

शक्ति यात्रा विक्रम

Escape the citylife



DEVALOKE  
Sonar City

Near Garia Metro, Kamalgazi Bypass



শ্রোতার শহর মনের গ্রাম  
An urban village. An unhurried location.



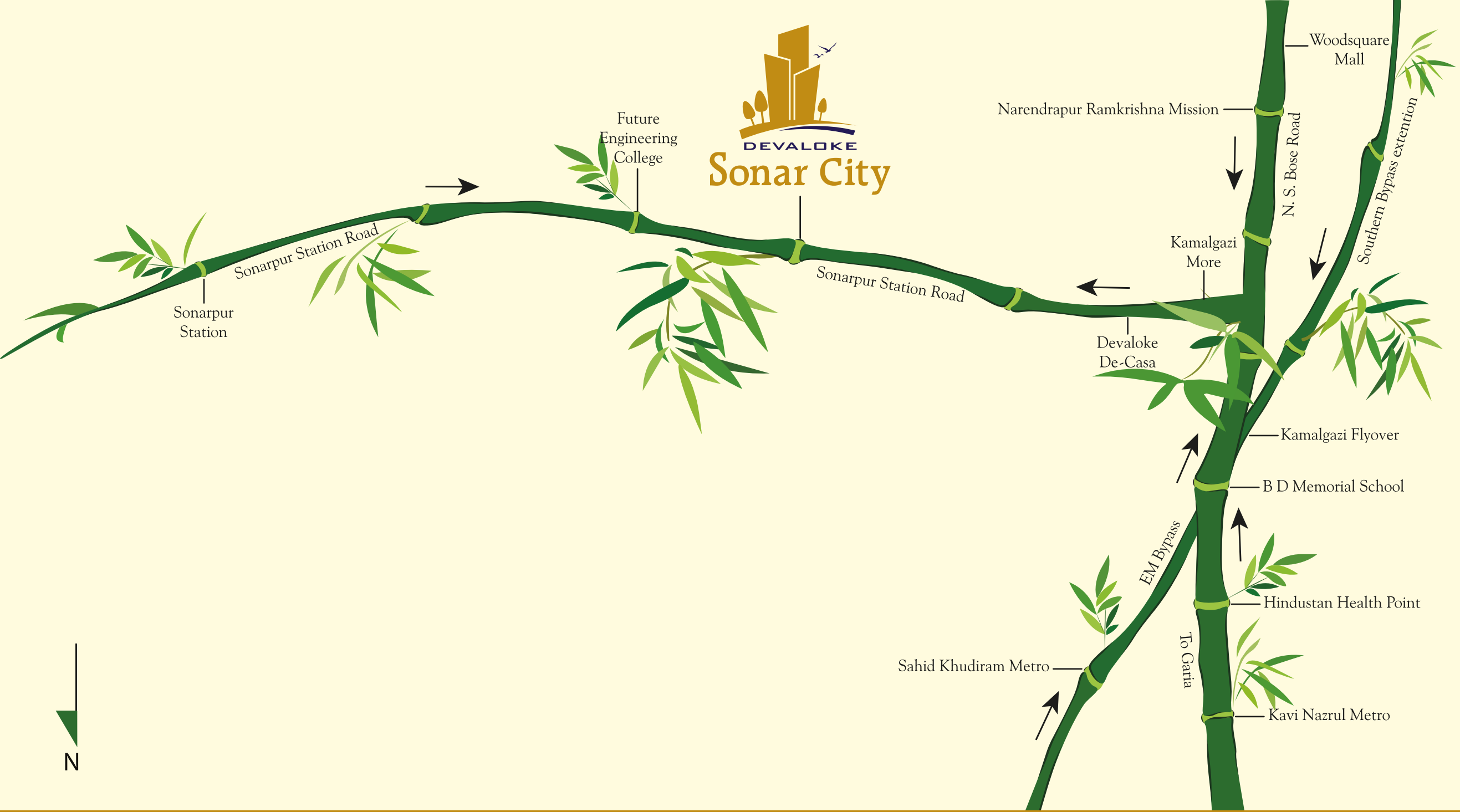
DEVALOKE  
Sonar City

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Where everyday begins with a fresh perspective



With trees, natural ponds, gardens and 70% open space, SBP 16.75% to 17.86% at last you have a space in the city, where you can breathe free.



ঘর হতে সূর্য দূরে যাও ফলিয়া

Just a few steps away from your home



### Transport

#### Nearest Road

On Sonarpur Station Road,  
E M Bypass - 2 Kms.

#### Railway Station

Sonarpur - 2 Kms.  
Narendrapur - 2.1 Kms.  
Garia - 5.5 Kms.

#### Metro

Kavi Nazrul - 4.3 Kms.  
Sahid Khudiram - 4.4 Kms.



### Education

Future Institute of Engineering & Management - 400 Mtrs.  
Future Campus School - 400 Mtrs.  
B D Memorial International School - 2.4 Kms.  
Green Park School - 1.5 Kms.  
Ramkrishna Mission, Narendrapur - 2.5 Kms.  
International Institute of Business Studies - 2.4 Kms.



### Healthcare

South Star Nursing Home - 2.2 Kms.  
Hindustan Health Point - 3.5 Kms.  
Welkin Medicare Pvt. Ltd. - 4.5 Kms.  
Peerless Hospital - 6.8 Kms.



### Malls and Entertainment

Woodsquare - 3 Kms.  
Metropolis Mall - 6.4 Kms.  
Benu Bana Chhaya - 5.4 Kms.



### Emergency

Sonarpur Police Station - 2 Kms.  
Garia Police Station - 4.6 Kms.  
Patuli Fire Station - 5.2 Kms.

# A 12 acre urban village with a city address



12 acres | 70% open space | Central landscaped garden | 3 natural ponds  
G+12 / G +11 & G+4 | 1040 apartments | 2-3 BHK (2/3 sides open units)



Exclusive AC Bus service  
upto the nearest Metro





Decorated ghats



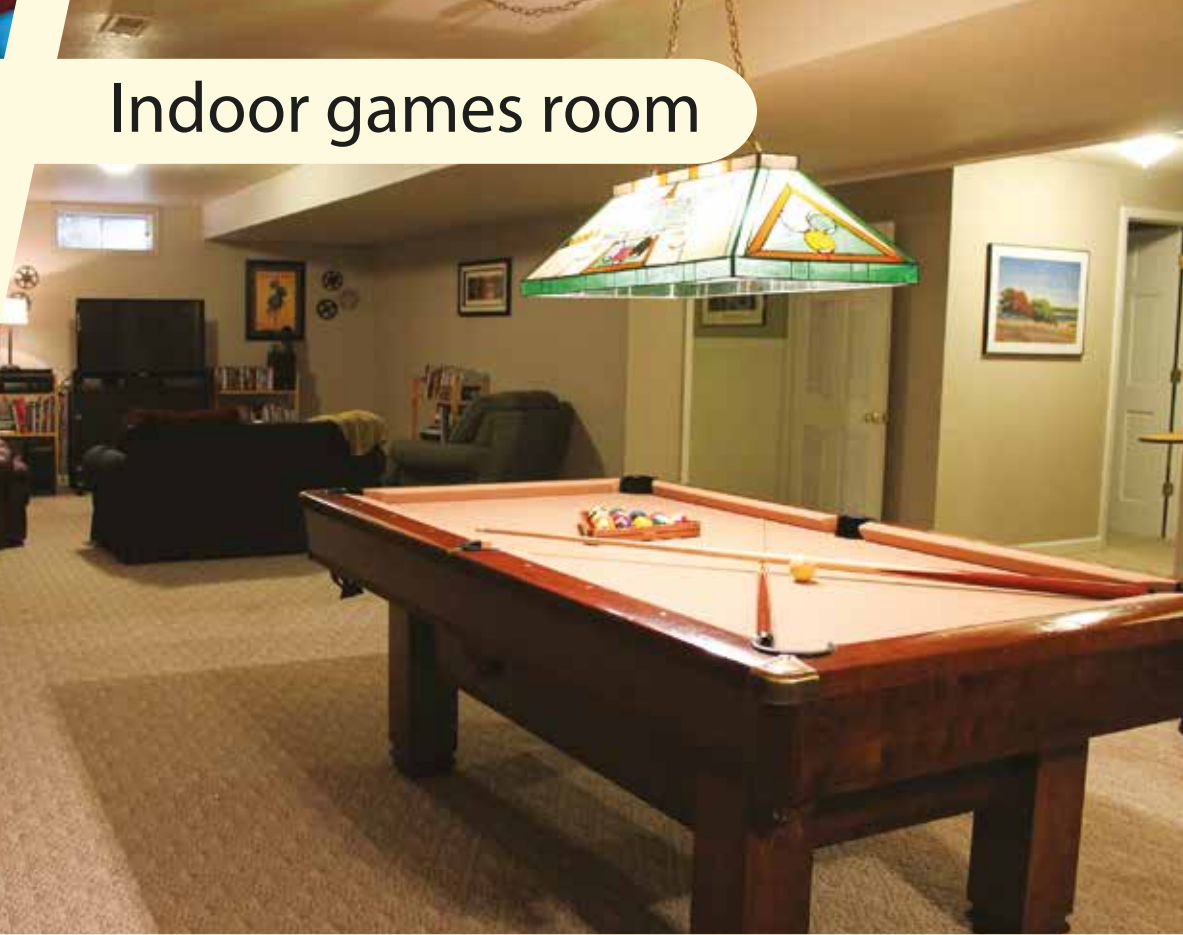
Bar-be-que zone



Meditation pavilion



Kids play area



Indoor games room



AC home theatre



Banquet hall



Experience a snappy 35,000 sq.ft.(approx) clubhouse where urban-lifestyle converges with ultra luxury

श्रेष्ठ सुन्दर सुनाने सुकृत्य



From natural pond side to an exciting rooftop pool life



Multipurpose play court



Spa



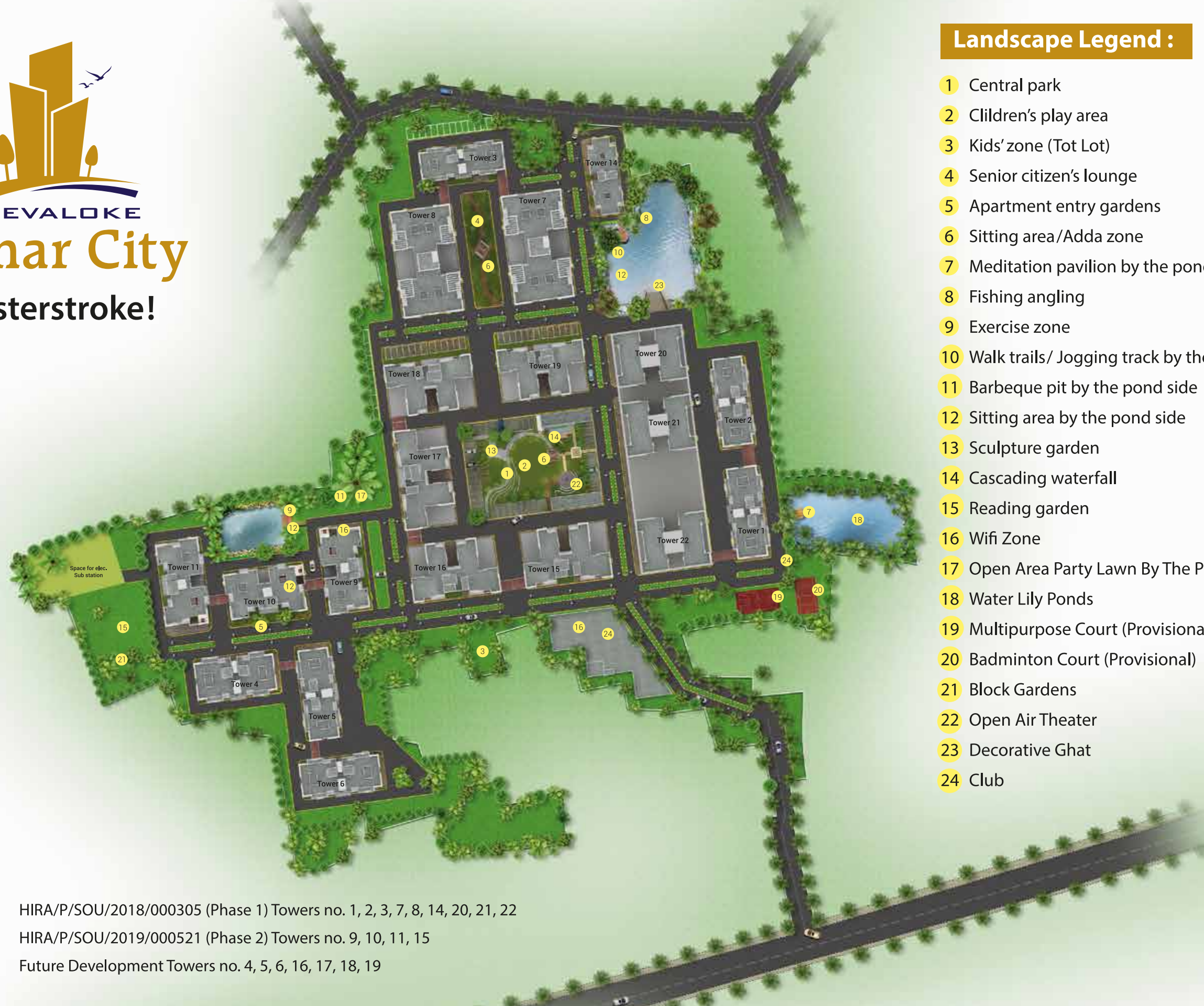
Ac gym



**DEVALOKE**  
**Sonar City**  
**Masterstroke!**

**Landscape Legend :**

- 1 Central park
- 2 Children's play area
- 3 Kids' zone (Tot Lot)
- 4 Senior citizen's lounge
- 5 Apartment entry gardens
- 6 Sitting area/Adda zone
- 7 Meditation pavilion by the pond side
- 8 Fishing angling
- 9 Exercise zone
- 10 Walk trails/ Jogging track by the pond side
- 11 Barbeque pit by the pond side
- 12 Sitting area by the pond side
- 13 Sculpture garden
- 14 Cascading waterfall
- 15 Reading garden
- 16 Wifi Zone
- 17 Open Area Party Lawn By The Pond Side
- 18 Water Lily Ponds
- 19 Multipurpose Court (Provisional)
- 20 Badminton Court (Provisional)
- 21 Block Gardens
- 22 Open Air Theater
- 23 Decorative Ghat
- 24 Club



HIRA/P/SOU/2018/000305 (Phase 1) Towers no. 1, 2, 3, 7, 8, 14, 20, 21, 22

HIRA/P/SOU/2019/000521 (Phase 2) Towers no. 9, 10, 11, 15

Future Development Towers no. 4, 5, 6, 16, 17, 18, 19



# Specifications



<b>Foundation</b>	Pile foundation (G+11/G+12) 95' depth, Isolated foundation (G+4) 6' depth Depth depends on soil test.
<b>Superstructure</b>	RCC Structure.
<b>Roof</b>	Finished over water proofing treatment.
<b>Walls</b>	Conventional Bricks/Concrete bricks/Fly ash bricks. Internal walls- 3"/5". External walls- 5"/ 8"/10" Shear-wall (RCC-Technology). Internal walls – 3". External walls – 5"/8"/10".
<b>Wall Finishing</b>	<b>Interior walls &amp; ceiling:</b> POP. <b>Exterior:</b> Single Coat primer with double coat of paints (Asian paints or eq.)
<b>Flooring</b>	<b>Living / Dining:</b> Vitrified or Veil Tiles 2'/2'. <b>Thickness:</b> 10-12mm. <b>Kitchen:</b> Anti-skid Tiles 12"/12" <b>Bedroom:</b> Vitrified Tiles 24"/24". <b>Toilet:</b> Anti-skid Ceramic Tiles 12"/12" False ceiling will provide in all toilets of all blocks. <b>Balcony:</b> Vitrified Tiles 24"/24"or Ceramic 16"/16". <b>Skirting:</b> 4" from the floor. <b>Lobby:</b> Marble or Kota Stone 15 mm thickness Ground floor lobby: Marble or Kota Stone 15mm thickness. <b>Stairs:</b> Kota / Indian marble. <b>Lift:</b> Laminated Mat of best quality. <b>Parking:</b> I.P.S and Paver Blocks in open parking. <b>Road:</b> Interlocking Pavers. <b>Walkway:</b> Paver Tiles. <b>Tiles Make:</b> Somani or eq.

# Specifications



## Window

Aluminum sliding with normal glass / Casement (Hindalco glass).

5 mm/4mm glass thickness. Aluminum width 1.2 mm.

**Balcony :** Sliding Aluminum / Flush door with casement. External grill of 3' height.

## Kitchen

Black Granite counter. **Sink :** Stainless Steel. 2' dado from counter of 8"/12" (Somani or eq.)

**Tap :** Jaqaur or eq, single lever. Chimney provision.

## Doors

**Main Door :** Flush Door with Wooden Frame (Main door will be fitted with Godrej or equivalent locks). Dimensions: width-1100mm,height-2250mm,Thickness 32/35 mm.

**Internal Door :** Flush with Door Stopper / Wooden frame with beet dimensions.

Dimensions: width- 900mm, height-2100mm,Thickness 30/32 mm. **Toilet :** Water proofing

Flush doors / Wooden Frame with beet Dimensions: width- 700mm, height-2100mm,

Thickness 30/32 mm. **Make:** Good quality Godrej or equivalent locks and ply doors.

## Toilet

Exhaust provision. **Sanitary :** Hindware/Cera or eq.– white porcelain CP Fitting :Jaquar or

eq. Hot & Cold provision(no provision of hot water to basin) single lever. Floor mounted

commode. Basin with pedestal. Geyser provision. Designer Dado up to door height

2100 mm (Somani or eq.) 8"/12"

# Specifications



## Electrical

**Living & Dining :** 1 no. TV point / Cable 4 no. 5A. 1 no. Telephone & 1 no. intercom. 1 no calling bell pt. 2 no. ceiling fan point. 3 no. wall light points. **Kitchen :** 2 no. 5A & 2 no. 15A plug point. 1 no ceiling light point.

**Master Bedroom :** 3 no. 5A plug point. 1 no. Cable TV Point. Provision for broadband internet.

1 no. ceiling fan point. 2 no wall light points. **Other Bedrooms:** 2 nos 5A plug point.

1 no. ceiling fan point. 2 nos. wall light point. **Toilet :** 1 no. 5A & 1 no. 15A plug point.

1 no. wall light point. 1 no. exhaust point. Internal corridor : 1 or 2 no. ceiling/wall light point.

Concealed copper wiring of Finolex or eq. Switches of modular type of Anchor /Havells or eq.

**Balcony :** 1 ceiling light point. 1 no. 15A plug point in any 1 balcony

## Air Conditioning

AC Provision for Split AC in Living & Dining and in all bedrooms

## Elevator

OTIS automatic lift or equivalent

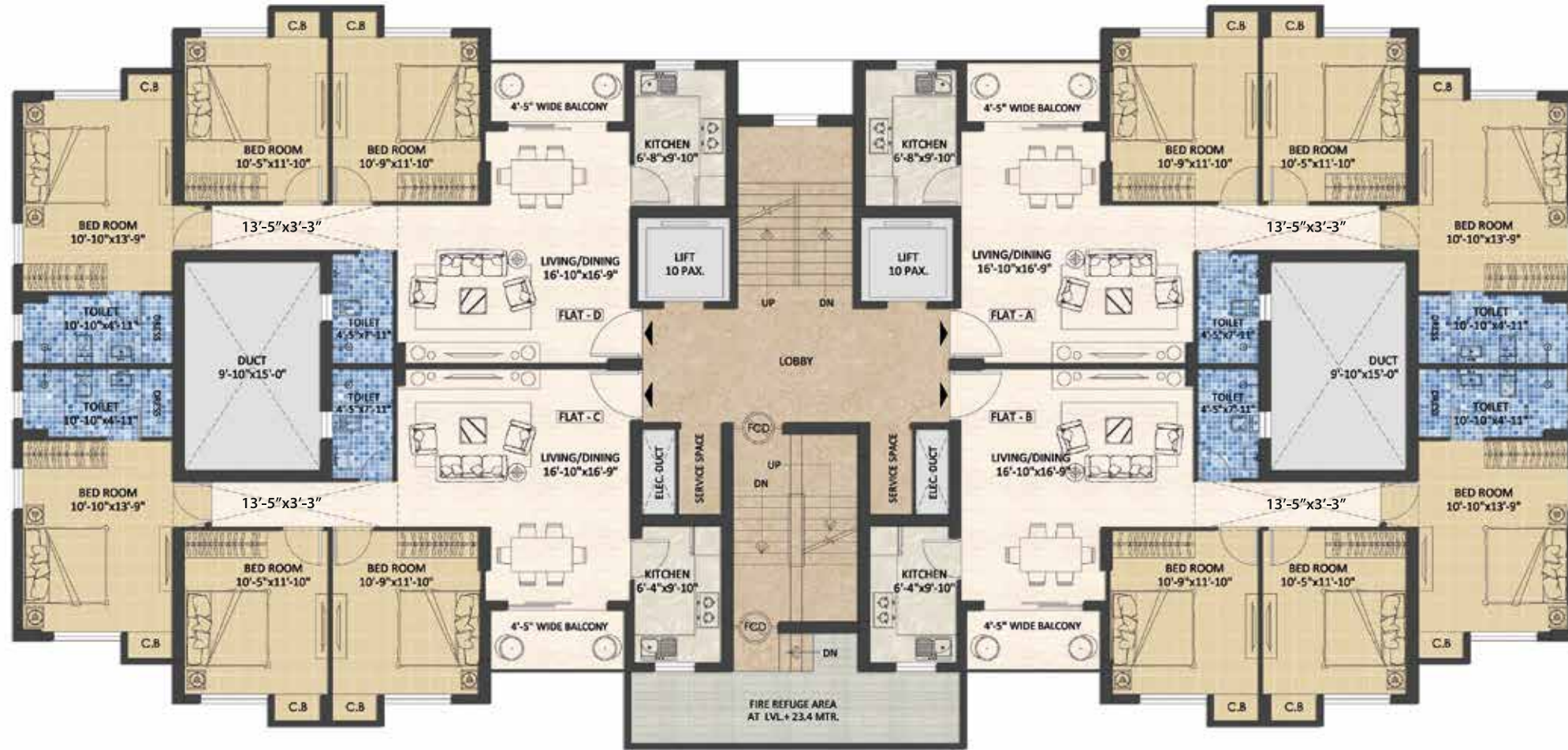
## Flat security

Intercom facility, CCTV in all the lobby and main gate of the project.

## Power Back up

2 BHK – 500 wt., 3 BHK – 750 wt.

# Block 1-6 | Type 1 & 1A | Typical Plan



Typical Floor | Area Chart (Sq.ft.)

TYPE 1 | Block 1,2,5,6

Type	BHK	Carpet Area	Balcony Area	Built-up Area	Proportionate Common Area	Area for the purpose of computation of monthly maintenance charges
A	3	905	43	1046	227	1273
B	3	902	43	1044	227	1271
C	3	902	43	1044	227	1271
D	3	905	43	1046	227	1273

Typical Floor | Area Chart (Sq.ft.)

TYPE 1A | Block 3,4

Type	BHK	Carpet Area	Balcony Area	Built-up Area	Proportionate Common Area	Area for the purpose of computation of monthly maintenance charges
A	3	877	43	1016	222	1238
B	3	902	43	1044	228	1272
C	3	902	43	1044	228	1272
D	3	905	43	1046	228	1274



## Block 7-8 | Type 2 | Typical Plan

Typical Floor | Area Chart (Sq.ft.)

TYPE 2   Block 7, 8						
Type	BHK	Carpet Area	Balcony Area	Built-up Area	Proportionate Common Area	Area for the purpose of computation of monthly maintenance charges
A	3	766	47	895	180	1075
B	3	841	48	961	193	1154
C	3	841	47	961	193	1154
D	3	766	47	895	180	1075
E	3	767	47	899	180	1079
F	3	841	47	961	193	1154
G	3	841	48	961	193	1154
H	3	768	47	896	180	1076

# Block 9-11 | Type 3 | Typical Plan



Typical Floor | Area Chart (Sq.ft.)

TYPE 3   Block 9,10,11						
Type	BHK	Carpet Area	Balcony Area	Built-up Area	Proportionate Common Area	Area for the purpose of computation of monthly maintenance charges
A	2	586	41	694	145	839
B	2	671	41	786	164	950
C	2	654	45	764	160	924
D	2	654	45	764	160	924
E	2	671	41	786	164	950
F	2	585	41	693	145	838

ছায়া ঘুমিয়েছে আন্ডির নীচে...

Experience an abode of peace





HIRA/P/SOU/2018/000305 (Phase 1)

HIRA/P/SOU/2019/000521 (Phase 2)

<https://hira.wb.gov.in>

Developed by



Marketed by



HIRA/A/NOR/2018/000001

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**Marketing Partner :-** NK Realtors Pvt. Ltd., Ph. No. - 033 40401010 / 66201010, **E-Mail -** [sales@nkrealtors.com](mailto:sales@nkrealtors.com)