



Indian City Properties

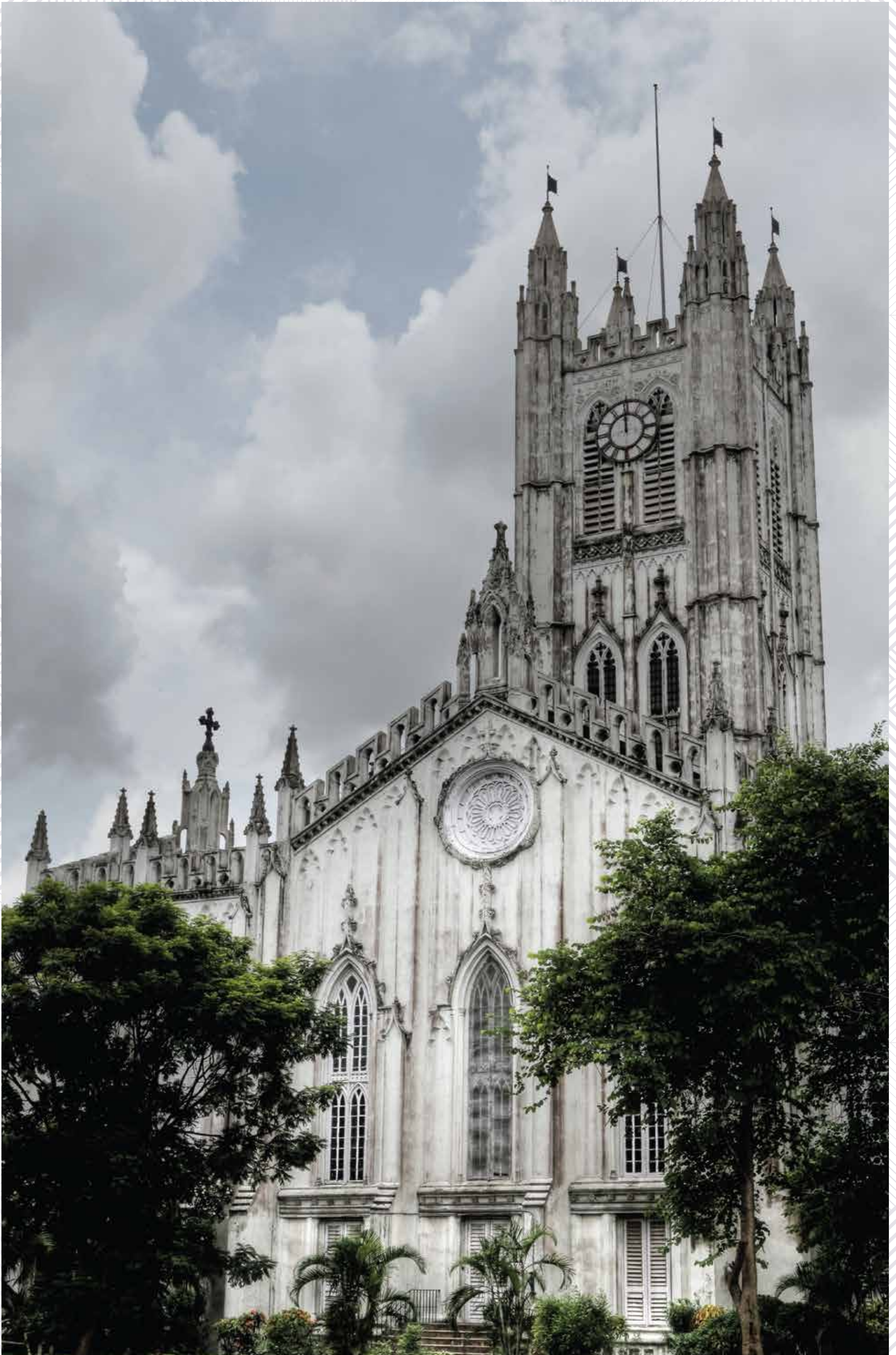
Karam Chand Thapar Group

163

S. P. Mukherjee Marg, Kolkata 700 026

T H A P A R H O U S E







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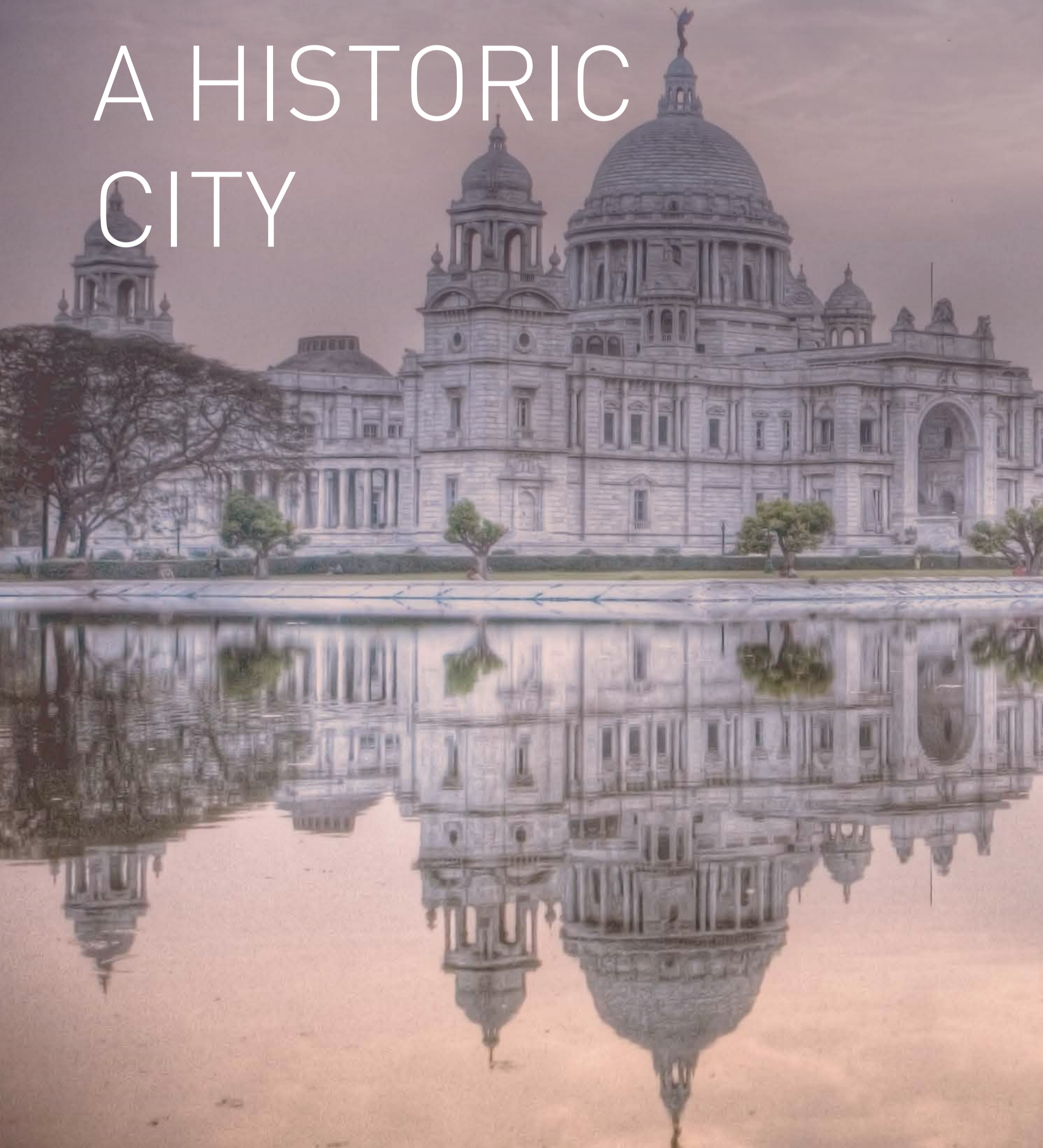
KOLKATA



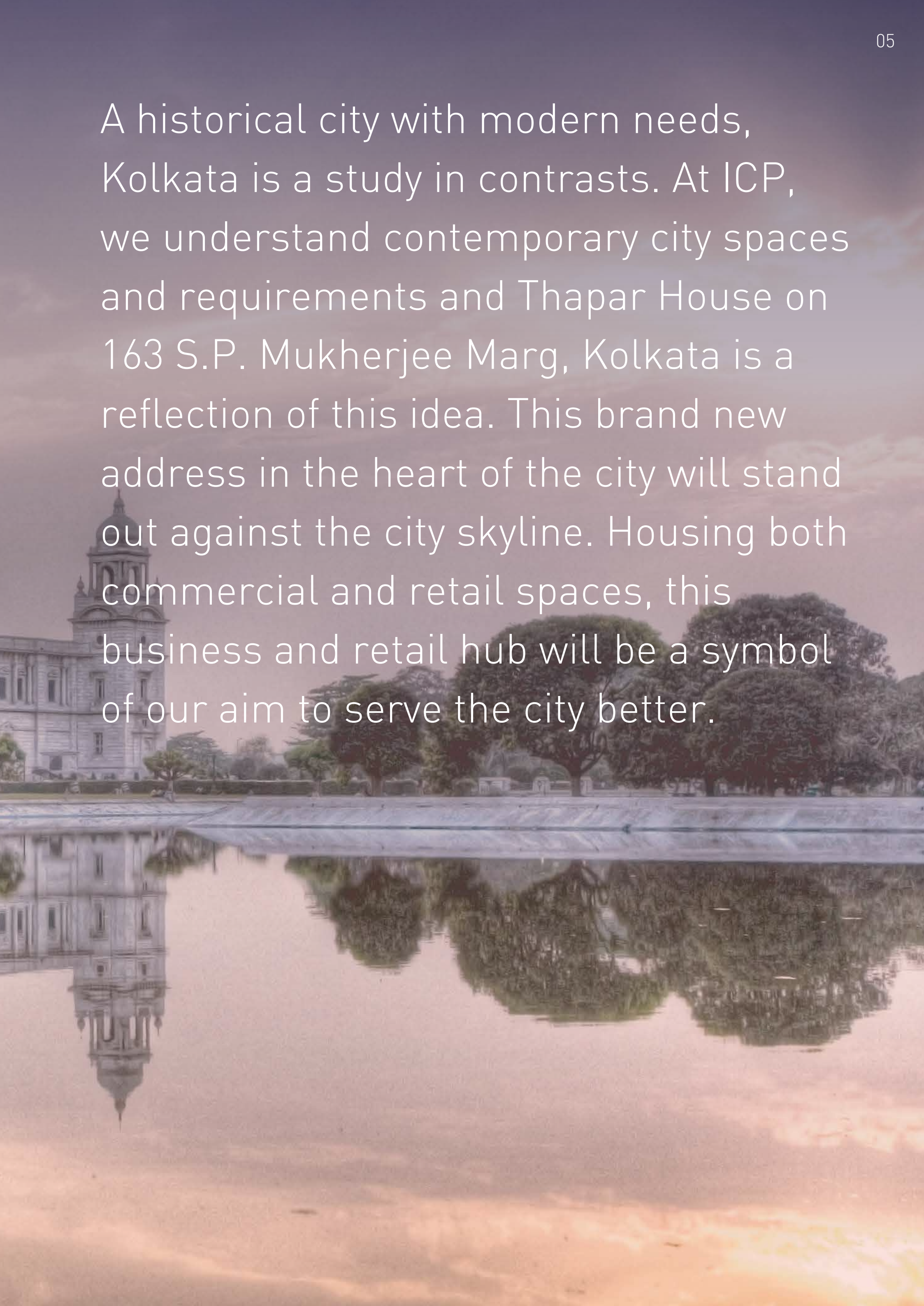
LOCATED ON THE EAST BANK OF THE HOOGHLY RIVER, IT IS THE PRINCIPAL COMMERCIAL, CULTURAL, AND EDUCATIONAL CENTRE OF EAST INDIA, WHILE THE PORT OF KOLKATA IS INDIA'S OLDEST OPERATING PORT AS WELL AS ITS SOLE MAJOR RIVERINE PORT. AS OF 2011, THE CITY HAD 4.5 MILLION RESIDENTS; THE URBAN AGGLOMERATION, WHICH COMPRISES THE CITY AND ITS SUBURBS, WAS HOME TO APPROXIMATELY 14.1 MILLION, MAKING IT THE THIRD-MOST POPULOUS METROPOLITAN AREA IN INDIA.



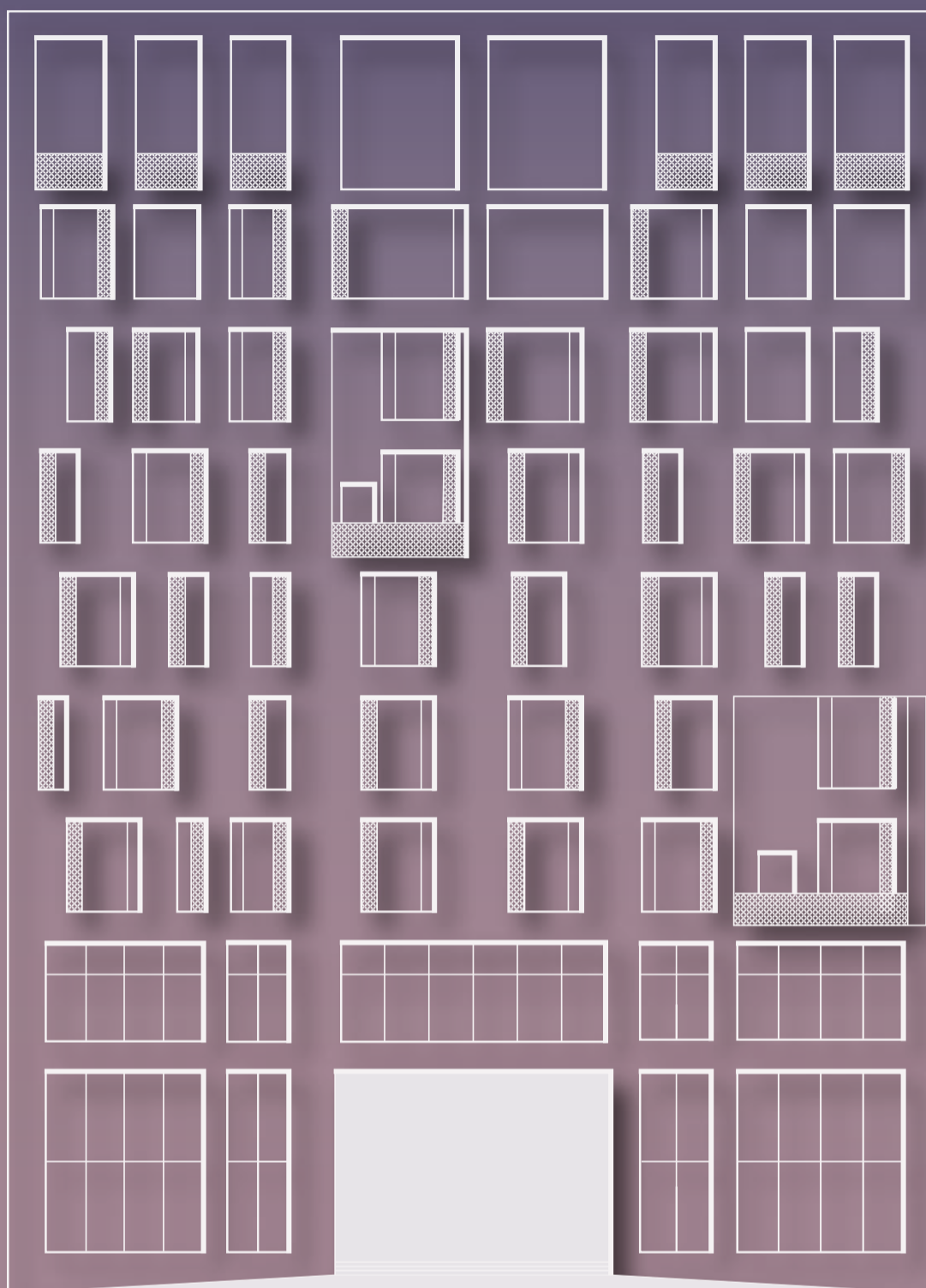
A MODERN VISION FOR A HISTORIC CITY



A historical city with modern needs, Kolkata is a study in contrasts. At ICP, we understand contemporary city spaces and requirements and Thapar House on 163 S.P. Mukherjee Marg, Kolkata is a reflection of this idea. This brand new address in the heart of the city will stand out against the city skyline. Housing both commercial and retail spaces, this business and retail hub will be a symbol of our aim to serve the city better.





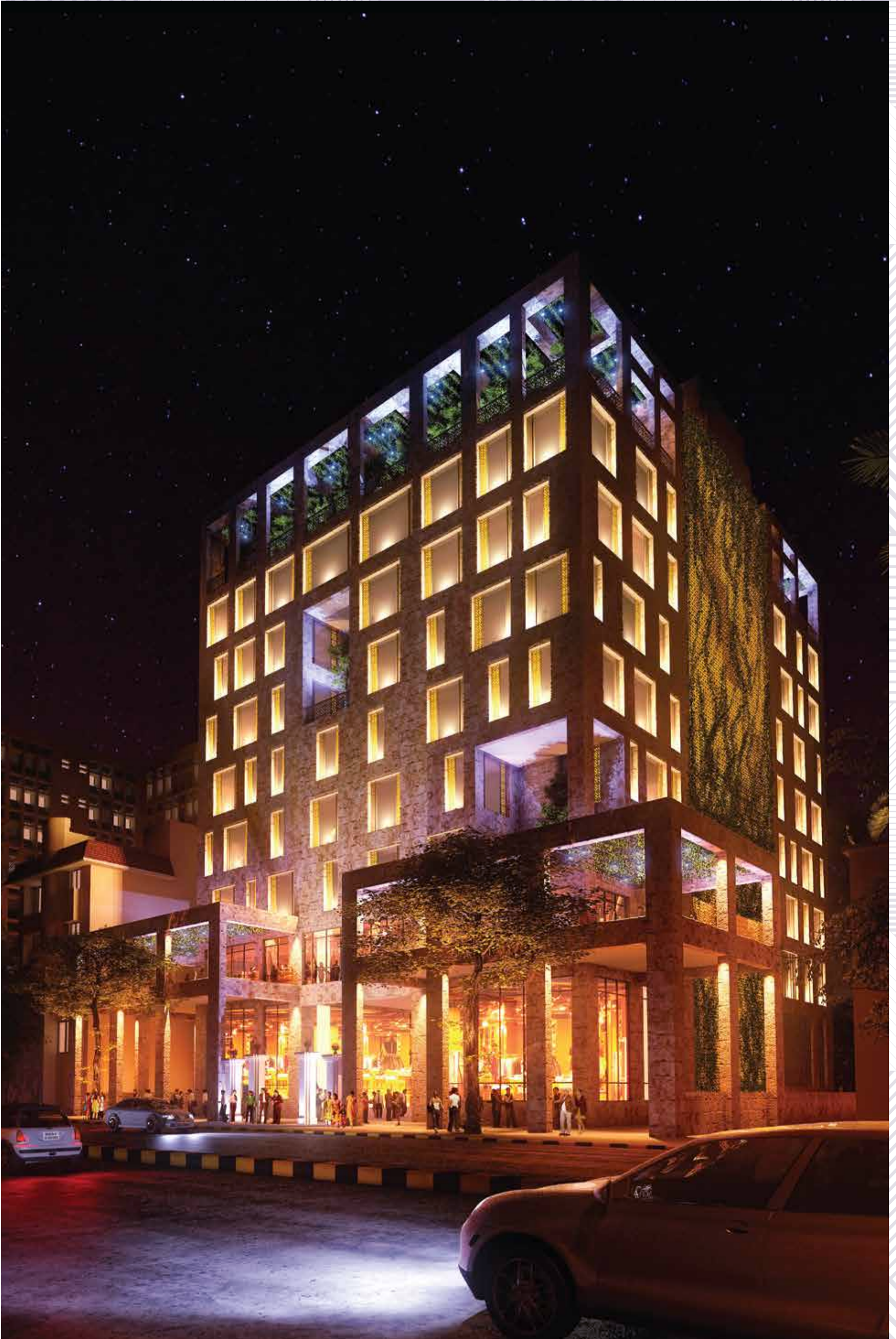


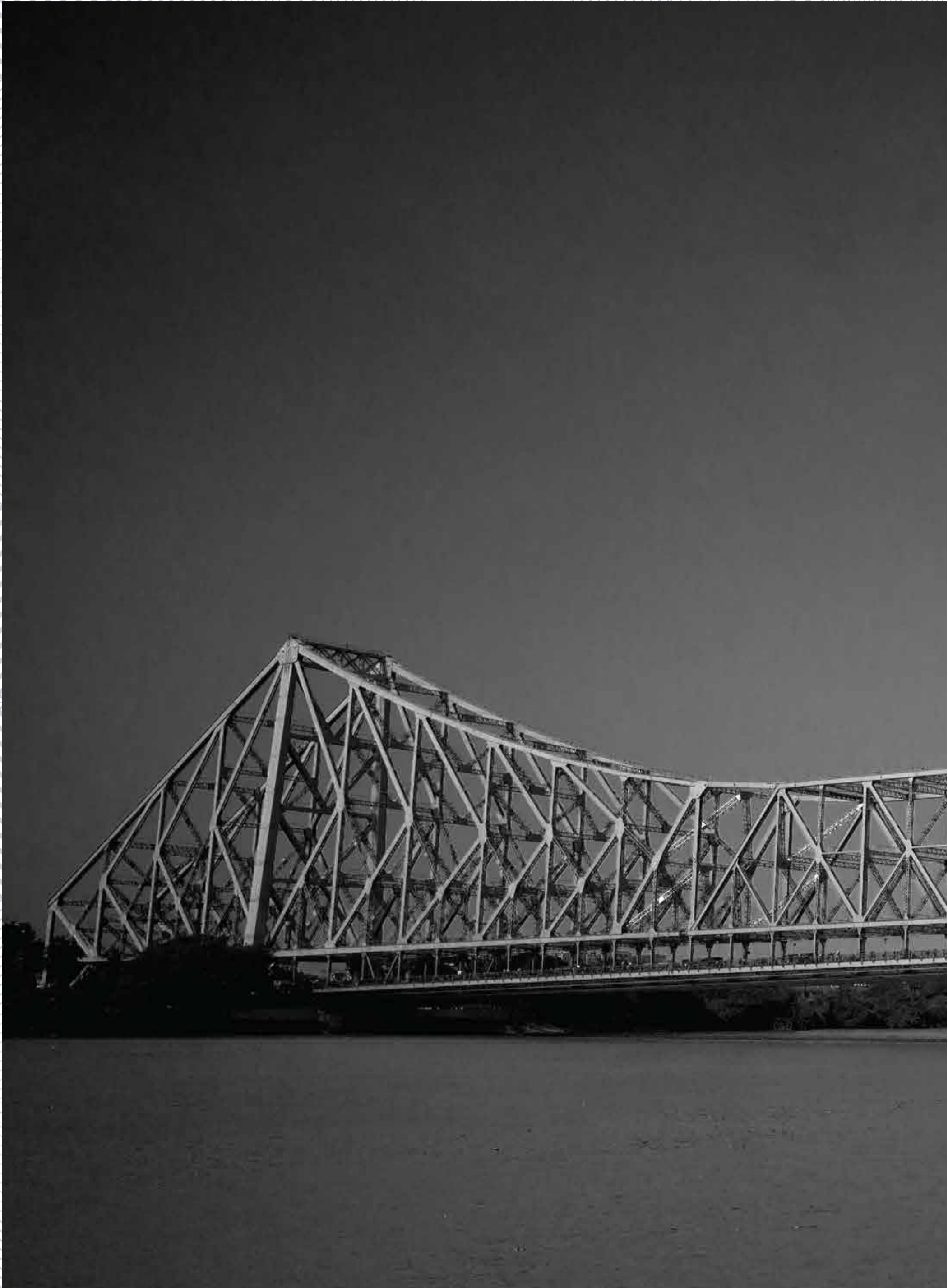
A CLEAN AND MODERN STRUCTURE

Thapar House is designed keeping in mind a clean and modern approach to urban topography and is slated to be a one-of-kind structure in Kolkata. It will be a valuable addition to the city's portfolio of high-end destinations.

A BUILDING WITH A SOUL

This new-age building is all about intelligent design concepts and a perfect fusion between interior and exterior identities. A bright central atrium is surrounded by well-designed and functional retail and commercial spaces.









**WE SHAPE
OUR BUILDING;
THERE AFTER
THEY SHAPE
US.**

GARDEN OF EDEN

There is a certain understated elegance and restrained appeal to the look. The aesthetically designed palette comprises sustainable as well as modern materials to create a stylish and practical urban business hub. The landscaping is done to fit right in with the overall ethos of the building which is practical as well as stylish.



THE CIRCLE OF LIFE

The central atrium is the heart of this building and an **interactive breathing space** as well as a leisure zone. The Wi-Fi enabled café-bar acts as a meeting point and hangout zone for both the retail and commercial tenants of the building as well as shoppers and other visitors. This is a perfect spot to meet people, build new connections as well take a break in the midst of a busy work day.

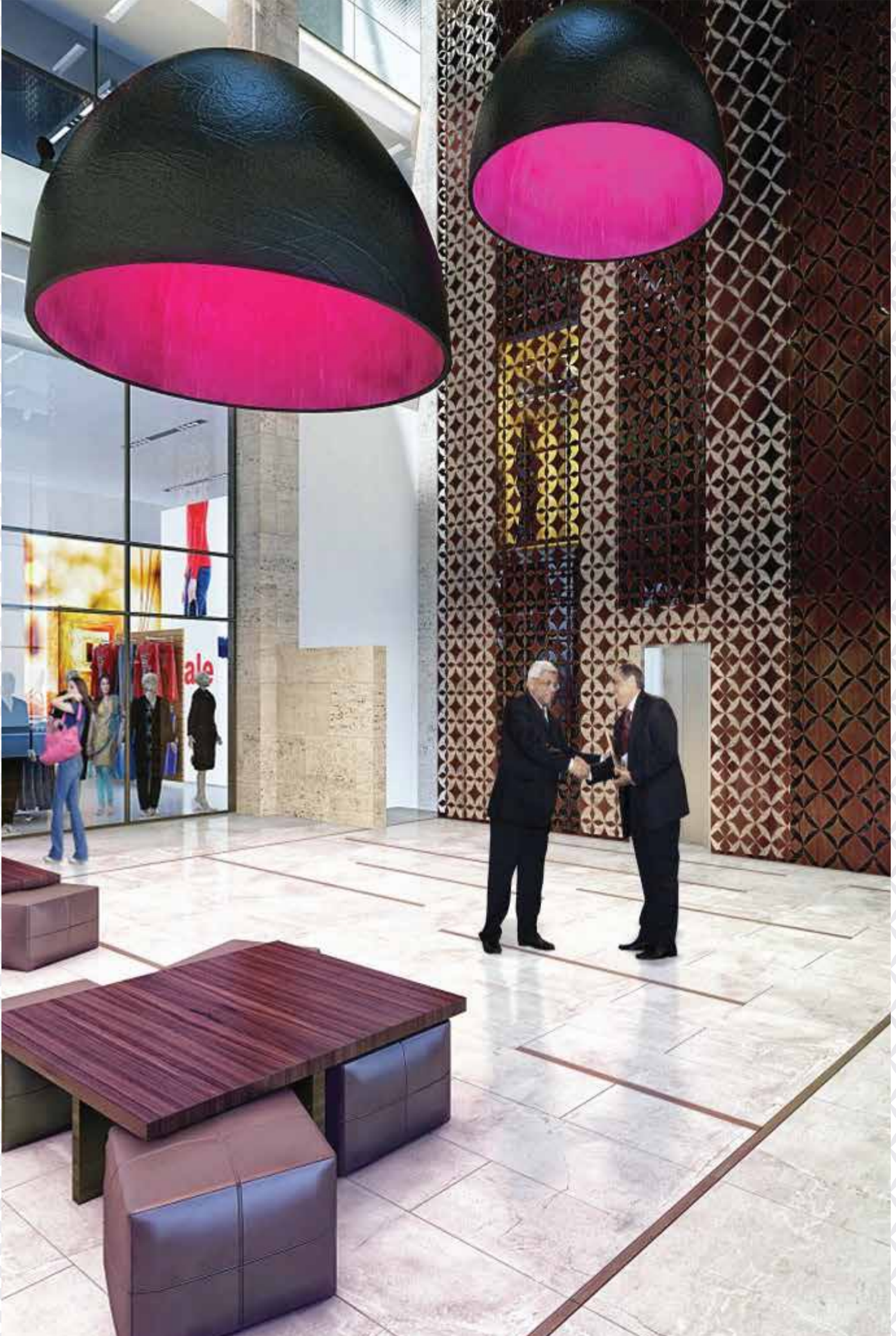


ELEGANT DESIGN ACCENTS

The **classic chevron pattern** creates a sense of symmetry as well as balance and acts as a unifying design element in the atrium as well as the cafe. A metal jaali screen spans the entire length of the atrium, creating a sense of sweeping elegance as well as adding a regal touch.

BEYOND AN ORDINARY WORKPLACE

The building fuses practicality with a **sustainable design ethic** that reflects the nature of the businesses it houses. There are **bright glass elevators and easy-flowing spaces** between the various work units making for easy transitions. The clean and imposing lines of the lobby and reception area create that perfect first impression for visitors, associates and clients.





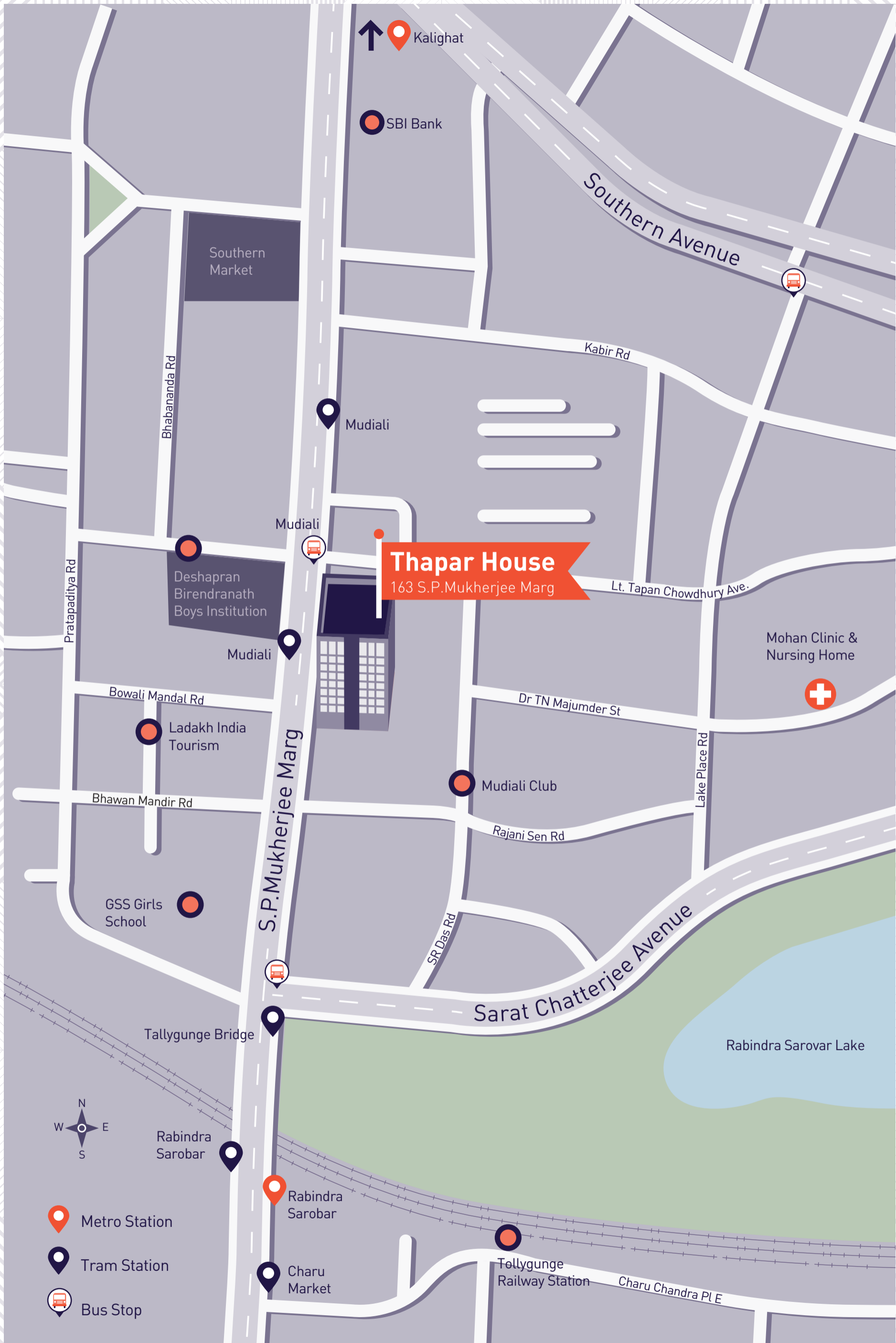


A PREMIUM ADDRESS

Located in the heart of South Kolkata on the arterial S.P. Mukherjee Road, Thapar House is in a high-end neighbourhood with easy access to all parts of the city. It is near the Southern Avenue junction in the beautiful leafy neighbourhood of Mudiali at a stone's throw from the Kalighat Metro Station, thus making it extremely approachable by car or public transport and a suitable retail as well as business destination.

A GREEN NEIGHBOURHOOD

The Dhakuria Lakes are South Kolkata's most picturesque spots with large natural lakes skirted by manicured gardens, ancient trees and parks. It is also home to luxurious lake-front apartments and towers as well as the sprawling and exclusive private clubs. The development would serve a large catchment area including Southern Avenue, Tollygunge, Lake Place, Lake Gardens, New Alipore, Monoharpukur, Chetla and Hazra -- the most coveted addresses of this part of the city which are also seeing constant growth in real estate as well as the retail and hospitality industries.



ACCESSIBILITY AND HOLISTIC LIVING

The property is located on a busy main road with a striking facade and modern lines that will catch the attention of passersby. There is adequate space for both underground as well as ground-level parking with efficient attendants and services that will make it an ideal space for high-end retail and business expansion. **The developers have envisioned a holistic idea where its resident businesses and retail brands will be a harmonious fit with the project and will match its elegance and premium nature.** Other USP's includes the following:

- » Prime location with excellent connectivity.
- » On a six-lane arterial road.
- » 3-5 minutes walk from the Kalighat metro station.
- » 15 minutes drive from Ballygunge and Alipore.
- » 2 minutes drive from Southern Avenue.
- » Well connected with the best residential areas of the city.
- » 2 levels of underground parking.
- » Basic amenities in close proximity. e.g. Hospitality, Medical, Banking etc.

SALIENT FEATURES

- » ISBC Green Building Certification - Platinum Rating
- » High end finishes like stone and textured paint on the façade.
- » Elegant, impressive modern entrance.
- » World-class hard-paved and softscape areas.
- » Atrium with skylight.
- » High-end finishes on ground floor lobby with Italian marble, glass doors and wooden paneling.
- » High-speed lifts.
- » Glass fronted office and retail spaces.
- » High ceilings.
- » Designed and built as per designated earthquake zones and fire laws.
- » Façade of DGU glass with decorative screens.
- » Dedicated lobby reception desk.
- » Two-level basement parking.
- » Service lift for all floors (except Lower Basement).
- » Dedicated car parking area for tenants.
- » Dedicated Electric Car Parking provided with charging facility.
- » Dedicated Car Parking spaces provided for differently Abled.
- » 100% LED Light Fixtures Solar
- » PV Cells for Cogeneration
- » Adequate fresh air for improved Air Quality

TAKING CARE OF ALL YOUR NEEDS

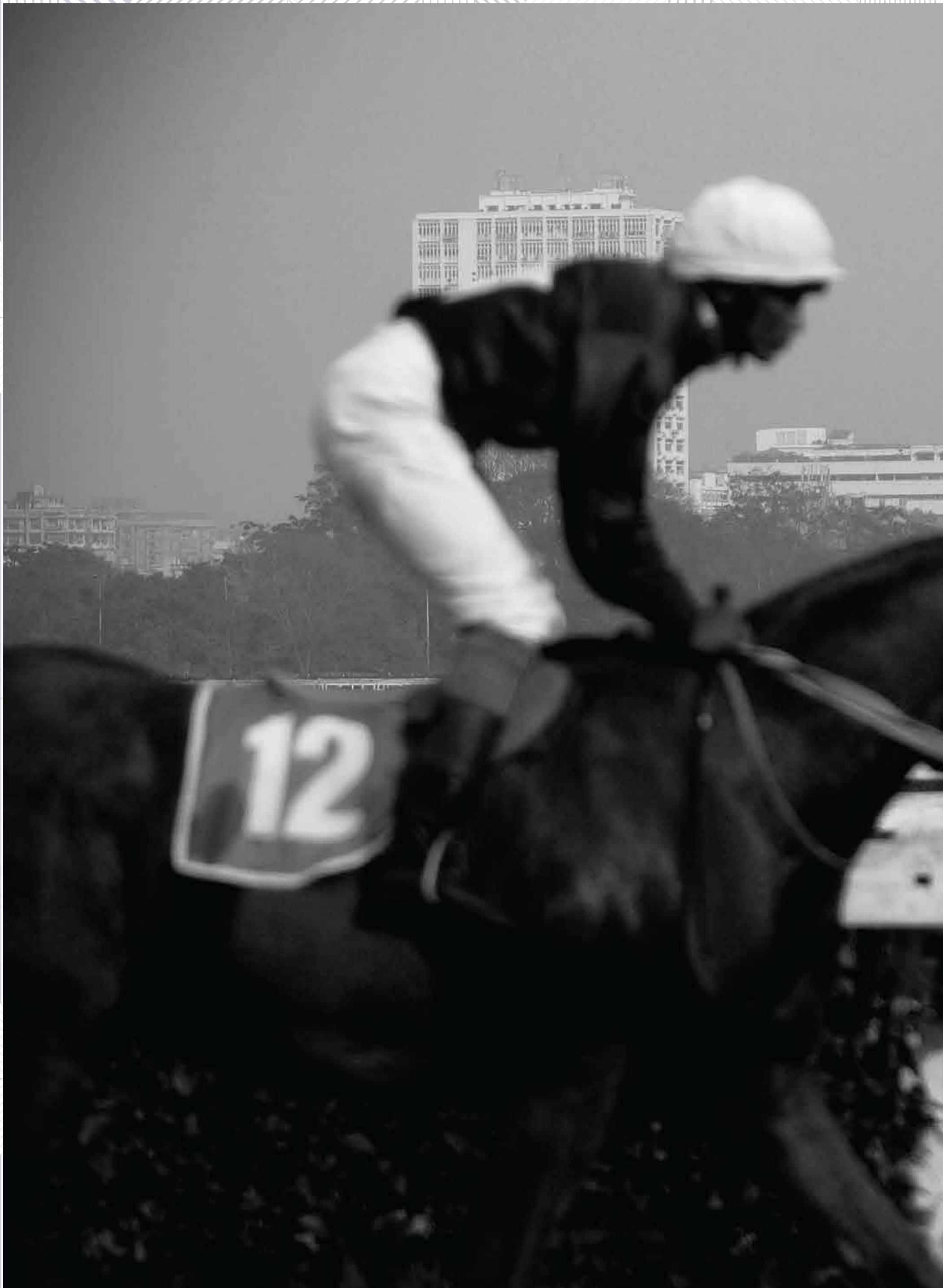
- » Dedicated Sub Station with 6KV Transformer which can be upgrade to 11KV.
- » 100% DG Backup for entire load including air conditioning system.
- » Centralized air conditioning with high efficiency Air Cooled Chillers.
- » CCTV at Main Entrance, Basements, Substation area and at Terrace.
- » PA system for common areas with a provision in tenant spaces and 24 X 7 Security Personnel.
- » Three Passenger and One Service Elevators.
- » Hydrant and Sprinkler based Fire Protection for common areas with one layer for tenant areas.
- » Addressable Fire Alarm System for common areas with one layer for tenant areas conforming to fire regulations.
- » Sufficient Capacity Underground and Overhead Tanks supplying water on a continuous basis.
- » Integrated Building Management System used for energy saving and efficient operations

OUR DESIGN TEAM

Designed by StudioDRA, working on projects in Europe, India, the Middle East, Central Asia, and Africa. Nicholas Sutton is one of the leading partners in design studio with over 30 years of experience and responsible for StudioDRA's Architecture and Masterplanning work in India.

IGBC CERTIFIED GREEN BUILDING WITH PLATINUM RATING

- » Features to increase energy efficiency;
 - » Cool Roof
 - » Skylight in Atrium
 - » Use of 100% LED light fixtures
 - » Cogeneration with Solar PV cells
 - » DGU windows with low shading coefficient, U value and high visual light transmittance
 - » AAC blocks in facade
 - » Energy efficient imported chillers with VFD
- » Energy saving of 25% above baseline
- » Onsite organic waste management including segregation for recycle
- » Construction materials used
 - » Low VOC content
 - » High re-cycled content
 - » Locally manufactured
- » Efficient water usage
 - » Rain water storage and treatment
 - » Recycled water from STP
 - » Low flow rate plumbing fixtures





ICP BUILDS LANDMARK HOMES FOR TODAY & TOMORROW

EXISTING DEVELOPMENTS



Thapar House 124, Janpath, Delhi

This building stands in the heart of Lutyen's Delhi. Surrounded by the iconic architecture of British Raj, Thapar House is an impressive structure combining the grandeur of colonial architecture with the elegance of contemporary finishes.



Thapar House, 25 Brabourne Road, Kolkata

This building built in 1960 continues to be a beacon of progress set against the charming cityscape of downtown Kolkata.



Thapar House, One Forbes, Mumbai

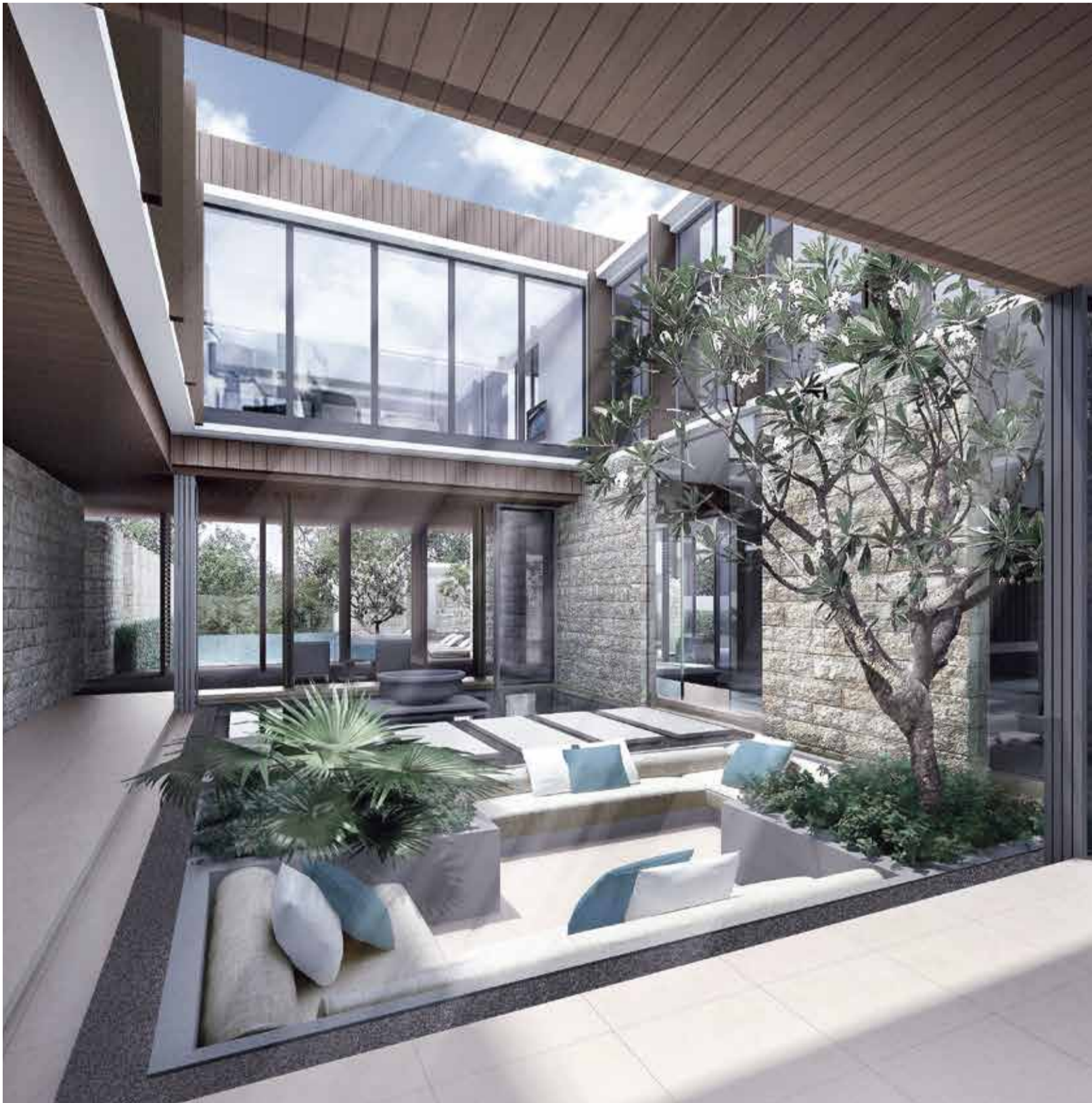
This iconic structure sits at the epicenter of this cosmopolitan hub. It combines heritage and modernity and accommodates state-of-the-art amenities with top-end security.

FUTURE DEVELOPMENTS

SOUTH MUMBAI ICONIC LANDMARK, PRIME MUMBAI

This proposed project will be an ultra-modern high rise tower in the most desirable locality of South Mumbai. It will be a high-value boutique development that integrates best practices of sustainable construction and contemporary design. ICP sees this development as an opportunity to establish a benchmark for high-rise luxury residential developments in India.





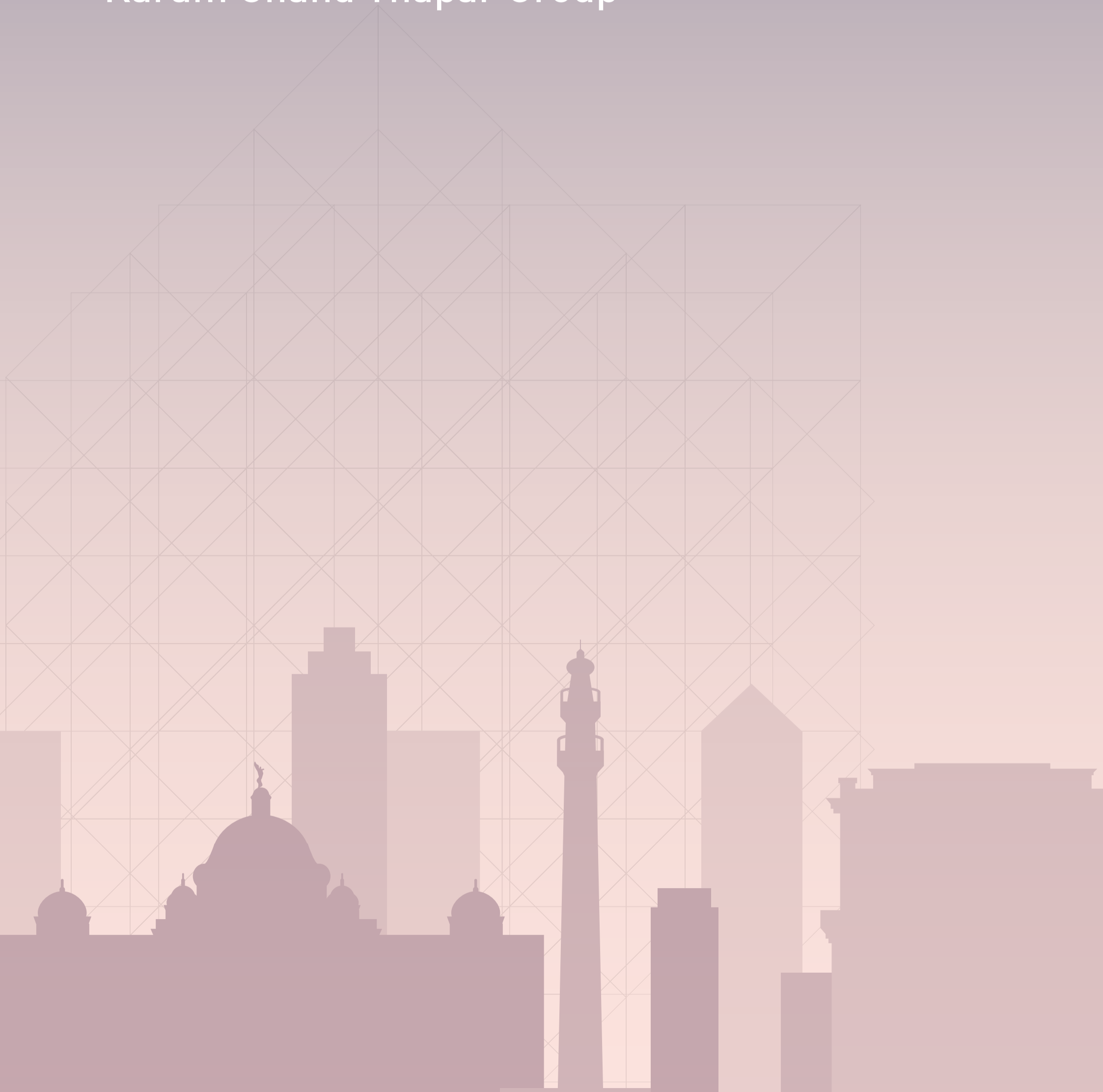
BOUTIQUE RESIDENTIAL DEVELOPMENT, DELHI

A well planned and beautifully landscaped private gated community with state of the art amenities, centralized services and facilities with choice of aesthetically designed villa homes.



Indian City Properties

Karam Chand Thapar Group



Indian City Properties (ICP) is the real estate arm of the KCT Group, one of India's leading business conglomerates. Incorporated in 1939, ICP remains a private limited company. With assets in commercial, retail and residential real estate, ICP owns and manages over five lakh square feet of prime developed real estate across India.



OUR GROUP



KCT

Karam Chand Thapar
& Bros. (Coal Sales) Ltd.

MANUFACTURING



**COAL SERVICES,
MINING & LOGISTICS**



CSL

Coal Service
& Logistics



TiCiL

Thapar Infra
Construction India Ltd.



BWf

Bharat
Westfalia

**REAL ESTATE
DEVELOPMENT**

**SPECIALITY
BUSINESS**





GREAT EAST

গ্রেট ইস্টার্ন

GREAT
EASTERN
HOTEL

TERN HOTEL

হাটেল



এট
ইন্টার
হোটেল

FINISHES

Façade

Combination of stone and exterior grade paint

Windows

Double Glased Unit with decorative screen

Lobby Floors

Combination of Italian and Indian marbles

DEVELOPMENT

Principal Architect

StudioDRA (International architects responsible for Design & Interiors for projects)

Plot Size

2281 sq.mtr

Total Development

115204 sq.ft.

Floor

2B+G+8

Floor to Floor Heights

LB - 3.3 mts ; UB - 3.15 mts; G - 7mts;
1st to 8th flr - 4 mts

Structure

RCC framed structure

Flooring

Combination of Italian and Indian marble

Elevators

HIGH SPEED (3 Passengers + 1 Service Elevator)

AMENITIES & SERVICES

Power Infrastructure

Dedicated Sub Station with 6KV Transformer is being provided which is suitable to upgrade to 11KV.

Power Backup

100% for entire load including air conditioning system.

Air Conditioning

Centralized with high efficiency Air Cooled Chillers.

Security System

- CCTV at Main Entrance, Basements, Substation area and at Terrace.
- PA system for common area and provision in tenant spaces also.
- 24 X 7 Security Personals

Lifts

4 Card Access system enable Lifts
Passenger lift equipped with Braille Car Operating Panel

Fire Protection

Hydrant and Sprinkler based Fire Protection for common area and one layer in leasable space also.

Fire Detection

Addressable Fire Alarm System for common area and one layer for tenant area.

Parking

Parking with dedicated car parking facility for electric vehicles and differently abled.

Networking Service

Route provisions are being made for multiple Service Providers.

Telecom Service

Route provisions are being made for multiple Service Providers.

Housekeeping

Professionally Managed with Pest Control with Green Housekeeping products

Water Supply

Sufficient Capacity Underground and Overhead tanks supplying water on continuous basis.

Signage

Tenant signage design and placement as directed by building management.

Thapar House,
25 Brabourne Road,
Kolkata 700001

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F: +91 33 4005 7001

Thapar House,
124 Janpath, 3rd Floor,
New Delhi 110001

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Design

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Photography by Gautam Prasad

