



Modern urban living amidst nature

Grand & Gracious

For those who value nature's resplendence and its myriad gifts, **Nirman Greens** is a paradise. With the all-so-rare luxury of wide open spaces, as well as cutting-edge urban amenities in a lush green setting will create a perfect environment for healthy living.

Encompassing the joy of warm community living from an easily accessible neighborhood will give a boost to social life across all age-groups.



Strategic & Accessible

Beyond the standard amenities **Nirman Greens** elaborates itself catering to the needs of education, healthcare, leisure and more. Being strategically located at Rajarhat, Kolkata - the surrounding neighborhood is a prime residential estate and in close proximity to Netaji Subhas Chandra Bose Airport makes it eminently accessible and convenient.



Pleasant & Perfect

Nirman Greens showcases world-class amenities with an ideal mix of enjoyment options. Children's pool and the swing sets will make children go crazy during their play time each day. Relax at the end of a hectic day in the state-of-the-art AC Gymnasium or at the Indoor Games room.



Amenities

- Children's Pool
- Well-equipped AC Gym
- AC Community Hall alongwith designed roof
- Indoor Games Room
- Outdoor Children's play Area
- Tree Plantation / Landscaped Area

Facilities

- Vastu Compliant Project
- Fire Fighting System for Safety
- Servants / Drivers Toilet & Shower Room
- 24 hr. Power back-up
- 24 hr. Filtered Water Supply
- Round-the-clock Security
- Intercom Service
- CCTV Surveillance
- Drainage System
- Ample Parking Space





Safe & Amiable

Nirman Greens has all the primary residential necessities in place. Every essential detail has been taken care of, all to give you a better living experience. The project provides the ideal setting for those who love to feel luxury and believe in experiencing it to the fullest.

Specifications

FOUNDATION

Earthquake resistant deep RCC pile foundation and RCC frame structure

ELEVATION

A unique blend of ornamental & modern architecture.

EXTERNAL WALLS

AAC block with plastered finished & blending with weather proof acrylic base paint and other decorative finish

INTERNAL WALLS

AAC block with plastered finished & putty finish

STAIR CASE & LOBBY

Spacious staircase, elegant lobby, ground floor lobby & other floor lobby with marble floor finish

BALCONY

MS Railing

FLOORING

Quality vitrified tiles in all bedrooms, living/ dining area & balcony, anti-skid ceramic tiles in kitchen & toilets

KITCHEN

Granite top platform with stainless steel sink of reputed make & glazed tiles up to 2' above the cooking platform

WINDOWS

Aluminium sliding windows

DOORS

Wooden frame with solid core flush door in all rooms fitted with all accessories of reputed make

TOILETS

Ceramic tiles up to door height, provision for Hot & Cold water supply, European style sanitary fittings of reputed make (Parryware or equivalent).
Elegant good quality CP fittings

ELECTRICAL

Copper wiring or equivalent in concealed MCB of HAVELLS or equivalent, AC points in Master Bedrooms & DTH, Fixed land line point in living/ dining area, Geyser point in toilet, sufficient light & fan points, modular switches in all bedrooms, living and dining

LIFT

Reputed make in each block

OTHER TREATMENT

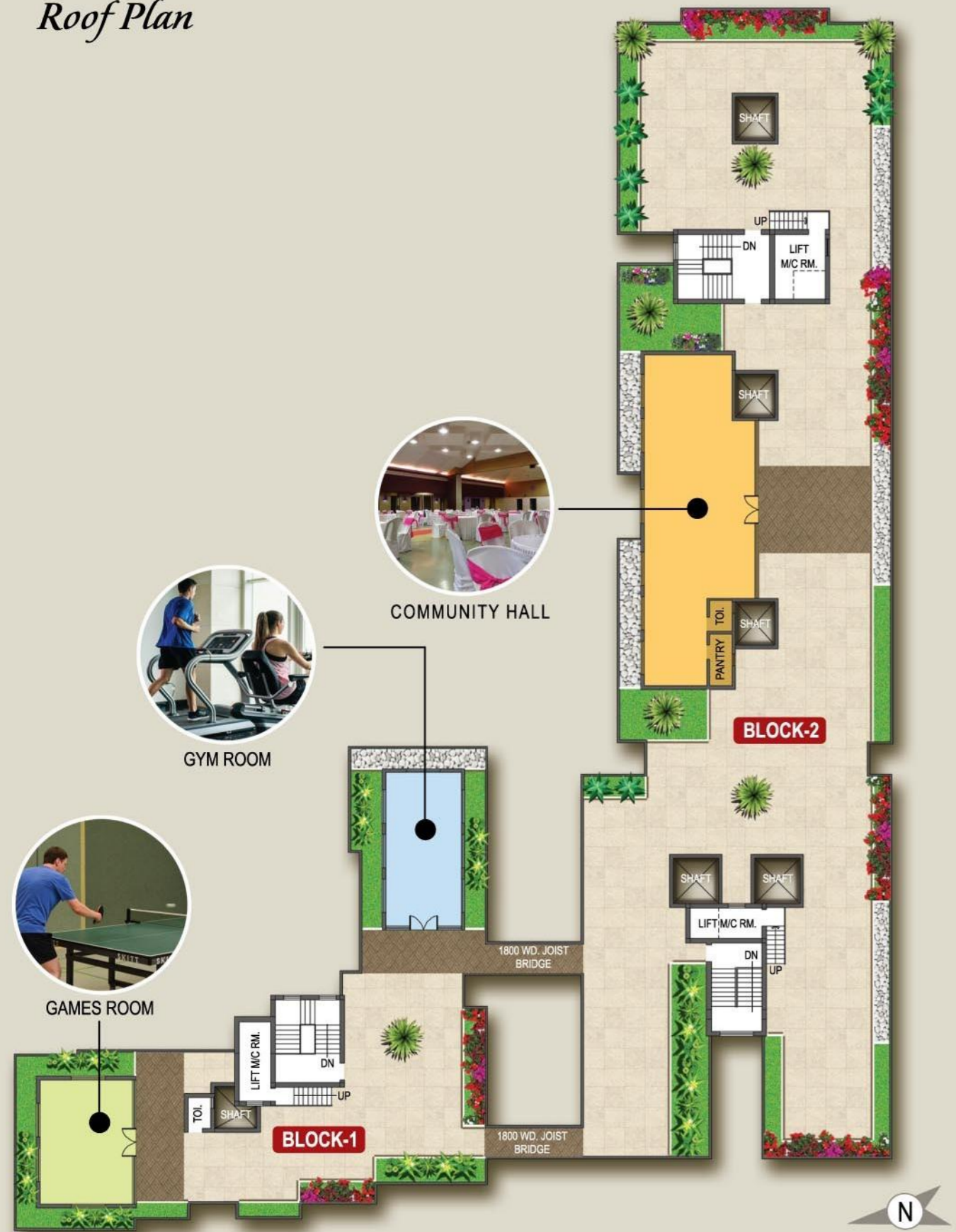
Adequate roof treatment in all the blocks





Site Address:
Anandalok Temple Lane, Bablatala,
P. O. R-Gopalpur (Near 211 Bus Route), P. S. Airport, Kolkata - 700136

Roof Plan



Ground Floor Plan



Typical Floor Plan - Block 1

Flat No.	A	B	C	D
Flat Type	3 BHK	2 BHK	2 BHK	3 BHK
Flat Area	923	682	636	902
Shared Area	417	308	289	408
Saleable Area	1340 sft.	990 sft.	925 sft.	1310 sft.



Typical Floor Plan - Block 2



Flat No.	A	B	C	D	E	F	G	H	I	J
Flat Type	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	3 BHK	3 BHK	2 BHK
Flat Area	900	900	855	850	933	933	736	861	861	668
Shared Area	340	340	320	320	352	352	279	324	324	252
Saleable Area	1240 sqft.	1240 sqft.	1175 sqft.	1170 sqft.	1285 sqft.	1285 sqft.	1015 sqft.	1185 sqft.	1185 sqft.	920 sqft.



Nirman Garden
Purbapara, Kestopur

ABOUT US

Nirman Group has established itself as a leading real estate developer in Kolkata. Each project is executed after thorough and meticulous planning, thus catering to the preference and taste of our customers. The company's aim is to accommodate every need of its customers' during the design phase. Our planning, attention to detail and excellent designs are evident in all our projects and hence these have become prime properties of North Kolkata. **Nirman Group** has to its credit an impressive list of previously completed and ongoing projects. Our residential and commercial properties are considered as real estate landmarks and have proved to be secure and sound investments for all our investors and have helped us gain the satisfaction and trust of all our stakeholders.



Nirman Alpha
Action Area I, Newtown



Nirman Kunj
Christianpara, Kestopur



Nirman Enclave
Samarpally, Kestopur



Developer:
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Architect / Engineers



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