



Area statement and floor plans

Come, connect with nature.



Where the zing of Tolly meets the finesse of Alipore!

1.5 acres gated community living | Twin towers | B+G+12 | 2/3/4 BHK | BU : 669 - 1553 sq ft

Elevated club house on the podium | Pre-certified Gold rated Green Homes



**CERTIFIED
GOLD RATED
PROJECT**

Elegantly deigned by internationally acclaimed landscape consultant - WAHO.

Artist's impression | Disclaimer - The external color scheme shown in perspective view are tentative, the same may vary and will be done as per the advise of the Project Architect.

Master Plan

LEGENDS

- ① ENTRY
- ② PERGOLA
- ③ SECURITY ROOM
- ④ SEATING AREA
- ⑤ MULTI-PURPOSE SPORTS ARENA
- ⑥ OPEN CAR PARKING AREA
- ⑦ DROP OFF
- ⑧ DRIVEWAY





Legend

- 1 Yoga Deck
- 2 Society Room
- 3 Indoor Games Room
- 4 Community Hall
- 5 Outdoor Seating
- 6 Party Lawn
- 7 Tuition Kiosk
- 8 Gymnasium
- 9 Paved Area
- 10 Green Lawn
- 11 Featured Seating
- 12 Kid's Play Area
- 13 Floating Deck with Seating
- 14 Kid's Pool
- 15 Swimming Pool with Deck

BLOCK 1

Unit info		Total flat area sq.ft.	Flat area sq.ft.	Cupboard area sq.ft.	Balcony/Ser. area sq.ft.	Open terrace area sq.ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
K	2BHK+2TOI	795	650	27	43	0
J	3BHK+2TOI	986	811	41	42	0
E	2BHK+2TOI	684	575	14	39	0
H	3BHK+2TOI	1041	730	27	39	345

BLOCK 2

Unit info		Total flat area sq.ft.	Flat area sq.ft.	Cupboard area sq.ft.	Balcony/Ser. area sq.ft.	Open terrace area sq.ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
I	3BHK+2TOI	949	787	38	43	0
J	3BHK+2TOI	986	811	41	42	0
E	2BHK+2TOI	684	575	14	39	0
F	3BHK+2TOI	1041	730	27	39	345



Well-equipped AC gymnasium



Sprawling banquet hall



Tuition kiosk



Kids' play area



Meditation zone



Rooftop BBQ

Feel the vibe !



Multi-purpose sports arena

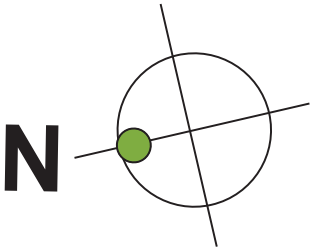
2nd Floor Plan | Block 1



Unit info		Total flat area sq.ft.	Flat area sq.ft.	Cupboard area sq.ft.	Balcony/Ser. Balcony area sq.ft.	Open terrace area sq.ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
I	3BHK+2TOI	961	787	38	43	46
J	3BHK+2TOI	1008	811	41	42	43
D	2BHK+2TOI	1005	575	14	39	632
E	2BHK+2TOI	704	575	14	39	40
H	3BHK+2TOI	888	730	25	39	40
G	3BHK+2TOI	1263	730	25	39	789

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, 50% of the Terrace area and the wall area covering the unit.

2nd Floor Plan | Block 2



Unit info		Total flat area sq.ft.	Flat area sq.ft.	Cupboard area sq.ft.	Balcony/Ser. Balcony area sq.ft.	Open terrace area sq.ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
I	3BHK+2TOI	961	787	38	43	46
J	3BHK+2TOI	1008	811	41	42	43
D	2BHK+2TOI	1005	575	14	39	632
E	2BHK+2TOI	704	575	14	39	41
F	3BHK+2TOI	888	730	25	39	41
G	3BHK+2TOI	1263	730	25	39	789

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, 50% of the Terrace area and the wall area covering the unit.

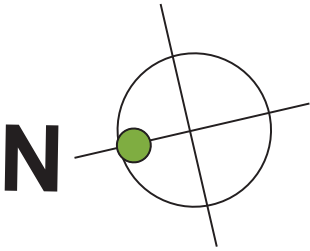
3rd, 6th, 9th and 12th Floor Plan | Block 1



Unit info		Total flat area sq.ft.	Flat area sq.ft.	Cupboard area sq.ft.	Balcony/Ser. Balcony area sq.ft.	Open terrace area sq.ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
A	3BHK+2TOI	967	793	38	43	43
B	2BHK+2TOI	700	575	0	41	45
C	4BHK+3TOI	1553	1254	41	88	112
D	2BHK+2TOI	698	575	0	39	45
E	2BHK+2TOI	692	575	0	39	45
H	3BHK+2TOI	890	730	25	39	43
G	3BHK+2TOI	890	730	25	39	43

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, 50% of the Terrace area and the wall area covering the unit.

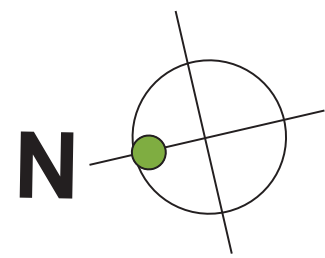
3rd, 6th, 9th and 12th Floor Plan | Block 2



Unit info		Total flat area sq.ft.	Flat area sq.ft.	Cupboard area sq.ft.	Balcony/Ser. Balcony area sq.ft.	Open terrace area sq.ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
A	3BHK+2TOI	967	793	38	43	43
B	2BHK+2TOI	700	575	0	41	45
C	4BHK+3TOI	1553	1254	41	88	112
D	2BHK+2TOI	698	575	0	39	45
E	2BHK+2TOI	692	575	0	39	45
F	3BHK+2TOI	890	730	25	39	43
G	3BHK+2TOI	890	730	25	39	43

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, 50% of the Terrace area and the wall area covering the unit.

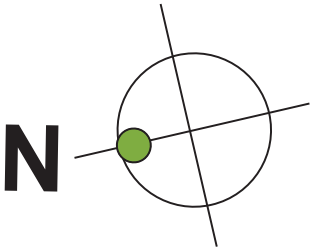
4th, 7th and 10th Floor Plan | Block 1



Unit info		Total flat area sq.ft.	Flat area sq.ft.	Cupboard area sq.ft.	Balcony/Ser. Balcony area sq.ft.	Open terrace area sq.ft.
Flat No.	Flat Type	BU	Carpets	Carpets	Carpets	Carpets
A	3BHK+2TOI	945	793	38	43	0
B	2BHK+2TOI	677	575	0	41	0
C	4BHK+3TOI	1497	1254	41	88	0
D	2BHK+2TOI	675	575	0	39	0
E	2BHK+2TOI	669	575	0	39	0
H	3BHK+2TOI	868	730	25	39	0
G	3BHK+2TOI	868	730	25	39	0

*Built up area includes Carpets area of the Unit, Cupboard, Balcony/Ser. Balcony, 50% of the Terrace area and the wall area covering the unit.

4th, 7th and 10th Floor Plan | Block 2



Unit info		Total flat area sq.ft.	Flat area sq.ft.	Cupboard area sq.ft.	Balcony/Ser. Balcony area sq.ft.	Open terrace area sq.ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
A	3BHK+2TOI	945	793	38	43	0
B	2BHK+2TOI	677	575	0	41	0
C	4BHK+3TOI	1497	1254	41	88	0
D	2BHK+2TOI	675	575	0	39	0
E	2BHK+2TOI	669	575	0	39	0
F	3BHK+2TOI	868	730	25	39	0
G	3BHK+2TOI	868	730	25	39	0

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, 50% of the Terrace area and the wall area covering the unit.

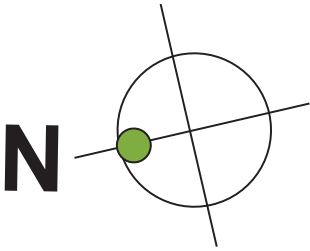
5th, 8th and 11th Floor Plan | Block 1



Unit info		Total flat area sq.ft.	Flat area sq.ft.	Cupboard area sq.ft.	Balcony/Ser. Balcony area sq.ft.	Open terrace area sq.ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
A	3BHK+2TOI	957	793	27	43	45
B	2BHK+2TOI	698	575	0	41	42
C	4BHK+3TOI	1508	1254	30	88	43
D	2BHK+2TOI	696	575	0	39	41
E	2BHK+2TOI	690	575	0	39	41
H	3BHK+2TOI	889	730	25	39	41
G	3BHK+2TOI	889	730	25	39	41

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, 50% of the Terrace area and the wall area covering the unit.

5th, 8th and 11th Floor Plan | Block 1



Unit info		Total flat area sq.ft.	Flat area sq.ft.	Cupboard area sq.ft.	Balcony/Ser. Balcony area sq.ft.	Open terrace area sq.ft.
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet	Carpet
A	3BHK+2TOI	957	793	27	43	45
B	2BHK+2TOI	698	575	0	41	42
C	4BHK+3TOI	1508	1254	30	88	43
D	2BHK+2TOI	696	575	0	39	41
E	2BHK+2TOI	690	575	0	39	41
F	3BHK+2TOI	889	730	25	39	41
G	3BHK+2TOI	889	730	25	39	41

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony, 50% of the Terrace area and the wall area covering the unit.

Block 1 - 3rd, 6th, 9th and 12th (Flat Type E)

Flat No.	BHK	TLTS	BU Area sq. ft.	Carpet Area sq. ft.	Cupboard Area sq. ft.	Balcony Area sq. ft.	Terrace sq. ft.
E	2BHK	2	692	575	0	39	45

*Built up Area includes Carpet Area of the Unit, Cupboard, 50% of the Terrace Area and the Wall Area covering the Unit.



Legends

- ①

Living/Dining (18'8" x 10'0")
- ②

Master Bedroom (10'0" x 9'8")
- ③

Bedroom (11'8" x 10'0")
- ④

Balcony (4'1" x 9'6")
- ⑤

Toilet (4'11" x 5'5")
- ⑥

Toilet (4'5" x 8'0")

• Branded Sanitary & CP fittings

• Hot & Cold water provision

• Designer tiles up to 7 ft height
- ⑦

Kitchen (5'11" x 10'0")

• Granite counter top

• Designer tiles up to 2 ft height above counter top

• Hot & Cold water provision

• Stainless steel sink
- ⑧

Open Terrace (11'6" x 3'11")
- ⑨

Large size vitrified tiles, (floor) bedrooms, toilet, kitchen
- ⑩

Large size vitrified flooring (floor) liv/din & common passage
- ⑪

External walls
- ⑫

Internal walls
- ⑬

Gypsum plaster for extra smooth finish
- ⑭

Toilet floor with heavy duty anti-skid flooring
- ⑮

Kitchen floor with heavy duty matt finish ceramic tiles
- ⑯

Superior quality aluminum windows

Block 2 - 3rd, 6th, 9th and 12th (Flat Type C)

Flat No.	BHK	TLTS	BU Area sq. ft.	Carpet Area sq. ft.	Cupboard Area sq. ft.	Utility/Balcony Area sq. ft.	Terrace sq. ft.
C	4BHK	3	1553	1254	41	88	112

*Built up Area includes Carpet Area of the Unit, Cupboard, 50% of the Terrace Area and the Wall Area covering the Unit.



Legends

- ①

Living/Dining (11'2" x 30'6")
- ②

Master Bedroom (17'5" x 11'7")
- ③

Bedroom (11'6" x 14'11")
- ④

Bedroom (12'5" x 11'8")
- ⑤

Bedroom (11'6" x 10'3")
- ⑥

Balcony (10'6" x 5'6")
- ⑦

Toilet (11'6" x 4'6")
- ⑧

Toilet (7'10" x 4'8")
- ⑨

Toilet (5'1" x 8'3")

•

Branded Sanitary & CP fittings

•

Hot & Cold water provision

•

Designer tiles up to 7 ft height
- ⑩

Kitchen (9'11" x 8'2")

•

Granite counter top

•

Designer tiles up to 2 ft height above counter top

•

Hot & Cold water provision
- ⑪

Utility (9'3" x 3'4")
- ⑫

Open Terrace (12'6" x 3'11")
- ⑬

Open Terrace (15'11" x 3'11")
- ⑭

Large size vitrified tiles, (floor) bedrooms, toilet, kitchen
- ⑮

Large size vitrified flooring (floor) liv/din & common passage
- ⑯

External walls
- ⑰

Internal walls
- ⑱

Gypsum plaster for extra smooth finish
- ⑲

Toilet floor with heavy duty anti-skid flooring
- ⑳

Kitchen floor with heavy duty matt finish ceramic tiles
- ㉑

Superior quality aluminum windows

Block 2 - 5th, 8th and 11th (Flat Type A)

Flat No.	BHK	TLTS	BU Area sq. ft.	Carpet Area sq. ft.	Cupboard Area sq. ft.	Balcony Area sq. ft.	Terrace sq. ft.
A	3BHK	2	957	793	27	43	45

*Built up Area includes Carpet Area of the Unit, Cupboard, 50% of the Terrace Area and the Wall Area covering the Unit.



Legends

- ①

Living/Dining (10'4" x 22'1")
- ②

Master Bedroom (12'8" x 10'0")
- ③

Bedroom (12'0" x 10'0")
- ④

Bedroom (12'0" x 11'0")
- ⑤

Balcony (9'8" x 4'6")
- ⑥

Toilet (8'4" x 4'11")
- ⑦

Toilet (8'0" x 4'7")

•

Branded Sanitary & CP fittings

•

Hot & Cold water provision

•

Designer tiles up to 7 ft height
- ⑧

Kitchen (8'0" x 7'4")

•

Granite counter top

•

Designer tiles up to 2 ft height above counter top

•

Hot & Cold water provision

•

Stainless steel sink
- ⑨

Open Terrace (11'0" x 3'11")
- ⑩

Large size vitrified tiles, (floor) bedrooms, toilet, kitchen
- ⑪

Large size vitrified flooring (floor) liv/din & common passage
- ⑫

External walls
- ⑬

Internal walls
- ⑭

Gypsum plaster for extra smooth finish
- ⑮

Toilet floor with heavy duty anti-skid flooring
- ⑯

Kitchen floor with heavy duty matt finish ceramic tiles
- ⑰

Superior quality aluminum windows



Grand Entrance Lobby:

- Modish entrance lobby with premium wall finishes, combination of Italian marble, granite, polished veneer & paint.

Elevation:

- An iconic building, meticulously designed with state-of-the-art specifications.

Air-Conditioning:

- Split Air-Conditioning in all rooms including the dining/living room
(not in Bathroom/Kitchen/Balcony)

Foundation & Structure:

- Reinforced cement with concrete on piles and sheer walls wherever necessary
- Strict surveillance on quality

Wall finish:

- Gypsum plaster for extra smooth finish

Doors:

- Polished flush main door
- Painted flush door in bedrooms, bathrooms and kitchen

Windows:

- Anodized aluminum windows with glass panes

Hardware & Fittings:

- Branded locks and hardware fittings of reputed brand

Floors:

- Large size vitrified tiles in living, dining & bedrooms
- Kitchen floor with heavy duty matt finish ceramic tiles
- Anti-skid floor tiles in bathroom and designer tiles on walls upto 7 ft height

Elevators:

- High speed automatic lifts of reputed brand with well-decorated lift cars
- One stretcher lift with capacity of 13 passengers

Common lighting:

- Overhead illumination for compound & street lighting inside the complex
- Use of LED lighting in major areas to minimize common area power consumption

Electrical details:

- PVC conduit pipe with copper wiring, MCBs/ELCBs with sufficient power points for electricity, telephone, internet etc. and other necessary gadgets inside the apartment and cable outside.
- Fire resistant wires with premium modular switches of reputed brand
- Quality earthing for all electro-mechanical gadgets
- Power back-up up to 5 KVA sufficient to run all your electrical gadgets including Air-Conditioner.

24x7 Security & Fire Prevention:

- Security surveillance facility with CCTV
- Fire fighting arrangements as per recommendation of West Bengal Fire Service (as per Provisional NOC)
- Video door phone facility with intercom system

Treatment:

- Anti-termite treatment during various stages of construction

Water Treatment:

- 24 hour treated water supply

Proofing:

- Superior quality waterproofing wherever necessary

Kitchen:

- Granite counter top
- Dado of ceramic tiles above platform upto 2 ft height
- Stainless steel sink
- Hot & cold water provision

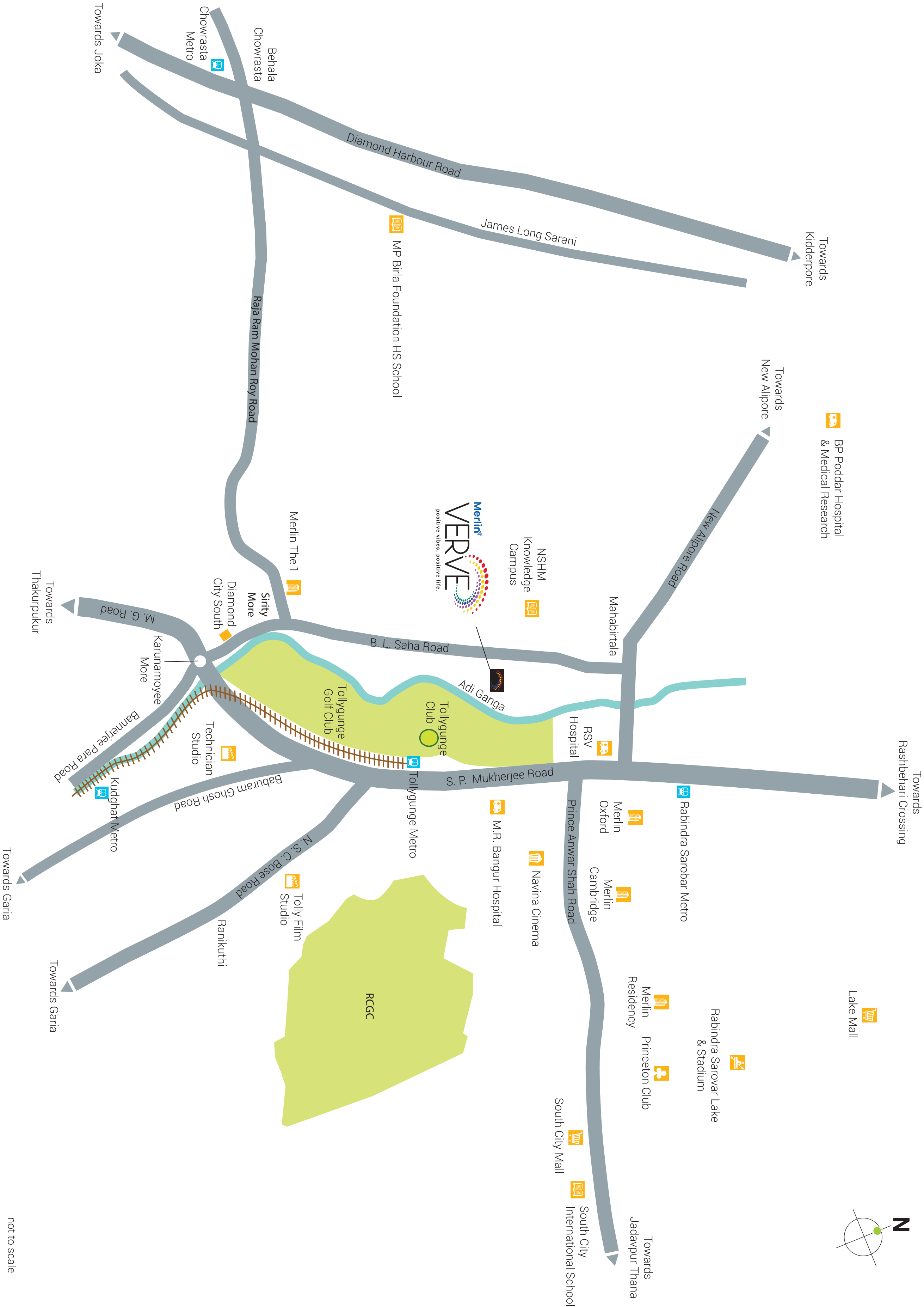
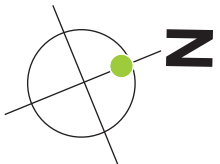
Toilet:

- Water efficient sanitary fixtures of reputed brand
- Top-of-the-line international quality fittings of reputed brand
- Designer large-sized wall tiles upto 7 ft height
- Anti-skid flooring
- Hot & Cold water provision

Live amongst Greens, Air & Water:

- Ample open space and greenery all around
- Terraces in some apartments to give a blissful feeling
- Meticulously planned apartments, two/three sides open with cross-ventilation and adequate daylight.


Specification




not to scale



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