



meraki  
the soul villas

Developer



Corporat Address

Site Address

Hira





meraki

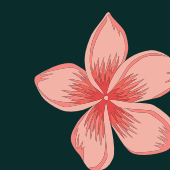
{may - rah - kee}

meraki is miracle.  
anything crafted with soul.

But somewhere in between,  
these two types of people are merging  
into one. In search of

magic  
and meraki

- both.



So, presenting you [Meraki - The Soul Villas](#)  
that will bring back the Magic.

## Developer's Speak



**SALARPURIA**

Tagline(Need to Add)

The need of having a private villa is rising across the target audiences. Because now all of us want to have a spacious living where our children will grow like we used to do in our childhood. What was so special in those days? The innocence, the simplicity and above all the expanse around us. Everything curated by earth and nature.

With this thought in mind, we at Salarpuria group have chosen a place for you where we are curating private villas giving you the luxury of owning a sun-kissed front garden and nostalgic backyard with a huge private terrace. And the balconies are exactly the same as what used to be our favourite spots for afternoons and late evenings.

And another thing we are curating here is a proper neighbourhood where your child can get his or her own world of friends from the very next door.

Our project is a tribute to nostalgia. Weaved with forgotten emotions, wrapped with luxury. Come, discover the world of private villas.

Wish you a happy villa life!

Regards

Team Salarpuria

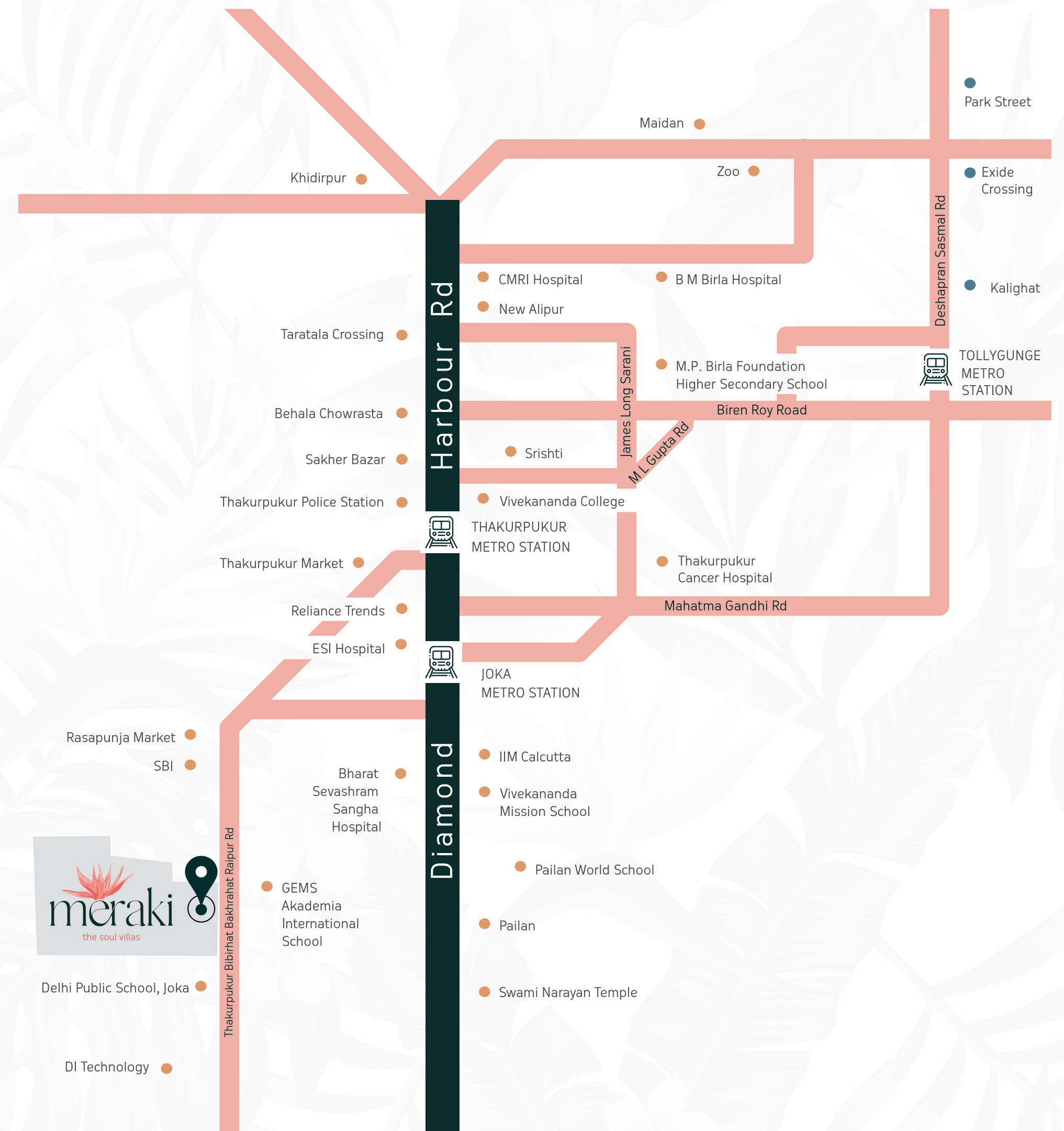
# Aerial view(CTR)

The lost magic  
of having conveniences  
amidst a  
**tranquil**  
**life**  
will be reawakened

Encircled by a peaceful  
environment, experience a lifestyle  
that softens the din of citylife, while always  
keeping you close to its conveniences



**Bakrahat Road, Joka**  
Upcoming metro connectivity



# location highlights

Connectivity (all distances should be in KM)

## CONNECTIVITY

Joka Metro - 4.6 KM  
Thakurpukur Metro - 6.1 KM  
Behala Chowrasta - 8.8 KM  
Taratala Crossing/Metro - 12.4 KM  
Majerhat Railway Station - 12.9 KM  
Alipore/ New Alipore 12.7 KM  
Tollygunge Metro - 13.2 KM  
Park Street - 19.1 KM

## SCHOOLS

Gems Akademia International School – 0.6 KM  
Delhi Public School, Joka – 2.9 KM  
Vivekananda Mission School - 4.1 KM  
Kendriya Vidyalaya – 5.2 KM  
MP Birla Foundation H.S. School – 9.4 KM

## COLLEGES

Praxis Business School – 0.3 KM  
CMRI Nursing School – 2 KM  
Dreams Institute of Technology – 2.4 KM  
IIM Joka – 4.5 KM  
Pailan College of Management – 4.3 KM

## BANK

SBI Thakurpukur – 5.7 KM  
HDFC Bank, Thakurpukur – 6.0 KM  
Axis Bank, Thakurpukur - 6.0 KM  
Bank of Baroda - 5.7 KM  
Union Bank of India - 5.4 KM

## ENTERTAINMENT

Pailan Bazar – 3 KM  
Reliance Trends, Thakurpukur – 5.9 KM  
Gems Mall, Gems City (Upcoming) – 0.6 KM  
Genex Mall, Thakurpukur (Upcoming) – 4.9 KM  
Deluxe Mall, Thakurpukur (Upcoming) -

## HOSPITALS

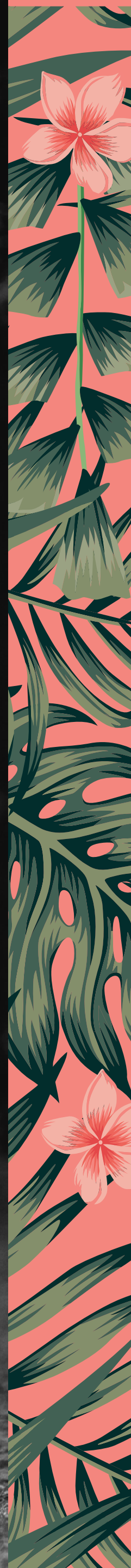
Searight Hospital – 1.4 KM  
B.M. Birla Heart Research Centre – 13 KM  
Narayana Hospital – 14 KM  
ESI Hospital – 4.6 KM  
Bharat Sevashram Hospital – 3.8 KM  
BMRI Hospital – 5.2 KM  
Naturopathy Hospital – 2.9 KM  
Thakurpukur Cancer Hospital & Research Centre – 6.9 KM



4.5 acres | 97 garden villas front and backyard lawn | G+1 | 3/4 BHK | Vastu compliant | Private terrace  
Additional toilet for servants on the ground floor



10  
reasons  
to choose  
meraki—  
the soul villas



PERSONAL SPACE  
IN PLENTY

LIFE'S CONVENIENCE  
IN NATURE'S CRADLE

COMPLETE OWNERSHIP  
OF HOME

GROWING KINSHIP IN  
NEIGHBOURHOOD  
LIVING

CHILDHOOD  
FLOURISHES IN THE  
OPEN SPACE

TRANQUIL LIFE  
WITH SURROUNDING  
GREENERY

EXCELLENT FACILITIES  
ON OFFER

AN ACTIVE LIFESTYLE

LUXURY CLUBBING  
EXPERIENCE

POSSIBILITY OF  
PERSONALISING  
YOUR SPACE



3 sides open | Attached balcony  
Large windows in living- dining areas | Abundant sunlight | All seasons' air





Make every discussion over lunch in your aesthetic dining space



Cook to your heart's desire in your coveted kitchen



Rise and shine, in your warm and cozy bedroom



Aesthetic design comes to light in your sanitary wash room



LIKE-MINDED  
COMMUNITY  
is a gift of such a  
neighbourhood project



STRONG  
NETWORKING  
grows when you  
are in the right group



COMMON GOAL  
is pursued when everyone gets  
together to aim for it



CHILDREN GROW  
INTELLIGENTLY  
and with better  
cognitive development



neighbourhood  
benefits

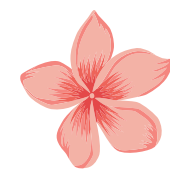


AESTHETIC AFFIRMATION  
increases when you belong  
to such a community



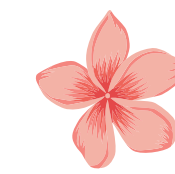


club  
meraki



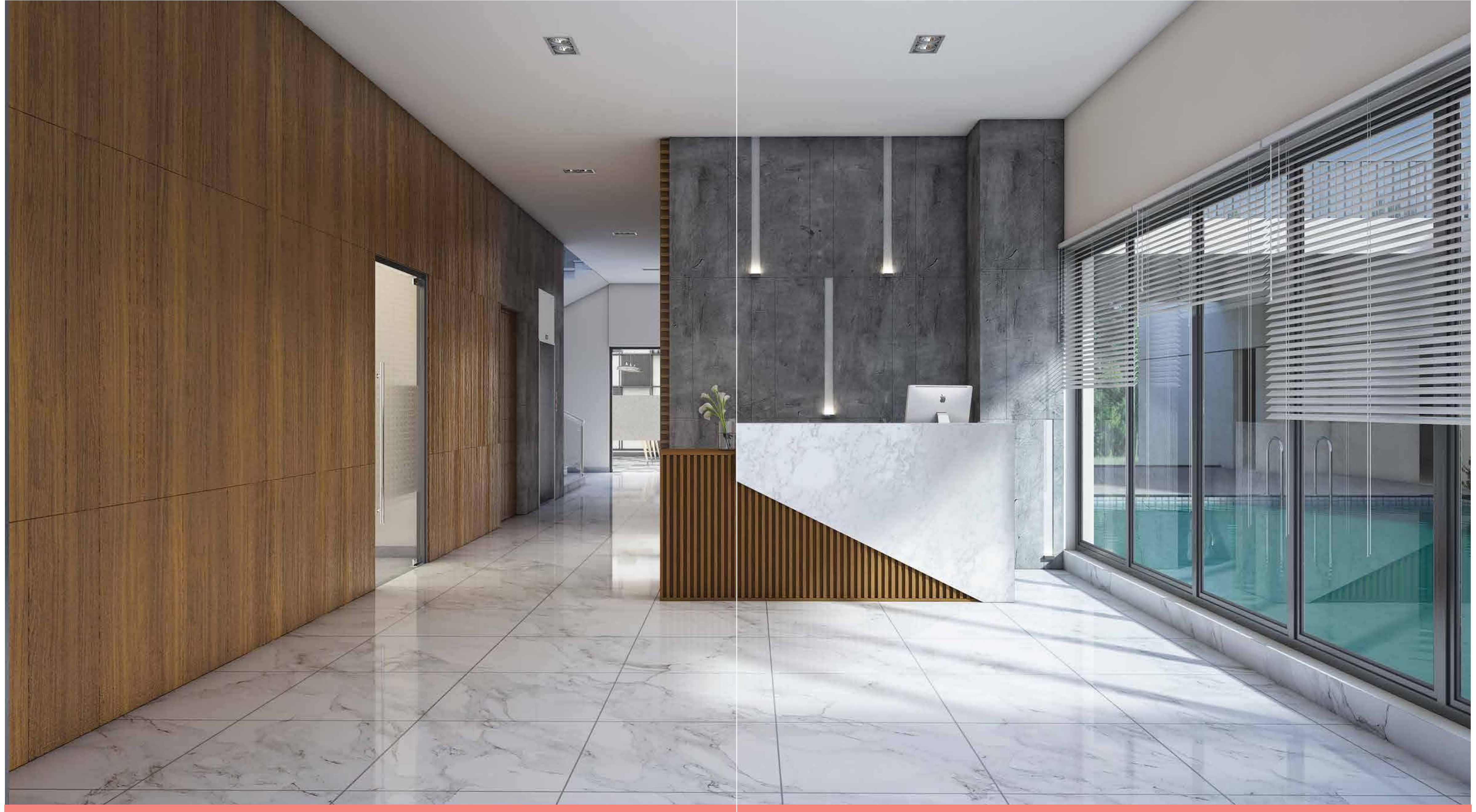
## INDOOR AMENITIES

- Club reception
- Banquet hall
- Gymnasium
- Toddlers room
- AV room
- TT room
- Indoor games room
- Multipurpose room
- Library cum cards room
- Guest rooms
- Work stations



## OUTDOOR AMENITIES

- Swimming pool with deck
- Kids play area
- Senior citizens area
- Picnic zone
- Adda zone
- Landscaped garden with seating area
- Barbecue area
- Amphitheatre
- Fruit orchard
- Herbs garden
- Cricket net
- Badminton court
- Outdoor gym area
- Alfresco dining area
- Rooftop wellness area



Find the answers to all that you require in the reception area

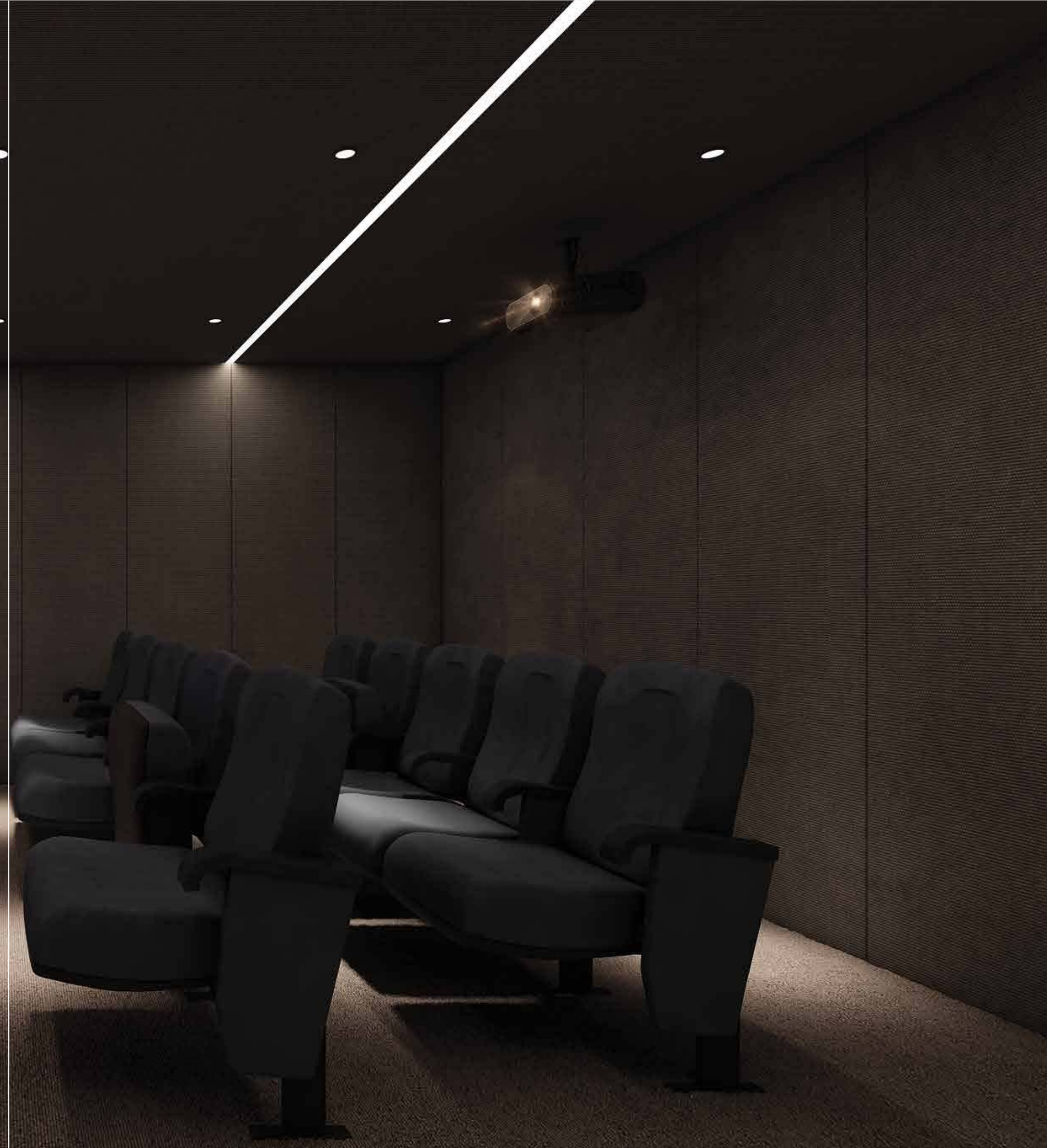
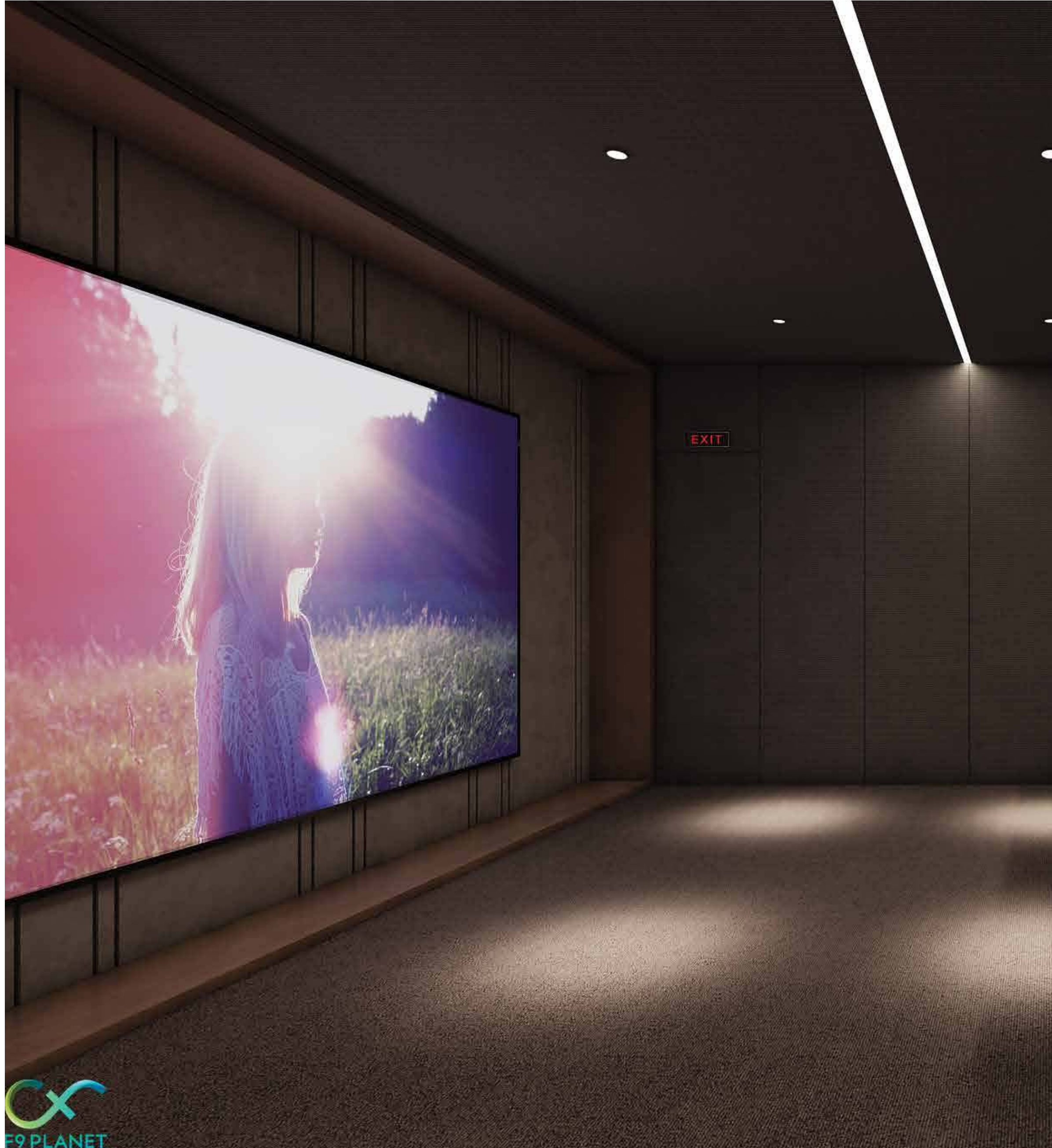


The little ones will giggle in glee in the toddlers' play area





Indulge in fun and play in the games room



Make the most while watching your favourite movies in the home theatre



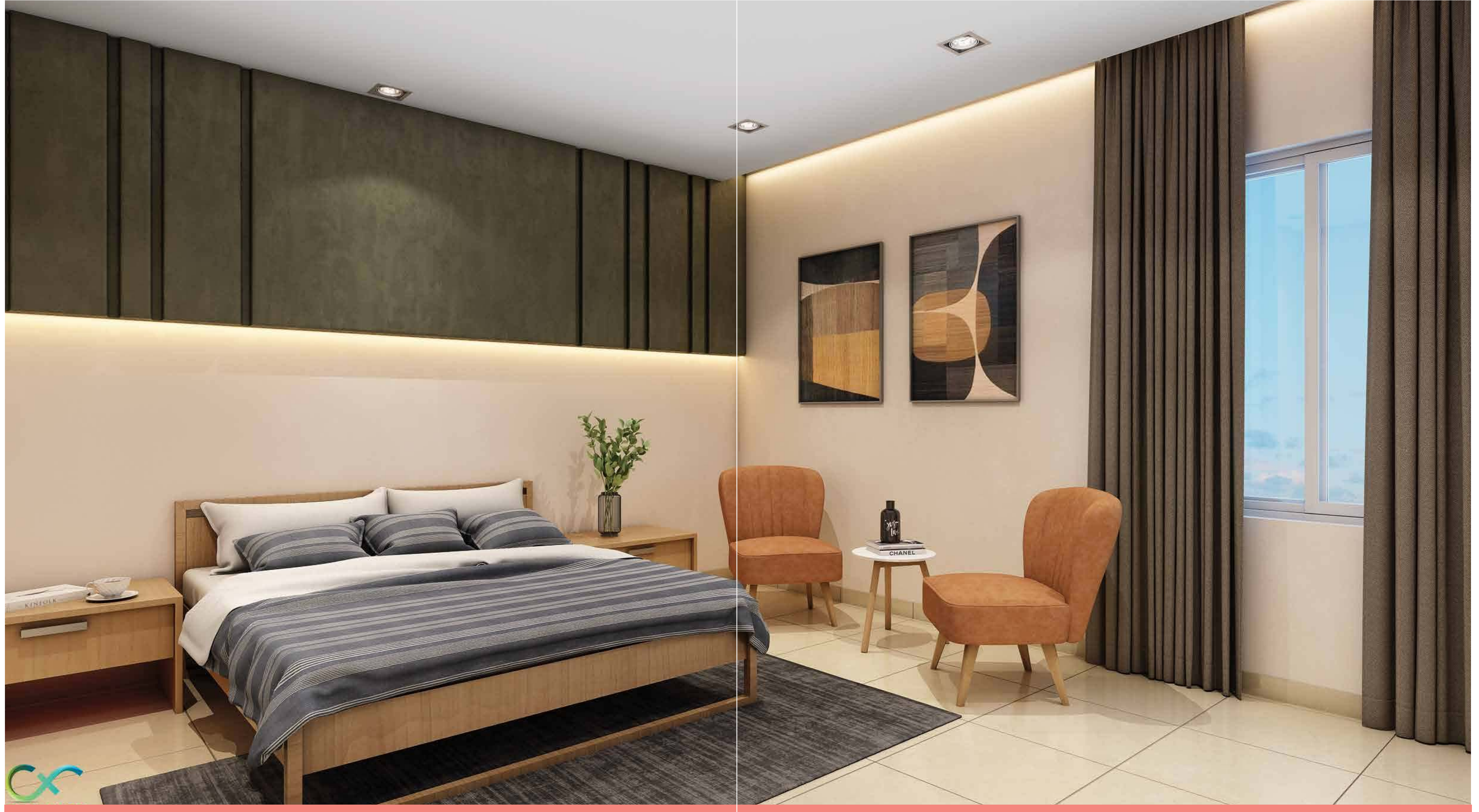




Step up with the world reading through our diverse collections in the magazine room



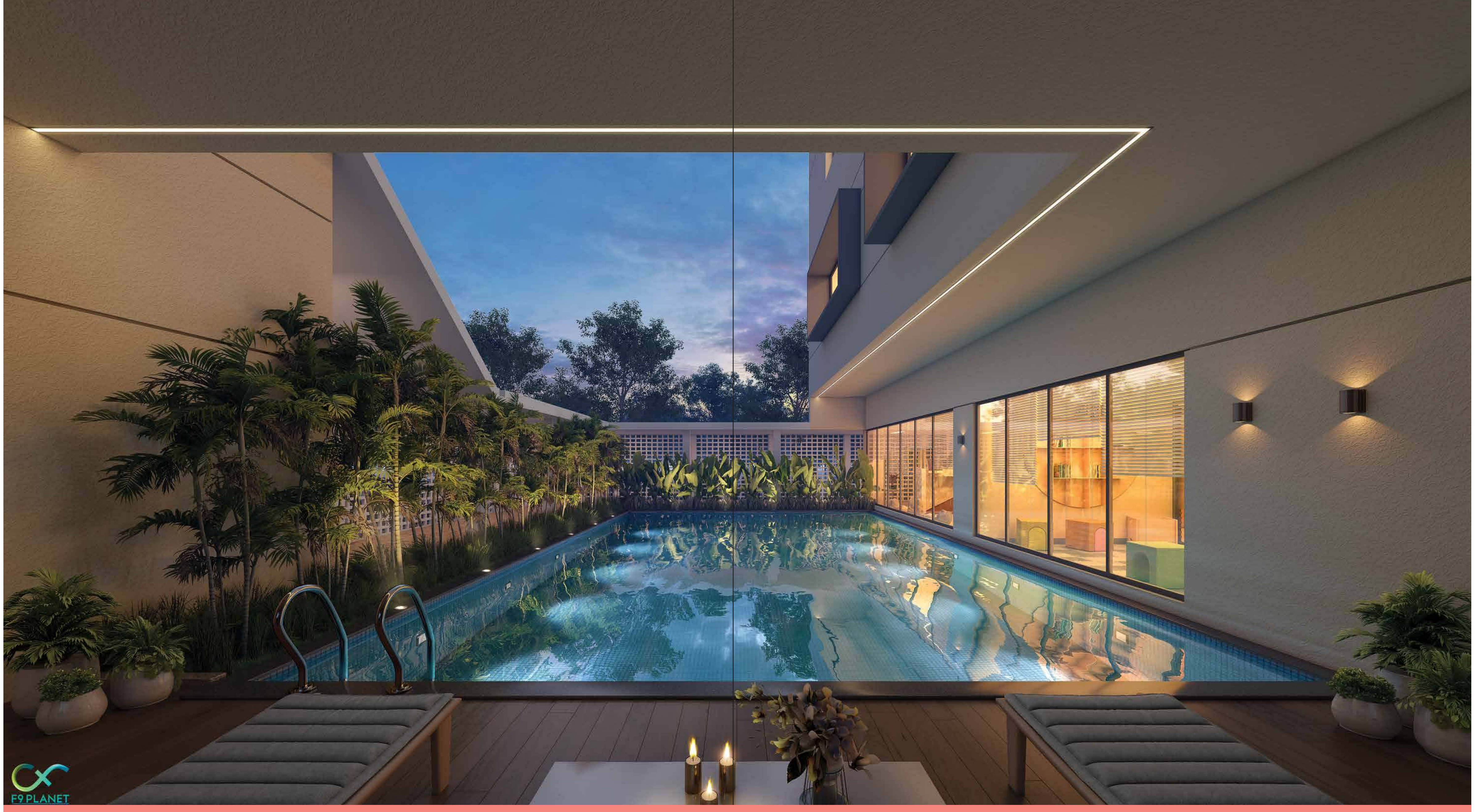
Make your memorable moments immortal in the community hall



Make your guests comfortable and at home in your guest room



Take a leisurely walk or work your favorite routine in the open in the outdoor fitness & senior citizen area





Hit endless fours and sixes while playing on the cricket pitch



Your child will playfully mingle in the kids' play area

# master plan



## Legends

1. Entry / Exit Gate
2. Club House
3. Roof Top Yoga Area
4. Internal Driveway
5. Club Parking
6. Club Entrance
7. Water Body With Water Feature
8. Hardscape
9. Green Lawn
10. Alfresco Dining
11. Cricket Pitch
12. Stepping Stones
13. Bird Bath
14. Picnic Lawn
15. Forest / Buffer Planting
16. Oat Zone
17. Swimming Pool
18. Kid's Play Area
19. Senior Citizen Area Open Air Gym
20. Herb's Garden And Fruit Orchard
21. Badminton Court
22. Multipurpose Terrace
23. Space For Services
24. Space For Future Development



# 3 BHK - Ground Floor



Area Statement CTR

# 3 BHK - First Floor



Area Statement CTR

# 3 BHK - Roof Floor



Area Statement CTR

# 4 BHK - Ground Floor



Area Statement CTR

# 4 BHK - First Floor



Area Statement CTR

# 4 BHK - Roof Floor



Area Statement CTR

# facilities



- i. Driveways and paths and passages at the Project Land except those reserved by the promoter for exclusive use.
- ii. Transformer, Sub-station and Electrical installations and the accessories and wirings in respect of the project and the space required therefore, if installed.
- iii. CCTV at ground floor level with central security surveillance and at any other place, if so provided by the promoter.
- iv. Initial Intercom connectivity within intra flats, block reception and security kiosks.
- v. Underground water reservoir
- vi. Space for Sewage Treatment plant
- vii. Water supply or deep tube well for water supply with water distribution pipes to the overhead water tanks of the units at the project.
- viii. Water waste and sewerage evacuation pipes and drains from the buildings at the project to the municipal drains.
- ix. DG Set, its panels, accessories and wirings and space for installation of the same.
- x. Underground water reservoir for fire and other common fire safety system as per the WBFES rules and norms.
- xi. Landscape garden
- xii. Solar PV plant at roof
- xiii. 24x7 security
- xiv. 100% DG power back up for common area

# specifications



Living & Dinning Space	Vitrified tiles
Bedrooms	Vitrified tiles
Balcony	Anti-skid ceramic tiles with MS railing
Internal Staircase	Steeping tiles with MS railing
Roof	Mosaic / screed concreting
Kitchen	Floor- anti skid ceramic tiles. Dado- ceramic tiles upto 2 (two) feet. Platform - granite counter top
Toilet	Floor- anti skid ceramic tiles. Dado- ceramic tiles upto door height.
Sanitary Ware	Chromium plated fittings, with high quality porcelain fixtures of reputed make
Electrical Fittings	Superior quality concealed copper wiring. Modular switches of reputed make.
Interior	Putty finish.
Exterior	Weatherproof exterior finish
Railings	MS railing with anti-corrosion paint.

# About Salarpuria Group

Our patrons have been a part of our never ending journey in designing, building and managing luxury and affordable, commercial and housing projects in India since our inception in 1985. This trust has driven us to transform people's lives, has reflected upon our past projects and till today, convinces many more to partner with us for further projects. Everytime you create a bond with us, it speaks of our credibility and the mutual vision we hold together. You make Salarpuria Group of Kolkata one of the most trusted property development and consultant organisations in India, scaling newer horizons.



For more details visit website  
[www.xxxxxxxxxx\(CTR\)](http://www.xxxxxxxxxx(CTR))

## awards



**The Economic Times Real Estate Awards 2021 EAST**  
 Excellence Across the Indian Real Estate Industry  
 Silveroak Estate Prive



**Realty Plus Excellence Awards 2020 (East)**  
 Budget Housing of the year  
 Suncrest Estate



**Realty Plus Excellence Awards 2020 (East)**  
 Excellence in delivery  
 Salarpuria Gardenia



**Realty Plus Excellence Awards, 2019 (East)**  
 Affordable project of the year  
 Amarana Residences



**Realty Plus Excellence Awards, 2019 (East)**  
 Luxury project of the year  
 Victoria Vistas



**Realty Plus Excellence Awards 2018 (East)**  
 Villa Project of the year  
 Silveroak Estate Prive



**Realty Plus Excellence Awards 2018 (East)**  
 Developer of the year - Young Achiever  
 Apurva Salarpuria



**ET NOW Real Estate Awards 2020**  
 Developer Of The Year - Commercial



**Business leader Of the Year ET NOW Real Estate Awards 2020**  
 Bijay Agarwal - MD



**TIMES Business Award - 2019**  
 Best Developer - Residential



**Global Indian of the Year, Asia One 2017-2018**  
 Bijay Agarwal - MD



**Asia One Award - 2018**  
 World's Greatest Brands Awarded to Salarpuria Sattva Group



**Extraordinary Brand 2017 - 18**  
 Brand Vision Summit 2017 - 18  
 in association with Times Now  
 Salarpuria Sattva NexBrands





## Disclaimer

The content published in this brochure is purely conceptual and not a legal offer/advice/ representation inducement. The plans shown in the brochure are indicative. Nothing other than the amenities and specification enshrined in standard agreement is committed to be supplied to the purchaser by the developer unless otherwise specifically mentioned in the agreement for sale. All images, unless otherwise mentioned, are used for illustrative purposes only and the copy of the Standard agreement for sale is available on the HIRA website.

Please ensure you have gone through the agreement and relevant terms and conditions prior to sale in order to avoid any confusion on such terms.

Salarpuria Signum Complex LLP will not be responsible for any omissions or incorrect understanding of any terms and conditions and you are requested to clarify the same in writing with us, prior to the execution of any agreement. For more information on the project regarding its approvals/ sanctions/ phase wise permissions/ phase wise amenities etc. please visit the West Bengal Housing Industry Regulatory Authority (WBHIRA) website. [www.hira.wb.gov.in](http://www.hira.wb.gov.in)