

CANDOR TECHSPACE K1

KOLKATA

Candor TechSpace K1, a Grade-A office park is located in Kolkata's fast-growing IT/ITeS hub Newtown. As the largest campus-style office space in eastern India, it offers seamless connectivity to transportation and social amenities. The campus integrates lush greenery, serene water bodies, and collaborative spaces, providing occupants with a truly enriching experience beyond the workspace. It is designed to deliver a grand arrival experience while having provisions for future development and upcoming mixed-use development. The campus is dotted with amenities and attractive spots to connect and collaborate, making it an ideal choice for corporates.

The campus has been designed with an optimal energy footprint and extensive sustainable features, making the campus energy efficient.





KEY STATISTICS

48.4 Acres
CAMPUS AREA

5.8M sf
TOTAL LEASABLE AREA

3.2M sf
AREA LEASED

₹ 29,874M
MARKET VALUE

NEW DEVELOPMENTS

0.6M sf
SEZ AREA CONVERTED

₹ 465M
INVESTED FOR
ASSET UPGRADATION

0.6M sf
COMMERCIAL USE

1.5M sf
MIXED USE

0.6M sf
OFFICE USE

PROPERTY HIGHLIGHTS



Vibrant outdoor spaces and collaborative hubs promote interaction and inspiration



Inclusive design for all with wheelchair support, tactile indicators, braille signages and automated lift access



Diverse retail options, banking, diverse F&B options, and salons cater to various needs



Comprehensive healthcare support includes a pharmacy and 24/7 paramedic service



Amenities include a health club, gym, crèche, sports ground, banquet hall, temperature control indoor pool and diverse F&B options



Campus facilities include Visitor management system, data back-up along with RFID based parking for enhanced security



APPROACH TO SUSTAINABILITY

100%
Green energy
powered campus

6,000+ TREES and **13 WATERBODIES**
creating a biodiverse
microclimate

IGBC GOLD
Existing Building Rating

**ROOFTOP SOLAR
PHOTOVOLTAIC PANELS**
installed for renewable
source of energy

LOW-FLOW FIXTURES
For reduced water
consumption

EV CHARGING
Facilities integrated

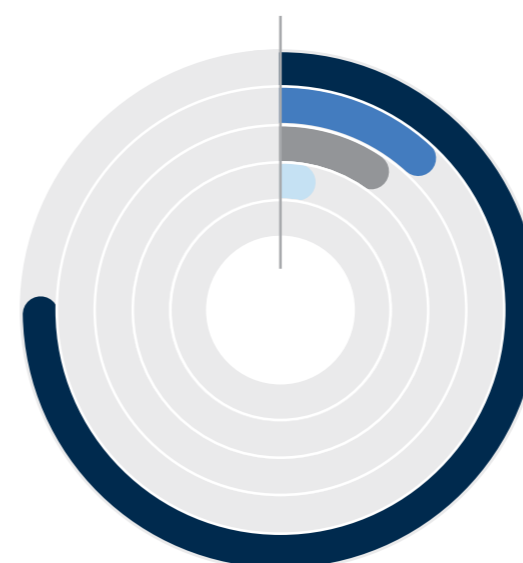
HIGH-SRI TREATMENT
Mitigating heat
island effect

100%
Organic waste recycling
through composting

BEE 5 STAR
Rating



TENANT PROFILING
Sector-wise occupancy



MARQUEE TENANTS
(As per Gross Contracted Rentals)

- Tata Consultancy Services Limited
- Accenture Solutions Private Limited
- Capgemini Technology Services India Limited
- HDFC
- Cognizant Technology Solutions India Private Limited