

Where Dreams Find Home



SIDDHARTH
ONE21

📍 **121, Lenin Sarani, Kolkata - 700013**
(Near Moulali Crossing)



SIDDHARTH ONE21

Launching a Grand Residential Project : 121, Lenin Sarani, Kolkata - 700013
(Near Moulali Crossing)

LOCATION:

An Elegant Residential Building on free hold land in heart of central Kolkata near Moulali crossing on Lenin Sarani, one of the widest and prime roads of Kolkata. Ideally located near Schools, Colleges Hospitals, Railway Station, Metro Station, Markets, Hotels, Restaurants etc.

BUILDING :

Comprises five storied with basement and ground floor. Each floor has four(4) residential flats well planned and airy. Ground floor has commercial spaces and parking and basement for car parking (multilevel / mechanical). Structurally safe earthquake resistant designed RCC framed structure with shear wall. The building shall have elegant elevation with weather coat paint finish on exterior surface. Lift lobby, lift facia and staircase shall be laid in granite/ tiles / stone / marble finish.

FLAT CONFIGURATION:

- **FLAT # A :** FRONT ROADSIDE , 3 sides open, 3 BHK, 1 Study , 3 Toilets, 2 Balcony ;
- **FLAT # B :** MIDDLE, 2 sides open, 2 BHK, 2 Toilets, 2 Balcony;
- **FLAT # C :** MIDDLE, 2 sides Open, 2 BHK, 2 Toilets, 2 Balcony;
- **FLAT # D :** BACKSIDE, 3 sides Open, 4 BHK, 3 Toilets, 1 Balcony;

FLATS SPECIFICATIONS :

Inside partition wall shall be cement plastered with putty finish . Flooring shall be 2'2" vitrified tiles and toilets floors shall have anti skid tiles and wall tiles up to door lintel. Windows shall be powder coated aluminium sliding. Kitchen shall have granite cooking platform with 2' dado and SS sink. Branded CP fittings (Jaguar or eqv.) /Ceramics (Cera or eqv.) / Plumbing (Astral or eqv.)/ electrical wire (Finolex / Havells or eqv) and switches (Crabtree or eqv.) shall be used. Door frame shall be of sal wood and flush door with lock / handles shall be provided.

AMENITIES:

- Solar power for common area lighting;
- CCTV cameras shall be installed ;
- Roof terrace shall be common;
- Water proofing on roof as well as in all toilets & kitchen ;
- Antitermite treatment shall be done in foundation.;
- Common areas shall have LED lights;
- Fire fighting equipments shall be installed ;
- Lifts : Johnson / Levitar / similar (upto terrace level) ;
- Intercom shall be provided;
- Adequate capacity of u/g and o/h water tanks ;
- Window grill shall be installed;
- Tatasky or cable TV points or master antenna shall be installed;

NOTE: All specification / Designs / Brands subject to change at the sole discretion of the Promoter and / or Architect

Owner / Promoter :

SIDDHARTH LAND & BUILDINGS PVT. LTD.

One of the companies of Shah Group engaged in real estate business since last 3 decades earning trust and faith of hundreds of home buyers for making quality construction with on time delivery and transparent dealings and adherence to commitments.

RERA Regn # **WBRERA / P / KOL /2023 /000359 DT. 03/08/2023.**

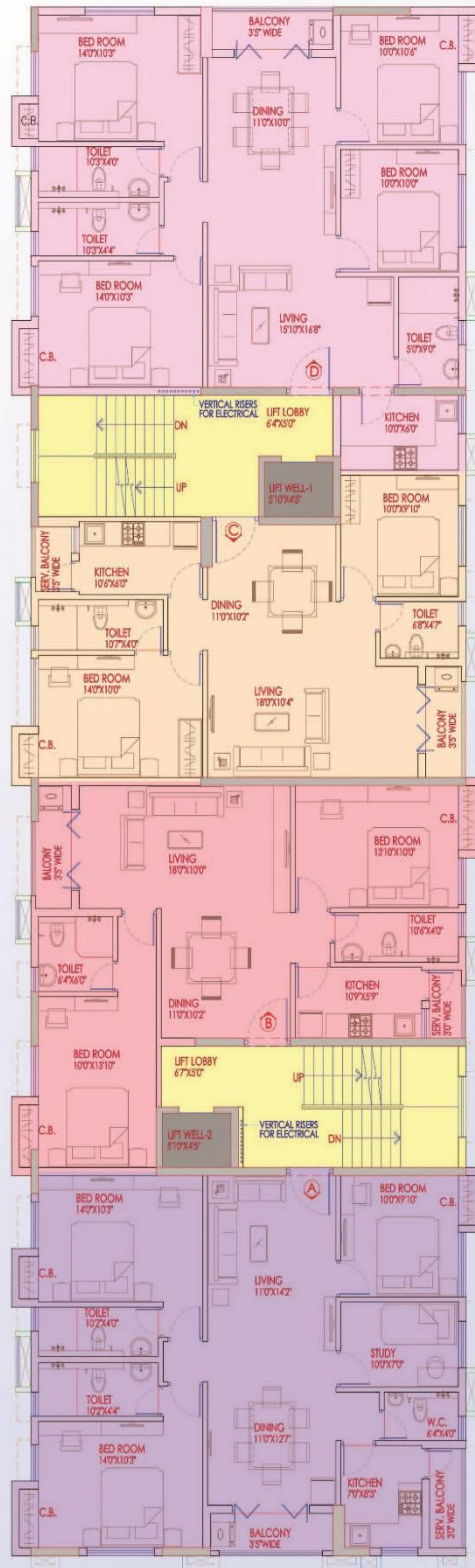
TYPICAL FLOOR PLAN

Flat D **Sft**
 Carpet area incl. Balcony : 1166
 Build-up area incl. Balcony : 1261
 Super Built-up area : 1717

Flat C **Sft**
 Carpet area incl. Balcony : 784
 Build-up area incl. Balcony : 846
 Super Built-up area : 1151

Flat B **Sft**
 Carpet area incl. Balcony : 857
 Build-up area incl. Balcony : 930
 Super Built-up area : 1265

Flat A **Sft**
 Carpet area incl. Balcony : 1102
 Build-up area incl. Balcony : 1188
 Super Built-up area : 1616



Note: Proposed Layout Subject to KMC Approval

MAIN ROAD SIDE

