

WELCOME
TO SMART
WORKSPACES





Good design means good business.
This is the core philosophy that inspired
us to create Primarc Chambers.

Given the evolving nature of businesses
today, we have created one-of-a-kind
flexible and efficient workspaces.

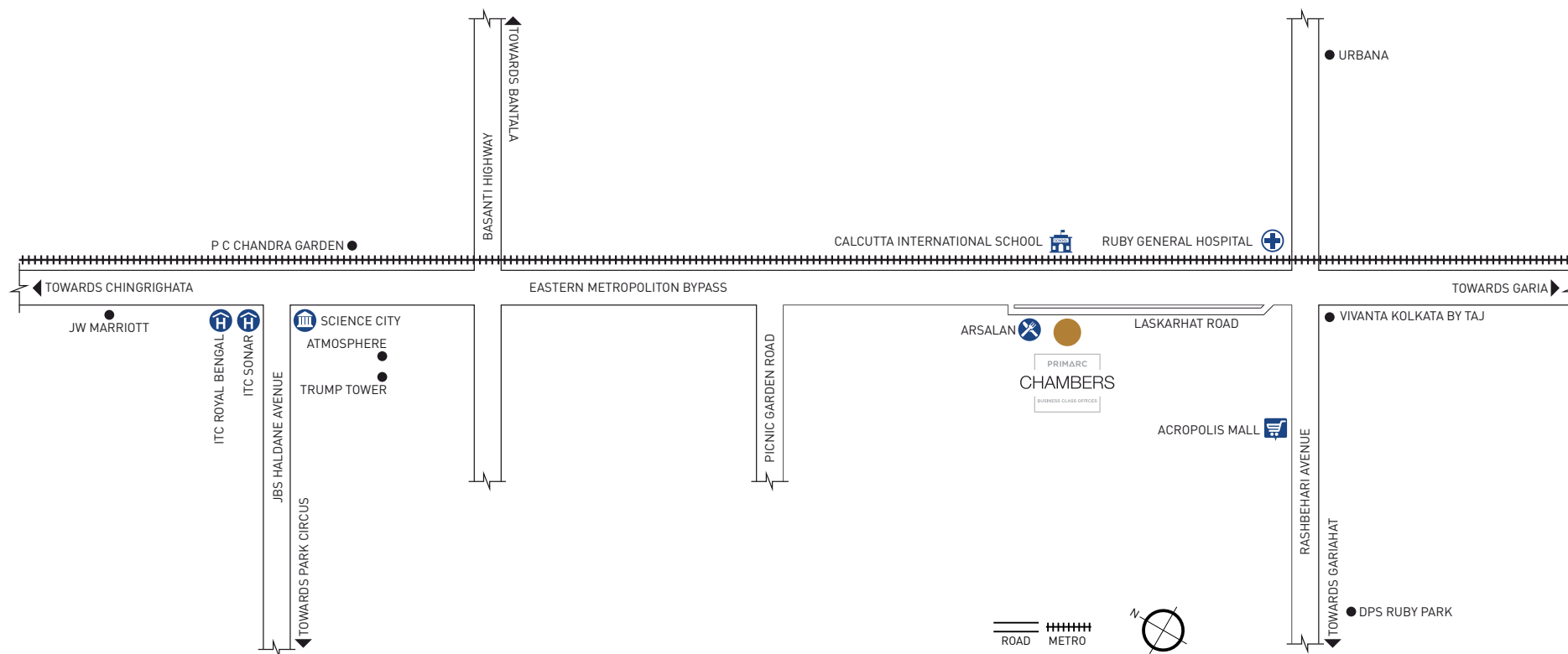
These optimum spaces have been
designed with efficiency in mind.
Primarc Chambers has an avant-garde
Business Centre and Executive Lounge
to provide a truly Business Class

experience. It is also equipped
with functional features,
spanning from common
Meeting and Conference
Rooms with provisions for
video conferences and more.

Come, make the most of
'smart working'. All at an
unbeatable location.



KOLKATA'S
NEXT CBD



AT THE HEART OF OPULENCE

Located in one of the city's premium neighbourhoods, on the EM Bypass, Primarc Chambers is easily accessible and offers multiple location advantages.

Undoubtedly the EM Bypass is home to plush lifestyle destinations including ITC, JW Marriot, Taj Vivanta, Trump Towers, Atmosphere, prominent malls and more.

BY THE WAY

HOSPITALS

- Ruby Hospital 1 km

SCHOOL

- Calcutta International School 650 m
- DPS Ruby Park 3 km

RESIDENTIAL COMPLEX

- Atmosphere 2.5 km
- Urbana 2.05 km
- Trump Tower 2.5 km

TRANSPORTATION

- Metro 500 m

HOTELS

- ITC Royal Bengal 3.2 km
- JW Marriott 3.3 km
- Taj Vivanta 850 m

AMUSEMENT PARKS, RESTAURANTS AND OTHER COMMERCIAL CENTRES

- Science City 2.8 km
- Acropolis Mall 1.2 km

A photograph of a modern building facade. The upper part of the building features a series of vertical wooden slats in a warm, orange-brown tone. Below this, there is a large glass window that reflects the surrounding environment. The building is set against a clear blue sky. In the foreground, there is a paved area with a brick pattern and some greenery.

ENTER THE
CHAMBERS



THE NEW FACE OF FORTUNE

Primarc Chambers offers much more than just a luxe façade. It offers interiors that are fluid by design and inspire a better working environment. Each personalised office space allows the liberty to align it with your needs. Step in, amaze yourself.

HIGH POINTS

- G+15
- Grand entrance lobby
- Multiple office sizes, starting from 406 sq ft
- Verge, the Landscaped Plaza
- Business Centre and Executive Lounge
- Provision for Valet parking
- Common restrooms on every floor

A modern office interior featuring glass-walled meeting rooms, a desk with a computer, and large potted plants. The ceiling has a grid pattern with recessed lights. A brown banner in the top right corner contains the text "FLEXIBLE OFFICE SPACES".

FLEXIBLE OFFICE SPACES



INNER SANCTUM

You know your limits.
You also know how to push
them. You're flexible, both
at work and otherwise.
Why should your workspace
be any different?



Good work begins here at Primarc Chambers where you gain at every step.

SIZE FLEXIBILITY

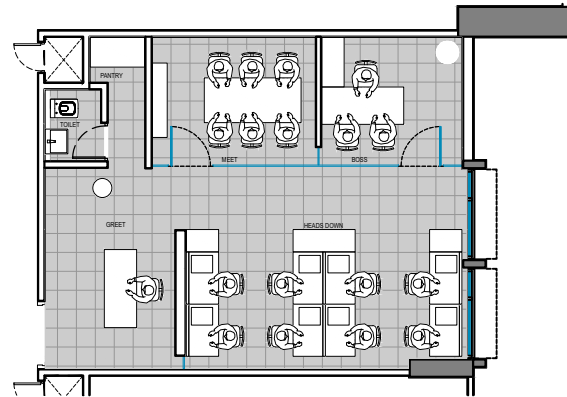
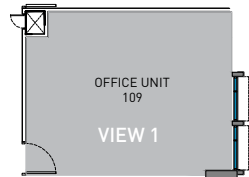
Pick the office size that suits you, starting from 406 sq ft. Regardless of the size, the office will always be in optimum shape and design, enabling high space productivity.

DESIGN FLEXIBILITY

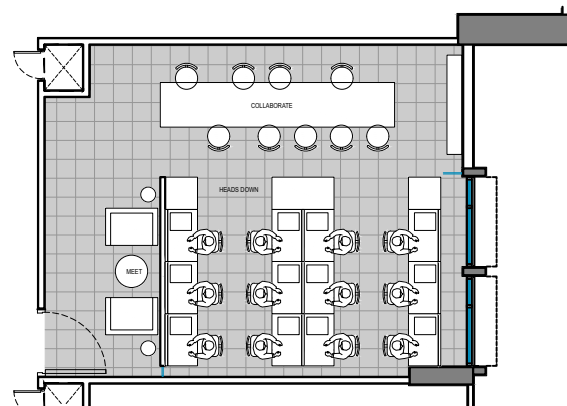
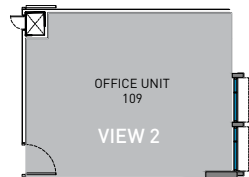
The absence of columns in these Vastu compliant units makes it easy for you to customise the interiors according to your preference. All units have been designed to maximise the play of light and air. Let new business ideas pour in.

CONVENIENCE OF FLEXIBILITY

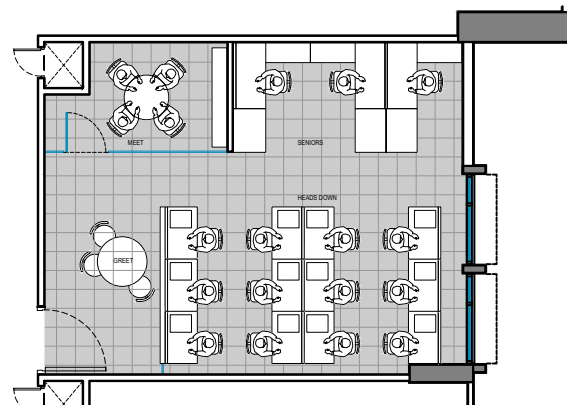
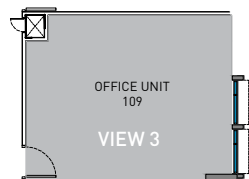
With the ease of operations in mind, Primarc Chambers has common restrooms on all floors. Alternatively, you can also choose offices which have provisions for a private executive pantry and restrooms.



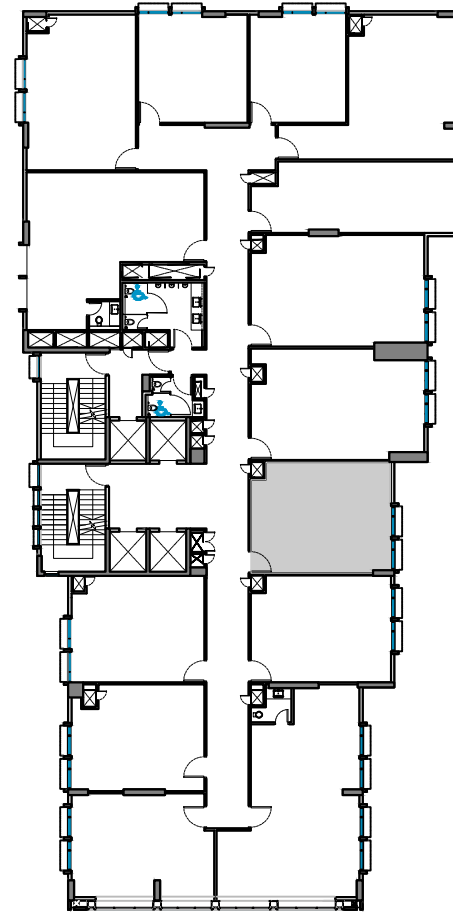
ITERATION 1



ITERATION 2



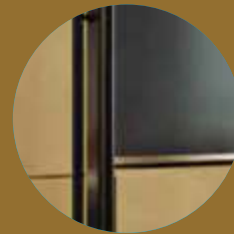
ITERATION 3



Based on your needs and personal preferences here are a few ways to turn around the same workspace.

SPOTLIGHT

- No obstructing columns
- Ample play of air and light
- Vastu compliant
- Provision for executive restroom and pantry



BUSINESS
CENTRE CALLING



LOUNGE IN LUXURY

Primarc Chambers offers a dedicated and luxurious Business Centre, at floor 15. Here minds share sparkling ideas and arrive at focused decisions.

At work and beyond.

Dedicated spaces allow opportunities for elaborate conferences and long meetings. Host your delegates or arrange webinars. Take a break from work and unwind at the cafeteria. Ask for refreshments and beverages to be served anytime. Enabled with internet access and equipped with an open terrace, it brings together the best of both, work and leisure.



LUXE QUOTIENT

- Business Centre and Executive Lounge with open terrace
- Provision for Cafeteria
- Conference room
- Meeting rooms
- Area for recreation
- Facility for video conference
- Reprography area



AMENITIES
AND
CONVENIENCES



MODERN AND EFFICIENT

With a host of features rolled into one grand project, Primarc Chambers offers facilities and amenities fit for tomorrow. Live it to believe it.

SERVING THE BEST

- Executive Business Centre and Lounge with open terrace
 - Baby-care room
 - Air-conditioned ground floor entrance lobby
 - Landscaped plaza
 - High-speed lifts
 - 24/7 Water supply
 - 24/7 Power backup
 - Fire detection and protection system
 - Intercom facility
 - Visitors' car parking
 - Rainwater harvesting
 - Solar panel
 - Sewage treatment plant
-

SPECIFICATIONS

1	Foundation	RC Foundation resting on cast-in-situ reinforced concrete bored piles.
2	Superstructure	Reinforced concrete framed structure using minimum M25 grade concrete confronting to IS-456 and Fe 500 Steel.
3	Walls	
	a External walls	AAC Block/Fly Ash Bricks.
	b Common area internal walls	AAC Block/Fly Ash Bricks.
4	Ultimate Roof	Reinforced concrete roof with appropriate water-proofing and Heat Reflective Paint.
5	Finishes-	
	(a) Wall	
	1 Wall-Office space and Showrooms	Office and Showroom to be handed over as a shell with external brickwork and Cement-Sand plaster.
	2 Wall-External Facade	Cement and Sand Plaster with weather shield exterior grade paint.
	3 Wall-Internal	
	i) Office Corridors and lobbies	Cement and Sand Plaster with POP punning/Gypsum Plaster finished with acrylic emulsion paint.
	ii) Fire escape staircases, Covered Car Park areas	Cement and Sand Plaster with POP punning/Gypsum Plaster finished with cement paint on inside walls and putty/POP finish on ceiling.
	iii) Ground Floor main entrance lobby	Cement and Sand Plaster with POP punning/Gypsum Plaster finished with acrylic emulsion paint/ Veneer paneling/Tiles/Stone cladding.
	(b) Floor	
	1 Office Space and Showrooms	Concrete finish.
	2 Exclusive office terraces	Vitrified/Ceramic tiles/Stone flooring after appropriate water proofing.
	3 Floor-Common Areas	
	i) Ground Floor main entrance lobby	Vitrified tile/stone/laminated wooden flooring with matching skirting with or without inlay works at designated areas.

ii) Lift Lobby and office floor corridors	Vitrified tile/stone with matching skirting with or without inlay works at designated areas.
iii) Common Staircases	Ceramic/Vitrified tiles/Kota stone finish.
iv) Covered car park areas	Concrete finish.
v) Other common Service Rooms	Concrete finish.
6 Windows	Standard Aluminium section casement/sliding windows (powder coated/anodised) with partially fixed and partially openable shutters and glazing of appropriate thickness.
7 Doors	
i) Staircases	Will be provided with Fire Check Doors.
ii) Toilet	Sal wood door frame with 32 mm thick flush door shutters (laminated/painted) for external doors.
8 Electrical Installation	
(a) Office space and Showrooms	Single point power supply to individual units from CESC source through dedicated substations.
(b) Toilet and Common Areas	Electrical wiring with electrolytic copper conductors.
9 Water Proofing	Water proofing to floors of common area Bathrooms, WC, Planter Boxes, Terraces and Ultimate Roof.
10 Air-conditioning	Office and Showroom areas will be available with adequately sized high side of VRV systems duly installed at extra cost.
11 Fire suppression and Detection	Provisions of adequate firefighting system as per WBFES recommendation with portable extinguishers, wet risers and sprinklers. Dedicated fire tank and pumps for the projects. Fire detection and public address system as per WBFES requirements. Evacuation points and refuge platforms for human safety.
12 Power and Backup	24x7 power supply with 100% DG backup for VRV system with additional backup to the extent of 1.5 W per square foot of built-up area for offices and showroom.
13 Safety and Security	24x7 vigilance facility with CCTV cameras at designated areas.

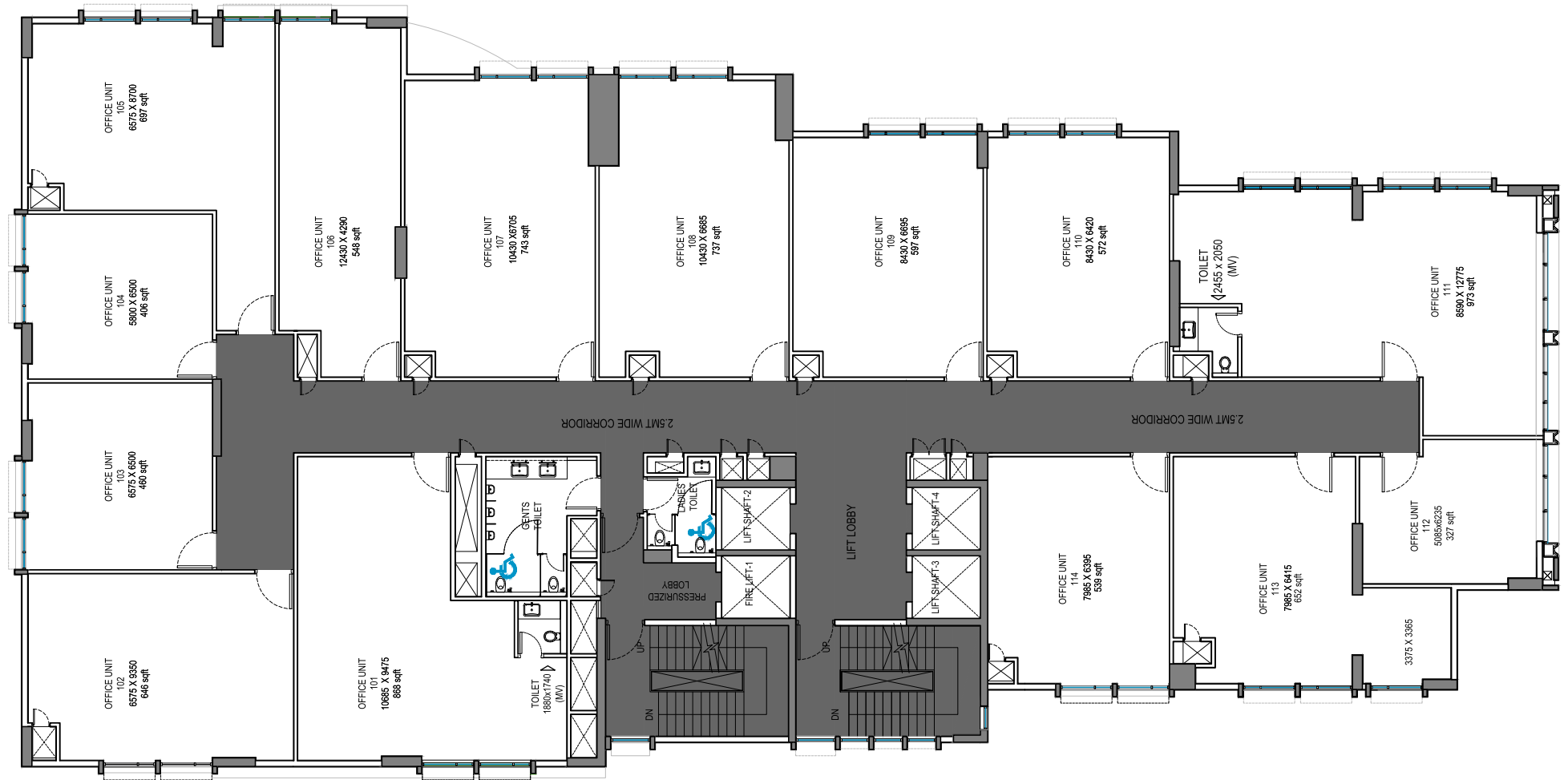
PLANS



All dimensions provided are from Masonry wall / bare wall excluding wall plasters.

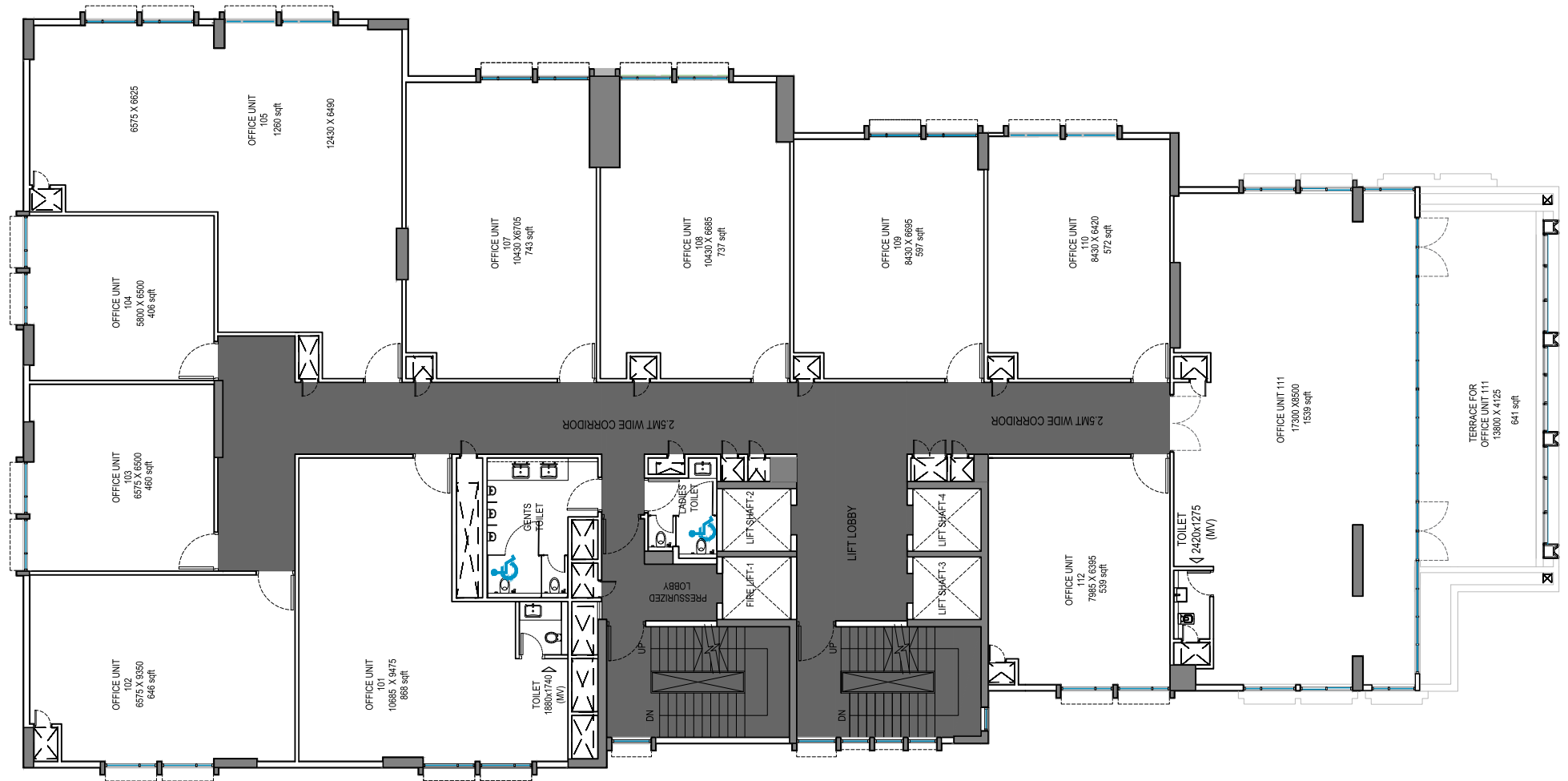
GROUND FLOOR PLAN





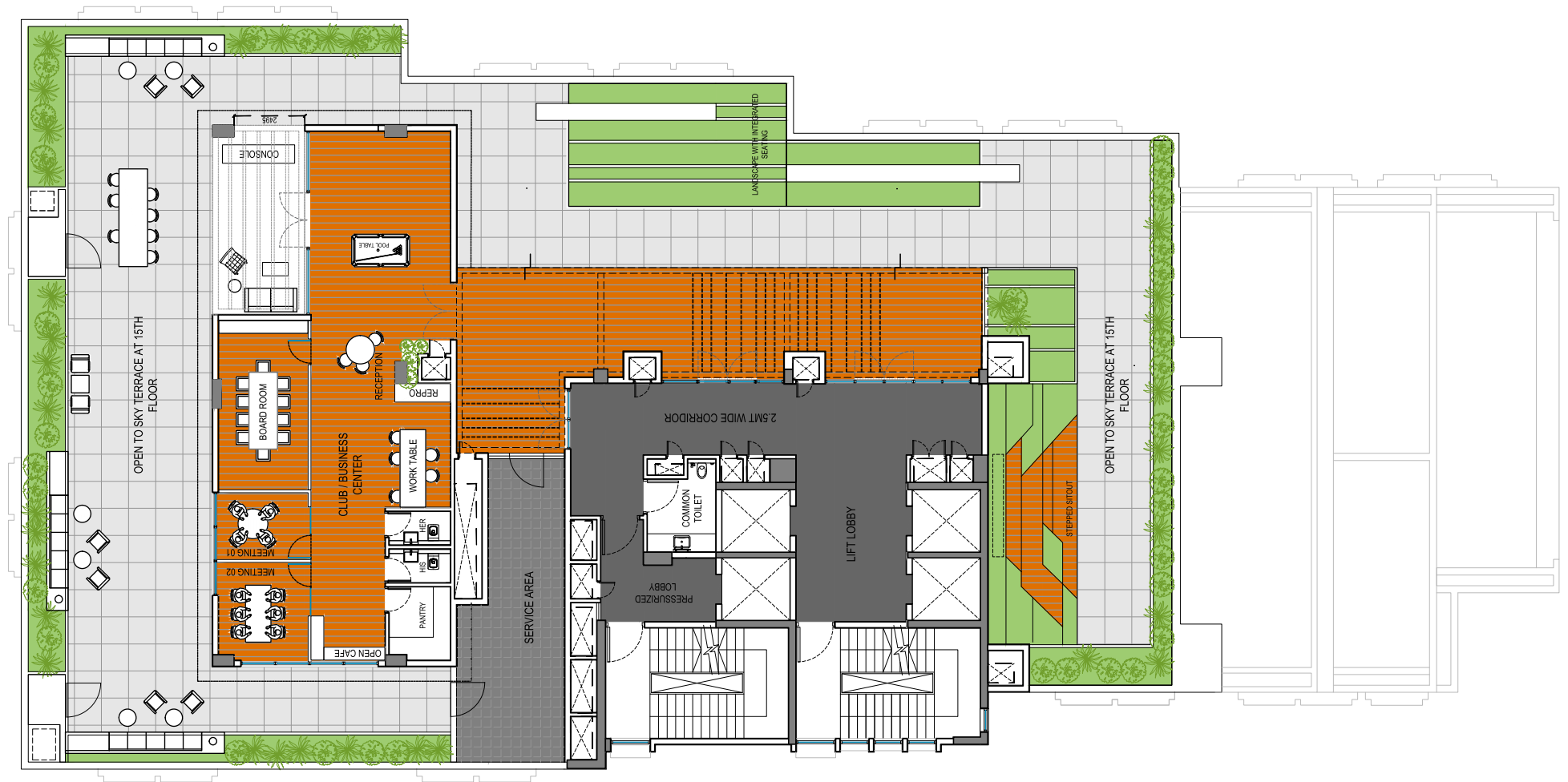
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5-7 FLOOR PLAN



All dimensions provided are from masonry wall / bare wall excluding wall plasters.

12 FLOOR PLAN



All dimensions provided are from Masonry wall / bare wall excluding wall plasters.

CLUB ~ 15 FLOOR PLAN



PRIMARC

ABOUT PRIMARC

Our journey started in 1997 and over the last two decades, we have emerged as one of Eastern India's dominant business groups with diverse interests in retail, hospitality, real estate, e-commerce, omni-channel logistics and more.

We are proud to have set new benchmarks in West Bengal's real estate industry with landmark projects like Astitva, Gangetica, Aangan, Southwinds, The Soul and Junction Mall. We will evolve more and promise to bring more glory.

Our core belief "progressing together" has helped us march forward with all our customers, employees, associates, vendors,

and other people. We are grateful to have been able to touch upon their lives by understanding their needs, fears, happiness and potential.

With an unflinching commitment towards people of a holistic world, we shall continue to create spaces that offers best-in-class featured products, timely delivery and customer-centric approaches. Creating progressive spaces is in our DNA.

We exist for the pledge to our people . . . create a better tomorrow for all.

AWARDS AND ACCOLADES



Astitva ~ CREDAI Bengal Realty Award for Best Green Project in Eastern India in 2015



Southwinds ~ Residential Complex of the Year at the 12th Realty Conclave and Excellence Award East Zone in 2020



Southwinds ~ Phase I - Best Completed Budget Housing Project Above 4 lakh sq ft CREDAI Bengal Realty Awards 2019



Southwinds ~ 11th Realty and Excellence Awards East - Residential Complex of the Year in 2019



Southwinds ~ CRISIL 5-Star Ratings in Real Estate in 2015



Junction Mall in Durgapur Asia Africa GCC Retail and Shopping Centre Awards Most Admired Mall in East in 2016



Junction Mall in Durgapur Best Retail Real Estate by Indian Chamber of Commerce in 2015



Junction Mall in Durgapur Best Project in Non-Metro East 8th Real Estate Award by Franchise India in 2015



Junction Mall in Durgapur Images Most Admired Shopping Centre in East Marketing and Promotion 2014



Junction Mall in Durgapur - Non-Metro East- Images Most Admired Shopping Centre of the Year 2013



Story ~ Best Marketing Concept of the Year Award at the Indian Chamber Of Commerce Retail Awards in 2015

COMPLETED RESIDENTIAL PROJECTS

ASPIRA

Hazra, Kolkata

ASTITVA

Kankurgachi

ANUKUL

Bagmari, Kolkata

SUKRITI

Harinavi Lane, Kolkata

GANGETICA

Chandannagar, Hooghly

PARVATI GARDEN

Birati, Kolkata

PARVATI KUNJ

Nagerbazar, Kolkata

PARVATI RESIDENCY

Kankurgachi, Kolkata

PARVATI VIHAR

VIP Road, Kolkata

SOUTHWINDS PHASE I & II

Southern Bypass, Kolkata

AANGAN

Nagerbazar, Kolkata

AURA

Mankundu, Hooghly

ALLURE

Tangra, Kolkata

ONGOING RESIDENTIAL PROJECTS

The Soul

Rajarhat, Kolkata

SOUTHWINDS PHASE III & IV

Southern Bypass, Kolkata

SOUTHERN VISTA

Southern Bypass, Kolkata

AKRITI

GT Road, Burdwan

AURA VILLAS

Mankundu, Hooghly

COMPLETED COMMERCIAL PROJECTS

PGE CENTRE

Jessore Road, Kolkata

PGE PLAZA

Baguihati, Kolkata

TRANSPORT CHAMBER

Blackburn Lane, Kolkata

Primarc Tower

Sector V, Kolkata

ONGOING COMMERCIAL PROJECTS

PRIMARC SQUARE

Salt Lake, Kolkata

MALL

JUNCTION MALL

Durgapur



Pre-certified IGBC Gold Rated
Green Project

SITE OFFICE

1839 Laskarhat Road Kolkata 700 039
Ward No 107 Kolkata Municipal Corporation

CORPORATE OFFICE

8A Elgin Road Floor 2 Kolkata 700 020
P 33 40607541/42
Prime Care number 9831047000 | E contact@primarc.in

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