



## LOGOS

- LOGOS, a B+G+16 smart office building on the main road on AJC Bose Road at the prime CBD area, situated in south-central Kolkata with easy connectivity to all parts of the city.
- Strategically located with excellent connectivity via road, rail (near Sealdah and Park Circus Railway stations), flyovers (Maa Flyover), close to Rabindra Sadan and the Sealdah metro and other public transport with close proximity to all the important landmarks of Kolkata.
- An IGBC Platinum rated green building and IGBC Platinum rated health and well-being building, LOGOS will be a grade 'A' exclusive business and office space developed by Srijan Realty, one of the most recognised developers in the city.



## Why LOGOS

- LOGOS will have Conference cum Training Rooms and will be fully Vastu Complaint.
- A Grade 'A' modern and hi-tech commercial building with a modern elevation in a combination of high- performance glass façade and high quality paint. Modern Fire & Safety features.
- The grand ground floor will be of eighteen feet high (approx) with lobby and four high-speed lifts. With elegant common lift lobby areas on each floor and an eleven feet floor to floor height for offices and common toilets in all floors plus attached toilet provisions in all units will make LOGOS a sought-after workspace.

## KEY FEATURE

- Grade 'A' modern and hi-tech commercial building.
- A modern elevation with a combination of high-performance glass façade and high -quality paint.
- Grand ground floor 16 feet lobby (approx.)
- Automatic lifts - Mitsubishi/Otis/ equivalent make.
- Four high speed lifts.
- Elegant common lobby area on each floor with granite/stone/modern tiles.
- Column grid - 6 to 8.5 meters (approx.)
- Floor to floor height - 11 feet for offices. (approx.)
- Common toilet facilities in all floors/attached toilet provisions in all units.

### **Total number of floors**

B+G+16

### **Composition of Floors**

Basement Parking

Ground Floor Parking and Lobby

1st to 3rd floors for College

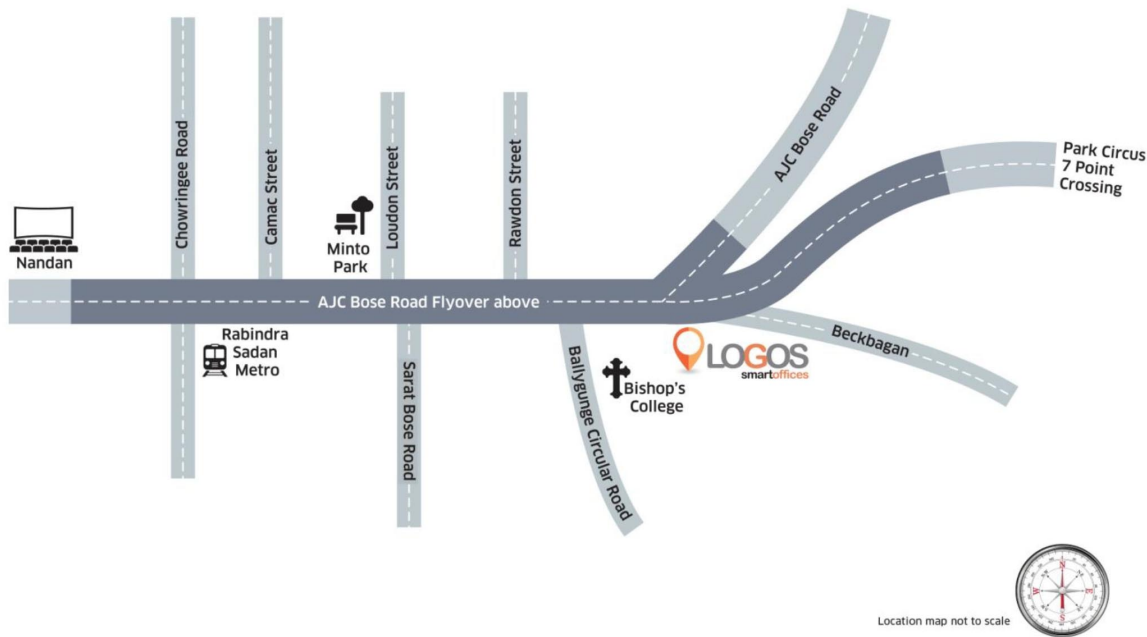
(Having Separate Entrance)

4th Floor to 16th floors Offices

### **Minimum Office Area**

393 sqft (approx)

# LOCATION



## Proximity

- Park Circus 7-point crossing 900 metres
- Rabindra Sadan Metro Station 1.5 kilometres
- Park Circus Railway Station 1.6 kilometres
- Ballygunge Phari crossing 1.7 kilometres
- Esplanade 3.3 kilometres
- Sealdah Railway and Metro station 3.9 kilometres
- Vidyasagar Setu 7.0 kilometres
- Howrah Railway Station 8.5 kilometres

NOTE Travel time and distances courtesy Google.com

**| GLIMPSE OF**

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LOGOS



The elegant gateway



**Driveway & Drop-off**





The reception at the ground floor



16

16





**A common conference cum training room**

TEAMWORK  
MAKES THE  
DREAMWORK

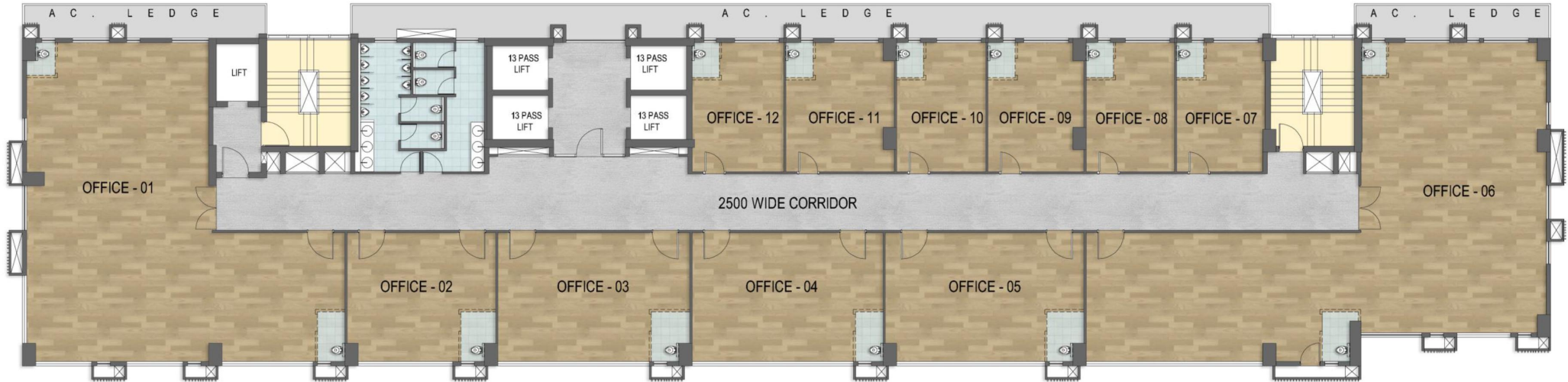


A typical office space with reception area



**A typical office workspace**

# A TYPICAL FLOOR PLAN



# AREA CHART

SL.NO	FLOOR	UNIT	CARPET AREA IN	BUILT-UP AREA IN	SUPER BUILT-UP
1	6th to 16th Typical Floor	OFFICE 1	1620	1,736	2,591
2		OFFICE 2	410	438	654
3		OFFICE 3	530	564	842
4		OFFICE 4	527	561	837
5		OFFICE 5	548	584	872
6		OFFICE 6	1901	2039	3,043
7		OFFICE 7	241	274	409
8		OFFICE 8	243	263	393
9		OFFICE 9	265	285	425
10		OFFICE 10	246	266	397
11		OFFICE 11	300	321	479
12		OFFICE 12	253	285	425



## PAYMENT SCHEDULE

### The Consideration along with Extra Charges & Deposits

- 20% on Agreement
- 10 % on start of Piling
- 10 % on start of Basement Work
- 10 % on 1<sup>st</sup> Floor Casting
- 10% on 4<sup>th</sup> floor Casting
- 10% on 8<sup>th</sup> floor Casting
- 10% on 12<sup>th</sup> floor Casting
- 10% on 16<sup>th</sup> floor Casting
- 5% on Lift Machine Room Casting
- 5% on Possession

### Extra Charges as per Payment Terms

- Electricity & Generator Installation charges– Rs. 325/Sq.ft. SBU or Rs. 32500 per kva.
- Legal charges- Rs. 25/ sq.ft. SBU.
- Fire Detection System- Rs 25 per sq.ft SBU.
- GST to be paid by the purchaser as applicable.

## PAYMENT SCHEDULE

### Deposits on possession

- CAM Deposit – CAM Deposit – Equivalent to 6 months Maintenance (@Rs 7/SBUx6) at the time of possession Rs.\_\_\_\_/-. Final CAM rate will be based on estimate of the Promoter at the time of giving possession.
- Municipal Tax Deposit - Equivalent to 6 months
- Electricity Deposit – Equivalent to 6 months estimated consumption (estimated to be Rs. 5000/ Kva Load)
- Stamp Duty & Registration charges – To be paid by the purchaser as applicable
- Incidental Charges- Rs. 10,000/- per Unit Payable at the time of Registration of Sub lease.

### Note

- Since A/C is individual CAM charges will be less compared to most buildings & since all A/C is yours, running hours will be as per your need
- Municipal / Property Tax– to be borne by the purchaser
- Nomination charges - 1%
- Electric Billing – At actual on individual consumption (with transmission loss 5%)
- Lock-in-period – One year
- Initial Lease term of 99 Years commencing from date of completion certificate with automatic renewal for the further period of 99 years.
- Lease rent for initial 99 years will be Rs.1/-(Rupee One ) per Square Feet per annum on Super Built UP area of the units. After 99 years it will be Rs. 10/-(Rupees Ten) per Square Feet per annum on Super Built UP area of the units for the further period of 99 years.

## SIGNIFICANT

### Entrance lobby

- Flooring - Granite/Italian marble/ any equivalent/terrazzo material in pattern
- Walls - Mix of Italian marble/granite, wooden, terrazzo/ vitrified Tiles paneling paints/Meta/ etc
- Ceiling - Unplastered slab, false ceiling mix of Gyp Board and POP as per interior drawings
- The lobby will be well decorated with name signages

### Lift lobby (office floors)

- Flooring - Vitrified tiles/granite or equivalent
- Walls and columns - Mix of granite/wooden panelling / POP and emulsion paint as per interior drawing
- Ceiling - Unplastered slab and false ceiling with Gyp Board painted with emulsion, as per interior drawings

### Lift lobbies (parking floors)

- Floors - Vitrified Tiles
- Walls - Plastered and finished with POP and emulsion paint
- Ceiling - Plastered with POP and paint.

## SIGNIFICANT

### Staircases

- Flooring - Kota stone or equivalent/densification
- Walls - Plastered and finished with POP and emulsion paint
- Ceiling - Plastered and painted

### Pantry

Everything including finishing to be done by users as per their requirement.

### Air-conditioning

Air conditioning of the said space will be done by sub-less space will be provided by the sub-lessor. Space provision for all units for individual AC units.

### Electricals (At extra cost)

The sub-lessor will provide electrical connection to a single point in the unit and all internal wiring will be the responsibility of the sub-lessee. 100% DG Backup

### Toilets with Office units

Fittings and everything including finishings to be done by users as per their requirement. External Piping and water point provision at one point to be provided by the sub-lessor.

## SIGNIFICANT

### Office space

- Flooring - Densification flooring
- Walls - Plastered with POP
- Ceiling - Unplastered
- Doors - Glazed/aluminium/ flush door as per interior design
- Windows - Aluminium windows with glazing
- Exterior finish - A combination of glazing & ACP/stone/ceramic/metal cladding. Texture paint/paint. Louver

## FACILITIES

- Conference cum Training Room (Not a common property will be owned and operated by someone else on chargeable basis)
- Fully Vastu compliant
- Multiple Optical fiber connectivity through well-known ISPs and Wi-fi connectivity
- 24x7 operational building
- Sufficient car parking (At Extra Cost)
- Integrated building management system to optimize energy consumption through online monitoring and controls
- Storm water management
- 24-hour sufficient water supply
- Intercom/EPABX connecting each unit and reception
- Elevation design planned with façade consultant for proper maintenance
- Specially abled-friendly design
- Façade cleaning systems
- Designed decorated name plate at ground floor lobby
- Earthquake resistant structure design that can withstand storm without damage
- Eco-friendly design with the use of eco-friendly materials
- Stair/corridor protected from rain - water
- Grand entrance gate
- Green building feature in common areas

## LANDSCAPE FEATURE

- Vertical garden
- Road beautification
- Landscape area to be designed by landscape consultant
- Beautified driveway

## FIRE & SAFETY

- Intelligent fire-fighting system with water sprinklers
- Intelligent addressable detectors are considered to pin-point the exact location of fire (At Extra cost inside office)
- Micro processor based fire alarm panel
- Manual call points at exit lobbies and corridors for people to report fire
- Hooters for early warning of the people for evacuation
- Public address system to facilitate faster and effective evacuation
- External and internal hydrants, dedicated water tank for fire and automatic sprinkler system
- Ventilated stairwells for smoke-free evacuation
- Multiple evacuation points and refuge platforms
- Security monitoring at every strategic access point
- Emergency control of elevators and automatic rescue device in elevators
- All entries and periphery monitored by CCTV cameras for high security of the building
- Multiple refuge areas provided on the external walls



## LIFTS

- UPS/ARD in lifts
- Interior luxury finish
- Auto ventilation
- Sufficient critical spaces for repairs
- Ropes, safety switch, lift pressurization system, ARD and other preventive maintenance and regular checking
- Lift Intercom connected with FM
- Cameras inside lifts
- Smoke management system inside lifts
- Destination control system in lift/odd even stop programming
- Free fall protection
- Sudden jerk protection
- Emergency lights
- Sensor-based door opening to avoid collision with door
- Overload sensors

## ELECTRICITY & DG (At Extra Cost)

- Separate communication duct to house rising cables
- Maintenance-free earthing system for safe operations
- Capacitor control panels for automatic power correction to keep electrical system healthy and energy efficient
- Dual metering system for tenant recording separately EB and DG powers

## IGBC FEATURES & THEIR IMPACT

### Rainwater harvesting

A rainwater harvesting tank installed in LOGOS would collect the rainwater from the roof and ground floor areas and store them to reuse it for gardening and landscaping. This will not only recharge and enhance groundwater table levels and reduce water flow into drains but also reduce the potable water required for the project, thereby making it water efficient.

### Waste and garbage disposal

The organic waste converter at LOGOS will help manage waste in a proper way and convert the kitchen and garden waste to manure and use it for the landscaping.

### Limiting water waste

Low water flow fixtures specifically designed to limit water waste will help users reduce water consumption.



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## IGBC FEATURES & THEIR IMPACT

### Electric vehicle charging points

With rising fuel prices there is and will be a propensity to shift to renewable resources for vehicles. Which is why, the usage of electric vehicles are on the rise. A platinum rated building will have to have electric vehicle charging points to provide occupants the provisions to charge electric vehicles.

### Solar power lighting for common areas

Logos will house solar panels. The energy generated from these will be able to cater to the lighting of the common areas of the building. This will make LOGOS immensely energy efficient.

### Energy efficient lights

LED lights that consume almost 30% less electricity in comparison to other lights will help LOGOS reduce the energy consumption for the building making it energy efficient.



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## IGBC FEATURES & THEIR IMPACT

### **Adequate light**

LOGOS will have windows that are adequately sized to allow a lot of daylight. Better indoor environmental quality will protect health, improve the quality of life, and reduce stress. In a way, it will also escalate the resale value of the office.

### **Use of sustainable and certified material**

A platinum rated building is made of IGBC-rated sustainable products such as FSC certified wood, certified lifts and low VOC paints. The material undergo rigorous scrutiny, and the quality of construction is therefore much superior. This will directly impact infrastructure along with the health and well being of the occupants at LOGOS.



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