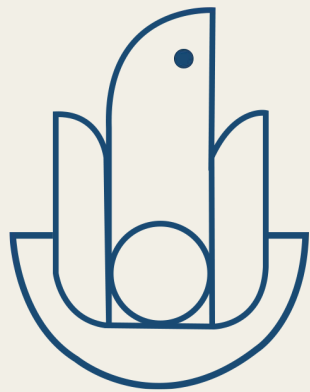




UST GRAND

Site Address: 264 Parnasree Pally, Kolkata - 700060

Developed by:



Marketed by:



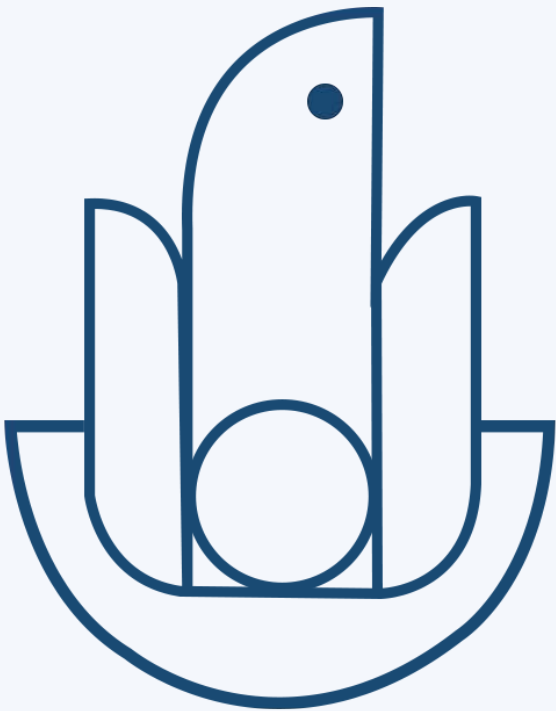
Corporate Office:

UST Pearl, 2nd Floor, 75/27, S. N. Roy Road, Kolkata: 700038

Phone No.: 90883 19169, 74494 48846, 90883 19169 | <http://www.ustgroup.co.in> | info@ustconstruction.com

For site visits & bookings please call +91 7605082580

The specifications, dimensions, perspectives, floor plans, layout plans, finishes, amenities, facilities etc. given in this brochure document are only indicative and has been strictly provided for only representation and illustrative purposes. We reserve the right, at our discretion and without notice or and obligation, to amend/modify/alter any of the above.



UST GRAND

264 Parnasree Pally, Kol - 60

A G r a n d S t a t e m e n t i n L i v i n g

Welcome to UST Grand...

A symbol of grandeur and refined living in the heart of Parnasree Pally. Here, we merge the luxury of spacious, modern homes with the charm of Kolkata's vibrant life.

A Grand Entrance: Step into a realm where every detail is crafted for grandeur. UST Grand's elegant facade, set against the bustling backdrop of Parnasree Pally, promises a life of grandeur and comfort.

A Lifestyle of Grand Proportions: Experience the grandeur in every aspect of UST Grand, from meticulously designed living spaces to state-of-the-art amenities. Each apartment at UST Grand is a testament to luxury and thoughtful design, offering you a grand canvas to paint your life's best moments.

Immerse in Grand Splendor: At UST Grand, life is more than just living; it's about experiencing grandeur in your everyday moments. From serene mornings on your spacious balcony to grand evenings in the community spaces, life here is a continuous celebration.



Geographical Tapestry

Blending Proximity with Perfection

MALLS & MULTIPLEXES

Ajanta Cinema – 8 mins
Asoka Cinema – 11 mins
Reliance Smart Superstore - 11 mins

SCHOOLS & COLLEGES

Behala College – 3 mins
Parnasree Bidyamandir - 1 min
D.A.V. Public School - 8 mins

MEDICAL FACILITY

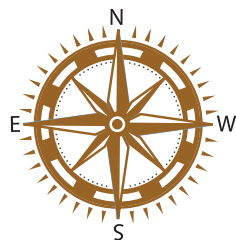
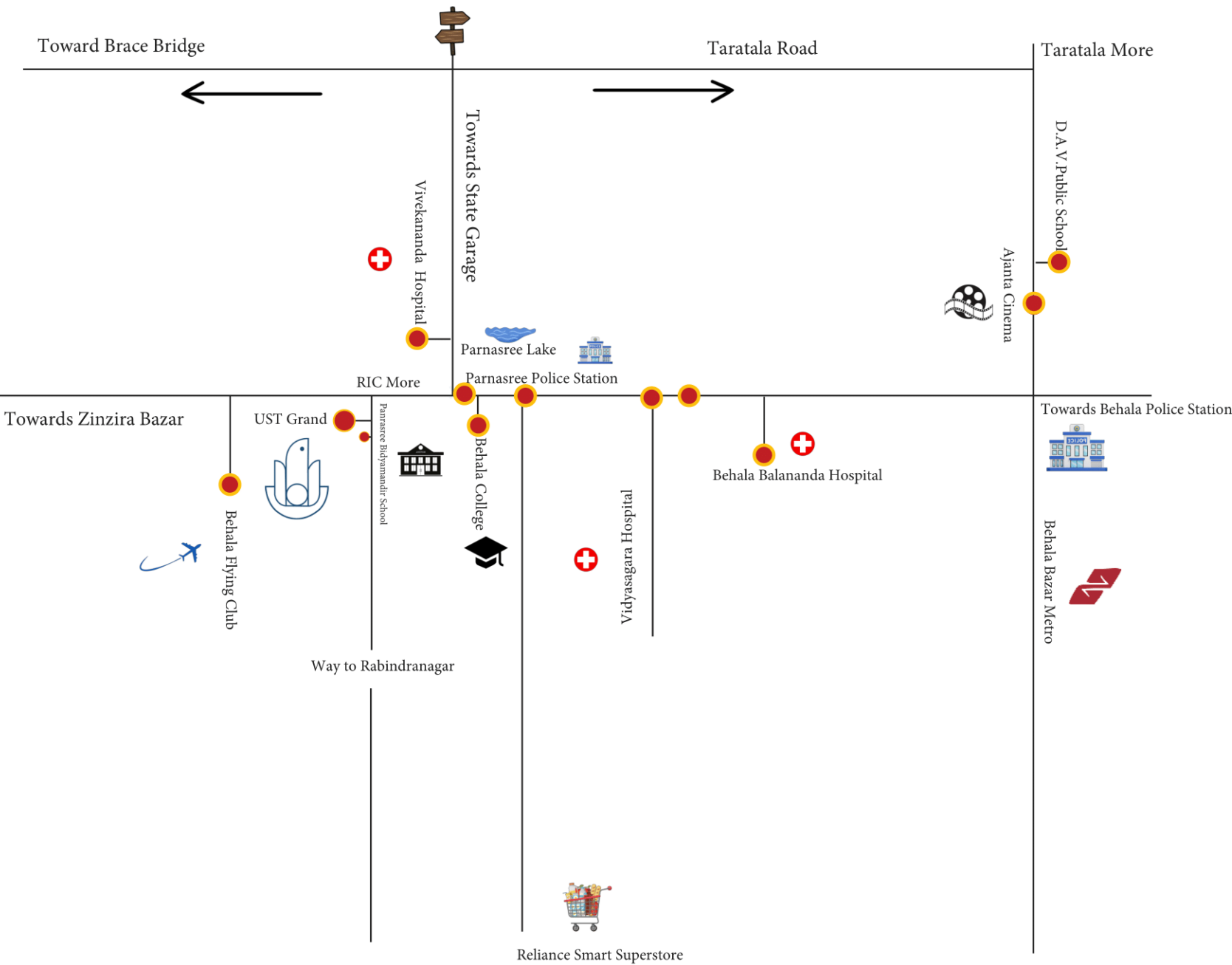
Vivekananda Hospital – 2 mins
Vidyasagar Hospital– 7 mins
Behala Balananda Hospital–11 mins
CK/BM Birla & BP Poddar-15 mins

OTHER IMPORTANT LOCATIONS

Kalighat Temple –25mins
Siddheswari Kali Temple-12 mins

KEY LANDMARKS

Behala Bazar Metro–12 mins
Parnasree Bus Stand–4 mins
Behala Flying Club-4 mins
Parnasree Lake-3 mins
Parnasree Police Station–4 mins
Netaji Subhash Chandra Bose Airport-90 mins



MAP NOT TO SCALE

Grandeur Sculpted for You -

Nestled in the evolving landscape of Parnasree Pally, UST Grand unveils a realm where every dimension is an embodiment of grace and grandiosity. This is not just a place to reside; it's a sanctuary sculpted for those who appreciate the fine balance between aesthetic elegance and practical spaciousness. Each aspect of UST Grand, from its generous expanse of land to the meticulously planned rooftop retreat, is a testament to a grander vision of life—a vision that promises a future woven with the threads of luxury, comfort, and impeccable style.

Quick Facts

- Total Size of Land: 6.5 Kathas
- Project Frontage: 25 Meter
- Width of Adjacent Road: 9.1 Meter
- Nearest Landmark: RIC More
- Elevation Details: G + 4
- Rooftop Details: Landscaped Garden, Solar Panels, Yoga Area, Surya Pranam Deck, Tulsi Mancha, Barbeque Corner
- Total Developed Area : 11000 Sq. Ft.
- Open to Sky : 48%
- Type of Development: Residential
- Total No of Flats: 11 Units
- Car Parks: 8
- Tentative Possession: November 2025
- Developed by: UST Constructions
- Marketing Partner: Tresrock Property Consultants Pvt. Ltd.
- Structural Engineers: Goutam Nandi
- Architect : Anjan Ukil



Project Details

Within the embrace of Parnasree Pally, UST Grand unfolds as a masterwork of urban planning and design. This exquisite development, poised on a generous stretch of land, is meticulously crafted to offer not just homes, but a lifestyle steeped in luxury and comfort. Here, every inch of space is a tribute to thoughtful urban development, reflecting a deep understanding of the residents' aspirations for a life that's grand in every sense. As you turn the page, prepare to immerse in the grand blueprint of a world fashioned for discerning tastes—welcome to UST Grand, your blueprint for a grand tomorrow.

FILL UP YOUR SENSES

- Grand Entrance gate with Security booth
- A majestic elevation with all round open views
- Superior all round connectivity (Train | Metro | Auto | Bus | Road)
- Rooftop Landscape, Yoga Area, Barbeque Corner
- Gated Community with 24x7 CCTV surveillance
- Solar Panels on grid
- Tulsi Mancha, Surya Pranam Deck
- Elevators
- Fire Extinguishers in all Common areas
- 2/3 BHK Apartments with Balcony
- Quality fittings & fixtures (Kohler / Jaquar or equivalent)
- Well lit internal areas



Embrace the Grandeur: Your Haven at UST Grand -

Within the embrace of Parnasree Pally, UST Grand unfolds as a masterwork of urban planning and design. This exquisite development, poised on a generous stretch of land, is meticulously crafted to offer not just homes, but a lifestyle steeped in luxury and comfort.

Here, every inch of space is a tribute to thoughtful urban development, reflecting a deep understanding of the residents' aspirations for a life that's grand in every sense. As you turn the page, prepare to immerse in the grand blueprint of a world fashioned for discerning tastes—welcome to UST Grand, your blueprint for a grand tomorrow.

LUXURIOUS AMENITIES



LANDSCAPED GARDEN



BARBEQUE CORNER



SURYA PRANAM DECK



TULSI MANCHA



YOGA AREA

Construction Specifications



SUPERSTRUCTURE

Foundation : Sub & Super Structure with RCC frame Structure
RMC: Ultratech /Lafarge or equivalent ISI standard reputed brand.
Steel : ISI approved brands of repute.
Cement : Ultratech / Lafarge or ISI approved brand of repute.
Walls : Traditional Red bricks.



DOORS

Entrance door: Wooden Frame with laminated Flush door with ISI mark hardware fittings.
Interior doors: Wooden Frame with laminated Flush door with ISI mark hardware fittings.
Toilet door: Wooden Frame with laminated Flush door with ISI mark hardware fittings.



WATERPROOFING

Adequate Waterproofing will be done in required areas like Toilets and Kitchens.

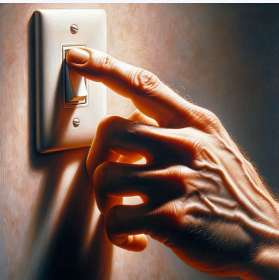


WINDOWS

Superior UPVC Windows.

ELECTRICAL

Electrical wiring (Finolex) & fittings of reputed make (Havells / Phillips)



TOILETS

Anti-skid Matt finish on floor and glazed tiles on the wall.
W.C-European/Indian type Jaquar mark reputed brand.
Wash Basin for toilets-JAQUAR
Fitting – Fixture: CP/uPVC of Hindware/Parryware or equivalent.



FIREFIGHTING

Fire Extinguishers will be provided.



KITCHEN

Granite top cooking platform with Black stone partition with one stainless Steel sink.
Wall of kitchen to be covered on top of counter up to 2 ft with Glazed tiles.
Provision for exhaust fan/Chimney point will be provided.



GROUND FLOOR CAR PARKING

Cast in Situ checkered tiles finish.



ROOFTOP LANDSCAPING

Proper landscaping will be done with green patches



ROOF

Roof finish by IPS / tiles with adequate water proof treatment.
General Staircase : Green & White Marble finish.

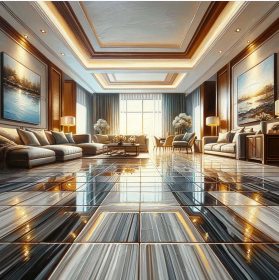


PLUMBING

Totally concealed Internal pipeline (CPVC) Supreme.

FLOORING

Kajaria / Jhonson or equivalent quality
Vitrified tiles for living, dining, bed rooms, kitchen and balcony.



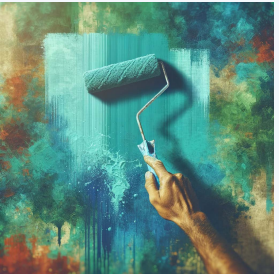
LIFTS

MRL+Automatic
(Machine Room-Less)



PAINTS&FINISH

Internal walls will have white putty finish.(JK/Asian/Berger)
external walls will have a weather coat (Berger/Asian or equivalent).



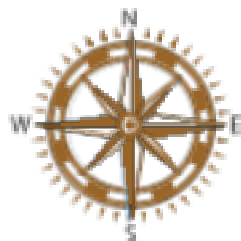
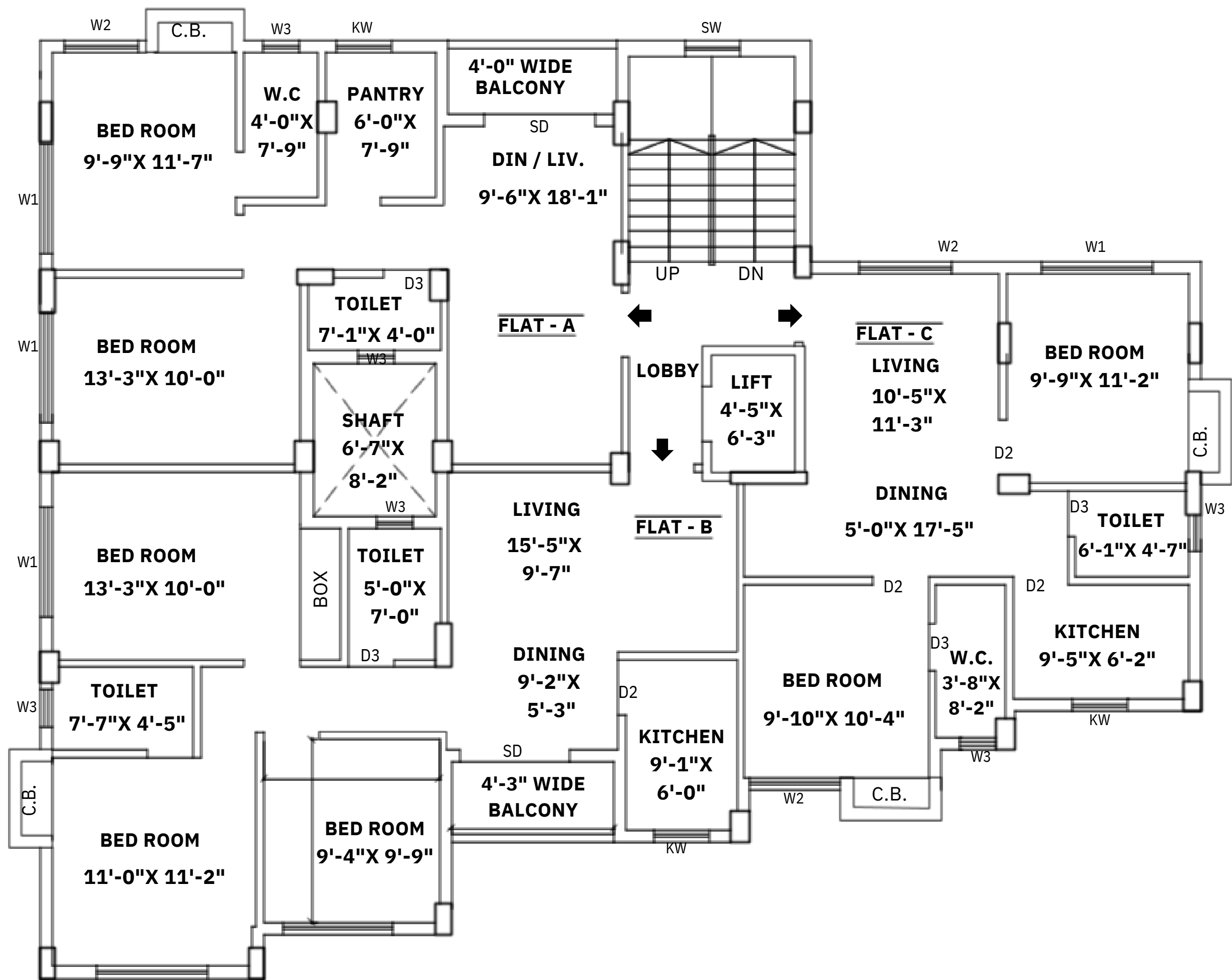
SECURITY SYSTEM

Security Booth at entrance with CCTV and in required ground level common areas.



Typical Floor Plan

Isometric View



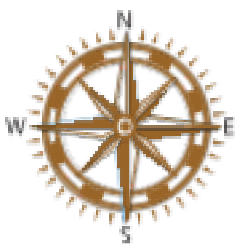
MAP NOT TO SCALE

Individual Apartment Views



FLAT TYPE - A

Configuration	Carpet area (sq. ft.)	Balcony area (sq. ft.)	Built-up area (sq. ft.)	Total Chargeable area(sq. ft.)
2 BHK	650	32	761	970



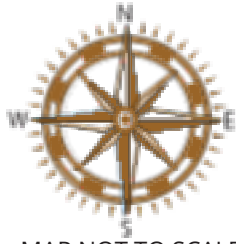
MAP NOT TO SCALE

Individual Apartment Views



FLAT TYPE - C

Configuration	Carpet area (sq. ft.)	Balcony area (sq. ft.)	Built-up area (sq. ft.)	Total Chargeable area(sq. ft.)
2 BHK	574	N.A	685	874



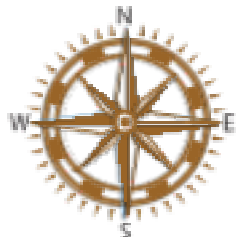
MAP NOT TO SCALE

Individual Apartment Views



FLAT TYPE - B

Configuration	Carpet area (sq. ft.)	Balcony area (sq. ft.)	Built-up area (sq. ft.)	Total Chargeable area (sq. ft.)
3 BHK	830	34	966	1232



MAP NOT TO SCALE

Our Strong Principles

The Pillar of Our Strength

UST Constructions is one of Kolkata’s leading developers, who have ventured actively in manifold real estate formats. Starting with the Father-Son vision to provide affordable housing to the growing middle class, it has risen in strength and increased its asset portfolio that encircles different business activities which facilitates clear contribution towards the group’s goal towards positive growth.

The real estate division is led by the group CEO, Sri. Sourav Roy, a visionary with a vast professional experience. Having developed over 1.74 + lakh sq. ft. of Real Estate space in South Kolkata, viz. Behala, New Alipore and Ballygunge—UST brings forth its 15 years of Industry experience in real estate to ensure top-of-the-line construction and on time delivery.

Our commitment towards innovation, quality, professionalism, and integrity ensures that we procure and provide the best construction materials, maintain diligent quality control during project life cycles, and deliver unique projects at the best price. The unique strengths of UST are the trained professionals with unmatched project execution skills. UST today boasts of an in-house project management team, architects, sales & marketing team. Now we are ready for bigger challenges.

The above resounding achievements have been accomplishable by punctilious planning adhering to the 6 necessitate of our end users:

- Quality Material selection
- Sustained after sales assistance
- Understanding customers’ Budget & needs
- Transparent approach
- Committed execution of project & handover
- Location & Connectivity of a proposed site

Our Vision

At UST, we aspire to give our clients a single-window solution to their construction needs, by adopting a corporate approach, building iconic properties, and delivering professional services – to be the brand that our clients would love to return to and recommend.

Our Mission

To transform any property into an asset through meaningful value-additions.
Leverage our team’s extensive expertise in the real-estate business to derive maximum value.
Drive innovation to set new trends and establish a long-lasting legacy in the real-estate industry.



Over 20
Completed
Projects



5 ongoing
Projects



10 Forthcoming
Projects



1.75 lakh sq. ft.
development
portfolio



Massive Landbank
for future
developments

Our Projects—Our Pride



CHITTAKAMAL
4 S.N. Roy Road



UST PEARL
75/27A, S.N. Roy Road



UST PARKVIEW
27, Sahapur Main Road



TOLLY VIEW
Tollygunge, Phari



DREAM NOOK
217, Brahma Samaj Road



229, Nabaliya
Para Rd

