

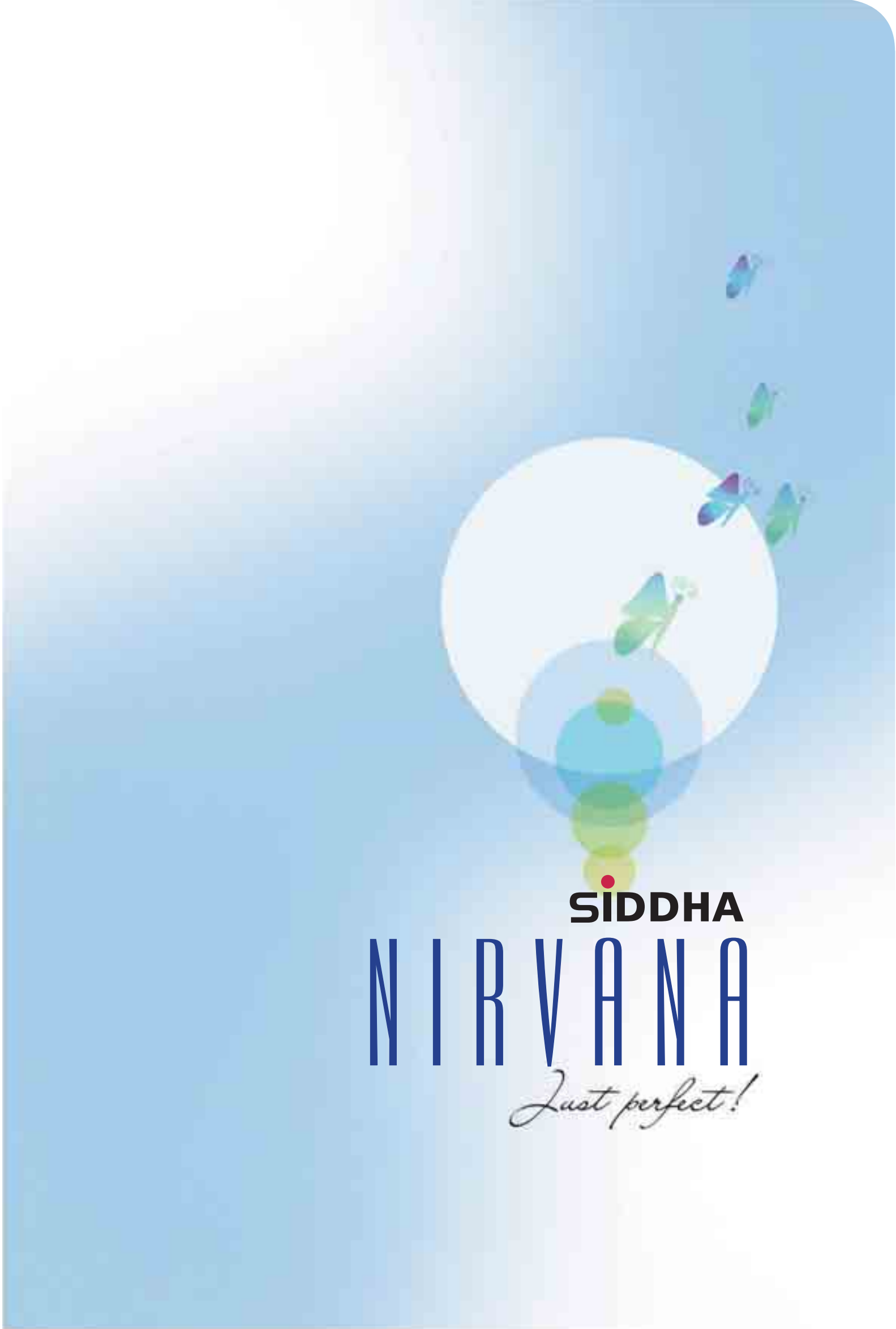
Developed by
SIDDHA
Kolkata | Jaipur | Bengaluru

Corporate Office
Siddha Park, 99A Park Street, Kolkata 700016, India
Phone: +91 33 40071500
Fax: +91 33 22274111
Email: nirvana@siddhagroup.com
www.siddhanirvana.com

Site
39, Paddapukar Road
Kolkata 700020

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Design info@trisyscom.com



SIDDHA
NIRVANA
Just perfect!

H appiness is...



“...*Happiness is not a state to arrive at,
but a manner of travelling.*”

Margaret Lee Runbeck

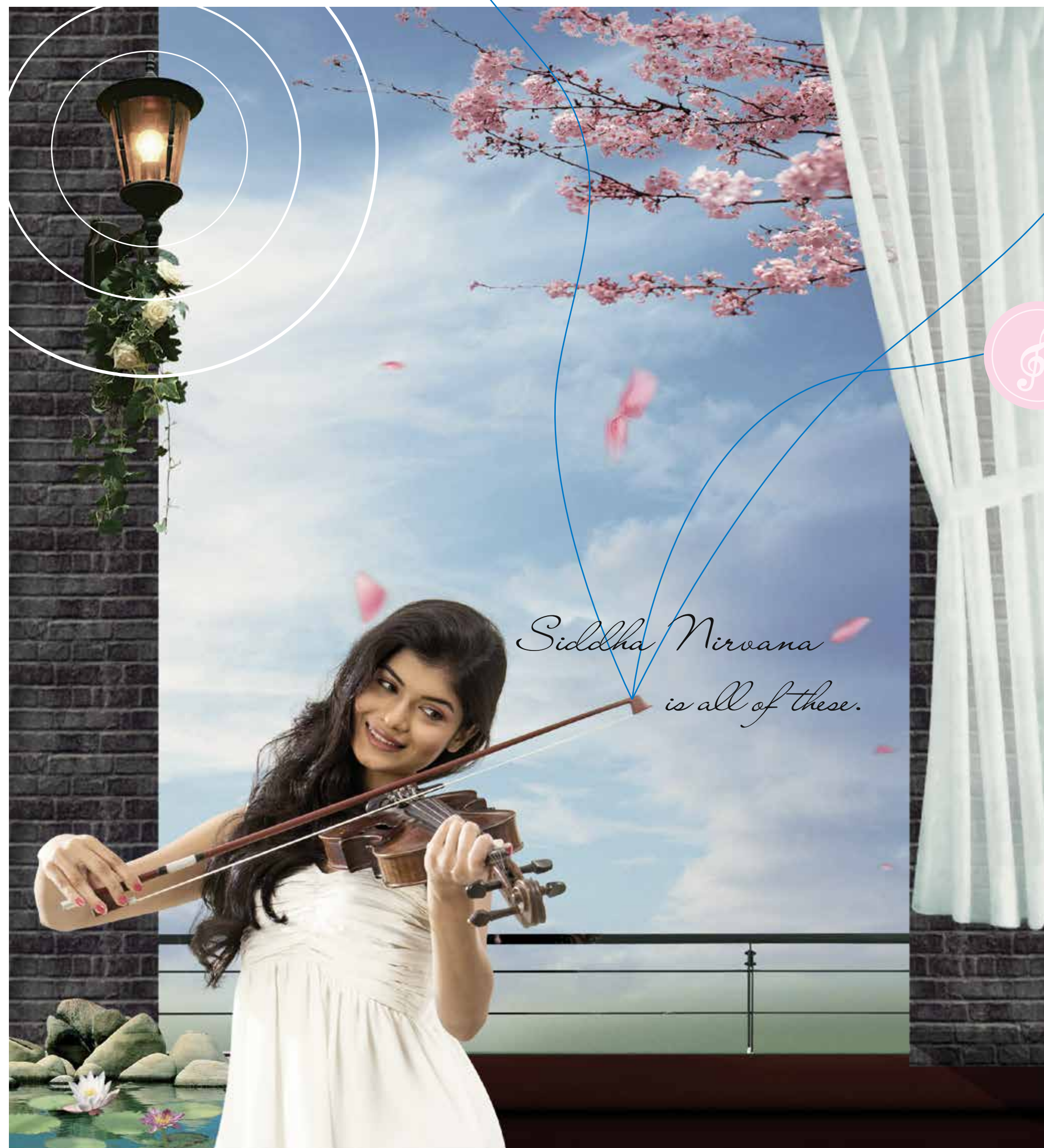


It is a commitment we make to ourselves and to those who matter. It is a fine art practised with flourish by the true connoisseurs of life. It is a pursuit independent of a destination. It is the enthralling journey to Nirvana.

This journey towards an eternal state of calm is the guiding principle behind Siddha Nirvana. To create not just structures and walls but living spaces. Not just symmetrically perfect lines but sensitive homes. Not just homes that feature in lifestyle magazines but cocoons where you can re-connect with the happiness that lies within.

Some residential complexes are luxurious. Others are rightly priced. Some are rightly sized. Some are built by brands with a formidable track record. Others are conveniently located.

Siddha Nirvana makes the prospect of luxury residential options within the city limits, a reality. And that too within a justifiable price range. Finally an opportunity to gain a comfortable foothold in the prime residential South Kolkata.



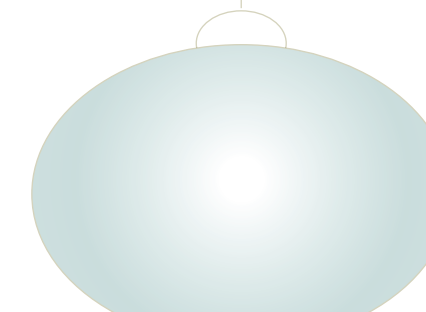
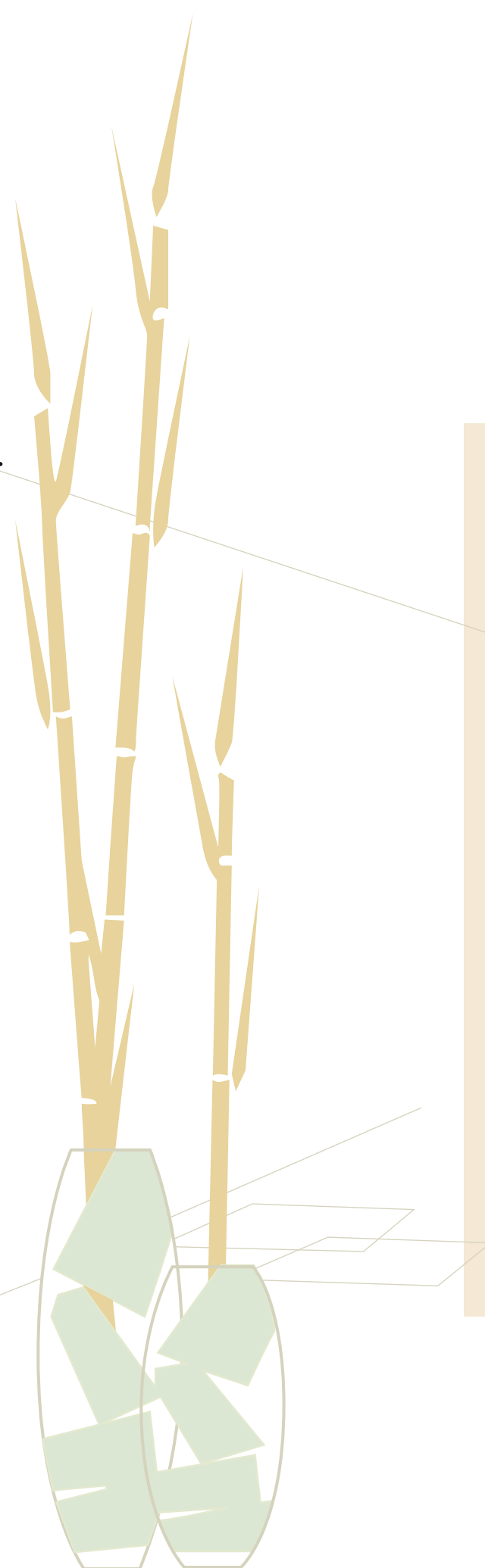
When you buy an apartment in an established residential location, you immediately reconcile to small apartments and cramped rooms.

*Siddha Nirvana
is a welcome exception.*

There was a time when most of us were content with small homes.

No longer. A basic requirement of modern-day living is a large home. Where each family member enjoys privacy. Where different rooms are dedicated to different activities. Where a den makes it possible to spend time with friends and on hobbies. Where a room can be kept aside for stay-in guests.

Siddha Nirvana is just right for discerning achievers looking for these.



Because each Siddha Nirvana apartment (sized 1765, 1900 and 2035 sq ft) offers a 3-BHK convenience. With an option to own both apartments on the same floor, spanning 4000 sq ft. And enjoy 50 percent open space across the complex.

Finally, for those who buy into Siddha Nirvana, there is some assuring space in life.



Where the distance is measured in footsteps.
Where the open blue sky isn't an elusive guest.
Where the home is your sacred space.

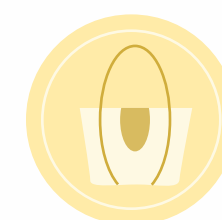
Get your own slice of urban convenience, leisure and
aesthetics at a prime Kolkata location.

*Siddha Nirvana
is your perfect home!*

Walk out on mundane 'residing'. And walk into enchanting 'living'. Today.



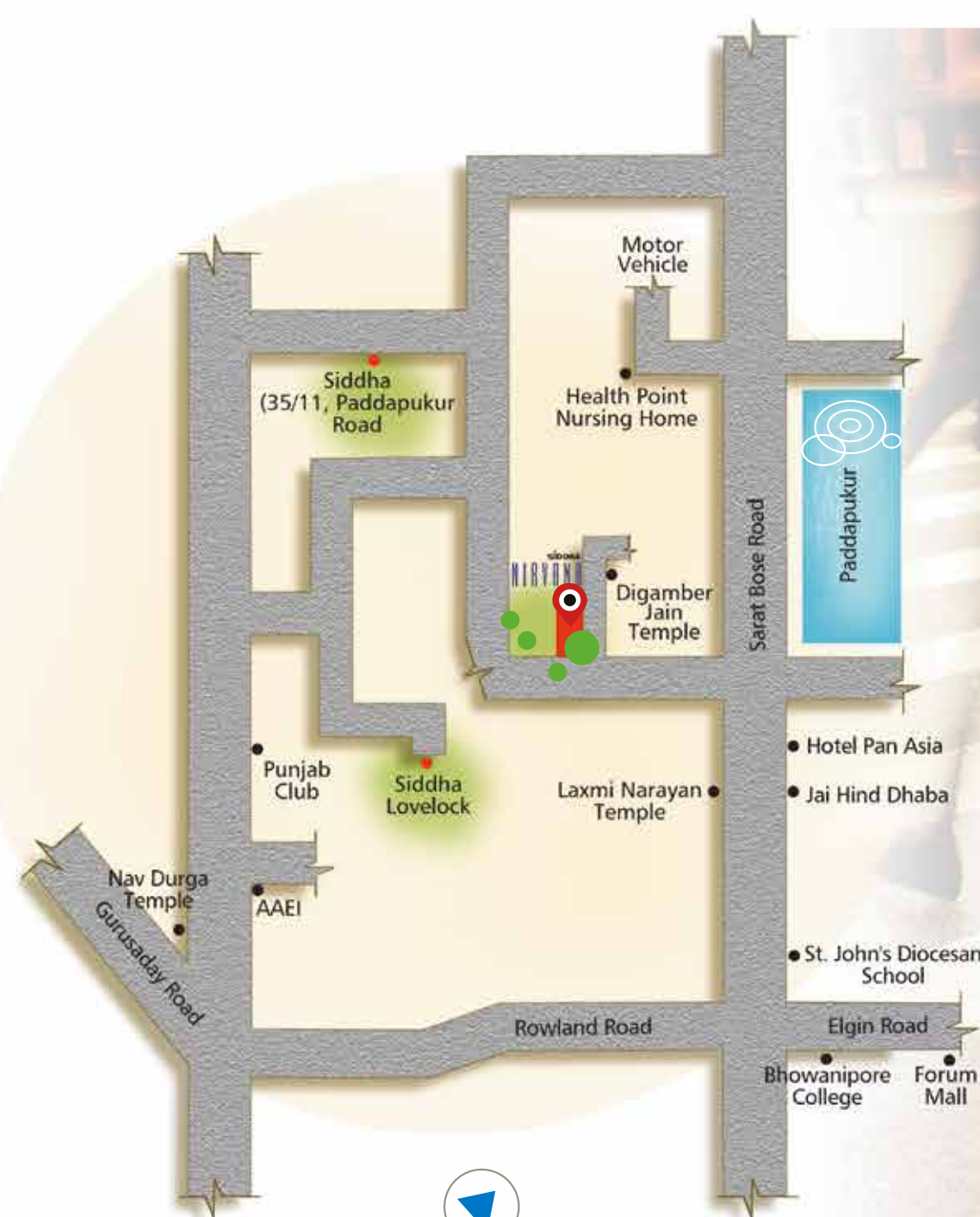
Conventionally, buying into a better lifestyle meant relocating at least forty kilometres from the heart of the city. Not if you are buying into Siddha Nirvana.



Siddha Nirvana is located in close proximity to landmarks catering to every necessity – be it shopping malls, hospitals, hotels or educational institutions.

Right in the heart of an established residential district.

It is just the kind of place everybody will be comfortable with.



Siddha Nirvana: Downtown convenience

Siddha Nirvana offers you a choice of

balancing the legacy with the luxurious.



Siddha Nirvana presents to all those people wanting to remain in the same locality, an excellent opportunity to improve their lifestyle.

Suddenly, you will not need to drive to a gymnasium; a health club facility will be available within.

Suddenly, you will not need to buy an expensive club membership, you can just walk into your own exclusive luxury club.

Suddenly, you will not need to celebrate an occasion by renting expensive community halls; an air-conditioned facility within Siddha Nirvana will make the job of managing a party or event so much simpler.

Suddenly, you will not need to search for a garden where you can send your children to play; the landscaped green area within will give you a peace of mind that your children are safe and secure.

Amenities

- Gymnasium
- Terrace garden
- Air-conditioned community hall
- Well designed air-conditioned lobby at ground floor
- Landscaped green area
- Children's play area

Facilities

- Fire fighting arrangement
- Modern electronic security surveillance
- Intercom network
- Video door phone-central control system
- 24-hour power backup for all common areas*
- 24-hour water supply
- Water filtration plant
- Rapid elevators

* Extra cost for flats



In a world where everything has to be 'now' and 'instant' and 'real time', the challenge is to find a property that corresponds with this exacting requirement.

Siddha Nirvana has been designed around this exacting requirement.



You can always move into a spanking new residential facility, but what if the paint starts peeling within a couple of years of moving in?

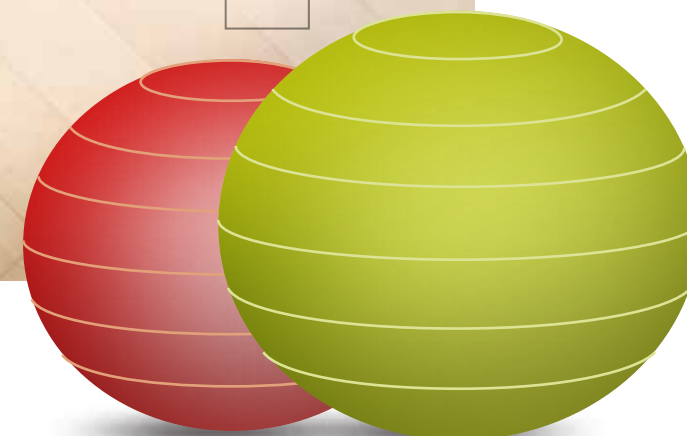
You can always create homes that are spacious and stylish, but what if the water runs out following a technical snag?

You can always host a largish dinner at the community hall, but what if the generator fails to be activated following power outage?

At Siddha Nirvana, we promise you a smooth ownership for some good reasons.

Our facility will be maintained by a professional agency. We have invested in a captive power back-up. We assure 24-hour water supply. We provide a separate dormitory for domestic assistants on each floor. We provide a state-of-the-art security system.

Result: complete peace of mind.



Specifications



STRUCTURE

Earthquake resistant RCC structure

DOORS

Solid wooden door and frames with solid core flush shutters

WINDOWS

Anodised/powder coated fully glazed aluminium windows with superior fittings

INTERNAL WALLS

Cement plaster overlaid with smooth plaster of paris/wall putty

EXTERIOR

Latest weather proof exterior finish of superior quality

FLOORING

Ground floor lobby: Marble of superior quality
Master bedroom, other rooms and balcony: Marble/wooden/vitrified tiles

ELECTRICALS

Concealed FRLS copper wiring with modular switches of reputed and miniature circuit breakers (MCBs)
Provision for telephone, cable TV/DTH and AC points in each bedroom, living and dining rooms

TOILETS

Floor: Anti-skid ceramic tiles
Dados: Ceramic tiles upto 7 ft height
Hot and cold water line, exhaust and geyser points in all the bathrooms with premium chrome plated fittings and superior quality white sanitaryware

KITCHEN

Floor: Anti-skid ceramic tiles
Dados: Ceramic tiles upto 2 ft height from granite counter
Counter: Granite slab with stainless steel sink with drainboard

Master Site Plan



First Floor Plan



Typical (2nd - 12th) Floor Plan





Green homes for you and the environment

Planned and designed according to 'Green Homes' norms of IGBC's 'Silver Rating System'.

Siddha Nirvana is registered as a 'Green Homes' project by the Indian Green Building Council (IGBC). 'Green Homes' is the first rating programme developed in India, exclusively for the residential sector.

Green Benefits



Reduced energy usage and costs



Reduced water usage through low flow fixtures



Sewage treatment, dual plumbing and water recycling



Rainwater harvesting system and grid pavers to recharge the natural water reservoirs



Use of recycled materials such as fly ash in cement and brick work



Native and drought-tolerant species planted in the landscape



Periodic indoor air quality audits conducted during the construction phase



Improved indoor air quality through the usage of low-VOC paints, adhesives and eco-friendly chemicals



High window-to-wall ratio guaranteeing better views and cross ventilation



Waste management and recycling set-up in place



Reduced greenhouse gas emission and carbon footprint



*Siddha:
committed to a better future*



About Siddha

SIDDHA

Siddha believes a house is not mere bricks and mortar. Nor is it a place where you live, simply encased within four walls. Siddha believes that a home is a special place, which helps you discover the real you. And your home is your life's focal point, beckoning you time and again. Since its inception in 1986, Siddha has created homes and workspaces with a difference, in order to make good living affordable in Kolkata and Jaipur.

Siddha's perseverance and passion for quality homes drive it forward with every new project. Led by Group Chairman, Chandra Prakash Jain, and Group Managing Director, Sanjay Jain, Siddha creates and sells high-quality housing in India.

By combining upmarket design, superior materials and excellence in construction, Siddha delivers comfortable homes at convenient prices. Within committed time frames of course.

Architects



Agrawal & Agrawal led by Jay Prakash Agrawal, the renowned architect, ranks amongst Eastern India's leading architectural practitioners. It is known for its residential apartments, commercial complexes, townships, IT infrastructure, complexes, malls, hotels, institutional and leisure projects.

Legal Advisers



Saha & Ray, Advocates, Kolkata, is a premier law firm specialising in real estate and property laws. Armed with international affiliations and global terms of reference, the firm is headed by Avik Saha and Jayati Ray.

