



**SIDDHARTH LAND**  
**& BUILDINGS PVT. LTD.**

Building Values.....Forever !!

KOLKATA



**LAUNCHING SHORTLY**  
***SIDDHARTH One 21***

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## Lenin Sarani

An elegant residential building on free hold land in the heart of central Kolkata near Moulali crossing on Lenin Sarani, one of the widest and prime roads of Kolkata. Ideally located near schools, hospitals, railway station, markets, hotels, restaurants, etc. .



## Siddharth One 21

Located on Lenin Sarani near Moulali Crossing, a Ground plus 5 storied plus basement modern building having four residential flats per floor. Well ventilated, airy and spacious comprising 3BHK 3 toilets (3 sides open) and 2BHK 2 toilets (2 sides open). Ground floor has commercial spaces and parking and the biggest advantage is multilevel mechanical car parking in the basement. The building shall be structurally safe and has earthquake resistant design.

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# SPECIFICATIONS

## STRUCTURE

Building designed on RCC frame and pile foundation

## INTERNAL WALLS

Block/Brick work with putty finish

## EXTERNAL WALLS

Weather coat paint finish of repute

## DOORS

Flush door

## WINDOWS

Anodised / Powder coated Aluminium sliding windows with M.S.grill

## FLOORS

Vitrified Tiles finish inside all flats and antiskid tiles in Bathroom floors and glazed tiles upto 7' ht ( Door Lintel ) in all bathrooms ; Main Gate Pillars, Lift facia, Staircase, Floor Landing and Lobby shall be Granite finish

## SANITARY

Concealed UPVC Plumbing with hot and cold water lines, wall hung commodes and concealed flush system. White color Ceramics of Parryware or equivalent and CP fittings of Jaguar or eqv.

## KITCHEN

Raised cooking platform of granite and SS sink, glazed tile dado, 2' above counter

## ELECTRICALS

Concealed conduit copper wiring of ISI mark and electrical Switches of Crabtree brand or equivalent

## ELEVATORS

Levitar/ Johnson or similar

Disclaimer: This is neither an offer nor legal exhibit. The Builder reserves the right to modify or alter any contents, specifications, area, layout and brands at their sole discretion without notice.

# HIGHLIGHTS

- Beautiful Elevation
- Ultimate Terrace Common
- Solar Power for Common Area Lighting
- Aesthetically Designed Lobby
- Vastu Approved Flat Layout
- Water Proof Treatment on terrace and all toilets and kitchen
- Anti Termite Treatment in foundation
- Boundary wall with ornamental gates and lights
- Closed Circuit TV
- Elevator Otis / Kone or eqv.
- Intercom
- 24 Hours Security
- MS Grill
- Beautiful Driveway
- Uninterrupted Water Supply from O/H tank & U/G reservoir
- Free Hold Land
- Fire fighting extinguishers
- D G Set (Captive Power Supply) at extra cost
- Adequate Car Parking space at extra cost
- Touch of Greenery

Note : All specifications / design / layout / elevation subject to change at the sole discretion of the Builder/Developer. This is indicative and not part of the agreement.

D

Carpet : 1135 Sft  
BU : 1188 Sft  
SBU : 1615 Sft

C

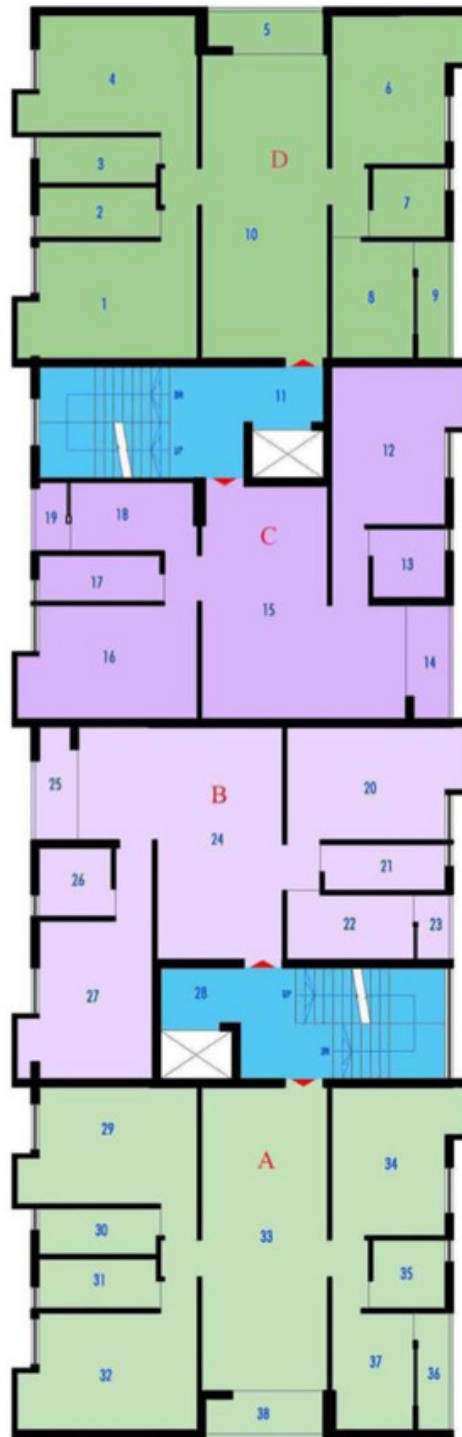
Carpet : 906 Sft  
BU : 931 Sft  
SBU : 1266 Sft

B

Carpet : 906 Sft  
BU : 931 Sft  
SBU : 1266 Sft

A

Carpet : 1135 Sft  
BU : 1188 Sft  
SBU : 1615 Sft



Note : For Internal use only / Not For Sale

TYPICAL FLOOR PLAN  
(PROPOSED)

1. BEDROOM (14'2" X 10'6")
2. TOILET (10'6" X 4'6")
3. TOILET (10'6" X 4'2")
4. BEDROOM (14'2" X 10'6")
5. BALCONY (10'5" X 3'6")
6. BEDROOM (10'2" X 13'4")
7. TOILET (6'6" X 6'2")
8. KITCHEN (7'4" X 10'6")
9. SER. BALCONY (3'2" X 10'6")
10. LIVING/DINING (11'3" X 27'2")
11. LIFT LOBBY (7'1" X 5')
12. BEDROOM (10'2" X 14'2")
13. TOILET (6'6" X 6'2")
14. BALCONY (3'6" X 10'2")
15. LIVING/DINING (18'3" X 20'10")
16. BEDROOM (14'2" X 10'2")
17. TOILET (10' X 10' X 4'2")
18. KITCHEN (11'6'2")
19. SER. BALCONY (3'2" X 5'8")
20. BEDROOM (14'2" X 10'2")
21. TOILET (10'10" X 4'2")
22. KITCHEN (11'4" X 5'10")
23. SER. BALCONY (3'2" X 5'10")
24. LIVING/DINING (18'3" X 20'10")
25. BALCONY (3'6" X 10'2")
26. TOILET (6'6" X 6'2")
27. BEDROOM (10'2" X 14'2")
28. LIFT LOBBY (7'1" X 5')
29. BEDROOM (14'2" X 10'6")
30. TOILET (10'6" X 4'2")
31. TOILET (10'6" X 4'6")
32. BEDROOM (14'2" X 10'6")
33. LIVING/DINING (11'3" X 27'2")
34. BEDROOM (10'2" X 13'4")
35. TOILET (6'6" X 6'2")
36. SER. BALCONY (3'2" X 10'6")
37. KITCHEN (7'X10'6")
38. BALCONY (10'11" X 3'6")



BUILDER

# Siddharth Land & Buildings Pvt. Ltd.

## OFFICE

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## ARCHITECT

*Plan Vision : A Basu*

## STRUCTURAL ENGINEER

*Mr. Sanjiv Parekh  
SPA Consultants*

## VASTU

*Shri Shreyans Rampuriaji*