

OWN THE SKY



Developer



ISO 9001-2015 and  
ISO 14001-2015 certified

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## FROM THE DEVELOPER'S DESK

Dear Patron,

Relationships are at the core of every home and so at the heart of Orbit. We believe that when we build a home, it's a start of something beautiful and relationships complete it. To share the joy of a home with those you love - that is what makes a home stand the test of time. That is why every home we've created across the city is a testament to the most important value of all; relationships.

As we bind this momentous feeling, let's cherish the sweet memories that foster a strong bond. Be it our customers, patrons, employees or stakeholders, our interactions are honest, fair and sincere. Here all decisions are guided by **Rishton ki Mithaas...**

An avant-garde in real estate, for two decades now, we have devoted our time, passion and dedication in shaping the skyline of the city. While building homes, we have also built our deepest understanding of human relations. Today we live in a world of infinite possibilities. Our inclusive living and sky high dreams are moulding the world and giving it a new shape every day. Therefore, we wanted our customers to experience a moment of infinity. After seeking inspiration from the magnificent sky clubs of the world, we gave shape to Orbit Lumiere. A sky club so vast that time transforms into infinity here.

Orbiting happily with you!

**Team Orbit**

OWN  
THE SKY BEYOND  
BOUNDARIES

It is often said that the sky is the limit, but have you ever wondered embracing the sky and owning it? Orbit Lumiere is all about that beautiful sense of owning the sky. Situated in the prime of the city, this much coveted project brings the finest amenities with a touch of artistry and elevates you a notch above. Orbit Lumiere is truly the luminescent one in the city.

**74,000**  
sqft of sprawling area

**Abundant**  
lush green space

**51,000**  
sqft open to sky space

**970-2000**  
sqft 2, 3 & 4 BHK homes

**100%**  
Infinite sky

**IGBC**  
certified gold rated green building

Orbit Lumiere welcomes you to an elevated living, where the expansive blues greet you to a sky high life. Where contemporary blends with tranquility and convenience whisks with comfort.

**25,000**  
**SQFT**



Clouds at your feet and the wind in your hair, you now own the sky! 25,000 sq.ft. plush Sky Club elevated at 130 ft. filling you up with an alluring experience of resort living within the gates, that you wouldn't wish to go home.

Relax or unwind or just gaze, the sky embraces you with its magnificence. Plunge into the blues of the horizon in the infinity swimming pool, or just rejuvenate your aura. Make healthy living your lifestyle at the sky deck gymnasium or clink your glasses and raise a toast to memories of revelry at the Lounge. The Sky Club transports you to a limitless sphere of glory where life is a notch above.

#### LEGENDS

- |                            |                          |                |                       |
|----------------------------|--------------------------|----------------|-----------------------|
| 1. KID'S POOL              | 5. SENIOR CITIZEN'S ZONE | 9. INDOOR GYM  | 12. INDOOR GAMES ROOM |
| 2. INFINITY POOL WITH DECK | 6. WALKING TRAIL         | 10. ADDA ZONE  | 13. ASTRONOMICAL DECK |
| 3. OUTDOOR PLAY AREA       | 7. YOGA DECK             | 11. SKY LOUNGE | 14. INDOOR LOUNGE     |
| 4. CRECHE                  | 8. OUTDOOR GYM           |                |                       |





# INFINITE SKY CLUB

Blue and beyond  
INFINITY POOL WITH DECK



Let childhood thrive in limitless splashes  
KID'S POOL



# Stir up your boundless passion

INDOOR GAMES ROOM

(Carrom, Darts, Cards table, Pool table & Table tennis)



Live under the stars  
ASTRONOMICAL DECK



# Revel in umpteen happiness

INDOOR LOUNGE



Make your moments infinite  
SKY LOUNGE



Let laughter and freedom resonate  
ADDA ZONE



# Grow with never-ending playtime

CRECHE

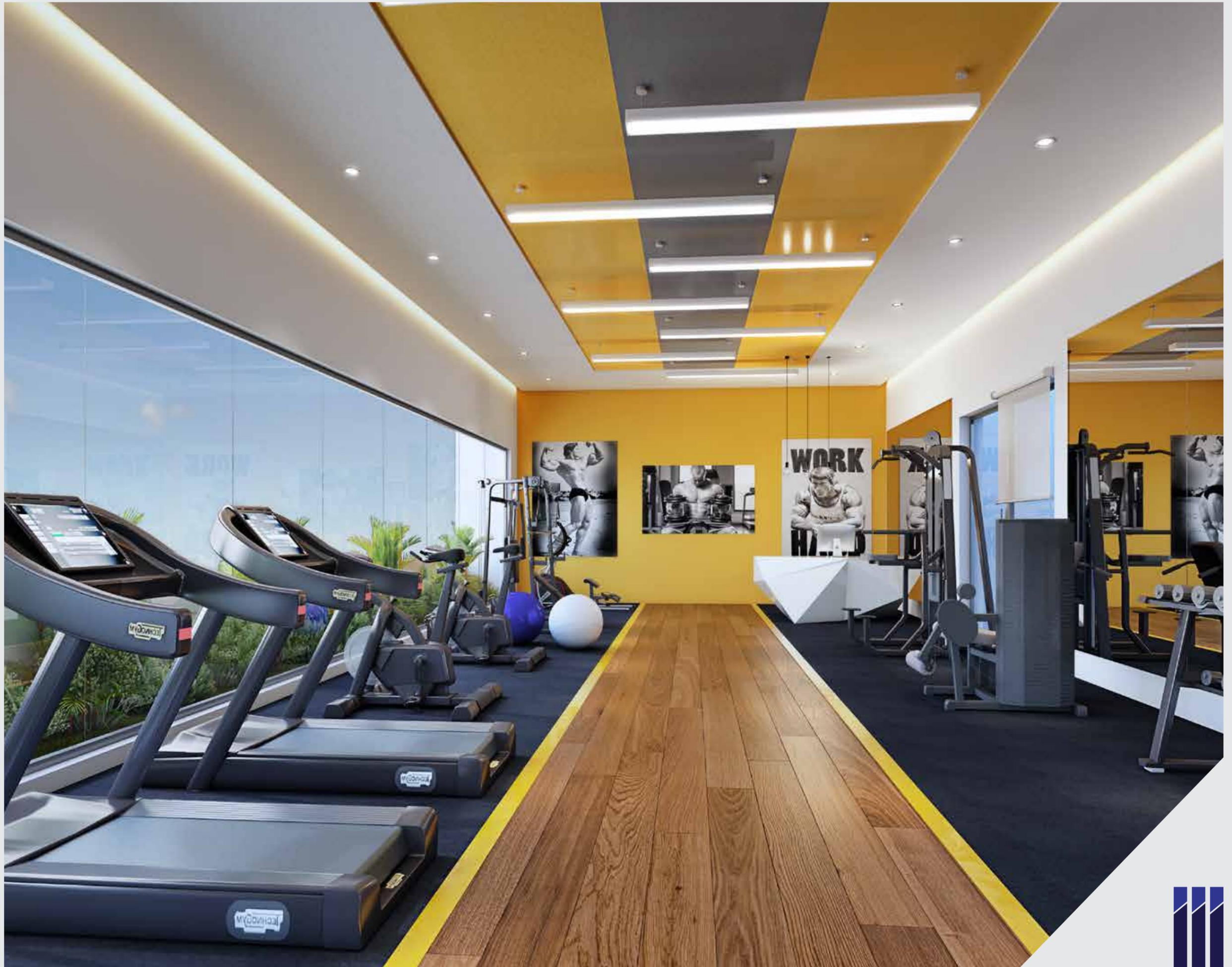


# Childhood beyond boundaries

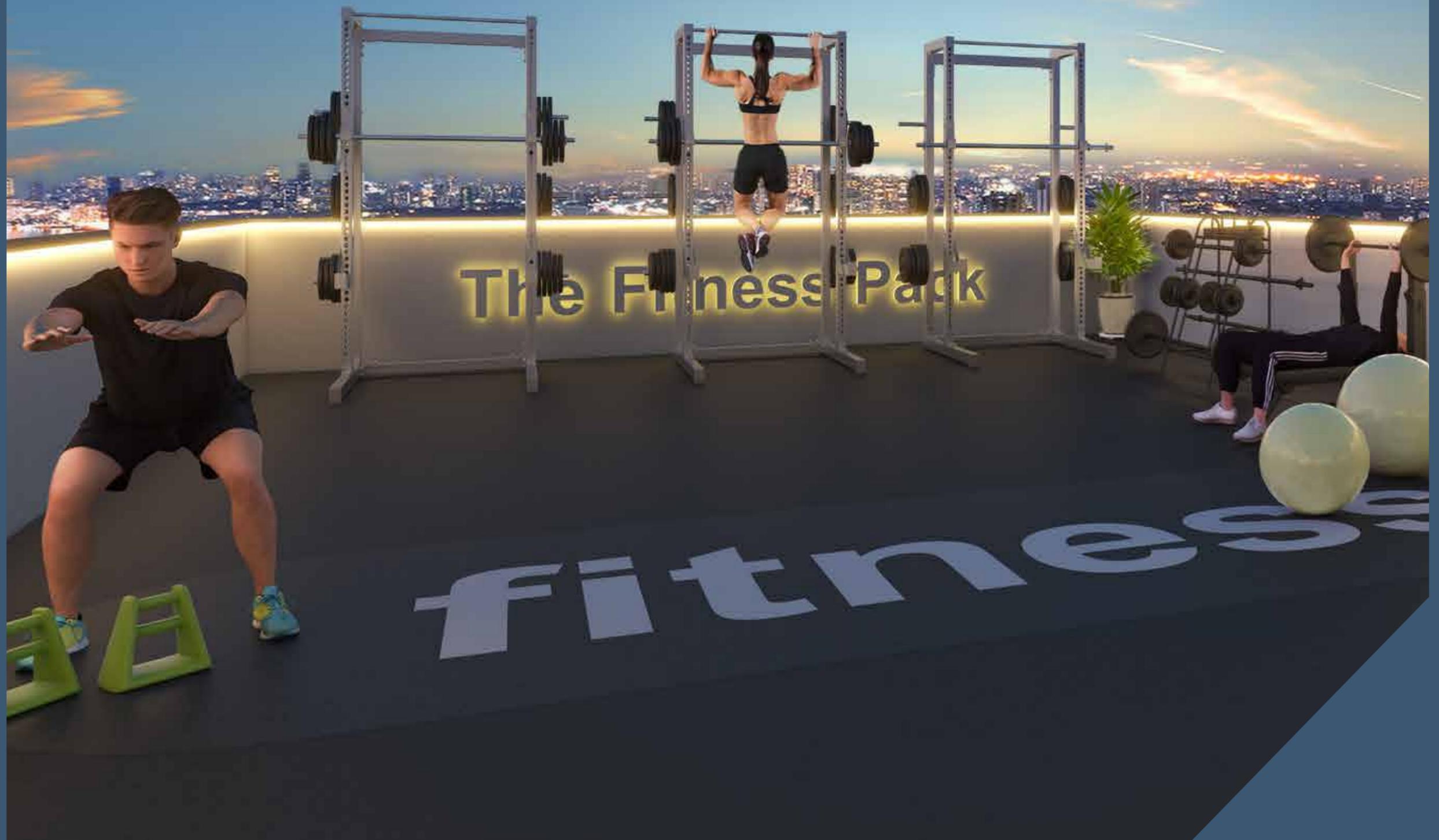
OUTDOOR PLAY AREA



Go limitless with fitness  
INDOOR GYMNASIUM



Make your fitness goals sky high  
OPEN GYM



# Connect to your inner infinite

YOGA DECK



Celebrate boundless cheer  
BANQUET HALL



Be where moments are alive  
AMPHITHEATRE-GROUND



Play up your spirits

MULTIPURPOSE COURT

(Basketball, Badminton & Volleyball)





Amphitheatre-Roof



Spa



Cabana

## INFINITELY ECOLOGICAL



Organic waste management



Water efficient fixture



Rainwater harvesting



Sewage treatment plant



Ample green space with use of native plants in the landscape



Recycled water for gardening



Dual flushing system



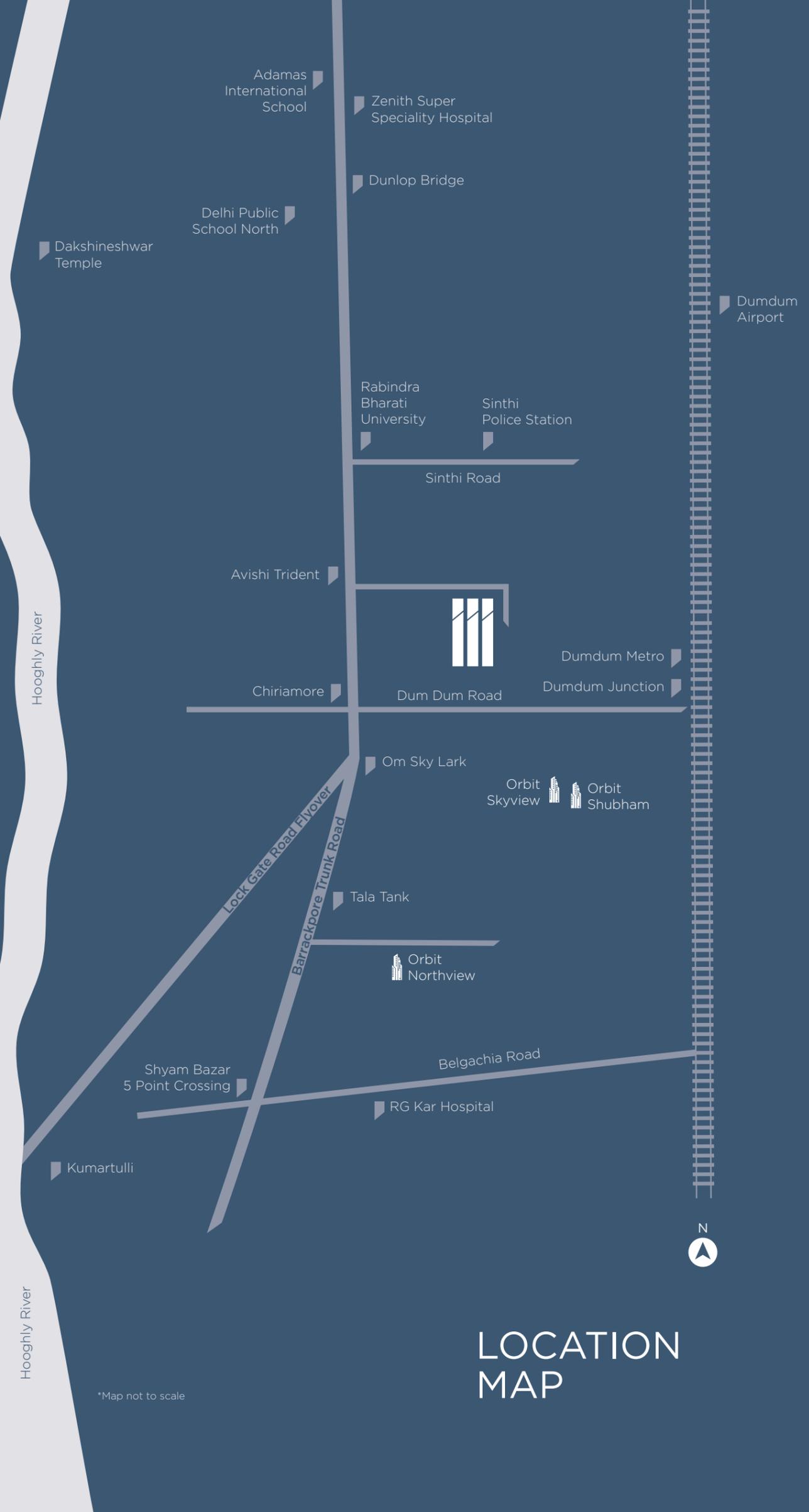
Low VOC materials



LED lights in common areas



Solar power for common areas



## CONNECTED CONVENIENTLY FROM HORIZON TO HOME

Chiriamore Crossing	350 Mt
Rabindra Bharti University	1 Km
Paikpara/BT Road Crossing	1 Km
Sinthi More Crossing	1 Km
Hooghly River Ghat	1 Km
Dumdum Metro	1.5 Km
Tala Tank	1.5 Km
Shyambazar Metro	3 Km
Shyambazar 5 Point Crossing	3.5 Km
Kumartulli	3.5 Km
Kolkata Railway Station	3.5 Km
Dunlop Bridge	3.5 Km
Dakshineswar Temple	5 Km
Dumdum Airport	9 Km

LOCATION  
MAP

\*Map not to scale

# MOST TRUSTED CONSULTANTS

## ARCHITECTURAL CONSULTANT



### Raj Agarwal & Associates

An architectural consultancy house initiated by Raj Agarwal and Kaushik Dasgupta in 1996. The firm has a large energetic team of experienced employees and holds several awards and recognitions.

## STRUCTURAL CONSULTANT

### S.P.A. CONSULTANTS

*CONSULTING STRUCTURAL ENGINEERS*

Conceived by Mr. Sanjiv Parekh, SPA Consultants has today emerged as one of the leading players providing various consultancy services in the field of structural engineering.

## LANDSCAPIST



### LAYERS DESIGN STUDIO

A boutique design firm offering specialized professional services in landscape architecture, core architecture, interior design and environmental planning. The firm recognizes the value of integrated multidisciplinary method to ensure a holistic approach towards creating innovative and responsive solutions.

## MEP CONSULTANT



### Unique Engineering

Specialized as PHE consultant, Unique Engineering Firm is headed by Mr. Ratan Kumar Sarkar, and specializes in design services. Covering notable developments across India and internationally, the firm has gained considerable recognition in the years.

## SOLICITORS & ADVOCATES

### r.ginodia & co.

*SOLICITORS & ADVOCATES*

Established in 1967 and having extensive experience in Real Estate transactional work, like advising on the title, purchase of land, development and sale/lease of residential, commercial and retail projects. The Asia Pacific Legal 500 has classified the firm as a Tier 1 firm in Kolkata.

## ELECTRICAL ENGINEER



### Universal Power Transmission

Having extensive experience of 28 years UPT is engaged in design, drawing, supervision and consultancy in the field of project electrical systems. It is a professionally managed & IGBC Certified company having a team of qualified and highly experienced engineers in the field of project Engineering & Consultancy

FLOORED  
BY PERFECTION





# GROUND FLOOR PLAN

## LEGENDS

- 1. Entrance/Exit
- 2. Amphitheatre with Screen
- 3. Banquet Hall
- 4. Multipurpose Court
- 5. Landscaped Garden with Cabana
- 6. Senior Citizen's Zone
- 7. Double Height Entrance Lobby
- 8. Water Feature



# TOWER 1 TYPICAL FLOOR PLAN

Flat Type	BHK	Carpet Area including Balcony Area (sq.ft.)	Built-up Area (sq.ft.)	Super Built-up Area (sq.ft.)	Open Terrace Area (sq.ft.)		
					2nd Floor	4th, 7th & 10th Floor	5th, 8th & 11th Floor
A1	3 BHK + 2T	814	901	1240			
B1	3 BHK + 3T	1040	1143	1570	63	16	28
C1	4 BHK + 3T	1246	1364	1870	88	24	20
D1	3 BHK + 2T	827	946	1300	13		
E1	2 BHK + 2T	627	703	970			



# TOWER 2 TYPICAL FLOOR PLAN

Flat Type	BHK	Carpet Area including Balcony Area (sq.ft.)	Built-up Area (sq.ft.)	Super Built-up Area (sq.ft.)	Open Terrace Area (sq.ft.)		
					1st Floor	2nd Floor	5th, 8th & 11th Floor
A2	3 BHK + 2T	904	998	1370			
B2	4 BHK + 3T	1232	1345	1850	122		
C2	3 BHK + 3T	1046	1152	1580		58	28
D2	3 BHK + 2T	841	940	1290			
E2	2 BHK + 2T	627	705	970			



# TOWER 3 TYPICAL FLOOR PLAN

Flat Type	BHK	Carpet Area including Balcony Area (sq.ft.)	Built-up Area (sq.ft.)	Super Built-up Area (sq.ft.)	Open Terrace Area (sq.ft.)	
					2nd Floor	4th, 7th & 10th Floor
A3	4 BHK + 3T	1254	1369	1880		
B3	3 BHK + 2T	937	1032	1420		
C3	2 BHK + 2T	629	704	970	25	
D3	3 BHK + 2T	844	931	1280		
E3	3 BHK + 3T	1032	1136	1560		27



SPECK AND SPAN WITH  
SPLENDID FEATURES

All areas are for illustrative purpose and are subject to minor changes.



#### FOUNDATION & STRUCTURE

Structure design for the optimum seismic consideration as stipulated by the IS code

Foundation with RCC piles & pile caps

RCC framed super structure with ACC block/fly ash bricks as per design

Anti-termite treatment during various stages of construction

#### BUILDING ELEVATION

Iconic towers meticulously designed and premium texture painted

#### LIVING/DINING ROOM

**Flooring** Premium vitrified tiles

**Wall & Ceiling** High quality putty for premium finish

**Main Door** Wooden frame with teak finish laminated flush door

**Hardware & Fittings** Godrej/Yale/Hafele or equivalent make

**Window** Aluminum anodized/powder coated window with clear gazing

**Electrical** Modular switches of Havells/Anchor/North-west or equivalent make with copper wiring

#### BEDROOMS

**Flooring** Premium vitrified tiles

**Wall & Ceiling** High quality putty for premium finish

**Doors** Wooden frame with Teak finish flush door

**Hardware & Fitting** Godrej/Yale/Hafele or equivalent make

**Window** Aluminum powder coated windows with glass panes

**Electrical** Modular switches of Havells/Anchor/North-west or reputed make with copper wiring

#### BALCONY

**Flooring** Matte finish premium tiles

**Railing** MS/Aluminum railings

#### KITCHEN

**Flooring** Matte finish premium tiles

**Wall** Ceramic tiles upto 2 feet height above the counter

**Ceiling** High quality putty for premium finish

**Doors** Wooden frame, Teak finish flush door

**Hardware & Fitting** Godrej/Yale/Hafele or equivalent make

**Window** Aluminum powder coated windows with glass panes and provision for exhaust fan

**Counter** Granite stone counter top

**Plumbing** Stainless steel sink with water provision

**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

**Ceiling** High quality putty for premium finish

**Doors** Wooden frame with teak finish flush door

**Hardware & Fitting** Godrej/Yale/Hafele or equivalent make

**Window** Aluminum powder coated windows with glass panes and provision for exhaust fan

**Sanitary ware** 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 large size vitrified tiles & Granite as per design

#### TYPICAL FLOOR LOBBY

**Flooring** Premium vitrified tiles

**Wall** Premium finish as per architect's design

#### HEALTH & SAFETY

24 hours treated water supply

Superior quality waterproofing

Optimum power back-up

100% power back-up for common areas & utilities

App based security system

Intercom system

24X7 security

Security surveillance facility with CCTV in common areas

# REVERED REWARDS

## *Orbit, ek alag soch.*

If there's a word that encapsulates Orbit, it is **passion**. We don't just build but create experiences. We tailor architectural designs around the lives of people who live in it. At Orbit, there's no foundation deeper than a relationship and nothing more monumental than reputation.



Global Real Estate Congress  
Most Trusted Real Estate  
Brand of the Year



Realty Plus Award  
Residential Project of the Year  
Orbit Victoria



Realty Plus Award  
Green Building of the Year  
Orbit Royale



Realty Plus Award  
Mid Segment Project of the Year  
Orbit Ashwa



Realty Plus Award  
Ultra Luxury-Lifestyle Project  
of the Year - Orbit Victoria



CREDAI Realty Awards  
Luxury Mid Segment Project  
Orbit Sky Garden



Realty Plus Award  
Real-Estate Website of the Year  
orbitgroup.net



IGBC  
Green Homes Gold  
Orbit Royale



IGBC  
Green Champion  
Developer-All India

# NOTABLE LANDMARKS

## LUXURY CONDOMINIUMS



Orbit Royale, Alipore



Orbit Crystal, Alipore



Orbit Victoria, Shakespeare Sarani



Orbit Sky Garden, Ballygunge



Orbit Ekam, Minto Park

## MID-SEGMENT HOUSING COMPLEXES



Orbit Sky View, BT Road



Orbit Ashwa, Alipore



Orbit North View, BT Road



Orbit Shubham, BT Road



Orbit City, Jadavpur

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