

SITE OFFICE
1839 Laskarhat Road Kolkata 700 039
Ward No 107 Kolkata Municipal Corporation

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PRIMARC
CHAMBERS
BUSINESS CLASS OFFICES



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Good design means good business. This is the core philosophy that inspired us to create Primarc Chambers.

Given the evolving nature of businesses today, we have created one-of-a-kind flexible and efficient workspaces.

These optimum spaces have been designed with efficiency in mind. Primarc Chambers has an avant-garde Business Centre and Lounge with concierge services to provide a truly business class experience. It is also equipped with functional features, spanning from common meeting and conference rooms with provisions for video conferences and more.

Come, make the most of 'smart working'. All at an unbeatable location.



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KOLKATA'S
NEXT CBD



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AT THE HEART OF OPULENCE

Located in one of the city's premium neighbourhood, on the EM Bypass, Primarc Chambers is easily accessible and offers multiple location advantages.

Undoubtedly the EM Bypass is home to plush lifestyle destinations including ITC, JW Marriot, Taj Vivanta, Trump Towers, Atmosphere, prominent malls and much more.

BY THE WAY

HOSPITALS

- Ruby Hospital 1 km

SCHOOL

- Calcutta International School 650 m
- DPS Ruby Park

RESIDENTIAL COMPLEX

- Atmosphere 2.5 km
- Urbana 2.05 km
- Trump Tower 2.5 km

TRANSPORTATION

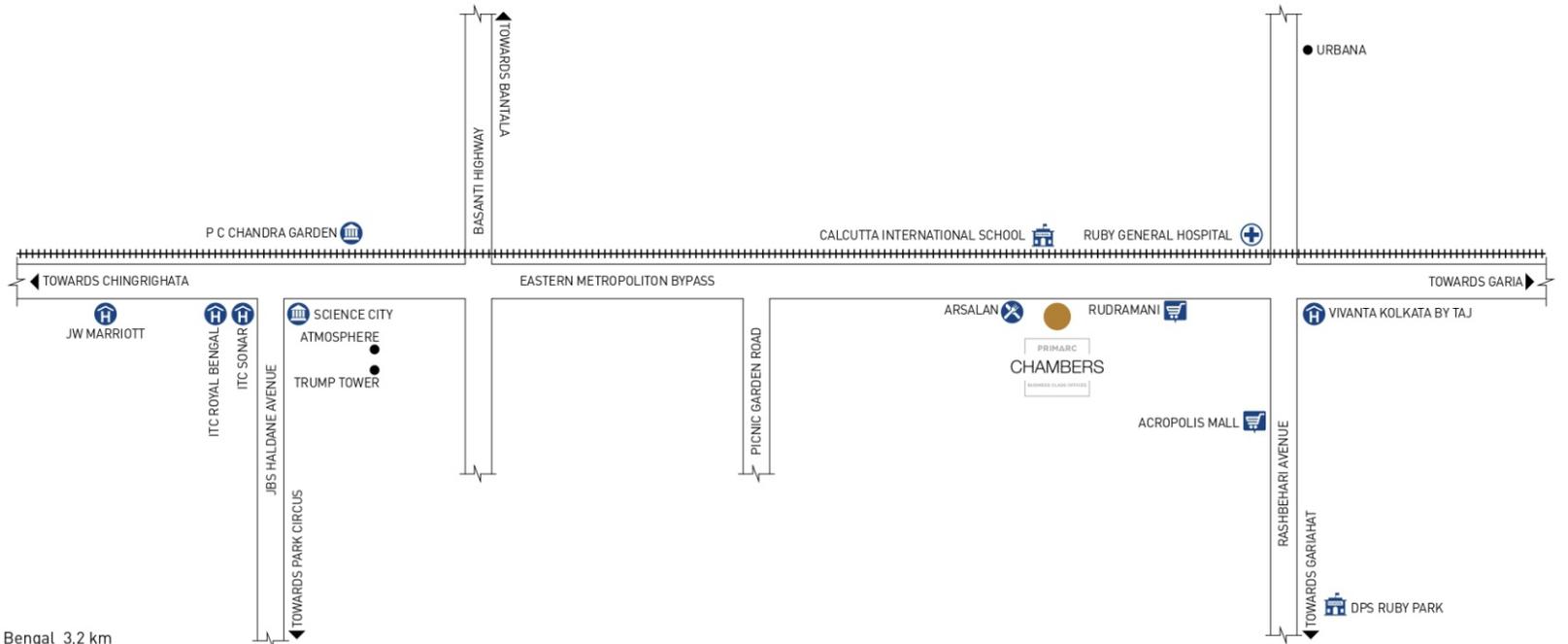
- Metro 500 m

HOTELS

- ITC Royal Bengal 3.2 km
- JW Marriott 3.3 km
- Taj Vivanta 850 m

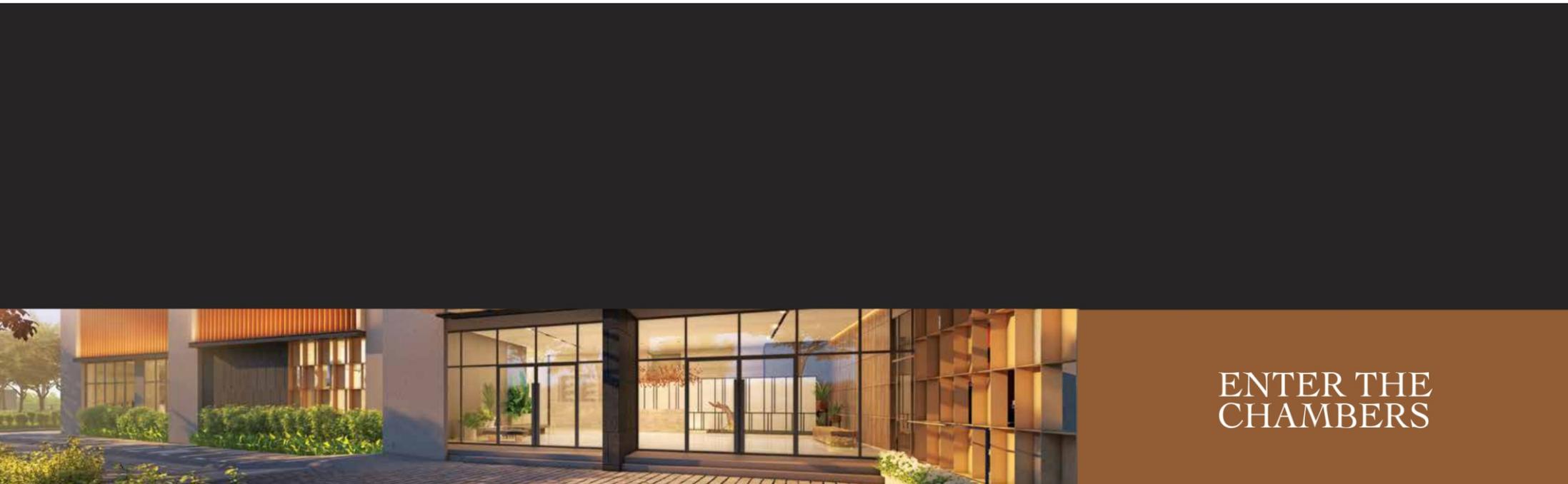
AMUSEMENT PARKS, RESTAURANTS AND OTHER COMMERCIAL CENTRES

- Science City 2.8 km
- PC Chandra Garden
- Arsalan
- Acropolis
- Rudramani



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ENTER THE
CHAMBERS



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THE NEW FACE OF FORTUNE

Primarc Chambers offers much more than just a luxe façade. It offers interiors that are fluid by design and inspire a better working environment. Each personalised office space allows the liberty to align it with your needs. Step in, amaze yourself.

HIGH POINTS

- G+15
- Grand entrance lobby
- Multiple office sizes, starting from 406 sqft
- Verge, the Landscaped Plaza
- Business Centre and Lounge
- Provision for Valet parking
- Common restrooms on every floor



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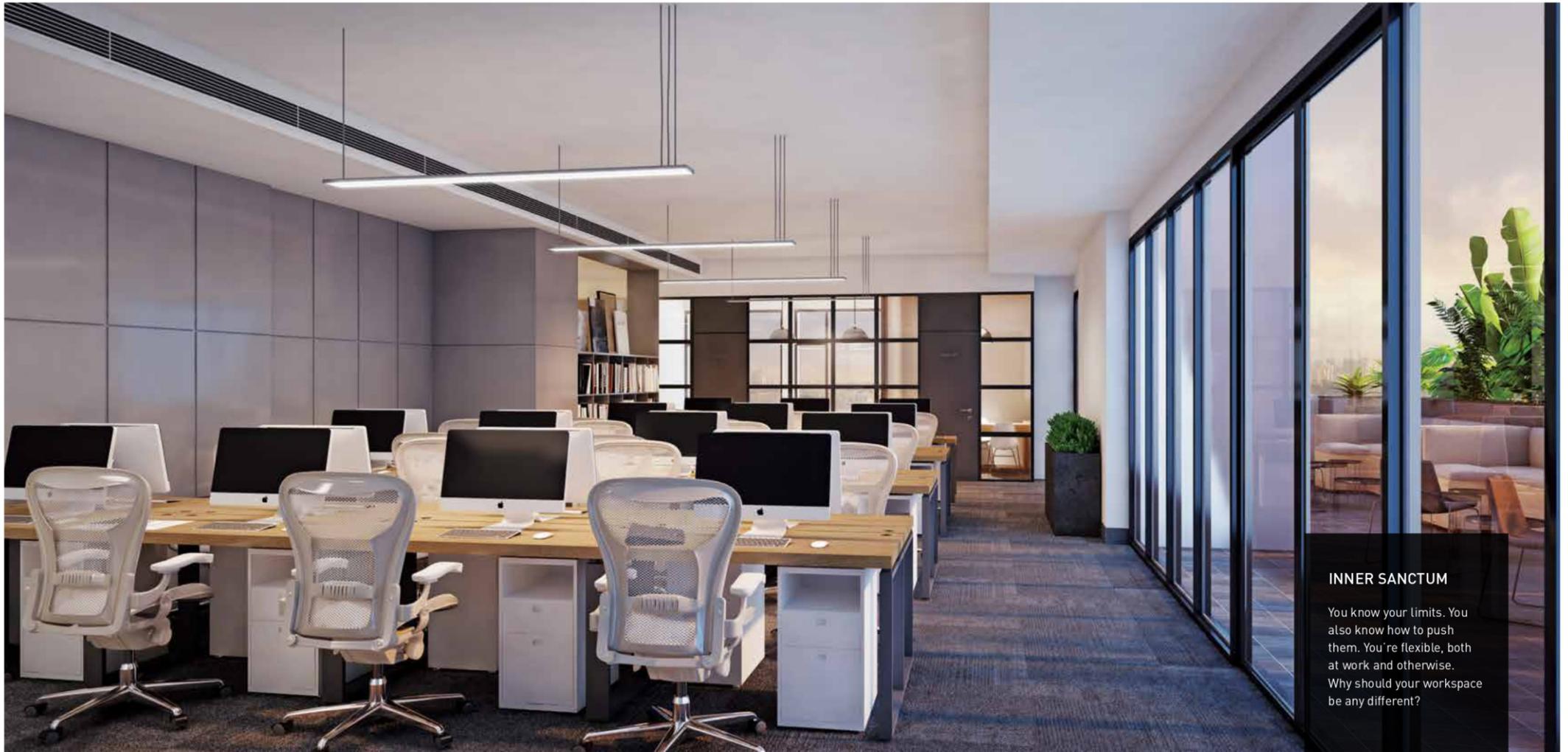


FLEXIBLE
OFFICE SPACES



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INNER SANCTUM

You know your limits. You also know how to push them. You're flexible, both at work and otherwise. Why should your workspace be any different?



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Good work begins here at Primarc Chambers where you gain at every step.

SIZE FLEXIBILITY

Pick the office size that suits you, starting from 406 sq ft. Regardless of the size, the office will always be in optimum shape and design, enabling high space productivity.

DESIGN FLEXIBILITY

The absence of columns in these Vastu compliant units make it easy for you to customise the interiors according to your preference. All units have been designed to maximise the play of light and air. Let new business ideas pour in.

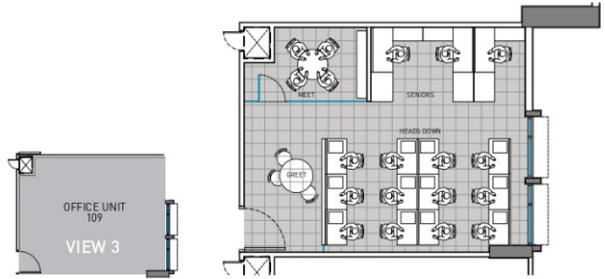
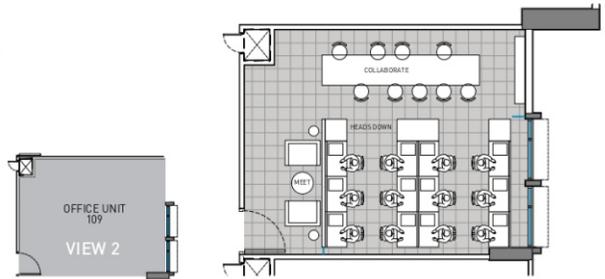
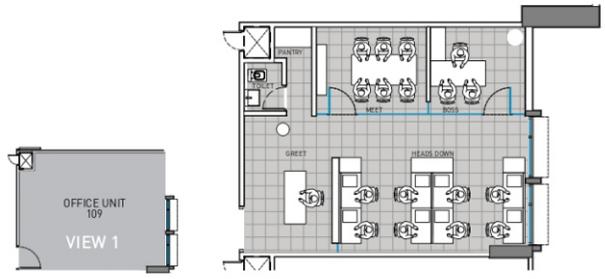
CONVENIENCE OF FLEXIBILITY

With the ease of operations in mind, Primarc Chambers has common restrooms on all floors. Alternatively, you can also choose offices which have provisions for a private executive pantry and restrooms.

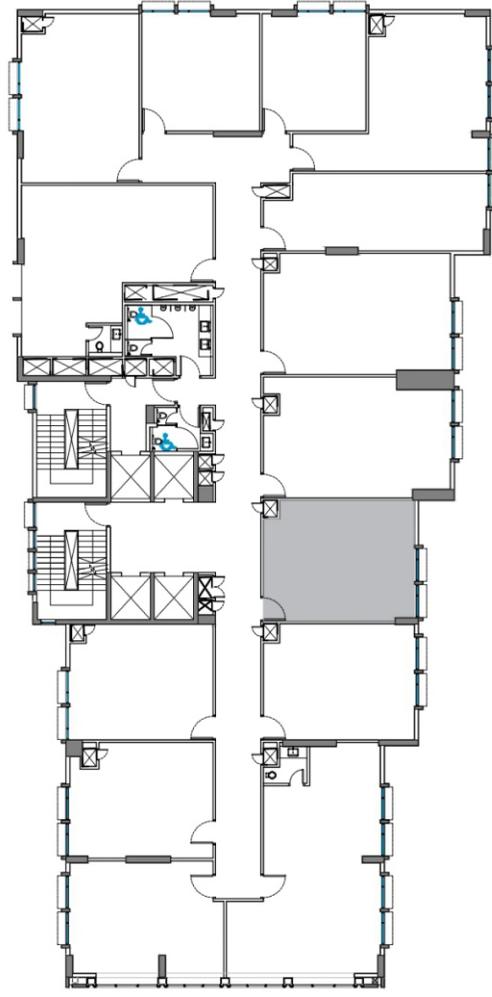


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Based on your needs and personal preferences here are a few ways to turn around the same workspace -

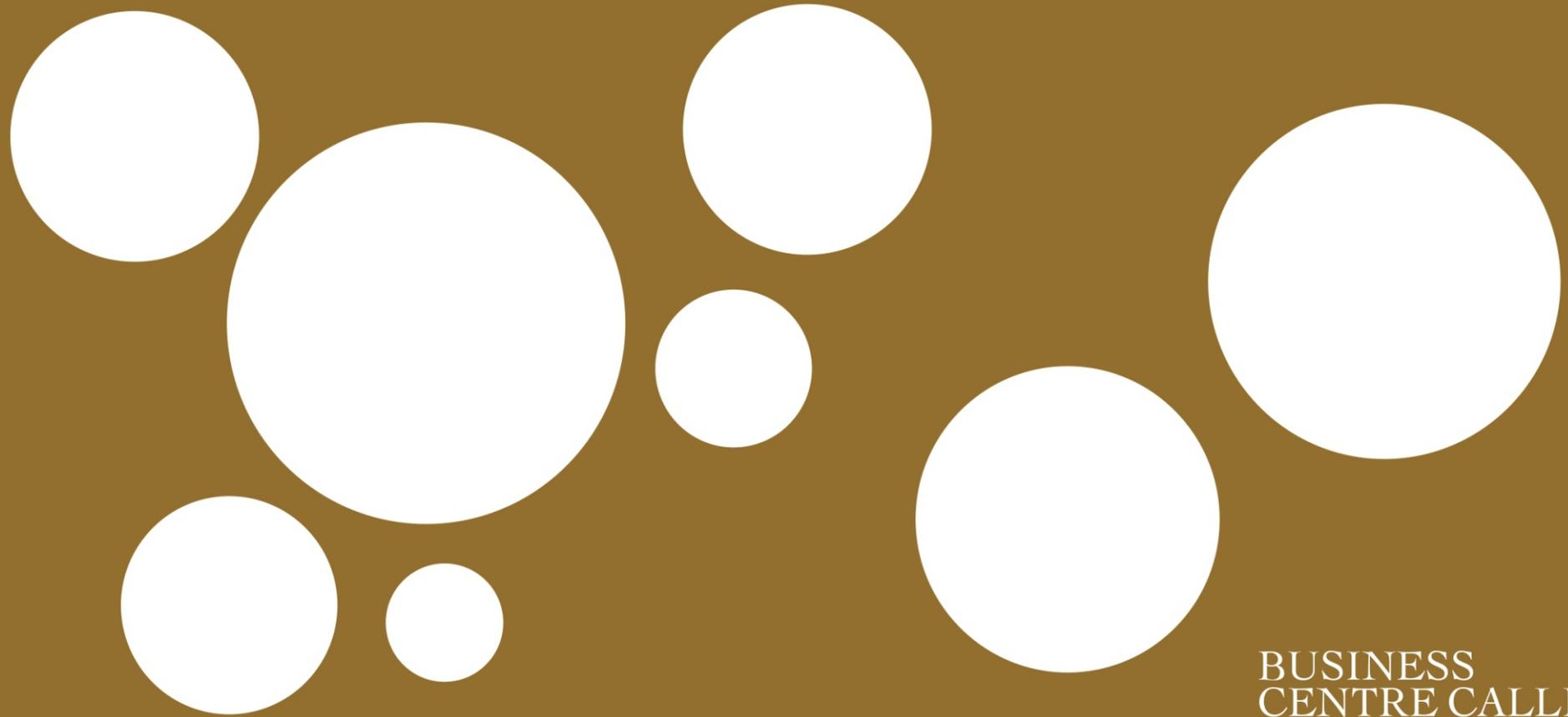


- SPOTLIGHT**
- No obstructing columns
 - Ample play of air and light
 - Vastu compliant
 - Provision for executive restroom and pantry



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BUSINESS
CENTRE CALLING



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LOUNGE IN LUXURY

Primarc Chambers offers a dedicated luxurious Business Centre, sprawling the entire 15th floor, where minds share sparkling ideas and arrive at focused decisions.

At work and beyond.

Dedicated spaces allow opportunities for elaborate conferences and long meetings. Host your delegates or arrange webinars. Take a break from work and unwind at the cafeteria. Get served with refreshments and hot and cold beverages. Enabled with internet access and equipped with an open terrace, it brings together the best of both, work and leisure.



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LUXE QUOTIENT

- Business Centre and Lounge with open terrace
- Provision for Cafeteria
- Conference room
- Meeting rooms
- Area for recreation
- Facility for video conference
- Reprography area



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AMENITIES AND
CONVENIENCES



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MODERN AND EFFICIENT

With a host of features rolled into one grand project, Primarc Chambers offers facilities and amenities fit for tomorrow. Live it to believe it.

SERVING THE BEST

- Business centre and lounge with open terrace
- Baby care room
- Air-conditioned ground floor entrance lobby
- Landscaped plaza
- High-speed lifts
- 24/7 Water supply
- 100%-24/7 Power backup
- Fire detection and protection system
- Intercom facility
- Visitors' car parking
- Rainwater harvesting
- Solar panel
- Sewage treatment plant



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SPECIFICATIONS

1	Foundation	RC Foundation resting on cast-in-situ reinforced concrete bored piles.
2	Superstructure	Reinforced concrete framed structure using minimum M25 grade concrete confronting to IS-456 and Fe 500 Steel.
3	Walls	
	a External walls	AAC Block/Fly Ash Bricks.
	b Common area internal	AAC Block/Fly Ash Bricks.
4	Ultimate Roof	Reinforced concrete roof with appropriate water-proofing and Heat Reflective Paint.
5	Finishes-	
	(a) Wall	
	1 Wall-Office space & Showrooms	Office & Showroom to be handed over as a shell with external brickwork & Cement-Sand plaster.
	2 Wall-External Facade	Cement and Sand Plaster with weather shield exterior grade paint.
	3 Wall-Internal	
	i) Office floor Corridors and lobbies	Cement & Sand Plaster with POP punning/Gypsum Plaster finished with acrylic emulsion paint.
	ii) Fire escape staircases, Covered car park areas	Cement & Sand Plaster with POP punning/Gypsum Plaster finished with cement paint on inside walls and putty/POP finish on ceiling.
	iii) Ground Floor main entrance lobby	Cement & Sand Plaster with POP punning/Gypsum Plaster finished with acrylic emulsion paint/ Veneer paneling/Tiles/Stone cladding.
	(b) Floor	
	1 Office Space & Showrooms	Concrete finish.
	2 Exclusive office terraces	Vitrified/Ceramic tiles/Stone flooring after appropriate water proofing.
	3 Floor-Common Areas	
	i) Ground Floor main entrance lobby	Vitrified tile/stone/laminated wooden flooring with matching skirting with or without inlay works at designated areas.

	ii) Lift Lobby and office floor corridors	Vitrified tile/stone with matching skirting with or without inlay works at designated areas.
	iii) Common Staircases	Ceramic/Vitrified tiles/Kota stone finish.
	iv) Covered car park areas	Concrete finish.
	v) Other common Service Rooms	Concrete finish.
6	Windows	Standard Aluminium section casement/sliding windows (powder coated/anodised) with partially fixed and partially openable shutters and glazing of appropriate thickness.
7	Doors	
	i) Staircases	Will be provided with Fire Check Doors.
	ii) Toilet	Sal wood door frame with 32 mm thick flush door shutters (laminated/painted) for external doors.
8	Electrical Installation	
	(a) Office space & Showrooms	Single point power supply to individual units from CESC source through dedicated substations.
	(b) Toilet & Common Areas	Electrical wiring with electrolytic copper conductors.
9	Water Proofing	Water proofing to floors of common area Bathrooms, WC, Planter Boxes, Terraces and Ultimate Roof.
10	Air-conditioning	Office & Showroom areas will be available with adequately sized high side of VRV systems duly installed at extra cost.
11	Fire suppression & Detection	Provisions of adequate firefighting system as per WBFES recommendation with portable extinguishers, wet risers and sprinklers. Dedicated fire tank and pumps for the projects. Fire detection and public address system as per WBFES requirements. Evacuation points and refuge platforms for human safety.
12	Power & Backup	24x7 power supply with 100% DG backup for VRV system with additional backup to the extent of 1.5 W per square foot of built-up area for offices and showroom.
13	Safety & Security	24x7 vigilance facility with CCTV cameras at designated areas.



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PLANS



All dimensions provided are from Masonry wall / bare wall excluding wall plasters.

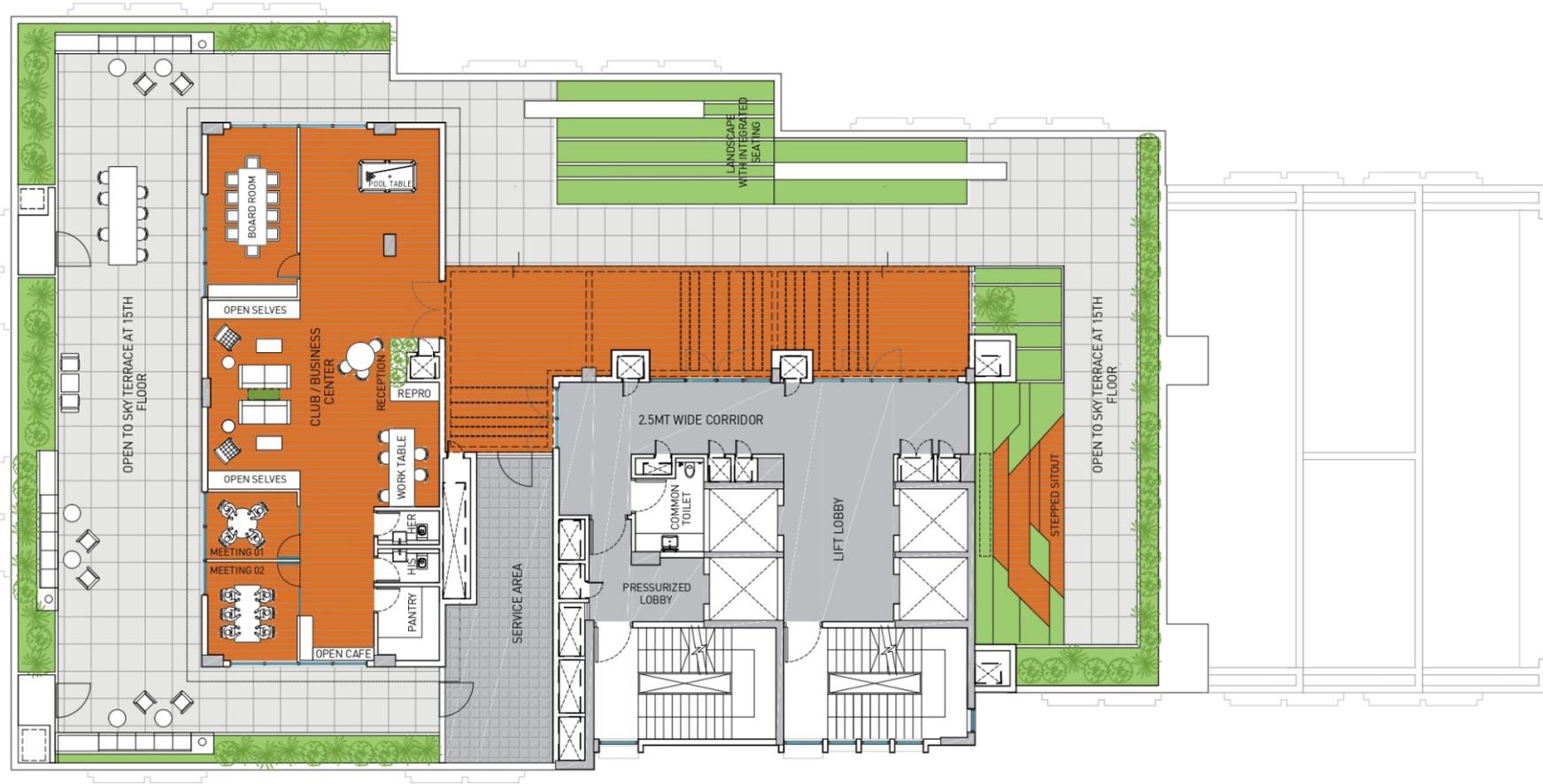


GROUND FLOOR PLAN



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CLUB ~ 15 FLOOR PLAN



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ABOUT PRIMARC

We started our journey in 1997 and over the last two decades, we have emerged as a dominant business group in Eastern India, with diverse interests in Retail, Hospitality, Real Estate, E-commerce & Omni Channel Logistics.

With landmark projects like Astitva, Gangetica, Aangan, Southwinds, The Soul and Junction Mall, we have constantly evolved by setting new benchmarks in West Bengal's Real Estate industry.

This has been possible because of our core belief of; 'Together is Progress'. We believe that progress happens together with everyone, our customers, our employees, our associates, vendors, and every other person whose lives we touch

upon every day. We understand their needs, fears and where their happiness lies.

With our unflinching commitment towards people, we shall continue to create spaces that introduce them to a holistic world, offering products with best-in-class features, with on-time delivery and a customer-first approach. This pledge to create progress for all defines our DNA. We exist for our people. We exist to create progressive spaces. We exist to create a better tomorrow for all.

AWARDS & ACCOLADES



Astitva - CREDAI Bengal Realty Award for Best Green Project in Eastern India in 2015



Southwinds - Residential Complex of the Year at the 12th Realty Conclave and Excellence Award East Zone in 2020



Southwinds - Phase I - Best Completed Budget Housing Project Above 4 lakh sq ft CREDAI Bengal Realty Awards 2019



Southwinds - 11th Realty and Excellence Awards East - Residential Complex of the Year in 2019



Southwinds - CRISIL 5-Star Ratings in Real Estate in 2015



Junction Mall in Durgapur Asia Africa GCC Retail and Shopping Centre Awards Most Admired Mall in East in 2016



Junction Mall in Durgapur Best Retail Real Estate by Indian Chamber of Commerce in 2015



Junction Mall in Durgapur Best Project in Non-Metro East 8th Real Estate Award by Franchise India in 2015



Junction Mall in Durgapur Images Most Admired Shopping Centre in East Marketing and Promotion 2014



Junction Mall in Durgapur - Non-Metro East- Images Most Admired Shopping Centre of the Year 2013



Story - Best Marketing Concept of the Year Award at the Indian Chamber Of Commerce Retail Awards in 2015



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COMPLETED RESIDENTIAL PROJECTS

ASPIRA

Hazra, Kolkata

ASTITVA

Kankurgachi

ANUKUL

Bagmari, Kolkata

SUKRITI

Harinavi Lane, Kolkata

GANGETICA

GT ROAD, Chandannagar

PARVATI GARDEN

Birati, Kolkata

PARVATI KUNJ

Nagerbazar, Kolkata

PARVATI RESIDENCY

Kankurgachi, Kolkata

PARVATI VIHAR

VIP Road, Kolkata

SOUTHWINDS PHASE I & II

Southern Bypass, Kolkata

Aangan

Nagerbazar, Dumdum

Aura

Mankundu

Allure

Tangra, Kolkata

ONGOING RESIDENTIAL PROJECTS

The Soul

Rajarhat, Kolkata

SOUTHWINDS PHASE V

Southern Bypass, Kolkata

Akriti

GT Road, Burdwan

Aura Villas

Mankundu

COMPLETED COMMERCIAL PROJECTS

PGE CENTRE

Jessore Road, Kolkata

PGE PLAZA

Baguihati, Kolkata

TRANSPORT CHAMBER

Blackburn Lane, Kolkata

Primarc Tower

Sector V, Kolkata

UPCOMING COMMERCIAL PROJECTS

PRIMARC SQUARE

Salt Lake, Kolkata

MALL

JUNCTION MALL

Durgapur

About the architect



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