



## Amenities

- ❖ 24x7 Security Guard
- ❖ CCTV Camera Security
- ❖ Automatic Lifts in every block
- ❖ 24/7 Generator Backup for all flats and common areas
- ❖ Ample Car Parking Space
- ❖ Fire Security
- ❖ Sewage Treatment Plant
- ❖ Loft in every Apartment
- ❖ Wide Internal Road's within the complex with Street Lighting
- ❖ Common Staff Toilets on the ground floor

## Specifications

- ❖ **Structure:-**  
RCC Frame
- ❖ **Living/Dining:-**  
Floor- Branded Vitrified Tiles  
Walls & Ceilings- POP/Wall Putty
- ❖ **Bedrooms:-**  
Floor- Branded Vitrified Tiles  
Walls & Ceilings- POP/Wall Putty
- ❖ **Kitchen:-**  
Floor- Branded Vitrified Tiles  
Walls & Ceilings- POP/Wall Putty, Glazed tiles upto 2' on counter walls and wash areas  
Counter- Granite Counter  
Fitting Fixture- Stainless Steel Sink with branded chromium fittings
- ❖ **Bathrooms:-**  
Walls- POP/Wall Putty, Glazed tiles upto 7'  
Floor- Anti Skid Ceramic tiles  
Sanitary ware- Parryware/Hindware or equivalent brands  
CP Fittings- Jaquar or equivalent brands
- ❖ **Doors:-**  
Flush SL door frames, hot pressed Phenol bonded

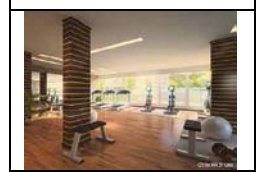


- ❖ **Windows:-**  
Aluminum sliding and MS grill
  
- ❖ **Balcony:-**  
MS Railing upto 1 m height from finish floor  
Electrical:- Semi modular switches Havells/Anchor or equivalent make, copper wiring Havells/Finolex, Concealed S.E.B.
  
- ❖ **Lobby:-**  
Vitrified Tiles/Marbles
  
- ❖ **Staircase & Corridor:-**  
Marble/Kota
  
- ❖ **Lift:-**  
Automatic lifts of Adams/Kone/Otis Mitsubishi or equivalent make.
  
- ❖ **Water Supply:-**  
24 hours
  
- ❖ **Roof Treatment:-**  
Chemically water proof treated and crazy mosaic over treated roof with proper slope towards R.W.P.
  
- ❖ **Fire Protection:-**  
According to the W.B. Building fire rules.

## Palm Court



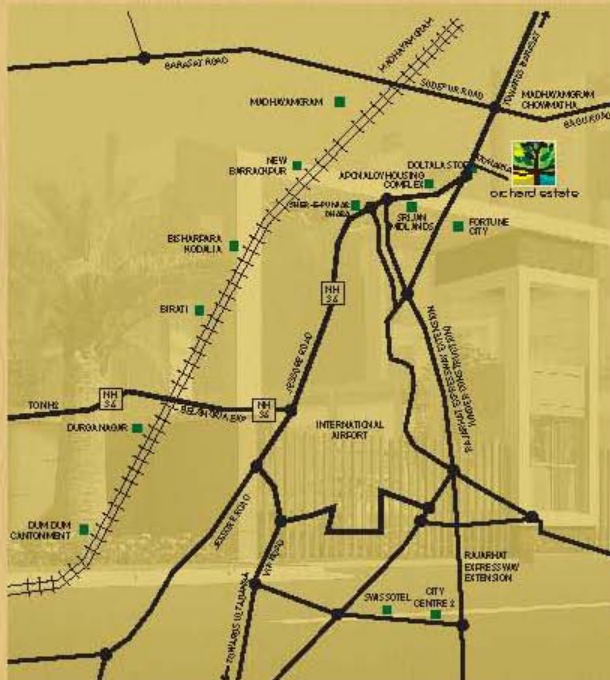
- ❖ Spacious Community Hall
- ❖ Indoor Games Room- Table Tennis, Darts, Chess and Cards Room, Carrom and other board games.
- ❖ Health Club- Gymnasium, Steam and Sauna, Yoga Room
- ❖ Children's Play Area



## Location

*Life is made by being in the right place, at the right time.*

There is no glory in living aloof. A good life is measured by the proximity to the essentials of a good life. Living within the right co-ordinates makes all the difference.



Located at Doltala, Doharia, Madhyamgram
6kms from Kolkata NSCBI Airport
500m away from the Proposed Ganganagar to Rajarhat Expressway
Proximity to the proposed metro station
Proximity to Rajarhat
<b>Nearest schools:</b> Julien Day School Sudhir Memorial School
<b>Nearest hospital:</b> Kalpatru Hospital
Proximity to District Police Lines
<b>Nearest markets:</b> Kadamtala Market, Doltala Market, More Supermarket & Madhyamgram Chowmatha
<b>Nearest business &amp; law authorities:</b> Madhyamgram Municipality & Barasat High Court
Proximity to Belghoria Expressway/Jessore Road (NH-34)

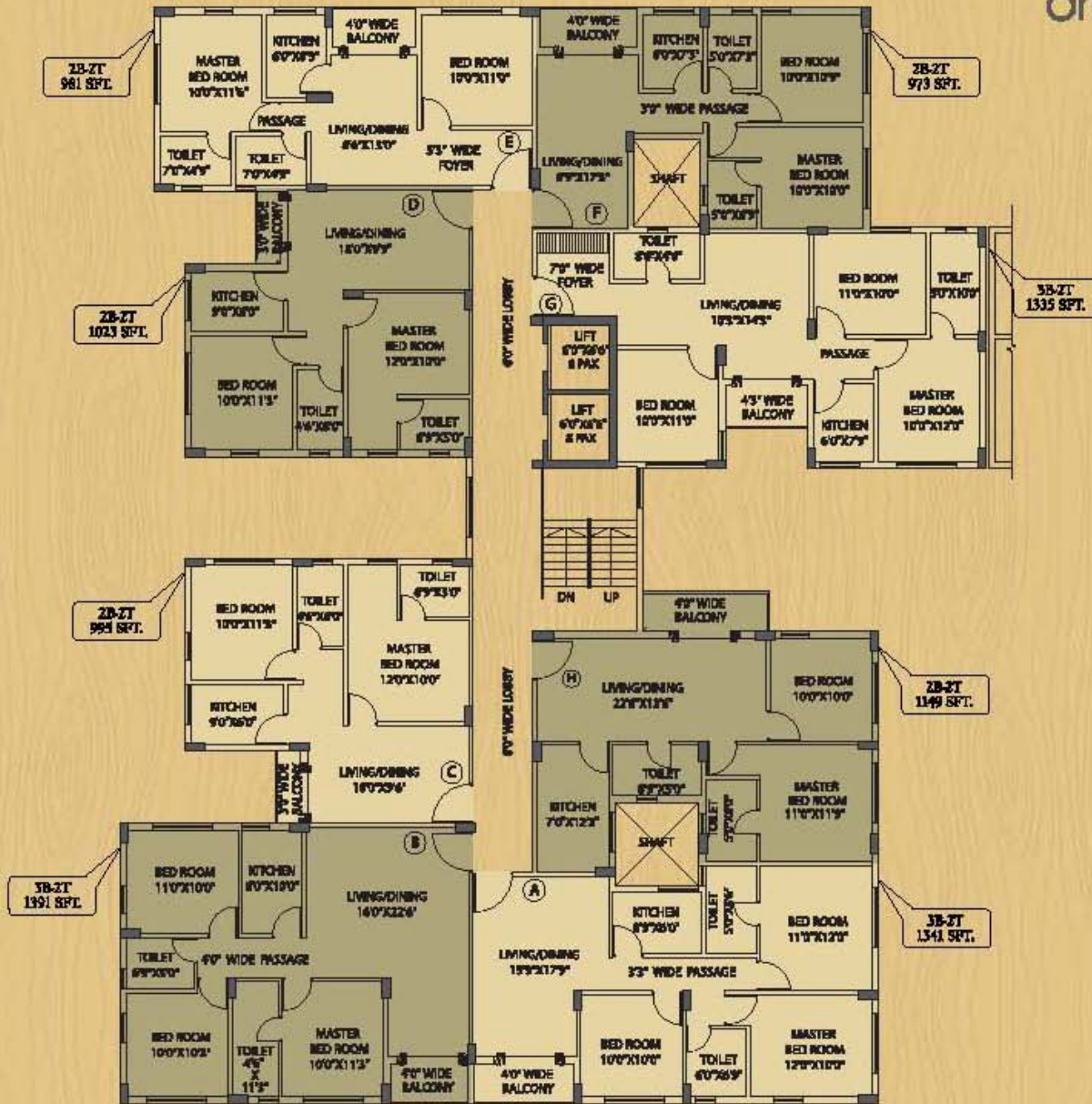
## Type & Area

### Master Plan



Block- 13

orchard estate  
BLOCK 13



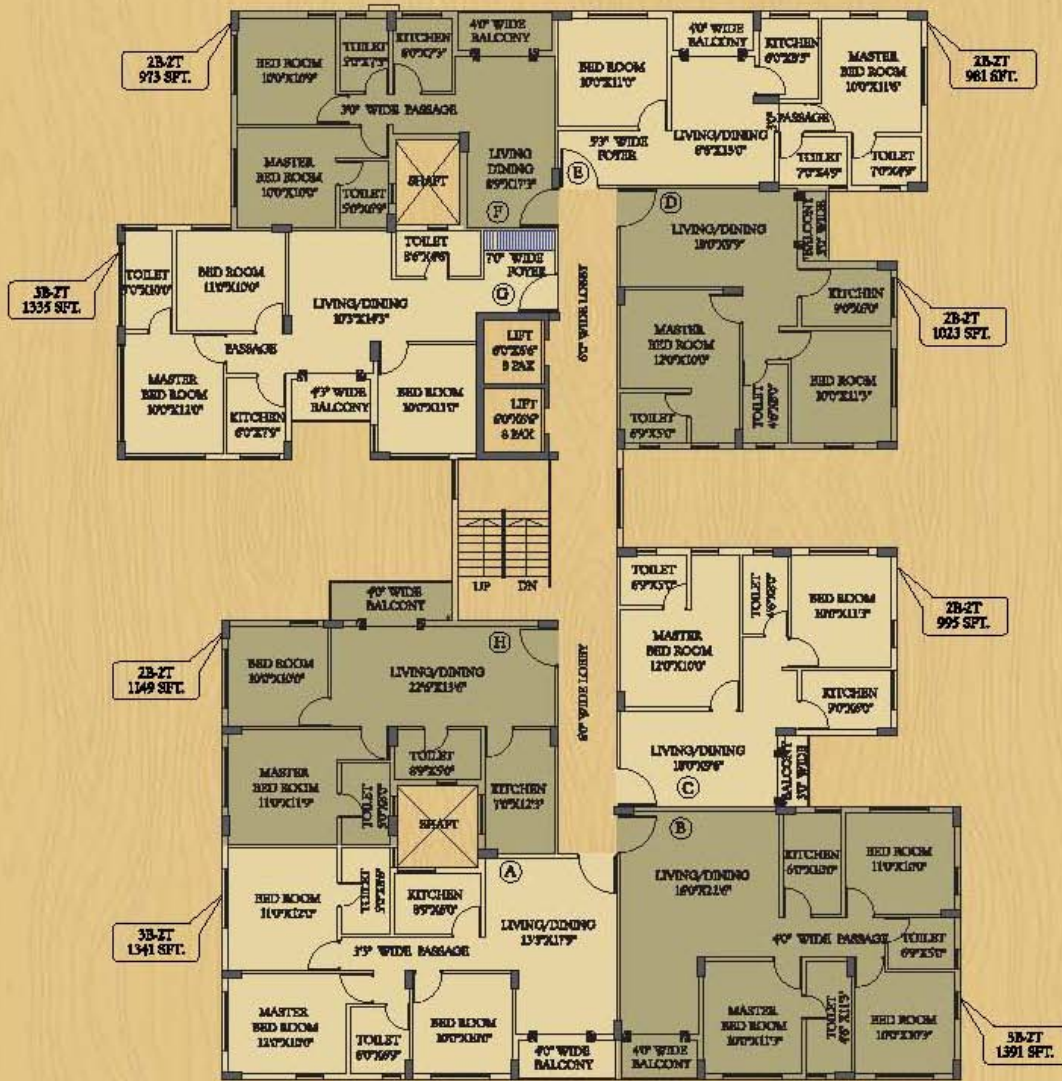
FLAT	TYPE	SUB
A	3B-2T	1341 SFT.
B	3B-2T	1391 SFT.
C	2B-2T	995 SFT.
D	2B-2T	1023 SFT.
E	2B-2T	981 SFT.
F	2B-2T	973 SFT.
G	3B-2T	1335 SFT.
H	2B-2T	1149 SFT.





Block- 14

orchard estate  
BLOCK 14

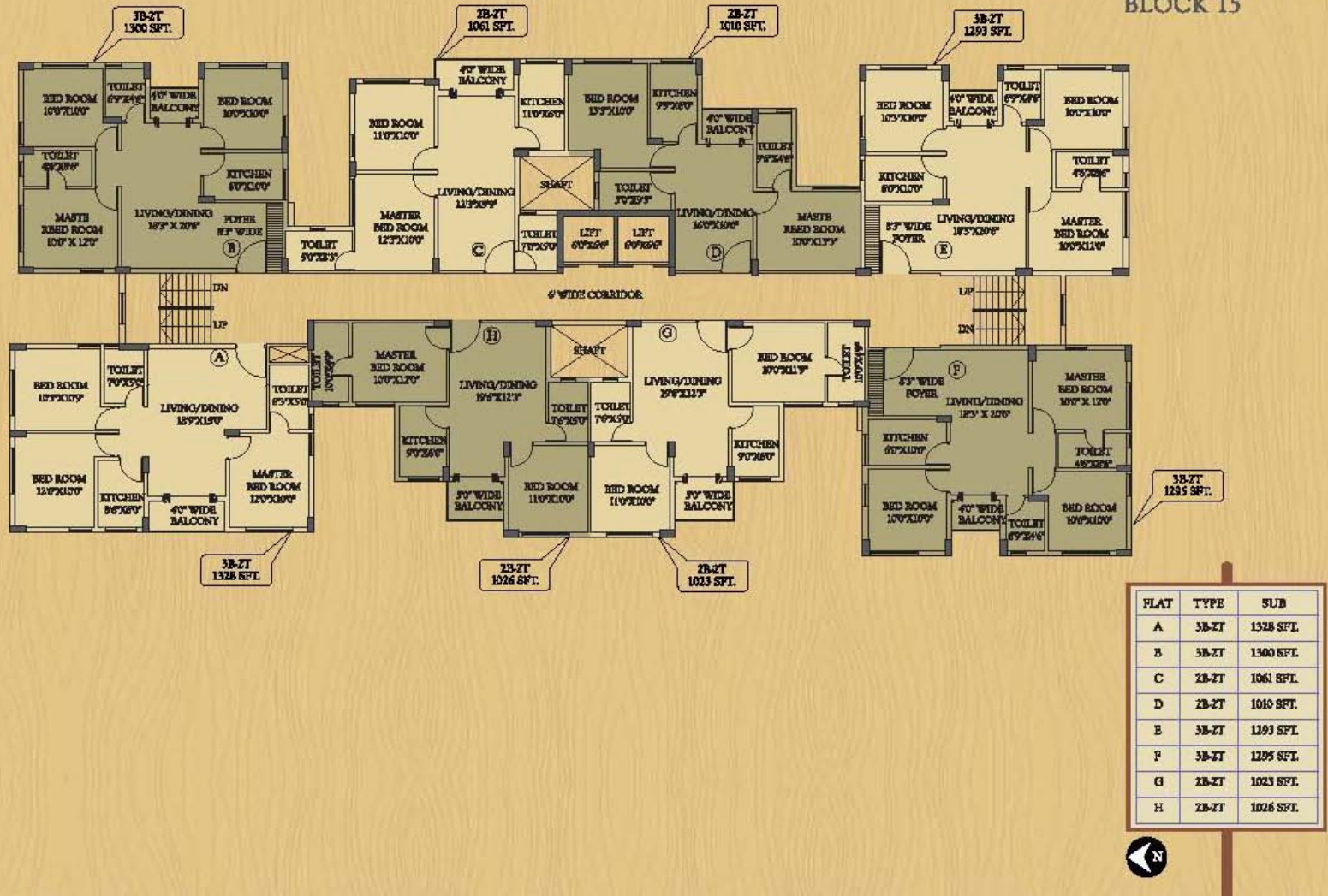


FLAT	TYPE	SUB
A	2B-2T	1341 SFT.
B	2B-2T	1391 SFT.
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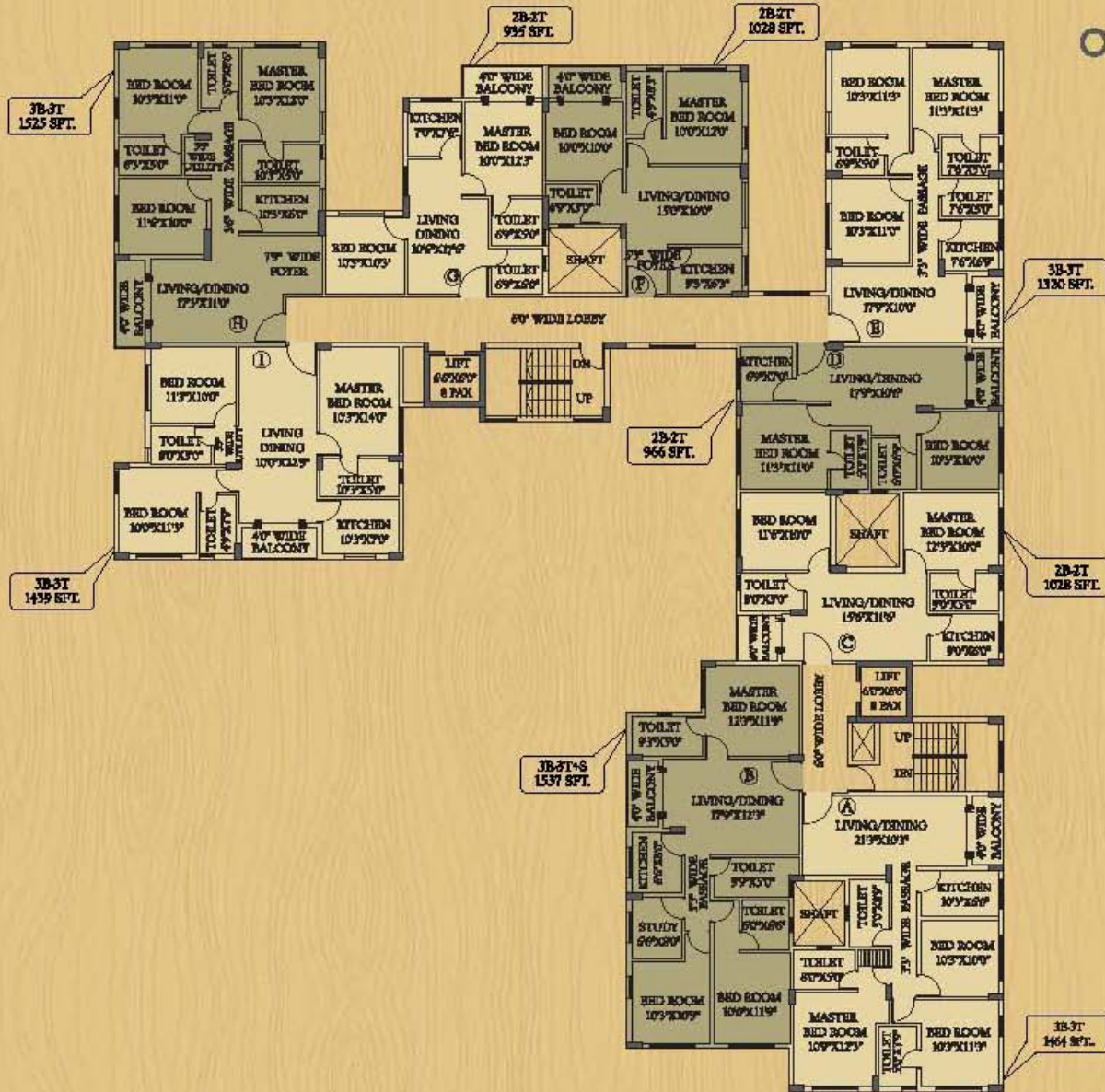
Block- 15

orchard estate  
BLOCK 15



Block- 16

orchard estate  
BLOCK 16



FLAT	TYPE	SUB
A	3B-3T	1464 SFT.
B	3B-3T+8	1537 SFT.
C	2B-2T	1028 SFT.
D	2B-2T	966 SFT.
E	3B-3T	1320 SFT.
F	2B-2T	1028 SFT.
G	2B-2T	995 SFT.
H	3B-3T	1525 SFT.
I	3B-3T	1439 SFT.



Block- 17

orchard estate  
BLOCK 17



FLAT	TYPE	SUB
A	3B-3T	1464 SFT.
B	3B-3T+S	1537 SFT.
C	2B-2T	1028 SFT.
D	2B-2T	966 SFT.
E	3B-3T	1320 SFT.
F	2B-2T	1028 SFT.
G	2B-2T	935 SFT.
H	3B-3T	1525 SFT.
I	3B-3T	1439 SFT.



## Developer



Master Properties Pvt. Ltd.

Orchard Estate has been developed by Master Properties Pvt. Ltd. a renowned name in the real estate arena. Founded by **Mr. Harish P. Ramchandani** in the year 2000, Master Properties has been a forerunner when it comes to dotting the city's skyline with one landmark after another, with projects

## Architect



Agrawal & Agrawal



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