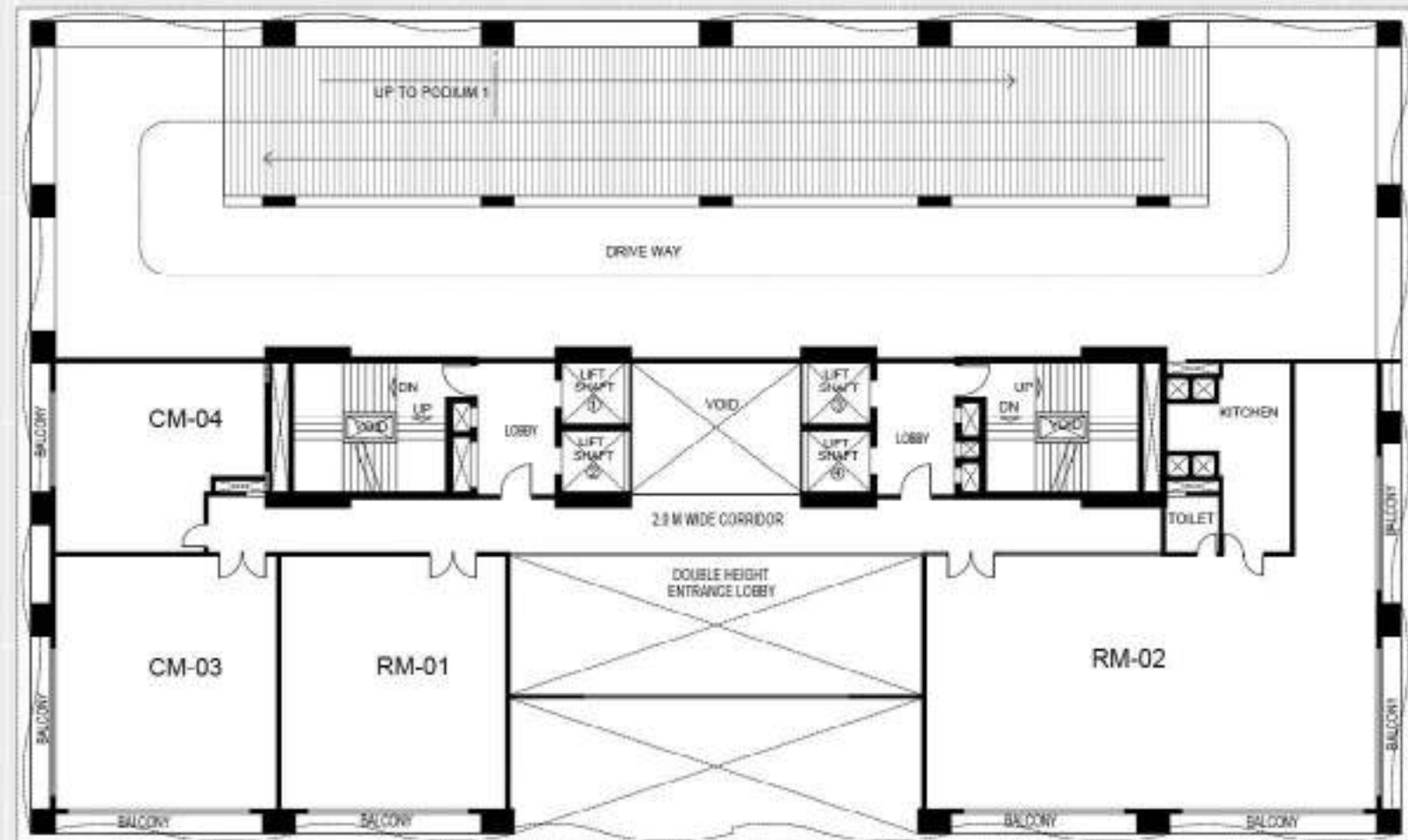


Ground Floor

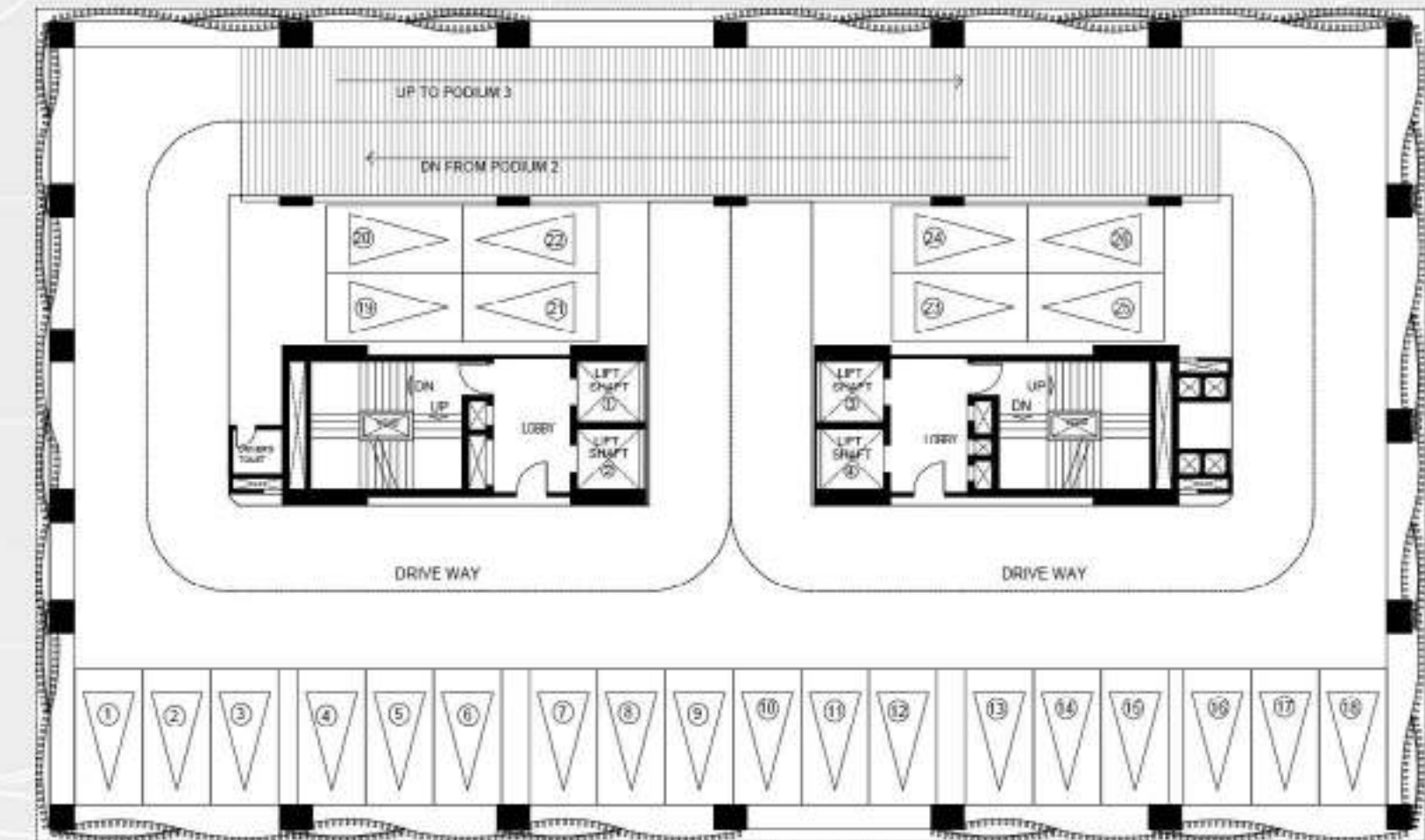




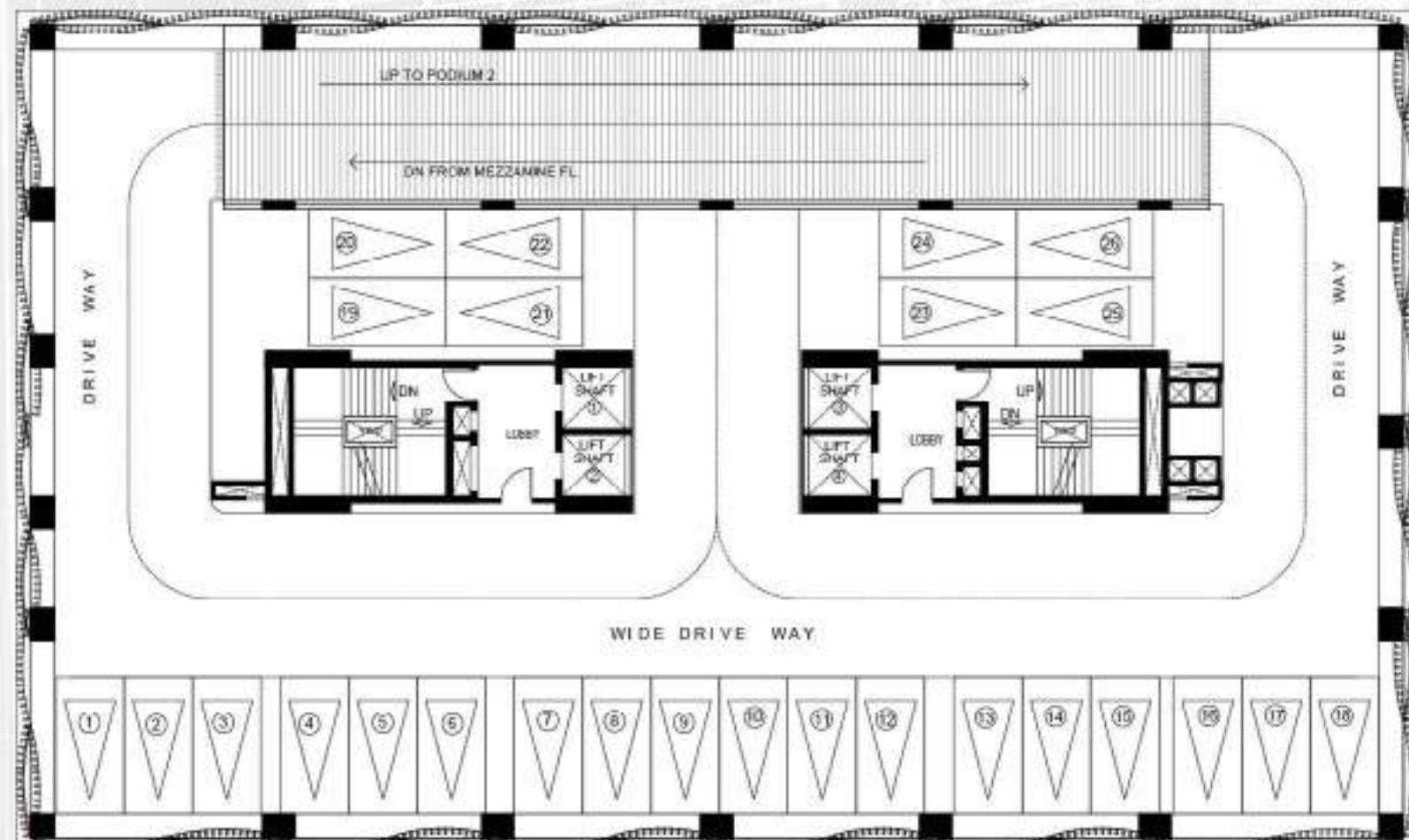
Upper Ground Floor



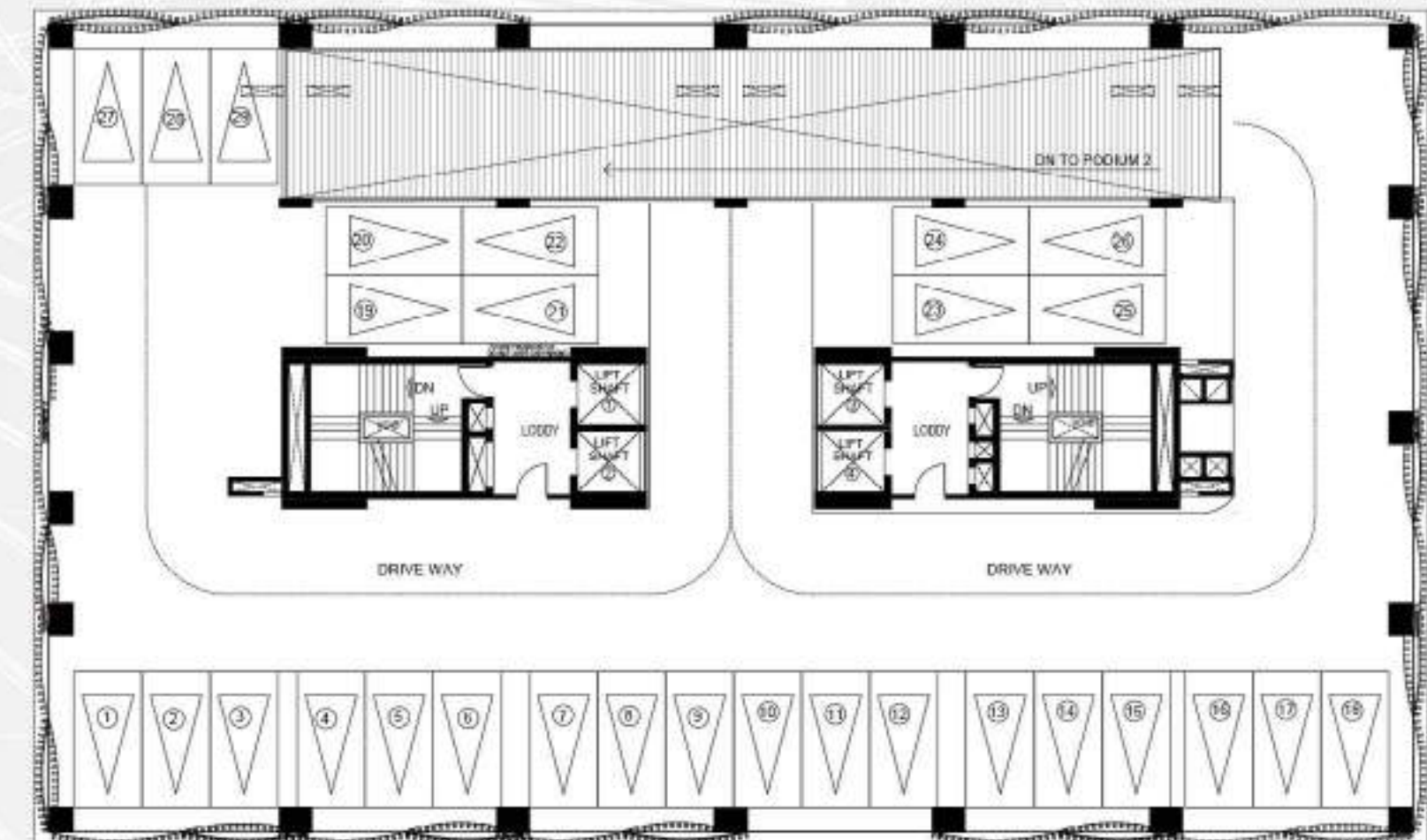
Podium 2



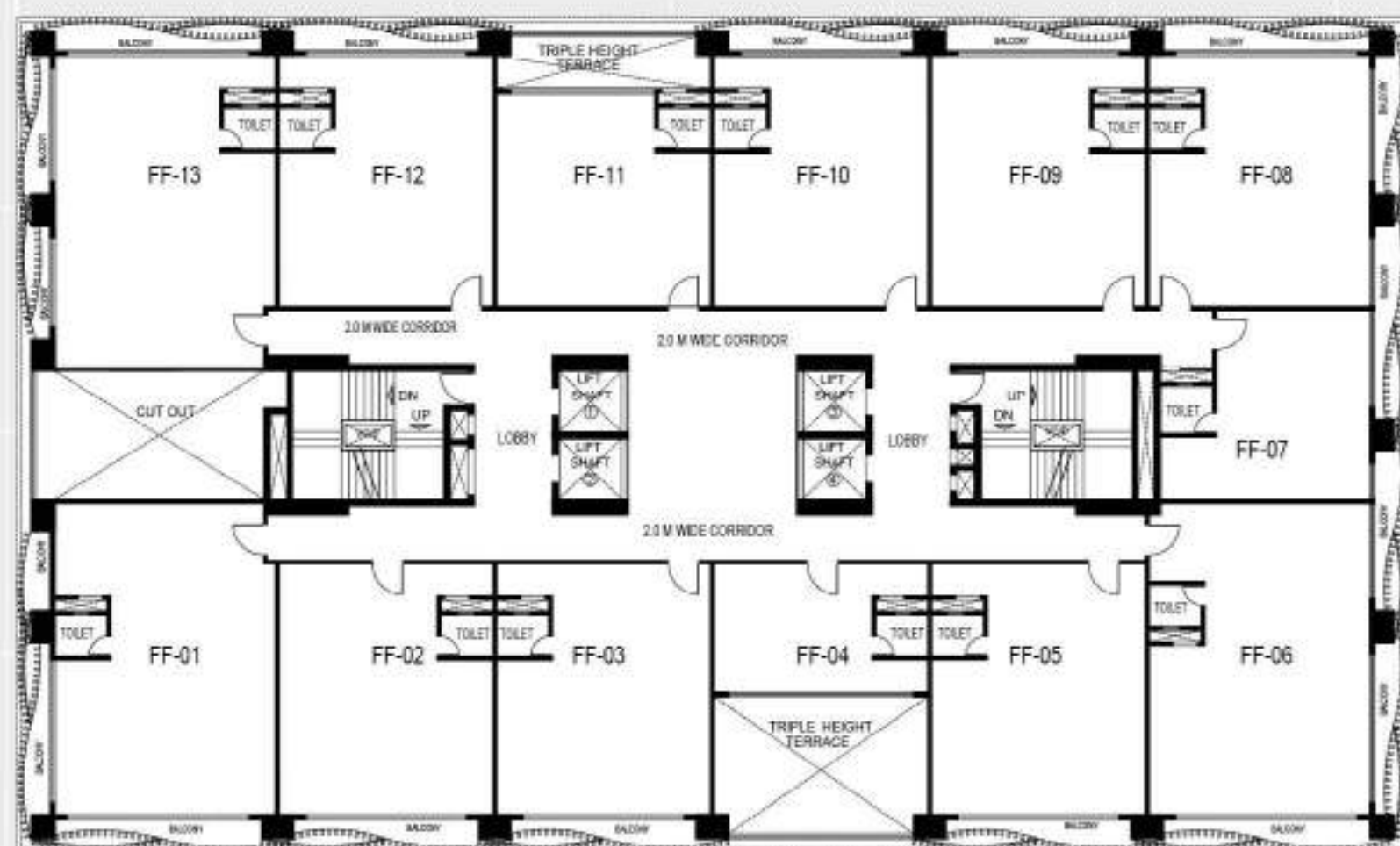
Podium 1



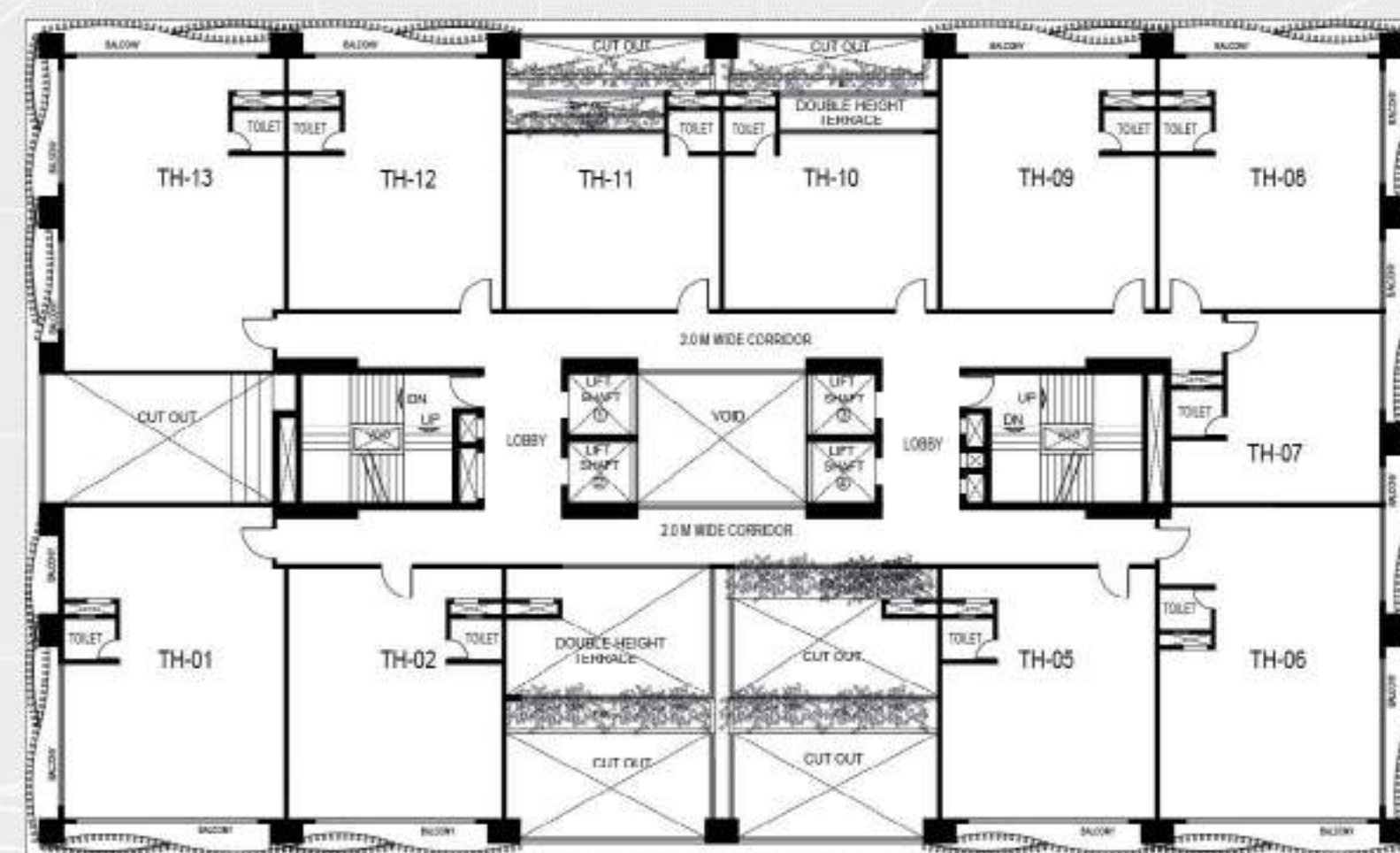
Podium 3



1st Floor

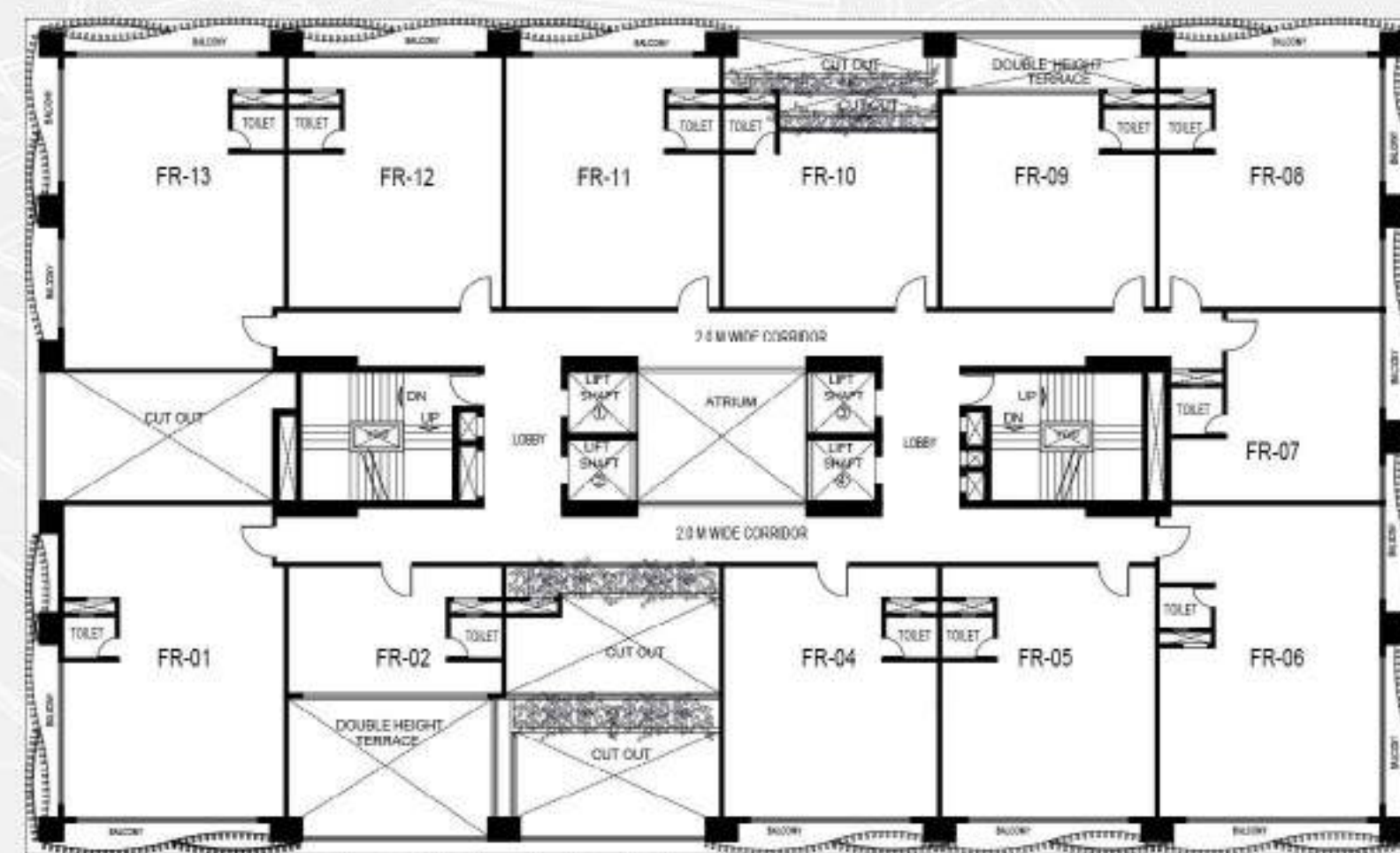
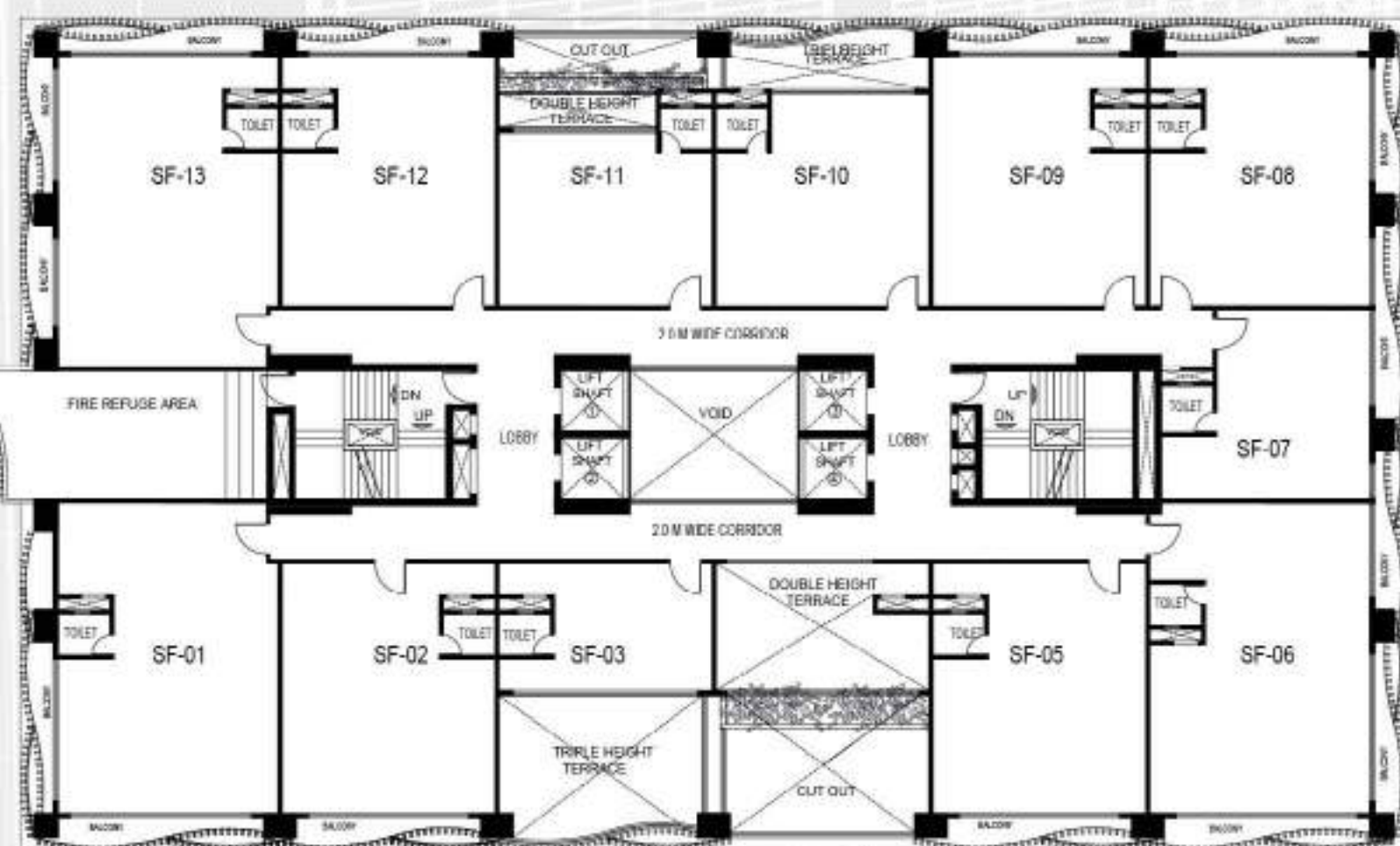


3rd Floor

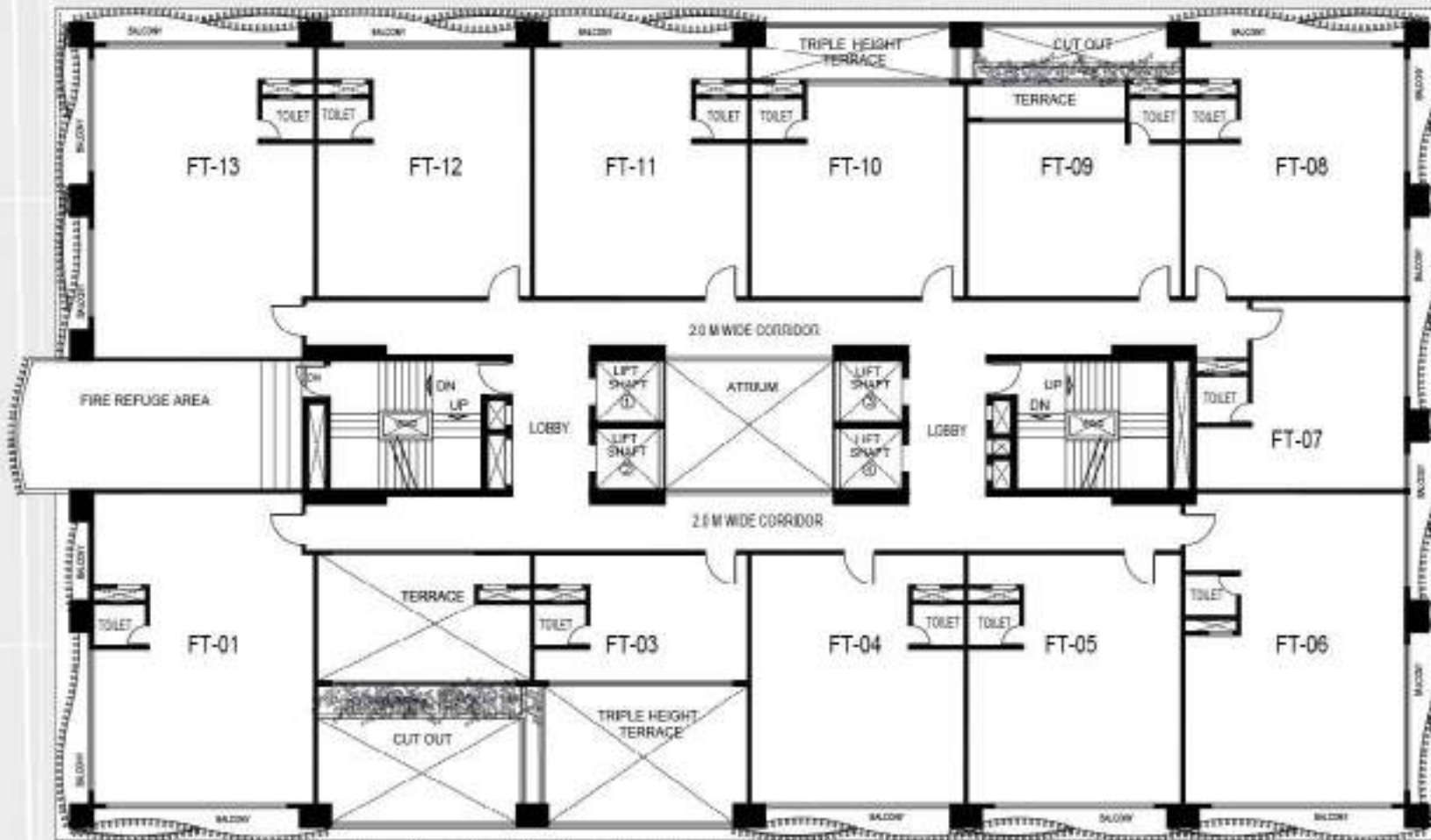


2nd Floor

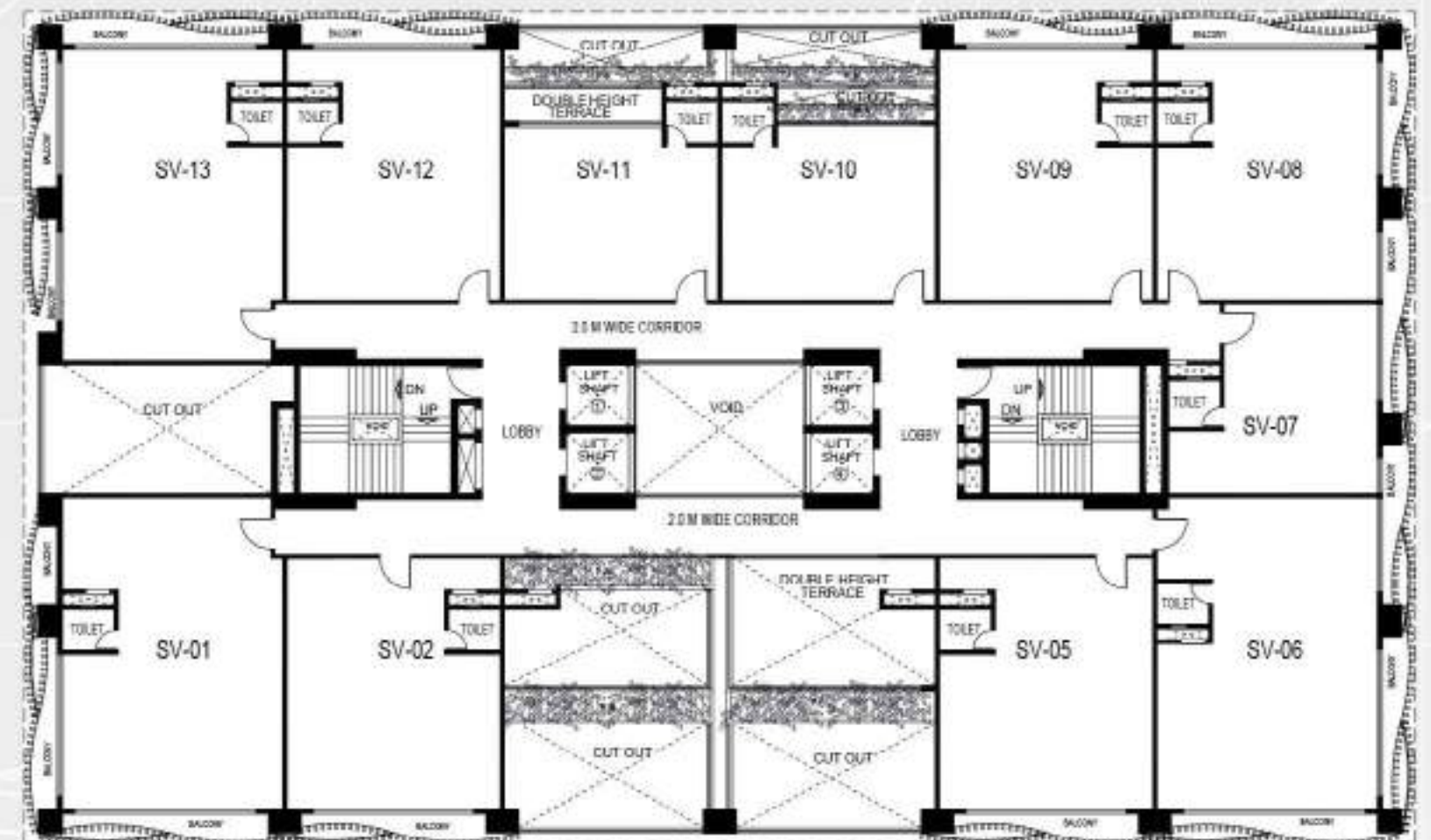
4th Floor



5th Floor

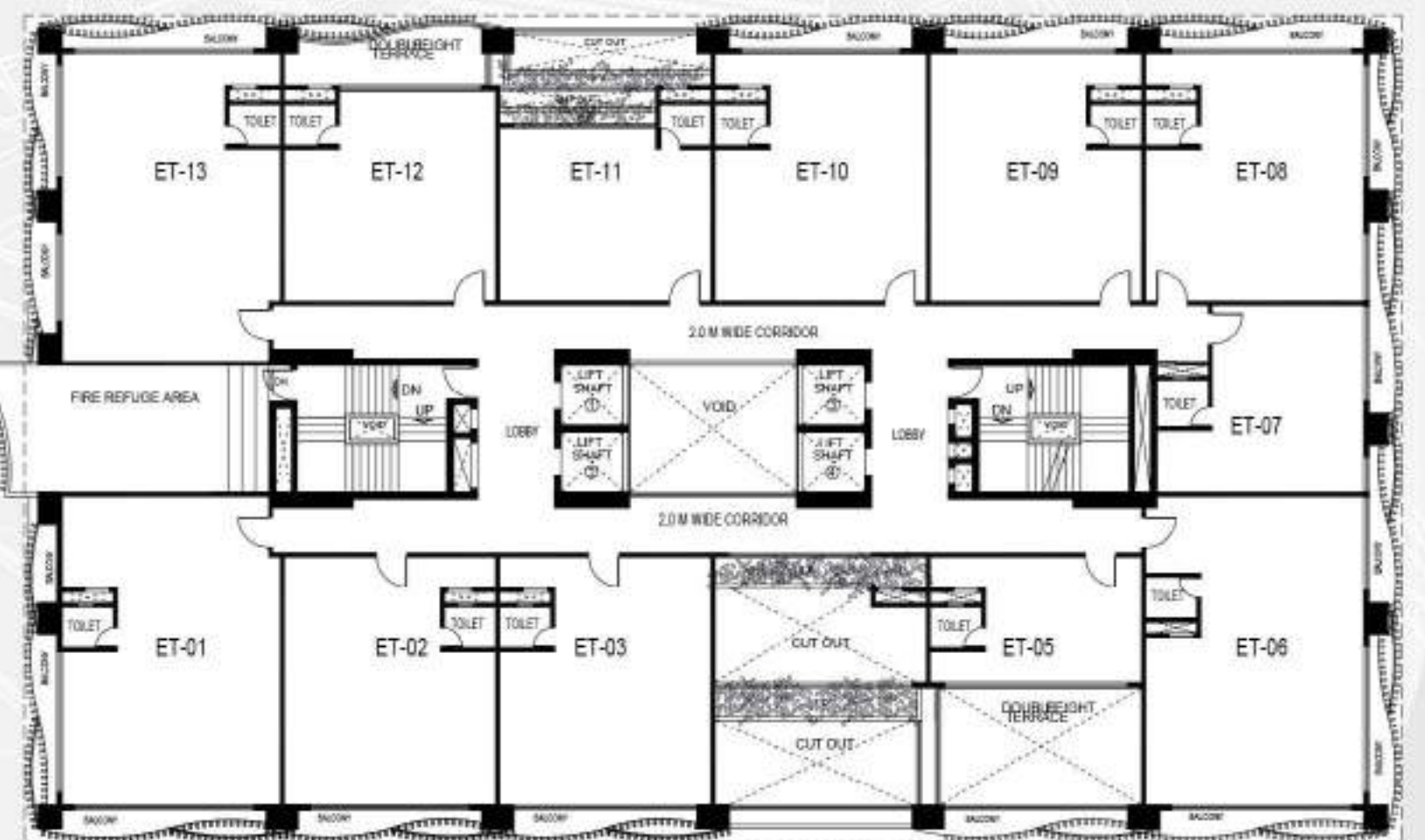


7th Floor



6th Floor

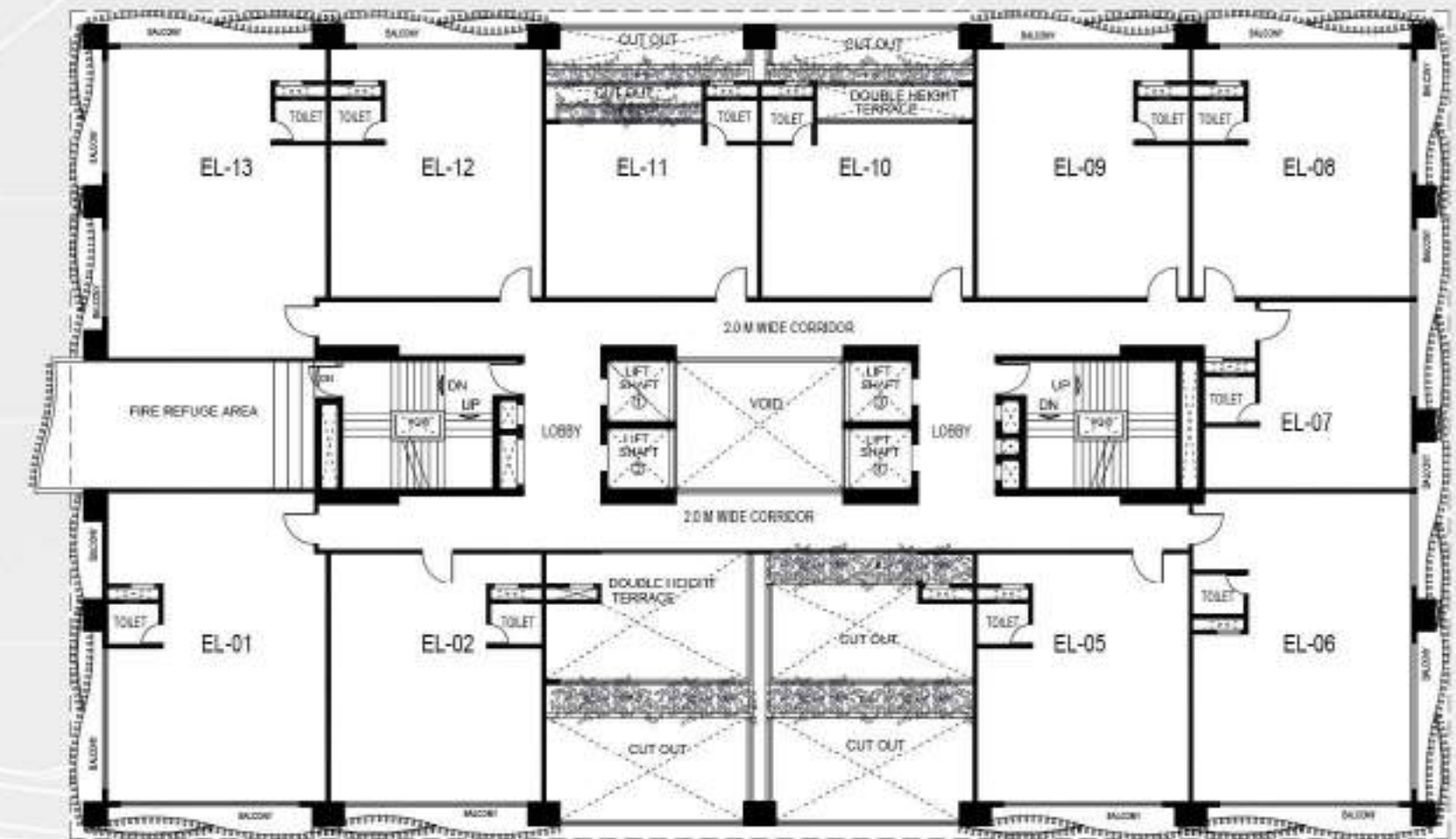
8th Floor



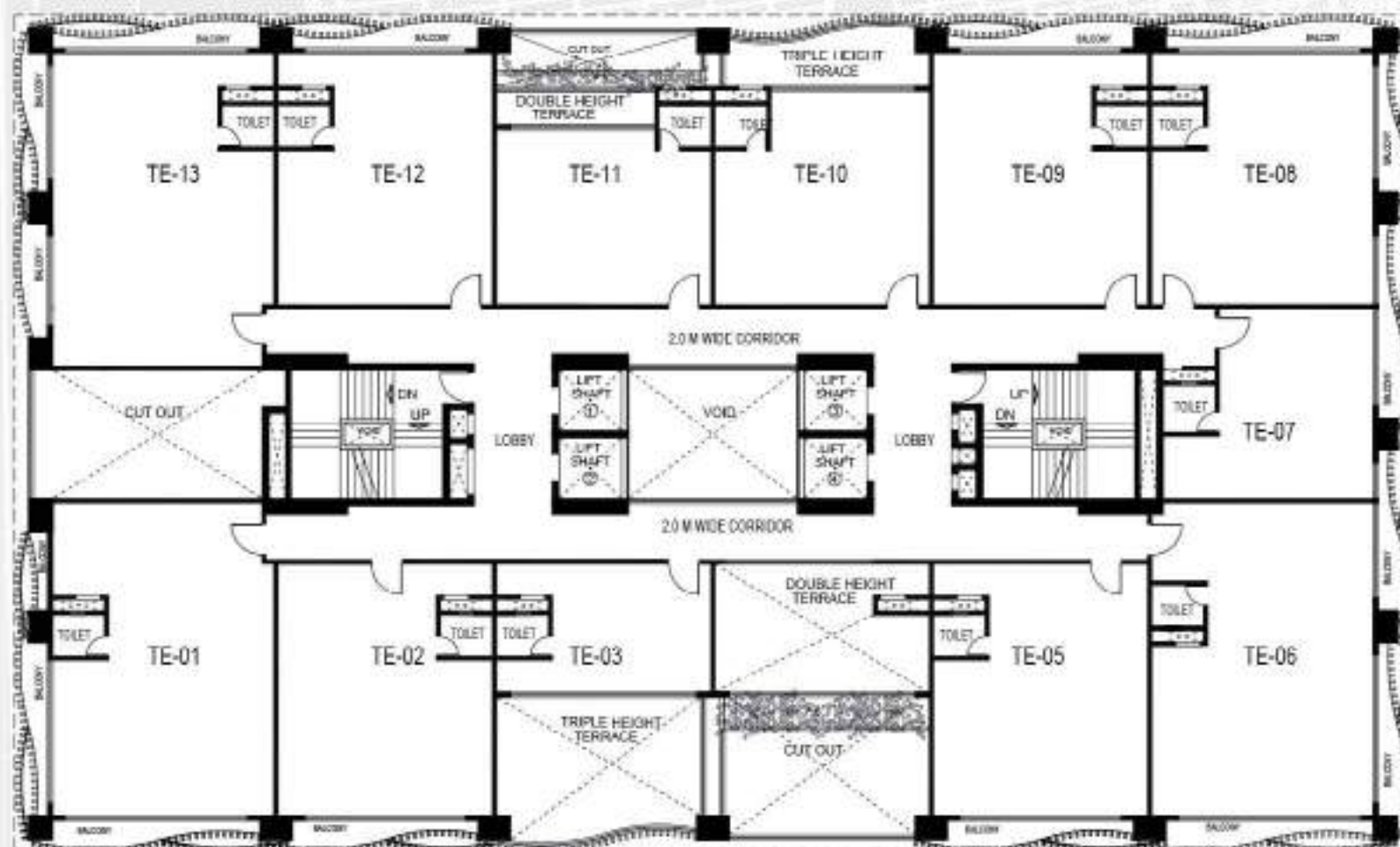
9th Floor



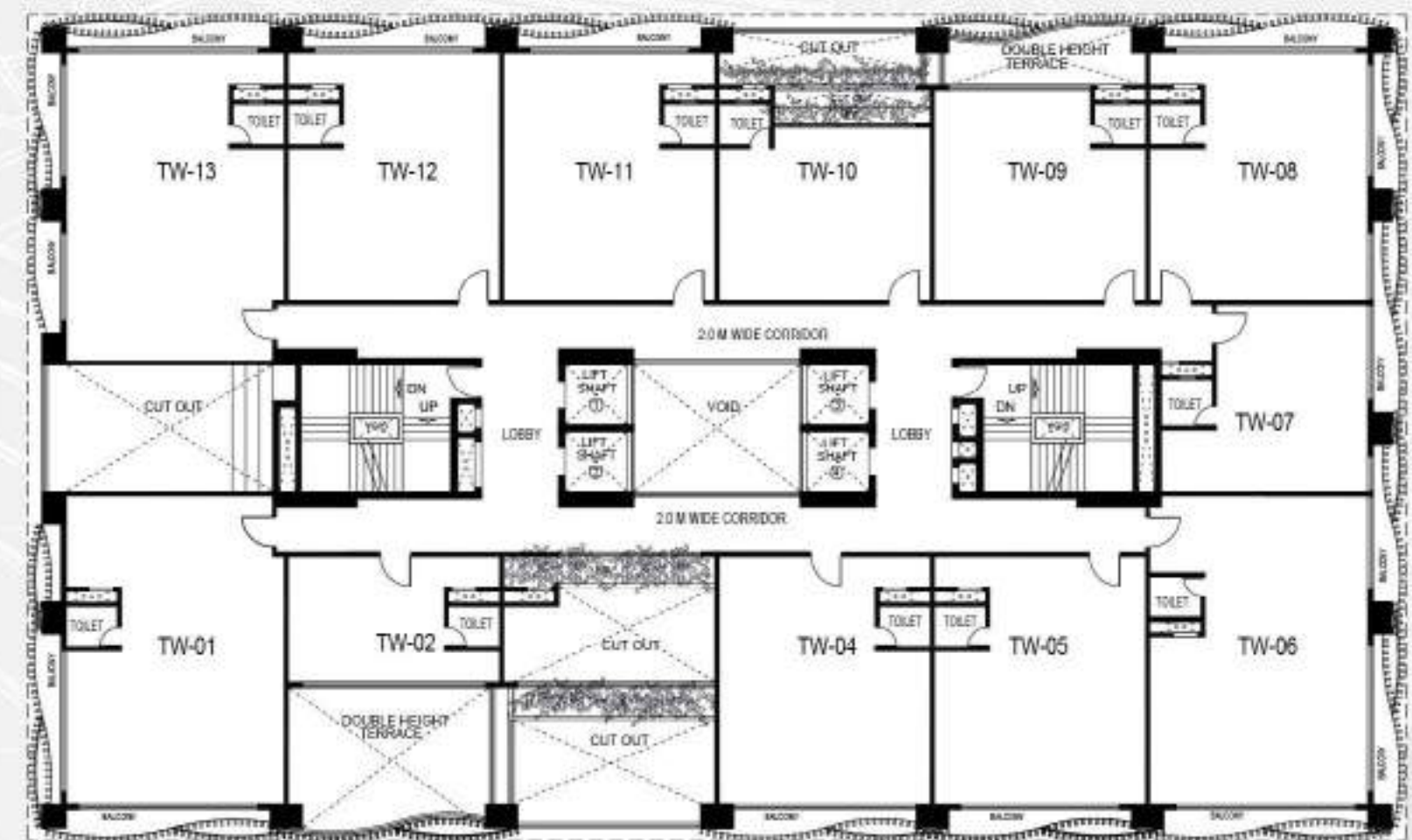
11th Floor



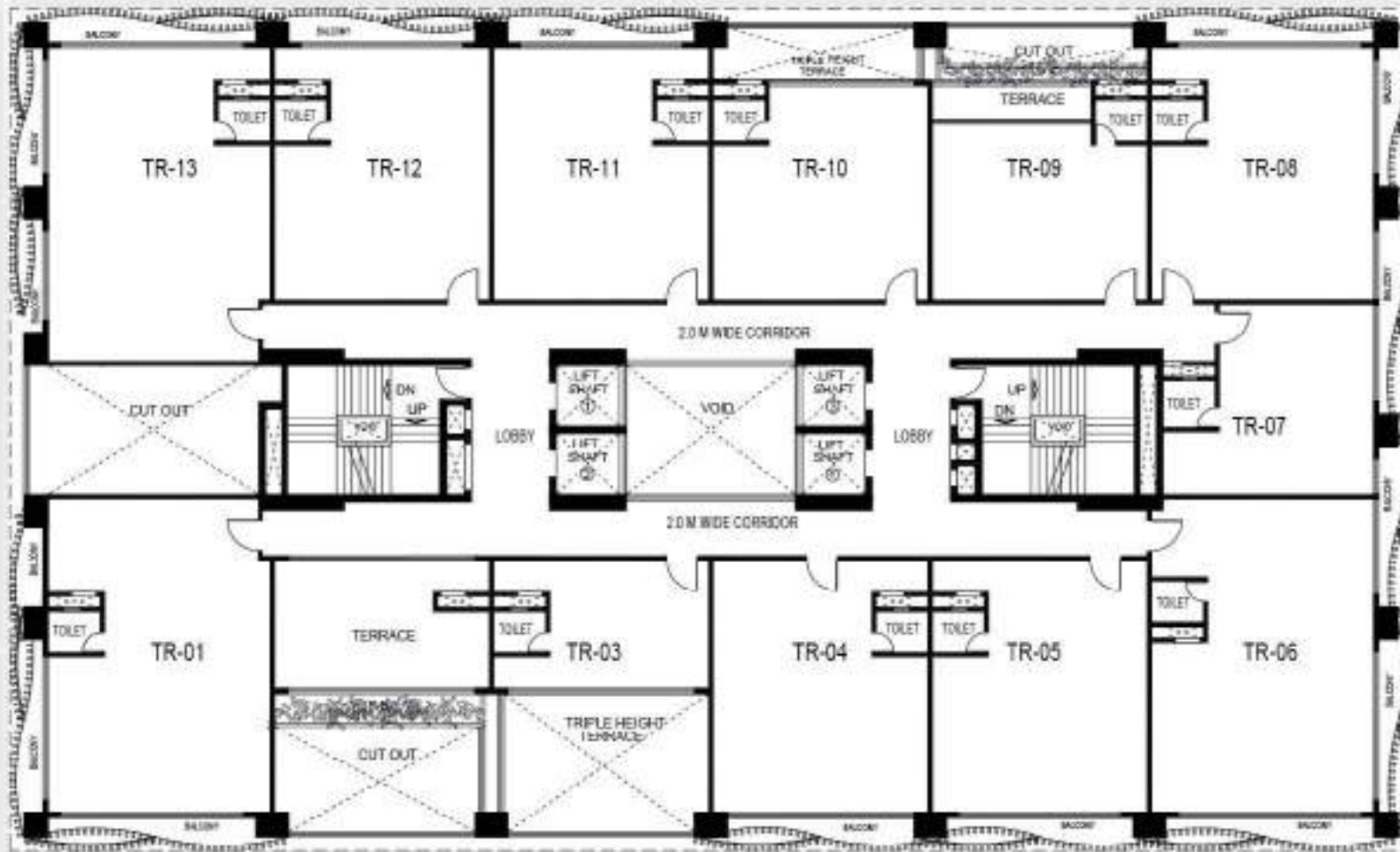
10th Floor



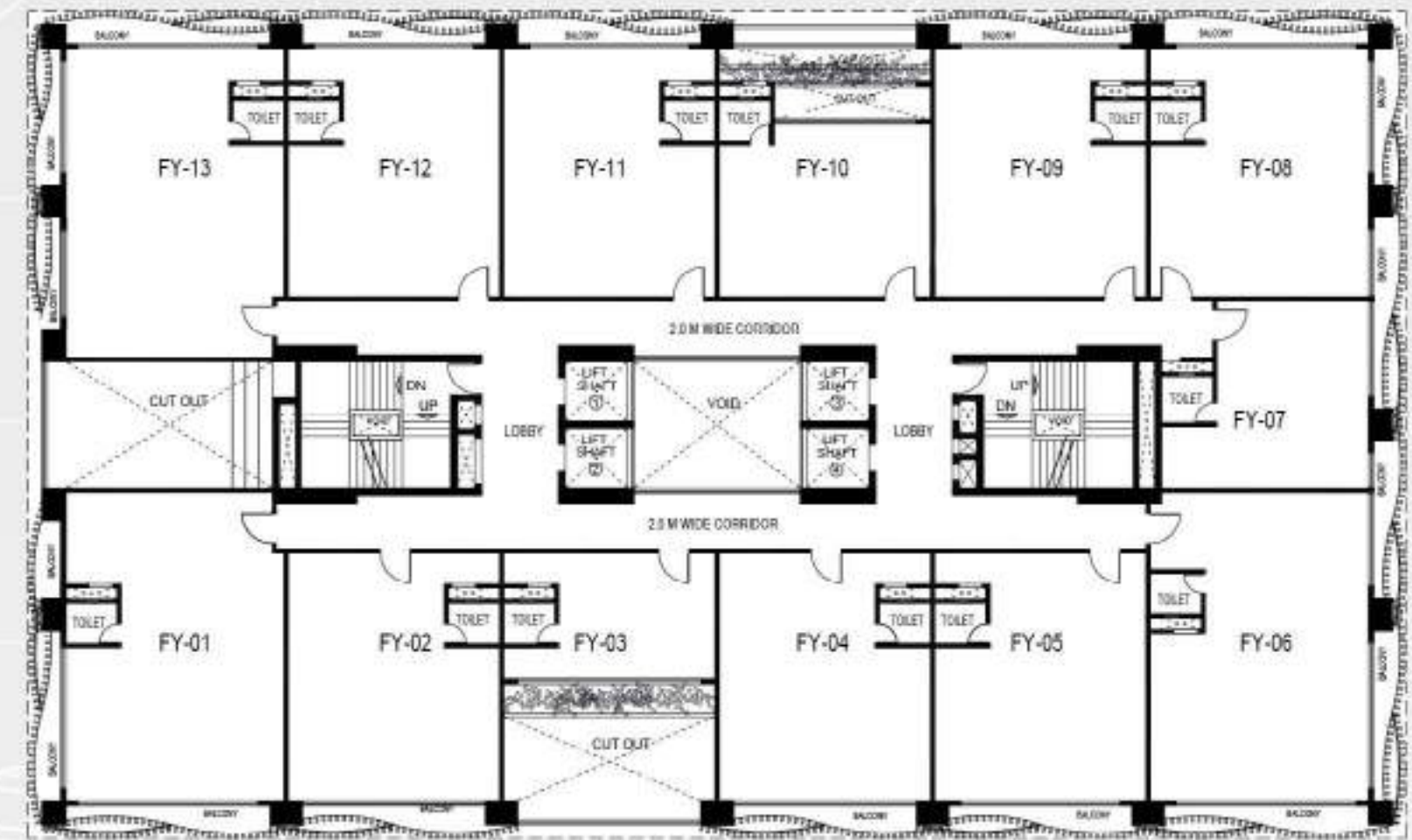
12th Floor



13th Floor

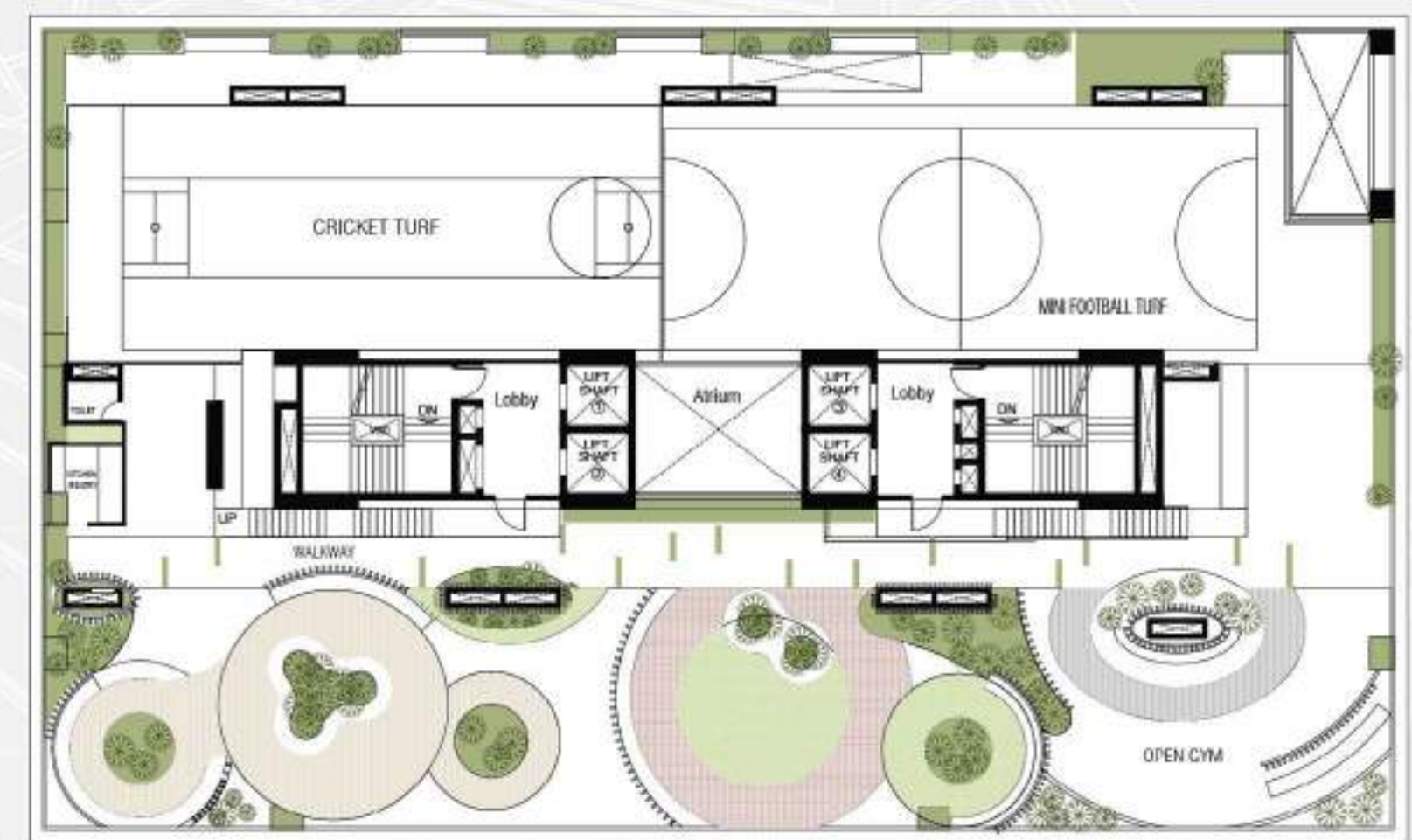


15th Floor



14th Floor

Terrace





AREA CHART

1 Sq. M. = 10.7639 Sq. Ft.

GROUND FLOOR

Unit No	Dimensions	Type	Carpet Area (Sq. Ft.)	Super Built Area (Sq. Ft.)	Terrace Area (Sq. Ft.)
RG - 01	27'X30'2"	Retail	815.91	1631.82	0
RG - 02	26'7"X45'3"	Retail	1185.22	2370.44	0
RG - 03	23'10"X11'6"	Retail	274.48	548.96	0
RG - 04	23'10"X11'6"	Retail	274.48	548.96	0
RG - 05	20'3"X11'6"	Retail	234.22	468.44	0
RG - 06	-	Restaurant (Incl. Kitchen and Toilet)	2733.41	5466.82	0
CG - 07	38'7"X17'5"	Retail/ Coffee shop	701.48	1402.97	0

UPPER GROUND FLOOR

Unit No	Dimensions	Type	Carpet Area (Sq. Ft.)	Super Built Area (Sq. Ft.)	Terrace Area (Sq. Ft.)
RM - 01	30'4"X27'	Retail	821.83	1643.66	0
RM - 02	-	Restaurant	2161.41	4322.82	0
CM - 03	30'4"X26'7"	Retail/ Conference	809.34	1618.69	0
CM - 04	25'2"X22'8"	Retail/ Conference	506.76	1013.53	0

1ST FLOOR

Unit No	Dimensions	Type	Carpet Area (Sq. Ft.)	Super Built Area (Sq. Ft.)	Terrace Area (Sq. Ft.)
FF - 01	26'7"X37'7"	Office	974.14	1694.16	0
FF - 02	25'9"X30'2"	Office	763.81	1328.37	0
FF - 03	25'9"X30'2"	Office	763.81	1328.37	0
FF - 04	25'9"X16'	Office	398.37	692.82	441.42
FF - 05	25'9"X30'2"	Office	763.81	1328.37	0
FF - 06	26'7"X37'7"	Office	982.75	1709.13	0
FF - 07	25'2"X22'10"	Office	514.3	894.44	0
FF - 08	26'7"X30'2"	Office	788.57	1371.42	0
FF - 09	25'9"X30'2"	Office	763.81	1328.37	0
FF - 10	25'9"X30'2"	Office	763.81	1328.37	0
FF - 11	25'9"X26'3"	Office	661.87	1151.09	178.25
FF - 12	25'9"X30'2"	Office	763.81	1328.37	0
FF - 13	25'9"X37'2"	Office	974.14	1694.16	0

2ND FLOOR

Unit No	Dimensions	Type	Carpet Area (Sq. Ft.)	Super Built Area (Sq. Ft.)	Terrace Area (Sq. Ft.)
SF - 01	26'7"X37'7"	Office	974.14	1694.16	0
SF - 02	30'8"X25'9"	Office	763.81	1328.37	0
SF - 03	25'9"X16'6"	Office	398.37	692.82	430.66
SF - 05	30'8"X25'9"	Office	763.81	1328.37	396.43
SF - 06	37'7"X27'1"	Office	981.78	1707.45	0
SF - 07	22'1"X25'2"	Office	514.3	894.44	0
SF - 08	26'7"X30'8"	Office	788.57	1371.42	0
SF - 09	30'8"X25'9"	Office	763.81	1328.37	0
SF - 10	26'9"X25'9"	Office	661.66	1150.71	173.08
SF - 11	25'9"X24'5"	Office	573.61	997.58	87.94
SF - 12	30'8"X25'9"	Office	763.81	1328.37	0
SF - 13	37'7"X26'7"	Office	974.14	1694.16	0

3RD FLOOR

Unit No	Dimensions	Type	Carpet Area (Sq. Ft.)	Super Built Area (Sq. Ft.)	Terrace Area (Sq. Ft.)
TH - 01	37'7"X26'7"	Office	974.14	1694.16	0
TH - 02	30'8"X25'9"	Office	763.81	1328.37	386.31
TH - 05	30'8"X25'9"	Office	763.81	1328.37	0
TH - 06	37'7"X27'1"	Office	982.75	1709.13	0
TH - 07	22'1"X25'2"	Office	514.3	894.44	0
TH - 08	30'8"X26'7"	Office	792.98	1379.1	0
TH - 09	30'8"X25'9"	Office	763.81	1328.37	0
TH - 10	24'5"X25'9"	Office	573.61	997.58	87.94
TH - 11	24'5"X25'9"	Office	573.61	997.58	0
TH - 12	30'8"X25'9"	Office	763.81	1328.37	0
TH - 13	37'7"X26'7"	Office	974.14	1694.16	0

4TH FLOOR

Unit No	Dimensions	Type	Carpet Area (Sq. Ft.)	Super Built Area (Sq. Ft.)	Terrace Area (Sq. Ft.)
FR - 01	37'7"X26'7"	Office	974.14	1694.16	0
FR - 02	16'6"X25'9"	Office	398.37	692.82	431.74
FR - 04	30'8"X25'9"	Office	763.81	1328.37	0
FR - 05	30'8"X25'9"	Office	763.81	1328.37	0
FR - 06	37'7"X27'1"	Office	982.75	1709.13	0
FR - 07	25'2"X22'1"	Office	514.3	894.44	0
FR - 08	30'8"X26'7"	Office	788.78	1371.8	0
FR - 09	26'9"X25'9"	Office	661.66	1150.71	174.26
FR - 10	24'5"X25'9"	Office	564.14	981.11	0
FR - 11	30'8"X25'9"	Office	763.81	1328.37	0
FR - 12	30'8"X25'9"	Office	763.81	1328.37	0
FR - 13	37'7"X26'7"	Office	974.14	1694.16	0

5TH FLOOR

Unit No	Dimensions	Type	Carpet Area (Sq. Ft.)	Super Built Area (Sq. Ft.)	Terrace Area (Sq. Ft.)
FT - 01	37'7"X26'7"	Office	974.14	1694.16	396.32
FT - 03	16'6"X25'9"	Office	398.37	692.82	431.74
FT - 04	30'8"X25'9"	Office	763.81	1328.37	0
FT - 05	30'8"X25'9"	Office	763.81	1328.37	0
FT - 06	37'7"X26'7"	Office	982.75	1709.13	0
FT - 07	25'2"X22'1"	Office	514.3	894.44	0
FT - 08	30'8"X26'7"	Office	788.57	1371.42	0
FT - 09	24'5"X25'9"	Office	573.61	997.58	87.94
FT - 10	26'9"X25'9"	Office	661.66	1150.71	174.26
FT - 11	30'8"X25'9"	Office	763.81	1328.37	0
FT - 12	30'8"X25'9"	Office	763.81	1328.37	0
FT - 13	37'7"X26'7"	Office	974.14	1694.16	0

6TH FLOOR

Unit No	Dimensions	Type	Carpet Area (Sq. Ft.)	Super Built Area (Sq. Ft.)	Terrace Area (Sq. Ft.)
ST - 01	26'7"X37'7"	Office	974.14	1694.16	0
ST - 02	30'2"X26'3"	Office	763.81	1328.37	396.43
ST - 04	25'9"X16'	Office	398.37	692.82	429.8
ST - 05	30'8"X25'9"	Office	763.81	1328.37	0
ST - 06	37'7"X27'1"	Office	982.75	1709.13	0
ST - 07	22'1"X25'2"	Office	514.3	894.44	0
ST - 08	26'7"X30'2"	Office	788.57	1371.42	0
ST - 09	30'8"X25'9"	Office	763.81	1328.37	0
ST - 10	25'9"X23'11"	Office	573.61	997.58	87.94
ST - 11	26'9"X25'9"	Office	661.55	1150.53	172.43
ST - 12	30'8"X25'6"	Office	763.81	1328.37	0
ST - 13	37'7"X26'7"	Office	974.14	1694.16	0

7TH FLOOR

Unit No	Dimensions	Type	Carpet Area (Sq. Ft.)	Super Built Area (Sq. Ft.)	Terrace Area (Sq. Ft.)
SV - 01	37'7"X26'7"	Office	974.14	1694.16	0
SV - 02	30'8"X25'9"	Office	763.81	1328.37	0
SV - 05	30'8"X25'9"	Office	763.81	1328.37	386.31
SV - 06	27'1"X37'7"	Office	982.75	1709.13	0
SV - 07	25'2"X22'10"	Office	514.3	894.44	0
SV - 08	30'8"X26'7"	Office	788.57	1371.42	0
SV - 09	30'8"X25'9"	Office	763.81	1328.37	0
SV - 10	24'5"X25'9"	Office	562.74	978.68	0
SV - 11	24'5"X25'9"	Office	573.61	997.58	87.94
SV - 12	30'8"X25'9"	Office	763.81	1328.37	0
SV - 13	37'7"X26'7"	Office	974.14	1694.16	0

8TH FLOOR

Unit No	Dimensions	Type	Carpet Area (Sq. Ft.)	Super Built Area (Sq. Ft.)	Terrace Area (Sq. Ft.)
ET - 01	37'7"X26'7"	Office	974.14	1694.16	0
ET - 02	25'9"X30'8"	Office	763.81	1328.37	0
ET - 03	25'9"X30'8"	Office	763.81	1328.37	0
ET - 05	25'9"X16'6"	Office	399.34	694.51	429.8
ET - 06	37'7"X27'1"	Office	982.75	1709.13	0
ET - 07	25'2"X22'1"	Office	514.3	894.44	0
ET - 08	26'7"X30'8"	Office	788.57	1371.42	0
ET - 09	25'9"X30'8"	Office	763.81	1328.37	0
ET - 10	25'9"X30'8"	Office	763.81	1328.37	0
ET - 11	25'9"X24'5"	Office	562.84	978.86	0
ET - 12	25'9"X26'9"	Office	661.55	1150.53	172.43
ET - 13	37'7"X26'7"	Office	974.14	1694.16	0

9TH FLOOR

Unit No	Dimensions	Type	Carpet Area (Sq. Ft.)	Super Built Area (Sq. Ft.)	Terrace Area (Sq. Ft.)
NI - 01	37'7"X26'7"	Office	974.14	1694.16	0
NI - 02	25'9"X30'8"	Office	763.81	1328.37	0
NI - 03	25'9"X30'8"	Office	763.81	1328.37	0
NI - 04	25'9"X16'6"	Office	398.37	692.82	431.74
NI - 06	37'7"X27'1"	Office	982.75	1709.13	396.43
NI - 07	25'2"X22'10"	Office	514.3	894.44	0
NI - 08	30'8"X26'7"	Office	788.57	1371.42	0
NI - 09	25'9"X30'8"	Office	763.81	1328.37	0
NI - 10	30'8"X25'9"	Office	763.81	1328.37	0
NI - 11	26'9"X25'9"	Office	661.55	1150.53	174.26
NI - 12	24'5"X25'9"	Office	573.61	997.58	87.94
NI - 13	37'7"X26'7"	Office	974.14	1694.16	0

10TH FLOOR

Unit No	Dimensions	Type	Carpet Area (Sq. Ft.)	Super Built Area (Sq. Ft.)	Terrace Area (Sq. Ft.)
TE - 01	37'7"X26'7"	Office	974.14	1694.16	0
TE - 02	30'8"X25'9"	Office	763.81	1328.37	0
TE - 03	16'6"X25'9"	Office	398.37	692.82	432.7
TE - 05	25'9"X30'8"	Office	763.81	1328.37	396.43
TE - 06	37'7"X27'1"	Office	982.75	1709.13	0
TE - 07	25'2"X22'10"	Office	514.3	894.44	0
TE - 08	30'8"X26'7"	Office	788.57	1371.42	0
TE - 09	25'9"X30'8"	Office	763.81	1328.37	0
TE - 10	26'9"X25'9"	Office	661.66	1150.71	173.19
TE - 11	24'5"X25'9"	Office	573.61	997.58	87.94
TE - 12	30'8"X25'9"	Office	763.81	1328.37	0
TE - 13	37'7"X26'7"	Office	974.14	1694.16	0

11TH FLOOR

Unit No	Dimensions	Type	Carpet Area (Sq. Ft.)	Super Built Area (Sq. Ft.)	Terrace Area (Sq. Ft.)
EL - 01	37'7"X26'7"	Office	974.14	1694.16	0
EL - 02	30'8"X25'9"	Office	763.81	1328.37	307.28
EL - 05	30'8"X25'9"	Office	763.81	1328.37	0
EL - 06	37'7"X27'1"	Office	982.75	1709.13	0
EL - 07	25'2"X22'10"	Office	514.3	894.44	0
EL - 08	30'8"X26'7"	Office	788.57	1371.42	0
EL - 09	25'9"X30'8"	Office	763.81	1328.37	0
EL - 10	24'5"X25'9"	Office	573.61	997.58	87.94
EL - 11	25'9"X24'5"	Office	562.84	978.86	0
EL - 12	30'8"X25'9"	Office	763.81	1328.37	0
EL - 13	37'7"X26'7"	Office	974.14	1694.16	0

12TH FLOOR

Unit No	Dimensions	Type	Carpet Area (Sq. Ft.)	Super Built Area (Sq. Ft.)	Terrace Area (Sq. Ft.)
TW - 01	37'7"X26'7"	Office	974.14	1694.16	0
TW - 02	16'6"X25'9"	Office	398.37	692.82	430.66
TW - 04	30'8"X25'9"	Office	763.81	1328.37	0
TW - 05	30'8"X25'9"	Office	763.81	1328.37	0
TW - 06	37'7"X27'1"	Office	982.75	1709.13	0
TW - 07	25'2"X22'10"	Office	514.3	894.44	0
TW - 08	30'8"X26'7"	Office	788.57	1371.42	0
TW - 09	25'9"X26'9"	Office	661.55	1150.53	173.08
TW - 10	25'9"X24'5"	Office	573.61	997.58	0
TW - 11	30'8"X25'9"	Office	763.81	1328.37	0
TW - 12	30'8"X25'9"	Office	763.81	1328.37	0
TW - 13	37'7"X26'7"	Office	974.14	1694.16	0

13TH FLOOR

Unit No	Dimensions	Type	Carpet Area (Sq.Ft.)	Super Built Area (Sq. Ft.)	Terrace Area (Sq. Ft.)
TR - 01	37'7"X26'7"	Office	974.14	1694.16	396.43
TR - 03	25'9"X16'6"	Office	398.26	692.64	431.74
TR - 04	30'8"X25'9"	Office	763.81	1328.37	0
TR - 05	30'8"X25'9"	Office	763.81	1328.37	0
TR - 06	37'7"X27'1"	Office	982.75	1709.13	0
TR - 07	25'2"X22'10"	Office	514.3	894.44	0
TR - 08	30'8"X26'7"	Office	788.57	1371.42	0
TR - 09	25'9"X24'5"	Office	573.61	997.58	87.94
TR - 10	25'9"X26'9"	Office	661.55	1150.53	174.26
TR - 11	30'8"X25'9"	Office	763.81	1328.37	0
TR - 12	30'8"X25'9"	Office	763.81	1328.37	0
TR - 13	37'7"X26'7"	Office	974.14	1694.16	0



SPECIFICATIONS

FOUNDATION

RCC Foundation conforming to IS codes

SUPERSTRUCTURE

Reinforced concrete framed structure using minimum M25 grade of concrete conforming to IS-456 and Fe 550d Steel

WALLS

EXTERNAL WALLS

AAC Blocks/ Fly Ash Bricks

COMMON AREA INTERNAL WALLS

AAC Blocks/ Fly Ash Bricks

ULTIMATE ROOF

Reinforced Concrete Roof with appropriate water-proofing and heat insulation

FINISHES

WALLS

Office Space and Retail Units

Offices and Retail spaces shall be handed over as a shell with block/ brick work.

External Façade

Block/ brick work with plaster and weather shield paint exterior grade paint.

INTERNAL WALLS

• Office Corridors and Lobbies

Gypsum plaster finished with Acrylic Emulsion paint.

• Fire escape staircases, Covered Car Park Areas

Plaster finished with Cement paint on inside walls and distempered putty finish on ceiling.

• Ground Floor main entrance lobby

Gypsum plaster finished with acrylic emulsion paint/ paneling/ tiles/ stone cladding.

• Lift Car

Combination of glass/ mirror and SS panels (matt finish).

FLOOR

Office spaces and Retail units

Concrete finish.

Exclusive office terraces

Tile/ stone flooring after appropriate water proofing.

Common Areas

Tile/ stone flooring after appropriate water proofing.

Ground Floor main entrance lobby

Imported marble/ Vitrified Tile Flooring with matching skirting with or without inlay works at designated areas.

Lift Lobby and Office Corridors

Vitrified Tile/ Stone Flooring with matching skirting with or without inlay works at designated areas.

Common Staircases

Terrazzo/ Stone Flooring.

Covered Car Park Areas

Concrete Finish.

Other Common Services Rooms

Concrete Finish.

Lift Car

Imported Marble Flooring with PU Mat insert.

WINDOWS/ GLAZING

Standard Powder coated Aluminum/ UPVC sections with glazing units of appropriate thickness.

DOORS

Staircases

Will be provided with Fire check doors.

Common Toilets

Hard wood frames with flush shutter doors (laminated/ painted)

Offices

Hard wood frames with flush shutter doors (laminated/ painted)

Retail Spaces

Glass doors with Aluminum frame.

WATER-PROOFING

Water-proofing of common area toilets, planter beds, terraces adjoining office areas, roof top areas.

ELECTRICAL POWER SUPPLY

OFFICE AND RETAIL AREAS

3 Phase, 14 watts / Sqft. single point power supply from metering panel.

COMMON AREAS

Electrical wiring with FRLS copper conductors, energy efficient LED light fixtures.

POWER BACK-UP

24 x 7 Power supply with 100% DG Power Back-up.

AIR-CONDITIONING

COMMON AREAS

Air-conditioned with VRF system with 26°C temperature maintenance.

OFFICE AND RETAIL SPACES

Provision for suitable spaces for outdoor units for VRF/ split AC

RESTAURANTS/ KITCHEN

Provision for fresh air and exhaust system

SAFETY AND SECURITY

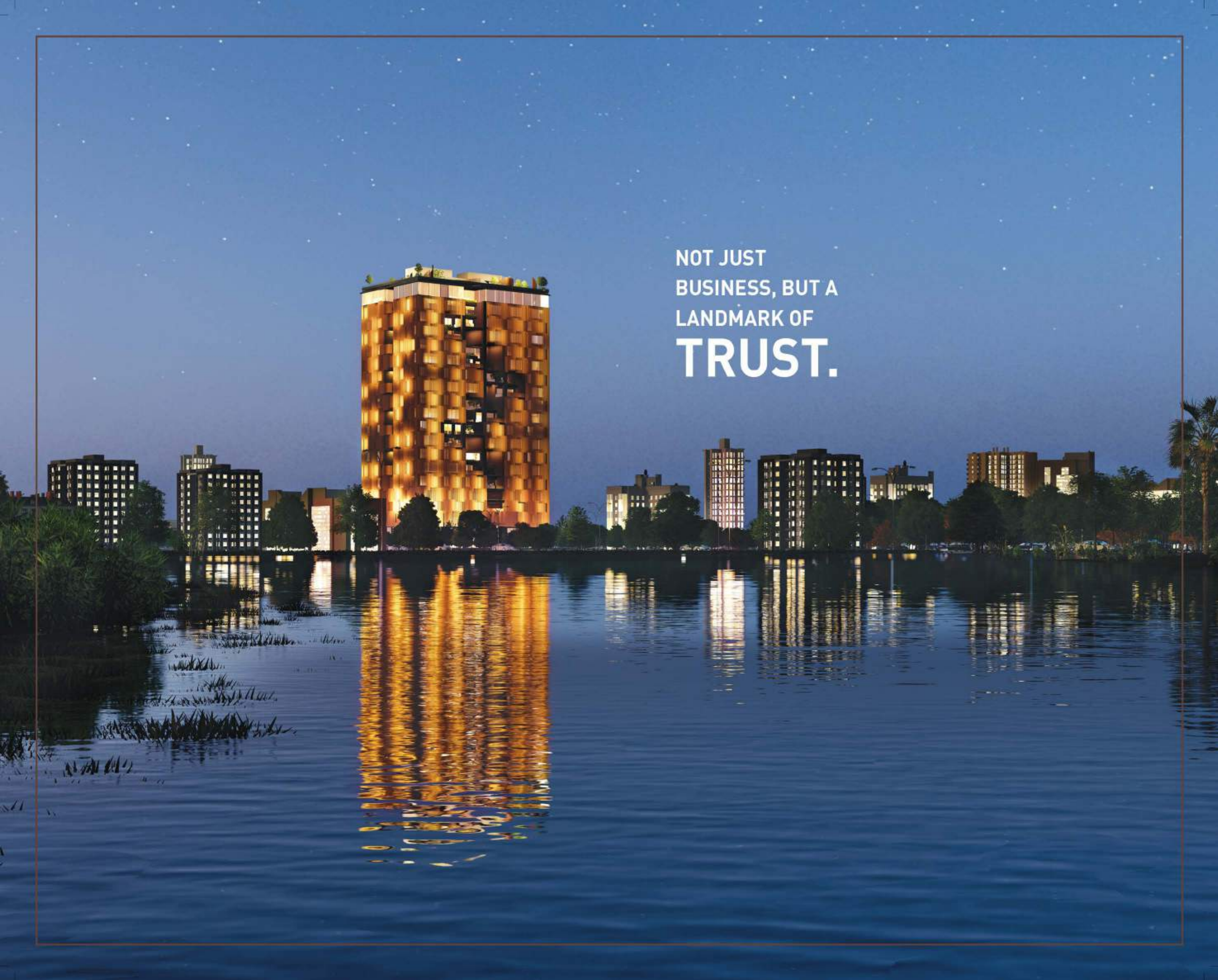
- 24 x 7 vigilance facility with CCTV surveillance at designated areas
- Guarded gated complex

FIRE PROTECTION SYSTEM

Fully Fire Protected Building as per National Building Code 2016 guidelines. As per WBFES recommendations, adequate firefighting, fire detection, Public Address, Smoke ventilation, Lift well, Staircase, and Lift Lobby pressurization systems with refuge platforms for evacuation shall be provided.

SUPER FEATURES

- Aluminum pipe sections clad modern elevation
- Terrace with mini cricket turf, mini soccer turf, open air gym and Jogging track
- CCTV surveillance in common areas
- Provision for wi-fi in shafts
- 3 Nos Passenger Elevators (Each 15 passenger capacity)
- 1 No Fire cum service Lift
- External Lobby on the Ground Floor
- Class-A office building with exquisite façade
- A grand entrance lobby
- Premium work spaces with a 3.97 meter floor-to-floor height
- Work spaces with provision for toilet inside office units
- Large open air Breakout zone with Cafeteria
- Plush Landscaping & sit out area around the Building and terrace
- Lifestyle Retail and lively F & B spaces
- 24 x 7 vigilance facility with CCTV camera and RFID
- 100% power back-up



NOT JUST
BUSINESS, BUT A
LANDMARK OF
TRUST.