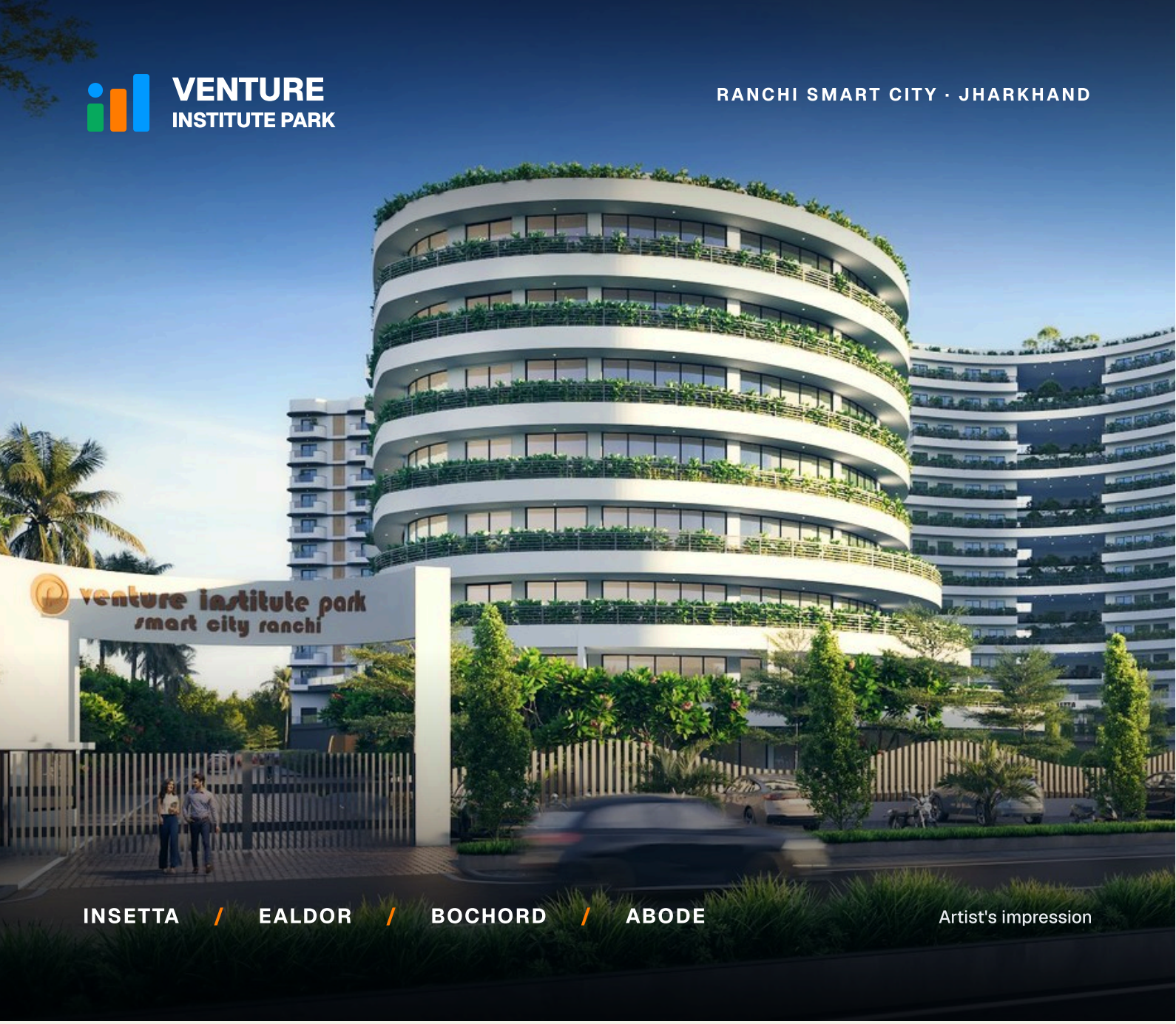
VENTURE
INSTITUTE PARK

RANCHI SMART CITY · JHARKHAND



INSETTA / EALDOR / BOCHORD / ABODE

Artist's impression

A PURPOSE-BUILT INSTITUTIONAL CAMPUS

Institutional City of Tomorrow

Where Institutions, Ideas & People Connect

~5 acres · 4 buildings · 1 connected campus

Developed by Venture Build X Pvt. Ltd.

Educational institutions need more than floor space. They need an environment built around education.

Venture Institute Park is a purpose-built institutional campus within Ranchi Smart City. Across approximately 5 acres, it brings together institutional space, student infrastructure, campus dining, recreation, green areas, shared event facilities, organised parking and smart campus systems in one integrated education ecosystem.



Artist's impression

THE NEED WE ADDRESS

- Institutions often operate from buildings never designed for education.
- Institutions may lack dedicated student common and recreation areas.
- Large seminars and events often require external venues.
- Urban parking can become a major constraint.
- Dining and informal student spaces are frequently fragmented.
- Institutions struggle to build a long-term campus identity in the city.

OUR ANSWER

Rather than adapting a building designed for another purpose, Venture Institute Park is planned around the needs of institutions and their students.

Space-first → **Education-first**



Project at a Glance

INSETTA · EALDOR · BOCHORD · ABODE · Developer: Venture Build X Pvt. Ltd.

~5
Acres, integrated institutional campus

G+13
INSETTA, indicative configuration

~1,688
Sqm whole-floor unit, INSETTA typical floor

G+9
EALDOR, complete nursing college building

500
Student capacity at ABODE, the campus hostel

G+6
BOCHORD, with a double-height 6th floor

649
Sqm carpet across 18 units, BOCHORD G & 1st

167
Seat double-height auditorium, BOCHORD 6th floor

450+
Car parking spaces, incl. two basement levels

EV
Charging planned within the basement

RFID
Controlled institutional entry and exit

2nd
Floor sky bridges connecting buildings

All configurations and areas are indicative and subject to statutory approvals and final design.



Artist's impression, aerial view

RANCHI SMART CITY, JHARKHAND

At the centre of Ranchi's new civic core

A landscaped, green setting within Ranchi Smart City, minutes from the state's key administrative, transport and educational landmarks.

500 m Project Bhawan	**500 m** Railway Station	**2.2 km** JSCA International Stadium
2.8 km High Court	**3.1 km** Vidhan Sabha	**3.8 km** Dhurwa Dam
4.2 km Airport	**4.2 km** Ring Road	**6.5 km** IIM Ranchi

Approximate distances.



PUBLIC INFRASTRUCTURE NEARBY

The state's civic core, minutes away

Hospitals, central institutions, police, the Secretariat, the High Court, the Vidhan Sabha, Hatia station and the airport all sit within about 4 km of the campus.

- Healthcare
- Education
- Government
- Police
- Transport

Gautam Medical College & Hospital	0.5 km
NIFFT Ranchi (Govt. of India)	0.8 km
Hatia Railway Station	1.0 km
Jharkhand Police HQ	1.0 km
Jharkhand Secretariat	1.4 km
Hatia Police Station	1.6 km
Birsa Munda Airport	2.3 km
ESIC Hospital, Dhurwa	2.9 km
Jharkhand High Court	3.9 km
Jharkhand Vidhan Sabha	4.3 km

Straight-line distances from the project site. Map data © OpenStreetMap contributors.

SITE PLAN · 2D LAYOUT

Four buildings around one green heart

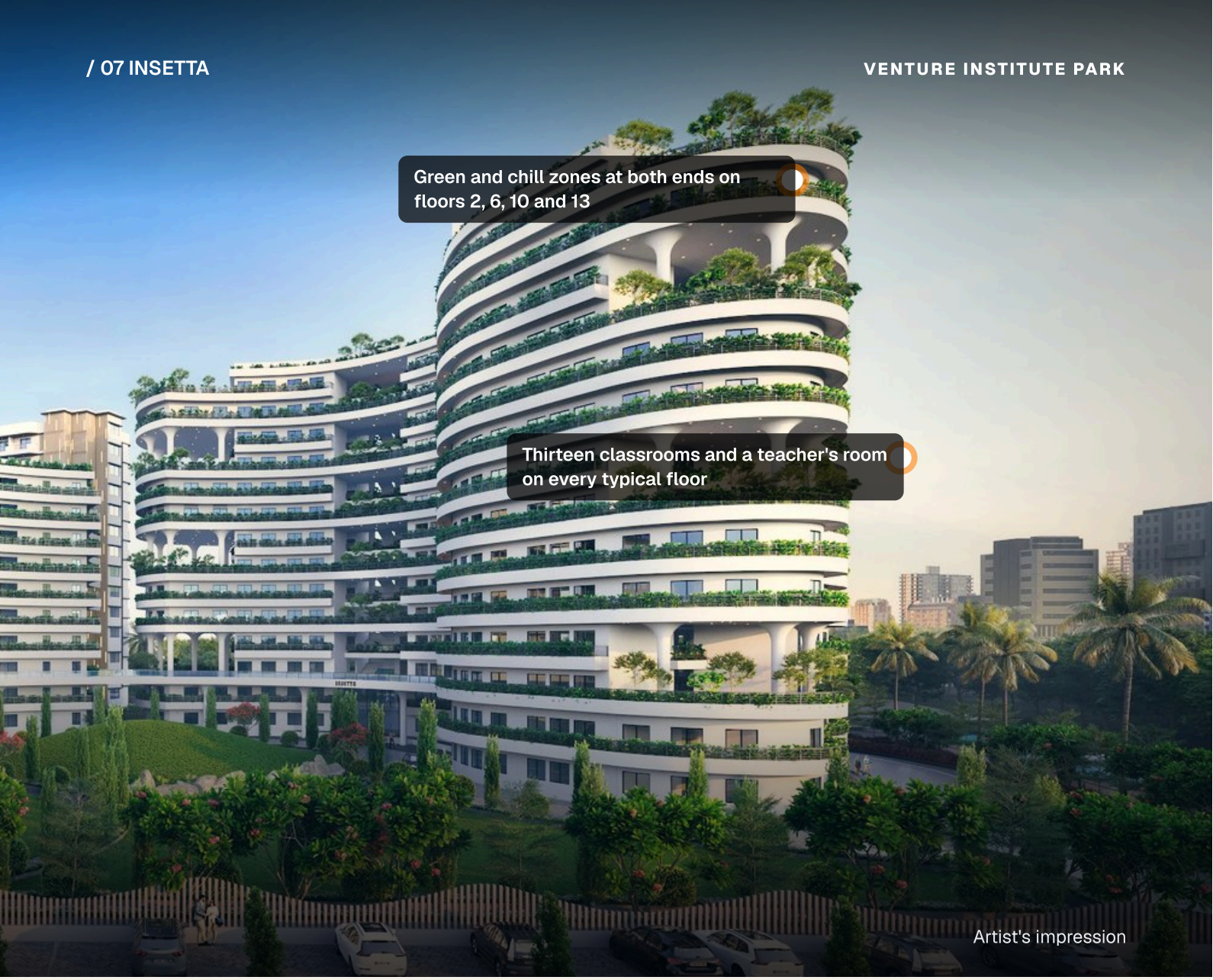
~5
Acres, one connected campus

4
Buildings around the lawn

450+
Car parking spaces



Based on the architect's site plan, drawing AR-03 dated 10 February 2026. Building outlines simplified; trees indicative.



INSETTA · ACADEMIC AND INSTITUTIONAL TOWER

Whole floors for growing institutions

The largest building on campus: a G+13 tower wrapped around a full-height atrium with a landscaped court at its base. Each floor is offered as one complete unit, with its corridors, toilets and green zones included.

1,688 sqm
Whole-floor unit, typical floor

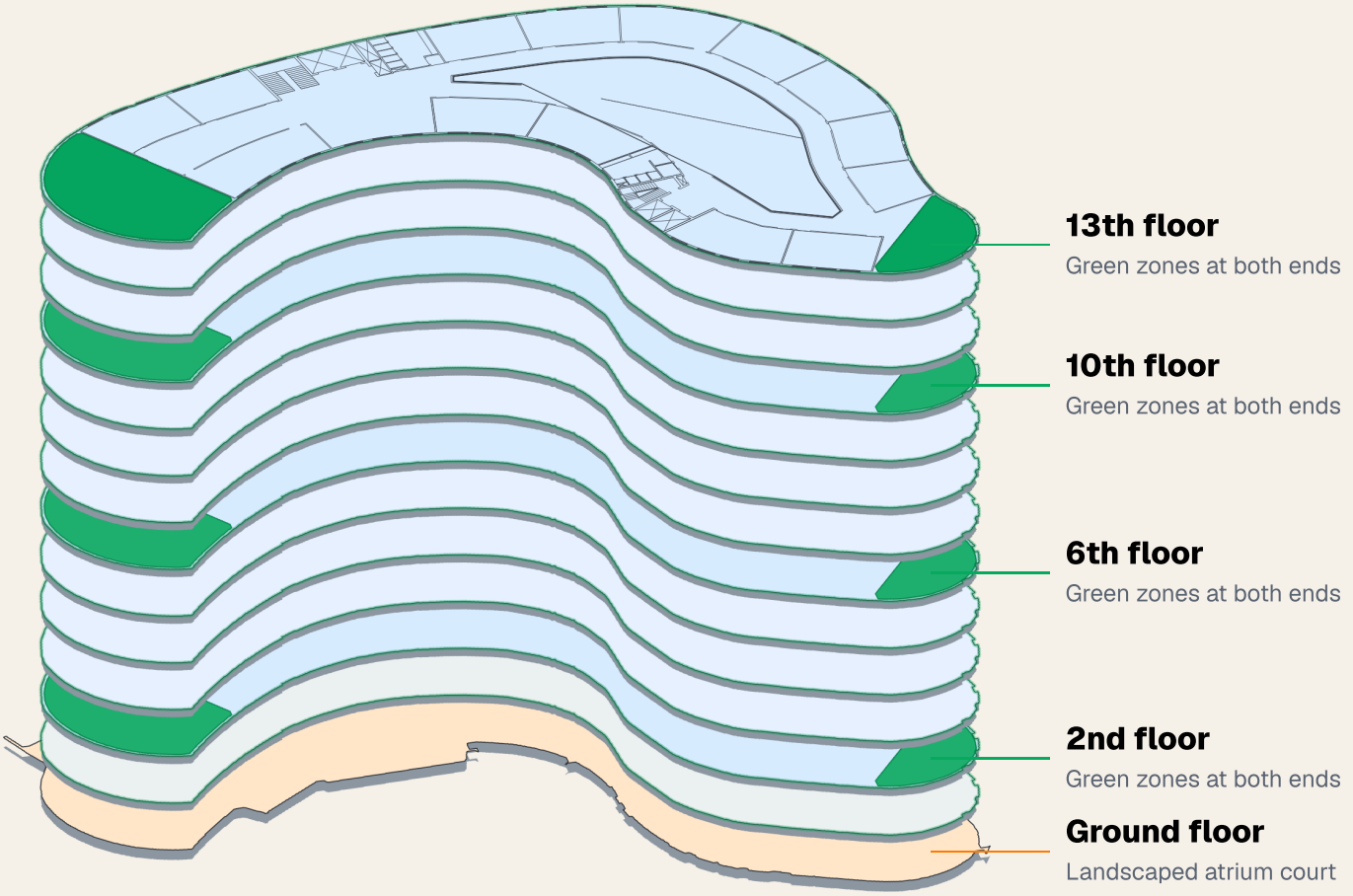
2,199 sqm
Whole-floor unit, ground floor

~252 sqm
Green zones at both ends, floors 2, 6, 10, 13

~372 sqm
Landscaped court under the atrium

How INSETTA works

Thirteen classroom floors above a landscaped ground floor, stacked around one full-height atrium. Every fourth floor opens into green and chill zones at both ends of the building.



G+13
Ground floor plus thirteen floors

4 floors
With green zones: 2, 6, 10 and 13

8 floors
Enclosed classroom floors: 3–5, 7–9, 11–12

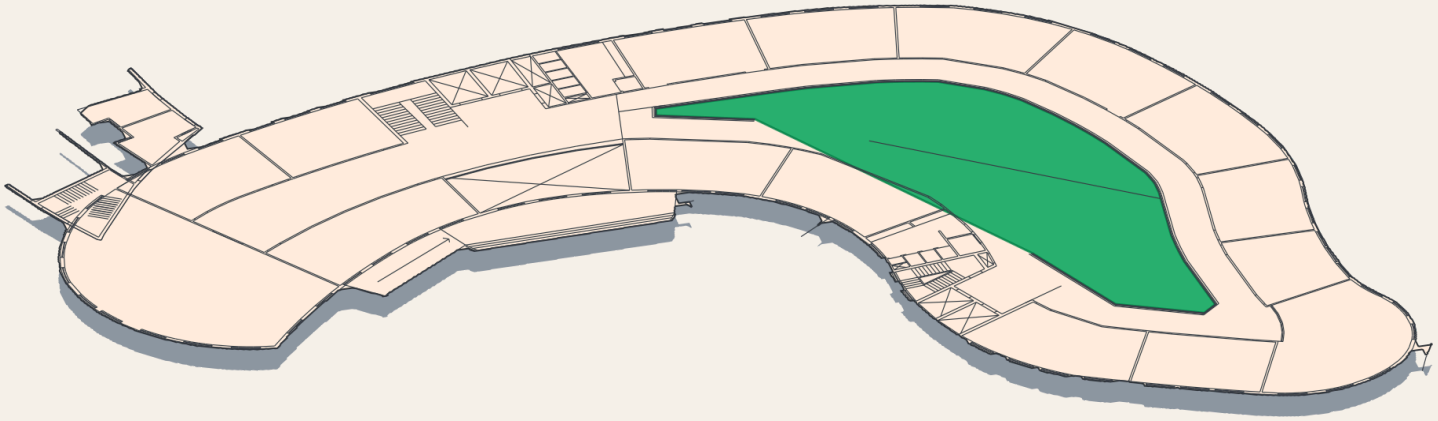
Ground floor · Classroom floors · Green zone or landscaped court · Atrium edge

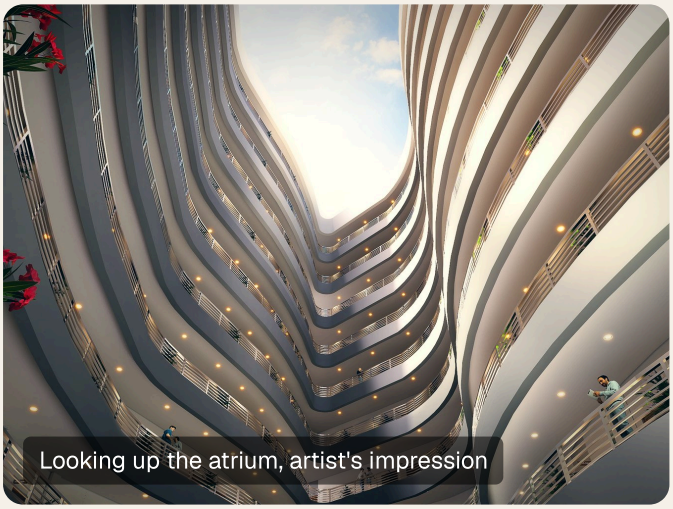
Floors 10–13 follow the typical layout; 1st-floor drawing pending.

GROUND FLOOR · LANDSCAPED ATRIUM

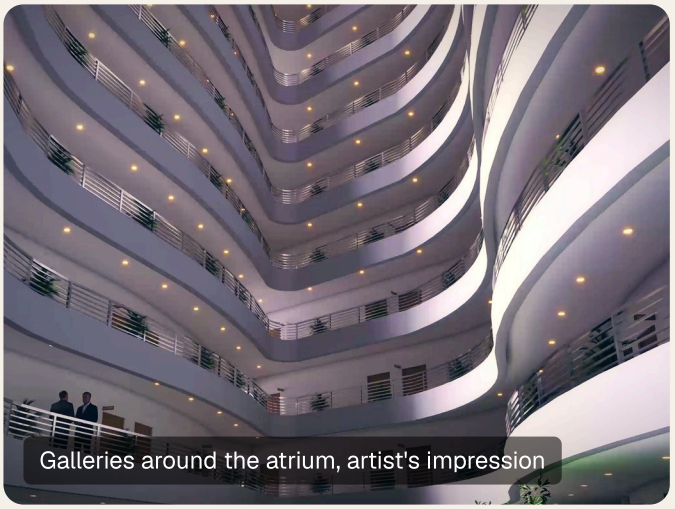
A garden at the heart of the building

The ground floor wraps a landscaped court that sits beneath the full-height atrium. Daylight falls through every level to the planting below, giving the whole building a green centre.





Looking up the atrium, artist's impression



Galleries around the atrium, artist's impression

2,199 sqm
Whole-floor unit (23,670 sq ft)

~372 sqm
Landscaped court under the atrium

15 rooms
13 classrooms, a 189 sqm group-study room and a teacher's room

- Break-out space beside the atrium for informal meetings
- Ramped access up to the podium level
- Two lift and stair cores serving every floor

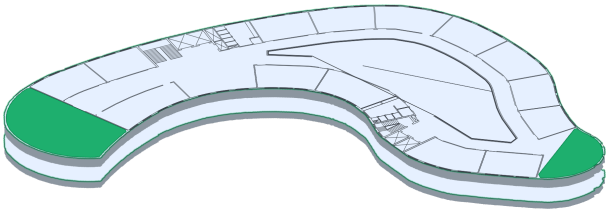
Landscape area as labelled on the ground-floor drawing. Whole-floor area excludes lifts and staircases; measured from the drawings and rounded.

WHOLE-FLOOR UNITS

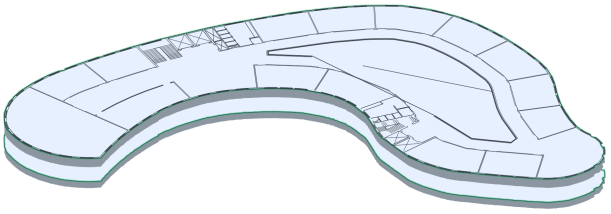
One floor, one occupant

Every floor is offered as a single unit with its lobbies, corridors and toilets. Floors 2, 6, 10 and 13 also bring green and chill zones at both ends of the building.

Floors 2, 6, 10 and 13
Green and chill zones at both ends



All other floors
Enclosed classroom floors



1,688 sqm
Whole-floor unit, typical (18,170 sq ft)

14 rooms
13 classrooms and a teacher's room per floor

~252 sqm
Green zones per green floor, both ends

Floor	Whole-floor area		Feature
Ground	**2,199 sqm**	23,670 sq ft	Landscaped atrium court
2nd	**1,688 sqm**	18,170 sq ft	Green zones at both ends
3rd to 5th	**1,688 each sqm**	18,170 each sq ft	–
6th	**1,688 sqm**	18,170 sq ft	Green zones at both ends
7th to 9th	**1,688 each sqm**	18,170 each sq ft	–
10th	**1,688 sqm**	18,170 sq ft	Green zones at both ends
11th and 12th	**1,688 each sqm**	18,170 each sq ft	–
13th	**1,688 sqm**	18,170 sq ft	Green zones at both ends
Total, 13 floors	**22,455 sqm**	**241,703 sq ft**	1st floor not included

Whole-floor areas measured from the drawings dated April 2026 and rounded. They exclude the atrium void above the ground floor and the lift and staircase areas. Floors 10–13 follow the typical layout; the 1st floor is not yet detailed. 1 sqm = 10.764 sq ft.

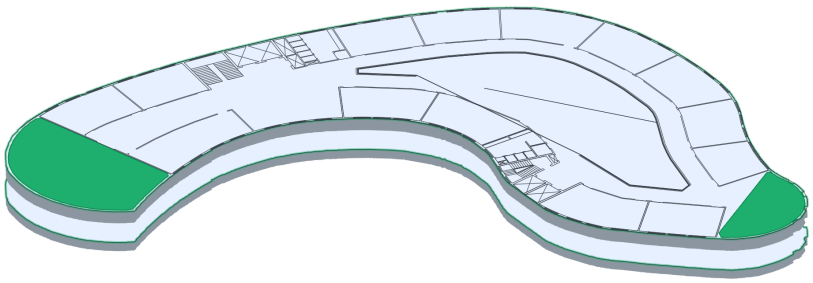
GREEN AND CHILL ZONES

Room to breathe at both ends

On floors 2, 6, 10 and 13, both rounded ends of the building open into planted green and chill zones. A place to unwind between sessions, take a call or meet informally, within the occupant's own floor.



Green zones on the façade, artist's impression



Green zones (shaded) at both ends of floors 2, 6, 10 and 13

Floor rhythm

13	Green zones
12	Classrooms
11	Classrooms
10	Green zones
9	Classrooms
8	Classrooms
7	Classrooms
6	Green zones
5	Classrooms
4	Classrooms
3	Classrooms
2	Green zones
1	Drawing pending
Ground	Landscaped court

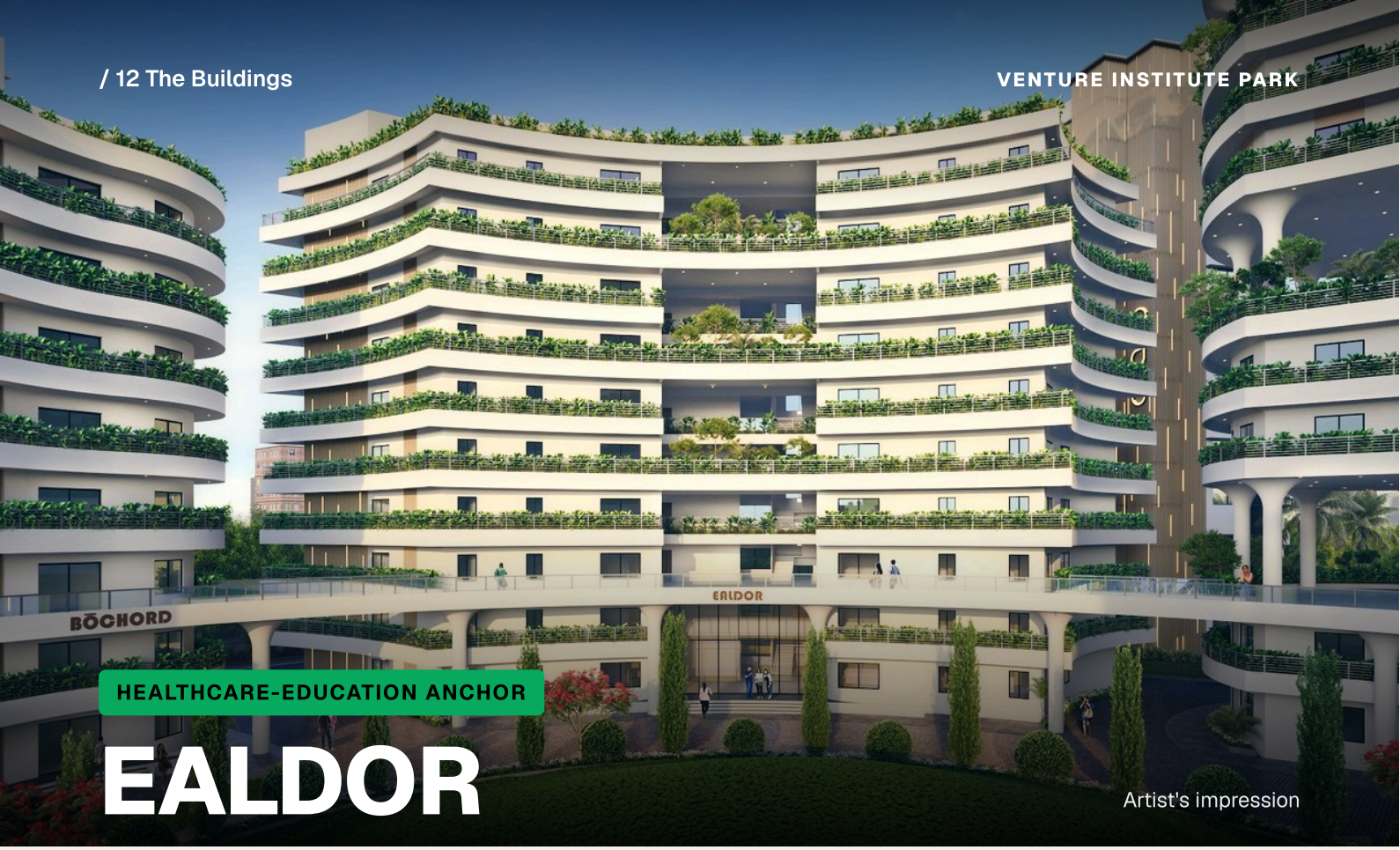
~252 sqm
Green zones per green floor

~186 + ~66
Sqm at the north and south ends

4 floors
Floors 2, 6, 10 and 13

- Breaks, informal meetings and quiet study in the open air
- Daylight and planting at the end of every corridor
- Part of the whole-floor unit, used by its occupant

Green-zone areas measured from the drawings and rounded; floors 10 and 13 follow the typical layout.



HEALTHCARE-EDUCATION ANCHOR

EALDOR

Artist's impression

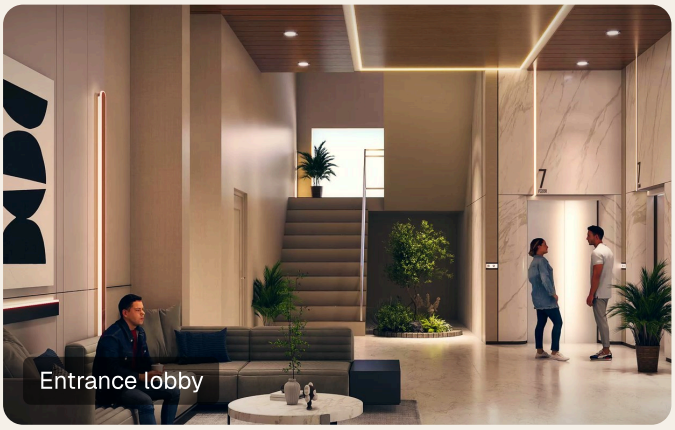
Arogyam Global College of Nursing

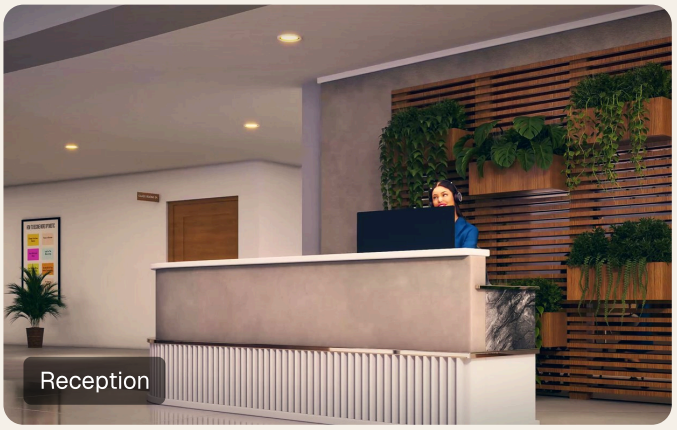
The complete EALDOR building is envisioned to support Arogyam Global College of Nursing, making nursing education a significant institutional anchor within Venture Institute Park.

G+9
Indicative configuration

100%
Of the building for the college

- Dedicated healthcare-education environment
- Academic and training spaces
- Student-focused institutional infrastructure
- Practical and professional learning support
- Integration with the wider campus ecosystem


Entrance lobby


Reception

Representative interiors from the project walkthrough. Artist's impressions.



Artist's impression

BOCHORD

Public services, campus dining and events under one roof

A multi-purpose G+6 building at the front of the campus. Each level is planned for its own role: campus dining and student services on the lower floors, public sector services, research and training floors above, and a double-height auditorium at the top.

18
Service and dining units, ground and 1st floors

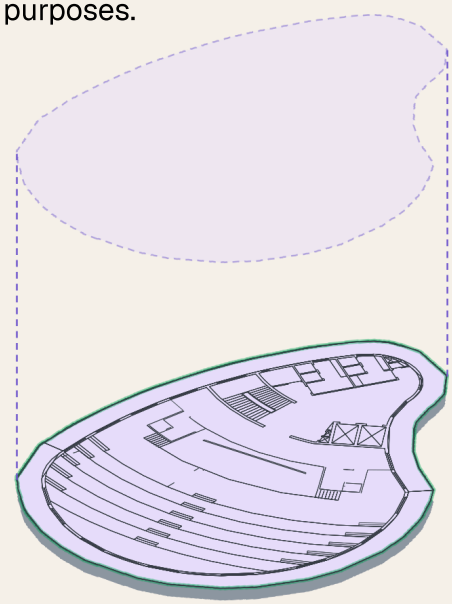
172 sqm
Front terrace with outdoor seating, 1st floor

4 floors
Public service and training floors, 2nd to 5th

167
Seats in the double-height auditorium, 6th floor

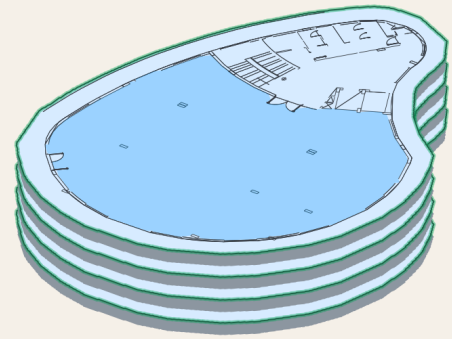
How BOCHORD works

Every floor drawn from the architectural plans, stacked in order. Different floors, different purposes.



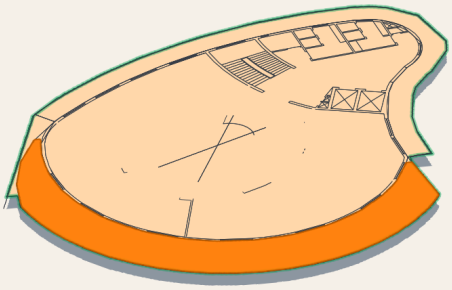
6th floor · double height

Auditorium rising through two storeys: stage, green rooms and seven seating tiers.



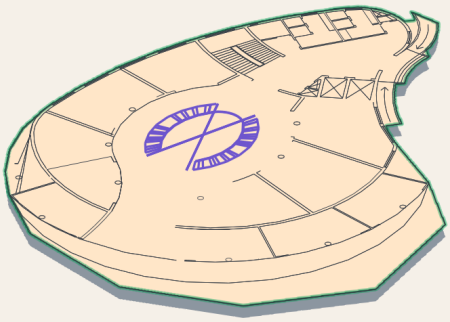
2nd to 5th floors

Open floors for public sector services, research and training, about 467 sqm each



First floor

Six service and dining units; the three front units open onto a 172 sqm terrace



Ground floor

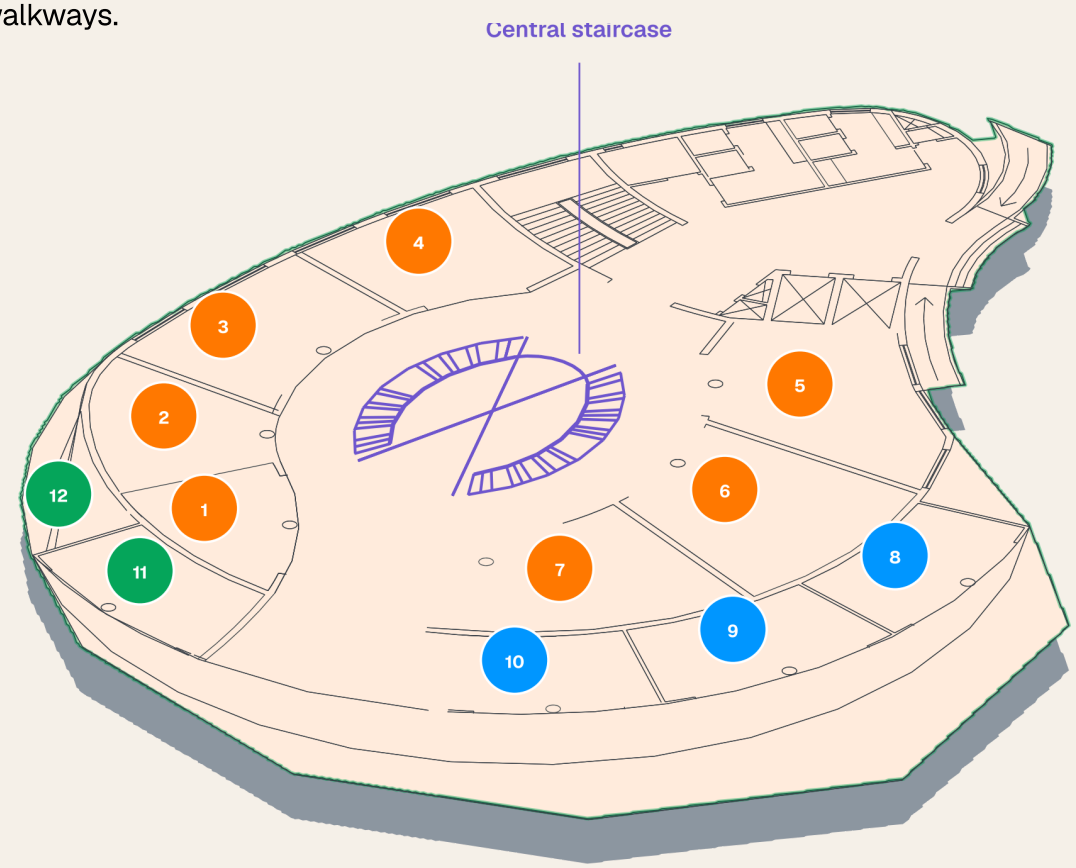
Twelve campus dining and service units around the central staircase

- Dining and services
- Outdoor terrace
- Public service floors
- Auditorium, double height
- Central staircase
- Planted edges

CAMPUS DINING AND SERVICES

Ground floor: canteen and student services

Twelve units ring a central staircase that links the ground and first floors. The campus canteen, a bank ATM, a dispensary and student service desks sit at lawn level, steps from the campus walkways.



1	Service unit 1	**24 sqm**	258 sq ft	7	Service unit 7	**50 sqm**	538 sq ft
2	Service unit 2	**30 sqm**	323 sq ft	8	Canteen counter 1	**26 sqm**	280 sq ft
3	Service unit 3	**37 sqm**	398 sq ft	9	Canteen counter 2	**30 sqm**	323 sq ft
4	Service unit 4	**33 sqm**	355 sq ft	10	Canteen counter 3	**30 sqm**	323 sq ft
5	Service unit 5	**50 sqm**	538 sq ft	11	Bank ATM	**27 sqm**	291 sq ft
6	Service unit 6	**50 sqm**	538 sq ft	12	Dispensary	**12 sqm**	129 sq ft

399 sqm
Carpet area, 12 units (4,295 sq ft)

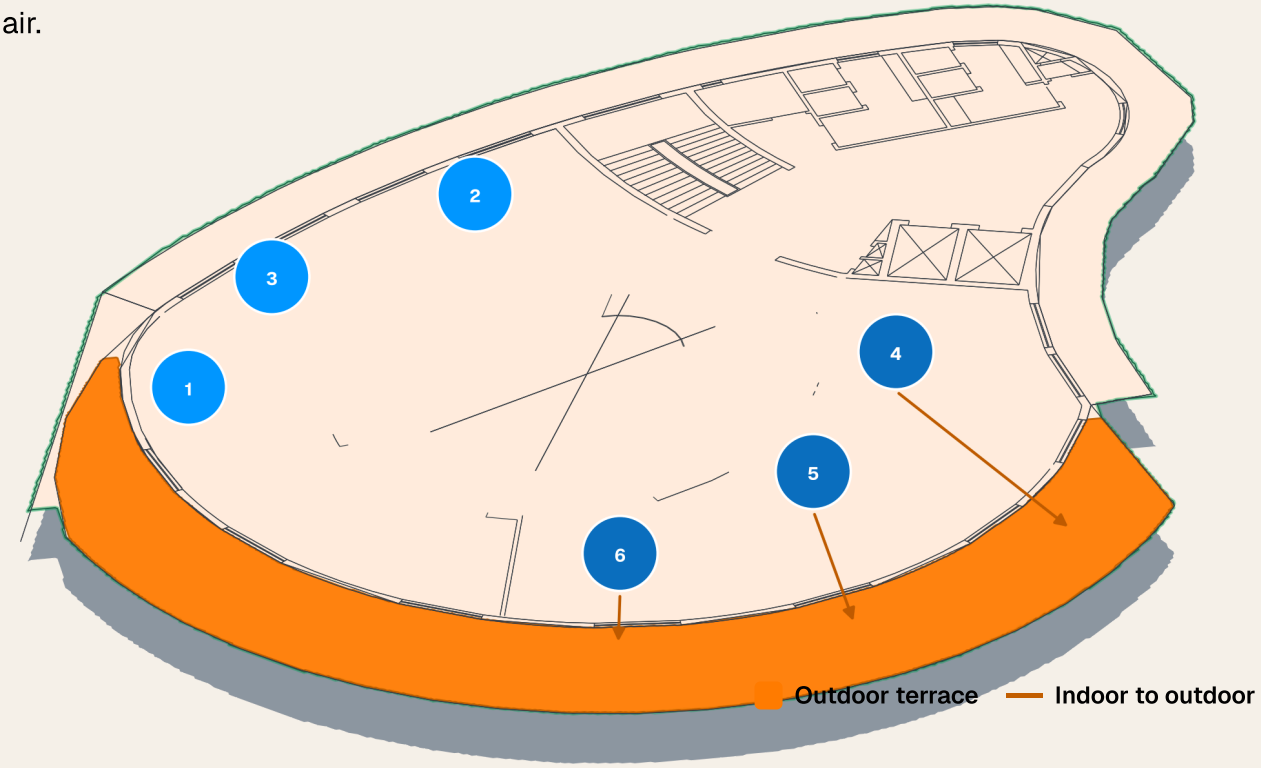
1
Central staircase to the first floor

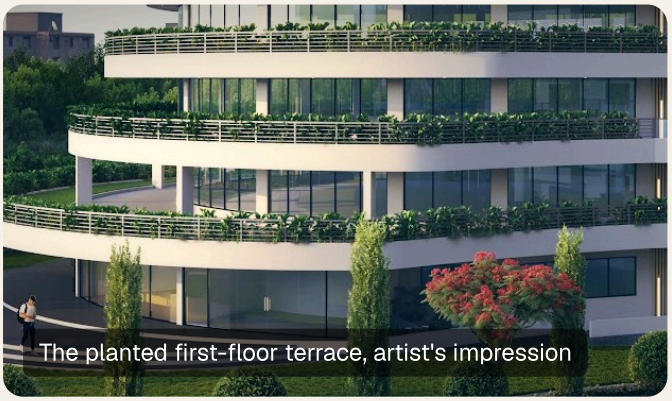
Carpet areas as marked on the drawings dated 17 April 2026. Common areas excluded.

INDOOR AND OUTDOOR SPACE

First floor: inside or out on the terrace

The three front units, F4 to F6, each have their own indoor space plus access to a 172 sqm terrace along the front of the building, extending campus dining and student lounges into the open air.




The planted first-floor terrace, artist's impression

1	Unit F1	**30 sqm**	323 sq ft
2	Unit F2	**33 sqm**	355 sq ft
3	Unit F3	**37 sqm**	398 sq ft
4	Unit F4 + terrace	**50 sqm**	538 sq ft
5	Unit F5 + terrace	**50 sqm**	538 sq ft
6	Unit F6 + terrace	**50 sqm**	538 sq ft

172 sqm
Outdoor terrace (1,851 sq ft)

250 sqm
Carpet area, 6 units (2,691 sq ft)

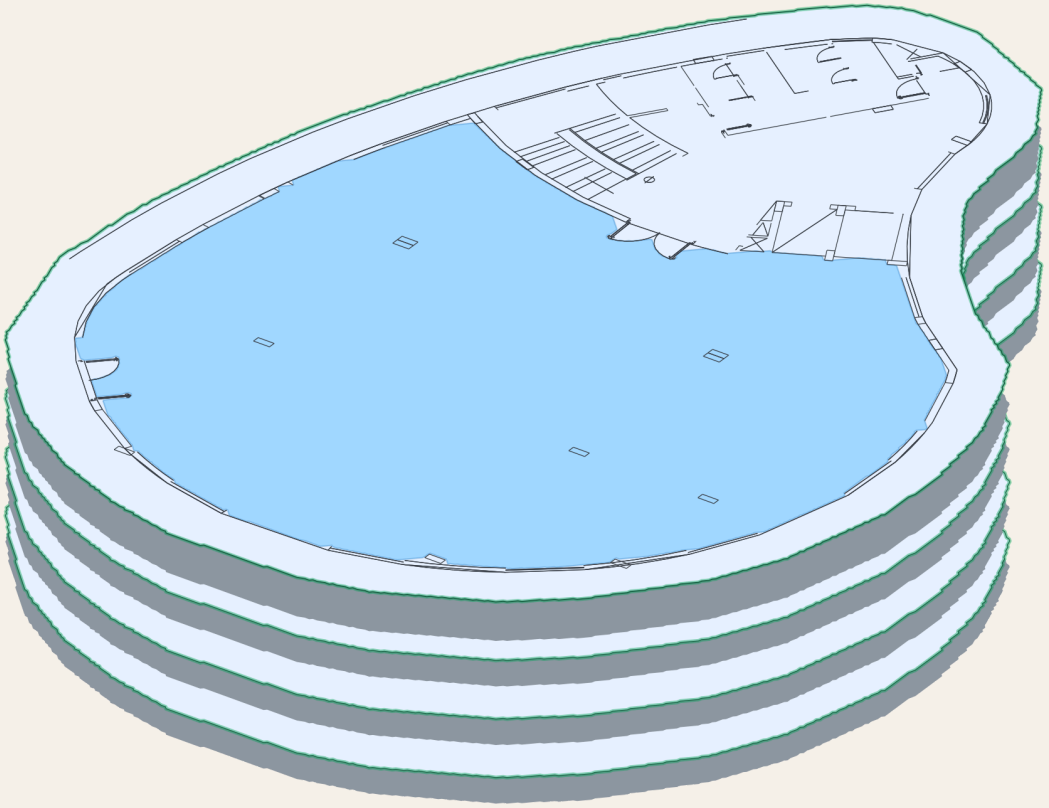
3 units
With indoor and outdoor space

Carpet areas as marked on the drawings dated 17 April 2026. Terrace area measured from the drawings.

TYPICAL FLOORS

2nd to 5th floors: public service and training floors

Four identical floors with an open, flexible floor plate around a compact core of lifts, stairs and toilets. Planned for public sector services and research and training organisations.



This layout applies to

- 6th · Auditorium, double height
- 5th · Typical
- 4th · Typical
- 3rd · Typical
- 2nd · Typical
- 1st · Services
- Ground · Services

~467 sqm
Open floor area per floor (5,027 sq ft)

~1,868 sqm
Across floors 2 to 5 (20,107 sq ft)

2 lifts
Plus staircase and toilets in the core

SUITED TO

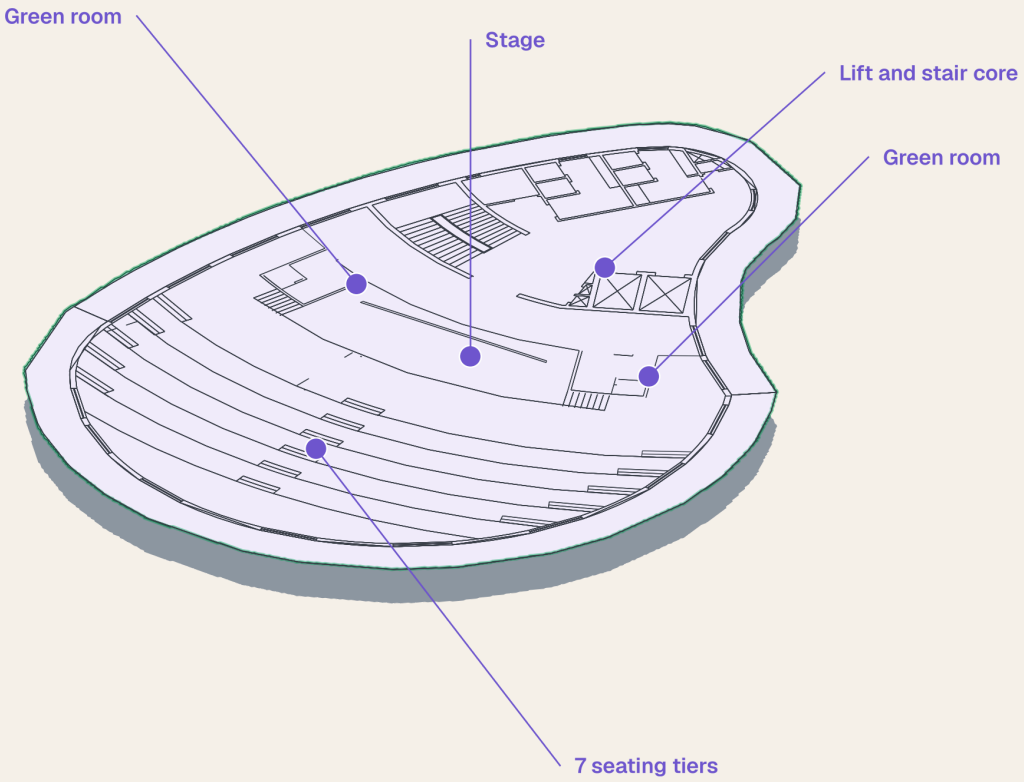
- Public sector bank branches
- Government and PSU offices
- Skill training centres
- Research and development labs
- Incubation centres
- Assessment and certification centres
- Health and wellness services

Open floor area measured from the 2nd-floor plan, excluding the core; the same layout applies to floors 2 to 5. Final areas subject to detailed drawings.

AUDITORIUM · 6TH FLOOR, DOUBLE HEIGHT

A venue for institutions and campus events

A dedicated, double-height tiered auditorium with its own stage and green rooms, reached directly from the lift and stair core. Ready for conferences, convocations and campus events without leaving Venture Institute Park.

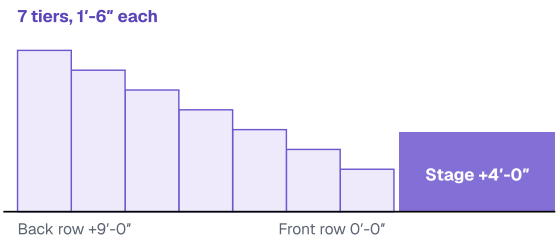


167
Seats

389 sqm
Auditorium hall (4,187 sq ft)

11.2 × 4.4 m
Raised stage

2
Green rooms with WCs



IDEAL FOR

- Conferences, seminars and guest lectures
- Convocations and award ceremonies
- Skill training programmes and workshops
- Cultural programmes and campus events

Seating, stage and tier levels as shown on the 6th-floor drawing dated 17 April 2026.



STUDENT HOSTEL

ABODE

Artist's impression

500
Student capacity

24/7
CCTV and RFID-secured

On campus
Living, learning and leisure

ABODE is the campus hostel: on-site accommodation for 500 students. Students live where they learn, with classrooms, the central turf and green spaces a short walk away, inside a secured campus.

SIGNATURE AMENITIES

Green study area
Dedicated, planted study zone

Swimming pool
Common pool for residents

Gym
Fully equipped fitness centre

In-house canteen
Hygienic meals inside the hostel

CCTV surveillance
Complete coverage, 24/7

RFID entry
Authorised access only

EVERYDAY LIVING

- Furnished rooms with study desks
- High-speed Wi-Fi throughout
- Laundry service
- Daily housekeeping
- RO drinking water on every floor
- 24/7 power backup and hot water
- Indoor games and recreation lounge
- Visitors' lounge
- First aid and doctor on call
- Resident wardens, 24/7 security
- App-based requests and payments
- Covered drop-off canopy

Learn. Play. Eat. Chill.

A green institutional campus where students learn, play, eat and unwind within one connected ecosystem. A complete campus experience, not a collection of buildings.

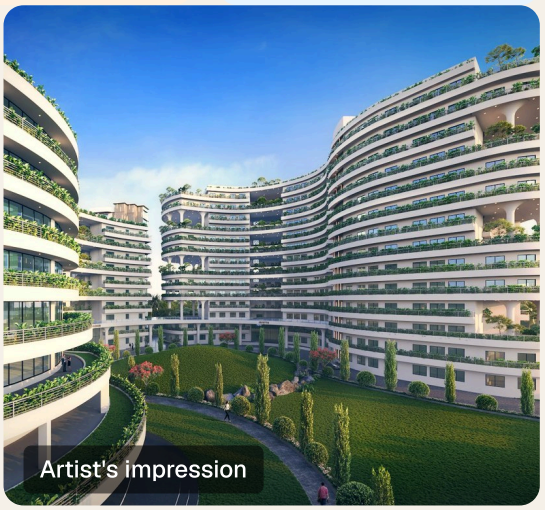
Learn.
Dedicated academic and institutional spaces

Play.
Central turf and recreation

Eat.
Campus canteen and dining

Chill.
Green zones and informal spaces


Central turf


Artist's impression

BASEMENT & GREEN MOBILITY

450+
Car parking spaces, two basement levels

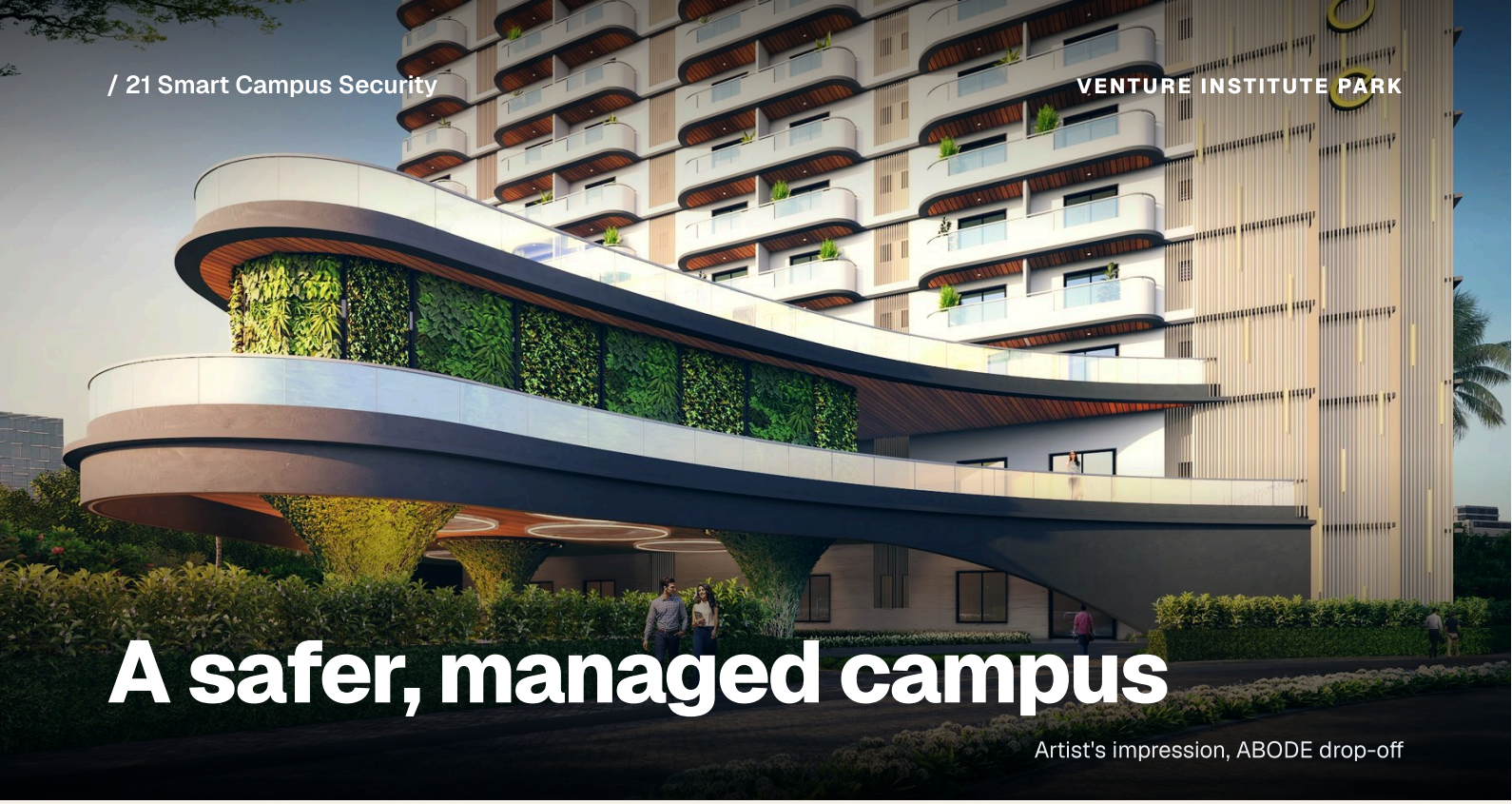
EV
Charging in the basement

Moving parking underground keeps the surface campus landscaped, active and people-oriented.

SUSTAINABILITY MEASURES

- Rooftop solar PV for common areas (proposed)
- Energy-efficient LED lighting and smart controls
- Smart energy monitoring and sub-metering
- Rainwater harvesting and recharge, subject to feasibility
- Treated-water reuse for landscaping
- Native, low-maintenance landscaping
- Waste segregation at source
- EV-ready electrical infrastructure

Sustainability measures are proposed as part of the campus design and will be introduced in phases.



A safer, managed campus

Artist's impression, ABODE drop-off

INSETTA is envisioned with RFID-based entry and exit management. Participating institutions issue RFID-enabled ID cards to registered students and authorised staff, and access to controlled areas is managed through those credentials.

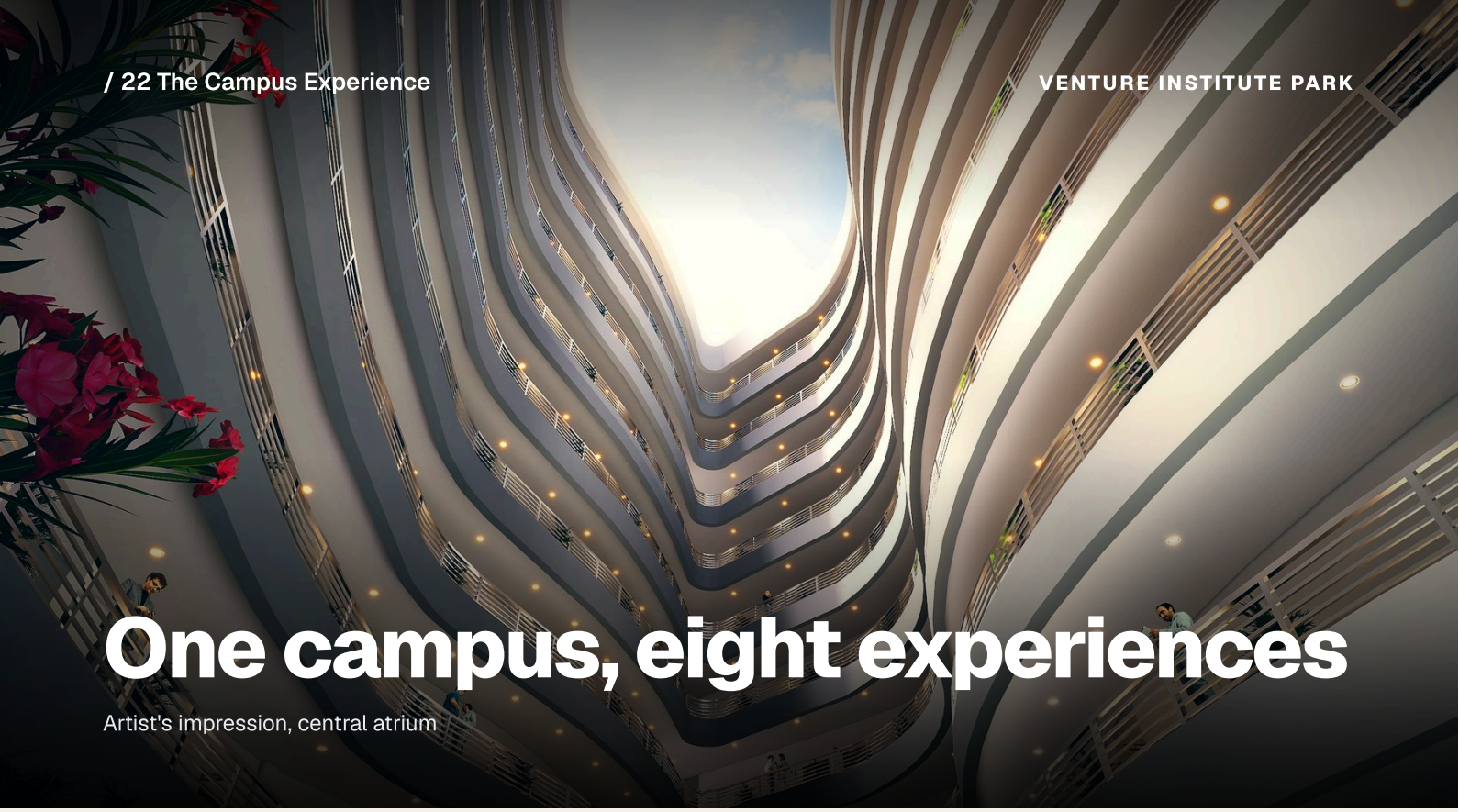
Smart access

- RFID-enabled student and staff identification
- Controlled entry and exit points
- Institution-level access management
- Visitor registration and verification
- Defined procedures for parents, guests and service staff
- Credentials that can be deactivated when no longer valid
- Access records for operational review

Layered security

- 24/7 security personnel at access points
- CCTV across entrances, common areas and basements
- Centralised security control room
- Separate service and vendor access
- Controlled basement vehicle movement
- Fire detection, alarm and firefighting systems as per code
- Emergency lighting, exits and evacuation routes
- Periodic security audits and data protection

RFID is a system for controlled access and security enhancement. Emergency services and legitimate visitors remain accessible through defined verification and emergency procedures.



One campus, eight experiences

Artist's impression, central atrium

01

Arrive

A defined institutional gateway with controlled access.

02

Learn

Purpose-oriented institutional and academic spaces.

03

Connect

Shared circulation and 2nd-floor sky bridges.

04

Chill

Green zones and informal interaction areas.

05

Eat

Campus canteen and dining facilities.

06

Play

Central turf and recreation.

07

Participate

A shared 167-seat auditorium.

08

Grow

An ecosystem built around education and skills.



CONNECTED CAMPUS DESIGN

Proposed sky bridges at the 2nd-floor level link the principal buildings into one cohesive campus.

- Pedestrian-friendly movement
- Shared student infrastructure
- Central green and recreation zones
- Underground parking, less surface congestion

An ecosystem, not a conventional building

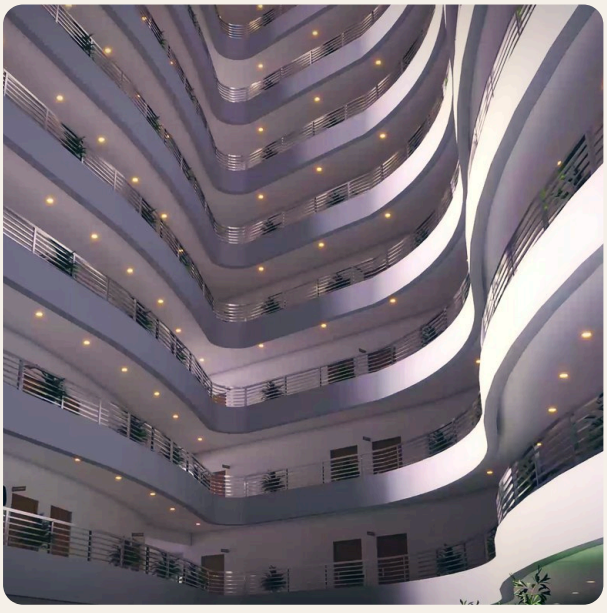
FOR INSTITUTIONS

- Professional, education-focused address
- Purpose-oriented institutional space
- Smart access and layered security
- Student green and interaction zones
- Shared 167-seat auditorium
- Two-level underground parking and EV charging
- Campus dining, recreation and central turf
- Part of a larger education destination

FOR INVESTORS

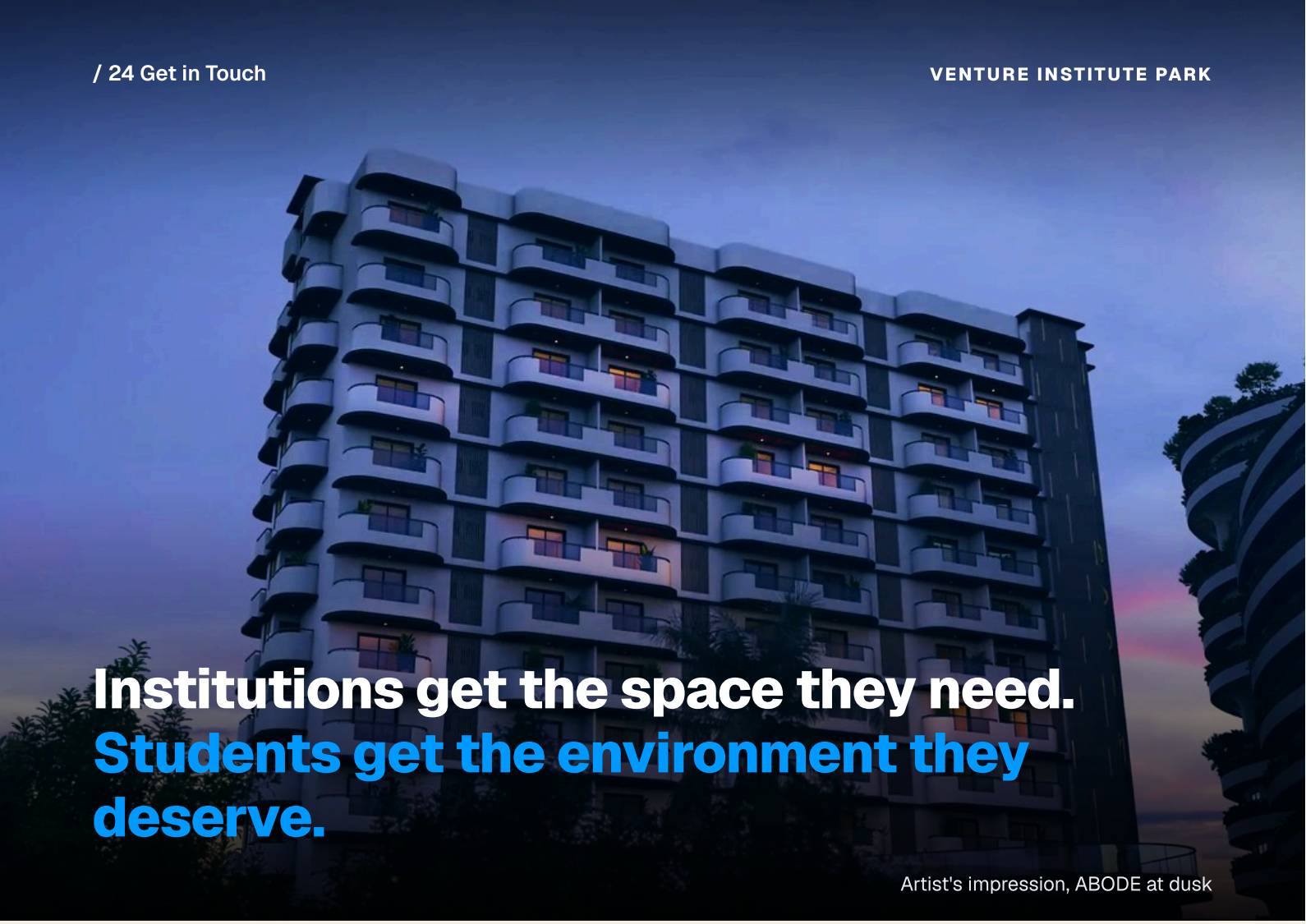
- Clearly differentiated, education-focused positioning
- Institutional demand as the core proposition
- Complementary education and student-life functions
- Arogyam Global College of Nursing as anchor
- Shared campus infrastructure
- Destination potential within Ranchi Smart City
- Long-term ecosystem growth as institutions join

THE VENTURE INSTITUTE PARK DIFFERENCE



Typical approach		Venture Institute Park
Space-first	→	**Education-first**
Adapted premises	→	**Purpose-oriented environment**
Limited common areas	→	**Dedicated green zones**
External event venues	→	**Shared 167-seat auditorium**
Surface parking pressure	→	**Two-level basement**
Isolated institutions	→	**Integrated ecosystem**
Basic access control	→	**RFID-enabled access**
Building-centric	→	**Campus-centric**

Financial, leasing and investment details are available on request from the approved project financial model.



Institutions get the space they need. Students get the environment they deserve.

Artist's impression, ABODE at dusk

DEVELOPER

Venture Build X Pvt. Ltd.

Developing Venture Institute Park as an education-focused institutional destination within Ranchi Smart City: four buildings, one connected campus.

INSTITUTIONAL PARTNERSHIPS

Book a site presentation to explore whole-floor institutional space in INSETTA, public service and training floors in BOCHORD, or investment in the campus.

CALL
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Disclaimer: All images are artist's impressions. Configurations, areas, amenities and features are indicative, subject to statutory approvals and final design, and do not form part of any offer or contract.