



Black suit Blue tie Hush Puppies Leather briefcase



## Welcome to Quantum, Siliguri!

### A first-of-its-kind built-to-suit workplace at Siliguri.

An ICONIC building approved and allotted by the Siliguri Jalpaiguri Development Authority. It will be a gateway to Bengal for all potential clients from around the globe. The complex is strategically located on the main National Highway 31, which is free of pollution and is a 5-minute drive to downtown Siliguri.





Siliguri is a fast growing modern cosmopolitan city and famous for its four 'T's









- The second largest city in West Bengal after Kolkata.
- The only city in West Bengal, after Kolkata, with an International Airport.
- The total area of the Siliguri Metro is 210 sq. km.
- The city runs 48 kms from north to south and 34 kms from east to west.
- The city lies on the traditional trade routes of Nepal, Sikkim, Bhutan and Tibet.
- The city is located in the Siliguri Corridor or Chicken's Neck a very narrow strip of land linking mainland India to its north-eastern states.
- Two National Highways, NH-31 and NH-31A passes through the city. Efficient internal public transport system includes city buses, cycle rickshaws and auto rickshaws.
- It has a very moderate climate and in summers, the temperature reaches upto 34 degrees celsius. Winters are generally cool and the weather is very pleasant.
- As of 2011, the urban agglomeration, which comprised the city and

its suburbs, was home to a population of approximately 17 lakhs, making it the second most populous city in Bengal.

- Along with a dense English speaking populace, the Marwaris, Punjabis, Biharis, Gorkhas and Bengalis are also now the other prominent communities in the city.
- Siliguri is a commercial hub for the northeast, drawing in many new residents from other neighboring states.
- The West Bengal government is developing Siliguri as one of the satellite IT hubs.
- The Siliguri Jalpaiguri Development Authority is also taking many initiatives to develop Siliguri into an IT/ITES hub.
- The entire city encompasses a number of shopping malls and multiplexes which include City Centre, Vishal mega mart, City Style, Cosmos Mall, Spencer's, Max, Big Bazaar, Bazaar Kolkata, Shoppers stop, Reliance, Cinemax, Inox and others. Bagdogra airport market is one of the shopping hubs in Siliguri. Another important market is at Matigara hut where people from hills and plains come for shopping.
- Being a tourist destination, the hospitality sector and tourism sector constitutes an important part of Siliguri's economy.

- Siliguri is the headquarters of Federation of Chamber of Commerce and Industry of North Bengal.
- The city enjoys a distinctive standard in education having prominent schools and colleges. Institutions which deserve mention are the Siliguri Institute of Technology, North Bengal Medical College, St. Xavier's, Don Bosco School, Surendra Institute of Engineering & Management, NBU Law College, Shivmandir, Siliguri College of Commerce.
- Healthcare in the city is available at various private hospitals, such as the Siliguri S.D. Hospital, N.J.P. Railway Hospital, Siliguri Lions Eye Hospital, North Bengal Medical College etc.

- The State Bank of India, ICICI Bank, Axis Bank, Central Bank of India, Punjab National Bank and many other private and public sector banks are present here.
- A few noteworthy automobile companies in the city are Maruti Suzuki, Honda Siel, FordTata, Mahindra & Mahindra, Hyundai, Skoda, Hero Honda, Yamaha, Bajaj, Suzuki and more.
- A number of MNC fast food giants are present like KFC, Subway, Cafe Coffee Day, etc.

# A good connectivity is also an answer to WHY SILIGURI

Air: Bagdogra, is an international airport and is only 15 km from Siliguri. It has a direct air link with Bangkok (Thailand), Paro (Bhutan), Guwahati, Kolkata, New Delhi, among others.



**Rail:** Siliguri is the junction of the North East frontier Railway Grid. New Jalpaiguri, popularly known as NJP is the one of the most important rail stations of the North East and is just 4 km from Siliguri. NJP is connected with direct trains from New Delhi, Kolkata, Chennai, Mumbai, Bangalore etc.



Road: Siliguri is connected by excellent national highways to its neighbouring states and is 650 km from Kolkata, the capital of West Bengal; 760 km from Kathmandu, the capital of Nepal; 350 km from Thimphu, the capital of Bhutan.

BANK

HOSPITAL

## Quantum - Siliguri

is an ideal space to launch your office. It offers an array of modern amenities at jaw-dropping prices!

> • A first-of-its-kind highrise commercial building in the city

Spectacular view of the Kanchenjunga

Exclusive retail space on the **Ground** and 1st floor

Exquisite facade

and futuristic architecture

 Adhering to earthquake-resistant norms as per NBC

> 99 years leasehold land

Strategically located on the main National Highway 31, which is free from pollution, and is a 15-minute drive from the Bagdogra International Airport or to downtown Siliguri. Number of floors
Basement+Ground+10 storeys

Total land area

## Adequate

power back up

Number of towers:

24-hour connectivity

# A probe into the details of Quantum

Ample covered and open Car parking space

Intelligent fire safety and security as per International Standards

### Fire fighting by Siemens

Adequate provision for installing satellite and microwave towers on the roof Maintenance, operation and management by professionals Underground water reservoir of 2,00,000 litres exclusively for fire-fighting Suitable infrastructure to ensure 24-hour operation

Round-the-clock surveillance through CCTV

# How near are you at Quantum

- 15 minutes from Bagdogra airport
- 15 minutes from NJP station
- 2 minutes from 'City Centre'



# Quantum offers you an array of mesmerizing specifications at no added cost!

#### **Electricity:**

- Adequate availability of quality power
- LT panel with appropriate power factor correction
- Adequate earthing provisions for total protection of equipment

#### Power Back up:

 Adequate power back up through DG set (housed in acoustically treated enclosure) with automatic change over on failure of main power

#### **Electricals:**

- Office areas shall be provided with a sub Metre and wiring till the main DB
- All common internal electrical wiring shall be of copper
- All common installations shall be of premium quality

#### Lifts:

- Two KONE make gearless, high speed, fully automatic, stainless steel, passenger lift with variable voltage and frequency technology.
- One KONE make gearless, fully automatic, stainless steel, service lift with variable voltage and frequency technology.

#### Water:

24 hours water supply from deep tubewell

#### Fire safety:

- Underground water reservoir of 2,00,000 litres and overhead tank of 25,000 liters exclusively for fire fighting
- Wet riser in the main staircase
- Hydrants surrounding the building
- Fire pumps and jockey pump to keep the

system in pressurized condition

- Sprinkler system in each office and in the common areas
- Auto intelligent analogues fire detection system for detection of fire
- Emergency warning through hooters / announcement
- All designed and installed by Siemens

#### Public address system:

- Public address system with speakers in common areas for public announcements during emergency or other eventualities
- Provision for background music in selected zones viz. lobbies, lift, etc.

#### Landscaping:

 Landscaped open areas providing an international ambiance by leading landscape artists from New Delhi Design Accord.

#### External Finish:

 Modern elevation and glazing with toughened glass and tile cladding / paint.

#### **Civil Specification:**

#### Super structure of QUANTUM - Siliguri:

- RCC reinforced frame structure
- Load bearing capacity of upto 500 kg per m<sup>2</sup>
- Floor to floor height of 4.0 m with large column free space
- Earthquake proofing for main structure as per National Building code

#### Flooring:

 Main entrance lobby: Granite / marble / vitrified tiles

- Lobby of all floors: Vitrified tiles
- Staircase: Kota stone
- Office areas: Raw Slab
- Toilets and pantry: Vitrified tiles / Granite

#### Wall treatment:

- Main entrance lobby: Wooden paneling / tiles / paint / granite
- Office areas: Cement Plaster
- Toilets and pantry: Tiles / paint

#### Window:

Aluminum sliding / casement

#### Toilets:

All fittings and fixtures of high quality

## What you get

- The tallest commercial building of Siliguri – B+G+10
- All 4-sides open
- Enhanced floor height
- Wide column spaces
- Private open terraces
- Head-turning modern glass facade
- Optimum space efficiency
- International quality ambience
- Landscape surroundings
- Vastu-friendly

## Ground Floor Plan



## 1st Floor Plan





Νg

## 2nd Floor Plan





## **3rd Floor Plan**







## 4th & 5th Floor Plan





## 6th & 7th Floor Plan





## 8th Floor Plan





## 9th Floor Plan





Area Statement (sq. ft)							
	Office	Proportionate	BU area	33.3%	Office		
		Common Area	of Terrace	Terrace	SBA(-)25%		
901	5,726	1,909	1,155	385	8,020		



## 10th Floor Plan



Area Statement (sq. ft)							
	Office	Proportionate	BU area	33.3%	Office		
		Common Area	of Terrace	Terrace	SBA(-)25%		
1001	4,260	1,420	1,530	510	6,190		



## Lower Ground Plan







# Creating infrastructure. Creating landmarks.



#### **Completed projects**



Lansdowne Tower, Sarat Bose Road, Kolkata



Millennium City IT Park, Sector V, Kolkata



Suprabha Corporate Park, Gurusaday Road, Kolkata



Creating Infrastructure

The Rungtas are one of oldest Industrial Houses in Eastern India and also Bengal's foremost real estate planners and developers. The Group, with a full infrastructural team of qualified architects, structural and civil engineers, landscape artists and interior designers, has already left its imprint on Kolkata's skyline.
Millennium City IT Park, Kolkata, built and maintained by the Group, is the ICONIC symbol of the progress of IT Businesses in Bengal. It houses an envious list of Clients – IBM, Siemens, Alstom, Nokia, EAGA,
MINDTEK, DAKSH, Royal Sundaram, CCD, DOMINOS, LINC, and many more. As the Group receives praise and admiration from its customers, it continues on its journey with more vigour and determination and rightly so, the group logo numbers, it conceived as a prefix symbolising ' positive energy'. In this environment of innovative ideas and renewed excitement, the Group pledges to rediscover and help rebuild the glorious past of our great majestic BENGAL and actively participate in the growth of the State.



Xtra, Rajarhat, Kolkata

#### **Ongoing projects**



Quantum SEZ, Kolkata



The Lounge, Chetla, Kolkata

## Notes


"Excellence is not a skill. It is an attitude."

– Ralph Marston



Creating Infrastructure

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