



6

TOWERS

2/3

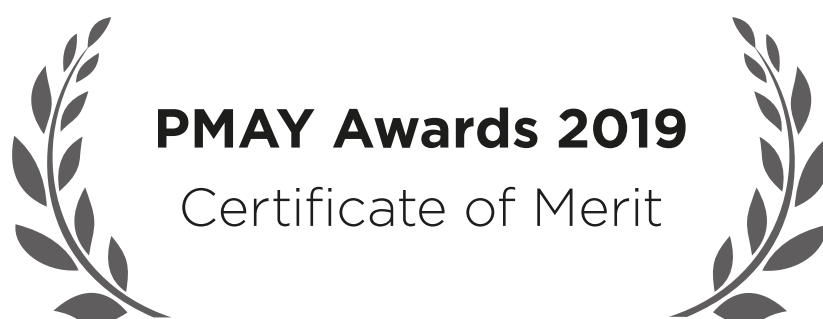
BHK HOMES

102

AMENITIES  
& FACILITIES



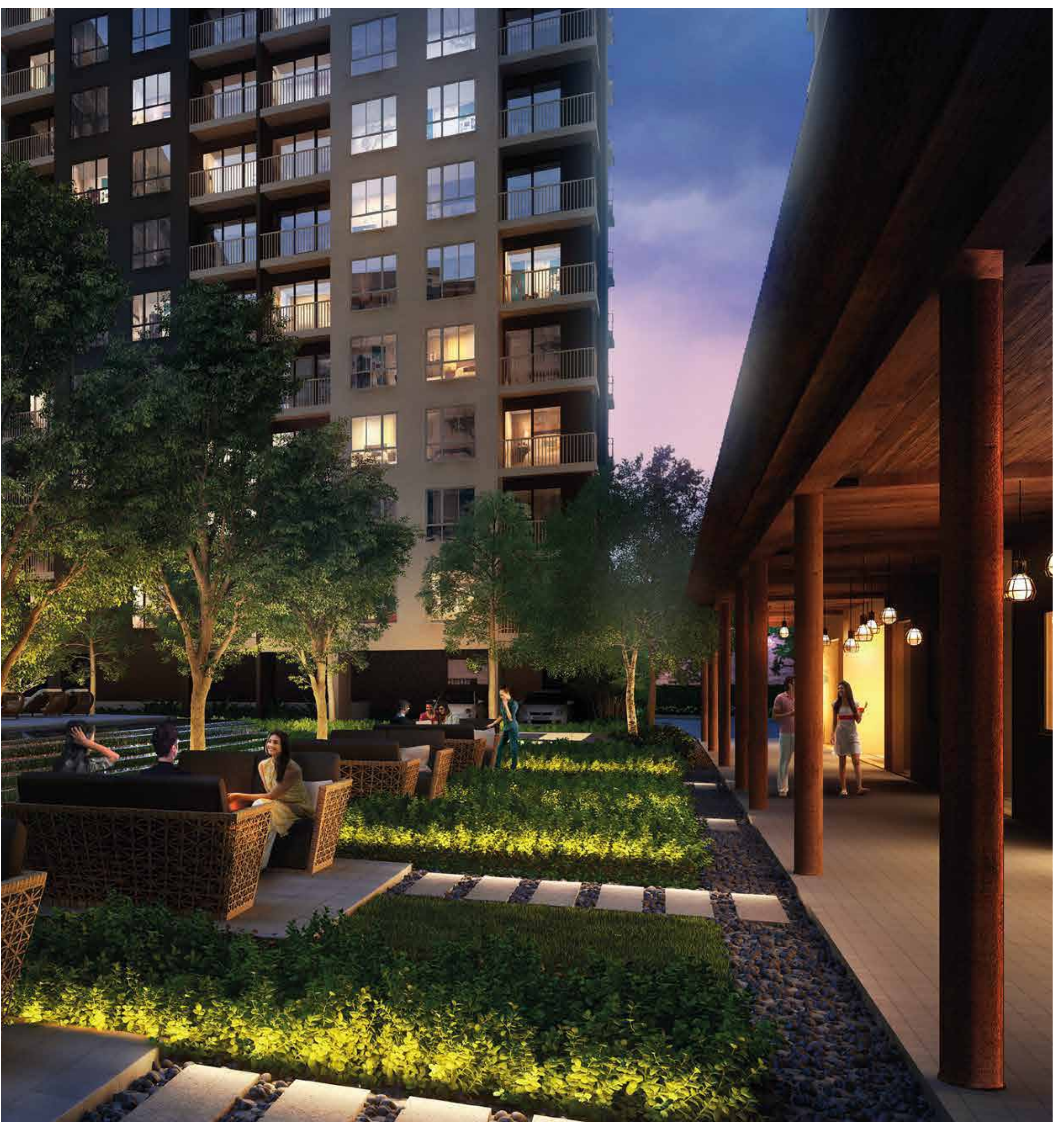
TRULY AFFORDABLE LUXURY







The 102 is a kingdom of unparalleled luxury, designed by SRSS, one of the finest architects from Singapore, with construction technology from South Korea and landscaping done by Landscape Tectonix from Thailand. The 102 is a Gold pre-certified Green building by the Indian Green Building Council and offers a plethora of recreational features that foster a sense of inner calm.







## TRULY AFFORDABLE LUXURY

Located at just **600 mts. from IIM Calcutta**, 2 mins from upcoming Joka Metro Station and opposite Bharat Sevashram Hospital

THE 102 is a pre-certified **Gold rated Green Building** by the Indian Green Building Council

Lucrative **investment for rental income** because of lower taxation and its proximity to IIM Calcutta, Pailan and leading hospitals.







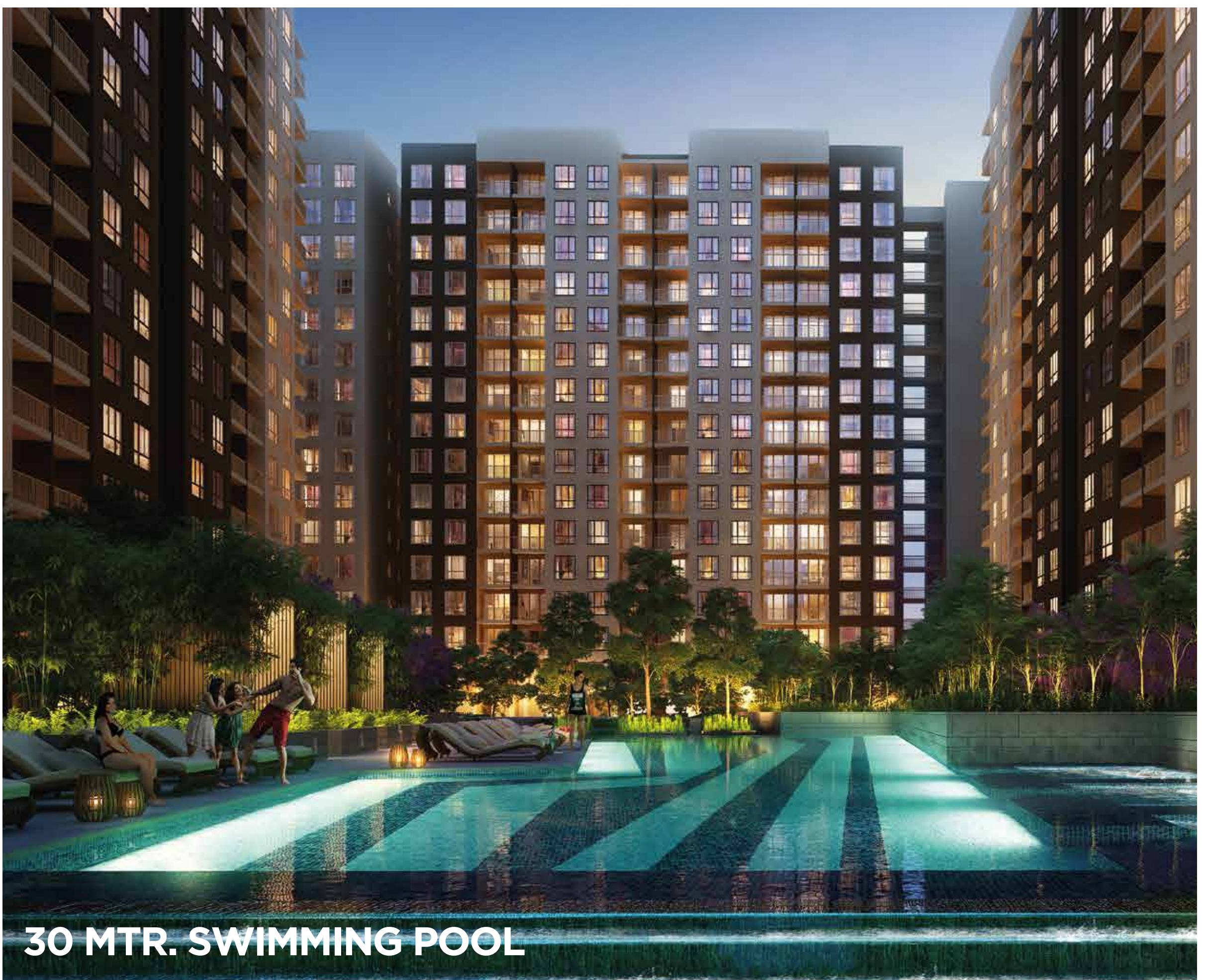
## TRULY AFFORDABLE LUXURY

**Over 23,000 sq. ft. exquisite club** facility for a development

**30 Mtr. Swimming Pool** for a splash of joy with your friends and family

**Triple height multi-purpose court** as an indoor sports facility can also be converted into a large banquet hall when needed

All-in-all a value proposition with **102 amenities and facilities** for a price which is absolutely affordable!



**30 MTR. SWIMMING POOL**



## DESIGNED BY INTERNATIONAL ICONS

Architecture by SRSS, Singapore

Landscape designed by Landscape Tectonix, Thailand

Construction Technology by S FORM, South Korea



**SIT OUT AREA**



## LANDSCAPING

Flower garden

Zen garden

Water cascade

Natural pond

Poolside cabanas

Sit out zones

Vertical garden

Sculpture garden

Butterfly garden

Feng-shui corner

Floating deck

Chess court



**NATURAL POND**



## SPORTS & FITNESS

30 mts swimming pool

Squash court

Pool table

Table tennis

Card room

Chess, carrom & darts

Gymnasium

Steam and sauna

Basketball court

Badminton court

Mini indoor tennis court

Indoor volleyball

Indoor cricket

Indoor 6-a-side football

Outdoor fitness station

Yoga lawn

Cycling track

Jogging track

Acupressure walkway

Outdoor jacuzzi



**GYMNASIUM**



## ECO-FRIENDLY

Solar panels

Rain-water harvesting

Sewage treatment plant

Provision for charging  
green vehicles

Water treatment plant

Organic waste composter

Energy-efficient lights in  
common areas

Recycled water for  
gardening and flushing

Driveway lights with timers



**ENTRY DRIVEWAY**



## RECREATION AND LIFESTYLE

Library

Mini theatre

Business lounge with wi-fi

Golf putting

Party lawn

Star-gazing area

Pet-friendly zone

Karaoke room

Meditation room

Lounge

Underwater speakers

Festival podium

Barbeque zone



**LIBRARY**



## KIDS' RECREATION

Kids' splash pool

Skating track

Outdoor kids' play area

Toddlers' play room

Playstation room

Hopscotch zone

Sandpit for kids

Rock-climbing

Fusball & air hockey

Arcade gaming zone

Trampoline

Waterside board game zone

Tree house



**OUTDOOR KIDS' PLAY AREA**



## COMMUNITY

Banquet hall

Society association room

Guest rooms

Old-folk lawn

Mobile app for  
maintenance requests

Provision for salon

Provision for grocery shop

Provision for ATM

Provision for chemist

Provision for laundry

Wi-fi hotspot zone



**PROPOSED COMMERCIAL BLOCK**



## OCCUPATIONAL HEALTH & COMFORT

Wheelchair-friendly  
common area toilets

Reserved parking for the  
specially-abled

Low VOC exterior paints

CFC free air-conditioners  
in common areas

Roof tiles with high Solar  
Reflective Index

High speed elevators

Drivers' utility area

Separate service elevators

Secured mail rooms

Elevators specially-abled  
friendly

Generator back-up for  
common area

Shuttle to metro station



**SHUTTLE TO METRO STATION**



## FIRE & SECURITY

3-tier security system

Boom barrier entry

Fire door at fire escape staircase

Security desk at every block

Video door phone

Intercom

Sprinklers in kitchen

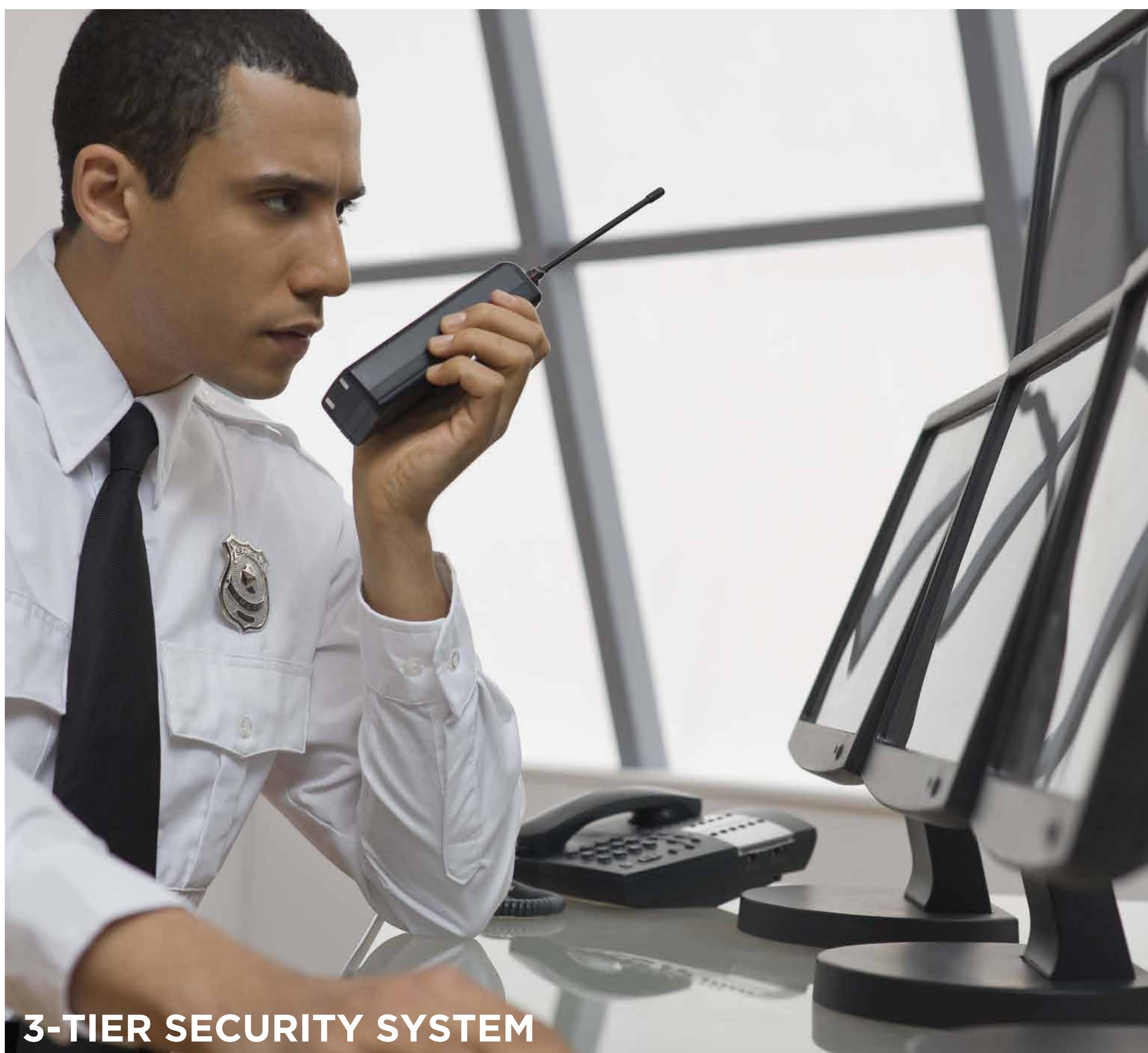
CCTV surveillance

Manual call points in common areas

Fire hydrant system in common areas

Lightning arrester

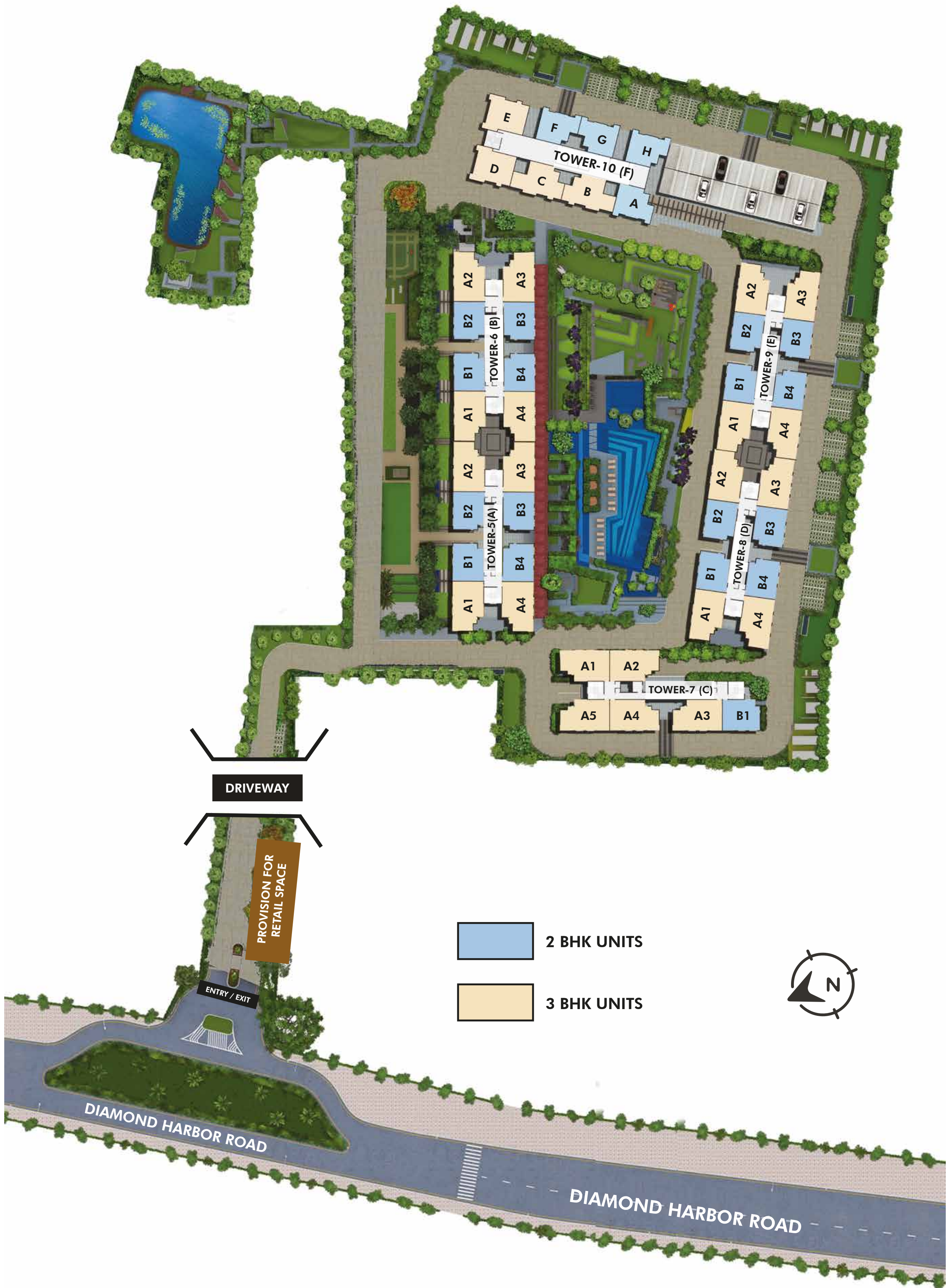
Seismic sensors in elevators



**3-TIER SECURITY SYSTEM**

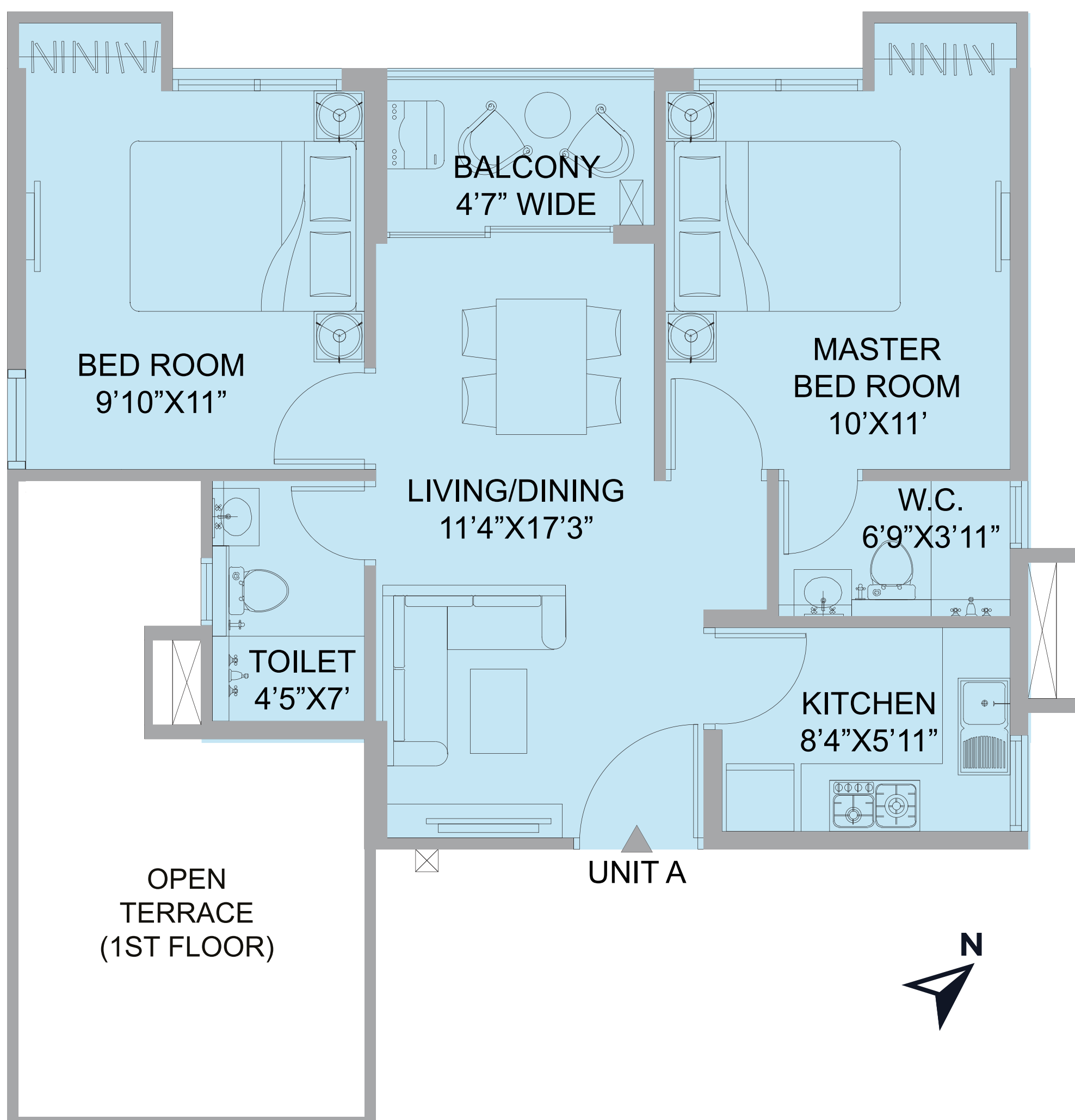


# SITE PLAN





# UNIT PLAN

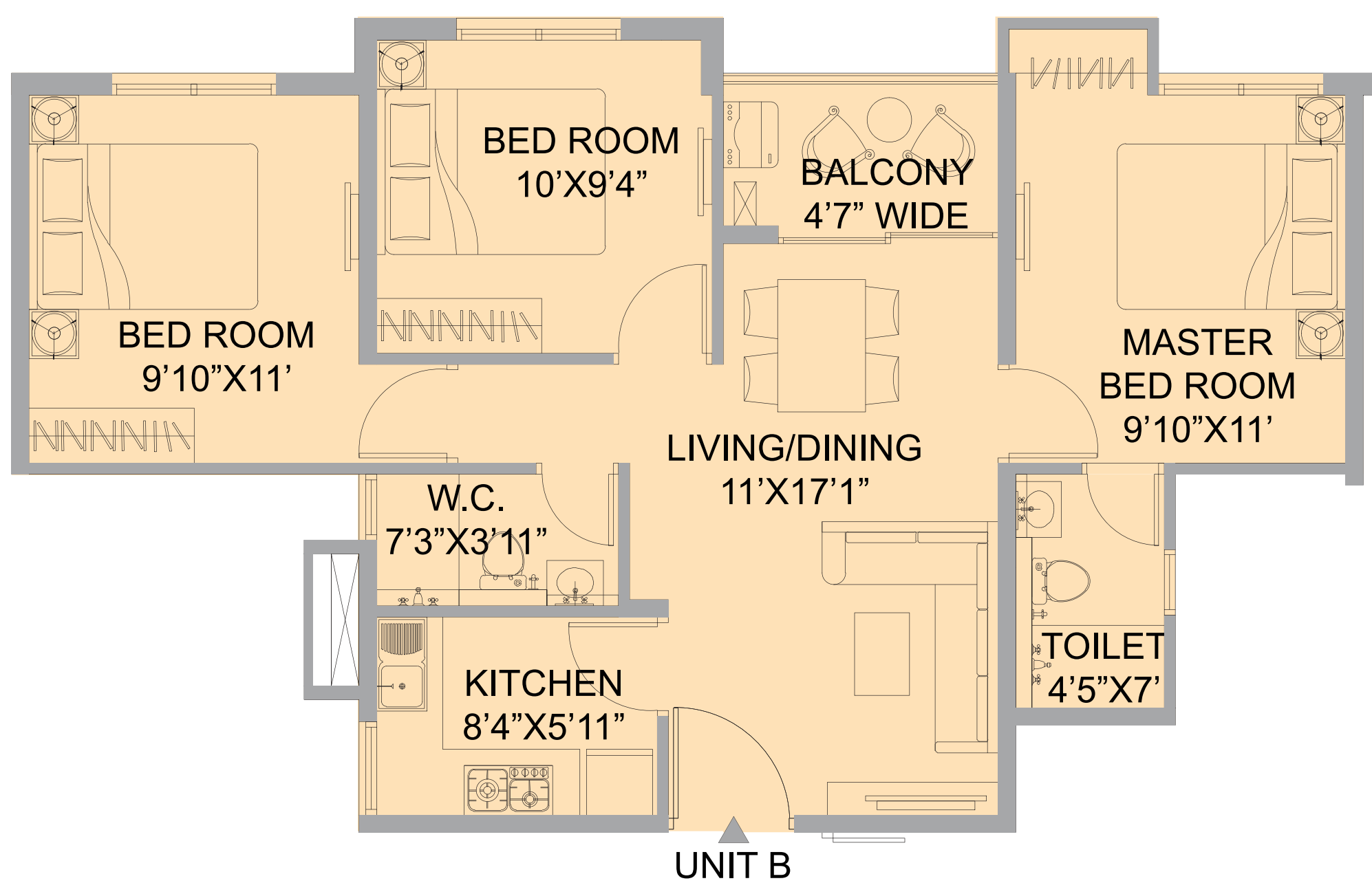


**TOWER 10 (F)**  
TYPE - A, 2BHK

Carpet Area	520 Sq.Ft.
Balcony Area	34 Sq.Ft.
Open Terrace Area (1st Floor)	150 Sq.Ft.
Chargeable Terrace Area (1st Floor)	75 Sq.Ft.



# UNIT PLAN

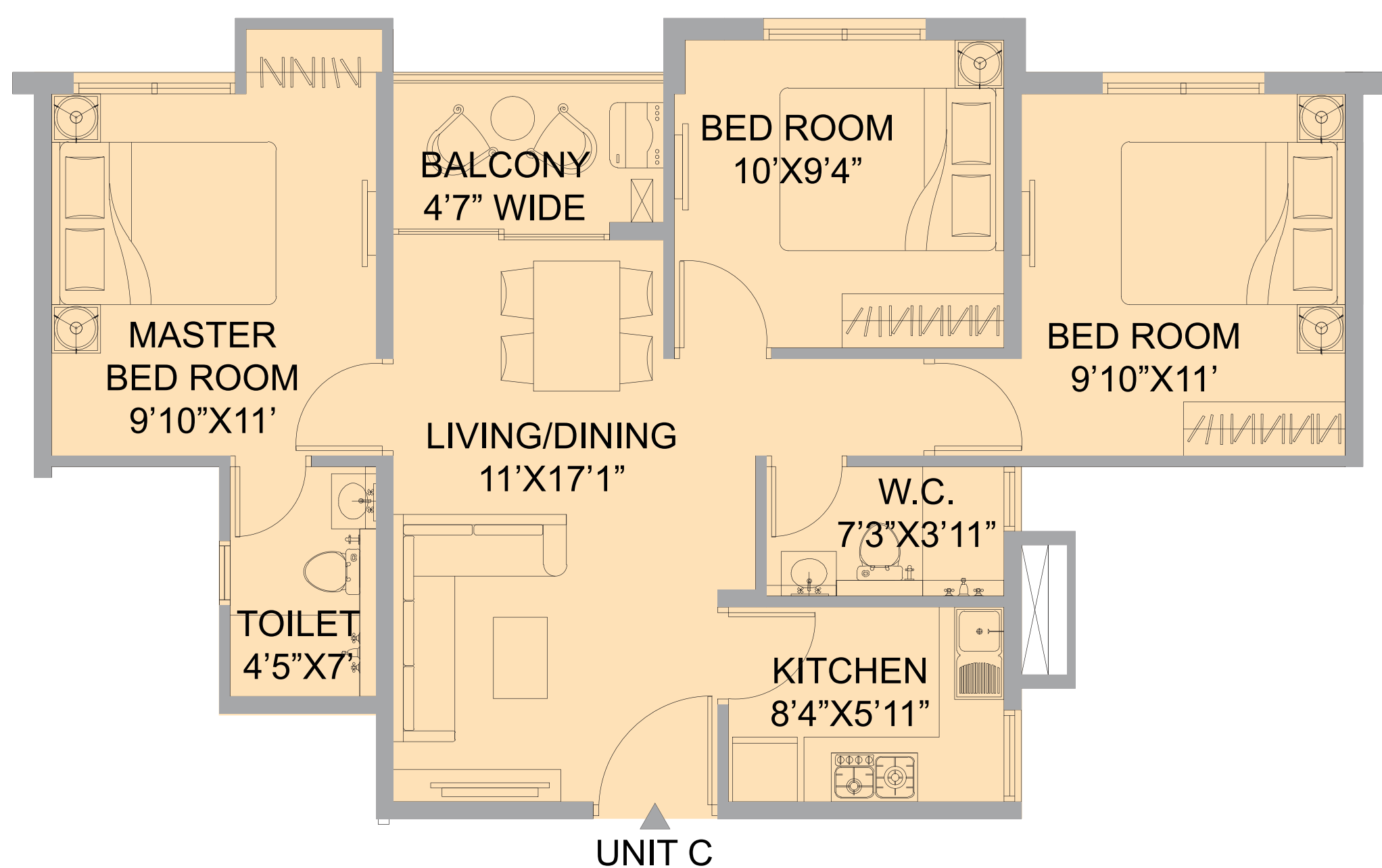


## **TOWER 10(F)** TYPE - B, 3BHK

Carpet Area	646 Sq.Ft.
Balcony Area	36 Sq.Ft.



# UNIT PLAN

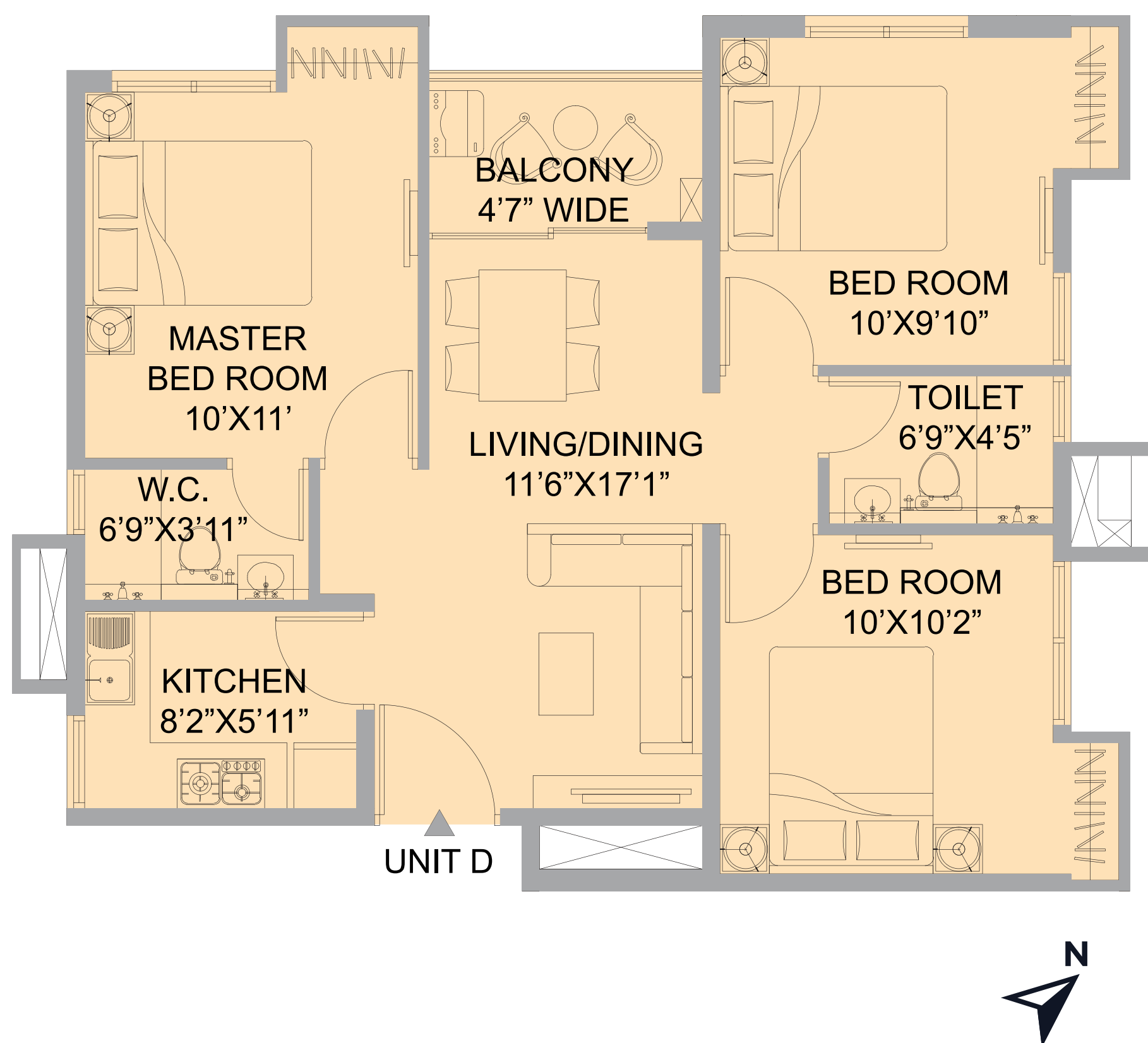


## TOWER 10(F) TYPE - C, 3BHK

Carpet Area	646 Sq.Ft.
Balcony Area	36 Sq.Ft.



# UNIT PLAN

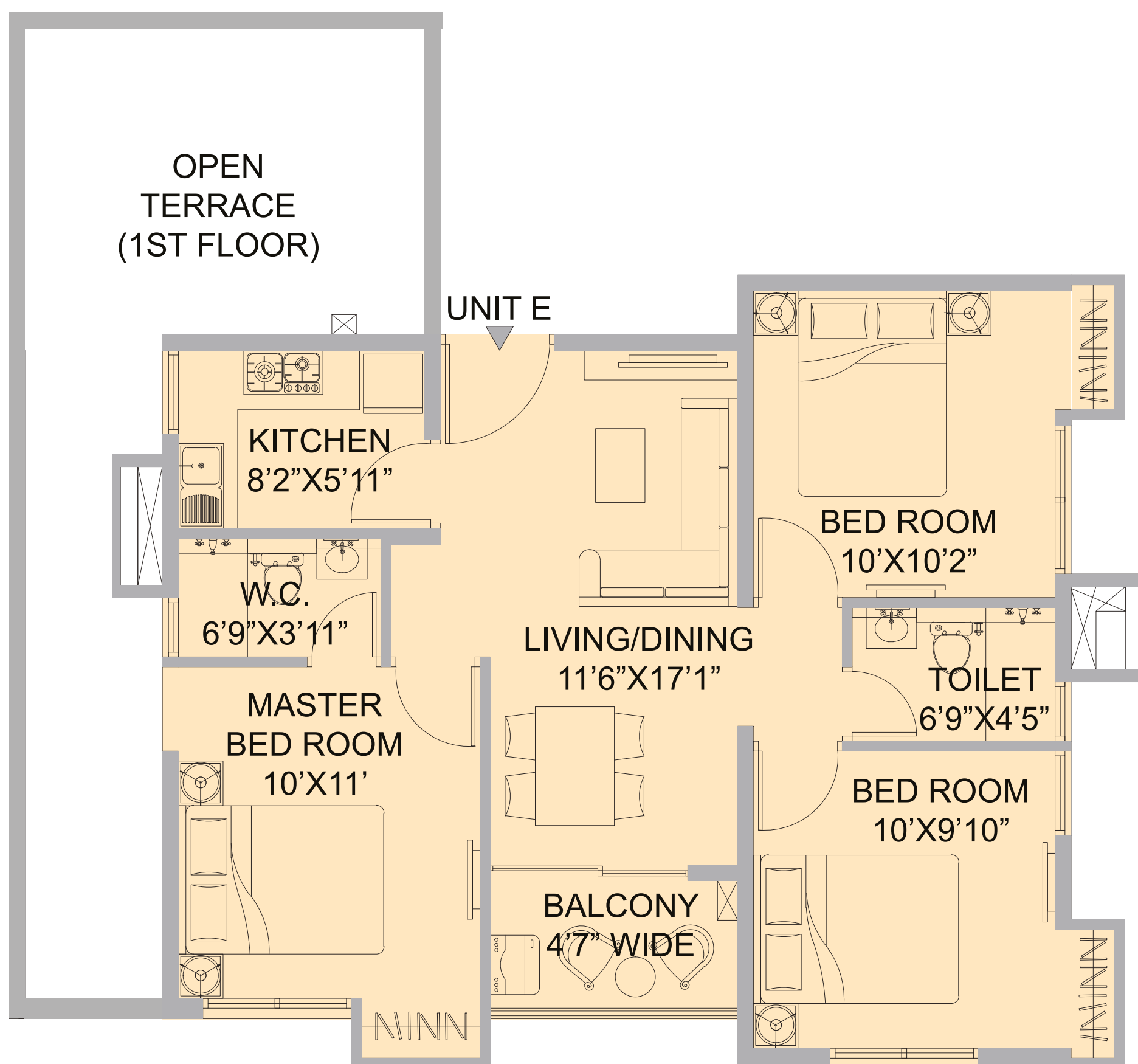


**TOWER 10(F)**  
TYPE - D, 3BHK

Carpet Area	644 Sq.Ft.
Balcony Area	36 Sq.Ft.



# UNIT PLAN

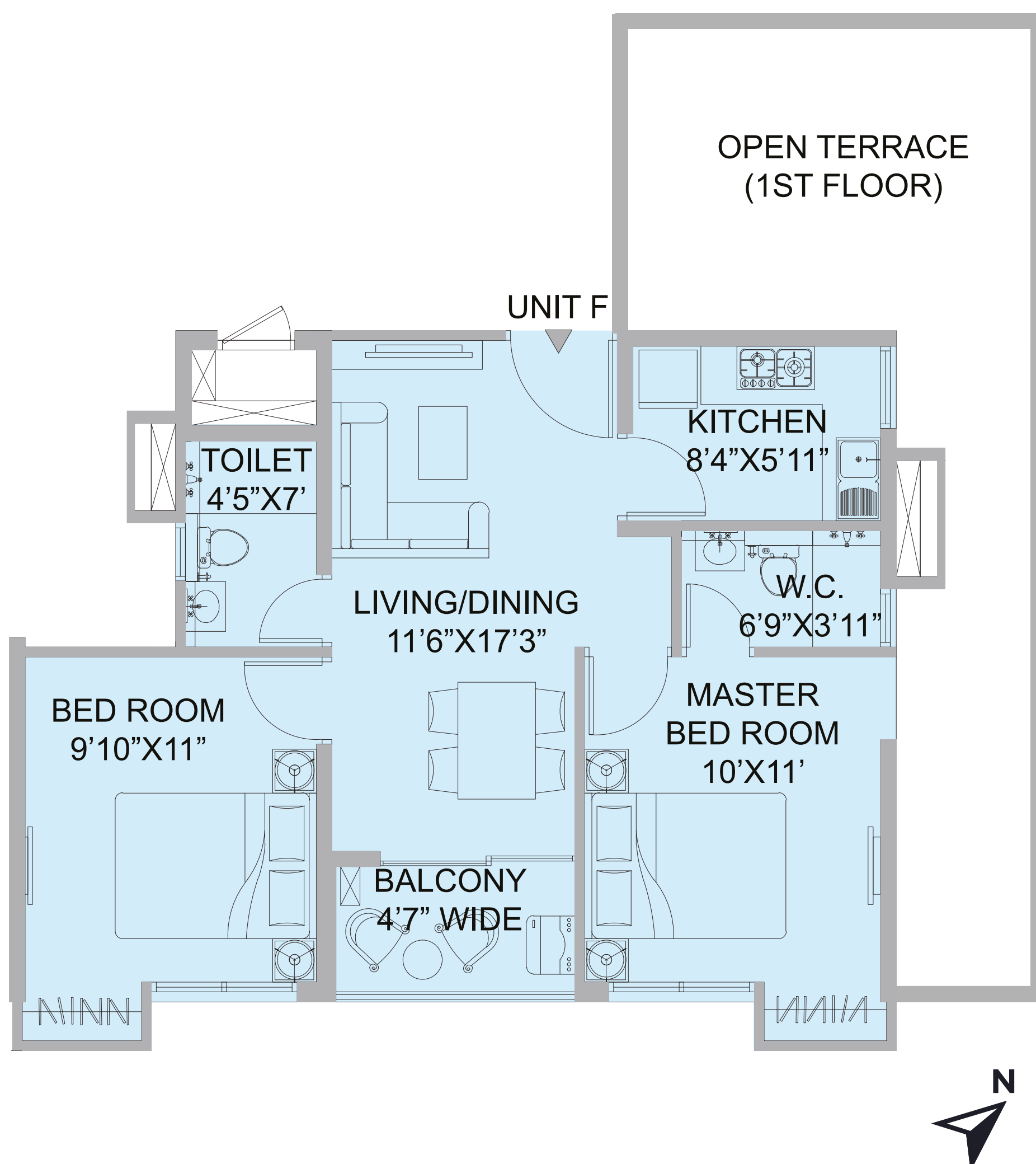


**TOWER 10(F)**  
TYPE - E, 3BHK

Carpet Area	644 Sq.Ft.
Balcony Area	36 Sq.Ft.
Open Terrace Area (1st Floor)	244 Sq.Ft.
Chargeable Terrace Area (1st Floor)	122 Sq.Ft.



# UNIT PLAN

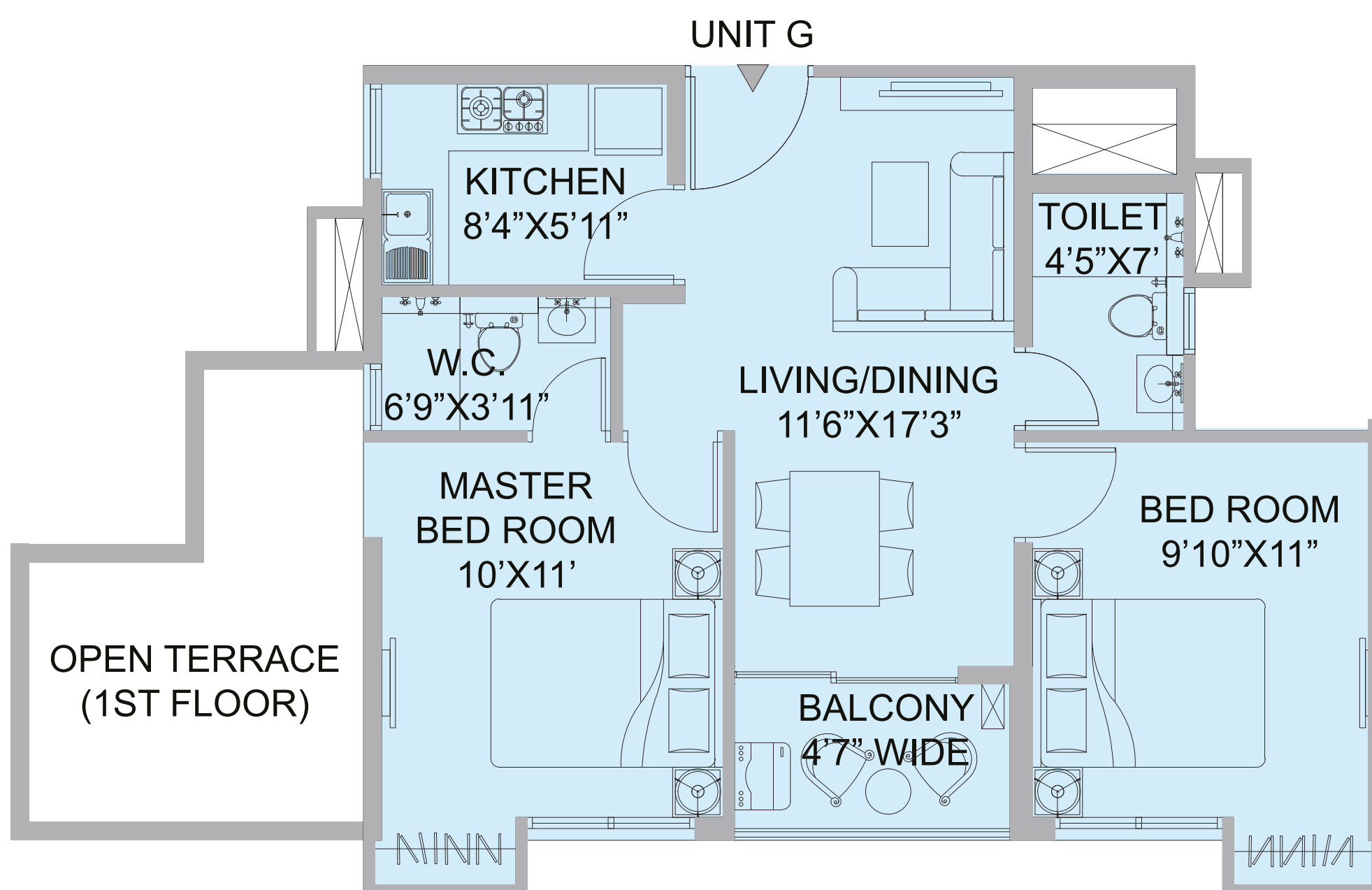


## TOWER 10(F) TYPE - F, 2BHK

Carpet Area	526 Sq.Ft.
Balcony Area	36 Sq.Ft.
Open Terrace Area (1st Floor)	246 Sq.Ft.
Chargeable Terrace Area (1st Floor)	123 Sq.Ft.



# UNIT PLAN

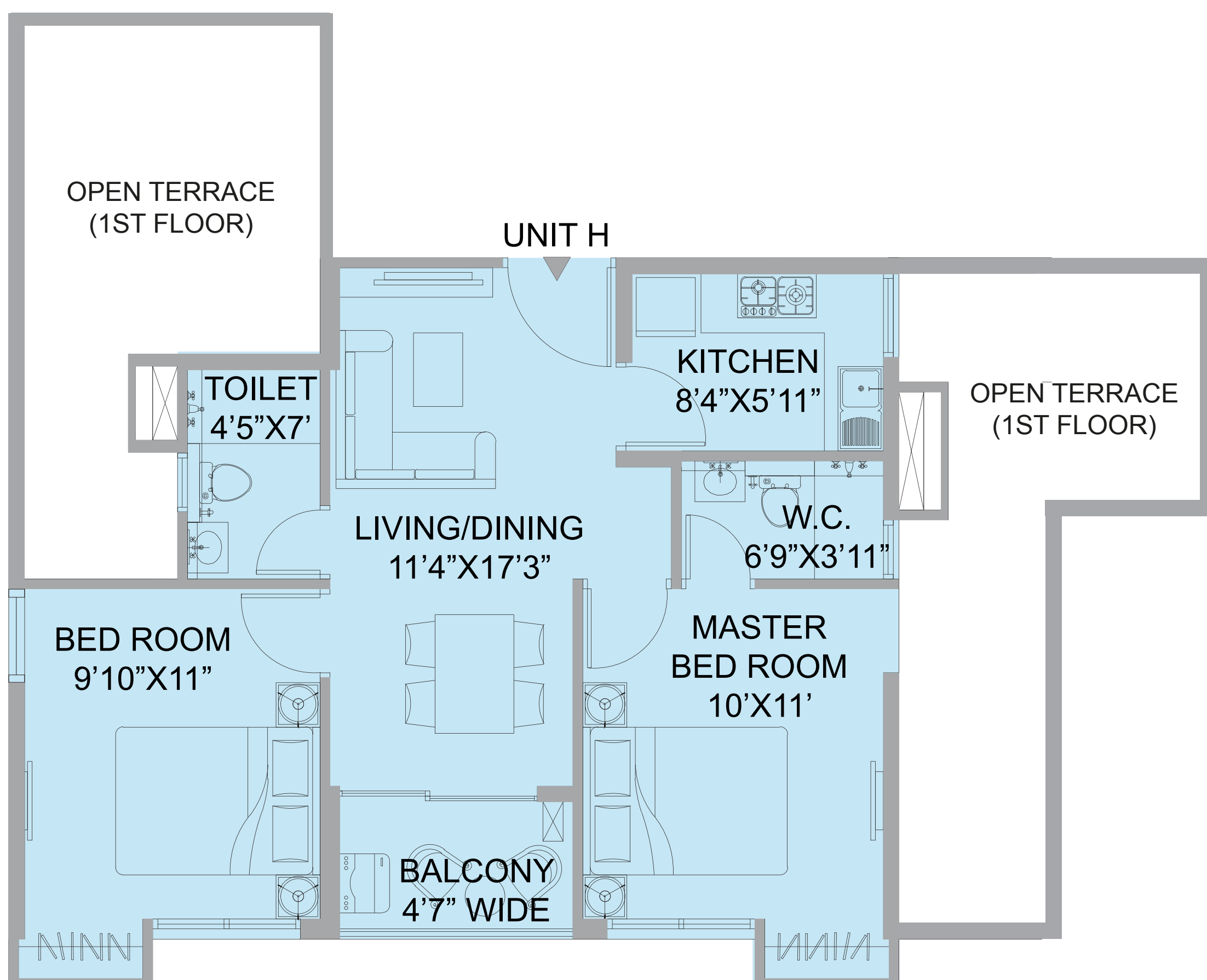


## TOWER 10(F) TYPE - G, 2BHK

Carpet Area	526 Sq.Ft.
Balcony Area	36 Sq.Ft.
Open Terrace Area (1st Floor)	112 Sq.Ft.
Chargeable Terrace Area (1st Floor)	56 Sq.Ft.



# UNIT PLAN

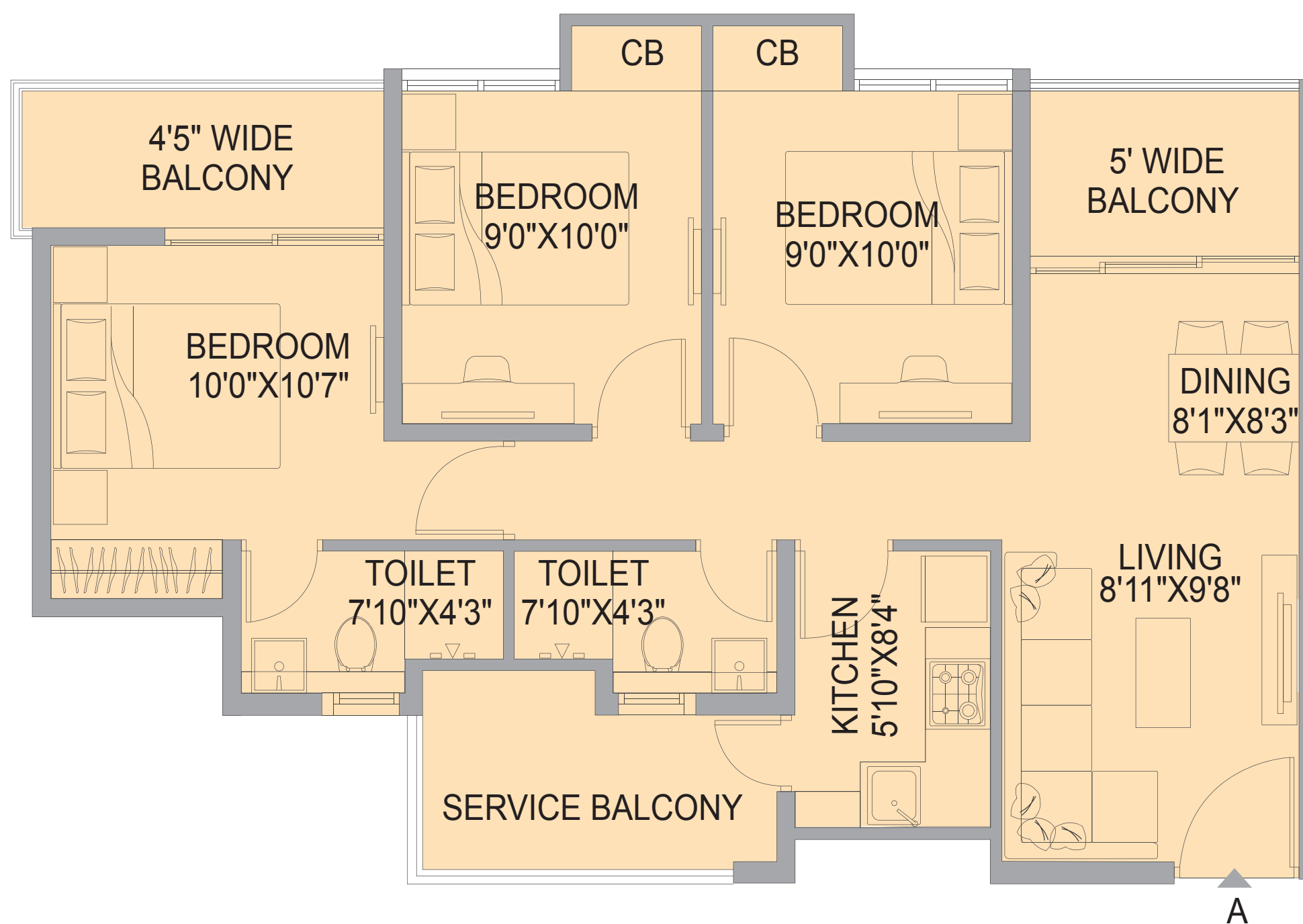


**TOWER 10(F)**  
TYPE - H, 2BHK

Carpet Area	520 Sq.Ft.
Balcony Area	34 Sq.Ft.
Open Terrace Area (1st Floor)	240 Sq.Ft.
Chargeable Terrace Area (1st Floor)	120 Sq.Ft.



# UNIT PLAN

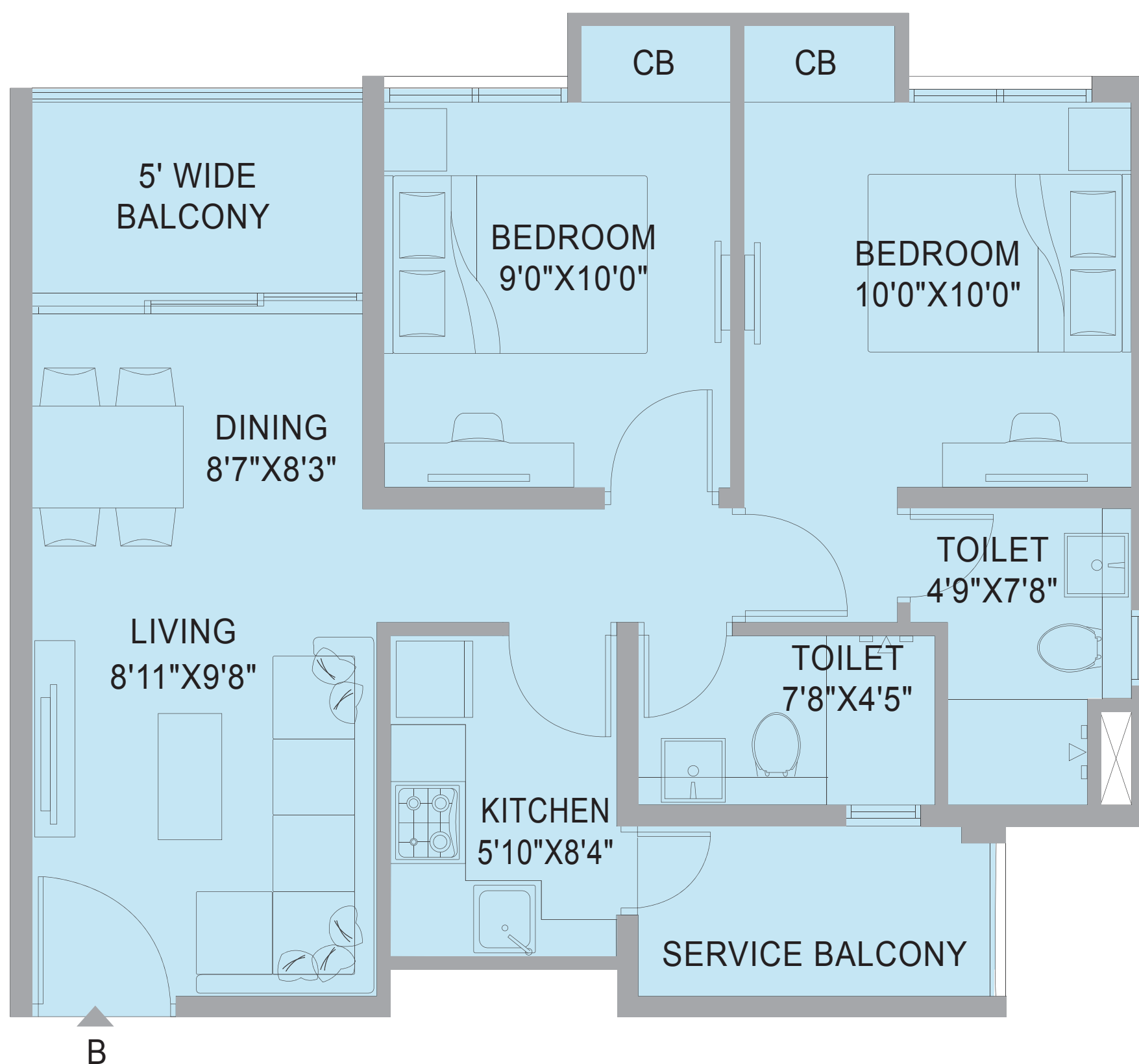


**TOWER 5(A), 6(B), 7(C), 8(D) & 9(E)**  
TYPE - A1, A2, A3 & A4, 3BHK

Carpets Area	644 Sq.Ft.
Balcony Area	149 Sq.Ft.



# UNIT PLAN

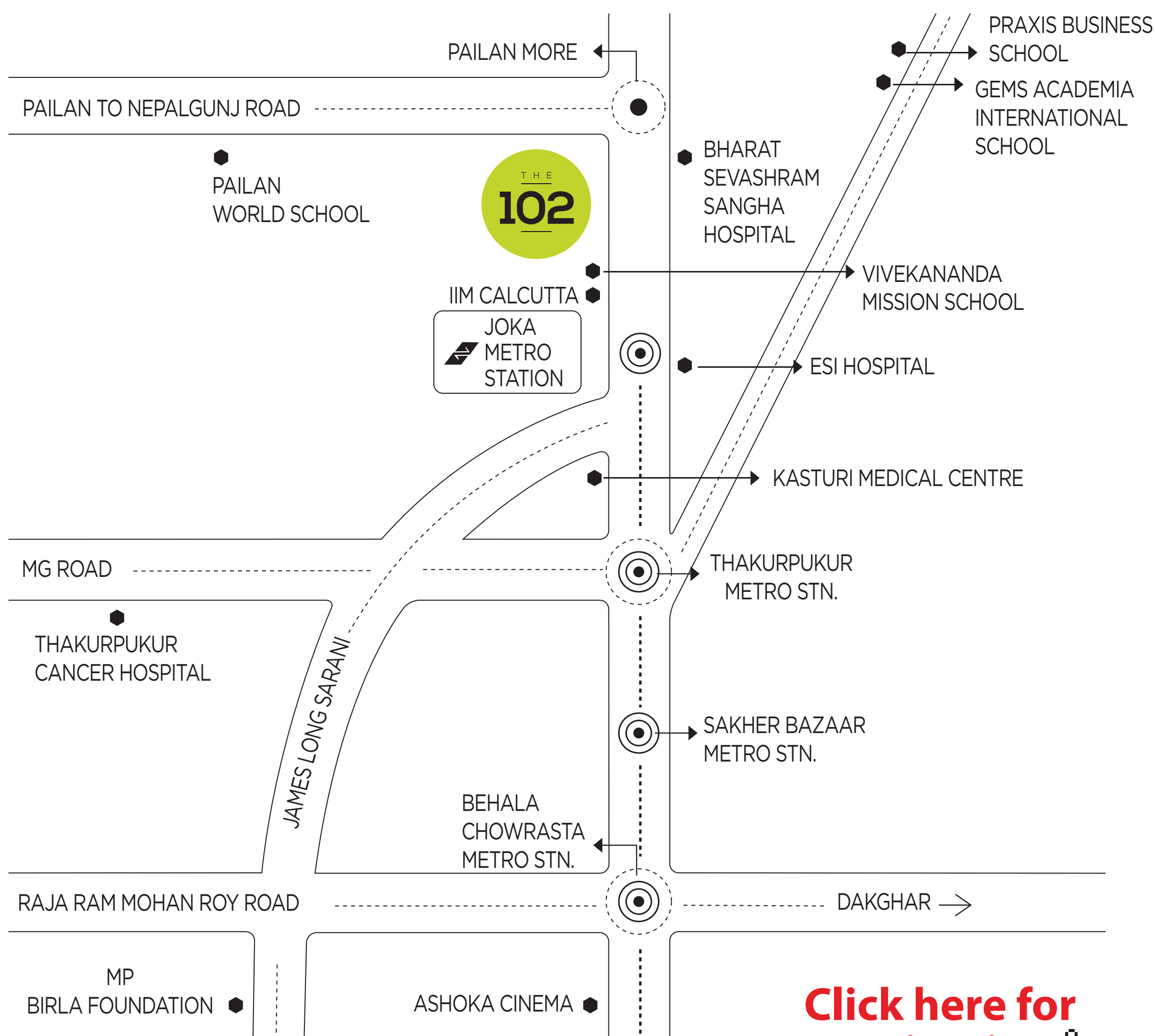


**TOWER 5(A), 6(B), 7(C), 8(D) & 9(E)**  
TYPE - B1, B2, B3 & B4, 2BHK

Carpet Area	550 Sq.Ft.
Balcony Area	87 Sq.Ft.



# LOCATION



**Click here for navigation** 

## EDUCATION

Vivekananda Mission School	300 m
Kidzee	1.9 km

## HEALTHCARE

Bharat Sevashram Sangha	100 m
ESI Hospital	1.4 km

## ENTERTAINMENT

Pailan Bazaar	600 m
Square Mall (Proposed)	1.2 km

## COMMUTE

Proposed Metro Station at Joka	1.4 km
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Developer



3 Decades | 130+ completed projects

15 green projects underway | Over 10,000 happy residents



...and more



3 Decades | 40+ completed projects



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