

পড়শি
নগর

NEIGHBOURS FIRST





"কোন্নগরের মণি রতন"

Uttarpara Jaikrishna Public Library

Uttarpara Prabeshdwar

Uttarpara Ghat

Abanindranath Tagore's Garden

House Jubilee Ghat

Konnagar Bramha Samaj

Bramha Samaj Ghat

Rishi Aurobindo Statue

Criper Saheb (Lal Kuthi)

Nandi Bagan, Konnagar





We are thrilled to share with you the unveiling of our latest endeavour, a one-of-a-kind residential project nestled in the heart of Konnanagar. As the proud maker, we are excited to bring back the enchanting charm of days gone by, where life was adorned with the delightful companionship of neighbours and the warmth of shared moments.

This project is not just a residential project; it is a symbol of our commitment to revive the rich essence of Bengali culture, encapsulating the very core that makes Bengal a cultural treasure. Our aim is to transport you back to the days when life was simple yet extraordinary, and community bonds were the foundation of happiness.

The strategic location of this project, beside the serene Ganga river, offers a tranquil and picturesque setting that elevates the living experience to unparalleled heights. We have thoughtfully chosen this location next to the legendary Bagan Bari of Abanindranath Tagore, a beacon of Bengali literature. This choice reflects our dedication to preserving and amplifying the cultural heritage that makes Bengal unique.

We understand the importance of luxury in modern living. Our project seamlessly integrates opulence with comfort, providing a lifestyle that is both indulgent and practical. The architecture and design are crafted to offer a harmonious blend of tradition and modernity, ensuring that every aspect of your home is a reflection of your refined taste.

We invite you to embark on this journey with us, where this project becomes not just a residential address but a haven that embraces the spirit of community, culture and luxury.

Mr Sushil Jhunjunwala
Chairman,
Bhawani Group



AMENITIES

Green

- ✔ Feature wall
- ✔ Entrance water feature
- ✔ Landscaped podium
- ✔ Stepped seating
- ✔ Pebbles court with sculpture
- ✔ Green lawn
- ✔ Sculptures
- ✔ Zen garden
- ✔ Wall murals
- ✔ Seating pocket
- ✔ Peripheral green
- ✔ Old folk seating
- ✔ Open terraces

Leisure

- ✔ Swimming pool
- ✔ Kids pool
- ✔ Deck
- ✔ Seating zone
- ✔ Leisure garden
- ✔ Adda deck
- ✔ Parents seating
- ✔ Terrace cabana
- ✔ Bbq counter

Club

- ✔ Double height banquet hall
- ✔ Library
- ✔ Indoor games
- ✔ Indoor kids play area
- ✔ Gymnasium
- ✔ Yoga area

Activities

- ✔ Badminton court
- ✔ Kids play area
- ✔ Sandpit
- ✔ Social gathering zone
- ✔ Stepped amphitheatre
- ✔ Party deck
- ✔ Observatory deck
- ✔ Jogging track
- ✔ Podium walkway
- ✔ Party lawn



Seating Area



Artist's Impression



Porch Area



Artist's Impression





Podium View



Artist's Impression





Personal Terrace



Artist's Impression





Observation Deck



Artist's Impression



View from Balcony



Artist's Impression





Infinity Swimming Pool



Artist's Impression





Adda Deck



Artist's Impression





Indoor Games, Kids' Play Area



Artist's Impression



Gymnasium



Artist's Impression



Double Height Banquet Hall



Artist's Impression

MASTER PLAN



LEGEND

- | | | | | | | | |
|---|------------------------|----|-----------------------|----|-------------------------|----|-----------------------|
| 1 | Entry / Exit | 8 | Drop-off Areas | 15 | Rooftop Kids' Pool | 22 | Podium Seating Zone |
| 2 | Internal Driveway | 9 | Drop-off Feature Wall | 16 | Rooftop Sky Deck | 23 | Transformer & DG Area |
| 3 | Jogging Track | 10 | Leisure Garden | 17 | Rooftop Adda Corner | 24 | Peripheral Green |
| 4 | MLCP Parking | 11 | Kids' Play Area | 18 | Rooftop Cabana | | |
| 5 | Driveway Median | 12 | Seating Pocket | 19 | Rooftop Amphitheatre | | |
| 6 | Entrance Water Feature | 13 | Rooftop Swimming Pool | 20 | Rooftop Kids' Play Area | | |
| 7 | Sculpture Zone | 14 | Rooftop Pool Deck | 21 | Rooftop Walkway | | |



THIRD FLOOR PLAN

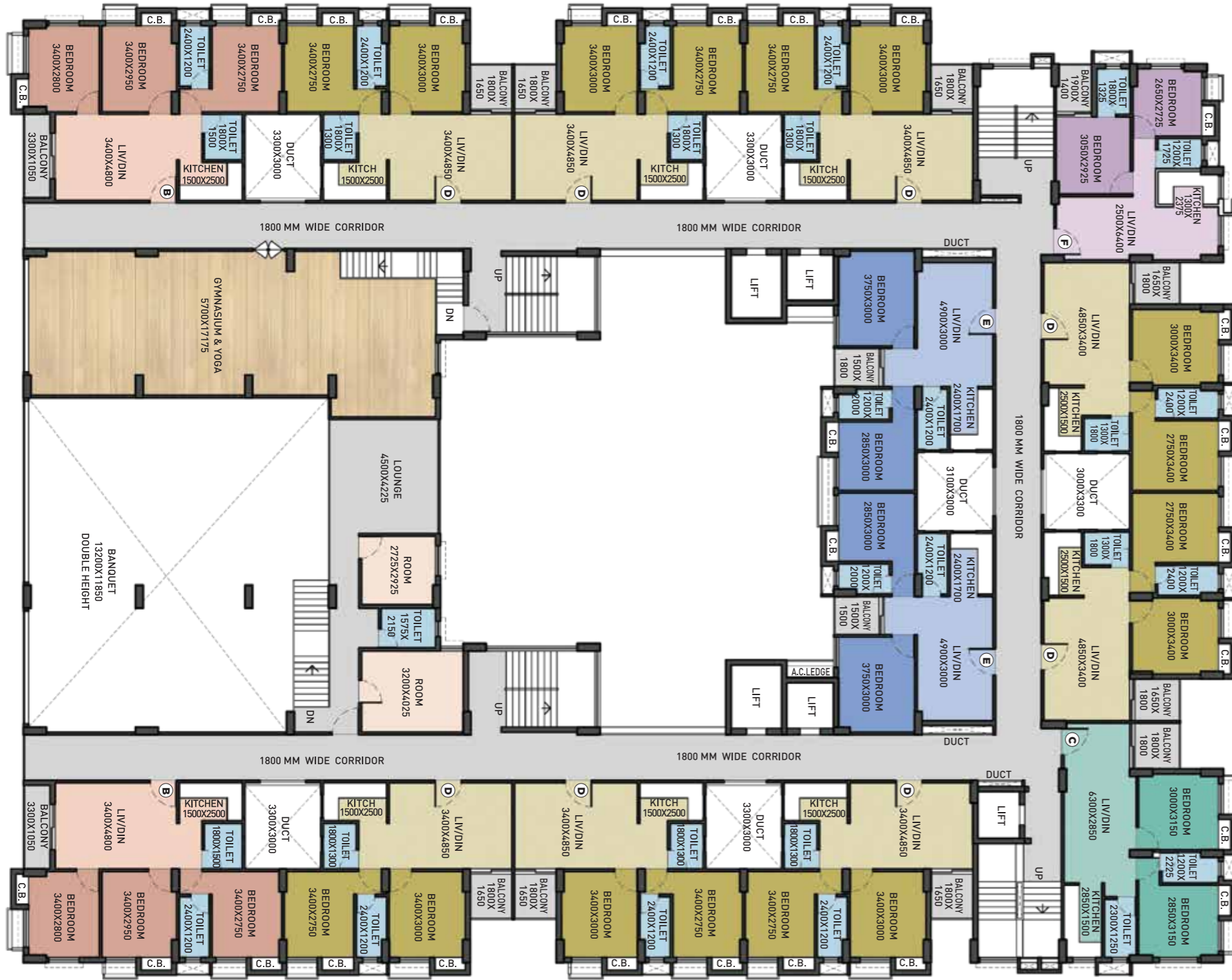


Area Specification (in sq. ft)

Flat	BHK	Balcony	BUA	SBUA	Terrace	Type
301	3BHK	37	761	1120	0	B
302	2BHK	32	635	934	0	D
303	2BHK	32	635	934	0	D
304	2BHK	32	635	934	0	D
305	2BHK	28	543	800	0	F
306	2BHK	32	635	934	0	D
307	2BHK	29	604	889	135	E
308	2BHK	32	635	934	0	D
309	2BHK	29	604	889	135	E
310	2BHK	35	637	938	0	C
311	2BHK	32	635	934	0	D
312	2BHK	32	635	934	0	D
313	2BHK	32	635	934	0	D
314	3BHK	37	761	1120	0	B



FOURTH FLOOR PLAN

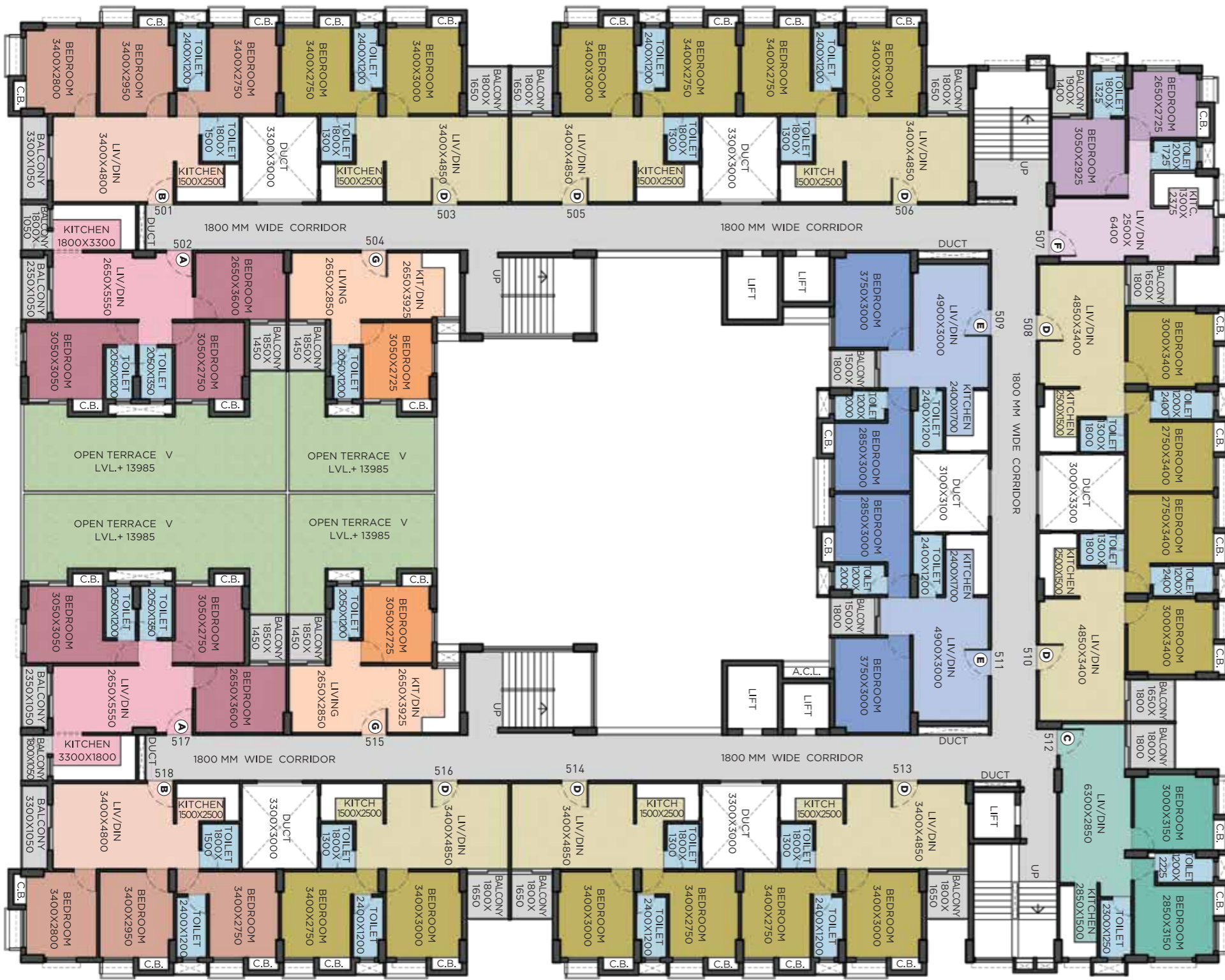


Area Specification (in sq. ft)

Flat	BHK	Balcony	BUA	SBUA	Terrace	Type
401	3BHK	37	761	1120	0	B
402	2BHK	32	635	934	0	D
403	2BHK	32	635	934	0	D
404	2BHK	32	635	934	0	D
405	2BHK	28	543	800	0	F
406	2BHK	32	635	934	0	D
407	2BHK	29	604	889	0	E
408	2BHK	32	635	934	0	D
409	2BHK	29	604	889	0	E
410	2BHK	35	637	938	0	C
411	2BHK	32	635	934	0	D
412	2BHK	32	635	934	0	D
413	2BHK	32	635	934	0	D
414	3BHK	37	761	1120	0	B



FIFTH FLOOR PLAN

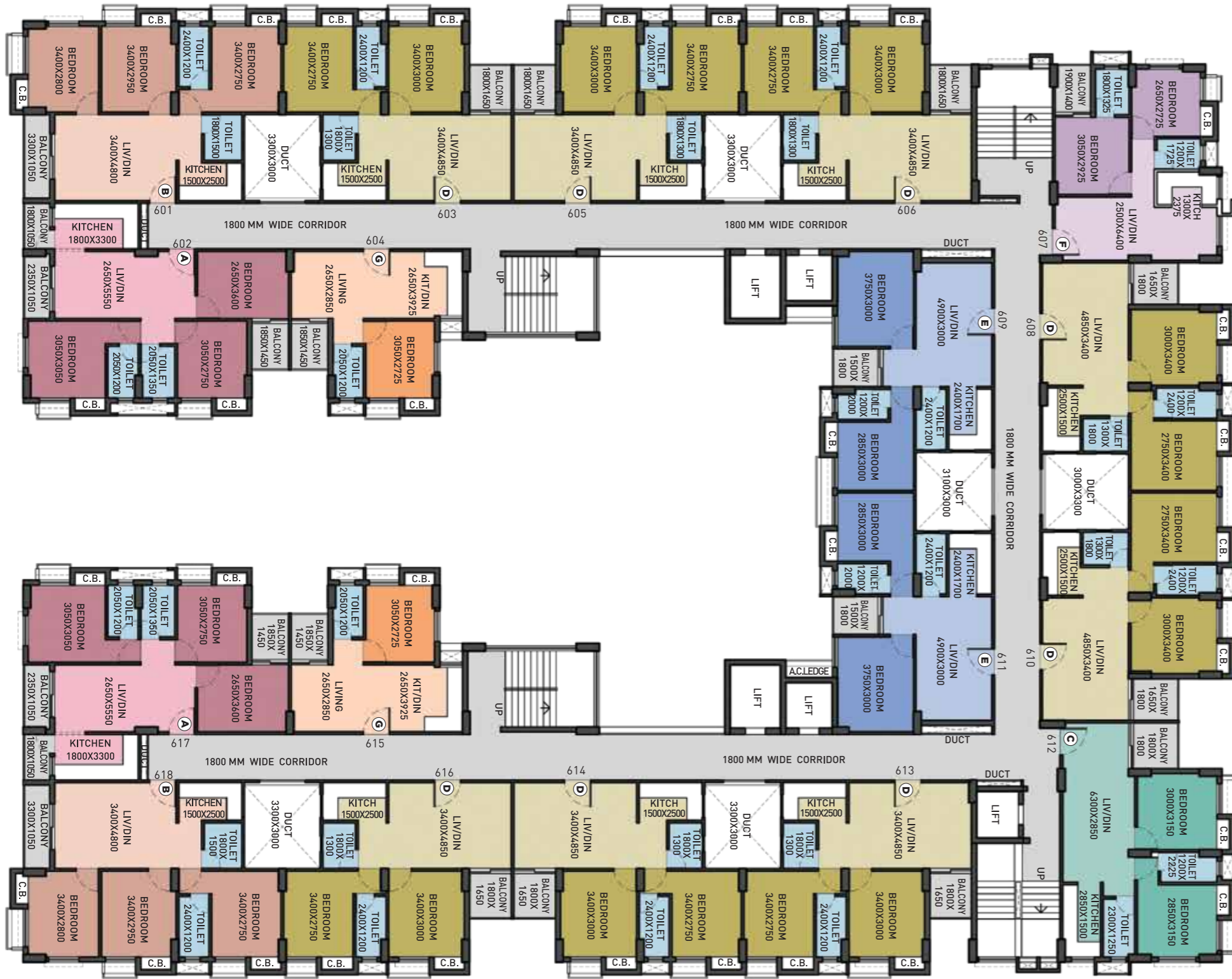


Area Specification (in sq. ft)

Flat	BHK	Balcony	BUA	SBUA	Terrace	Type
501	3BHK	37	761	1120	0	B
502	3BHK	76	781	1150	387	A
503	2BHK	32	635	934	0	D
504	1BHK	29	410	604	227	G
505	2BHK	32	635	934	0	D
506	2BHK	32	635	934	0	D
507	2BHK	28	543	800	0	F
508	2BHK	32	635	934	0	D
509	2BHK	29	604	889	0	E
510	2BHK	32	635	934	0	D
511	2BHK	29	604	889	0	E
512	2BHK	35	637	938	0	C
513	2BHK	32	635	934	0	D
514	2BHK	32	635	934	0	D
515	1BHK	29	410	604	227	G
516	2BHK	32	635	934	0	D
517	3BHK	76	781	1150	387	A
518	3BHK	37	761	1120	0	B



TYPICAL FLOOR PLAN || 6th-20th EXCEPT - 8th, 12th & 16th

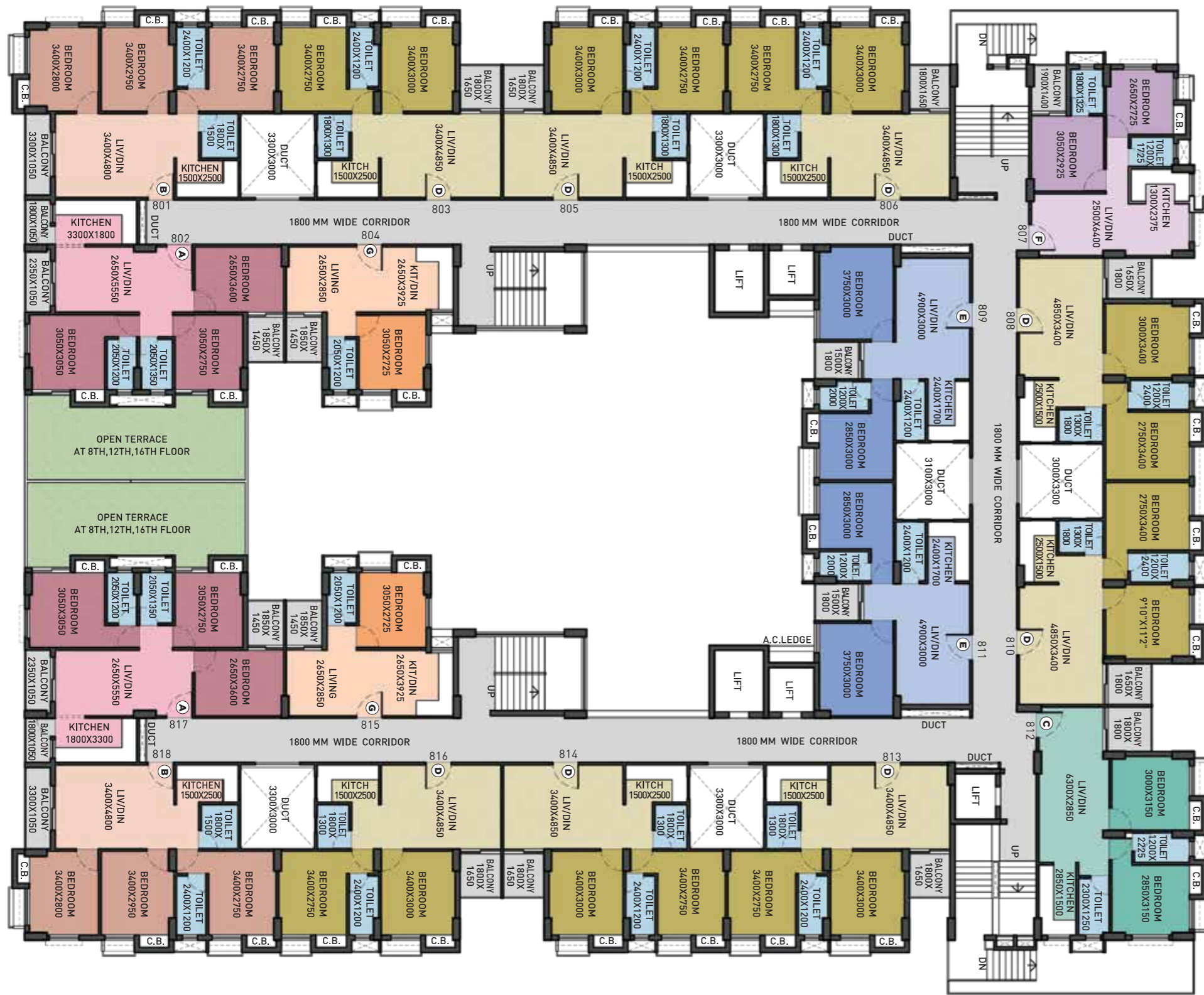


Area Specification (in sq. ft)

Flat	BHK	Balcony	BUA	SBUA	Terrace	Type
601	3BHK	37	761	1120	0	B
602	3BHK	76	781	1150	0	A
603	2BHK	32	635	934	0	D
604	1BHK	29	410	604	0	G
605	2BHK	32	635	934	0	D
606	2BHK	32	635	934	0	D
607	2BHK	28	543	800	0	F
608	2BHK	32	635	934	0	D
609	2BHK	29	604	889	0	E
610	2BHK	32	635	934	0	D
611	2BHK	29	604	889	0	E
612	2BHK	35	637	938	0	C
613	2BHK	32	635	934	0	D
614	2BHK	32	635	934	0	D
615	1BHK	29	410	604	0	G
616	2BHK	32	635	934	0	D
617	3BHK	76	781	1150	0	A
618	3BHK	37	761	1120	0	B



8th, 12th, 16th FLOOR PLAN



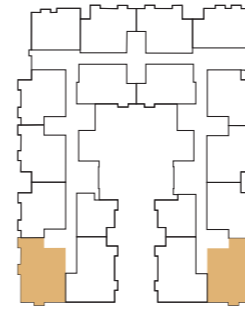
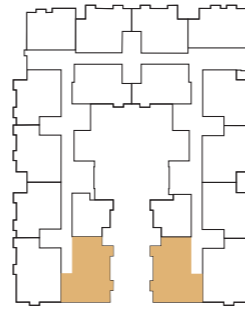
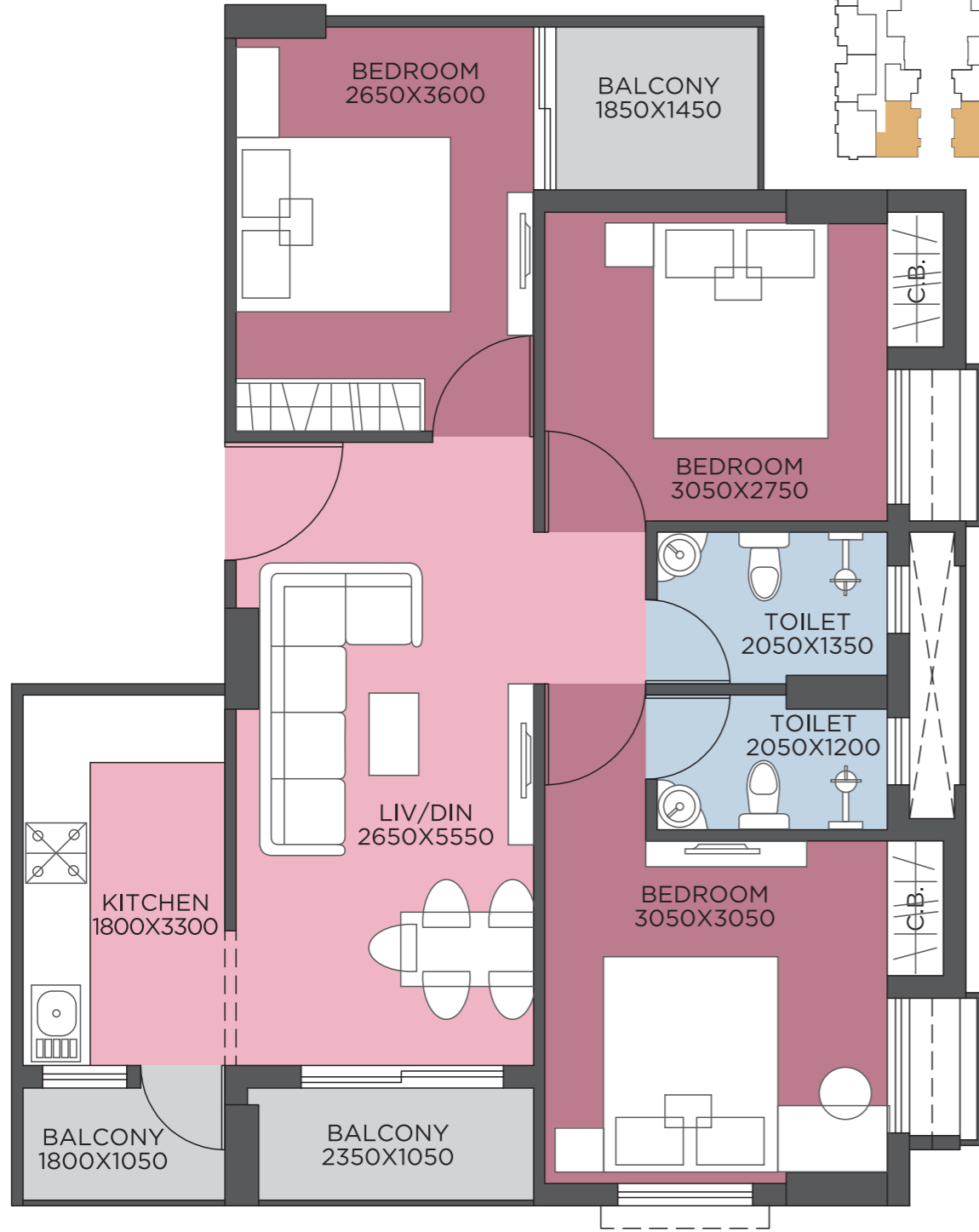
Area Specification (in sq. ft)

Flat	BHK	Balcony	BUA	SBUA	Terrace	Type
801	3BHK	37	761	1120	0	B
802	3BHK	76	781	1150	309	A
803	2BHK	32	635	934	0	D
804	1BHK	29	410	604	0	G
805	2BHK	32	635	934	0	D
806	2BHK	32	635	934	0	D
807	2BHK	28	543	800	0	F
808	2BHK	32	635	934	0	D
809	2BHK	29	604	889	0	E
810	2BHK	32	635	934	0	D
811	2BHK	29	604	889	0	E
812	2BHK	35	637	938	0	C
813	2BHK	32	635	934	0	D
814	2BHK	32	635	934	0	D
815	1BHK	29	410	604	0	G
816	2BHK	32	635	934	0	D
817	3BHK	76	781	1150	309	A
818	3BHK	37	761	1120	0	B

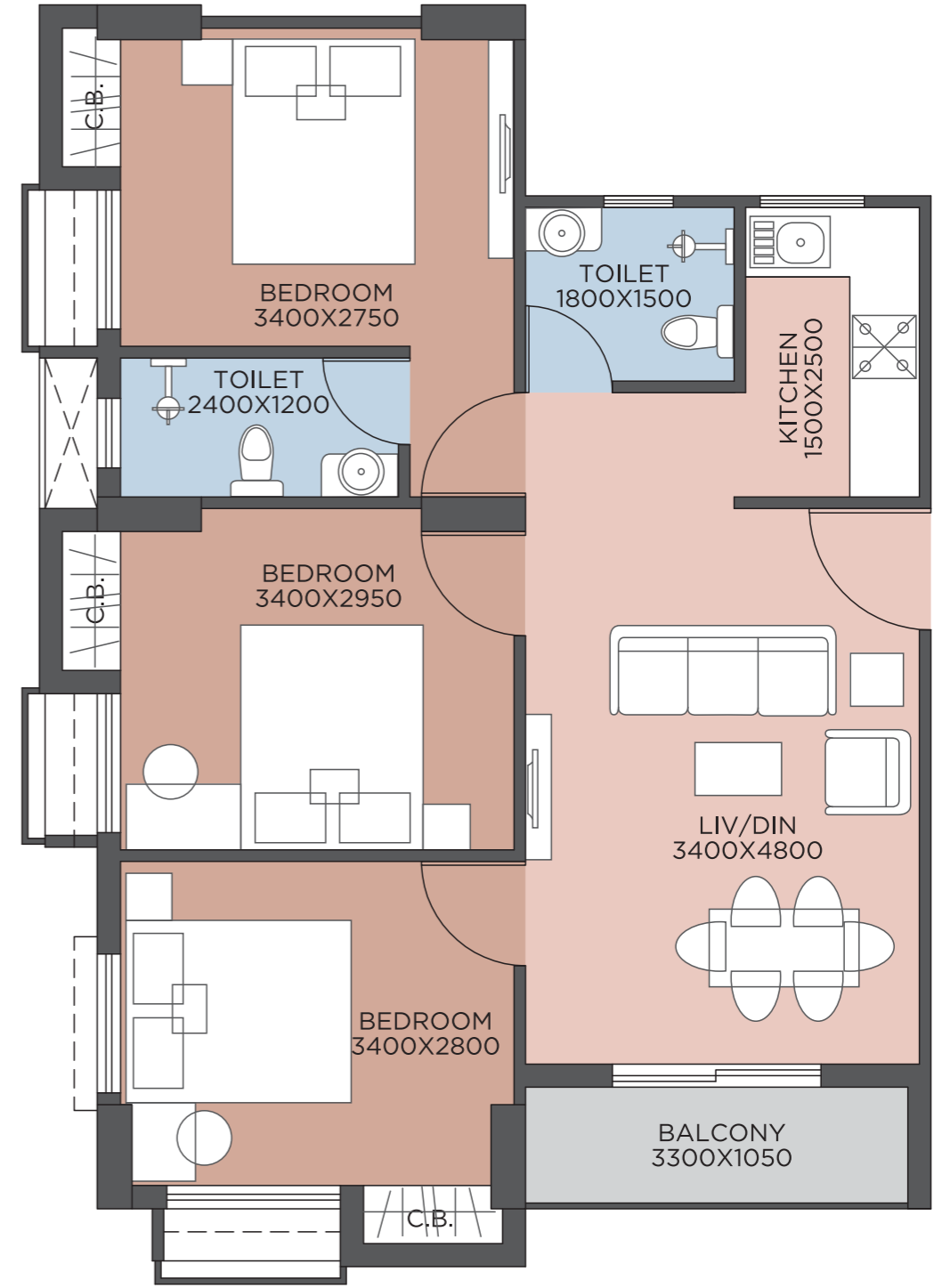


UNIT PLANS

FLAT A



FLAT B



Area Specification (in sq. ft)

Flat	BHK	Balcony	BUA	SBUA
A	3BHK	76	781	1150

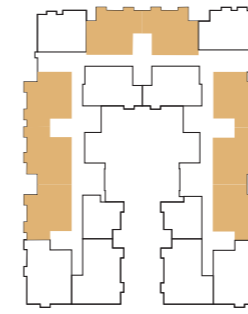
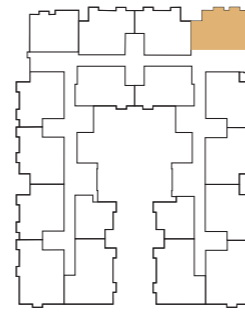
Area Specification (in sq. ft)

Flat	BHK	Balcony	BUA	SBUA
B	3BHK	37	761	1120

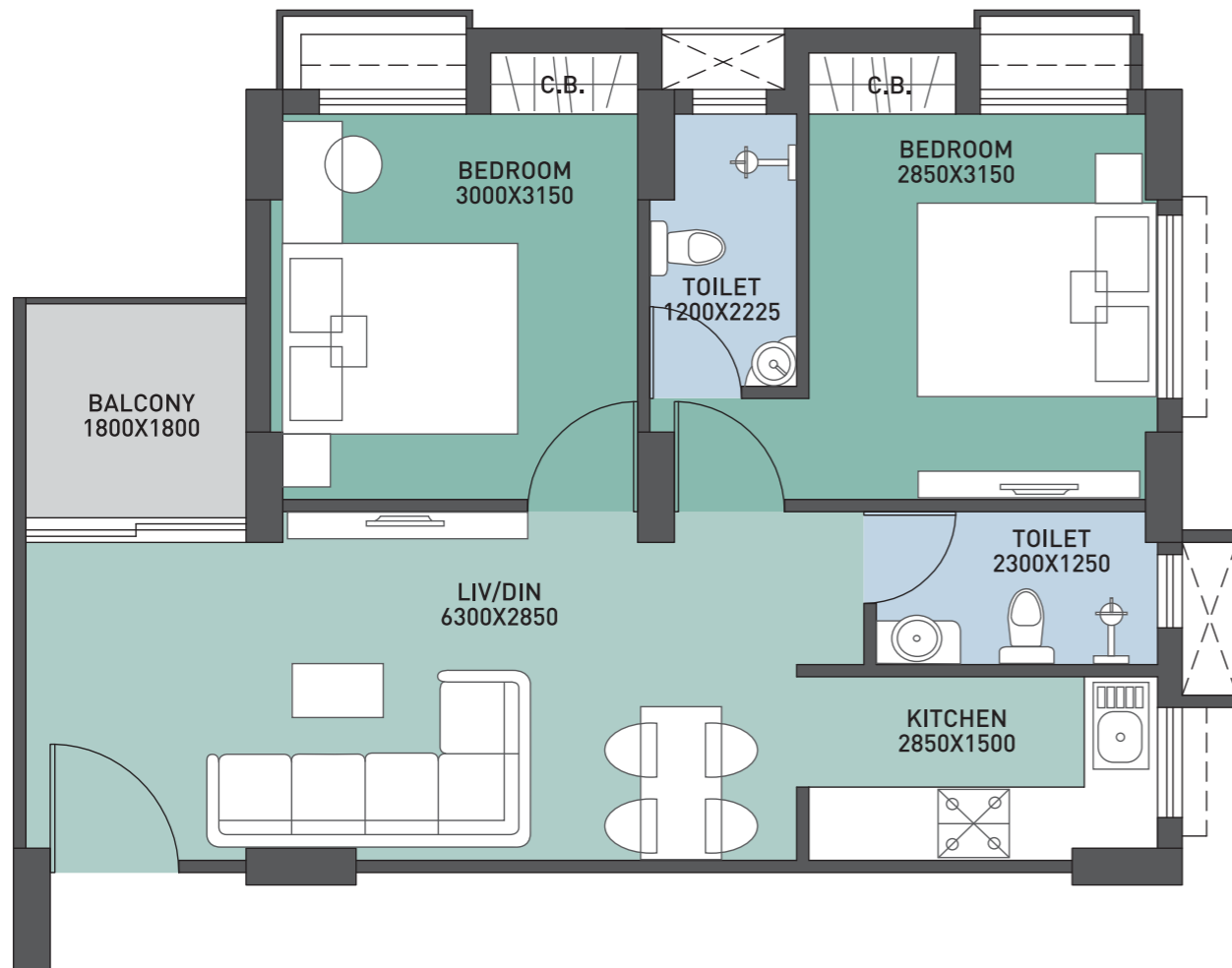


UNIT PLANS

FLAT C



FLAT D



Area Specification (in sq. ft)

Flat	BHK	Balcony	BUA	SBUA
C	2BHK	35	637	938



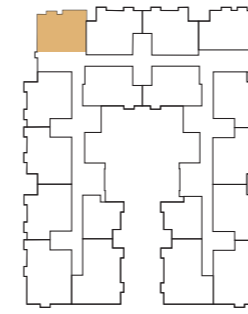
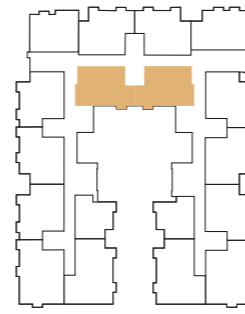
Area Specification (in sq. ft)

Flat	BHK	Balcony	BUA	SBUA
D	2BHK	32	635	934

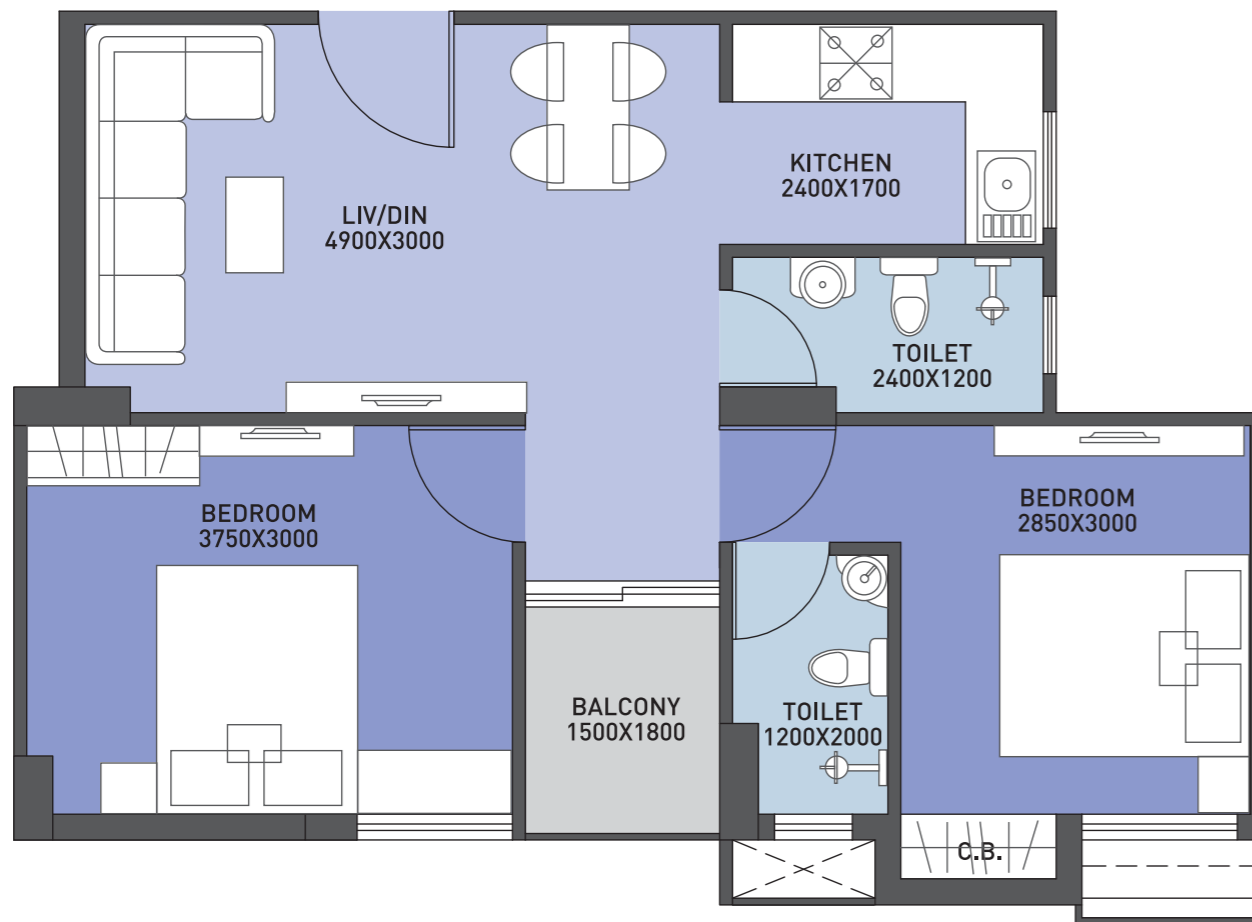


UNIT PLANS

FLAT E

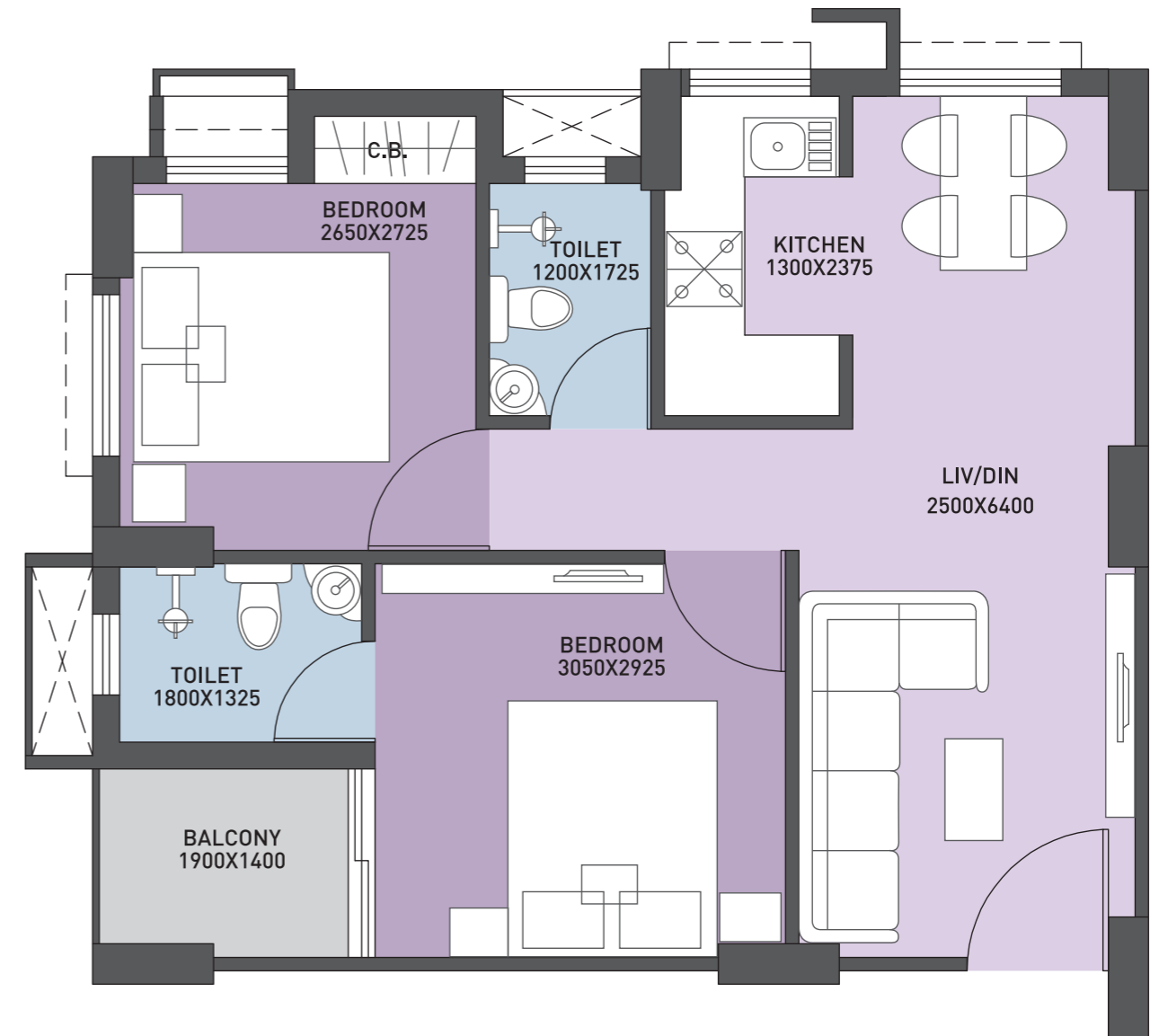


FLAT F



Area Specification (in sq. ft)

Flat	BHK	Balcony	BUA	SBUA
E	2BHK	29	604	889



Area Specification (in sq. ft)

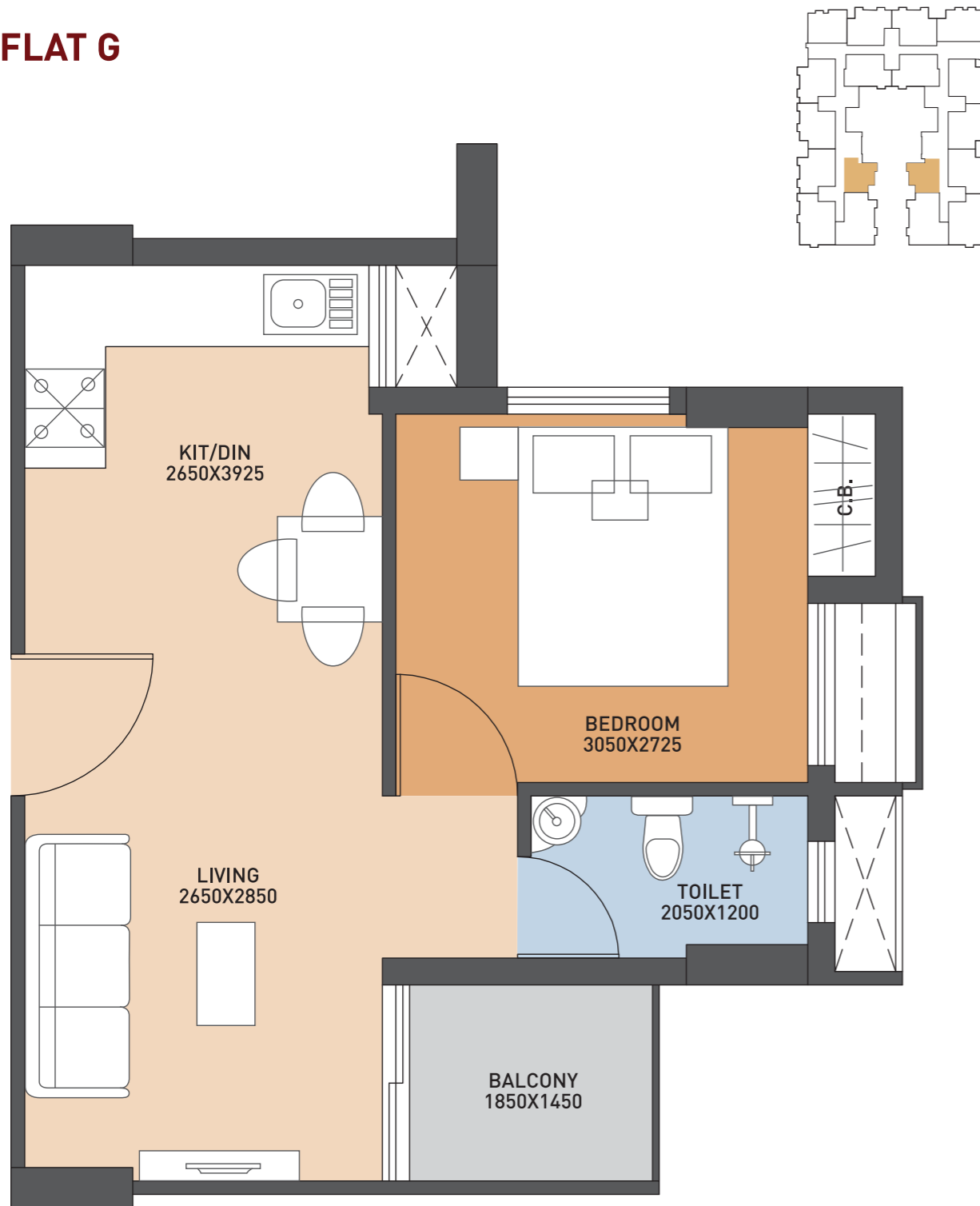
Flat	BHK	Balcony	BUA	SBUA
F	2BHK	28	543	800



UNIT PLANS

SPECIFICATION

FLAT G



Area Specification (in sq. ft)

Flat	BHK	Balcony	BUA	SBUA
G	1BHK	29	410	604

STRUCTURE

Foundation
Super Structure
Walls

Earthquake resistant RCC substructure
RCC framed structure with ductile detailing
Lightweight AAC brick

WALL FINISH

Exterior Finish
Interior Finish
Toilets
Kitchen

Walls-high quality water proof paint
Plaster of Paris on walls & ceiling
Ceramic tiles dado upto door height
Ceramic tiles dado upto 2 feet above counter with granite counter-top

FLOORING

Bedrooms
Living & Dining
Kitchen
Toilets
Floor Lobby
Staircase

Vitrified tiles
Vitrified tiles
Vitrified tiles
Anti-skid ceramic tiles
Vitrified tiles
Vitrified tiles / granite

DOORS & WINDOWS

Main Door

Internal Door
Toilet Door
Window

Decorative panel door with lock, night latch and eyepiece
Solid core flush door
WPC door with frame
Fully glazed anodized sliding window & louvers

ELECTRICAL

AC Power Outlet
Geyser Power Outlet
Exhaust Fan Outlet
Switch & Socket

In master bedroom
All toilets
Kitchen & all toilet with cutout in window
Modular switches & copper wiring

OTHERS

Automatic lift of reputed make.
24x7 security
CCTV surveillance in common areas and Intercom





Ongoing Projects



Bhawani Courtyard, Jessore Road



Bhawani Sunrise, Dum Dum Cantonment



Bhawani Bandhan, Jessore Road



Bhawani Mansion, Kaikhali



Bhawani Inara, New Town



Tridev Garden Phase 2, Kestopur

About Developer

Guided by the leadership of Mr. Sushil Kumar Jhunjhunwala and enriched with a decade-long experience in delivering an affordable, eco-friendly urban living solution, Bhawani Group has been successfully active in designing and curating numerous housing projects, urban infrastructures and commercial complexes in and around Kolkata.

With over 30+ projects, Bhawani Group has served the happy smiles of 3500+ families through their extensive lifestyle projects.

Bhawani Group emphasises highly on customer relationships and defines their success based on the satisfaction of the ones they serve. This allows them the motivation to seize the right opportunities and provide a value-for-money proposition for the customers' dream homes.



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