

# CANDOR TECHSPACE K1

## Kolkata

Candor TechSpace K1 is a flagship campus in Kolkata's Newtown area, designed as a large-scale hub for IT/ITeS enterprises. The development integrates expansive green landscapes, reflective water bodies, and collaborative zones to create a balanced and engaging workplace. Every element here contributes to a living rhythm – a campus designed to stay seamlessly alive through its people, spaces, and experiences. Powered entirely by green energy and supported by sustainable planning, the campus combines scale with eco-conscious operations. Its design features grand arrival zones, landscaped pathways, and open social areas that encourage connection and well-being. Located close to metro corridors, the international airport, and vibrant social infrastructure, Candor TechSpace K1 ensures ease of access and convenience for occupiers. Provisions for mixed-use expansion further strengthen its position as a future-ready business destination in Eastern India.



Eastern India's largest IT/ITeS campus, designed to balance expansive workspaces with eco-conscious planning.





KEY STATISTICS

48.4 Acres  
CAMPUS AREA

3.2M sf  
COMPLETED AREA

3.1M sf  
AREA LEASED

₹32.7B  
MARKET VALUE

PROPERTY HIGHLIGHTS



State-of-the-art **health club, gym, crèche, sports grounds, banquet hall, temperature-controlled indoor pool, and varied F&B options**



A wide array of **retail outlets, banking services, dining options, and salons** to cater to various lifestyle needs



**Engaging outdoor areas and collaborative hubs** designed to inspire **interaction and creativity**



On-site healthcare support including a **pharmacy** and round-the-clock **paramedic services** for occupant well-being



Thoughtfully designed for all with **wheelchair access, tactile indicators, Braille signage, and automated lifts**



Tech-enabled campus with **RFID/restricted entry** and **24x7 CCTV surveillance** for enhanced safety

NEW DEVELOPMENTS

0.6M sf  
UNDER CONSTRUCTION

2.1M sf  
FUTURE DEVELOPMENT



**APPROACH TO SUSTAINABILITY**

**IGBC GOLD**  
Existing building ratings

**BEE 5 STAR**  
Rating

**5 STAR**  
Ratings by British Safety Council

**100%**  
Green powered campus

**ROOFTOP SOLAR PANELS**  
For on-site green power generation

**LOW FLOW, EFFICIENT WATER FIXTURES**  
Reducing water consumption

**EV CHARGING**  
Facility integrated

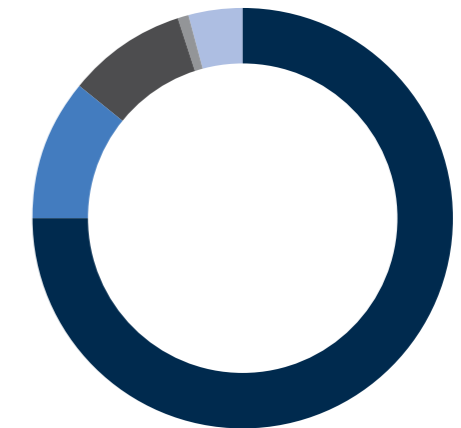
**INDOOR AIR QUALITY (IAQ)**  
Monitoring in common areas

**6,000+ TREES**  
Creating a biodiverse microclimate

**ON-SITE**  
Organic waste treatment



**TENANT PROFILING**  
Sector-wise occupancy



- 75% Technology
- 11% Financial Services
- 9% Consulting
- 1% Retail
- 4% Others

**MARQUEE TENANTS**

(As per Gross Contracted Rentals)

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