

#### Developers



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

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**Website:** [www.orbitgroup.net](http://www.orbitgroup.net)

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

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

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# ORBIT URBANPARK

## RESIDENCES

NEW TOWN

# 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)

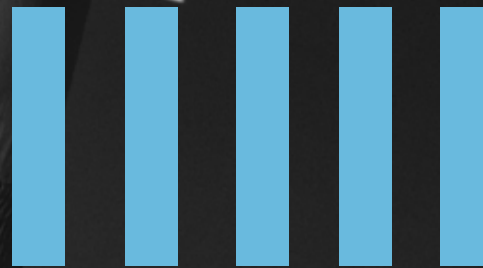




5.39 ACRES OF MIXED DEVELOPMENT | URBANE COMMERCIAL  
NEW-AGE WORKSPACES | 3 & 4 BHK LIFESTYLE RESIDENCES



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





Imagine  
a world where  
shopping is just  
a step away

Imagine a world with  
perfect work-life balance

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

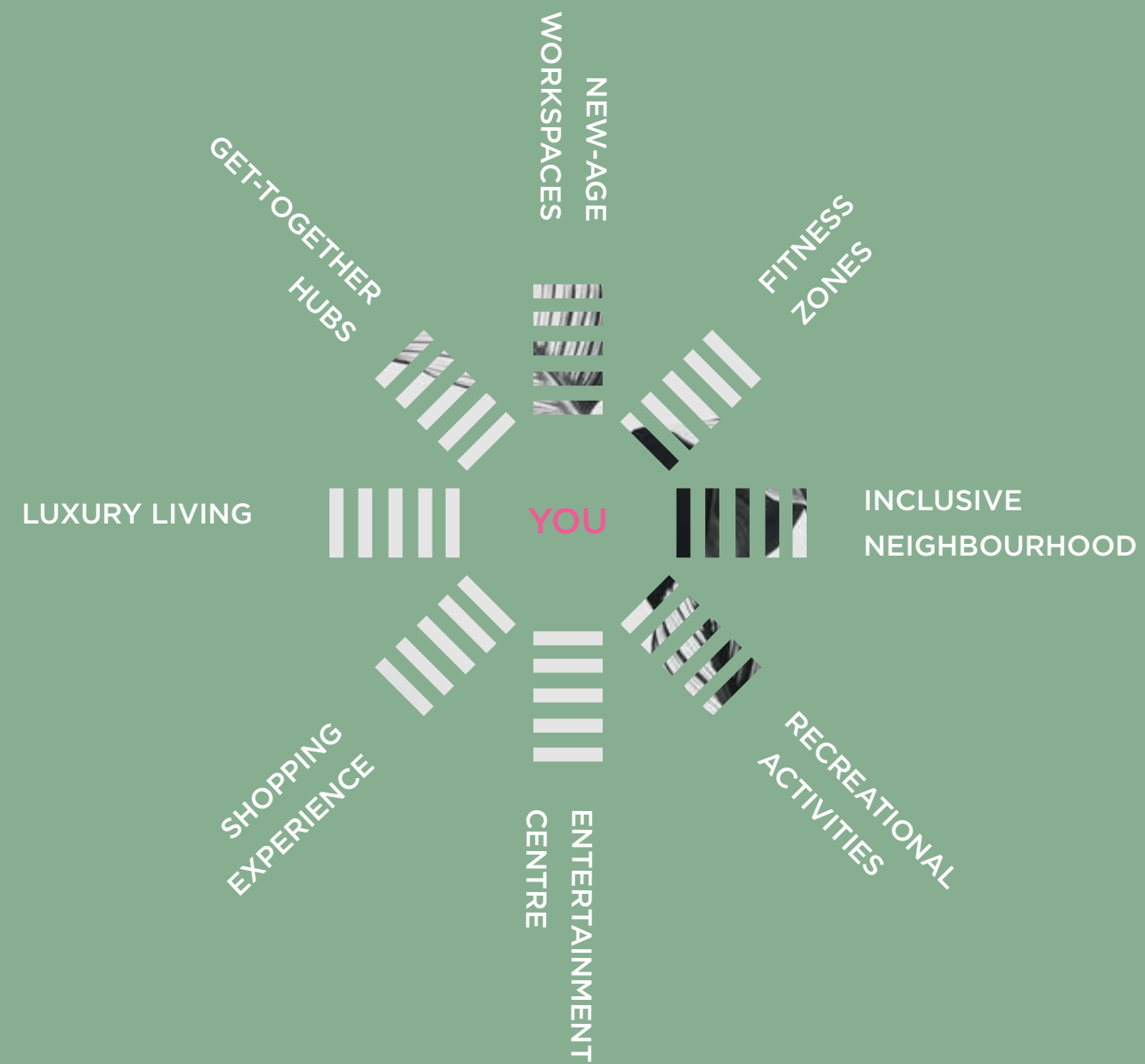
## Mixed development has got a global standard of living



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

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

# 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 II	19 mins
Airport	24 mins



Scan for Location

\*Map not to scale

\*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 of 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





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**



**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



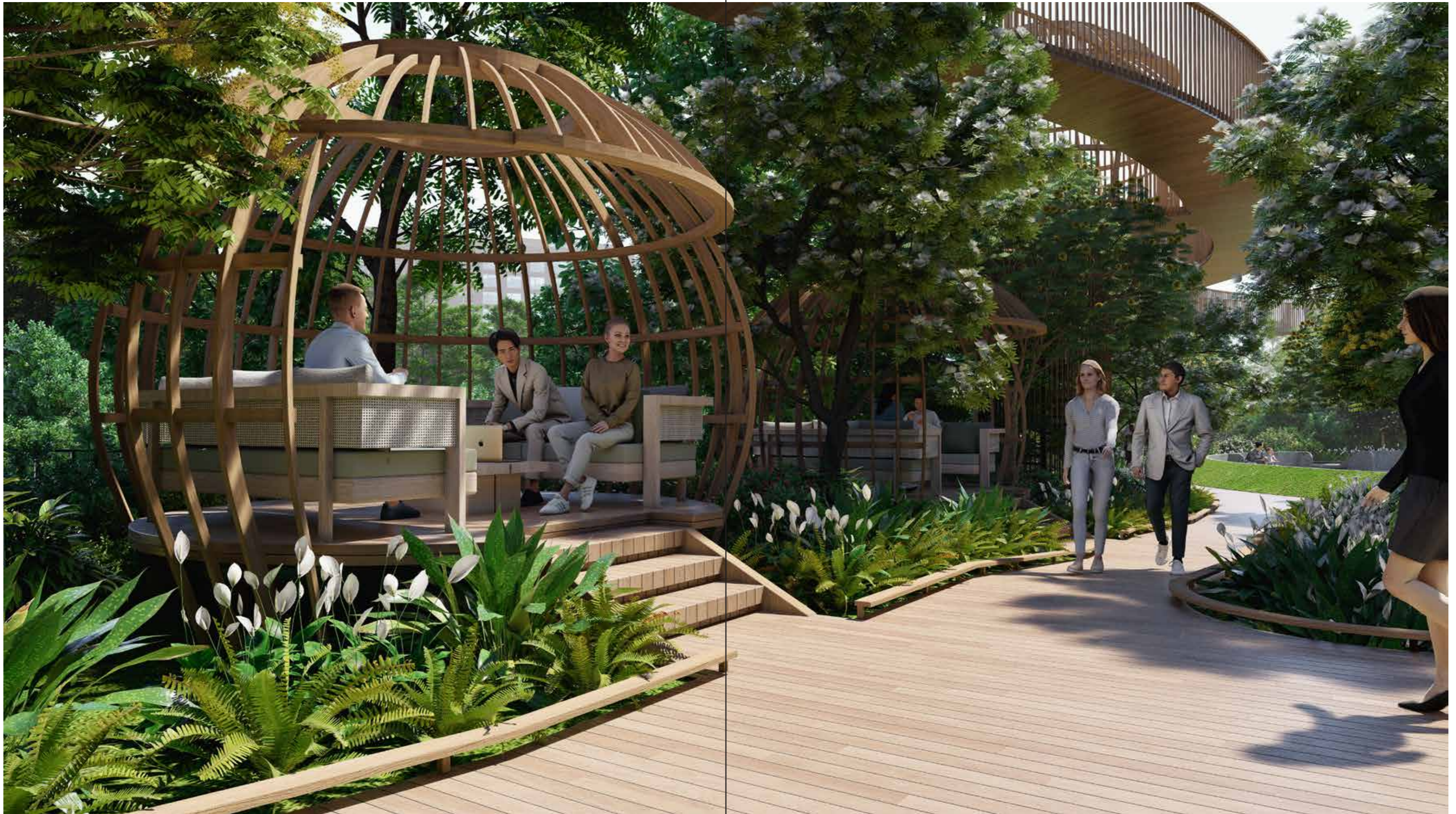


## THE URBAN CANOPY

### LEGENDS

- 1. TREEHOUSES
- 2. MULTI-SPORTS COURT
- 3. CANOPY WALK
- 4. FOREST CABANA
- 5. AMPHITHEATRE
- 6. SIGNATURE PAVILION





**Forest Cabana**

A relaxing ambiance envelopes you in peace at the Forest Cabana



**Multi-Sports Court**

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



Amphitheatre

Performance, arts and activity come to life at the Amphitheatre



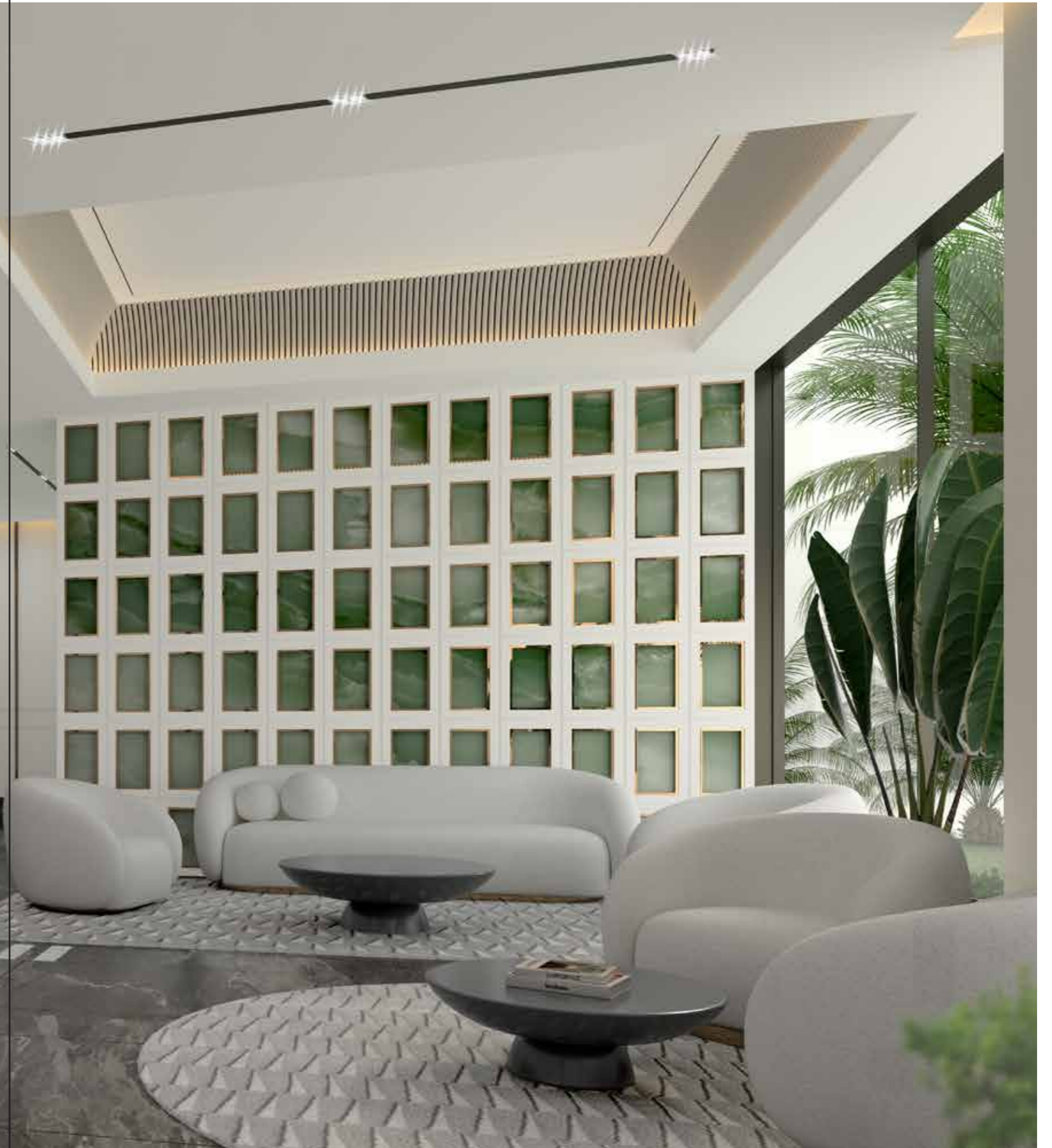
CELEBRATE CLOSER  
TO THE STARS  
AT THE ROOFTOP SKY CLUB



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.



Entrance Lobby



Enchanting interiors welcome your arrivals in grand fashion



# THE CELESTIAL



GAMES ROOM  
THE URBAN DEN



GYM  
THE URBAN POWERHOUSE



PARTY HALL  
THE SIESTA



POOL  
THE URBAN PLUNGE



LOUNGE  
THE ENIGMA



CRÈCHE  
THE URBAN BLOSSOMS



The Urban Den

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



The Urban Powerhouse

Form meets function where fitness is a resolve to be maintained



**The Enigma**

Relaxation intertwines with engaging conversation for a gala time



The Urban Blossoms

Nurturing young minds where home and daycare blend seamlessly



The Siesta

Celebrations come to life when your closest ones are all together



# PLANS





# MASTER PLAN



## LEGENDS

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





# TYPICAL FLOOR PLAN ( 2ND - 21ST FLOOR )



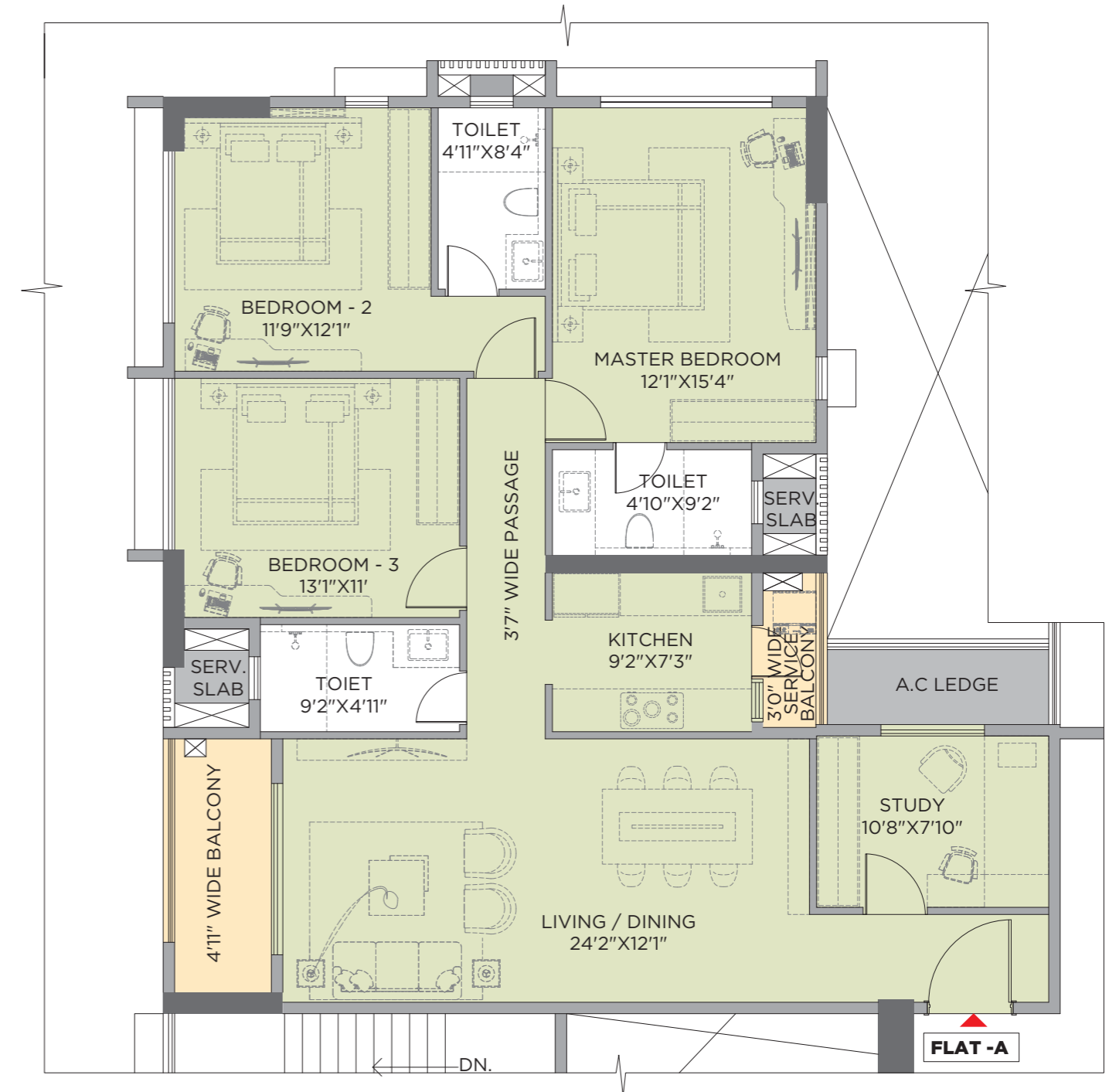
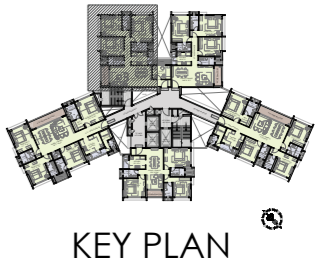
Unit Details (1 <sup>st</sup> -19 <sup>th</sup> Floor)			
Unit No	Super Builtup Area	Builtup Area	Carpet Area
A	1950	1403	1299
B	1700	1232	1139
C	2350	1691	1576
D	1550	1124	1034
E	2650	1907	1804

This document is indicative and not final



UNIT PLANS

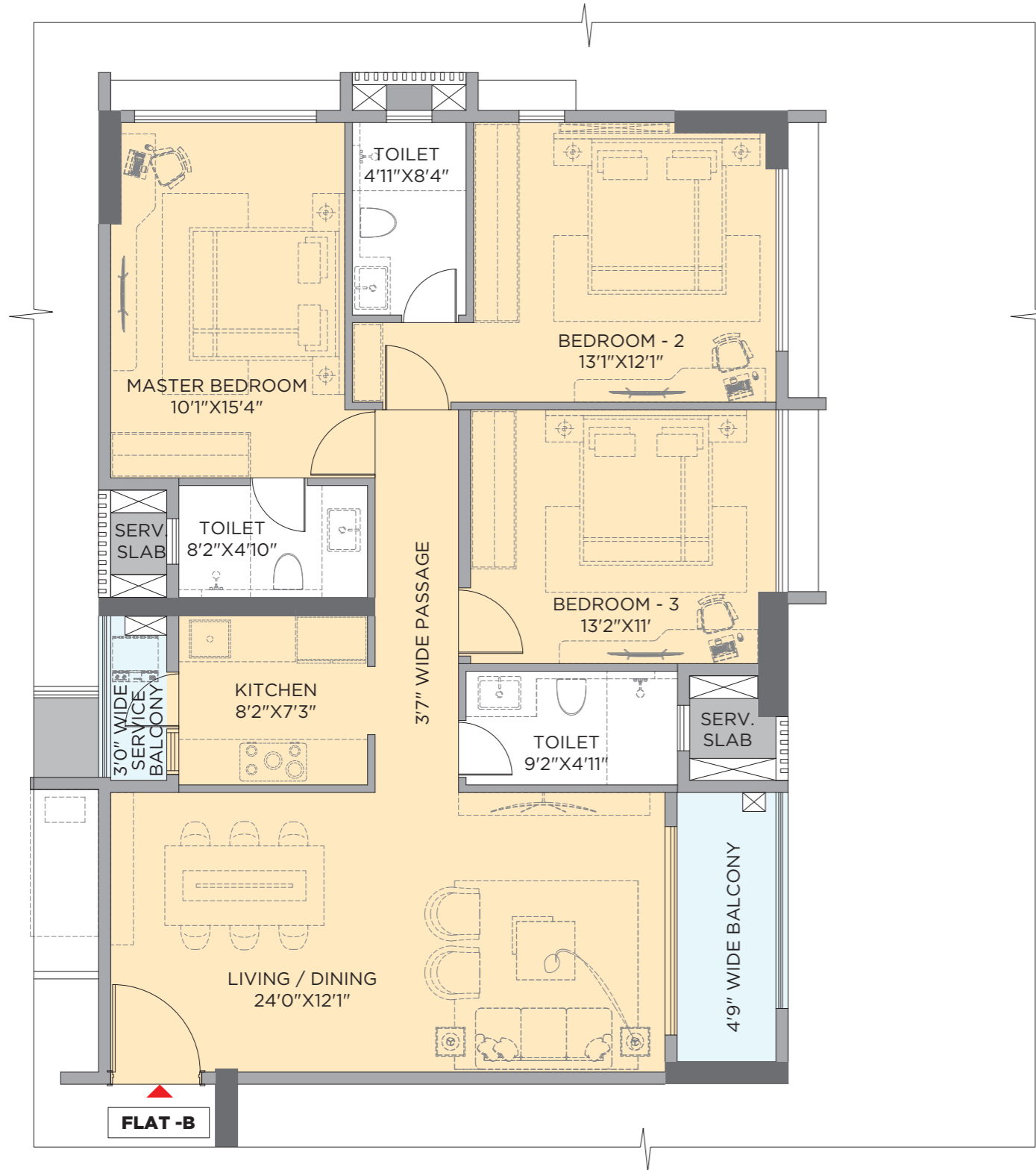
UNIT PLAN  
FLAT A  
( Residential )



Unit Details (1 <sup>st</sup> -19 <sup>th</sup> Floor)			
Unit No	Super Builtup Area	Builtup Area	Carpet Area
A	1950	1403	1299



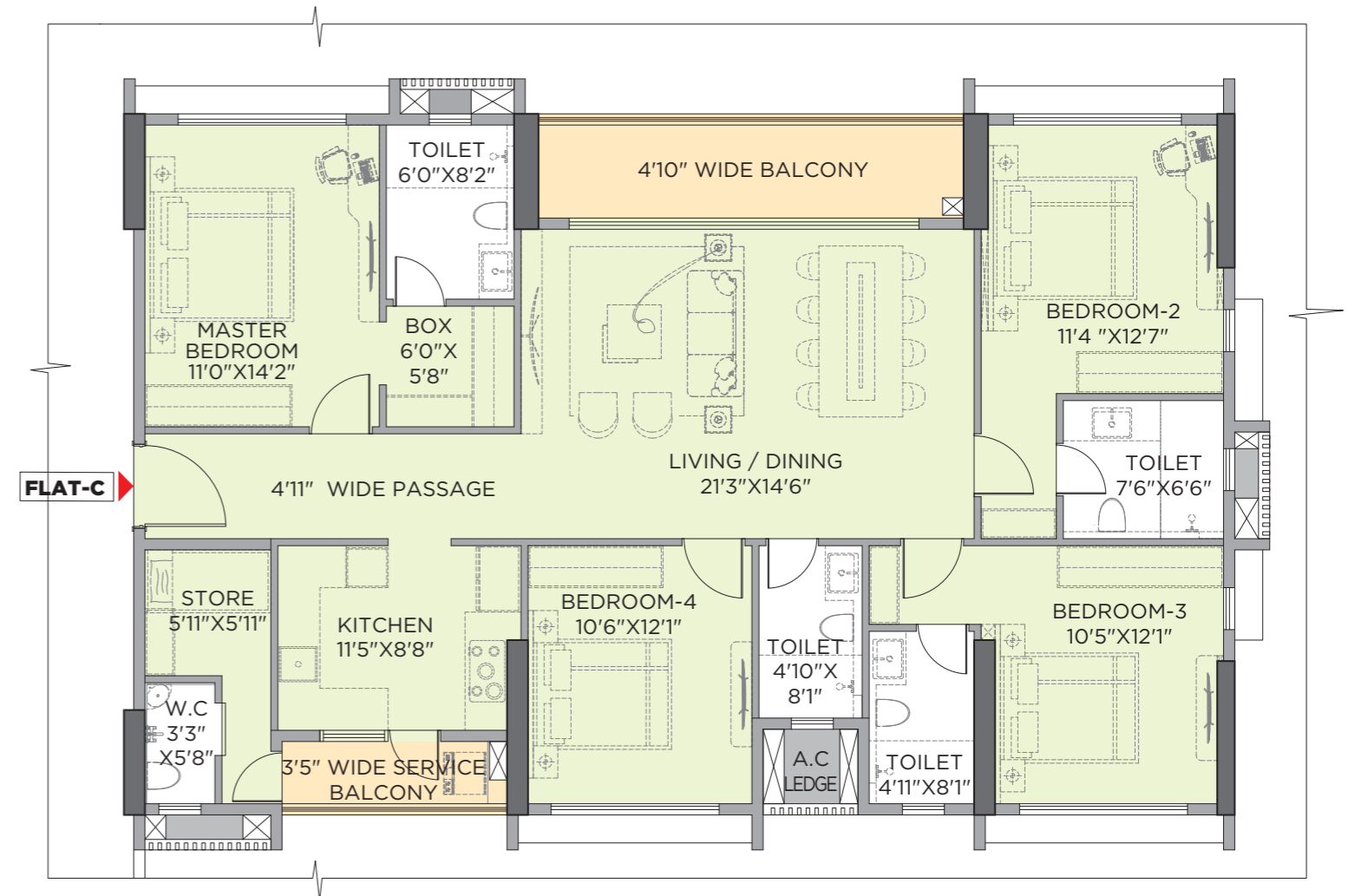
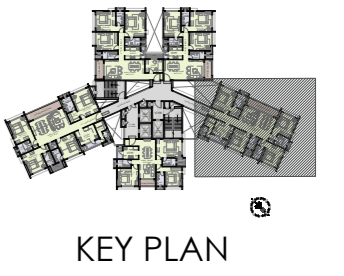
# UNIT PLAN FLAT B ( Residential )



Unit Details (1 <sup>st</sup> -19 <sup>th</sup> Floor)			
Unit No	Super Builtup Area	Builtup Area	Carpet Area
B	1700	1232	1139



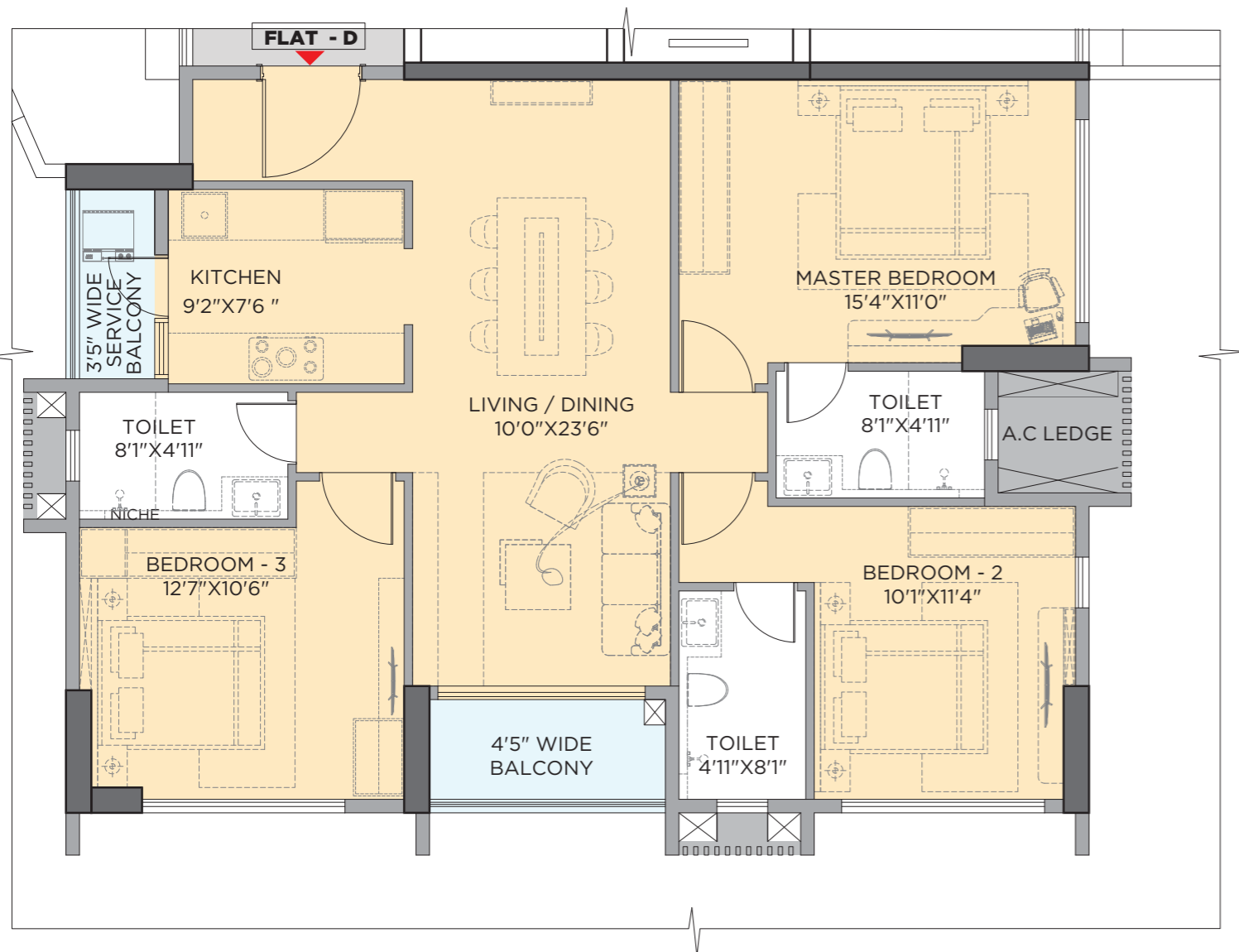
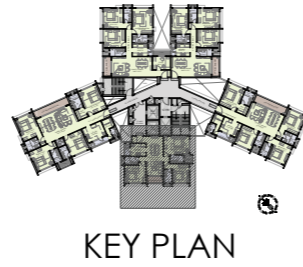
# UNIT PLAN FLAT C ( Residential )



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



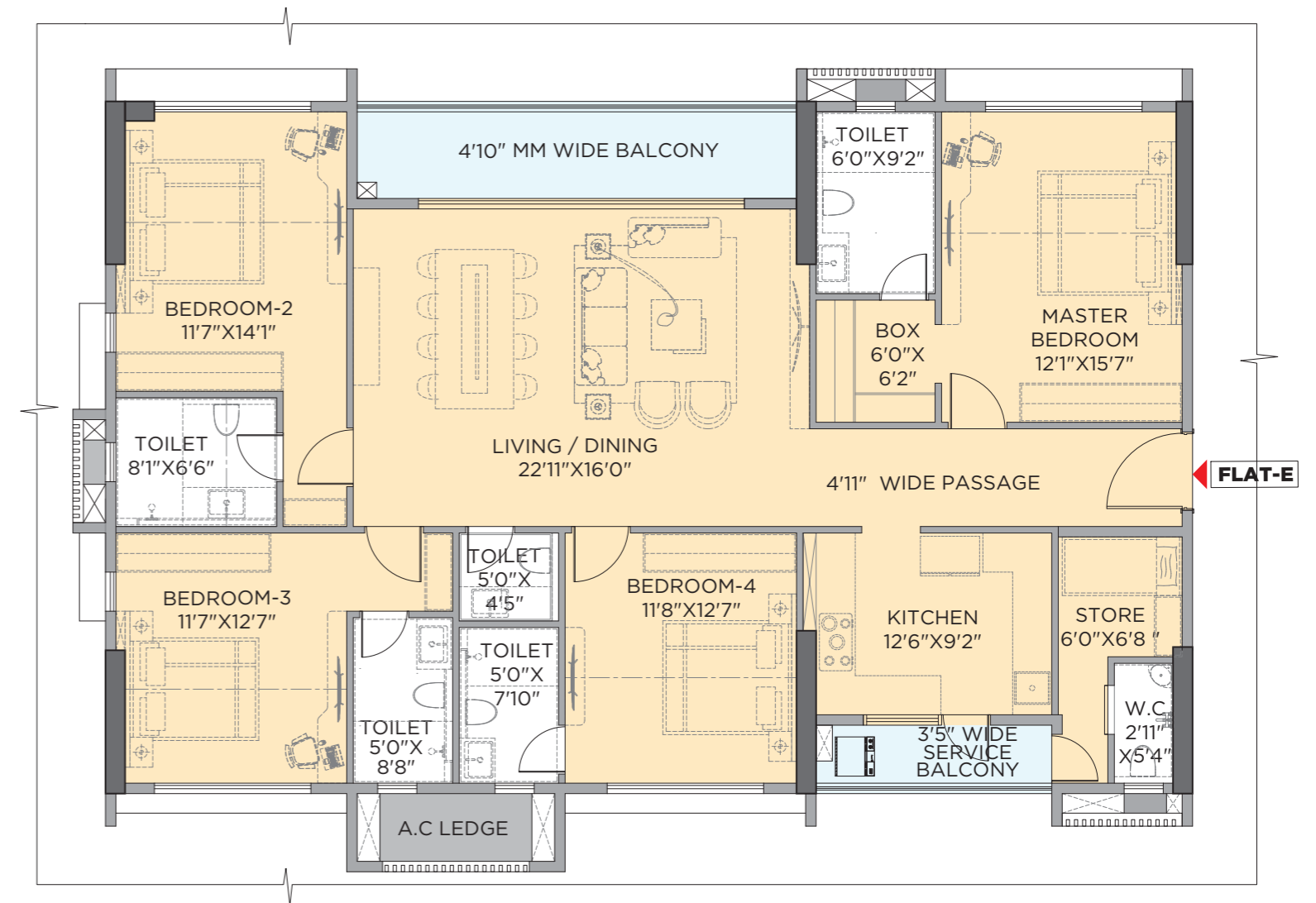
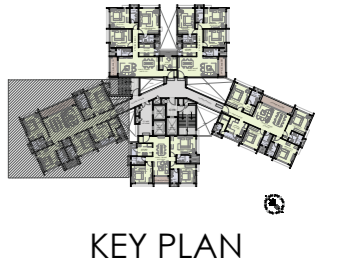
# UNIT PLAN FLAT D ( Residential )



Unit Details (1 <sup>st</sup> -19 <sup>th</sup> Floor)			
Unit No	Super Builtup Area	Builtup Area	Carpet Area
D	1550	1124	1034



# UNIT PLAN FLAT E ( Residential )



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



# 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: Matt finish tiles  
MS Railings

## DOOR

Wooden frame with Teak finish flush door

## KITCHEN

Flooring: Matt 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

Gold level Green Building  
LEED Certified

## OUR LOCATION FEATURES HAVE ENABLED US IN:

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

## THE SITE SUSTAINABILITY FEATURES HELP US IN:

- Reducing the heat island effect
- Managing stormwater runoff
- 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 refrigerants system

## 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 registered in Kolkata of Structural Engineers 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 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.

THE WARMTH OF  
COMFORTABLE LIVING  
BELONGS TO YOU



SCAN FOR  
WEBSITE