



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.



Why Siliguri

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







Tourism

- The largest city of north Bengal and in northeast India.
- 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
- 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

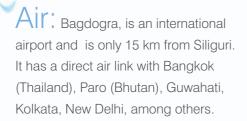
- its suburbs, was home to a population of approximately 17 lakhs, making it the second most populous city in Bengal
- Along with a dense English speaking populace, the Marwaris, Punjabis, Biharis, Gorkhas and Bengalis are also now the other prominent communities in the city.
- Siliguri is a commercial 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





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.

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

Exquisite facade

and futuristic architecture

Exclusive retail space on the Ground and 1st floor

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

over 39 cottahs

Adequate power back up

Number of towers:



24-hour Connectivity

A probe into the details of Quantum

Ample covered and open Car parking space

Fire fighting by Siemens

Intelligent

fire safety and security as per International Standards

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 m²
- 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

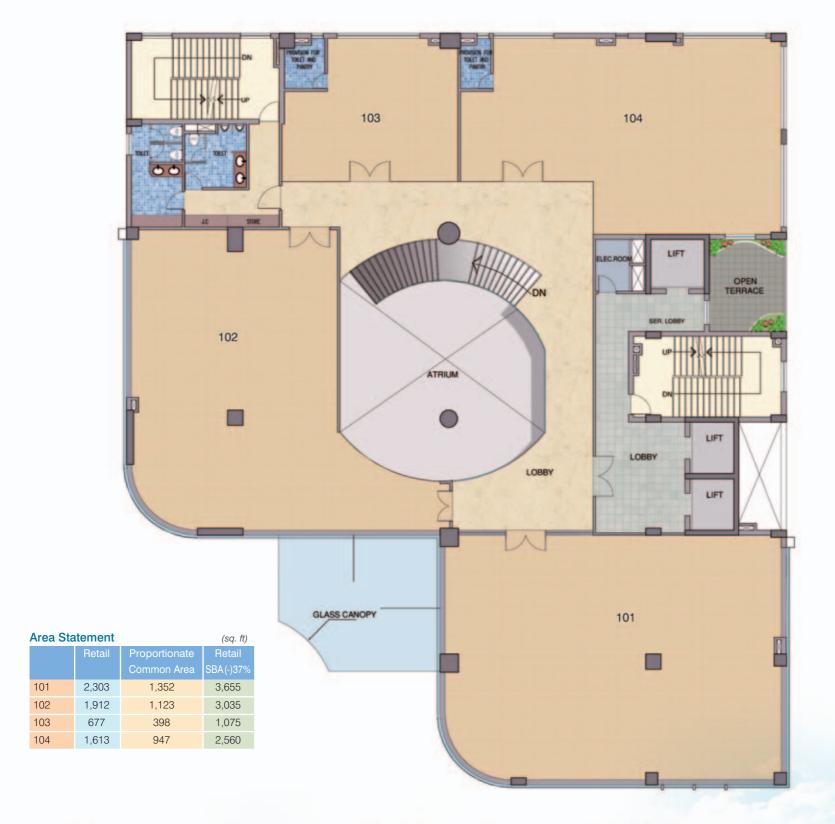




Area Sta	tement		(sq. ft)		
	Retail	Proportionate Common Area	Retail SBA (-)37%		
G-01	2,463	1,447	3,910		
G-02	1,370	805	2,175		
G-03	2,022	1,188	3,210		

1st Floor Plan







2nd Floor Plan





3rd Floor Plan







4th & 5th Floor Plan





401 & 501

402 & 502

403 & 503

404 & 504

405 & 505

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 (SU) was also 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

Developed by:



Creating Infrastructure

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