



THE  
*Lifestyle*  
YOU DESIRE





WHERE PEACE OF MIND  
IS YOUR  
*State of Mind*

# *Centuries Ahead...*

## **CELEBRATING 100 YEARS OF EXCELLENCE**

100 years ago, in the year 1921, Shradhdya Onkar Mullji Goenka started his journey with a dream to create major milestones. Standing in 2021, Onkar Group is a recognized name in our country's industry list. The Group has ventured into multiple industries - Mining & Beneficiation, Embroidery, Digital Printing, Finance, Entertainment, Yarn dyeing, Plastic Granules and Construction to name a few.

Starting with a trading business in 1921, in no time Onkar Mullji became recognized as the leading private auto financier in Eastern India.

Six decades down the line, Onkarji passed the business onto the able hands of Mr. Prahlad Roy Goenka in 1980. Since then, he has been the driving force behind the expansion and diversification of the business into several verticals such as construction, mining, beneficiation and export.

This growing business received assistance when Mr. Gagan Goenka joined in 2001 at the tender age of 16. He added yet other verticals to the diversified group business viz, textiles (embroidery, digital printing, yarn dyeing and printing studio) and plastic.

Currently headquartered in Kolkata, the manufacturing units of Onkar Group span across West Bengal and Odisha. Recently, the group has established its own thread manufacturing unit at their Andul factory and has integrated its first one-of-a-kind steel plant in Bengal in a joint venture with Sinosteel India Pvt. Ltd. (a Government entity in China).



‘Hard work, determination and passion have been our driving forces to overcome every challenge and achieve the goals. We believe in the tripartite theory of sustainability and ensure environmental as well as social well being.’

**Prahlad Roy Goenka**  
**Onkar Group**

Going forward, the entire group is united in its resolve to continue as a corporate group which contributes to the development of people and societies around the world through its business. To achieve this idea, Onkar Group is using its **centennial** as an opportunity to further strengthen the corporate DNA and establish a new group company philosophy.

# WHERE THE *5 elements* OF LIFE COME TOGETHER

Amidst the serenity of nature, Onkar Bliss is situated at the Ruhr of Bengal, in the heart of the industrial cityscape in Durgapur. A 10 tower project with more than 100 flats in each tower, these spacious and plush homes, comprise Vastu compliant units, with a choice of king and queen-sized bedrooms to ensure you have the luxury of space for all your priceless collections. Realty powerhouse Onkar Group has been in this business since 1921 and just before the centenary celebration, we have come up with a unique project which we hope will create a residential landmark that will go on to become an endearing icon. Ensnored in a secure gated community, with minimum surface vehicular movement ensures you have complete peace of mind. With the amenities of a H.I.G., this property can be owned by anyone from L.I.G and M.I.G. Combining the five elements of nature, namely Earth, Fire, Air, Space and Water, this project boasts of eco-friendly features like solar power and lighting, rainwater harvesting and similar others. Let's have a look at how the five elements of nature will have an impact on this property.



## Earth

Being a property which is built with greenery all around, the smell of fresh green grass, water-soaked soil and the beautiful aroma of flowers will always keep the residents mesmerized. At Onkar Bliss, we bring nature to your window to help you heal and remain rejuvenated always.

## Fire

Igniting faith and inspiring minds, fire symbolises with warmth, visibility, purification and passion. Onkar Bliss is a property which is designed and constructed with utmost passion and where the residents are bound to feel happy and warm at all times. Enhancing the visibility of the property with the power of fire, the building is one of its kind.



## Air

Like our lungs, our houses need to breathe to make sure that fresh air comes in and the dirty air goes out. To keep the air safe indoors, fresh outdoor air is needed to dilute these indoor pollutants. Keeping this in mind, Onkar Bliss has been built in an area where fresh air is in abundance.

## Space

Urban spaces are shrinking every minute. Ask someone what they value most in a home and the word 'space' is likely to figure in their answer. We value space for different reasons. Space gives us the opportunity to enjoy a rounded life – to relax, play, cook, eat, study and sleep. At Onkar Bliss, more than 60% of the property consists of open space so that the residents never feel suffocated.



## Water

Ever since mankind started constructing houses, it has started congregating near water bodies. Waking up to a body of blue water not only energises you but kick-starts the day. At Onkar Bliss, we understand the importance of water and are aware of the fact that water will help the residents to calm and soothe themselves.

# THE PERFECT BALANCE OF *Light & Shadow*

In Durgapur, the wet season is hot, oppressive and mostly cloudy and the dry season is warm and mostly clear. Over the course of the year, the temperature typically varies from 53°F to 99°F and is rarely below 48°F or above 107°F. From the mid-week of March till the last week of June, the season is predominantly hot, with an average high of 99°F and a low of 80°F.

The monsoon winds blow in the South-West direction, therefore having an open space in that way will make your hot summers a little cooler.

The winter season lasts for a little more than 2 months, approximately from mid-November to the last week of February, with an average daily high temperature below 79°F. The cool breeze usually comes from the North, so having East facing windows and balconies will make your cozy winter afternoons warmer.



**Hot Season**  
Warm & Clear



**Wet Season**  
Cloudy & Oppressive

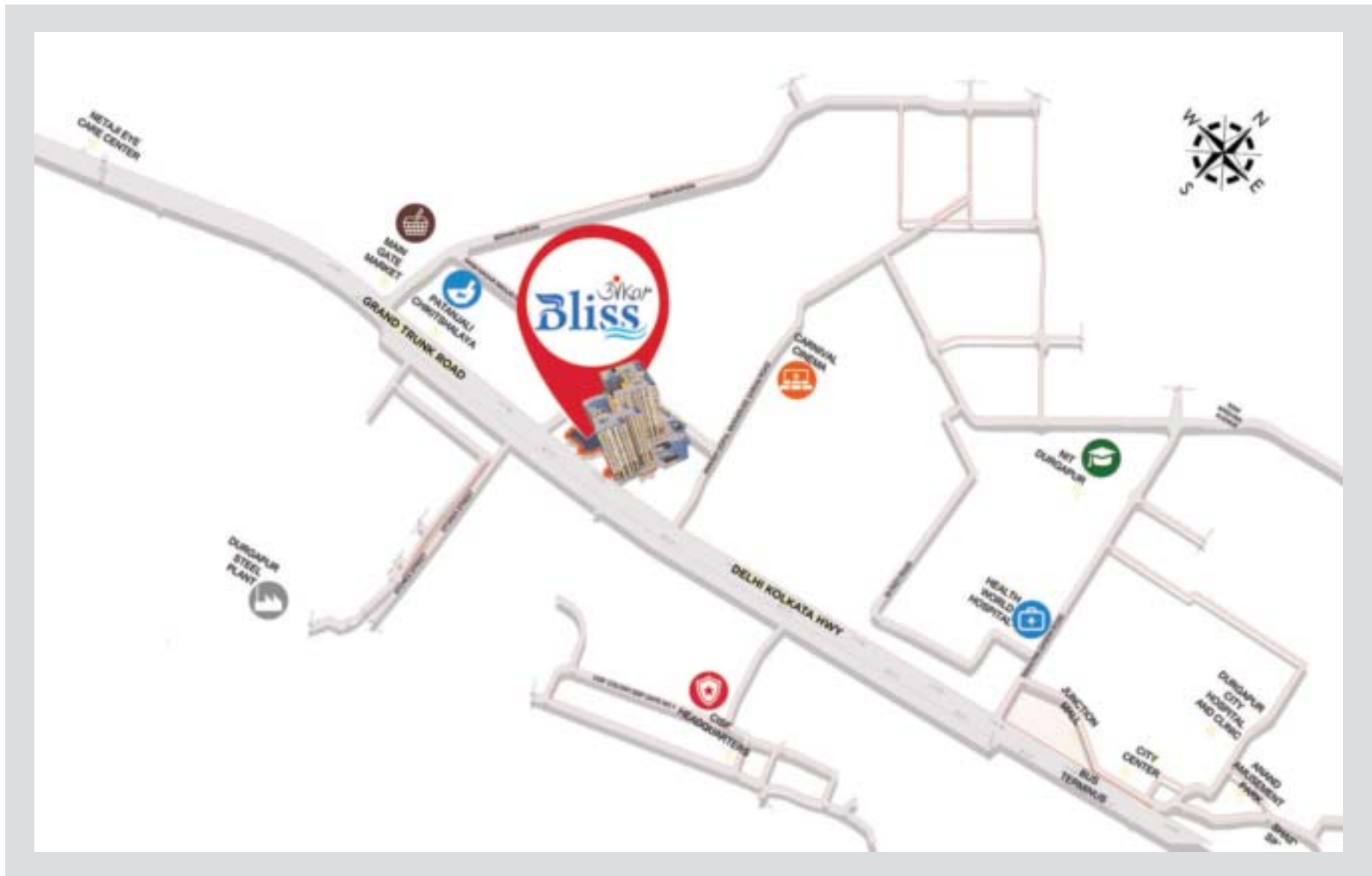


**Winter Season**  
Pleasant



## AN ADDRESS THAT ADDRESSES EVERYTHING

Strategically located near Bhiringi More in Durgapur, Onkar Bliss is the address of convenience. From schools, colleges, banks to restaurants, shopping malls, grocery stores and hospitals - everything is situated within a close proximity. This location has been chosen after careful consideration, in order to give the residents of Onkar Bliss a truly blissful living experience.



Distance of few important landmarks from our property are as follows:

<b>Health World Hospital</b>	<b>3 Km</b>
<b>Junction Mall</b>	<b>2.9 Km</b>
<b>City Center</b>	<b>4.6 Km</b>
<b>Shahid Bhagat Singh Stadium</b>	<b>4.6 Km</b>
<b>Anand Amusement Park</b>	<b>4.4 Km</b>
<b>City Center Bus Terminus</b>	<b>3.9 Km</b>
<b>Netaji Eye Care Center</b>	<b>5.5 Km</b>
<b>Kazi Nazrul Islam Airport</b>	<b>14.5 Km</b>
<b>Durgapur City Hospital &amp; Clinic</b>	<b>4.6 Km</b>
<b>Carnival Cinema</b>	<b>1.5 Km</b>



THE PERFECT BALANCE  
OF MIND, SPACE &  
*Landscape,*  
OF DESIGN, HARMONY  
& AESTHETICS





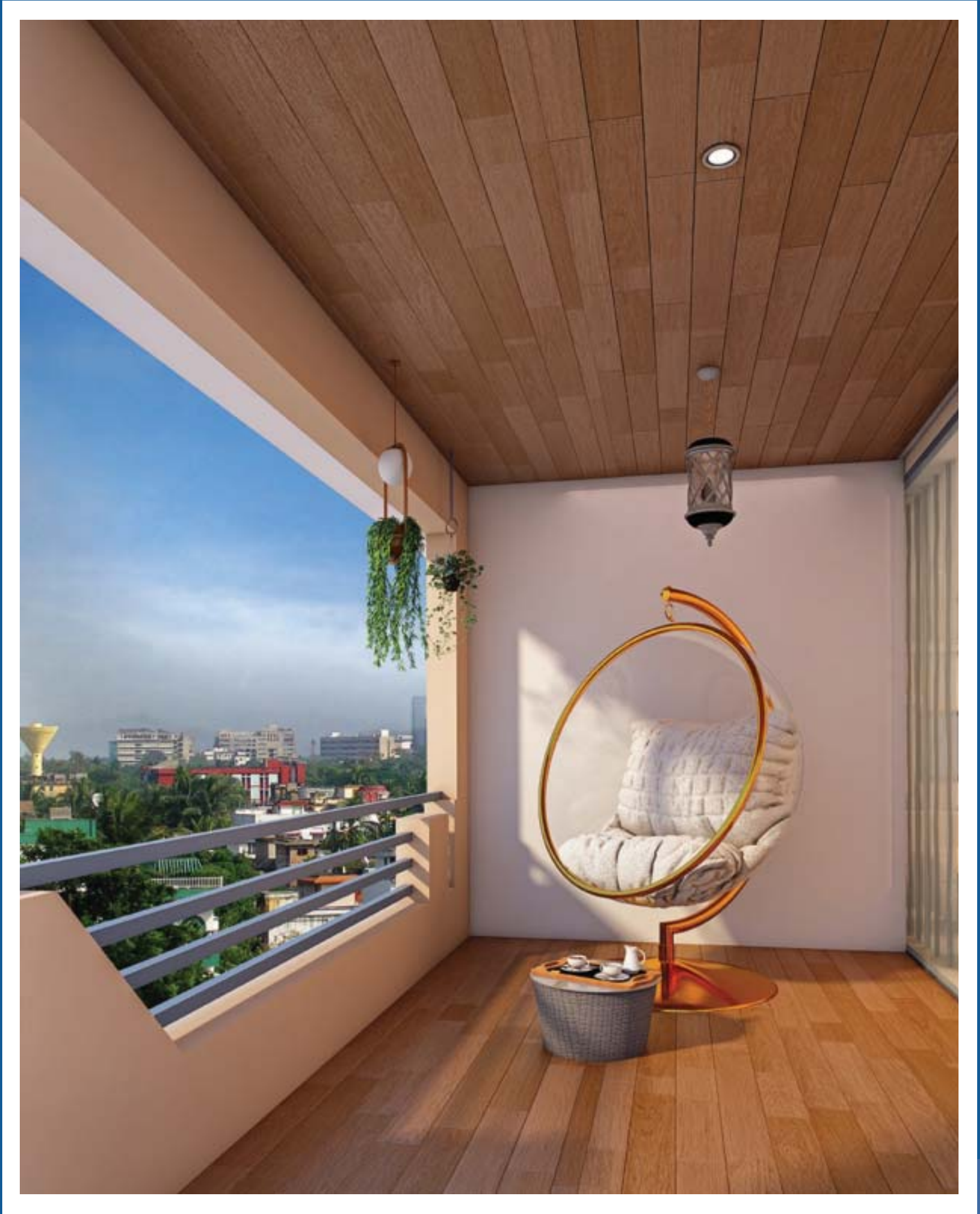


*Mastering*  
THE ART OF PERFECT CRAFTSMANSHIP



CITYLIGHTS &  
*The Night Sky*





*Balcony*  
WITH A SOUL-SOOTHING VIEW

# MADE WITH STRENGTH, BLESSED WITH LOVE & CARE

To achieve our goal of luxury and comfortable living, we have used the best quality construction materials for our project. With a commitment to provide houses that never wear away, we ensure that none of our residents have to worry about the building materials. Have a look below to know the reputed brands' materials that we have used to build Onkar Bliss.

## SPECIFICATIONS

### FOUNDATION

RCC foundation on cast in situ reinforced concrete bored piles complying with relevant IS Code.

### SUPERSTRUCTURE

Reinforced concrete framed structure with seismic consideration as stipulated by IS Code, ensuring better safety.

### EXTERNAL WALLS

Common clay bricks/Fly ash bricks/AAC blocks (of 200/250 mm thick) or reinforced concrete walls.

### EXTERNAL WALL FINISH

Cement and sand plaster with cement paint and/or texture finish/or weather shield paint finish with cladding work as per architectural drawings at designated areas.

### ROOF

Reinforced concrete roof with appropriate waterproofing.

### INTERNAL WALLS

Common clay bricks/Fly ash bricks/AAC blocks or reinforced concrete walls.

### INTERNAL WALL FINISH

#### A. Flat Areas

##### **Living, Dinning, Bedrooms, Entrance Foyer and other areas**

Cement and sand plaster POP/Putty finish.

##### **Kitchen**

Ceramic/Vitrified tiles over cooking platform upto a height of 2 feet from the platform.

##### **Bathroom**

Ceramic/Vitrified tiles.

#### B. Common Areas

##### **Corridors, Staircases, Landing and other areas**

Cement and sand plaster with POP finish.

##### **Car Park Areas**

Cement and sand plaster finished with cement paint.

##### **Ground Floor Entrance Lobby**

Cement and sand plaster finished with combination of POP finish, plastic emulsion paint, texture paint and marble/granite cladding/paneling at designated areas with proper land/water scape as per design.

### FLOOR FINISH

#### A. Flat Areas

##### **Rooms**

Vitrified tiles/Ceramic tiles.

##### **Kitchen & Toilets**

Vitrified tiles/Ceramic tiles.

#### B. Common Areas

##### **Staircases including landings and corridors**

Polished marble/Vitrified tiles.

##### **Lift lobby/Vestibule**

Vitrified tiles/Marble with matching skirting.

##### **Other Common Area**

Screed concrete with/without IPS flooring as per design.

## WINDOWS

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Standard section of anodized/powder coated aluminium window with clear toughened glass and matching fittings will be provided with guard bars.

## DOORS

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- a. Door frame with 35 mm thick flush shutters having spirit polished teak veneer finish/ Laminate or Door Screen on external faces except for kitchen and toilet doors which will be painted with enamel paint.
- b. Entrance door will have a night latch, door knocker and magic eye.
- c. Bedroom and kitchen doors will have a mortise lock and doorstopper and the toilet doors will have a bathroom latch.

## SANITARY WARES

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White porcelain sanitary wares of ISI approved brand.

## FITTINGS

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- a. Concealed piping system for hot (only for shower and a tap) and cold water lines.
- b. Geysers in all toilets (optional).
- c. CP fittings of ISI approved brand.
- d. Matching glass mirror, shelf, soap tray and towel rail.

## PIPING SYSTEM

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Dual piping system.

## KITCHEN

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- a. Granite top cooking platform with one stainless steel sink and drain board.
- b. Cooking gas bank/piped gas.

## LIGHTING PROTECTION

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Lighting protection – in compliance with IS Code.

## ELECTRICAL WIRING & FITTINGS

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- a. Total concealed electrical wiring for all the rooms provided with copper conductors.
- b. Point for geyser connections in all toilets.
- c. Stipulated light and plug (5/15 amp) points in dining/drawing and bedrooms, as per architectural drawings.
- d. Electrical call bell at main entrance door.

## AIR CONDITIONING

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The drawing/dining and one bedroom will have electrical wiring for Split Air Conditioner.

## DRIVEWAY

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- a. Combination of Reinforced concrete/Stone and/or paver block and/or bituminous compound.
- b. Duly finished greeneries at designated places around driveway.

## FIRE SUPPRESSION & DETECTION

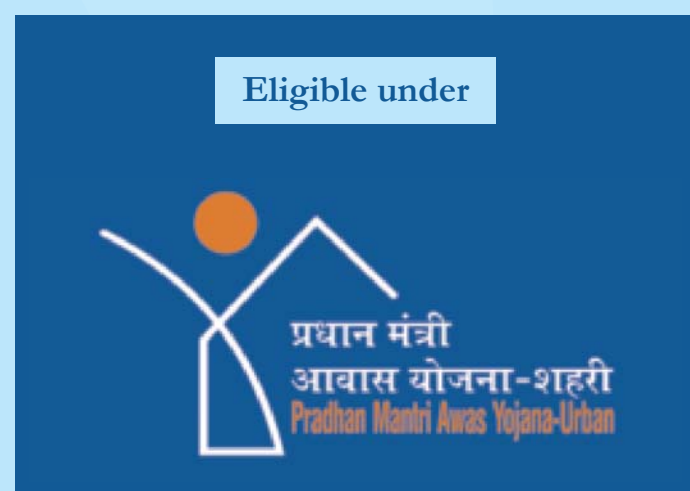
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Provision of adequate fire fighting system with wet risers and fire sprinklers. Evacuation points and refuge platforms for human safety as per regulation.

## SECURITY

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CCTV monitoring for all common areas.





# *Green* **IS THE WAY AHEAD**

Today everything is going green. And the real estate industry is not far behind. Green building, the practice of creating structures that are environmentally responsible for a building's life cycle has significantly increased.

Living in a green building amidst nature benefits more than just our health and well-being. It facilitates water management and promotes biodiversity in built-up areas which helps to reduce the effects of noise pollution.

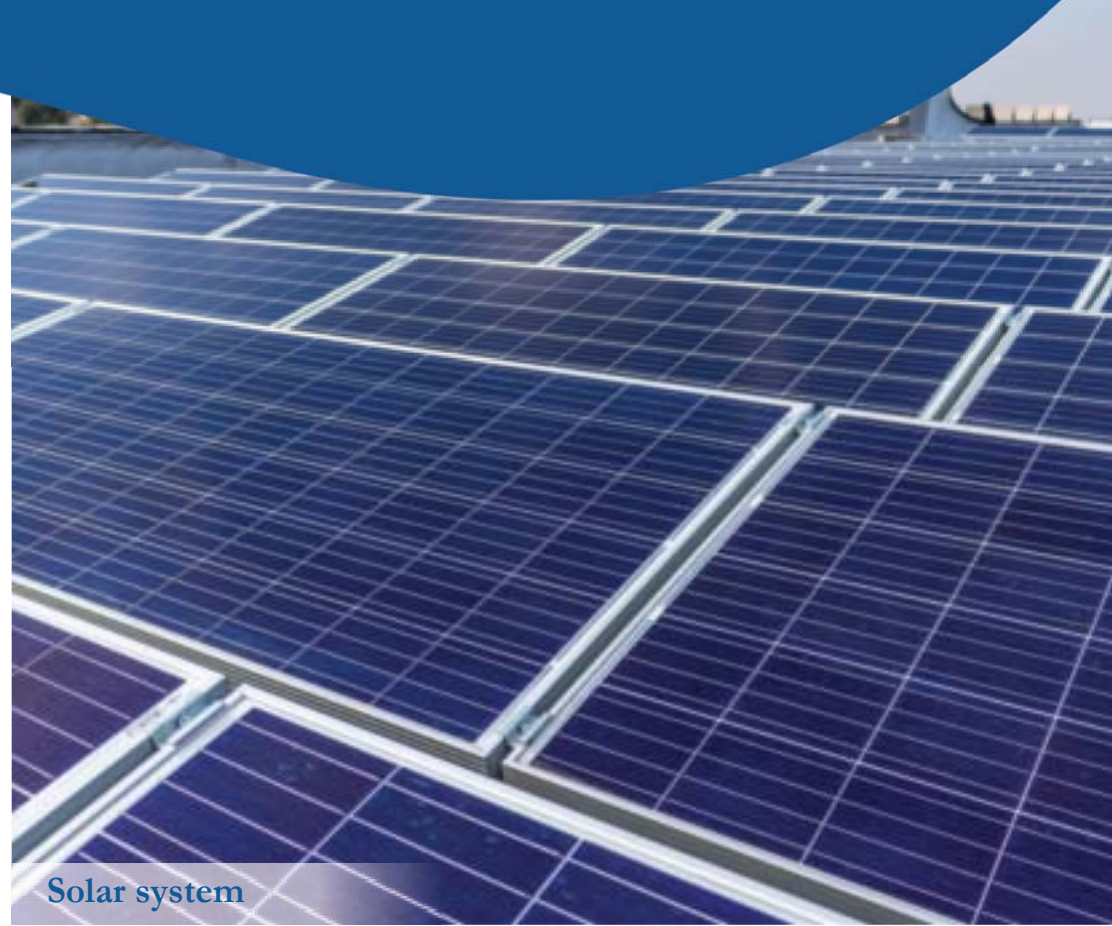
At Onkar Bliss, you will find an abundance of open spaces with greenery. There is space for children to play, for elderly people to take a walk and for health enthusiasts to do their exercises. With that, we also have provisions for solar panels and water recycling within the property premises. After all, we believe that green living makes everything beautiful.

Apart from being energy efficient, green buildings incorporate unique construction features that ensure efficient use of resources such as water and energy. For example, by using task lighting strategy and a lot of daylight, green buildings vastly reduce the amount of power used in lighting systems. This allows the residents to save their water and energy bills. Even though constructing a green building may be slightly more expensive than their non-green counterparts, the reduced operation and maintenance costs of green buildings make them much cheaper in the long term.

The Onkar Group is a core believer of saving the environment. Onkar Bliss is a sustainable building with a huge canvas that can integrate a variety of natural elements. You'll find a vibrant mix of carefully-crafted greenery, acres of space for the mind to wander, and serene paths to stroll around and soothe your senses.



Rainwater harvesting



Solar system



Children's Play Area



Sitting Area

# Features

## THAT RE-DEFINE COMFORTABLE LIVING



Onkar Bliss is the destination for relaxation. Here, our residents will not have to worry about doing their household chores - be that laundry, dusting or cleaning. With a provision for laundry and kitchenette at the ground floor along with housekeeping services available for every resident, Onkar Bliss is where your heart is happy and your mind at peace.

### Laundry Services

With the pandemic uprooting our lives, it has been really difficult for everyone to manage both work and home. That is why, we at Onkar Bliss are willing to take the responsibility of most of your household chores. Laundry is one of the most important amenities that residents look for and having a laundromat in the building adds additional value to the property. With the Automatic Laundry, there is no upfront cost to getting separate washing machines installed in the building.

Having an in-house laundry facility, not only makes our property more desirable for potential buyers, but also makes us stand out from the competition. Having the top quality laundromat and a spacious laundry room which is open 24x7, our residents can use it as per their convenience. With our in-house laundromat service, we not only wash the stains from your clothes, but also wash your worries away.

### Laundry Service



## Kitchenette

Kitchenette is the place where apart from good food, good friendship is also brewed. It is a wonderful way to enjoy community life. Durgapur being an industrial city witnesses a decent number of visitors every day. Having a guest house facility with a kitchenette makes Onkar Bliss a desirable property for all.

## Housekeeping Services

We have all had those long days when you can't just wait to get off work and head home to some much-deserved rest and comfort. But as soon as you enter your house, you realize that it is in a complete mess and it is next to impossible to do all the chores alone. In situations like this, housekeeping services are the ultimate saviour and having such services in your building will save you in ways more than one. With our professional cleaning company, you can be well assured that your house will be given the right facelift in times of emergency and the great part of it all is that you don't have to lift a finger.



# Safety AT ALL HOURS

We understand the utmost importance of a secured building and as we have taken the responsibility of your and your family's safety, we have designed a state-of-the-art, three tier security facility at Onkar Bliss. Our top-notch three tier-security facility includes:

**CCTV:** Security cameras make it easy to keep the residents safe from any kind of discouragement of violence and other crimes from occurring on the premises. A must-have for any property, Onkar Bliss is properly secured with 24X7 operational CCTV cameras. Live without an inch of worry with us as your security is now our responsibility.

**Security Guard:** Security guards play a pivotal role in our daily lives. Having private security guards provide safety for residential communities and every other property alike. At Onkar Bliss, we have security guards on rotational basis who are available 24X7 to warn and protect the residents against any possible threat. We ensure that our security personnel are well-trained and well-equipped with security tools to certify complete security at all times.

**Intercom System:** The biggest benefit of installing an apartment intercom system is making your residents feel safer and more secure in their homes. Apartment intercom entry systems give residents an easy way to verify guests before they enter and achieve this baseline level of security. At Onkar Bliss, we have taken the extra mile when it comes to safety and security and that is why every apartment in this property will be equipped with intercom systems.





## STRIKING YET SELF-SUSTAINING

Homeownership should be about enjoying your home and not having to worry about it. Nobody is a fan of maintenance charges, even more if you have been promised with low maintenance. Among the myriads of enticing features that this project offers, the most alluring one is its minimum maintenance aspect. So, if you are worried about additional hidden charges which have now become synonymous with new buildings, we promise you that such an experience will never happen with us.

## A HEAVENLY PLACE FOR THE ELDERLY

Onkar Bliss is an all-inclusive building, where people from all walks of life, from 8-80 age group are given equal importance. When the kids go away for school and the parents are busy with work, senior citizens may feel lonely. Keeping this factor in mind, we have come up with a very unique feature - a senior citizens area, where they can meet, talk and have the time of their lives.





## TAKING CARE OF THE *Elders*

In today's date, having specific facilities for senior citizens is very important for every property. A responsible realtor is the one who addresses the requirements for all age groups and designs the property accordingly. At Onkar Bliss, there are several facilities for the elderly people namely, the seating area, walking track, wheelchair ramp, doctor on call and ambulance on call services.

### **Separate seating area:**

Elderly people tend to feel very lonely when the other members of the house go out for their respective jobs. By having a separate seating area for them which is located in the garden area, senior citizens can have their own sweet time.

### **Walking track:**

Walking is a great way to improve or maintain the overall health of an individual. Just 30 minutes every day can increase cardiovascular fitness, strengthen bones, reduce excess body fat and boost muscle power and endurance. It is very important for elderly people to stay fit and there is nothing better than walking. Having a separate walking track specifically for senior citizens is a healthy step taken by Onkar Bliss.



**Wheelchair ramp:**

Medical emergencies can happen at any place and to anyone. Having arrangements for such urgent needs is of utmost importance for any property. At Onkar Bliss, the realtor has thoughtfully designed a wheelchair ramp at the entrance for smooth transport during emergencies.

**Doctor on call:**

This service is to provide clinical support to patients by physicians visiting the patient's home and giving required treatment and advice. Having a doctor-on-call service is very useful in situations where there arises a medical emergency at odd hours.

**Ambulance on call:**

Being equipped with all kinds of life-saving equipments, our ambulance on call service is available on a 24X7 basis. It is provided to ensure that no resident of Onkar Bliss has to wait in case of any kind of medical emergency. Just dial the ambulance number and the vehicle will be at your service in no time.





**TYPICAL FLOOR PLAN**



# 1 BHK FLOOR PLAN



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# 2 BHK FLOOR PLAN





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# Professionals

## IN LUXURY, EXPERTS IN REAL ESTATE



Onkar Group, after their extensive 100 years in the real estate industry, have emerged as one of the leading realty companies in India. With an aim to redefine the way buildings are designed in our country and with the determination to reach a new summit in the real estate arena, we put our mind, body and soul to deliver your dream home. With more than 15 projects, we are striving every day to come up with innovative solutions for your homes.

### GLORIOUS PAST PROJECTS



### KOLKATA PROJECTS

Project name	Number of floors	Project type	Address
Onkar Mantion	14 Storied	Residential + Commercial	159 Rabindra Sarani Kolkata-700007
Goyenka Mansion	5 Storied	Residential + Commercial	157 Rabindra Sarani Kolkata-700007
Onkar Market	6 Storied	Commercial	161 Rabindra Sarani Kolkata-700007
Sriram Market	3 Storied	Commercial	163 Rabindra Sarani Kolkata-700007
Onkar Court	4 Storied	Commercial	165 Rabindra Sarani Kolkata-700007
Onkar Point	3 Storied	Commercial	191 Rabindra Sarani Kolkata-700007
Onkar Chamber	5 Storied	Office	19, Armenian Street Kolkata-700001

### HOWRAH PROJECTS

Project name	Number of floors	Project type	Address
Onkar Avas	5 Storied Twin	Residential + Commercial	623,AndulRoad, Howrah-71109
Onkar House	3 Storied Twin	Commercial	19/1,AndulRoad, Howrah-71109
Onkar Bhawan	4 Storied Twin	Residential + Commercial	Andul Road,Andul, Howrah

### UPCOMING

Project name	Number of floors	Project type	Address
Onkar Bliss	14 Storied X 10 Blocks	Residential	N.H.Bhiringi More, Durgapur
Onkar Plaza	10 Storied X 4 Blocks	Residential	Bidhan Roy Sarani, Kolkata
Onkar Complex	4 Storied x 3 Blocks	Residential + Commercial	Ranihati, Howrah

### INDUSTRIAL

Project name	Number of floors / Sq ft	Project type	Address
Onkar Environment	50000 Sq ft	Industrial	Falta SEZ, North 24 Parganas
Onkar Texo Park	5 Storied	Industrial	Madhya Jhorhat Andul, Howrah





**ONKAR BLISS**

Ananda Gopal Mukherjee Sarani Rd, Near City Centre,  
Benachity, Durgapur, West Bengal 713213

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