

✕ ICP | ATRIA GREEN

— KOLKATA —





A Landmark in Modernity

ICP | ATRIA GREEN

An aesthetically designed space that integrates new-age architecture and modern technology seamlessly, ICP | Atria Green is designed to stand-out in the elite neighborhood and yet blend into the South Kolkata's serene landscapes. Strategically located on a six-lane arterial road with an excellent connectivity, ICP | Atria Green is perfectly suited for QSRs, high-end businesses and boutique offices.

A Prime Neighborhood

With large natural lakes skirted by manicured gardens, ancient trees and parks, ICP | Atria Green neighbouring Dhakuria Lakes are South Kolkata's most picturesque spots. It is also home to luxurious lake-front apartments and towers as well as the sprawling and exclusive private clubs. ICP | Atria Green serves as 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.



A Blend Of Excellent Amenities and Accessibility

1. A boutique, standalone building of 115,204 sq. ft. spread across 2 Basement + Ground + 8 Floors
2. A unique and visually-stunning façade with a tall vertical garden provides a comfortable environment and a calming effect on anyone who walks-in the building
3. Located in the heart of South Kolkata on S.P. Mukherjee Road, ICP | Atria Green is a part of an elite neighbourhood with excellent connectivity to all parts of the city
4. Ample parking availability with 2 levels of dedicated parking space in the basement
5. The design encompasses a fusion of practicality and sustainability reflecting the nature of businesses it houses
6. The one-of-a-kind novel structure designed by HKS Architects has a clean approach to urban topography suited to both retail and commercial spaces





Environmentally Conscious

- » IGBC Certified Green Building With Platinum Rating
- » Energy efficient imported chillers with Variable Frequency Drive(VFD), reduces carbon footprint
- » Onsite organic waste composter for responsible waste management including segregation of waste for recycling
- » DGU façade with high-shading coefficient, U-value and high visual light transmittance allowing for heat and sound insulation
- » Efficient water usage scheme with rainwater treatment and storage, recycling of water from sewage treatment plant and low-flow rate plumbing fixtures
- » Use of 100% LED light fixtures
- » Cogeneration with Solar Photovoltaic cells with 10KW solar power generation system
- » Construction materials used with low Volatile Organic Compound(VOC) and high recycled content
- » Sustainable and energy efficient autoclaved aerated concrete bricks used in construction for thermal insulation
- » A 42m tall vertical garden in the central atrium area offer a range of environmental benefits such as improved air quality in the building, natural skylight through glass roof and reduced noise levels

Convenient Connectivity

- Situated on a six-lane arterial road
- A short walk from the Kalighat metro station
- A few minutes' drive from the prominent residential neighbourhoods of Ballygunge, Alipore and Southern Avenue
- Located in close proximity to prominent Hospitals, Hotels, Banks and more



Distance from nearest Metro Station

Kalighat Metro Station - 700 mt (9 min)
Rabindra Sarovar Station - 290 mt (4 min)



Distance from the Airport

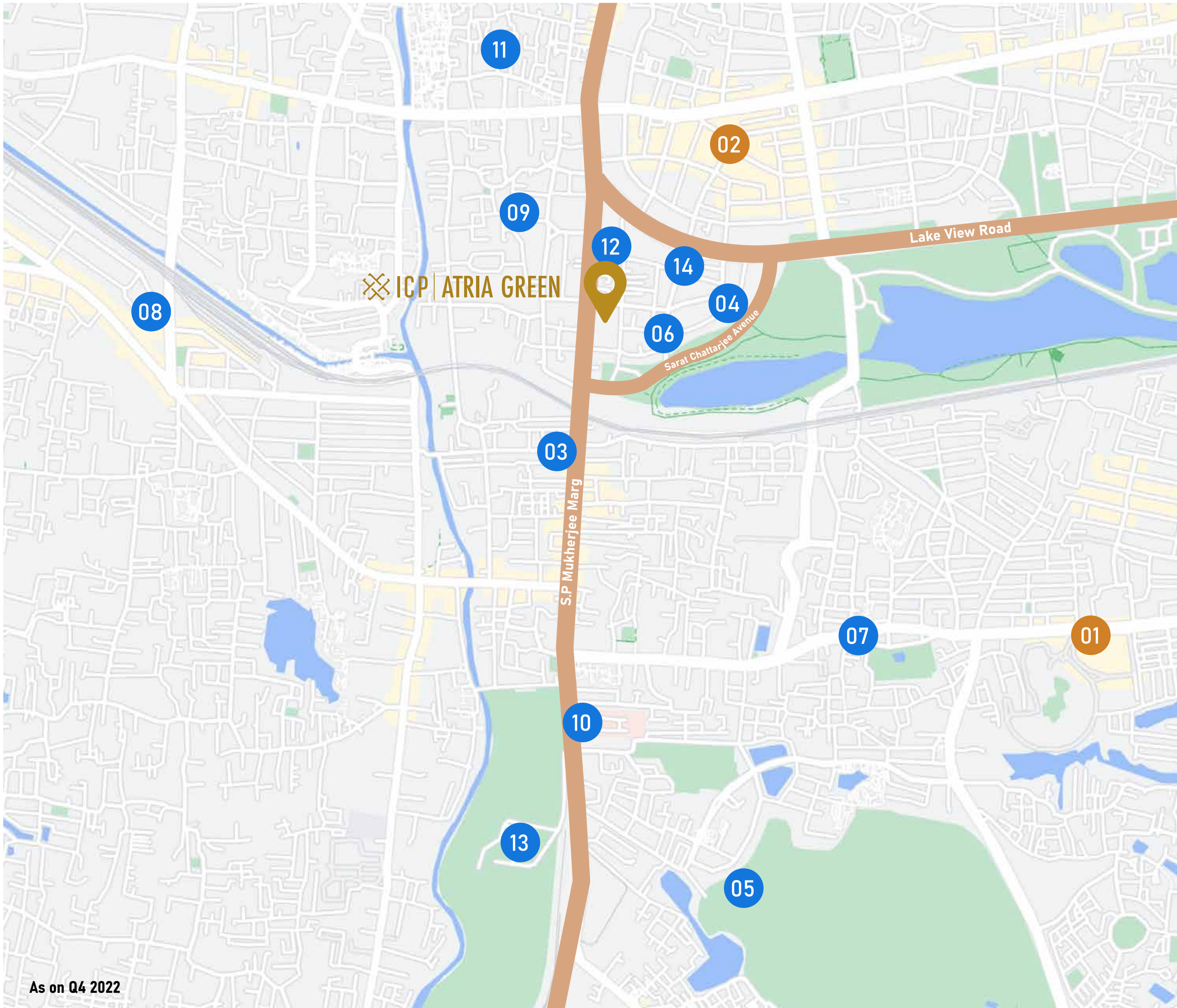
Netaji Subhash Chandra Bose
International Airport - 24 Kms



Distance from nearest Railway Station

Mudiali Tram Station - 63 mt (2 min)
Tollygunge Railway Station - 500 mt (7 min)





Prominent Location

SHOPPING

- 01 South City Mall 3.5 Kms
- 02 Lake Mall 1.1 Kms

OTHERS

- 03 Tollygunge Head Post Office 450 mt
- 04 Menoka Cinema Hall 650 mt
- 05 Royal Calcutta Golf Club 2.3 Kms
- 06 Mudiali Club 150 mt
- 07 Golf Green Police Station 2.7 Kms
- 08 BP Poddar Hospital & Medical Research 2.3 Kms
- 09 Ramakrishna Sarada Mission Matri Bhavan 500 mt
- 10 M R Bangur Hospital 1.7 Kms
- 11 Kalighat Kali Mandir 1.6 Kms
- 12 Public Service Comission Buidling 47 mt
- 13 Tollygunge Club 1.5 Kms

As on Q4 2022

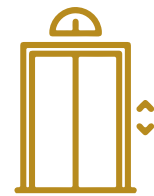
Winning Features



Modern Building Management & Facility Management System at ICP | Atria Green



Pedestrian-friendly zone ideal for walk-in retail and other services



Elevators with bright glass and high-speed at ICP | Atria Green



Dedicated Signage space with excellent vantage point



Easy-flowing spaces with glass fronted office and retail spaces



42 meters tall vertical garden in the central atrium area with a natural skylight



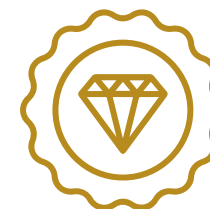
In-house services like housekeeping, landscaping and other on-site support services



An impressive & modern façade acts as breathing space & a leisure zone for all the visitors



Parking at 2-level basement + Stacker Parking with 112 vehicle slots. Parking for electric cars with charging facility



Finishing with Italian marble, classic chevron pattern flooring, glass doors & overall wooden panelling



Building Infrastructure



POWER BACKUP

100% for entire load including AC system



AIR CONDITIONING

Centralized with high efficiency Air Cooled Chillers



FIRE PROTECTION

Fully automatic Hydrant and Sprinkler based Fire Protection for common area and tenant area(single layer)



SECURITY SYSTEM

CCTV at Main Entrance, Basements, Substation area, Terrace PA system for common area and provision in tenant spaces; 24 X 7 Security Guards



LIFTS

Johnson Controls Passenger Lifts – 4
Capacity of 10 pax



POWER INFRASTRUCTURE

Dedicated Sub Station with 6KV transformer, upgrade expandable up to 11KV



WATER SUPPLY

Underground and overhead tanks with sufficient capacity with continuous water supply

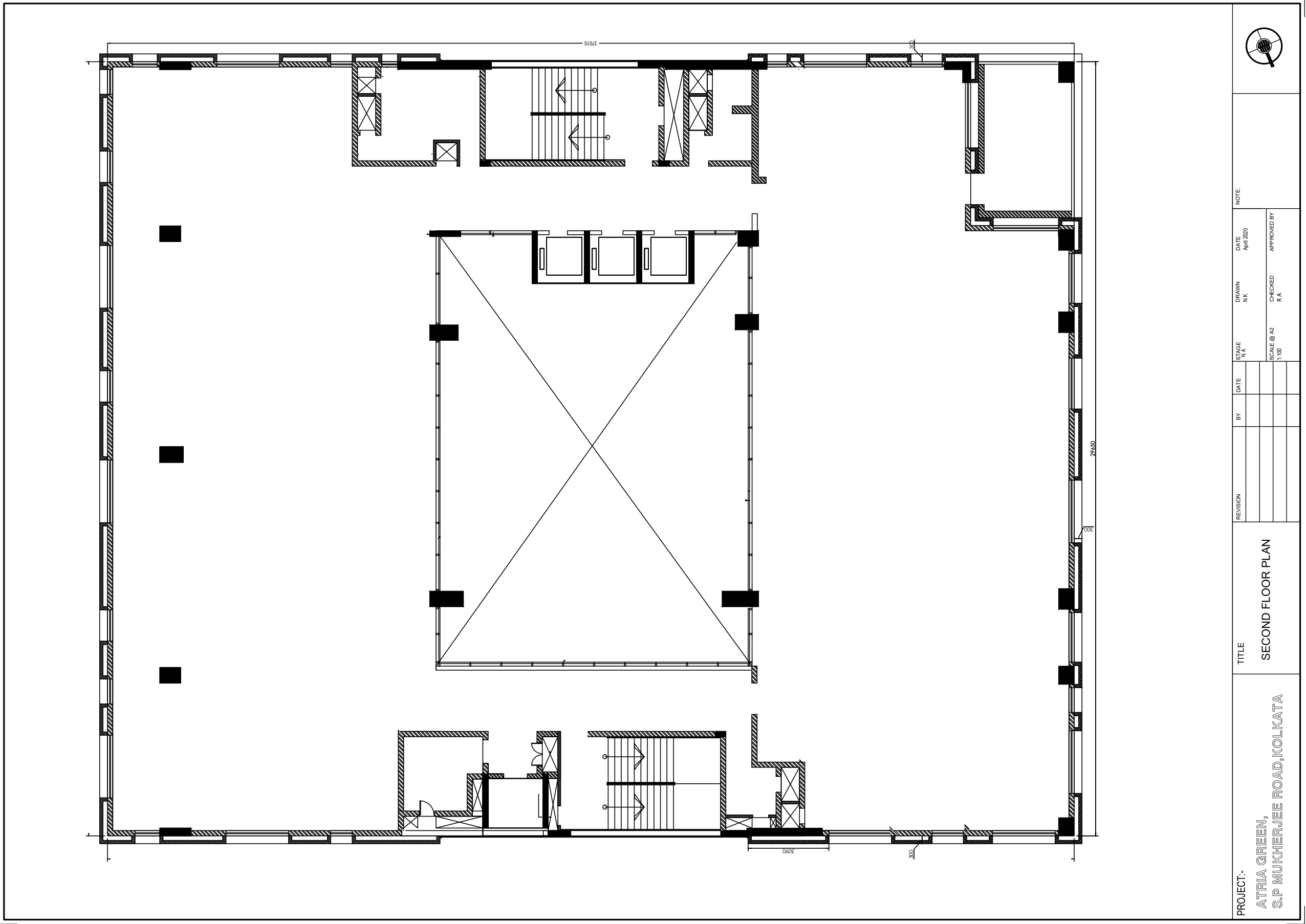


AMPLE CAR PARKING

Stacker parking lot with 112 spaces and a two-level basement. Electric vehicle parking with a charging station



Floor Layouts



Typical Floor Plan - 2nd to 7th Floor

10800 sq ft



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Other Projects



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Delhi



❖ ICP | TECH 37

Bengaluru



❖ ICP | ONE FORBES

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❖ ICP | BRUNTON CENTRAL

Bengaluru



❖ ICP | 25 BRABOURNE

Kolkata



❖ ICP | FORT HERITAGE

Mumbai



❖ ICP | 800 JUBILEE

Hyderabad



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REGISTERED OFFICE

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New Delhi 110001

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