There are buildings and then there are icons.

Burj Khalifa, Dubai

Petronas Towers, Kuala Lumpur

Trump International Hotel & Tower, New York

Empire State Building, New York
YOU’VE GOT THE PICTURE!
Located on Sir James Peiris Mawatha, Colombo 02, on a two-acre site. Comprises two tower blocks – a 63-storied tower leaning into a 68-storied vertical tower.

1.3 mn sqft of prime realty creation, about twice the height of the tallest building in the region at present.

400+ luxury apartments; 2-bedroom, 3-bedroom, 4-bedroom options, lavish penthouses and presidential suites.

ALTAIR.
A 240-METRE SKYSCRAPER THAT PEOPLE WILL LOOK UP TO, IN EVERY SENSE OF THE WORD.
while most properties have some of these, AltAir has it all.

outstanding location.

towering presence.

breathtaking views.

spacious interiors.

plush comforts.

affluent lifestyle.

environment-friendly.

secure and safe.
Colombo's development will soon be defined in just two phrases: 'Before Altair' and 'After Altair.'
Moshe Safdie is one of the most celebrated architect-visionaries in the world. He is widely respected as an educator, theorist, author and entrepreneur (founder of Safdie Architects).

What makes Safdie’s work distinctive is a comprehensively humane design philosophy. Safdie is committed to architecture that supports a project’s program, informed by the geographic, social and cultural elements that define a place – a work that responds to human needs and aspirations.

Moshe’s most recent success is the Marina Bay Sands Integrated Resort, Singapore, probably the most expensive stand-alone integrated resort property in the world.

Safdie possesses a formidable track record of a range of projects - cultural, educational and civic institutions, neighbourhoods and public parks; mixed-use urban centers and airports; master plans for existing communities and entirely new cities around the world. His landmarks are internationally respected for their dramatic curves, geometric patterns, use of windows and placement of open and green spaces. His designs stress the need to create meaningful, vital and inclusive spaces that enrich a community with an attention to the essence of the locale, geography, and culture.

For more information, visit www.msafdie.com
"COLOMBO IS URBANISING RAPIDLY, WHICH IS WHY THIS IS A GOOD TIME TO CREATE A LANDMARK THAT WILL SET A BENCHMARK FOR FURTHER DEVELOPMENT IN THE CAPITAL: ALTAIR."

Moshe Safdie
Architect

"Altair is special because it is an opportunity in boldness. One tower of Altair was made to lean on the other to maximize the infiltration of the sun and the sea and take advantage of Colombo’s wonderfully maritime climate. What makes Altair special is its Diagrid structure - a basket with a permeable surface for large windows and openings providing an access to balconies on the one hand and an intriguing geometry that will make this building unique across the city’s skyline.

These are some things that make Altair unique: it faces the wonderful Beira Lake that provides some of the most stunning views in the city. Imagine looking out from the 63th floor sky garden. An ethereal delight combining the best of the sun, sky, sea and city.

Altair’s exuberant form speaks the language of hanging gardens and I have no doubt that it will emerge as the landmark of a new Colombo."

Moshe Safdie
Architect
Altair’s structure provides enhanced strength, superior load distribution, column-free interiors, enhanced natural light, and interior flexibility.

The Diagrid (diagonal grid) design is ideal for large buildings. The use of steel and triangular structures makes it possible for diagonal support beams to combine gravity with lateral support. This obviates the need for large corner columns and provides better load distribution.
ALT AIR AND ITS SURROUNDINGS.

1. Bank of Ceylon Head Quarters
2. Kingsbury Hotel
3. World Trade Centre
4. Hotel Galadari
5. Hotel Hilton
6. Colombo Rowing Club
7. Shangri-La Colombo (proposed)
8. Cinnamon Lakeside
9. Galle Face Hotel
10. Hotel Taj Samudra
11. High Commission of India
12. Cinnamon Grand Hotel
13. Crescat Boulevard
14. Colombo Swimming Club
15. Nawaloka Hospital
16. St. Joseph’s College
17. Excell World
18. Empire Residencies
19. Bishops College
20. Temple Trees
21. Embassy of United States
22. Embassy of Korea
23. National Museum
24. National Art Gallery
25. Viharamahadevi Park
26. Arpico Mall
27. HNB Tower Head Office
28. The Central Hospital
29. Colombo Municipal Council
30. British High Commission
ALT AIR.

PICTURE-PERFECT FROM ONE OF THE TALLEST LOCATIONS IN SOUTH ASIA.

Altair’s sky garden, located 220 metres above sea level, provides a stunning and uninterrupted view of the city, lake and ocean.
ALT AIR.
Towering over everything around.
AN IMPORTANT MEMBER OF THE FAMILY. WELL LOOKED AFTER. PARK IN STYLE!

- Altair is provided with six levels of secure and elevated car parking and four elevators connecting the basement car park with the lobby.
- Dedicated parking spots will be provided for visitors.

HOME ALONE? NOTHING TO WORRY ABOUT.

Altair will be equipped with a state-of-art multi-tier security system in line with industry best practices. The comprehensive people management plan will facilitate an accurate identification of each entrant while providing a secure and unhindered passage for residents.

Each apartment will have a video door-phone connected to the control room and main entrance to monitor visitors and guests. The Building Management System will provide a 24x7 surveillance coverage at strategic locations.
Most elevators would take around 120 seconds to get to the 67th floor. Altair’s elevator will do the same in only 60 seconds. QED.

- 11 high-speed elevators – nine passenger elevators (minimum occupancy of 13 passengers) and two service elevators – will service Altair Residences.
- An additional four elevators will run between the basement car park and the main lobby.
- The retail area will have three dedicated elevators separate from the residences.
The Diagrid architecture facilitates large, floor-to-ceiling, glass-clad windows enhancing natural light and spaciousness. The extra-tall floor-to-ceiling height at 3.3 metres magnifies apartment grandeur. All Altair apartments will enjoy breathtaking views as they overlook either the lake or the ocean. Making you want to come back home to the soothing sight each time.

Altair residents will benefit from the most environment-friendly temperature-management system, Breeze.

Ahh.

The structure of Altair is highly rationalized affording cross-ventilation and multiple exposures in every residential unit. The towers are oriented to the movement of the sun, to maximize airflow in the tropical climate as well as take advantage of 270 degree views of Beira Lake and the Indian Ocean.
Altair’s environment management is not just about how cost-effective we are for residents, but also how resource-effective we are for the earth.

**Elevator efficiency**
- The ‘rare-earth’ permanent magnet motor will make it possible for the elevators to generate electricity during their downward movement.
- The variable-frequency regenerative drives will consume less electricity and reduce carbon footprint.

**Rain water harvesting**
- Altair’s rain water harvesting system will capitalize on Colombo’s high rainfall.
- The ‘captured’ rainwater will be used for landscape irrigation and air-conditioning, reducing fresh water consumption.

**Conservation**
- Centralised air conditioning, water heating and a gas bank will optimise energy resources.
- The timed circuiting methodology will ensure energy savings in the car park and common areas.
- The monitoring and billing of LPG, chilled water, power and water services by the Building Management System (MEP) will facilitate an accurate and timely billing procedure.
At Altair, an unexpected surprise for the really busy. Free time.

Pre-fabricated kitchens will be laid out as per user-friendly designs fitted with a hood, hobs, cabinets, drawers, fixtures and oven. A centralized exhaust system will enhance ventilation.

Altair’s apartments will be fitted with environment-friendly wooden flooring. The rest rooms equipped with bathroom fittings from the best global brands. Built-in wardrobes in every bedroom.
Altair’s design comprises expansive tracts of green space laid to perfection by P. Landscape, Thailand’s leading landscape and design studio, specializing in high-end hospitality and residential projects. Their completed assignments include Banyan Tree Samui, (Thailand), Sheraton Grande Laguna, (Phuket), Yalong Bay, (Hainan, China) and W Bangkok Hotel, (Bangkok), among others.

A sprawling garden on the fifth floor and Sri Lanka’s first sky garden on the 63rd floor will add immensely to residents’ delight. This vertical landscaping – a unique concept in Sri Lanka – will infuse life into the imposing concrete structure all the way into the sky.

The intelligent positioning of the swimming pools, pool-side wooden decks, lounging areas, strategically-placed trees and smaller flora will add shades of calming colours against the backdrop of the vast blue horizon, enhancing panoramic delight.
Altair, providing a life steeped in leisure.

Altair will have four swimming pools – a lap pool for focused swimmers, a pool and jacuzzi for the family and a waddle pool for the young learners on the fifth floor podium. The fourth pool - the infinity edge pool - will sprawl on the 63rd floor Sky Garden.

The jogging track for residents will provide a pollution-free and green environment.

Altair’s well-equipped, spacious gym, with modern facilities like steam and sauna rooms, will make it possible for you to douse the week’s fatigue and re-energise for a fresh start.

Other facilities on this family floor comprise a games room with a pool table, table-tennis and other indoor game options and a creche cum play area that makes it possible for mothers in the swimming pool to have their toddlers in close proximity.

Altair’s spacious multi-purpose function room on the terrace will be ideal for family get-togethers and special occasions.
ALT AIR’S SKY GARDEN. WILL INSPIRE THE POET-PHILOSOPHER IN YOU.

The Sky Garden on the 63rd floor provides a stunningly uninterrupted view of the city, sea, lake and port.

Situated on the roof top (about 220 metres above ground level), the party area comprises a bar, a lounge, a party area, an infinity pool, a garden and a deck.

A large section of this expansive deck, dotted with trees and planters coupled with the invigorating ocean breeze and the expansive ocean backdrop, will be an ideal hang-out ambience that re-energizes.

The infinity pool has been designed in a manner to merge visually with the Indian Ocean – positioning the 63rd floor as the most sought-after party venues.
A 40,000 sq ft retail space within Altair will be home to leading global brands, upmarket restaurants bringing them to the doorstep of Altair residents. Al fresco dining along a tree-lined promenade, overlooking the Beira Lake, boutique retail from international brands, a high-street atmosphere: are all plan developments for pedestrian promenade being built as a part of the future life of the Beira Lakefront. The sophistry of the Altair arcade will be a suitable complement to the promenade. The retail arcade will have an exclusive entrance and a separate dedicated parking lot. Proximate yet independent.
## Altair’s Specifications

### General
- **Foundation:** Reinforced concrete piles and raft footing
- **Superstructure:** Reinforced concrete structure and/or steel structure
- **External building walls:** Reinforced concrete and/or brick/block wall
- **Internal building walls:** Reinforced concrete and/or brick/block wall and/or dry wall partition
- **Flat roof:** Reinforced concrete roof with a waterproofing system

### Residential Units
- **Master bedroom**
  - **Floor:** Engineered wood with matching skirting
  - **Wall:** Plaster / skim coat with paint finish
  - **Ceiling:** Plaster / skim coat with paint finish

- **Other bedrooms**
  - **Floor:** Engineered wood with matching skirting
  - **Wall:** Plaster / skim coat with paint finish
  - **Ceiling:** Plaster / skim coat with paint finish

- **Kitchen**
  - **Floor:** European standard vitrified / ceramic tiles
  - **Wall:** Vitrified / ceramic tiles on all exposed wall surfaces
  - **Ceiling:** Ceiling board with paint finish
  - **Fittings:** Modular kitchen with chimney, hob and oven

- **Balcony**
  - **Floor:** Anti-slip vitrified / ceramic tiles / WPC
  - **Wall:** Plaster / skim coat with paint finish

### Living/Dining/Corridor
- **Floor:** Imported marble with matching skirting
- **Wall:** Plaster / skim coat with paint finish
- **Ceiling:** Plaster / skim coat / ceiling board with paint finish

### Master Bathroom
- **Floor:** European standard vitrified / ceramic tiles
- **Wall:** European standard vitrified / ceramic tiles on all wall surfaces
- **Ceiling:** Suspended ceiling grid
- **Fittings:** CP fittings of Kohler / Grohe or similar with rain shower
- **Sanitary:** Fixtures of Kohler / American standard or similar with shower cubicle (as per floor plan)

### Other Bathrooms
- **Floor:** European standard vitrified / ceramic tiles
- **Wall:** European standard vitrified / ceramic tiles on all wall surfaces
- **Ceiling:** Ceiling board with paint finish
- **Fittings:** CP fittings of Kohler / Grohe or similar
- **Sanitary:** Fixtures of Kohler / American standard or similar with shower cubicle (as per floor plan)

### Utility
- **Floor:** Ceramic tiles
- **Wall:** Plaster / skim coat with paint finish
- **Ceiling:** Ceiling board with paint finish

### Doors
- **Entrance:** Fire-rated teak finished flush door
- **Bedroom:** Teak finished flush door
- **Bathroom:** Teak finished flush door
- **Balcony:** Aluminum and glass door

### Balcony
- **Floor:** Anti-skid vitrified / ceramic tiles / WPC
- **Wall:** Plaster / skim coat with paint finish

### Windows
- **Frame:** Powder coated wind resistant aluminum frame
- **Glass:** Tempered / laminated glass

### Wardrobes
- **Walk-in closets / wardrobes as per Architect’s design**

### Electricity Management Needs to Be Tried and Trusted, Credible and Branded.
Altair summarises these in two words, ‘rest assured.’

### Electrical wires
- Electrical wires will be flame-retardant with a superior fire rating. Each electrical circuit will be appropriately backed by moulded case/miniature circuit breakers to protect from short circuits and electricity spikes. Each electrical circuit will be backed by an Earth Leakage Circuit Breaker (ELCB) to protect users from electrical shocks.
- Altair will be provided with 100% back-up power generation capacity for all its facilities. Sophisticated equipment will be provided to eliminate power spikes. The use of energy-efficient light fixtures and electronic control gears will minimise power consumption.

### Three Comforting Words
Three comforting words for all those concerned about investing in utilities for their Altair residences. ‘Taken care of!’

Altair’s utility services, namely apartment cooling, water heating and cooking gas will be centralized. Focused on space economy, resource management and cost-effectiveness. This initiative will prove healthy and economical for the property, the owner and the world.

Altair apartments will be centrally air-conditioned but individually controlled through an energy-efficient centralized chilled water plant.

An independent central geyser per apartment will service the bathrooms and kitchen.

Each apartment will be connected to a centralized LPG system fitted with a localized detection and shut-off system. A 24x7 gas management monitoring system will enhance safety.

Each apartment is expected to save substantially on its electricity bill.
### Water Heating
Independent central water heating system for each apartment.

### Air-conditioning
Central, chilled water air-conditioning with individual indoor units for bedrooms, living and dining areas.

### Finishes to common areas
As per Architect’s design.

### Elevators
- 9 High-speed elevators
- 2 service elevators

### Electrical Installation
- Circuit protection. Copper electrical wiring throughout in concealed conduit with adequate provisions for light points, T.V. and telephone sockets with protective M.C.Bs.

### TV / Telephone / Security System
- Video door phone
- TV socket in living room and bedrooms
- Telephone socket in living room and bedrooms
- Electronic surveillance

### Stand-by Power
- 24-hour power back-up

### LP Gas
- LP gas supply to kitchen with gas detector system

### Earthing and Lighting Protection
Lighting protection system shall be provided in accordance with the local authority standards.

### Painting
- **Inside:** Paint finish
- **Outside:** Render finish or spray textured paint finish and/or paint finish to designated areas as per the recommendation of the Architect.

### Recreation Facilities
- **Gym**
- **Function room**
- **Steam / Sauna**
- **Play areas**
- **Jogging track**
- **Games room**
- **Barbeque pavilion**
- **25 m lap pool, leisure pool and children’s waddle pool**
- **63rd floor sky garden-infinity pool, lounge and party room**

### Waterproofing
Waterproofing shall be provided at bathrooms, powder rooms, kitchen, yard, WC, balcony, unenclosed balcony, open terraces, PES, planter and reinforced concrete flat roof.

### Driveway and car park
- Basement car parks and driveways shall be of reinforced concrete
- Finish with floor hardener. Surface driveway drop-off point shall be of stone finish / pavers

### Fire Protection & Detection System
- Fire door system with fire fighting hose reel and fire extinguishers at each level
- Fire and LP gas detection systems in apartments
- Fire detection system in common areas
- Pressurized fire staircase and fireman lift

### Note:
All wall finishes up to false ceiling height and on exposed surfaces only.

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**ALTAIR, BEING BUILT BY PEOPLE YOU CAN TRUST.**

Indocean Developers Pvt Ltd a company promoted by South City Projects Kolkata Ltd. (SCPKL), is a prominent and successful Indian property development group.

The South City Group is spearheaded by six respected real estate experts of India who have transformed the Kolkata skyline. These business men bring to the table rich experience comprising more than 200 person-years in realty creation, having collectively built over 100 real estate projects pan-India as on December 31, 2013.

South City Group has completed projects across all sectors, namely townships, residential towers, malls, IT parks, commercial projects, sporting grounds, hospitals and schools, among others. At the time of this report going into print, more than 20 million sq. ft. of the Group’s ready projects worth over $1 billion USD are at various stages of development.

The Group’s project conception, execution and quality has enabled it to attract foreign investments – The South City project, for instance, has more than 30% non-resident customers.

One of the Group’s prized projects, the South City Mall, Kolkata, is among the few most successful malls in India.
A COMING TOGETHER OF THE CRÈME DE LA CRÈME

Derby Design, Dubai, UAE
Structural Design Consultant

Derby Design is a structural consultancy firm with over two decades of international experience on a wide range of building and infrastructural projects. The team, comprising specialists in the field, possess excellent design, client and project management skills complemented by strong communication prowess and an ability to seamlessly manage cross-cultural teams in multinational setting. Their key area of expertise comprises high-rise buildings, structural dynamics and seismic design, underground structures in difficult soil conditions and urban construction; steel and composite structures.

Some of their successful projects comprise The Dubai Mall, UAE, Crown Heights – Residential Tower for Damac, Dubai, (83 storey – 310 m tall tower), National Library and Drama Centre Building, Singapore and Nintra Aquano Airport, (Manila, Philippines), among many others.

Studio Lumen, USA
Specialist Lighting Consultant

Studio Lumen provides comprehensive lighting design services for commercial and residential projects. Its goal is to use lighting to showcase the uniqueness of spaces and structures.

Some of its noteworthy projects include Sanctuary Falls Dubai, Bridle Residence Bainbridge Is, WA, The Palms Casino Bistro Buffet, Las Vegas, Island Falls Dubai, Brindle Residence Bainbridge Is, WA, among others.

Barker Mohandas, USA
Vertical Transportation Consultants

Based in the US, this vertical transportation (VT) consultant provides system design and evaluation services for elevators or lifts and escalators, among other related services.

The team’s vertical transportation (VT) consulting services cover system design, equipment evaluations and modernization planning. It also provides engineering services for the design of special lifts, MRP-level product engineering evaluations, and certain failure analyses.

Some of its successful hi-rise projects include Ninhieu Harbour and Tower, (Dubai), Bithaco Financial Tower, (Ho Chi Minh City), Viasmone Project, Batype Park City Site 3, (New York City), Queen City Square Phase I & II, (Cincinnati), Ahmed Tower, (Riyadh), KSA, Shangping FPC, (Shangping), Al Bur (formerly Palm Tower) in Dubai among many others.

P Landscape, Bangkok, Thailand
Landscape Consultant

P Landscape is a landscape and design studio based in Bangkok, with a 90-member team of highly skilled and talented individuals including landscape architects, designers, horticulturists, and artists.

The team specializes in high-end hospitality and residential projects. It successfully completed a number of projects in Thailand, China, India, The Middle East, Midlands and Fiji Islands. Some of its noteworthy projects include IFC Mawia, (New Delhi), Sheraton Grande Laguna, (Phuket), Hilton Phuket Arcadia Resort & Spa, (Phuket), W Bangkok Hotel, (Bangkok), The Leela Palace, (New Delhi) and Park Hyatt, (Maldives) among a host of other successful projects.

FPC, Belgium
Fire Engineers

The Company advises organisations in defining and implementing corporate and legal requirements with regards to life and fire safety. Internationally active in over 100 countries since 1973 and with offices in several regions, FPC offers an unrivalled knowledge base.

FPC’s key asset is its knowledge capital. As FPC, highly-trained and officially registered fire protection engineers, consultants and designers provide expert advice and services at managerial, operational as well as technical levels, regarding life & fire safety.

Landmark projects completed by the team include the Amsterdam Airport Schiphol (AAS), (The Netherlands), Aramco, (Saudi Arabia), BSL, (Germany), CenterParcs Holding, (Europe), Dow Chemical, (Europe and Asia), Dubai Ports Authority, (Middle East), Cinema Park, (Russia), Courthouse Antwerp, (Belgium), among a host of other projects.

RWDI, Canada
Wind Analysis Consultants

RWDI is a wind engineering consulting firm having contributed to the successful design of some of the world’s most prestigious and unique buildings, stadiums and institutional projects. During the course of its four-decade existence, it has emerged as a premier environmental air quality, noise and risk service provider to major industries and governments.

The firm’s facilities include four boundary layer wind tunnels computer models for simulating atmospheric weather conditions and advanced computer modeling capabilities including computational fluid dynamics (CFD). RWDI also has in-house model shops that use stereo lithography technology, integrated data acquisition, storage and processing systems, computer-aided drafting, and a broad base of specialized instrumentation.

The team has completed a number of successful projects that include the London Millennium Bridge, International Commerce Centre (Mega) Tower, Petronas Towers, Freedom Tower on the WTC Site, the second span of the Tacoma Narrows Bridge, Taipei 101 and Buj Khalifa.

Design Team 3, Singapore
Architects and town planners

Design Team 3 is Singapore-based firm of architects and town planners with projects across Asia and offices in Singapore, Thailand, India and Sri Lanka. The firm’s ongoing assignments span Australasia (Melbourne to Dubai). The firm enjoys a wide experience in the design of high-rise buildings, engaged in a number of modest high-rise projects in Sri Lanka. At Atkins, the firm will engage as submission and documentation architects.

ALTAIR.
Being built by a conglomerate of six prominent Indian real estate builders. Possessing more than 200 person-years of industry experience. Having built more than 100 real estate properties across India. And with more $100 million worth of projects under active development across more than 20 million square feet.
ALTAIR.
MADE WITH
DREAMS, PASSION
AND PRIDE
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