



— BARSANA —

ROYALE

Royal Living Redefined

*An abode you would love to call
your own palace*

*Welcome to Barsana Royale where
every home reminds you of living
in a palace.*

*Where each home is enshrined in
an architectural wonder.*

*Where each home is bathed in
abundant light & ventilation and
offers you an uncluttered view of
the grand outdoors.*

*Where to live, is to be in the
lap of Royalty!*



A Regal Lifestyle Beckons

Experience the finest urban comforts and elevate
your lifestyle to the next level!

Arrive at Your Palace of Bliss

Enter a world of royal luxurious living, in homes that have been designed for your utmost bliss!



Highly Accessible



Premium Lifestyle Facilities



Tallest Tower (G+18) | 206 Flats



3 Side Open Flats with Cross Ventilation



Kids Play Station



Kid's Pool Area



Senior Citizen Adda Zone



Near to Market



Banquet & Party Lawn



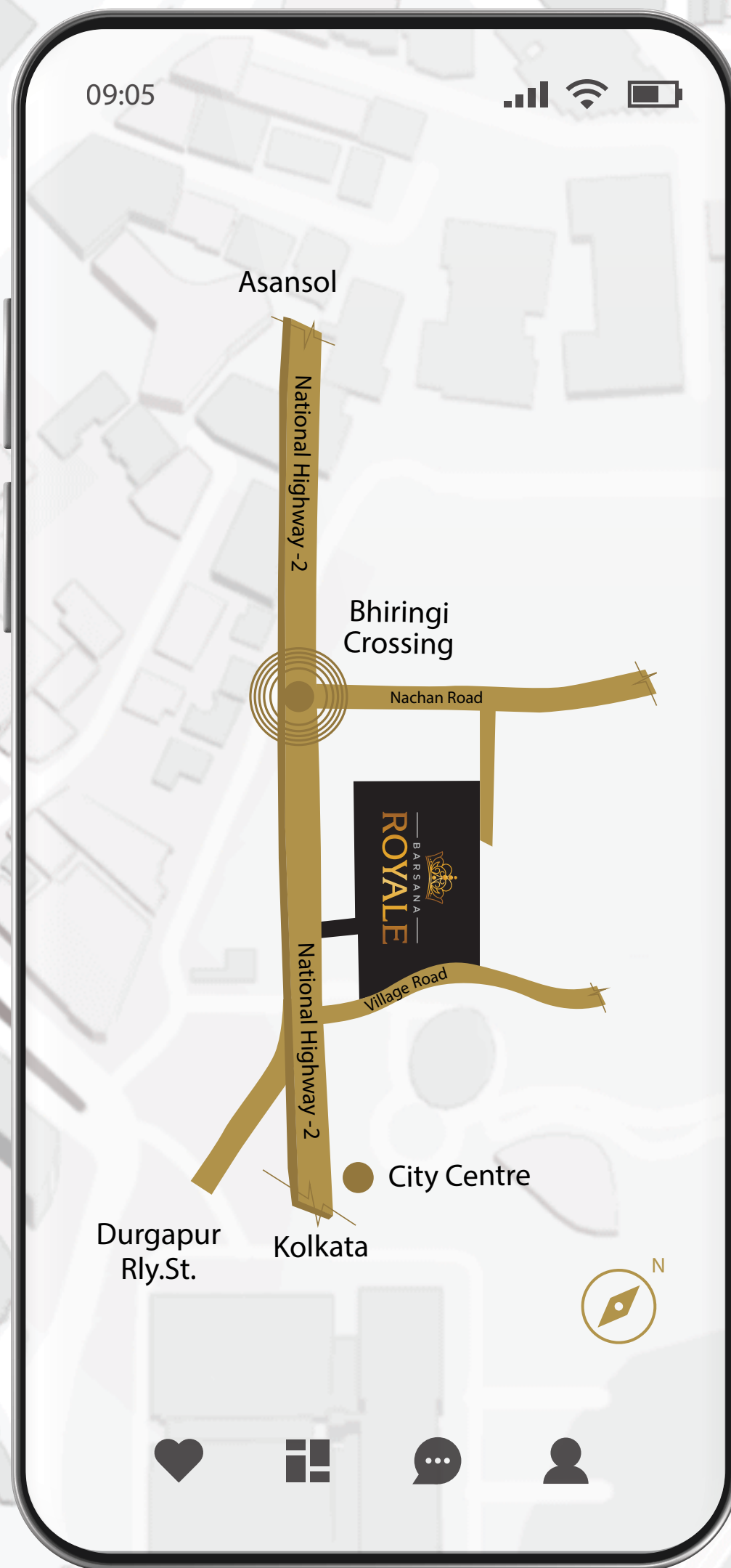
Creche for Working Families



24 X 7 Security



Gated Community



BELONG TO A LANDMARK BUILT FOR THE FUTURE

Live in the heart of the city, which keeps
you connected to every comfort and urban
convenience.

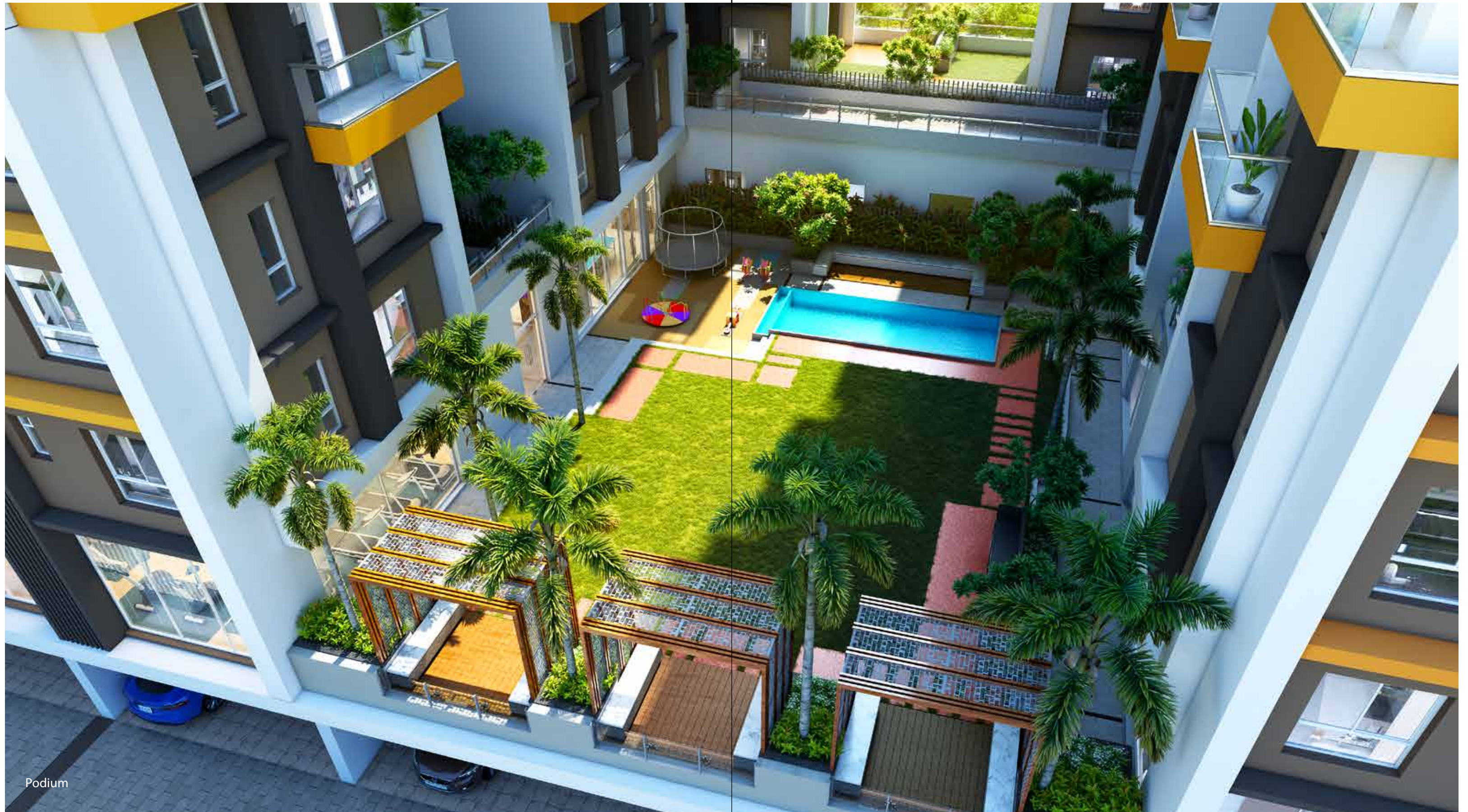
KEY DISTANCES

Benachity Post Office	-	1.2 km
Hospital	-	2.5 km
Junction Mall	-	2.7 km
National Institute of Technology	-	03 km
City Centre	-	04 km
Durgapur Government College	-	07 km
Durgapur Railway Station	-	10 km
Kazi Nazrul Islam Airport	-	13 km

LOCATE US

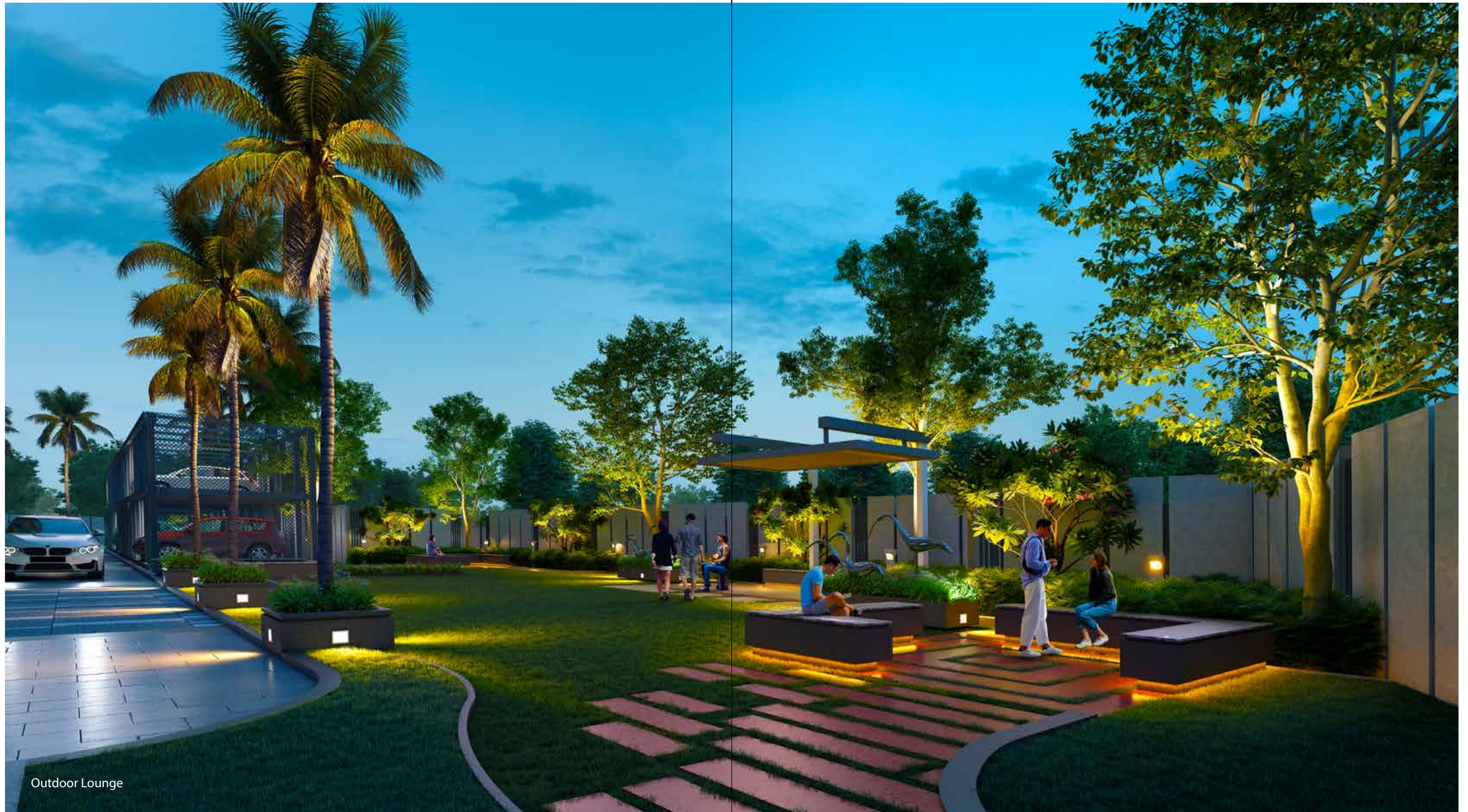


Map not to scale*



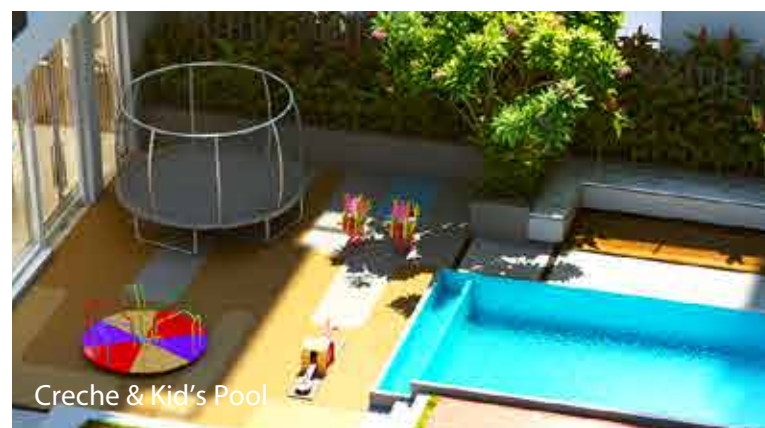
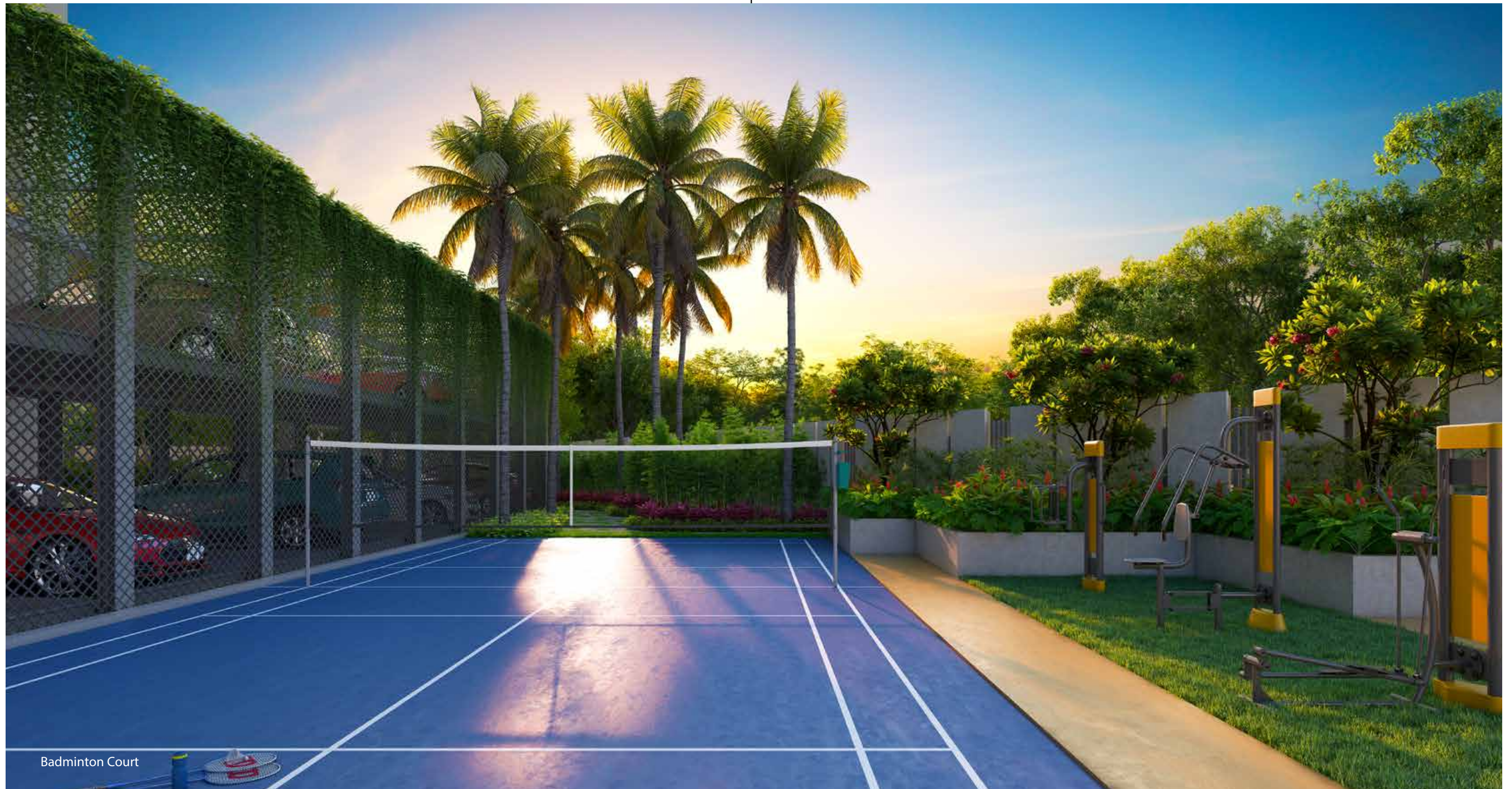
Podium

Cherish the bliss of the royal landscaped outdoors. The lush greenery and open spaces at Barsana Royale fill your days with utmost serenity!



Outdoor Lounge

Whether for solitude or conversations with your favourite people, Barsana Royale's outdoor spaces are perfectly suited for both. Savour refreshing hours at all time!



Barsana Royale brings the perfect space where precious childhoods thrive. From creche, play zones to badminton court, everything here is designed for the happiness of your kids!



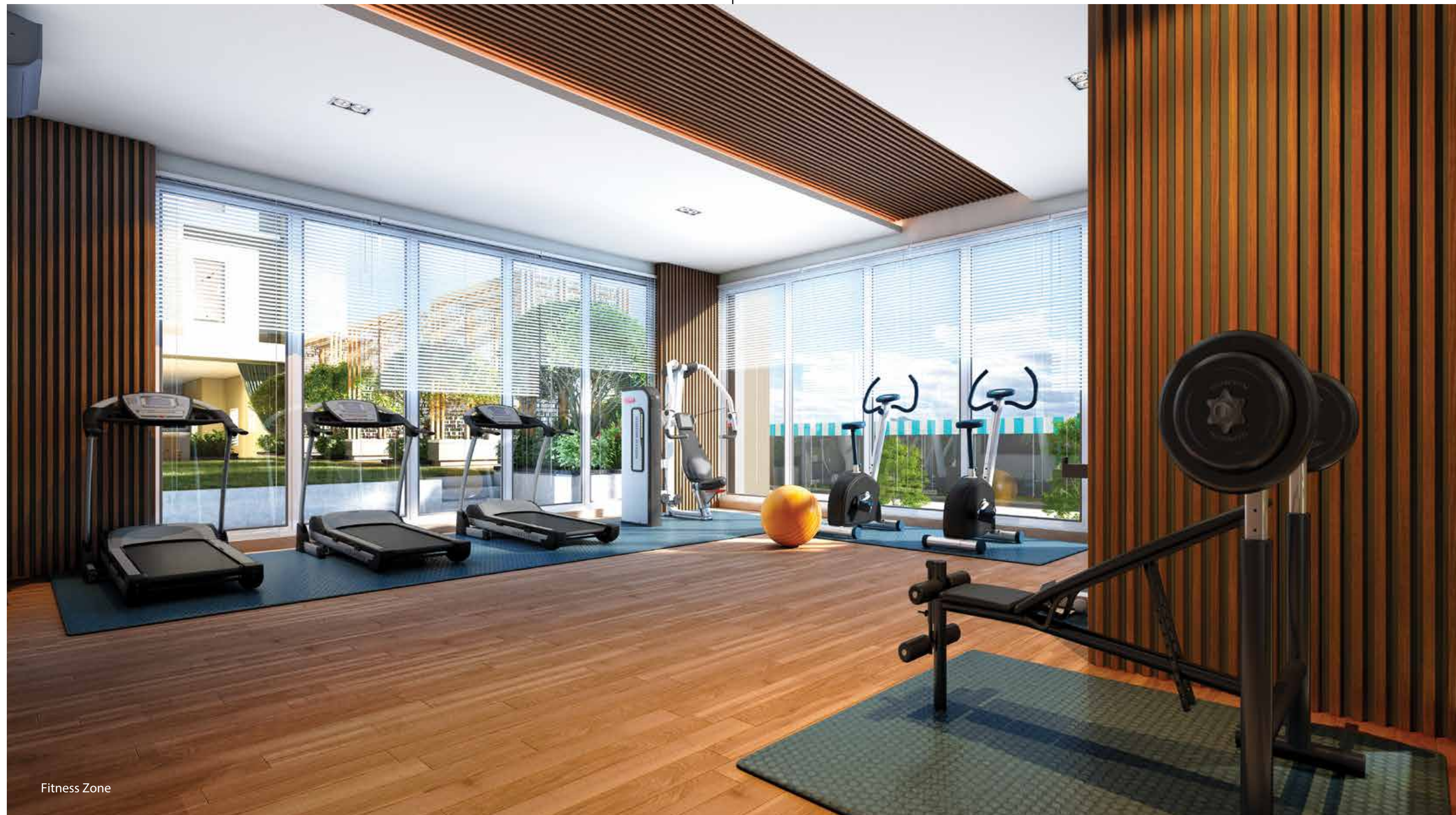
Community Hall

The community hall at Barsana Royale brings a truly regal backdrop for all your life celebrations. Share your joys and make memories in this aesthetic space!



Indoor Activity Room

Say yes to a royal lifestyle of leisure, laughter and good times! The indoor activity room is perfect for spending a few playful hours relaxing and rejuvenating.



The urban, fully equipped gymnasium at Barsana Royale makes your daily workouts a breeze. Get into your finest regal shape and meet all your fitness goals!

Master Plan



Legends

- 01. Entry / Exit Gate
- 02. Water Feature With Signage Wall
- 03. Guard Room
- 04. Dropoff
- 05. Internal Driveway
- 06. Front Green Pocket
- 07. Service Area
- 08. Entry To The Rear Garden
- 09. MLCP Parking
- 10. Badminton Court
- 11. Fitness Court
- 12. Walkway
- 13. Garden Pavilion
- 14. Sports Court Viewing Deck
- 15. Garden Entry Court
- 16. Senior Citizen Court
- 17. Friend's Court
- 18. Open Lawn
- 19. Stepping Stone Pathway
- 20. Sculpture
- 21. Kid's Play Area
- 22. Kid's Pool
- 23. Central Lawn
- 24. BBQ Counter
- 25. Seating Cabana
- 26. Adda Zone
- 27. Chitchat Corner
- 28. Party Area
- 29. Yoga Deck
- 30. Multipurpose Area

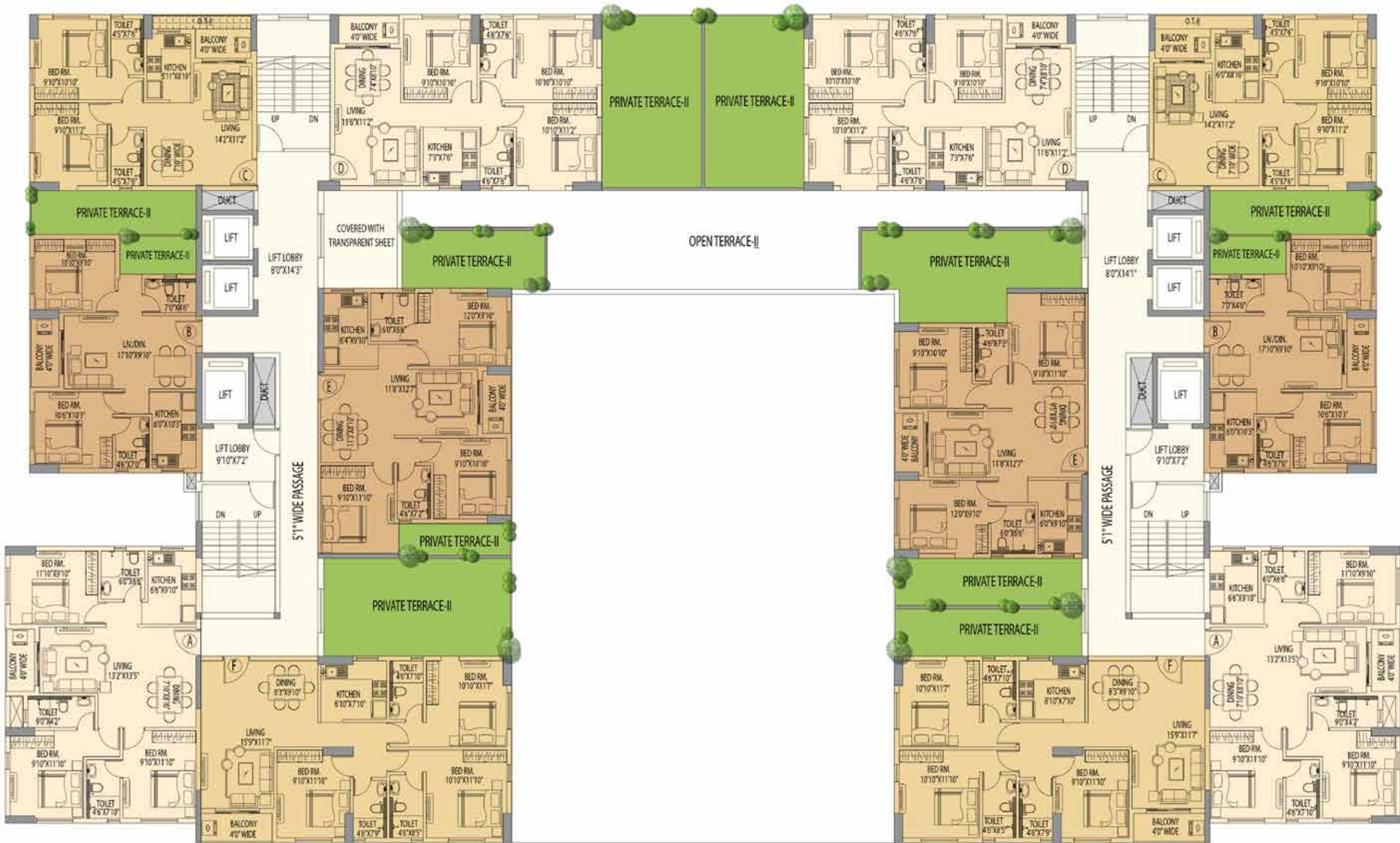
1st Floor Plan



Flat No.	Flat Type	Carpet Area (Sq.ft.)	Open/Cov Balcony	BUA (Sq.ft.)	SBUA (Sq.ft.)
A	3 BHK	850	33	967	1288

Flat No.	Flat Type	Carpet Area (Sq.ft.)	Open/Cov Balcony	BUA (Sq.ft.)	SBUA (Sq.ft.)
A	3 BHK	850	33	968	1288

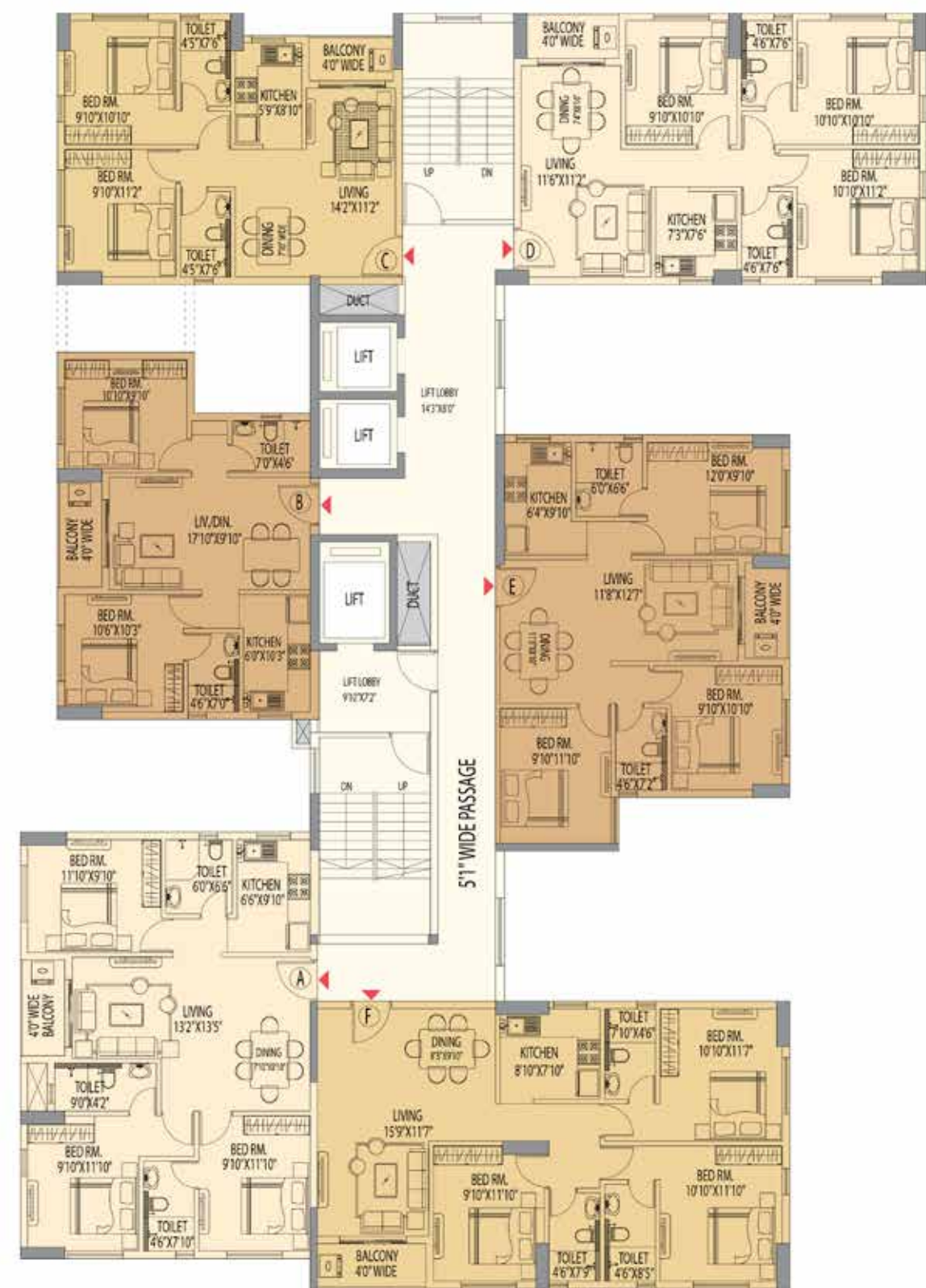
2nd Floor Plan



Flat No.	Flat Type	Carpet Area (Sq.ft.)	Open/Cov Balcony	BUA (Sq.ft.)	SBUA (Sq.ft.)	Private Terrace Area (Sq.ft.)
A	3 BHK	850	33	967	1288	
B	2 BHK	568	37	685	912	55
C	2 BHK	594	29	697	928	132
D	3 BHK	753	34	867	1153	323
E	3 BHK	767	33	877	1166	228
F	3 BHK	939	38	1059	1408	335

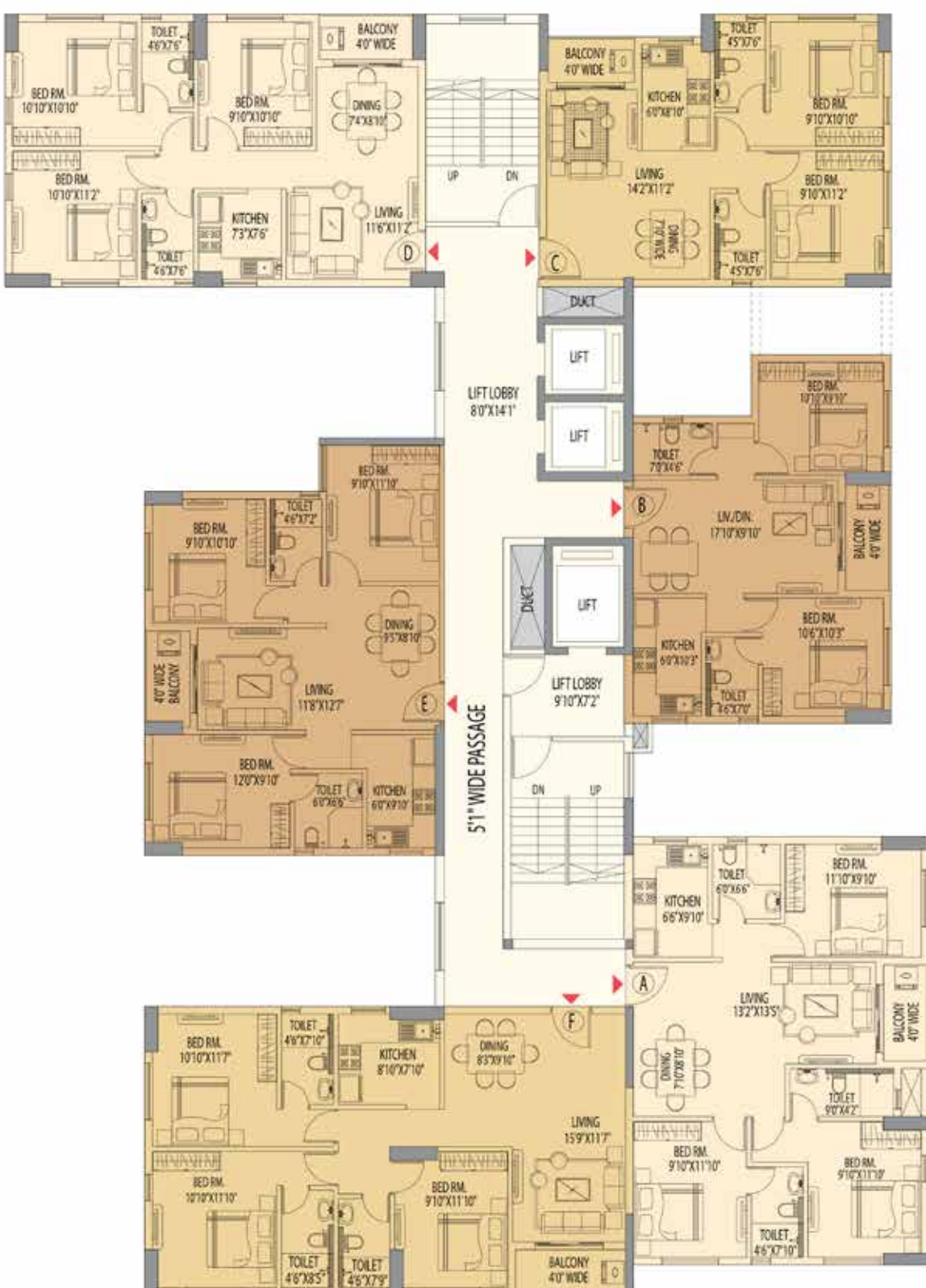
Flat No.	Flat Type	Carpet Area (Sq.ft.)	Open/Cov Balcony	BUA (Sq.ft.)	SBUA (Sq.ft.)	Private Terrace Area (Sq.ft.)
A	3 BHK	850	33	968	1288	
B	2 BHK	568	37	685	912	55
C	2 BHK	595	29	697	928	132
D	3 BHK	753	34	867	1153	323
E	3 BHK	767	33	877	1166	483
F	3 BHK	939	38	1059	1408	166

Tower-1. Typical Floor Plan (3rd & 18th Floor)



Flat No.	Flat Type	Carpet Area (Sq.ft.)	Open/Cov Balcony	BUA (Sq.ft.)	SBUA (Sq.ft.)
A	3 BHK	850	33	967	1288
B	2 BHK	568	37	685	912
C	2 BHK	594	29	697	928
D	3 BHK	753	34	867	1153
E	3 BHK	767	33	877	1166
F	3 BHK	939	38	1059	1408

Tower-2. Typical Floor Plan (3rd & 18th Floor)



Flat No.	Flat Type	Carpet Area (Sq.ft.)	Open/Cov Balcony	BUA (Sq.ft.)	SBUA (Sq.ft.)
A	3 BHK	850	33	968	1288
B	2 BHK	568	37	685	912
C	2 BHK	595	29	697	928
D	3 BHK	753	34	867	1153
E	3 BHK	767	33	877	1166
F	3 BHK	939	38	1059	1408

Tower-1. Typical Floor Plan (4th, 7th, 10th, 13th, 16th Floor)



Flat No.	Flat Type	Carpet Area (Sq.ft.)	Open/Cov Balcony	BUA (Sq.ft.)	SBUA (Sq.ft.)
A	3 BHK	850	33	967	1288
B	2 BHK	568	37	685	912
C	2 BHK	594	29	697	928
D	3 BHK	753	81	914	1216
E	3 BHK	767	78	922	1226
F	3 BHK	939	87	1108	1473

Tower-2. Typical Floor Plan (4th, 7th, 10th, 13th, 16th Floor)



Flat No.	Flat Type	Carpet Area (Sq.ft.)	Open/Cov Balcony	BUA (Sq.ft.)	SBUA (Sq.ft.)
A	3 BHK	850	33	968	1288
B	2 BHK	568	37	685	912
C	2 BHK	595	29	697	928
D	3 BHK	753	34	867	1153
E	3 BHK	767	74	918	1221
F	3 BHK	939	87	1108	1474

Tower-1. Typical Floor Plan (5th, 8th, 11th, 14th, 17th Floor)



Flat No.	Flat Type	Carpet Area (Sq.ft.)	Open/Cov Balcony	BUA (Sq.ft.)	SBUA (Sq.ft.)
A	3 BHK	850	33	967	1288
B	2 BHK	568	37	685	912
C	2 BHK	594	29	697	928
D	3 BHK	753	82	915	1217
E	3 BHK	767	71	915	1217
F	3 BHK	939	88	1109	1475

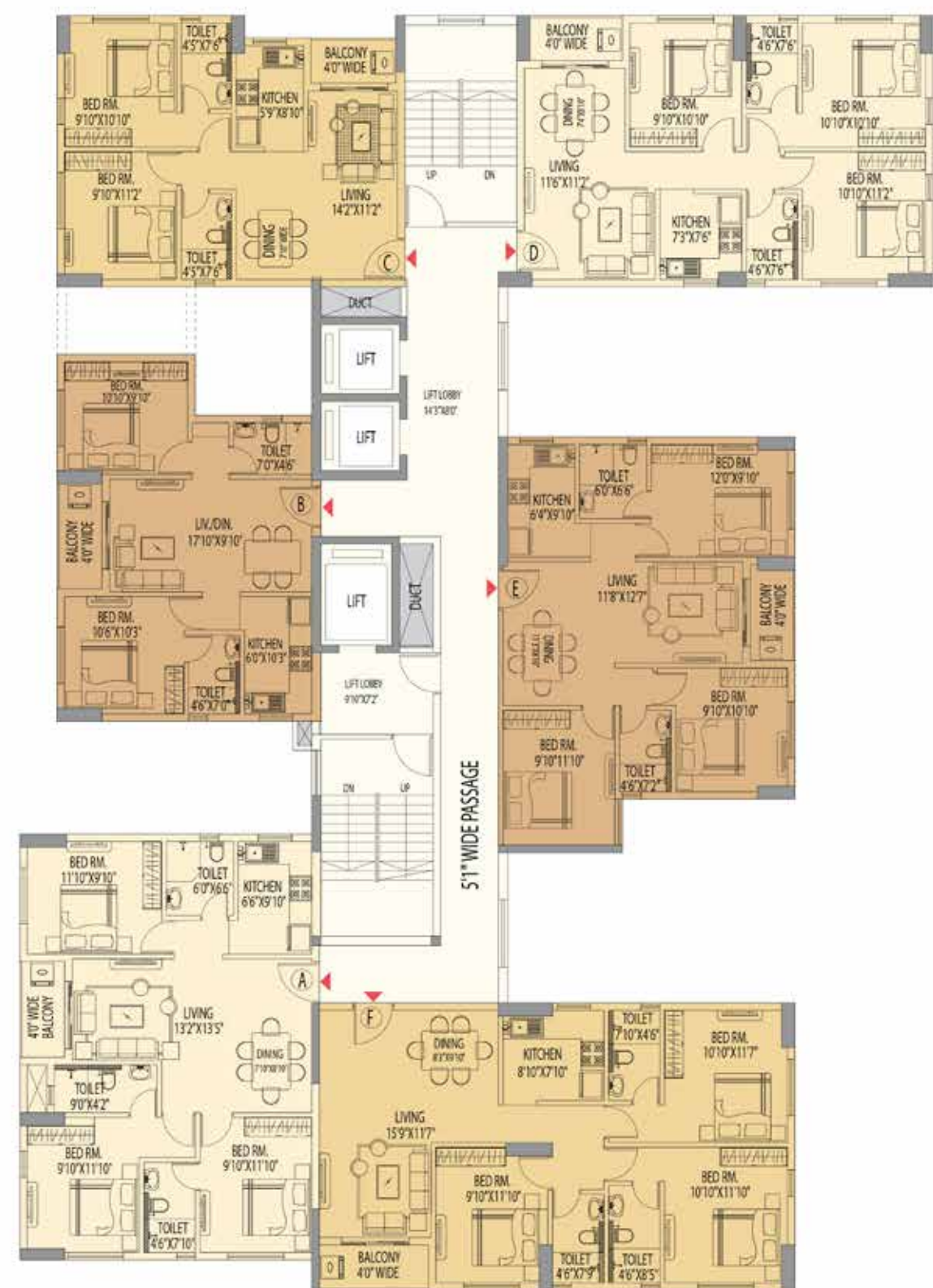
Tower-2. Typical Floor Plan (5th, 8th, 11th, 14th, 17th Floor)



Flat No.	Flat Type	Carpet Area (Sq.ft.)	Open/Cov Balcony	BUA (Sq.ft.)	SBUA (Sq.ft.)
A	3 BHK	850	33	968	1288
B	2 BHK	568	37	685	912
C	2 BHK	595	29	697	928
D	3 BHK	753	81	914	1216
E	3 BHK	767	71	915	1217
F	3 BHK	939	88	1109	1475

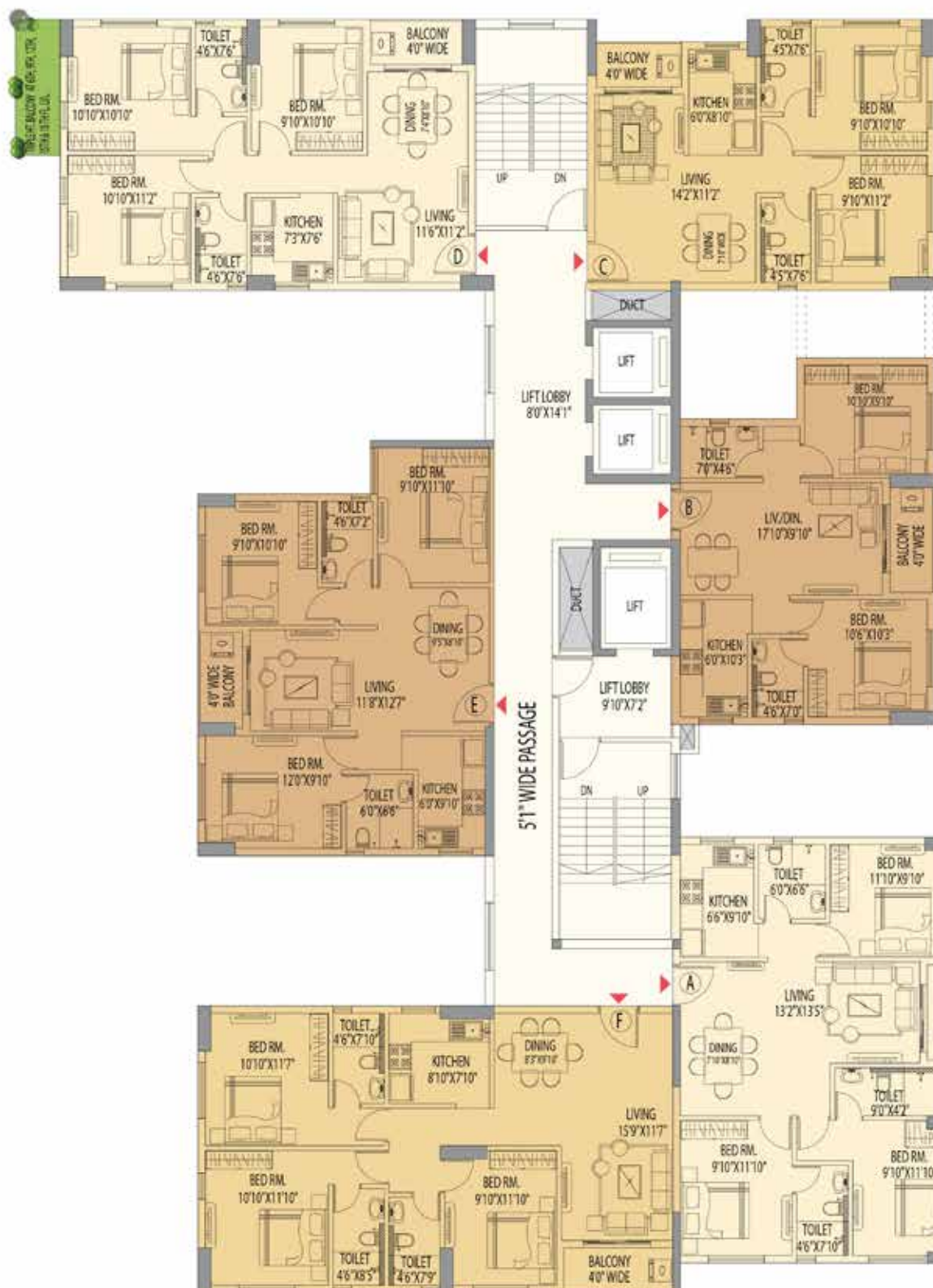


Tower-1. Typical Floor Plan (6th, 9th, 12th & 15th Floor)



Flat No.	Flat Type	Carpet Area (Sq.ft.)	Open/Cov Balcony	BUA (Sq.ft.)	SBUA (Sq.ft.)
A	3 BHK	850	33	967	1288
B	2 BHK	568	37	685	912
C	2 BHK	594	29	697	928
D	3 BHK	753	34	867	1153
E	3 BHK	767	33	877	1166
F	3 BHK	939	38	1059	1408

Tower-2. Typical Floor Plan (6th, 9th, 12th & 15th Floor)



Flat No.	Flat Type	Carpet Area (Sq.ft.)	Open/Cov Balcony	BUA (Sq.ft.)	SBUA (Sq.ft.)
A	3 BHK	850	33	968	1288
B	2 BHK	568	37	685	912
C	2 BHK	595	29	697	928
D	3 BHK	753	81	914	1216
E	3 BHK	767	33	877	1166
F	3 BHK	939	38	1059	1408

Specifications

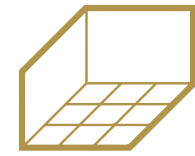
Toilet (Fittings):

European commode, cistern and wash basin. Hot and cold concealed water lines, bib cocks etc. of Essco or equivalent fittings and fixtures (wall will be glazed/ marble tiled, finished up to door height).



Walls & Ceiling:

200 mm thick external brick walls and 125/ 75 mm thick internal walls with cement and mixtures. Inside walls, staircase will be plaster of Paris finished. Exterior wall will have a damp proof treatment.



Flooring:

Vitrified tiles flooring in bedrooms, living/dining hall, kitchen, toilets, veranda and Kota Stone or similar in staircase.



Windows:

Aluminum with sliding shutters and glass glazing.

Kitchen:

Marble/ Granite slab on cooking platform along with stainless steel sink. Glazed tiles will be fixed up to suitable height.

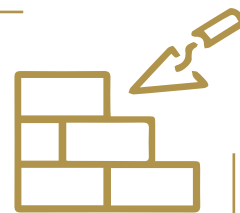


Structure:

RCC columns beams and RCC slabs.

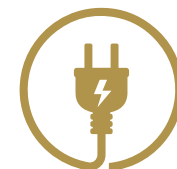
Lift:

Two passenger elevators and one service elevator of reputed make in each tower.



Foundation:

RCC foundation with columns.



Electrical:

Concealed conduit piping with copper wiring of ISI grade.

- 2 Nos. light points, 1 No. fan point and 3 Nos. 5 amp sockets for air conditioner point with switchboard having provisions of setting regulator in each room.
- Drawing/ Dining Hall shall have 3 Nos. light points, 2 Nos. fan points, 3 Nos. 5 amp points, one telephone point, one cable TV connection and one 15 amp for air conditioner.
- Kitchen shall have 1 No. light point, 1 No. Exhaust fan point and 4 No. 15 amp point for Chimney, Mixer, Aquaguard and Fridge.
- Toilets shall have 2 Nos. light points, 1 No. geyser point, 1 No. exhaust point and 1 No. 5 amp socket point.
- Balcony shall have 1 No. Light Point and 1 No. 15 amp Washing Machine Point.
- Staircase shall have one light point in each landing area.
- 1 calling bell point in flat.





A construction that you can count on

M A Group, a reputed name in the arena of real estate developments, has been ensuing construction activities, across the country, since the last five decades.

M A Group has earned extensive accreditation for maintaining quality standards and strictly keeping to the timeline.

Our handpicked , qualified and experienced family of skilled and unskilled workforce relentlessly toil towards the ultimate satisfaction of our customers.

The unique blend of dedication, devotion and sincerity, along with the zeal to excel, is our recipe to cater to your high aspirations that we honestly and sincerely aim to fulfill.



Barsana Garden, Durgapur



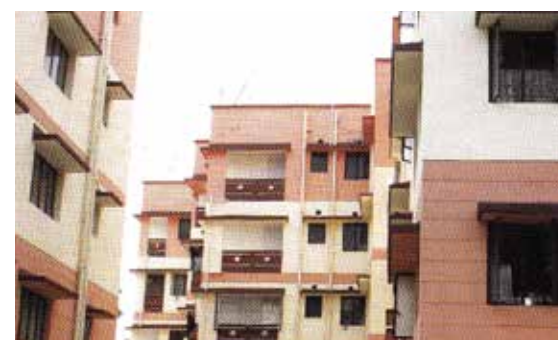
Barsana Oasis, Thakurpukur



Malir Kuthi, Behala



Shahbaz Residency, Siliguri



Kamla Garden, Behala



UTSAV, BudgeBudge



— BARSANA —
ROYALE

Bhiringi More, N.H.2, P.S. Durgapur (Faridpur) Durgapur, West Bengal 713213

Developers



Sukhsagar Hirise Pvt. Ltd.

www.barsanaroyale.com | sukhsagarhiriseptltd@gmail.com

Architects

Raj Agarwal and Associates
rajagarwalandassociates.com

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