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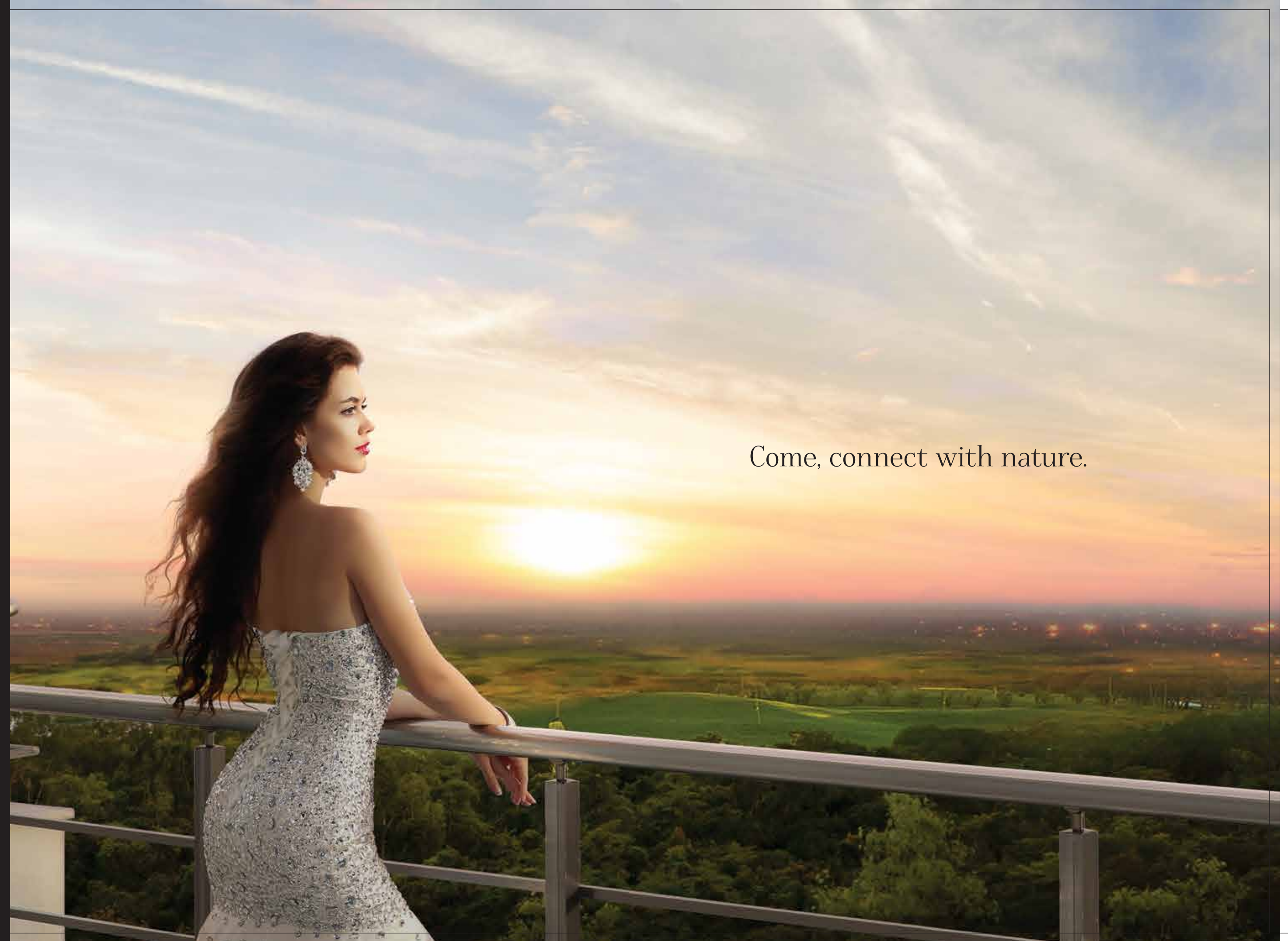
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Area statement and floor plans



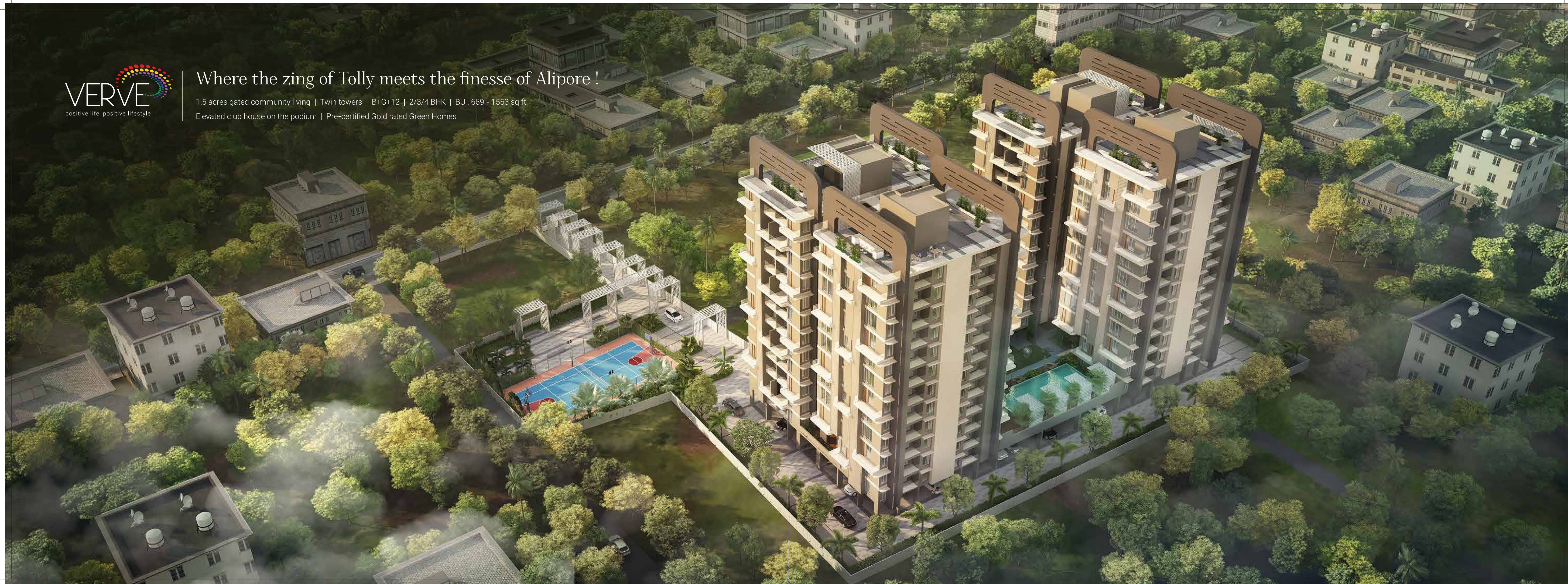
Come, connect with nature.





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





Master Plan

LEGENDS

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

1st Floor Plan | Block 1 and 2

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
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. Balcony 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

*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.



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

Feel the vibe !



Meditation zone



Rooftop BBQ



Multi-purpose sports arena



Well-equipped AC gymnasium



Sprawling banquet hall

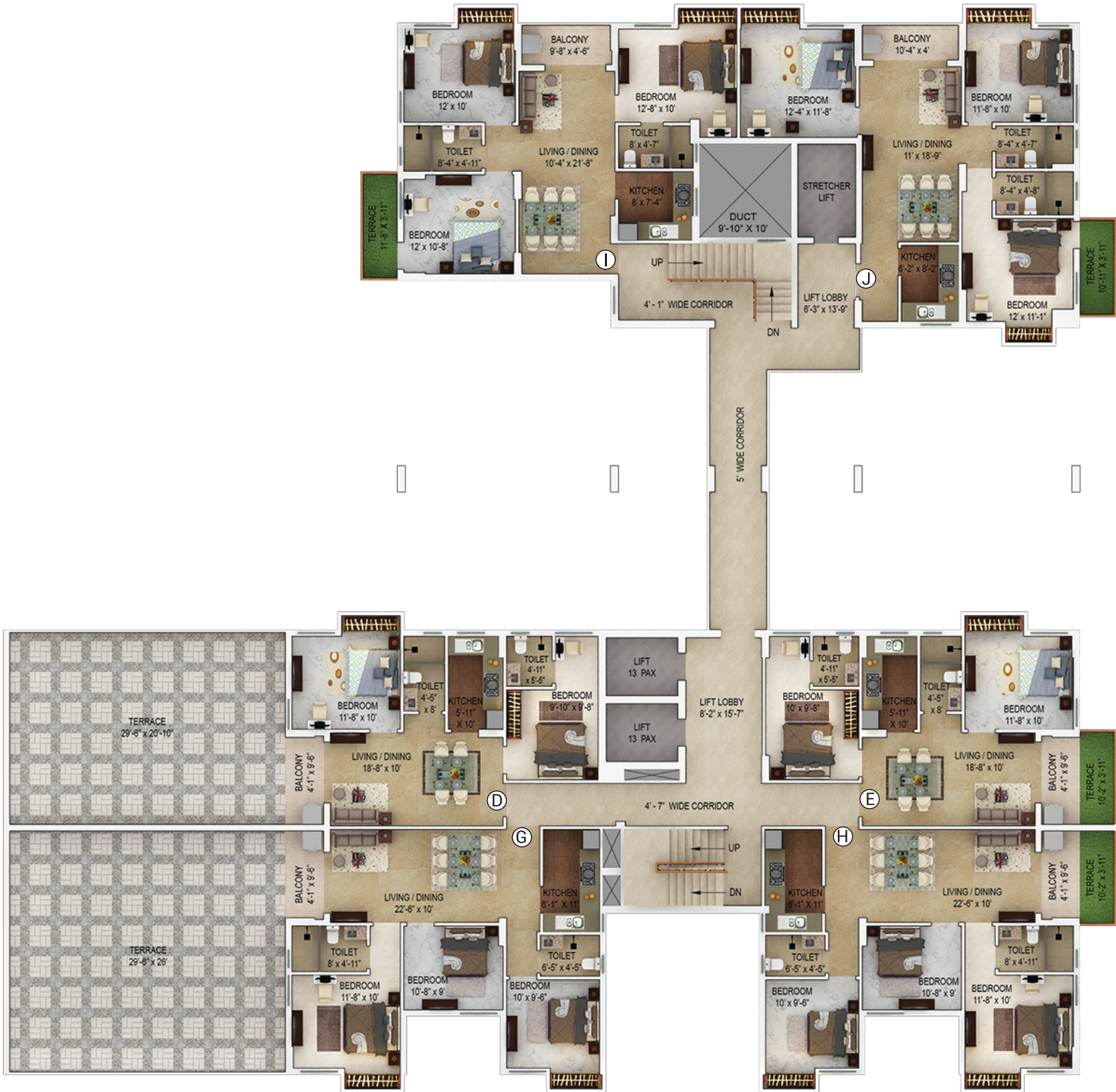


Tuition kiosk



Kids' play area

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	Carpets	Carpets	Carpets	Carpets	Carpets
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	
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	Carpets	Carpets	Carpets	Carpets	Carpets
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	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
H	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.

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 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	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 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") | ⑭ Large size vitrified tiles, (floor) bedrooms, toilet, kitchen |
| ② Master Bedroom (17'5" x 11'7") | ⑮ Large size vitrified flooring (floor) liv/din & common passage |
| ③ Bedroom (11'6" x 14'11") | ⑯ External walls |
| ④ Bedroom (12'5" x 11'8") | ⑰ Internal walls |
| ⑤ Bedroom (11'6" x 10'3") | ⑱ Gypsum plaster for extra smooth finish |
| ⑥ Balcony (10'6" x 5'6") | ⑳ Toilet floor with heavy duty anti-skid flooring |
| ⑦ Toilet (11'6" x 4'6") | ㉑ Kitchen floor with heavy duty matt finish ceramic tiles |
| ⑧ Toilet (7'10" x 4'8") | ㉒ Superior quality aluminum windows |
| 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 | |
| • Stainless steel sink | |
| ⑪ Utility (9'3" x 3'4") | |
| ⑫ Open Terrace (12'6" x 3'11") | |
| ⑬ Open Terrace (15'11" x 3'11") | |



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 - 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")
- ⑧

Kitchen (8'0" x 7'4")
 - Branded Sanitary & CP fittings
 - Hot & Cold water provision
 - Designer tiles up to 7 ft height
 - 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 : Well-decorated entrance lobby with premium textured paint finish in common areas such as staircases.

Elevation : An iconic building, meticulously designed | Combination of anti-fungal and textured paint.

Air-conditioning : Split air-conditioning in all rooms including the dining/living room (not in bathroom).

Foundation & Structure : Reinforced cement with concrete on piles and sheer walls wherever necessary | Strict surveillance on quality.

Wall Finish : Putty finish smooth walls .

Doors : Internal doors - Both side painted door | Main door - One side teak finish door.

Windows : Color anodised or powder coated glazed aluminum windows*.

Hardware & Fittings : Branded locks and hardware fittings of Yale, Godrej or equivalent make.

Floors & Dado : Large 800x800 vitrified flooring in living and dining, and 600x600 vitrified tiles in all bedrooms | Anti-skid ceramic tiles in kitchen floors, Anti-skid floor tiles in bathroom and designer tiles on walls upto 8 feet height.

Elevators : High speed automatic lifts of Kone/Schneider/equivalent make with well-decorated lift cars.

Common Lighting : Overhead illumination for compound and 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 necessary gadgets | Fire resistant wires with premium modular switches of Crabtree/Havells or equivalent make | Concealed wiring of reputed brands for electricity, telephone, internet etc. inside the apartment | Quality earthing for all electro-mechanical gadgets.

Power back-up : Power back-up up to 5 KVA sufficient to run all your electrical gadgets including Air-Conditioners*.

24x7 Security & Fire Prevention : Security surveillance facility with CCTV and 24x7 security guards | Fire fighting arrangement as per West Bengal Fire Service recommendation | Smoke detectors with sprinkler system for fire prevention | Required number of evacuation points and refuge platforms for residents' safety along with fire safety alarms Video door phone facility coupled with intercom system.

Treatment : Anti-termite treatment during various stages of construction | Thermal insulation treatment for the roof.

Water Treatment & Proofing : Each apartment assures 24 x 7 hour treated water supply Superior quality waterproofing wherever necessary.

Kitchen : Granite counter top | Dado of ceramic tiles above platform upto 2 feet height Stainless steel sink | Hot and cold water provision | Ceramic wall tiles in utility balcony.

Toilets : Water efficient sanitary fixtures (Hindware Italian collection/Kohler or equivalent) | Top-of-the-line international quality fittings of Jaquar or equivalent make Designer large sized wall tiles up to 7 feet height | Anti-skid flooring | Hot and cold water provision.

Live amongst Green, Air & Water : Ample open area 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.



stay positive

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