



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
of **3 worlds at one place**.

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

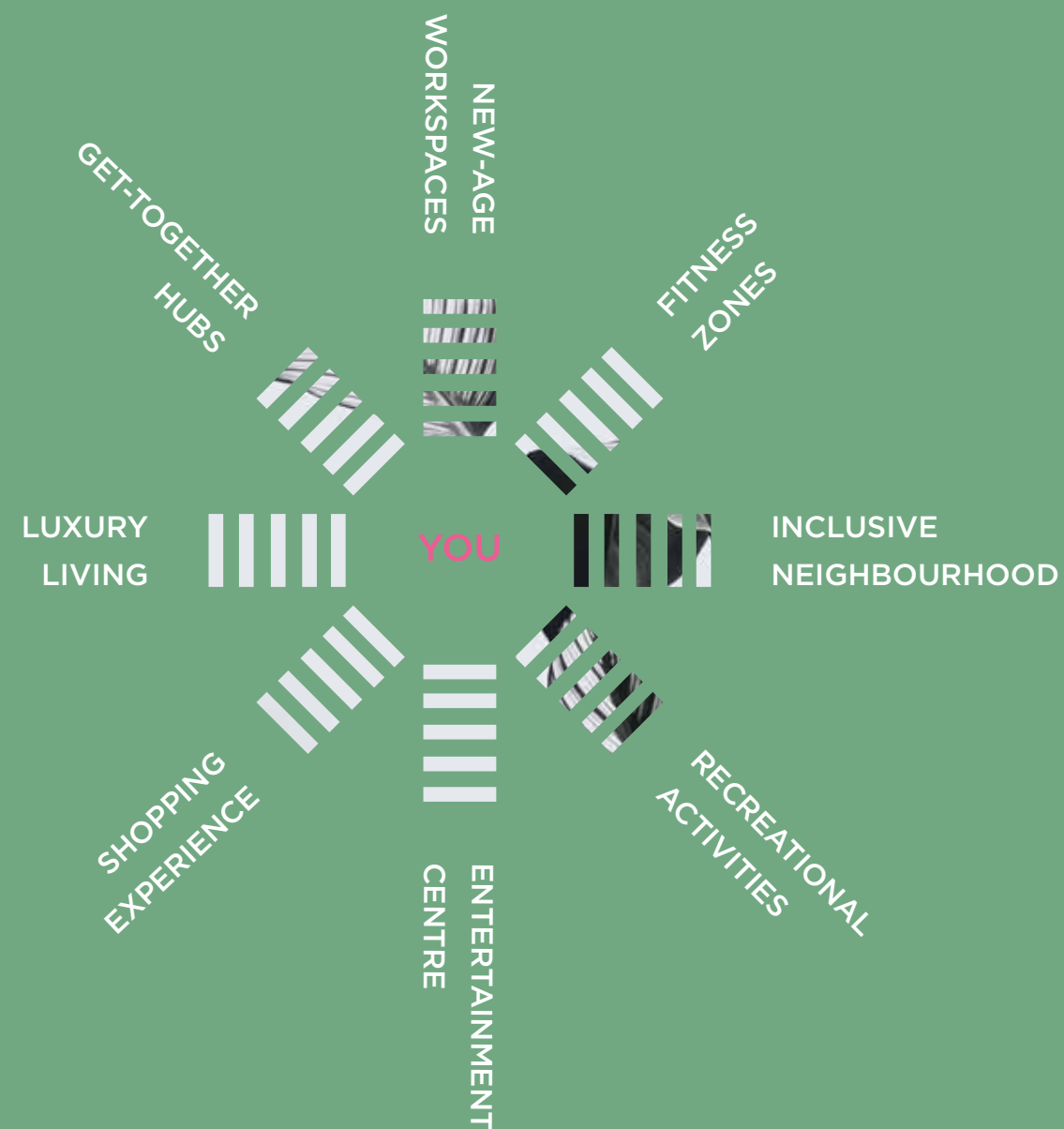
Mixed development
has got a global
standard of living



Modern life is all about 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

Like minded people share the same space

Happiness amplifier

Togetherness and celebrations are in the air

Well-being nurturer

Work-life balance achieved easily

Eco-Balancer

Minimal vehicle usage

STANDING TALL AT THE FUTURISTIC HUB OF ACTION AREA II

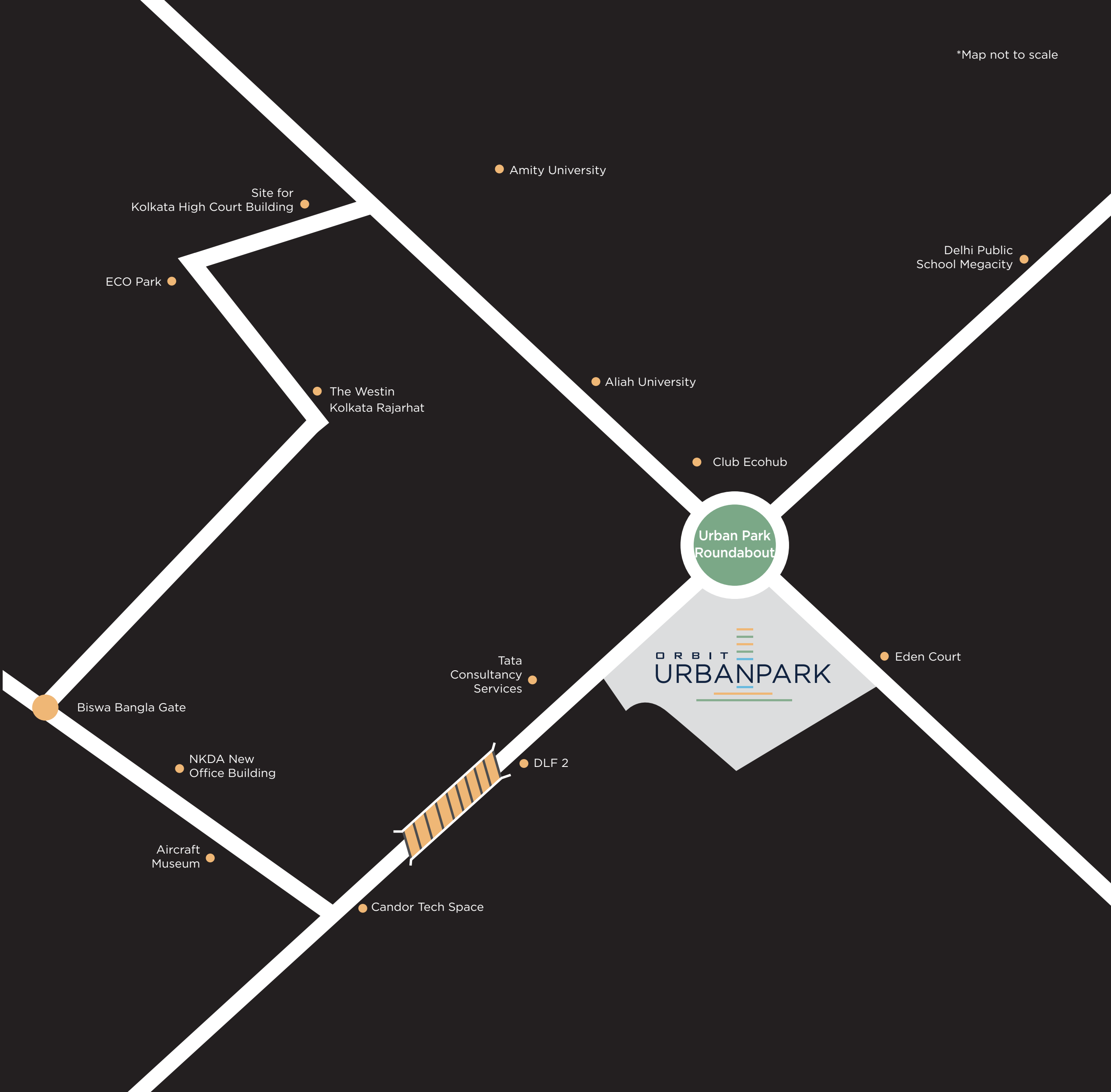


Centrus Mall	2 mins
Priyamvada Birla Institute of Nursing	4 mins
Aircraft Museum	5 mins
Upcoming Metro Station	6 mins
Biswa Bangla Gate	6 mins
Delhi Public School Megacity	7 mins
The Westin Kolkata Rajarhat	9 mins
Amity University Kolkata	10 mins
Eco Park	10 mins
City Centre 2	19 mins
Airport	24 mins



Scan for Location

*The location distances are taken from google maps & the timings are approximate and may vary due to traffic 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-off |
| 4. Forest Cabana | |



Artist's Impression

Forest Cabana

A relaxing ambience envelopes you in peace at the Forest Cabana



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 standing 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



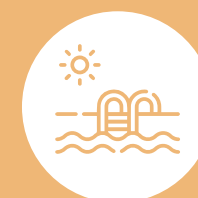
GAMES ROOM
THE URBAN DEN



GYM
THE URBAN POWERHOUSE



PARTY HALL
THE SIESTA



POOL
THE URBAN PLUNGE



LOUNGE
THE ENIGMA



CRÈCHE
THE URBAN BLOSSOMS



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



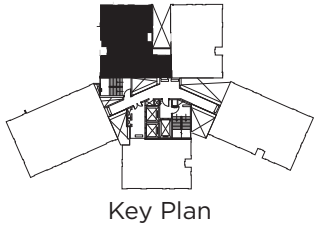
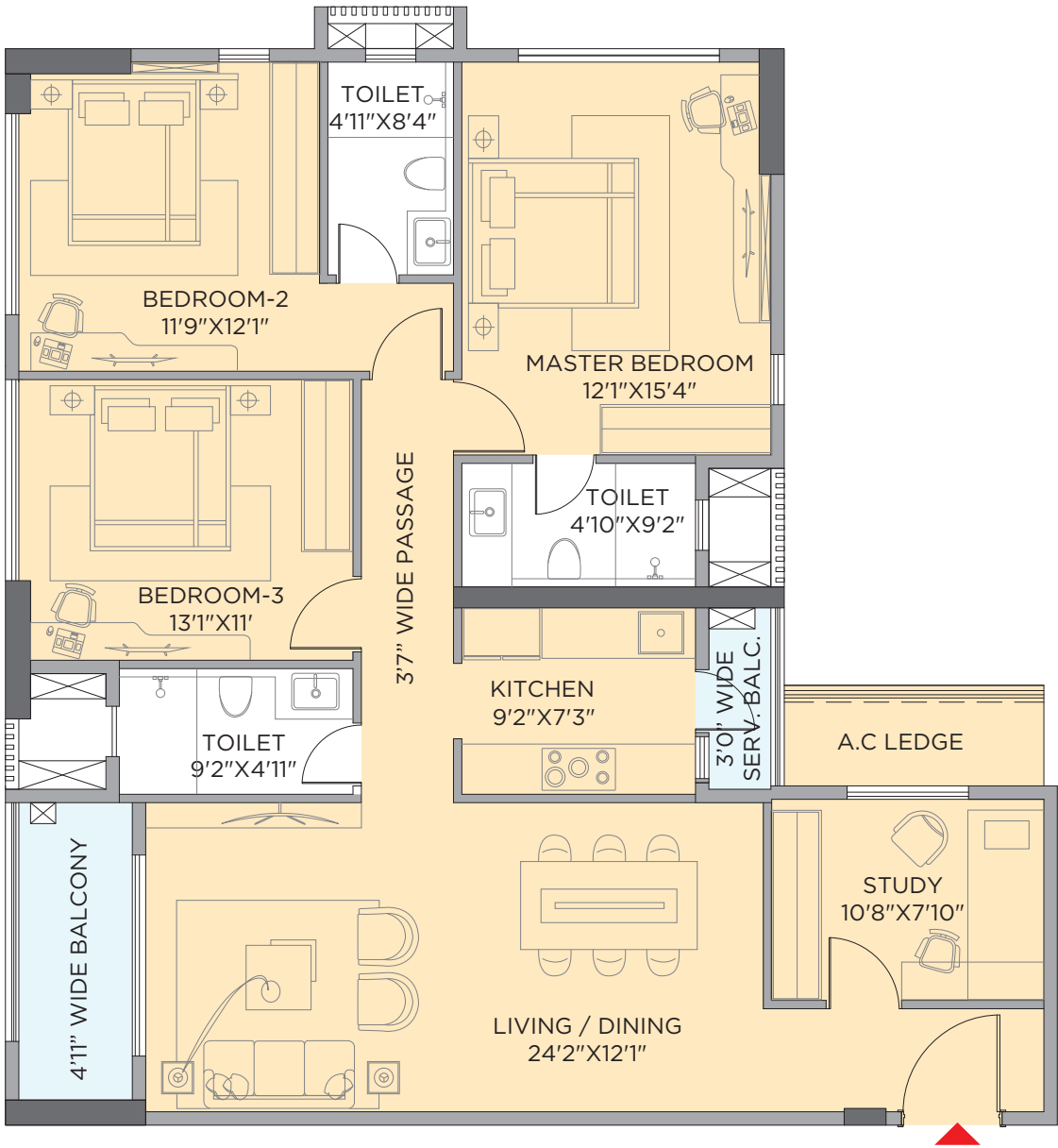


TYPICAL
FLOOR PLAN
(2nd-19th Floor)



UNIT PLANS

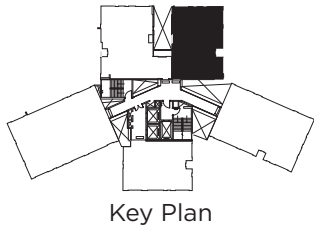
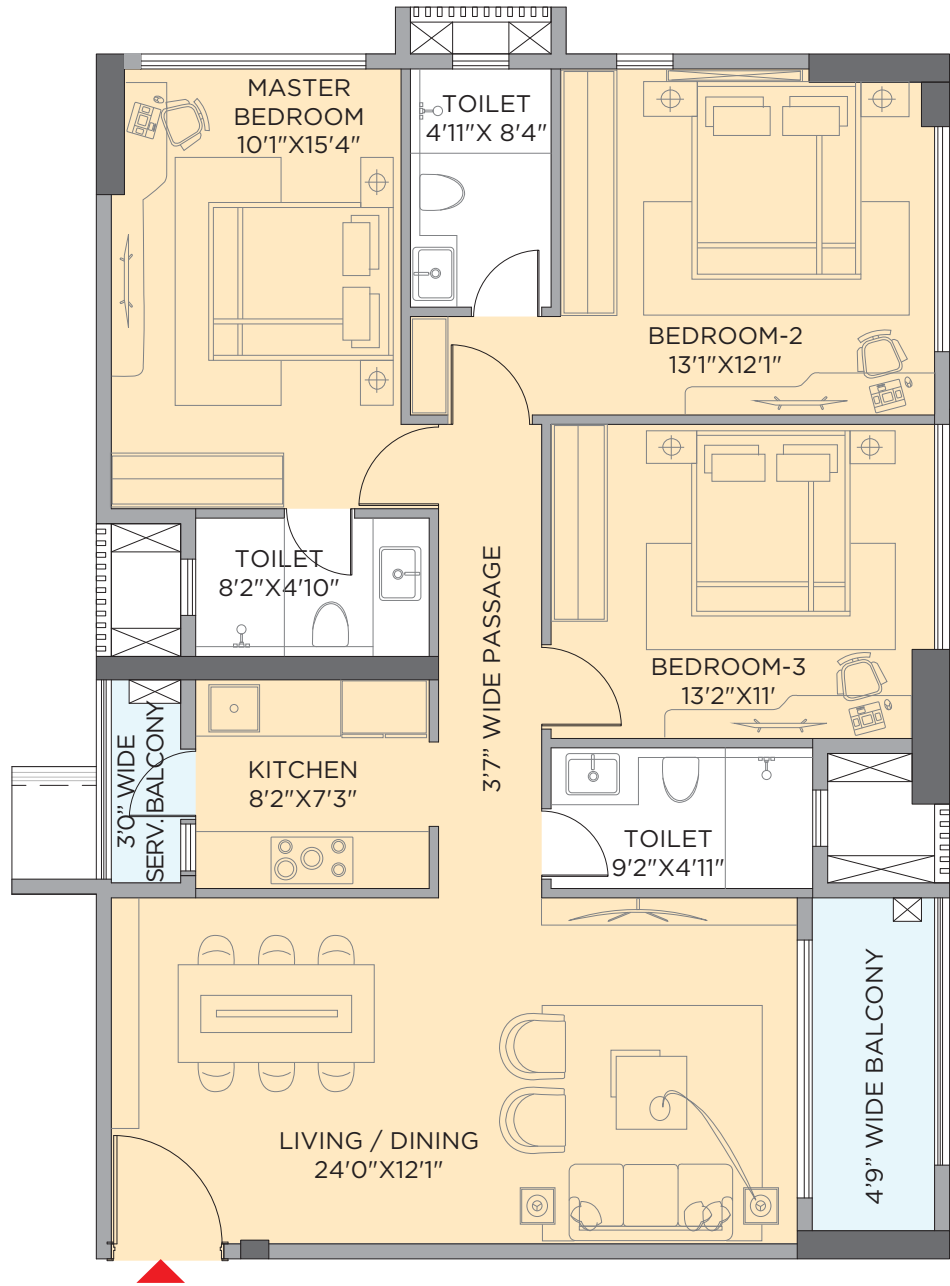
UNIT PLAN
FLAT A



Unit Details (2 nd -21 st Floor)			
Unit No	Super Builtup Area	Builtup Area	Carpet Area
A	1950	1403	1299



UNIT PLAN
FLAT B

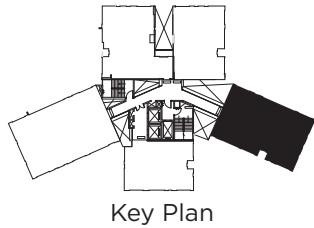
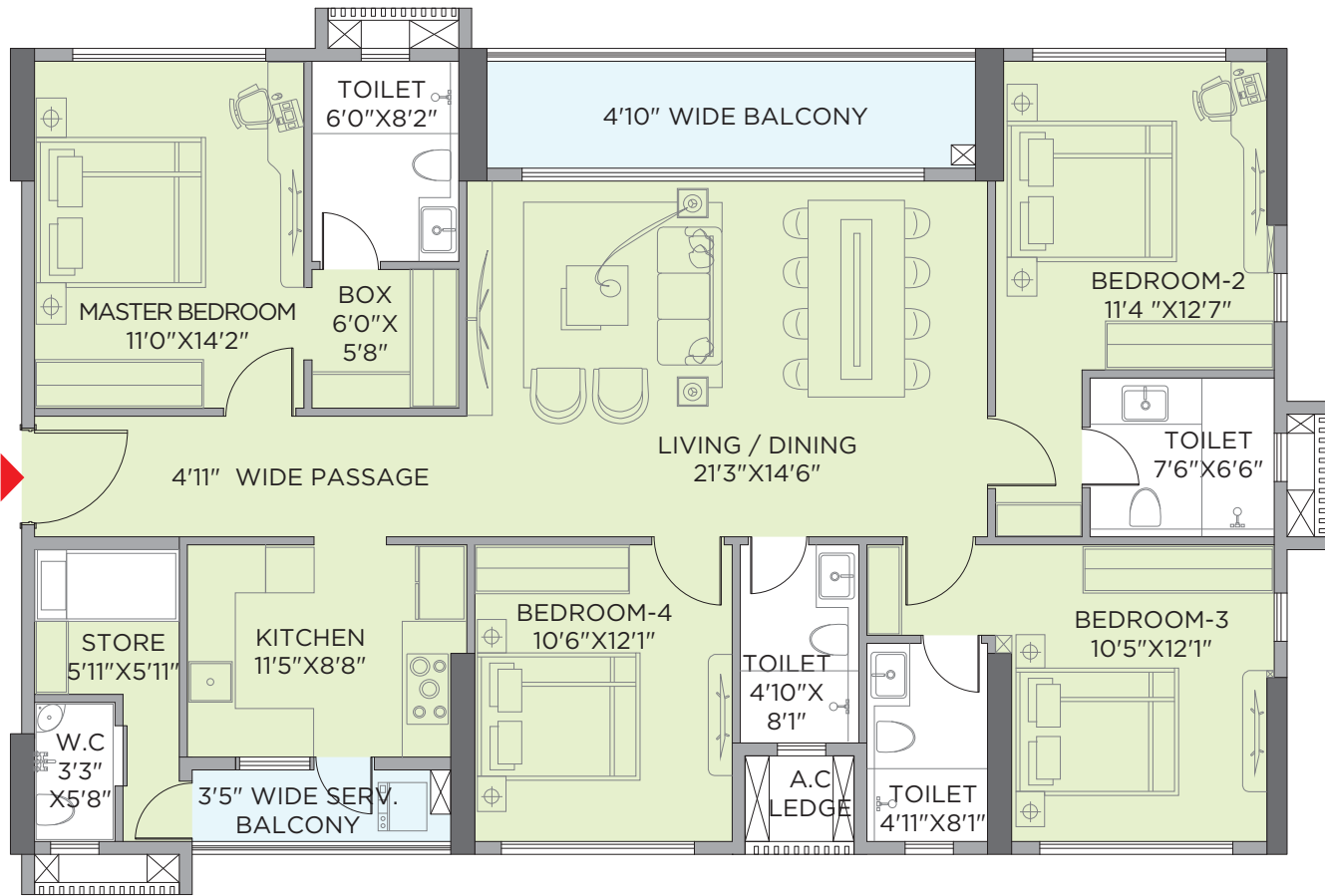


Unit Details (2 nd -21 st Floor)			
Unit No	Super Builtup Area	Builtup Area	Carpet Area
B	1700	1232	1139

This document is indicative and not final.



UNIT PLAN
FLAT C

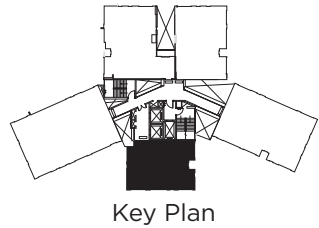
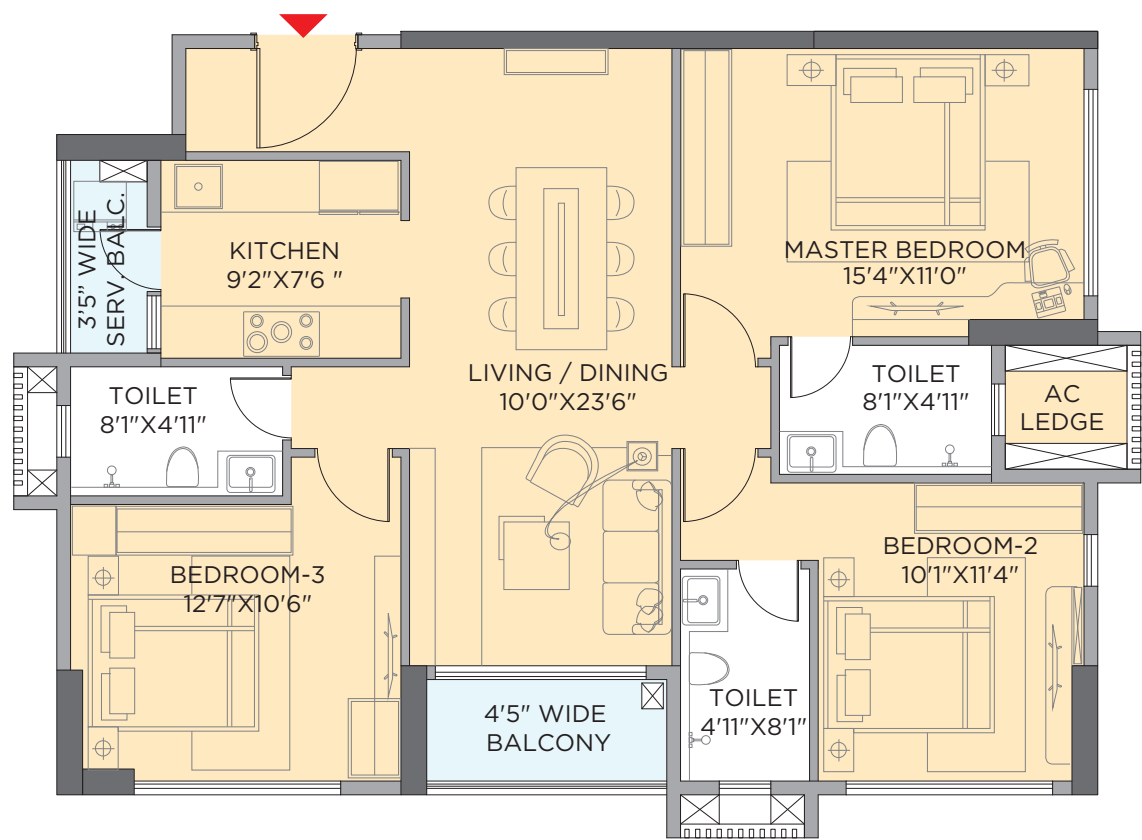


Unit Details (1 st -19 th Floor)			
Unit No	Super Builtup Area	Builtup Area	Carpet Area
C	2350	1691	1576

This document is indicative and not final.



UNIT PLAN
FLAT D

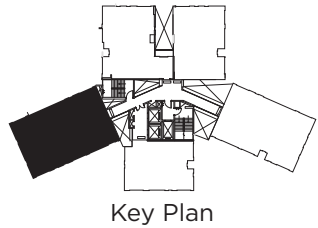
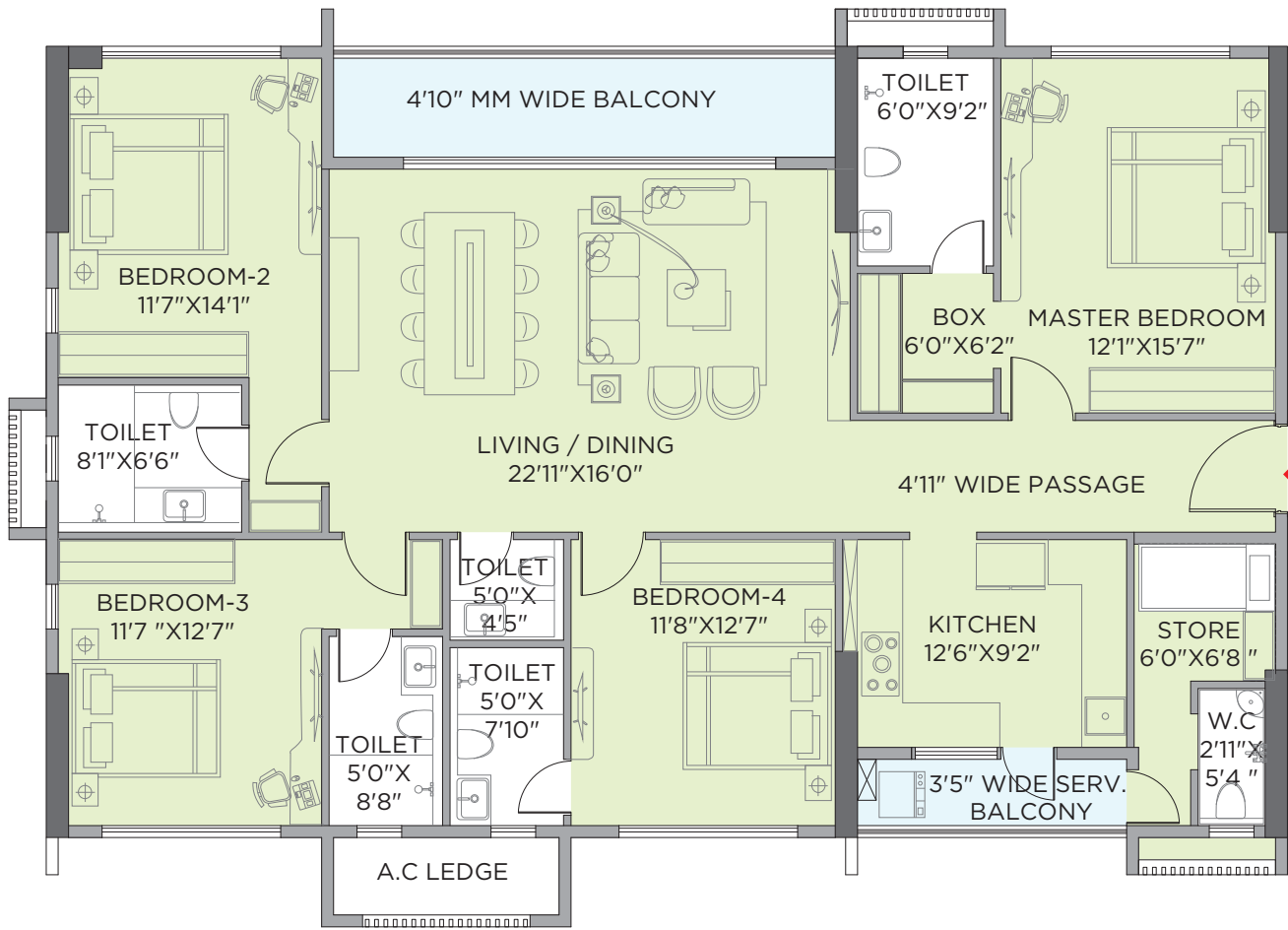


Unit Details (1 st -21 st Floor)			
Unit No	Super Builtup Area	Builtup Area	Carpet Area
D	1550	1124	1034

This document is indicative and not final.



UNIT PLAN
FLAT E



Unit Details (1 st -19 th Floor)			
Unit No	Super Builtup Area	Builtup Area	Carpet Area
E	2650	1907	1804

This document is indicative and not final.



SPECIFICATIONS

FOUNDATION & STRUCTURE

Structure design for the optimum 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: Vitrified tiles
Walls: Putty finish



BEDROOMS

Flooring: Vitrified tiles
Walls: Putty finish



BALCONY

Flooring: Matte finish tiles
MS Railings



DOOR

Wooden frame with Teak finish flush door

WINDOWS

Aluminum powder coated windows with clear glazing 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 of Havells/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 Lift of Toshiba/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.



THE WARMTH OF
COMFORTABLE LIVING
BELONGS TO YOU



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/>

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