



A Project of

**AmbujaNeotia**

**Bengal Ambuja Housing Development Limited**

*(A JV Company of West Bengal Housing & Ambuja Neotia Group)*

**Registered Office**

'Vishwakarma', 86C, Topsia Road (South), Kolkata 700 046

**Project Address**

Premises No. II/F/13, Action Area-II, New Town, Kolkata 700 160

(Beside Ecospace Business Park)

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WBRERA:





Dear Friend,

Life will, most probably, never be the same again as we continue to battle the global pandemic. It has certainly redefined our life as well as work culture, the paradigm shifting from work-life balance to work-life integration. Staying indoors and embracing the idea of home-offices and co-working spaces is now the new reality, and the world has started shaping around it.

As we edge towards a fresh definition of normalcy, flexible work hours and hygiene, every office needs to undertake a new approach to accommodate and help employees feel safe and allay their fears. Evidently, the size, scale, and openness of the modern offices will play an important role to facilitate people coming together, connecting, collaborating, and making a difference.

In 2009, we at Ambuja Neotia ventured into commercial projects with Ecospace Business Park, the largest multi-tenanted business park in Kolkata.

The aim was simple — to make a difference in the way people work. The success of this project inspired us to refine the idea of workplace with Ecocentre. Today, we have Ecostation, Ecosuite and much more, accommodating modern-day corporates and entrepreneurs, and offering them a balanced work-life environment.

Staying true to our mission during the new normal, we are preparing to beat the odds with Ecospace Business Towers. Putting hygiene and functionality at the heart of our planning, we have designed office spaces to optimize size and modifications.

We hope to give the new-age businesses the best working environment for their employees. Work stations that are safe, hygienic, and thoroughly augment work-life harmony.

Wishing the best for the future.

Regards,

*Harshavardhan Neotia*

**Mr. Harshavardhan Neotia**  
Chairman, Ambuja Neotia



IN THIS  
EVER-EVOLVING  
WORLD  
WE HAVE PUT

# ECO to SPACE



IT'S EASY TO EMBRACE GREEN  
BECAUSE IT COMES  
NATURALLY TO US.

Let's not forget the Midas touch of nature  
in our lives and the spaces we occupy.  
After all, sustainability matters.

PRESENTING



A well-being compliant business address that is an impeccable blend of design, function and aesthetics. State-of-the-art infrastructure and facilities, punctuated by green pockets that breathe in positivity to the workspace. With a business-cum-leisure hub within the same campus — Ecospace Business Towers is an ideal business destination for IT/ITES that integrates smart work with good life, seamlessly.

**3 TOWERS**

**B+G+11**

SMART OFFICES STARTING  
FROM **550 SQ. FT.**

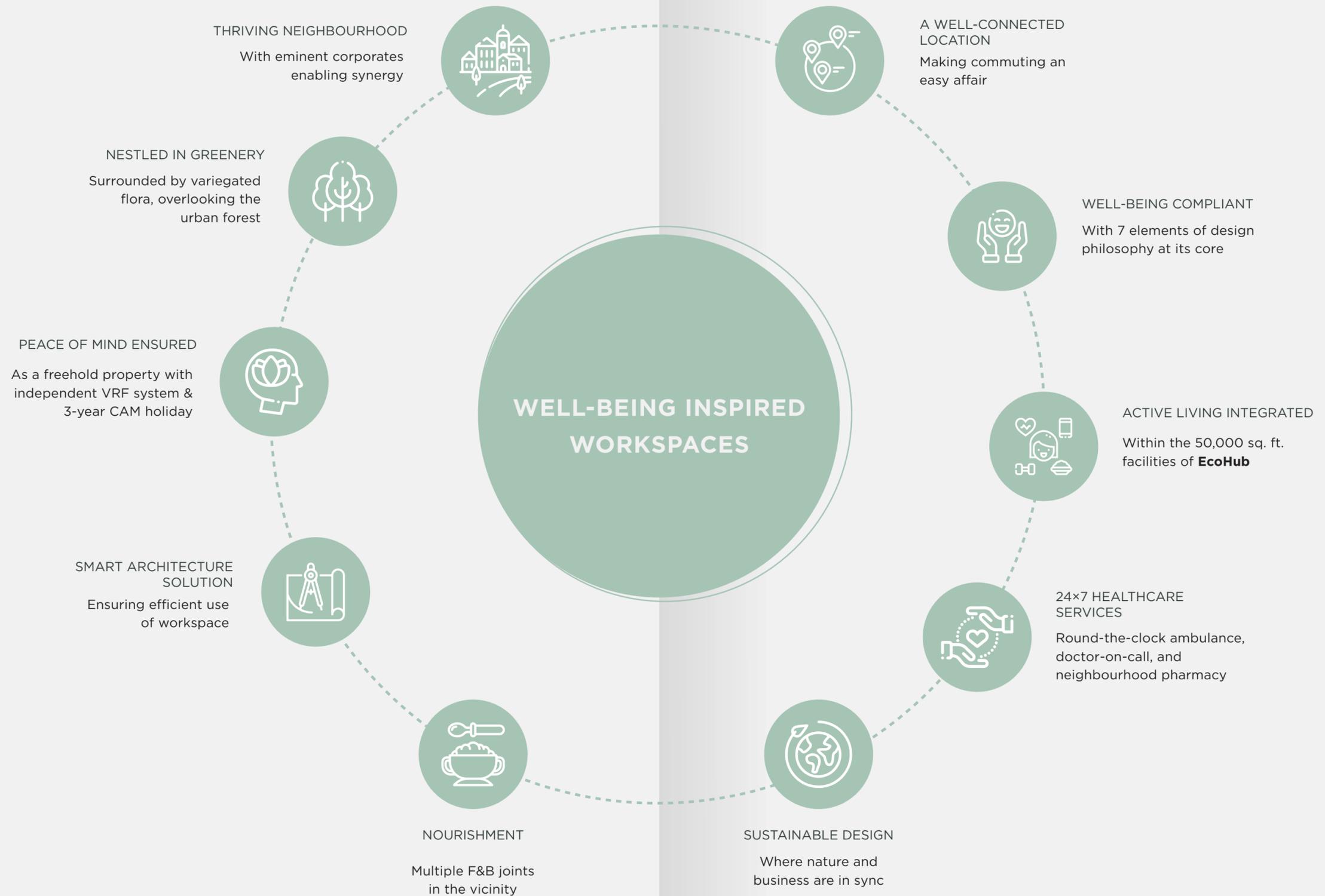
LOCATED IN THE BUSINESS  
DISTRICT OF **NEW TOWN**

WELL-BEING COMPLIANT  
**GREEN BUILDING**

OVERLOOKING THE  
**URBAN FOREST**

NUMEROUS SOCIAL &  
UNWINDING **SPACES**







WHEN IT COMES  
TO LOCATION  
WE HAVE SHIFTED

# CENTRE *to* ATTRACTION

Ecospace Business Towers is located in the commercial and IT hub of New Town beside Ecospace Business Park. What makes Ecospace Business Towers futuristic is its accessibility via several means of transport.

- Airport in the vicinity
- A well-connected road network linking major residential and entertainment hubs within a 10-minute convenient circle
- Upcoming metro station near Biswa Bangla Gate



Easy access  
to airport



Easy access to the  
IT hub of New Town  
and Sector V



Closer to  
Biswa Bangla Gate



Closer to  
Westin & Novotel





THE  
**15-MINUTE**  
CONVENIENT  
CIRCLE

**2-3 MINS**

TCS (GITANJALI PARK) - 0.8 KM  
INFOSPACE IT SEZ - 2.2 KM  
TATA MEDICAL CENTRE - 2.3 KM  
METRO STATION (PROPOSED) - 2.8 KM  
BHAGIRATHI NEOTIA WOMEN &  
CHILD CARE CENTRE - 3.5 KM

**3-5 MINS**

NOVOTEL - 4.5 KM  
AXIS MALL - 4.6 KM  
ECO PARK - 5 KM  
CONVENTION CENTRE - 3 KM  
WESTIN - 2.8 KM

**5-10 MINS**

DLF IT PARK - 5.6 KM  
IBM (SEC V) - 7.4 KM  
TAJ CITY CENTRE NEW TOWN - 7.5 KM  
WIPRO - 8.7KM  
COGNIZANT TECHNO COMPLEX - 9 KM

**15-20 MINS**

AIRPORT - 10.7 KM



TO IMBIBE WELL-BEING  
INTO WORKSPACES  
WE HAVE PUT

# SEVEN *to* ELEMENTS

Integrated into our design philosophy, the **seven elements** play a positive role on our mind and body.





### **AIR**

Well-ventilated spaces that ensure removal of air-borne contaminants for better indoor air quality.



### **WATER**

Strategic placement of water treatment and filtration system.



### **FITNESS**

Spaces for fitness activities and option to accommodate exercise in daily routines.



### **NOURISHMENT**

Provision of kiosks on the concourse for healthy food joints and dedicated eating spaces.



### **LIGHT**

Maximum natural lighting in sync with Circadian Rhythm.



### **COMFORT**

Ergonomically designed smart workspaces with special care towards olfactory comfort.



### **MIND**

Greenscape overlooking urban forest to soothe your nerves.



TO CREATE A  
CLIMATE-FRIENDLY  
SURROUNDING  
WE HAVE PLACED

# URBAN *to* FOREST

Work and relaxation have got a natural refuge here in Ecospace Business Towers.

- Integrated green concourse
- Outdoor work benches
- Multiple hangout zones within nature
- Outdoor cafeterias
- Stairs to break monotony
- Raised natural walk-ways to let the ground-level biodiversity thrive



Outdoor social and  
unwinding spaces



Open-air  
campus







TO ETCH OUT A SPACE  
FOR EVERYONE  
WE HAVE PUT

# MODULAR *to* WORKSPACES

Staying true to our mission in today's challenging times, we have designed Ecospace Business Towers with health, performance and sustainability at the heart of our planning.

- Well-planned layouts to customize your space
- Dedicated spaces for small offices
- Natural air circulation
- Boutique offices with personal green terrace



Openable windows  
for better indoor  
air quality

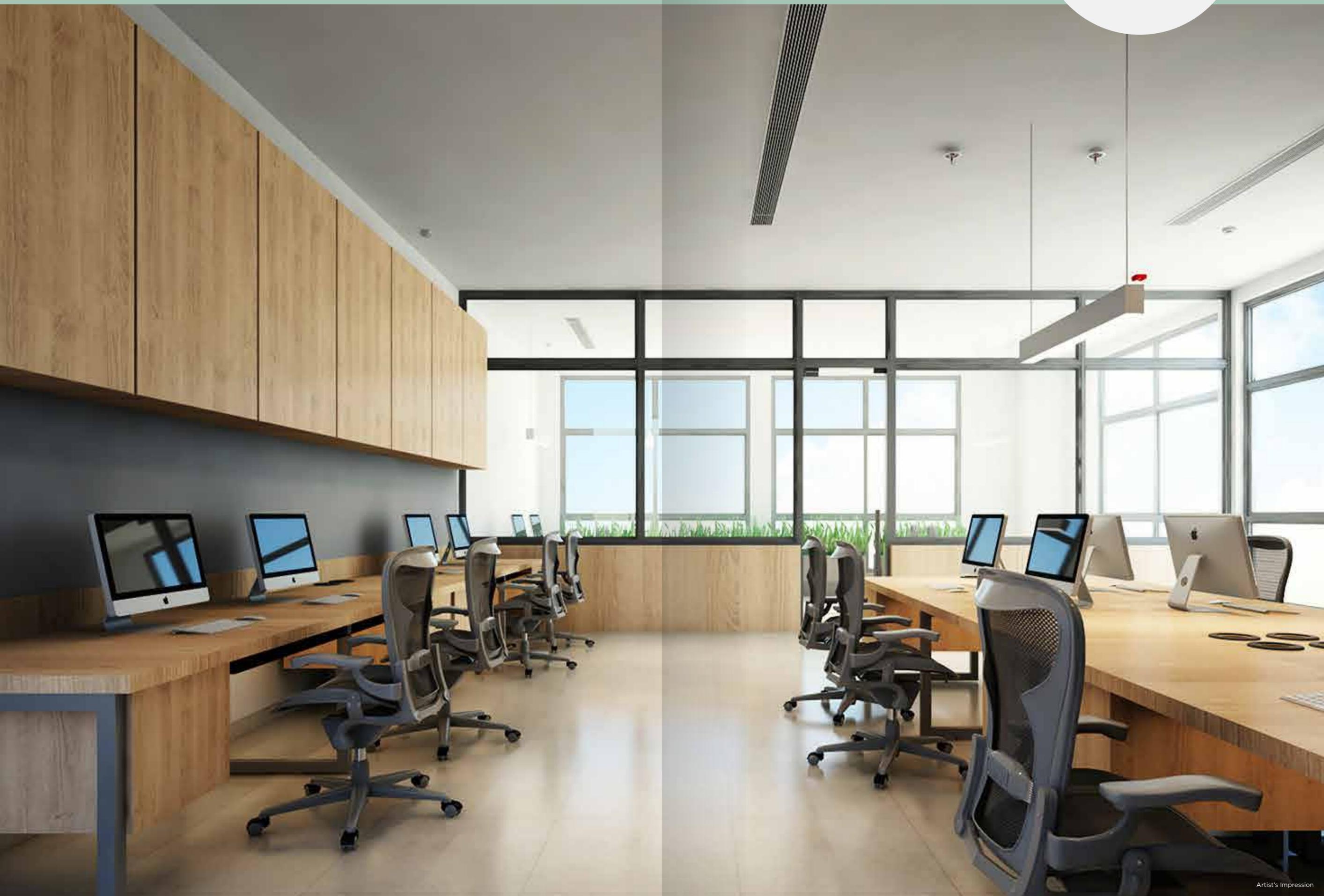


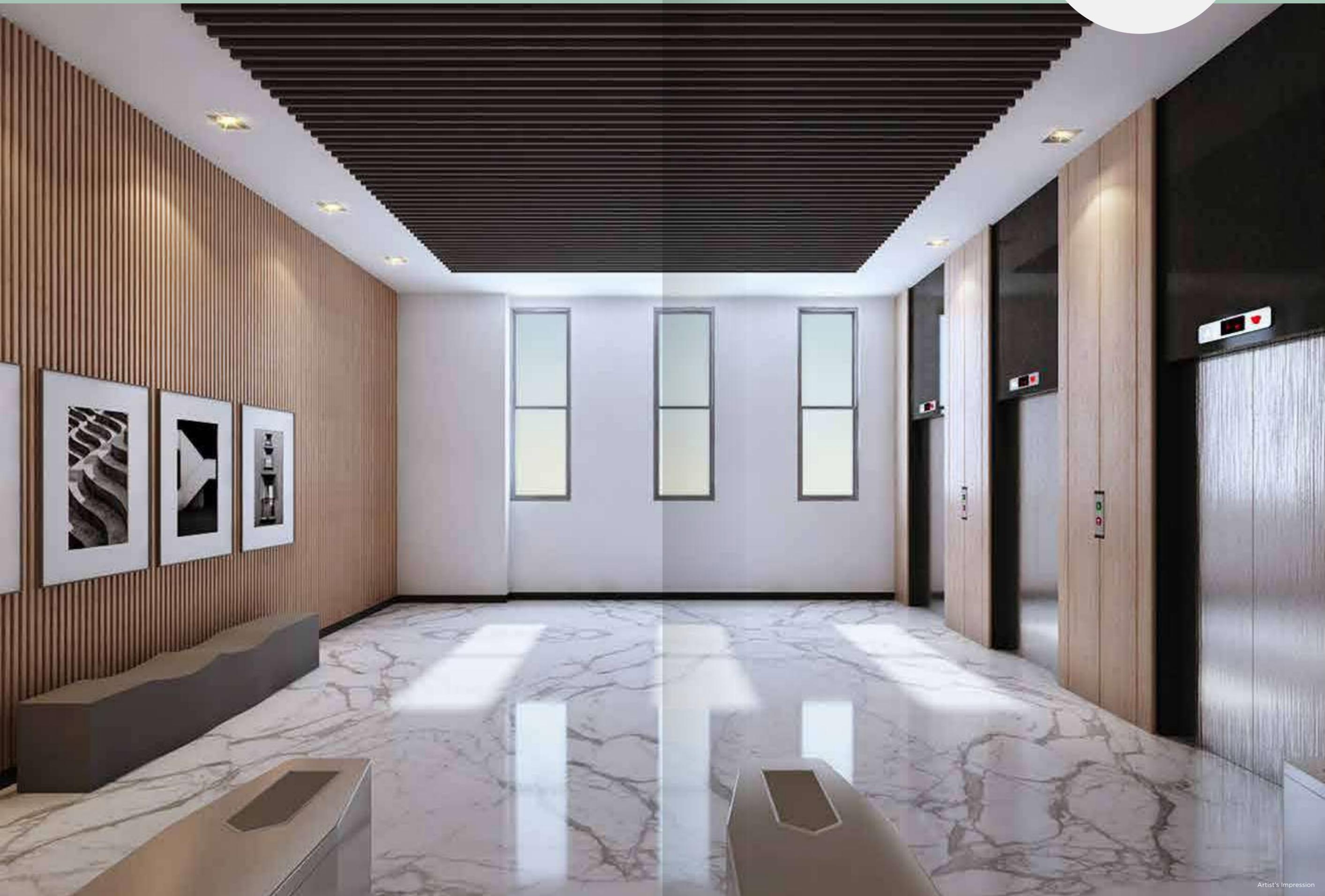
Designed to  
accommodate  
video conferencing



Outdoor/  
semi-outdoor  
socializing places











POSITIVITY  
COMES ALIVE  
WHEN WE PUT

# GREEN *to* BUILDING



ENERGY EFFICIENT



BETTER IMPACT  
ON NATURE



PROTECTS THE HEALTH  
OF OCCUPANTS



REDUCES STRESS AND  
IMPROVES QUALITY OF LIFE



PROTECTS BIODIVERSITY  
AND ECOSYSTEM



IMPROVES AIR  
AND WATER QUALITY



TO ADD VALUE TO  
YOUR INVESTMENT  
WE HAVE ENSURED

# PEACE *to* MIND

#### **Freehold property**

The office spaces are not on lease but on freehold land, making it easier for refinancing and loans. Thus assuring better capital appreciation.

#### **Low on maintenance**

Independent VRV system that lowers the overall CAM cost.

#### **Free CAM charges for initial 3 years**

To help you ease out your finances we have provided a 3-year CAM holiday for you.





TO CHANGE THE WAY  
PEOPLE WORK, WE HAVE PUT

# HAPPY *to* NOURISHMENT

Every corner of this ecosphere is designed keeping '**nourishment**' in mind.

Minute details have been taken into consideration to give the occupants maximum happiness.

On the campus, wherever they go, they can find food for both body and thought.



Provision for  
food kiosks



Open-air  
cafeteria









TO MAKE  
RELAXATION A MUST  
WE HAVE COUPLED

# ECO *with* HUB

Experience the luxury of a premium business club that offers you the perfect getaway from work stress, allowing you to loosen up and relax. Ecohub, a 50,000 sqft (approx) leisure club, housed beside Ecospace Business Towers. Comprising standout restaurants, lounge, boardrooms, guest rooms, banquet halls, terrace pool, gymnasium, indoor games arena and several other deluxe features, Ecohub is the perfect place for business leisure.



- Pay per use basis
- All office holders have access to the club facilities
- Complimentary membership for owner of the unit, valid for their spouse and their children below 18 years
- Valid for 10 years

# CLUB ECOHUB

The ultimate rejuvenation point for busy professionals like you. Boost your productivity with a dose of positivity at Ecohub.

## THE VILLAGE

Fine dining restaurant catering to northern and western Indian palate

## XEBRA

The sports lounge

## NEST

Corporate dining zone serving continental delicacies

## MUSTANG

Well-equipped fitness centre with a steam room

## SKYCOURT

Open-air tennis court on the roof

## POOLSIDE

A well-attended swimming pool on the terrace

## OTHER SPORTS AND GAMES

Snooker, table-tennis, and carrom



The Village



Mustang



Skycourt



Other sports and games



Nest



Xebra



Poolside

# BUSINESS AND ENTERTAINMENT

Elegant interiors coupled with state-of-the-art facilities lend a perfect panache to your business and celebrations.

CITADEL II

CITADEL III

AUDITORIUM



Auditorium



Citadel II



Citadel III

# SHARE THE CAMPUS WITH A VIBRANT BUSINESS PARK

Adjacent to Ecospace Business Towers, the contemporarily designed Ecospace Business Park defines a perfect harmony between work and life. An address to many eminent corporate houses, this thriving neighbourhood is your opportunity to synergize with the who's who of the business world.

- AMPHITHEATRE
- FOUNTAINS
- LANDSCAPING
- GREEN AMBIANCE



Amphitheatre



Fountains



Landscaping



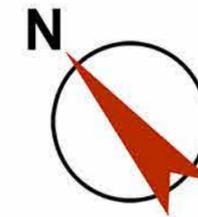
Green Ambiance

## BRANDS @ ECOSPACE BUSINESS PARK

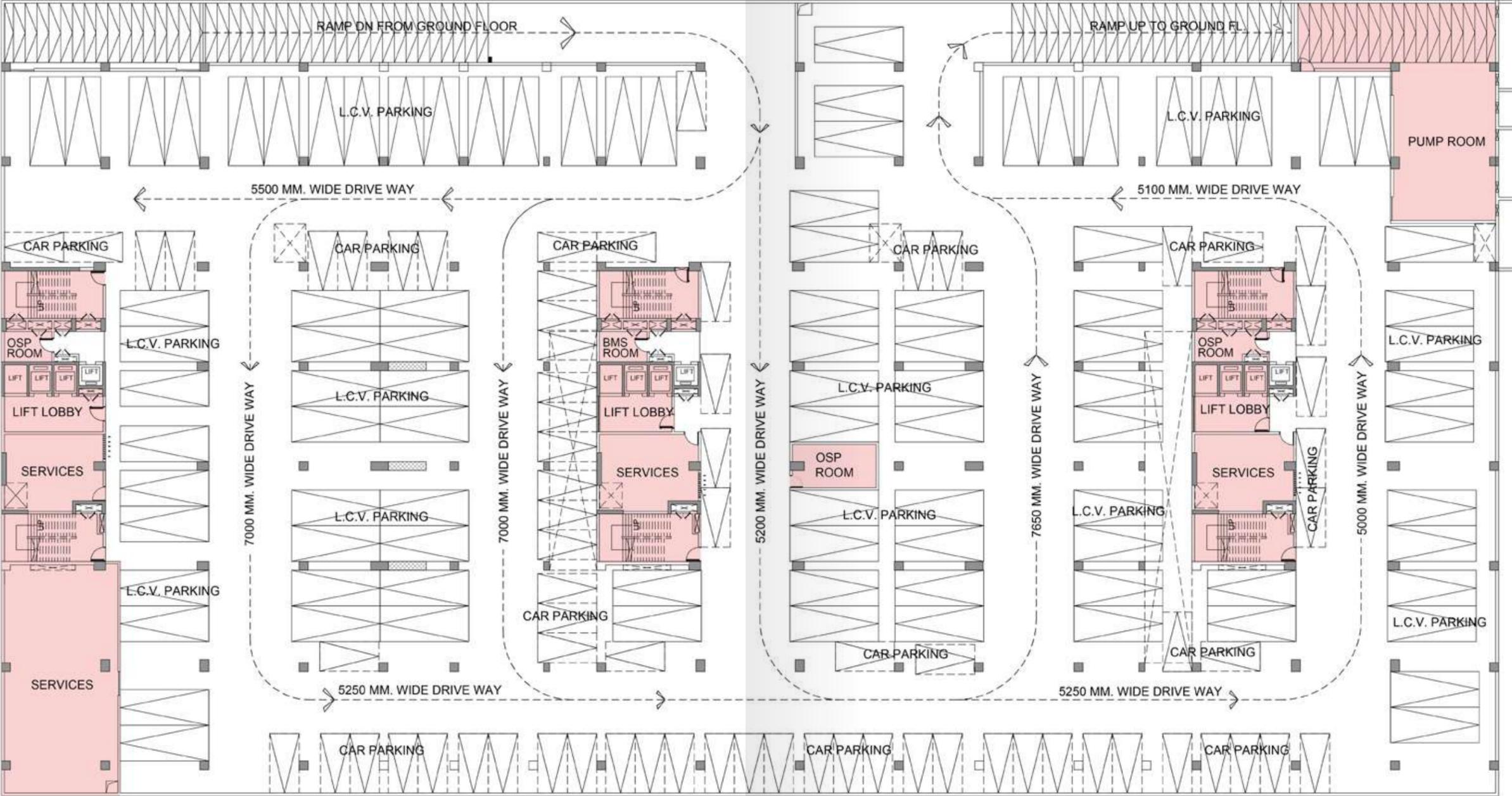


## LEGENDS

- 1 COMMERCIAL ENTRY
- 2 COMMERCIAL EXIT
- 3 RESIDENTIAL ENTRY / EXIT
- 4 RAMP DOWN
- 5 RAMP UP
- 6 NORTH BIO-PHILIC DECK
- 7 CANOPY- THE REFRESHMENT PLAZA
- 8 OUTDOOR GYM
- 9 TERRACED GARDEN
- 10 ALFRESCO GARDEN
- 11 PRIVATE GARDENS
- 12 PARKING

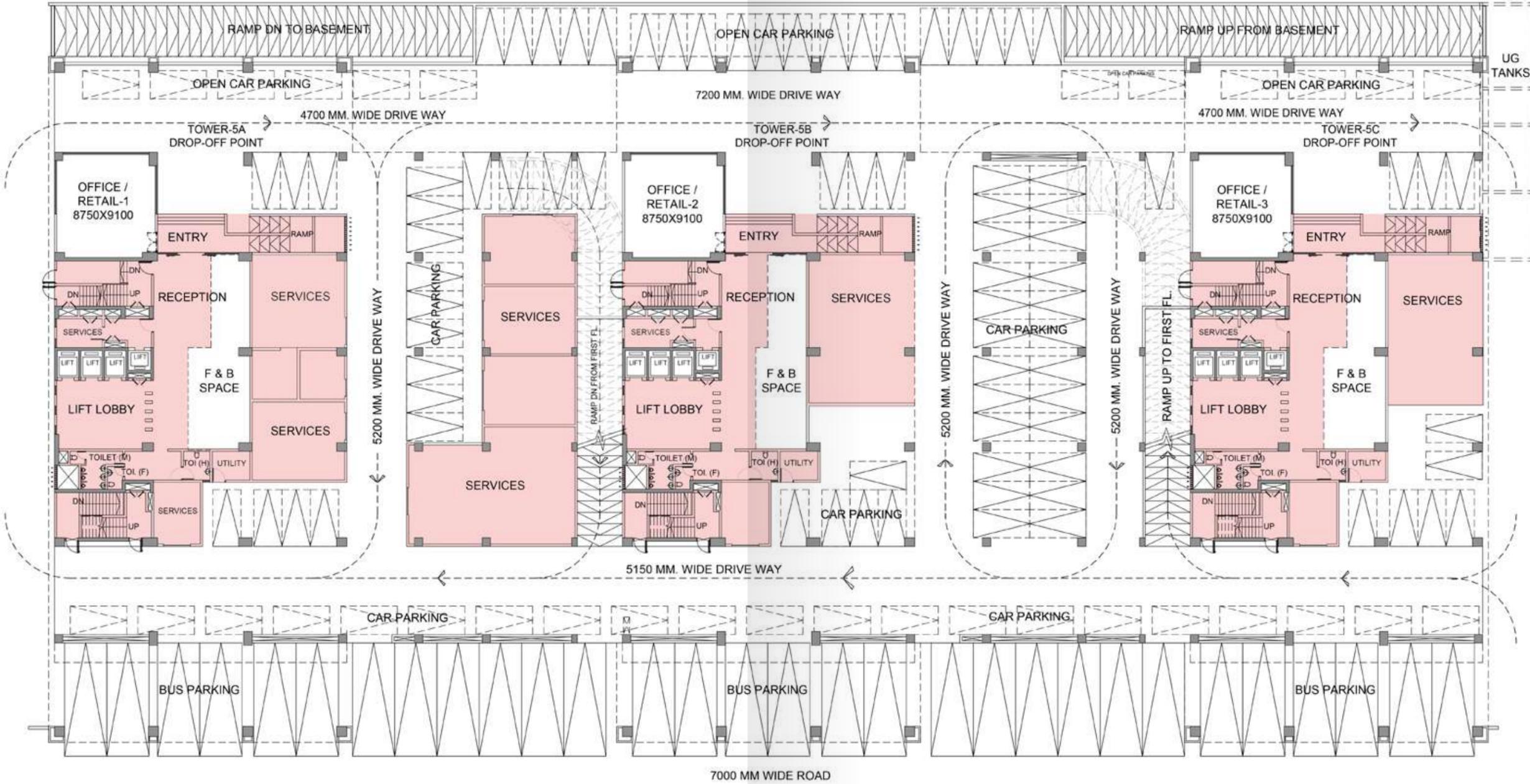


# BASEMENT PLAN



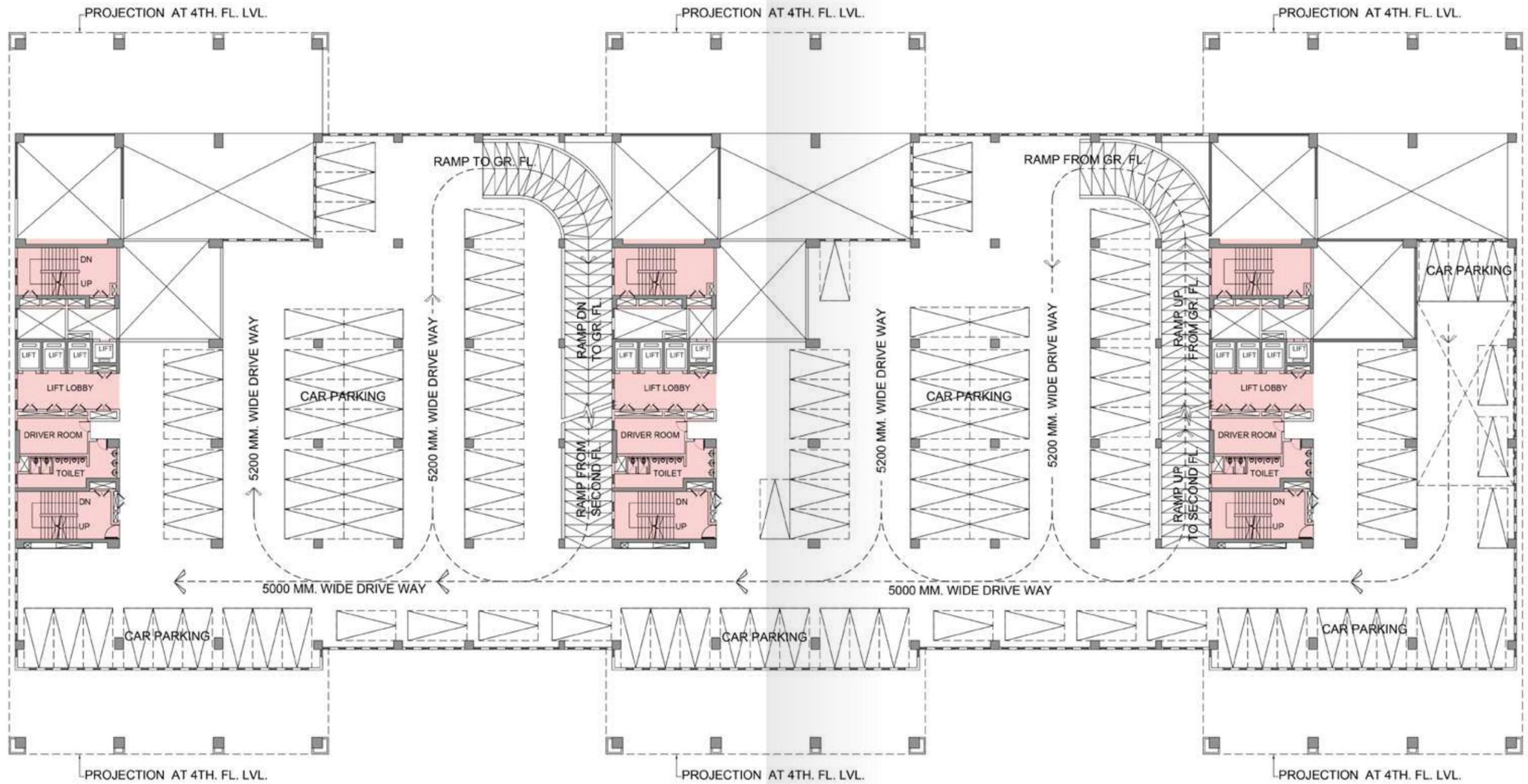
COMMON AREA

# GROUND FLOOR PLAN



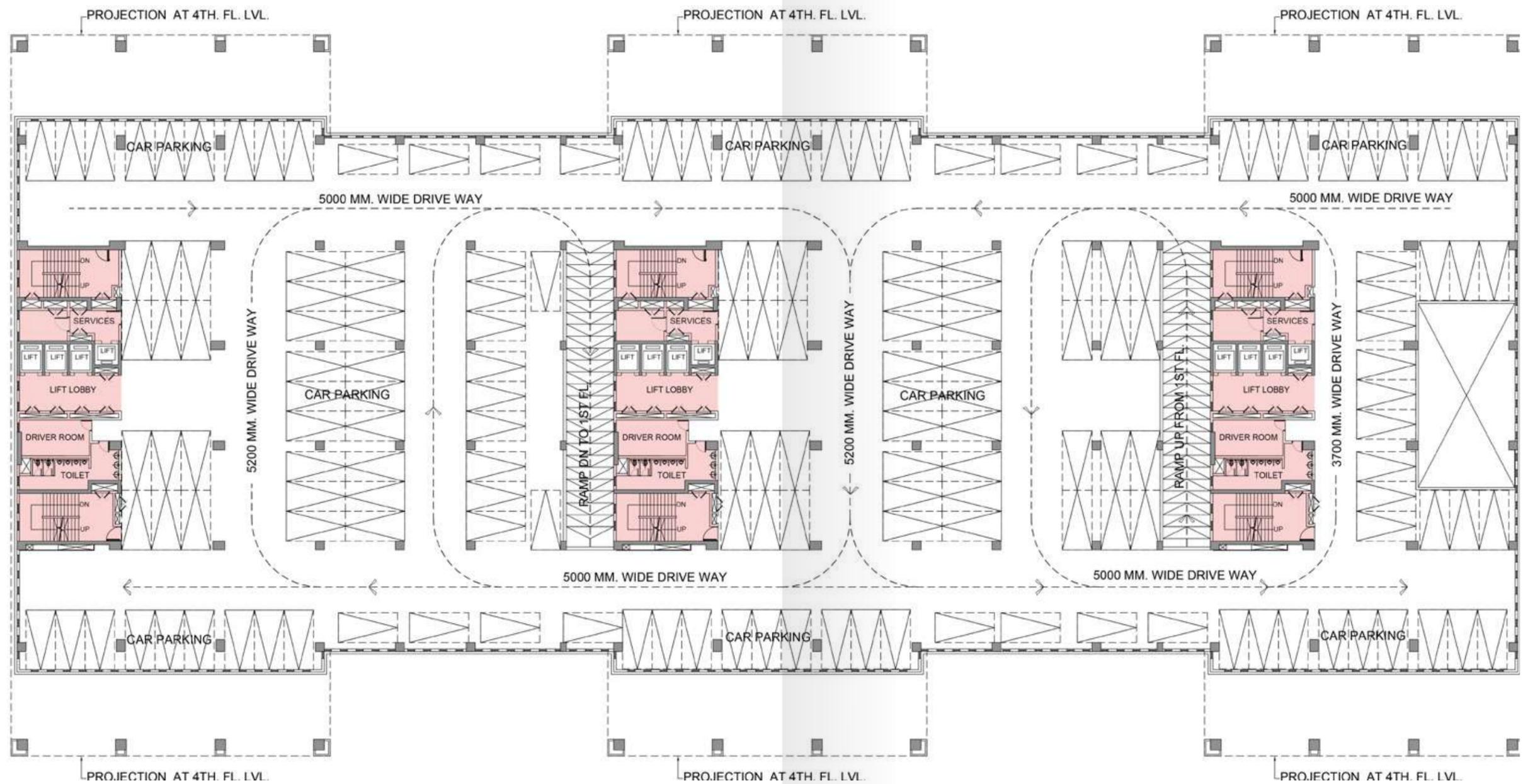
COMMON AREA

# 1<sup>st</sup> FLOOR PLAN



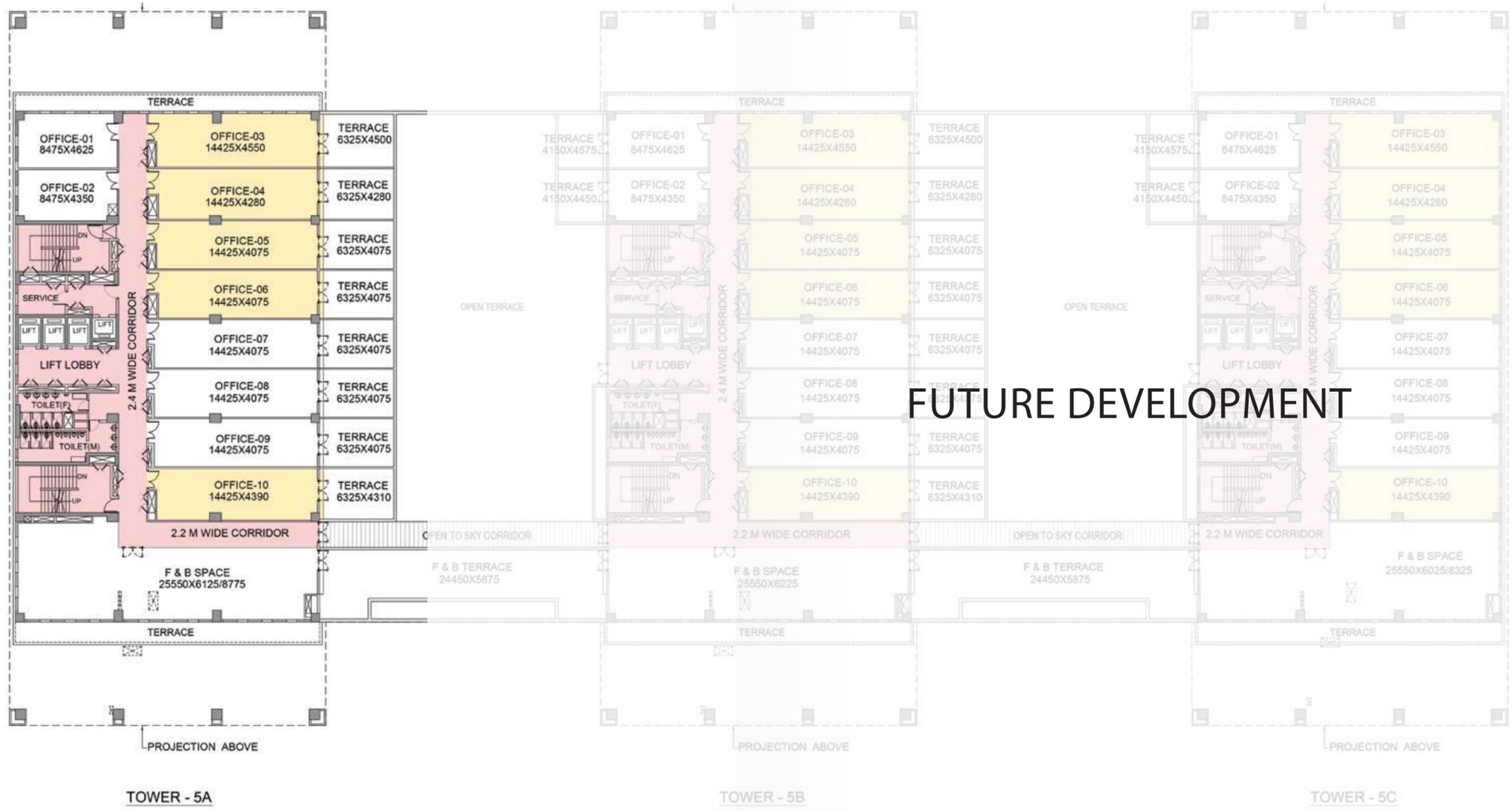
COMMON AREA

# 2<sup>nd</sup> FLOOR PLAN



 COMMON AREA

# 3<sup>rd</sup> FLOOR PLAN

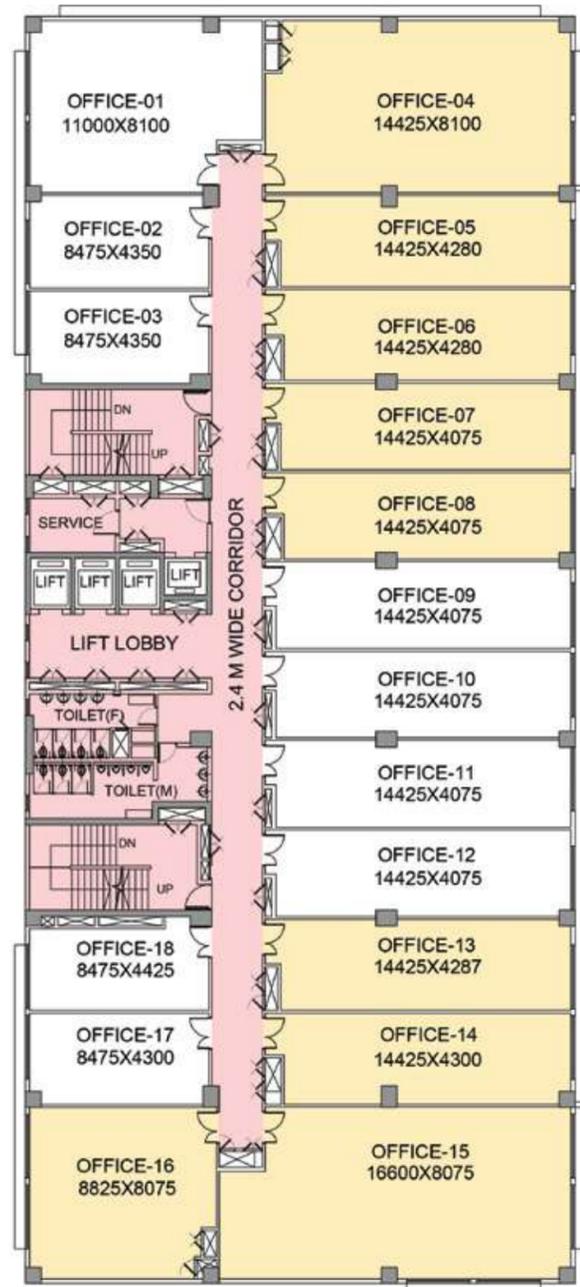


**FUTURE DEVELOPMENT**



- COMMON AREA
- INDICATES OFFICE WITH TOILET PROVISION

# 4<sup>th</sup> FLOOR PLAN

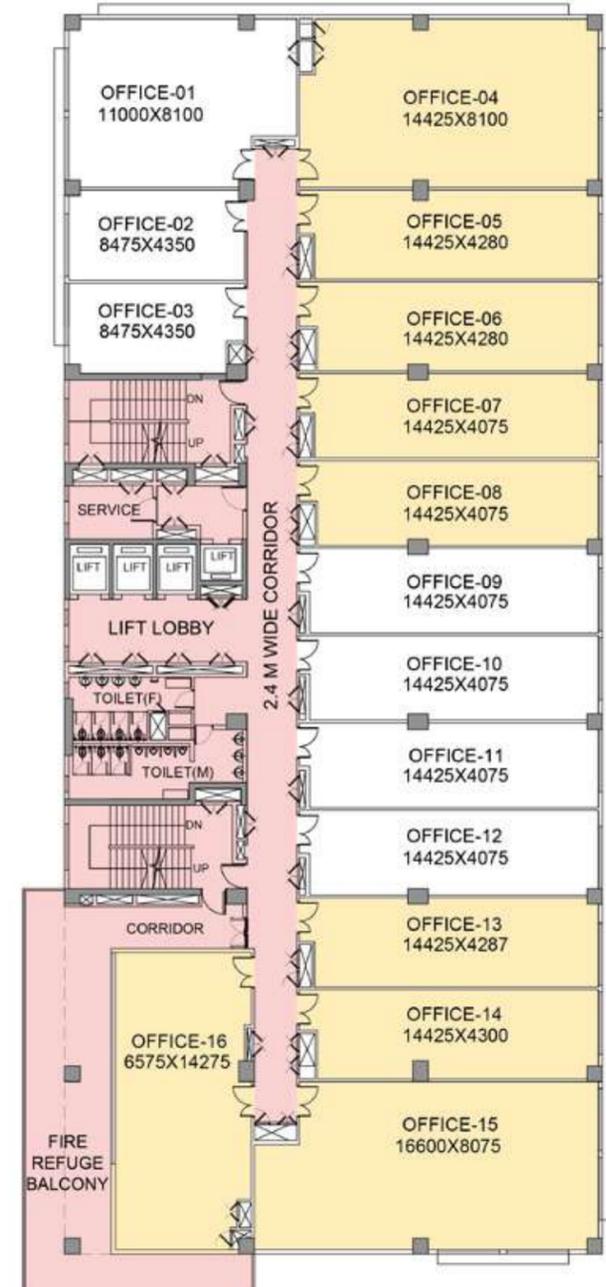


TOWER "5A"



- COMMON AREA
- INDICATES OFFICE WITH TOILET PROVISION

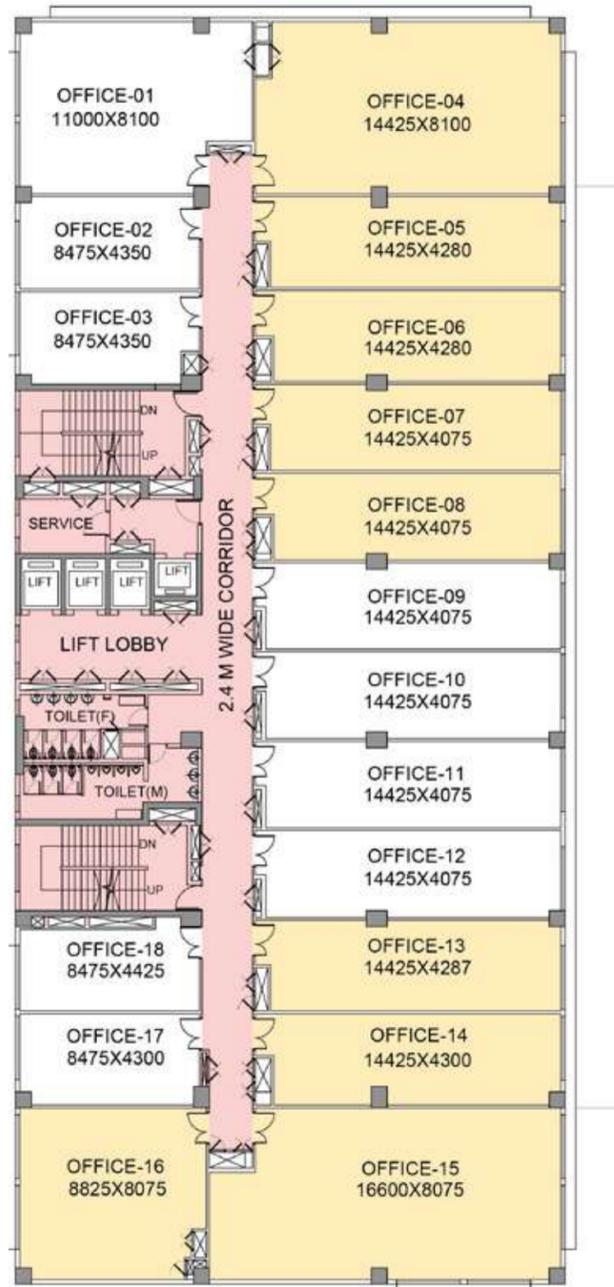
# 6<sup>th</sup> & 10<sup>th</sup> FLOOR PLAN



TOWER "5A"

- COMMON AREA
- INDICATES OFFICE WITH TOILET PROVISION

# 5<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup> TYPICAL FLOOR PLAN

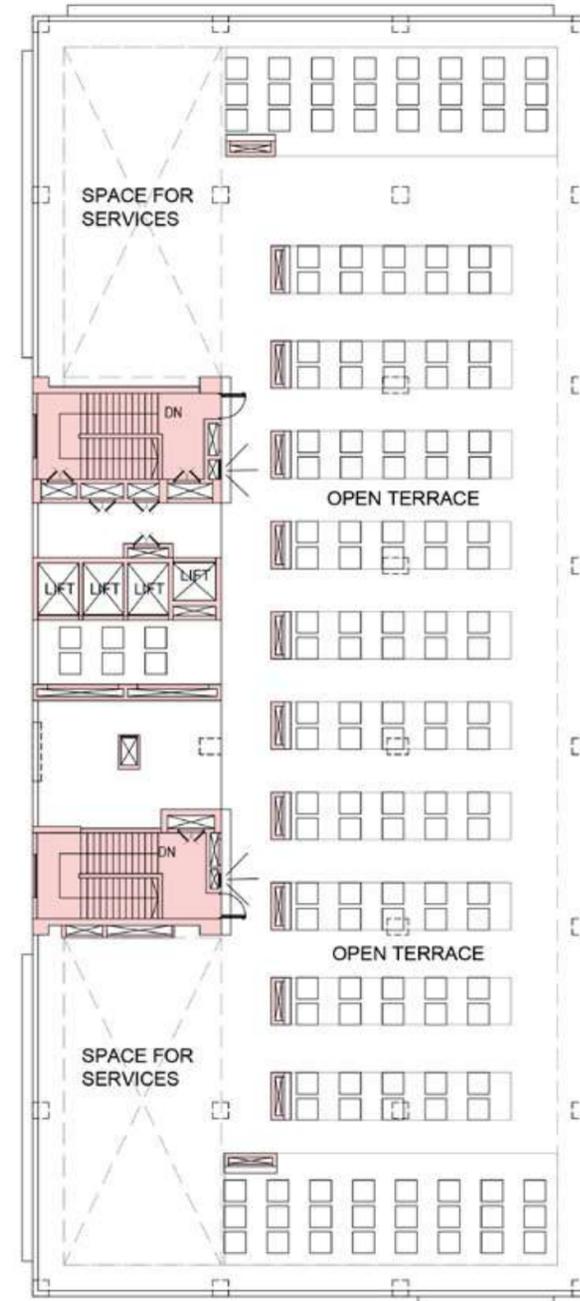


TOWER "5A"



- COMMON AREA
- INDICATES OFFICE WITH TOILET PROVISION

# ROOF PLAN



TOWER "5A"

- COMMON AREA

TOWER-5A						
Floor	Unit Name	No. of Units	Carpet Area	Unit BUA	SBUA	"Open Terrace area"
			<i>in sqft</i>	<i>in sqft</i>	<i>in sqft</i>	<i>in sqft</i>
<b>Gr Floor</b>	OFC/RETAIL	1	861	922	1310	
	F & B SPACE	1	834	863	1227	
<b>3rd Floor</b>	UNIT-01	1	424	461	655	
	UNIT-02	1	399	430	611	
	UNIT-03	1	696	757	1076	333
	UNIT-04	1	651	692	984	305
	UNIT-05	1	622	659	937	291
	UNIT-06	1	619	659	937	290
	UNIT-07	1	630	659	937	291
	UNIT-08	1	628	659	937	290
	UNIT-09	1	630	659	937	290
	UNIT-10	1	667	702	998	309
	F & B SPACE	1	1863	1975	2807	-
	F & B TERRACE	-				1638
	PODIUM TERRACE	-				6930
<b>"Typical Floors 4-5,7-9,11th (6 Floors)"</b>	UNIT-01	6	902	962	1367	
	UNIT-02	6	399	422	600	
	UNIT-03	6	384	422	600	
	UNIT-04	6	1237	1308	1859	
	UNIT-05	6	650	684	972	
	UNIT-06	6	647	684	972	
	UNIT-07	6	618	652	927	
	UNIT-08	6	615	651	925	
	UNIT-09	6	626	659	937	
	UNIT-10	6	625	659	937	
	UNIT-11	6	626	659	937	
	UNIT-12	6	626	660	938	
	UNIT-13	6	651	685	974	
	UNIT-14	6	648	688	978	
	UNIT-15	6	1374	1452	2064	
	UNIT-16	6	747	804	1143	
	UNIT-17	6	394	419	596	
	UNIT-18	6	362	388	551	
<b>"Refuge Floor 6th &amp; 10th (2 Floors)"</b>	UNIT-01	2	902	962	1367	
	UNIT-02	2	399	422	600	
	UNIT-03	2	384	422	600	
	UNIT-04	2	1237	1308	1859	
	UNIT-05	2	650	684	972	
	UNIT-06	2	647	684	972	
	UNIT-07	2	618	652	927	
	UNIT-08	2	615	651	925	
	UNIT-09	2	626	659	937	
	UNIT-10	2	625	660	938	
	UNIT-11	2	626	659	937	
	UNIT-12	2	626	660	938	
	UNIT-13	2	651	685	974	
	UNIT-14	2	648	688	978	
	UNIT-15	2	1374	1452	2064	
	UNIT-16	2	982	1065	1514	
<b>Roof</b>						

# OTHER FACILITIES



24 X 7  
AMBULANCE SERVICES



FIRE PROTECTION  
SYSTEM



DOCTOR'S  
FACILITIES



24 X 7  
CCTV SECURITY



PHARMACY



24 X 7  
DG FACILITY



HANDICAPPED TOILET  
ON THE GROUND FLOOR



LANDSCAPED  
OUTDOOR AREAS



COMMON TOILETS  
ON EVERY FLOOR



STREET LIGHTING



3 PASSENGER LIFTS,  
1 SERVICE LIFT



SEWAGE TREATMENT PLANT



600+ CAR PARKING



MINIMUM TOUCH  
FOOT ACCESS DOOR



SOLAR PANELS  
ON THE ROOFTOP



LIGHTS IN  
COMMON AREA



INTERNAL ROAD



INTERNAL SEWER  
AND STORM WATER LINE



# SPECIFICATIONS

<b>STRUCTURE:</b>	Framed RCC structure
<b>WALL:</b>	AAC Block Wall
<b>DOOR:</b>	Flush door with solid/engineered wood frame FCD as per fire requirement
<b>WINDOW:</b>	Aluminum glazed windows
<b>FLOORING:</b>	Tiles Flooring
<b>WALL FINISH:</b>	Paint finish in Common Area and plastered surface inside units
<b>EXTERNAL FINISHES:</b>	Weatherproof exterior paint
<b>ELECTRICAL:</b>	3 Phase Power in MCB Box with Incomer only inside Units through Prepaid Metering. DG with 100% power back up
<b>AIR CONDITIONING:</b>	VRV air conditioning system with IDU/ODU
<b>RESTROOMS:</b>	Completely finished with tiles in floor & dado

# CONSULTANTS

## ARCHITECTURAL & LANDSCAPE CONSULTANTS

**Mr. Vivek Singh Rathore & Mrs. Anuradha Rathore**  
Salient Design Studio

## STRUCTURAL CONSULTANT

**Mr. Utpal Santra**  
MN Consultant

## HVAC CONSULTANT

M/s Pankaj Dharkar & Associates

## PLUMBING CONSULTANT

M/s Kromatic

## FIRE CONSULTANT

Southern Engineering & Consultancy Services

## ELECTRICAL CONSULTANT

Saent India Engineering Consultants Pvt. Ltd.

## ELV CONSULTANT

Elmark Engineers



# ARCHITECT'S NOTE

## ECOSPACE BUSINESS TOWERS A BOUTIQUE CORPORATE PARK

Today in the battle for speed, we probably want more for less. Our quality index in growth misses to address the "human" in us.

Quality produce is far important to human mind (and soul) and our happiness than average produce in quantity.

The human need to 'deep work' supersedes our need to 'more work'.

We, today, are in the need of mindfulness in our workplaces. Probably to slow down and sink in the qualitative aspect of nature.

Ecospace Business Towers is a project of building up a community of boutique offices within an infrastructure of a corporate park. Boutique working has a scale of human connect, brings the best of intense human collaboration on table, higher intuitive index and 3 times more satisfaction (happiness) in your work sphere.

Every office is sensitive to the human need of associating with the elements. They have ample daylight, have views of green pocket park with option for natural ventilation as well. This shall help in developing the psychological health of its occupants. The design also offers exclusive offices with private green terraces on the concourse level.

The 3 towers of offices are socially connected at the concourse level, which offers engaging pocket parks, cafes and F&B parlours. The outdoor deck is where the workspaces turns into friendship decks!

The central forest park is the source to our spirits. The biophilic intent of this central tall tree zone is to revitalize us, add to our fitness, drive away the mental fatigue and connect with the spirit of nature.

Ecospace Business Towers offers workspaces not just to grow, but thrive as well!

**Vivek Singh Rathore**  
Principal Architect

# AmbujaNeotia

**Ambuja Neotia** is one of the most prominent and respected corporate houses headquartered in Kolkata, with its forte in real estate and recent forays into hospitality, healthcare, education, and start-up incubation.

The company, under the stewardship of Harshavardhan Neotia, has been responsible for landmark projects in and around Kolkata. Udayan, Kolkata's first condoville built on the PPP (Public-Private Partnership) model, made good living 'affordable' for the first time in the country and earned **Harshavardhan Neotia the Padma Shri in 1999**. Upohar-TheCondoville, one of the largest residential projects of Ambuja Neotia, brought together efficiency, comfort, and luxury, transforming dreams into reality.

With City Centre Salt Lake, the mall concept was revolutionised. Leisure destinations like The Ffort Raichak and Ganga Kutir were created along the river Ganges. The Group also forayed into healthcare with the setting up of Bhagirathi Neotia Woman and Child Care Centre. Ecospace Business Park was developed to give the city smarter, greener workspaces for better work-life balance. The Conclave revolutionised the way business clubs were perceived; it is the first of its kind to blend fine dining, decor, and personalised service. With the vision of imparting education that transforms students into leaders for a global society, the Group embarked on a new journey with The Neotia University. Aligning with Startup India—an initiative by the Government of India, Ambuja Neotia set up Neotec Hub, an incubation centre providing guidance to bright and enthusiastic entrepreneurs.

## AMBUJA NEOTIA AFTER CARE

Our quality care stands tall by virtue of our special vehicle QMVL or Quality Maintenance Venture Limited, which manages all Ambuja Neotia properties. It gives a distinct edge to property maintenance while giving a pleasant living experience. With a strong 80-member team of engineers and managers, we have acquired the necessary experience and developed the required expertise to fulfill your dreams.

## ONGOING PROJECTS



SALT LAKE, NEW TOWN,  
HALDIA, RAIPUR, SILIGURI

## HANDED OVER



Disclaimer: Udishaa Phase - I registered with the West Bengal Housing Industry Regulatory Authority. The dimensions of plots, wherever appearing, have been rounded off to the next two digits after decimal and are in meter. Marginal variations in dimensions may happen during the development of the Township. All images in the brochure (including of the facilities and landscaping etc.) are artist's impressions and representative stock photographs provided herein to give indicative visual and physical impressions as imagined by the planner, designer and architect.