





IDEAL UNIQUE CENTRE

SOAR ABOVE THE REST.

ZRICKS PUT

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**IDEAL UNIQUE CENTRE**, a destination offering customised solutions for your office space requirements, has been benchmarked against international standards and seamlessly designed to offer design flexibility. It has been envisioned to be a green building to promote environmentally responsible and healthy work spaces, conceptualised by none other than **Rabeer Contractor**.

Standing tall at a commanding 117.9 meters and spread over 28 floors, this magnificent building is coming up on the E.M. Bypass which is ideally positioned as the future focal point of the city. The building is being offered by the **Ideal Group** in association with the **Unique Group**, and promises to be the epitome of convenience, connectivity and change.

**ZRICKS** REALTY

## WHAT YOU SEE

Design magnificence

Sheer height - tallest office building in the city standing at 117.9 meters

Fantastic facade

A plaza with the right balance of built area and green space

Sculptures, spacious floors, air-conditioned lobby lavishly designed

Iconic skybridge connecting multilevel car parking to the main building

Large food courts serving multiple cuisines

Separate smoking zones on each floor

Attention to detail



## WHAT YOU GET

Ground - 27 floors

Flexible floor plate of (approx) 28,000 sq ft, offering options of spacious (approx) 7,000, 14,000 and 28000 sq ft

Spaces that offer complete design freedom given their 14 feet height and the absence of any obstructing columns

Accessible by 16 high speed passenger lifts and 2 service lifts

Multi-level car park with (approx) 817 car parks

Car park connected to the main building by a convenient sky bridge

100% power backup

Each temperature controlled office equipped with separate AC units

## WHAT YOU DESERVE

A project from the reputed Ideal & Unique Groups

Building conceptualized and designed by Hafeez Contractor

Strategically situated on the fast developing, much sought after EM Bypass

Environmentally friendly, temperature controlled offices

Sky bridge that allows you to park literally outside your office

An impressive, air conditioned, 54 ft high, 9840 sq ft entrance lobby

Use of power, water, air in a responsible manner and environmentally friendly - the hallmark of a green building

Food court with an array of gastronomic offerings

SELF CONNECTED WITH SKYBRIDGE

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# ZRICKS WHAT YOU SAVE

IDEAL UNIQUE CENTRE is a proposed LEED certified green building, which means you not only save the environment but also your hard earned money.

Reduced impact of natural resource consumption

Better environment and neighbourhoods

Over 20% energy savings compared to conventional buildings

Over 30% water savings compared to conventional buildings

Reduced operating costs and improved bottom line for occupants and businesses

Increased staff productivity

Minimization of strain on local infrastructures and improve quality of life

ENTRANCE PLAZA

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## WHERE

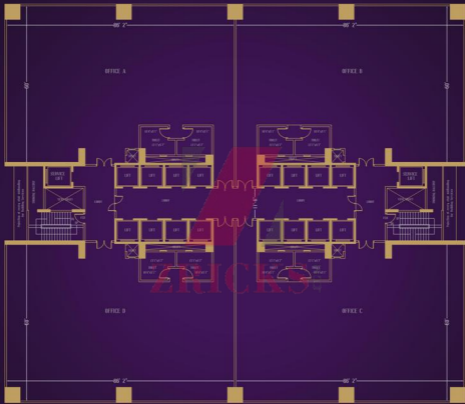
Benchmarked to global standards, IREAL UNIQRE CENTRE is strategically located in the dynamically transforming I.M. Bypass - the new heart centre of Kolkata that is witnessing the development of 5-star hotels, high-tech hospitals, shopping malls and high end condominiums - all harbingers of change. A network of upcoming flyovers will ensure superior connectivity with just about any corner of the city, including the airport.

IREAL UNIQRE CENTRE has been developed and designed in a manner that will not only make it the talking point of the city but will also include a host of conveniences that will help improve the quality of work life. At the same time, being a Green building, it will play a pivotal role in serving its environmental commitments responsibly.



<N> LOCATION MAP





Typical Floor Plan  
 3rd - 20th floor (except 9th & 19th floor)  
 \*50' office bay dimensions

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## WHO

**THE IDEAL GROUP** The company has delivered residential & commercial solutions that have become landmarks and transcended the Kolkata region with its signature stamp - design, aesthetics, quality & on time delivery. That, is a hallmark in the hands of the company's tag line "Pillars of Trust".

**THE UNIQUE GROUP** A conglomerate with multiple business segments including Real Estate and having a rich legacy of over 30 years which is well known in India and overseas alike.

**HAFEEZ CONTRACTOR** (Civilian, Mervack, StarArchitect, Sense of the different objectives that have been used to describe it from who has it encompassed the skyline of cities in India & the lives of thousands of families through his design excellence.

**SANON SEN ASSOCIATES** One of the leading architectural firms in Kolkata with an expert team of qualified design professionals.

**FW CONSULTANTS LLP** A well known name in structural consultancy, who endeavor to bring the advantage of innovation into projects by implementing newer technologies and state-of-the-art infrastructure.

**SHE CONCEPTS INTERNATIONAL** Leading landscape consultants from Singapore experienced in providing a wide range of landscape design and planning services.

**MFP CONSULTING ENGINEERS** A team of experts who develop designs that are distinctive and integral components of great buildings.

**BES** A team of highly specialised facade consultants.

**EN3** Leading Green Building Consultants who approach every project by being highly responsive to their needs, extremely flexible in their outlook and by understanding the real force of their conviction, all the while staying within and understanding the practical bounds of the project.

Developed By

**IDEAL**  
pillars of trust

In Association With

**Unique**  
Group of

Architects

**Architect  
Hafeez  
Contractor**

**SANON SEN & ASSOCIATES  
KOLKATA**

Consultants

**FW CONSULTANTS LLP**

**SHE CONCEPTS INTERNATIONAL**  
Landscape Architecture & Planning  
Services

**MFP CONSULTING ENGINEERS**

**BES**  
Building Envelope Systems

**En3**  
Engineering | Environment | Energy

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In Association With

**U** *Unique*  
Group

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