



ORBIT
URBANPARK



NEWTOWN

WORKSHOP LIVE

THREE MAKE
AN INTERESTING
ENVIRON

WHEN WE
PLACE AN ENVIRON
AT THE HEART
OF **NEW TOWN**
(URBANITY) WITH
A DASH OF
COMFORTING
GREENS (PARK)

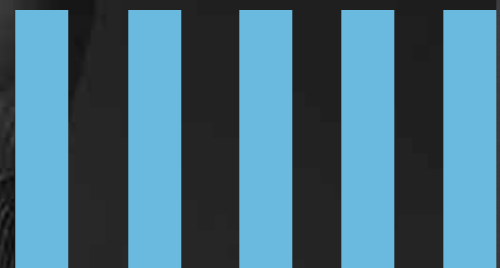




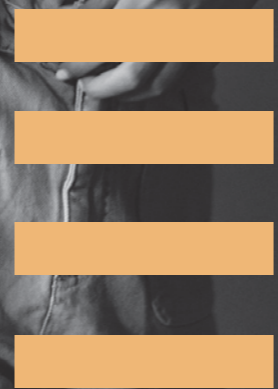
Artist's Impression



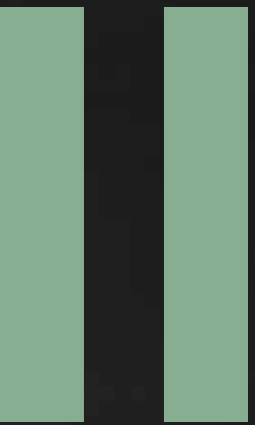
5.39 ACRES OF MIXED DEVELOPMENT | URBANE COMMERCIAL
NEW-AGE WORKSPACES | 3 & 4 BHK LIFESTYLE RESIDENCES



Imagine a world with
perfect **work-life balance**



Imagine
a world where
**shopping is just
a step away**



Imagine
a world where
**spacious living
is the order
of the day**

ONE IS ALWAYS BETTER THAN 3

Yes, we are serious.
At **Orbit Urban Park**, you will get the benefits
of **3 worlds at one place.**

A ONE-OF-ITS-KIND MIXED DEVELOPMENT IS UNFOLDING

Mixed development
has got a global
standard of living

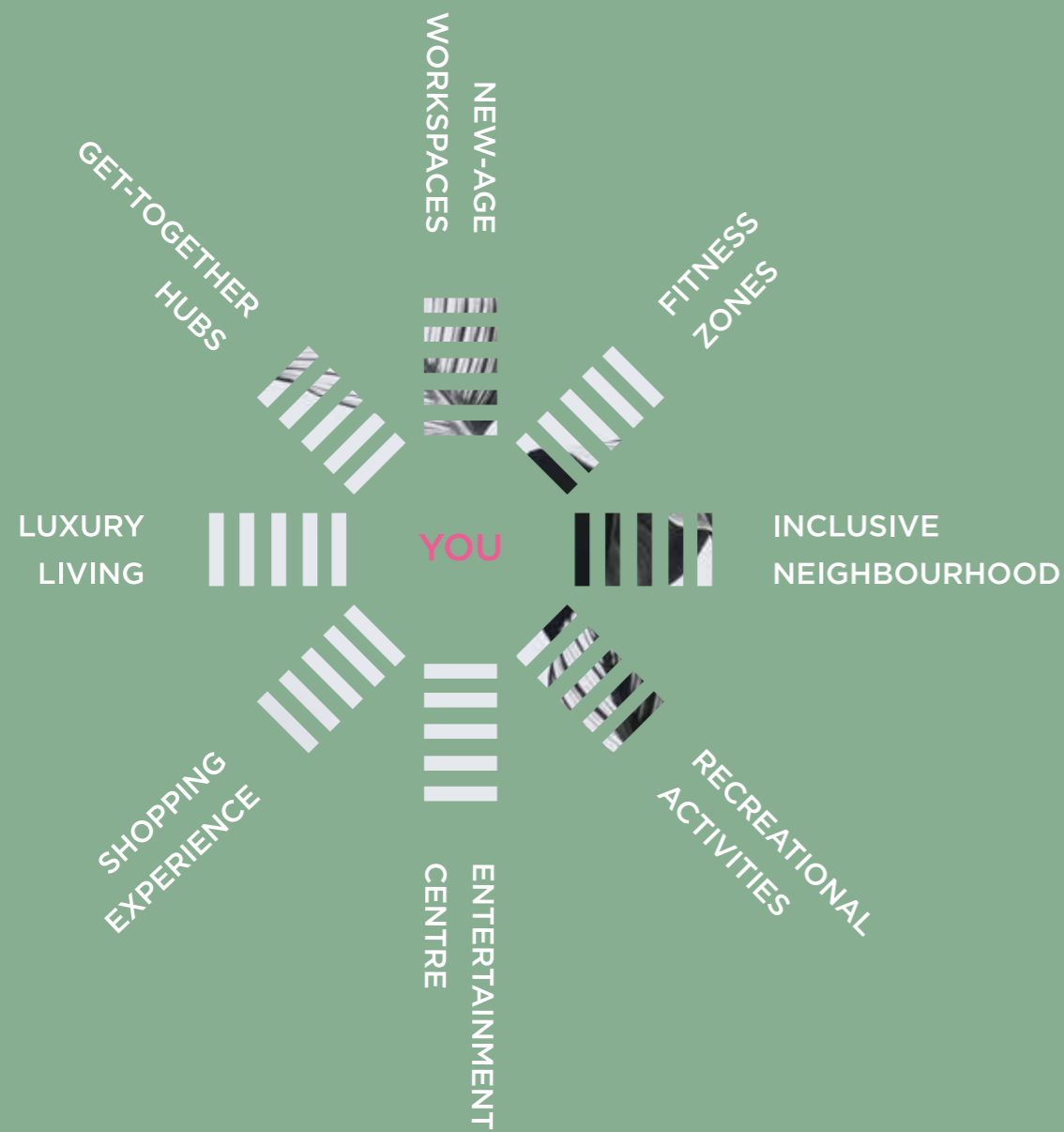


Modern life is all about convenience. In a mixed-development project, you will find a productive ambience amid comfortable workspaces. Spend inspiring office hours both outdoors and indoors, enjoy cafes, diners, shopping and much more embraced by nature *and right at your doorstep.*

**That's the beauty
of a mixed development project!**

Team Orbit Group





A MIXED DEVELOPMENT DONS A VARIETY OF ROLES



Convenience connector

Reduced travel time

Community builder

People with the same interests share space

Happiness amplifier

Togetherness and celebrations are in the air

Well-being nurturer

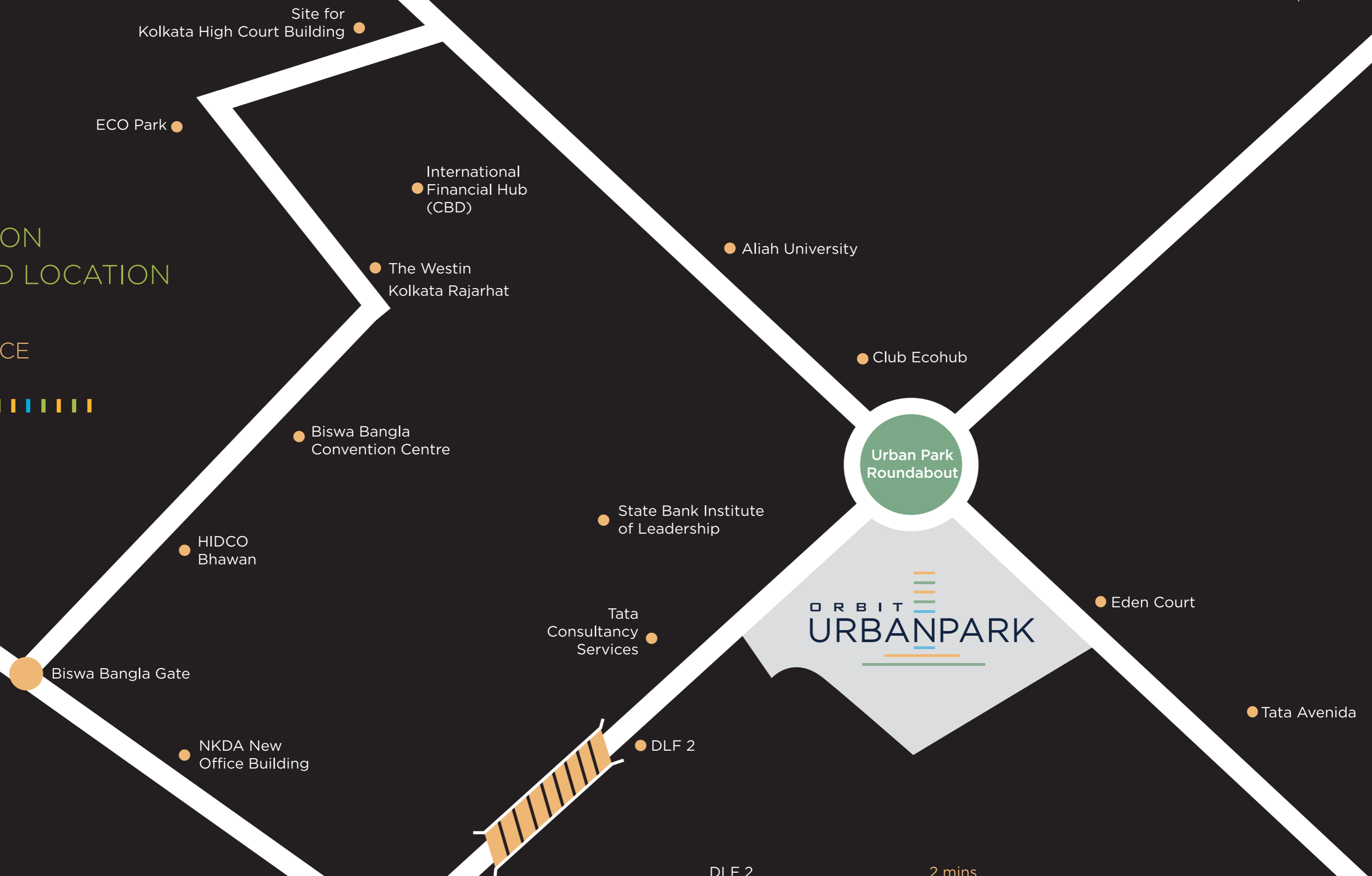
Work-life balance achieved easily

Eco-Balancer

Minimal vehicle usage

*Map not to scale

GOOD LOCATION
vs. REAL GOOD LOCATION
THERE'S ALWAYS
A FINE DIFFERENCE



Urban Park Roundabout

ORBIT
URBANPARK

DLF 2	2 mins	Coal Bhawan	12 mins
Candor Tech Space	3 mins	Silicon Valley	14 mins
Biswa Bangla Gate	5 mins	City Centre 2	17 mins
Tata Medical Center	5 mins	Sec V	18 mins
Upcoming Metro	6 mins	Airport	24 mins
International Financial Hub	7 mins		

The location distances are taken from google maps & the timings are approximate and may vary due to traffic conditions.



Scan for Location

A close-up photograph of several long, narrow green leaves, possibly from a plant like an orchid or a similar species. The leaves are arranged in a fan-like pattern, with some in sharp focus and others blurred in the background. The lighting is soft, highlighting the texture and veins of the leaves. The overall color palette is dominated by various shades of green, from light lime to deep forest green.

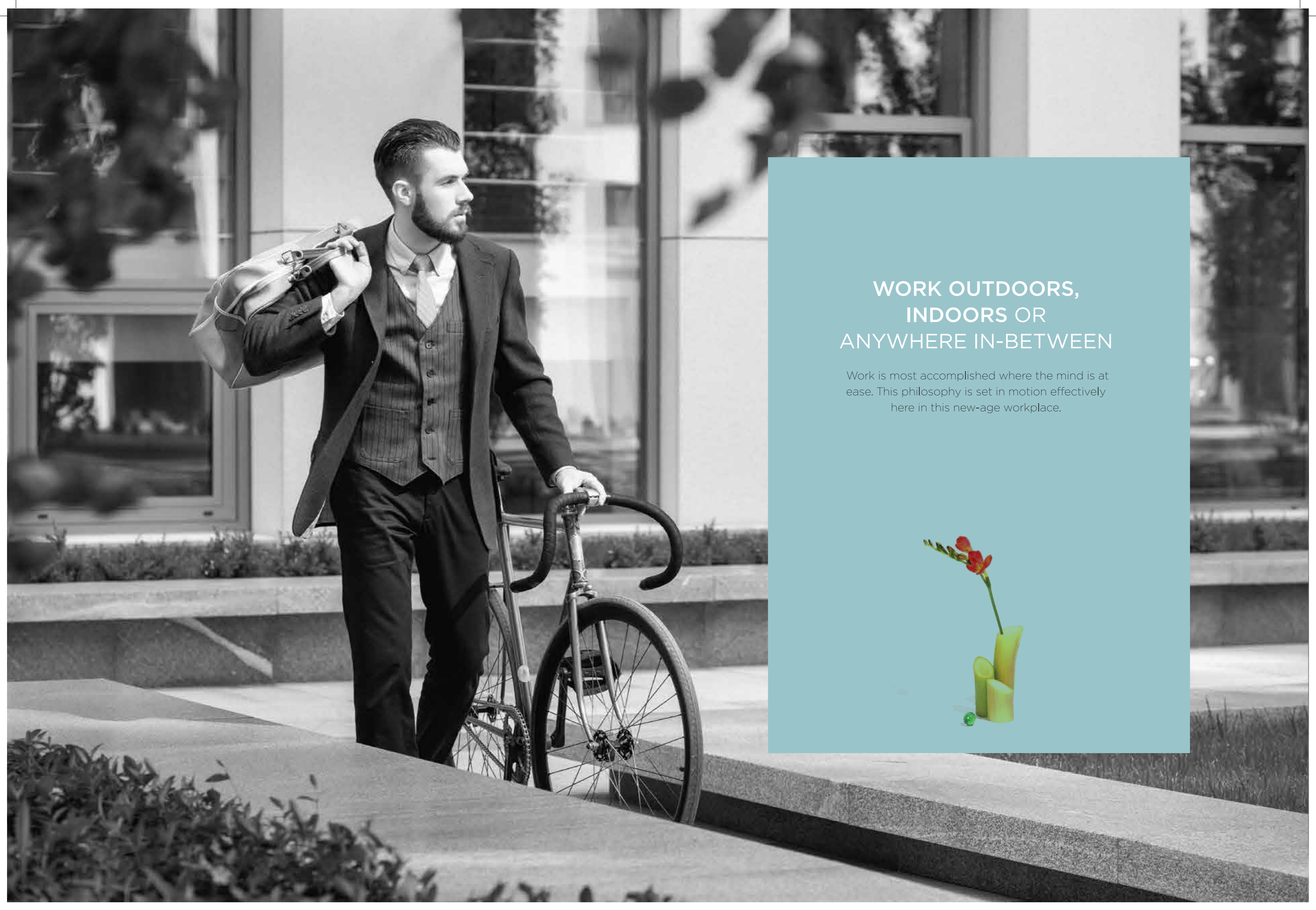
NOW
PRESENTING
THE MODERN
WORKSPACES
MEANT TO
TAKE YOU
TO NEWER
HEIGHTS.



Artist's Impression



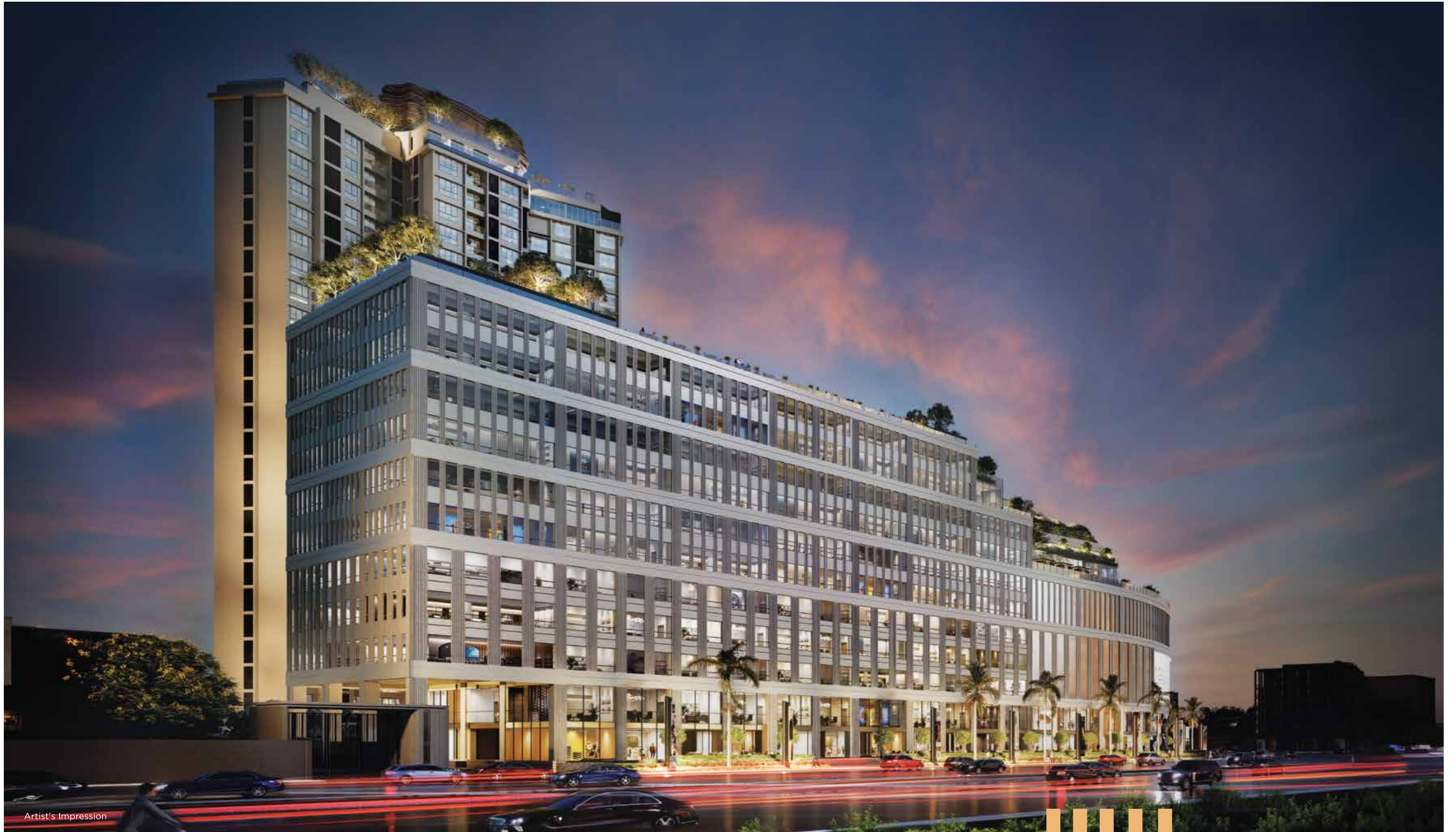
B+G+11 & B+G+12 | INTEGRATED URBANE COMMERCIAL
WORKSPACES 1325 SQ. FT ONWARDS | HIGH STREET RETAIL



WORK OUTDOORS, INDOORS OR ANYWHERE IN-BETWEEN

Work is most accomplished where the mind is at ease. This philosophy is set in motion effectively here in this new-age workplace.





Artist's Impression



New age **workspaces** that inspire excellence

Orbit Urban Park

The most coveted office space



MIXED DEVELOPMENT



COMMERCIAL HUB
FOR IT/ITES



PRE-CERTIFIED GOLD
RATED GREEN BUILDING



"GRADE A"
SPECIFICATIONS



BOUTIQUE OFFICE SPACES
WITH PRIVATE TERRACES*



MULTIPLE
SPILLOVER SPACES



CONFERENCE ROOM
ON EACH FLOOR*



OUTDOOR
MEETING AREAS



EFFICIENT
SPACE PLANNING



4 M FLOOR TO
FLOOR HEIGHT



VRV AIR CONDITIONING



TOILET WITH
EACH OFFICE

*T&C Apply

LANDSCAPED ZONES
THAT TRANSFORM EVERY
LEVEL OF URBAN PARK

THE URBAN LOFT
Leisure Area
(11th Floor Rooftop)

THE CIRCLE
Business Club
(12th Floor Rooftop)

THE URBAN ESCAPE
Podium Area
(7th Floor Podium)

THE URBAN CANOPY
Outdoor Green Zone
(Ground Floor)

THE URBAN PROMENADE
Community Plaza
(Ground Floor)



THE URBAN PORTICO

A grand welcome space that greets your arrival to this mesmerising world of magnificence.

Double-height Lobby

Immersive Cafe*



*Can be leased out to third parties.



Artist's Impression



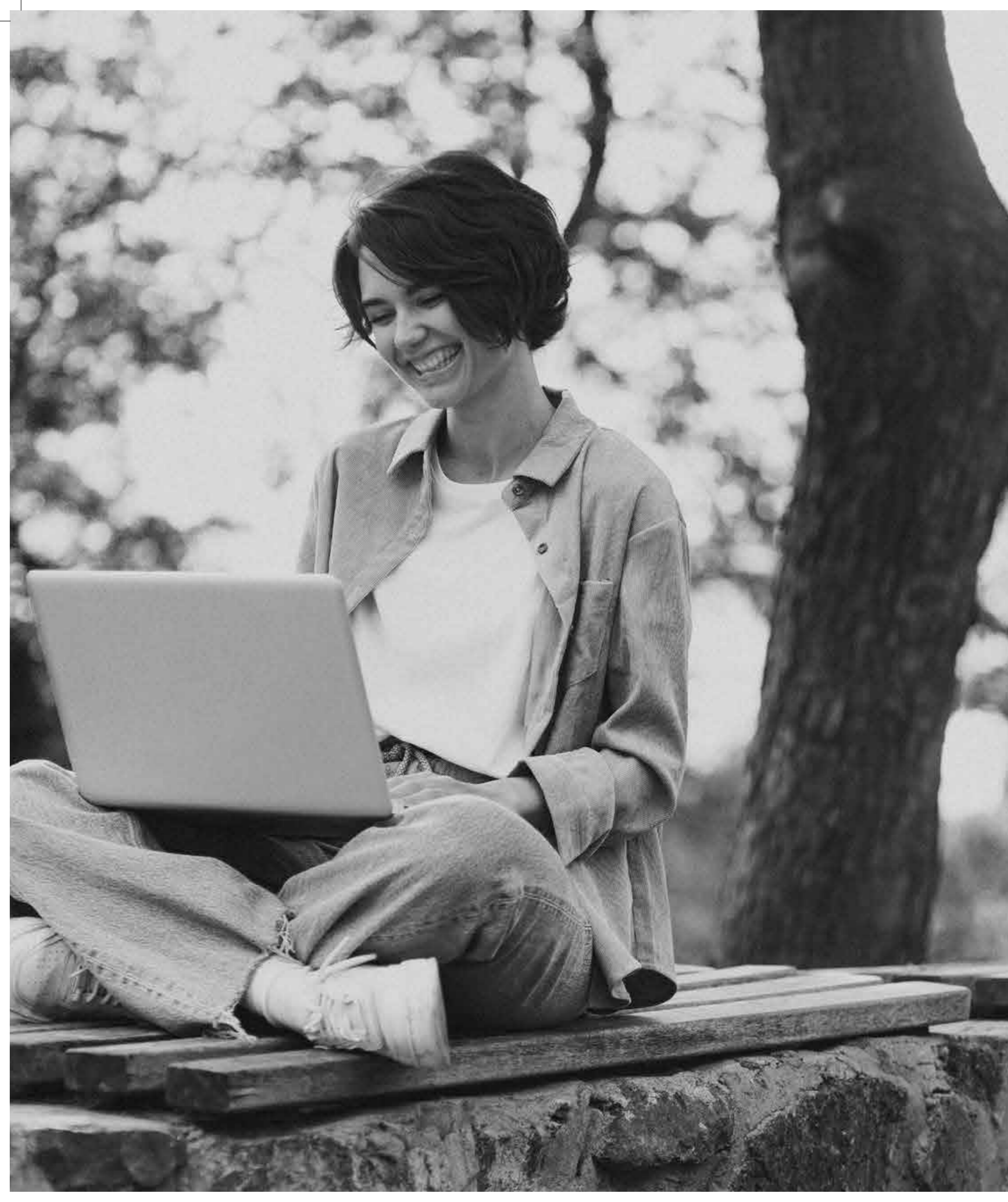
The Double-height Lobby always makes the best first impression



Artist's Impression



Meet & greets at the [Coffee Lounge](#) will see successful mergers unfold



THE URBAN CANOPY

Transform your work environment with a refreshing Outdoor Green Zone, blending nature and productivity to boost creativity and well-being.





Artist's Impression



THE URBAN CANOPY

LEGEND

- 1. Treehouses
- 2. Multi-sports Court
- 3. Canopy Walk
- 4. Forest Cabana
- 5. Amphitheatre
- 6. Signature Pavilion
- 7. Commercial Drop-off



Artist's Impression



Liveliness and activity comes into action at the [Amphitheatre](#)



Artist's Impression



Enthralling activities and games set stage at the **Multi-sports Court**



Artist's Impression



A relaxing ambiance envelopes you in peace at the [Forest Cabana](#)



THE URBAN ESCAPE

The podium level is a break-out zone where you can grab a snack or a refreshing breather.





THE URBAN ESCAPE

- 1. Water Feature
- 2. F & B Kiosks
- 3. Elevated Seating

- 4. Open Celebration Lawn
- 5. Open Seating Area



THE URBAN PROMENADE

A socialising zone with hangout spots that integrate the retail space with the outside world.



ORBIT URBANPARK



Artist's Impression



THE URBAN PROMENADE



THE CIRCLE*

The business club where ideas and deal cracking discussions go unhindered along with fitness and recreation.



*Can be leased out to third parties.

*The circle amenities are accessible only with a membership.



Artist's Impression



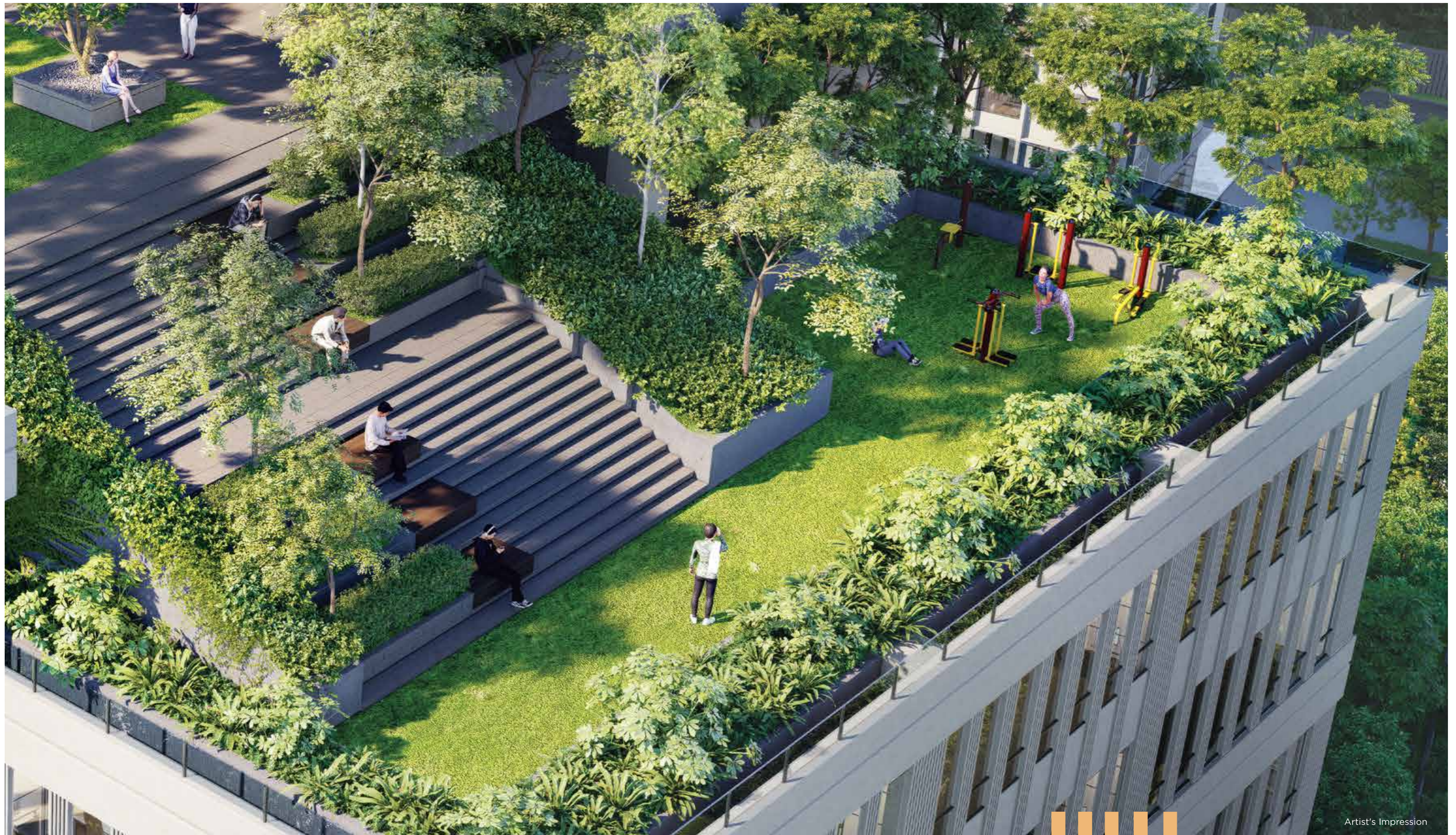
THE CIRCLE*

- 1. Pool-side Cabana
- 2. Temperature Controlled Infinity Edge Lap Pool
- 3. Green Corner
- 4. Level Seating
- 5. Outdoor Fitness Zone

*Can be leased out to third parties. The circle amenities are accessible only with a membership.



Replenish your energy levels in the
Temperature Controlled Infinity Edge Lap Pool



Artist's Impression



Find your spirit revived after a workout session
at the **Outdoor Fitness Zone**



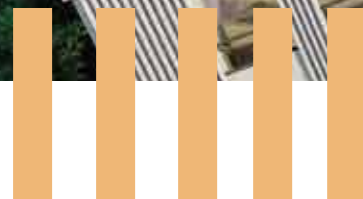
THE URBAN LOFT

Indulge in exquisite cuisine
and awe-inspiring views at
the rooftop.





Artist's Impression

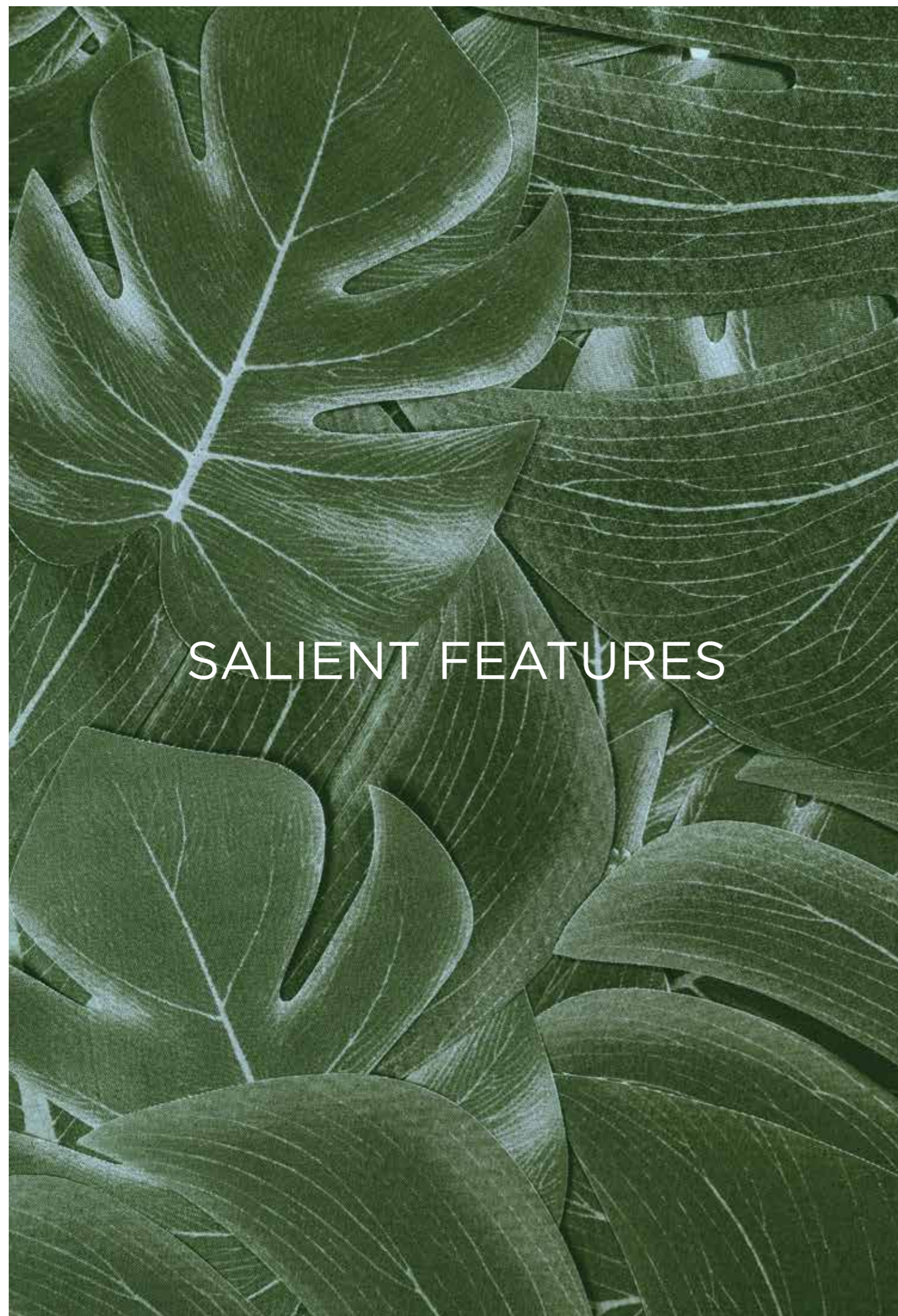


THE URBAN LOFT

1. Outdoor Lounge
2. Indoor Lounge

3. Pergolas
4. Outdoor Seating

*Can be leased out to third parties.



SALIENT FEATURES

GRADE-A DEVELOPMENT

THE CIRCLE (BUSINESS CLUB)

6 ELEVATORS IN EACH WING

100% POWER BACKUP*

VRV AIR-CONDITIONING*

VISITORS' CAR PARKING*

EV CHARGING AVAILABILITY*

TOILETS WITH EACH OFFICE

*At extra cost.
Note- The circle amenities are accessible only with a membership.
Can be leased out to third parties.

WHEN YOU CHOOSE ORBIT URBAN PARK YOU CHOOSE ENVIRONMENTAL SUSTAINABILITY

Pre-Certified Gold Rated Green Building

OUR LOCATION FEATURES HAVE ENABLED US IN:

- Reducing emissions associated with transport
- Reducing strain on the environment from social and ecological costs

SUSTAINABILITY FEATURES ON THE SITE HELP US IN:

- Reducing the heat island effect
- Managing stormwater run-off
- Minimizing the environmental damage caused by construction
- Restoring project site elements
- Integrating the site with local and regional ecosystems
- Preserving the biodiversity that natural systems rely on

BENEFITS OF OUR WATER EFFICIENCY FEATURES

- Monitoring water consumption performance
- Wastewater treatment, reducing indoor potable water consumption by about 41%
- Reducing water consumption to save energy and improve environmental well-being

ENERGIZING OUR BUILDING HAS AIDED US IN

- Monitoring energy consumption performance
- Huge savings in power cost of a minimum 12% or higher
- Reducing the depletion of the ozone layer by eliminating the use of CFC & HCFC-free refrigerant systems

OUR RESOURCE MANAGEMENT FEATURES EMPOWER

- Minimization of landfills
- Reducing waste at its source
- Reusing, recycling and selecting sustainable materials

OUR INDOOR ENVIRONMENTAL QUALITY ENABLES

- Healthy living and better indoor air quality due to low inorganic emissions



PLANS



MASTER PLAN



LEGEND

1. ENTRY/EXIT RESIDENTIAL
2. PARKING
3. RESIDENTIAL DROP-OFF
4. RAMP-DOWN TO RESIDENTIAL BASEMENT
5. INFINITY EDGE POOL RESIDENTIAL
6. PARTY LAWN RESIDENTIAL
7. AMPHITHEATRE
8. MULTI-SPORTS COURT
9. ENTRY FOR COMMERCIAL
10. WEST WING DROP-OFF
11. EAST WING DROP-OFF
12. IT/ITES WEST WING
13. INFINITY EDGE POOL COMMERCIAL
14. OUTDOOR CAFETERIA
15. PARKING PODIUM
16. IT/ITES EAST WING
17. EXIT COMMERCIAL
18. RETAIL MAIN ENTRANCE
19. RETAIL PLAZA
20. PEDESTRIAN ENTRY FOR RETAIL
21. SERVICE ROAD





BLOCK C (WEST-WING) 2ND FLOOR PLAN



Unit Details			
Office Unit No.	Super Builtup Area	Builtup Area	Carpet Area
W201	3525	2206	2058
W202	2700	1694	1542
W203	1200	756	685
W204	1025	639	572
W205	1200	749	659

Unit Details			
Office Unit No.	Super Builtup Area	Builtup Area	Carpet Area
W206	1925	1206	1070
W207	1325	829	719
W208	1325	829	719
W209	2100	1319	1187

Unit Details			
Office Unit No.	Super Builtup Area	Builtup Area	Carpet Area
W210	1325	829	719
W211	1325	829	719
W212	1325	829	719
W213	1325	829	719
W214	1325	829	719

Unit Details			
Office Unit No.	Super Builtup Area	Builtup Area	Carpet Area
W215	1450	904	767
W216	1400	872	776
W217	1325	820	730
W218	2675	1676	1526





BLOCK C 9TH FLOOR PLAN



Unit Details			
Office Unit No.	Super Builtup Area	Builtup Area	Carpet Area
W901	3525	2206	2058
W902	2700	1694	1542
W903	1200	756	685
W904	1025	639	572
W905	1200	749	659
W906	1925	1206	1070
W907	1325	829	719
W908	1325	829	719

Unit Details			
Office Unit No.	Super Builtup Area	Builtup Area	Carpet Area
W909	2100	1319	1187
W910	1325	829	719
W911	1325	829	719
W912	1325	829	719
W913	3475	1673	1491
W914	2100	834	776
W915	2675	1676	1526





BLOCK C 10TH FLOOR PLAN



Unit Details			
Office Unit No.	Super Builtup Area	Builtup Area	Carpet Area
W1001	3525	2206	2058
W1002	2700	1694	1542
W1003	1200	756	685
W1004	1025	639	572
W1005	1200	749	659
W1006	1925	1206	1070
W1007	1325	829	719
W1008	1325	829	719

Unit Details			
Office Unit No.	Super Builtup Area	Builtup Area	Carpet Area
W1009	2100	1319	1187
W1010	1325	829	719
W1011	1325	829	719
W1012	1325	829	719
W1013	2675	1673	1491
W1014	1350	834	776
W1015	2675	1676	1526



TEAM

PRINCIPAL
ARCHITECT



SPECTRUM DESIGN GROUP

A Mumbai-based group of architects and Interior designers, constantly implementing and influencing the fields of Architecture, Urbanism, Interior design and Master planning. With several years of experience in the design industry an environment of efficiency and serenity is the objective. In this incessant hustle and bustle of the world, driving Architecture to a field that manipulates to the needs of the client is strived for.



PRINCIPAL
ARCHITECT

ARCHITECTONIC SERVICES

Architectonic Services was founded with the intention to create a laboratory of spatial thinking where one can experiment with design. Research plays an important part of our work, and we see our built spaces as an opportunity for experimentation with technology and geometry. Every project to us is unique and is designed with passion and fresh thinking, leading to a solution which has been arrived at after much debate and discourse, yet is truly befitting and fulfilling.



LANDSCAPE
CONSULTANT



Established in 2009, is an acclaimed landscape design studio in Bangkok, Thailand. With a priority of creating a harmonious blend of human and nature, aiming to enhance quality of life with 6 studios and 60 professionals, this multi-disciplinary team passionately shares their talent and experience.

STRUCTURAL
CONSULTANT

S.P.A. CONSULTANTS

S.P.A. CONSULTANTS, a firm of Structural Engineers registered in Kolkata started in the year 1987 by Mr. Sanjiv J. Parekh. Gradually the firm has now grown in a new shape & added activities and in a modest size having a pool of three Associates, four Design Engineers and 17 CAD Engineers. The firm provides consultancy services in the field of Structural Engineering for various types of projects.



MEP
CONSULTANT

S. N. JOSHI CONSULTANTS PVT. LTD.

Founded in 1991, and known for their efficiency, cost control, quality execution, and transparency, S. N. Joshi Consultants Pvt. Ltd a leading engineering and design consultancy firm in India has over 30 years of experience, specializing in providing Mechanical, Electrical, and Plumbing (MEP) services for real estate developers.



SOLICITORS



Founded by Mr. C. P. Kakarania, Advocate, provides professional services in the areas of law involving documentation and other related matters. It also has experience in providing legal services for giving assistance to clients in resolving their general regulatory and compliance matters.



WE CREATED A SPACE THAT COMBINES THE BEST OF ALL

Since 1995, Orbit Group has endeavoured to turn unique wishes into palpable realities in the realm of real estate. We believe in more than just physical structures; every square foot is a cradle to nurture life and elevate emotions.

Our commitment to 'Ek Alag Soch' drives us to collaborate with innovative architects and deliver unparalleled spaces. 'Rishton Ki Mithaas' is at the core of our philosophy, fostering strong bonds with customers, shareholders, and associates.

Through professional and stellar service, we aim to strengthen these connections further. At Orbit, relationships form the deepest foundation, and our reputation soars high like our visionary high-rises.

Together, let's make our dreams a reality, where every moment is filled with sweetness and joy.



RDB Realty & Infrastructure Ltd., a part of RDB Group, was born with a dream to provide housing for all. The company has more than 5000 happy families occupying their residential estates. With the existing land bank and the acumen to identify new opportunities, it is all set to grow exponentially and be a prominent player in the real estate growth story of India.

RDB Realty believes in "GOING TOGETHER, GROWING TOGETHER" with customers, shareholders, associates and team members to create and accomplish the aspiration of being one of the largest real estate companies of India.



Anekant Group is a team of proud members committed to developing premium homes that cater to the lifestyle of the consumers. They consider their trade to be one that satisfies the hopes of hundreds of home-seekers, taking a step closer to their lifestyle dreams.

The company is based on the core features of quality constructions, aesthetic designs, latest technologies and delivery integrity to ensure customer satisfaction.

NOW PITCH INTO
NEW IDEAS
LOOKING INTO GREENS



SCAN FOR
WEBSITE

Developers



Project & Marketing Office: IIF-0005, Plot No.- II, F/5, Block - II F,
Action Area - II, New Town, Rajarhat, Kolkata - 700 156

Communication Address: 1 Garstin Place, Kolkata - 700 001

Regd. Office: 8/1 Lal Bazar Street, 1st Floor, Room No. 10, Kolkata - 700 001

Email: marketing@orbitgroup.net

Website: www.orbitgroup.net

RERA No.: WBRERA/P/NOR/2023/000150

RERA Website Link: <http://rera.wb.gov.in/>

Disclaimer: All dimensions mentioned in the drawings may vary due to construction contingencies, construction variances, site conditions and changes required by regulatory authorities. Specifications, amenities, information, images, visuals shown in this promotional document is/are indicative of the envisaged development and are subject to approvals. Images marked as Rendered Image or Artist's Impression are only indicative. The Developer reserves rights to make additions, deletions, alterations or amendments as and when it deems fit and proper. All intending Allottees are bound to inspect and appraise themselves of all plans and approvals and other relevant information prior to making any purchase decisions and nothing in this promotional document or other documents is intended to substitute the actual plans and approvals obtained from time to time. Brochure or Leaflet is a marketing tool and not a legal document.