



LUXURIOUS HOMES IN AN UPRISING NEIGHBOURHOOD

5.39 acres for Mixed Development |||| Expansive Residential Apartments
B+G+22 |||| 103 Apartments |||| Rooftop Residential Club



Welcome to a stellar high-rise living made of the finest collection of apartments in an exclusive community.

3, 3.5 & 4 BHK

3 Sides Open

Vastu Compliant

IGBC Green Building

New-age Architecture

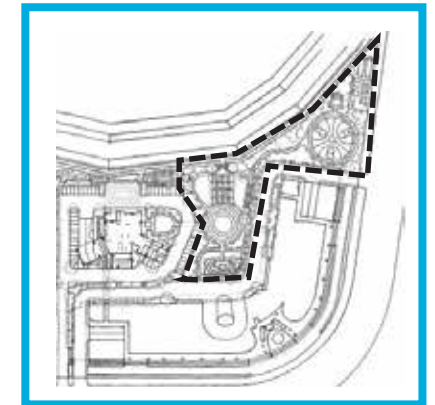
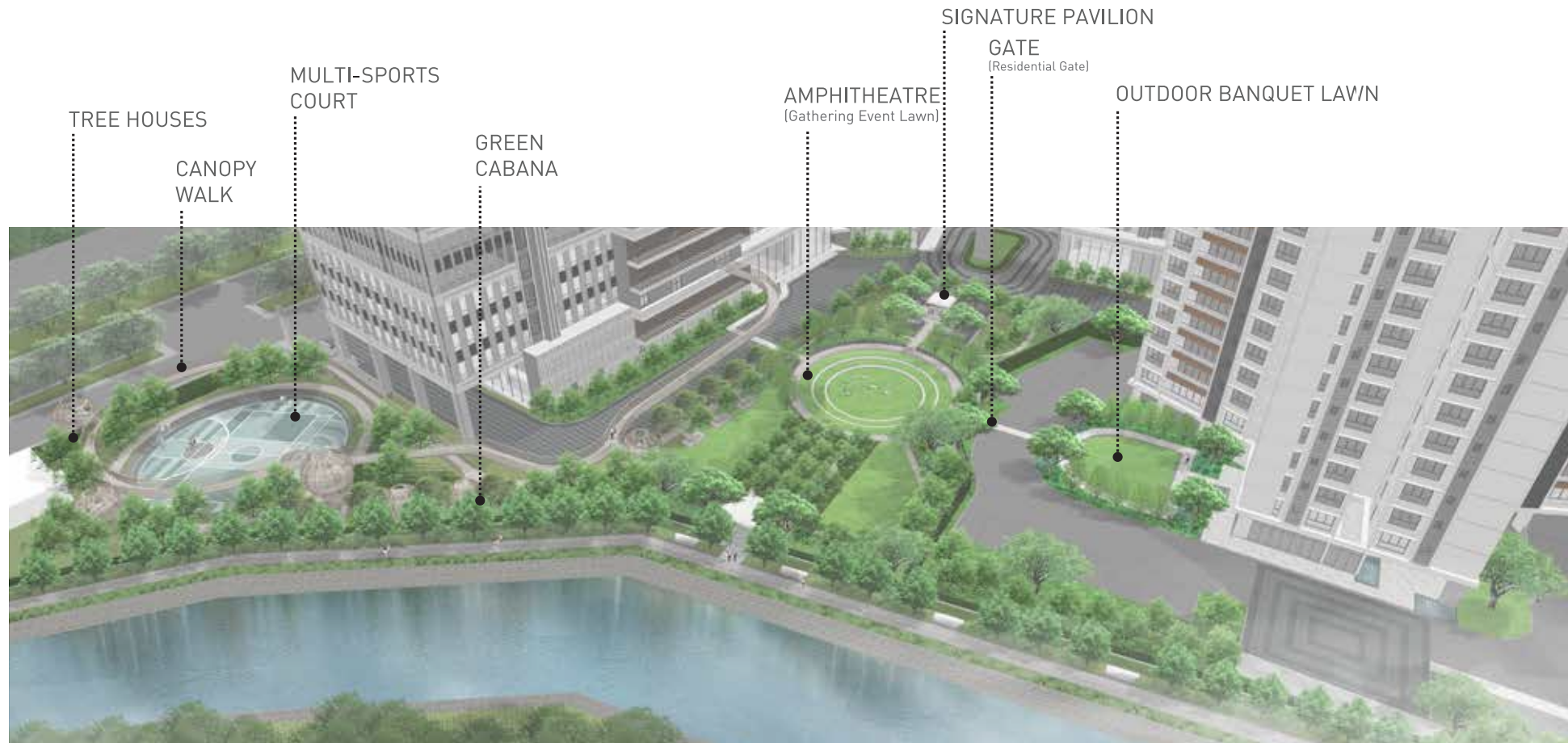


ENTRANCE LOBBY



EXPERIENCE
BESPOKE LANDSCAPE
FOR A TRULY
EXQUISITE LIFESTYLE

GROUND FLOOR LANDSCAPE



Ground space common for both residential and commercial areas

This document is indicative and not final



**VAST OPEN
GREENERY**



**LANDSCAPED
GARDENS**



TREE HOUSES



**MULTI SPORTS
COURT**



GREEN CABANAS



A group of people are celebrating on a rooftop at night. In the foreground, a man with glasses and a woman are smiling and holding sparklers. In the background, other people are also holding sparklers and dancing. The scene is illuminated by the warm glow of the sparklers and the cool blue light of the night sky.

ROOFTOP CLUB PROVIDES LEISURE FOR CELEBRATIONS



ROOFTOP LAWN



WORKOUT LAWN



BBQ DECK



**STARGAZING
DECK**



YOGA ZONE



KID'S CORNER



**INFINITY EDGE
SWIMMING POOL**



ZEN SPACE



**BANQUET SPACE
WITH LAWN**



CRECHE



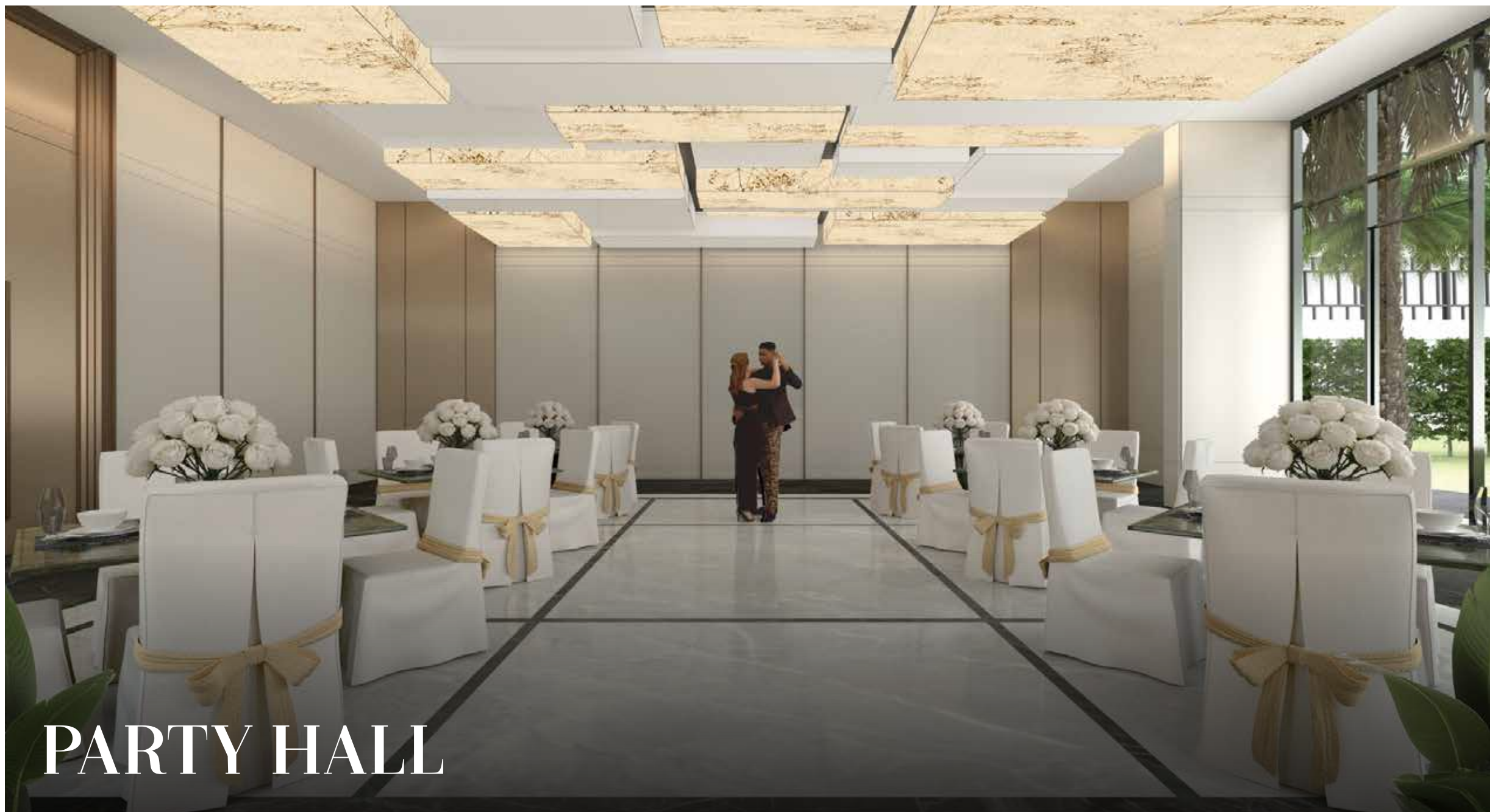
GAMES ROOM



COFFEE LOUNGE



GYM ROOM



PARTY HALL



LOUNGE

ROOF TOP RESIDENTIAL CLUB



BBQ DECK

STARGAZING
DECK

KIDS' CORNER

INFINITY EDGE
SWIMMING POOL

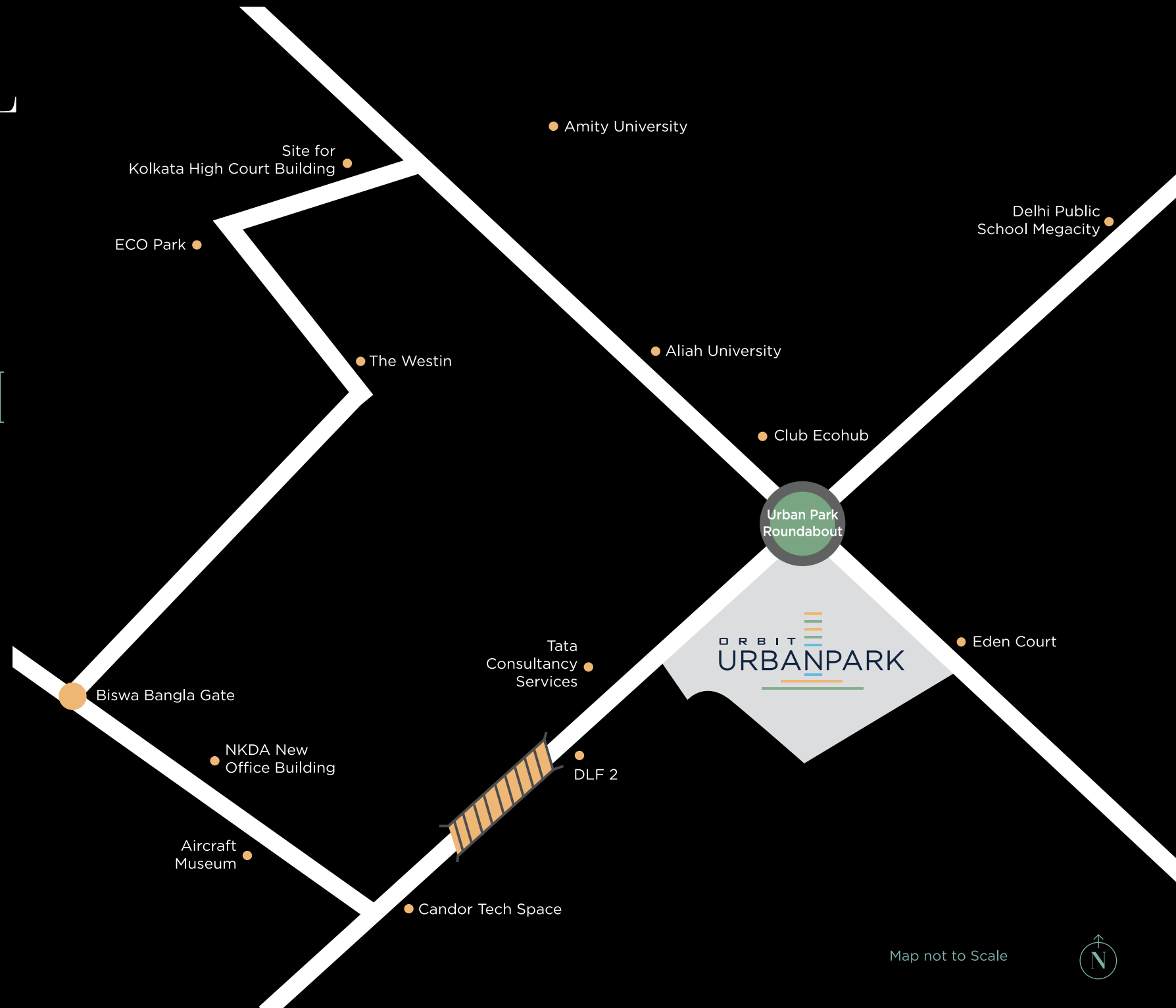
ZEN SPACE

YOGA ZONE

STANDING TALL AT THE FUTURISTIC HUB OF ACTION AREA II



Scan for Location



CONNECTED TO CONVENIENCE



CONNECTIVITY

5 mins **Biswa Bangla Gate**
8 mins **NH4**
30 mins **Airport**



BUSINESS

0 min **DLF**
3 mins **Ecospace Business Park**
5 mins **Tata Medical Center**
8 mins **Sec V**



EDUCATIONAL INSTITUTIONS

2 mins **Amity University**
4 mins **St. Xavier's University**
7 mins **Sister Nivedita University**
23 mins **Jadavpur University (Saltlake Campus)**



HOSPITAL

7 mins **Echo Hospital**
7 mins **Ohio Hospital**
6 mins **Ujjiban Multi Speciality Hospital**
22 mins **ILS Hospital**



ENTERTAINMENT

3 mins **Coffee House New Town**
8 mins **Eco Park**
8 mins **Westin Hotel**
9 mins **Axis Mall**
9 mins **Novotel**
12 mins **City Centre 2**
18 mins **Nicco Park**

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

WHY IS ORBIT URBAN PARK THE BEST CHOICE?

Newtown



**Seamlessly connected
to the whole city**



Cushioned with
retail outlets that
cater to daily needs

An upcoming
university zone
gives a huge boost
to the area



The location is
most preferred for
its high-rising locality
of modern living



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



**Accessible via several
modes of transport**



**Situated close
to the Airport**

TYPICAL FLOOR PLAN RESIDENTIAL



Unit Details (1 st -19 th 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



RESIDENTIAL 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

KITCHEN

Flooring: Matt finish tiles

Wall: Ceramic tiles upto 2 ft. height above the counter

Granite stone countertop

Stainless steel sink

DOOR

Wooden frame with Teak finish flush door

WINDOW

Aluminum powder coated windows with clear gazing

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

SPECIFICATIONS FOR COMMON AREAS

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

PRICING DETAILS

PARTICULARS	AMOUNT
Base rate - From 1st floor to 6th floor	₹ 7600 per sq.ft on SBUA
Base rate - From 7th to 16th floor	₹ 8100 per sq.ft on SBUA
Base rate - From 17th to 21st floor	₹ 8500 per sq.ft on SBUA
Floor rise charges	₹ 25 per sq.ft. from 2nd floor onwards
PLC for unit type (A & E)	₹ 200 per sq.ft. on SBUA
PLC for unit type (B)	₹ 100 per sq.ft. on SBUA
Car Parking - Open	₹ 7 lacs
Car Parking - Open MLCP (1set)	₹ 12 Lacs
Car Parking - Basement MLCP (1set)	₹ 13 Lacs

EXTRA CHARGES	AMOUNT
Legal Charges	0.5% of the total consideration
WBSEB Transformer & Cabling Charges	On Actual
WBSEB Security Charges for Electric Meter	On Actual
Generator Charges	₹ 30,000 / KVA
Association Formation Charges	₹ 10,000
VRV Air Conditioning Charges for 3BHK	₹ 300 / sq.ft
VRV Air Conditioning Charges for 4BHK	₹ 325 / sq.ft
Nomination Charges	₹ 100 / sq.ft
Incidental Charges	₹ 10,000

DEPOSITS	AMOUNT
Maintenance Deposit (Interest Free)	₹ 36 / sq.ft
Municipal / NKDA Deposit (Interest Free)	₹ 24 / sq.ft
Sinking Fund Deposit (Interest Free)	₹ 50 / sq.ft

CHEQUE TO BE DRAWN IN FAVOUR OF : RDB ANEKANT ORBIT PROPERTIES PVT. LTD.

Disclaimer: This document is not a legal offering. It only describes the intent, purpose and concept of Orbit Urban Park .
All the details and plans are subject to change, alteration and modification as per the developer's discretion without any prior intimation.

ARCHITECT'S NOTE

INNOVATION TAKES ON THE GREENEST SHADE OF NATURE

“Coming up with this innovative venture is, in a way, changing the face of residential spaces forever. Integrating a mixed development inside a paradise of green rejuvenates the senses to a brand new beginning, that which will put the mind at ease and the heart in peace. Your residence spaces are being introduced to vast greenery, that will bring forth good health and happiness to everyone living here.”

Spectrum Design Group, Mumbai



WE CREATE HOMES THAT FIND POETRY IN SPACES

The burning desire to create a space that is absolutely unique led to formation of Orbit in 1995 and ever since then we have tried to come up with better and more luxurious designs every time. We listen to what spaces say and create soulful melodies from them. When you choose Orbit as your space theorist, get ready to be absolutely mesmerized by what we create.



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.



Artist's impression



LUXURY OF SPACIOUS LIVING IS WORTH TREASURING

These preliminary details and concept of the Project are meant only for information purposes and for eliciting feedback and suggestions. No offer for sale is being made or intended at this stage. The information, images and visuals are artist's impressions and are only indicative of the proposed development. Publication and advertisement of offer for sale shall be made upon finalisation and in compliance with applicable laws.