

Prabha

PRABHA HIGHRISE LLP

Address : 18, Rabindra Sarani, Poddar Court,  
Gate No 4, 7th Floor, Room No. 703 & 704

Contact No **9051806000**

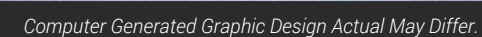
Hira Regn. No. NPR-01821 (Applied For)



A X O R



*bespoke luxury*



Kitchen looking out  
into Rear Lawn

\*at extra cost



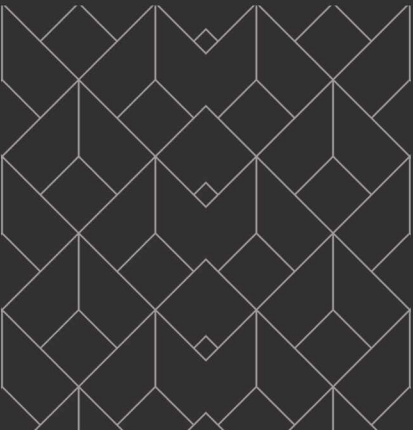
Computer Generated Graphic Design Actual May Differ.

Owning An Exceptional Coveted Address

LOCATION PLAN



Axor is an exclusive collection of 15 Luxury Bungalows in the heart of New Town. With an exceptional attention to detail, outstanding specification and stunning amenities offers true living without compromise. Quality, style and exclusivity perfectly blended with contemporary spaces designed to exceed expectations. With a host of amenities one of the most popular past times is spending time in swimming pool with your kids. Effortless living blends with uncompromising excellence at Axor Bungalows. This is an opportunity of rare exception.



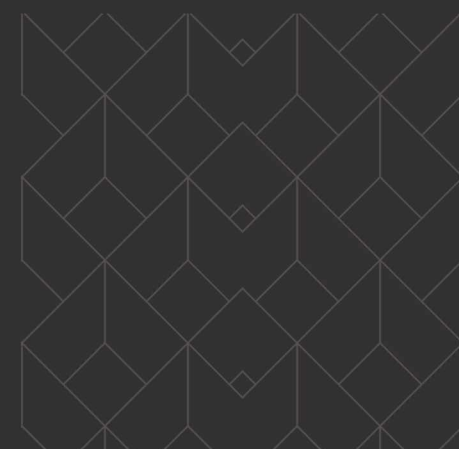


## Staying Rooted Reaching Luxury

A class above with modern living. As life gets busier and busier it is essential to find a space where you can relax, unwind and leave the stresses of life behind. Set around in an exclusive gated court, these inspired homes echo the elegant style of the neighbouring bungalows and cannot fail to impress.

## CLUB AMENITIES

-  Infinity Edge Swimming Pool with Kids Pool
-  Family Entertainment Lounge
-  Fitness Centre
-  Party Hall
-  Indoor Games Lounge



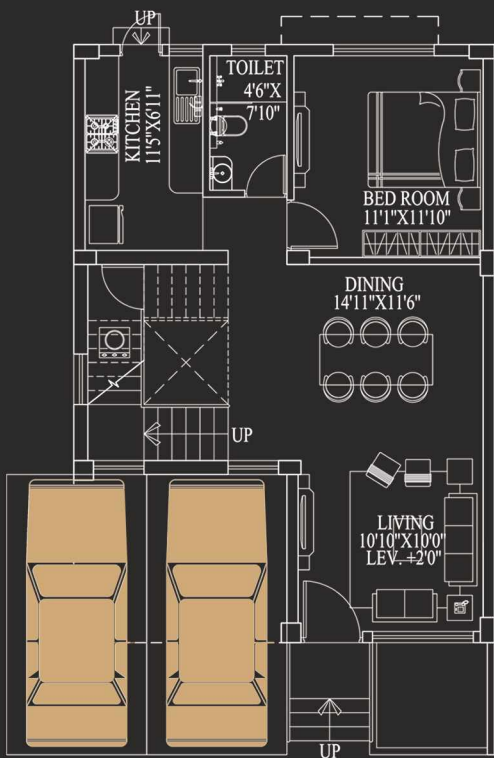
MASTER PLAN



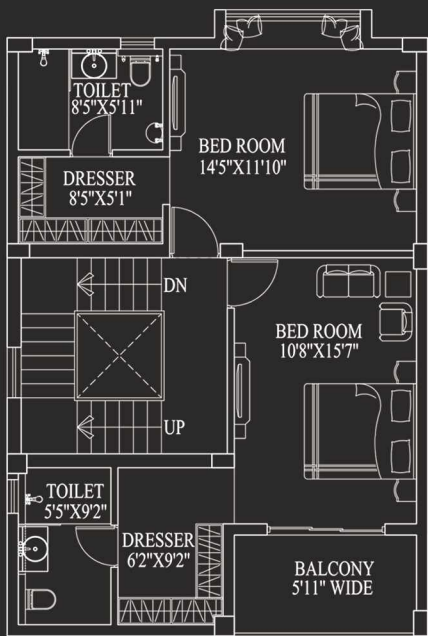
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BUNGALOW - A, B, C, D, E, F, H

GROUND FLOOR PLAN

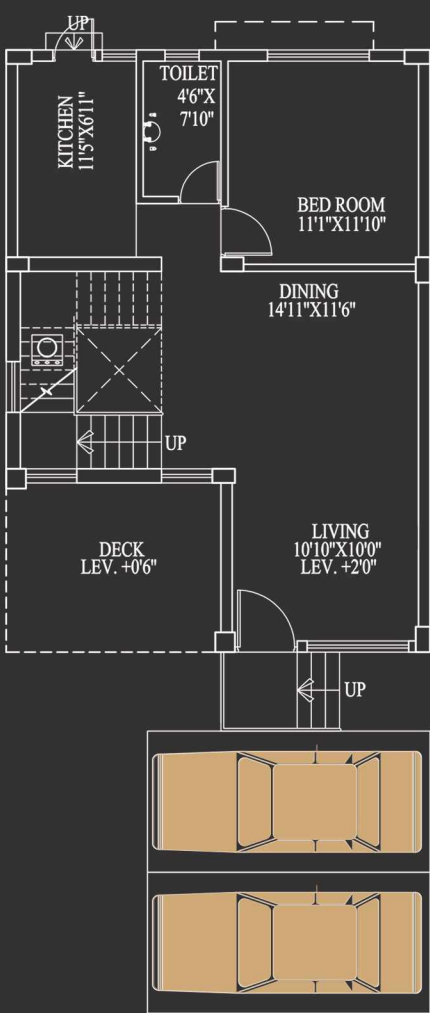


1ST & 2ND FLOOR PLAN

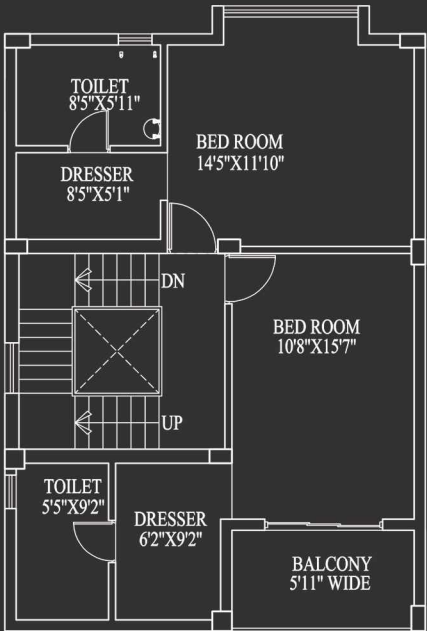


BUNGALOW - G

GROUND FLOOR PLAN



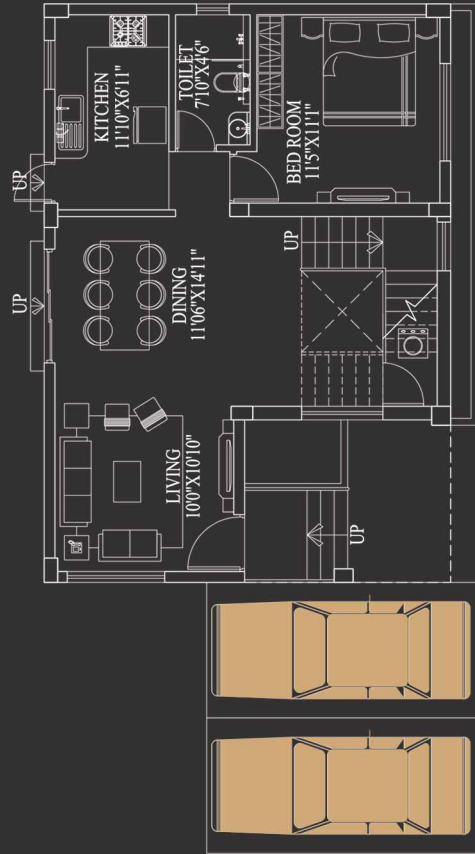
1ST & 2ND FLOOR PLAN



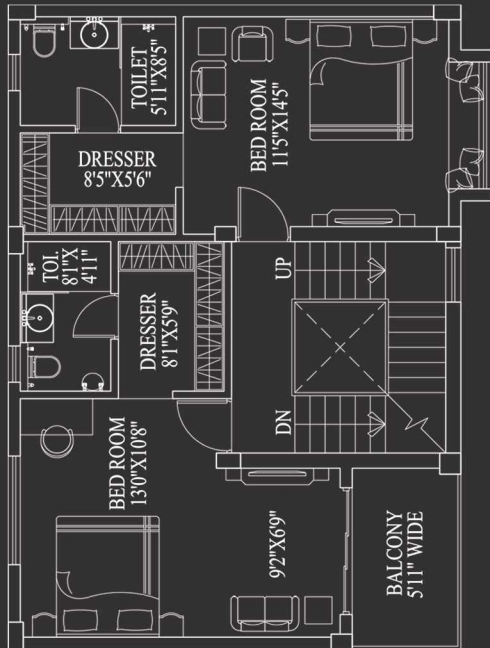
|                                                |
|------------------------------------------------|
| Carpet Area (Excluding Balcony) - 2070 Sq. Ft. |
| Balcony Area - 126 Sq. Ft.                     |
| Terrace Area - 680 Sq. Ft.                     |
| Built Up Area - 2445 Sq. Ft.                   |

|                                                |
|------------------------------------------------|
| Carpet Area (Excluding Balcony) - 2070 Sq. Ft. |
| Balcony Area - 126 Sq. Ft.                     |
| Terrace Area - 680 Sq. Ft.                     |
| Built Up Area - 2445 Sq. Ft.                   |

GROUND FLOOR PLAN



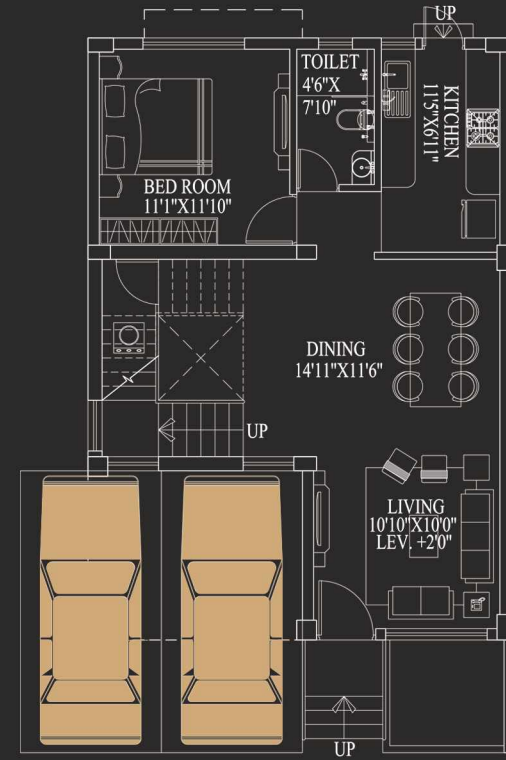
1ST & 2ND FLOOR PLAN



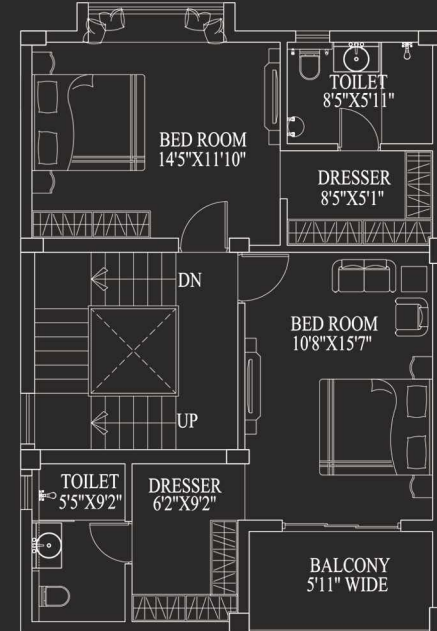
|                                                |
|------------------------------------------------|
| Carpet Area (Excluding Balcony) - 2090 Sq. Ft. |
| Balcony Area - 116 Sq. Ft.                     |
| Terrace Area - 680 Sq. Ft.                     |
| Built Up Area - 2445 Sq. Ft.                   |

BUNGALOW - K, L, M, N, O

GROUND FLOOR PLAN



1ST & 2ND FLOOR PLAN



|                                                |
|------------------------------------------------|
| Carpet Area (Excluding Balcony) - 2070 Sq. Ft. |
| Balcony Area - 126 Sq. Ft.                     |
| Terrace Area - 680 Sq. Ft.                     |
| Built Up Area - 2445 Sq. Ft.                   |

SPECICATIONS

**Structure :** RCC framed structure with anti –termite treatment in foundation.

**Floor :** Master bedroom: Wooden finish floor tiles.

Other Bedrooms : Verified tiles of reputed make.

Living/Dining rooms : Tiles of Italian finish.

Kitchen : Anti – skid tiles of reputed make.

Toilets : Ceramic tiles of reputed make on the walls up to ceiling height. Hot & cold water points. Western style sanitary fittings of Jaguar/Kohler/Roca or equivalent make.

**Kitchen :** Granite platform with Dado tiles up to 2 feet height above the counter along with a stainless steel sink . Hot & Cold water points will be provided along with an exhaust fan.

**Door/Window :**

Frame : Sal Wood

Shutter : Flush doors.

**Main Door :** Solid core flush door with teak wood finish. Brass & stainless steel hardware fittings of reputed make. Aluminum/UPVC windows will be provided. Glass railing will be provided in the balconies.

**Wall Finish :** Interior: All wall finished will be done with putty / patta punning.

**Exterior :** The exterior facade will be painted with weather proof paint.

Electric Points : Every apartment will have an adequate number of electrical points and switches to accommodate all the necessary gadgets and equipment. There is provision for split AC in all the rooms. Modular Switches of reputed make will be provided.

**Water Supply :** 24 hours uninterrupted supply of clean water which will be processed at a water treatment plant.

**Telephone :** Telephone,cable TV points in living & dining room.

**Cable TV :** Telephone wiring and points in every home enable external telecom service providers to bring voice and data services. All necessary cable TV wiring and points will be provided that allow residents to the scope of availing a host of DTH services.

**Security / Video :** There is a double layer security arrangement.

**Door Phone :** The homes have intercom & video door phone to facilitate connectivity within the apartment complex in addition to this the complex has round the clock CCTV surveillance.

**Residential Club :** Dedicated residential club for the 15 owners and their guests with all modern amenities.



CLUBTOWN GARDENS

BT Road



FRESHIA

Rajarhat



JOY

BT Road



STARWOOD

Rajarhat

From the  
Makers of

THE TEAM

Architect



RAJ AGARWAL & ASSOCIATES

Structural Consultant



ENGINEERS FORUM

Landscape Consultant



LAYERS DESIGN STUDIO

Legal Advisor



DSP LAW ASSOCIATES

# AXOR



Developed by :



Altitude -The Business Park,  
6th Floor, 2, O.C. Ganguly Sarani,  
Bhowanipore, Kolkata- 700020

[www.prabharealty.in](http://www.prabharealty.in)

Axor RERA Registration No. : WBRERA/P/NOR/2023/000605

Website link : <https://rera.wb.gov.in>

**Site Address :**

Newtown, Chakpanchuria, Action Area - II, Tank no.-18, Kolkata-700135

BESPOKE LUXURY

Disclaimer : This brochure is not legal document. It is a conceptual plan to describe the intent & purpose of Prabha Axor. The information and plans contained herein are subject to changes as may be decided by the developer or required or approved by the authorities. All illustrations, pictures and other graphic representation in the brochure are artist's impression only and may/may not bear any resemblance to the actual offering.

Axor is an exclusive collection of 15 Luxury Bungalows in the heart of New Town. With an exceptional attention to detail, outstanding specification and stunning amenities offers true living without compromise. Quality, style and exclusivity perfectly blended with contemporary spaces designed to exceed expectations.

*desired by many, owned by few*



Computer Generated Graphic Design Actual May Differ.



*owning an exceptional coveted address*

Computer Generated Graphic Design Actual May Differ.





A class above, a club with modern living. As life gets busier and busier it is essential to find a space where you can relax, unwind and leave the stresses of life behind. Set around in an exclusive gated court, these inspired homes echo the elegant style of the neighbouring bungalows and cannot fail to impress.



WE VALUE YOUR  
COMFORT

With a host of amenities one of the most popular past times is spending time in swimming pool with your kids. Effortless living blends with uncompromising excellence at Axor Bungalows. This is an opportunity of rare exception.



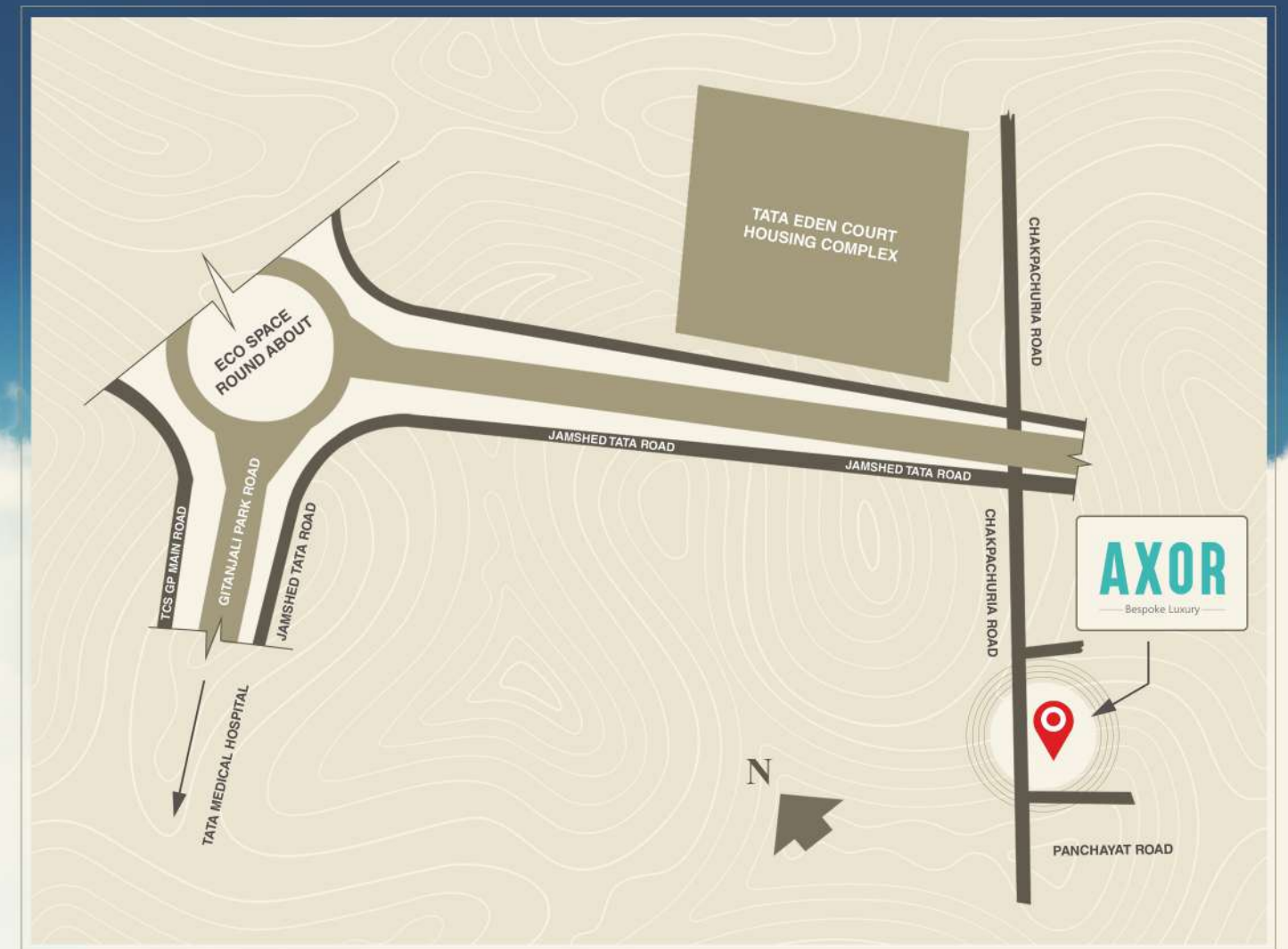
|                                       |                         |                                                   |                                           |                   |                                    |  |                       |
|---------------------------------------|-------------------------|---------------------------------------------------|-------------------------------------------|-------------------|------------------------------------|--|-----------------------|
| <p>Bedrooms with Walk-in Wardrobe</p> |                         | <p>Infinity Edge Swimming Pool with Kids Pool</p> |                                           | <p>Party Hall</p> |                                    |  |                       |
|                                       | <p>2 Parking Spaces</p> |                                                   | <p>Kitchen looking out into Rear Lawn</p> |                   | <p>Family Entertainment Lounge</p> |  | <p>Fitness Centre</p> |
| <p>Indoor Games Lounge</p>            |                         | <p>Personal Landscaped Rooftop</p>                |                                           | <p>Verandas</p>   |                                    |  |                       |

\*All pictures are stock images

# A STEP TOWARDS A NEW VISION



## LOCATION MAP



2 Min 

Belle Vue Newtown

7 Min 

Axis Mall

Novotel

3 Min 

TATA Medical Centre

DPS Megacity

15 Min 

Airport

5 Min 

Eco Park

DPS Newtown

Amity University

St. Xavier's University



MASTER PLAN



DON'T CALL IT A DREAM  
CALL IT A PLAN



BUNGALOW - A, B, C, D, E, F & H



| 1ST & 2ND FLOOR PLAN   |                         |                          |                         |
|------------------------|-------------------------|--------------------------|-------------------------|
| CARPET AREA<br>SQ. FT. | BALCONY AREA<br>SQ. FT. | BUILT UP AREA<br>SQ. FT. | TERRACE AREA<br>SQ. FT. |
| 705.26                 | 62.97                   | 852.62                   | 687.41                  |



| GROUND FLOOR PLAN      |                         |                          |
|------------------------|-------------------------|--------------------------|
| CARPET AREA<br>SQ. FT. | BALCONY AREA<br>SQ. FT. | BUILT UP AREA<br>SQ. FT. |
| 658.65                 | NA                      | 739.06                   |

BUNGALOW - I & J



| 1ST & 2ND FLOOR PLAN   |                         |                          |                         |
|------------------------|-------------------------|--------------------------|-------------------------|
| CARPET AREA<br>SQ. FT. | BALCONY AREA<br>SQ. FT. | BUILT UP AREA<br>SQ. FT. | TERRACE AREA<br>SQ. FT. |
| 711.39                 | 58.13                   | 852.62                   | 687.41                  |

BUNGALOW - K, L, M, N & O



| 1ST & 2ND FLOOR PLAN   |                         |                          |
|------------------------|-------------------------|--------------------------|
| CARPET AREA<br>SQ. FT. | BALCONY AREA<br>SQ. FT. | BUILT UP AREA<br>SQ. FT. |
| 705.26                 | 62.97                   | 852.62                   |



| GROUND FLOOR PLAN      |                         |                          |
|------------------------|-------------------------|--------------------------|
| CARPET AREA<br>SQ. FT. | BALCONY AREA<br>SQ. FT. | BUILT UP AREA<br>SQ. FT. |
| 721.19                 | NA                      | 796.54                   |



| GROUND FLOOR PLAN      |                         |                          |
|------------------------|-------------------------|--------------------------|
| CARPET AREA<br>SQ. FT. | BALCONY AREA<br>SQ. FT. | BUILT UP AREA<br>SQ. FT. |
| 658.65                 | NA                      | 739.06                   |

# SPECIFICATIONS

**Structure :** RCC framed structure with anti-termite treatment in foundation.

**Floor :** Master bedroom : Wooden finish floor tiles.

**Other Bedrooms :** Verified tiles of reputed make.

**Living/Dining rooms :** Tiles of Italian finish.

**Kitchen :** Anti-skid tiles of reputed make.

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**Door :**

**Frame :** Wooden door frame.

**Shutter :** Flush doors.

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**Residential Club :** Dedicated residential club for the 15 owners and their guests with all modern amenities.



STARWOOD

Chinar Park



CLUBTOWN GARDENS

BT Road



AIKYAM

New Town



GULMOHAR

Khardah



SP APARTMENT

Durganagar



AASHIYANA

Rajarhat



JOY

Panihati



FRESHIA

Rajarhat

## THE TEAM

|                       |                                                                                                                   |                                                                                                               |
|-----------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| ARCHITECT             | <br>RAJ AGARWAL & ASSOCIATES | Registered Address : 8B, Royd Street, Kolkata-700016                                                          |
| STRUCTURAL CONSULTANT | <br>ENGINEERS FORUM          | Registered Address : 60/40/1, H.P Dutta Lane, Golf Garden, Kolkata-700033                                     |
| LANDSCAPE CONSULTANT  | <br>LAYERS DESIGN STUDIO     | Registered Address : 107, Karunamoyee Ghat Road, Haridevpur, Kolkata-700 082                                  |
| LEGAL ADVISOR         | <br>DSP LAW ASSOCIATES       | Registered Address : 4D Nicco House, 1B & 2, Hare St, Fairley Place, B.B.D. Bagh, Kolkata, West Bengal-700001 |

