



BUILDING A BETTER
TOMORROW

COMMERCIAL CUM RESIDENTIAL COMPLEX
Rera No: WBRERA/P/PAS/2024/001779

**BESIDE NH2, NEAR
KNI AIRPORT**

DISCLAIMER:

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ADN Heights

is a premier commercial-cum-residential complex designed to blend luxury and convenience. It is developed by **Bijoy Laxmi Developers**





Bird views

Your Private Panorama Awaits.



LAKEVIEW RESIDENCES

A Home Embraced by Nature

Nestled beside a serene lake, Lakeview Residences offers a perfect blend of luxury and tranquility. Wake up to breathtaking sunrise reflections on the water, enjoy fresh air, and unwind with nature's soothing embrace. With lush green landscapes, scenic walking trails, and a peaceful ambiance, this lakeside retreat brings you closer to nature while offering modern amenities for a comfortable lifestyle. Experience the beauty of waterfront living, where every day feels like a getaway.

KEY FEATURES AND ADVANTAGES OF ADN HEIGHTS

ADN Heights is a premium GCITA (Greater City Industrial Township Authority)–approved residential project in Andal, West Bengal, offering well-designed living spaces with excellent connectivity and modern amenities—ensuring a secure and future-ready investment.

URBAN INFRASTRUCTURE

Well-laid roads, drainage, and sewer systems

24x7 water, electricity, and garbage disposal

Sewage Treatment Plant, green landscaping, and eco-friendly setup

- **STRATEGIC LOCATION IN A GROWING REGION WITH HIGH FUTURE POTENTIAL**
- **SEAMLESS BLEND OF RESIDENTIAL COMFORT AND URBAN CONVENIENCE**
- **PROXIMITY TO SCHOOLS, HOSPITALS, MALLS, INDUSTRIES, AND TRANSPORT HUBS**
- **INVESTMENT OPPORTUNITY IN A DEVELOPING SMART URBAN ZONE**



Welcome to ADN HEIGHTS

where every corner whispers luxury,
and every sunrise feels like a privilege.





Where Elegance Begins: Your Grand Welcome Home.

An entrance that sets the tone for refined living and timeless elegance.



All typology apartment 2, 2.5, and 3 BHK apartments, with extra Large Balconies.

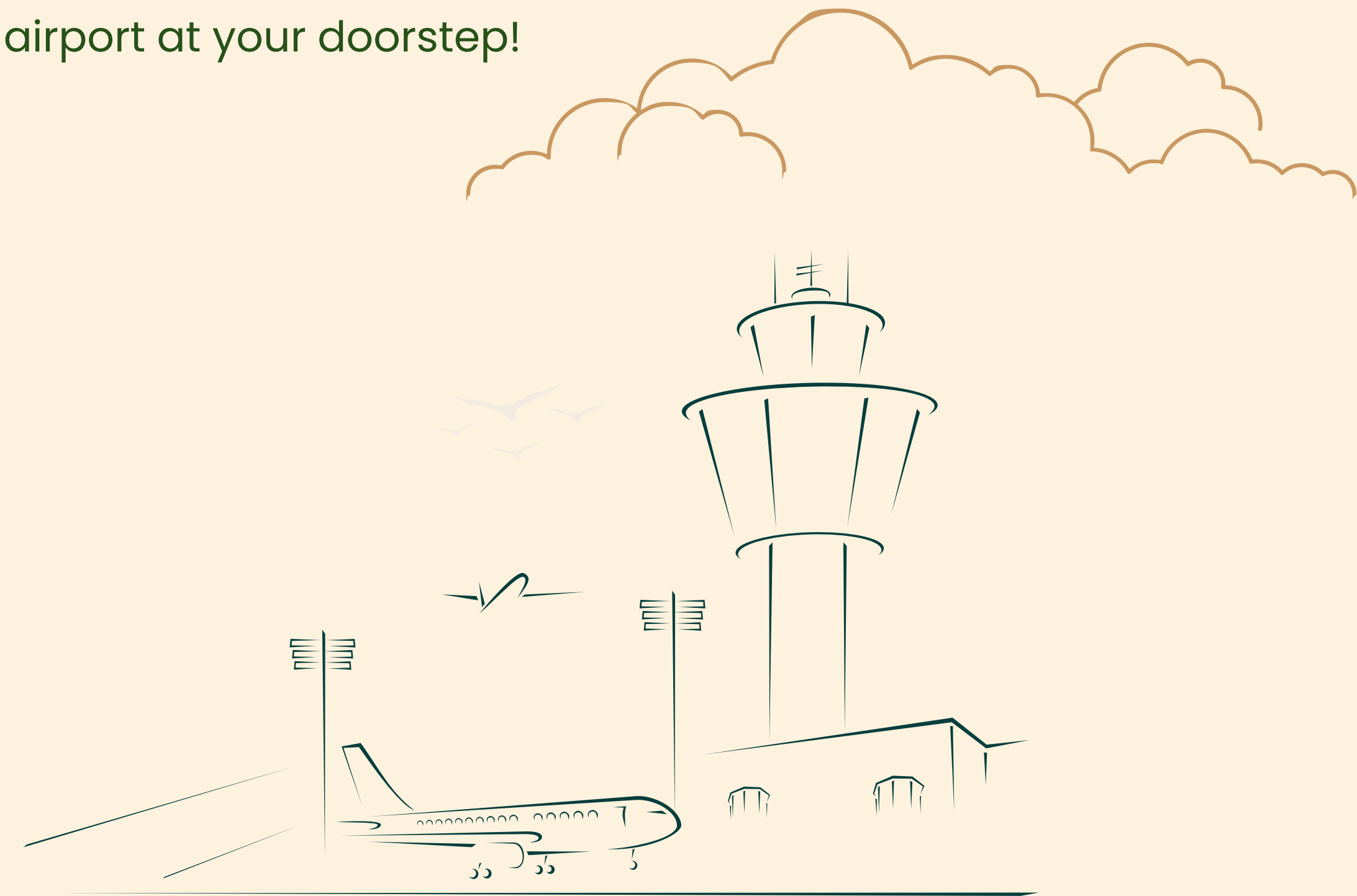
www.adnheights.com





Located just minutes from KNI Airport,

ADN Heiights offers premium 2, 2.5, and 3 BHK apartments designed for comfort and convenience. With seamless airport access—just one step from your home—this project ensures hassle-free travel for frequent flyers. Enjoy top-tier amenities, including a rooftop pool, gym, and clubhouse, all within a secure, modern community. Live in luxury with the airport at your doorstep!



Most luxurious Projec Beside
ANDAL AIRPORT



Connectivity

JUNCTION
MALL



THE
MISSION
HOSPITAL



NH – 19

NH2 (now NH19) in Durgapur is a key highway ensuring seamless connectivity between major cities like Kolkata and Delhi. It links Durgapur with Asansol, Dhanbad, and Varanasi, facilitating smooth transportation for industries, businesses, and commuters.

DURGAPUR STATION

Durgapur Railway Station, located in West Bengal, is a major station on the Howrah-Delhi main line under the Eastern Railway zone. Known for its cleanliness, the station is well-maintained with modern facilities, including clean platforms, waiting areas, and sanitation services.

NH – 19



DURGAPUR
STATION



THE MISSION HOSPITAL

India's 4th heart specialist hospital, offering world-class cardiac care, including bypass surgeries, angioplasty, and other heart-related treatments. Equipped with state-of-the-art technology and expert medical professionals, the hospital provides high-quality healthcare across various specialties

JUNCTION MALL

Junction Mall, located in the heart of City Centre, Durgapur, is the city's premier shopping and entertainment destination. With a wide range of national and international brands, a multiplex, diverse dining options, and entertainment zones, it serves as a vibrant hub for shopping, leisure, and social gathering.

NEARBY SOCIAL INFRASTRUCTURE



SCHOOL

- DELHI PUBLIC SCHOOL
- DAV MODELSCHOOL
- HEMSHEELA SCHOOL
- NARAYANA SCHOOL
- ST. XAVIER'S SCHOOL
- ST. MICHAEL SCHOOL
- TECHNO INDIA SCHOOLMANY MORE



COMMERCIAL & MALLS

- JUNCTION
- FORTUNE PARK
- RELIANCE
- PINACLE
INFOTECH
- AERO PLAZA



HOSPITAL & MEDICAL COLLEGE

- MISSION HOSPITAL
- HEALTH WORLD HOSPITAL
- LIFECARE HOSPITAL
- SANAKA HOSPITAL & MEDICAL
COLLEGE

- GAURI DEVI HOSPITAL & MEDICAL
- IQ CITY HOSPITAL & MEDICAL
COLLEGE
- CITIZEN HOSPITAL
- VEVEKANANDA HOSPITAL



Swimming Pool:
designed for your comfort,
safety, and enjoyment.



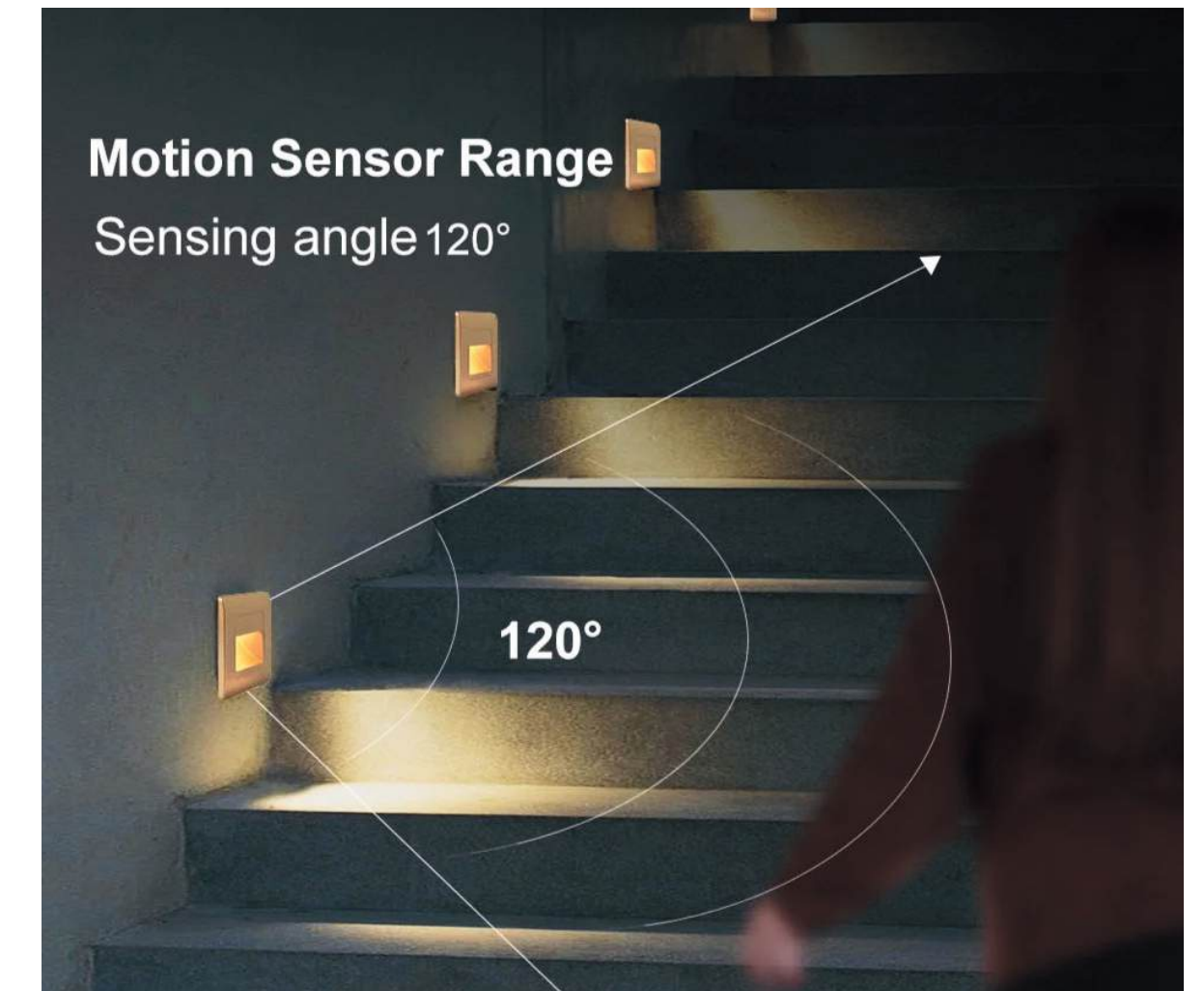
More than a
HOME,
it's where your
heart finds
peace





Sensor Lights

"Smart lighting that senses your presence because every step should feel safe and seen."



Solar Panel Coverage

With 100% rooftop solar panel coverage, the complex guarantees a reliable and eco-friendly power backup system.



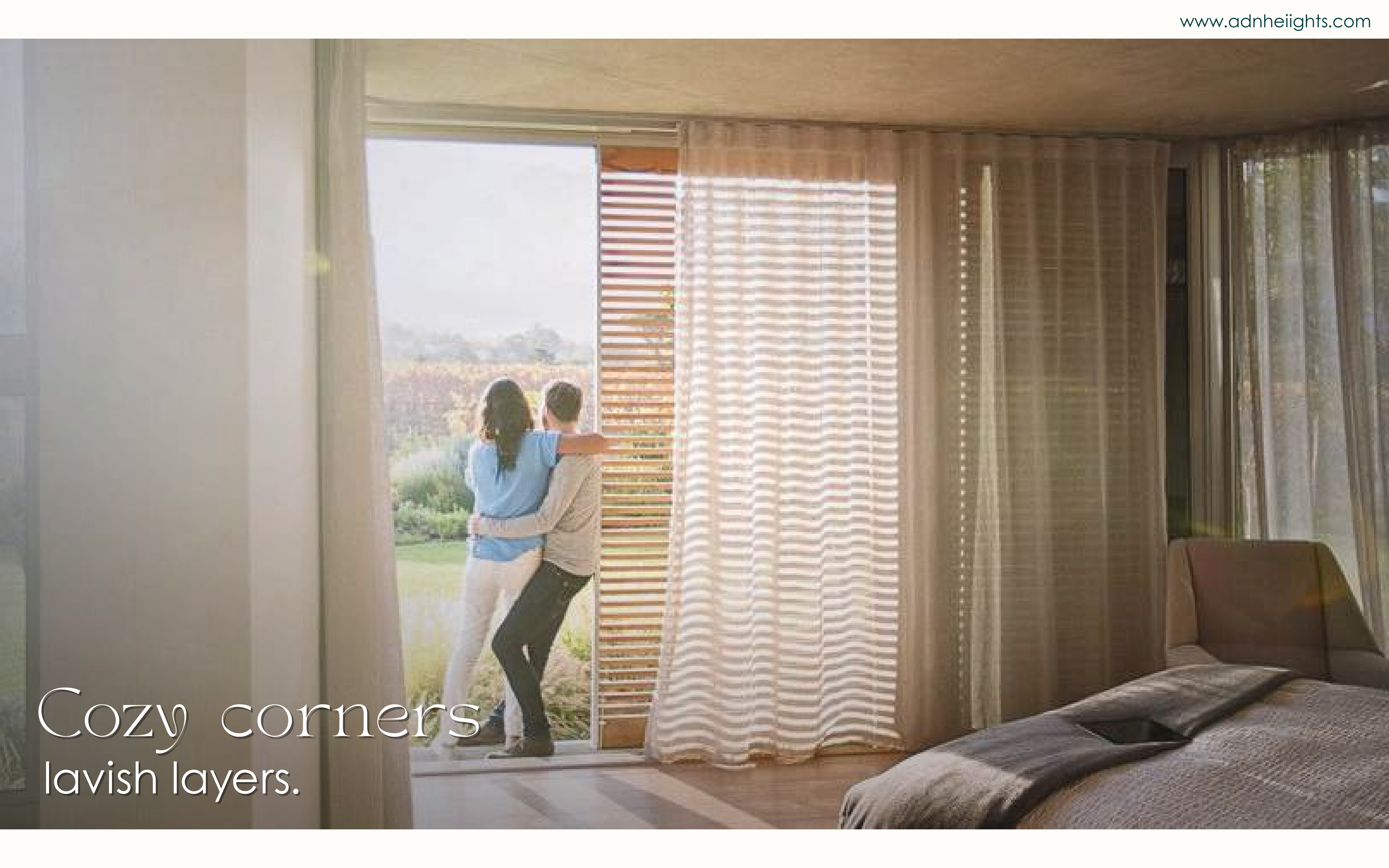


Kids Play Area

Through play in dedicated areas, children develop crucial social, emotional, and physical skills that lay the foundation for a healthy future.



Cozy corners
lavish layers.





Serene Yoga Space – Find Your Inner Peace

Reconnect with yourself in our dedicated Yoga Space, designed for tranquility and well-being. Surrounded by lush greenery and fresh air, this serene retreat is perfect for morning stretches, meditation, and mindfulness practices. Whether you seek relaxation or rejuvenation, embrace a healthier lifestyle in a space that nurtures both body and soul. Breathe, stretch, and unwind – your peaceful escape awaits!

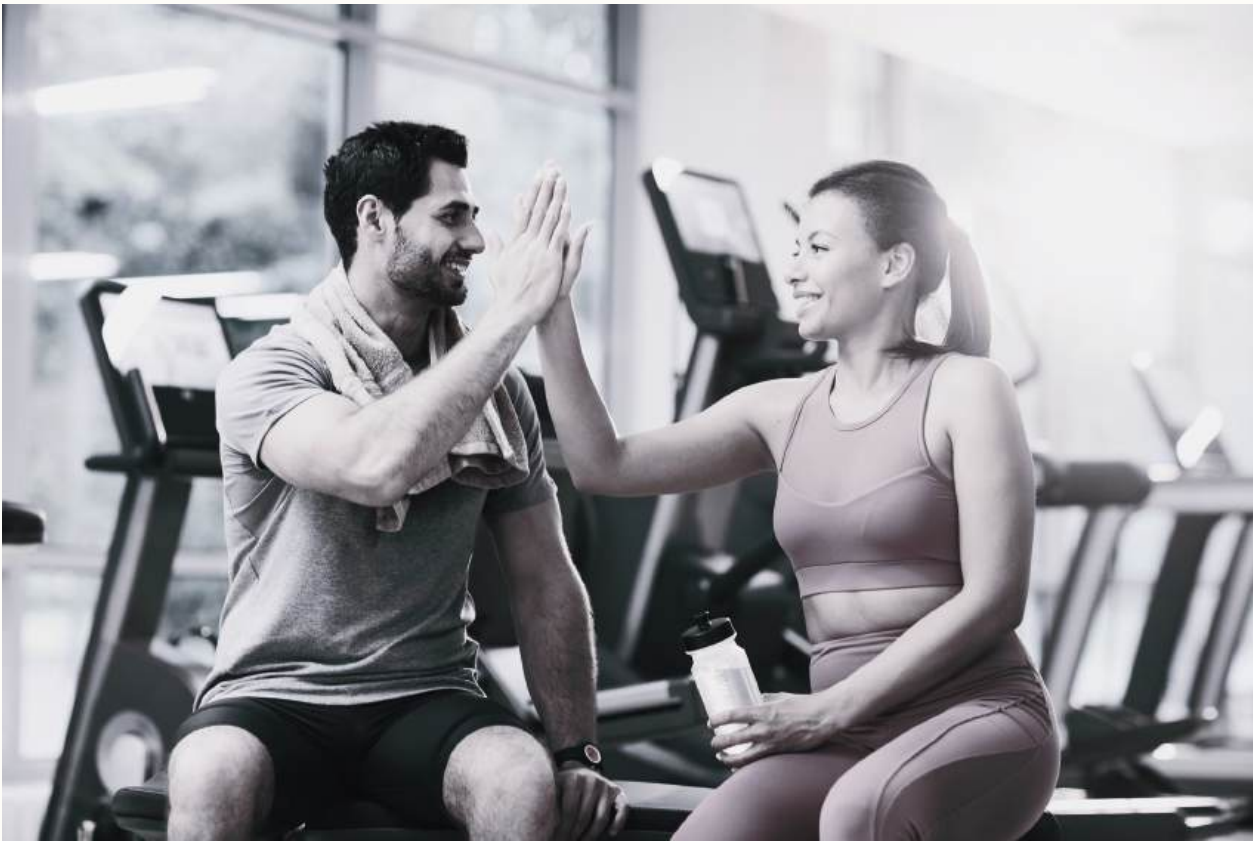
Indoor play
builds castles
of imagination
within the walls
of reality.





Gymnasium

A home that keeps you healthy state of the art gym included.



Temple

Serene Spaces for a Stress-Free Life.





The hallmark of

luxury





Smart living with on-site **grocery** and **general store** for your everyday needs.





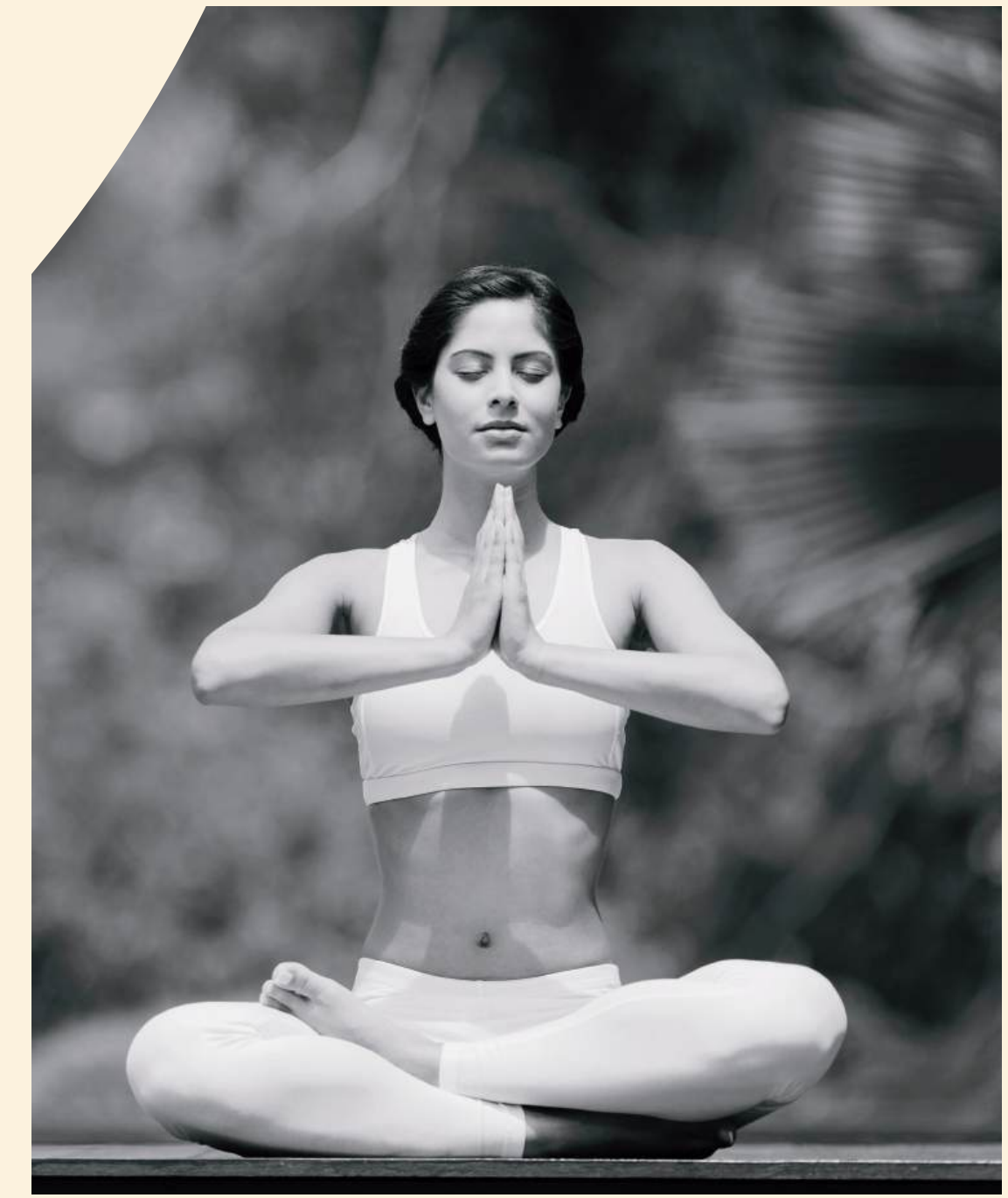
Paved Compound

Breathe Easy, Live Beautifully.



Yoga Deck

"Yoga with a view,
luxury in every
breath."



Seating Plaza

"Your Elegant Outdoor Escape."



Banquet Hall

www.adnheights.com



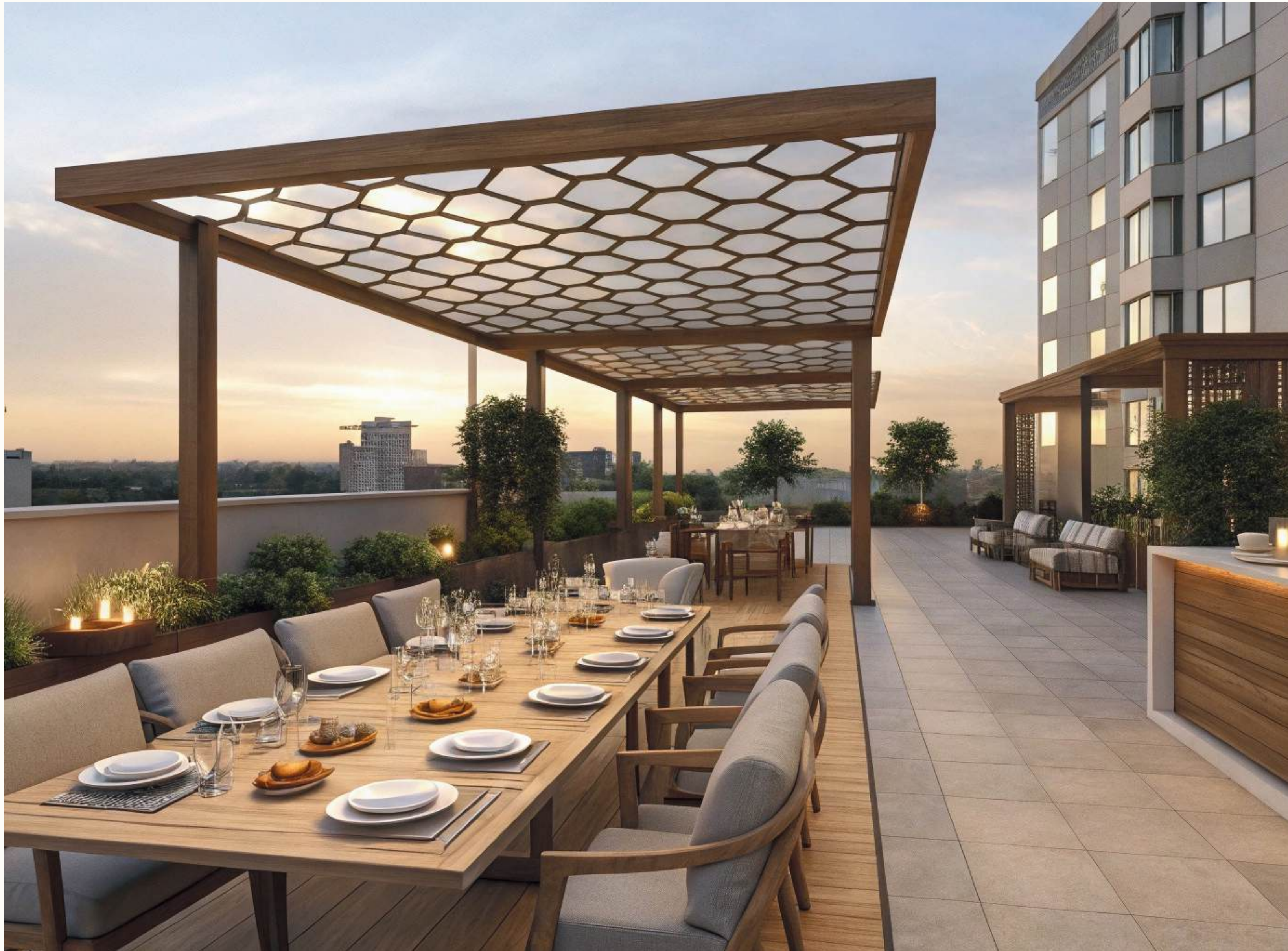


2 LIFTS
EXCLUSIVELY
FOR EACH
TOWERS.



Creche
Care, Comfort,
and Growth for
Little Ones.





Cafe on Terrace

A hidden rooftop haven, perfect for sunsets and slow conversations.





Step into a spacious sanctuary featuring premium finishes, ambient lighting, and modern aesthetics for ultimate comfort.









Paved Compound



Cafe on Terrace



Gymnasium



Openair Gym



Seating Plaza



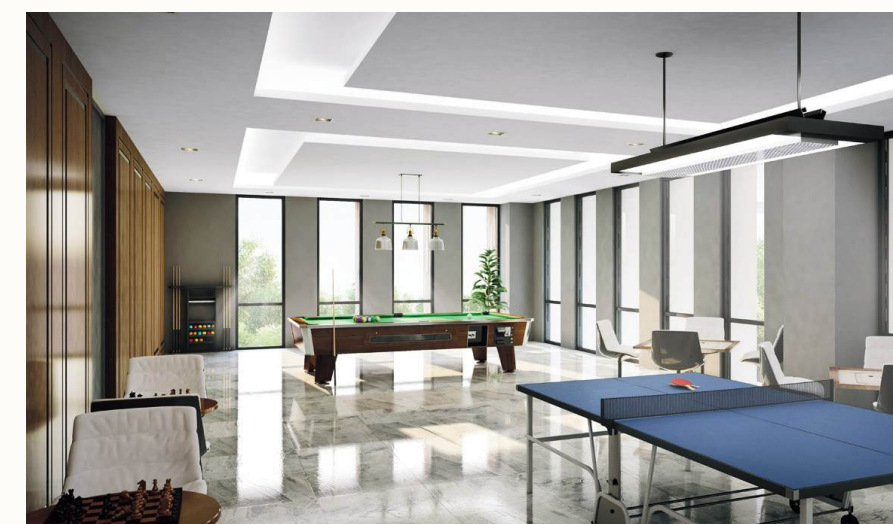
Banquet Hall



Yoga Area



Convenience Store



Indoor play



Moduler Kitchen



Creche



Modern Elevator

Exceptional Amenities

"From sunrise yoga decks to sunset lounges, **ADN HEIGHTS** offers an oasis of luxury, designed for those who seek the extraordinary."



Additional facilities

We provide the following amenities-

- 24*7 CCTV Surveillance
- Internal Roads
- Ample Car Parking Area
- Paved Compound
- 24*7 Ambulance Service
- 24*7 Drinking Water
- 24*7 Security





TERRACE CAFE



CRECHE



MUSIC ROOM



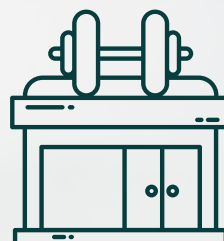
MAIN GATE



AC COMMUNITY HALL



YOGA ROOM



GYM



OUTDOOR GYM



ROOF TOP GARDEN



TEMPLE



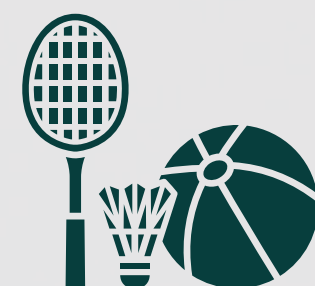
CHILDRENS PLAY AREA



PAVED COMPOUND



BANQUET HALL



OUTDOOR GAMES



INDOOR GAMES



CLUB LOUNGE



SITTING PLAZA



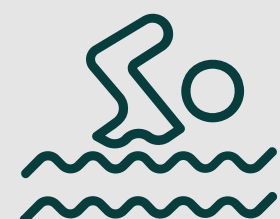
BY THE LAKE



GUEST HOUSE



CONVENIENCE STORE



SWIMMING POOL

AMENITIES

Convenience meets comfort
with amenities designed for you

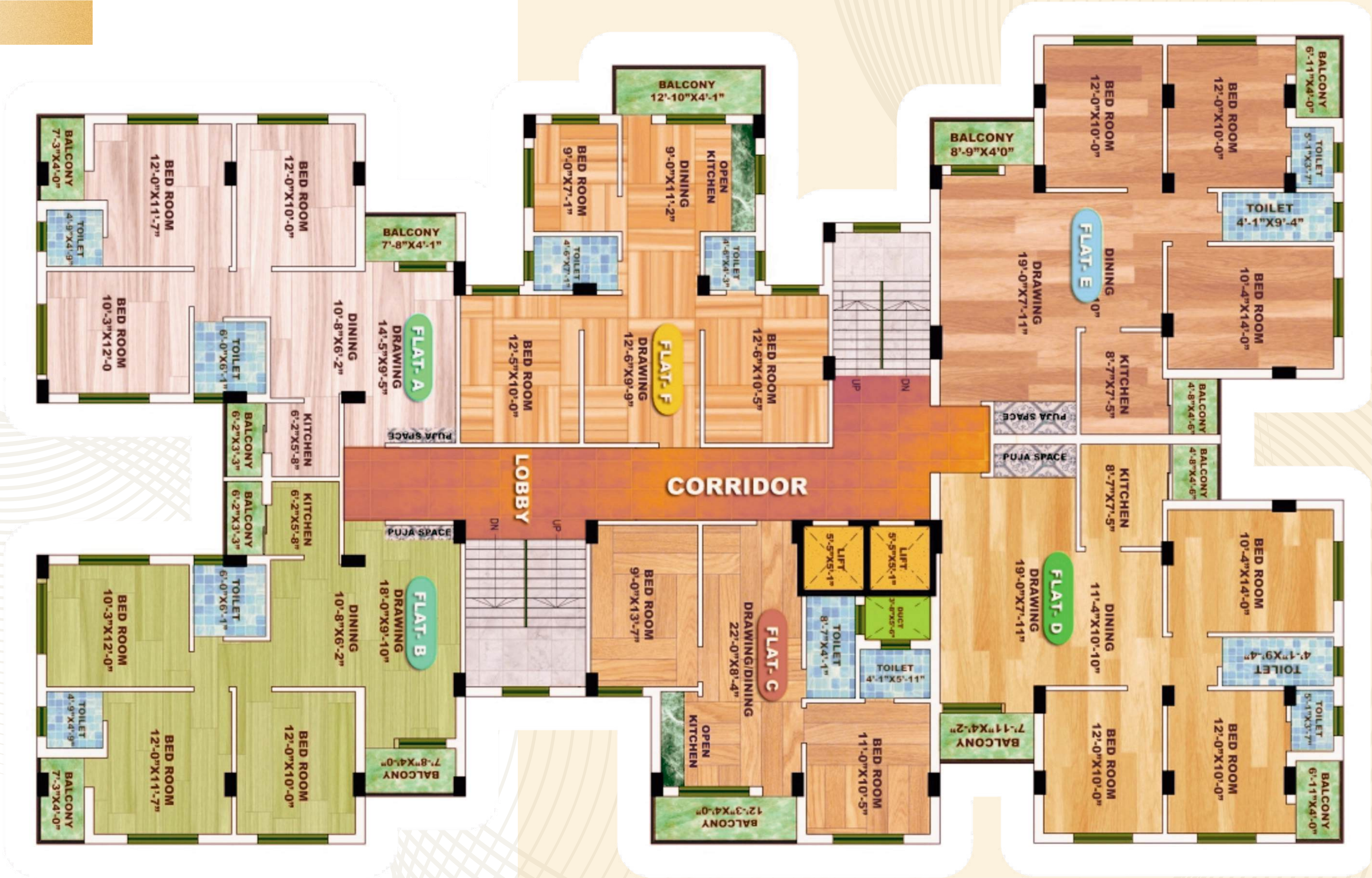
Discover a lifestyle of convenience and luxury with our thoughtfully designed real estate project, offering a wide range of premium amenities. Enjoy serene moments at the in-house temple, unwind at the rooftop garden, or rejuvenate your mind and body in the yoga room. Stay active with the state-of-the-art gym, and relax by the baby pool and swimming pool. Children can play freely in the dedicated play area, while the community hall provides a perfect space for gatherings. With a cafe, AC facilities, and a paved compound, every comfort is right at your doorstep.

50+ amenities.....

OFFER TYPOLOGY OF UNITS

UNIT TYPE	SALEABLE AREA
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3 BHK	1312 SQ. FT.
3 BHK	1364 SQ. FT.
2 BHK	932 SQ. FT.
3 BHK	1525 SQ. FT.
3 BHK	1534 SQ. FT.
2.5 BHK	1130 SQ. FT.



Flat A



TYPICAL ISOMETRIC PLAN

FLATS	BHK	SALEABLE AREA
A	3	1312 SQ. FT.

BUILT- UP	CARPET	BALCONY
1023	787	77.47

Flat B



TYPICAL ISOMETRIC PLAN

FLATS	BHK	SALEABLE AREA
B	3	1364 SQ. FT.

BUILT- UP	CARPET	BALCONY
1063	818	76.83

Flat C



TYPICAL ISOMETRIC PLAN

FLATS	BHK	SALEABLE AREA
C	2	932 SQ. FT.

BUILT- UP	CARPET	BALCONY
726	559	46.05

Flat D



TYPICAL ISOMETRIC PLAN

FLATS	BHK	SALEABLE AREA
D	3	1525 SQ. FT.

BUILT- UP	CARPET	BALCONY
1189	915	76.93

Flat E



TYPICAL ISOMETRIC PLAN

FLATS	BHK	SALEABLE AREA
E	3	1534 SQ. FT.

BUILT- UP	CARPET	BALCONY
1196	920	77.26

Flat F



TYPICAL ISOMETRIC PLAN

FLATS	BHK	SALEABLE AREA
F	2.5	1130 SQ. FT.

BUILT- UP	CARPET	BALCONY
881	678	48.85

LOCATION MAP



Key landmarks:

- City Centre: 10 kms.
- Hospital: 0.9 km
- Airport: 3.5 Kms
- Market: 0 Km
- Bus Stop: 0 Km
- Andal Station : 3.5 Kms
- School 1.6 Kms
- Andal More : 0.6 Km
- Bank: 0.8 km

PROJECT LOCATION

- 0 km Convenience Store
- 1 km Hospital
- 1.5 km Industrial Zone
- 1.5 km Airport
- 1 km School



KNI AIRPORT

SWAMI VIVEKANANDA
INTERNATIONAL SCHOOL

NARAYANA SCHOOL

MISSION HOSPITAL DURGAPUR

NIT
DURGAPUR

BENACITY MARKET

JUNCTION MALL

CITY CENTRE

WEBEL IT DURGAPUR

ANDAL RAILWAY STATION

SAIL DURGAPUR

NH 19

WAY TO KOLKATA

DAMODAR RIVER

WAY TO ASANSOL

Ukhra More

Andal More

ADN HEIGHTS
Project

APPROVED BY



ADN Heiights isn't just an address—it's an ecosystem where luxury living, business convenience, and responsible sustainability converge. Whether you're a frequent flyer, a growing family, or an entrepreneur seeking an iconic presence near KNI Airport, ADN Heiights elevates everyday life to a higher runway.

IGBC Gold pre-certified enclave just five minutes from Kazi Nazrul Islam Airport and NH-2, uniting premium residences with a lively retail and office promenade. The project offers expansive 2-, 2.5 and 3bhk apartments finished in Italian marble, fitted with smart modular kitchens and, in select homes, private sky decks that frame runway and skyline views. clubhouse anchors resort-style amenities—rooftop infinity pool, heated Jacuzzi, yoga pavilion, indoor gym, games arena, multi-sport court, landscaped jogging loop, dedicated kids' zone and pet park—while the double-height commercial arcade below provides cafés, boutiques, pharmacies and Grade-A office or co-working suites, all served by separate service lifts and ample guest parking. Sustainability is woven into the architecture: the façade and roofs are sheathed in high-efficiency solar panels feeding a lithium-battery micro-grid for uninterrupted green power and net-metering savings, complemented by rainwater harvesting, drip-irrigated gardens and a zero-discharge sewage treatment plant. Residents and businesses enjoy app-based visitor management, AI-enabled CCTV, face-recognition lobby access, EV-charging bays and smart waste segregation, creating a secure, future-ready environment where one can live, work and thrive with a minimal ecological footprint.



SITE ADDRESS

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DEVELOPER

Bijoy Laxmi Developers