



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

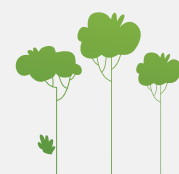
**Project Address**

Premises No. II/F/13, Action Area-II, New Town, Kolkata 700 160  
(Beside Ecospace Business Park)

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Concept & Design by: BertheBee.in



Dear Friend,

With the ongoing battle against the global pandemic, life seems to be set for a paradigm shift – the emphasis transitioning from work-life balance to work-life integration.

As we edge towards a fresh definition of normalcy, every office space needs to be upgraded with the well-being of its employees topping the priority list. 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 more,

accommodating modern-day corporates and entrepreneurs, and offering them a balanced work-life environment.

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. There are flexible modular office spaces for corporates to augment work-life harmony in a safe and hygienic environment, as well as smaller yet compact spaces for organisations with an abridged manpower.

We hope to give the new-age businesses the best working environment for its employees. By best, we not only mean safe, hygienic and functional work stations, but also ample scope for team bonding and unwinding in aesthetically designed open green concourses on the premises. After all, nothing is more important to us than your well-being.

Wishing the best for the future,

**Harshvardhan 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. An impeccable blend of design, function and aesthetics, with state-of-the-art infrastructure and facilities. Punctuated by green pockets that breathe in positivity to the workspace. With a business-cum-leisure hub next to it — Ecospace Business Towers is an ideal business destination for IT/ITES that integrates smart work with good life, seamlessly.

## KEY HIGHLIGHTS :

**3** TOWERS

**B+G+11**

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

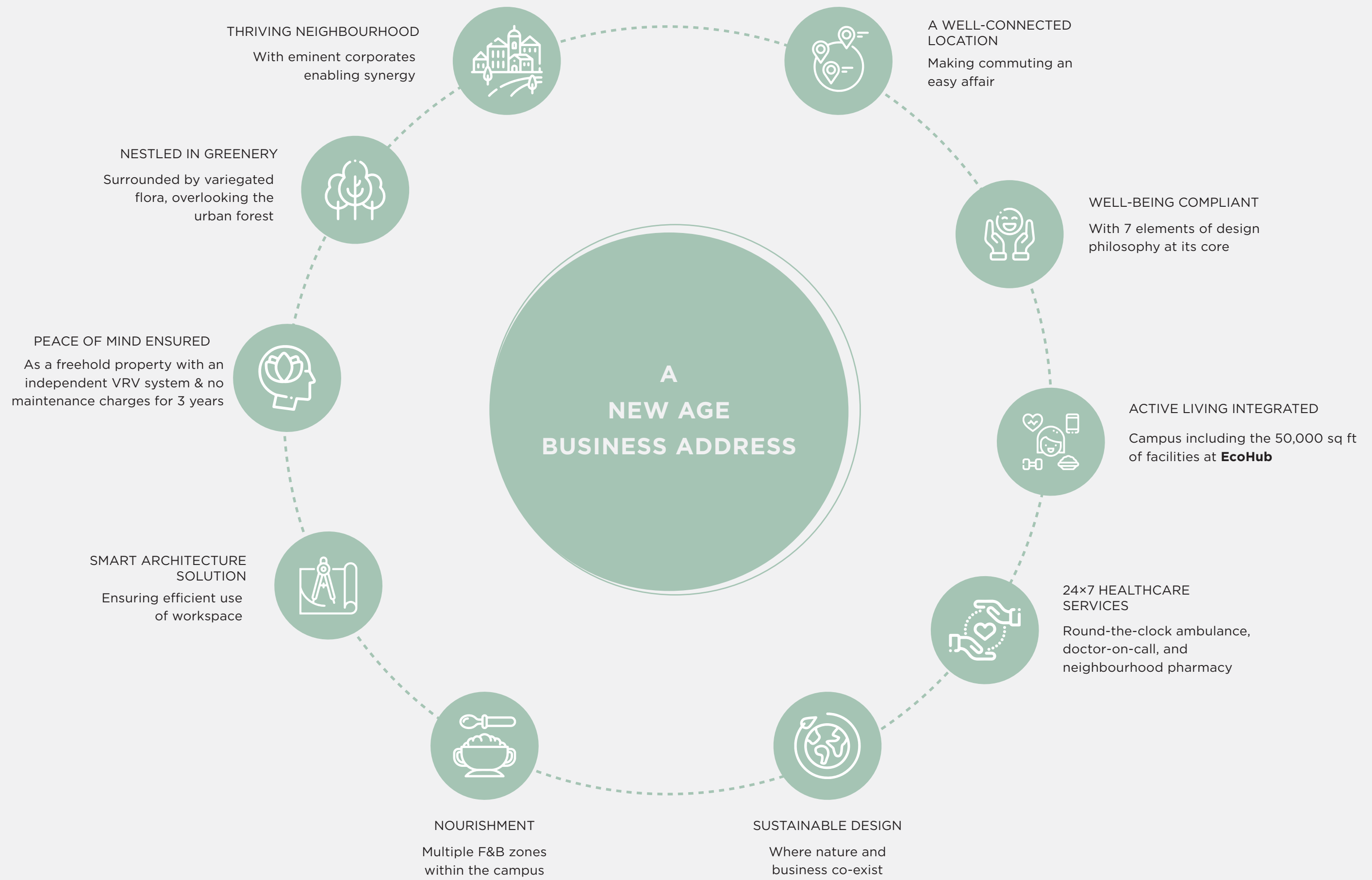
LOCATED IN THE BUSINESS  
DISTRICT OF **NEW TOWN**

WELL-BEING COMPLIANT  
**DESIGN**

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 hubs 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)  
INFOSPACE IT SEZ  
TATA MEDICAL CENTRE  
METRO STATION (PROPOSED)  
BHAGIRATHI NEOTIA WOMAN &  
CHILD CARE CENTRE

**4-5 MINS**

NOVOTEL  
AXIS MALL  
ECO PARK  
CONVENTION CENTRE  
WESTIN

**6-10 MINS**

DLF IT PARK  
IBM (SEC V)  
TAJ CITY CENTRE NEW TOWN  
WIPRO  
COGNIZANT TECHNO COMPLEX

**15-20 MINS**

AIRPORT  
CITY CENTRE SALT LAKE

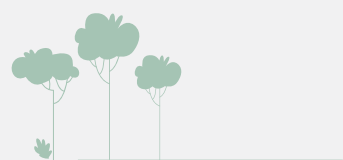




TO IMBIBE WELL-BEING  
INTO WORKSPACES  
WE HAVE PUT

# SEVEN *to* ELEMENTS

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





**AIR**

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



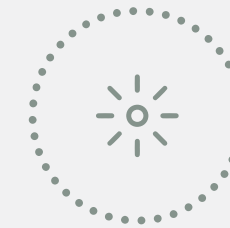
**WATER**

Filtration, treatment and strategic placement of water flow for hygiene



**NOURISHMENT**

Provision of healthy F&B options on the concourse



**LIGHT**

Maximum natural lighting much like the Circadian Rhythm



**FITNESS**

Open spaces to encourage and practise fitness in daily routine



**COMFORT**

Ergonomically designed smart workspaces with special care towards olfactory comfort



**MIND**

Landscaped greens overlooking urban forest to soothe your nerves

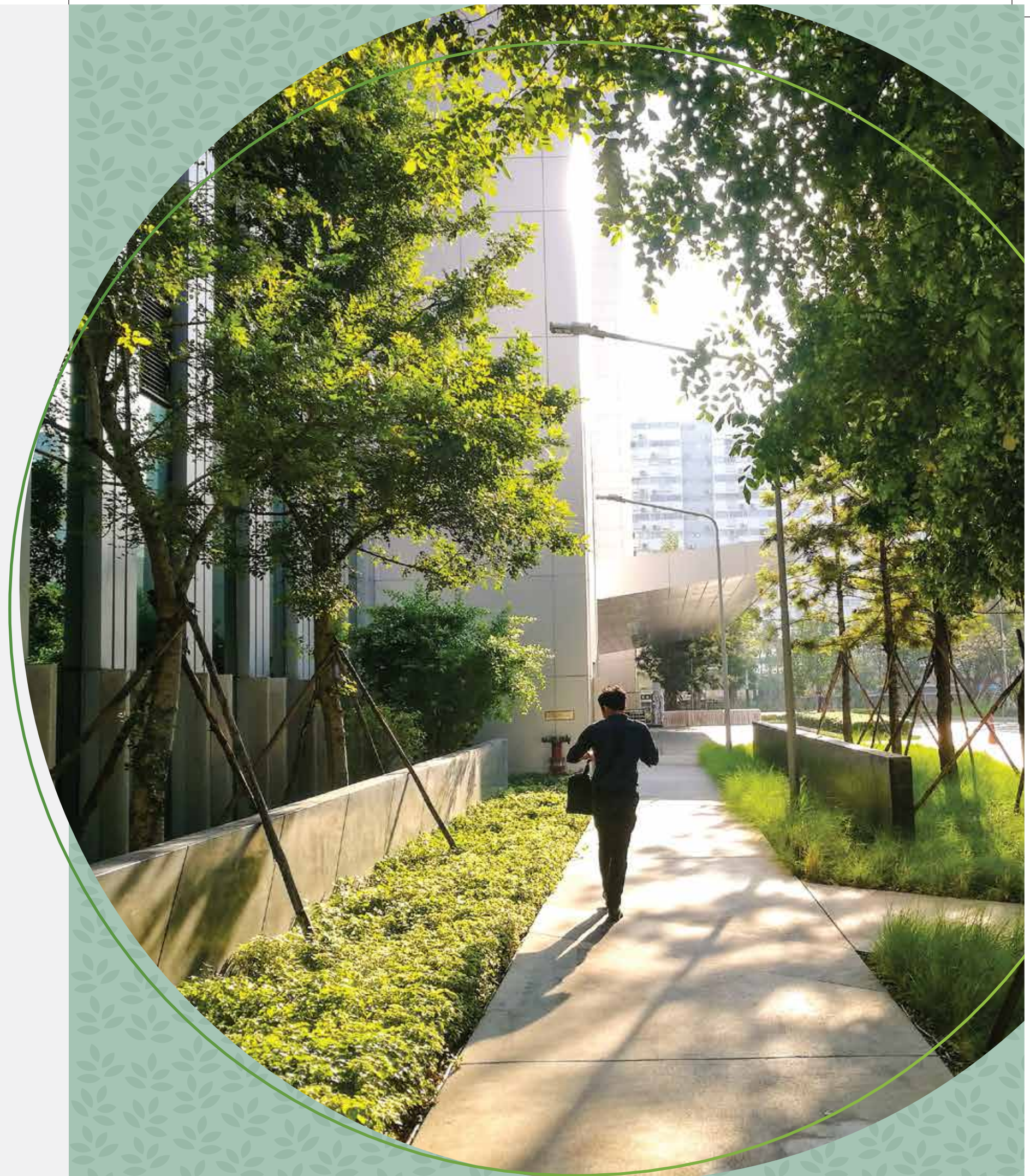


TO CREATE A  
CLIMATE-FRIENDLY  
SURROUNDING  
WE HAVE LINKED

# URBAN *to* FOREST

Work and relaxation have got a natural refuge  
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 private terrace



Well-ventilated  
office spaces



Designed to  
facilitate technology-based  
communication



Outdoor/  
semi-outdoor  
socializing places

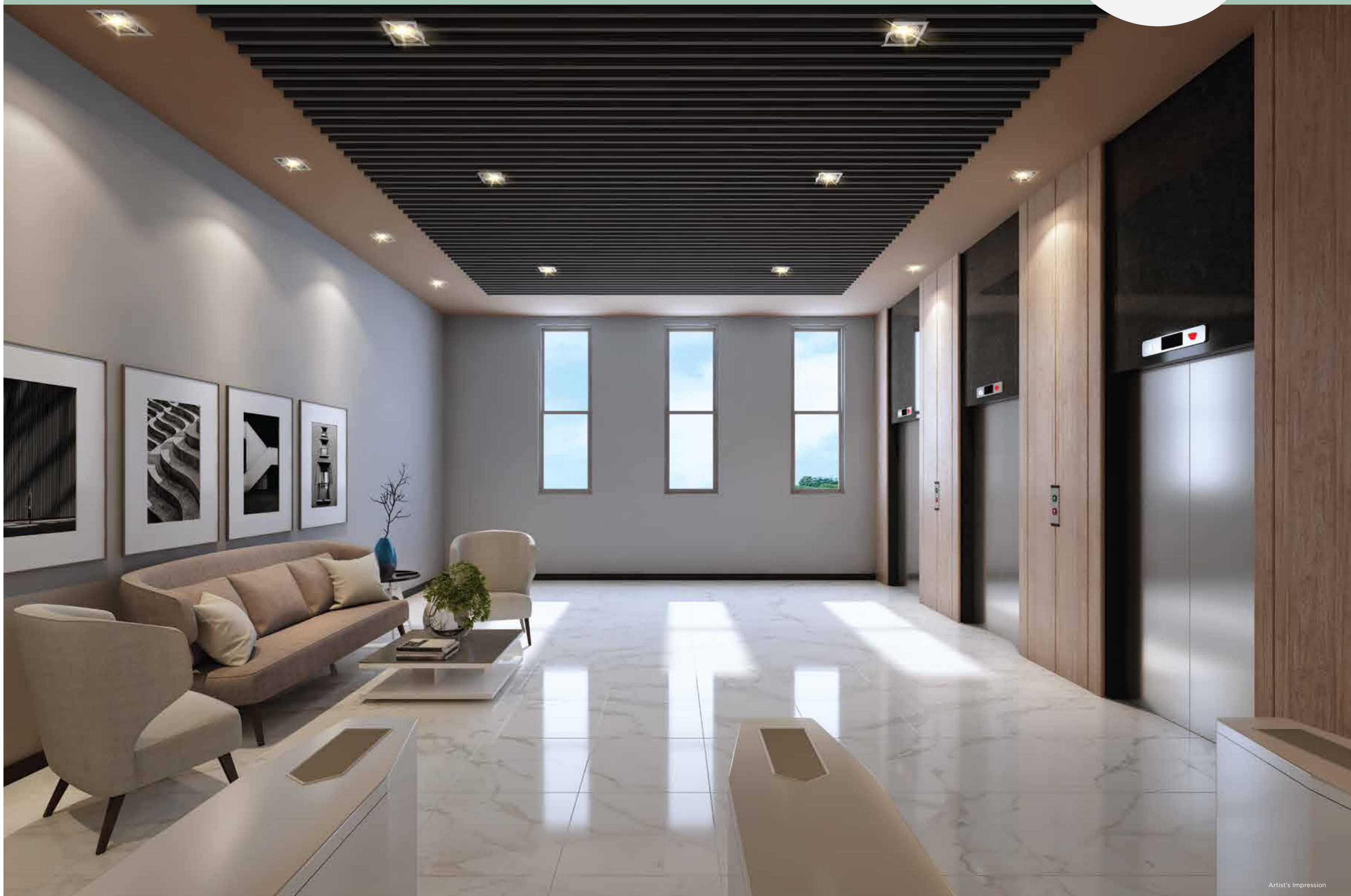


OFFICE WITH  
PRIVATE TERRACE

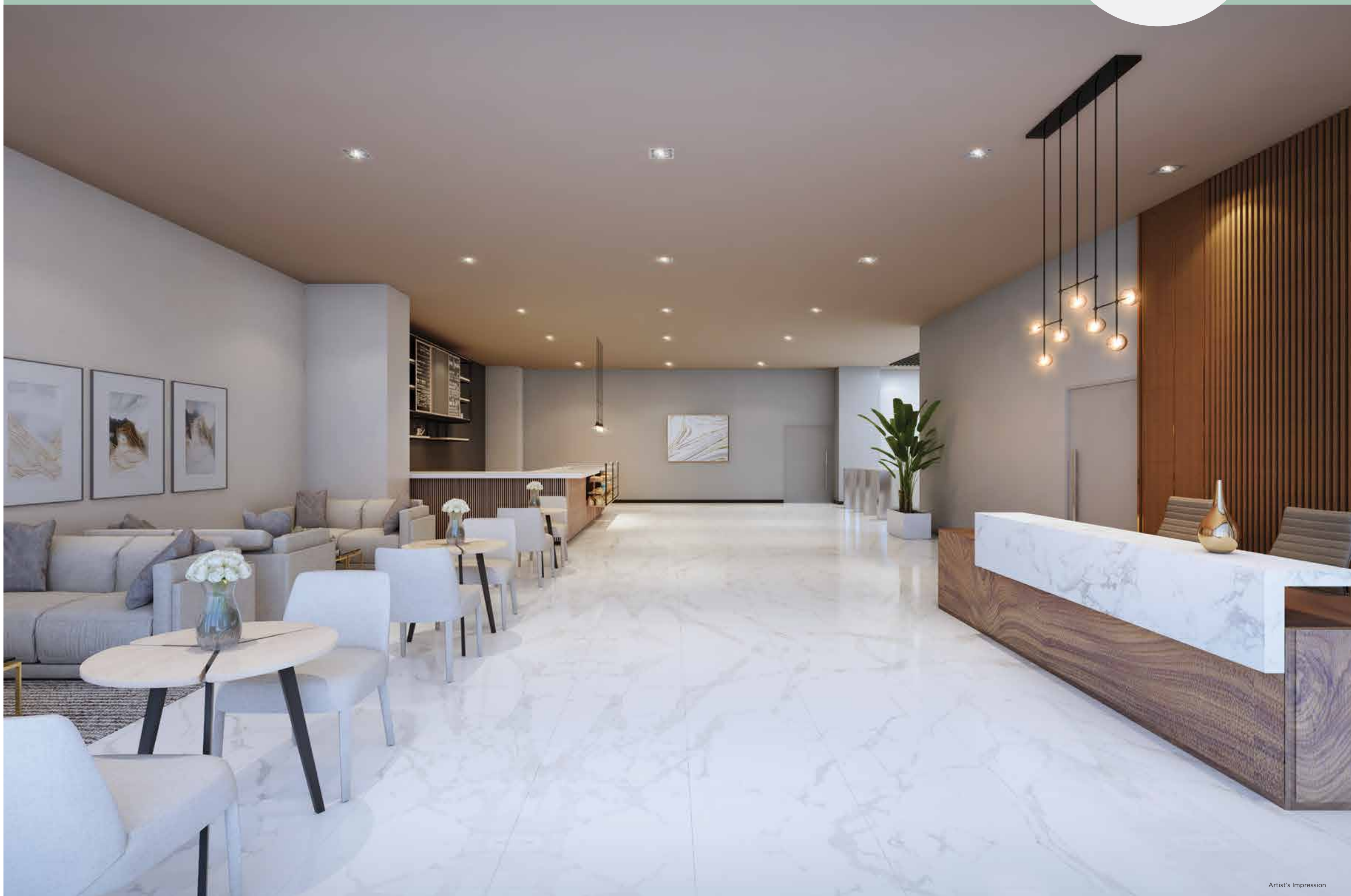


Artist's Impression











POSITIVITY  
COMES ALIVE  
WHEN WE PUT

# GREEN *to* BUILDING



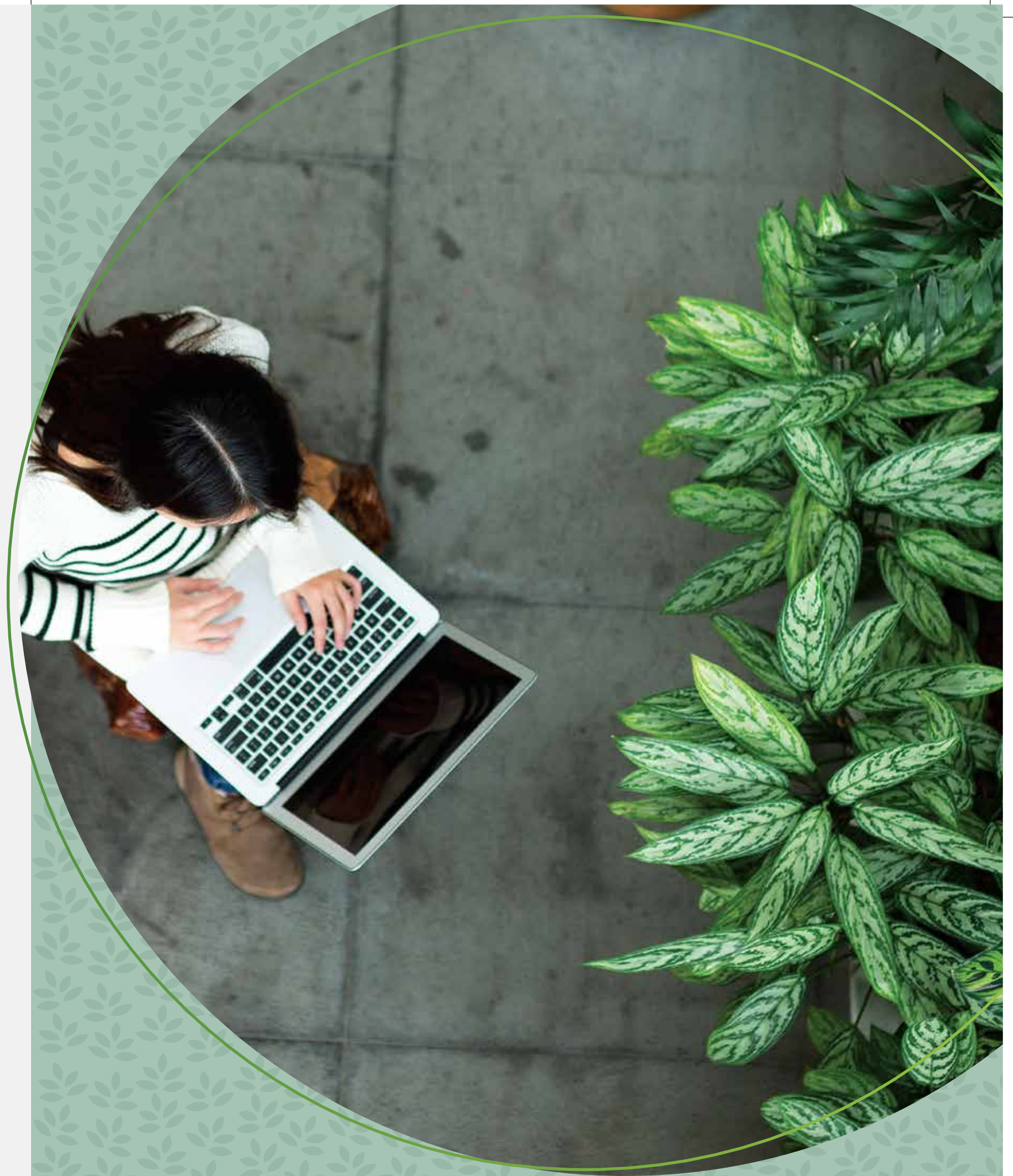
Energy efficient



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 on freehold land, making it easier for refinancing and loans.

**Low on maintenance**

Independent VRV air conditioning system that impacts the overall CAM cost.

**No CAM charges for initial 3 years**

To help you plan your finances conveniently we have provided a 3-year CAM holiday.





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 mind.



Provision for  
food kiosks



Open-air  
cafeteria





OPEN-AIR  
WORKBENCHES





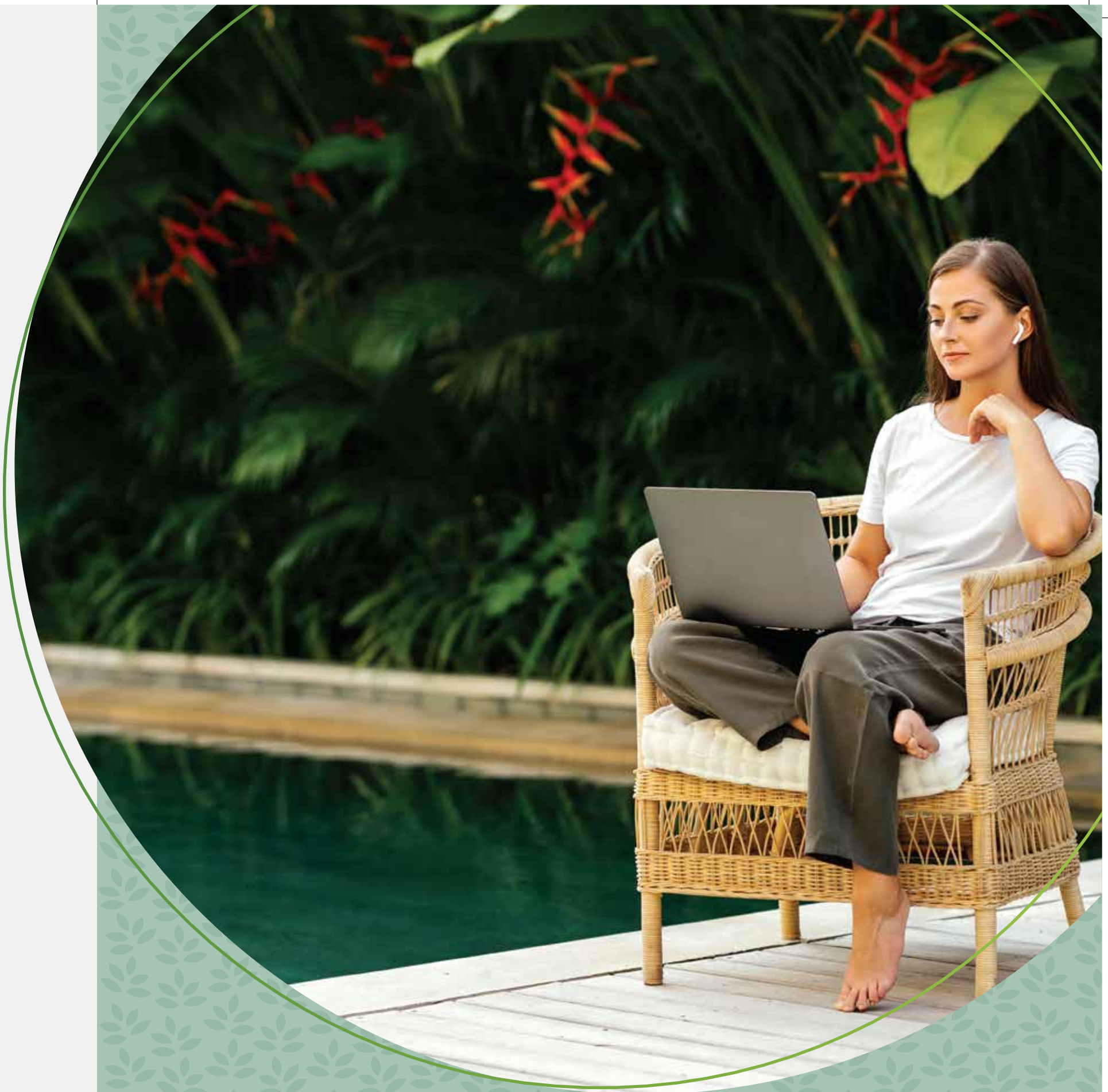




TO MAKE  
RELAXATION A MUST  
WE HAVE COUPLED

# 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 sq.ft. (approx) leisure club, housed beside Ecospace Business Towers. Comprising multi-cuisine restaurants, lounge, boardrooms, guest rooms, banquet halls, terrace pool, gymnasium, indoor games arena and several other recreational features, Ecohub is the perfect place for business leisure.



- 10-year complimentary membership for unit owners, along with their spouse and children (below 18 years)
- All unit owners have access to the club facilities on pay-per-use basis

# CLUB ECOHUB

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

## THE VILLAGE

Fine dining restaurant catering Indian and Oriental palate



The Village

## XEBRA

The sports lounge



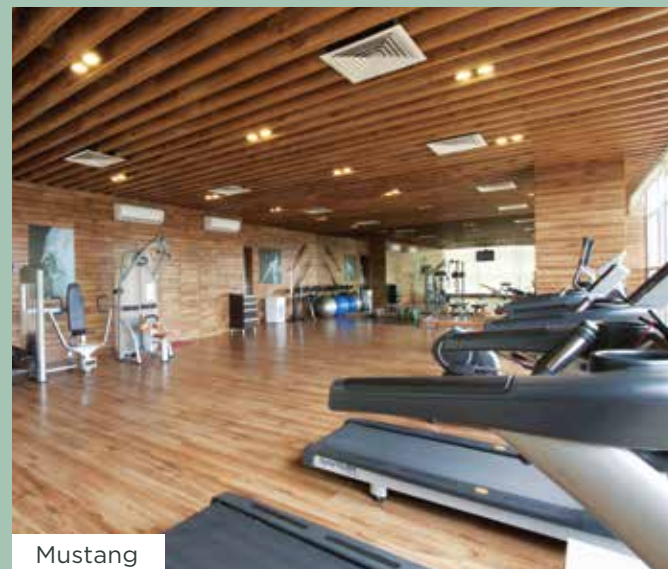
Xebra

## NEST

Corporate dining zone serving Continental delicacies



Nest



Mustang

## MUSTANG

Well-equipped fitness centre with a steam room



Skycourt

## SKYCOURT

Open-air tennis court on the roof



Other sports and games

## POOLSIDE

A well-attended swimming pool on the terrace



Poolside

## OTHER SPORTS AND GAMES

Snooker, table-tennis, and carrom

# BUSINESS AND ENTERTAINMENT

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

CITADEL I

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 creates a perfect harmony between work and life. An address to many eminent corporate houses, this thriving neighbourhood is your opportunity to synergize with the best of the business world.

- AMPHITHEATRE
- FOUNTAINS
- LANDSCAPING
- GREEN AMBIANCE



Amphitheatre



Fountains



Landscaping



Bamboo Garden

## BRANDS @ ECOSPACE BUSINESS PARK



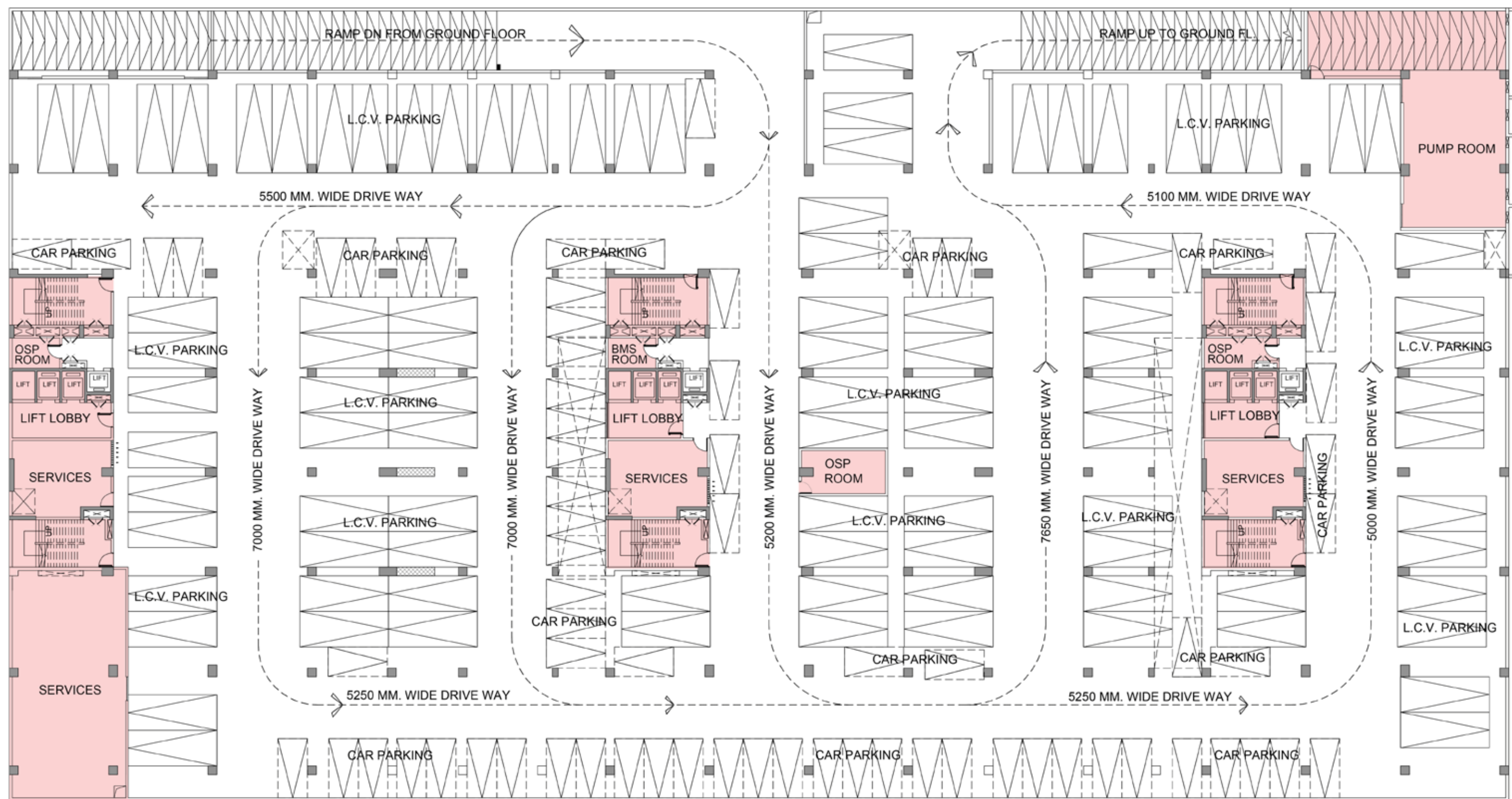


### LEGENDS

- 1 COMMERCIAL ENTRY
- 2 COMMERCIAL EXIT
- 3 RESIDENTIAL ENTRY / EXIT
- 4 RAMP DOWN
- 5 RAMP UP
- 6 NORTH BIOPHILIC DECK
- 7 REFRESHMENT PLAZA
- 8 TERRACE GARDEN
- 9 ALFRESCO GARDEN
- 10 PRIVATE GARDENS
- 11 PARKING

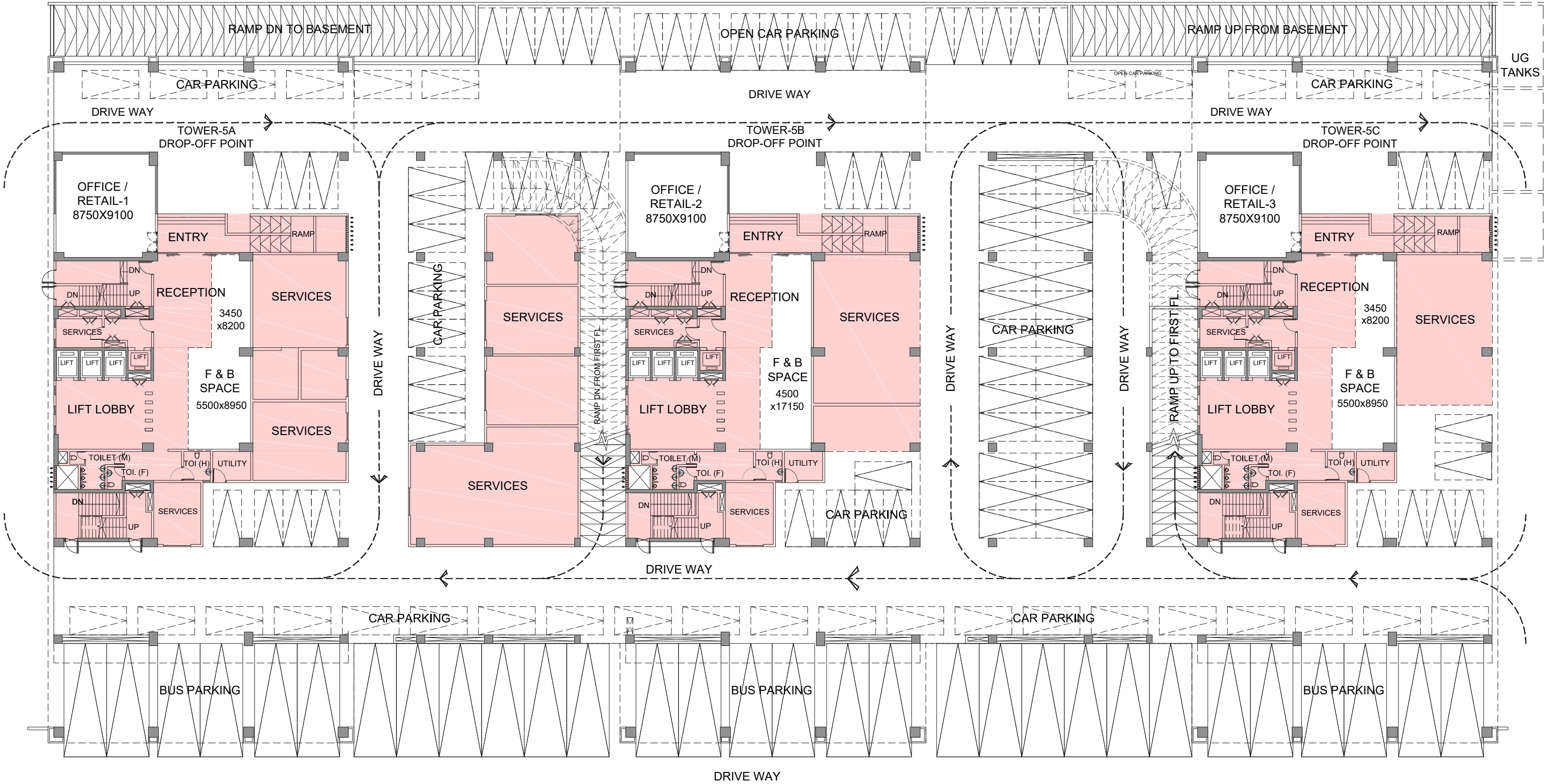


# BASEMENT PLAN



 COMMON AREA

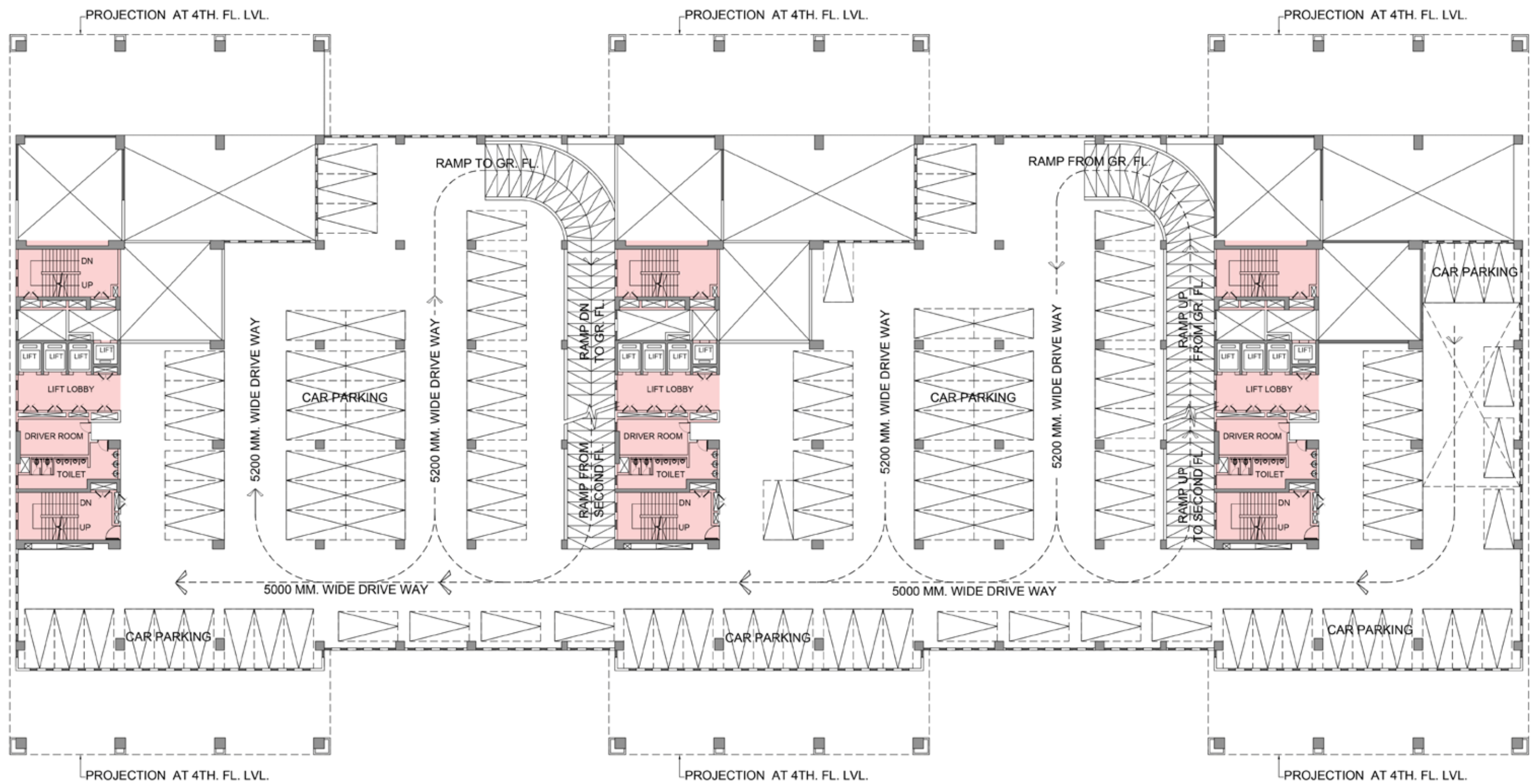
# GROUND FLOOR PLAN



COMMON AREA

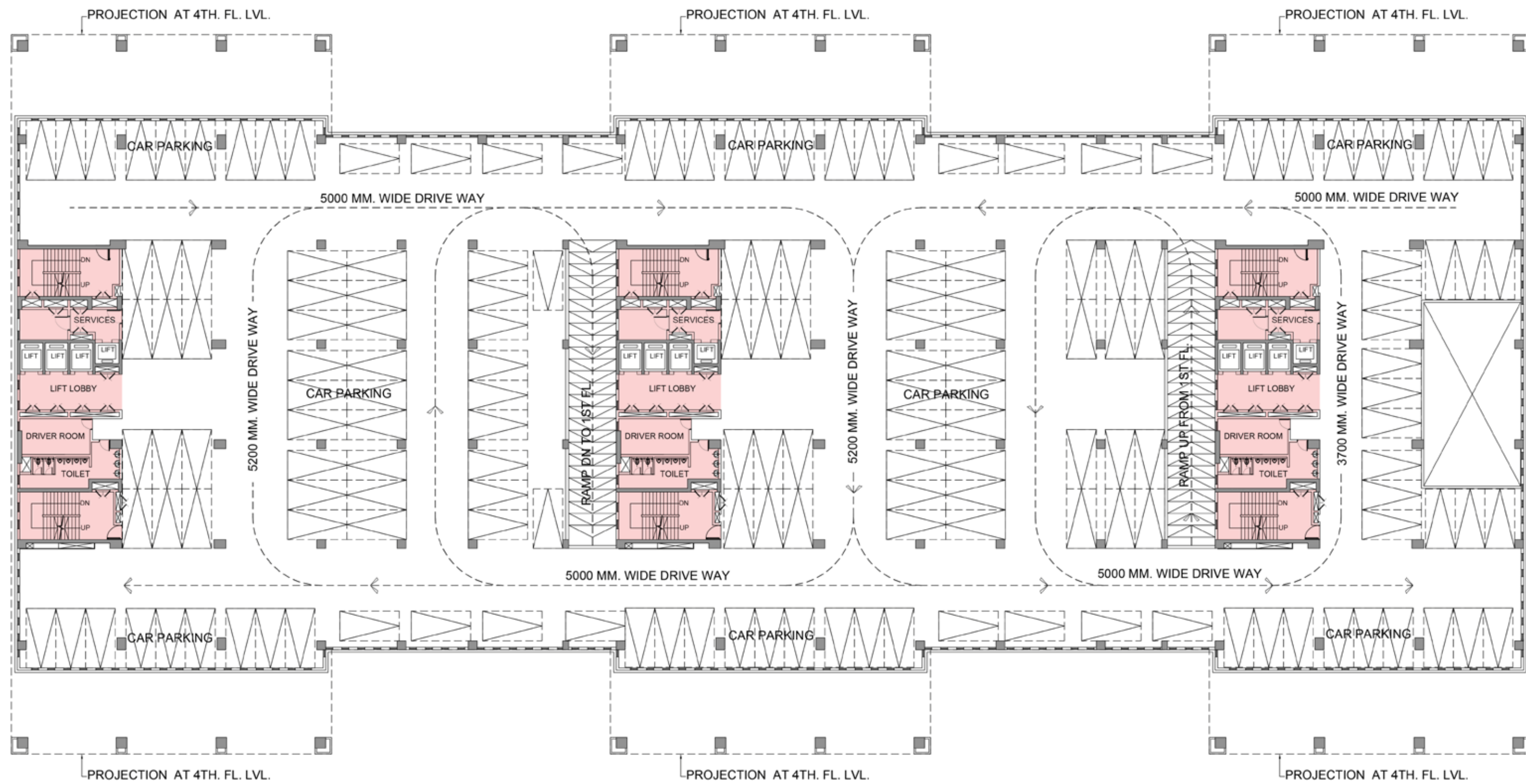


# 1<sup>st</sup> FLOOR PLAN



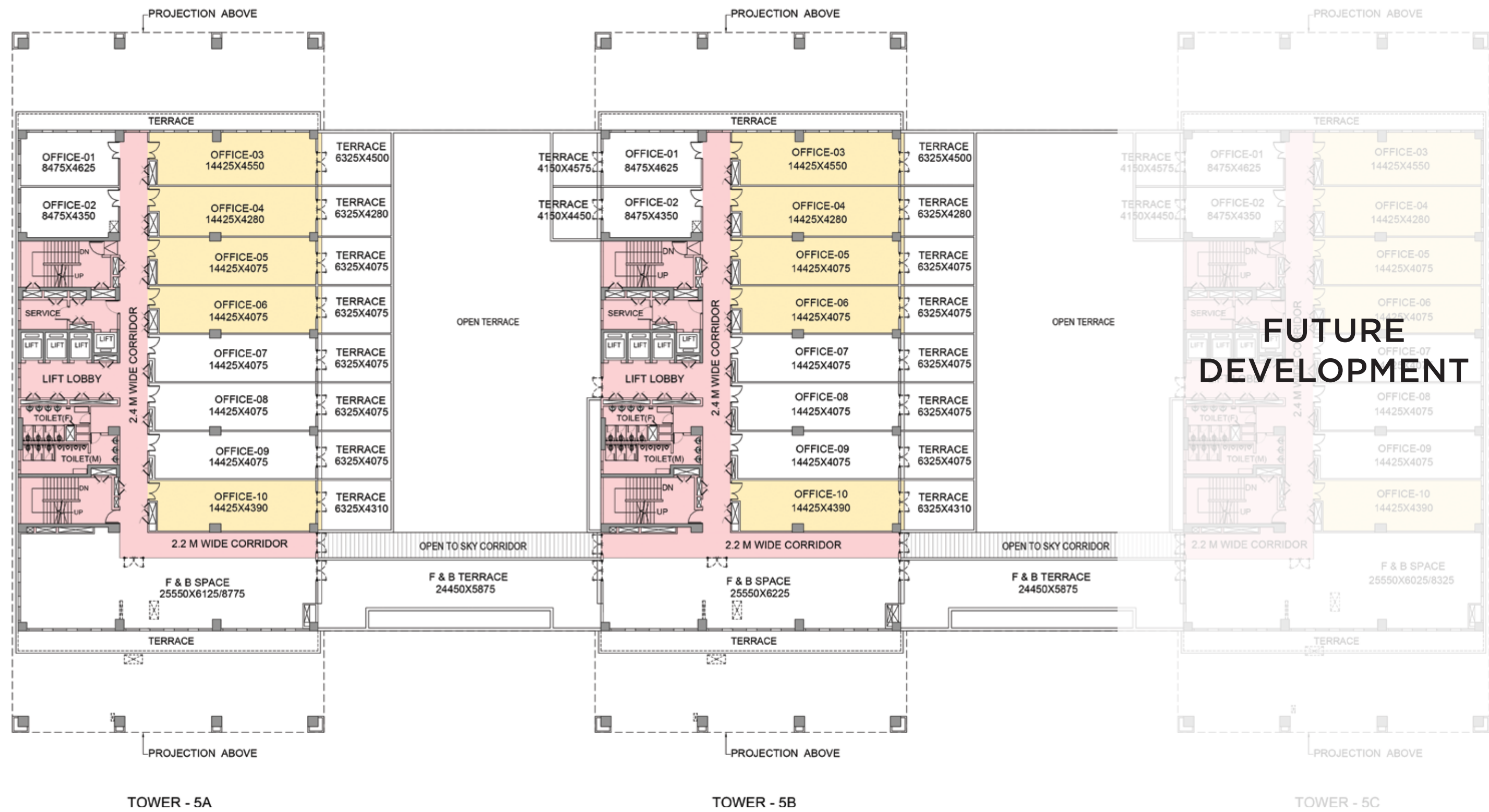
COMMON AREA

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



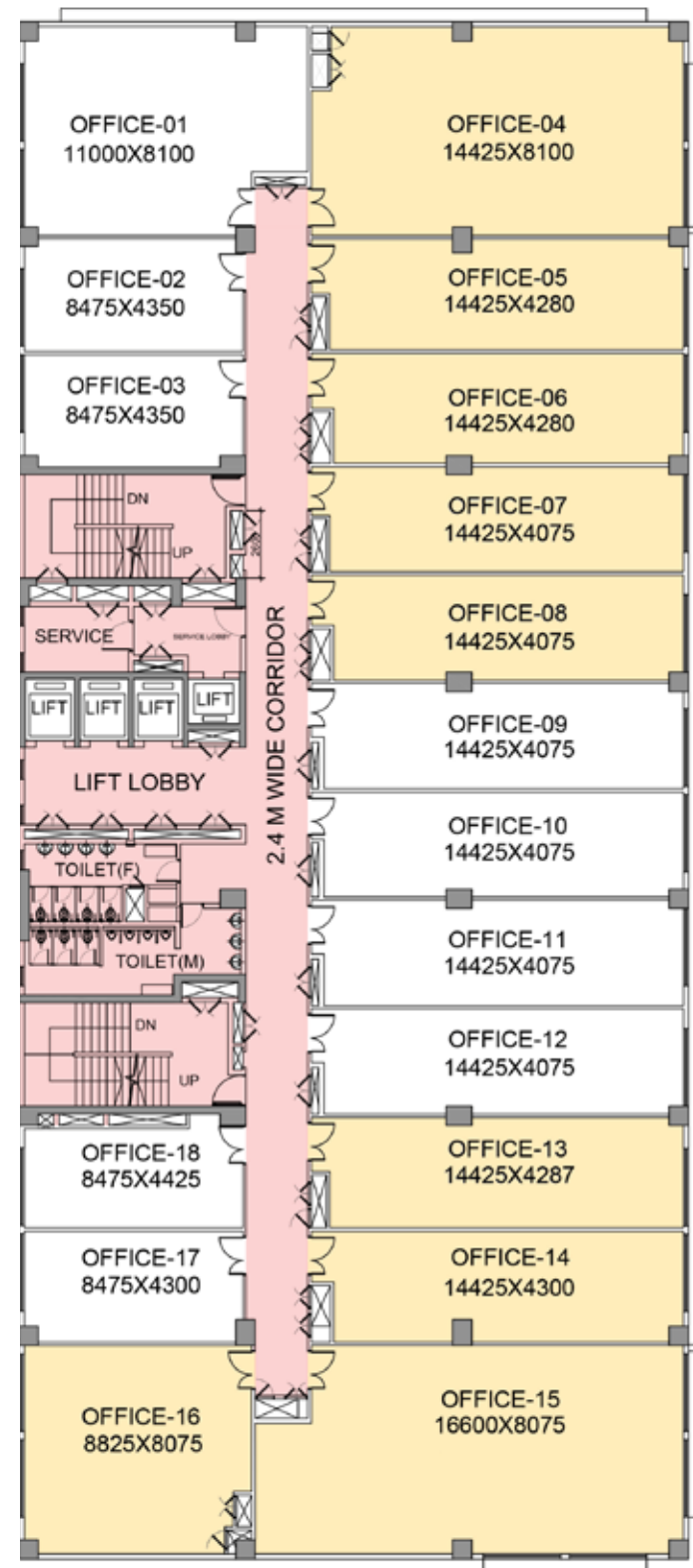
COMMON AREA

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



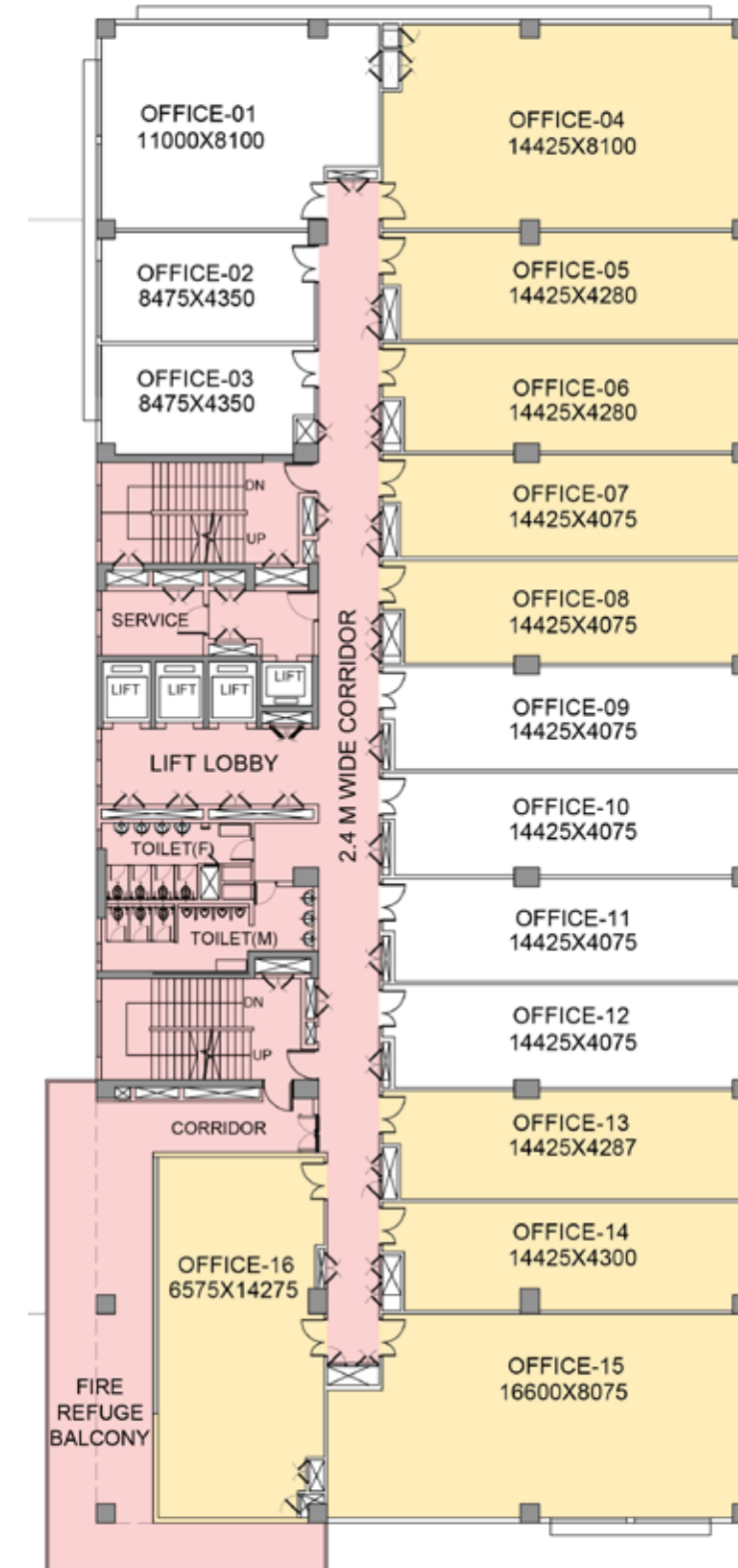
- COMMON AREA
- INDICATES OFFICE WITH TOILET PROVISION

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



TOWER "5B"

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



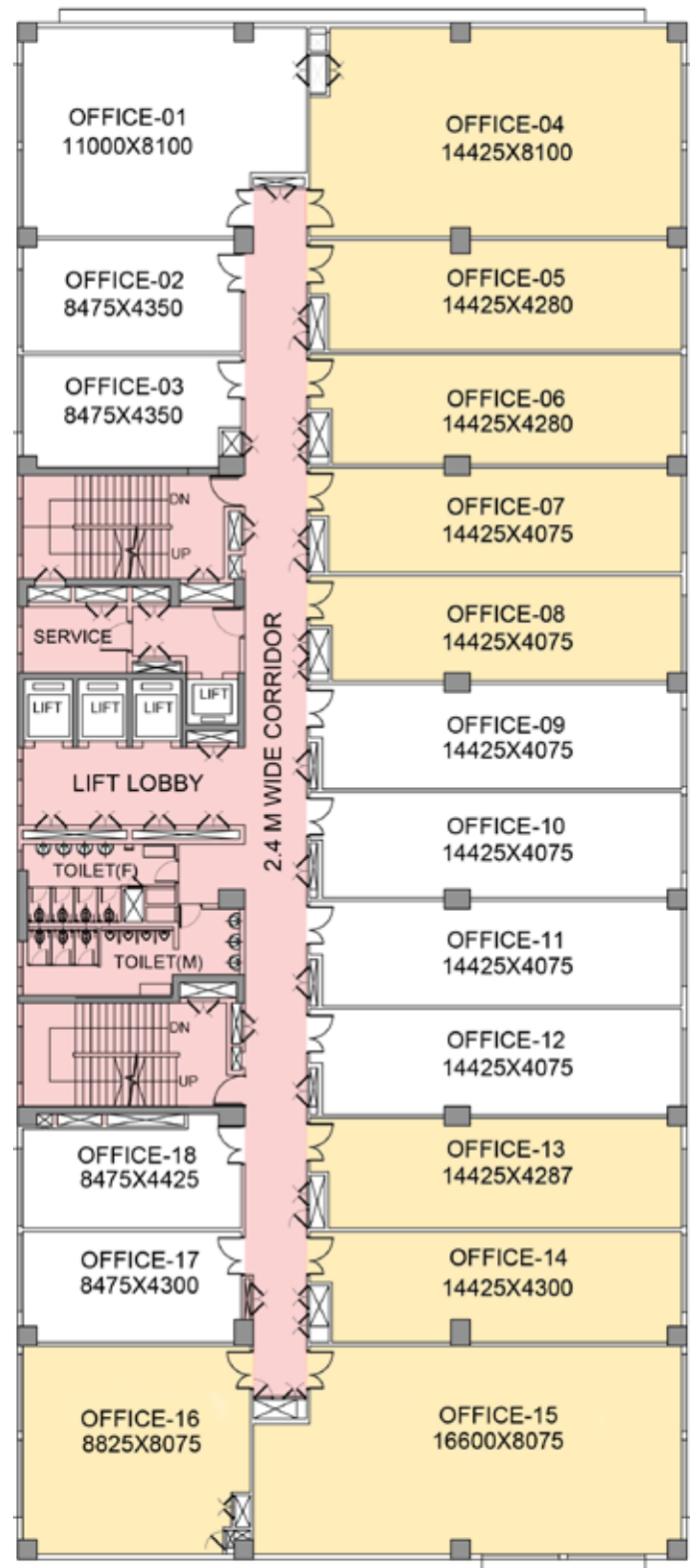
TOWER "5B"



- COMMON AREA
- INDICATES OFFICE WITH TOILET PROVISION

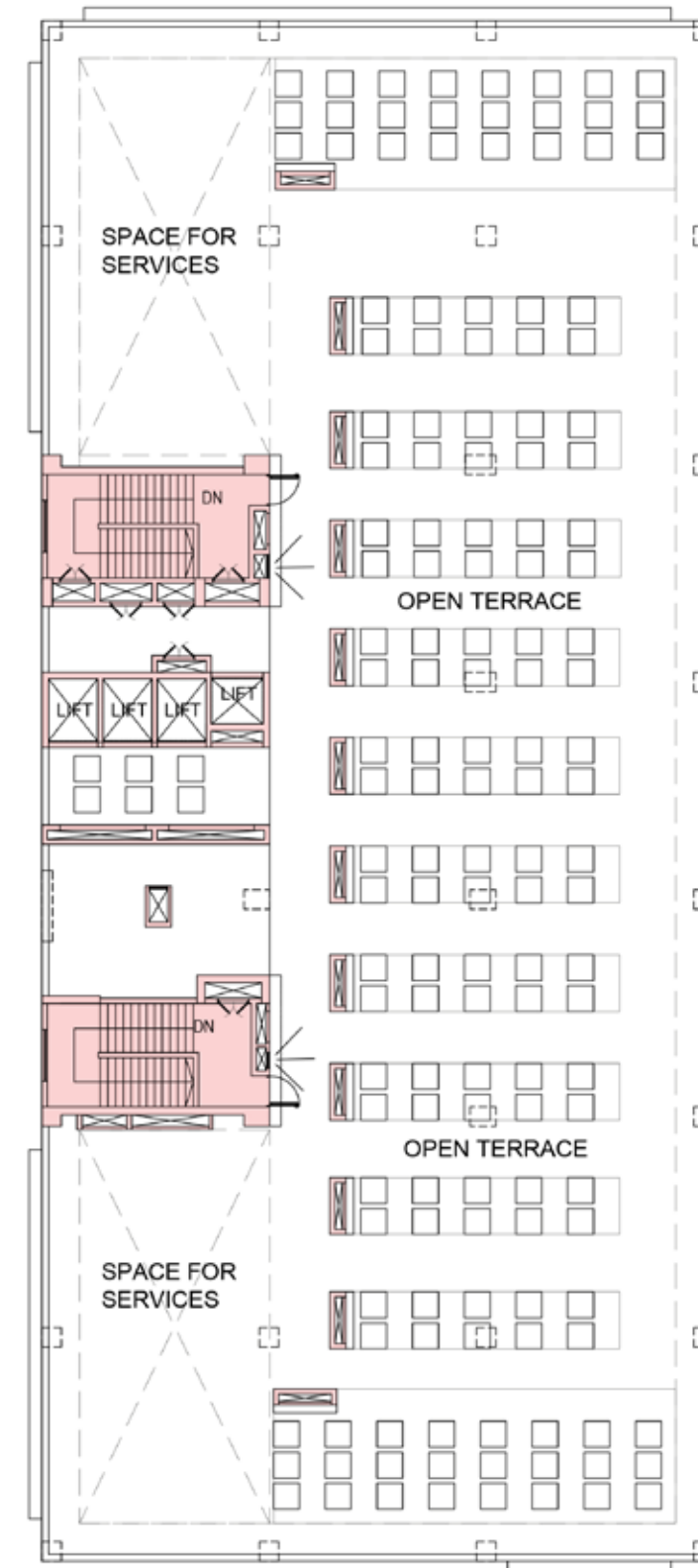
- COMMON AREA
- INDICATES OFFICE WITH TOILET PROVISION

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



TOWER "5B"

ROOF PLAN



TOWER "5B"



- COMMON AREA
- INDICATES OFFICE WITH TOILET PROVISION

- COMMON AREA

# YOUR CHOICE OF WORKSPACES

TOWER - 5B

Floor	Unit Name	No. of Units	Carpet Area	Unit BUA	SBUA	Open Terrace area
			in sqft	in sqft	in sqft	in sqft
<b>Gr Floor</b>	OFC/RETAIL	1	861	912	1298	
	F & B SPACE	1	738	765	1089	
<b>3rd Floor</b>	UNIT-01	1	428	461	656	224
	UNIT-02	1	403	430	612	211
	UNIT-03	1	696	750	1067	333
	UNIT-04	1	651	684	973	305
	UNIT-05	1	622	652	928	291
	UNIT-06	1	619	651	926	290
	UNIT-07	1	630	659	938	291
	UNIT-08	1	628	659	938	290
	UNIT-09	1	630	659	938	290
	UNIT-10	1	667	702	999	309
	F & B SPACE	1	1666	1759	2503	1638
<b>Typical Floors 4-5,7-9,11th (6 Floors)</b>	UNIT-01	6	902	962	1369	
	UNIT-02	6	399	422	600	
	UNIT-03	6	384	422	600	
	UNIT-04	6	1237	1308	1861	
	UNIT-05	6	650	684	973	
	UNIT-06	6	647	684	973	
	UNIT-07	6	618	652	928	
	UNIT-08	6	615	651	926	
	UNIT-09	6	626	659	938	
	UNIT-10	6	625	659	938	
	UNIT-11	6	626	659	938	
	UNIT-12	6	626	660	939	
	UNIT-13	6	651	685	975	
	UNIT-14	6	648	688	979	
	UNIT-15	6	1374	1452	2066	
	UNIT-16	6	747	804	1144	
	UNIT-17	6	394	419	596	
	UNIT-18	6	362	388	552	
<b>Refuge Floor 6th &amp; 10th (2 Floors)</b>	UNIT-01	2	902	962	1369	
	UNIT-02	2	399	422	600	
	UNIT-03	2	384	422	600	
	UNIT-04	2	1237	1308	1861	
	UNIT-05	2	650	684	973	
	UNIT-06	2	647	684	973	
	UNIT-07	2	618	652	928	
	UNIT-08	2	615	651	926	
	UNIT-09	2	626	659	938	
	UNIT-10	2	625	660	939	
	UNIT-11	2	626	659	938	
	UNIT-12	2	626	660	939	
	UNIT-13	2	651	685	975	
	UNIT-14	2	648	688	979	
	UNIT-15	2	1374	1452	2066	
	UNIT-16	2	982	1065	1515	



# OTHER FACILITIES



24 X 7  
AMBULANCE SERVICES



FIRE PROTECTION  
SYSTEM



DOCTOR  
ON CALL



24 X 7  
CCTV SECURITY



PHARMACY



24 X 7  
DG FACILITY



GROUND FLOOR TOILET  
FOR THE DIFFERENTLY  
ABLED



LANDSCAPED  
OUTDOOR AREAS



COMMON TOILETS  
ON EVERY FLOOR



STREET LIGHTING



3 PASSENGER LIFTS,  
1 SERVICE LIFT



AMPLE OPEN AND  
COVERED CAR PARKING



MINIMUM TOUCH  
FOOT ACCESS DOOR



SOLAR PANELS  
ON THE ROOFTOP



# 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 and 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 turn 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 and education.

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.

The Group continues to launch strings of projects across Real Estate, Hospitality and Healthcare to add to the experiences and keep making a difference to the way people live.

## 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 100-plus 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



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. The dimensions of units, 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 Project.

The terms and conditions of sale and usage of services depicted herein shall be subject to the agreement between the Promoter and the Allottee. Since in the State of West Bengal, no authority has been formed as yet under the Real Estate (Regulation and Development) Act 2016 (RERA), the project is not registered under RERA.

