

Developer _____



75/27A, S.N. Roy Road, Sahapur
2nd Floor, Flat No: 2E, Kolkata - 700 038



Architect _____



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Site Address:
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WBRERA/P/SOU/2024/002277

Project Approved by:



UST Heights

The Luxurious Few



*Luxury is Rare,
Exclusive & Sophisticated*

"Experience the epitome of refinement at UST Heights. Luxury redefined, where exclusivity meets sophistication. Rare and coveted residences, crafted with precision, offer an elevated lifestyle. Unparalleled breathtaking views, and impeccable design create a haven for the discerning few. Elevate your living, indulge in the extraordinary."



Few Deserve Rare!

Few deserve rare. This truth resonates at UST Heights, where exclusivity knows no bounds. Handpicked residences, tailored for the elite, offer unrivaled luxury. Precious spaces, crafted with finesse, await those who value the extraordinary. For the select few who demand the best, rarity becomes reality.

G+12 | 23 Apartments



*Luxury of playing
hide and seek with the Sun,
morning till evening*

Wake up to gentle mornings, bask in warm afternoons, and unwind to soothing evenings. At UST Heights, your 3-side open apartment offers a masterpiece of natural beauty. Hide and seek with the sun, every moment of the day.

Three sides open Apartment
uninterrupted view of the Horizon



Luxury to Sit Back
and Relax

Be Happy!

Experience luxury relaxation at UST Heights, strategically located for effortless living. Enjoy proximity to top schools, shopping hubs, medical care, and seamless city connectivity. Unwind, knowing everything is just minutes away.

Schools	Distance	Time
MP Birla	0.8 km	4 mins
National Gems School	1.1 km	6 mins
DAV Public School	2.8 km	8 mins

Shopping	Distance	Time
Max	0.5 km	3 mins
Style Bazar	0.7 km	3 mins
South City Mall	5.6 km	22 mins

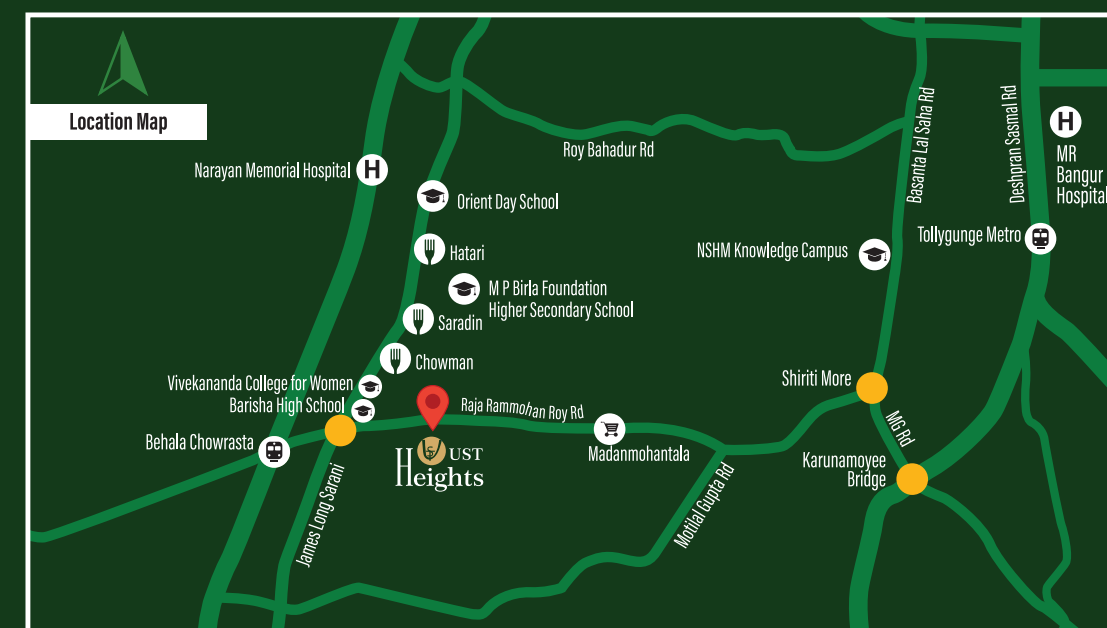
Medical	Distance	Time
Narayan Medical Hospital	1.2 km	6 mins
Apex Clinic	0.5 km	2 mins
CMRI & BM Birla	5.6 km	17 mins
BP Poddar Hospital	3.9 km	14 mins
Kothari Medical	5.3 km	17 mins
Woodlands Hospital	5.2 km	18 mins

Restaurants & Cafes	Distance	Time
Chowman	0.6 km	6 mins
Hatari	1.5 km	6 mins
Kasturi	1.2 km	7 mins
Café Coffee Day	1.8 km	6 mins
OU DH	4.1 km	12 mins
WOW MOMO	2.0 km	8 mins
DOMINO'S	2.0 km	7 mins
KFC	3.2 km	12 mins

Communication	Distance	Time
Behala Chowrasta Metro	0.7 km	6 mins
James Long Sarani	0.3 km	3 mins
Dimond Harbour Road	0.7 km	6 mins
Tollygunge Metro	3.9 km	14 mins

Vegetable and Other Market	Distance	Time
Panchanan Tala	0.1 km	1 mins
Behala Chowrasta	0.6 km	4 mins
Behala Bazar	0.75 km	5 mins

Banks	Distance	Time
Central Bank	1.7km	9 mins
SBI	0.5 km	2 mins
AXIS	0.5 km	2 mins
Bandhan	0.8 km	6 mins
Kotak Mahindra Bank	0.8 km	6 mins
HDFC	2.0 km	7 mins



1st Floor Amenities

- Multipurpose Room
- Gym
- Indoor Games Room
- Community Hall

Ground Floor Amenities

Entrance Green Open Area

Bougainvillea Entry Gate (MS Structure for the bougainvillea tree to grow and get a support over the gate to give a beautiful and pleasing entry. 2 trees will be planted on both side of the entry gate)

Green Gate before Exit Gate (MS Structures, multiple to create a green shade, looking like a gate. Creepers and planters to make it beautiful.

Bare Foot Jogging/Walking Trail with Acupressure Patch

Adda Zone on Surrounding Greens

Pet Zone

(Ekanto Apon) Solo Sitting Grass Dunes

Themed Wall opposite Entrance Lobby for the grand feeling

Patches of Flowerbeds and Plantations.

Grand Entrance Lobby

Toilet for Physically Handicapped & Servants

Rooftop Amenities

Tulsi Mancha

Surya Pranam Deck

Party Zone with Counters and Water Connection

Yoga Platform

Skyplex for evening Entertainment

Skygaze -Telescope for Star Gazing

Puja Platform / Mini Stage

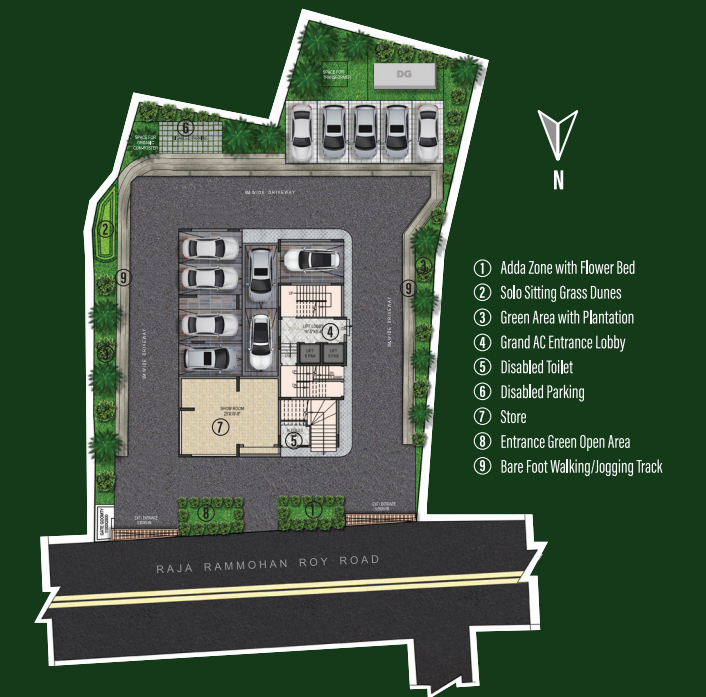
Hopscotch Court

Planter Beds on the Boundary

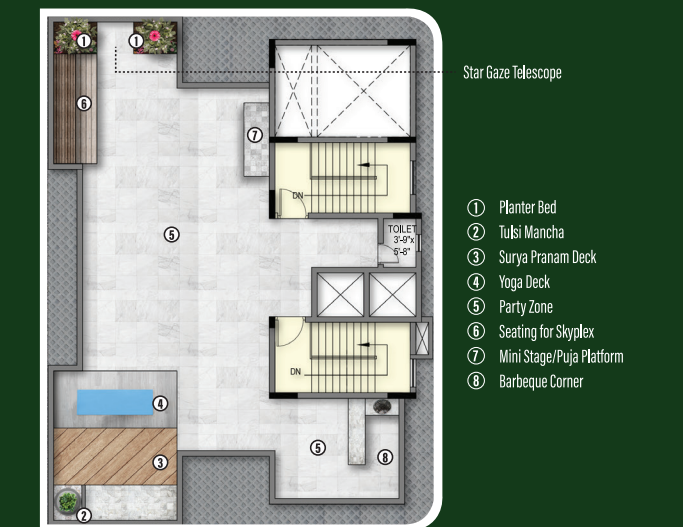
Barbeque Corner with raised platform

Bird Feeder

Amenities & Facilities



- Adda Zone with Flower Bed
- Solo Sitting Grass Dunes
- Green Area with Plantation
- Grand AC Entrance Lobby
- Disabled Toilet
- Disabled Parking
- Store
- Entrance Green Open Area
- Bare Foot Walking/Jogging Track



- Star Gaze Telescope
- Planter Bed
 - Tulsi Mancha
 - Surya Pranam Deck
 - Yoga Deck
 - Party Zone
 - Seating for Skyplex
 - Mini Stage/Puja Platform
 - Barbeque Corner

Other Amenities

Solar Panels to meet the Electric needs for Common Areas

Panic Button for Seniors and Children when alone at home

CCTV at Main Entry and all Lift Lobbies & important corners to ensure total surveillance

Rain Water Harvesting

24 x 7 Security

Automatic Lift

1st Gold Rated Green Building, saving energy helping the society and your pocket



Luxurious Specifications

At UST Heights, luxury knows no bounds. Unparalleled specifications create an exclusive world, where every detail is a testament to impeccable style. Owners revel in the satisfaction of owning the best, as others aspire to its grandeur. This is more than a residence – it's a badge of honour.

Specifications



Lobby

Well decorated Entrance Lobby with Premium Textured Paint and Granite/Marble / Tiles Flooring

Doors

Entrance Door: Laminated Green Ply Flush Door with Smart Digital Door Locks and Display Systems

Other Doors: Green Ply Flush Door with Primer Done with Lock Latch



Windows

WINPRAD UPVC Sliding Windows

Bedroom

Elegant 4x2 premium Kajaria/ Johnson Floor Tiles
Air Conditioned

Putty Finish Internal Wall

Living Room

Elegant 4x2 premium Kajaria/ Johnson Floor Tiles
Putty Finish Internal Wall

Air Conditioned



Kitchen

DADO 3ft. above Counter Level

Granite Counter Top

Elegant Kitchen Sinks

Jaquar CP Fittings

Hot and Cold-Water Provisions



Bathroom

Jaquar glass partitioned bath areas (Attached Toilet only)

False Ceiling

Premium Tiles up to 7ft Heights

Jaquar Sanitary & CP Fittings

Jaquar Wall-Fitted Basin Tops

30-Liter Jaquar Horizontal Geysers (Attached Toilet only)

Johnson/Kajaria Anti-Skid Flooring



Electricals

Finolex/Havells Concealed Copper Wiring with Philips/Havells Modular Switches with MCB

Adequate Power Points for necessary Gadgets and Electrical Points

Requisite Safety and Fire Fighting Provisions

Digital Smart Lock on Main Door

Panic Button in all Floors



Additional Specifications

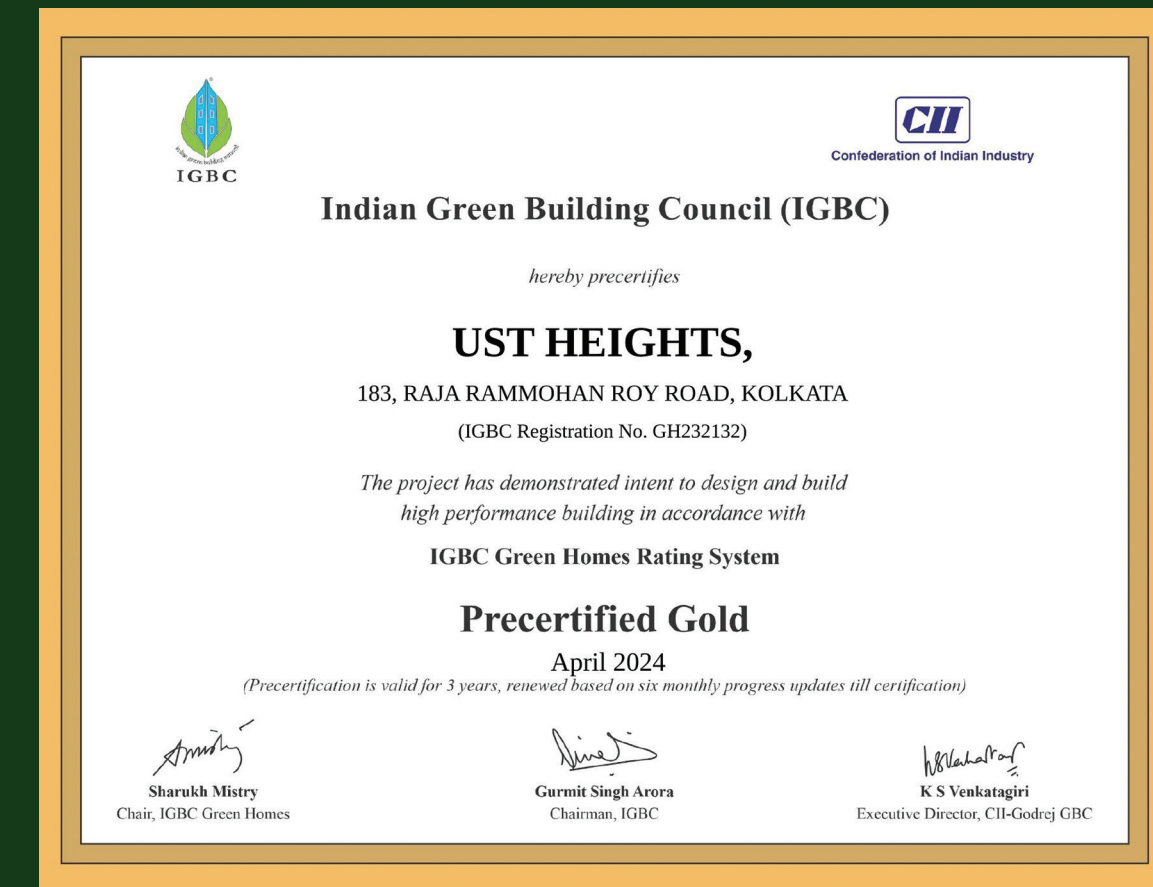
Kitchen Sink : Highend Multipurpose Sink

Door : Digital Smart Doorlock

AC : In all Rooms

Tiles : 4x2 Kajaria Tiles

Bathroom : Jaquar Sliding Shower Enclosure
30L Jaquar Geyser in Master Bathroom



Green Building Precertified

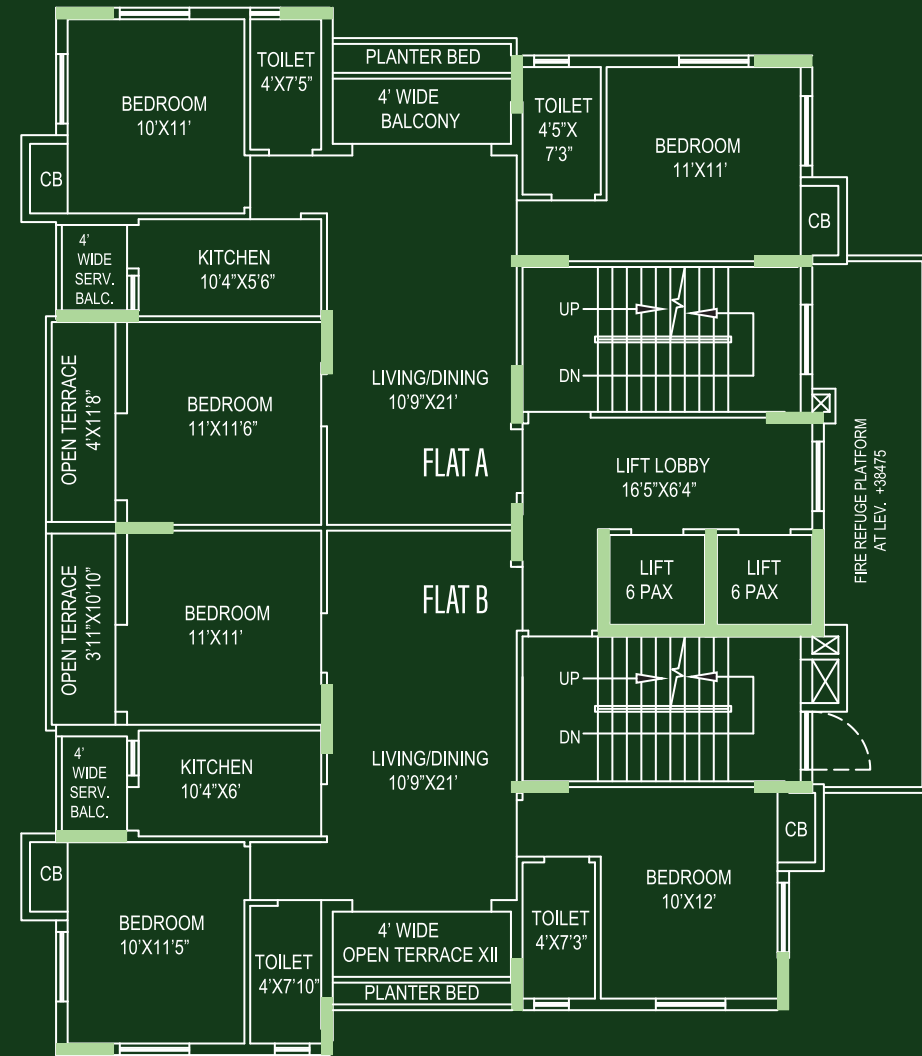
UST Heights proudly stands as a beacon of sustainability, a green building that harmonizes luxury with environmental stewardship. Designed to minimize carbon footprint, this eco-friendly marvel incorporates cutting-edge features: solar-powered energy, rainwater harvesting, and optimized natural ventilation. With LEED-certified design and energy-efficient systems, UST Heights redefines green living, blending seamless luxury with a clear conscience. Experience the future of eco-friendly luxury, where nature and sophistication coexist in perfect balance.

UST Heights

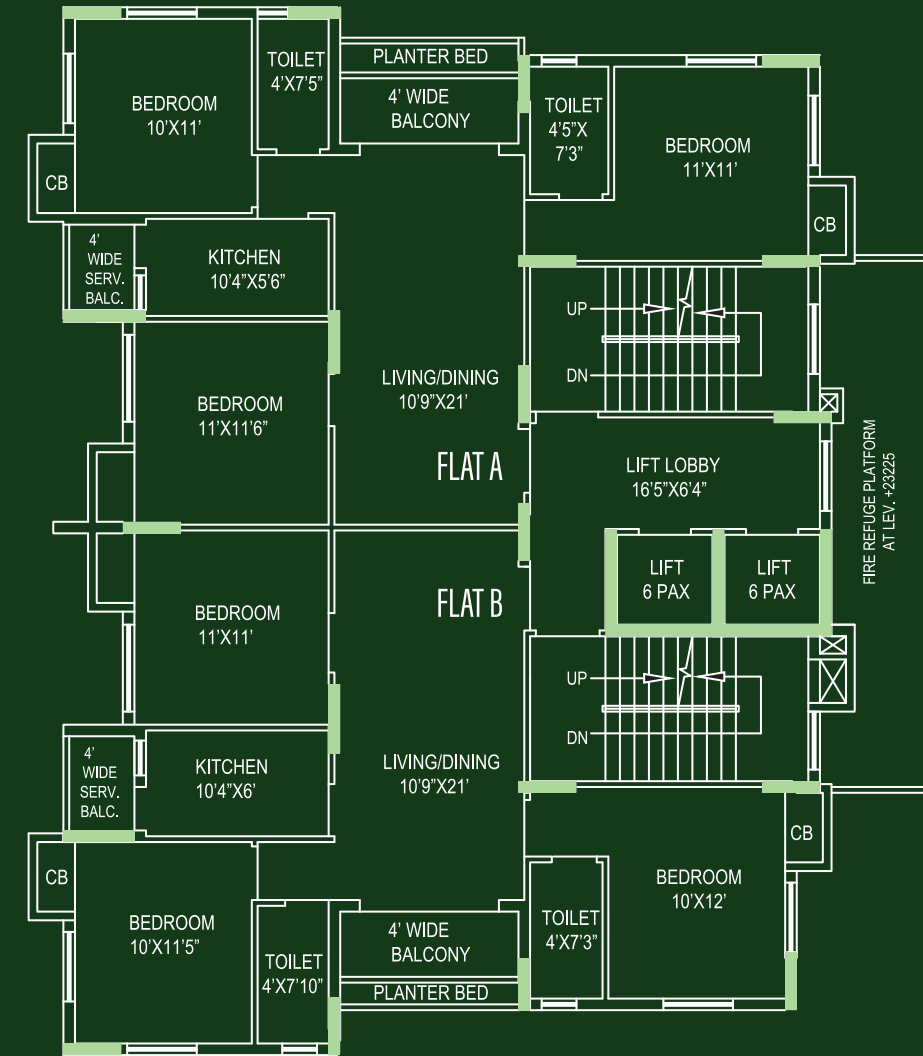
Ascending majestically, UST Heights inscribes its signature in refined opulence. A soaring exemplar of excellence, where luxury converges with discerning sophistication.



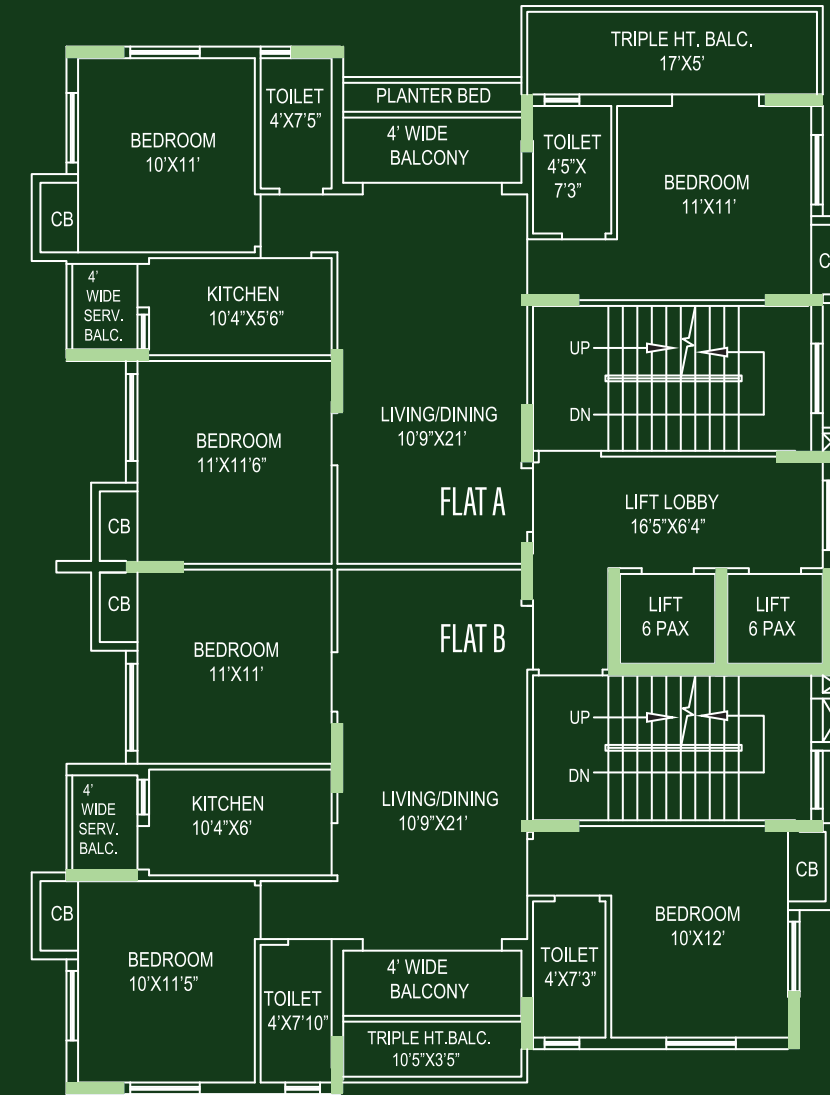
Floor Plans



Typical Floor Plan : 3rd, 6th, 9th & 12th Floor



Typical Floor Plan : 4th, 7th & 10th Floor



Typical Floor Plan : 5th, 8th & 11th Floor

Area Chart (Sqft)

3rd, 6th, 9th & 12th Floor

Type	RERA Carpet Area	BU Area	Open Terrace	Chargeable Area
FLAT A	830	910	46	1421
FLAT B	835	918	44	1432

4th, 7th & 10th Floor

Type	RERA Carpet Area	BU Area	Open Terrace	Chargeable Area
FLAT A	848	920	0	1411
FLAT B	854	927	0	1423

5th, 8th & 11th Floor

Type	RERA Carpet Area	BU Area	Open Terrace	Chargeable Area
FLAT A	848	920	85	1456
FLAT B	854	927	35	1442