



ORBIT  
URBANPARK

R E S I D E N C E S

N E W T O W N

# LIVEWORKSHOP

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

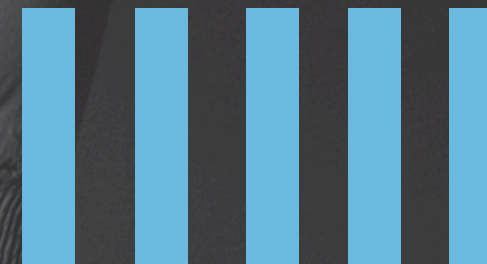


5.39 ACRES OF MIXED DEVELOPMENT | 3 & 4 BHK LIFESTYLE RESIDENCES  
NEW-AGE WORKSPACES | URBANE COMMERCIAL

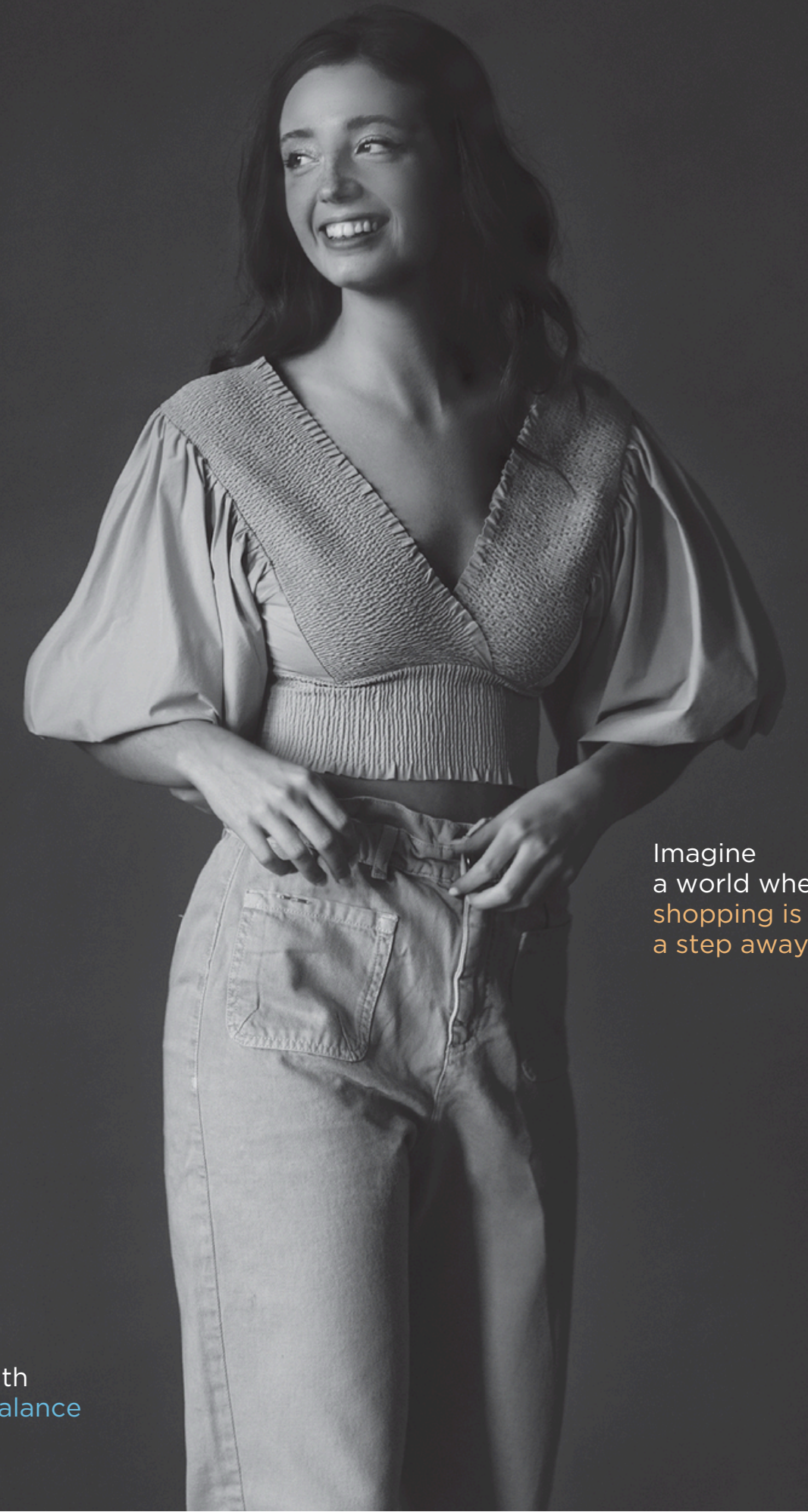




Imagine  
a world where  
spacious living  
is the order  
of the day



Imagine a world with  
perfect work-life balance



Imagine  
a world where  
shopping is just  
a step away





ONE IS  
ALWAYS  
BETTER  
THAN 3

Yes, we are serious.  
At Orbit Urban Park, you will get the benefits

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

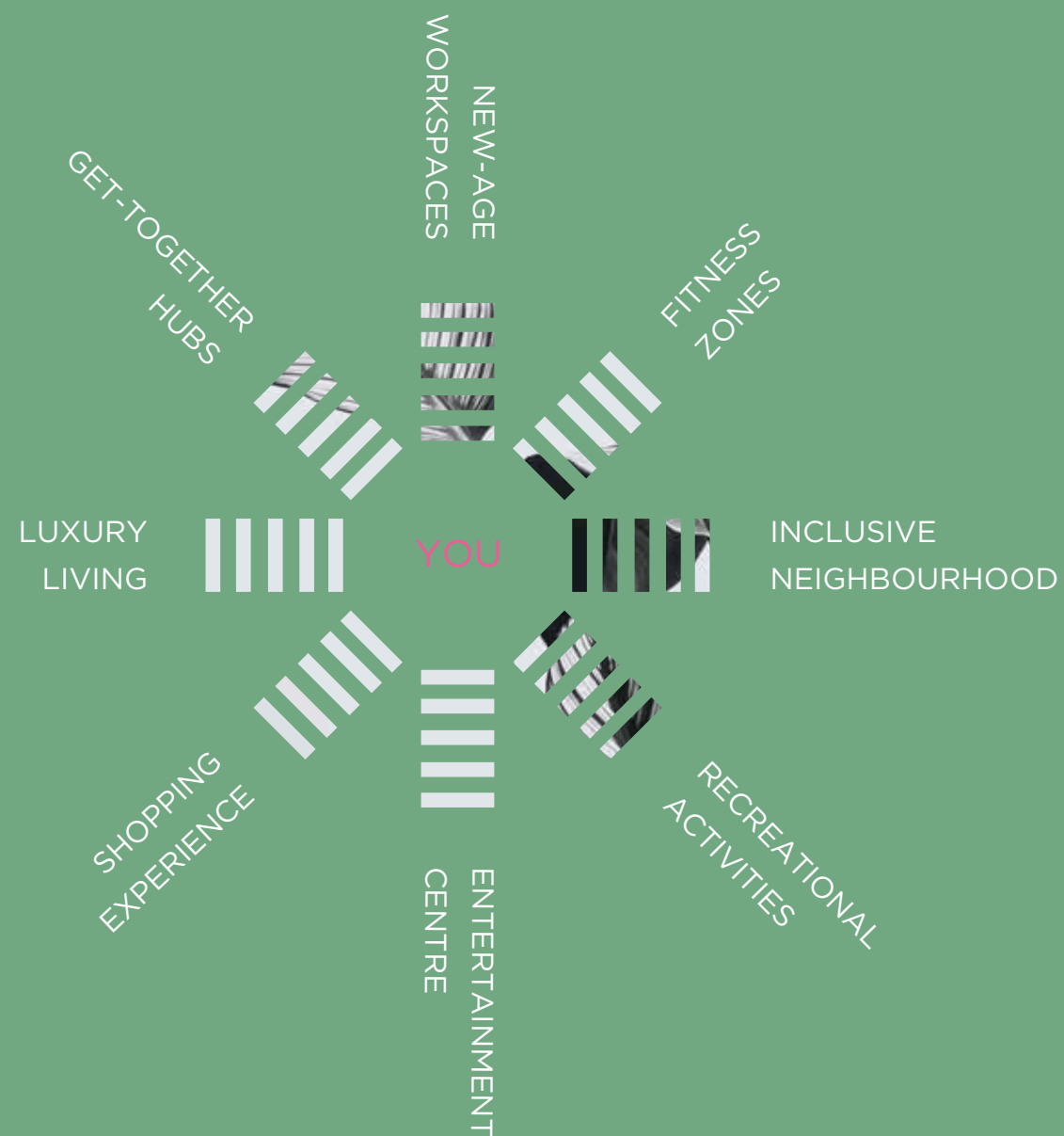
Mixed development  
has got a global  
standard of living



Modern life is all about comfort.  
In a mixed-development project, you will find  
a union of world-class living facilities,  
productive workspaces, and a release for your  
shopping sprees, right at your doorstep. And  
when this **comfort is wrapped by the embrace  
of nature**, it creates something beautiful!

Team Orbit Group





## A MIXED DEVELOPMENT DONS A VARIETY OF ROLES



### Convenience connector

Reduced travel time

### Community builder

Likemindedpeopleshare the same space

### Happiness amplifier

Togethernessandcelebrations are in the air

### Well-being nurturer

Work-lifebalanceachieved easily

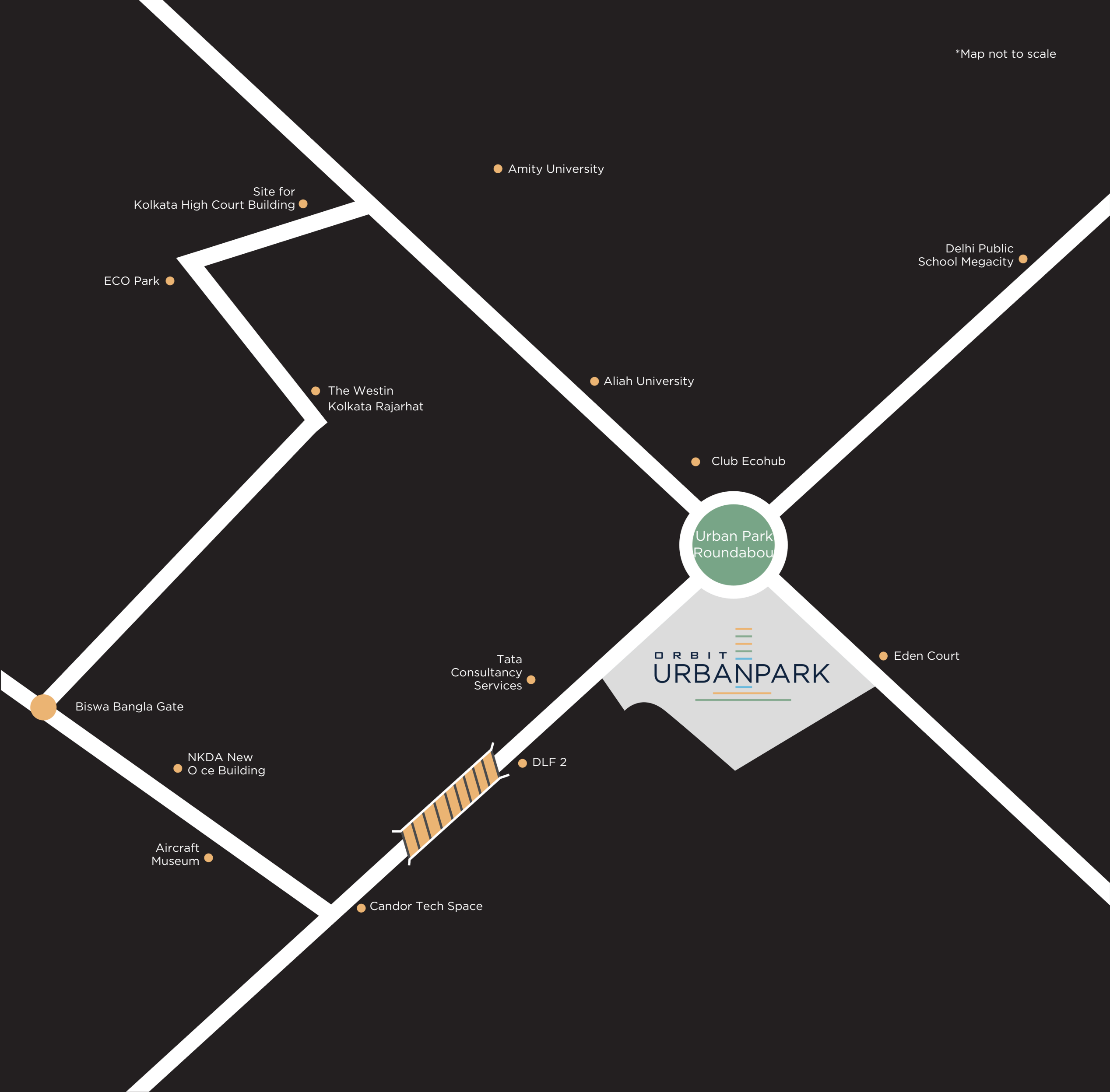
### Eco-Balancer

Minimalvehicle usage

# STANDING TALL AT THE FUTURISTIC HUB OF ACTION AREA II



|                                       |         |
|---------------------------------------|---------|
| Centrus Mall                          | 2 mins  |
| Priyamvada Birla Institute of Nursing | 4 mins  |
| Aircraft Museum                       | 5 mins  |
| Upcoming Metro Station                | 6 mins  |
| Biswa Bangla Gate                     | 6 mins  |
| Delhi Public School Megacity          | 7 mins  |
| The Westin Kolkata Rajarhat           | 9 mins  |
| Amity University Kolkata              | 10 mins |
| Eco Park                              | 10 mins |
| City Centre 2                         | 19 mins |
| Airport                               | 24 mins |



\*The location distances are taken from google maps & the timings are approximate and may vary due to tra c conditions.

# WHY SHOULD ONE CHOOSE THIS LOCATION?

|||||

NEWTOWN



At the hub of  
Newtown, the home  
of future Kolkata



Live amidst an exclusive  
neighbourhood of  
like-minded people



In close proximity  
to **CBD, Newtown**  
and **IT Hub of Sector V**



An upcoming  
university zone



Cushioned with  
retail outlets



Situated close  
to the Airport





REVEL IN THE  
WARM EMBRACE  
OF YOUR RESIDENCE







Artist's Impression

B+G+22



103 Apartments



3 & 4 BHK Lifestyle Residences



1550 Sq. Ft Onwards



The Celestial  
(Rooftop Club)





HERE'S WHY  
ORBIT URBAN PARK  
IS THE RESIDENCE  
OF YOUR DREAMS



3 side open  
apartments



Be a part of a rising  
mixed development  
in the city



Pre-Certified Gold Rated  
Green Building (IGBC)



Highest  
Residential Club\*



Vastu-compliant  
spacious apartments  
for the next level of living



Premium Amenities  
for entertainment  
and relaxation



State-of-the-art  
Architecture



Interplay of air, sunlight,  
and proper ventilation





PRECISION MAKES  
EVERY LEVEL OF OUR  
LANDSCAPE SHINE







Artist's Impression



## THE URBAN CANOPY

### LEGEND

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





Artist's Impression

## Forest Cabana

A relaxing ambience envelopes you in peace at the Forest Cabana





Artist's Impression

## Multi-sports Court

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





Artist's Impression

## Amphitheatre

Performance, arts and activity come to life at the Amphitheatre



A black and white photograph of three women on a rooftop at night. They are all smiling and looking at each other while holding a string of warm white LED lights. The woman on the left is wearing a light-colored patterned dress. The woman in the middle is wearing a patterned top and a lace skirt. The woman on the right is wearing a dark dress. In the background, there are blurred lights and the silhouette of a building.

CELEBRATE CLOSER  
TO THE STARS  
AT THE ROOFTOP SKY CLUB



The best deserves to stay on top.  
All your get-togethers and leisurely activities  
will come to life at the rooftop club,  
where the celebrations would be Celestial.





Artist's Impression

## Entrance Lobby

Enchanting interiors welcome your arrivals in a grand fashion





# THE CELESTIAL



Artist's Impression



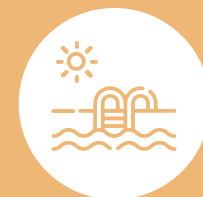
GAMES ROOM  
THE URBAN DEN



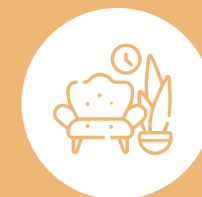
GYM  
THE URBANPOWERHOUSE



PARTY HALL  
THE SIESTA



POOL  
THE URBANPLUNGE



LOUNGE  
THE ENIGMA



CRÈCHE  
THE URBANBLOSSOMS





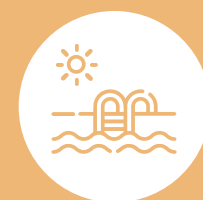
GAMES ROOM  
THE URBAN DEN



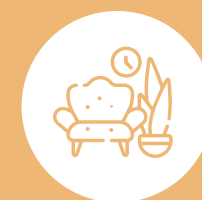
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THE URBANPOWERHOUSE



PARTY HALL  
THE SIESTA



POOL  
THE URBANPLUNGE



LOUNGE  
THE ENIGMA



CRÈCHE  
THE URBANBLOSSOMS





Artist's Impression

The Urban Den

Fun-filled activities will accompany play time and recreation for all





Artist's Impression

## The Urban Powerhouse

Form meets function where fitness is a resolve to be maintained





## The Enigma

Relaxation intertwines with engaging conversations for a great lounging experience





Artist's Impression

**The Urban Blossoms**

Nurturing young minds where home and daycare blend seamlessly





Artist's Impression

The Siesta

Celebrations come to life when your closest ones are all together





PLANS





## MASTER PLAN



### LEGEND

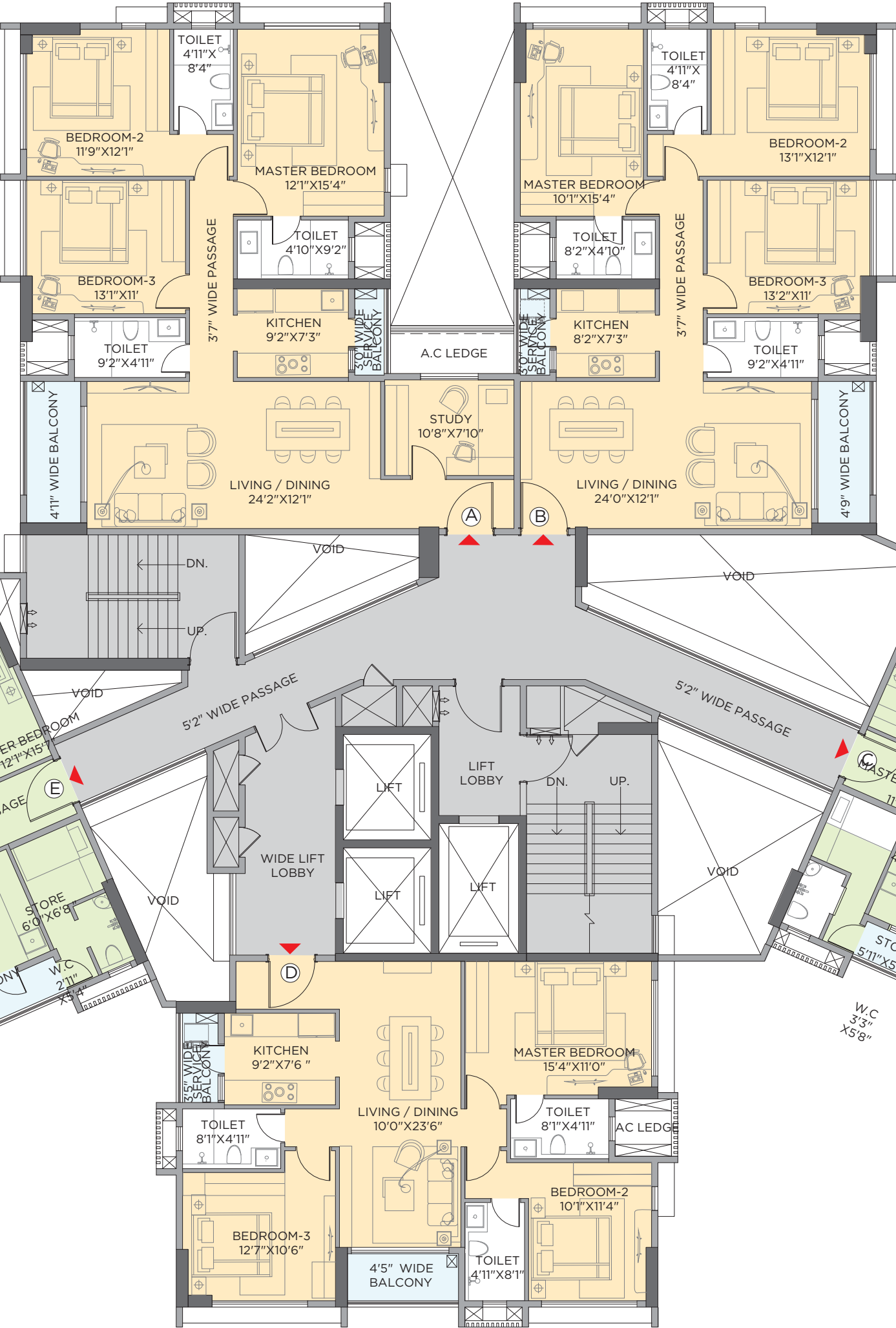
1. ENTRY/EXIT RESIDENTIAL
2. PARKING
3. RESIDENTIAL DROP-OFF
4. RAMP-DOWN TO RESIDENTIAL BASEMENT
5. INFINITY EDGE POOL RESIDENTIAL
6. PARTY LAWN RESIDENTIAL
7. AMPHITHEATRE
8. MULTI-SPORTS COURT
9. ENTRY FOR COMMERCIAL
10. WEST WING DROP-OFF
11. EAST WING DROP-OFF
12. IT/ITES WEST WING
13. INFINITY 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







TYPICAL FLOORPLAN  
(2<sup>nd</sup>-19 Floor)



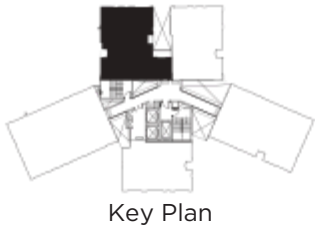
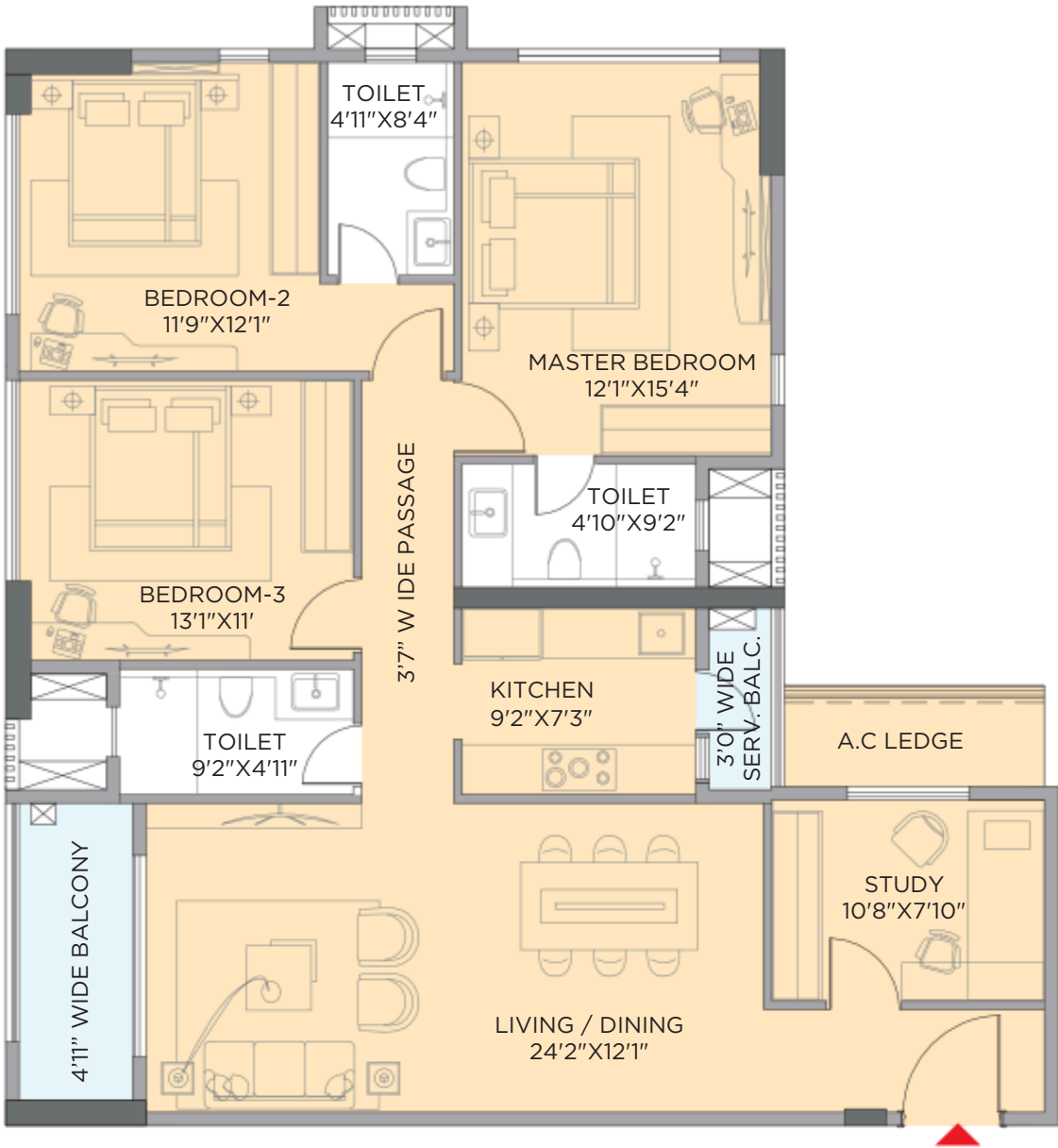
| Unit Details (2 <sup>nd</sup> -19 <sup>th</sup> Floor) |                    |              |             |
|--------------------------------------------------------|--------------------|--------------|-------------|
| Unit No.                                               | Super Builtup Area | Builtup Area | Carpet Area |
| A                                                      | 1950               | 1403         | 1299        |
| B                                                      | 1700               | 1232         | 1139        |
| C                                                      | 2350               | 1691         | 1576        |
| D                                                      | 1550               | 1124         | 1034        |
| E                                                      | 2650               | 1907         | 1804        |





UNIT PLANS

UNIT PLAN  
FLAT A

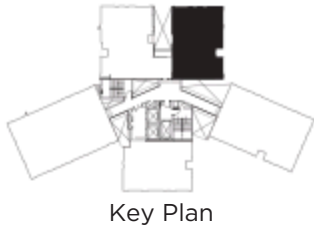
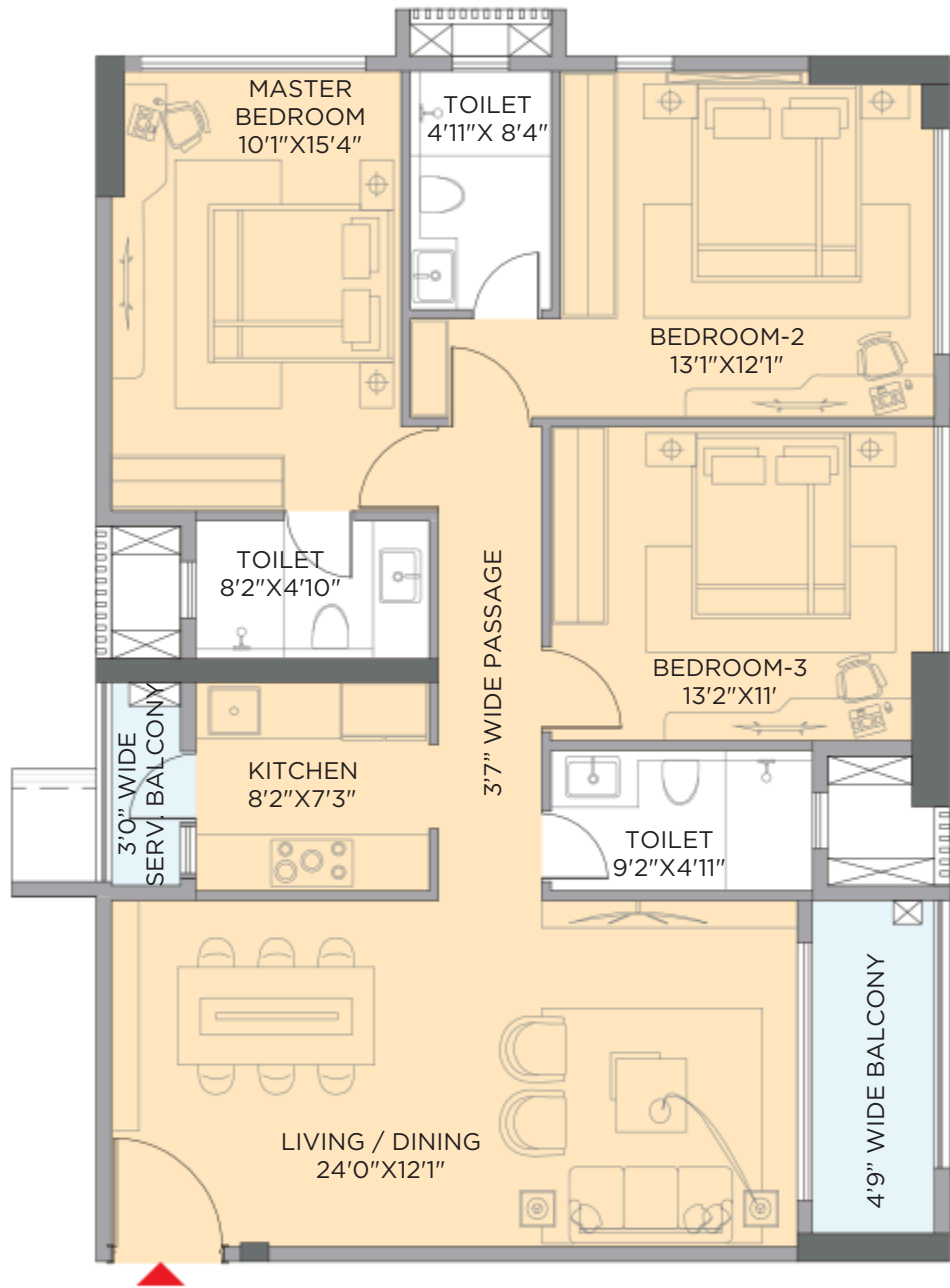


| Unit Details (2 <sup>nd</sup> -21 <sup>st</sup> Floor) |                    |              |             |
|--------------------------------------------------------|--------------------|--------------|-------------|
| UnitNo                                                 | Super Builtup Area | Builtup Area | Carpet Area |
| A                                                      | 1950               | 1403         | 1299        |





UNIT PLAN  
FLAT B

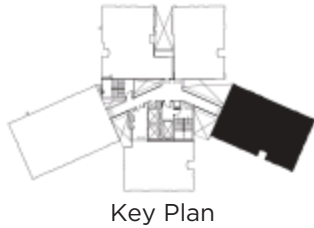
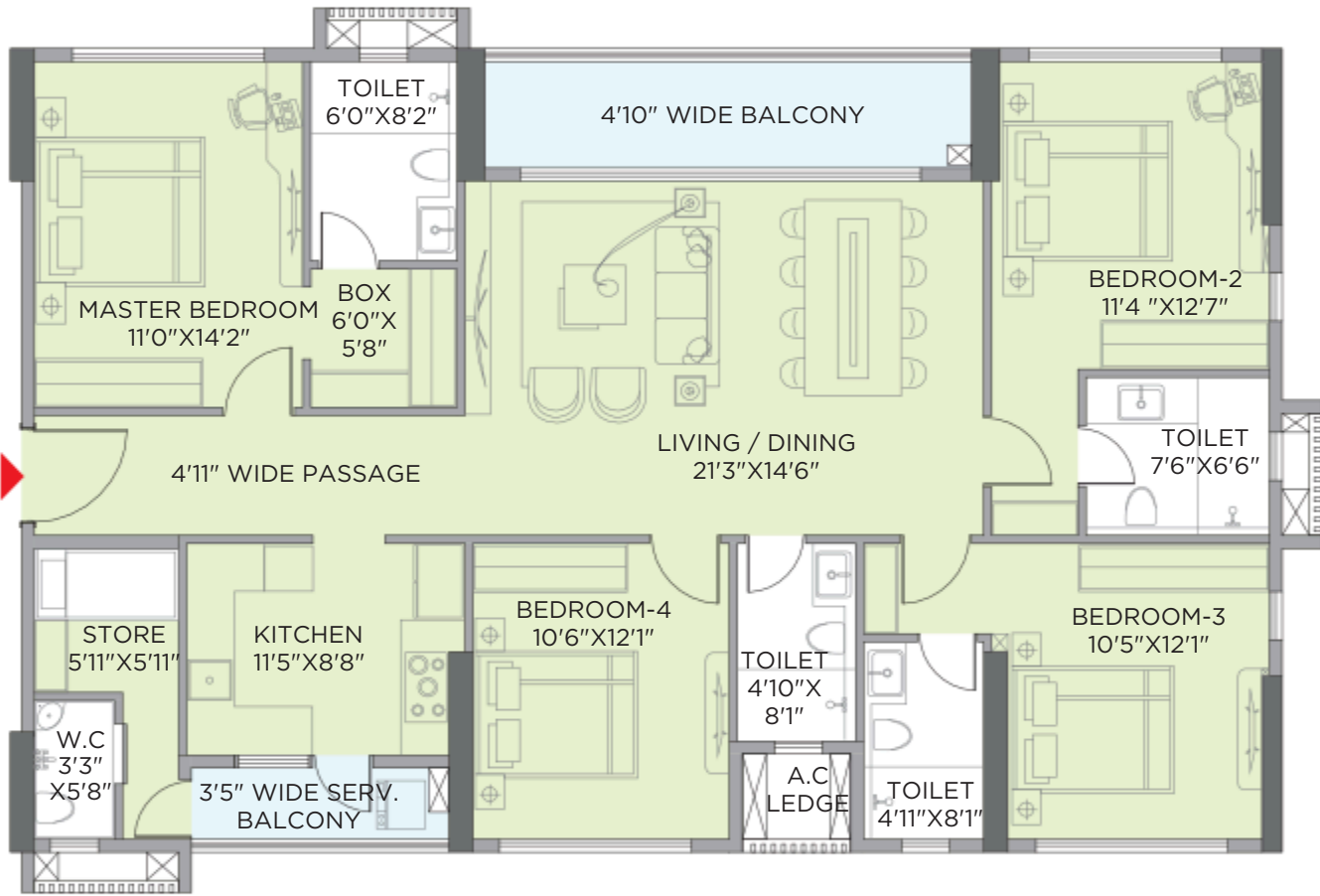


| Unit Details (2 <sup>nd</sup> -21 <sup>st</sup> Floor) |                    |              |             |
|--------------------------------------------------------|--------------------|--------------|-------------|
| UnitNo                                                 | Super Builtup Area | Builtup Area | Carpet Area |
| B                                                      | 1700               | 1232         | 1139        |

This document is indicative and not final.



UNIT PLAN  
FLAT C



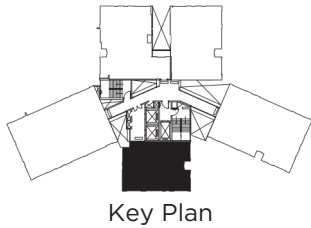
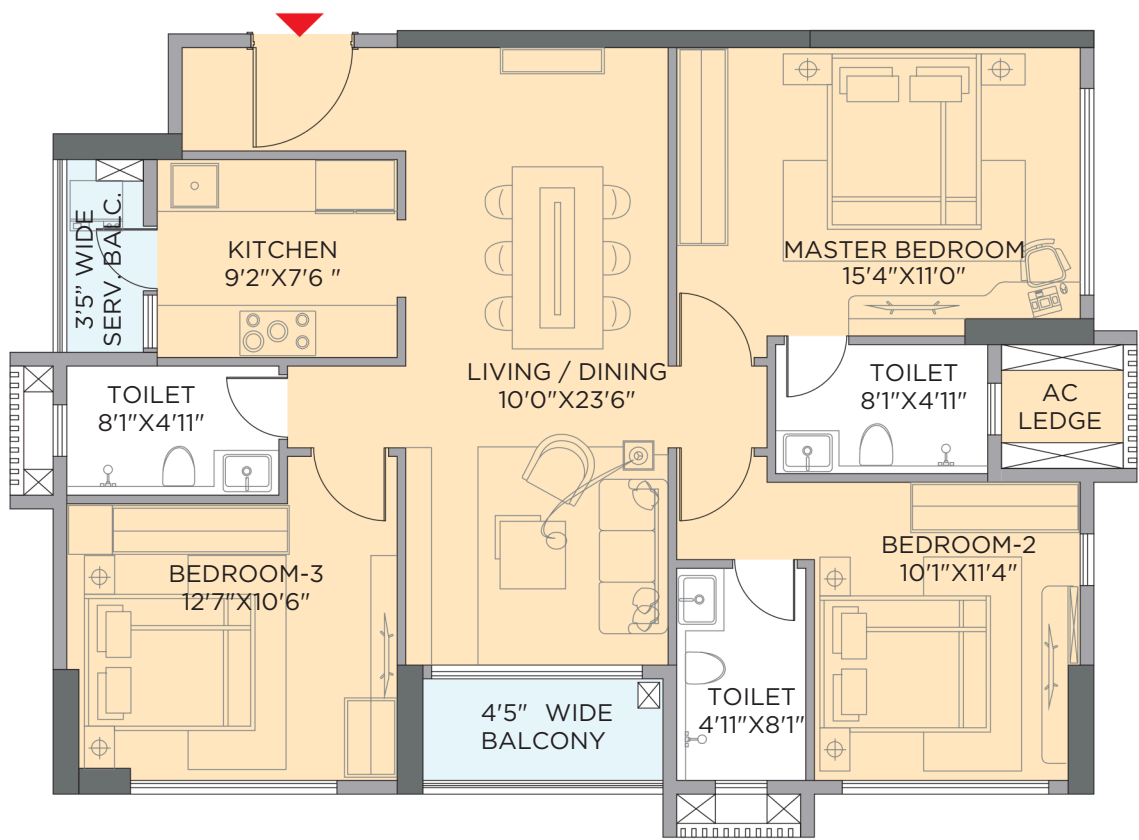
| Unit Details (1 <sup>st</sup> -19 <sup>th</sup> Floor) |                   |              |             |
|--------------------------------------------------------|-------------------|--------------|-------------|
| UnitNo                                                 | SuperBuiltup Area | Builtup Area | Carpet Area |
| C                                                      | 2350              | 1691         | 1576        |

This document is indicative and not final.





UNIT PLAN  
FLAT D

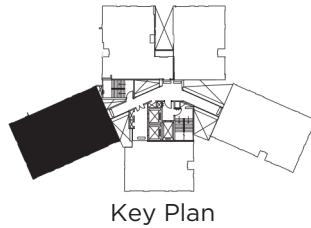
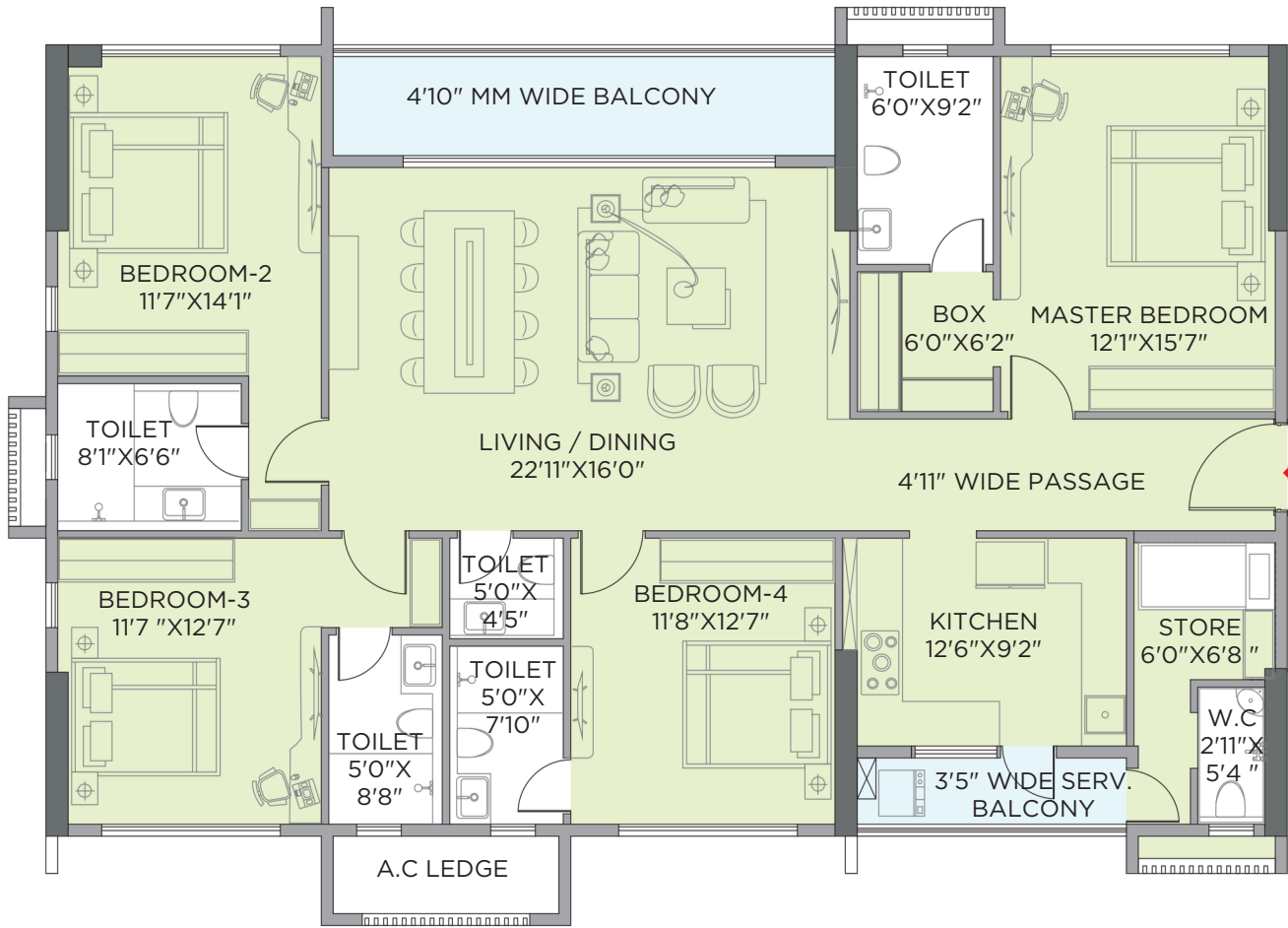


| Unit Details (1 <sup>st</sup> -21 <sup>st</sup> Floor) |                    |              |             |
|--------------------------------------------------------|--------------------|--------------|-------------|
| UnitNo                                                 | Super Builtup Area | Builtup Area | Carpet Area |
| D                                                      | 1550               | 1124         | 1034        |

This document is indicative and not final.



UNIT PLAN  
FLAT E



| Unit Details (1 <sup>st</sup> -19 <sup>th</sup> Floor) |                    |              |             |
|--------------------------------------------------------|--------------------|--------------|-------------|
| UnitNo                                                 | Super Builtup Area | Builtup Area | Carpet Area |
| E                                                      | 2650               | 1907         | 1804        |

This document is indicative and not final.





# SPECIFICATIONS

## FOUNDATION & STRUCTURE

Structuredesign fortheoptimum seismic consideration as stipulated by the IS code  
Foundation with RCC piles & pile caps

RCC framed superstructure with ACC block/fly ash bricks as per design  
Anti-termite treatment during various stages of construction



## BUILDING ELEVATION

Tower meticulously designed and texture painted



## LIVING/DINING ROOM

Flooring: Vitrifiedtiles  
Walls: Putty finish



## BEDROOMS

Flooring: Vitrifiedtiles  
Walls: Putty finish



## BALCONY

Flooring: Mattefinish tiles  
MS Railings



## DOOR

Wooden frame withTeak finish  
flush door

## WINDOWS

Aluminumpowder coated windows  
with clear gazing as per architect's design



## KITCHEN

Flooring: Matte finish tiles  
Wall: Ceramic tiles upto 2 ft height above the counter  
Granite stone countertop  
Stainless steel sink



## ELECTRICAL

Modular switches ofHavells/Anchor/North-West  
or reputed make with copper wiring



## TOILETS

Flooring: Anti-skid ceramic tiles  
Wall: Designer ceramic tiles upto 7 ft height,  
putty finish thereafter  
Sanitaryware: Jaquar or equivalent make  
CP fittings: Jaquar or equivalent make



## LIFT

Automatic LiftorToshiba/Otis/Kone  
or equivalent make



## GROUND FLOOR LOBBY

Flooring: Combination of Vitrified tiles  
& Granite as per design



## TYPICAL FLOOR LOBBY

Flooring: Vitrified tiles  
Wall: Finish as per architect's design



# WHEN YOU CHOOSE ORBIT URBAN PARK YOU CHOOSE ENVIRONMENTAL SUSTAINABILITY

## Pre-Certified Gold Rated Green Building (IGBC)

### 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



# 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 more activities and is in a modest size having a pool of 3 Associates, 4 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.





RISHTON KI MITHAAS

## WE CREATED A SPACE THAT COMBINES THE BEST OF ALL

Orbit, Ek Alag Soch.

If there's a word that encapsulates Orbit, it is 'passion'.

We don't just build, but create experiences.

We tailor architectural designs around the lives of people who live in it.  
At Orbit, there's no foundation deeper than a relationship and nothing more monumental than reputation.



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.



A low-angle photograph looking up at several green grass blades against a bright, hazy sky. The blades are in sharp focus in the foreground, while the background is a soft, out-of-focus mix of white and light blue. The text is centered in the middle of the frame.

THE WARMTH OF  
COMFORTABLE LIVING  
BELONGS TO YOU





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

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

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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.