



Amenities

❖ **Outdoor Amenities:-**

- Ghats
- Jogging track
- Party lawn
- Floating Gardens
- Maze Walk
- Yoga Zone
- Outdoor kids play area
- Badminton court
- 6 Natural Ponds
- Moon Garden

❖ **Indoor Amenities:-**

- Banquet hall
- Gymnasium
- Massage Room
- Steam & sauna room
- Swimming Pool
- Games room
- Kids Play room
- Internet Café
- Reading Room
- Recreation Centre
- Guest Rooms

❖ **Water Conservation:-**

- Water treatment plant
- Dual flushing system
- Recycled water for gardening and flushing
- Rain water harvesting
- Ground water recharge
- Condensed water from air conditioners treated through STP for reuse
- Water efficient fixtures
- Water monitoring system

- ❖ **Energy Conservation:-**
 - Energy efficient lights in common areas
 - Grid-tie solar power generation
 - Electric vehicle charging points
 - Solar lighting

- ❖ **Other Services:-**
 - 2 nos. of passenger elevators in each block
 - High speed elevators of Mitsubishi/Schindler or equivalent brand
 - VRV/VRF air conditioners

- ❖ **Occupational Health & Comfort:-**
 - Building orientation planned for ample natural light and ventilation
 - Low VOC paints
 - CFC free air conditioners
 - Use of native plants for landscape
 - Use of indigenous fishes in natural pond for pest control
 - Wheelchair friendly common area toilets
 - Differently-abled friendly elevators
 - Reserved parking for the specially abled
 - Roof tiles with high solar reflective index
 - Defined pedestrian walk

- ❖ **Fire Safety Security:-**
 - Fire-rated door at fire escape staircase
 - Fire sprinkler system in common areas
 - Addressable fire detection system
 - Fire hydrant system in common areas
 - Manual call points with hooters in common areas
 - Video door phones for all the apartments
 - IP-based CCTV surveillance at strategic locations
 - Seismic sensors in elevators
 - Security cabin at premises entry
 - Boom barrier at premises entry

- ❖ **Other Services:-**
 - 2 nos. passenger elevators in each block
 - High speed elevators of Mitsubishi/Schindler or equivalent brand
 - VRV/VRF air conditioners

Specifications

❖ **Living Room:-**

Flooring-

Premium quality vitrified tiles

Wall-

Wall putty (Ready to paint)

Ceiling-

Wall putty (Ready to paint)

Main Door-

Flush door shutter with wooden frame (Godrej/equivalent fittings)

Internal Doors-

Flush door shutter with wooden frame (Godrej/equivalent fittings)

Windows/Glazing-

Aluminum powder-coated windows with sliding-fix & openable combination

Electrical-

Modular switches (Schneider/Panasonic/Havells)

❖ **Bedrooms:-**

Flooring-

Premium quality vitrified tiles

Wall-

Wall putty (Ready to paint)

Ceiling-

Wall putty (Ready to paint)

Internal Doors-

Flush door shutter with wooden frame (Godrej/equivalent fittings)

Windows/Glazing-

Aluminum powder-coated windows with sliding-fix & openable combination

Electrical-

Modular switches (Schneider/Panasonic/Havells)

❖ **Balcony:-**

Flooring-

Granite tile/anti-skid tiles

Wall-

Painted to match the exterior elevation

Ceiling-

Paints with light installed

Door-

Aluminum powder-coated sliding door with full glazing

Railing-

SS with glass

Electrical-

Single electrical point

❖ **Kitchen:-**

Flooring-

Granite tile/vitrified tiles/anti-skid tiles

Wall-

Ceramic tiles up to 2 ft. height above kitchen.

Counter-

Counter Polished granite

Ceiling-

Wall putty

Door-

Flush door shutter with wooden frame (Godrej/equivalent fittings)

Plumbing-

Hot and Cold water line provisions

Windows/Glazing aluminum-

Powder-coated windows with top hung & fix combination with provision of exhaust fan

Electrical-

Modular switches (Schneider/Panasonic/Havells) Electrical Points for refrigerator microwave, mixer grinder, water purifier and chimney with 2 additional plug points.

❖ **Toilets:-**

Flooring-

Anti-skid ceramic tiles

Wall-

Ceramic tiles up to false ceiling height/up to lintel height

Ceiling-

Gypsum false ceiling with putty finish

Door-

Flush door shutter with wooden frame (Godrej/equivalent fittings)

Windows/Glazing-

Aluminum powder coated windows with top hung & fix combination with provision of exhaust fan.

Sanitary ware-

EWC Kohler/Jaquar/Hindware) Wash basin
(Kohler/Jaquar/Hindware)

Faucets and Fittings-

Jaquar/Grohe faucets and fittings. Master toilet shower area with glass partition.

Electrical-

Modular switches (Schneider/Panasonic/Havells) Electrical Points for hair dryer, electric shaver and geyser

❖ **Servant Room:-**

Flooring-

Ceramic tiles

Wall-

Gypsum Plaster Ceiling Wall putty

Door-

Flush door shutter with wooden frame (Godrej/equivalent fittings)

❖ **Servant Toilet-**

Flooring-

Anti-skid ceramic tiles

Wall-

Glazed ceramic tiles up to lintel level

Ceiling-

Wall Putty

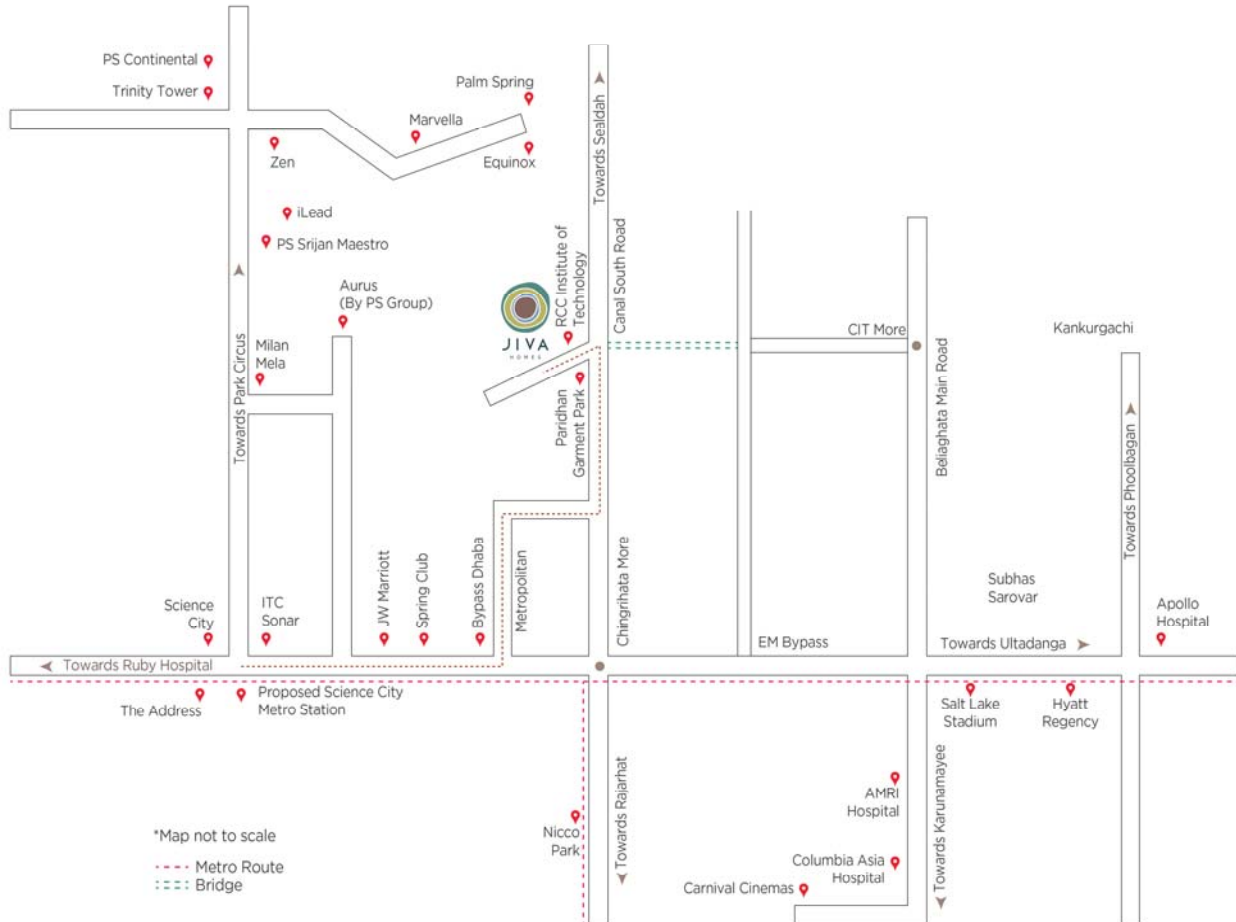
Door-

Flush door shutter with wooden frame (Godrej/equivalent fittings)

Windows/Glazing-

Aluminum powder coated windows with top hung & fixed combination with provision of exhaust fan.

Location



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EDUCATION

Loreto Day School, Sealdah	2.6 km
Don Bosco, Park Circus	5.3 km

ENTERTAINMENT

JW Marriott	2.1 km
ITC Sonar	2.9 km

HEALTHCARE

Apollo Hospital	3.3 km
AMRI Hospital	3.6 km

COMMUTE

Kankurgachi Crossing	3 km
Chingrihata Crossing	1.8 km

Type & Area

Site Plan

SITE MAP

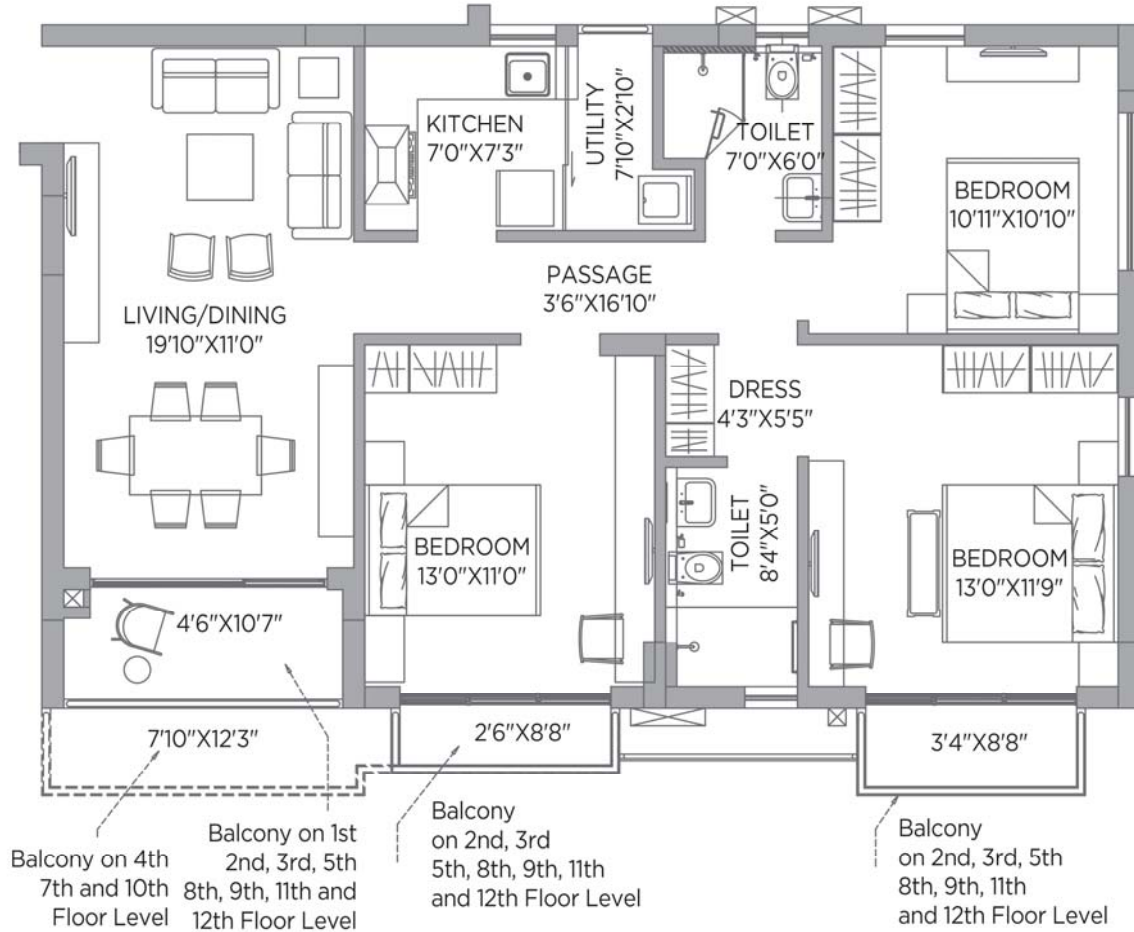


	3 BHK + 2T
	4 BHK + 4T
	3 BHK + 3T

LEGEND

- | | |
|------------------------|-------------------------|
| 1. ENTRY GATE | 7. ENTERTAINMENT GAZEBO |
| 2. EXIT GATE | 8. JOGGING TRACK |
| 3. GRASS SLOPED MOUNDS | 9. FLOATING GARDENS |
| 4. GHATS | 10. PARTY LAWN |
| 5. STEPS TO WATERBODY | 11. OUTDOOR SEATS |
| 6. DECKS | 12. STEPPING STONE |
| | 13. DECK SITTING |

Flat- A (3BHK)
Block- 1 & 2



FLAT - A (3 BHK)

BLOCK : 1 and 2

CARPET AREA 859 SQ.FT.
BALCONY AREA 120 - 134 SQ.FT.
BUA 1,098 - 1,112 SQ.FT.
SBU 1,390 - 1,408 SQ.FT.

Flat- A (3BHK)
Block- 3, 4 & 5



FLAT - A (3 BHK)

BLOCK : 3, 4 & 5

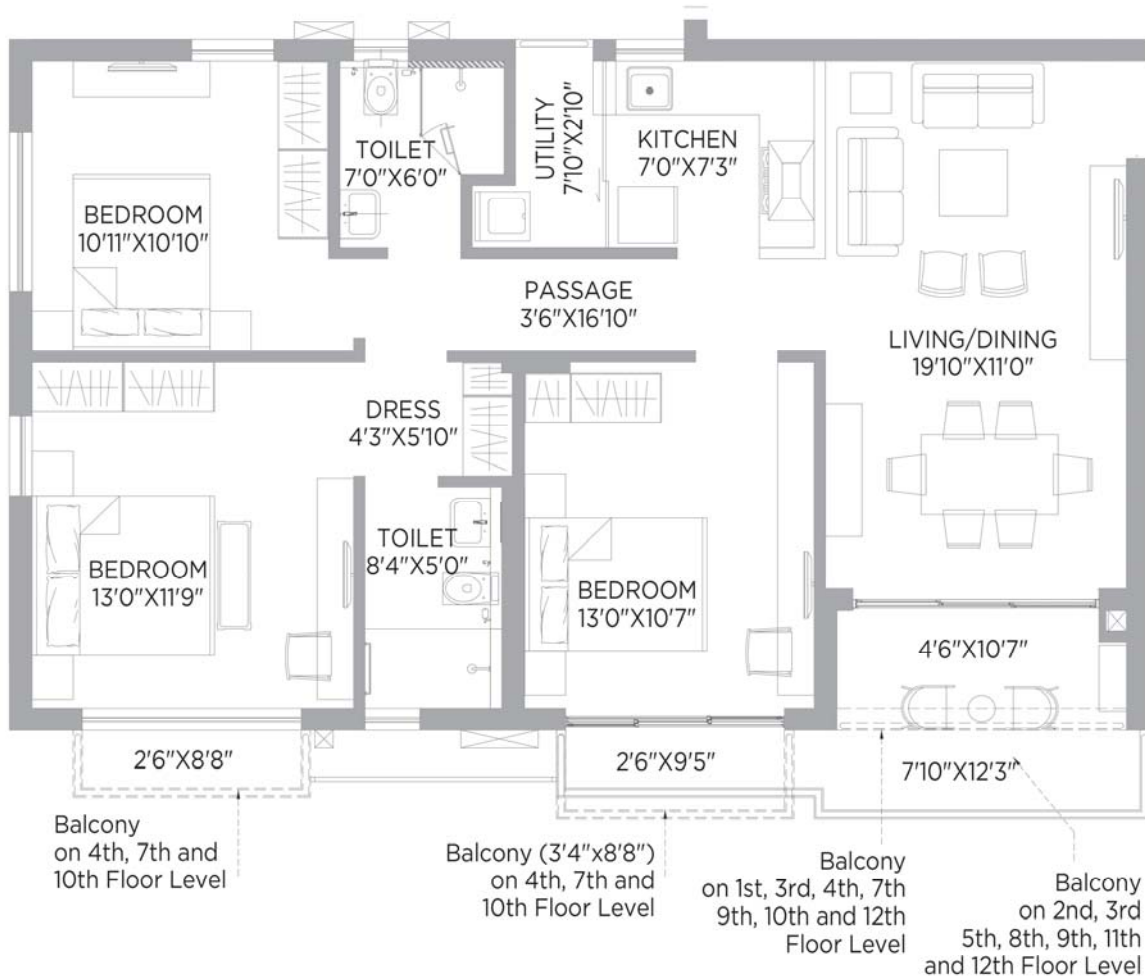
CARPET AREA 1,116 SQ.FT.

BALCONY AREA 178 - 187 SQ.FT.

BUA 1,431 - 1,452 SQ.FT.

SBU 1,812 - 1,838 SQ.FT.

Block- B (3BHK)
Block- 1 & 2



FLAT - B (3 BHK)

BLOCK : 1 and 2

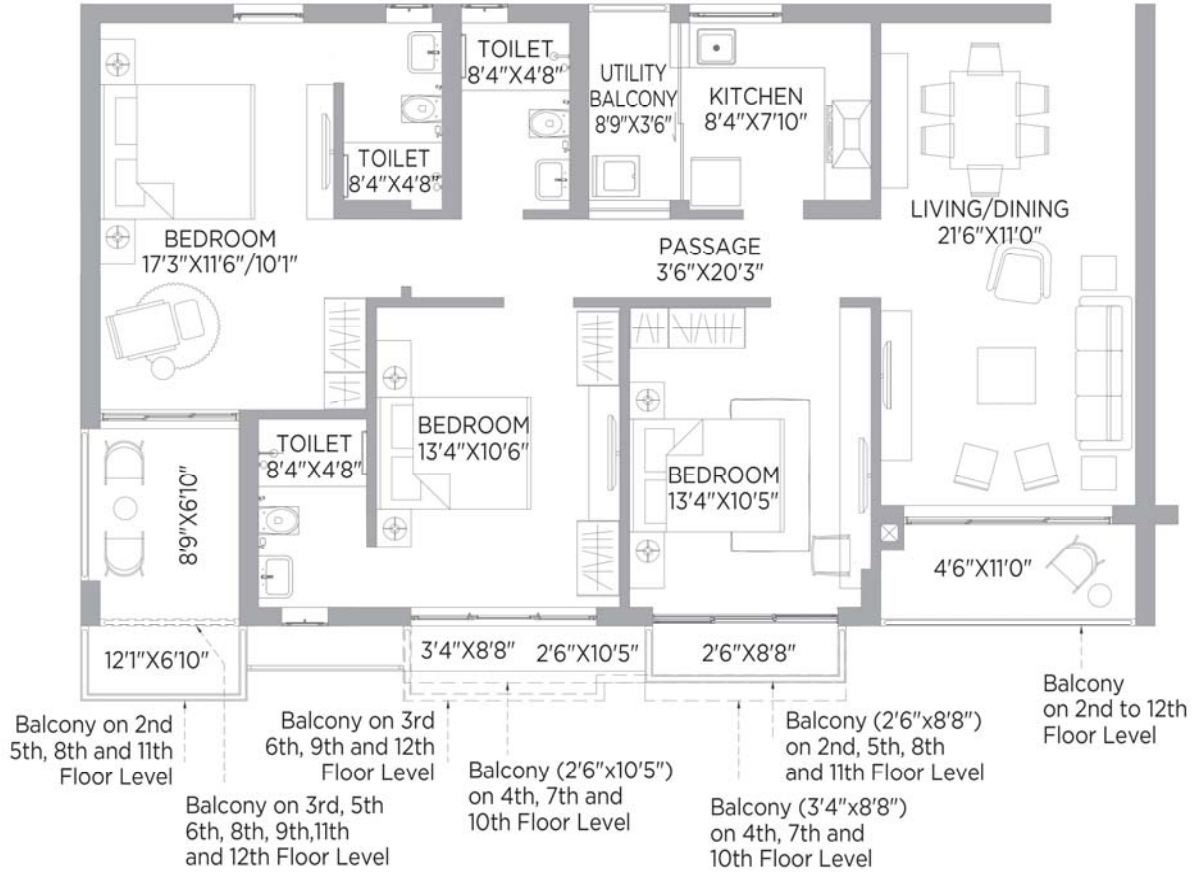
CARPET AREA 859 SQ.FT.

BALCONY AREA 120 - 134 SQ.FT.

BUA 1,098 - 1,112 SQ.FT.

SBU 1,390 - 1,407 SQ.FT.

Flat- B (3BHK)
Block- 3, 4 & 5



FLAT - B (3 BHK)

BLOCK : 3, 4 & 5

CARPET AREA 973 SQ.FT.

BALCONY AREA 171 - 187 SQ.FT.

BUA 1,273 - 1,295 SQ.FT.

SBU 1,612 - 1,639 SQ.FT.

Block- C (3BHK)
Block- 3, 4 & 5



FLAT - C (3 BHK)

BLOCK : 3, 4 & 5

CARPET AREA 973 SQ.FT.

BALCONY AREA 171 - 187 SQ.FT.

BUA 1,273 - 1,295 SQ.FT.

SBU 1,612 - 1,639 SQ.FT.

Flat- C (4BHK)
Block- 1 & 2

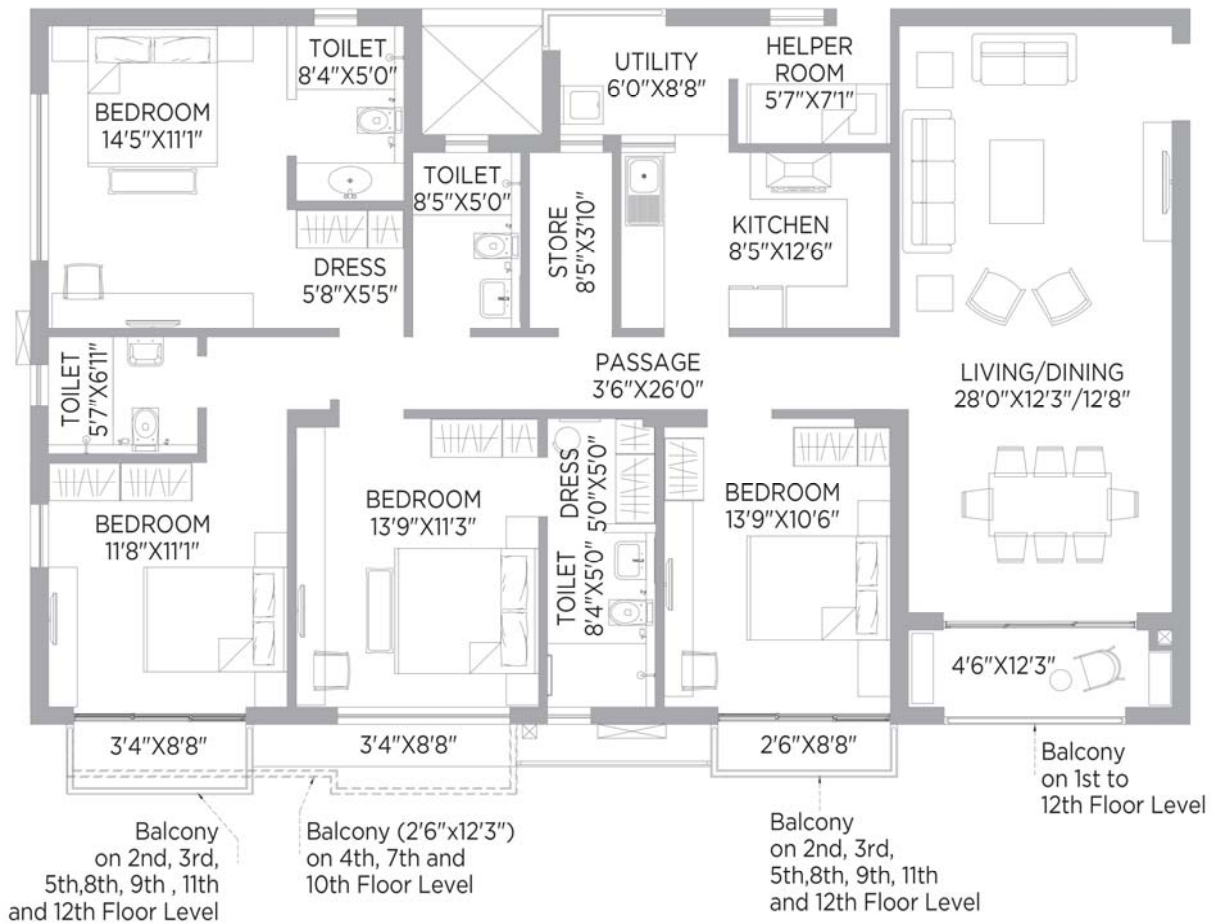


FLAT - C (4 BHK)

BLOCK : 1 and 2

CARPET AREA 1,452 SQ.FT.
BALCONY AREA 144 - 150 SQ.FT.
BUA 1,803 - 1,809 SQ.FT.
SBU 2,317 - 2,325 SQ.FT.

Flat- D (4 BHK)
Block- 1 & 2



FLAT - D (4 BHK)

BLOCK : 1 and 2

CARPET AREA 1,452 SQ.FT.
BALCONY AREA 144 - 153 SQ.FT.
BUA 1,803 - 1,812 SQ.FT.
SBU 2,317 - 2,328 SQ.FT.

Flat- D (3BHK)
Block- 3, 4 & 5



FLAT - D (3 BHK)

BLOCK : 3, 4 & 5

CARPET AREA 1,116 SQ.FT.
BALCONY AREA 156 - 188 SQ.FT.
BUA 1,420 - 1,450 SQ.FT.
SBU 1,798 - 1,836 SQ.FT.

Developer




PS Group



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