



NB PLATINUM APPLIED FOR





LOGOS  
smartoffices

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# LOGOS

LOGOS (*pron* 'low-gawss') is a Greek word for 'word', 'reason', or 'plan'. In ancient Greek philosophy and early Christian theology, the divine reason implicit in the cosmos, ordering it and giving it form and meaning.

The idea of the 'logos' in Greek thought harks back at least to the 6th century BCE philosopher Heraclitus, who discerned in the cosmic process a 'logos' analogous to the reasoning power in humans.





LOGOS on the main road

# LOGOS

smartoffices

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.



The driveway

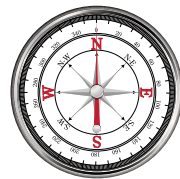
## Why LOGOS

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 with modern fire and safety features.

The grand ground floor will be about eighteen feet high 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.





Location map not to scale



## Proximity

- Park Circus 7-point crossing 900 metres
- Rabindra Sadan Metro Station 1.5 kilometres
- Park Circus Railway Station 1.6 kilometres
- Ballygunge Phanri 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

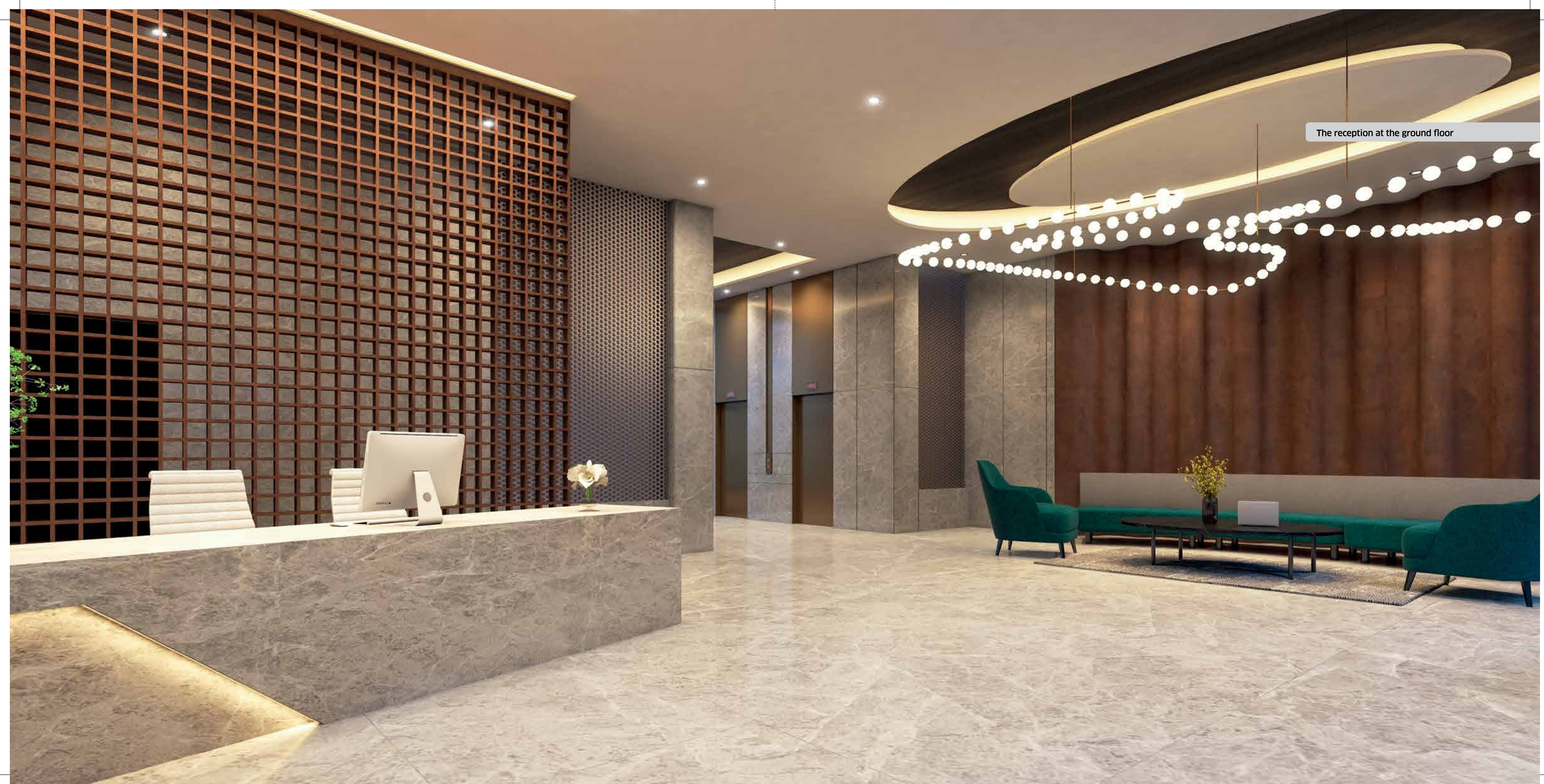




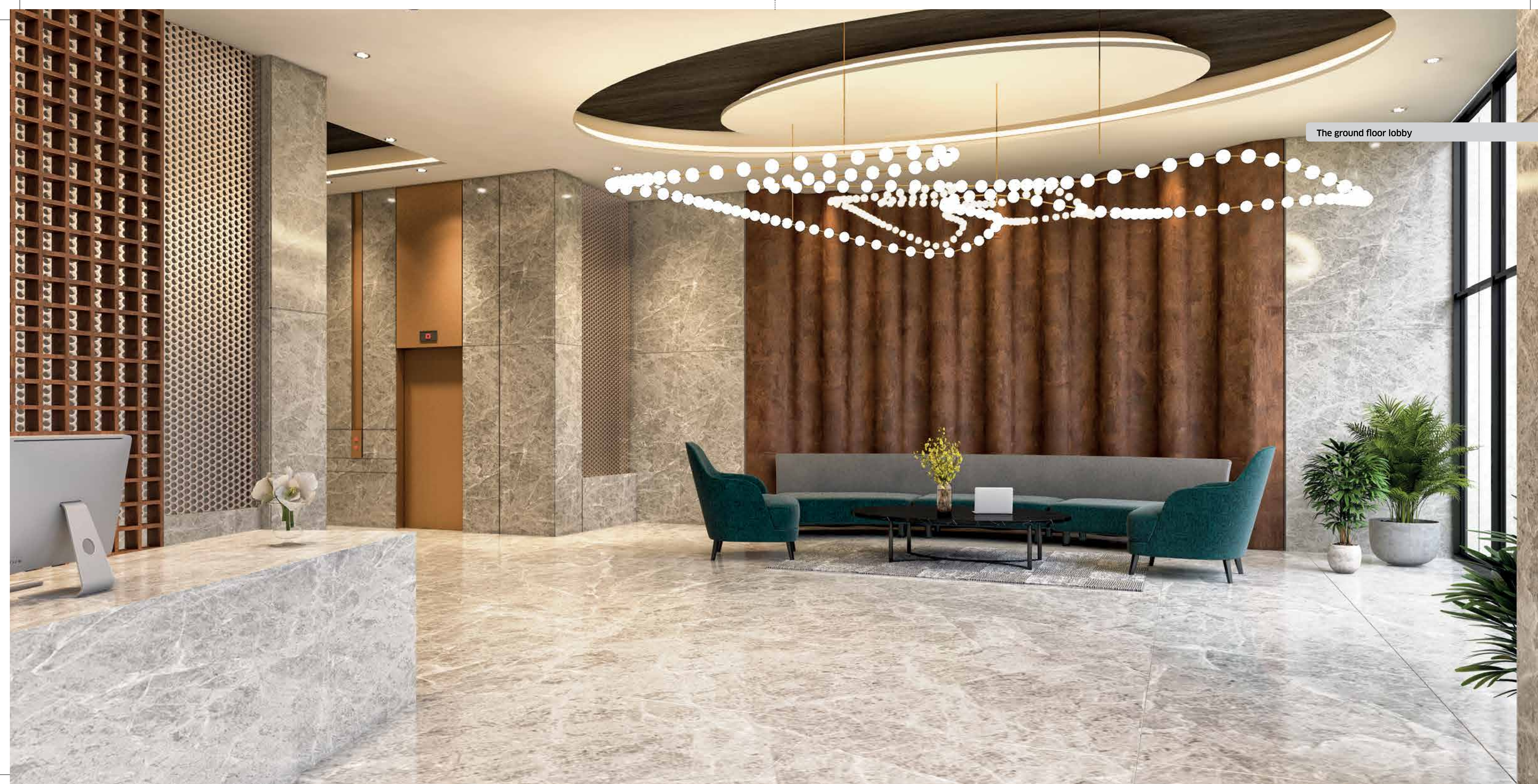
The elegant gateway



The reception at the ground floor

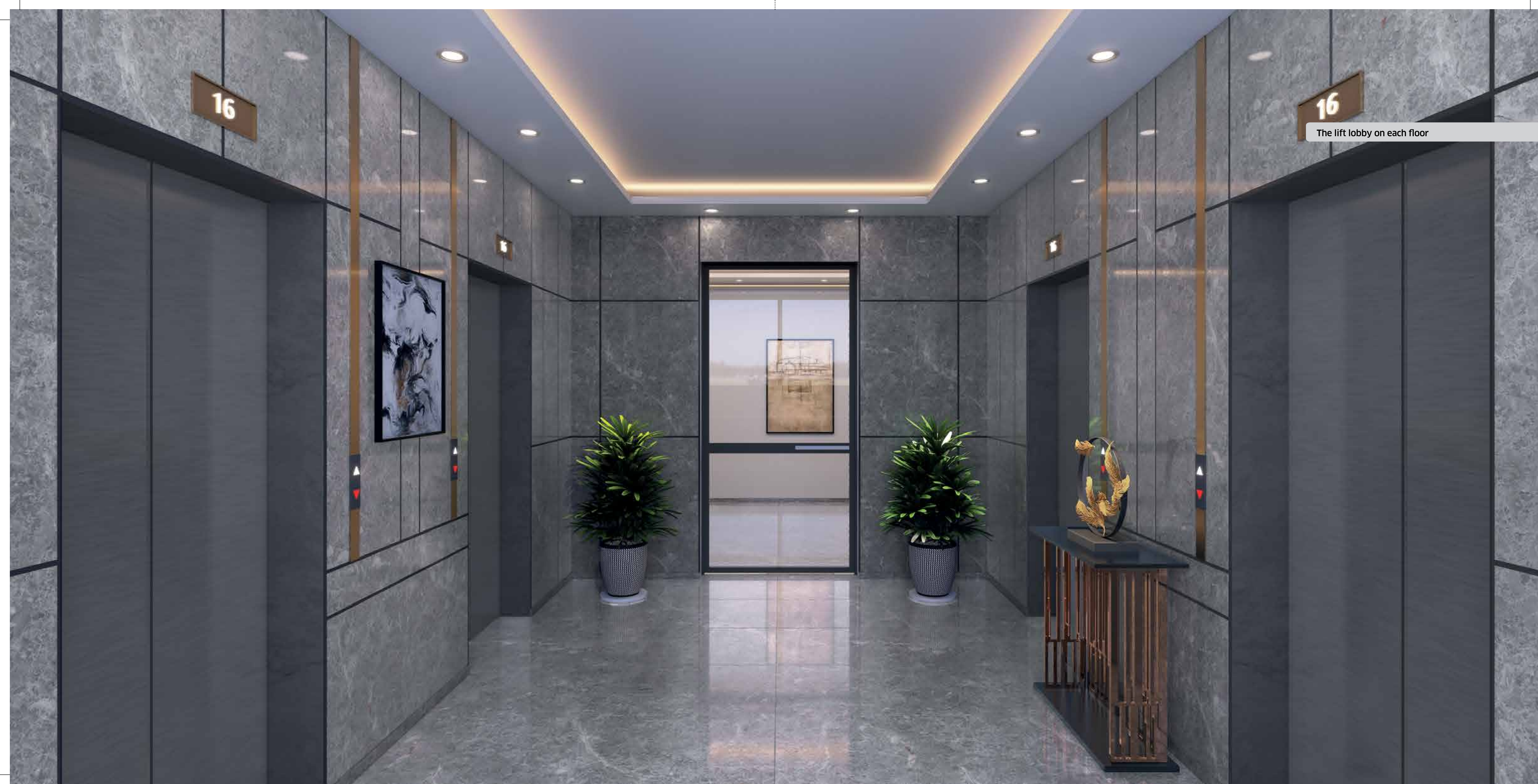






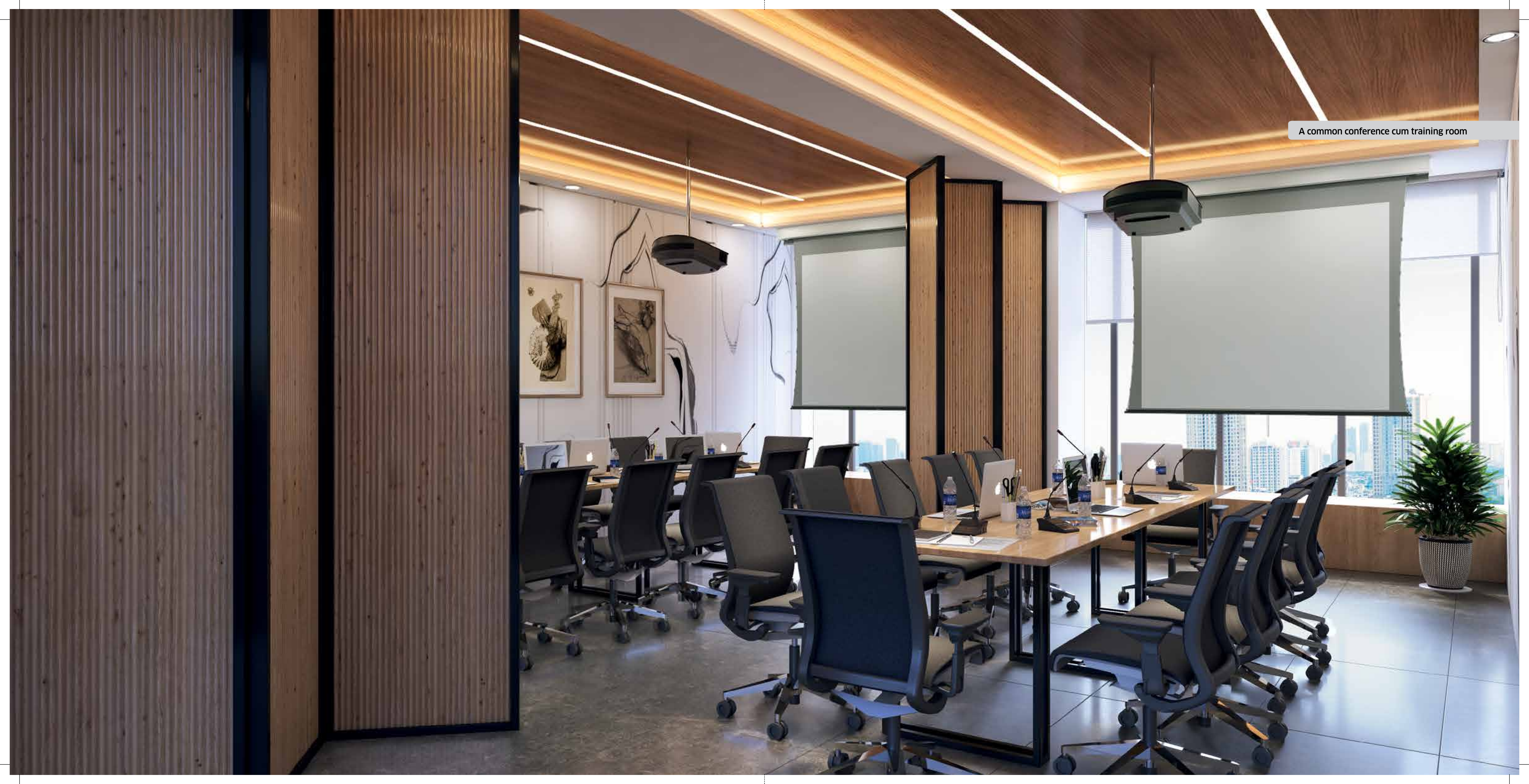
The ground floor lobby





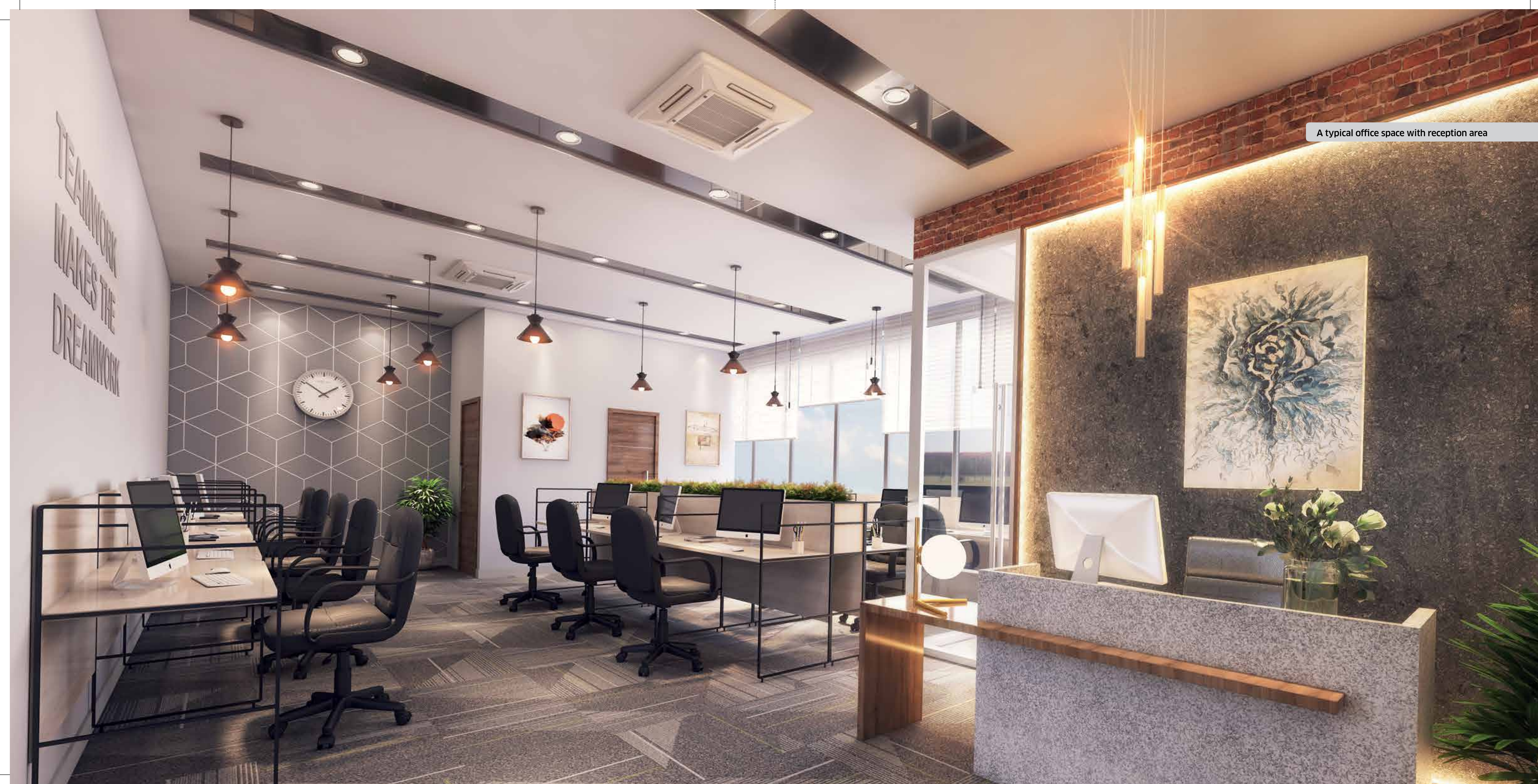
The lift lobby on each floor





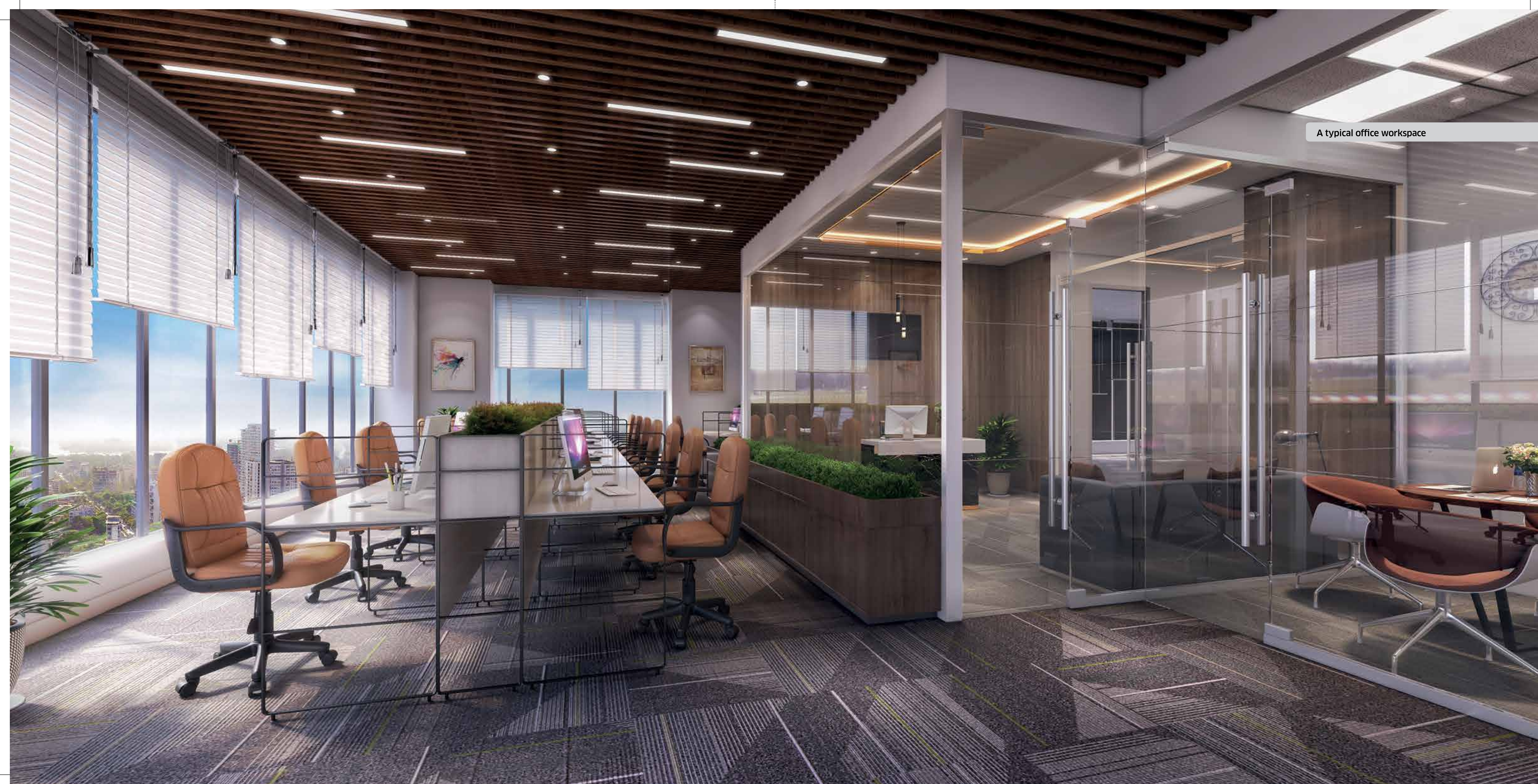
A common conference cum training room





A typical office space with reception area

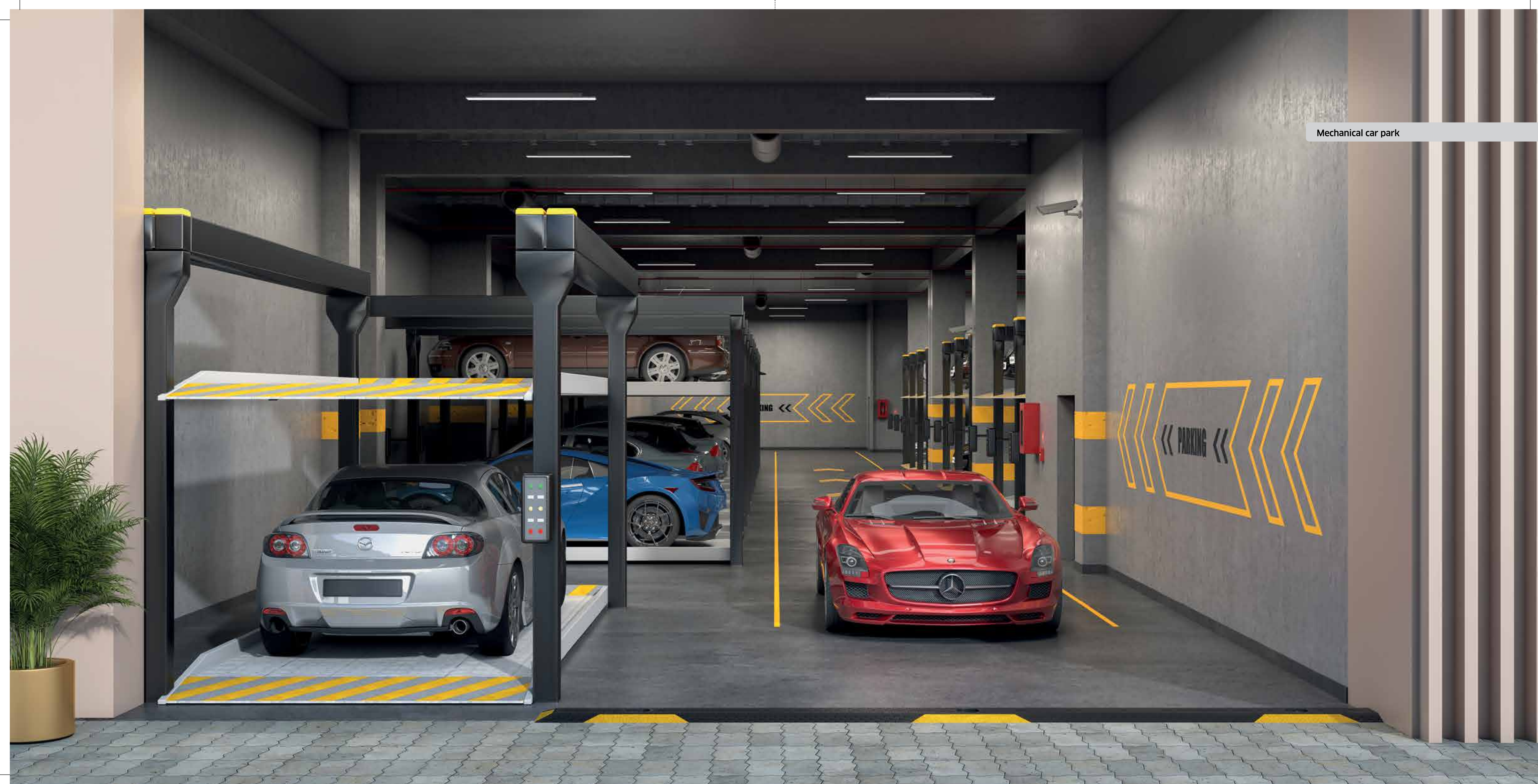




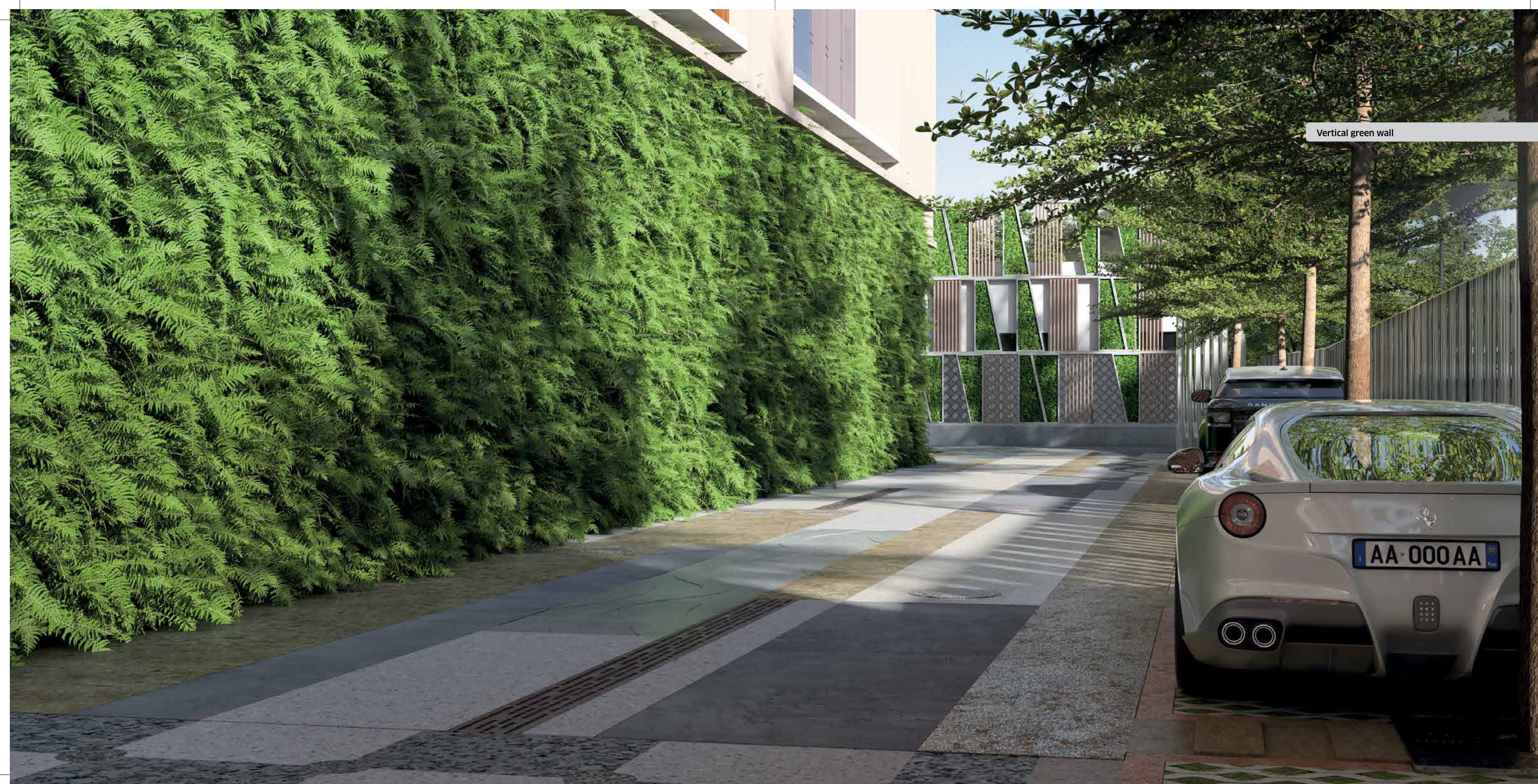
A typical office workspace



Mechanical car park

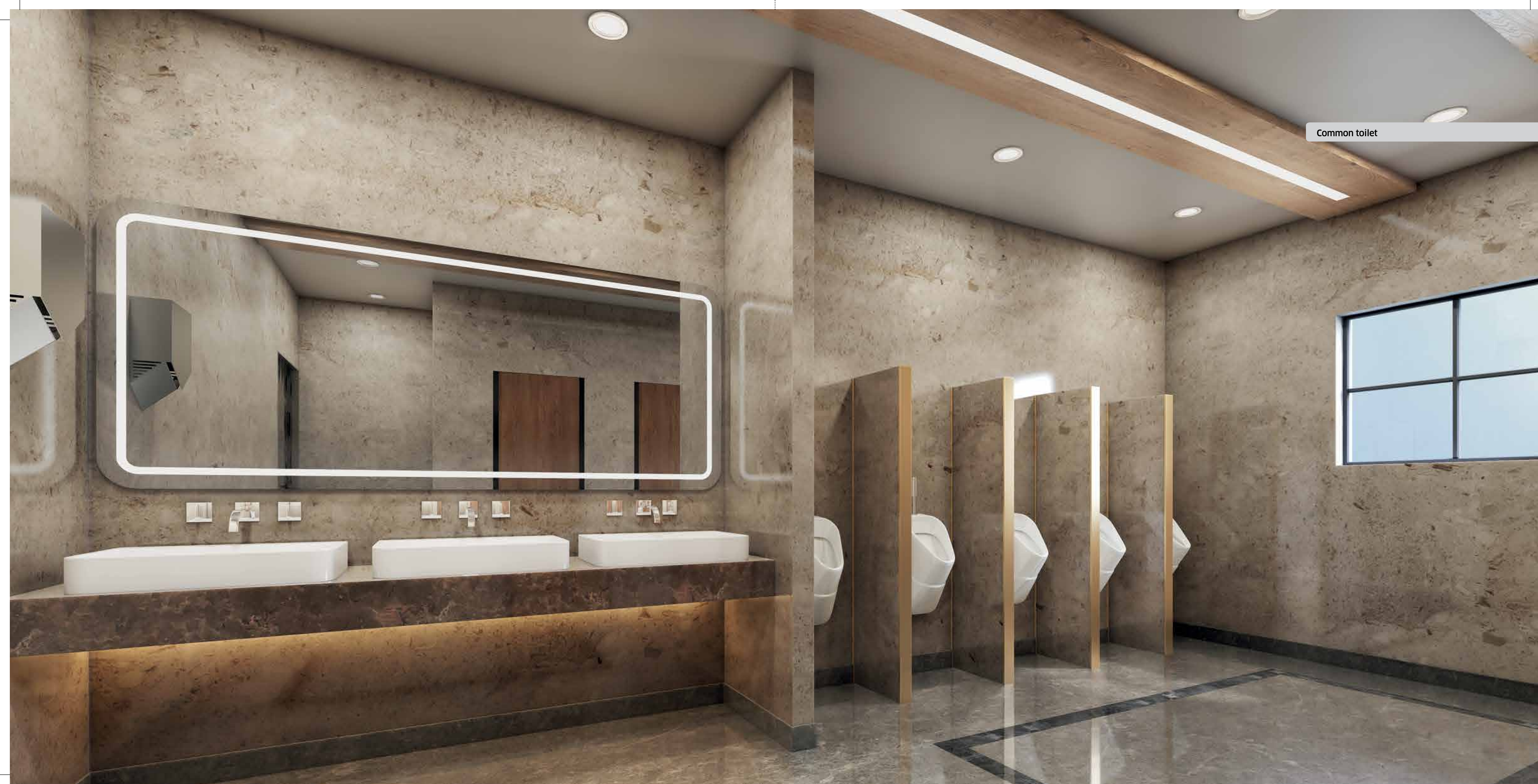






Vertical green wall





Common toilet



Indian Green Building Council features

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.



Rainwater collection

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.



Solar powered lights in common areas

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 residents reduce water consumption.

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.



Electric vehicle charging point



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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.



LED lights in indoor common areas

Adequate light

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



Ample daylight through large windows

Use of sustainable and certified material

A platinum rated building is made of IGBC-rated sustainable products such as FSC certified wood, 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.



Key features

- 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 (approx) lobby.
- 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 metres (approx)
- Floor to floor height ~11 feet (approx) for offices.
- 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 (separate entrance)**

**4th Floor to 16th floors ~ Offices**

Minimum Office Area

**393 sqft (approx)**

Specifications

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.

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-lessee, space will be provided by the sub-lessor. Space provision for individual AC units.

AC Ledge

AC ledge provided in every floor is common for all offices, all will be allowed to place their outdoor units in that area.

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 back up

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.

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 or equivalent

Facilities

- Conference cum Training Room (The said space is not common property; It will be owned and operated by someone on a chargeable basis)
- Fully Vastu compliant
- Mutiple Optical fiber connectivity through well-known ISPs and Wi-fi connectivity
- 24x7 operational building
- Sufficient car parking (at an extra cost)
- Intergrated building management system to optimise 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 stroms without damage
- Eco-friendly design with the use of eco-friendly materials
- Stairs/corridor protected from rain water
- Grand entrance gate
- Green building feature in common areas

Landscape features

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

Fire and safety

- Intelligent fire-fighting system with water sprinklers
- Intelligent addressable detectors are considered to pin-point the exact location of fire (at an extra cost)
- 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 staregic access point
- Emergency control of elevators and automatic resuce device in elevators
- All entries and periphery monitored by CCTV cameras for high securirty 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 pressurisation 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 and DG (at an extra cost)

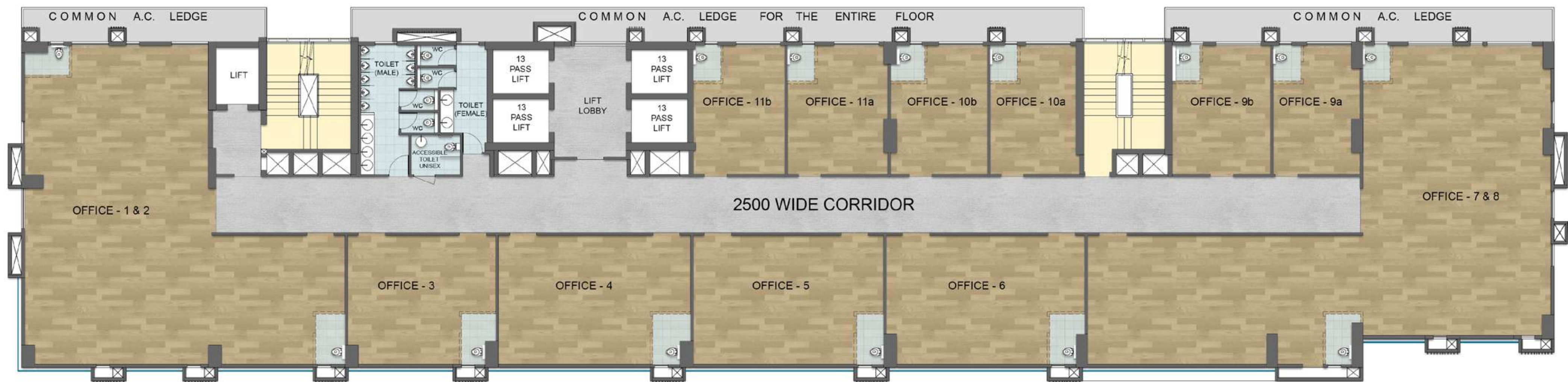
- Separate communication duct to house rising cables
- Maintenace-free earthing system for safe operations
- Capacitor control panels for automatic power correction to keep electrical system healty and energy efficient
- Dual metering system for tenant recording seperately EB and DG powers

Architect and Designers

- Architect ~ Espace
- Interiors ~ Maheshwari & Associates
- Landscape ~ Design Accord
- Structural consultant ~ SPA Consultants



A typical floor plan





Area Chart

| UNIT         | CARPET AREA IN SQ.FT. | BUILT-UP AREA IN SQ.FT. | SUPER BUILT-UP AREA IN SQ.FT. |
|--------------|-----------------------|-------------------------|-------------------------------|
| OFFICE 1 & 2 | 1604                  | 1736                    | 2561                          |
| OFFICE 3     | 402                   | 437                     | 652                           |
| OFFICE 4     | 520                   | 564                     | 842                           |
| OFFICE 5     | 515                   | 559                     | 834                           |
| OFFICE 6     | 538                   | 583                     | 870                           |
| OFFICE 7 & 8 | 1890                  | 2031                    | 3031                          |
| OFFICE 9a    | 235                   | 259                     | 387                           |
| OFFICE 9b    | 267                   | 310                     | 463                           |
| OFFICE 10a   | 234                   | 276                     | 412                           |
| OFFICE 10b   | 263                   | 289                     | 431                           |
| OFFICE 11a   | 272                   | 298                     | 445                           |
| OFFICE 11b   | 248                   | 285                     | 425                           |





Some coveted Srijan projects



**BOTANICA** Bungalows near Southern Bypass



**LAGUNA BAY** Near Science City



**GREENFIELD CITY** Near Behala Chowrasta Metro



**OZONE** On South EM Bypass



**ETERNIS** On Jessore Road



**SRIJAN INDUSTRIAL LOGISTIC PARK** On NH 6



**SRIJAN TECH PARK** Sector V Salt Lake



**SRIJAN CORPORATE PARK** Sector V Salt Lake

**The Srijan advantage**

Srijan Realty Private Limited is one of the leading real estate companies of eastern India with its presence in Kolkata and Asansol as well as Chennai in the South. The company has leveraged its rich insight into consumer preferences with customised property development.

Srijan's diversified realty portfolio comprise secured, gated communities, commercial parks, logistic parks, shopping malls, retail establishments, making it possible to address every opportunity and upturn.

Srijan possess a rich track record of 22 ongoing projects ~ 25 million sqft, 27 upcoming projects ~ 31 million sqft and 31 completed projects.

A responsible corporate citizen, Srijan has a project named 'Srijan Seva Sadan', a dharamshala, in Salasar. It is a housing that acts as a high-end pilgrims' refuge equipped with all modern lifestyle amenities. Srijan has also constructed a hospital in Salasar that addresses the secondary healthcare needs of thousands.

**Recent recognition for Srijan Realty**

MAGPIE ESTATE AWARDS 2016, ORGANISED BY FRANCHISE INDIA & MEDIA PATNER ET NOW - REGIONAL DEVELOPER OF THE YEAR - EAST 2016

ABP NEWS REAL ESTATE AWARDS 2017 FOR BEST QUALITY ASSURANCE

ABP NEWS REAL ESTATE AWARDS 2017 FOR PROFESSIONAL EXCELLENCE IN REAL ESTATE 2017

CERTIFICATE OF MERIT ET NOW REAL ESTATE AWARDS 2018 - BRAND OF THE YEAR 2018

ET NOW REAL ESTATE AWARDS 2018 - DEVELOPER OF THE YEAR 2018 10TH REALTY PLUS CONCLAVE & EXCELLENCE AWARDS 2018 EAST - EXCELLENCE IN DELIVERY 2018

REALTY PLUS CONCLAVE & EXCELLENCE AWARDS 2022 EAST - EMERGING DEVELOPER OF THE YEAR-INDUSTRIAL AND WAREHOUSE 2022

TIMES REAL ESTATE REVIEW 2022 - DYNAMIC DEVELOPER OF THE YEAR 2022

Developed by



Land Owner



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Please scan the code to experience the LOGOS walkthrough

