



Introduction

To enjoy the positive energies of these lovely homes by building a model town at balia, an open, green, pollution - free, well connected location just off Kolkata`s premier thoroughfare, the EM

Amenities

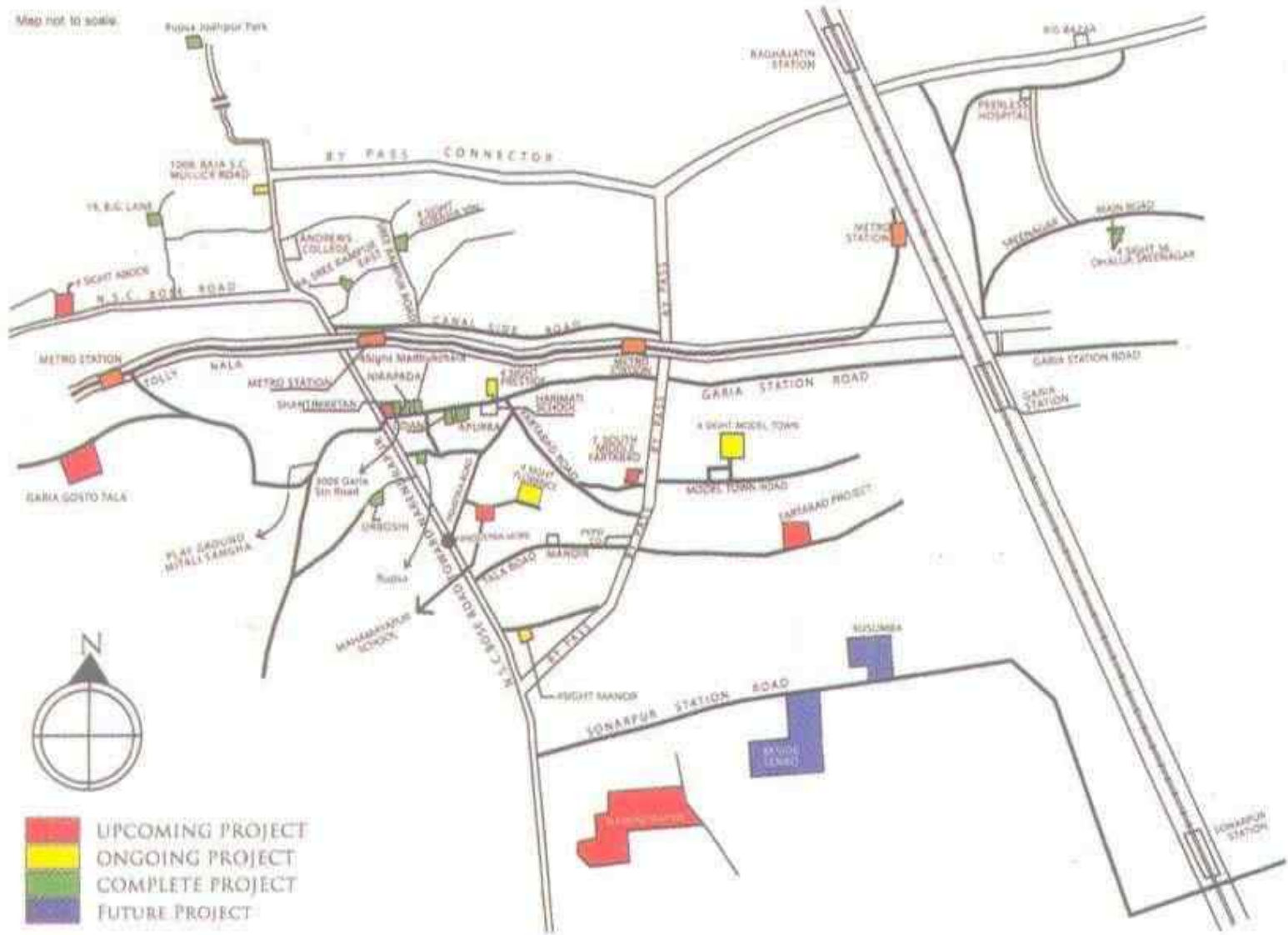
- ❖ Community Hall
- ❖ Children's play area
- ❖ Lounge area
- ❖ Swimming Pool
- ❖ Landscaped garden
- ❖ Cable connection
- ❖ Standby Generator for uninterrupted supply
- ❖ EPABX facility
- ❖ Comprehensive and modern round the clock security system with CCTV.



Specifications

- ❖ **Structure:-** RCC Frame.
- ❖ **Walls:-** Conventional brickwork.
- ❖ **Wall Finish:-** Plaster of Paris with putty .
- ❖ **Flooring:-** Vitrified flooring in Living/Dining rooms, Kitchen and Balcony, & anti-skid flooring Toilet.
- ❖ **Kitchen:-** One granite slab for cooking platform with dado of ceramic glazed tiles upto 2 feet high and one steel sink.
- ❖ **Toilet:-** Standard glazed tiles up to 6 ft. on walls.
- ❖ **Sanitary:-** Ceramic white of reputed brands, CP fittings of reputed brand.
- ❖ **Doors:-** Laminated steel anodized main door PVC door in Toilet other doors will be flush door.
- ❖ **Windows:-**
Anodized sliding aluminum full open Window with smoke glass
Stair case and Common Lobby-Green Marble.

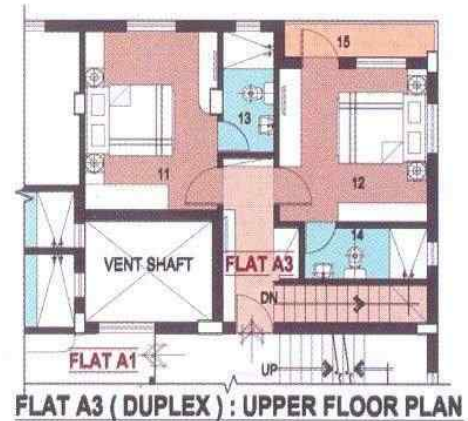
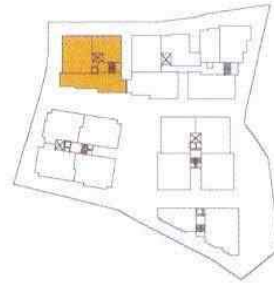
Location



Type & Area

Block- A1

BLOCK - A1



FLAT TYPE A3 [DUPLEX]

BLOCK A1 : TYPICAL FLOOR PLAN

FLAT TYPE A1

01	DRAWING - LIVING	4650 X 3000
02	DINING AREA	3925 X 3225
03	BED ROOM 01	3200 X 3650
04	BED ROOM 02	3000 X 3650
05	BED ROOM 03	3475 X 3000
06	KITCHEN	1800 X 2500
07	TOILET 01	2875 X 1750
08	TOILET 02	2875 X 1350
09	BALCONY	2975 X 1200
SUPER BUILT UP AREA : 1343 SQ.FT		

FLAT TYPE A2

01	LIVING - DINING	4500 X 4175
02	BED ROOM 01	3675 X 3050
03	BED ROOM 02	3350 X 3150
04	STUDY (OPTIONAL)	2750 X 2975
05	KITCHEN	3550 X 2150
06	TOILET 01	1500 X 2475
07	TOILET 02	1225 X 3050
08	BALCONY 01	2650 X 1150
09	BALCONY 02	3525 X 1100
SUPER BUILT UP AREA : 1283 SQ.FT		

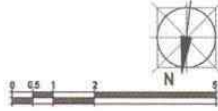
LOWER LEVEL		
01	LIVING - DINING	4875 X 5875
02	BED ROOM 01	3175 X 2875
03	KITCHEN	1800 X 2500
04	TOILET 01	2875 X 1225
05	BALCONY 01	2000 X 1000
UPPER LEVEL		
11	BED ROOM 01	3175 X 4225
12	BED ROOM 02	3525 X 3825
13	TOILET 02	2925 X 1225
14	TOILET 03	1225 X 2850
15	BALCONY 02	3650 X 875
SUPER BUILT UP AREA : 1580 SQ.FT		

Block- A2

BLOCK - A2



FLAT A9 (DUPLEX) : UPPER FLOOR PLAN



FLAT TYPE A7

01	LIVING - DINING	6150 X 3550
02	BED ROOM 01	2925 X 3300
03	BED ROOM 02	3425 X 3600
04	KITCHEN	2000 X 2375
05	TOILET 01	1450 X 2275
06	TOILET 02	2925 X 1225
07	BALCONY	3550 X 1050
SUPER BUILT UP AREA : 1088 SQ.FT		

FLAT TYPE A8

01	DRAWING - LIVING	5975 X 3300
02	DINING AREA	4400 X 2050
03	BED ROOM 01	3050 X 4850
04	BED ROOM 02	3050 X 3500
05	KITCHEN	3050 X 1800
06	TOILET 01	3050 X 1350
07	TOILET 02	1225 X 2350
08	BALCONY	3500 X 1200
SUPER BUILT UP AREA : 1212 SQ.FT		



BLOCK A2 : TYPICAL FLOOR PLAN

FLAT TYPE A4

01	LIVING - DINING	6925 X 3500
02	BED ROOM 01	3000 X 4650
03	BED ROOM 02	3650 X 3600
04	KITCHEN	3050 X 1800
05	TOILET 01	3000 X 1800
06	TOILET 02	1225 X 3025
07	BALCONY 01	3250 X 1200
08	BALCONY 02	3775 X 1050
SUPER BUILT UP AREA : 1299 SQ.FT		

FLAT TYPE A5

01	LIVING - DINING	5650 X 6325
02	BED ROOM 01	3650 X 3000
03	BED ROOM 02	3650 X 3200
04	BED ROOM 03	3350 X 3750
05	KITCHEN	3350 X 1800
06	TOILET 01	2250 X 1525
07	TOILET 02	1300 X 3050
08	BALCONY	4300 X 1000
SUPER BUILT UP AREA : 1490 SQ.FT		

FLAT TYPE A6

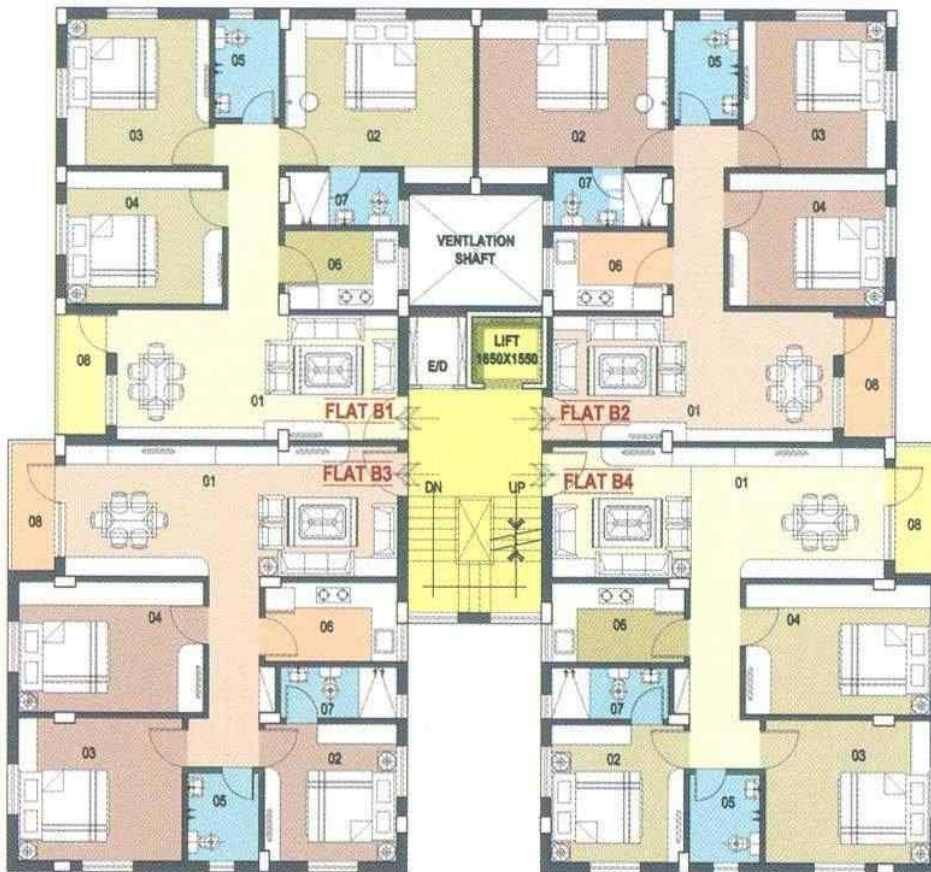
01	LIVING - DINING	5525 X 5275
02	BED ROOM 01	3275 X 3750
03	BED ROOM 02	4325 X 3200
04	BED ROOM 03	4325 X 3200
05	KITCHEN	3275 X 1800
06	TOILET 01	2200 X 1525
07	TOILET 02	1350 X 2100
08	BALCONY	3550 X 1000
SUPER BUILT UP AREA : 1408 SQ.FT		

FLAT TYPE A9 [DUPLEX]

LOWER LEVEL		
01	LIVING - DINING	5425 X 4950
02	BED ROOM 01	3050 X 3750
03	KITCHEN	2250 X 2125
04	TOILET 01	2250 X 1500
UPPER LEVEL		
11	BED ROOM 02	3975 X 3925
12	BED ROOM 03	2925 X 2850
13	TOILET 02	2250 X 1650
14	TOILET 03	2250 X 1975
15	BALCONY	2800 X 900
SUPER BUILT UP AREA : 1539 SQ.FT		

Block- B

BLOCK - B **SIGHT**
MANOR



BLOCK B : TYPICAL FLOOR PLAN

FLAT TYPE B2

01	LIVING - DINING	6625 X 3050
02	BED ROOM 01	4462 X 3450
03	BED ROOM 02	3350 X 3450
04	BED ROOM 03	3675 X 3100
05	TOILET 01	1525 X 2325
06	KITCHEN	2700 X 1850
07	TOILET 02	2700 X 1250
08	BALCONY 01	1200 X 2800
SUPER BUILT UP AREA : 1328 SQ.FT		

FLAT TYPE B3

01	LIVING - DINING	7825 X 3050
02	BED ROOM 01	3125 X 3225
03	BED ROOM 02	3875 X 3350
04	BED ROOM 03	4350 X 3050
05	TOILET 01	1675 X 2075
06	KITCHEN	3125 X 1850
07	TOILET 02	2750 X 1200
08	BALCONY	3050 X 1100
SUPER BUILT UP AREA : 1373 SQ.FT		

FLAT TYPE B1

01	LIVING - DINING	6625 X 3050
02	BED ROOM 01	4463 X 3850
03	BED ROOM 02	3350 X 3450
04	BED ROOM 03	3675 X 3100
05	TOILET 01	1525 X 2325
06	KITCHEN	2700 X 1850
07	TOILET 02	2700 X 1250
08	BALCONY 01	1200 X 2800
SUPER BUILT UP AREA : 1328 SQ.FT		

FLAT TYPE B4

01	LIVING - DINING	7825 X 3050
02	BED ROOM 01	3125 X 3225
03	BED ROOM 02	3875 X 3350
04	BED ROOM 03	4350 X 3050
05	TOILET 01	1675 X 2075
06	KITCHEN	3125 X 1850
07	TOILET 02	2750 X 1200
08	BALCONY 01	3050 X 1100
SUPER BUILT UP AREA : 1373 SQ.FT		



Block- C

BLOCK - C



FLAT C1 (DUPLEX) : UPPER FLOOR PLAN



BLOCK C : TYPICAL FLOOR PLAN



FLAT C1 (DUPLEX) : LOWER FLOOR PLAN

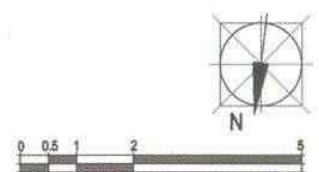


FLAT TYPE C1 [DUPLEX]

LOWER LEVEL		
01	DRAWING - LIVING	3050 X 6275
02	DINING AREA	3375 X 1925
03	BED ROOM 01	4200 X 3050
04	KITCHEN	1800 X 2500
05	TOILET 01	1325 X 2500
06	BALCONY 01	AVG. 825
07	BALCONY 02	AVG. 950
UPPER LEVEL		
11	BED ROOM 02	4200 X 3050
12	MASTER BED ROOM	3050 X 5250
13	FAMILY SPACE	3250 X 2175
14	TOILET 02	1325 X 2250
15	TOILET 03	1800 X 2250
16	BALCONY 03	AVG.825
17	BALCONY 04	AVG. 950
SUPER BUILT UP AREA : 1764 SQ.FT		

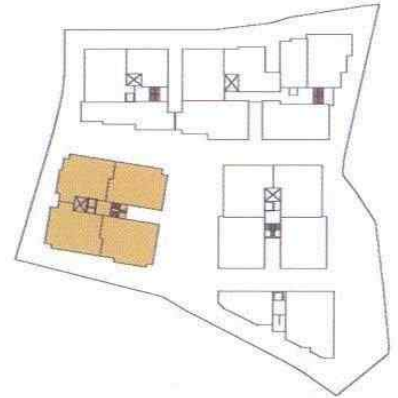
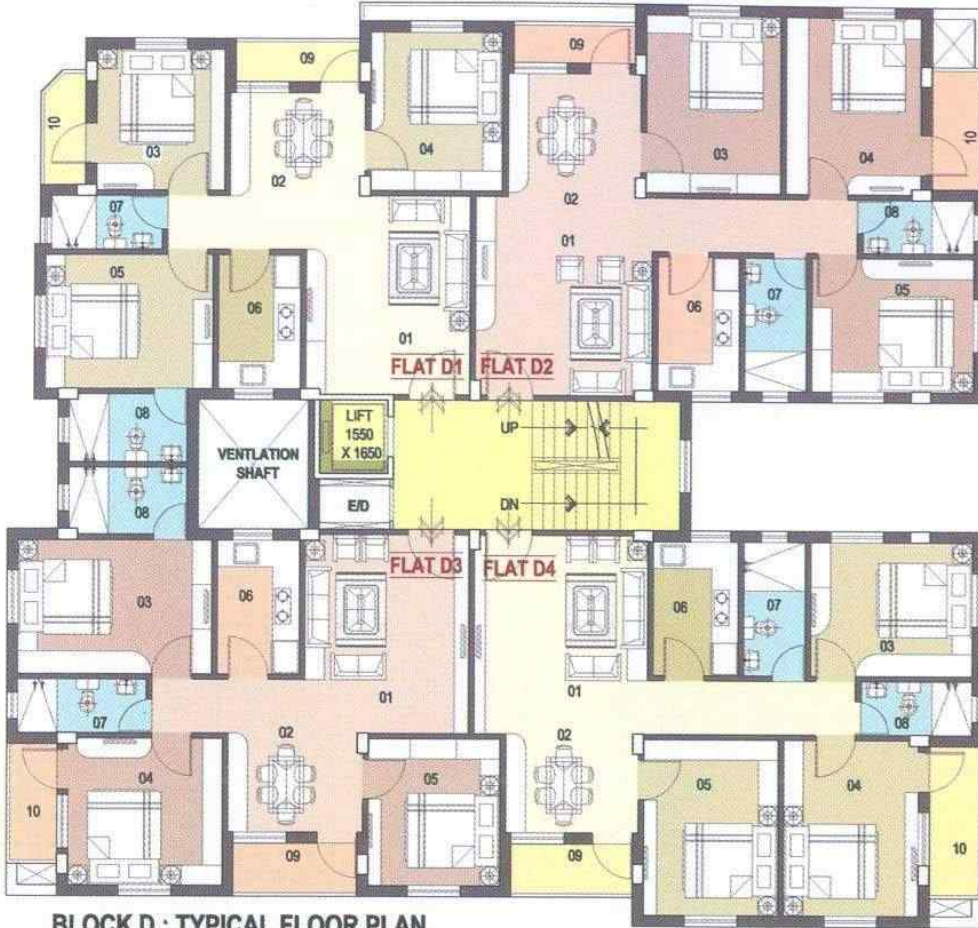
FLAT TYPE C2

01	DRAWING - LIVING	2750 X 5475
02	DINING AREA	3050 X 4650
03	BED ROOM 01	4200 X 3350
04	BED ROOM 02	3050 X 3650
05	BED ROOM 03	3200 X 3050
06	STUDY ROOM	2750 X 3650
07	KITCHEN	1900 X 2725
08	TOILET 01	3050 X 1650
09	TOILET 02	3050 X 1225
10	BALCONY 01	4700 X 1225
11	BALCONY 02	AVG. 750
12	BALCONY 03	3175 X 1200
SUPER BUILT UP AREA : 1681SQ.FT		



Block- D

BLOCK - D



BLOCK D : TYPICAL FLOOR PLAN

FLAT TYPE D1

01	DRAWING - LIVING	3725 X 4450
02	DINING	2925 X 3525
03	BED ROOM 01	2900 X 3175
04	BED ROOM 02	3000 X 3575
05	BED ROOM 03	3000 X 3800
06	KITCHEN	1850 X 3000
07	TOILET 01	2525 X 1200
08	TOILET 02	2675 X 1525
09	BALCONY 01	975 X 2800
10	BALCONY 02	1025 X 2775
SUPER BUILT UP AREA : 1275 SQ.FT		

FLAT TYPE D2

01	DRAWING - LIVING	4000 X 4450
02	DINING	2875 X 2775
03	BED ROOM 01	3050X 4000
04	BED ROOM 02	3050X 4000
05	BED ROOM 03	3650 X 3000
06	KITCHEN	1850 X 3000
07	TOILET 01	1400 X 3000
08	TOILET 02	2500 X 1200
09	BALCONY 01	2750 X 925
10	BALCONY 02	1200 X 2775
SUPER BUILT UP AREA : 1419 SQ.FT		

FLAT TYPE D3

01	DRAWING - LIVING	3725 X 4450
02	DINING	3050 X 3425
03	BED ROOM 01	4400 X 3000
04	BED ROOM 02	3500 X 3300
05	BED ROOM 03	3000 X 3300
06	KITCHEN	1850 X 3000
07	TOILET 01	2925 X 1200
08	TOILET 02	1500 X 2675
09	BALCONY 01	1200X 2800
10	BALCONY 02	1150 X 2700
SUPER BUILT UP AREA : 1357 SQ.FT		

FLAT TYPE D4

01	DRAWING - LIVING	3925 X 4450
02	DINING	3000 X 2225
03	BED ROOM 01	3650 X 3000
04	BED ROOM 02	3050X 3950
05	BED ROOM 03	3050 X 3950
06	KITCHEN	1925 X 3000
07	TOILET 01	1400 X 3000
08	TOILET 02	1200 X 2500
09	BALCONY 01	2750 X 1200
10	BALCONY 02	3425 X 1200
SUPER BUILT UP AREA : 1413 SQ.FT		

Developer



Ganguly Group

Architect


Renowned architect of worldwide reputation.



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