



Breathe
simply breathtaking!

THAKURPUKUR



*Let's breathe a little bit of happiness
in our everyday life.*

Located at the heart of city life, and yet strategically placed in a cool, pristine neighborhood with exclusive, eye pleasing exteriors and space efficient interiors to maximize natural light and air across seasons. An ideal place to live, enjoy and grow with your family and kids.

Enjoy more mileage in every square feet.

60% Open space | 32 affordable homes | Ground+3
2 BHK - 761 to 770 sq. ft. | 3 BHK - 995 to 1010 sq. ft.



Day view of the front elevation | Artist Impression

Breathe easy with loaded amenities !

Well designed homes

- Efficient layout for more sunlight & ventilation
- Utility balcony with kitchen

Community Living

- Community hall
- Sky party lounge
- Central courtyard
- Puja deck
- Wifi hotspot
- Barbeque zone
- Open library

Recreation

- Mini pool
- Indoor games room
- Cardio zone
- Multipurpose court



Breathe easy with loaded amenities !

Kids zone

- Kids play zone

Senior citizens area

- Yoga & Meditation rooftop pavilion
- Landscape sit-out

Convenience

- Provision for grocery
- Provision for pharmacy
- Provision for doctor's chamber
- Provision for guest house

Security

- 24x7 CCTV Surveillance
- Security room in main entrance
- Intercom



Breathe easy with loaded amenities !

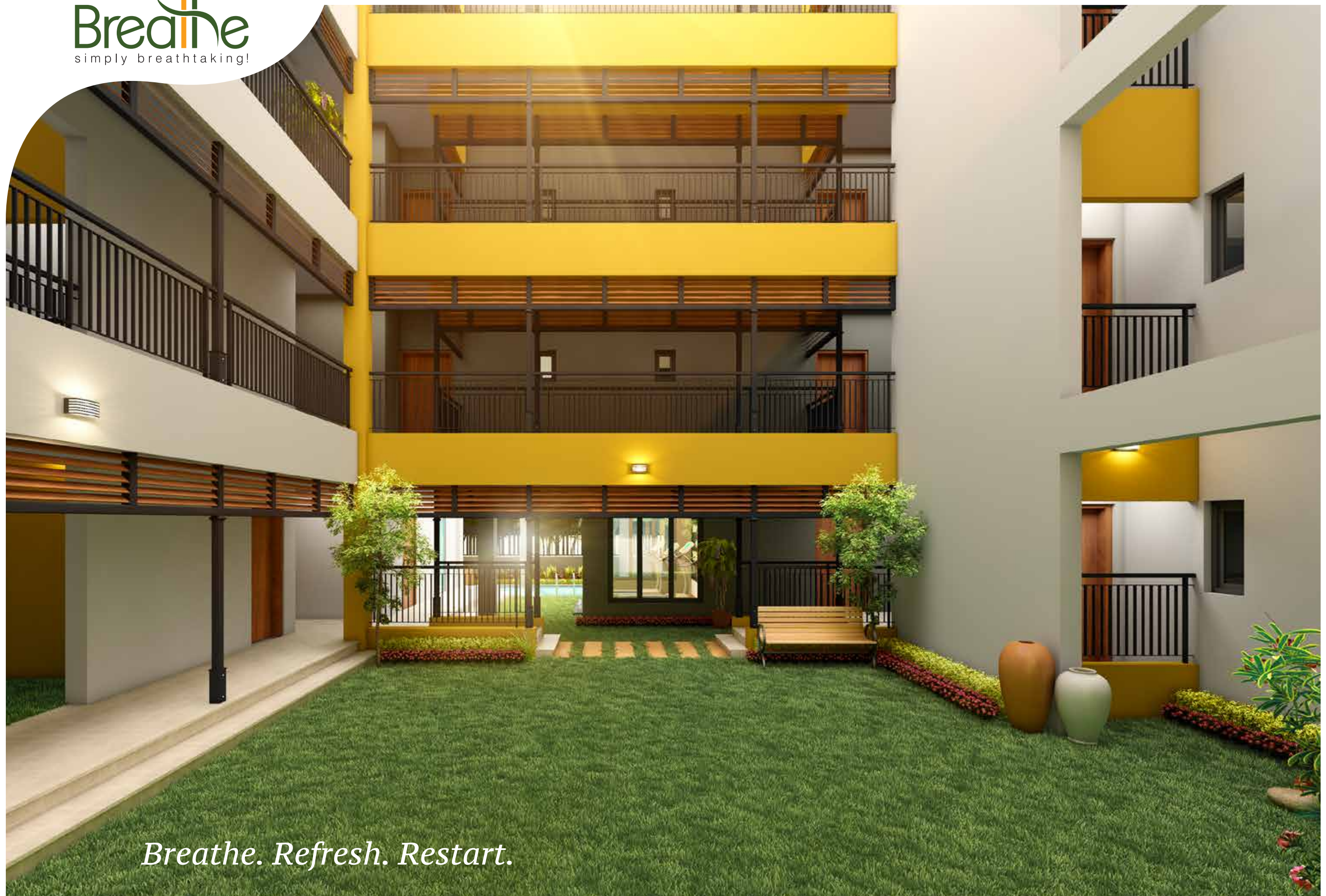
Other features

- Well decorated entrance lobby
- Heritage themed corridors
- 60% open space
- Caretaker room
- Driver's toilet at ground floor
- 24 hours power back up
- 24 hours uninterrupted water supply
- Automatic lift
- Basic fire fighting arrangements





Home that offers you a lot of breathing space !



Breathe. Refresh. Restart.

Location map



Location Advantages

Connectivity :

Upcoming Thakurpukur Metro : 2.1 kms

Upcoming Joka Metro : 2.8 kms

Tollygunge Metro : 5.4 kms

Tollygunge Railway Station : 8 kms

Schools :

Ideal Mission School : 120 m

Vivekananda Mission School : 3.9 Kms

National Gems Higher Secondary School : 5.9 Kms

M.P Birla Foundation H.S School : 6.5 kms

Pailan World School : 7.1 Kms

DPS, Joka : 10.2 Kms

Hospitals :

Thakurpukur Cancer Hospital : 450 m

Kasturi Medical Centre : 2.1 kms

BMRI Hospital : 2.2 kms

Bharat Sevashram Sangha Hospital : 4.2 kms

Malls & Multiplex :

South City Mall : 8.6 kms

Upcoming Carnival Mall, Genexx Valley : 2.8 kms

Market :

Thakurpukur Cancer Hospital Market : 450 m

Kabardanga Market : 2 Kms

Thakurpukur Bazaar : 2.3 kms

Specifications

Structure :

RCC-framed structure. Cements used: Ambuja, Lafarge, Ultratech, Birla, ACC*.

Walls :

Eco-friendly, premium brickwork with Autoclaved Aerated Concrete (AAC)

Blocks/brick used for better quality, thermal insulation, reduction of damp.

Elevation :

Modern elevation, conforming to contemporary designs.

External Finish :

Waterproof Paint of reputed brand by certified Nerolac / Asian Paints / Berger applicator* and other effects as applicable.

Lobby :

Beautifully decorated & painted lobby.

Doors & Hardware :

Quality wooden frames with solid core flush doors. Door handles of Godrej / Hafele / Yale*.

Main door with premium stainless steel handle, night latch, eyehole and door stopper. Main door lock by Godrej / Yale *.

Internal finish:

Wall Putty.

Windows :

Colour anodized / Powder coated aluminium sliding windows with clear glass and window grills. Large Aluminium sliding doors in between Living Room and Balcony.

Flooring :

Vitrified tiles in bedrooms, living, dining, balcony and kitchen. Granite Counter in kitchen. Anti skid vitrified tiles in toilets.

Vitrified tiles in all floor lobbies

Kota in stairs

Specifications

Paver tiles in Parking area

Interlocking pavers in Driveway / Walkway

Antiskid tiles in the roof

Kitchen :

Granite slab with stainless steel sink.

Wall tiles up to 2 (two) feet height above counter.

Toilets :

Hot and Cold water line provision with CPVC* pipes.

CP fittings including Faucet* of Jaquar / Kohler / Hindware*.

Dado of vitrified tiles up to door height.

Sanitaryware with EWC with ceramic cistern and basin of Kohler / Jaquar / Hindware*.

Pipes of Supreme / Skipper / Oriplast*.

Elevator :

Passenger Lifts of Otis / Kone* or equivalent.

Electricals :

a) Concealed Polycab / Havells* copper wiring with modular switches of Anchor / Schneider Electric Crabtree / Havells*.

b) Modern MCBs and Changeovers of Havells / HPL / Schneider Electric*.

Details on electrical points in flat :

Living & Dinning area :

4 nos. of wall bracket CFL / LED

1 no. of 36 W florescent / LED Tube light

1 no. of LED cove light

4 nos. of 2*1W False ceiling CFL / LED spot

1 no. of ceiling fan point

4 nos. of 6A socket point on SB

3 nos. of 6 / 16A SSO point on SB

1 no. of AC 16A point

Specifications

1 no. of Telephone point

1 no. of intercom point

1 no. of Television point

Balcony :

1 no. of wall bracket CFL /LED

1 no. of ceiling fan point

1 no. of 6A socket point on SB

Kitchen :

2 nos. of wall bracket CFL /LED

1 no. of 20 W mirror/ counter top CFL/ LED

1 no. of wall fan point

1 no. of exhaust point

2 nos. of 6A socket point on SB

2nos. of 6/16A SSO point on SB

1 no. of 16A Geyser point

1 no. 6/16A Fridge point

Service balcony :

1 no. of wall bracket CFL /LED

1 no. of 16A washing machine point

Passage :

1 no. of 11W ceiling CFL/LED point

1 no. of Cove Light point

2 nos. of 2*10 W false ceiling CFL/ LED spot

1 no. of 6A socket point on SB

1 no. of Indicator/ False cover

Toilet-I (Common Toilet) :

1 no. of wall bracket CFL /LED

1 no. of 20W Mirror/ Counter Top CFL/LED

1 no. of Wall fan point

1 no. of Exhaust fan point

1 no. of 6A point on SB

1 no. of 16A Geyser point

Specifications

Bed room- 1 :

- 2 nos. of wall bracket CFL/LED
- 1 no. of 36 W Florescent/LED tube light
- 1 no. of LED cove light
- 4 nos. of 2*10 W False ceiling CFL/LED spot
- 2 nos. of ceiling fan point
- 5 nos. of 6A socket point on SB
- 1 no. of 6/16A point on SB
- 1 no. of 16A AC point
- 1 no. of Telephone point
- 1 no. of Intercom point
- 1 no. of Television point

Toilet -2 (Attached Toilet)

- 1 no. of wall bracket CFL/ LED point
- 1 no. of 20 W Mirror/ counter top CFL/LED point
- 1 no. wall fan point

- 1 no. of Exhaust fan point

- 1 no. of 6A socket point on SB

- 1 no. of 16A Geyser point

Bed room -2

- 2 nos. of wall bracket CFL/ LED point
- 1 no. of 36 W Florescent /LED tube light point
- 1 no. of cove Light point
- 4 nos. of 2*10 W false ceiling CFL/ LED spot
- 2 nos. of ceiling fan point
- 4 nos. of 6A socket point on SB
- 1 no. of 6/16A point on SB
- 1 no. of 16A AC point
- 1 no. of Telephone point
- 1 no. of Intercom point
- 1 no. of Television point

Specifications

Bed room -3

- 2 nos .of wall bracket CFL /LED point
- 1 no. of 36W Florescent /LED tube light point
- 1 no. of cove light point
- 4 nos. of 2*10W false ceiling CFL/ LED spot point
- 2 nos. of ceiling fan point
- 4. nos. of 6A socket point on SB
- 1 no. of 6/16A point on SB
- 1 no.16A AC point
- 1 no. of Telephone point
- 1 no. of Intercom point
- 1 no. of Television point

Common area :

Adequate light points

Water Supply :

Suitable Electric Pump will be installed at ground floor to deliver water to overhead reservoir from underground reservoir.

Landscape: Professionally designed and executed landscaping.

Generator :

24 hour power backup for all common services.
Generator back up of 600 W for 2 bedroom flats and 800 W for 3 bedroom flats.

Security :

CCTV cameras for lobbies and common area, Intercom facility and 24/7 Security Personnel.

Disclaimer: *The specified brands are mentioned to give an indication of the quality we will provide. In case of unavailability of materials/brands or any other circumstances, the developer is not legally liable to provide the same brand, and may instead provide material from a brand of similar quality level.

Ground floor plan

FLAT TYPE	UNIT TYPE	WBHIRA AREA IN SQ FT	BALCONY AREA IN SQ FT	BUILT-UP AREA IN SQ FT	LAWN AREA IN SQ FT	AREA TO BE REGISTERED IN SQ FT
GA	3BHK - 2T	606	35	727	54	989
GB	2BHK - 2T	461	30	556	8	756

Commercial floor plan

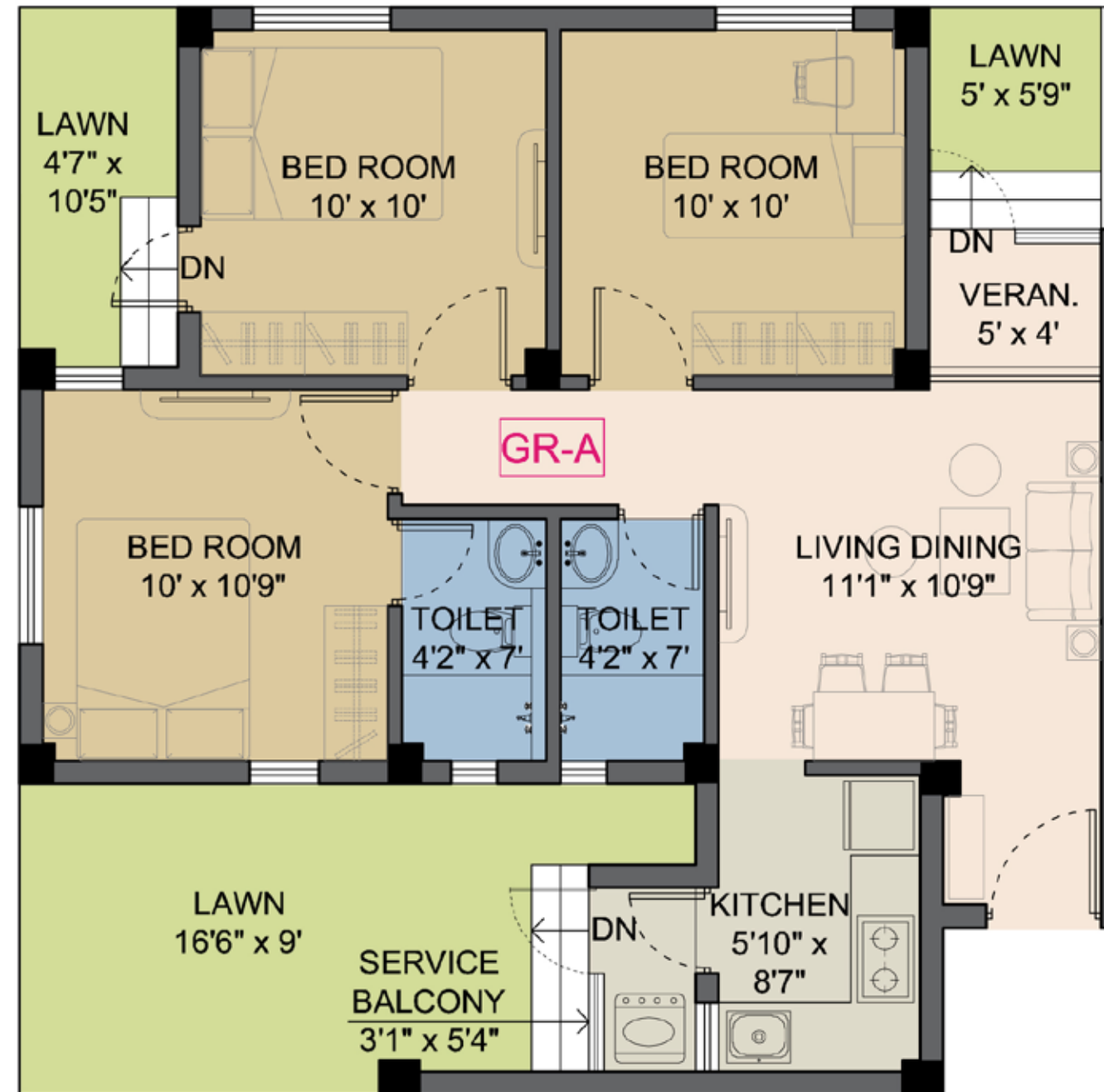
UNIT TYPE	WBHIRA AREA IN SQ FT	BUILT-UP AREA IN SQ FT	AREA TO BE REGISTERED IN SQ FT
SHOP - I	92	112	176
SHOP - II	94	113	178
OFFICE/ Dr. CHEMBERS	324	421	663





Typical plan (1st - 3rd floor)

FLAT TYPE	UNIT TYPE	WBHIRA AREA IN SQ FT	BALCONY AREA IN SQ FT	BUILT-UP AREA IN SQ FT	AREA TO BE REGISTERED IN SQ FT
A	3BHK - 2T	604	35	742	1010
B	2BHK - 2T	459	30	562	764
C	2BHK - 2T	459	30	562	764
D	3BHK - 2T	604	35	731	995
E	2BHK - 2T	445	30	559	761
F	3BHK - 2T	604	35	742	1010
G	2BHK - 2T	459	30	562	764
H	2BHK - 2T	459	30	562	764
I	3BHK - 2T	604	35	731	995
J	2BHK - 2T	456	30	566	770

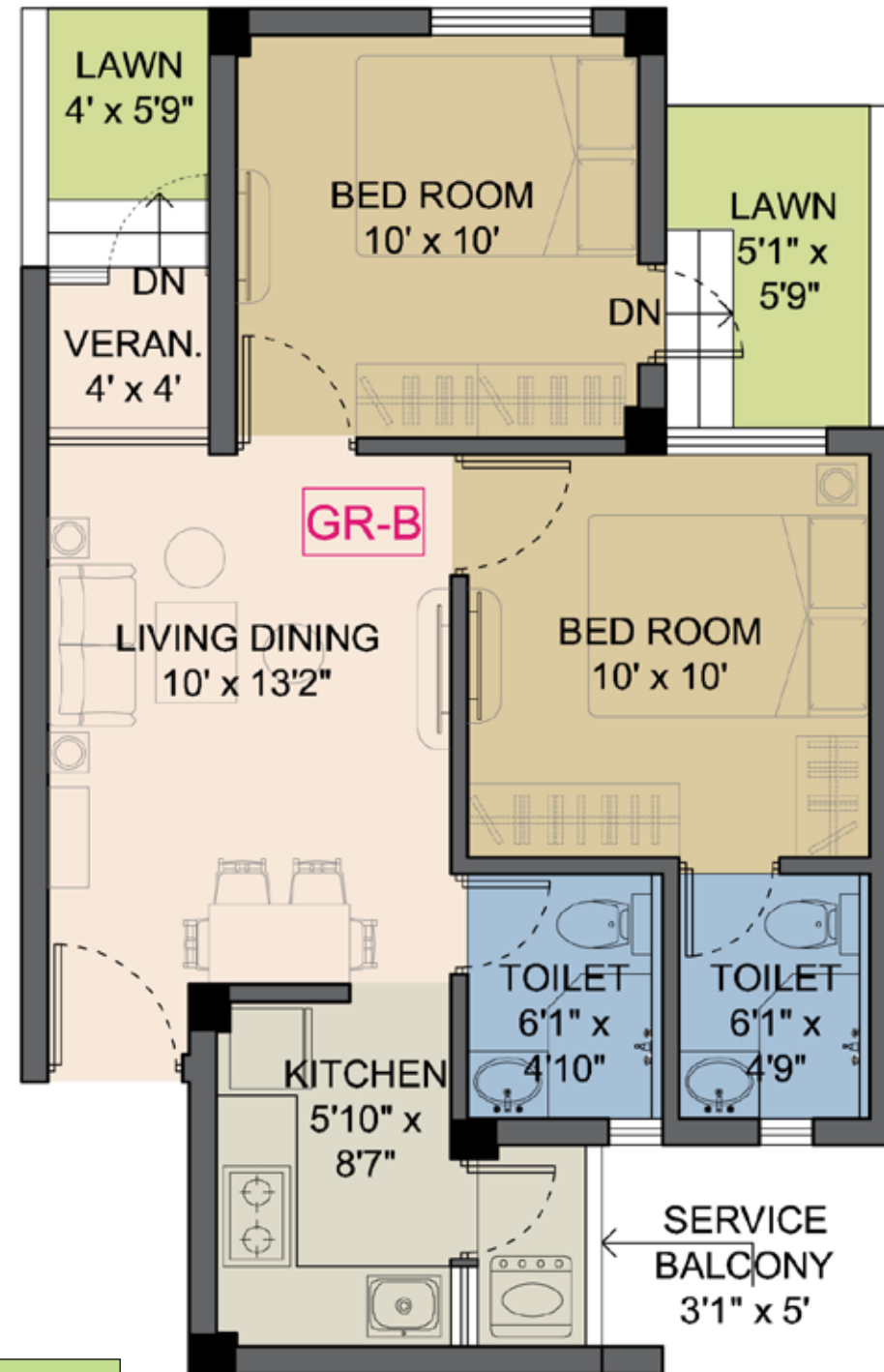


KEY PLAN

Flat - GA (Ground floor)

FLAT TYPE	UNIT TYPE	WBHIRA AREA IN SQ FT	BALCONY AREA IN SQ FT	BUILT-UP AREA IN SQ FT	LAWN AREA IN SQ FT	AREA TO BE REGISTERED IN SQ FT
GA	3BHK - 2T	606	35	727	54	989



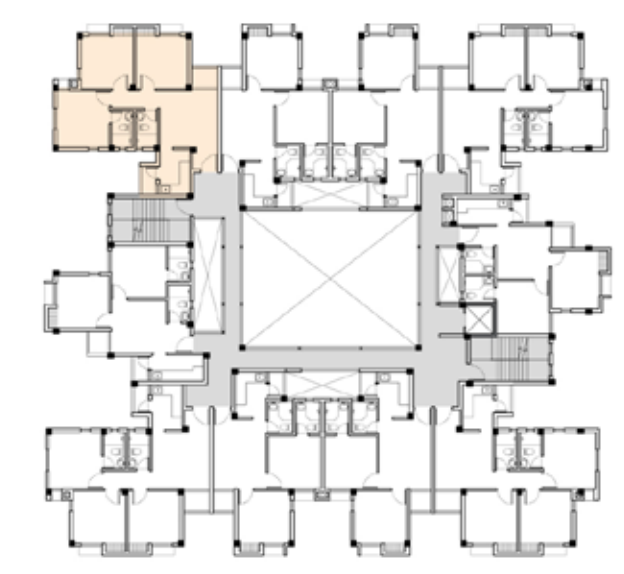
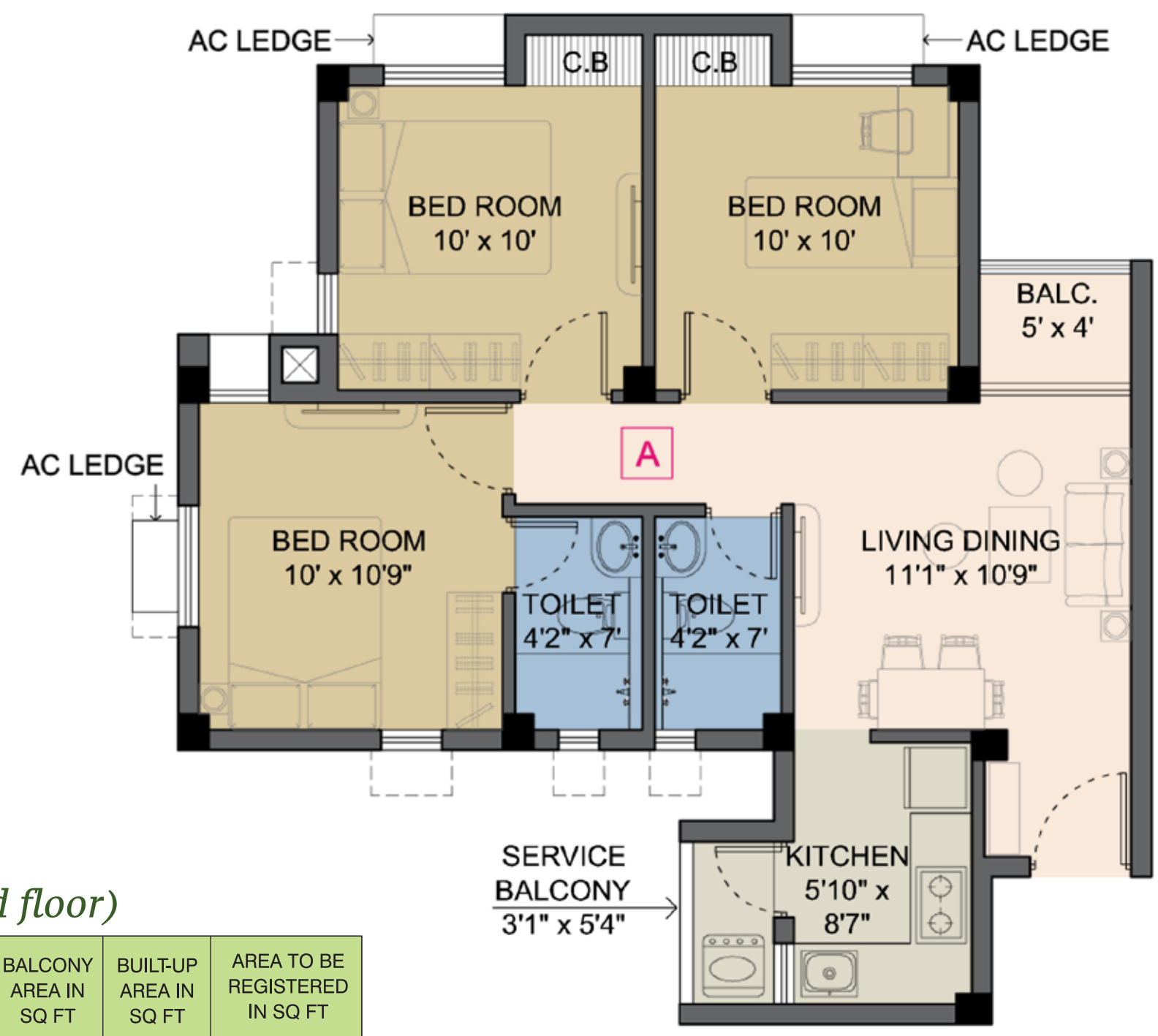


KEY PLAN

Flat - GB (Ground floor)

FLAT TYPE	UNIT TYPE	WBHIRA AREA IN SQ FT	BALCONY AREA IN SQ FT	BUILT-UP AREA IN SQ FT	LAWN AREA IN SQ FT	AREA TO BE REGISTERED IN SQ FT
GB	2BHK - 2T	461	30	556	8	756



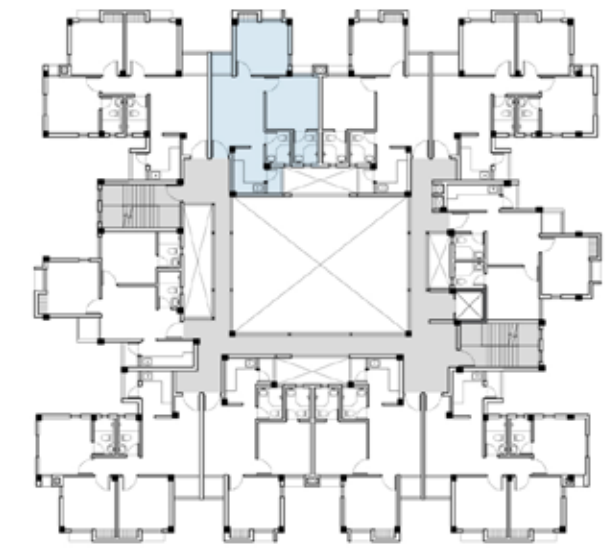
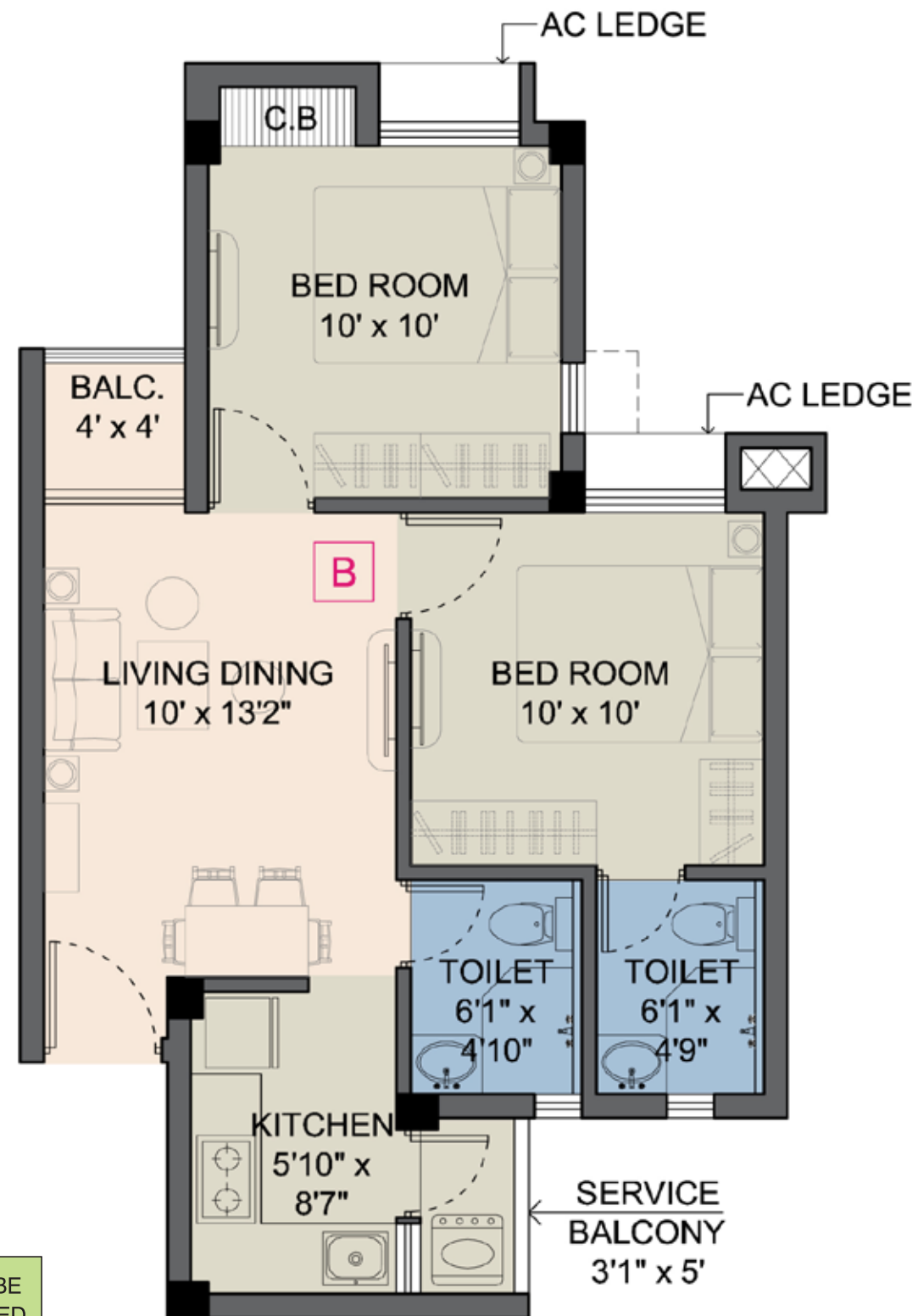


KEY PLAN ↻

Flat - A (1st- 3rd floor)

FLAT TYPE	UNIT TYPE	WBHIRA AREA IN SQ FT	BALCONY AREA IN SQ FT	BUILT-UP AREA IN SQ FT	AREA TO BE REGISTERED IN SQ FT
A	3BHK - 2T	604	35	742	1010



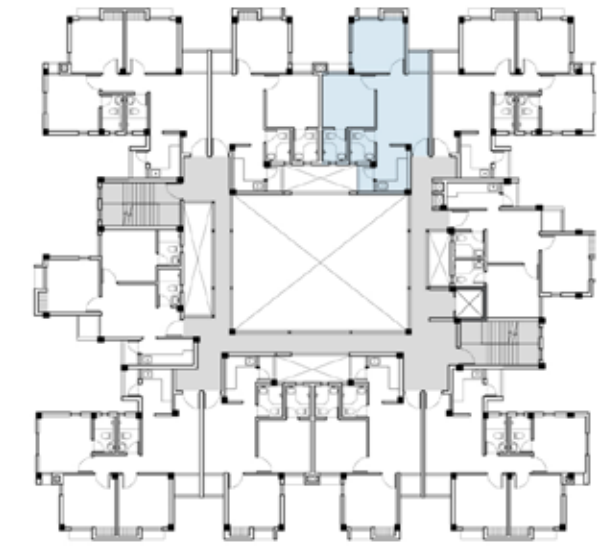
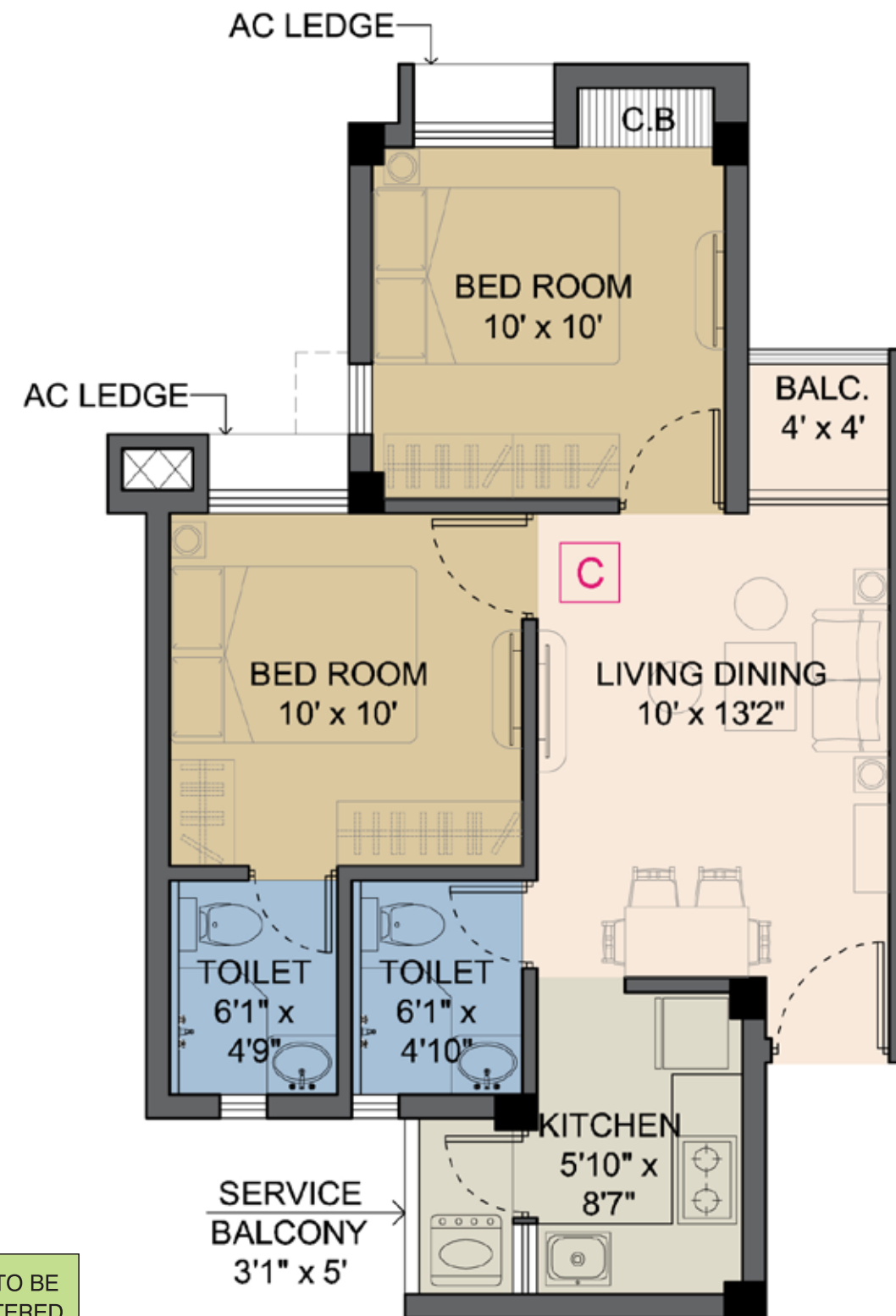


KEY PLAN ↻

Flat - B (1st - 3rd floor)

FLAT TYPE	UNIT TYPE	WBHRA AREA IN SQ FT	BALCONY AREA IN SQ FT	BUILT-UP AREA IN SQ FT	AREA TO BE REGISTERED IN SQ FT
B	2BHK - 2T	459	30	562	764



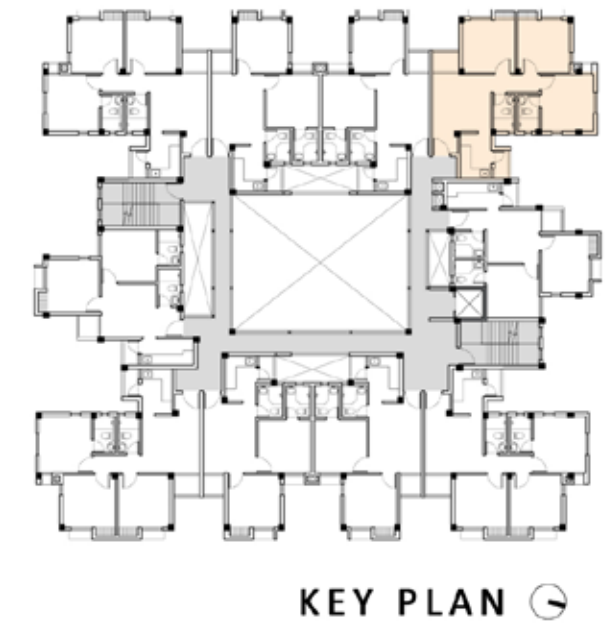
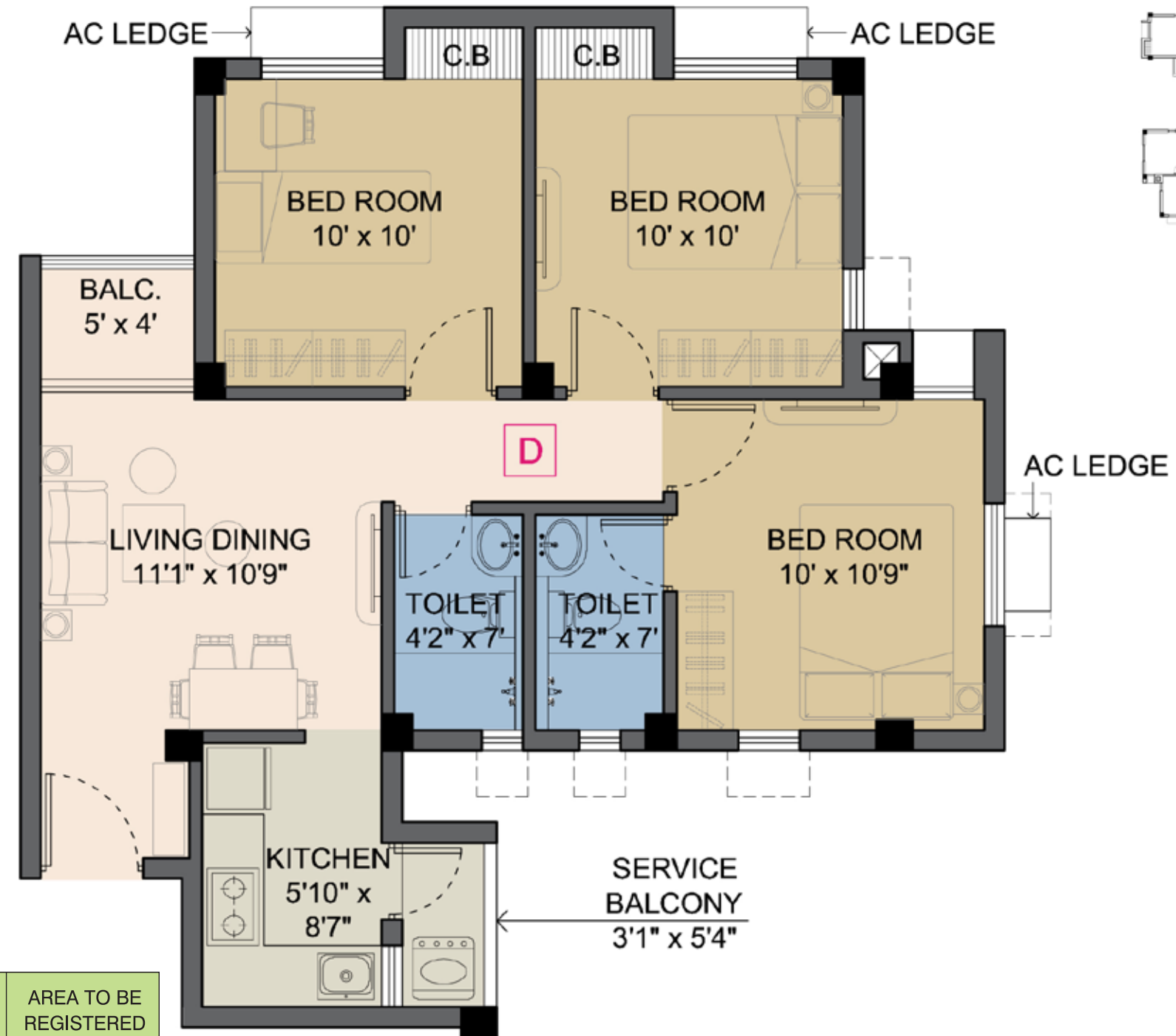


KEY PLAN

Flat - C (1st - 3rd floor)

FLAT TYPE	UNIT TYPE	WBHIRA AREA IN SQ FT	BALCONY AREA IN SQ FT	BUILT-UP AREA IN SQ FT	AREA TO BE REGISTERED IN SQ FT
C	2BHK - 2T	459	30	562	764

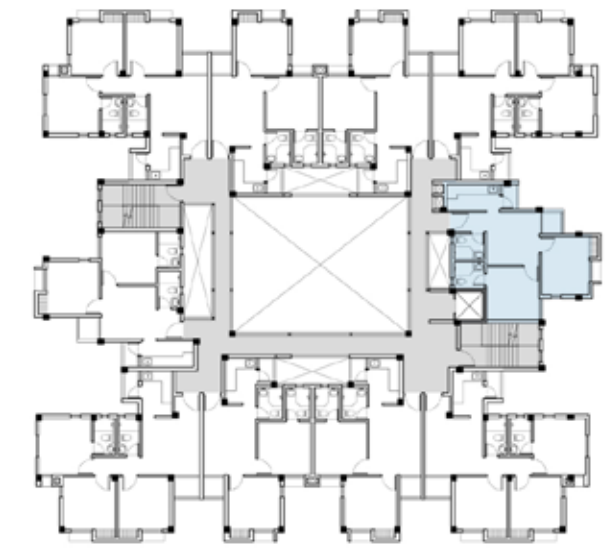
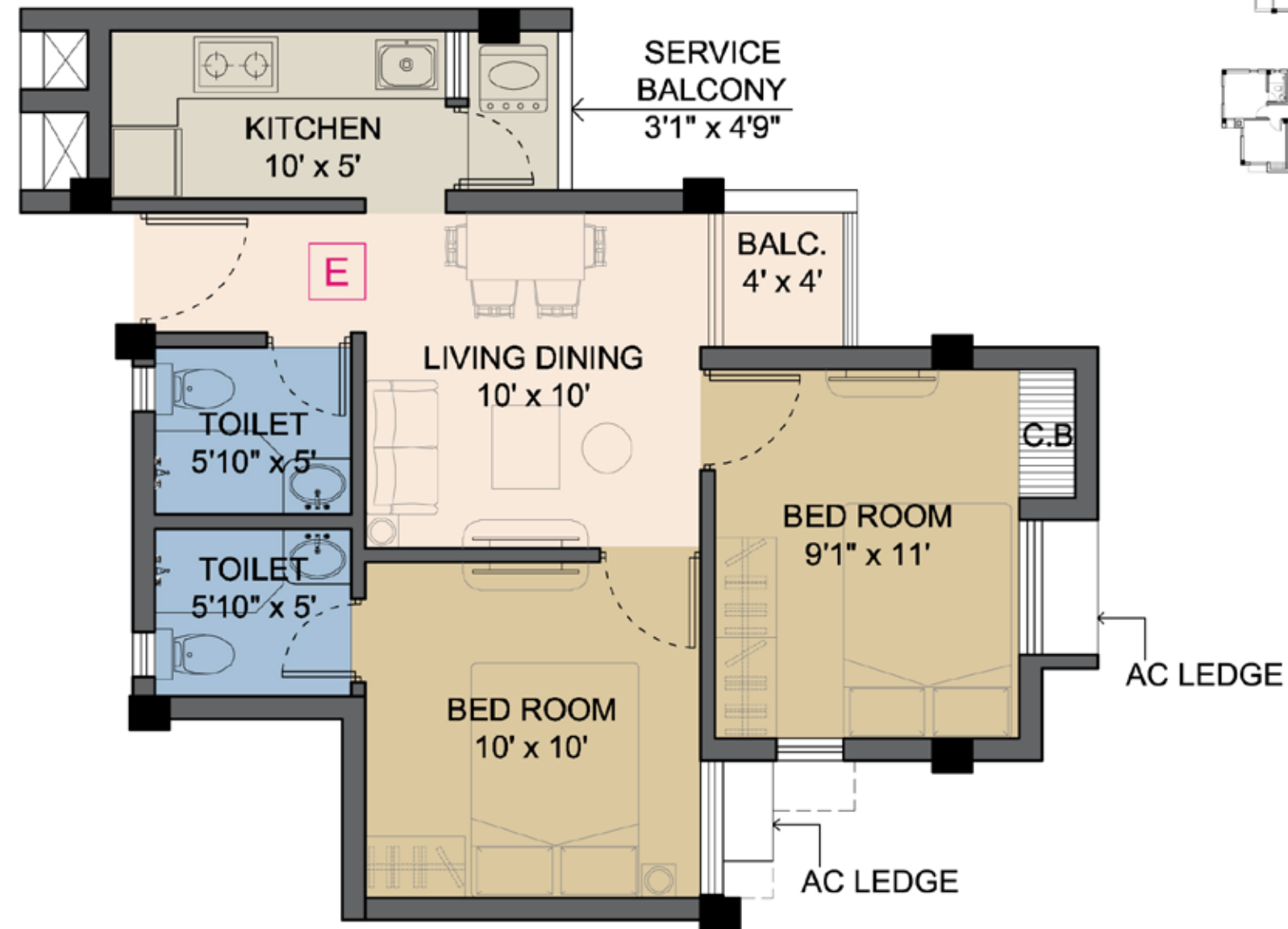




Flat - D (1st - 3rd floor)

FLAT TYPE	UNIT TYPE	WBHIRA AREA IN SQ FT	BALCONY AREA IN SQ FT	BUILT-UP AREA IN SQ FT	AREA TO BE REGISTERED IN SQ FT
D	3BHK - 2T	604	35	731	995



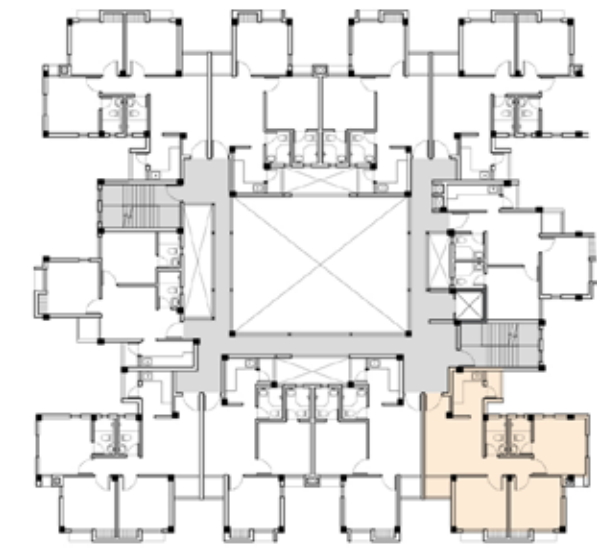
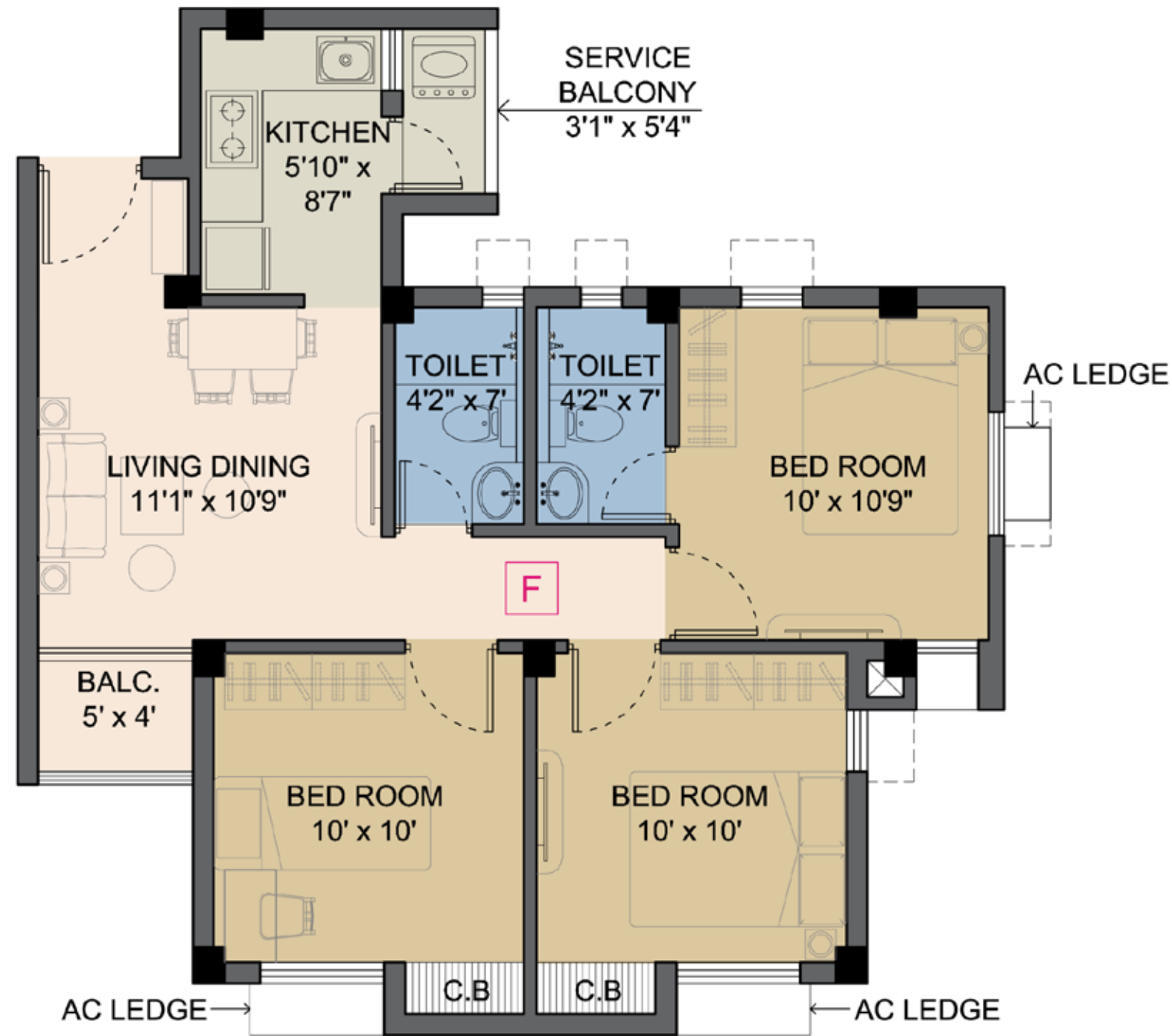


KEY PLAN ↻

Flat - E (1st - 3rd floor)

FLAT TYPE	UNIT TYPE	WBHIRA AREA IN SQ FT	BALCONY AREA IN SQ FT	BUILT-UP AREA IN SQ FT	AREA TO BE REGISTERED IN SQ FT
E	2BHK - 2T	445	30	559	761



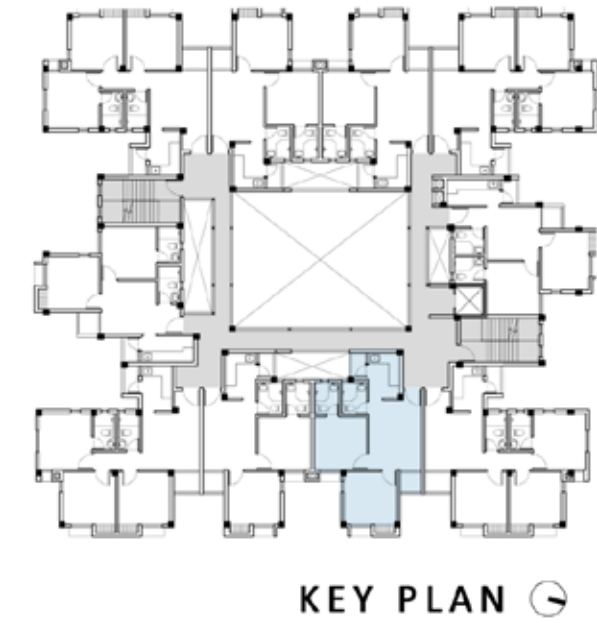
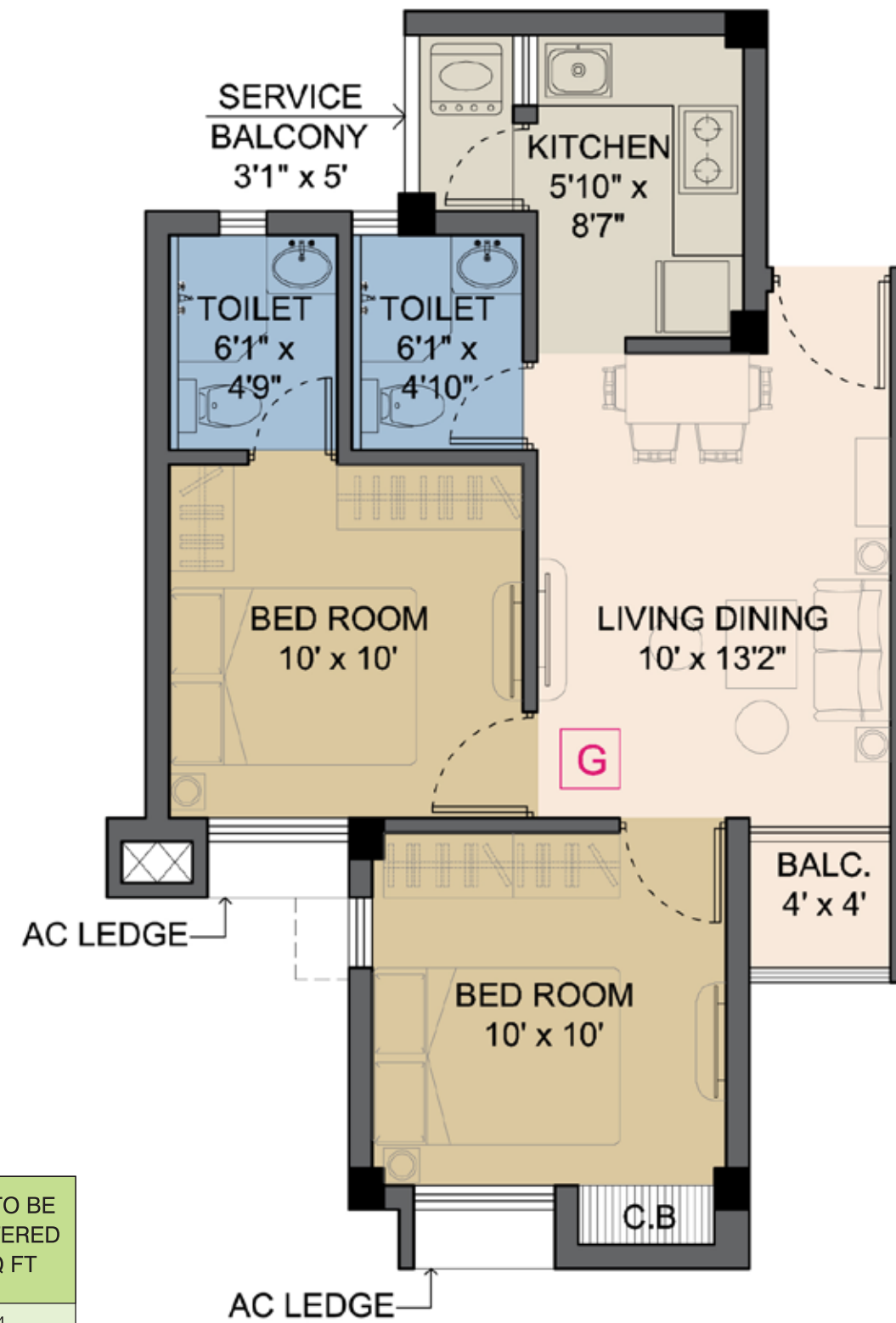


KEY PLAN

Flat - F (1st - 3rd floor)

FLAT TYPE	UNIT TYPE	WBHIRA AREA IN SQ FT	BALCONY AREA IN SQ FT	BUILT-UP AREA IN SQ FT	AREA TO BE REGISTERED IN SQ FT
F	3BHK - 2T	604	35	742	1010

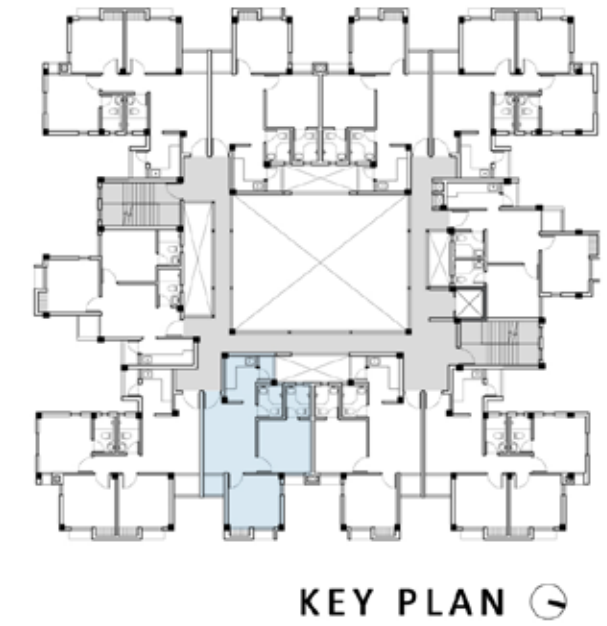
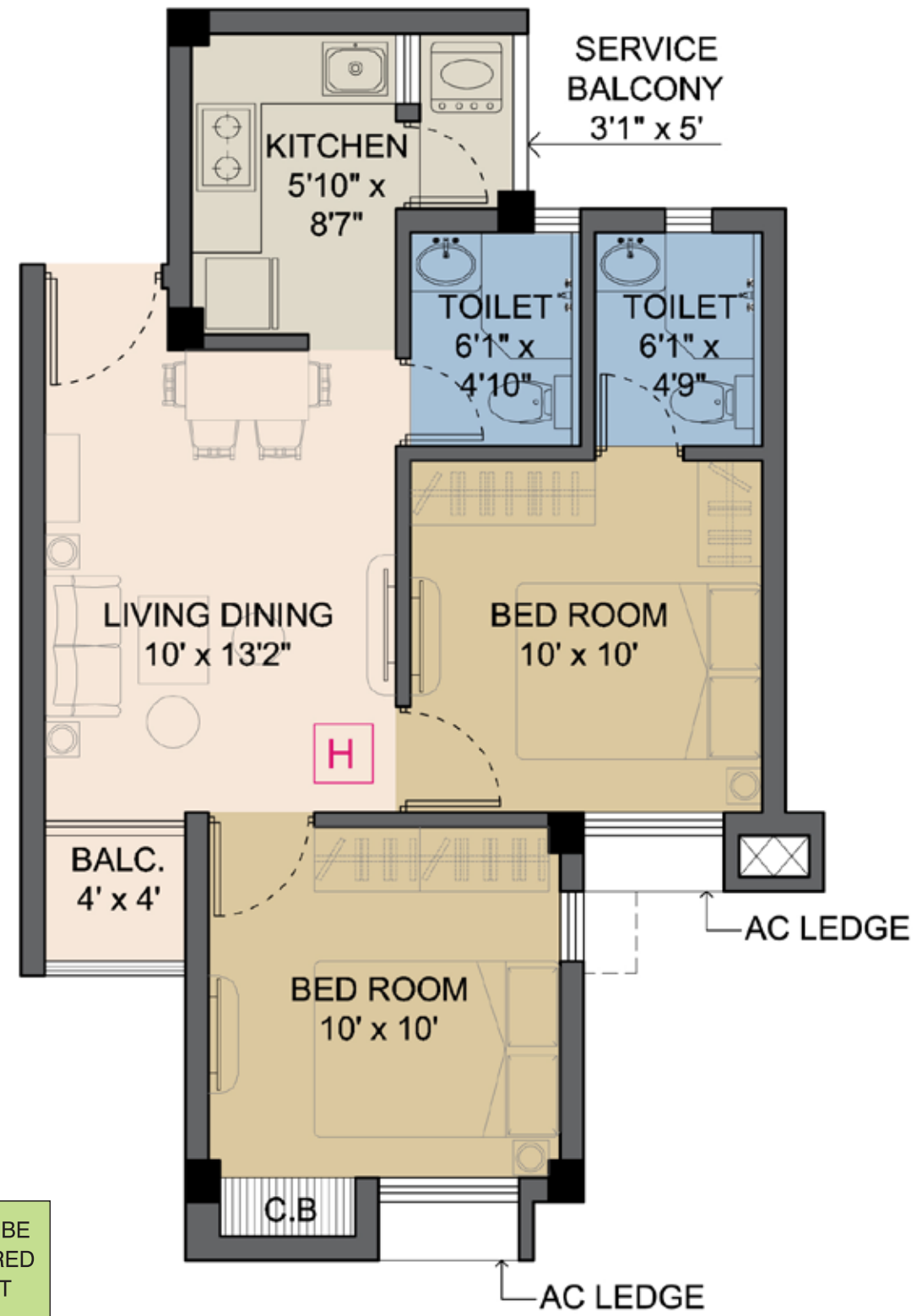




Flat - G (1st - 3rd floor)

FLAT TYPE	UNIT TYPE	WBHIRA AREA IN SQ FT	BALCONY AREA IN SQ FT	BUILT-UP AREA IN SQ FT	AREA TO BE REGISTERED IN SQ FT
G	2BHK - 2T	459	30	562	764

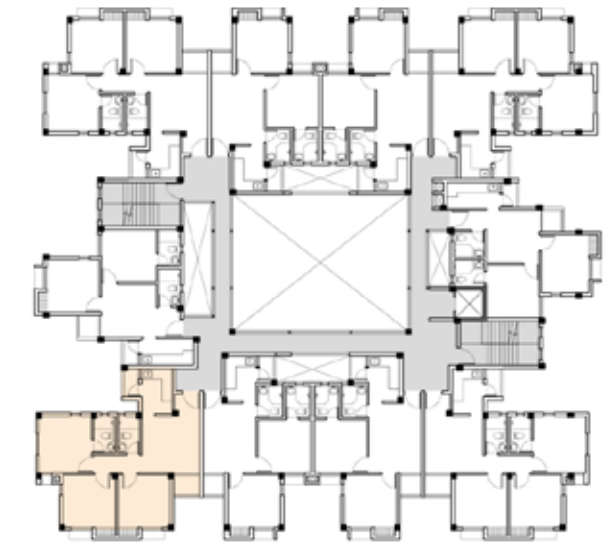
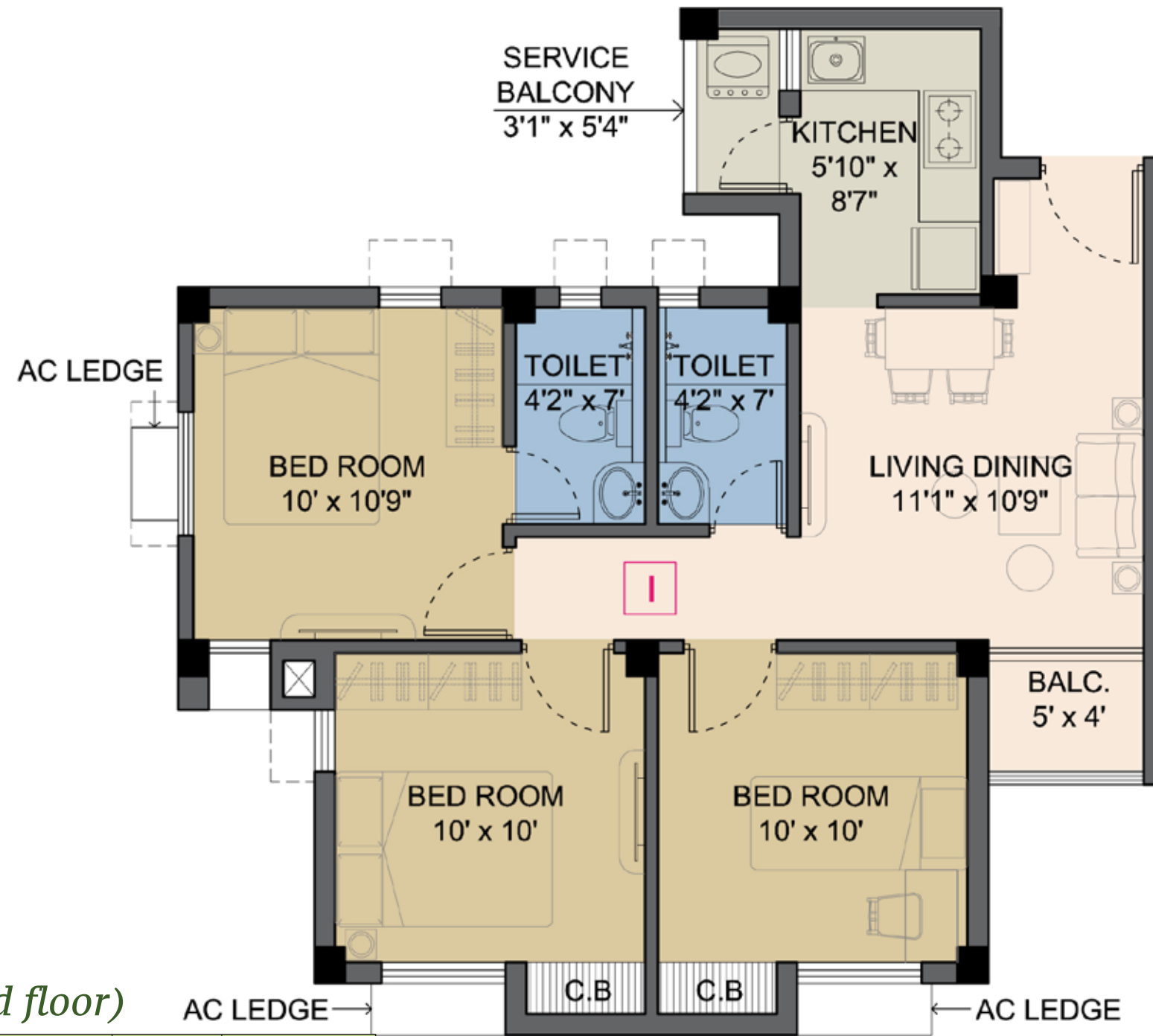




Flat - H (1st - 3rd floor)

FLAT TYPE	UNIT TYPE	WBHIRA AREA IN SQ FT	BALCONY AREA IN SQ FT	BUILT-UP AREA IN SQ FT	AREA TO BE REGISTERED IN SQ FT
H	2BHK - 2T	459	30	562	764



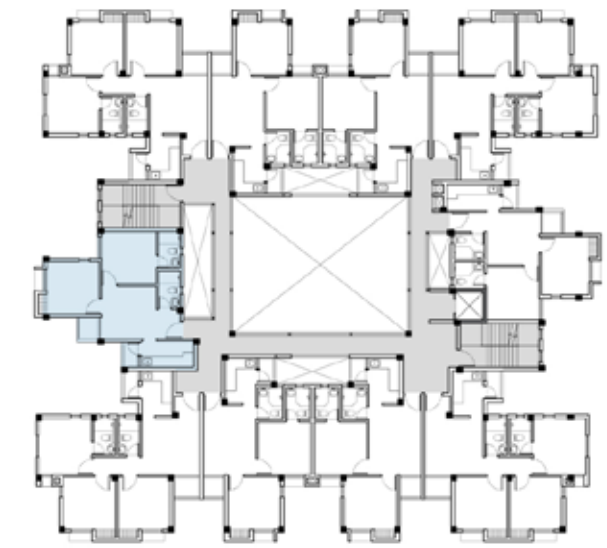
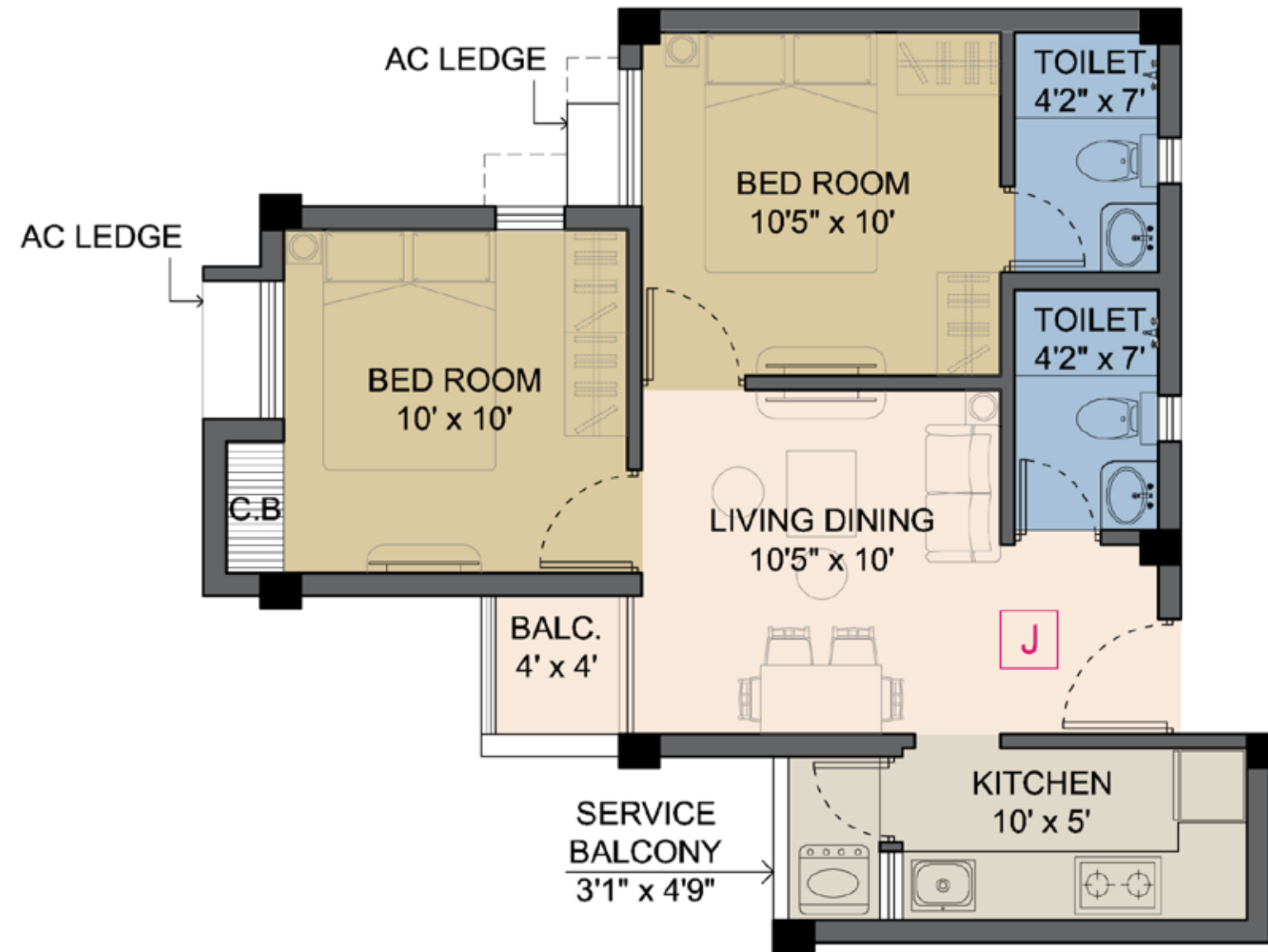


KEY PLAN

Flat - I (1st - 3rd floor)

FLAT TYPE	UNIT TYPE	WBHIRA AREA IN SQ FT	BALCONY AREA IN SQ FT	BUILT-UP AREA IN SQ FT	AREA TO BE REGISTERED IN SQ FT
I	3BHK - 2T	604	35	731	995



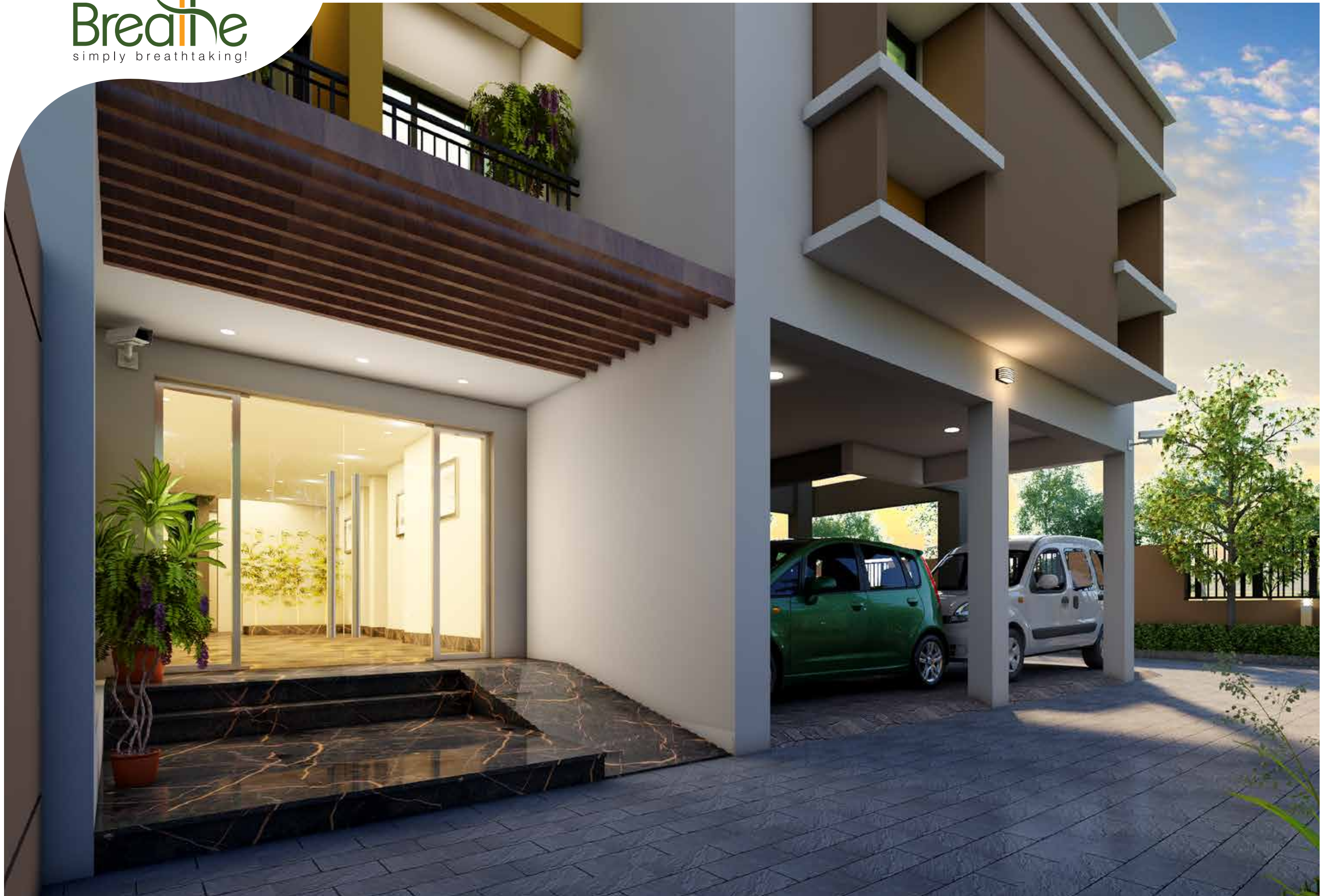


KEY PLAN

Flat - J (1st - 3rd floor)

FLAT TYPE	UNIT TYPE	WBHIRA AREA IN SQ FT	BALCONY AREA IN SQ FT	BUILT-UP AREA IN SQ FT	AREA TO BE REGISTERED IN SQ FT
J	2BHK - 2T	456	30	566	770





Entrance View | Artist Impression



Twilight View | Artist Impression

Team

Architect :



Developed by :



Structural Engineer :



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Site Address:

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*Take a deep breath.
Go for a long walk.
Love. Forgive. Exhale.
Repeat.*

