





LIVE  
ZENTASTIC

Imagine life like this...

Serenity and tranquility, right at the heart of the city.  
Be assured the hustle bustle cannot penetrate the green expanses.  
The core idea of the project remains in gifting homes which harbour peace...  
homes which foster the Zen life...



Care comes with detail. And with detail comes trust. It is what we want in return.  
Here's the everything of everything.



03

2 towers standing tall at 21 storeys each, with 3 & 4 bedroom apartments in Topsia, off E.M. Bypass, one of the fastest developing localities in the heart of the city. 3 Side Open Flats, ranging 2,234 to 4,859 sq.ft., with attached servant quarters.

Nestled in acres of luxury, Zen brings a lifestyle with a rare mix of value and vanity.

An attitude, and a belief.  
The solitude, yet a holistic connection.  
Zen is a moment. The present moment.  
Here's presenting some compliments..

- Swimming pool with deck
- Squash court
- Pool room
- Yoga room
- Children's play area
- Indoor games room
- Home theatre
- Gymnasium
- Community hall
- Conference room
- Landscape garden
- Table Tennis room



amidst glory



06

inside vitality





beside excellence



**STRUCTURE**  
**FOUNDATION** RCC Pile Foundation.  
**BUILDING** Reinforced Concrete Cement (RCC) framed structure with columns, beams and slabs. Earthquake resistant.

**LIVING / DINING**  
**FLOOR** Premium Quality Vitrified tiles  
**WALLS & CEILING** Wall Putty finish on all interior walls

**BEDROOMS/ LOBBY / PASSAGE**  
**FLOOR** Premium Quality Vitrified Tiles  
**WALLS & CEILING** Wall Putty finish on all interior walls

**KITCHEN**  
**WALLS** Premium quality Vitrified tiles up to 2 ft. above platform  
**FLOOR** Anti skid Vitrified Tiles  
**COUNTER** Granite Counter  
**CEILING** Wall Putty finish on all interior walls  
**FITTING / FIXTURES** Stainless Steel Sink with drain Board.  
Facilities for exhaust fans. Hot and Cold water line in the Kitchen

**BATHROOMS**  
**WALLS** Joint free rectified tiles  
**FLOOR** Anti Skid Ceramic tiles and Waterproofing  
**SANITARY WARE / CP FITTINGS** Kohler / Jaquar or equivalent make sanitary ware and Jaguar / Kohler or equivalent makes CP fittings.  
Geyser Points in all bathrooms

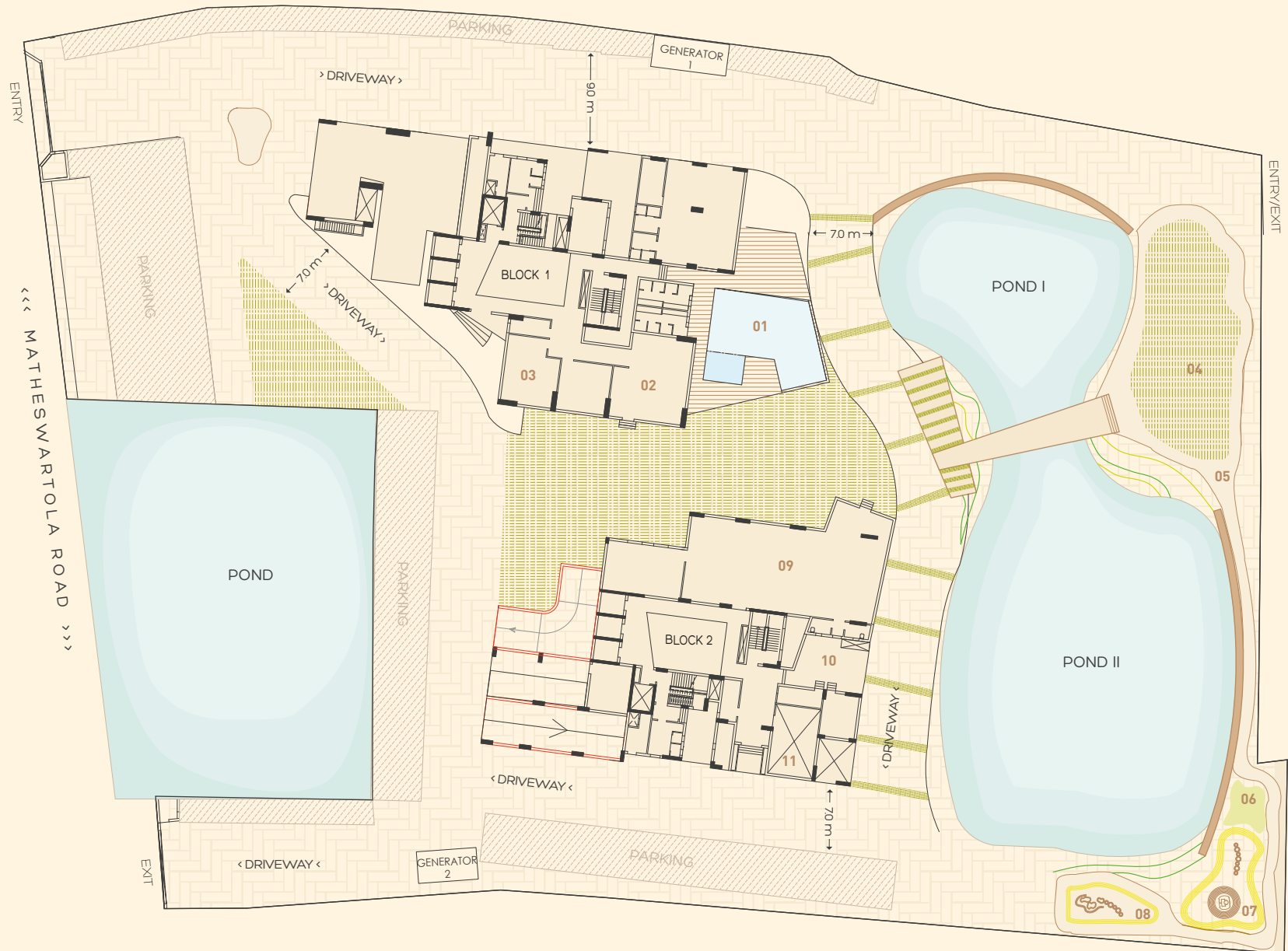
**DOORS & WINDOWS**  
**DOORS** Flush doors and frames for all rooms with decorative main doors. All other doors to have locks & fittings of Godrej or equivalent brands.  
**WINDOWS** Aluminium windows matching with the elevation

**ELECTRICAL**  
**WIRING** Copper wiring throughout in concealed conduits with provision for adequate light points, TV, Telephone Sockets with MCB's  
**POWER BACKUP** For common areas  
**APARTMENT TYPE** Power Backup at extra cost  
**INTERCOM SYSTEM** For apartments and all service areas

**SECURITY SYSTEM**  
CCTV camera surveillance

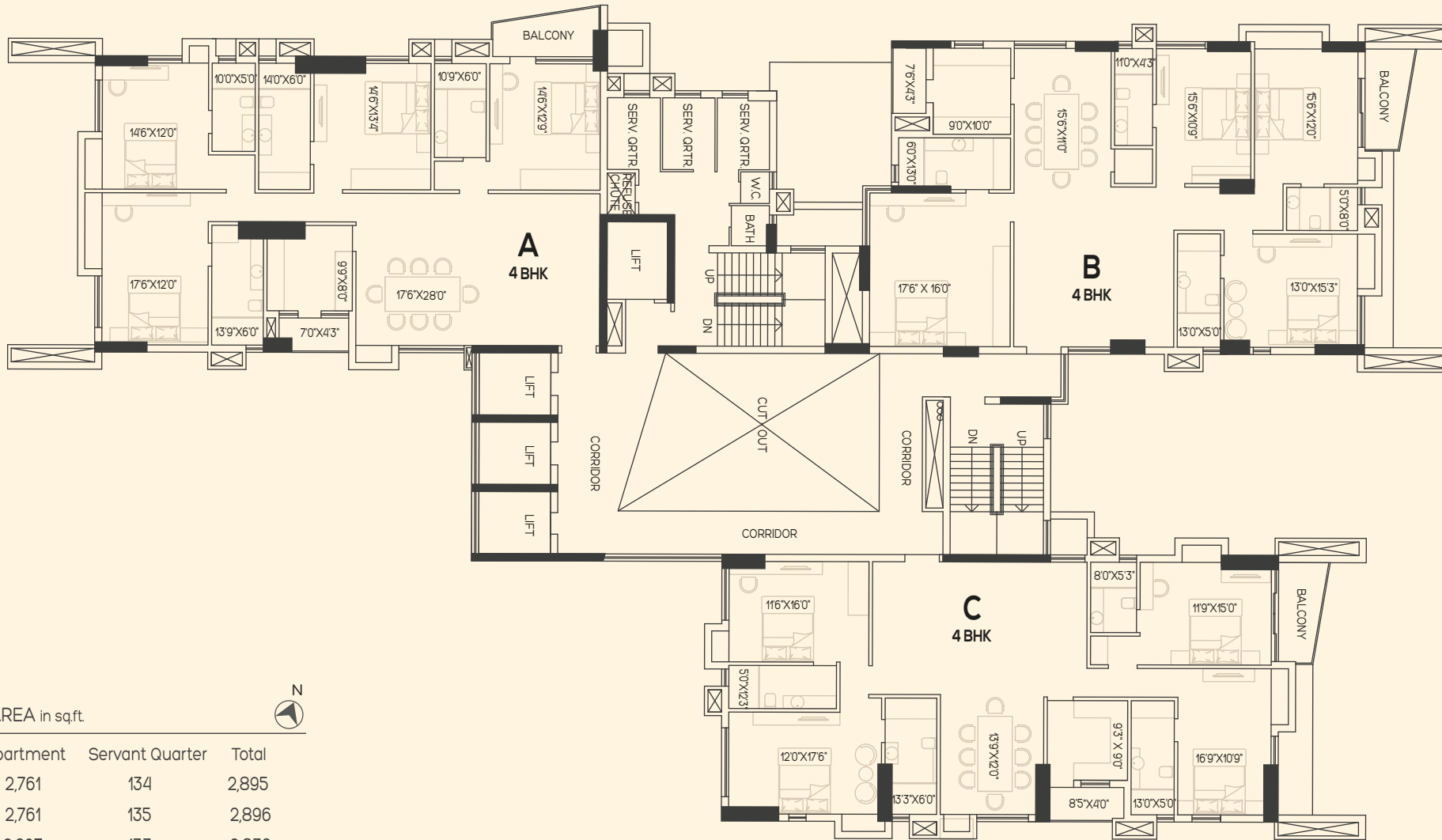
**OTHER FACILITIES**  
Cable Connection/DTH in all bedrooms and drawing room, connection of any single Service provider as decided by the Developer • Water Proofing of the roof and finished with roof tiles • Deep Tubewell and Corporation supply, if permissible by KMC with adequate UG reservoir for drinking and fire fighting water • Driveway - Greenery, flowerpots/creepers. Floors with heavy duty tiles/stone • Provision for one telephone line in each flat in each room • Fire Fighting equipments as per recommendations • VRV Air conditioning system. A/C units to be installed in each bedroom and 2 units combined in living and dining (at additional cost) • Common areas will be painted with Acrylic Emulsion Paint • Anti-termite treatment on land and building plinth.

## SPECIFICATIONS



# GROUND FLOOR PLAN

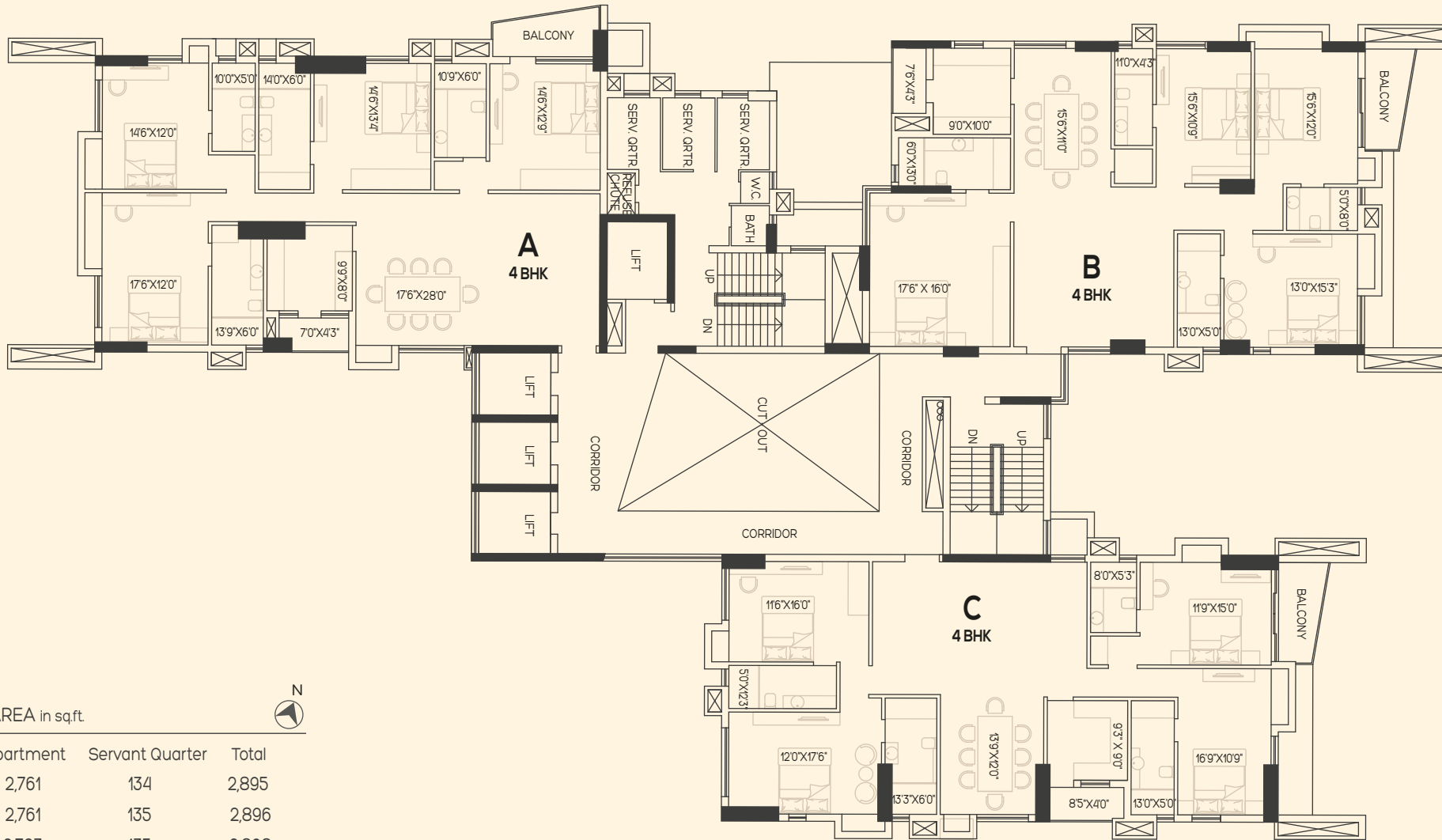
	KEY
SWIMMING POOL WITH DECK	01
CHILDREN'S PLAY AREA	02
CONFERENCE ROOM	03
PARTY LAWN	04
JOGGING TRACK	05
ZEN JUNGLE	06
BUDDHA STATUE	07
ZEN GARDEN	08
COMMUNITY HALL (WITH KITCHEN)	09
POOL ROOM	10
SQUASH COURT	11



SALEABLE AREA in sq.ft



Unit	Apartment	Servant Quarter	Total
A	2,761	134	2,895
B	2,761	135	2,896
C	2,697	133	2,830

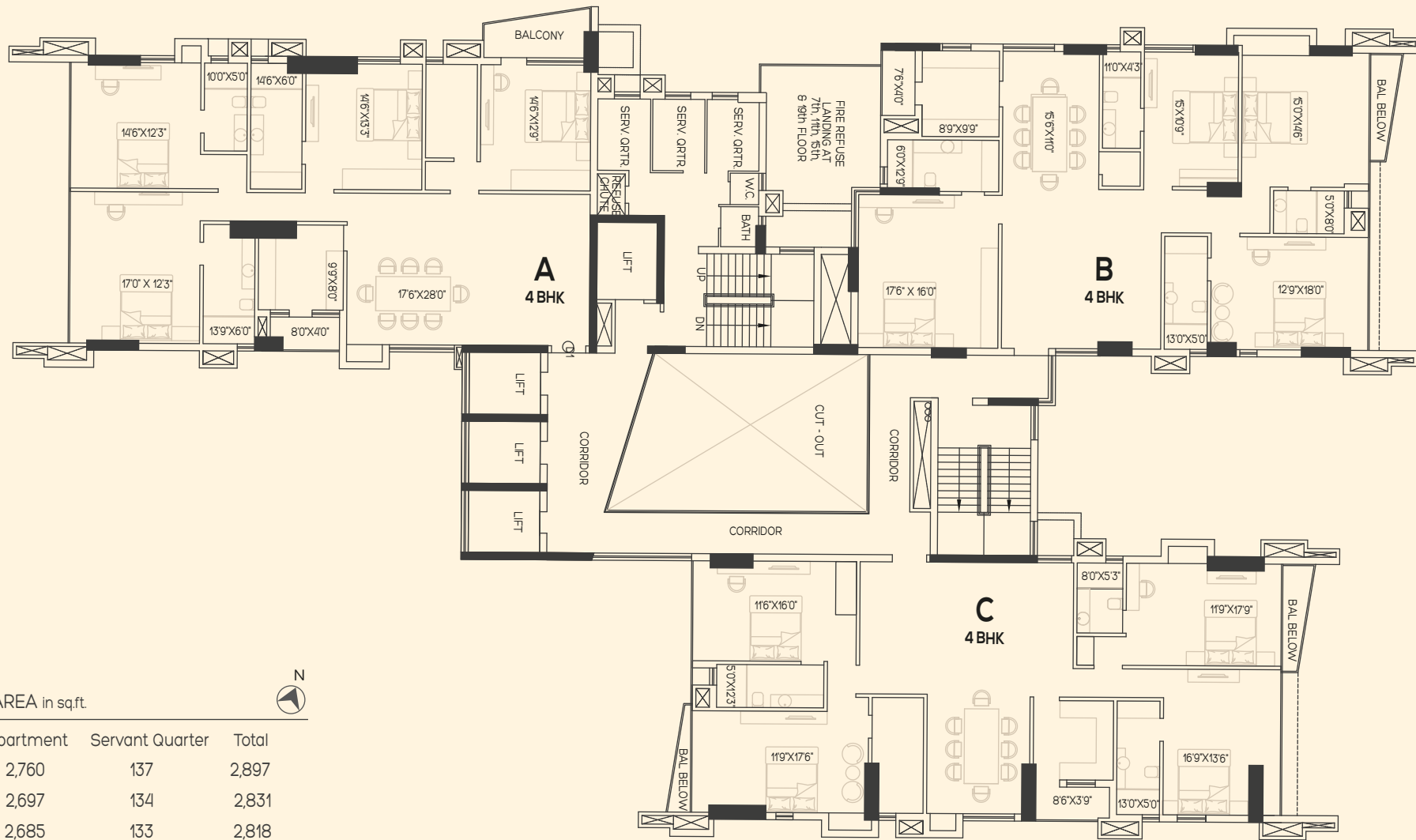


**BLOCK I**  
FLOOR PLAN  
2-16

SALEABLE AREA in sq.ft



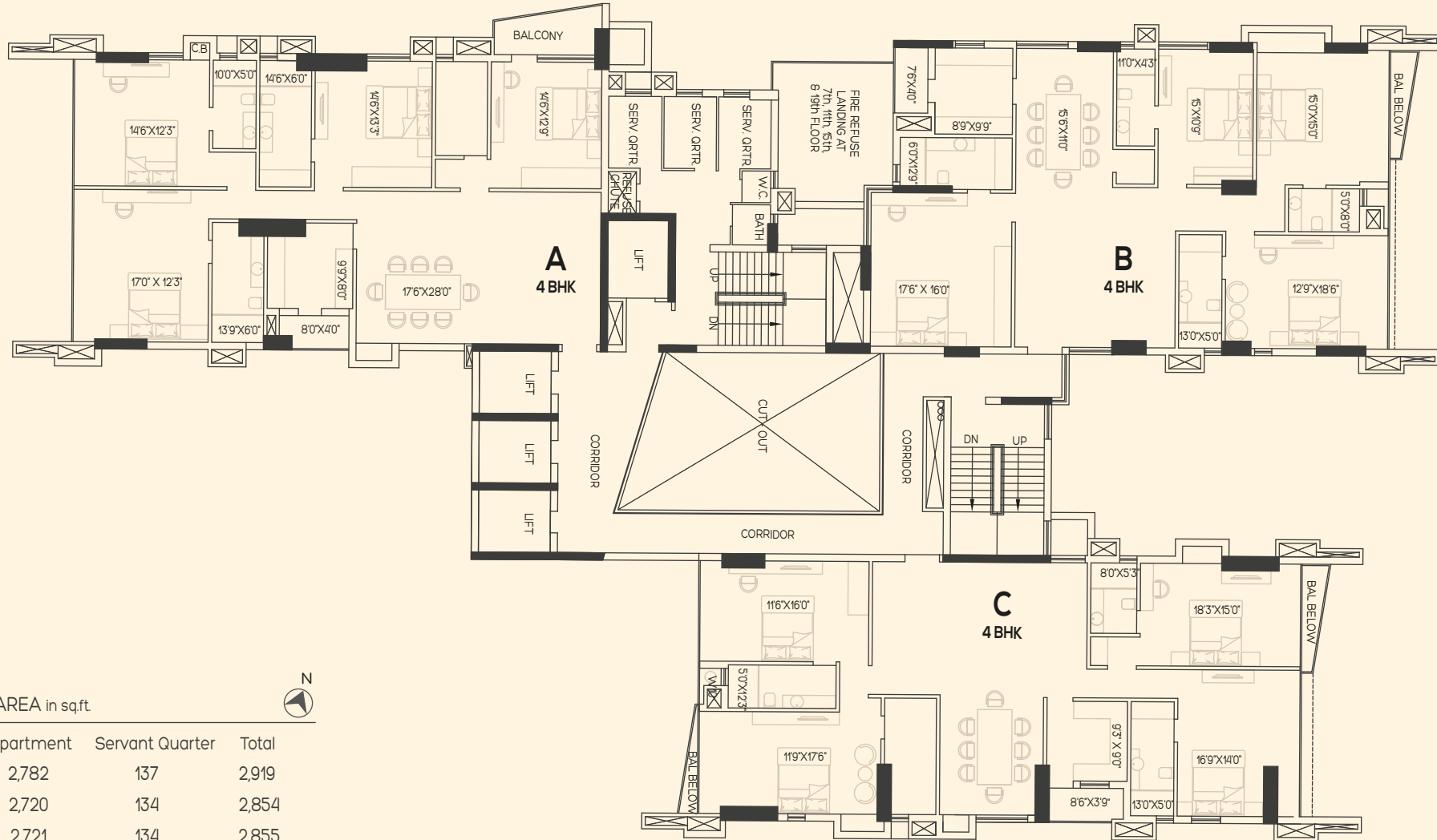
Unit	Apartment	Servant Quarter	Total
A	2,761	134	2,895
B	2,761	135	2,896
C	2,763	135	2,898



SALEABLE AREA in sq.ft.



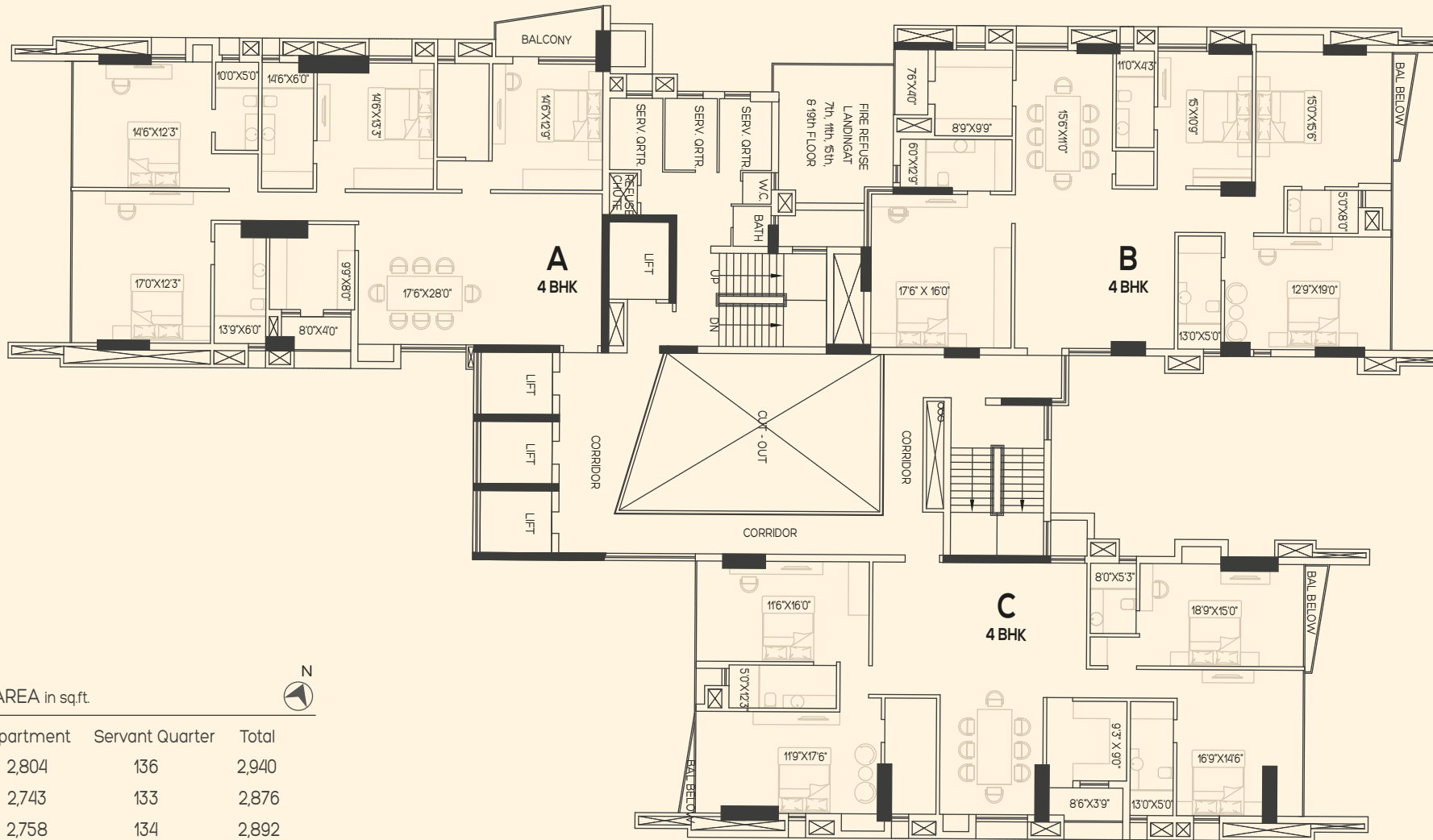
Unit	Apartment	Servant Quarter	Total
A	2,760	137	2,897
B	2,697	134	2,831
C	2,685	133	2,818



SALEABLE AREA in sq.ft



Unit	Apartment	Servant Quarter	Total
A	2,782	137	2,919
B	2,720	134	2,854
C	2,721	134	2,855

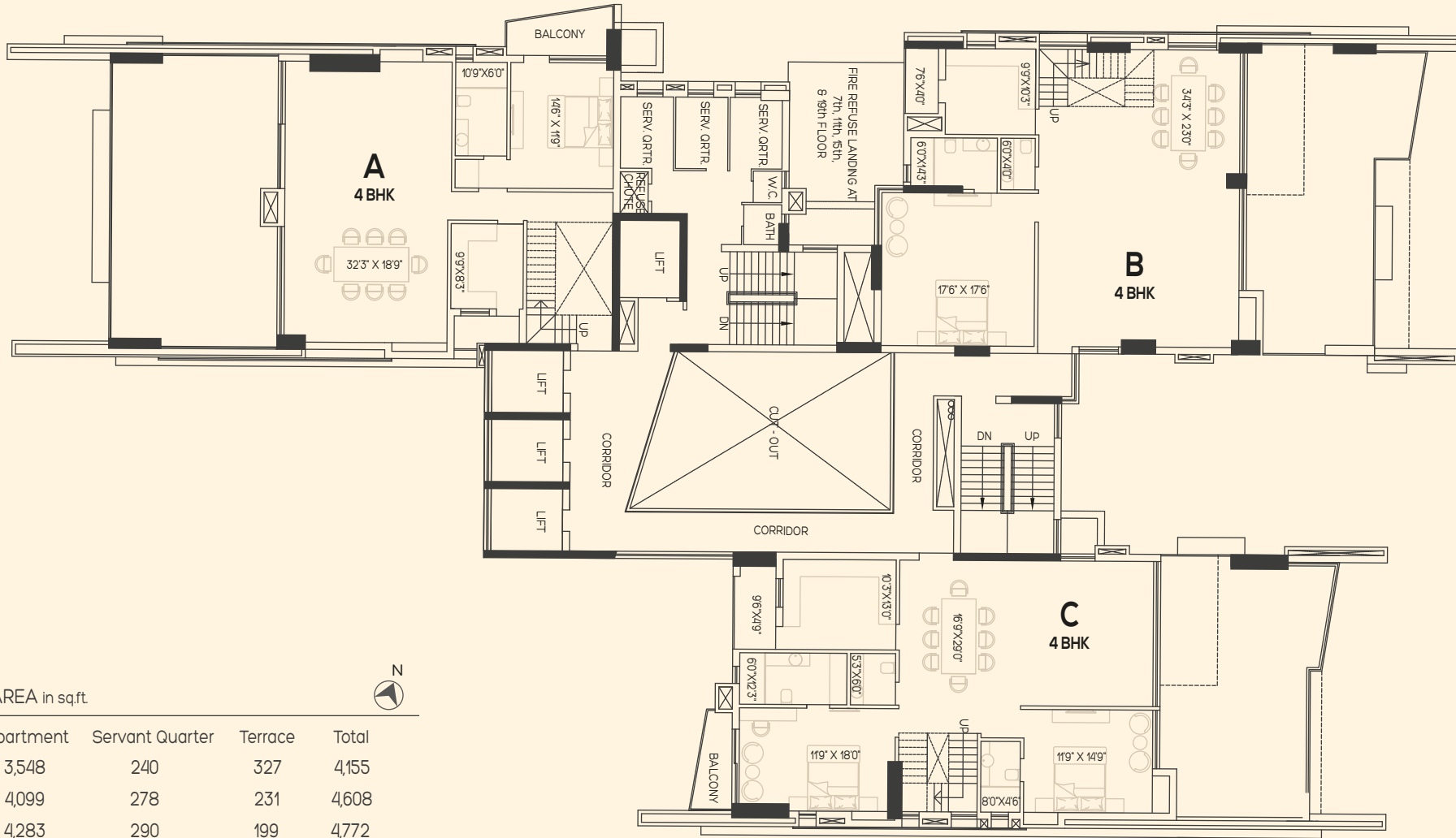


**BLOCK I**  
FLOOR PLAN  
19

SALEABLE AREA in sq.ft.



Unit	Apartment	Servant Quarter	Total
A	2,804	136	2,940
B	2,743	133	2,876
C	2,758	134	2,892

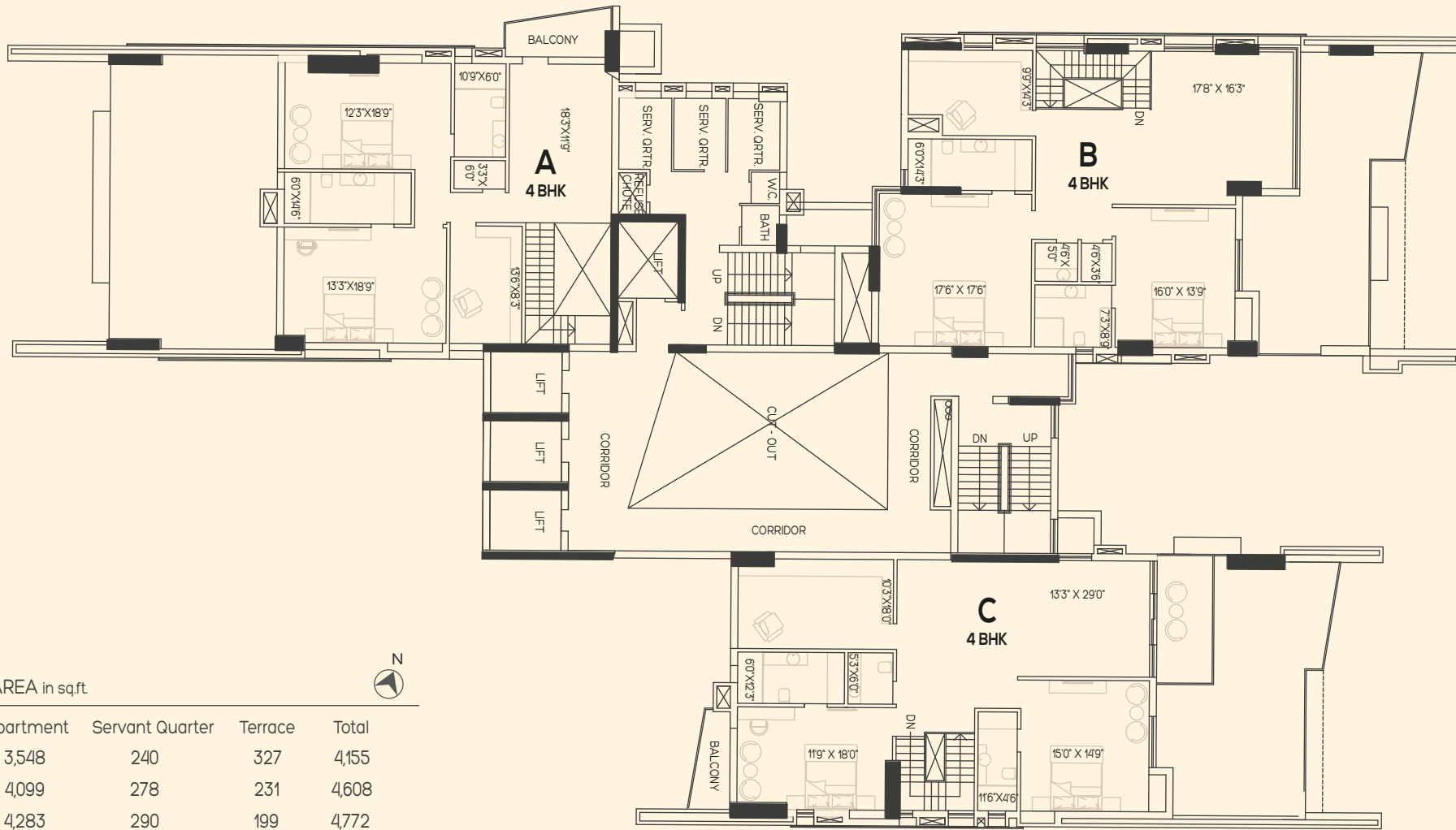


**BLOCK I**  
 FLOOR PLAN  
 Lower Duplex 20

SALEABLE AREA in sq.ft.



Unit	Apartment	Servant Quarter	Terrace	Total
A	3,548	240	327	4,155
B	4,099	278	231	4,608
C	4,283	290	199	4,772



**BLOCK I**  
 FLOOR PLAN  
 Upper Duplex 21

SALEABLE AREA in sq.ft

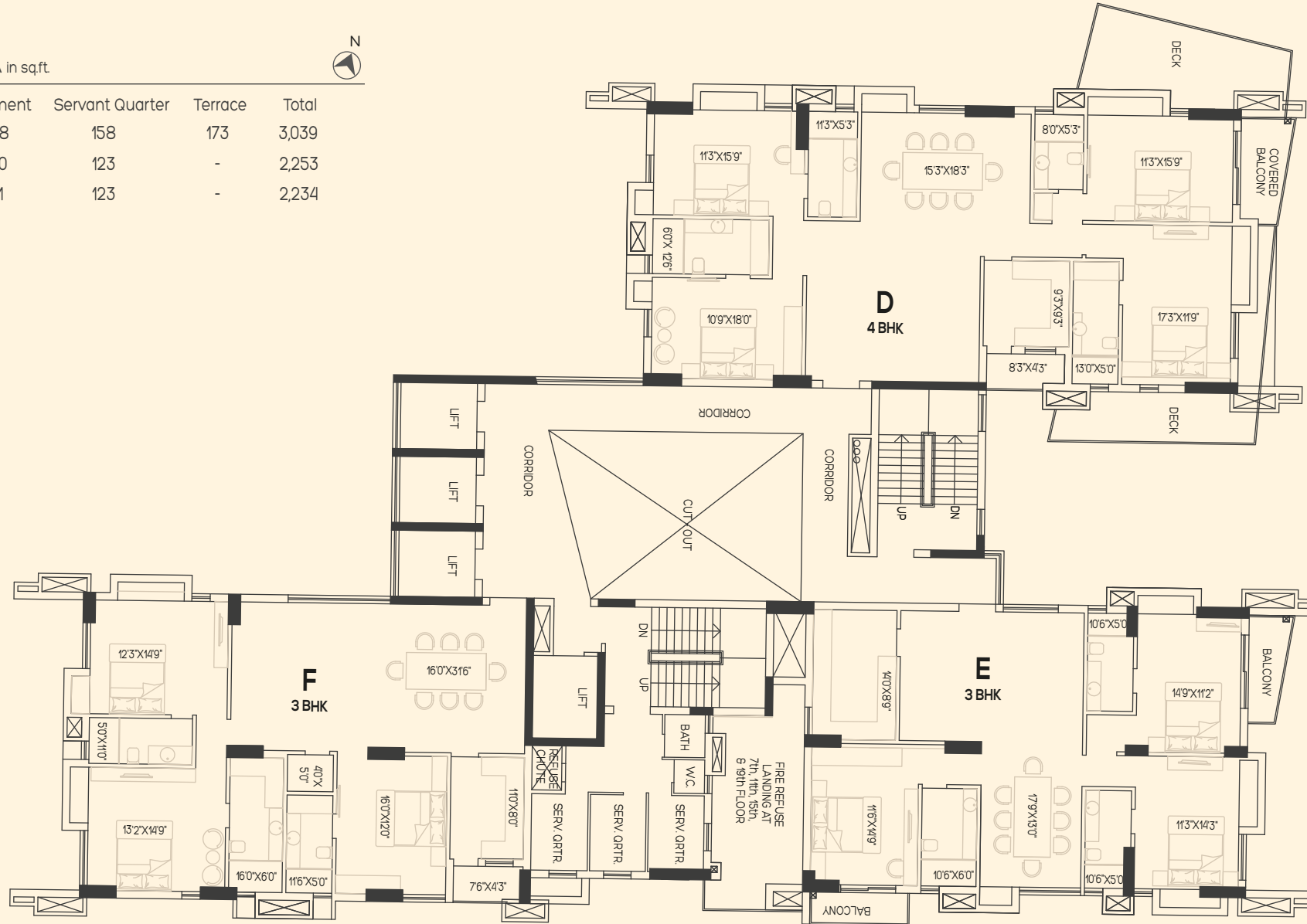


Unit	Apartment	Servant Quarter	Terrace	Total
A	3,548	240	327	4,155
B	4,099	278	231	4,608
C	4,283	290	199	4,772

SALEABLE AREA in sq.ft



Unit	Apartment	Servant Quarter	Terrace	Total
D	2,708	158	173	3,039
E	2,130	123	-	2,253
F	2,111	123	-	2,234

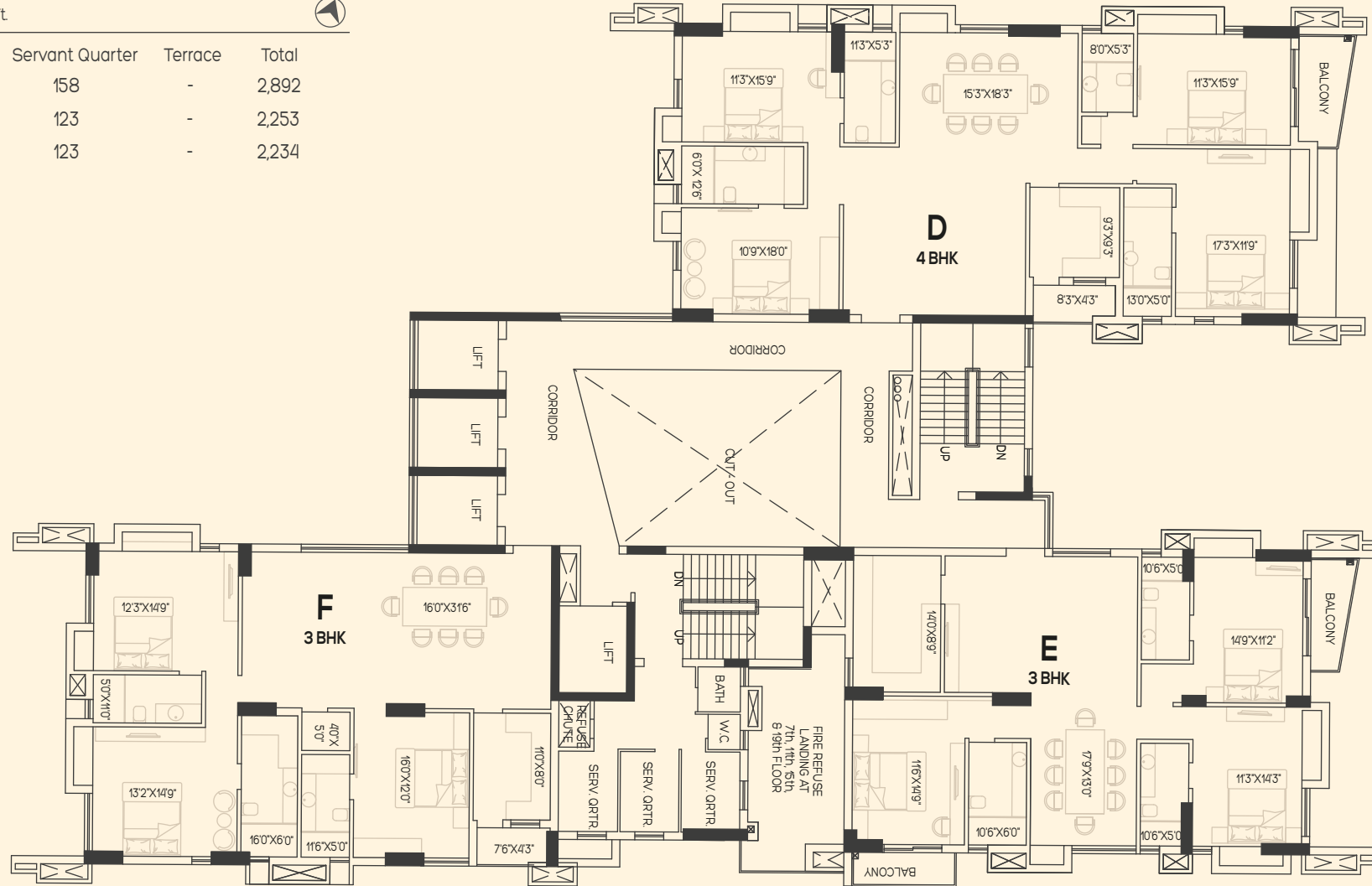


**BLOCK 2**  
FLOOR PLAN  
2

SALEABLE AREA in sq.ft



Unit	Apartment	Servant Quarter	Terrace	Total
D	2,734	158	-	2,892
E	2,130	123	-	2,253
F	2,111	123	-	2,234

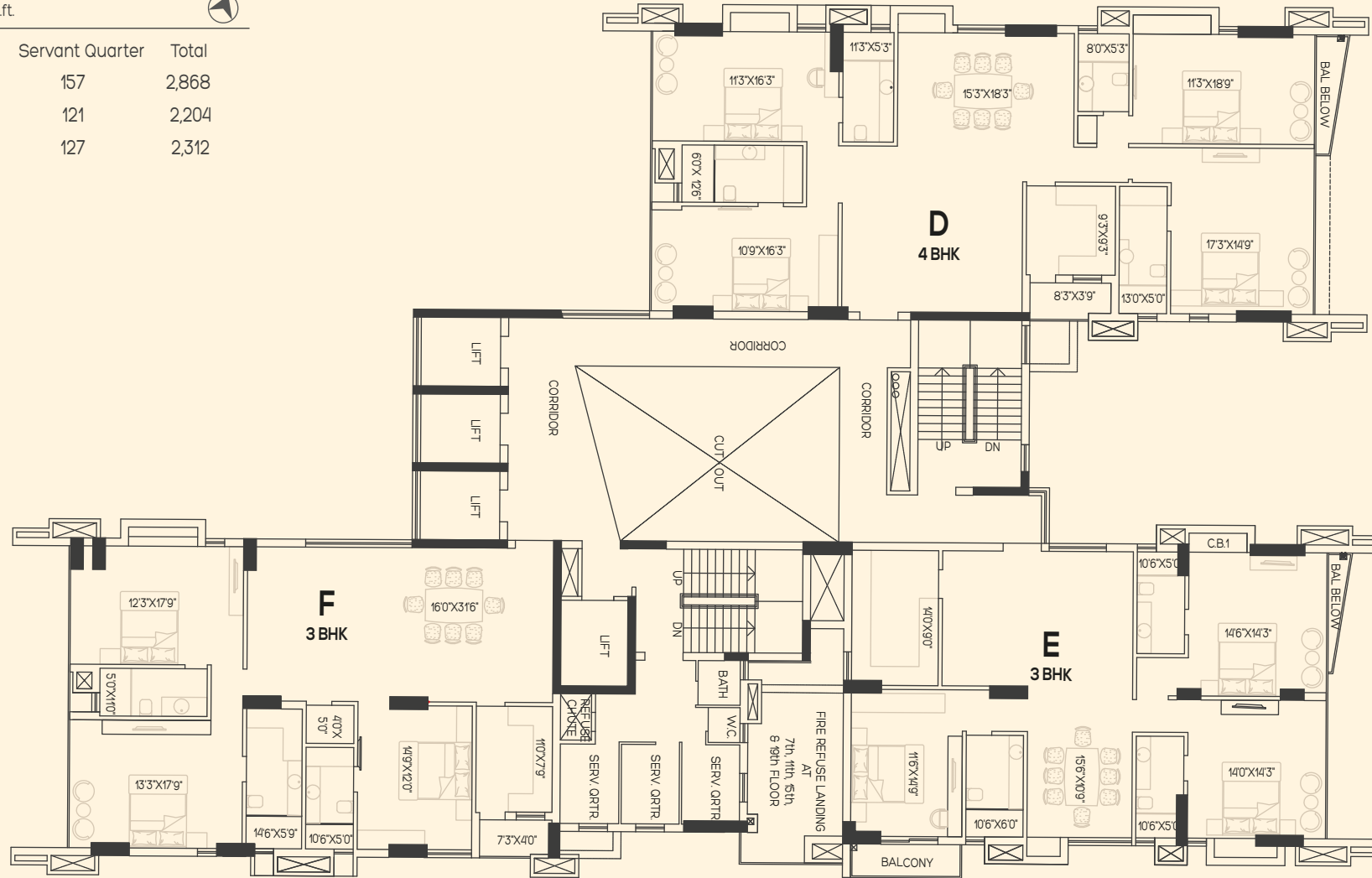


**BLOCK 2**  
FLOOR PLAN  
3-16

SALEABLE AREA in sq.ft.



Unit	Apartment	Servant Quarter	Total
D	2,711	157	2,868
E	2,083	121	2,204
F	2,185	127	2,312

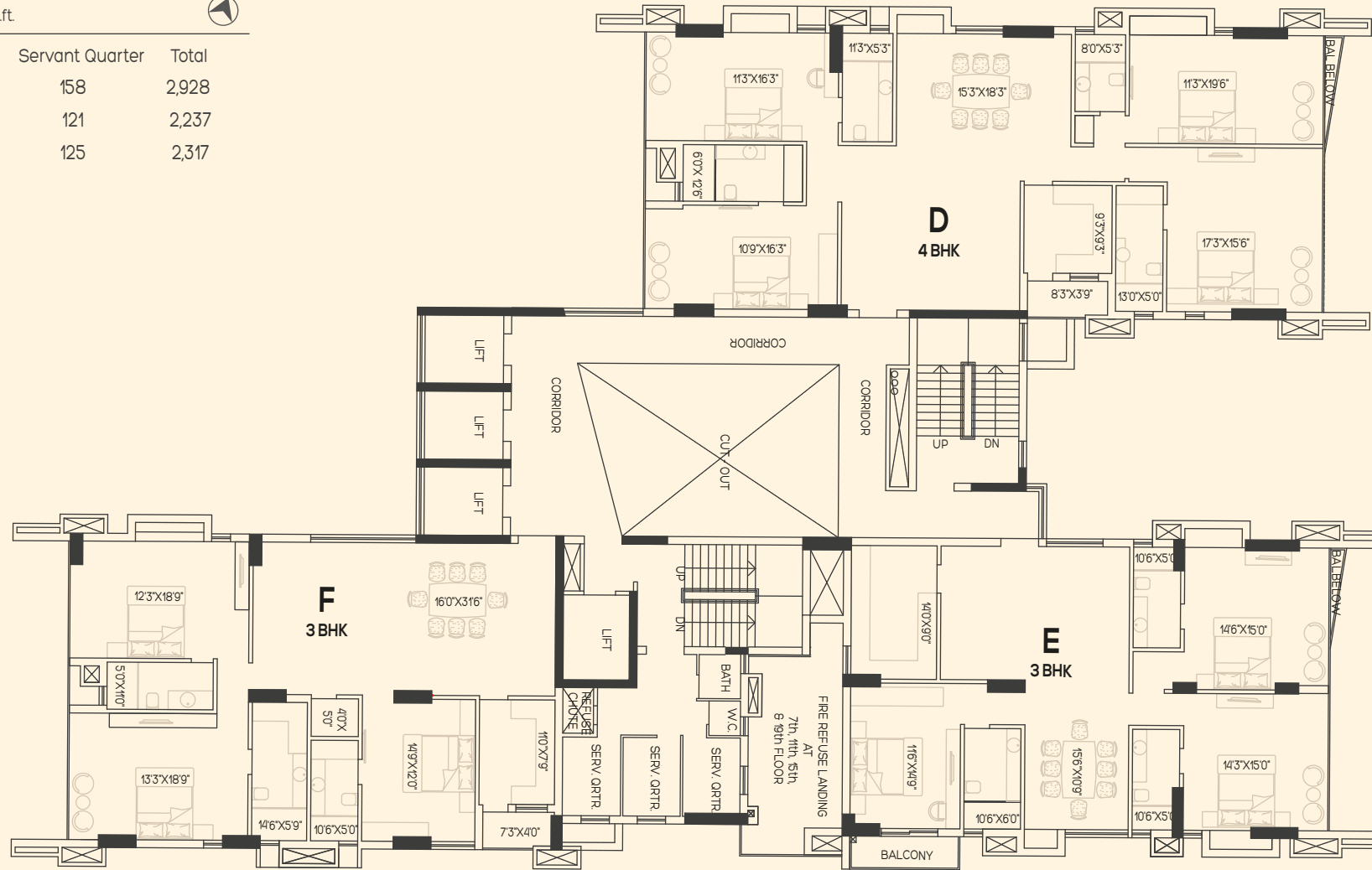


**BLOCK 2**  
FLOOR PLAN  
17

SALEABLE AREA in sq.ft.



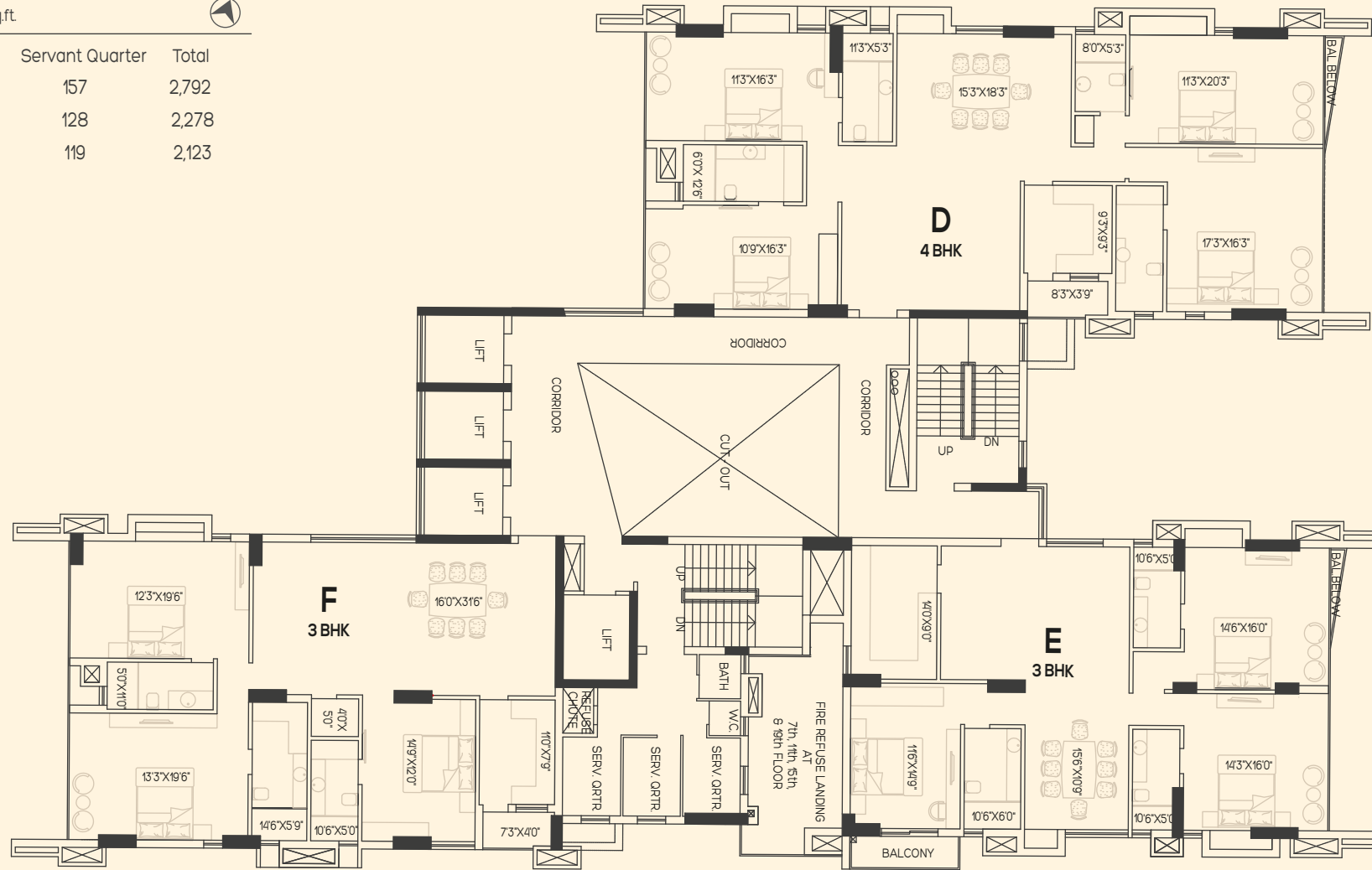
Unit	Apartment	Servant Quarter	Total
D	2,770	158	2,928
E	2,116	121	2,237
F	2,192	125	2,317



SALEABLE AREA in sq.ft.



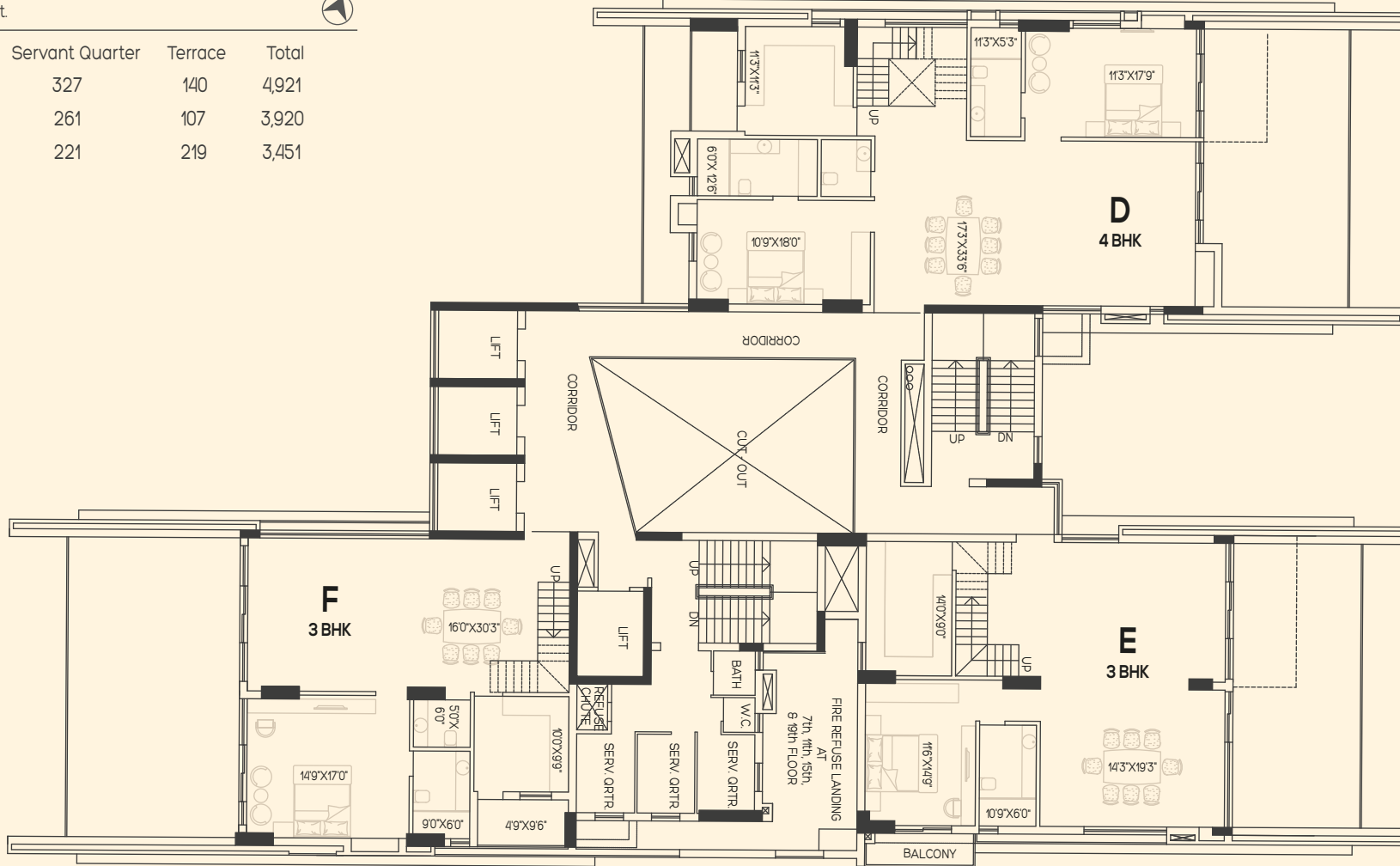
Unit	Apartment	Servant Quarter	Total
D	2,635	157	2,792
E	2,150	128	2,278
F	2,004	119	2,123



SALEABLE AREA in sq.ft.



Unit	Apartment	Servant Quarter	Terrace	Total
D	4,454	327	140	4,921
E	3,552	261	107	3,920
F	3,011	221	219	3,451

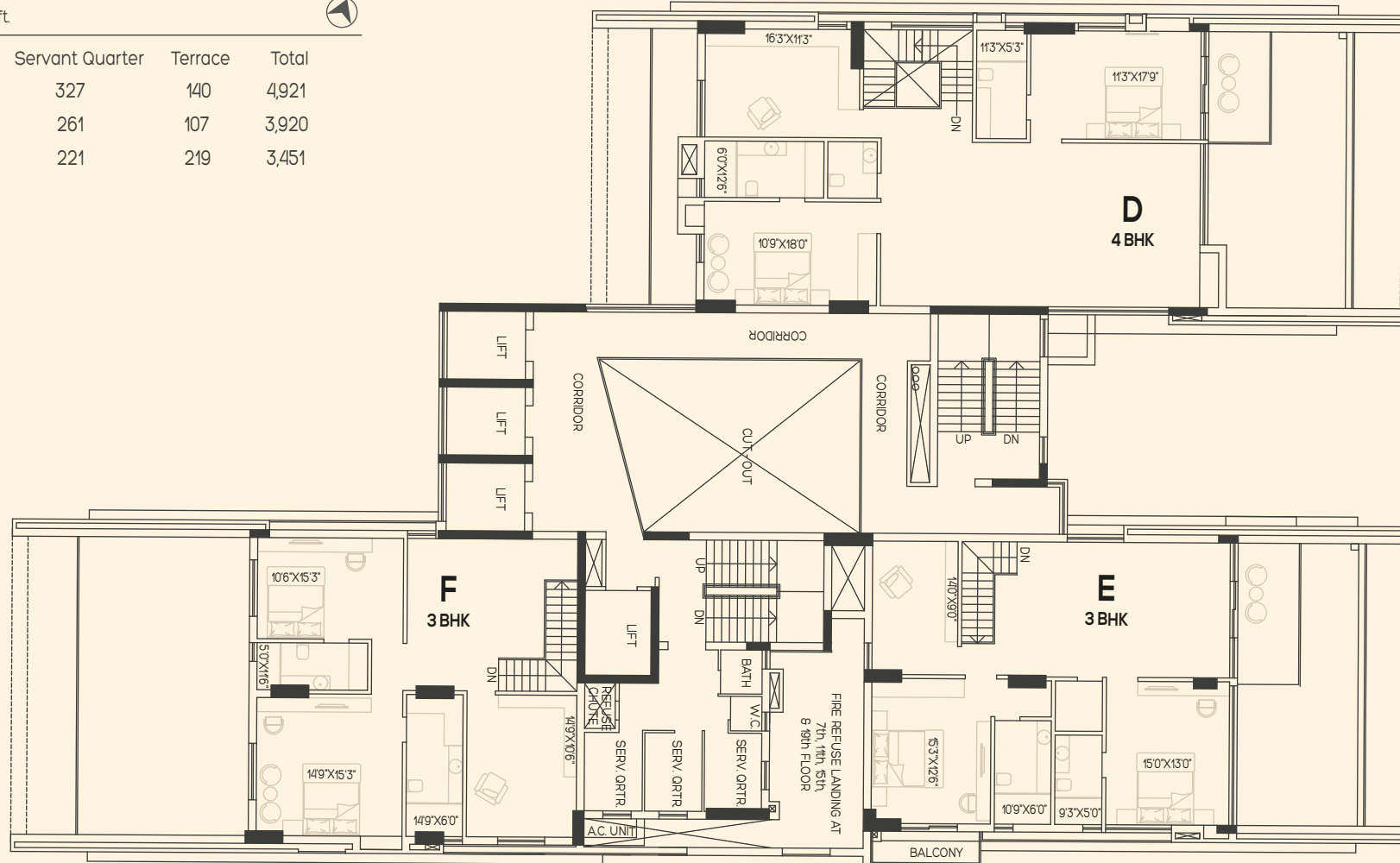


**BLOCK 2**  
 FLOOR PLAN  
 Lower Duplex 20

SALEABLE AREA in sq.ft



Unit	Apartment	Servant Quarter	Terrace	Total
D	4,454	327	140	4,921
E	3,552	261	107	3,920
F	3,011	221	219	3,451



# LOCATION





Site: 46B Matheswartola Road, Near Topsia Crossing, Kolkata-700046



"The plan certification, image specifications, configurations and other details herein are only indicative and the Developer/Owner reserves the right to change any or all of these at its/their sole discretion. All images and views are indicative of architect's impressions and are for illustration purposes only. The information contained in this brochure proposed development, subject to approval of the authorities or otherwise. This brochure does not constitute an offer or contract of any type between the Developers/Owner and the recipient nor anything contained in this Brochure is or be construed as any representations. Any purchase of this development shall be governed by the terms and conditions of the agreement of sale that maybe entered into between the parties."



Site: 46B Matheswarfola Road, Near Topsia Crossing, Kolkata-700046