



Tattvam



OVERVIEW



Location: 24A, Bagmari Road Kolkata – 700054

PS- Maniktala

Land Area- 80 Katthas

Number of Towers - 2

Number of Floors - G + 18

Number of Flats – 118

Municipality or Corporation – KMC

Electricity- CESC

Date of Launch – August 2022

Date of Completion – April 2026

Rate Per Sqft – INR 8,700 per sqft

1st Floor Independent Covered Car Parking – INR 8, 50,000

MLCP Open Car Parking – INR 7, 00,000

Ground Floor Covered Car Parking- INR 9,00,000

Car parking Available on Ground and on 1st Floor

Podium on 2nd Floor

Tower 1

2 BHK – 1067 sq.ft. - 1078 sq.ft.	No. of Flats 16
3 BHK – 1417 sq.ft. - 1998 sq.ft.	No. of Flats 29
4 BHK – 1832 sq.ft. - 1840 sq.ft.	No. of Flats 12
4 BHK Duplex - 2834 sq.ft.	No. of Flats 1

Tower 2

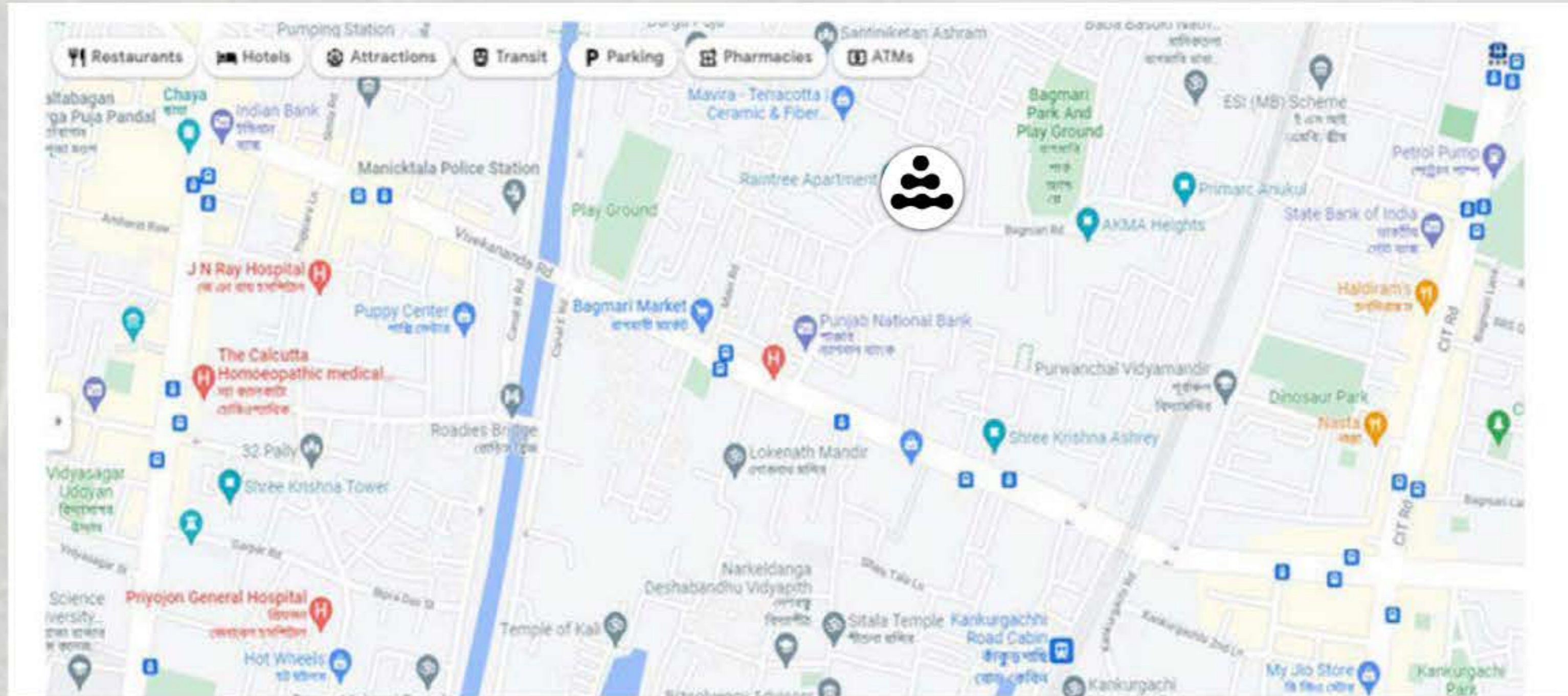
2 BHK – 1038 sq.ft. - 1050 sq.ft.	No. of Flats 16
3 BHK – 1364 sq.ft. - 1932 sq.ft.	No. of Flats 41
4 BHK – 2246 sq.ft. - 2633 sq.ft.	No. of Flats 2



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LOCATION MAP



Nearest Landmark-

- Kankurgachi pantaloons – 2 kms
- Manicktala, market – 2 Kms
- Girish Park metro – 3.4 Kms
- Ultodanga – 2.4 Kms
- Sealdah – 4.4 Kms
- Airport – 10 Kms
- VIP market – 1.9 Kms
- Daily Market – 500 mts.

Availability Of Transport

- Bus stand 700mts
- Phoolbagan Metro 2.2Kms
- Local train 2.4 Kms
- Airport – 10 Kms



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Structure RCC-

RCC-framed structure with anti-termite treatment in foundation.

Cements used: Ambuja/ OCL/ Lafarge/ Ultratech/ Birla/ ACC/ Ramco*.

Brickwork-

Eco-friendly, premium brickwork with Autoclaved Aerated Concrete (AAC) blocks used for better quality, thermal insulation, reduction of damp.

Elevation-

Modern Elevation conforming to contemporary designs.

External Finish-

Paint by certified Nerolac/ Asian Paints/ Berger/ Akzo Nobel applicator*, and other effects as applicable.

Lobbies-

Beautifully decorated Main Lobbies with Lift Facia, False Ceiling, Elegant Lighting, Seating and Artwork.

Apartment Wall Finish-

Beautifully decorated Main Lobbies with Lift Facia, False Ceiling, Elegant Lighting, Seating and Artwork.

Doors & Hardware-

Quality wooden frames with FSC-certified solid core flush doors of 7.5 feet height and 35mm width.

Door handles of Godrej/Hafele/ Yale*.

Main door with premium Stainless Steel handle and eyehole.

Main Door Lock by Godrej/ Yale *.

Main Door finished with Polished Veneer.

Windows & Railings-

Colour anodized / powder coated Premium Aluminium Sliding or Casement Windows with clear glass and window sills.

Large Aluminium Windows in Living Room Balcony.

Stainless Steel Glass Railings in Balconies and Terraces.

Flooring

Premium Vitrified tiles in bedrooms / living / dining / kitchen.

Anti-skid tiles in toilets.

Wooden Flooring in Master Bedroom.

Kitchen

Granite counter top with Stainless Steel Sink.

Wall tiles up to two feet height above counter.

Provision for Water Filter.

Toilet-

Hot and Cold water line provision with CPVC* pipes.

CP Fittings including Health Faucet/ Basin Mixer and Single Lever Diverter* of Jaquar/ Roca/ Kohler/ Grohe*.

Wall tiles up to door height.

Sanitary Fittings with Concealed Cistern with eco-friendly dual flush* and Basin of Kohler/ Duravit/ Roca.

Waste Pipes of Supreme/ Skipper/ Oriplast*.

Shower Cubicle/ Counter Top Basin/ Vantiy in Master Toilet.

Lifts-

4 Passenger and 2 Stretcher-friendly Service Lifts of Kone/ Mitsubishi/ Thyssenkrupp/ Schindler*.

Water Supply-

Underground and Overhead water storage tanks of suitable capacity for water supply.

Electricals-

Concealed Polycab/ Havells/ RR Kabel* copper wiring with modular switches of Anchor/ Roma/ Schneider Electric/ Havells/ Legrand*.

Energy efficient VRF Air-Conditioning with single outdoor unit per Apartment on an external ledge (Additional Cost).

TV points in all bedrooms & living room.

Telephone & Optical Fiber provision points in living room.

Single DTH Provider to be selected by Developer.

LAN cabling for smooth smart TV & OTT operations.

One 15A Geyser point in all toilets.

One AC point in all bedrooms, living & dining.

One washing machine point.

Modern MCBs and Changeovers of Havells/ HPL/ Schneider Electric*.

Provision for installation of Electric Car Chargers in Car Parking Areas.

Landscape

Professionally designed and executed landscaping.

Generator-

24 hour power DG backup for all common services.

DG back up of 1000 W for 2 bedroom apartments/
1400 W for 3 bedroom apartments/ 1800 W for 4
bedroom apartments / 2200 W for 5 bedroom
apartments.

Safety & Security-

Fire Detection and Suppression systems.

High Resolution IP based CCTV Cameras.

Round-the-clock manned security personnel.

Intercom facility.

Fire Rated Doors at fire escape staircases.

Video Door Phone facility (Additional Cost).

Green Building Sustainable Initiatives-

Natural Topography in Open Areas.

FSC certified wooden frames and doors.

Large windows for enhanced ventilation.

Solar Panels for reduced power consumption in
Common Area

Lighting.

Rain Water Harvesting.

Organic Waste Composter.

Use of low VOC paints.

Water efficient Kitchen and Bathroom fixtures.



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Amenities

Premium Amenities & Facilities

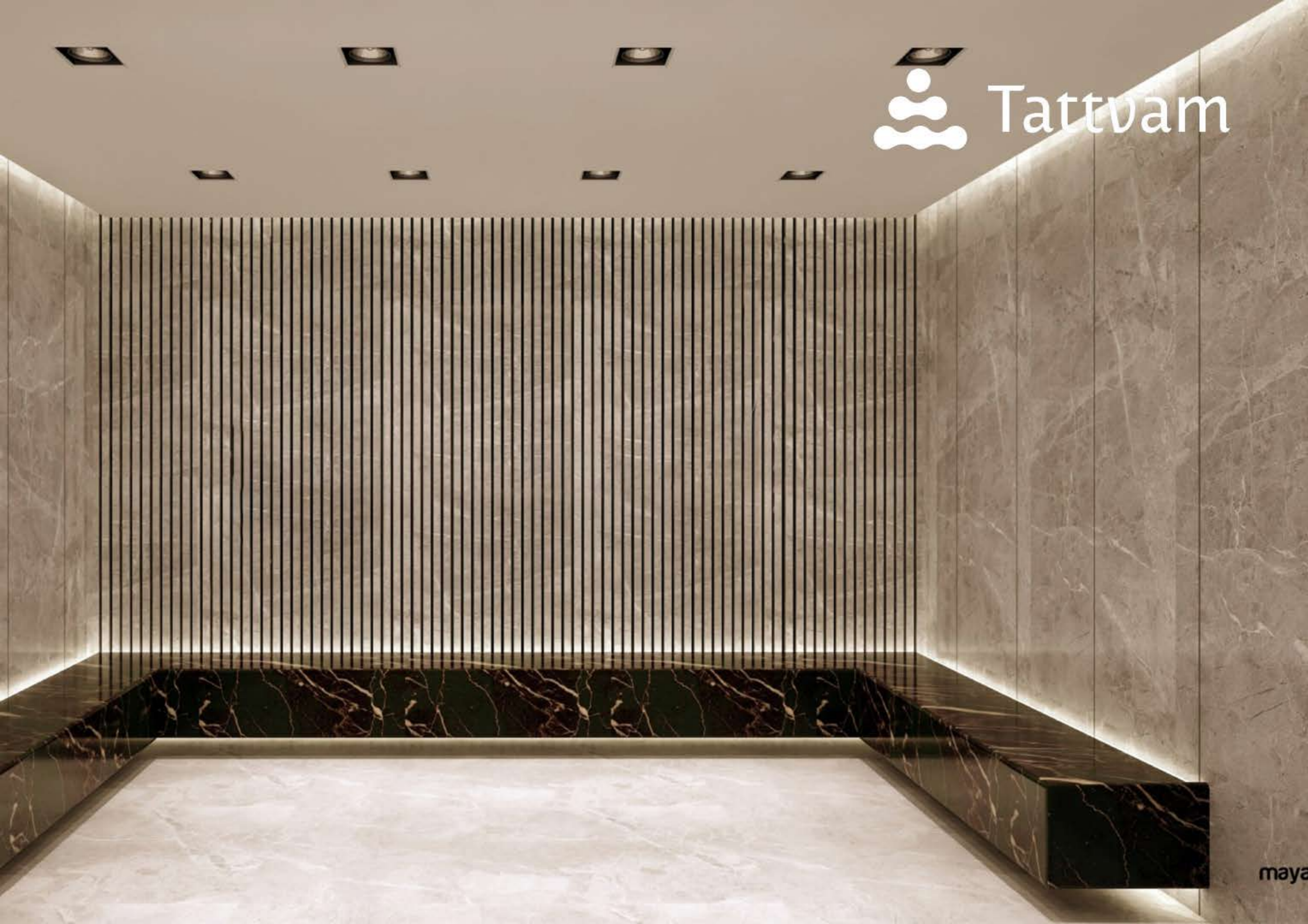
- Large Central Lawn on the Second Floor.
- Double Height Community/ Banquet Hall and Garden.
- Indoor Games Rooms for Adults and Kids.
- Outdoor Kids Play Area.
- Multipurpose Court.
- Cricket Nets.
- Fully equipped Gym.
- Roof-top Yoga Deck/ Senior Citizen Zone/ Reading Nook.
- Rock Climbing area for Kids.
- Roof-top Sky Lounge for entertainment with BBQ Pit.
- Infinity-edge Swimming Pool and Kids Pool with changing rooms.
- Steam and Spa rooms.
- Jogging track.
- Professionally Designed landscaping.
- Water feature and signature trees on the Ground Floor.





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GROUND FLOOR PLAN

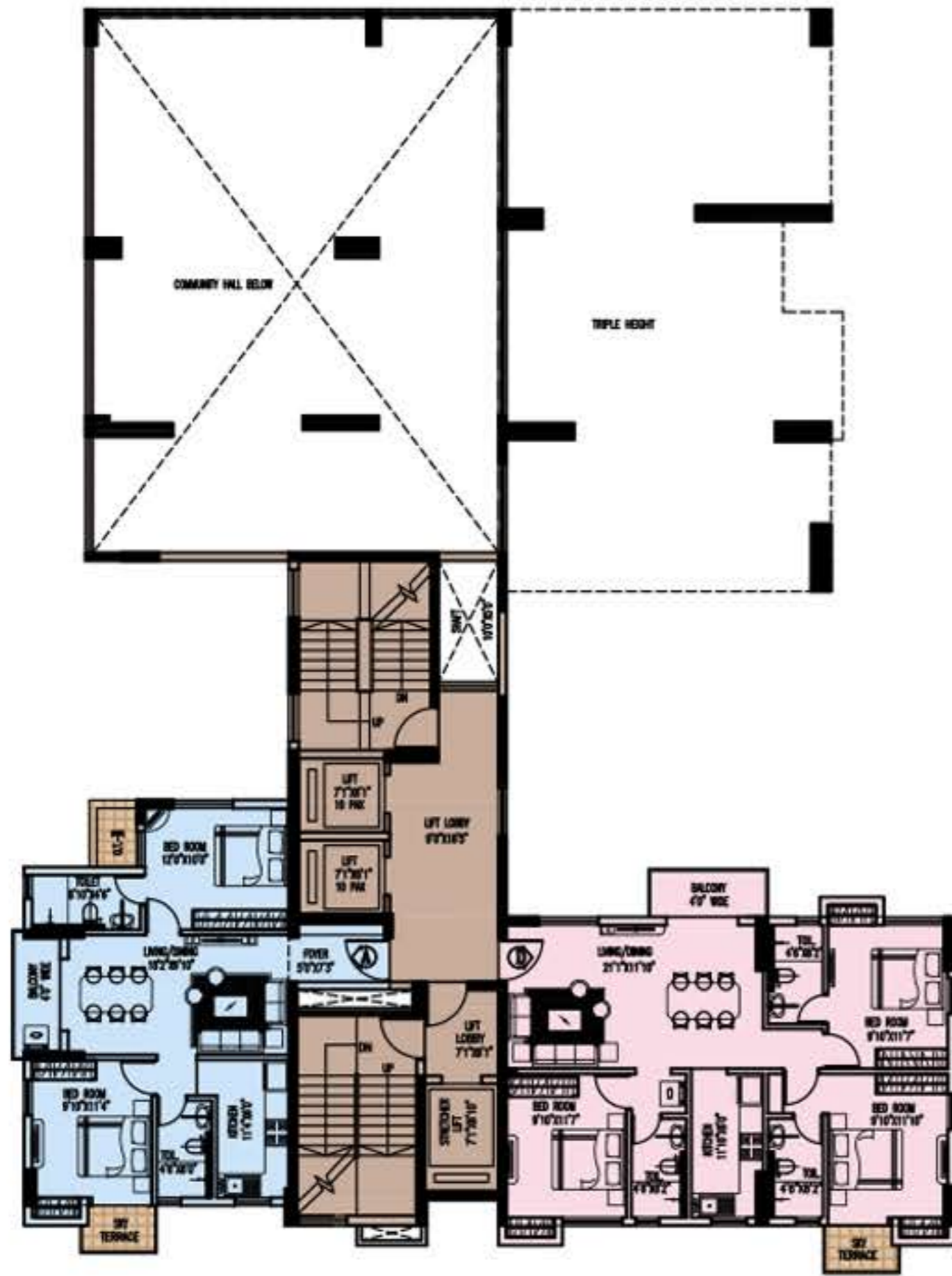


1ST FLOOR PLAN

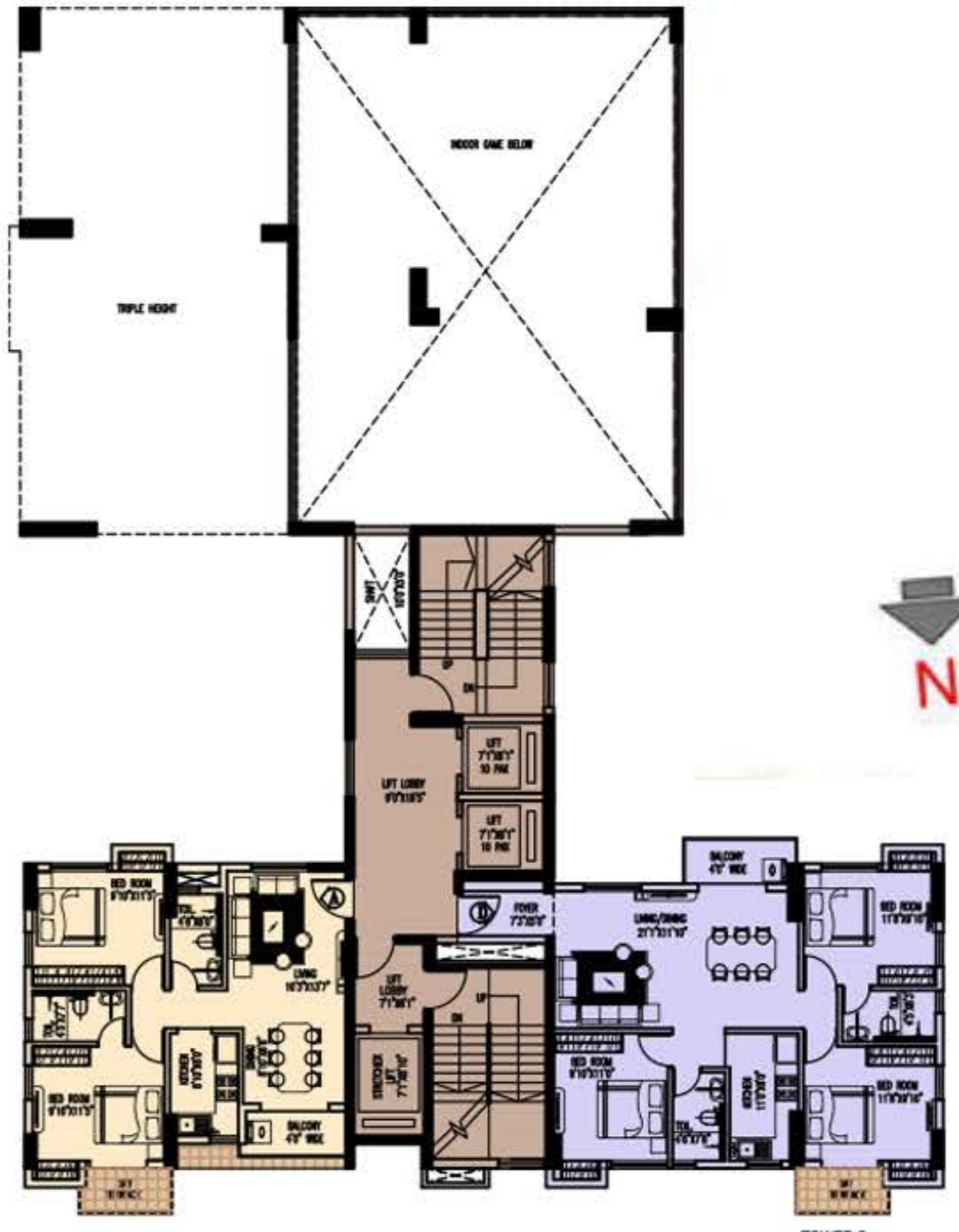


3RD FLOOR PLAN

Tower- 1



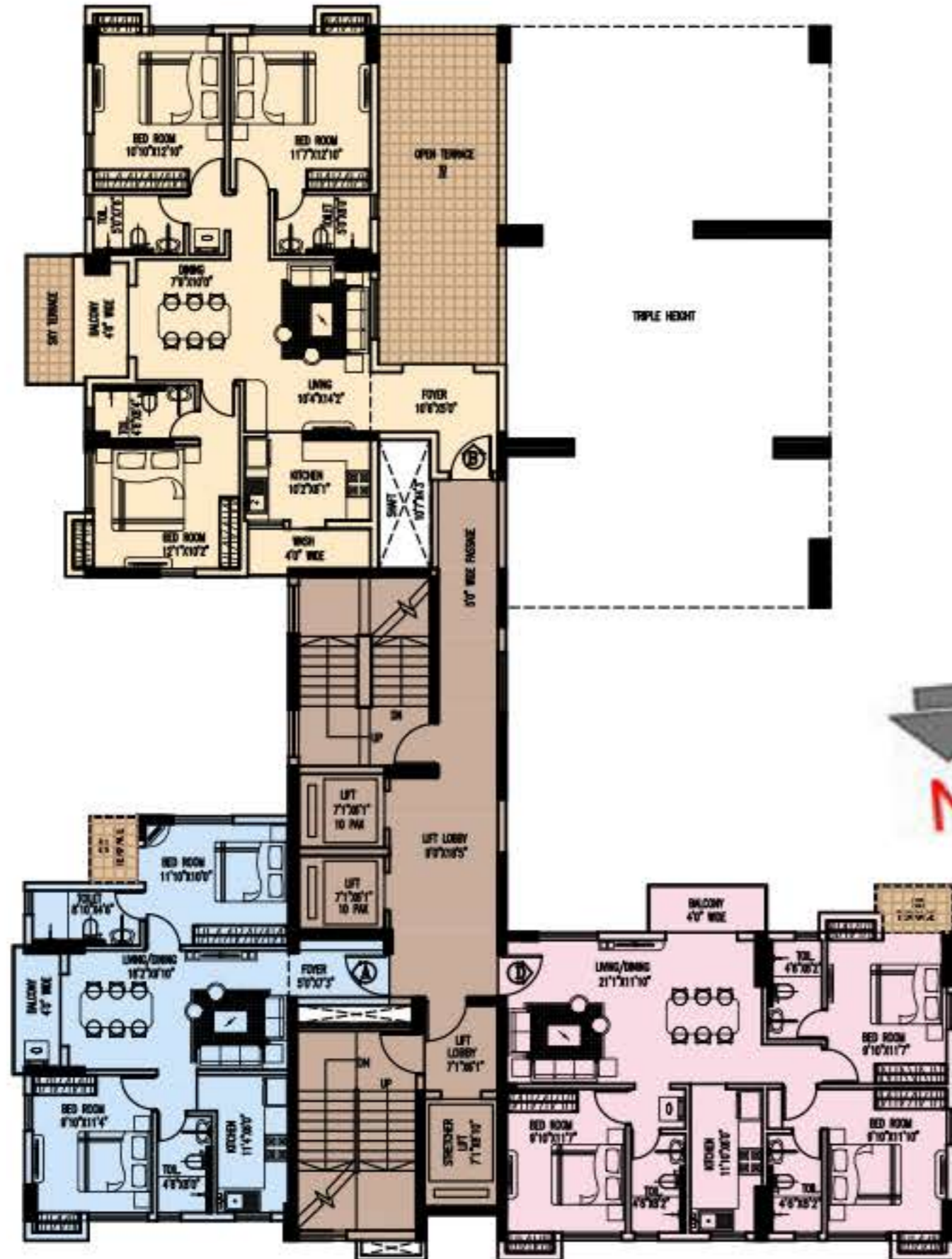
Tower- 2



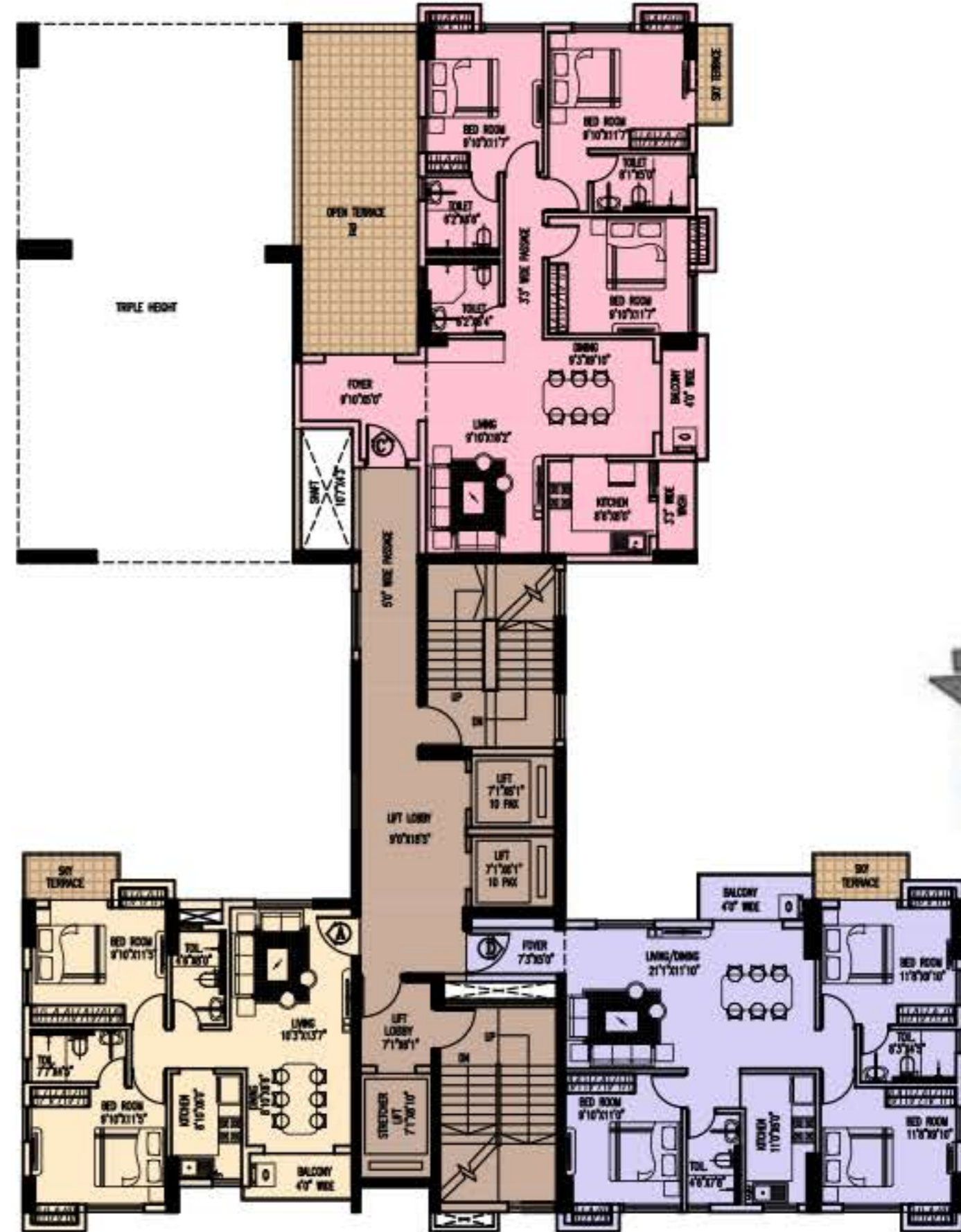
TOWER 2

4TH FLOOR PLAN

Tower-1



Tower-2

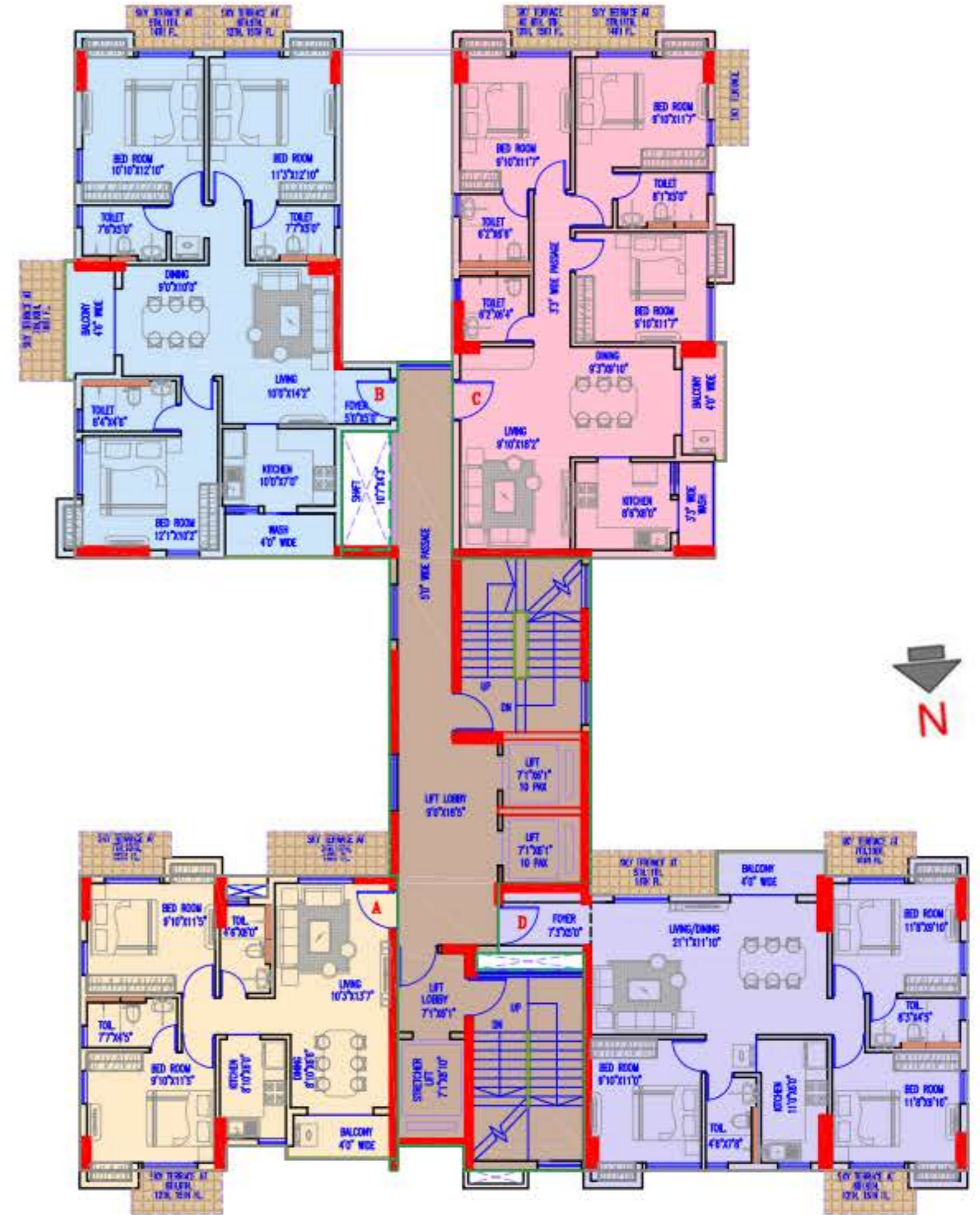


5TH TO 16TH FLOOR PLAN

Tower-1

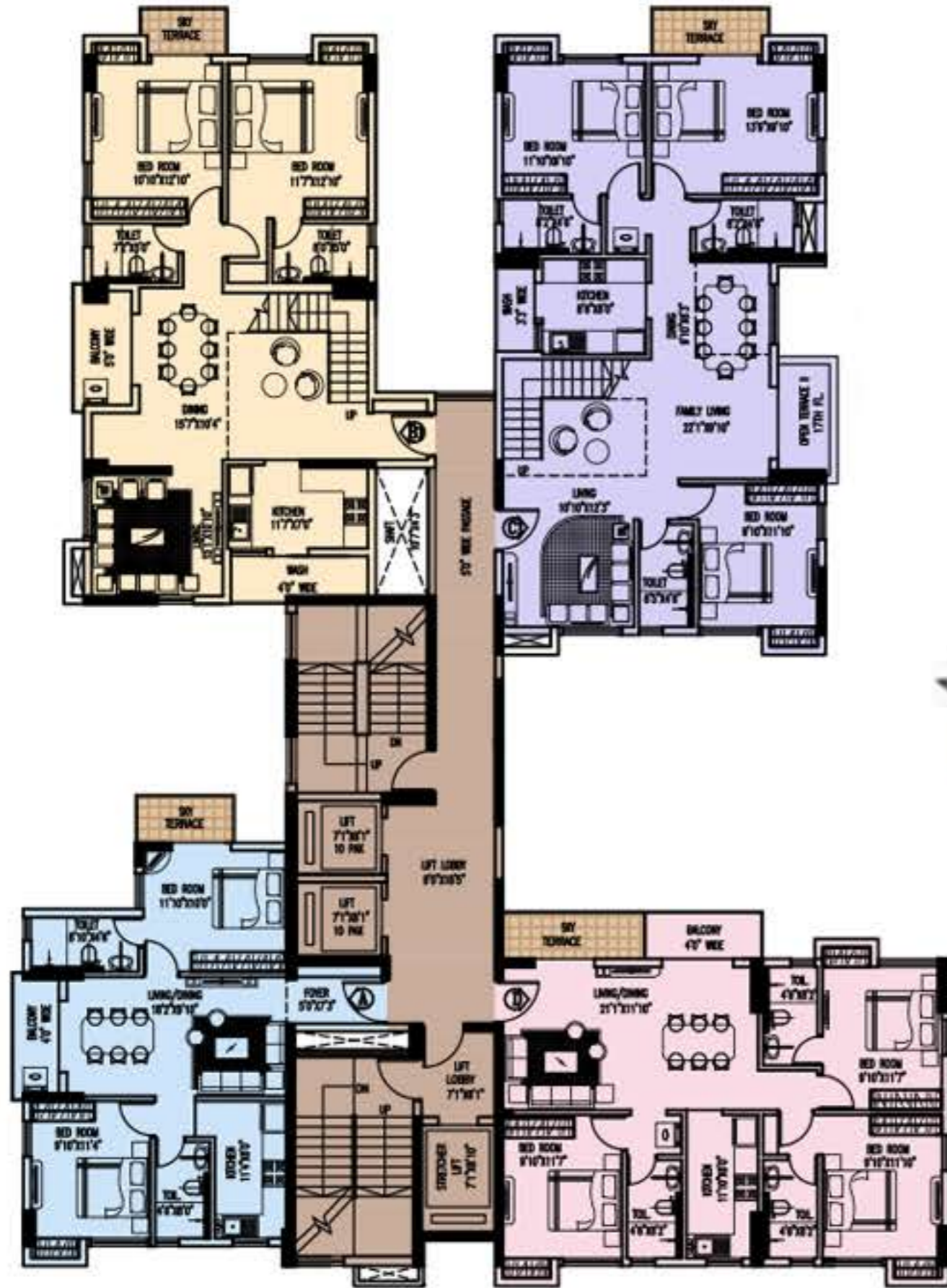


Tower-2

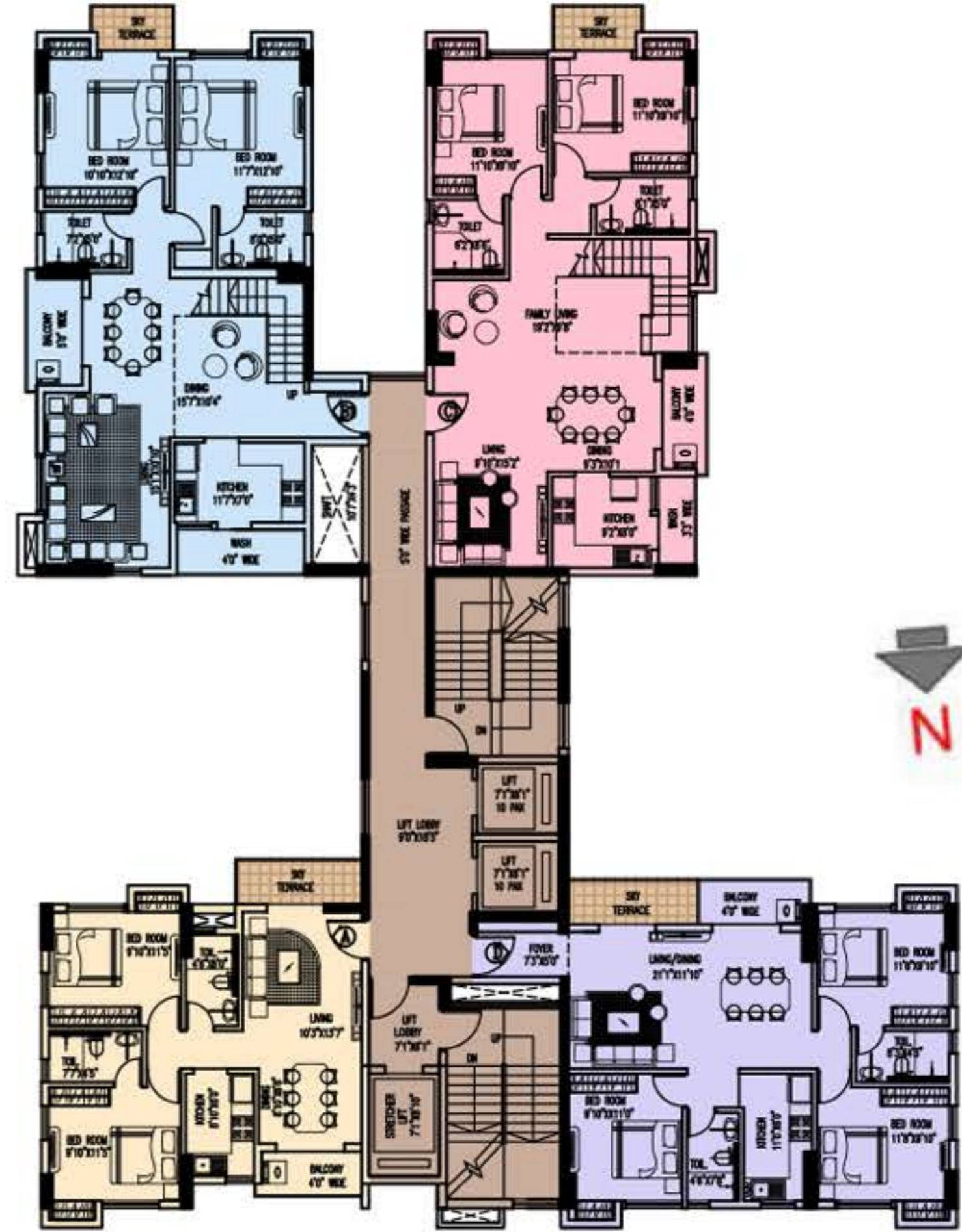


17TH FLOOR PLAN

Tower - 1

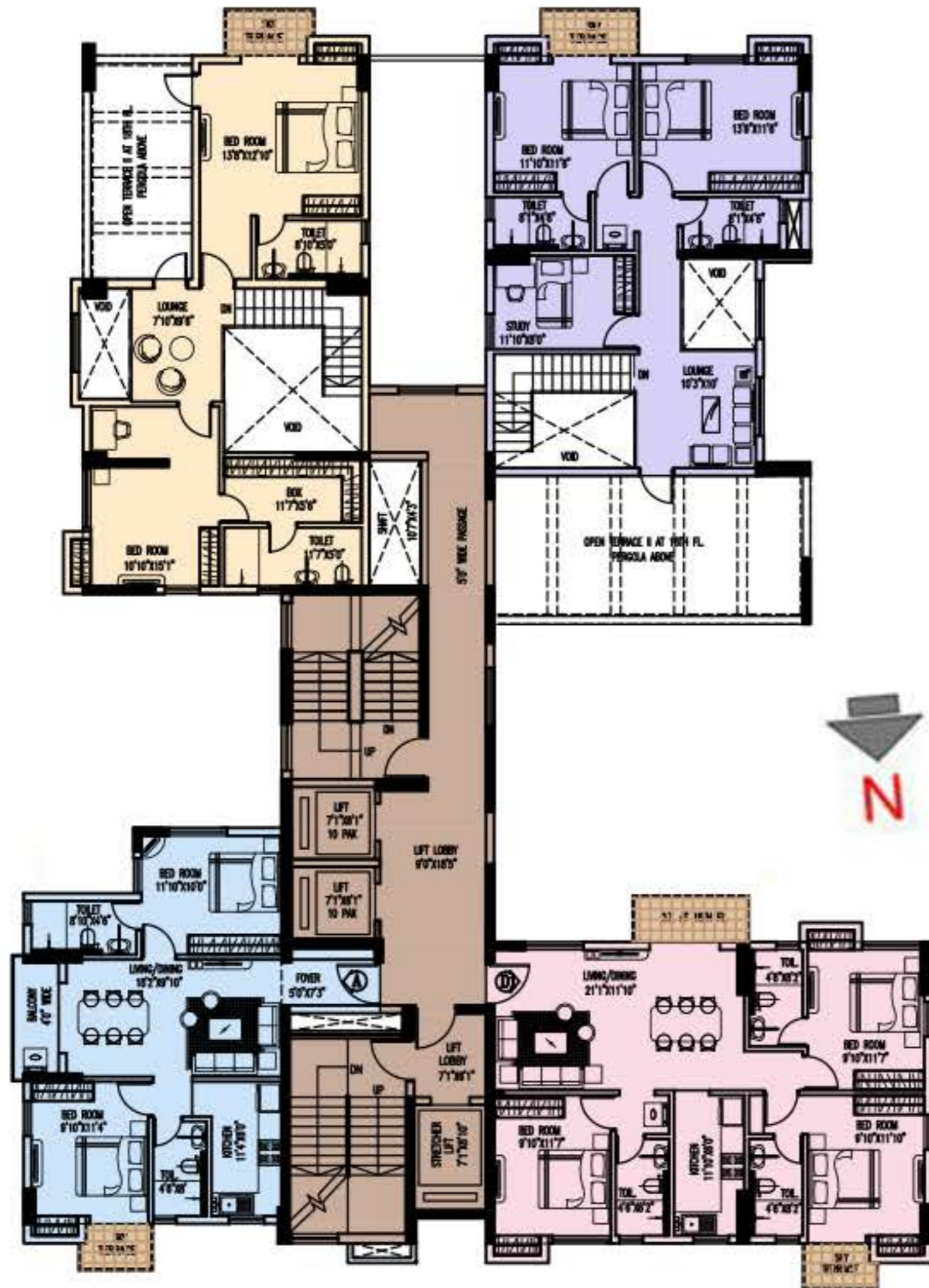


Tower - 2

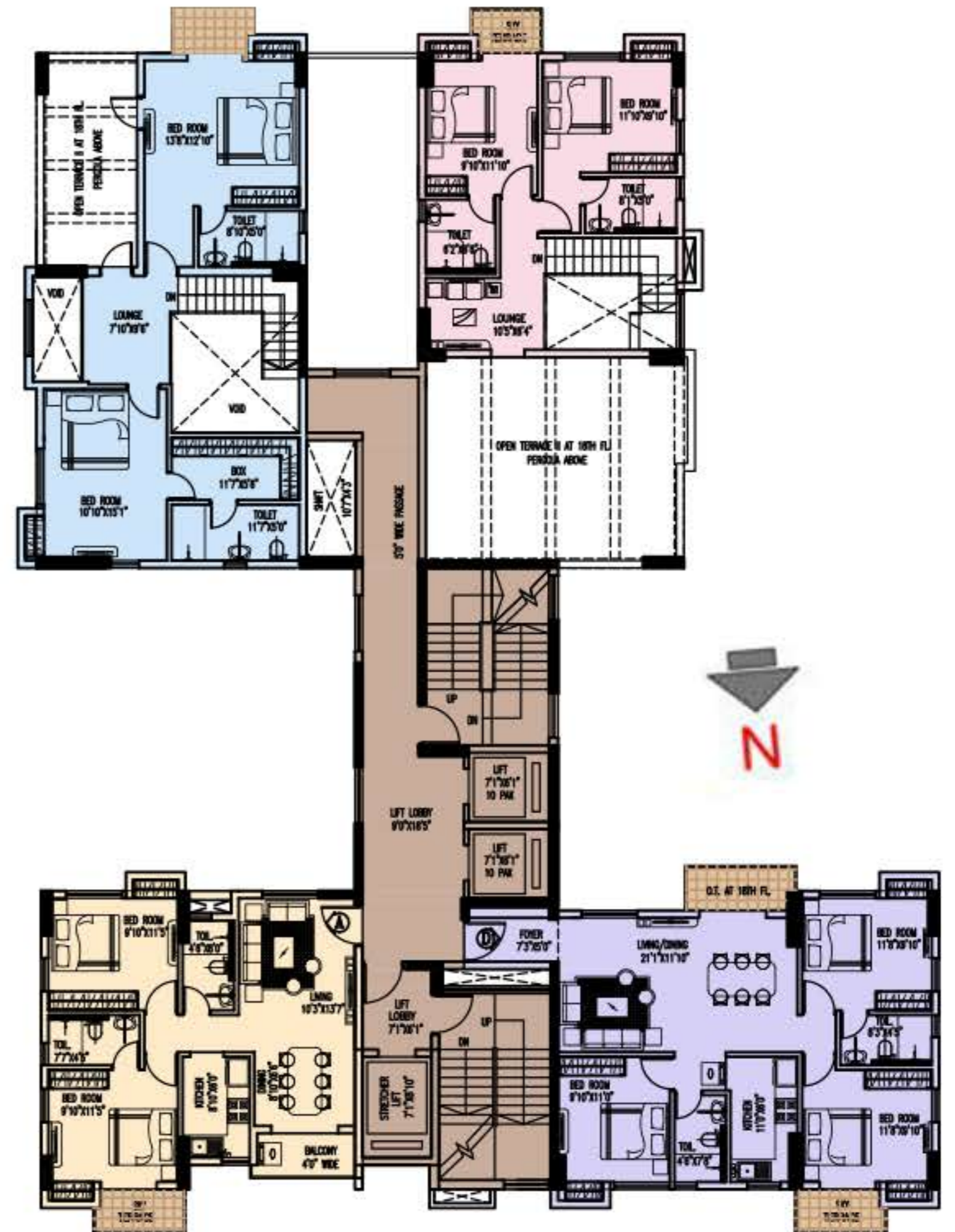


18TH FLOOR PLAN

Tower - 1



Tower - 2





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ISHA | EDEN
GROUP

24A, Bagmari Road Kolkata – 700054