

# Godrej Waterside

**Godrej Waterside Properties Private Limited**

**Site Office:** Plot No.5, Block-DP, Sector 5, Salt Lake City, Kolkata 700 091 Tel.: 033-55500437

**Registered Office:** Godrej Bhavan, 4th Floor, 4A, Home Street, Fort, Mumbai 400 001. Tel: 66510200 • Fax: 22072044

E-mail: [marketing@godrejproperties.com](mailto:marketing@godrejproperties.com) • Website: [www.godrejproperties.com](http://www.godrejproperties.com)

This marketing brochure is for guidance only. It does not constitute part of an offer or contract. Design subject to change without prior notice.



Godrej Properties

**G**odrej Properties Limited (GPL), a leading Indian real estate development company that is part of the \$1.2 billion Godrej Group, enters Kolkata with the launch of Godrej Waterside, an IT Park that will be the best commercial address in the city. GPL has gained significant experience in real estate by developing over six million sq. ft. of commercial and residential real estate in Mumbai, Pune, and Bangalore. Godrej Waterside will additionally benefit from the extensive local experience of GPL's joint venture partner, Infinity Infotech Parks and its association with WEBEL (West Bengal Electronics Industry Development Corporation Ltd.), an enterprise of the Government of West Bengal. Godrej Waterside is an impressive 1,65,000 sq. mtrs. (1.8 million sq.ft.) IT Park that is ideally located in the Salt Lake Sector V area of Kolkata.

## GODREJ WATERSIDE

- **Efficient, attractive architecture:** Godrej Properties has to its credit a long list of commercial developments that are innovative in design and concept while consistently exceeding customer expectations in terms of functionality. Continuing this tradition, the company has ensured that Godrej Waterside combines functional convenience with aesthetic design.
- **Ideally Located:** Godrej Waterside is strategically positioned between the Kolkata International Airport and the city centre in Salt Lake Sector V, which is one of the fastest growing information technology hubs in the nation. The project lies adjoining the beautiful natural lake, "Munshir Bberry," from which the name Godrej Waterside was derived.
- **Excellent Facilities:** Godrej Waterside is centrally air-conditioned with a grand lobby and an outdoor lounge pavilion. The open spaces around the project will be landscaped to complement the serene lake environment.



## PODIUM LEVEL FLOOR PLAN

Plot Area

5.59 acres

Floor Plate

Tower I

5700 sq. mtrs. at each level (approx)

Tower II

6000 sq. mtrs. at each level (approx)

Span Width

10.5 x 10.5 mtrs. (average)

### The Team

#### Developers

Godrej Waterside Properties Private Limited  
(A subsidiary of Godrej Properties Limited)

#### JV Partners

Infinity Infotech Parks Limited  
(A JV with WEBEL (Govt. of West Bengal))

#### Concept & Design Architects

P. G. Patki Architects Private Limited

#### Project Architects

Agrawal & Agrawal

#### Construction Managers

Sembcorp Infrastructure, Singapore





## PROJECT DETAILS

- **Godrej Waterside** has been conceived as a state-of-the-art IT Park meeting international standards for commercial real estate. The project has been designed to give its occupants a refreshing view of the serene lake from each floor of the development. In order to further improve the environment of Godrej Waterside, Godrej Properties has ensured large landscaped open areas throughout the project. The facade of Godrej Waterside will be a combination of glass cladding with metal and stone giving it a sleek, modern look.
- The **development** will be completed in two phases.
  - Tower I, facing the main road, will comprise of a total area of 58,000 sq. mtrs. (600,000 sq. ft.) and will be completed as the first phase of the development. It will have ten levels of dedicated office space. Each level is divided into four office spaces which range in size from 1200 to 1600 sq. mtrs.
  - Tower II will be the second phase of the project and will have 17 levels of dedicated office space comprising a total of 108,000 sq. mtrs. (1.2 million sq. ft.). Each level will have the facility to be divided into three office spaces ranging in size from 1600 to 2300 sq. mtrs.

The office spaces can be integrated seamlessly, horizontally as well as vertically, providing occupants the ability to operate according to individual space requirements.

Post-tension slab technology has been used to enable large spans averaging 10.5 x 10.5 meters, which provide maximum flexibility for interior layouts. Each level will have a height of 4 meters.
- Space has been provided for **retail facilities** on the ground floor of Tower I facing the main road. The retail spaces would complement the IT Park facilities adding to the overall convenience of the project.
- Godrej Waterside also has a provision for a **Food Court** spread over 3400 sq. mtrs. in the ground floor of Tower II. The Food Court will overlook the central pedestrian plaza.
- **Car parking** facility for over 1400 cars will be provided through basement, stilt and open car parks.
- Godrej Waterside will be managed and maintained by professional property managers.

**Lifts:** Adequate number of high speed lifts, including service lifts, of high standard in each tower.

**Air Conditioning:** Air conditioning facilities with a central HVAC system along with space and power provision for packaged AC units.

**Power:** Adequate quality power from local electricity board will be made available till the meter room.

**Power Back Up:** 100% power back up will be provided with AMF (Auto Main Failure) panels, housed in acoustically treated enclosures.

**AHU and Electrical Rooms:** Space will be provided on each floor for services covering Electrical, AHU etc.

**Communication:** High-speed connectivity and sufficient bandwidth from reputed government and private players. Telephone exchange with fibre optic cables.

**Water Supply:** 24 hrs water supply.

**Building Management System (BMS)** to create productive, energy efficient and cost effective environment through optimization of systems, services & management.

**Fire Safety:** Fire alarm and fire detection system compatible with BMS (Building Management System), underground and overhead water reservoir, wet riser in main staircases and sprinkler system in common areas.

**Landscaping:** Large open spaces landscaped with central pedestrian plaza and water fountain.

**Integrated planning** to ensure direct access to lobby areas from reception, porch and parking areas.

**Rain Water harvesting and Sewage Treatment Plant.**

**Satellite & Micro Wave Tower:** Provision of space on the terrace of each tower.



Front view



View from the lake



Landscaping with waterfall



Entrance Porch



Car Parking



Entrance Lobby & Reception



## SALT LAKE SECTOR V AS A LOCATION

- Salt Lake Sector V is being heavily promoted as an IT destination by the West Bengal Government, which hopes to quickly make Kolkata the hottest destination for IT companies looking to set up or expand their operations in India.
- Salt Lake Sector V offers excellent connectivity with a direct road link to the International Airport. The travel time between the airport and Godrej Waterside is just 20 minutes and the heart of Kolkata city is also reachable through a 20 minute drive.
- The state government, in its endeavor to attract investment into the city, has ensured that Salt Lake Sector V receives the benefits of excellent infrastructure in roads, power, and water.
- The West Bengal Electronics Industry Development Corporation Ltd. (WEBEL), the Software Technology Parks of India (STPI) Earth station and leading telecom providers are all located in Sector V.
- Sector V also houses the Electronic Regional Test Laboratories (ERTL - East) and the National Test House, the organizations that help IT companies and users achieve compliance to international quality standards and thus become globally competitive.
- The Government of West Bengal has granted Public Utility Status to the IT/ITES industry. This allows work at night and permission to run three shifts irrespective of national holidays.
- Several international and domestic IT companies such as IBM, Wipro, and Tata Consultancy Services have already set up operations in Salt Lake Sector V and, by all estimates, the area is slated to become one of India's leading IT hubs.
- A wide range of hotels, five star to budget, and guesthouses are situated within a few minutes drive from Sector V.
- Health care, education, entertainment and retail facilities are located in close proximity.
- Sector V borders and is well connected to residential areas like Rajarhat (New Town) and Salt Lake township.





## KOLKATA AS A DESTINATION

**Quality human resource availability.** The single biggest advantage of Kolkata as a location for IT operations is the availability of a large amount of qualified personnel. Kolkata is a great center for learning in India and has numerous excellent educational institutions. There are an estimated 52 engineering colleges and 400 other colleges across 12 universities in the state of West Bengal. Approximately 13,000 students are estimated to graduate with engineering degrees every year. The leading educational institutions in the state include: Indian Institute of Management (IIM, Kolkata), Indian Institute of Technology (IIT, Kharagpur), XLRI (Jamshedpur), Indian Institute of Information Technology (IIIT, Kolkata), and the Indian Statistical Institute (ISI, Kolkata). Currently, with a relatively low penetration of IT companies in Kolkata, most young graduates are forced to leave the state for employment opportunities in other states. For instance, Wipro, one of the three largest Indian IT companies recruits 30-40% of its IT staff from Jadavpur University in West Bengal, while Global Tele-Systems recruited 50 percent of its staff from Kolkata in 2002.

**Employee attrition rates in Kolkata are extremely low.** Estimated at 10-12%, attrition rates in Kolkata are far lower than other major Indian cities where attrition rates can be as high as 20-30%.

**Excellent Power Infrastructure.** West Bengal is a state with a power surplus and has been ranked in a study by 'Gartner' as leading in power availability and quality of supply. The cost of power for use by IT companies is very low, at INR 3.2 per unit.

**Kolkata's International Airport offers easy access to the city.** The city is very well connected to other cities in India, is a gateway to most South-

East Asian countries, and has direct connections to European cities such as London and Amsterdam.

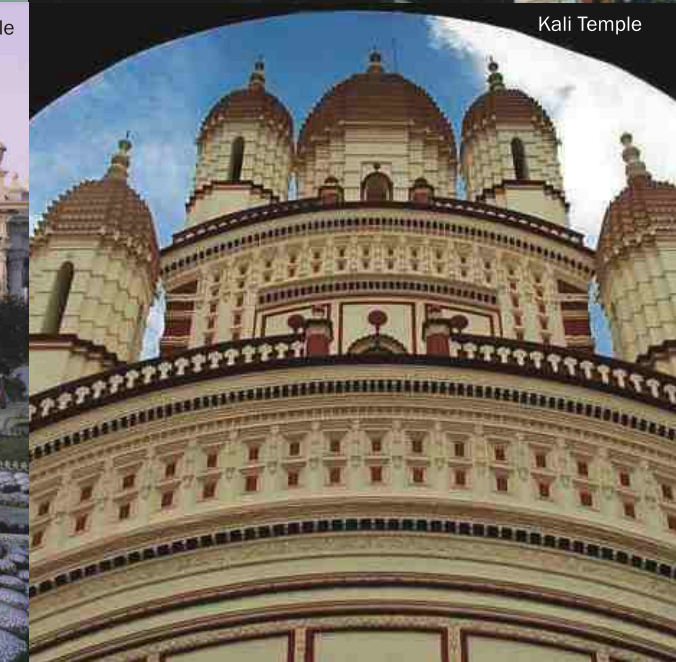
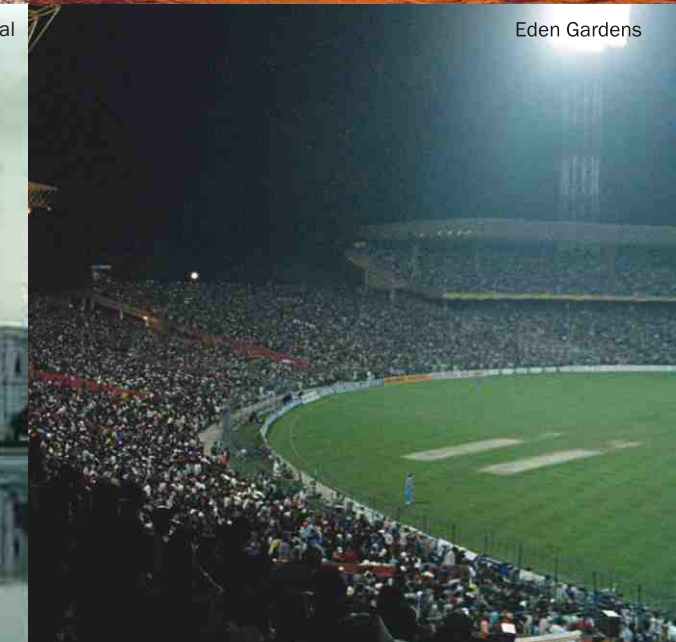
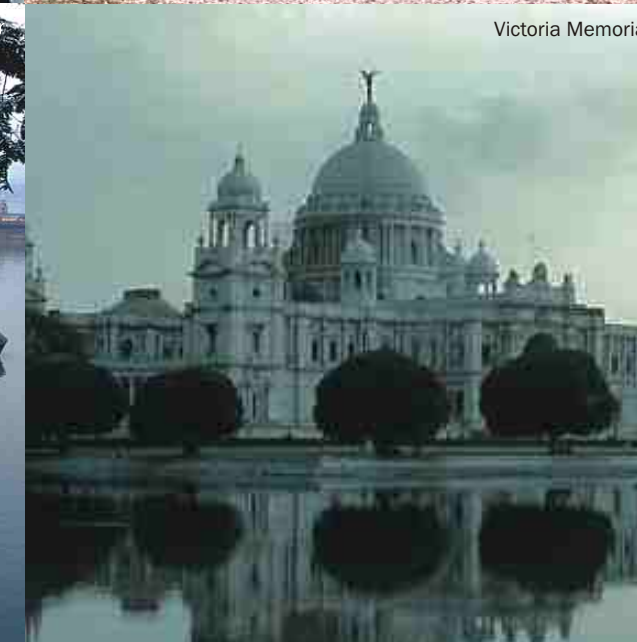
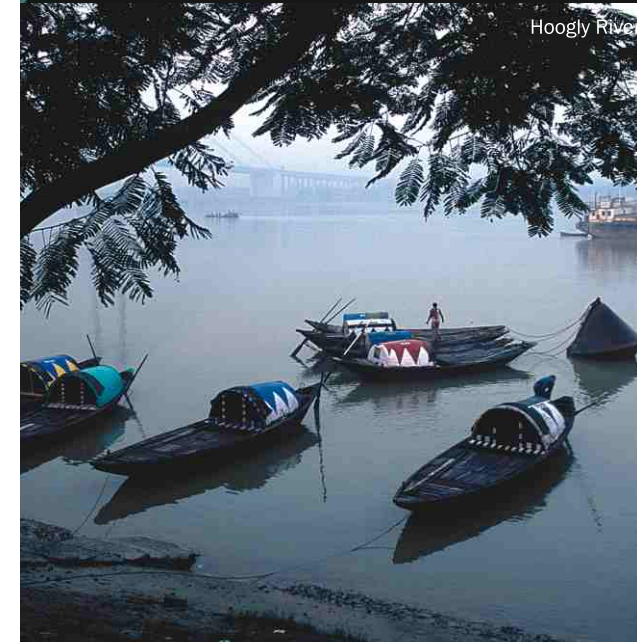
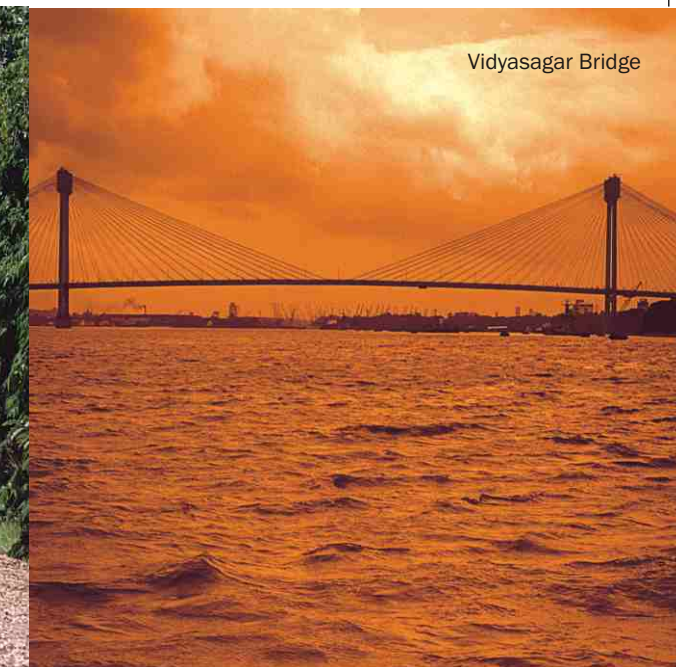
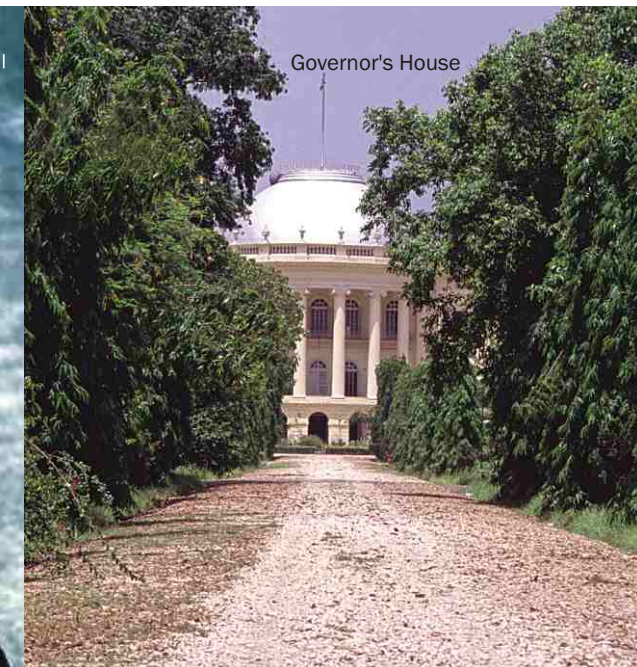
**Lower salary rates.** Living costs in Kolkata are 20-40% lower than Mumbai or New Delhi which has translated into salaries for graduates being 40-50% lower than in these cities.

**Lower real estate rates.** Kolkata real estate rates are very attractive as compared to other major cities such as Delhi, Mumbai, and Bangalore.

**Active Government support for IT.** The West Bengal state government has been extremely active in attracting investment into the city of Kolkata and has done all it can to ensure that IT companies choose Kolkata as the location to set up operations.

**Growing Recognition of Kolkata as an IT destination.** Kolkata in the initial stages of the IT boom in the country, received negligible investment as compared to cities like Bangalore, Mumbai, and Delhi. However, due to all the aforementioned reasons, Kolkata has now established itself as an extremely attractive destination with most major international and domestic IT companies (e.g. IBM, Cognizant, TCS, Wipro, Infosys) having set up operations in the city.

**Rich history and culture.** An added bonus of establishing operations in Kolkata is that the city has a rich cultural history. Whether the beautiful Victoria Memorial and the surrounding parks, the flowing of a tributary of the river Ganges, or the world famous Eden Gardens Cricket Ground, Kolkata offers many attractions. Additionally, the city has a lot to offer in terms of quality hotels, restaurants, and entertainment facilities.





## GODREJ PROPERTIES

Godrej Properties was established in 1990 as a premier real estate development company within the Godrej Group of businesses. Since 1897, customers have trusted Godrej to deliver innovation and excellence in a broad variety of fields. GPL brings the Group philosophy to the real estate industry by continually raising its performance and thereby remaining the most professional, reliable, and accomplished property developer in the country. Godrej Properties consistently delivers everything it promises - good value, prime locations, excellent construction, and efficient support.

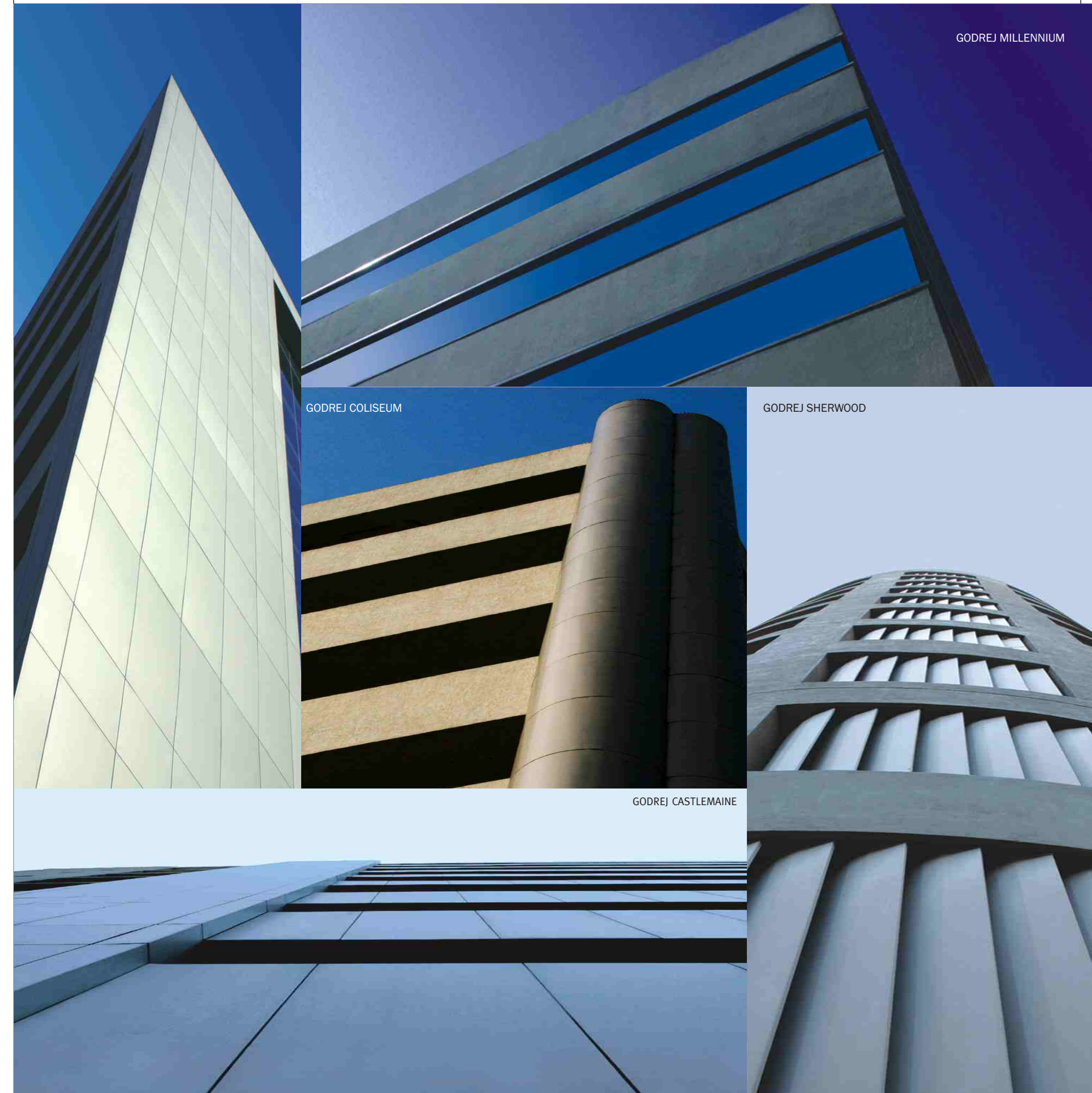
- *Professional, Reliable, Accomplished*
- *India's first ISO 9000 certified real estate developer*
- *Prime locations, good value, excellent construction, efficient support*
- *Collaboration with outstanding associates*
- *6.5 million square feet of real estate*
- *Enormous opportunities lie ahead*

GPL is firmly committed to providing excellence in everything it does. The management takes this promise seriously and it drives the organization at all stages of operations. Firstly, GPL looks to select only the best possible locations for development. The company has thorough procedures for forecasting the potential of locations and is led by a team of highly qualified managers with years of experience in the real estate industry. Once a location has been identified as a

potential development opportunity, GPL works with only the best architects, contractors, and project managers to bring the project to life. GPL surpasses international standards in everything it does; all the systems, infrastructure and engineering employed by the organization are calibrated to match the best available. GPL knows that its obligation to its customers and partners does not end upon the completion of a project, and therefore provides professional and accessible support to all its business associates.

### DELIVERING EXCELLENCE AND VALUE

Godrej Properties has become a highly successful business due to a simple philosophy: reliability and excellence of service coupled with the use of the best resources available. The company has completed several landmark projects and is currently developing significant projects in Mumbai, Pune, Bangalore and Kolkata. However, these projects are just the beginning. GPL believes in constant improvement and sees enormous opportunities for growth in the coming years. India's booming economy is dramatically increasing the need for quality real estate. Godrej Properties is now ideally situated to build on its successful beginning by leveraging its established brand image to achieve exponential growth.



GODREJ COLISEUM

GODREJ SHERWOOD

GODREJ CASTLEMAINE