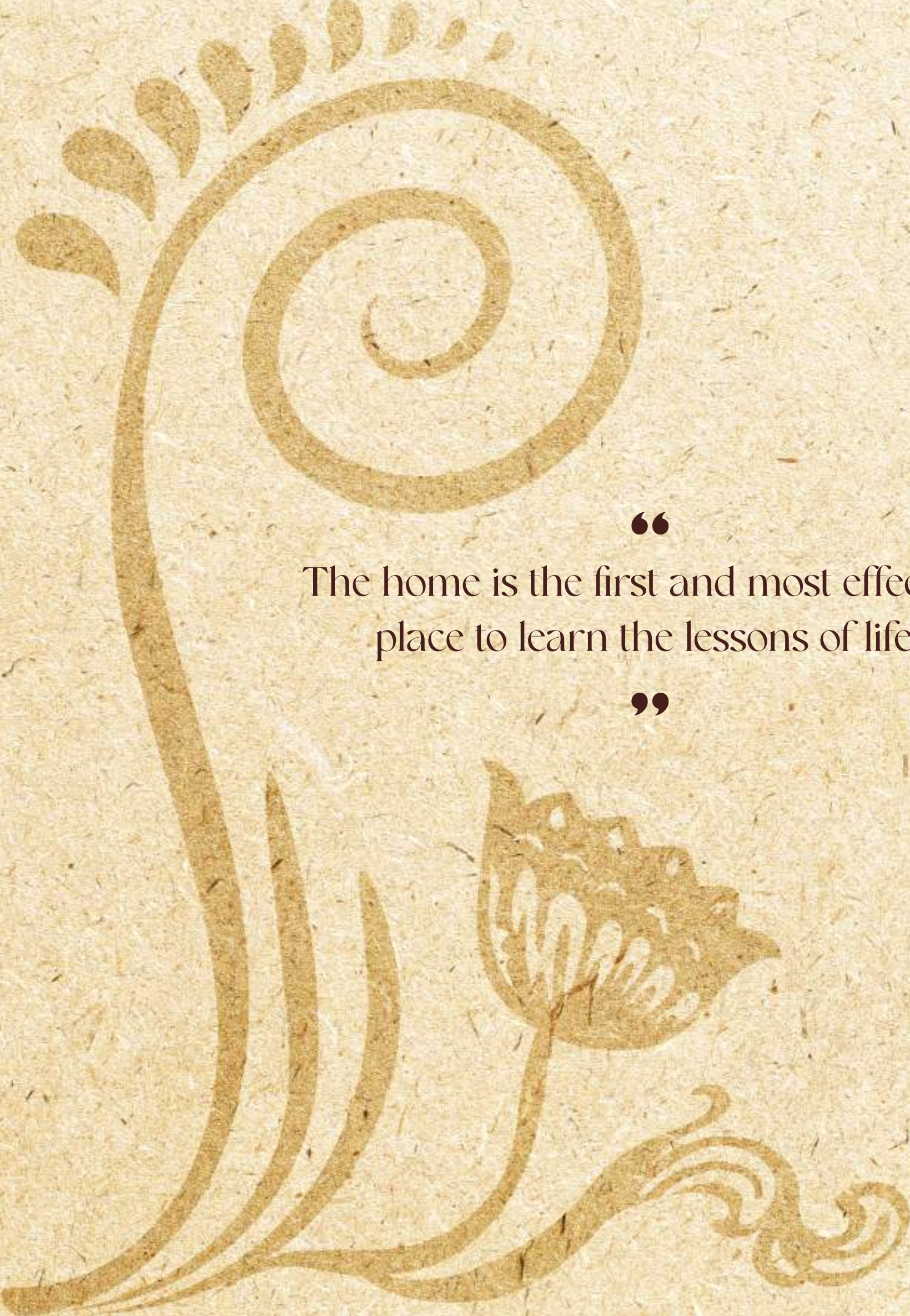


**DREAM
GURUKUL** 
NEAR AIRPORT

*The Design
of
Good Living*



“
The home is the first and most effective
place to learn the lessons of life.
”



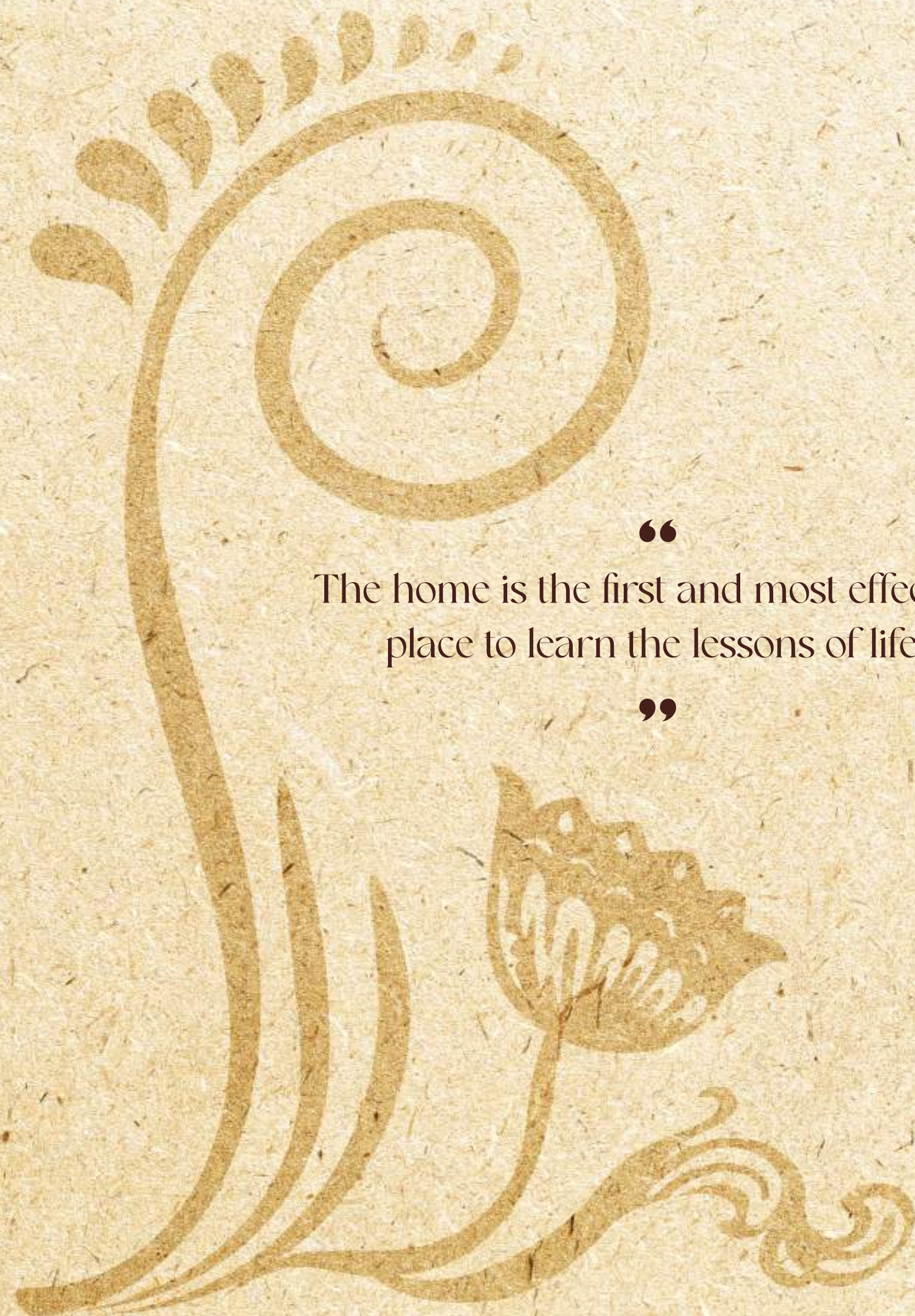
he first lessons of life are learnt
at home. And what if your home
is the perfect place for your children to
be inspired by Gurus? What if their
music, art, dance and sports skills can be
honed at home, without having to travel
miles and miles? What if your children
can unlock the path to greatness while
you discover the design of good living?

**Welcome to a home that's
designed to make your child the
next superstar.**

Welcome to Dream Gurukul.

Located close to the airport, in the serene
locality of Madhyamgram, this is where
luxury living goes hand in hand with the
inspiration of Gurus.





“
The home is the first and most effective
place to learn the lessons of life.
”

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Chapter One
The Harmony of Life

Chapter Two
The Rhythm of Happiness

Chapter Three
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Chapter Six
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Chapter Seven
The Pursuit of Happiness

Chapter Eight
The Address of Good Living

Chapter Nine
An Epitome of Luxury

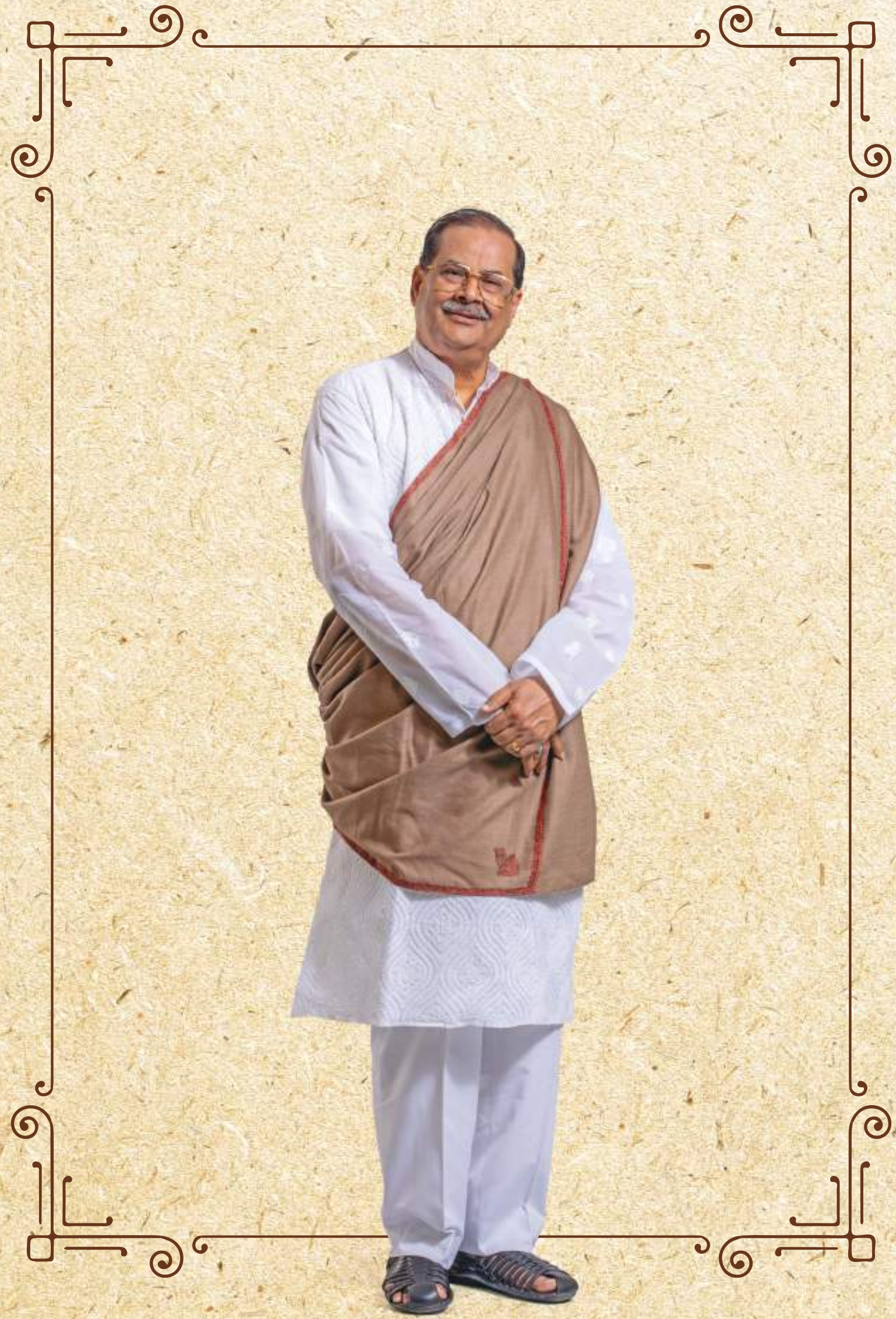
hapter One

“
The Harmony
of Life

”

by

Ajoy Chakrabarty



“
Just like the strings of a musical instrument need to be dealt with care in order to play heartwarming melodies, the delicate minds of children also need to be handled with utmost caution for them to bloom in the correct tune.

At **Dream Gurukul**, the love for music and a disciplined practice of it will be incorporated into the everyday life of children in a way that enables them to both enjoy and excel in it.

”





Master the Melodies

Immerse your children in the symphony of music



We believe that it is our home that builds the base of our characters and gives our passion a distinct direction.

And **Dream Gurukul** will give your children the placid atmosphere and beautiful surroundings that will help their natural talent take flight. This is where they can blossom into the next singing superstars.





Malhar

A room that's conducive to musical knowledge and provides optimal acoustics.

A space where every child can hit the right notes.

A place for precise learning, inspired by the musical maestro.



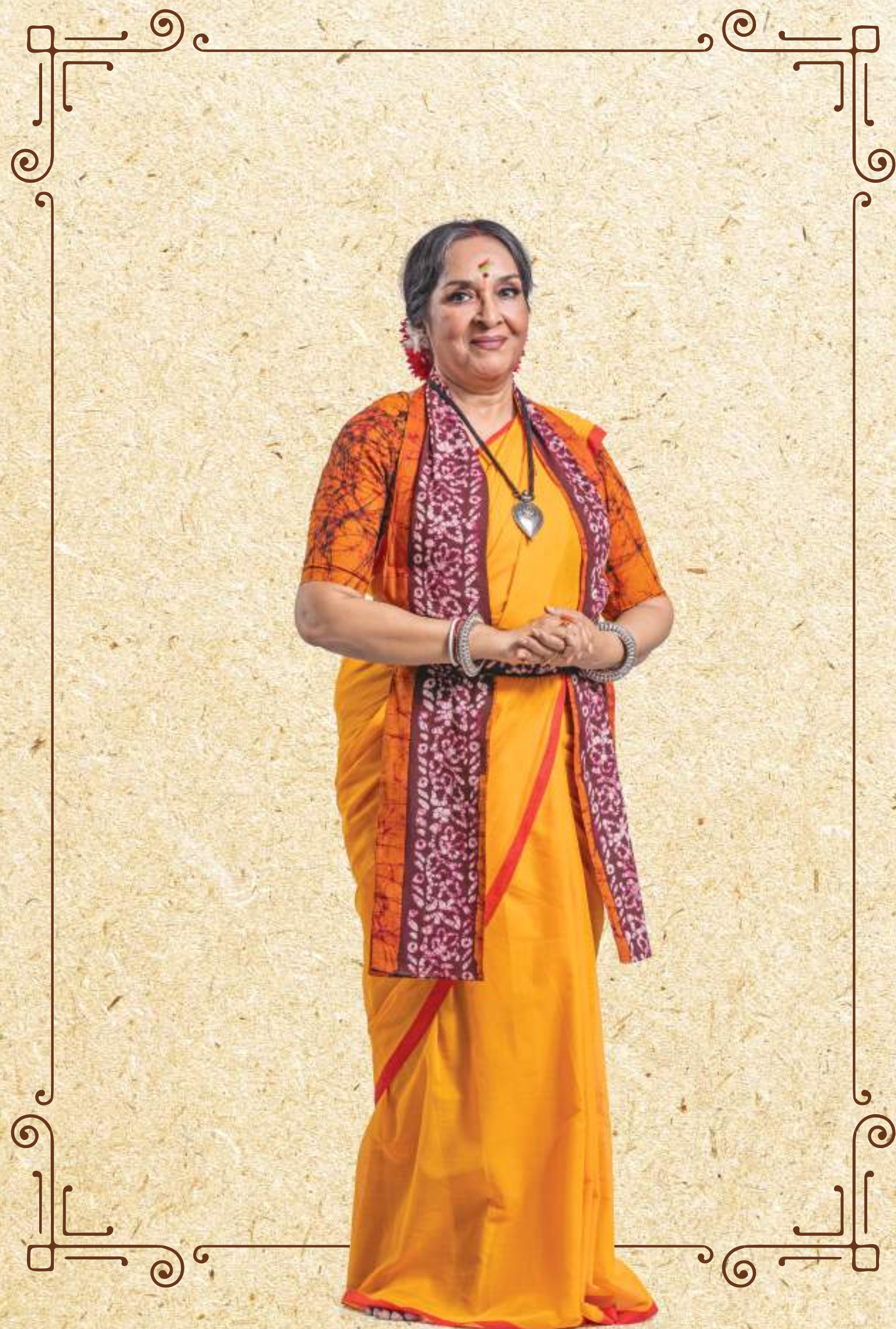
hapter Two

“
The Rhythm
of Happiness

”

by

Mamata Shankar



rowing up in a world that revolved
around performing arts, I developed
sponge-like characteristics and absorbed
everything. I not only discovered my
passion for dance, but also learnt how
to coordinate the essential trio of body,
mind and soul.

At **Dream Gurukul**, young minds will
seek to discover this balance of life.
They will learn to express their talent
through dance, and the stories that can
be told through graceful movements &
subtle gestures. And they will gain the
confidence to own the centre stage of life.





Dance with Grace

Tune up your children's rhythm of life



he ambience in which children grow up plays a vital role in their advancement.

And at **Dream Gurukul**, your children will grow up in an atmosphere where calmness and confidence will be instilled in their carefree nature through the discipline of dance. Here, they can discover all the right moves required to become the next dancing superstars.





Muktadhara

A room dedicated for learning dance and aided by expansive mirrors.

A place designed to help strike the perfect pose at every performance.

A space where children find their rhythm and step up with confidence.



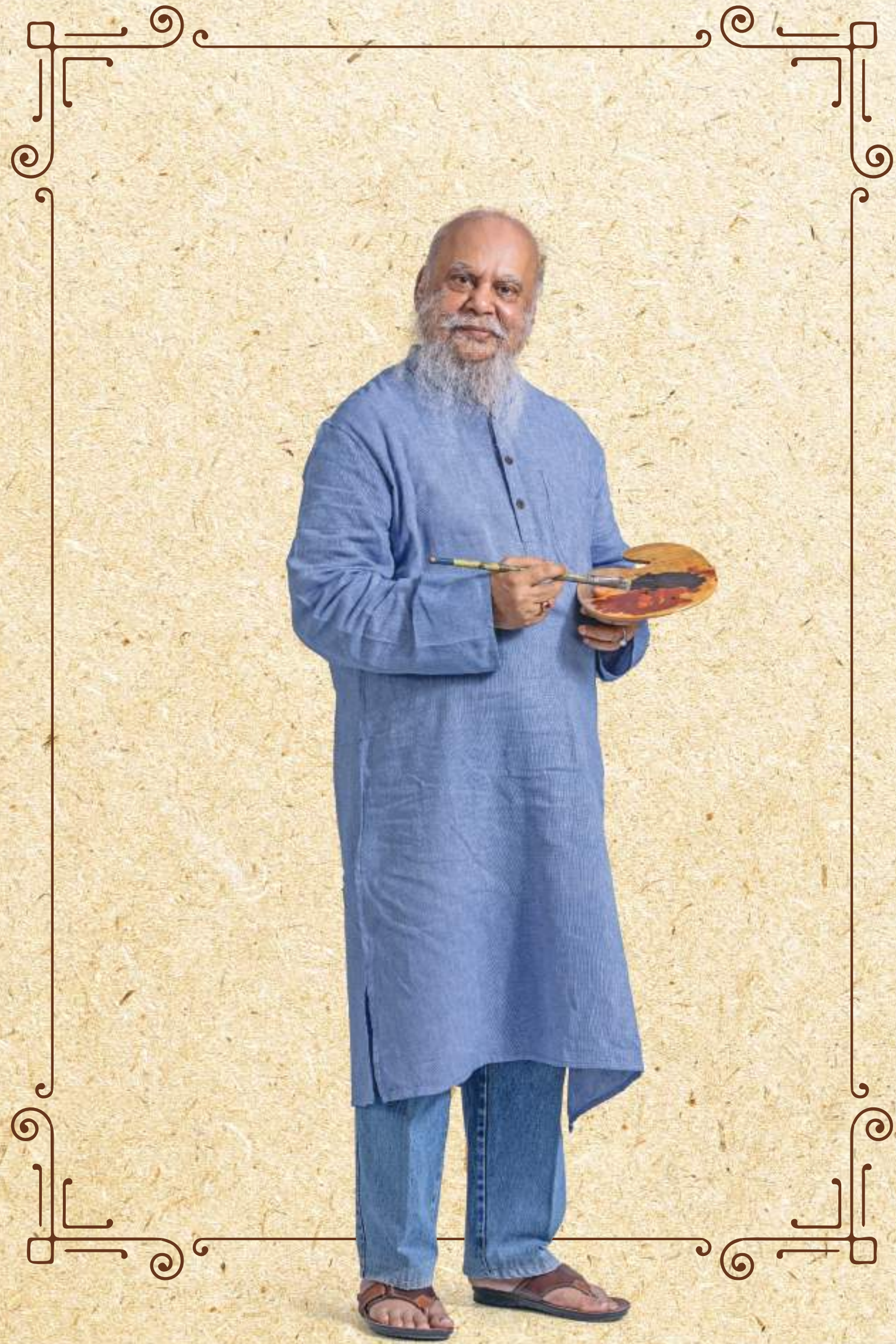
hapter Three

“
The Art of
Good Living

”

by

Subhapravanna



“



believe that every artist is a traveller. To paint the picture of a happy living, it is important to let your mind travel. To meander through places that will help you to evolve and inspire your way of life. At **Dream Gurukul**, children will embark on this colourful journey of imagination and discovery. They will learn to fill their lives with the brightest hues, so that the canvas of their lives never cease to amaze the world.

”





Paint the World

Experience the artistry of your children spread wings



A young mind is as impressionable as an empty canvas. And at **Dream Gurukul**, your children will take inspiration from the natural beauty around them and learn to appreciate, pursue and excel in art. Their minds and innate talent will be broadened by bright, bold and beautiful brushstrokes, as they find the path to becoming the master artists of the future.



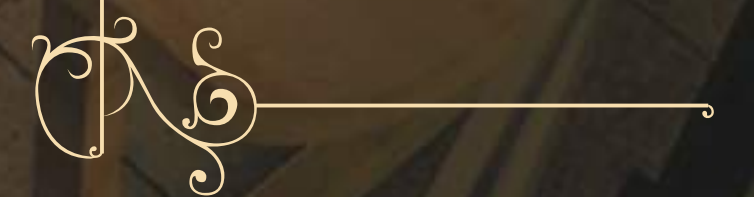


Studio Chitrakalpa

A gallery-like studio, flooded
with natural light and tranquility.

A place with expansive windows that
weave inspiration into every stroke.

A space where children can learn
to craft masterpieces.



hapter Four

“
The Goal
to Success
”

by
Bhaichung Bhutia



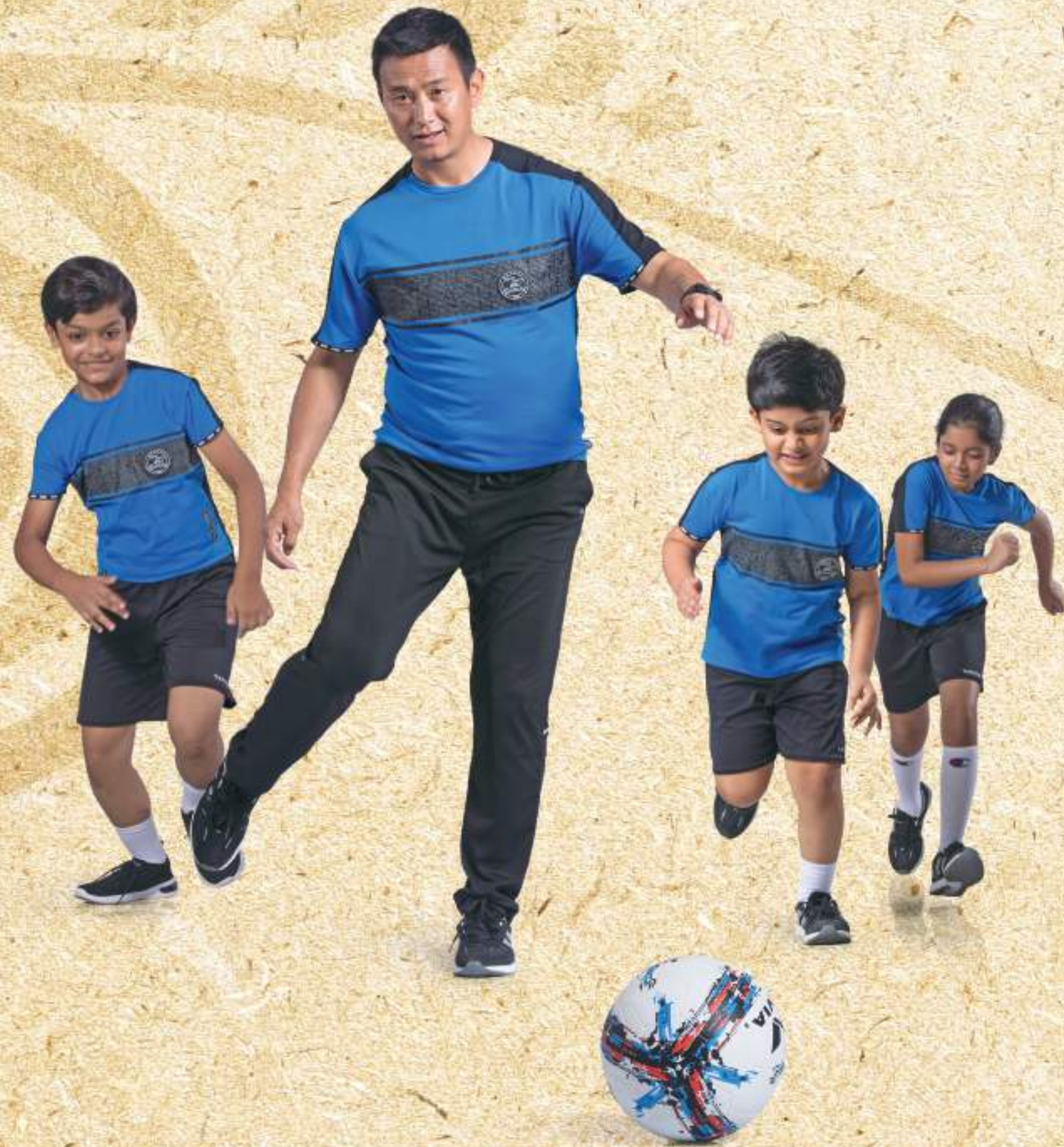
“

I still remember the day when I dribbled a football for the first time in my life. It became my first love. As a kid, whenever I got time I would go out and play football. The pure joy that I derived from the game helped me realise my passion. And I followed it all through my life.

At **Dream Gurukul**, youngsters will be trained to play with an attacking mindset and as a team that stays together through thick & thin. They will be trained to take life in their stride and win over their dream goals.

”





Kickstart the Journey

Ignite your children's flair for football



portsman spirit is one of the most important things to have in life. And this is one of the many things that your children will learn at **Dream Gurukul**, where they will be trained to tackle obstacles both on and off the field. Through rigorous and disciplined practice of the beautiful game, they will sprint towards the ultimate goal of becoming the next footballing superstar.





Krirangan

A lush and manicured multipurpose playground perfectly maintained for football and other outdoor sports.

Best-in-class training under expert guidance.

Fostering team spirit and winning mentality.



hapter Five

“
The Heart
of Good Living
”



We believe that everyone deserves the right to a good life.

And at **Dream Gurukul**, luxury living meets the inspiration of Gurus, making it a dream residential destination for all ages.



MASTER PLAN

Legends

- | | |
|--------------------------|-----------------------------------|
| 1. Entrance Gate | 10. Open Area for Senior Citizens |
| 2. Security Room | 11. Children's Play Area |
| 3. Internal Driveway | 12. Badminton Court |
| 4. Tower Entryway | 13. Adda Zone |
| 5. Tree Plantation | 14. Multipurpose Playground |
| 6. Garden | 15. Parking |
| 7. Club at Ground Floor | 16. Services |
| 8. Sculpture Garden | 17. Pond With Promenade |
| 9. Circular Seating Area | 18. Future Phase |





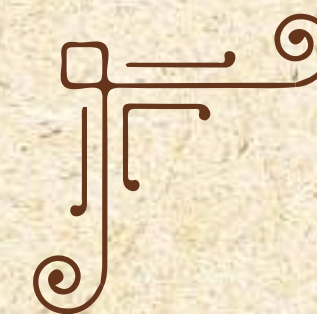
An aerial view
of the project

hapter Six

“
Elements
of Joy
”



appiness and fulfilment intertwine seamlessly at **Dream Gurukul**, where a range of features come together in a serene and captivating environment.



Our various **parks and recreational areas** form the gateway to pure joy for people of every age.

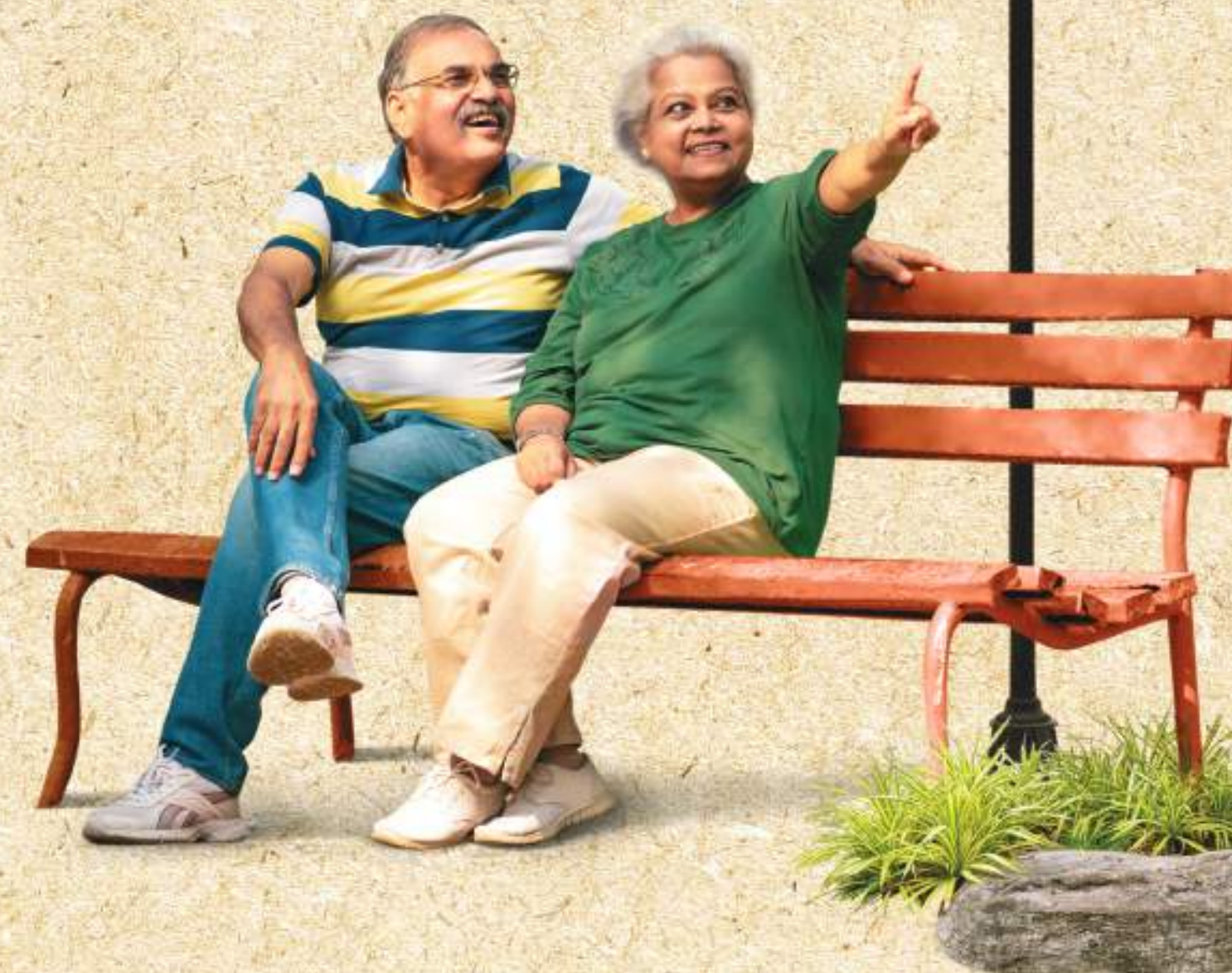
Children's Play Area

Senior Citizens' Park & Aromatherapy Garden

Sculpture Garden

Multipurpose Playground

Joggers' Track





ur vibrant **Children's Play Area** is a playground of imagination, where young minds run free and new friendships bloom amidst laughter and adventure.



xperience a sanctuary for graceful ageing at the **Senior Citizens' Park**, perfect for those travelling through the verses of life's later chapters. And the **Aromatherapy Garden** that's part of it makes it a pure sensory odyssey.



he **Sculpture Garden** is an oasis of tranquillity, where the soothing sound of water blends in beautifully with the flowing sculptures. This picturesque spot is where the addas just keep coming.



he **Multipurpose Playground** at Dream Gurukul is always ready for you to experience endless victories, infinite thrills and limitless possibilities.



scape into beautiful mornings at the **Joggers' Track**, where your every step will be met by lush landscapes and heavenly tranquility.



hapter Seven

“
The Pursuit
of Happiness
”



xperience luxury and leisure
at **Ujjivan**. This state-of-the-art club
at Dream Gurukul is a hub of recreation and
relaxation, perfect for all ages.



Club Ujjivan

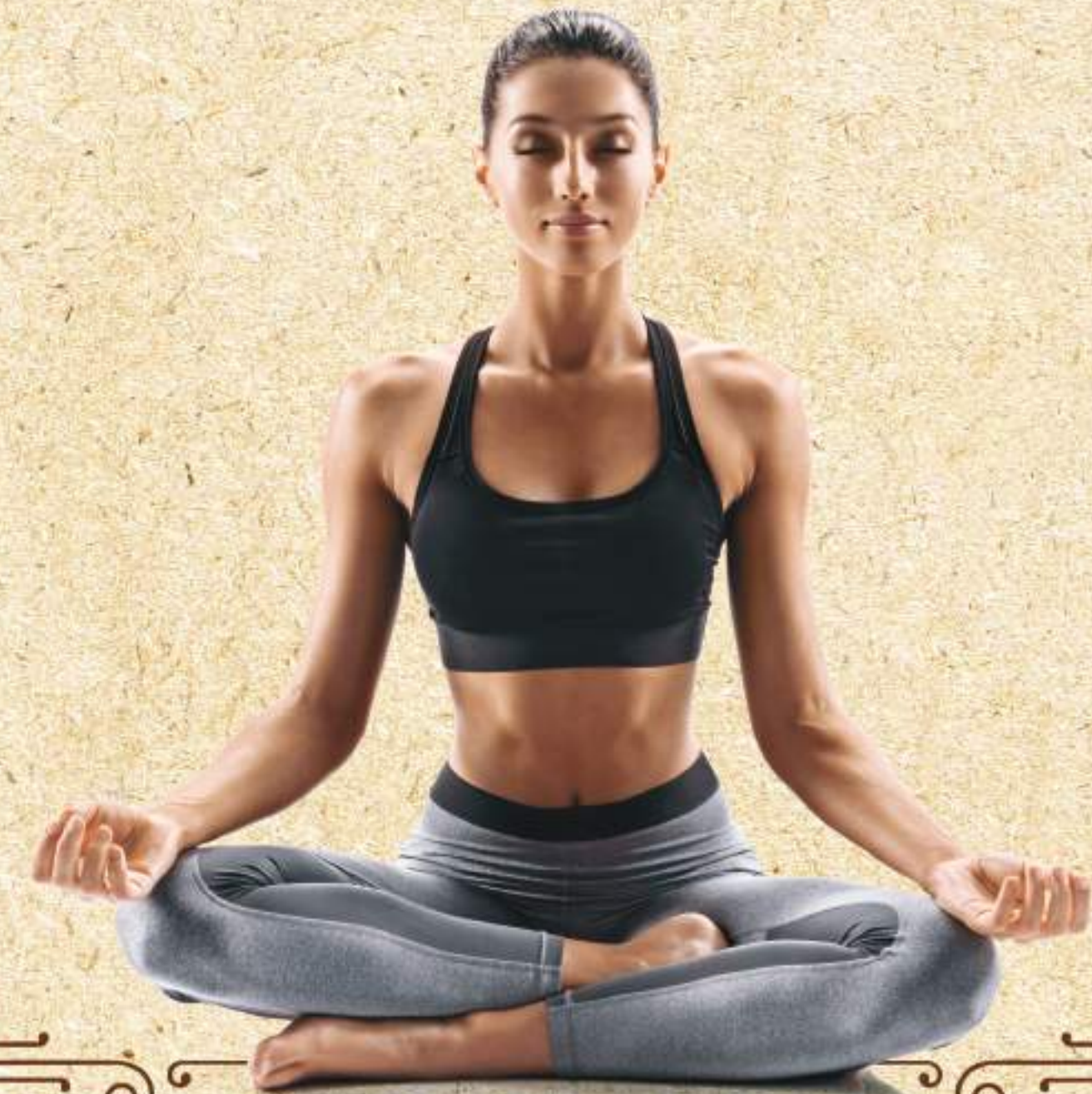
Indoor Swimming Pool | Air-Conditioned Gymnasium

Indoor Games' Room | Rooftop Garden with Party Lawn

Banquet Hall & Ballroom | Miniplex | Library

Meditation Area & Yoga Centre | Spa | Squash | Chess & Card Room

Kids' Room | Kitty Party Room





ake waves, make memories in our **Indoor Swimming Pool**,
where undisturbed serenity awaits your dive.



Get ready to train hard and live better as you burn away the calories at our **Air-Conditioned Gymnasium**, equipped with modern and ergonomic workout equipment.



Bring the game inside with our **Indoor Games Room**.
Enjoy your stay under a roof and let boredom be forever outdoors!



nder azure skies dotted with soft clouds, each soirée in our **Rooftop Garden** with **Party Lawn** will weave unique stories of celebrations.



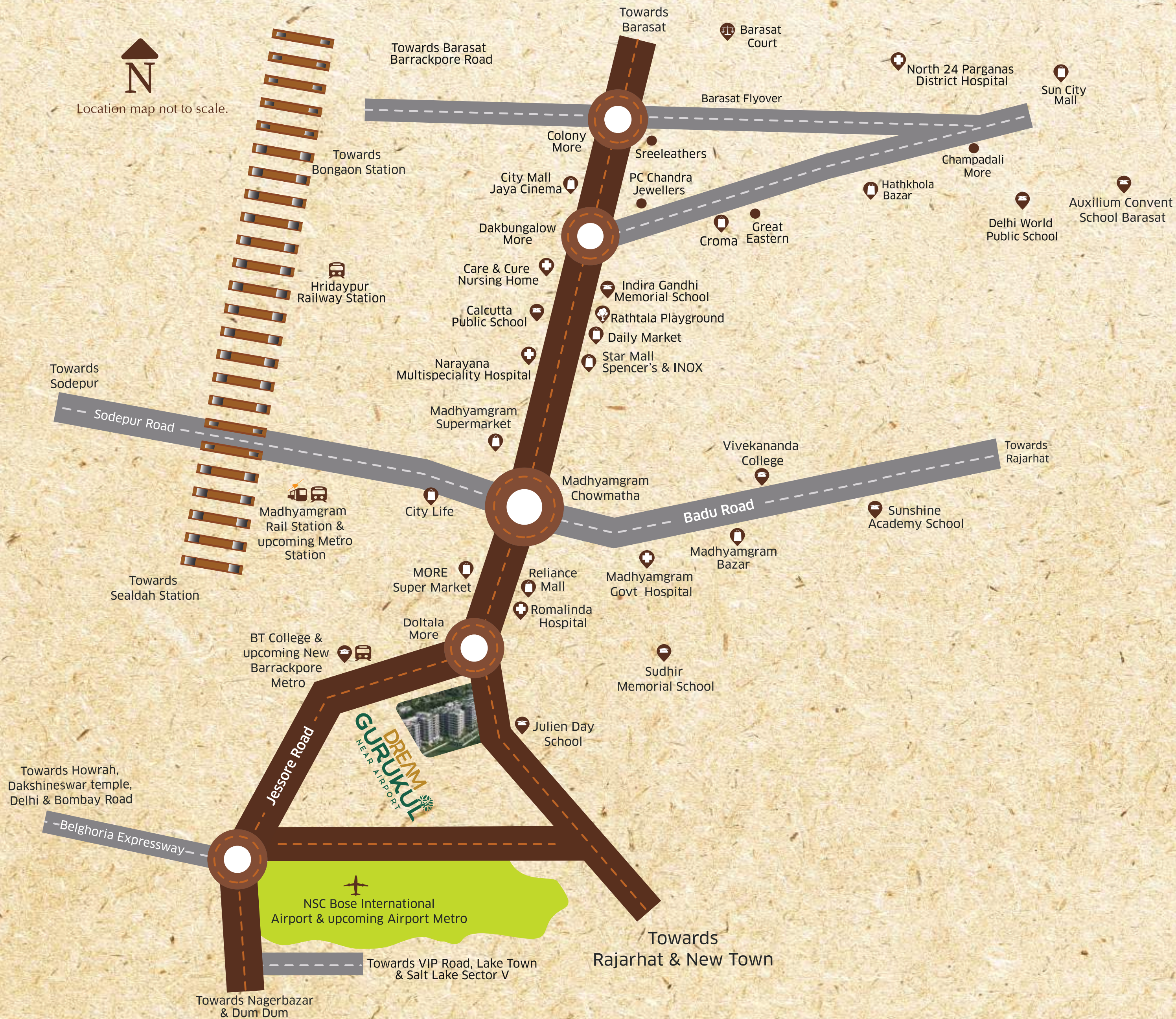
celebrate moments and make memories at the plush **Banquet & Ballroom**,
where every event becomes a master event.



Explore new realms in the quiet embrace of our **Library**,
where words weave worlds.

hapter Eight

“
The Address
of Good Living
”



Location Map

CONNECTIVITY

Madhyamgram Railway Station	9 min
NSCBI Airport	15 min

SCHOOLS

Julien Day School (ICSE)	2 min.
Sudhir Memorial Institute (CBSE)	3 min.
Monalisa English Medium School (ICSE)	5 min
Barasat DPS (CBSE)	21 min
Adamas World School (CBSE)	26 min

COLLEGES

BT College	4 min
APC College	14 min
BCDA College of Pharmacy & Technology	12 min
Adamas University	26 min
Barasat Medical College	19 min

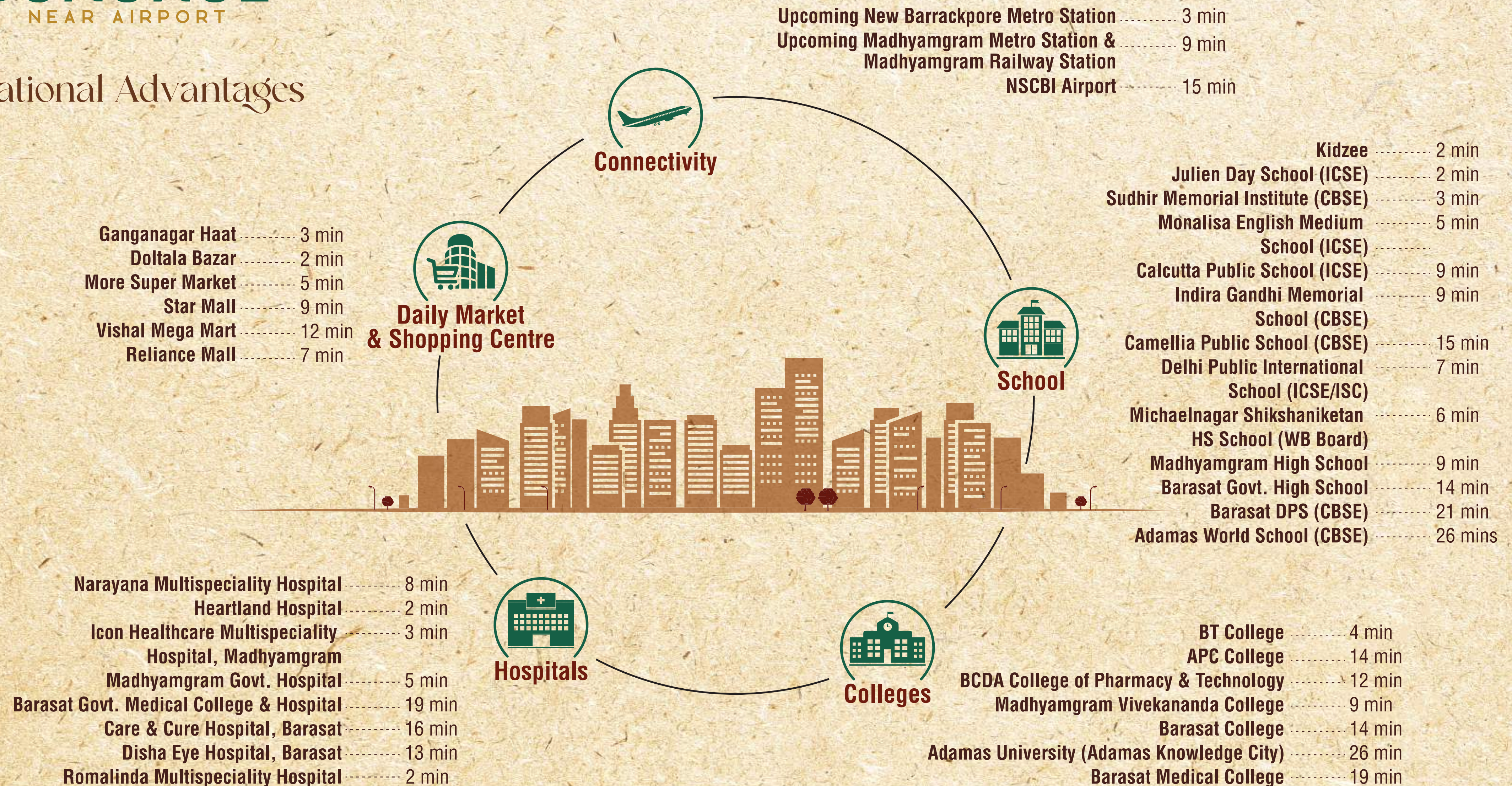
HOSPITALS

Narayana Multispeciality Hospital	8 min
Heartland Hospital	2 min
Icon Healthcare Multispeciality Hospital	3 min

DAILY MARKET & SHOPPING CENTRE

Ganganagar Haat	3 min
Doltala Bazar	2 min
More Super Market	5 min
Star Mall	9 min
Vishal Mega Mart	12 min
Reliance Mall	7 min

Locational Advantages



hapter Nine

“
An Epitome
of Luxury
”

Specifications

The specifications of **Dream Gurukul** are of best-in-class standards, making it a premium place to live in. Standing tall amidst tranquil surroundings and reaching for the skies, your living experience will always be more than perfect.

STRUCTURE

- RCC-frame Structure
- Earthquake Resistant Structure

Dream Gurukul will use the best quality rebars and superior quality cement to make the structure last for generations.

MAIN DOOR

- Frame - Sal Wood
- Shutter - Solid Core Flush door termite resistant and water resistant (ISI-approved grade) with Stainless Steel hinges of reputed make

INTERNAL DOORS

- Frame - Sal Wood
- Shutter - Solid Core Flush door termite resistant (ISI Approved grade) with Stainless Steel hinges of reputed make

WALLS

- Thickness of outer walls – 200mm
- Thickness of inner walls – 100mm

WINDOWS

High quality, anodized, powder-coated aluminium windows which minimise sound and air pollutants.

FLOORING

- Living, Dining, Bedrooms and Staircase – Italian-styled large sized vitrified tiles
- Toilet & Kitchen – Vitrified tiles
- Roof Area – Solar reflective tiles

INTERNAL WALLS FINISH

Smooth Plaster of Paris finish

OUTDOOR FINISH

WeatherCoat/Waterproof paint of reputed make like Asian paints, Berger Paints, Nerolac Paints or equivalent

ELECTRICALS

- Concealed copper wiring with modular switches of reputed make
- Provision for telephone and television points

KITCHEN

- Counter – Granite slab with a stainless steel sink, wall tiles up to 2 feet high all around the wall over the granite counter
- Water filter point
- Exhaust fan point
- Chimney point

TOILETS

- Vitrified tiles up to 7 feet
- Sanitaryware of Hindware, Jaquar, Parryware, Varmora or other equivalent brand
- Sleek CP fittings from Jaquar, Hindware, Esco, Parryware, Varmora, or other equivalent brand

AC PROVISIONS

In all bedrooms.

GEYSER PROVISIONS

In all toilets.

EXHAUST PROVISIONS

In all the toilets and in the kitchen.

ROOFTOP TREATMENT

Waterproofed tiles with SRI (solar reflective index) value less than 75% to reduce the heat effect on the lower floor.

WATER SOURCE

Bore well/Supply.

GENERATORS

There will be common DG for the entire complex.

EARTHQUAKE RESISTANT

Yes.





SHAPING TODAY'S HOMES. AND TOMORROW'S SKYLINE.

Everyone deserves the right home, and we are committed to help you discover your keys to paradise. With our ever-growing chain of world-class offerings at prime locations, thoughtfully designed to always make you feel at home. Today, and always.

6 Million
Sq. Ft. Developed

20 Million
Sq. Ft. Under
Planning & Development

7,000+
Happy Customers

40+ Industry
Awards

A Chain of World-Class Homes & 5 Star Hotels



Dream One, Newtown



Dream Park,
Garia



Dream Pratham,
Madhyamgram



Dream Exotica,
Madhyamgram



Dream Residency Manor,
Rajarhat



Dream Valley,
Siliguri



Dream Villa,
Ballygunge



Dream Arcadia,
Garia



Dream Eco City,
Durgapur



Dream Excellency,
Newtown



Dream Palazzo,
Rajarhat



Dream World City,
Joka



Dream Residency,
Newtown



Holiday Inn,
Rajarhat



Holiday Inn,
Durgapur



Holiday Inn,
Siliguri

Wall of Honours



2013

Best Residential Project
in India Mid-segment for Dream
Exotica by CNBC AWAAZ



2014

Best Eco-Friendly
Project in Eastern India
for Dream Eco City by
24 MRC



2015

Only Indian Developer with All
Listed in India's Top 100 Projects
by Realty Plus and CRISIL



2017

Customer's Choice
for Holiday Inn by
MakeMyTrip



2018

Man-of-the-Year Award
to our Chairman by
Times of India



2018

Holiday Inn Awarded for Most
Preferred Business Hotel of the
Year at East India Travel Awards



2018

Best Themed Project in
Eastern India for Dream
World City by Realty Plus



2019

Best Residential Project
in East India (Non-metro)
for Dream World City by
Realty Plus



2019

Popular Hotel for
Holiday Inn at Times
Hospitality Icons



2019

Best Business Hotel for
Holiday Inn at Times
Business Awards



2020

Customer's Choice
Award for Holiday Inn
Hotel by Agoda



2020

Traveller's Choice
Award for Holiday Inn
Kolkata Airport
by TripAdvisor



2022

Residential Project -
Mixed Used
(Metro-ongoing) for
Dream One, New Town



2023

Design Project of
the Year for
Dream One, Rajarhat

Future lifestyle of your children at **Dream Gurukul** -

	Time	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Group 1 (4-10 years)	5 PM – 6 PM (Sports)	 Football & Chess	 Badminton & Chess	 Football	 Badminton & Chess	 Football	 Badminton
	6 PM – 7 PM (Activities)		 Music	 Spoken English	 Music	 Spoken English	
	7 PM – 8 PM (Activities)		 Dance		 Dance		
Group 2 (10-15 years)	5 PM – 6 PM (Sports)	 Football & Chess	 Badminton & Chess	 Football	 Badminton	 Football	 Badminton
	6 PM – 7 PM (Activities)		 Music	 Dance	 Music	 Dance	
	7 PM – 8 PM (Activities)			 Spoken English		 Spoken English	
All Groups	4 PM – 5 PM (Sports)	 Cricket	 Taekwondo & Football	 Cricket	 Taekwondo & Football	 Cricket	 Taekwondo & Football
	4:30 PM – 5:45 PM (Activities)		 Dance	 Abacus	 Dance		 Abacus
	6 PM – 7 PM (Sports)		 Swimming	 Swimming	 Swimming	 Swimming	 Swimming
	7 PM – 8 PM (Activities & Sports)		 Painting	 Badminton	 Painting	 Badminton	



Corporate Office

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Near Dover Road Crossing, Kolkata - 700 019
www.thejaingroup.com | +91 33 4031 9999

Project Office

Doltala Rd, Ward 16, Madhyamgram, Kolkata, West Bengal 700132
+91 9681 411 411 | marketing@thejaingroup.com

This is not a legal document. It describes the conceptual plan and intent of the builder. The image details mentioned in this document are tentative and subject to change at the sole discretion of the developer and/or architects. Internal door layout, car parking spaces and other specifications may change without notice.