

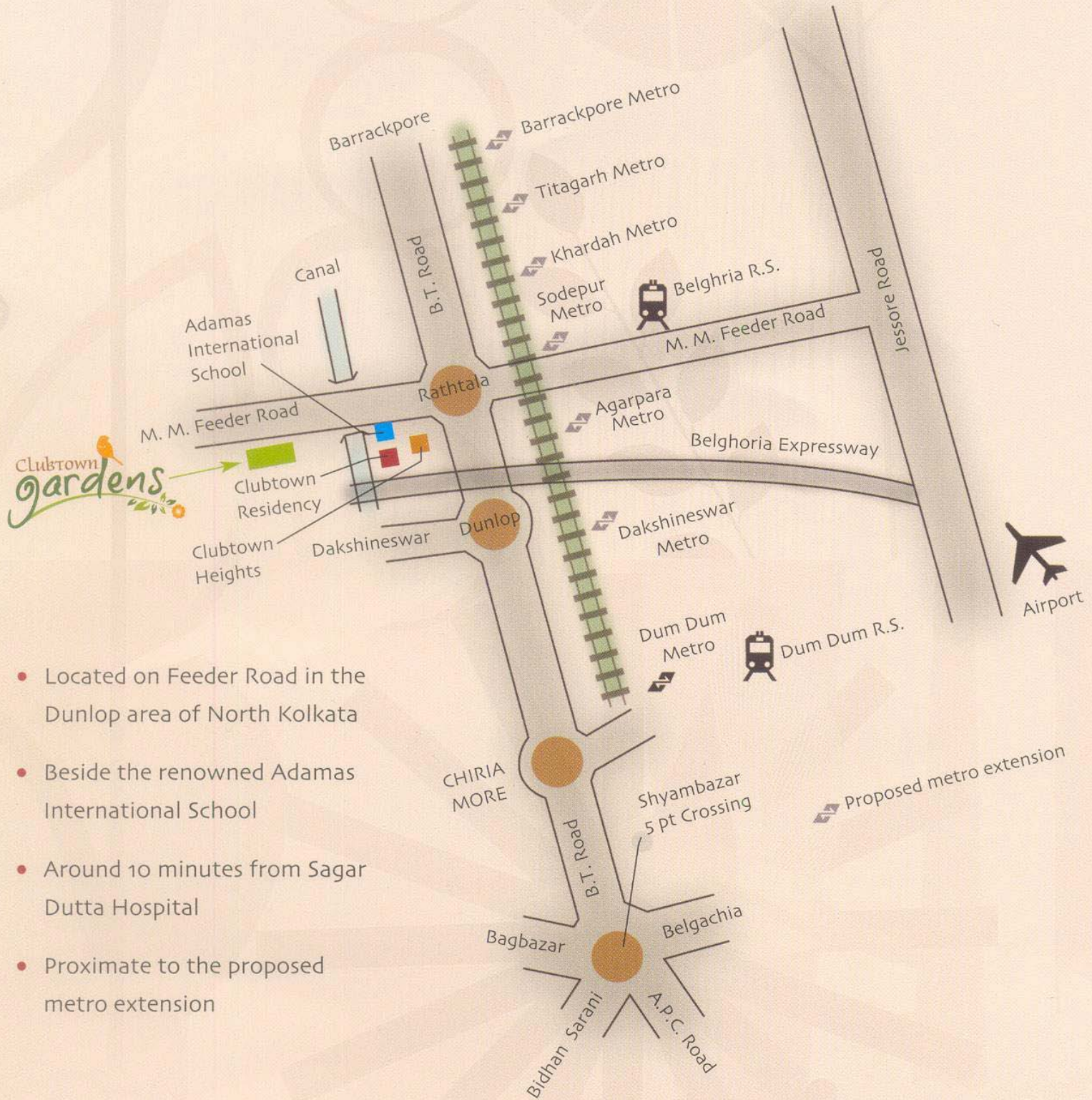
Amenities

- ❖ **Common Lighting:-**
Overhead illumination for compound and street lighting.
Necessary illumination in all lobbies, staircases and common areas.
- ❖ **Lifts, Stairs and Lobbies:-**
Lifts (OTIS/equivalent make)
Stair and floor lobbies- Kota stone/marble/tiles
Entrance ground floor lobby on each block- combination of marble, granite and Kota stone
- ❖ **Water Management:-**
24-hours water supply from captive and deep tube wells
Water filtration plant
- ❖ **Healthcare and Entertainment:-**
Community Hall
Toddlers Pool
Gymnasium
Green manicured glass lawn, trees and flowers
Tot Lots for children's play area
- ❖ **Other:-**
Adequate capacity standby generator for common areas and services
Generator power load to apartments; 2BHK-500W; 3BHK-750W;
4BHK-1000W
State-of-the-art fire- fighting equipment
In-house solid and water waste management system
- ❖ **Security:-**
Closed circuit TV at the ground floor level, with central security surveillance
All the important points duly manned by well-trained security personnel/guards

Specifications

- ❖ **Foundation:-** Reinforced concrete cement structure
- ❖ **Wall Finish:-**
Interior: Conventional brickwork with Plaster of Paris
Exterior: Combination of cladding and/or high quality cement/textured paint
- ❖ **Flooring:-**
Master Bedroom: Vitrified tiles/Anti-skid ceramic tiles
Other Bedrooms: Vitrified tiles/Anti-skid ceramic tiles
Living/Dining: Vitrified tiles
- ❖ **Kitchen:-**
Anti-skid tiles
Granite platform with honed edges
Stainless steel sink
Dado of ceramic tiles up to 2 ft above the counter/platform
Electrical points for refrigerator, water filter and exhaust fan
Provision for exhaust
- ❖ **Toilet:-**
Toilet: Anti-skid ceramic tiles for flooring
Toilet Walls: Wall tiles up to door height
- ❖ **Toilet:-**
Sanitary ware of Parryware/Hindware or equivalent make CP fittings of Jaguar/EssEss/Hindware or equivalent make.
Electrical points for geyser and exhaust fan
Plumbing provision for hot/cold water line
- ❖ **Doors and Windows:-**
Door Frame: Made of seasoned and treated wood
Main Door: Solid core flush door with decorative brass handles
Main Door Fittings: Godrej night latch and eyepiece
Internal Doors: Solid core flush doors with stainless steel locks
Windows: Fully glazed anodised/powder coated aluminum windows
- ❖ **Electricals:-**
AC points in living, dining and all bedrooms
Cable TV, telephone and broadband wiring in living/dining
Adequate 15 Amp and 5 Amp electrical points in all bedrooms, living/dining, kitchen and toilets
Concealed copper wiring with central MCB of reputed brands
Door bell point at the main entrance door
Modular switches of reputed high-end brands

Location



- Located on Feeder Road in the Dunlop area of North Kolkata
- Beside the renowned Adamas International School
- Around 10 minutes from Sagar Dutta Hospital
- Proximate to the proposed metro extension

Type & Area

Site Layout



Block- 1



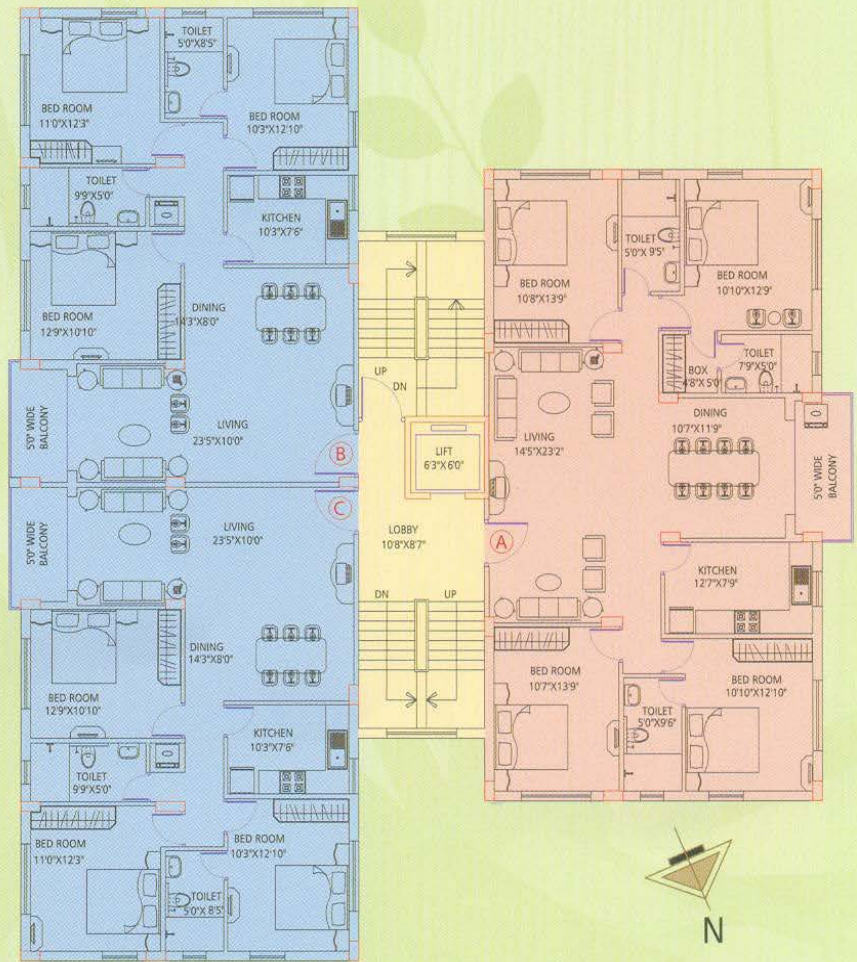
Block - 1

Flat no.	Super built-up area
A	1,436
B	1,440
C	998
D	1,364
E	1,364
F	968

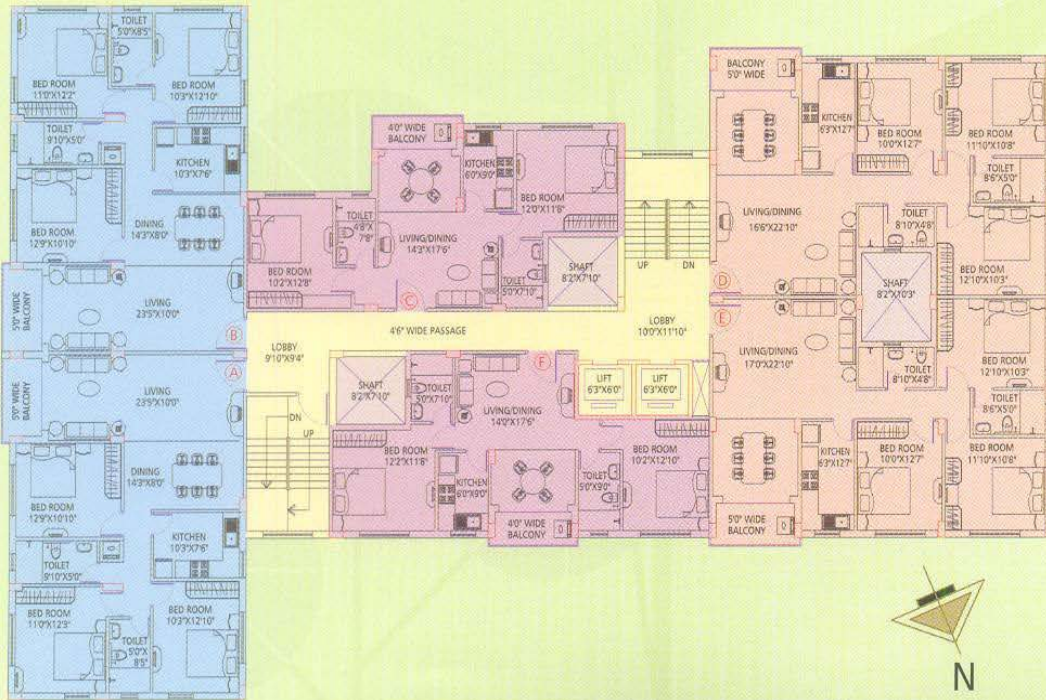
Block- 2

Block - 2

Flat no.	Super built-up area
A	1,943
B	1,440
C	1,440



Block- 3



Block - 3

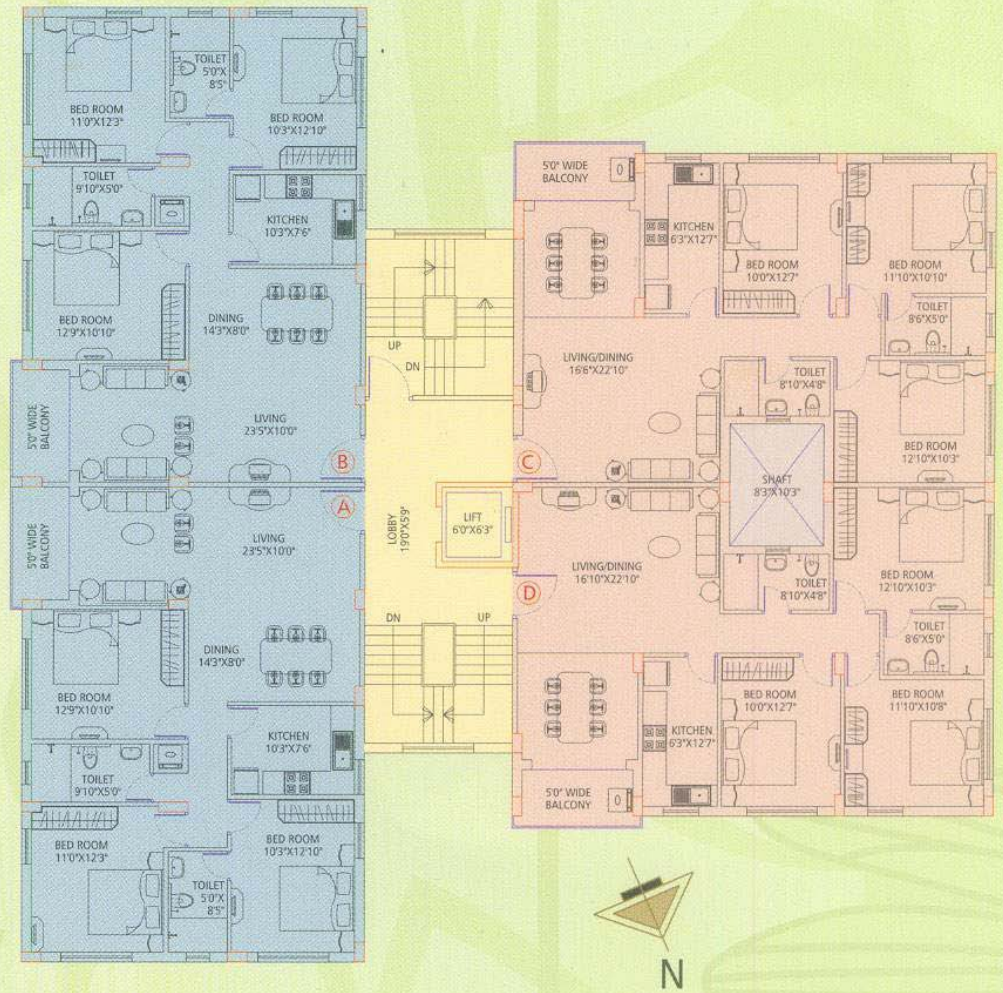
Flat no.	Super built-up area
A	1,440
B	1,436
C	998
D	1,364
E	1,360
F	1003



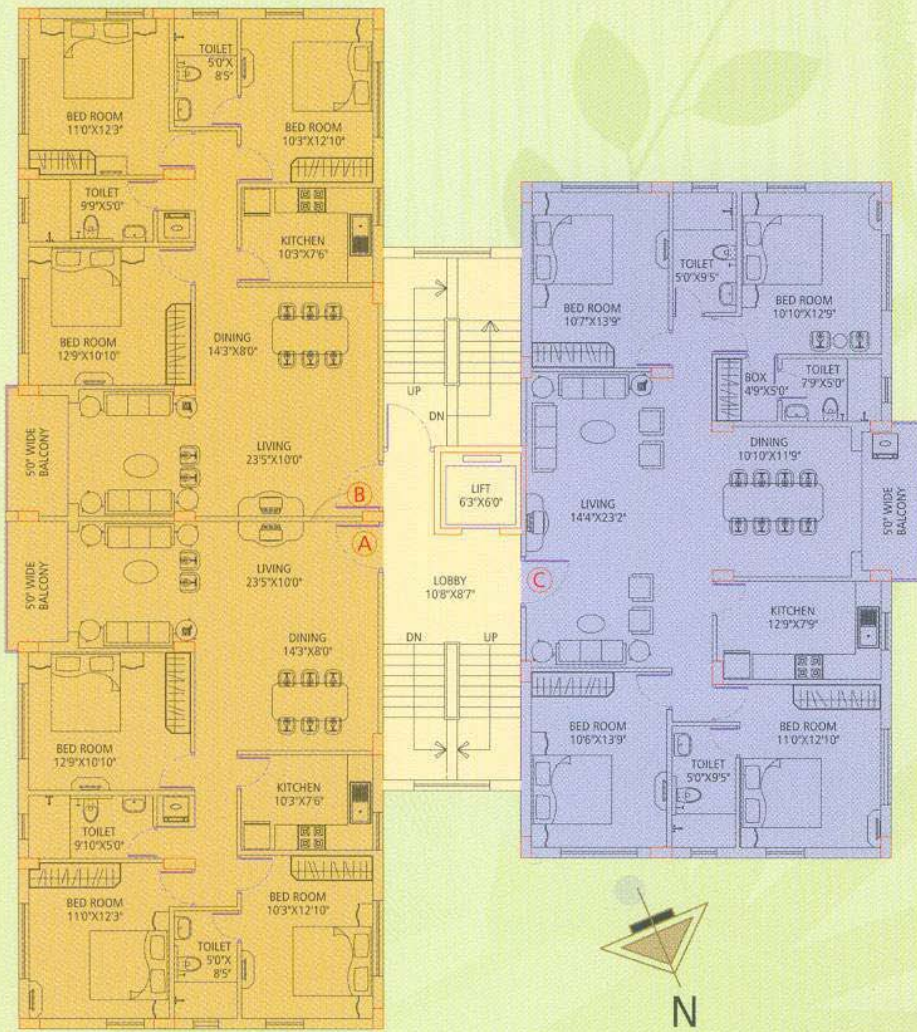
Block- 4

Block - 4

Flat no.	Super built-up area
A	1,440
B	1,440
C	1,364
D	1,364



Block- 5



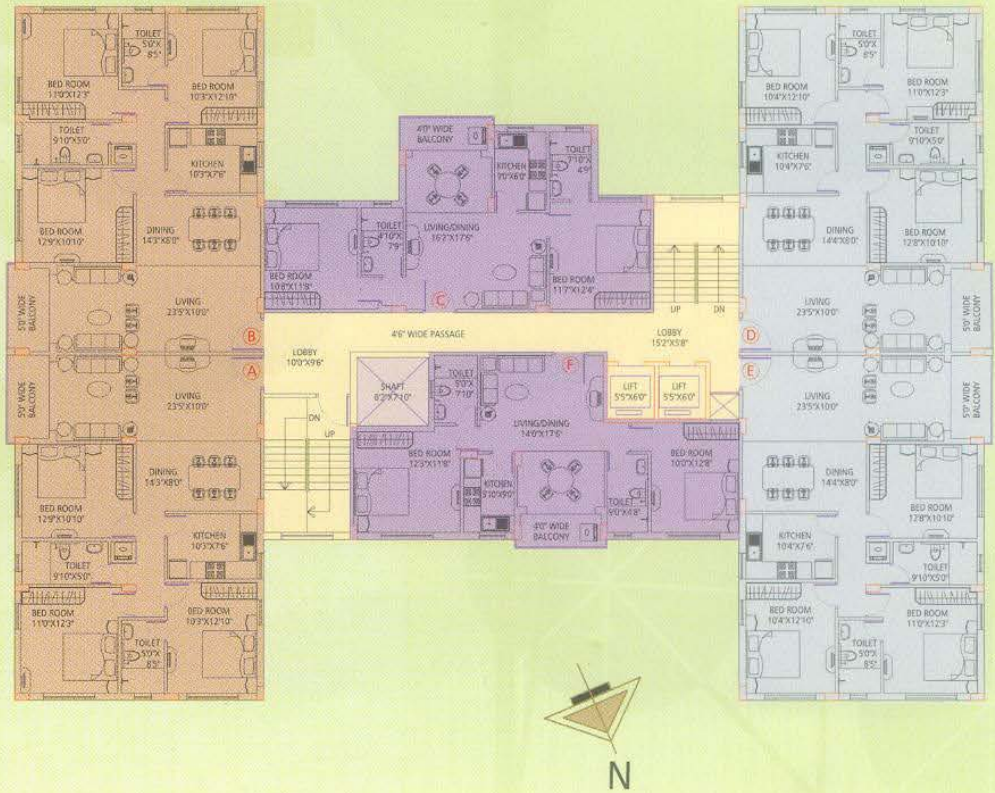
BLOCK - 5

Flat no.	Super built-up area
A	1,440
B	1,440
C	1,943

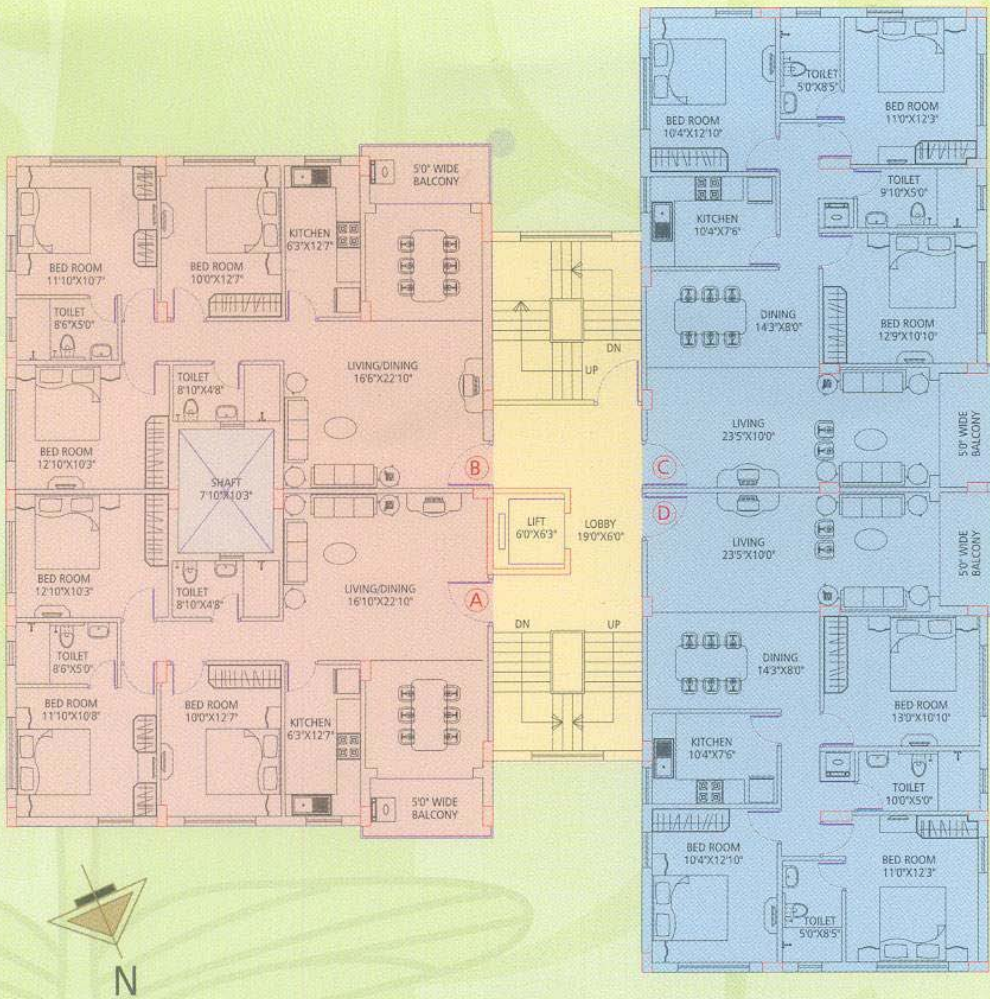
Block- 6

Block - 6

Flat no.	Super built-up area
A	1,440
B	1,436
C	993
D	1,440
E	1,436
F	996



Block- 7



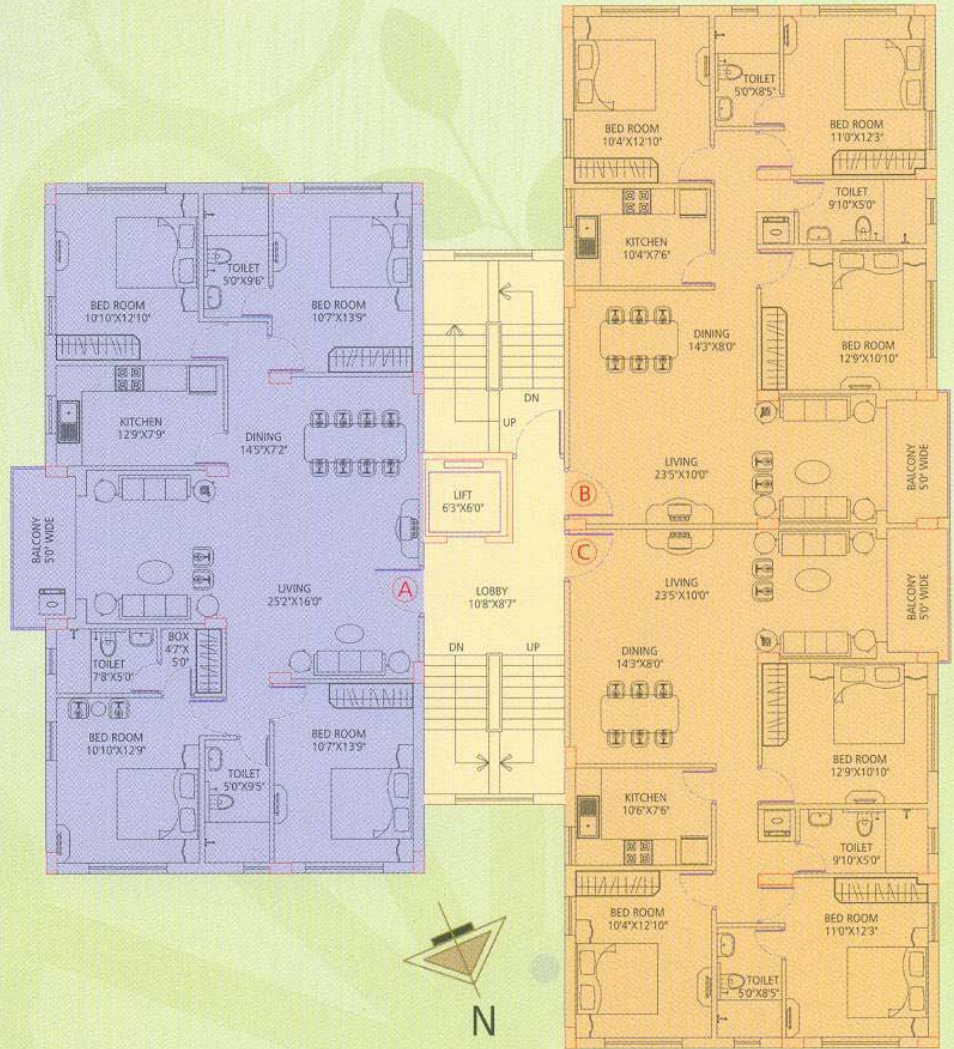
Block - 7

Flat no.	Super built-up area
A	1,364
B	1,364
C	1,440
D	1,440

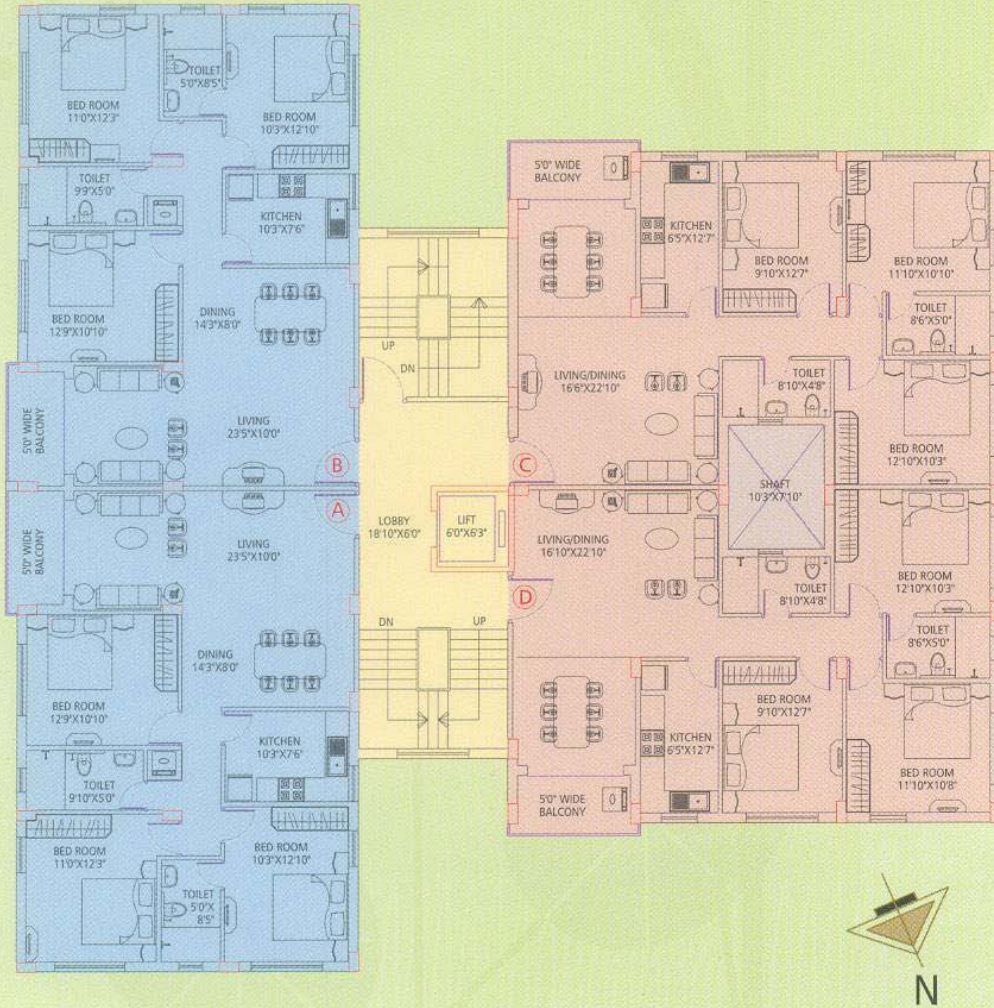
Block- 8

Block - 8

Flat no.	Super built-up area
A	1,943
B	1,440
C	1,440



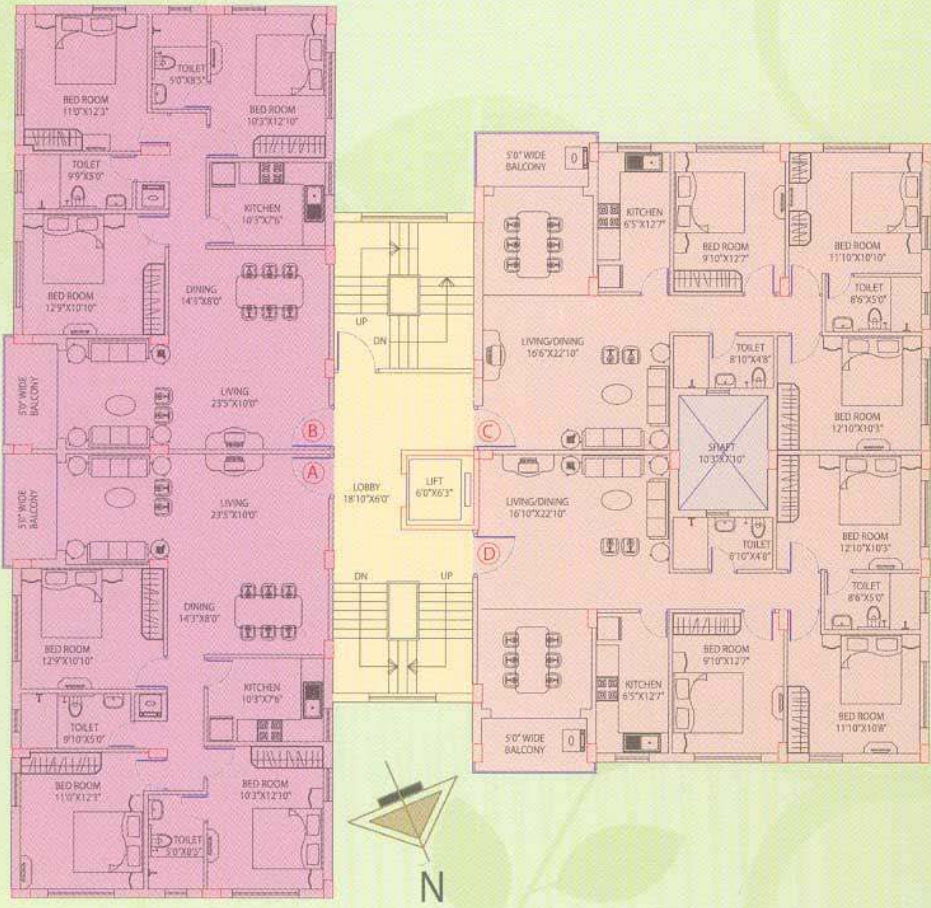
Block- 9



Block - 9

Flat no.	Super built-up area
A	1,440
B	1,440
C	1,364
D	1,364

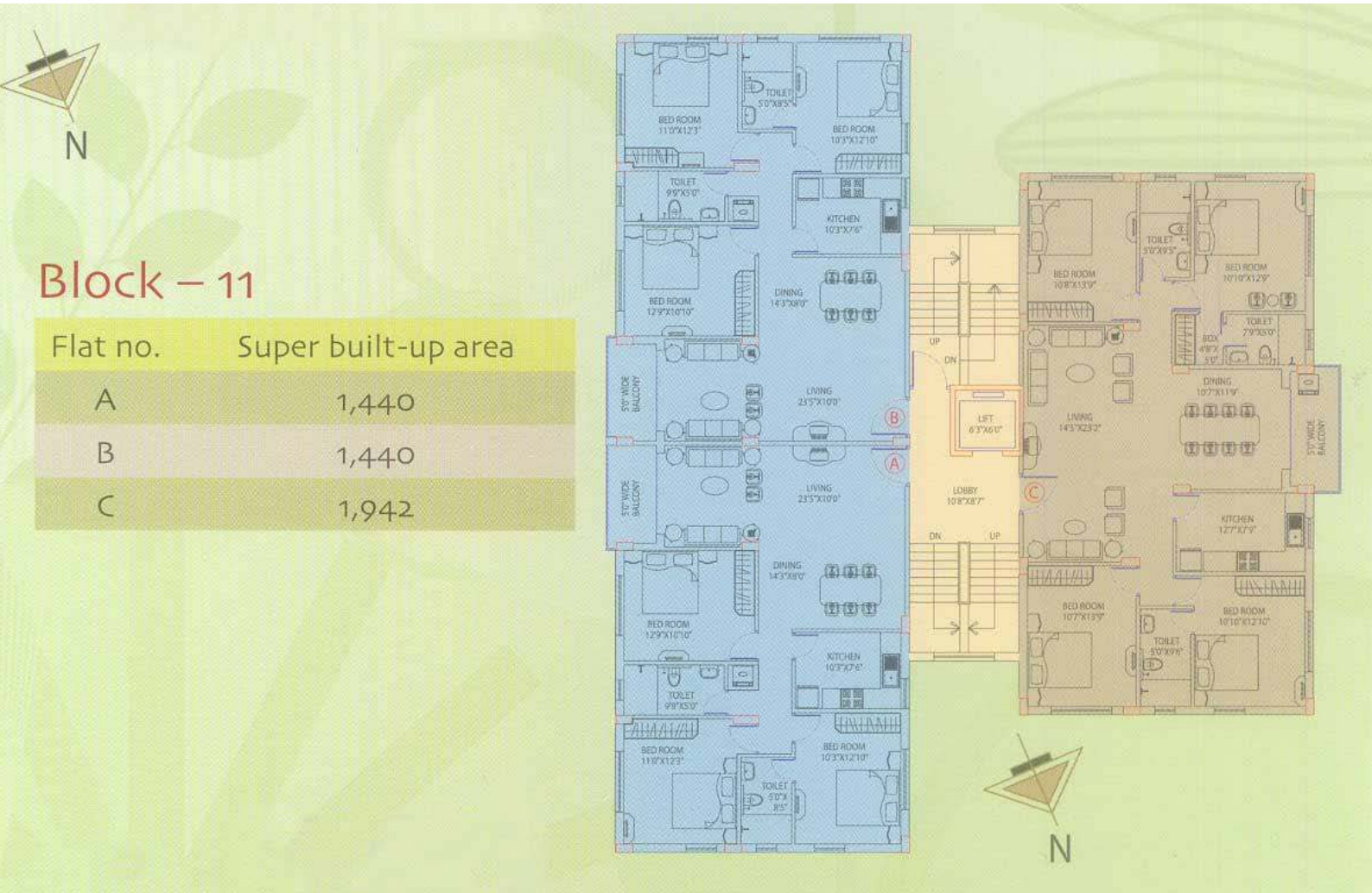
Block- 10



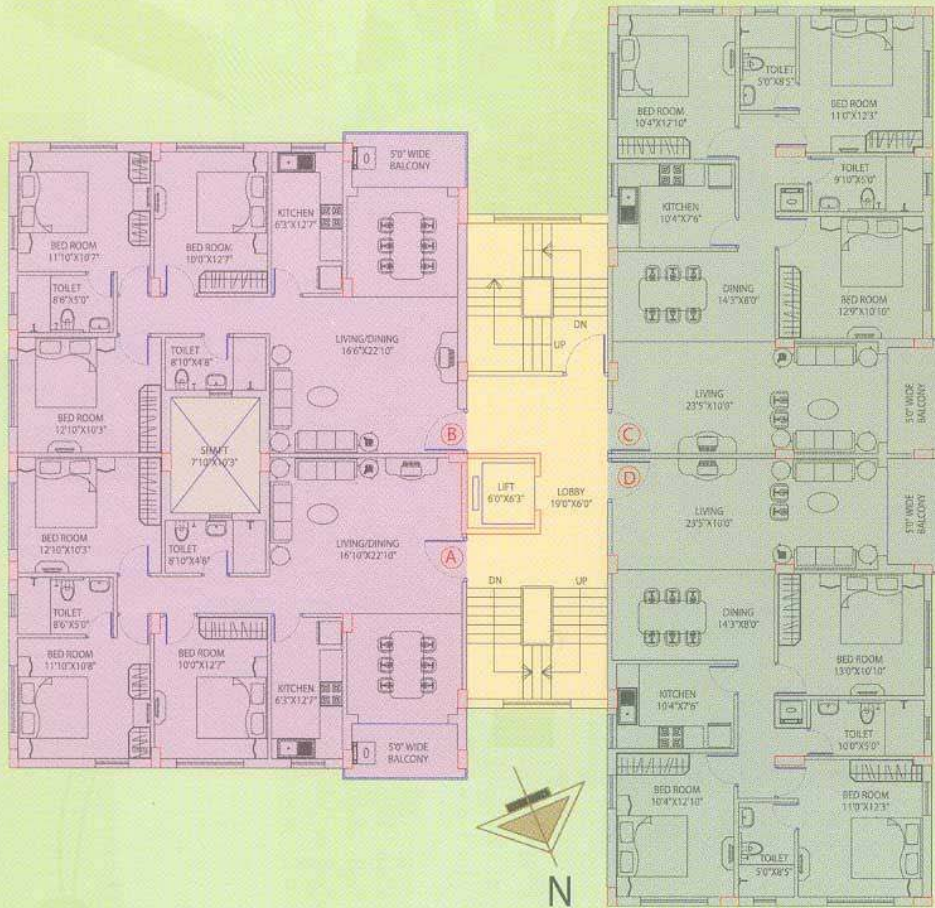
Block – 10

Flat no.	Super built-up area
A	1,440
B	1,440
C	1,364
D	1,364

Block- 11



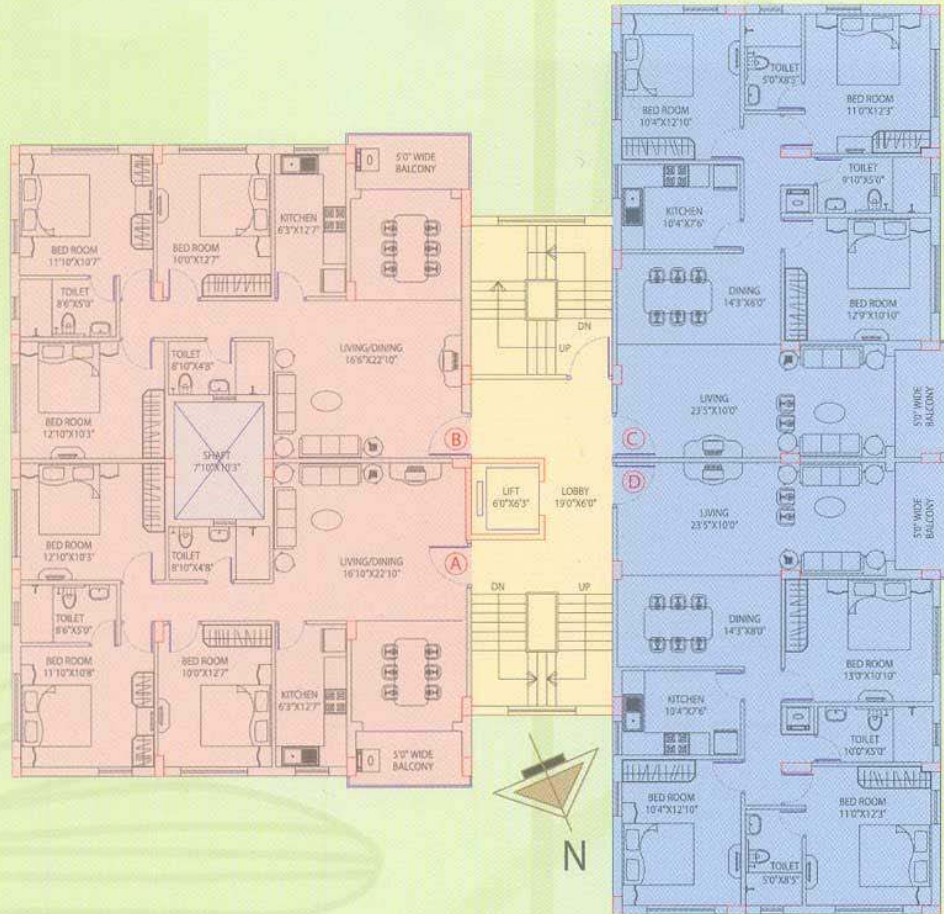
Block- 12



Block – 12

Flat no.	Super built-up area
A	1,364
B	1,364
C	1,440
D	1,440

Block- 13



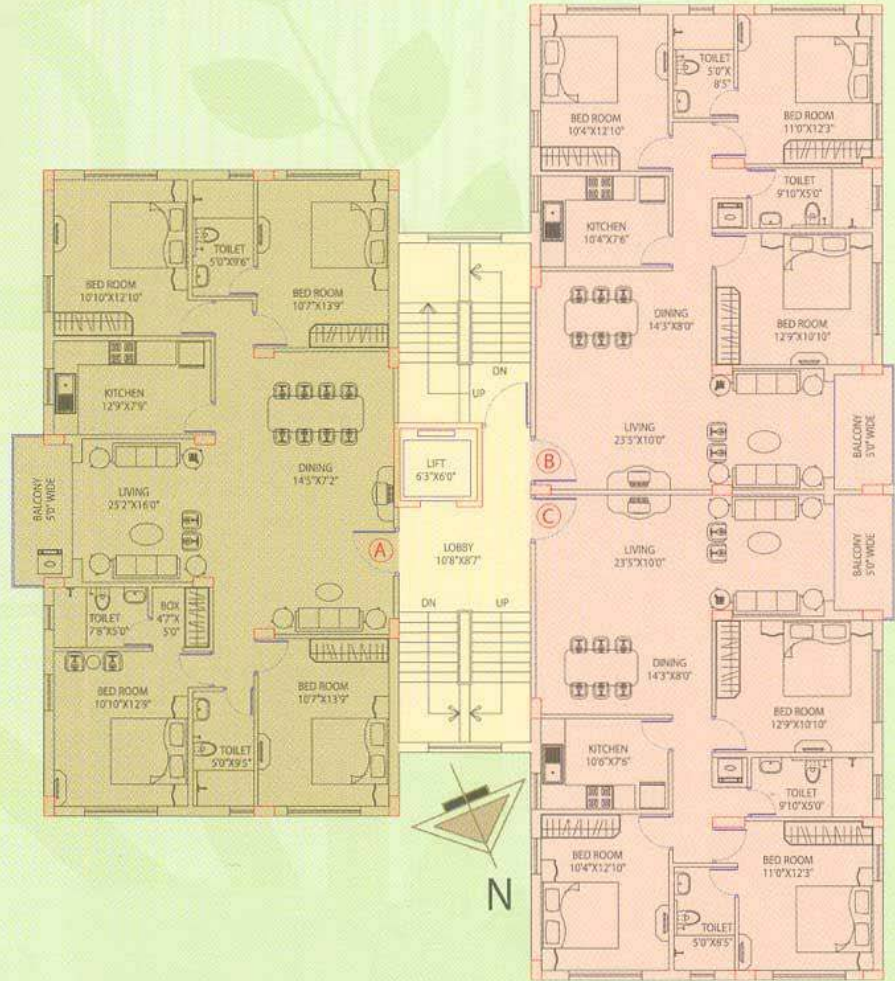
Block – 13

Flat no.	Super built-up area
A	1,364
B	1,364
C	1,440
D	1,440

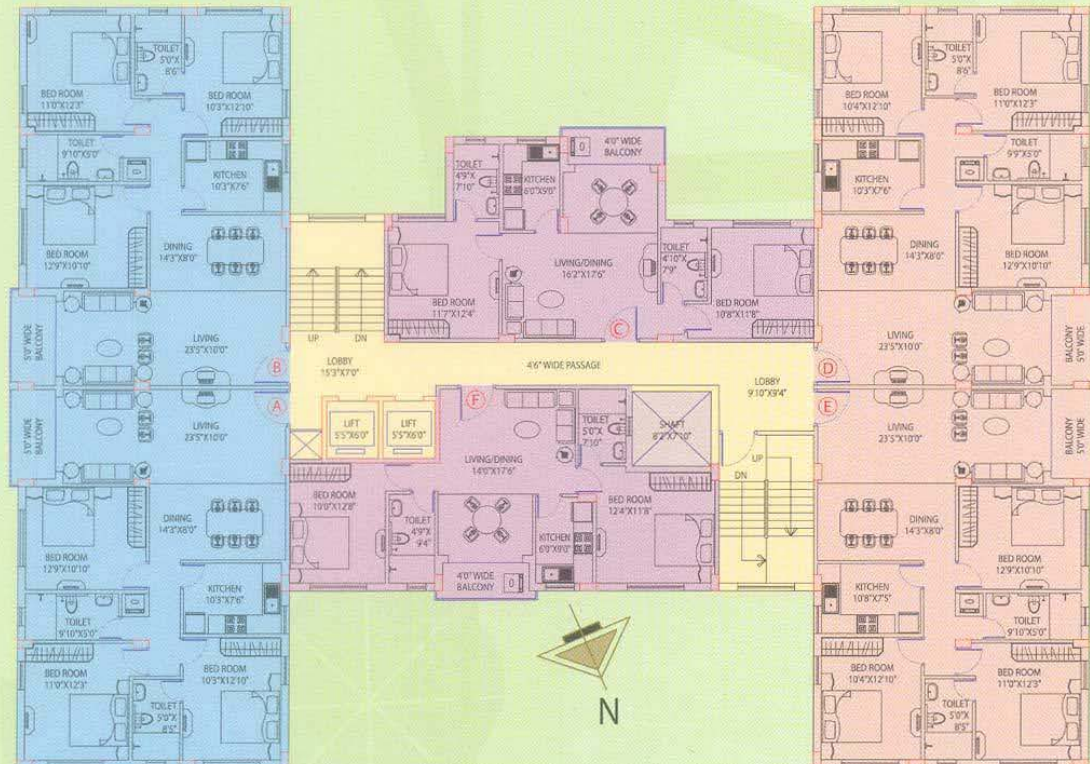
Block- 14

Block - 14

Flat no.	Super built-up area
A	1,943
B	1,440
C	1,440



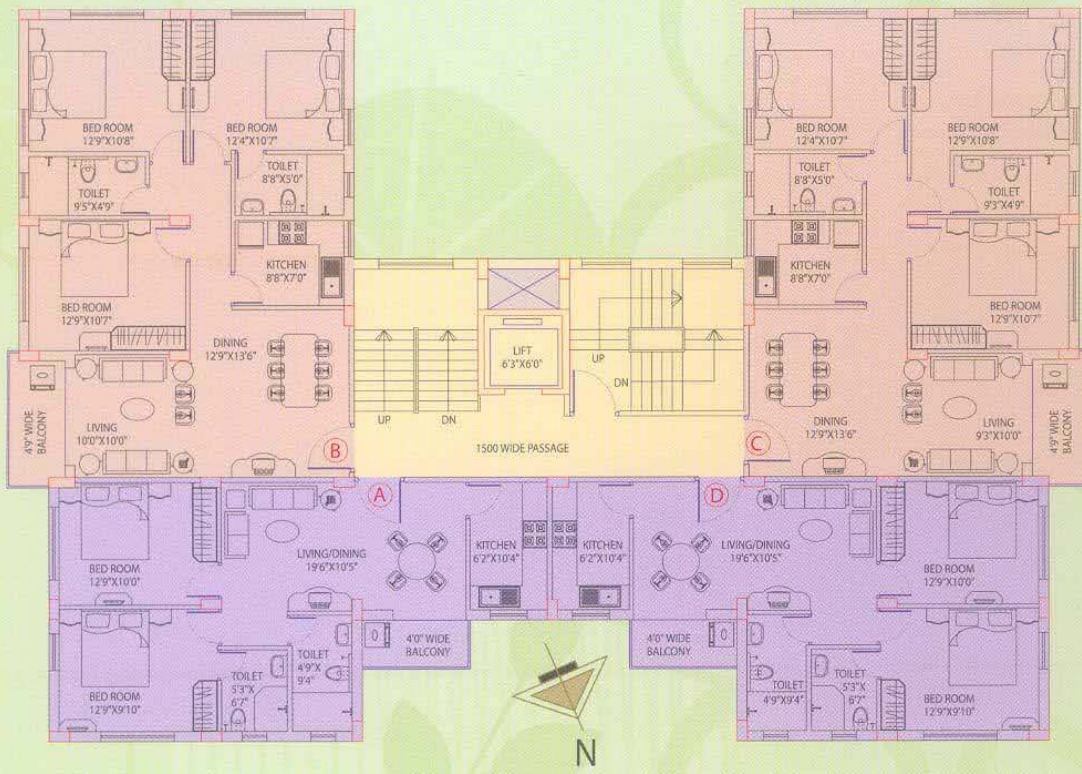
Block- 15



Block – 15

Flat no.	Super built-up area
A	1,436
B	1,440
C	993
D	1,436
E	1,440
F	996

Block- 16



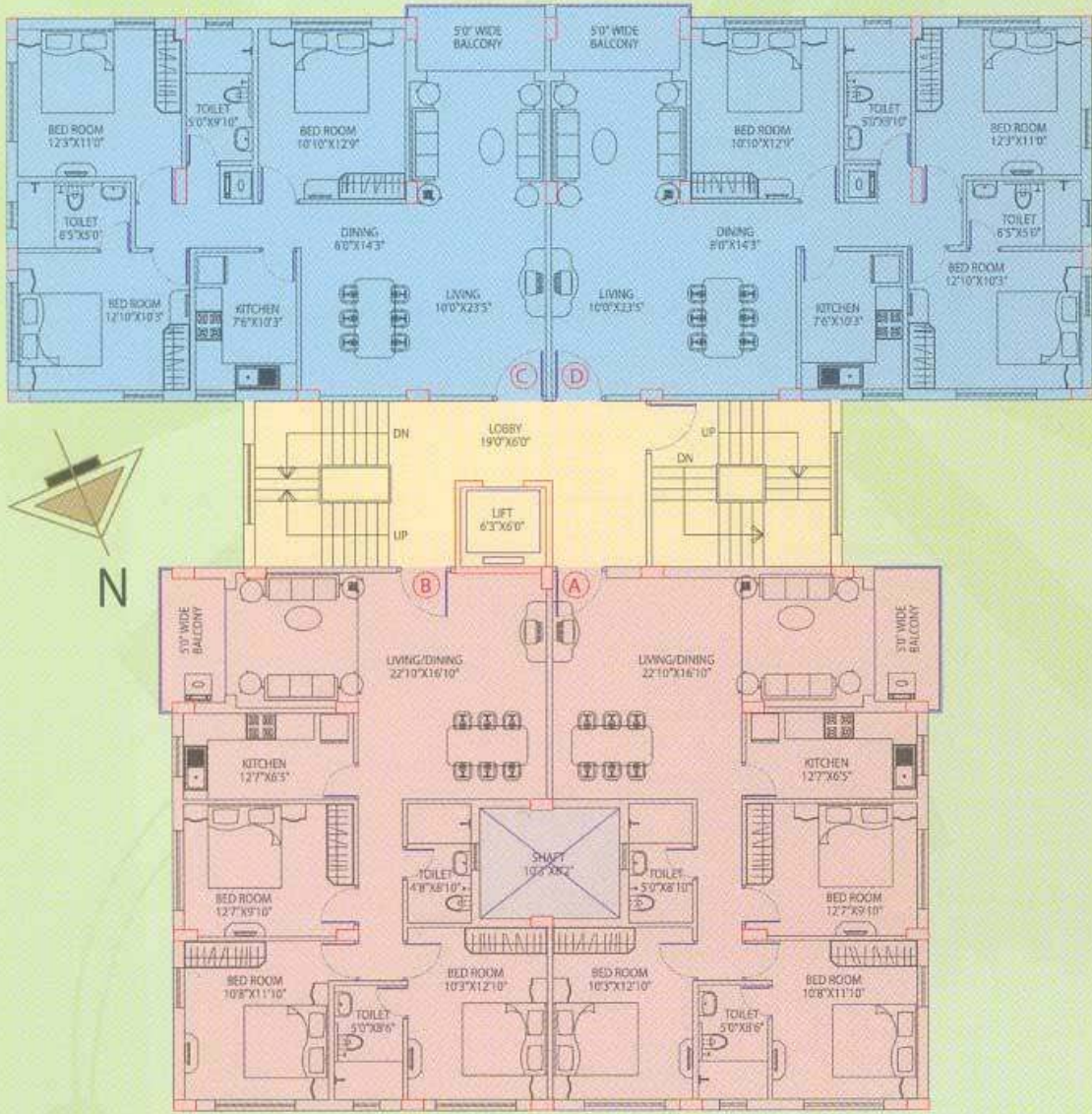
Block – 16

Flat no.	Super built-up area
A	921
B	1,298
C	1,298
D	922

Block- 17

Block – 17

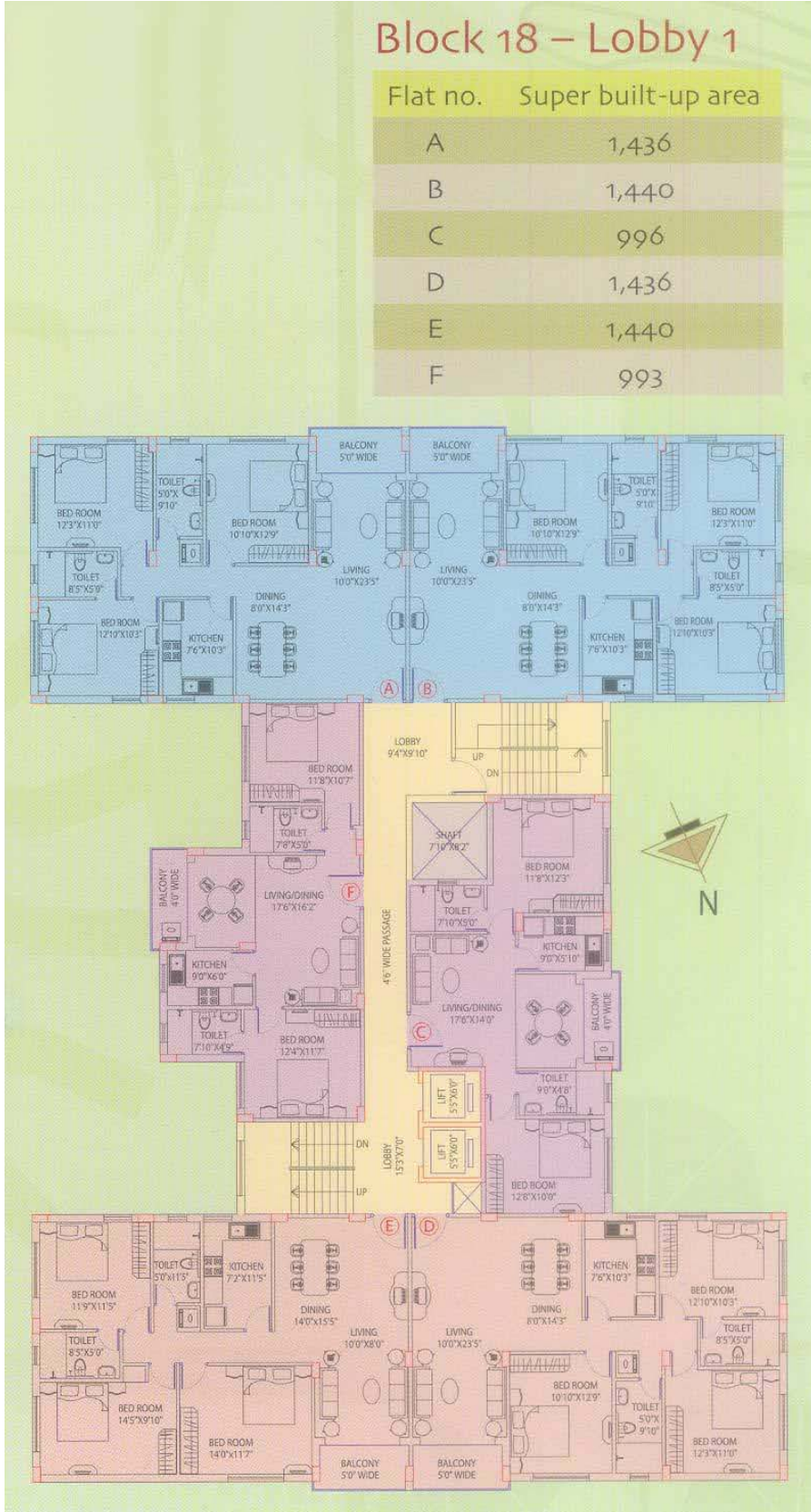
Flat no.	Super built-up area
A	1,364
B	1,364
C	1,440
D	1,440



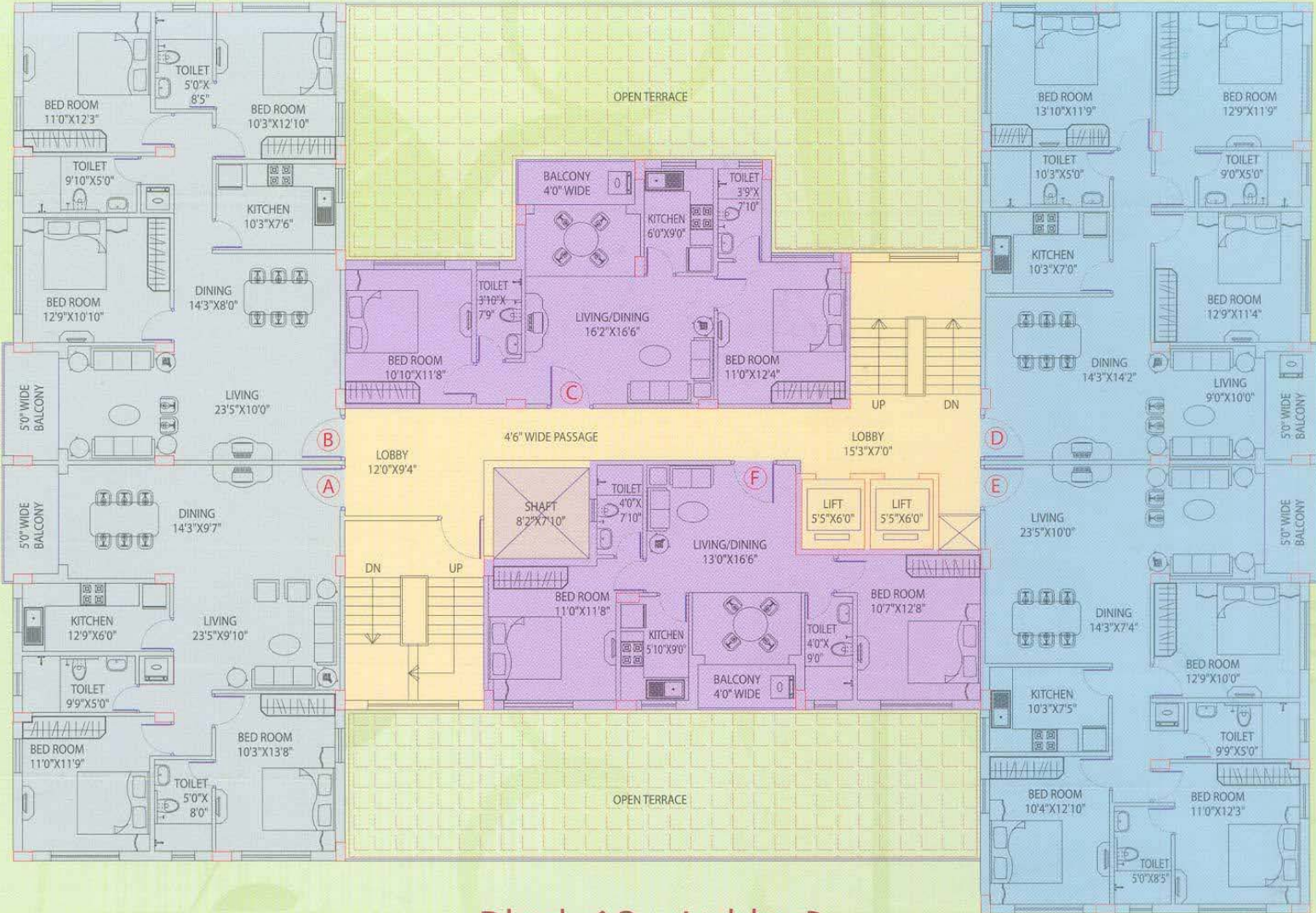
Block- 18 (Lobby- 1)

Block 18 – Lobby 1

Flat no.	Super built-up area
A	1,436
B	1,440
C	996
D	1,436
E	1,440
F	993



Block- 18 (Lobby- 2)



Block 18 – Lobby 2

Flat no.	Super built-up area
A	1,246
B	1,436
C	946
D	1,440
E	1,407
F	925

Developer





Space Group



12-A, Lord Sinha Road, Shyamkunj Appt.

Flat # 403, Kolkata 700071 WB

 +91 81004 44477

 sales@rabcoestates.com