



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

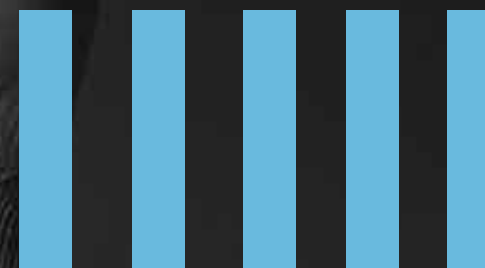


5.39 ACRES OF MIXED DEVELOPMENT | 3 & 4 BHK LIFESTYLE RESIDENCES  
NEW-AGE WORKSPACES | URBANE COMMERCIAL

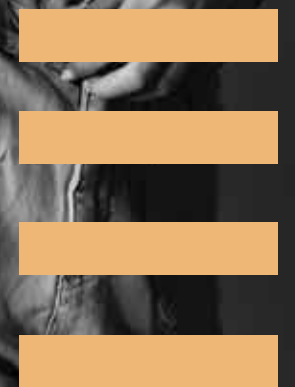




Imagine  
a world where  
spacious living  
is the order  
of the day



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



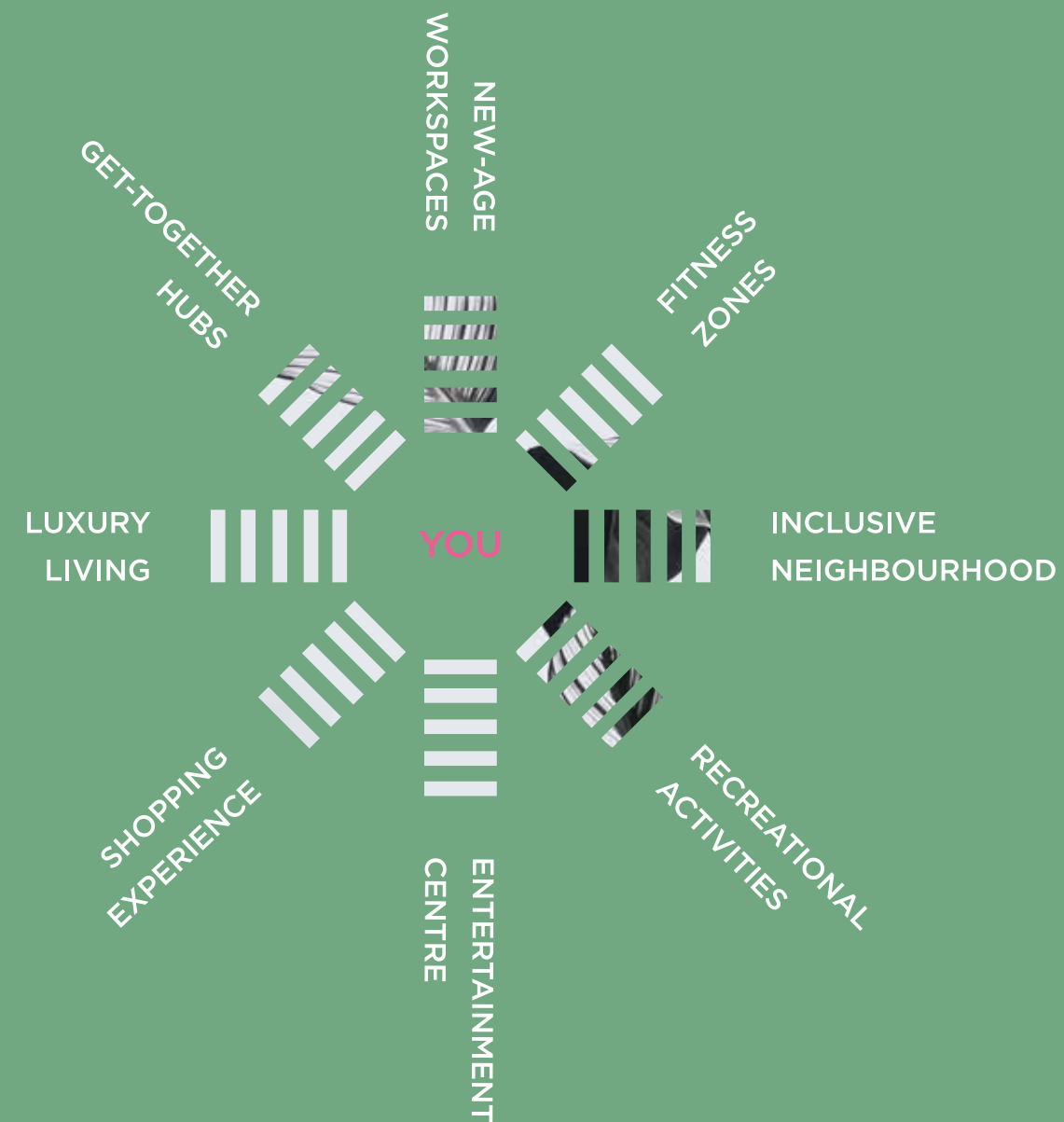
Modern life is all about comfort.

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

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

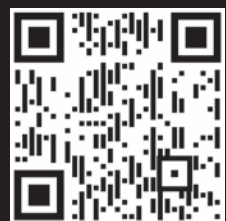
Minimal vehicle usage



# STANDING TALL AT THE FUTURISTIC HUB OF ACTION AREA II



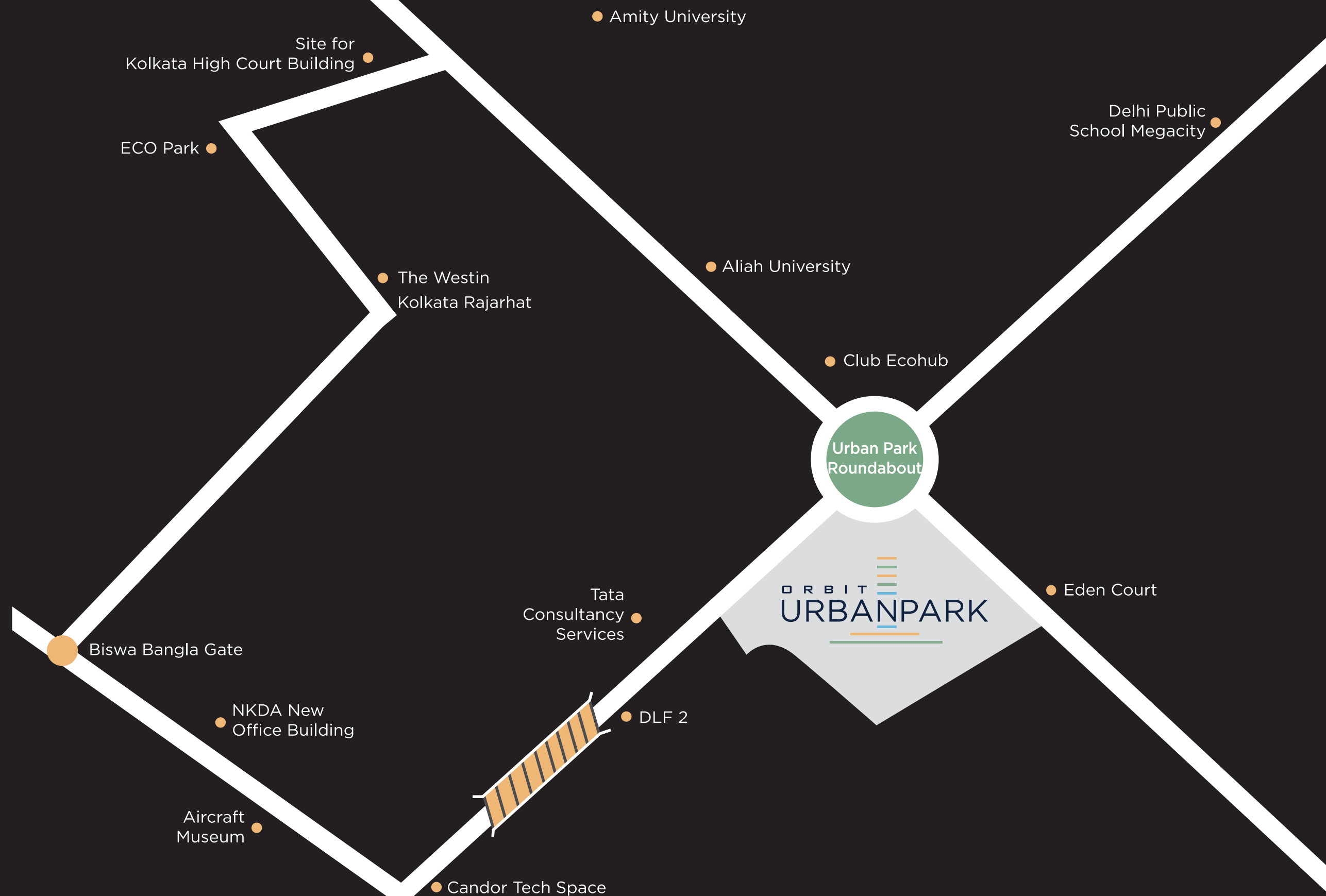
Centrus Mall	2 mins
Priyamvada Birla Institute of Nursing	4 mins
Aircraft Museum	5 mins
Upcoming Metro Station	6 mins
Biswa Bangla Gate	6 mins
Delhi Public School Megacity	7 mins
The Westin Kolkata Rajarhat	9 mins
Amity University Kolkata	10 mins
Eco Park	10 mins
City Centre 2	19 mins
Airport	24 mins



Scan for Location

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

\*Map not to scale





# 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**

A black and white photograph of a woman with long hair, wearing a light-colored long-sleeved shirt and jeans, sitting in a modern, dark-colored armchair. She is barefoot and looking out of a large window or glass door at a large, leafy potted plant on the right. The scene is set on a balcony or patio with a tiled floor and a small rug under the chair. The lighting is soft, suggesting late afternoon or early morning. The overall mood is peaceful and relaxed.

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**



**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**





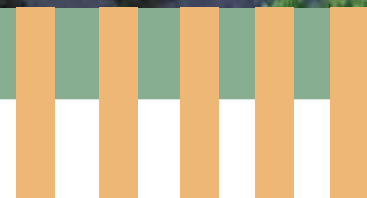
PRECISION MAKES  
EVERY LEVEL OF OUR  
LANDSCAPE SHINE







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      |                         |





Forest Cabana

A relaxing ambiance 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 standing on a rooftop at night. They are all smiling and looking at each other while holding a string of warm white globe lights. The woman on the left is wearing a light-colored patterned top and a dark skirt with a large paisley pattern. 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 grand fashion





# THE CELESTIAL

Artist's Impression



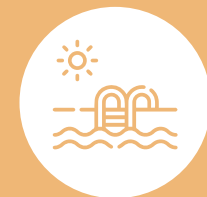
GAMES ROOM  
THE URBAN DEN



GYM  
THE URBAN POWERHOUSE



PARTY HALL  
THE SIESTA



POOL  
THE URBAN PLUNGE



LOUNGE  
THE ENIGMA



CRÈCHE  
THE URBAN BLOSSOMS





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





Artist's Impression

## The Enigma

Relaxation intertwines with engaging conversation for a gala time





Artist's Impression

## The Urban Blossoms

Nurturing young minds where home and daycare blend seamlessly



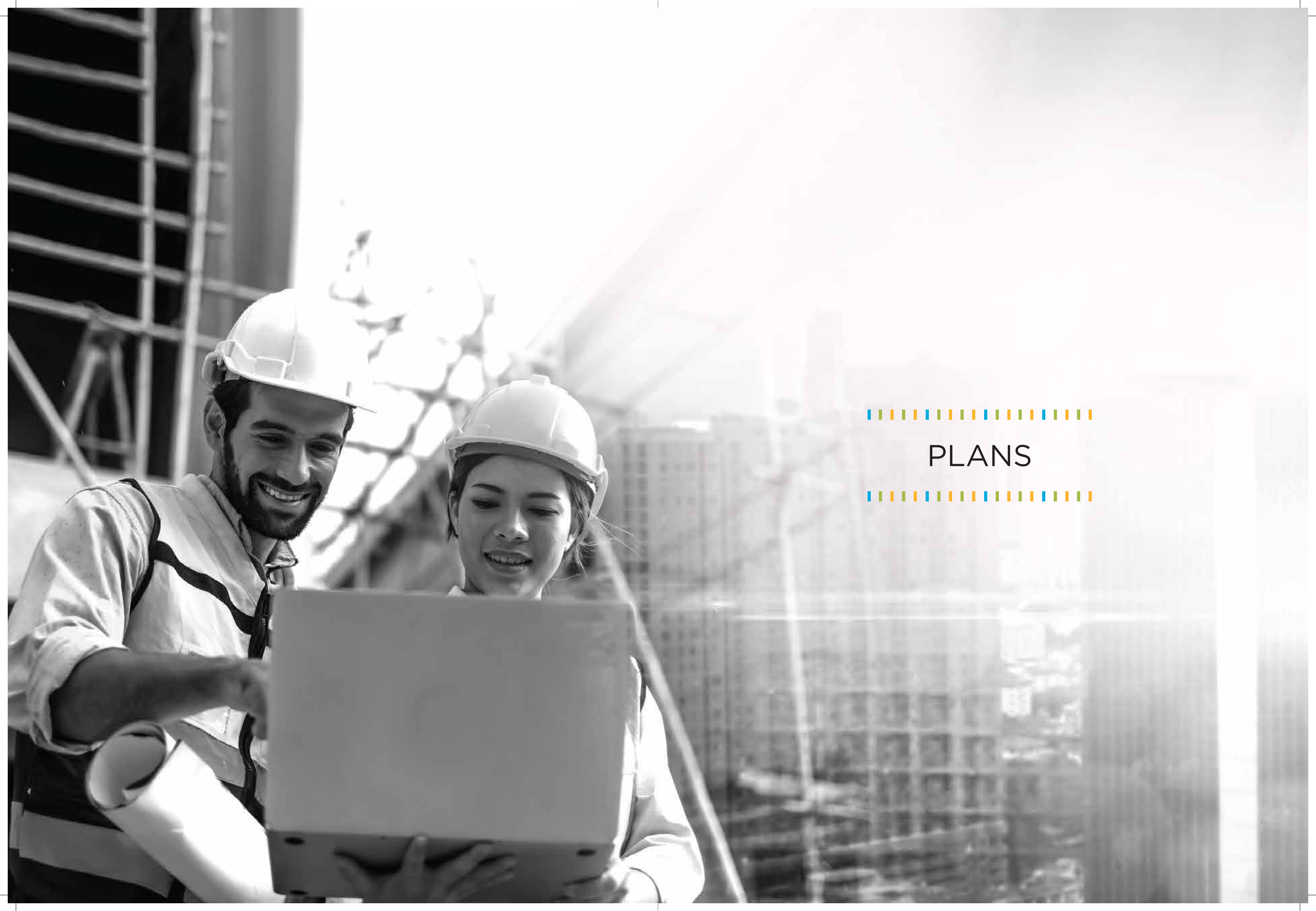


Artist's Impression

## 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

(2<sup>nd</sup>-19<sup>th</sup> Floor)



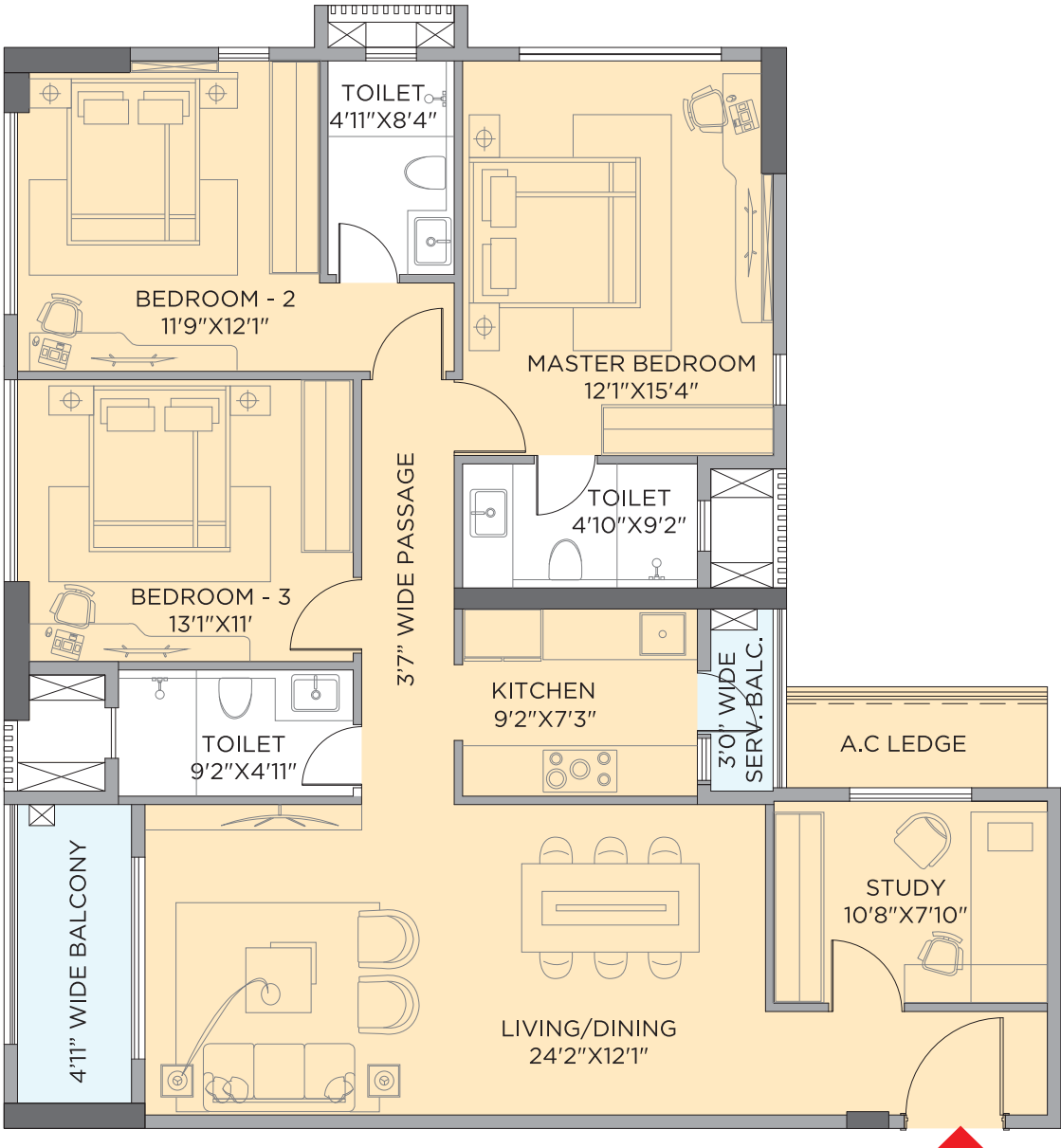
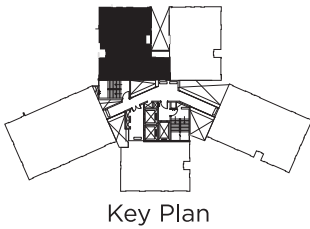
Unit Details (2 <sup>nd</sup> -19 <sup>th</sup> Floor)			
Unit No.	Super Builtup Area	Builtup Area	Carpet Area
A	1950	1403	1299
B	1700	1232	1139
C	2350	1691	1576
D	1550	1124	1034
E	2650	1907	1804





UNIT PLANS

UNIT PLAN  
FLAT A

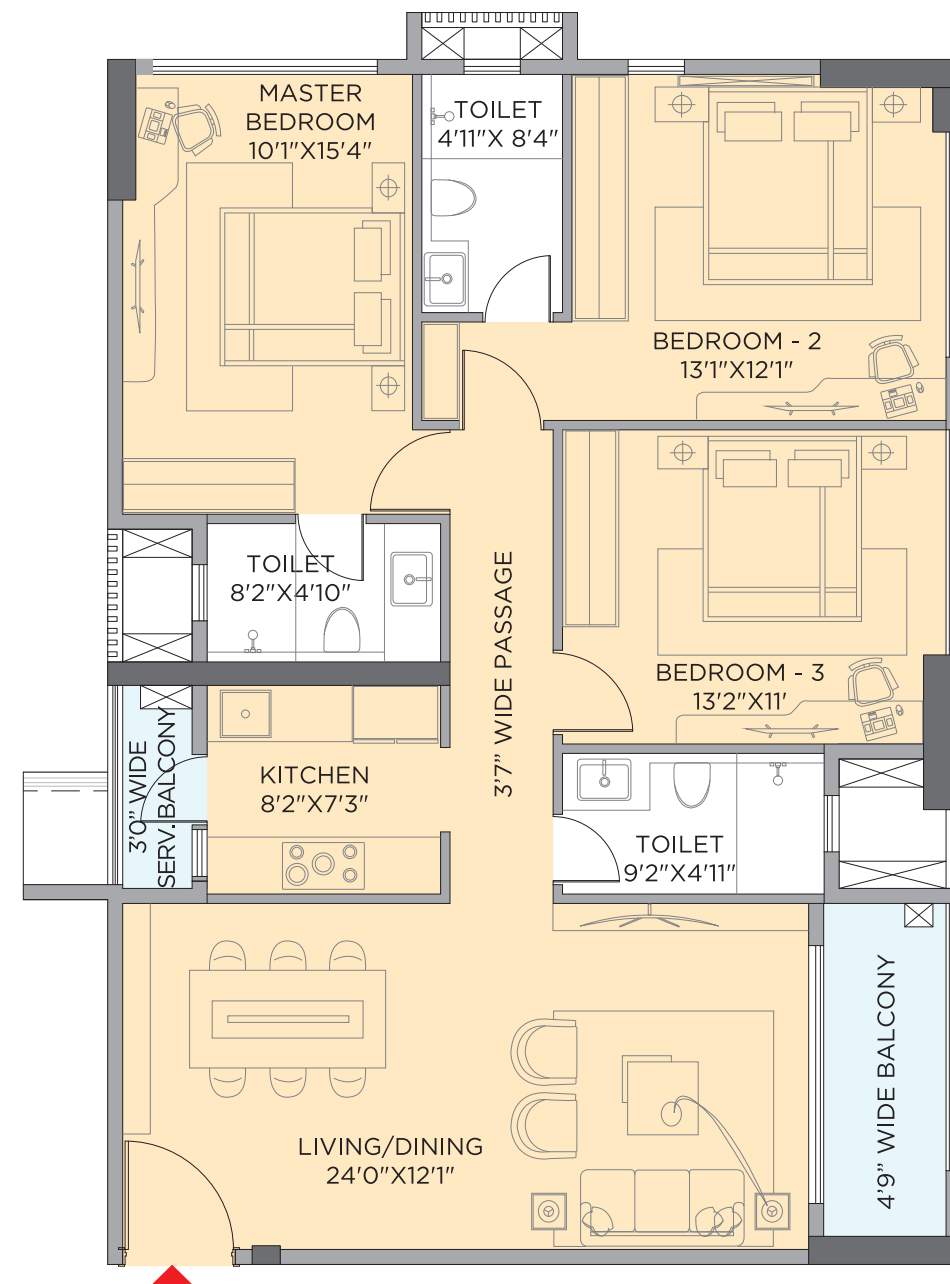
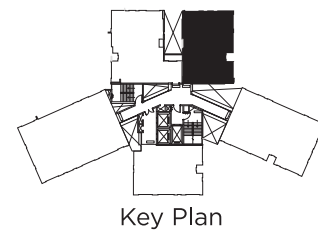


Unit Details (2 <sup>nd</sup> -21 <sup>st</sup> Floor)			
Unit No	Super Builtup Area	Builtup Area	Carpet Area
A	1950	1403	1299





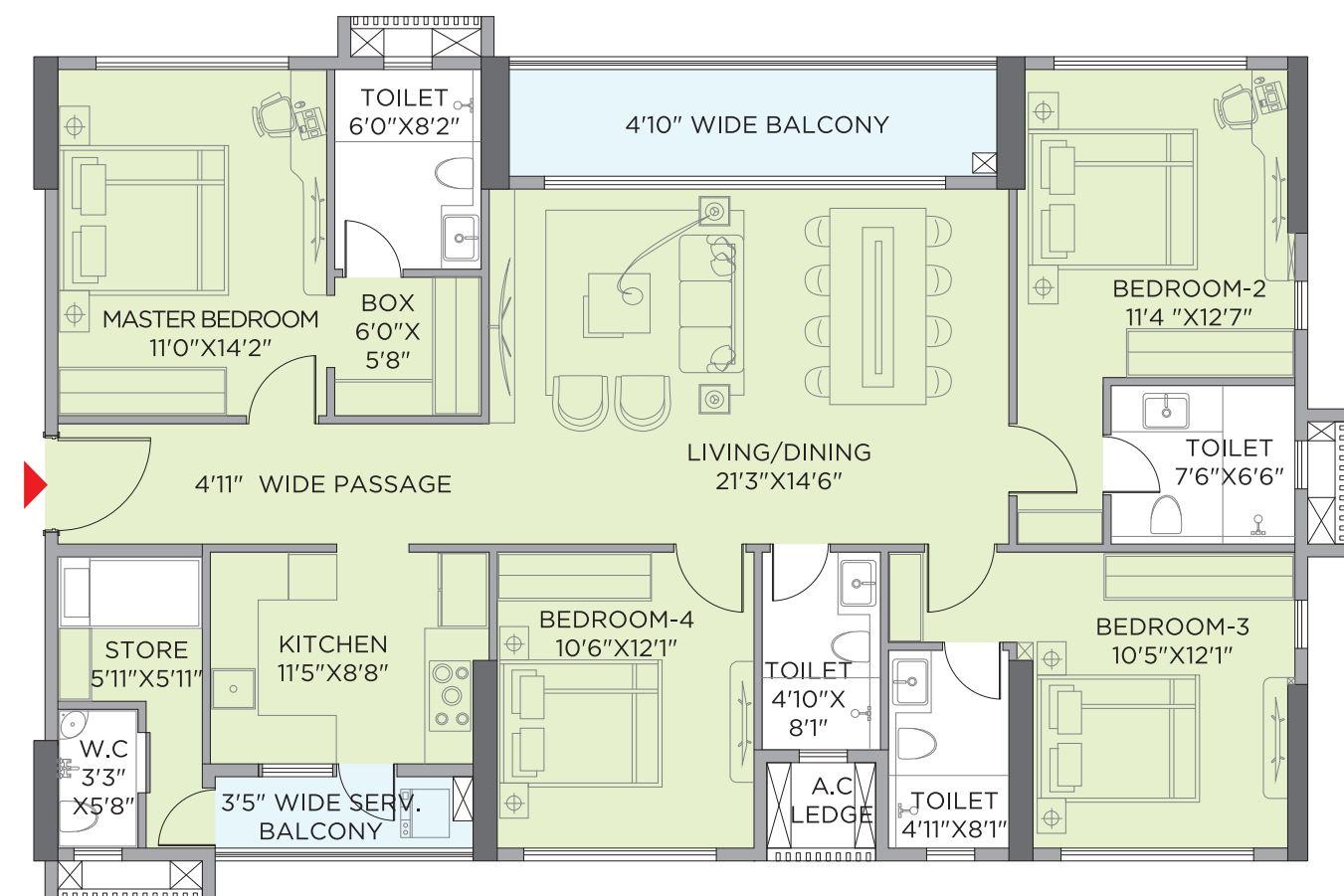
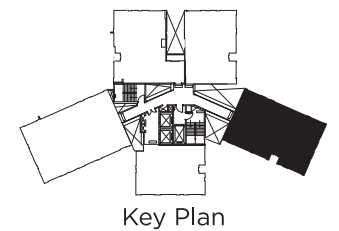
Key Plan



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



Key Plan

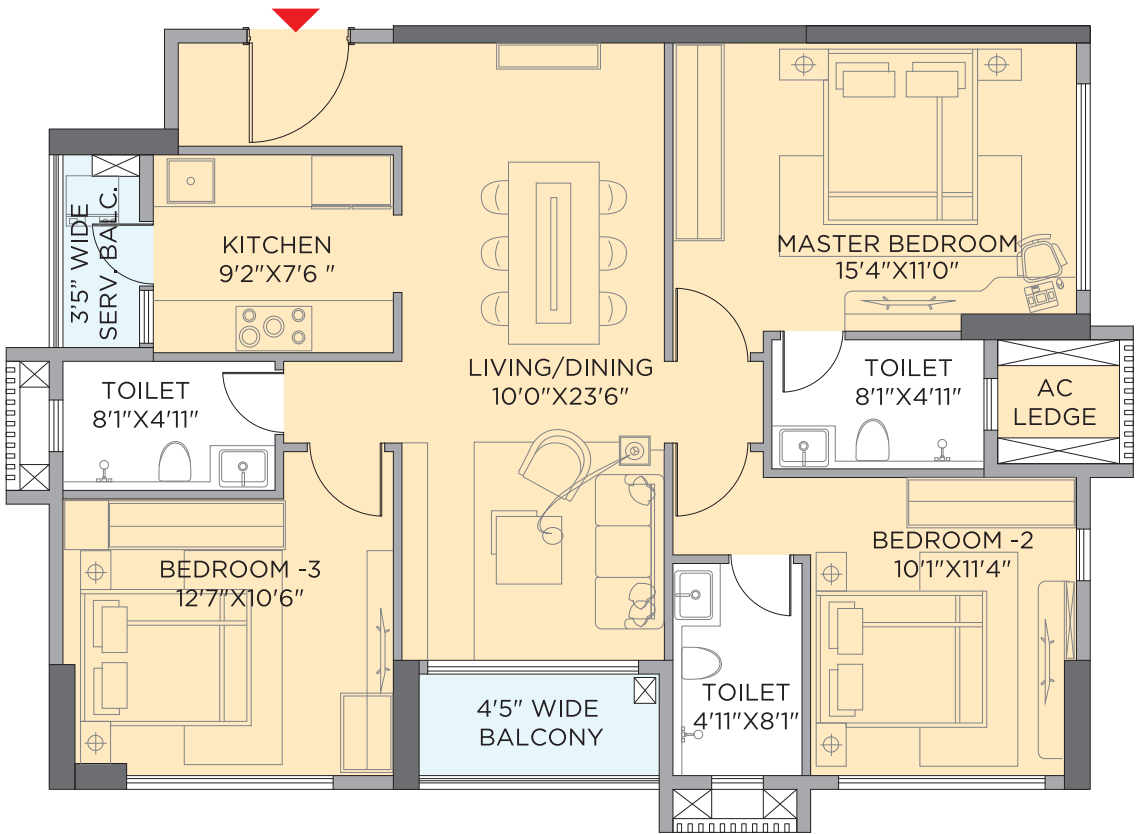
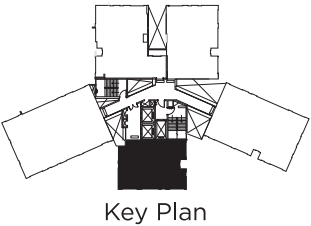


Unit Details (2 <sup>nd</sup> -19 <sup>th</sup> Floor)			
Unit No	Super Builtup Area	Builtup Area	Carpet Area
C	2350	1691	1576





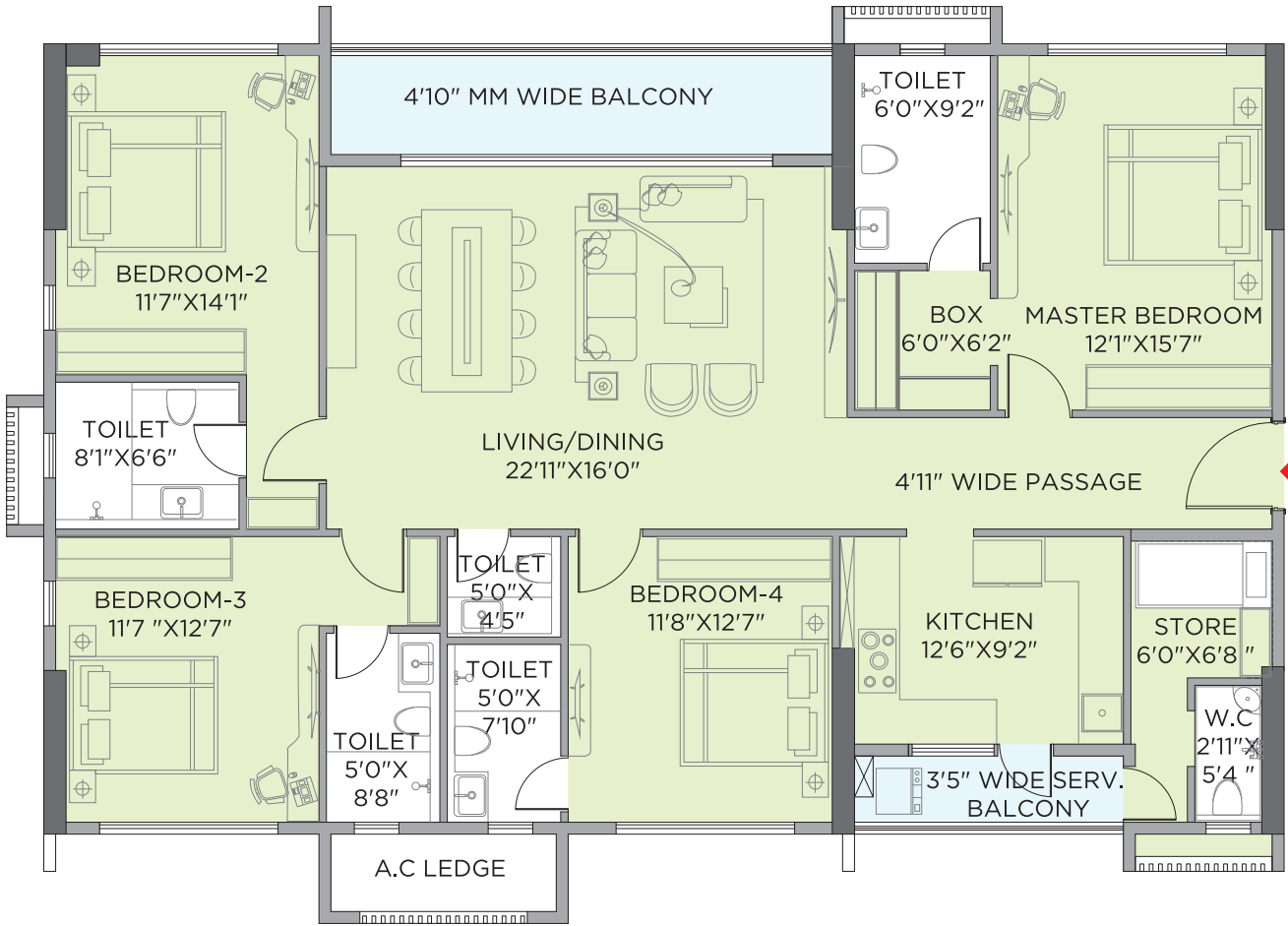
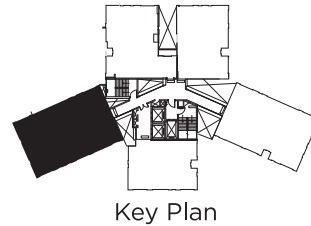
UNIT PLAN  
FLAT D



Unit Details (2 <sup>nd</sup> -21 <sup>st</sup> Floor)			
Unit No	Super Builtup Area	Builtup Area	Carpet Area
D	1550	1124	1034



UNIT PLAN  
FLAT E



Unit Details (2 <sup>nd</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: Matte finish tiles  
MS Railings



## DOOR

Wooden frame with Teak finish flush door

## WINDOWS

Aluminum powder 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 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

### 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 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.



THE WARMTH OF  
COMFORTABLE LIVING  
BELONGS TO YOU



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](mailto:marketing@orbitgroup.net)

**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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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.