



**ALTITUDE**

LEE ROAD BUSINESS PARK



WHEREVER YOUR FOCUS IS DIRECTED  
THAT'S WHERE YOUR ENERGY GOES.  
WHATEVER YOU ALLOW IN YOUR SPACE,  
YOU EVENTUALLY BECOME.

★ ★ ★  
**WHERE  
OFFICES  
BECOME  
OPPORTUNITIES.**





**WE UNDERSTAND THE IMPORTANCE OF BEING FUTURISTIC, THAT'S WHY WE PLAN OUR PROJECTS ACCORDINGLY AND PROMISE TO GIVE A HIGH-QUALITY PRODUCT.**

India is going through a paradigm shift towards a stronger economy. It is taking the route to become one of the strongest nations in the world with a high population and strong economical existence. Kolkata is a very integral part of the country and the capital of the East. The city has just started to see the appreciation and course of development as compared to the other metros of India. With international conglomerates showing great interest in our country and developed cities, the future of the nation looks bright.

Amidst this journey of growth, it is a pleasure for us to launch our prestigious commercial project "Altitude". A project that offers the best working space for the growing companies in the heart of the city. The perfect location for working and branding.

The project will be equipped with the best possible security systems, and the latest technology of fixtures and services with air-conditioned lobbies, valet parking. The project will be one of its kind offering the serenity and ease of doing business and meeting your associates. We understand the importance of being futuristic, that's why we plan our projects accordingly and promise to give a high-quality space.

Chairman – Brij Jalan



**WE WILL MAKE  
WORKING MUCH MORE  
EXCITING AND EFFICIENT  
BY PROVIDING YOU  
THE BEST.**

“Altitude” is going to be one of the landmark projects in this part of the city . It is also going to be one of the tallest commercial projects in this area . It will feel like working in the sky with panoramic views , this is why the project has been named “Altitude”. The project is coming up on LEE ROAD, which is the centre most point of the city surrounded by commercial and retail hot spots, residential and educational zones and reputed hospitals and hotels.

The building and layouts are designed to give optimum utilization of space and are 100% Vaastu compliant. The sizes of the offices are perfectly suitable for corporate offices who want to base themselves in the centre most point of the city. Every office would come with its own dedicated lobby, which would provide better security and privacy of work. The feel of working here would be pleasurable and luxurious.

The project would have a very contemporary experience with glass and panel façades themed in the colour BLUE. Blue is the color of the sky and sea and is associated with depth and stability. We will make working for you much more exciting and efficient by providing you the best.

Director –Pratik Jalan

At Altitude we offer much more than an office space. The 11 storied ultra-modern commercial landmark at Lee Road, in the heart of the city will add convenience, pride, motivation, efficiency and unleash the values to transform your office into a sea of business opportunities. The theme and colour of the building binding to the colour BLUE emphasizes trust, loyalty, wisdom, confidence, intelligence, faith, truth, and heaven and the colour is considered very positive for your mind and body.

A perfect location to exhibit your retail collection. We have to offer 6,600 sq.ft. of high street space with high ceiling heights.

**6,600 sq.ft. of High Street Retail space,  
extendable to 11,000 sq.ft.**





STEP IN  
TO SCALE UP  
NEW HEIGHTS  
BE ON THE TOP.





**WHERE  
LOCATION  
BECOMES  
PERFORMANCE**

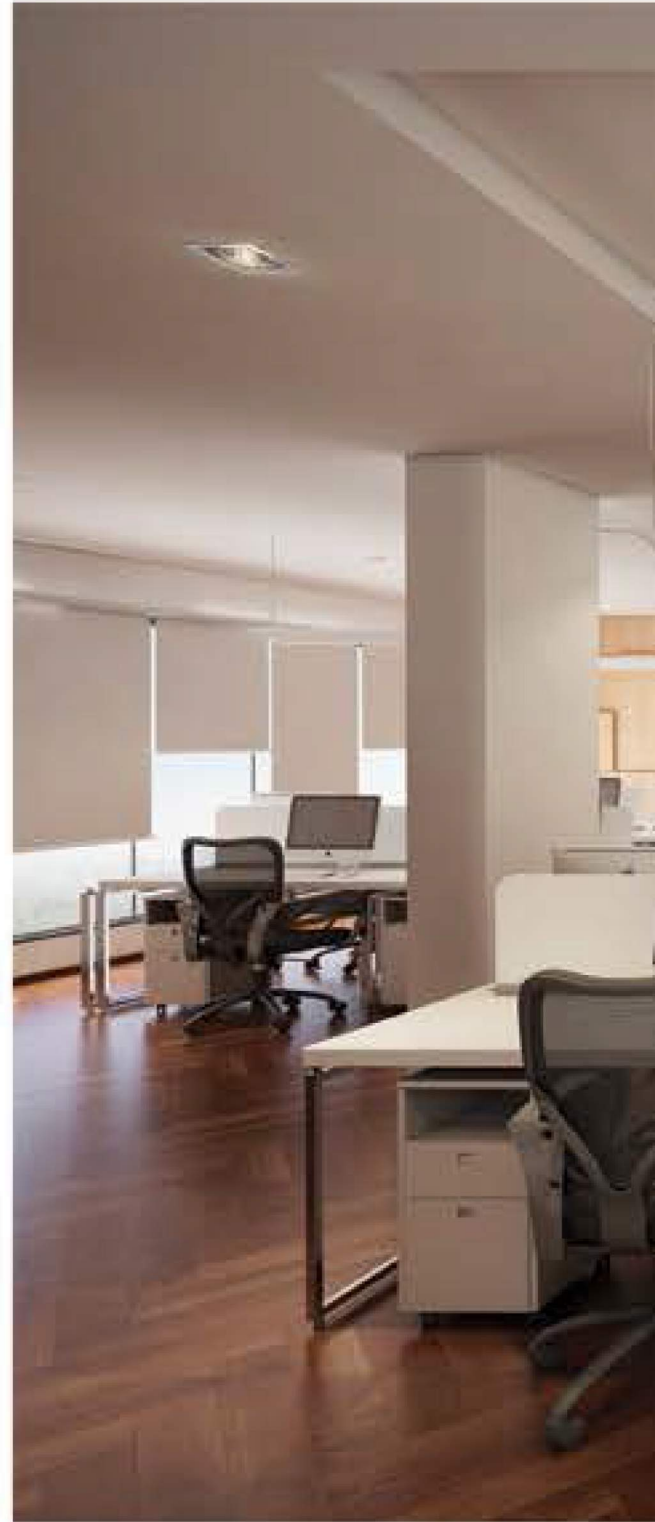




Strategically located on Lee Road, the commercial hotspot at the center of Kolkata the project will not only give you ease of commuting with extravagant social clubs, hotels, malls & cafes within reach but also serve as a branding tool for your organisation. Thanks to the easy connectivity by all means of transport, especially the metro which is the fastest, economical and most reliable means of commuting. "ALTITUDE" reduces the travel time and ensures that you will be at the right place at the right time. The location offers easy accessibility from anywhere in Kolkata adding more pace, energy and comfort to your business to out perform your competition.

# WHERE DESIGN BECOMES EFFICIENCY

"ALTITUDE" is a tribute to new age class-conscious business world. The shimmering glass fronted façade will have class written all over it. The lavish and elegantly adorned air conditioned entrance lobby, the valet car parking and the privacy enjoyed at the ownership of the entire floor and dedicated lobbies will together add up to create an ambiance of luxury and positivity that inspires and innovates new business ideas.





Large Spacious Floor Plates

Large spacious floor plates space with just 2 pillars, and beamless structure will give you the optimum utilization of space and your dream design, you will have the flexibility to customize your environment smartly according to needs and utilize every sq.ft. to enhance the efficiency of your business to the maximum level.



WHERE  
ENVIRONMENT  
BECOMES  
MOTIVATION



Surrounded by the lush green, memories and memorials of Kolkata and the famous Victoria grounds and the umpteen choices of entertainment, shopping, food joints "ALTITUDE" presents you an opportunity to blend your business with pleasure. Your team can savour a quick working lunch, rejuvenate over a cup of coffee or simply groom into more vibrant fresher look over a retail therapy. Glass facading for utilisation of natural light to save energy and the environment.

# WHERE BUSINESS BECOMES SUCCESS



Kolkata is the most important business destination of eastern India - one of the fastest growing cities in India and globally. With a spurt in the infrastructural development in the era of globalization and liberal economy the city has been steadily improving its scores in business activity, information exchange, human capital and cultural experience, the key parameters used to measure a city's global engagement.

Unlike the other cities in India, Kolkata offers a low operating cost and high skills and intelligentsia at very negligible attrition rate. Kolkata has a brand new international airport, 2 modern well equipped port to handle cargos besides well developed road and several stations for railway networking that creates an easy connectivity to rest of the country and world through all forms of transport, providing the business the flexibility and robustness to operate.

Kolkata provides the most attractive real estate rates and has been constantly evolving as one of the leading IT destinations in the country. In the recent years It has also risen as a trading hub, becoming a logistic corridor for the East & North East .



The city is also blessed with a rich cultural history, amicable people and an array of world class hotels, restaurants and modern entertainment facilities. With active government support and all other advantages Kolkata offers the perfect ecosystem for your business to attain higher profits and sure success.



Day View



Entrance Lobby



# FACILITIES



High Speed Interactive Elevators



Elevation to provide plentiful Natural Light



Large Exclusive Office Lobbies



CCTV Surveillance and 24 hrs Security Service



Proposed Terrace Business Club\*



24x7 Power Backup



Fire Fighting System



Ample Car Parking



Valet Parking

Disclaimer - This is a proposed Club project & would be subjected to approval & sanctions from the respective authorities.



# GROUND FLOOR PLAN

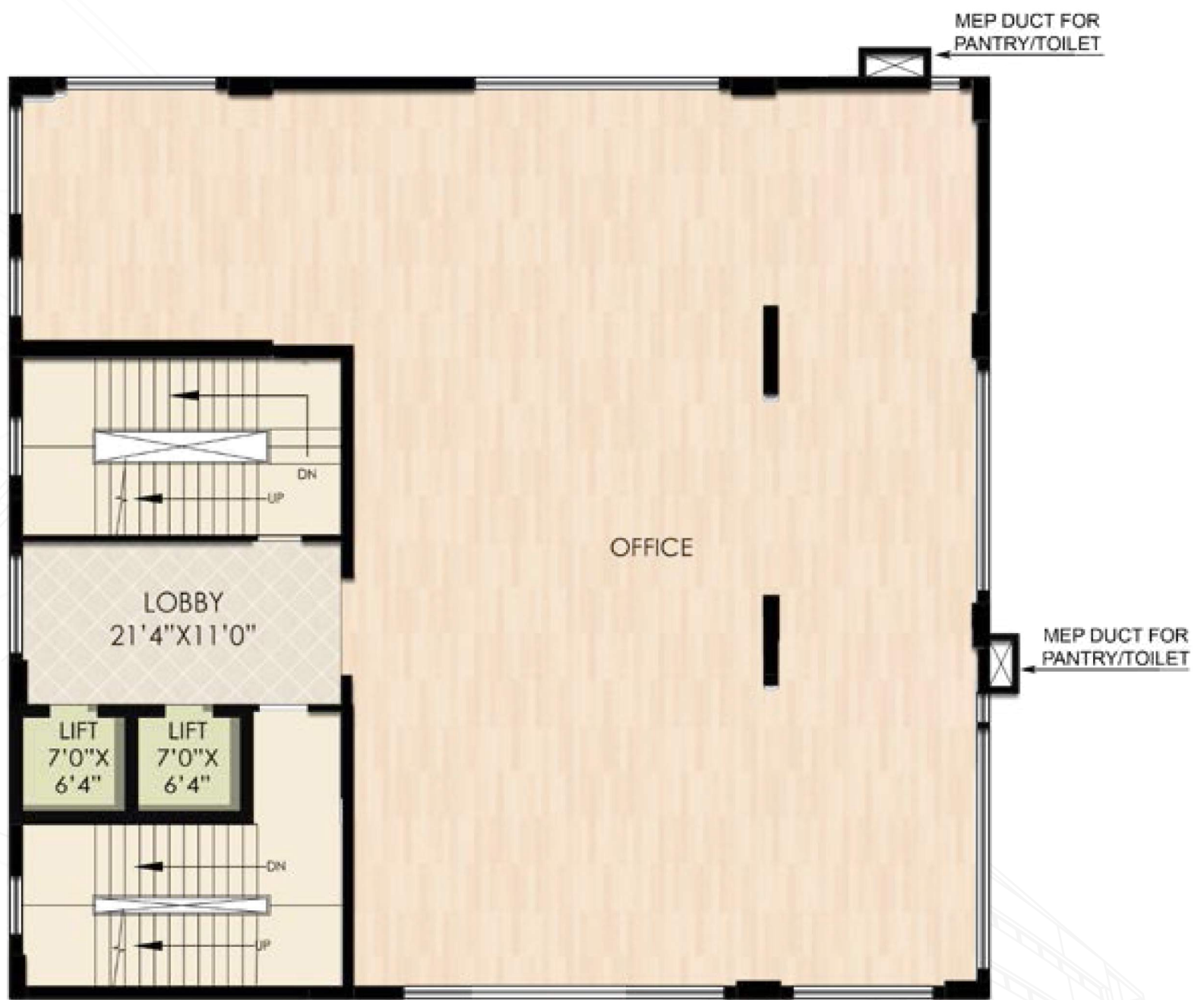


1) ALL DIMENTIONS ARE IN MM

Carpet Area (sq.Ft)	Built Up Area (sq.ft)	Saleable Area (Actual) (sq.ft)
1322	1500	2200



# FIRST FLOOR PLAN



- 1) ALL DIMENTIONS ARE IN MM
- 2) MEP : MECHANICAL, ELECTRICAL, PLUMBING

Carpet Area (sq.Ft)	Built Up Area (sq.ft)	Saleable Area (Actual) (sq.ft)
2862	3080	4400





# 2ND, 3RD, 4TH, 5TH, 7TH, 8TH AND 9TH TYPICAL FLOOR PLAN



- 1) ALL DIMENTIONS ARE IN MM
- 2) MEP : MECHANICAL, ELECTRICAL, PLUMBING

Carpet Area (sq.Ft)	Built Up Area (sq.ft)	Saleable Area (Actual) (sq.ft)
2862	3080	4400



# SIXTH FLOOR PLAN



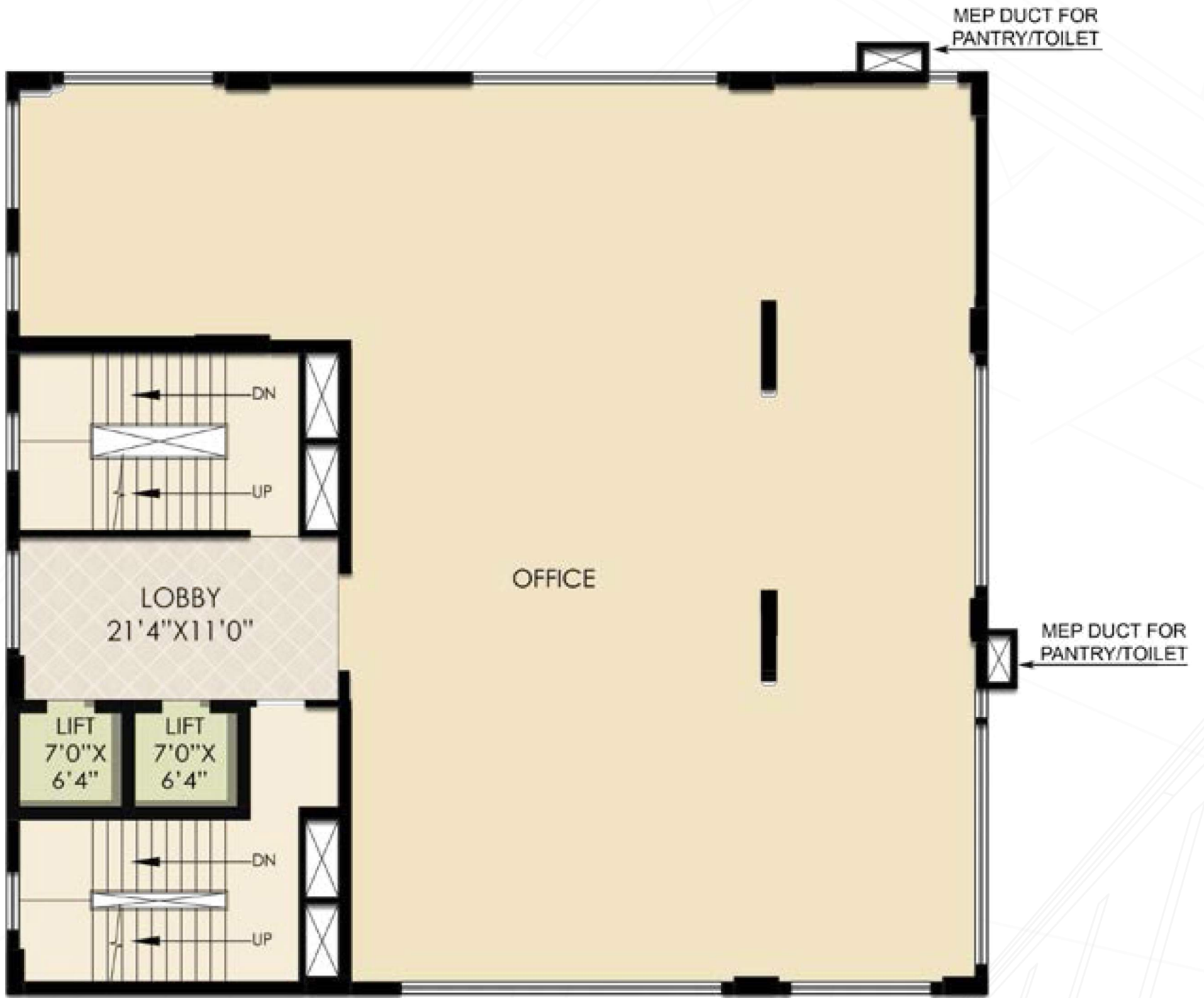
- 1) ALL DIMENTIONS ARE IN MM
- 2) MEP : MECHANICAL, ELECTRICAL, PLUMBING

Carpet Area (sq.Ft)	Built Up Area (sq.ft)	Saleable Area (Actual) (sq.ft)
2862	3080	4400





# TENTH FLOOR PLAN



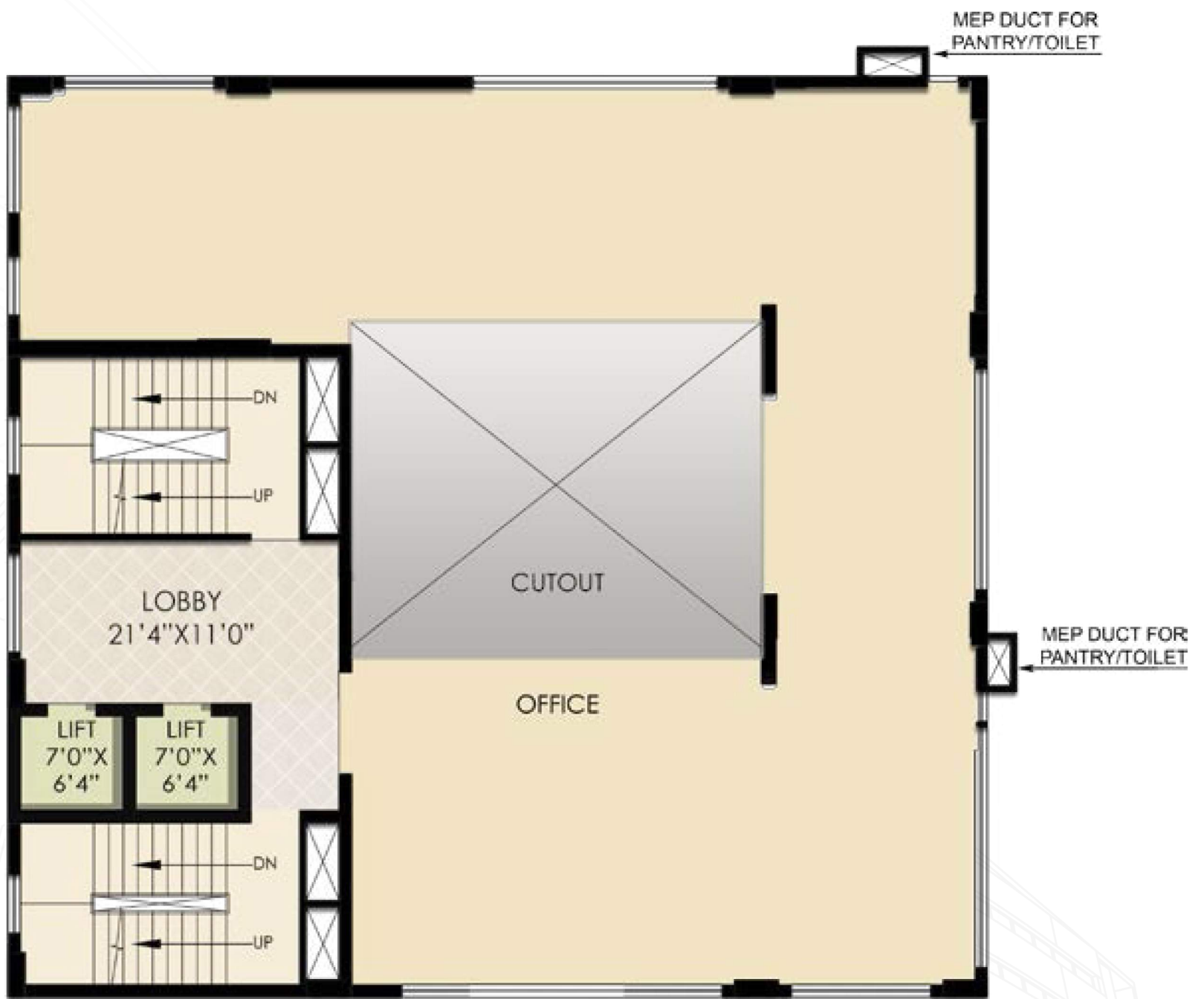
- 1) ALL DIMENTIONS ARE IN MM
- 2) MEP : MECHANICAL, ELECTRICAL, PLUMBING

Carpet Area (sq.Ft)	Built Up Area (sq.ft)	Saleable Area (Actual) (sq.ft)
2862	3080	4400





# ELEVENTH FLOOR PLAN



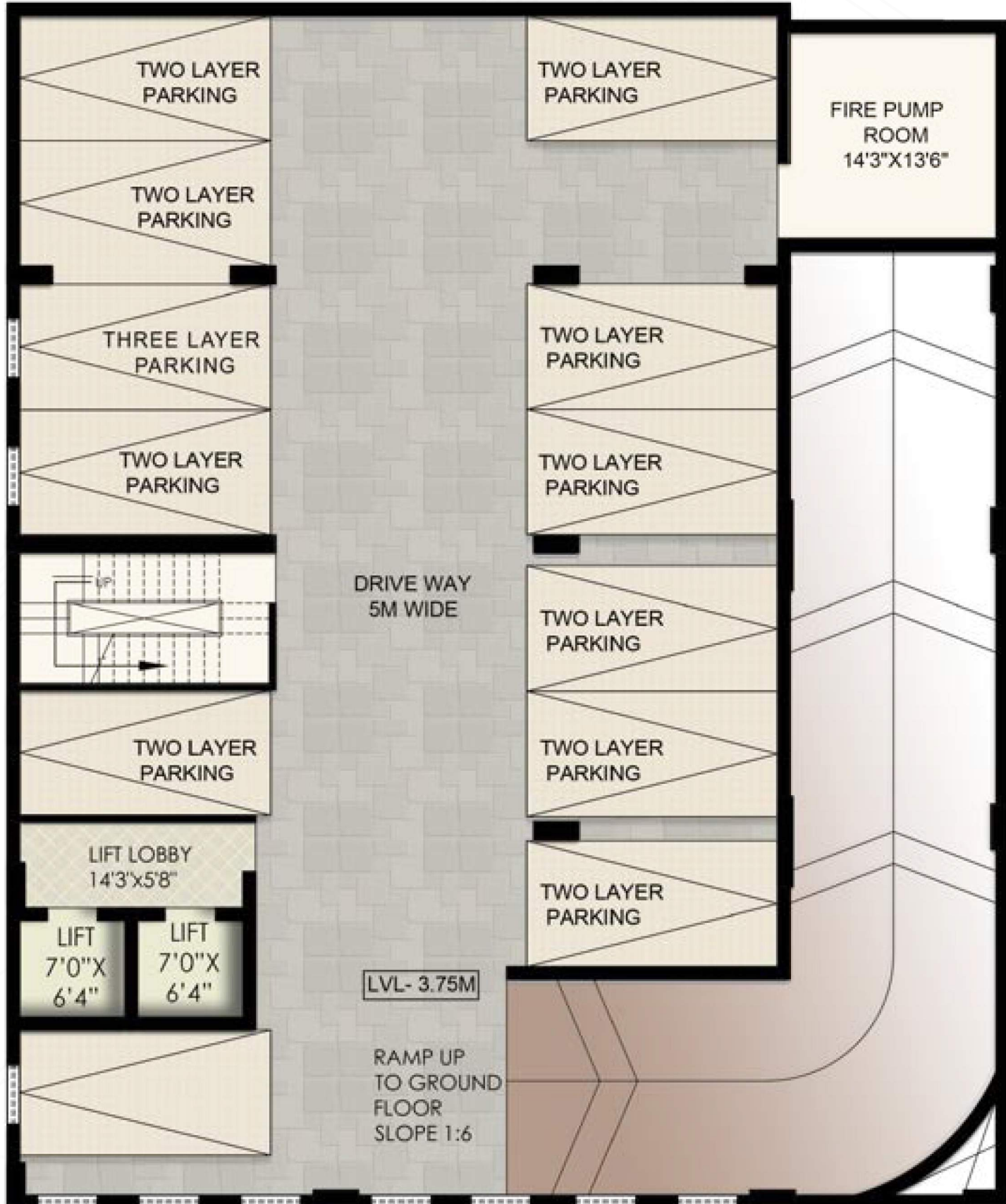
- 1) ALL DIMENTIONS ARE IN MM
- 2) MEP : MECHANICAL, ELECTRICAL, PLUMBING

Carpet Area (sq.Ft)	Built Up Area (sq.ft)	Saleable Area (Actual) (sq.ft)
2260	2470	3450





# BASEMENT PLAN



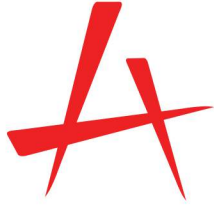
1) ALL DIMENTIONS ARE IN MM



**ALTITUDE**

LEE ROAD BUSINESS PARK





**ALTITUDE**  
THE SKY CLUB

MEET.  
INTERACT.  
GROW.



'Club Altitude' is a **proposed** business club on the roof exclusively for members where companies can hold their business meetings. The club will work on a hybrid model of working - you can use it as a business centre with cafeteria in the day time and settle in with cool cocktails and snacks in the evening - giving you an opportunity to interact with your colleagues and business partners in a more casual way after the day's hard work. This will be one place where you can enjoy the freshness of the greens of the city and see the city skyline. Companies can use this for corporate events and parties to celebrate special occasions with world class service and infrastructure.



# ABOUT KHETAWAT GROUP

Khetawat Properties Limited is one of the pioneers of multi-storeyed buildings in Kolkata. It has developed some of Kolkata's most premium and luxurious residential buildings in the heart of Kolkata under the name of "Rameswara". It has positioned itself as a niche developer with a special focus on premium projects. KPL maintains excellent relations with the best architects, solicitors, contractors and suppliers. We value our customers and ensure that customers are completely satisfied with our buildings.

KPL is a part of the Khetawat Group, which has interests in Logistics and has large land holdings in and around Kolkata and are in the process of undertaking various residential, commercial and infrastructural projects.





# ABOUT JALAN GROUP



Jalan Group has been an integral part of the real estate development in West Bengal since many decades now. Being the developer of two of the biggest Industrial estates in Asia spread over an area of more than 2000 acres, the group has given impetus to the industrial growth in the state. The group continuously strives to achieve its goal of improvising in the infrastructural sector and developing all types of projects to contribute to the development of the state . It is also involved in many hospitality projects and is also a part of the entertainment industry producing films.

Development is also an art, it is all about what can be provided to our buyers at an affordable price. Every individual desires the luxuries in life and works hard for it- our aim is to give them these facilities within easy reach keeping in mind the economics. We at Jalan Group follow a vision "Build today for a better tomorrow".

## OUR PROJECTS :



Sankrail Industrial & Logistics Park



AMTA Industrial Park



Experience Royal Living  
NVR Pride



Myrah banquets

Be the type of energy  
that no matter where  
you go, you always  
add value to the  
spaces & lives  
around you.

Developed by



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