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DEVELOPED BY:

**NSDEVELOPER**

CORPORATE ADDRESS

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Concept & Design by: BethreBee.in

NSDEVELOPER | alti <sup>-NS-</sup>level

alti <sup>-NS-</sup>level  
Levels of Luxury Living

Champasari



Levels of comfort  
Levels of convenience  
Levels of luxury  
Levels of freshness  
and nothing in between

Here,  
**LIFE BLOSSOMS  
IN LEVELS**

Presenting

# -NS- alti level

A new ecosystem is rising in Siliguri,  
a habitat that nurtures free-living, fresh breathing,  
and scores of exciting engagements in multiple levels.  
Come, make yourself at home in NS Altilevel.

Expansive Residential

6 Blocks

G+10

2 & 3 BHK Vastu Compliant Apartments

G+2 Dedicated Club

52% Open Space



Artist's Impression

## EXPERIENCE EVERY LEVEL OF CLOSENESS AND CONNECTIVITY

Adjacent to the city centre in Siliguri, Champasari is an up-and-coming hotbed of architectural and infrastructural wonders. A galaxy of stars is being born in Siliguri and you will be at the seat of it all here at NS Altilevel.

### Schools

Doon Heritage School	1.1 Kms
Sunrise English Medium School	1.1 Kms
Little Angel's School	1.4 Kms
Genesis Academy	2.3 Kms
Don Bosco School	8.4 Kms
Kendriya Vidyalaya	12.8 Kms

### Colleges

Trinity B.Ed College	2.2 kms
St Fernando College of Nursing	2.5 kms
Salesian College	8.6 kms
City College	9.9 kms

### Malls

Grocery Hill	700 Mtr
Vega Circle Mall	8.3 Kms
Cosmos Mall	8.4 kms

### Hospitals

Siliguri City Hospital	5.6 Kms
Forthill Hospital	7 Kms

### Connectivity

Bagdogra International Airport	19.2 kms
NJP Railway Sta Road	11.7 kms

### Attractions

Mayfair Tea Resort	9.3 kms
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Scan for Location

An aerial night-time rendering of a modern residential complex. Six tall, multi-story towers are arranged in a row, illuminated from within, showing a grid of windows and balconies. In the foreground, a swimming pool with a blue glow is visible, along with a clubhouse building featuring a vibrant, multi-colored facade. The surrounding area is landscaped with trees and greenery, and a road with light trails is visible in the lower right. The overall scene is set against a dark night sky with some distant lights.

PLUSH LIVING  
SPREAD ACROSS  
THE 6 TOWERS

The **Grand Entrance** gate welcomes you to live the many levels of a blissful life



Artist's Impression

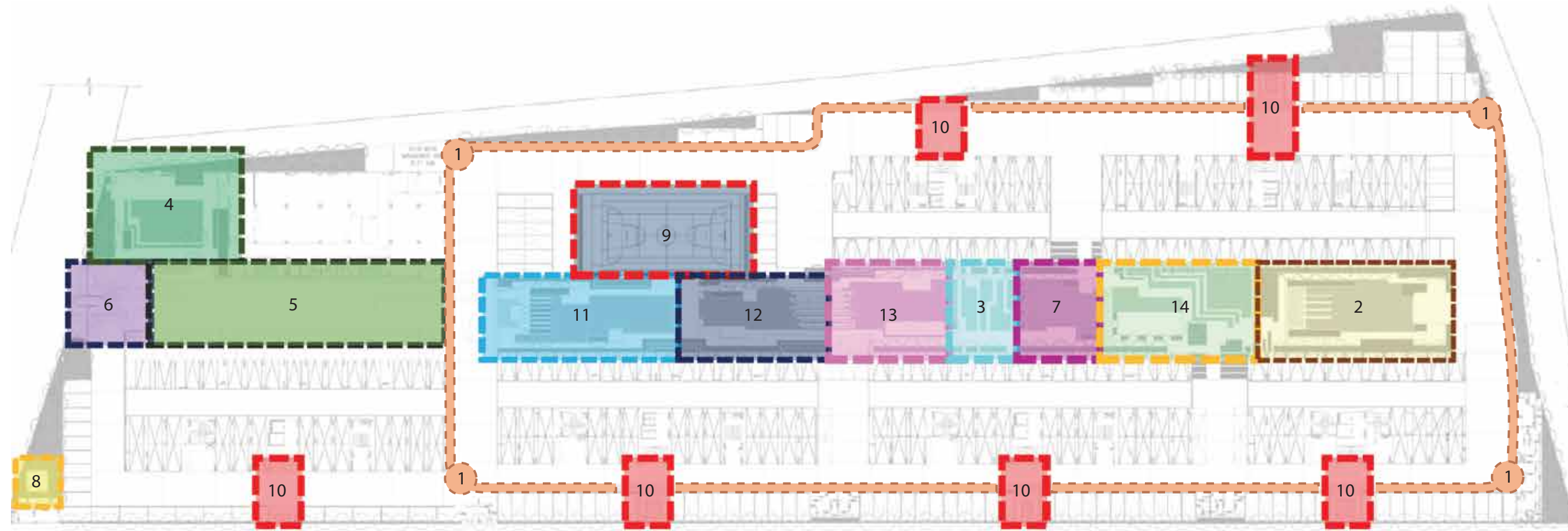


The majestic **Drop-off** receives you in ecstatic fashion at your home of many levels



# LEVELS OF LANDSCAPING ADD UP TO COMPLETE YOUR LIFESTYLE

The landscaping features at NS Altlevel have been holistically segmented into various zones



- 1** Jogging Track  
Start the day with a brisk warm-up
- 2** Viewing & Community Zone  
Always the hotspot during sunsets
- 3** Adda Zone  
A new landscape with each step
- 4** Club Lawn  
Zone for activities under the open sky
- 5** Special Arrival Plaza  
Experience an arrival like never before
- 6** Gate Complex  
A zone for remarkable entries
- 7** Leisure Lawn  
Sit, read or just relax
- 8** Watch Tower  
A complete view of the whole campus
- 9** Sports Zone  
Nurture your winning mentality
- 10** Drop-offs with Feature Wall  
Architectural brilliance finds a place on this wall
- 11** Arrival Garden Zone  
Arrivals will be greeted by the fragrance of freshness
- 12** Seniors' Zone  
For a fit body and relaxed mind
- 13** Kids' Zone  
All kinds of playtime fun
- 14** Cultural Zone  
Communities united through diversity



Artist's Impression

## BIOPHILIC LIVING AT EVERY LEVEL

Close to the centre of the city and closer to a vast meadow of greenery, a residential that dwells surrounded by a pastoral ecosystem awaits you and your family. NS Altilevel is now home to a lush lifestyle and many levels of the greener shade.

Let's explore the levels of living at NS Altilevel

The Green Level  The Active Level



GARDENS ON  
MANY LEVELS  
GOODNESS FOR  
ALL AGES

The multi-level gardens that spread and sprawl  
throughout your vicinity come together to create your  
perfect grounds for greenery.

NO MATTER  
WHAT AGE GROUP  
YOU BELONG TO,  
THERE'S A SHADE  
OF GREEN  
FOR EVERYONE.

### Respite for the Senior Citizen

Flowering Garden | Seating Square  
Garden Pavilion | Seniors' Deck | Leisure Lawn  
Parents' Seating Zone | Family Cabana

### Recreation for the Teenagers and Adults

Festival Party Lawn | Water Pavilion | Deck Seat  
Yoga Lawn | Meditation Deck & Sculpture | Reflexology  
Jogging Track | Adda Zone | Mid & Upper terrace Lawn  
Multipurpose Play Court (Badminton + Basketball + Volleyball)

### Replenishment for Kids and Toddlers

Kids' Play Area | Kids' Lawn | Stepped Pathway

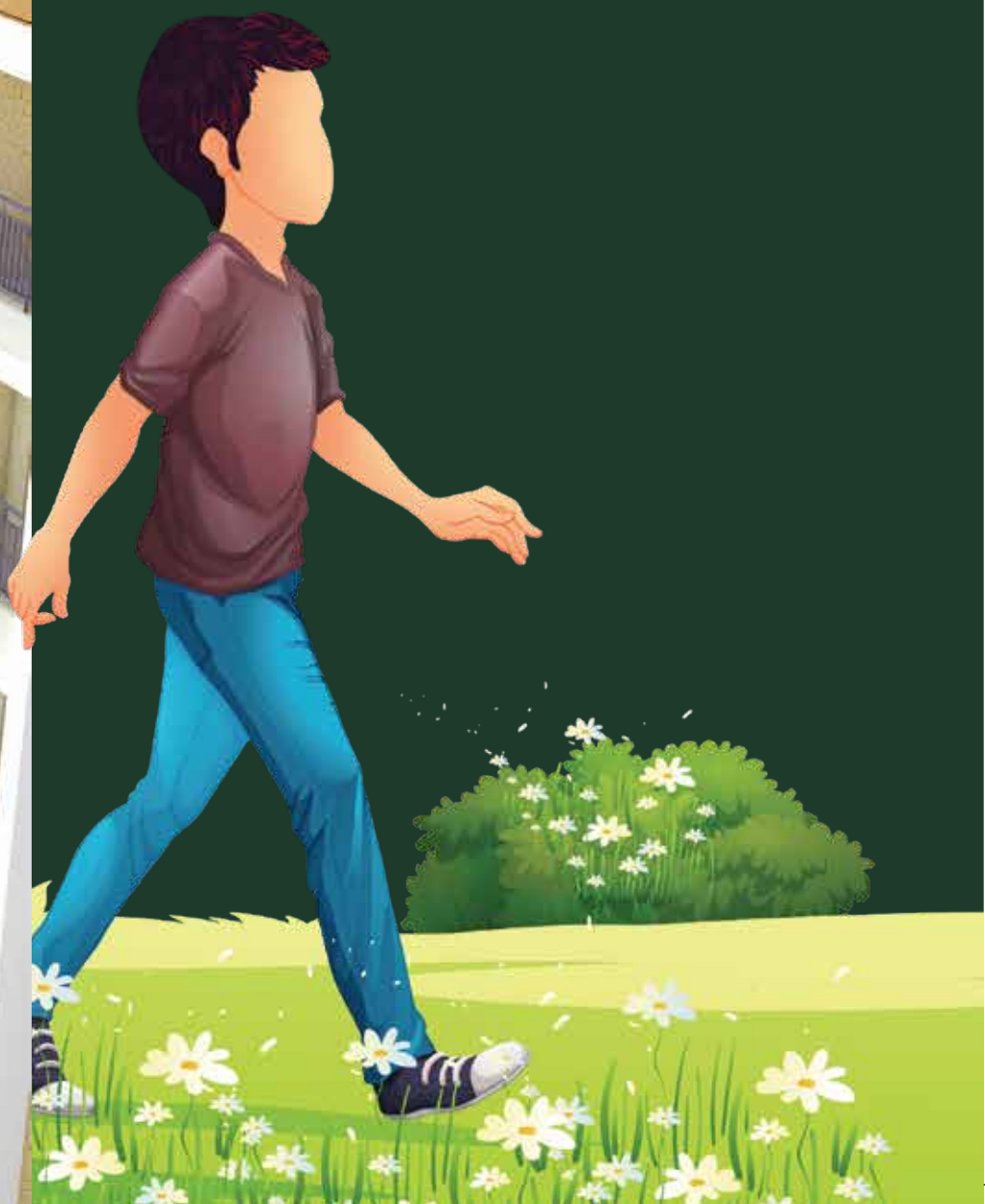
### For All Generations

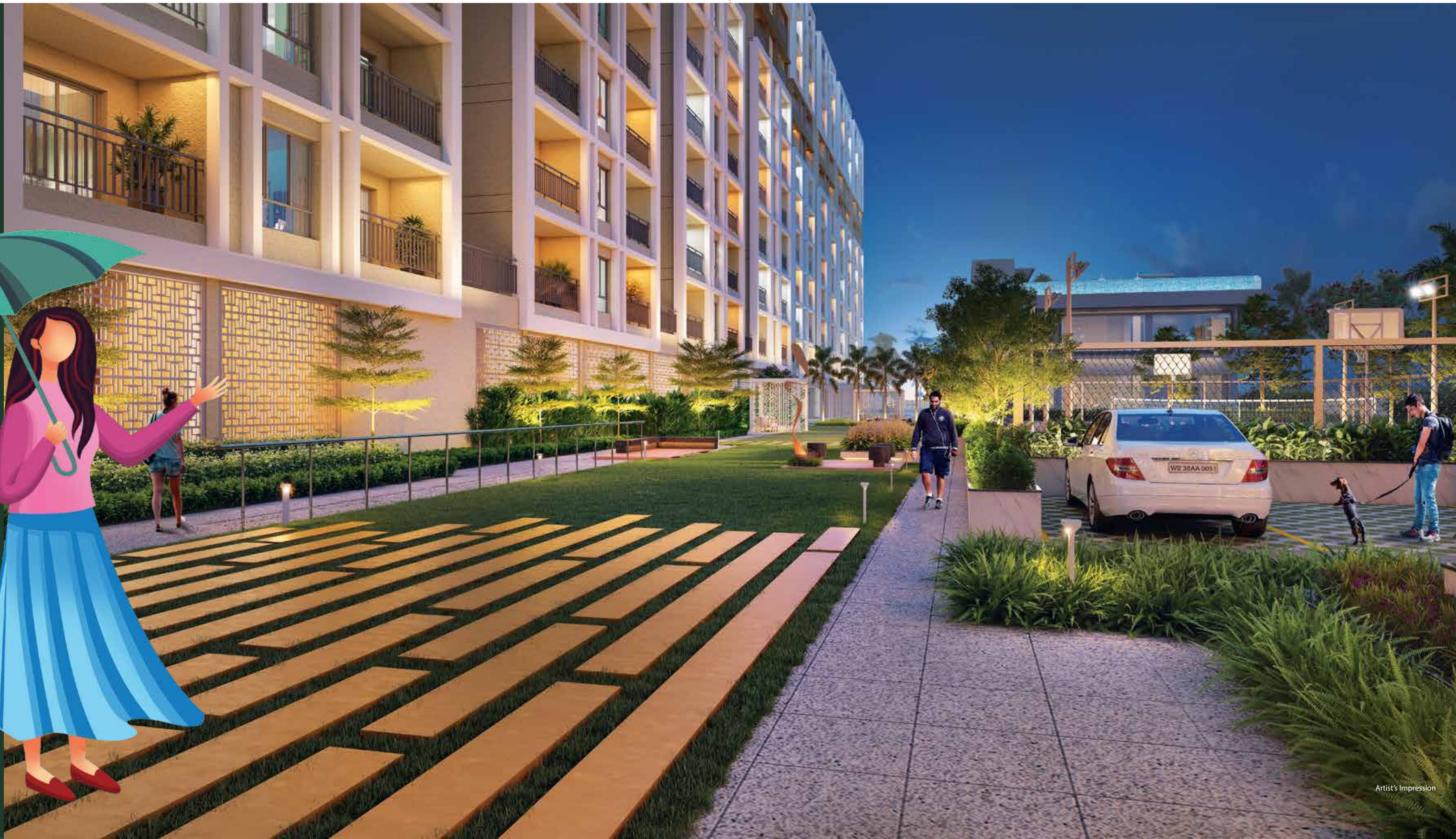
Walkway | Central Lawn | Stargazing Area | Planter | Stepped Planter



Artist's Impression

The **Front Landscape View** presents us with limitless leisure opportunities

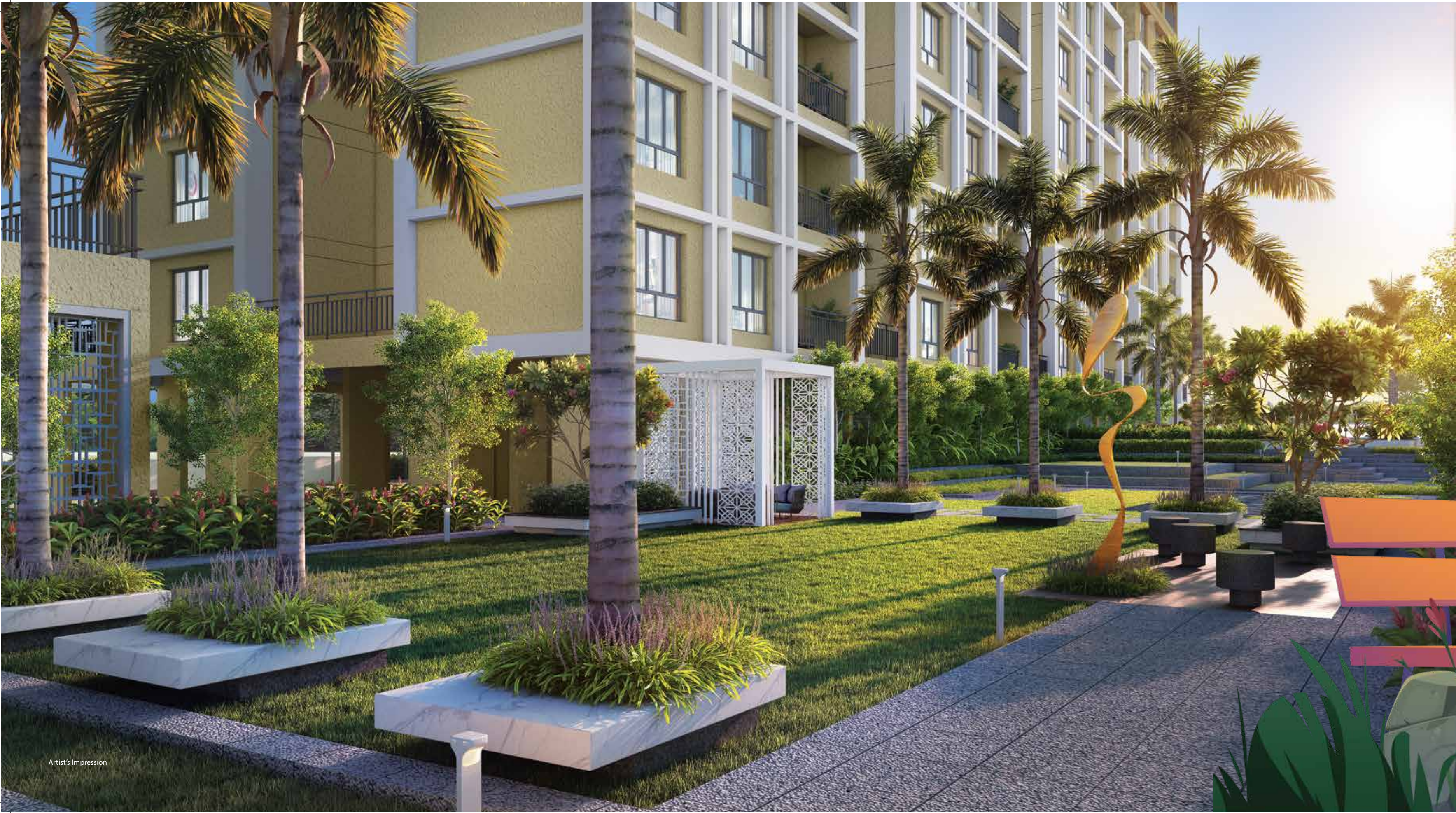




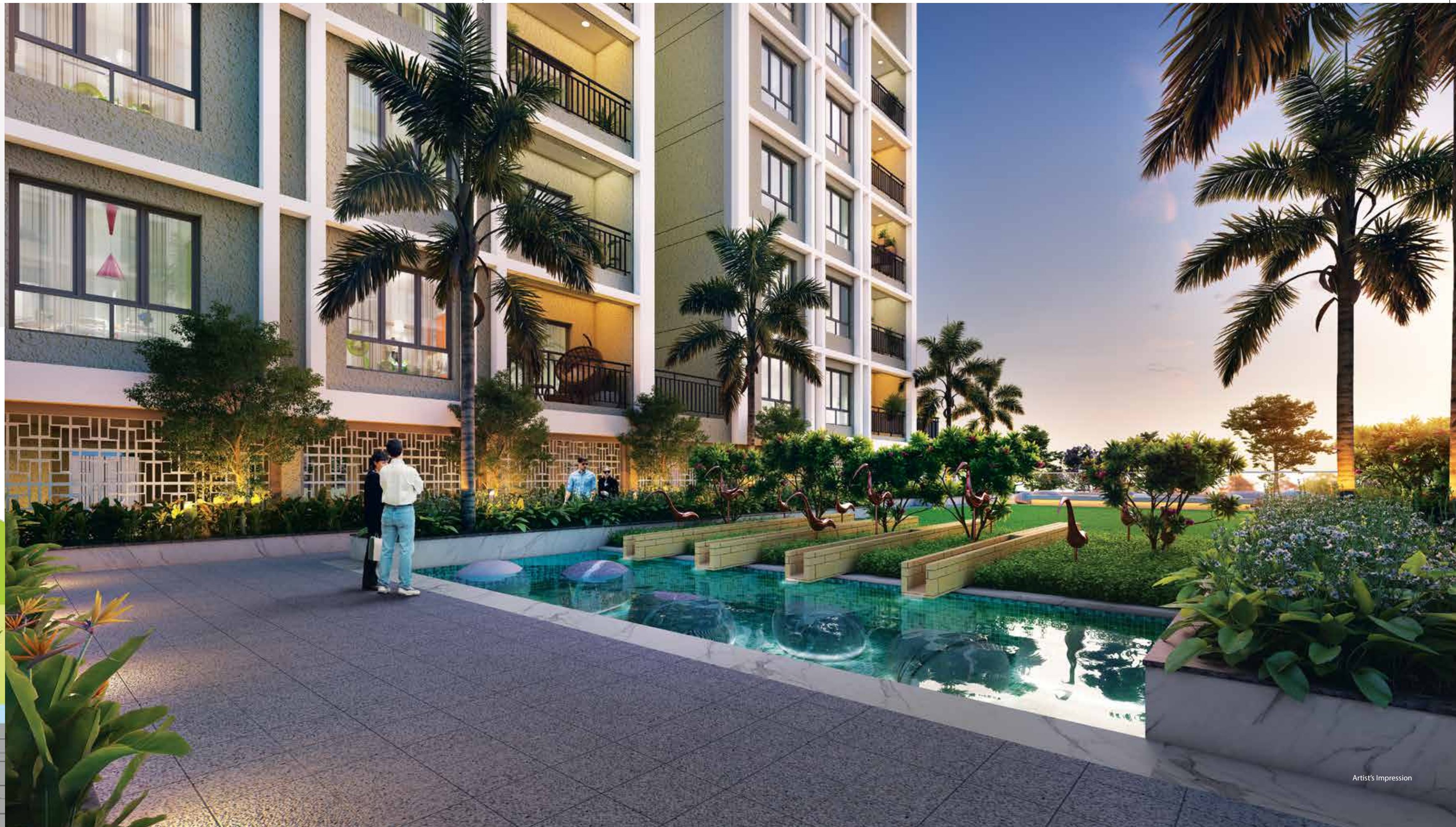
Artist's Impression

Feel nature  
under your feet  
while walking on  
the **Stepped Pathway**

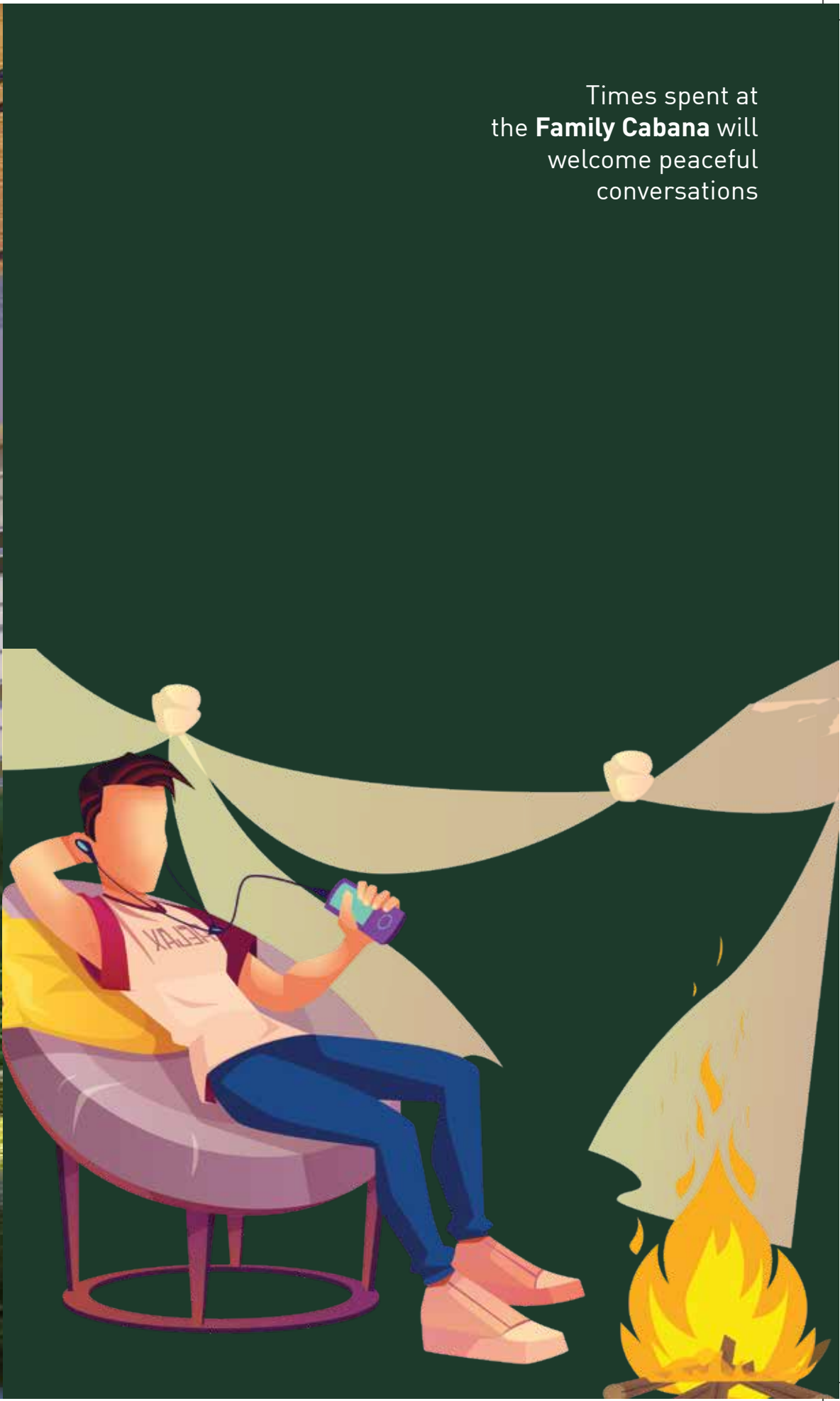
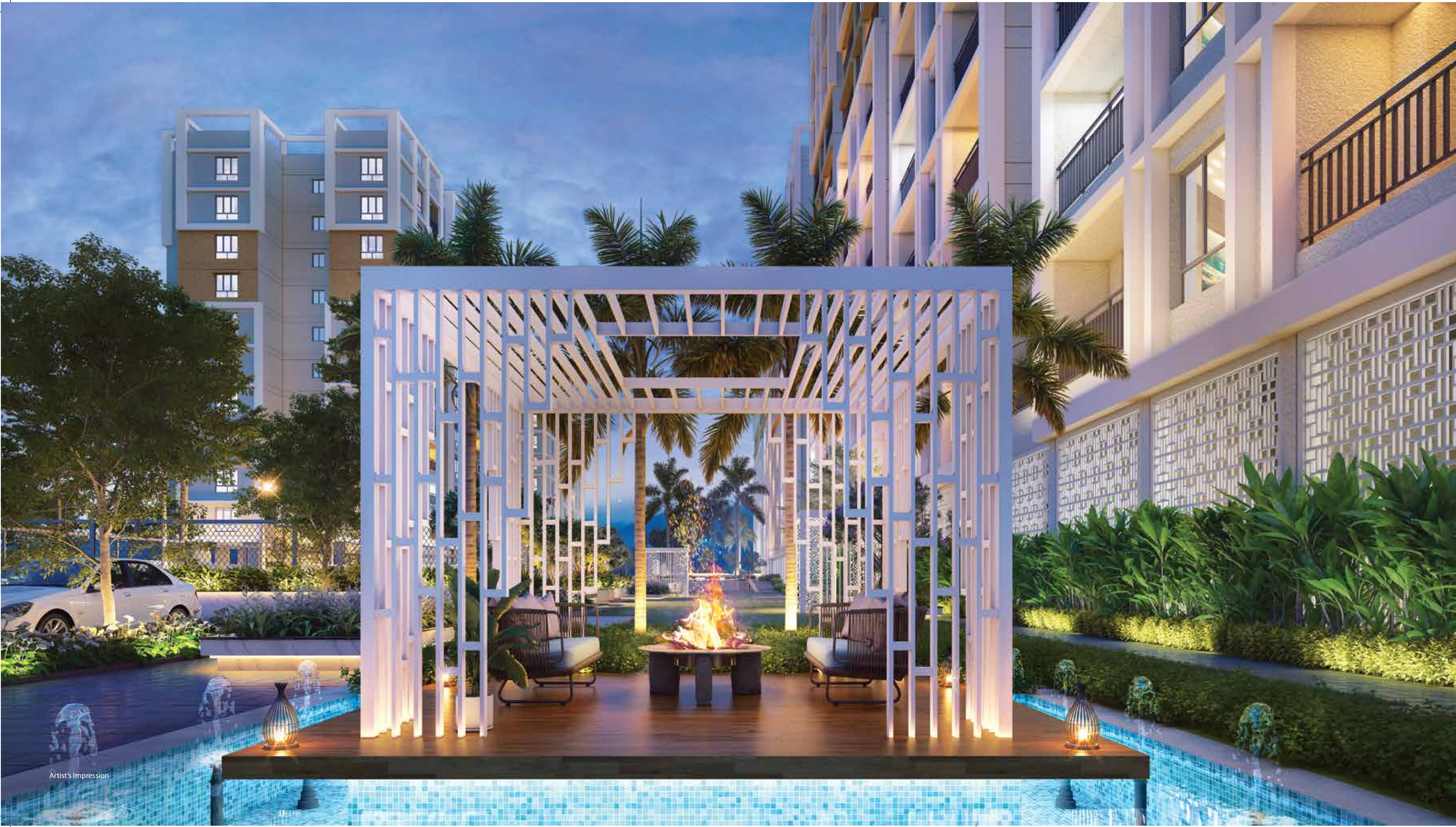
Creative thoughts  
flow endlessly in the  
**Leisure Sitting Area**



The **Water Pavillion**  
serves as a source  
of peace and serenity



Times spent at the **Family Cabana** will welcome peaceful conversations





Artist's Impression

Every kid will have a favourite spot and sport at the **Kids' Play Area**



The stars will be closer to you than ever at the **Stargazing Area**



Artist's Impression



The Multipurpose Court  
turns games into glorious  
companionships





## ENGAGE IN CELEBRATIONS OF EVERY LEVEL AT CLUB NS ALTILEVEL

Club NS Altilevel has every level of activity or leisure you can think of. Play, lounge, party, or just immerse yourself in the refreshing pool. The club will be your go-to zone when you have time to spare.

Swimming Pool | Kids' Pool | Jacuzzi | Pool Deck  
Pool Side Cafeteria | Banquet Hall with Party Lawn  
Indoor Games Room | Gymnasium | Yoga Room | Crèche  
Kids' Play Area | Activity Room  
Tuition Room | Society Office & Store

Everything at  
**Club NS Altlevel** speaks  
in the language  
of luxury



Artist's Impression

Spend your  
relaxing moments  
submerged in  
the aura of luxury at  
the **Swimming Pool**



Come together with family  
and friends at the  
**Banquet Hall**



Artist's Impression



Get-togethers  
come alive at  
the **Party Lawn**



Feel the rise in  
your adrenaline  
level at the  
**Indoor Games Room**

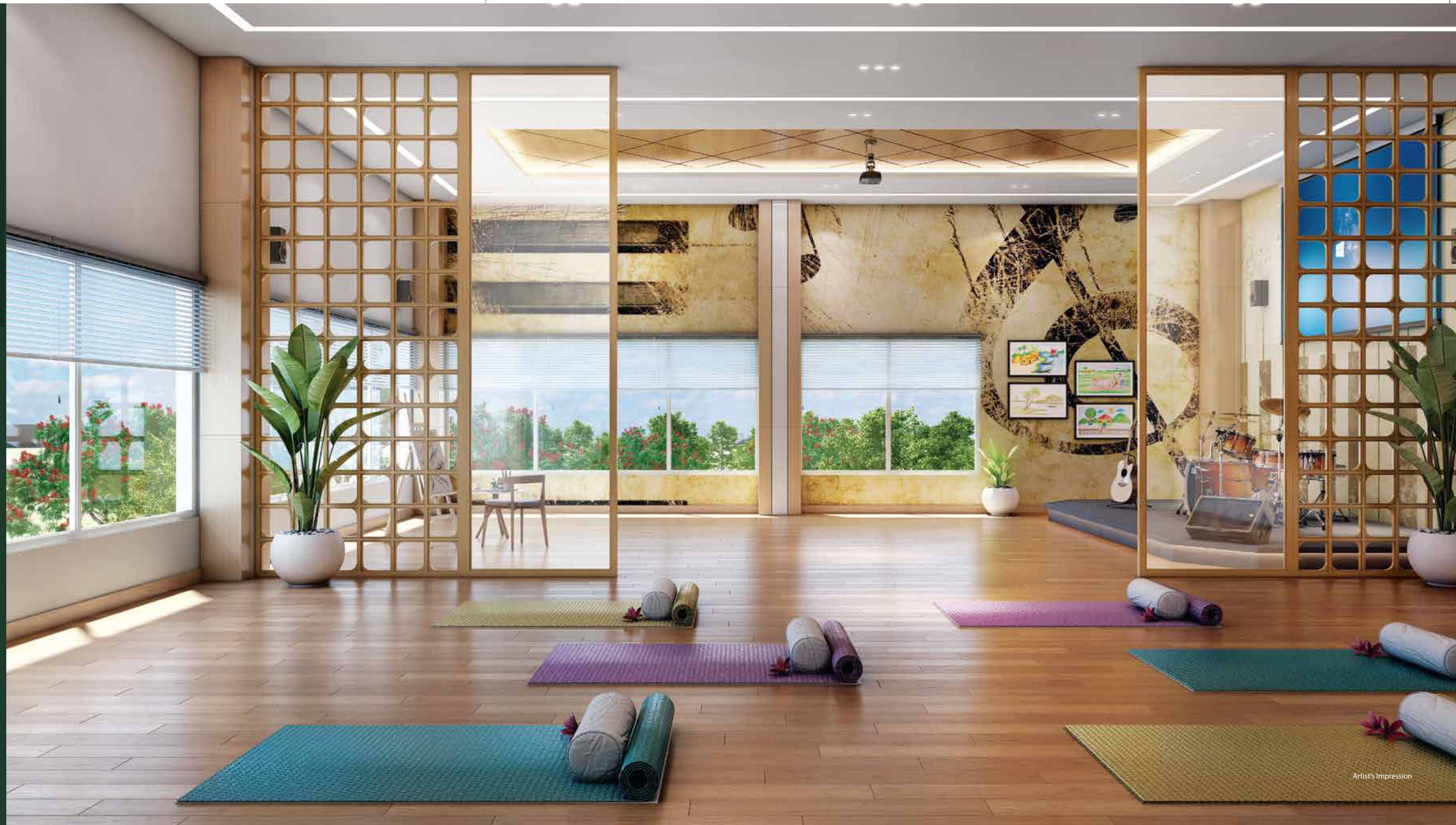


Artist's Impression

Reach your ultimate  
level of fitness  
at the **Gymnasium**



Discover new levels  
of mindfulness at  
the **Yoga Room**



Artist's Impression

# VEHICULAR MOVEMENT PLAN



## FACILITIES



Entrance Lobby for each building



Rain Water Harvesting



100% Power Backup for Common Areas and Utilities



Garbage Chute



Firefighting System



Sewage Treatment Plant



Water efficient fixtures



Low VOC materials



Drip Sprinkler Irrigation System for Landscaping



Security Surveillance facility with CCTV on ground floor Common Areas



Use of LED lights in Common Areas



Solar Panels to power the lighting in the Common Areas

## ABOUT DEVELOPER

### NSDEVELOPER

It all started with a dream, a dream to give people living spaces that fulfil their needs, dreams and desires. This dream created a reality that stands true as a testament to their long list of successful projects that are now looked up as landmark projects by all and sundry. These residences, commercial spaces and mixed development projects have all been built with one common vision, a common aim.

The aim was to give people spaces that blend innovation and craftsmanship with the vision to create a legacy of satisfied customers who have now become a part of NS Developer's ever-growing family.

Other ventures undertaken by the group are tea packaging, rice processing, jewellery and much more.

Furthermore, at the helm of NS Developers is our esteemed Mr. Narayan Agarwal, whose visionary leadership and resolute dedication has been instrumental in shaping the company's trajectory.

With a rich legacy behind us and an exciting journey ahead, we are poised to continue shaping the landscapes of tomorrow and fulfilling the dreams of generations to come. Welcome to NS Developers – where dreams find their home.

## ONGOING PROJECTS



BEAUMONDE



NS AMARA

## UPCOMING PROJECTS

AMARA GRANDE  
CHAMPASARI RESIDENTIAL + COMMERCIAL  
MALDA RESIDENTIAL + COMMERCIAL

## TEAM

### PRINCIPAL ARCHITECT



An architectural and engineering consulting firm was started by Mr. K. K. Roy in the year 1991 in the name of Creative Consulting Services. Since then, the team has grown not only in strength, but also in experience, technical knowledge and efficient management skills. In the year 2011, Green Architecture Consulting Engineers Pvt. Ltd. (In short GACE) was incorporated according to The Company act-1956, under the leadership of Mr. K.K. Roy GACE, a performance driven company with its team of professionals who have excelled in the field of Architecture, Engineering, Computer graphics and Multidisciplinary has always performed its best. Our highly qualified team of professionals has been catering to a wide range of specialised sectors like Township, Residential, Retail, Hospitality, Institutional, Industrial, Health-care, Transport, and many more.

### STRUCTURAL CONSULTANT

#### MANIK CONSULTANTS

MANIK CONSULTANTS, a firm registered in Kolkata of Structural Engineers started in the year 1987 by Mr. Sanjiv J. Parekh. Gradually, the firm has now grown in a shape & added activities with their pool of three Associates, four Design Engineers and 17 CAD Engineers. The firm provides consultancy services in the field of Structural Engineering for various types of projects.

### LANDSCAPE CONSULTANT



A boutique design firm offering specialised professional services in Landscape Architecture, Core Architecture, Interior Design and Environmental Planning. The young and energetic team brings proven credentials across Institutional Campuses, Residential Complexes, Boutique Villas, Commercial Projects and Urban Spaces in Kolkata and Delhi.

### BRANDING

#### Be the Bee

Bibhor Singhania & Banibrata Goswami have been working with the real estate pioneers across the nation, and serving more than 100 clients and 250 real estate projects across West Bengal, Maharashtra, Chattisgarh, Assam, Bihar, Orissa & many more states.

Be the Bee is one of India's most promising advertising agencies, with a bunch of innovative ideators and strategic thinkers. We aim to serve the most creative as well as effective branding approaches, that touch all the verticals of marketing and create a distinguished position with the help of outstanding aesthetic skills for each real estate project

COME EXPERIENCE  
LIFE IN MANY LEVELS.



Scan for  
the walkthrough