



Amenities

- ❖ **Health Quotient:-**
 - Children's play corner
 - Air - conditioned well - equipped Gymnasium
 - Indoor Games Room, Billiards, Pool
 - Card Room, Table Tennis Carrom
 - Spacious air-conditioned Community hall
- ❖ **Lavish Lifestyle - Live amongst Green, Air & Water:-**
 - 70% open area and greenery all around
 - Provision for Separate facility for utility/ domestic help room
 - Sky terraces to give a blissful feeling
 - Natural water body with greenery all around
- ❖ **Air & Light Circulation:-**
 - Meticulously Planned apartments, two / three sides open, with cross- ventilation and adequate daylight.
- ❖ **Live in space - Air conditioning:-**
 - Split air- conditioning in all rooms including the drawing / living room. It's Luxury redefined

Specifications

- ❖ **Grand Entrance Lobby:-**
Well decorated foyer with star category finish in common areas and lobbies. Make a spellbinding entry always
- ❖ **Elevation:-**
An iconic building, meticulously designed. Combination of anti - fungal and textile paint that ensures protection from erosion, weather effects and also reduces cost. Smoothness guaranteed
- ❖ **Wall finish:-**
Plaster of paris finish smooth walls
Quality Workmanship. No more efflorescence, cracks, crevices and shabby walls
External -10" thick brick wall, including plaster, paint / stone finish
Internal -6" thick brick wall, including plaster, paint
- ❖ **Doors:-**
Teak wood finished panel doors / designer doors to create a lasting first impression
- ❖ **Windows:-**
Aluminum openable type Domal section Windows. The frame requires little or no maintenance and has superior aesthetic value. It with stands the ferocity of the sun, Wind, corrosion and fire
Ornate yours windows views
- ❖ **Hardware & Fittings:-**
All Locks and hardware fittings of world class quality adding elegance to the apartment
- ❖ **Floors & Dado:-**
2' x 2' glazed vitrified tiles, kitchen floors with heavy duty matt finish ceramic tiles. This combination will give you seamless joints, greater finesse, permanent luster and alluring attraction a result of uniform pigmentation. Floored already

❖ **Elevators:-**

High-speed automatic lifts of reputed brand with well- decorated lift cars will provide ultra-smooth escalation and 100% smooth landing. Stay jerkless.

❖ **Common Lighting:-**

Overhead illumination for compound and street lighting inside the complex

❖ **Electrical Details:-**

Fire resistance wires with high-end switches crabtree / Havells or equivalent Zero hazard, no leakage , shock proof and sleek
Concealed wiring of reputed brands for electricity,telephone inside the apartment .

Stainless steel finished lock of Godrej / equivalent make.

Quality earthing for all electro-mechanical gadgets.

PVC conduit pipe with copper wiring, MCBs /ELCBs, modular switches with sufficient power points for necessary gadgets. Shocked are you?

❖ **Foundation and Structure:-**

Reinforced cement with concrete on piles and sheer walls wherever necessary

Strict surveillance on quality and architecture will ensure the building to be earthquake resistance RCC framed constructions
Strengthening bonds.

24x7 security & fire prevention

Optimized power back-up with instant change over between mains and DG sets with a provision of 1KVA supply per apartment to run your basic lighting and common areas lighting & pumps

Surveillance facility with CCTV and 24 X 7 round the clock security facility

Smoke detector with sprinkler system for fire prevention

Fire fighting arrangement as per West Bengal Fire service recommendation

Required number of Evacuation Point & refuge platforms for resident's safety along with fire alarms

❖ **Treatment:-**

Anti- termite treatment during various stages of construction
Thermal insulation treatment for the roof

❖ **Water treatment & Proofing:-**

Water efficient sanitary fixtures
Provision for hot / cold water lines in basins & showers
Each apartment assures 24 hours 100% pure water supply.
Absolutely hygienic
Waterproofing wherever required. Water relief.

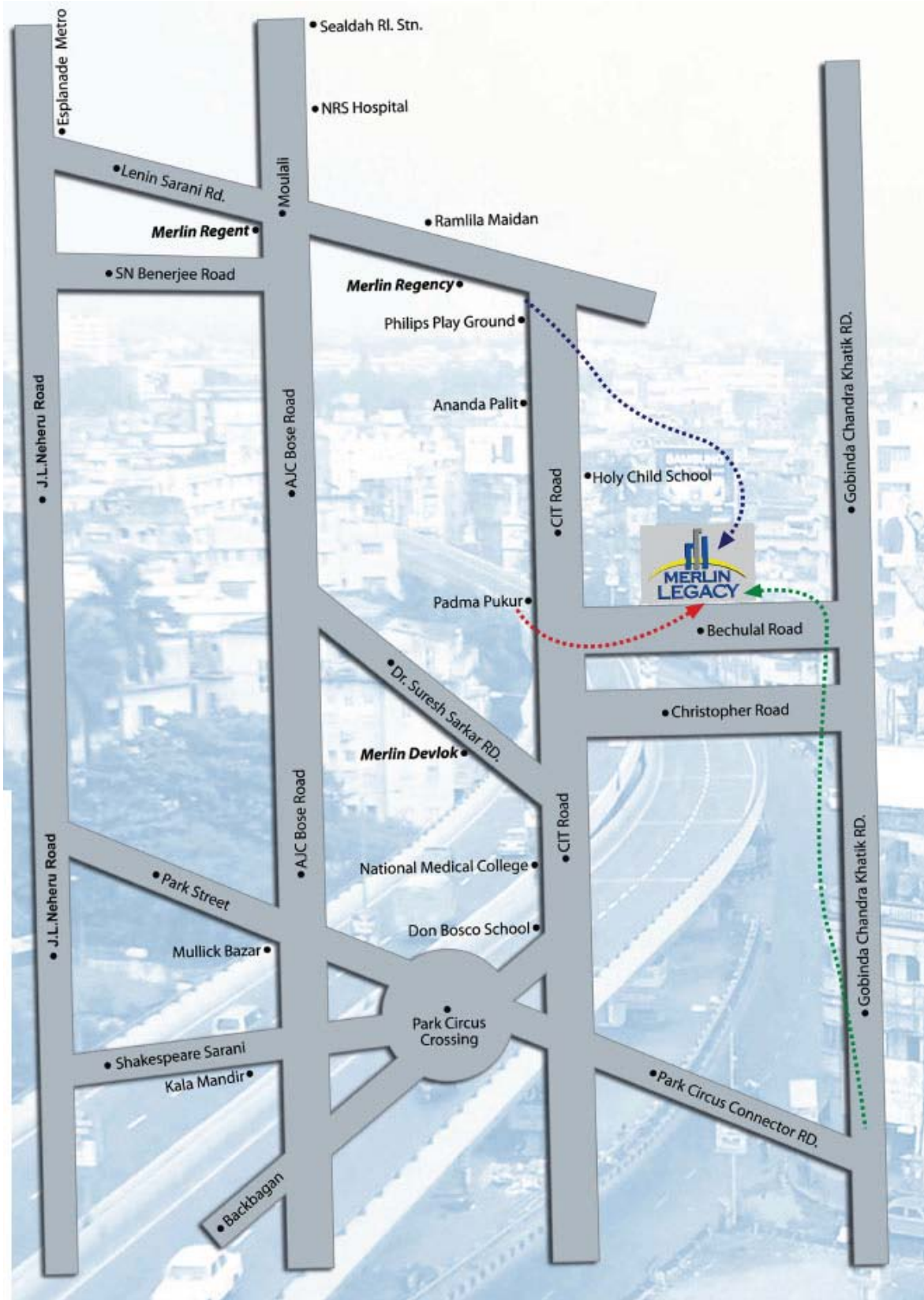
❖ **Kitchen:-**

Granite counter top
Dado of ceramic tiles above platform up to 2 feet height
Stainless steel sink
Hot and cold water provision
Separate KMC water line for drinking water
Utility balcony Ceramic tiles

❖ **Toilets:-**

Top-of-the-line international quality fittings of jaquar or equivalent make
Standard Large size tiles up to 7 feet height (Dado) to give grandeur to your toilet
Hot and cold water provision
Anti-skid flooring. Add style to your living

Location



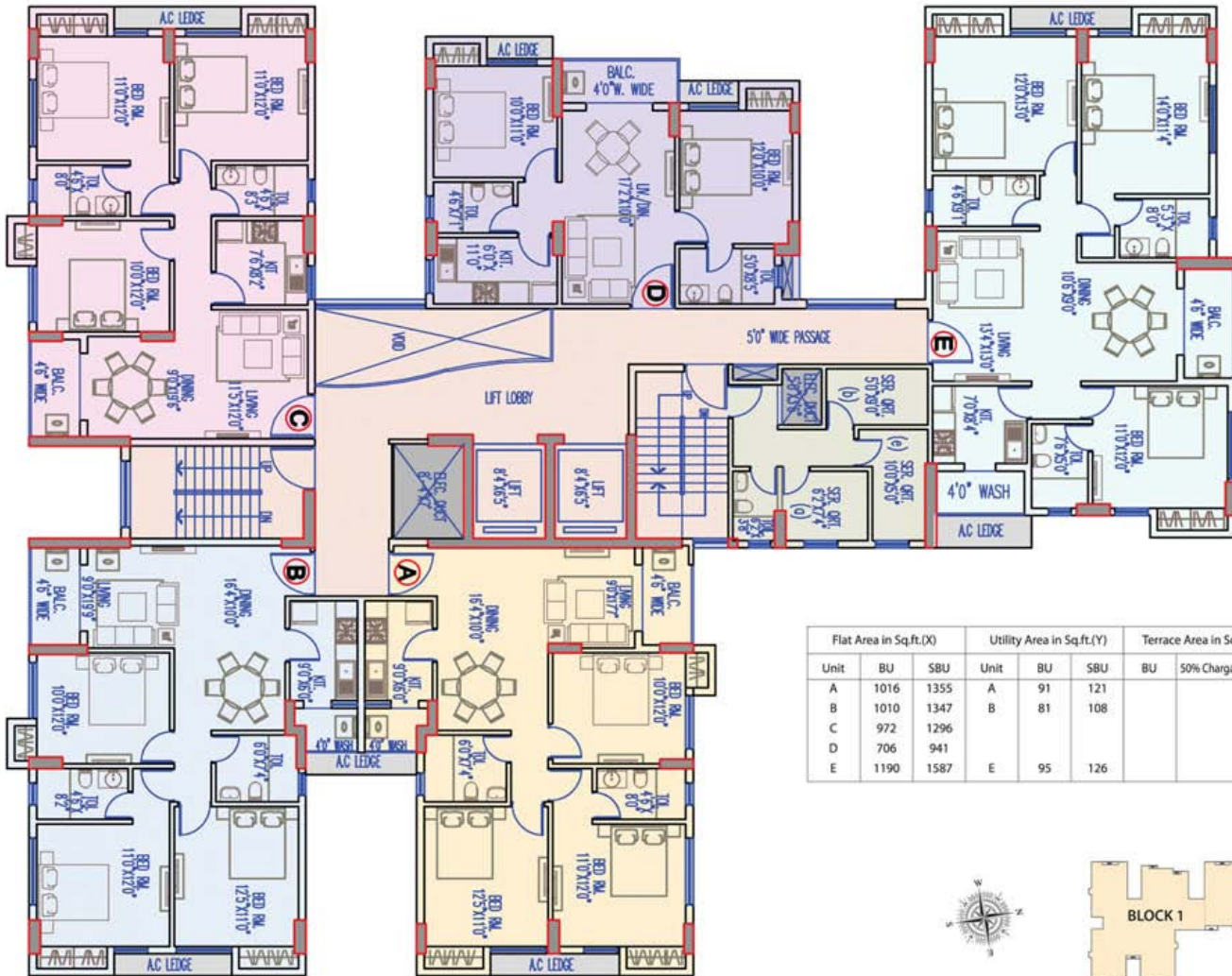
Type & Area

Master Plan

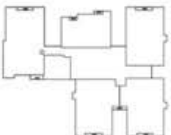


Block-1

Typical Floor Plan [3rd, 4th, 5th, 6th, 8th & 9th Floor - Block 1]



Flat Area in Sq.ft.(X)			Utility Area in Sq.ft.(Y)			Terrace Area in Sq.ft.(Z)		Total Area (X+Y+Z)
Unit	BU	SBU	Unit	BU	SBU	BU	50% Chargeable on BU	SBU
A	1016	1355	A	91	121			1476
B	1010	1347	B	81	108			1455
C	972	1296						1296
D	706	941						941
E	1190	1587	E	95	126			1713



Block- 2

Typical Floor Plan [3rd, 4th, 5th, 6th, 8th & 9th Floor - Block 2]



Unit	Flat Area in Sq.ft.(X)		Utility Area in Sq.ft.(Y)		Terrace Area in Sq.ft.(Z)		Total Area (X+Y+Z)
	BU	SBU	BU	SBU	BU	50% Chargeable on BU	
F	1190	1587	F	95	126		1713
G	706	941					941
H	972	1296					1296
I	1010	1347	I	81	108		1455
J	1016	1355	J	91	121		1476



Developer



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