

VAYU

~ Winds of Change ~



In a world of
open spaces,
life at Vayu
flows like the
wind

Here, life is breezy as the air carries whispers of
new adventures. Vayu lets your spirit soar and revel
in the beauty of the world laid out behind you.

Rising gracefully, Vayu houses 236 apartments across three towers, spread over 2.46 acres of land. Open on three sides to light and breeze, it boasts panoramic views and unmatched openness, nestled among low-rise buildings.



BREATHE
easy

Soaring towards the sky, this Indian
Green Building Council (IGBC)
Gold-pre-certified green complex is
where freedom and nature rise together.

LIVE
green



A hummingbird with iridescent green and orange plumage is perched on a thin, light-colored branch. The background is a soft-focus forest scene with various shades of green foliage and tree trunks, creating a serene and natural atmosphere.

SERENE
moments

With 30,000 sq.ft. of meticulously landscaped space, housing over 170 trees and 20,000 shrubs, we're bringing nature's peace and tranquility right to your doorstep.

LUSH
embrace



BOUNDLESS
joy

Experience seamless leisure and luxury
with three-tiered amenities spread
across 1.5 acres, of which,
83.75% opens to the sky.

CAREFREE
spirit

At Vayu,
life knows
no boundaries,
only the freedom
to explore



An aerial elegance, where each amenity flows effortlessly into the next.

Aerial view of
Podium Level



endless
WONDERS



LIMITLESS
bliss

Each day at Vayu brings both solace and excitement. Presenting a rhythm of life, this is a place where every moment flows effortlessly and naturally.

OVER
50 Amenities
SPREAD ACROSS
1.5 Acres

Here, the air feels fresher, the horizon wider, and the world, limitless.



GROUND LEVEL

1. Cassia Tree Plaza
2. Bokul Boni Manisari Grove
3. Raised Champa Grove
4. Gulmohar Grove
5. Bamboo Garden
6. Mini Orchard
7. Lily Pond
8. Tulsi Rostrum
9. Temple - Temple Courtyard
10. Seniors' Sanctuary
11. Forest Den
12. Butterfly Garden
13. The Orchard Walk
14. Free Play Lawn
15. Tree House Play Deck
16. Jogging Track
17. Cricket Practice Net
18. Pet Corner

PODIUM LEVEL

19. Floral Trellis
20. Champa Grove
21. Reflexology Walk
22. Tai Chi Lawn
23. Whispering Trees Plaza
24. Atrium (Gallery Seating)
25. Sunshine Softplay Area
26. Rock Climbing Wall

27. MultiPlay Meadow (Multipurpose Lawn)
28. Multipurpose Court
29. Swimming Pool - Baby Pool - Jacuzzi
30. Community Hall with Party Lawn - Deck

ROOFTOP LEVEL

31. Flex Turf
32. Zen Garden
33. Solace Garden
34. Pod Swing
35. Yoga Turf
36. Panoramic Pavillion
37. Adda Lounge
38. Outdoor Fitness Station
39. Skating Rink
40. Sky Lounge with Lawn
41. Leisure Lounge
42. Star Gazing Arena with Loungers
43. Twilight Lounge with Turf
44. Sky Observation Deck
45. Skyplex with Projector - Portable Screen
46. Hangout Plaza
47. Board Game Hub

INDOOR

48. Gymnasium
49. The Rainbow Loft (Toddler Playroom)
50. Indoor Games Room
51. Residents' Lounge

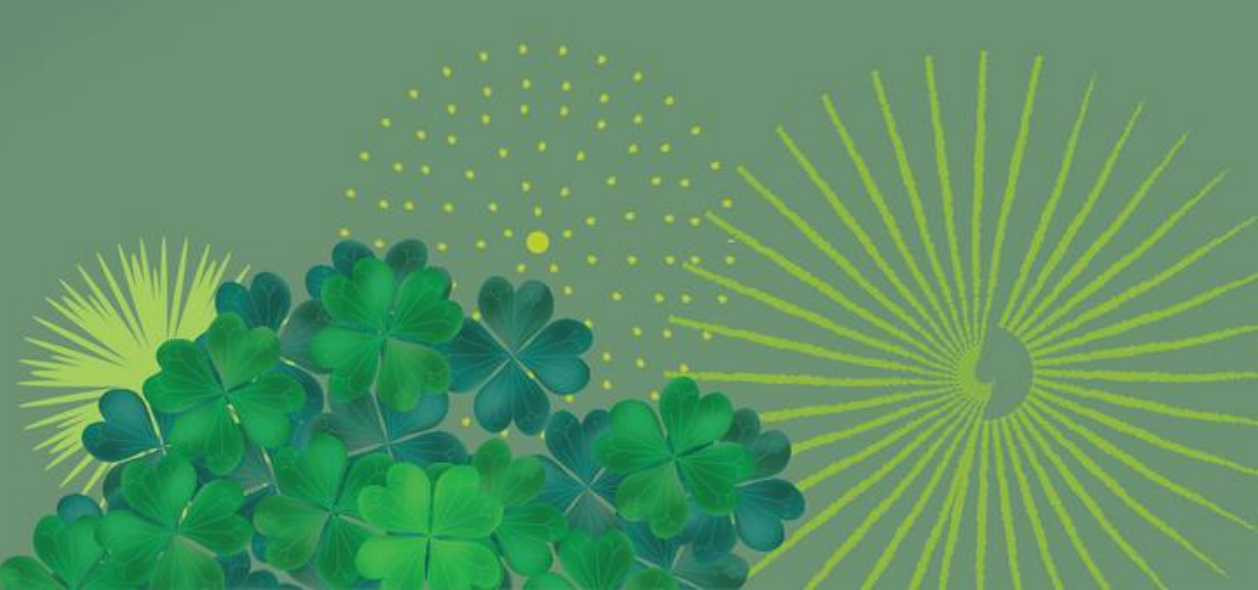


Your gateway to nature's splendour



A scenic escape that invites you to wander
and explore. Here, the outdoors is not far
away, it is waiting to be discovered.

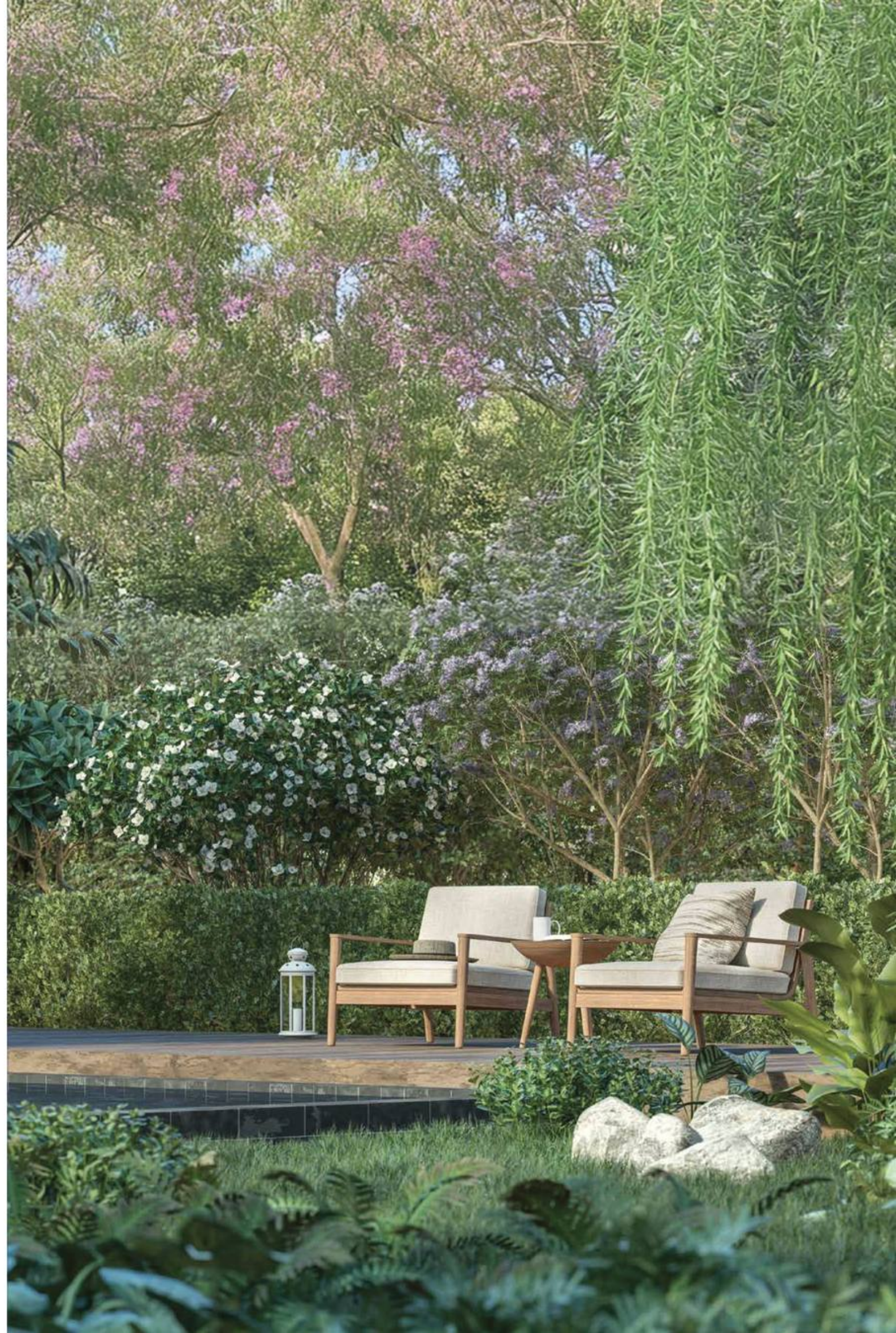
Cassia Tree Plaza | Bokul Bon/Maulsari
Grove | Champa Grove | Gulmohar Grove
Bamboo Garden | Mini Orchard





Walk through the
whispering tranquil
groves

Beneath a lush canopy, nature breathes life
—greenery unfolds, cradling serenity and wonder.



A playground of endless adventures

Step into a world of wonder as the
atmosphere buzzes with energy, filled with
happy and playful chatter.

Free Play Lawn | Tree House Play Deck
Sunshine Softplay Area | The Rainbow Loft
Rock Climbing Wall | MultiPlay Meadow
Pet Corner



An open invitation to explore,
laugh, and create memories
under the vast sky.

~

Grounded in Green:
Free Play Lawn with Swings
and Tree House Play Deck





Colourful corners and creative wonders, where every step sparks a new story.

A World for Little Dreamers:
The Rainbow Loft



Experience serenity in motion

From the gentle ripple of a pond to the soothing trickle of a fountain, every frame blends nature's beauty with modern design.

Lily Pond | Tulsi Rostrum | Seniors' Sanctuary
Forest Den | Butterfly Garden | The Orchard Walk
Floral Trellis | Reflexology Walk | Tai-Chi Lawn
Whispering Trees Plaza | Zen Garden
Solace Garden | Pod Swing | Yoga Turf

From gentle dips to sunlit lounging,
the swimming pool with deck is
your gateway to relaxation.

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Dive into Bliss:
Swimming Pool with Deck



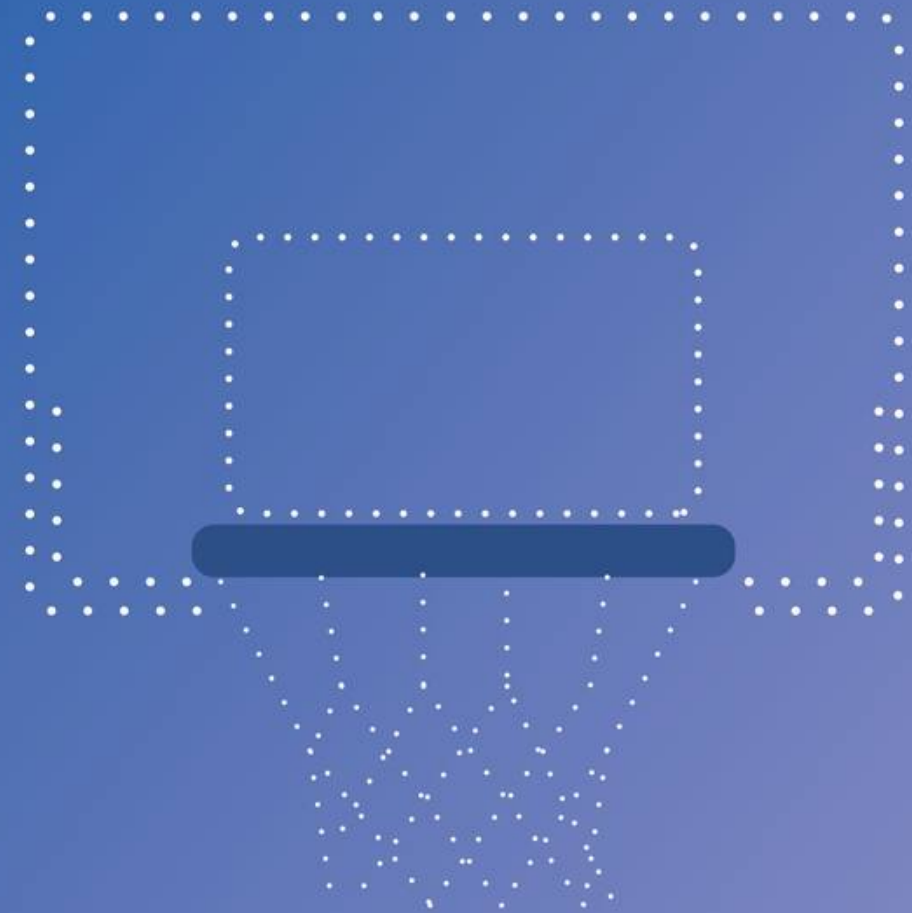
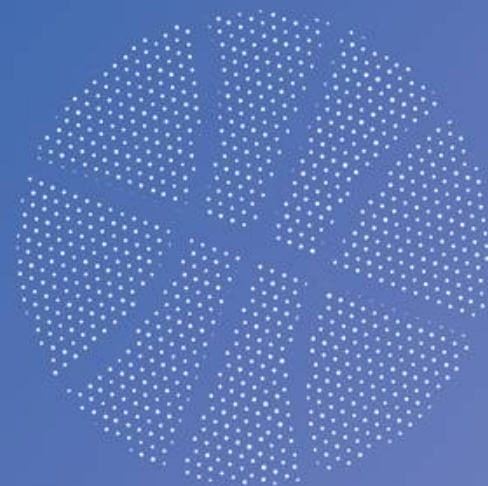
Surrounded by the forest's
whisper, find comfort in nature's
embrace.

~

A Hidden Haven: Forest Den Seating



Playful spaces for active souls



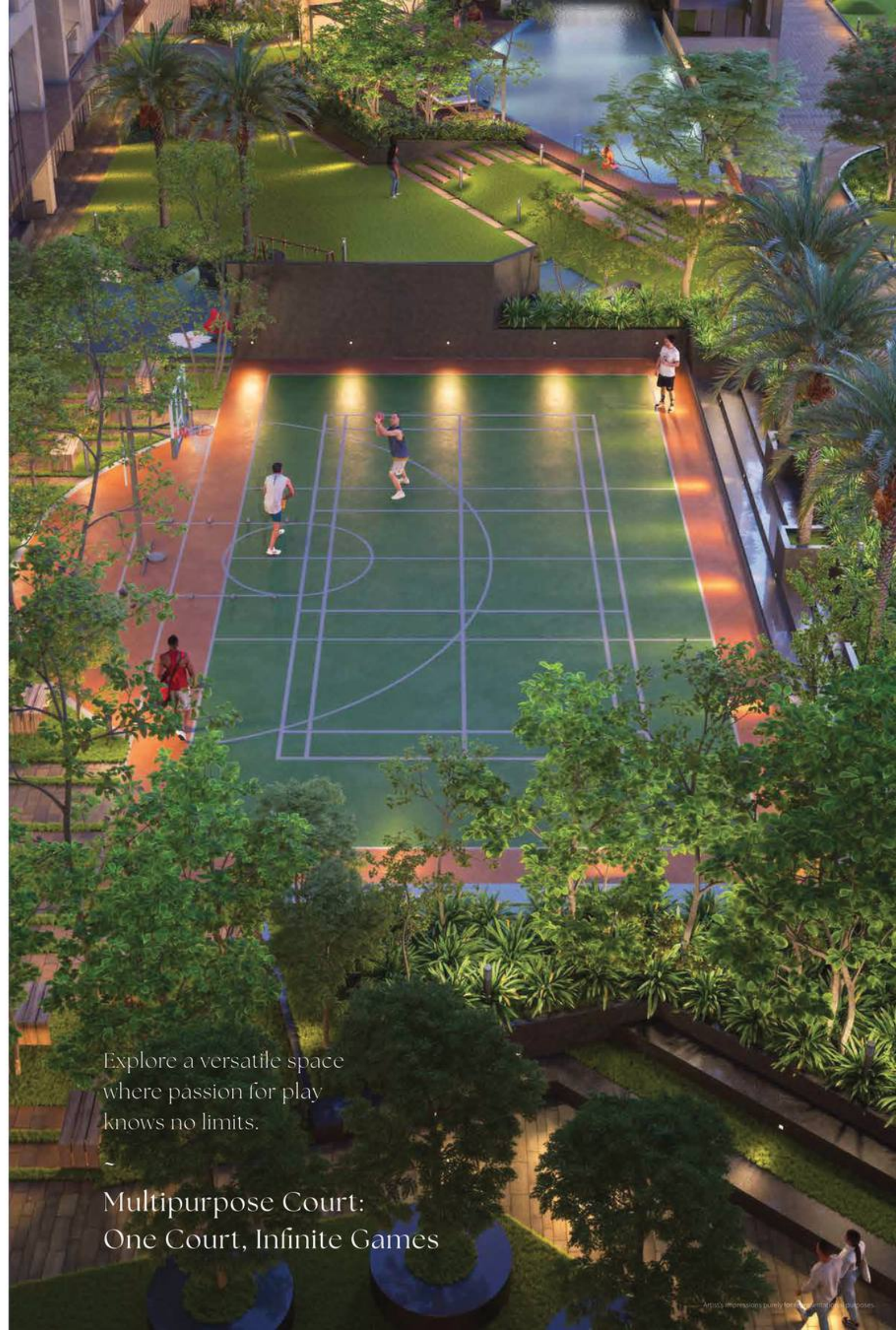
Embrace the rhythm of active living, where energy flows, dreams soar, and every moment fuels your soul.

Jogging Track | Cricket Practice Net
Swimming Pool | Multipurpose Court
Outdoor Fitness Station | Skating Rink
Gymnasium

Make workouts invigorating,
fuelled by fresh air and open skies.



Outdoor Fitness Station:
Breathe Deep, Move Free



Explore a versatile space
where passion for play
knows no limits.

Multipurpose Court:
One Court, Infinite Games



Thriving together in harmony & joy

Savour the joy of good company as every
gathering becomes a celebration and
moments become memories.

Community Hall with Party Lawn & Deck

Adda Lounge | Sky Lounge with Lawn

Leisure Lounge | Board Game Hub

Indoor Games Room | Residents' Lounge

Panoramic Pavillion

Dine under the stars, with
gourmet grills and cocktails that
match the view.

~

A Skyward Escape: Sky Lounge with Lawn





A space for every celebration,
where the lawn and deck come
alive with laughter and shared
memories.

Community Hall
with Party Lawn & Deck

A rare
alignment of
celestial calm
& cherished
connections

Beneath the moonlit skies, connections bloom
as the night comes alive, weaving
dreams in the cool, gentle breeze.

Star Gazing Arena with Loungers
Twilight Sky Lounge with Turf | Sky Observation Deck
Skyplex with Projector & Portable Screen

A celestial escape as the sky
above becomes the backdrop
for your perfect evening.

~

Under the Moon's Glow: Twilight Sky Lounge



Under the open sky, every
movie becomes a breathtaking
experience.

~
Projecting Dreams:
Skyplex with Projector
& Portable Screen



Live where life happens

Situated in Kaikhali, Vayu introduces the charm of urban living in a location designed for the modern lifestyle. Just a stone's throw away from Kolkata International Airport and the buzz of city life.

EDUCATIONAL INSTITUTIONS

SCM Institute Of Engineering & Technology - 800m
EuroKids Preschool, VIP Road, Kaikhali - 1.1km
St. Stephen's School - 1.2km
Little Angel School - 1.5km
Sarojini Naidu College for Women - 1.6km
BP Poddar Institute of Management & Technology - 1.7km
Mangalam Vidya Niketan - 1.7km
St. Andrews Public School - 2.3km

WINE & DINE

New Mezbaan Biryani - 700m
The Firangii Flavours - 750m
Coal & Flame - 750m
The Drunken Monkey - 850m
India Restaurant - 1.2km
Chai Mafia - 750m
Cafe Coffee Day - 1km

HEALTHCARE

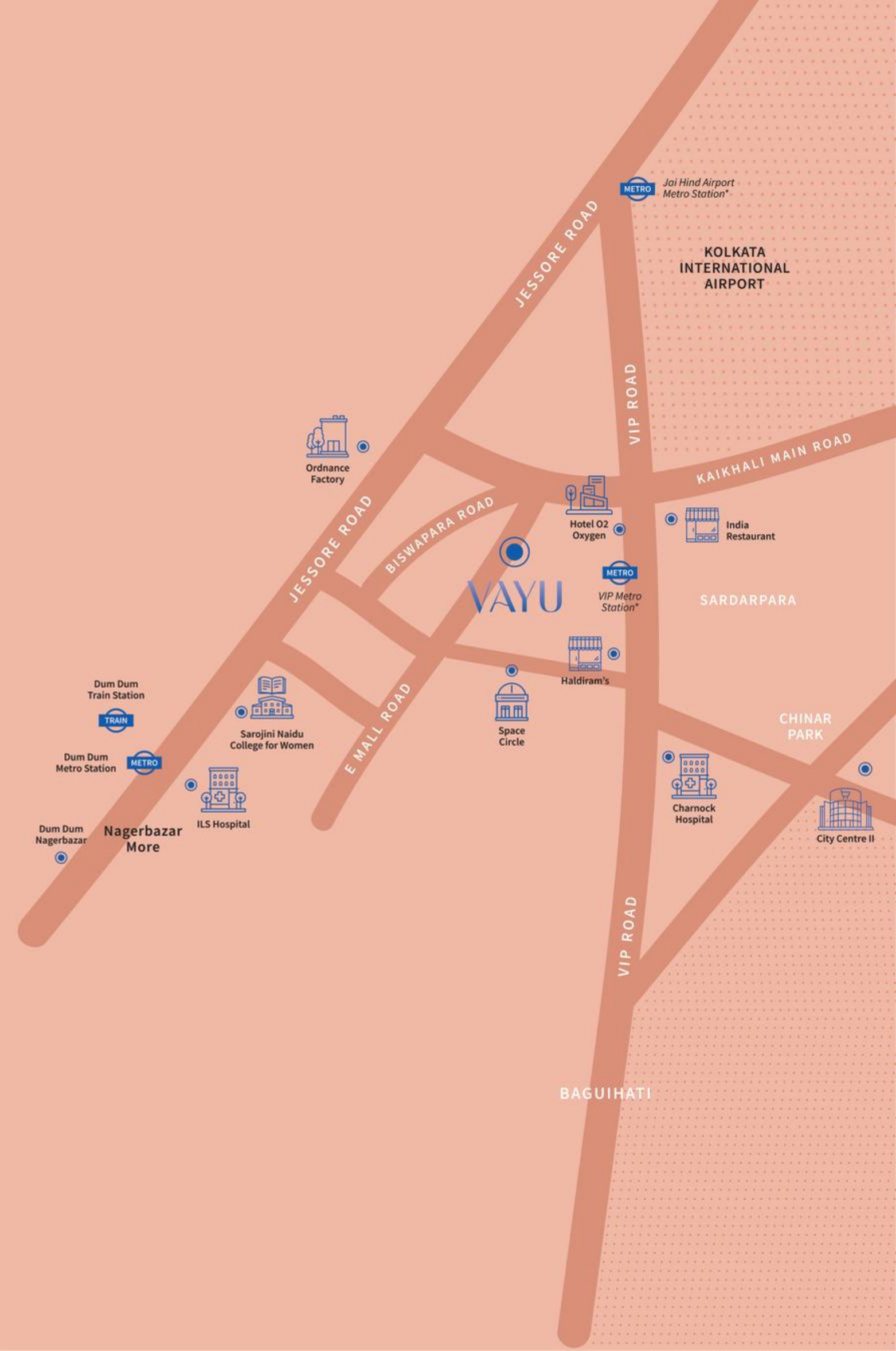
Charnock Hospital - 1.6km
ILS Hospital, Dum Dum - 1.9km
Dum Dum Specialized Hospital & Cancer Research Center - 2.3km
Dr. Lal PathLabs - 1.1km

HANGOUTS

Fashion City, VIP - 2.3km
New Town Square - 2.4km
Diamond Plaza - 3.1km
City Centre II, New Town - 3.2km
Jus Jumpin' Trampoline Park - 4.3km

DAILY CONVENIENCES

VIP Road - 500m
Upcoming VIP Metro - 800m
Airport - 1.2km



ENDLESS
horizons

A space that breathes with ease,
where openness finds its pace.
Where every corner serves a need
and every amenity finds its place.

LIMITLESS
comfort



VAYU

Urban living
in the heart of Kaikhali

Above & Beyond: An Oasis of Calm

MASTERPLAN



GROUND FLOOR PLAN

- | | | |
|-----------------------------|------------------------------|--------------------------|
| 1.Cassia Tree Plaza | 7. Lily Pond | 13. The Orchard Walk |
| 2. Bokul Bon/Maulsari Grove | 8. Tulsi Rostrum | 14. Free Play Lawn |
| 3. Raised Champa Grove | 9. Temple & Temple Courtyard | 15. Tree House Play Deck |
| 4. Gulmohar Grove | 10. Seniors' Sanctuary | 16. Jogging Track |
| 5. Bamboo Garden | 11. Forest Den | 17. Cricket Practice Net |
| 6. Mini Orchard | 12. Butterfly Garden | 18. Pet Corner |



PODIUM LEVEL (1st Floor)

- | | | |
|------------------------------|---|--|
| 19. Floral Trellis | 25. Sunshine Softplay Area | 30. Community Hall with
Party Lawn & Deck |
| 20. Champa Grove | 26. Rock Climbing Wall | 31. The Rainbow Loft (Toddler Playroom) |
| 21. Reflexology Walk | 27. MultiPlay Meadow
(Multipurpose Lawn) | 32. Residents' Lounge |
| 22. Tai-Chi Lawn | 28. Multipurpose Court | 33. Indoor Games Room |
| 23. Whispering Trees Plaza | 29. Swimming Pool with
Baby Pool & Jacuzzi | 34. Gymnasium |
| 24. Atrium (Gallery Seating) | | |



ROOFTOP LEVEL (13th Floor)

35. Flex Turf

36. Zen Garden

37. Solace Garden

38. Pod Swing

39. Yoga Turf

40. Panoramic Pavillion
41. Adda Lounge

42. Outdoor Fitness Station

43. Skating Rink

44. Sky Lounge with Lawn

45. Leisure Lounge

46. Star Gazing Arena with Loungers
47. Twilight Lounge with Turf

48. Sky Observation Deck

49. Skyplex with Projector + Portable Screen

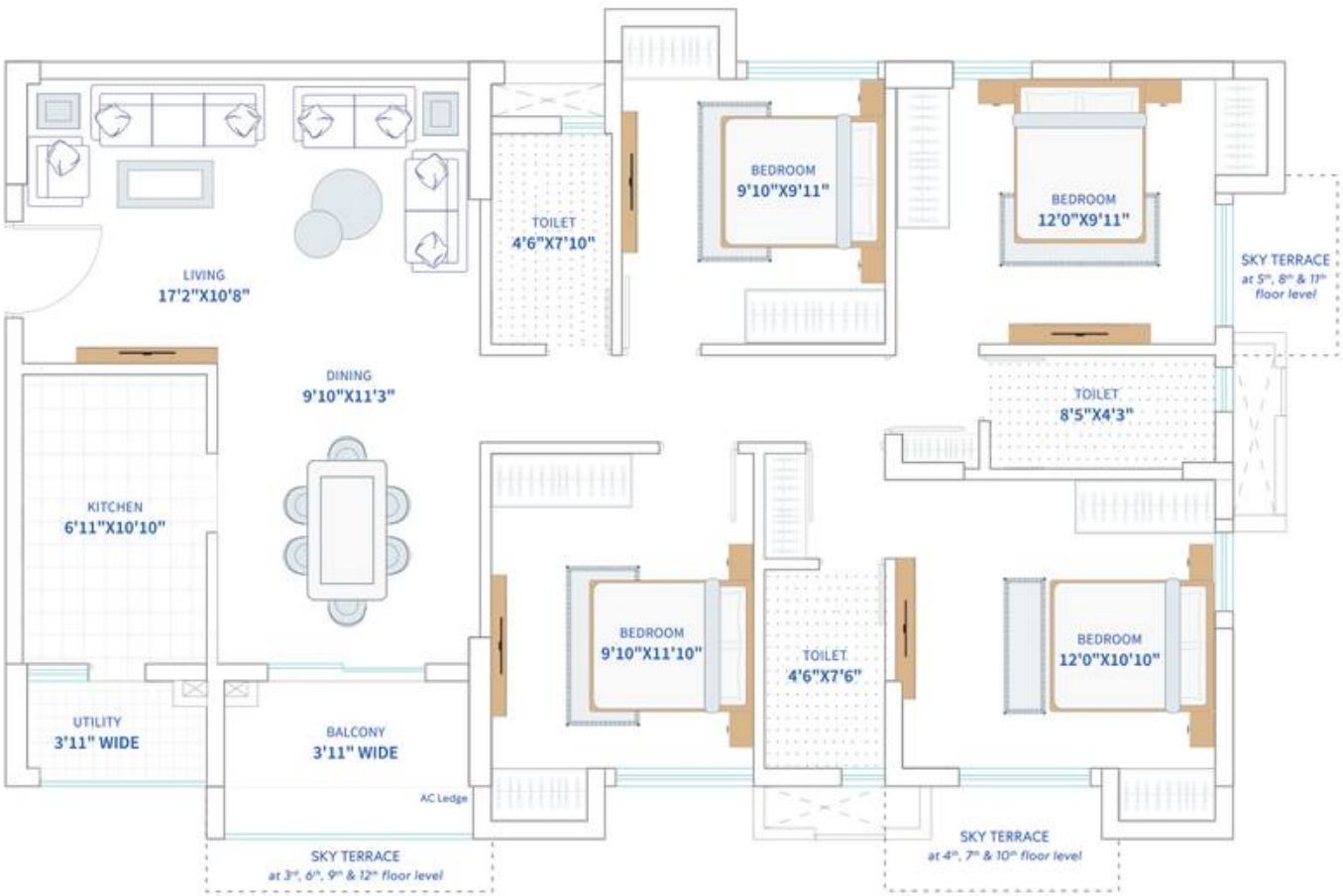
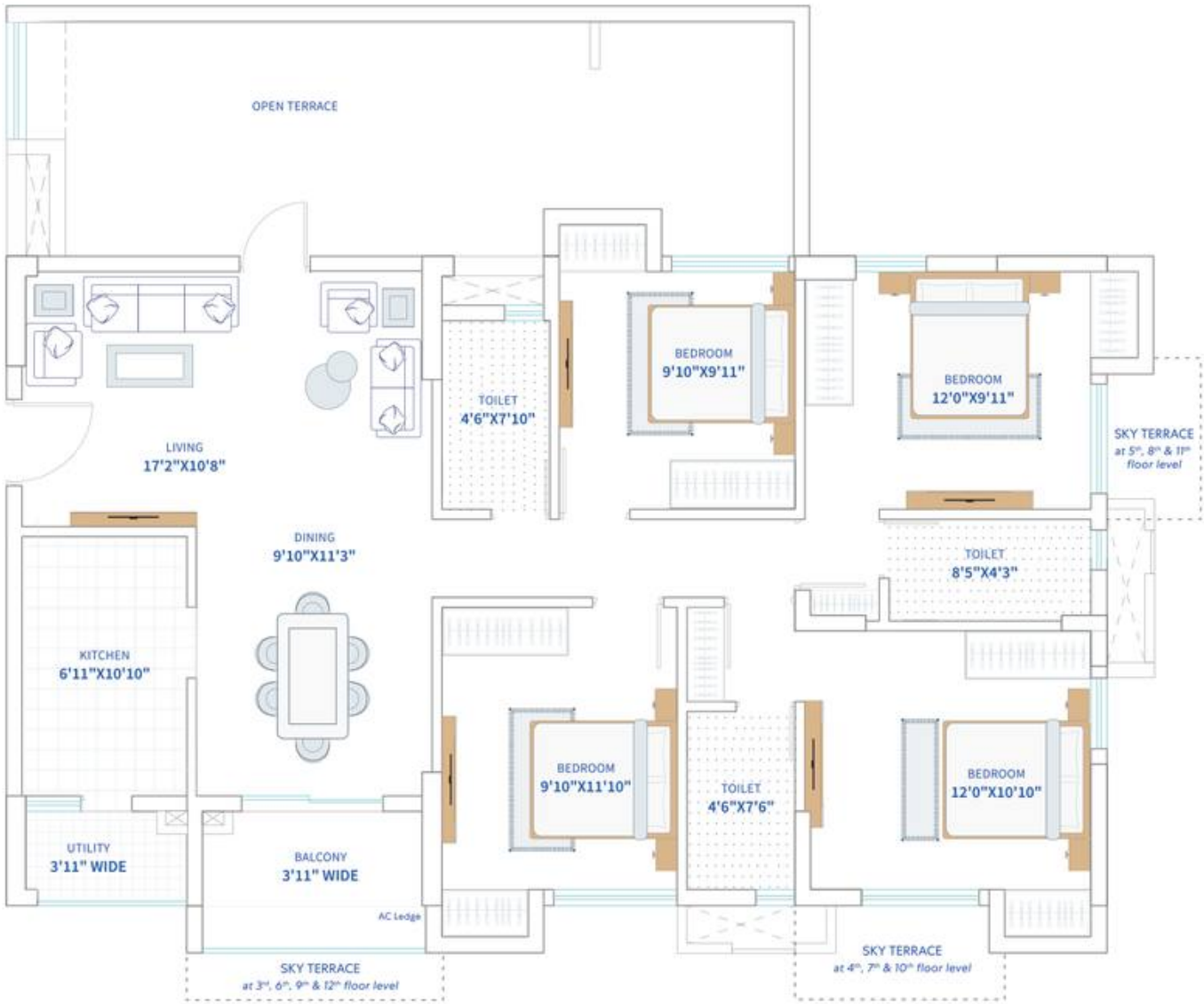
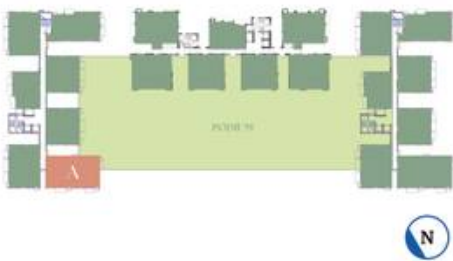
50. Hangout Plaza

51. Board Game Hub



Tower 1 | Flat A

4 BHK+3T



FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
2	1,103	36+26	1,279	0+327	1,443	1,916	

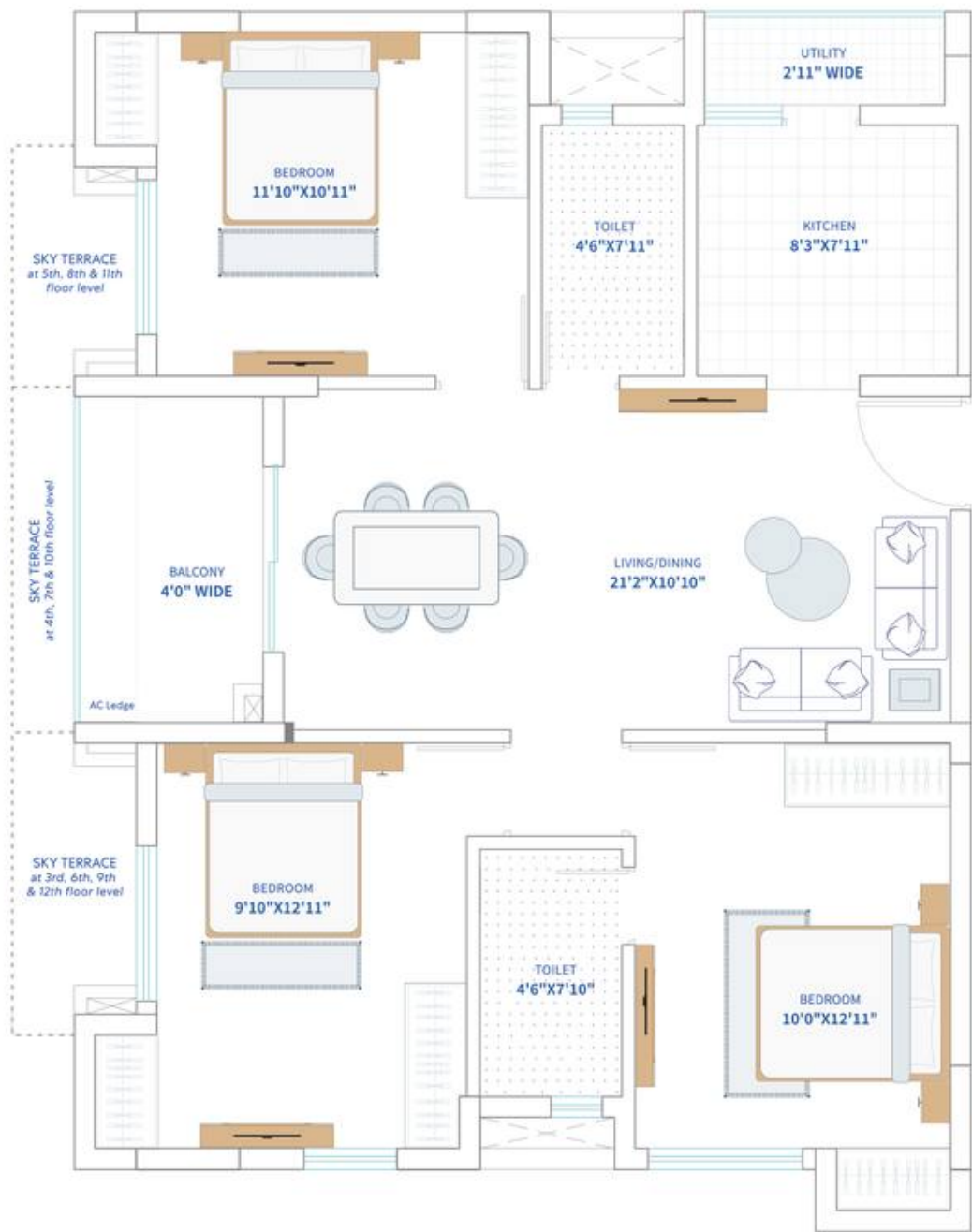
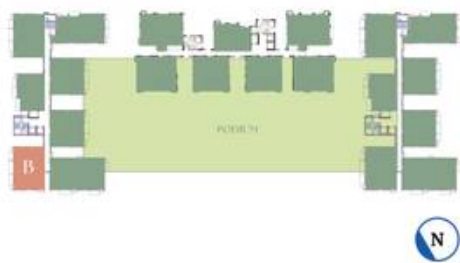
BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony. SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. CARPET AREA AS PER RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
3,6,9,12	1,103	36+26	1,279	41+0	1,320	1,793	
4,7,10	1,103	36+26	1,279	30+0	1,309	1,782	
5,8,11	1,103	36+26	1,279	24+0	1,303	1,776	

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Tower 1 | Flat B

3 BHK+2T

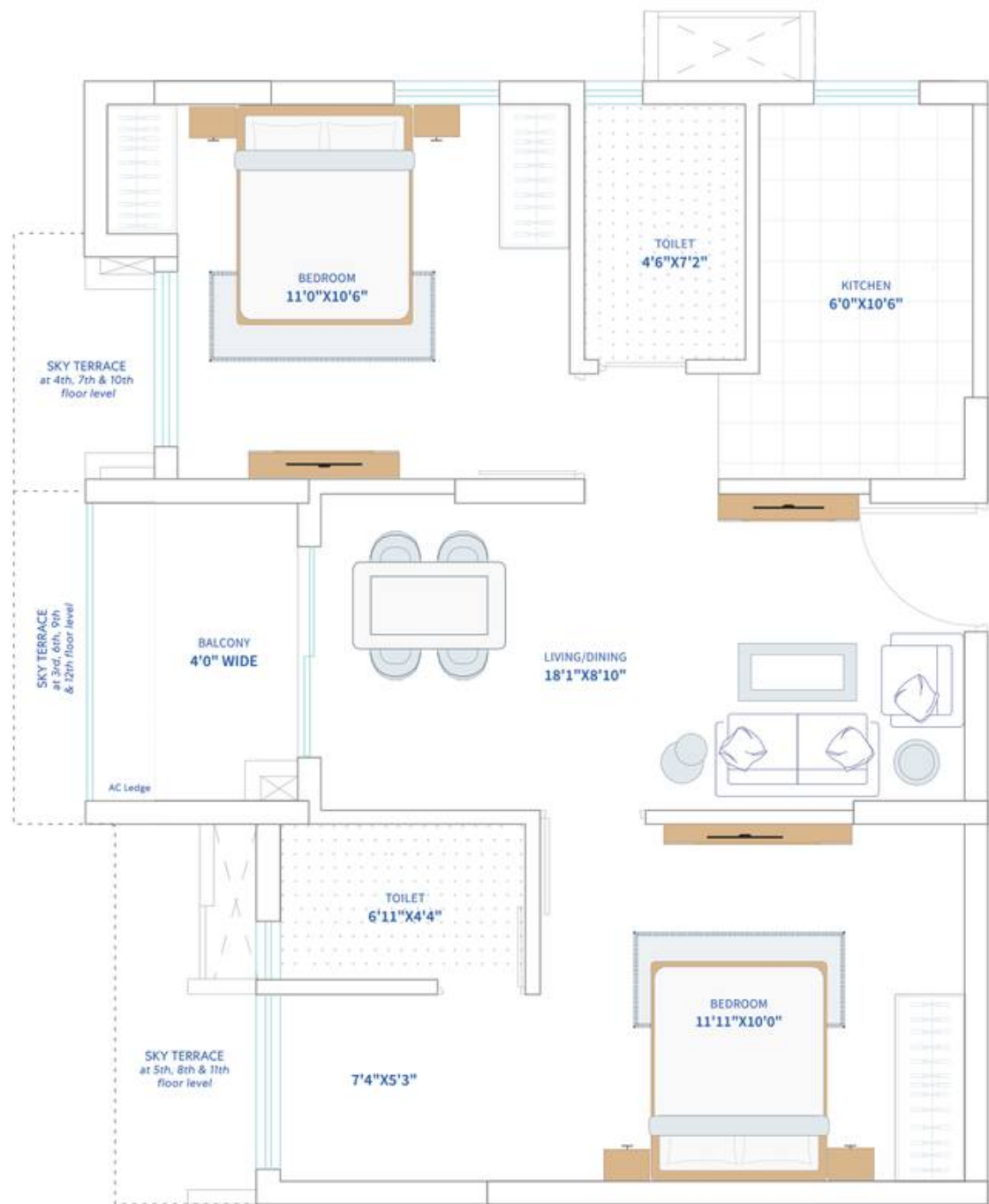
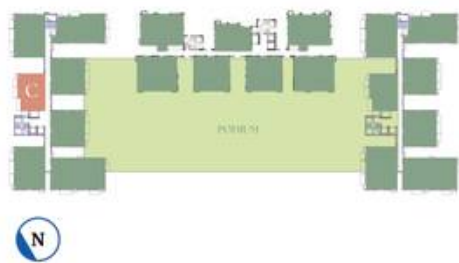


FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
2	820	42+23	983	0+0	983	1,347	
3,6,9,12	820	42+23	983	33+0	1,016	1,380	
4,7,10	820	42+23	983	43+0	1,026	1,390	
5,8,11	820	42+23	983	25+0	1,008	1,372	

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Tower 1 | Flat C

2 BHK+2T



FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
2	608	34+0	716	0+0	716	981	
3,6,9,12	608	34+0	716	37+0	753	1,018	
4,7,10	608	34+0	716	23+0	739	1,004	
5,8,11	608	34+0	716	33+0	749	1,014	

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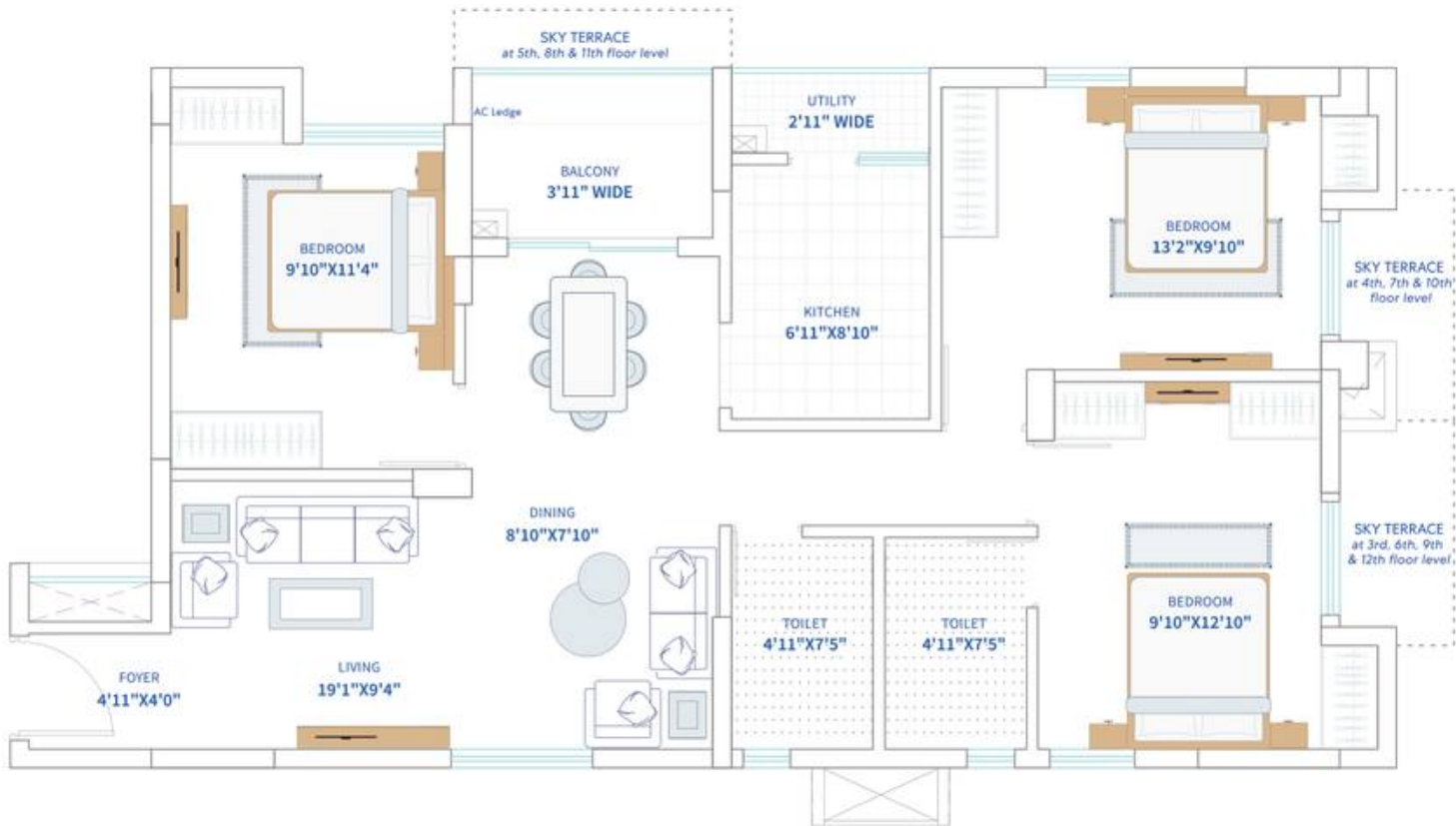
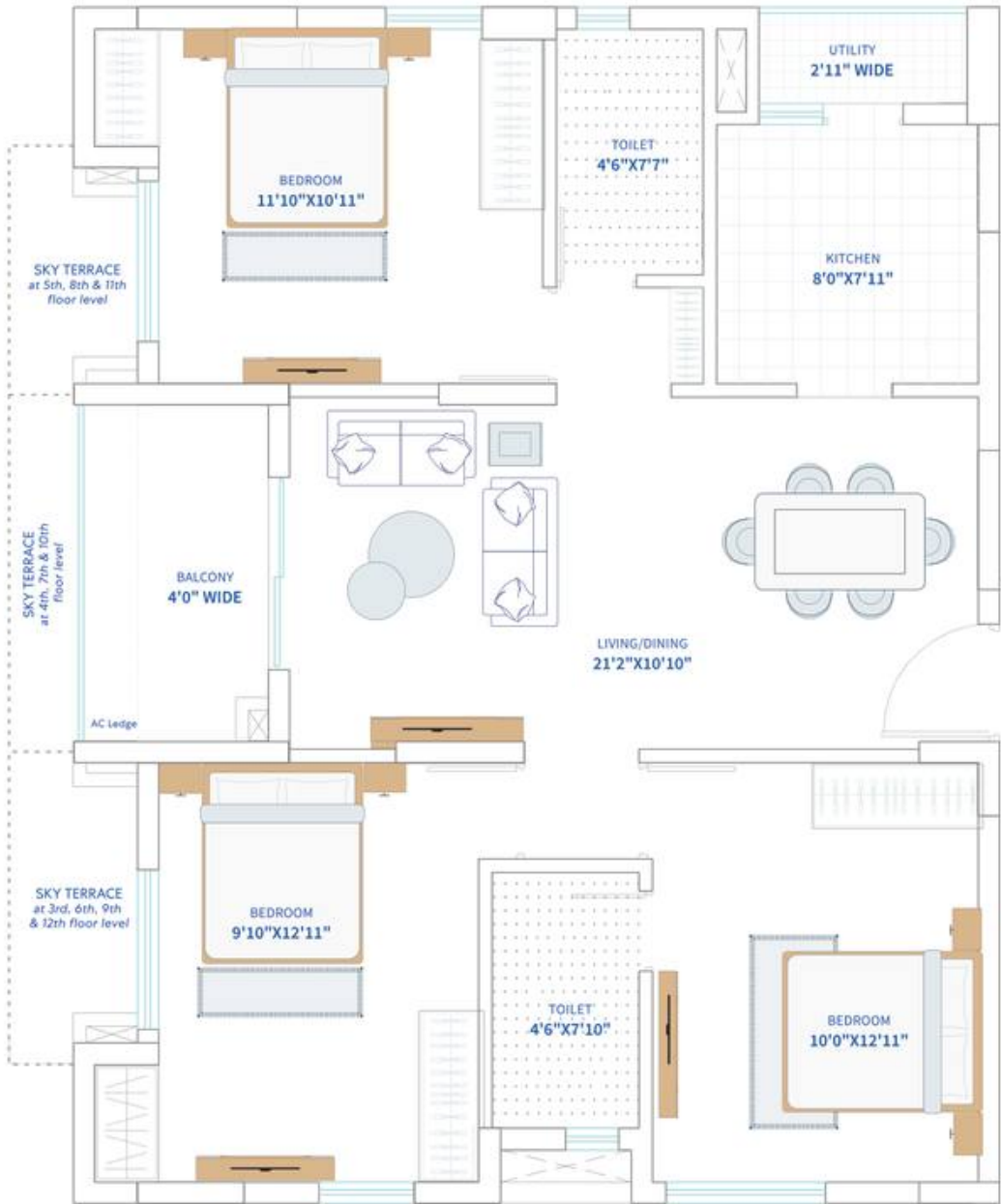
Tower 1 | Flat D

3 BHK+2T



Tower 1 | Flat E

3 BHK+2T



FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
1,2	826	42+19	984	0+0	984	1,348	
3,6,9,12	826	42+19	984	33+0	1,017	1,381	
4,7,10	826	42+19	984	43+0	1,027	1,391	
5,8,11	826	42+19	984	25+0	1,009	1,373	

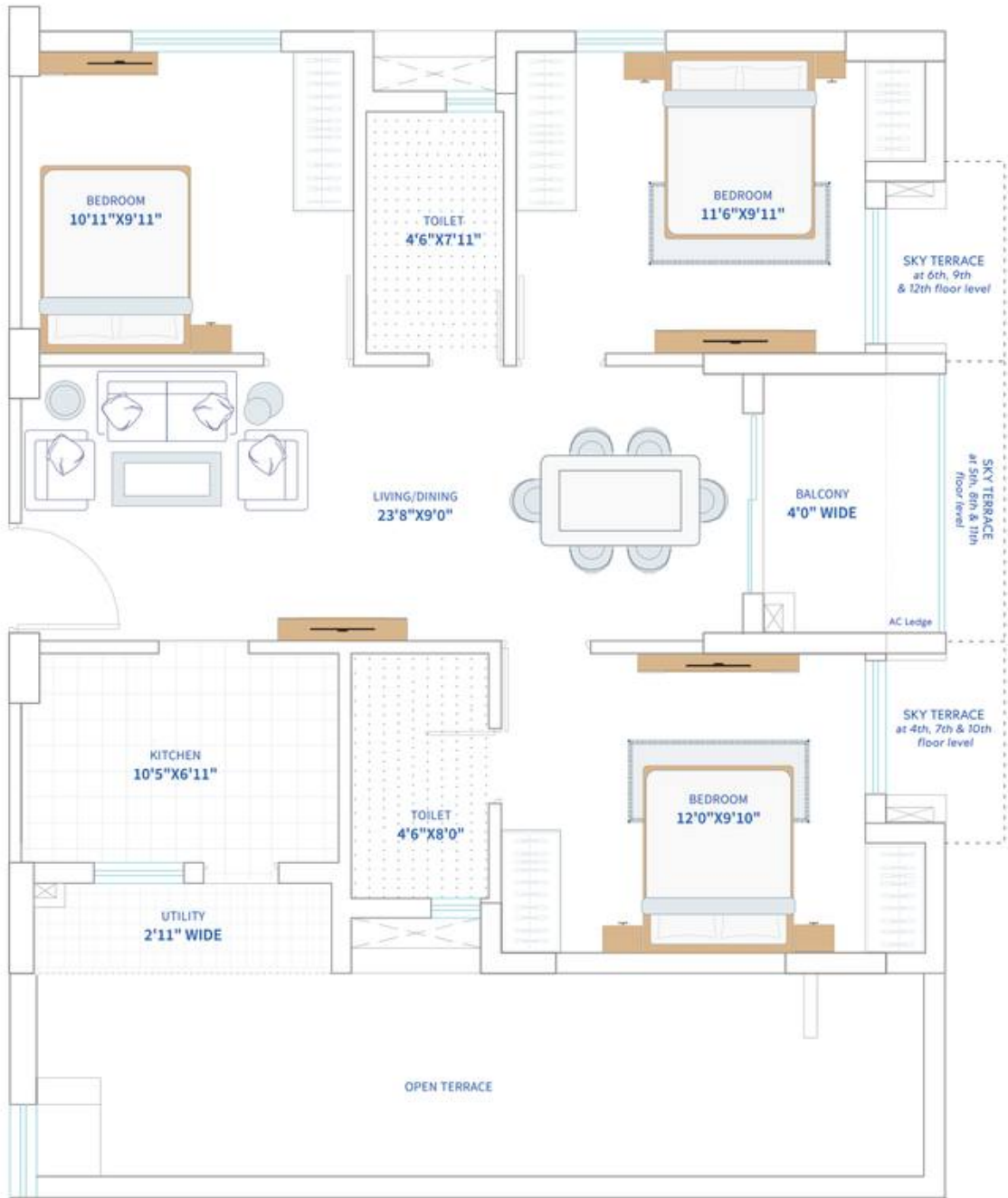
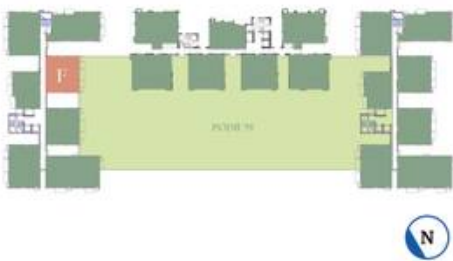
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1,2	867	33+20	1,024	0+0	1,024	1,403	
3,6,9,12	867	33+20	1,024	29+0	1,053	1,432	
4,7,10	867	33+20	1,024	25+0	1,049	1,428	
5,8,11	867	33+20	1,024	36+0	1,060	1,439	

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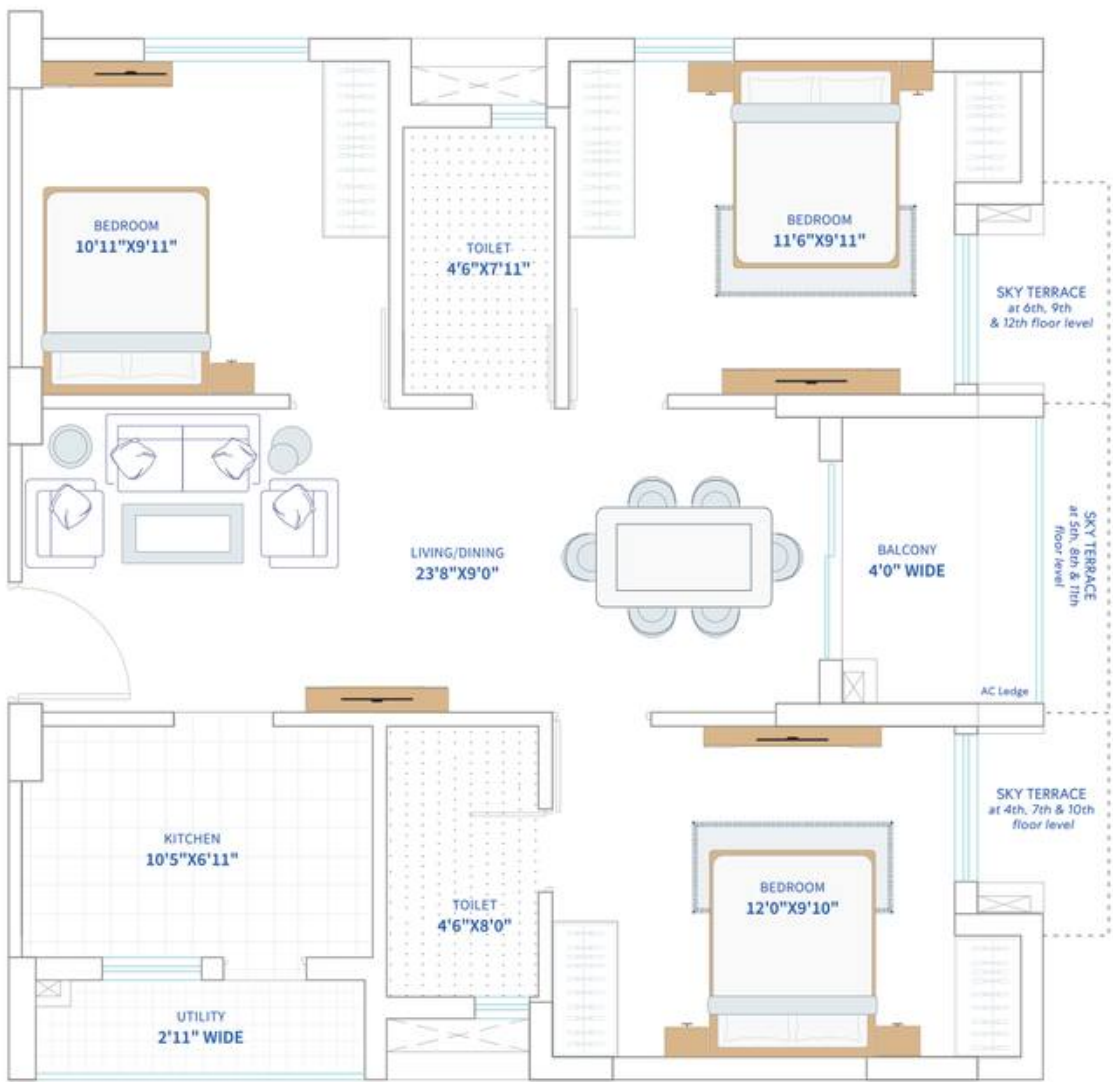
Tower 1 | Flat F

3 BHK+2T



FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
3	742	34+29	894	0+184	986	1,317	

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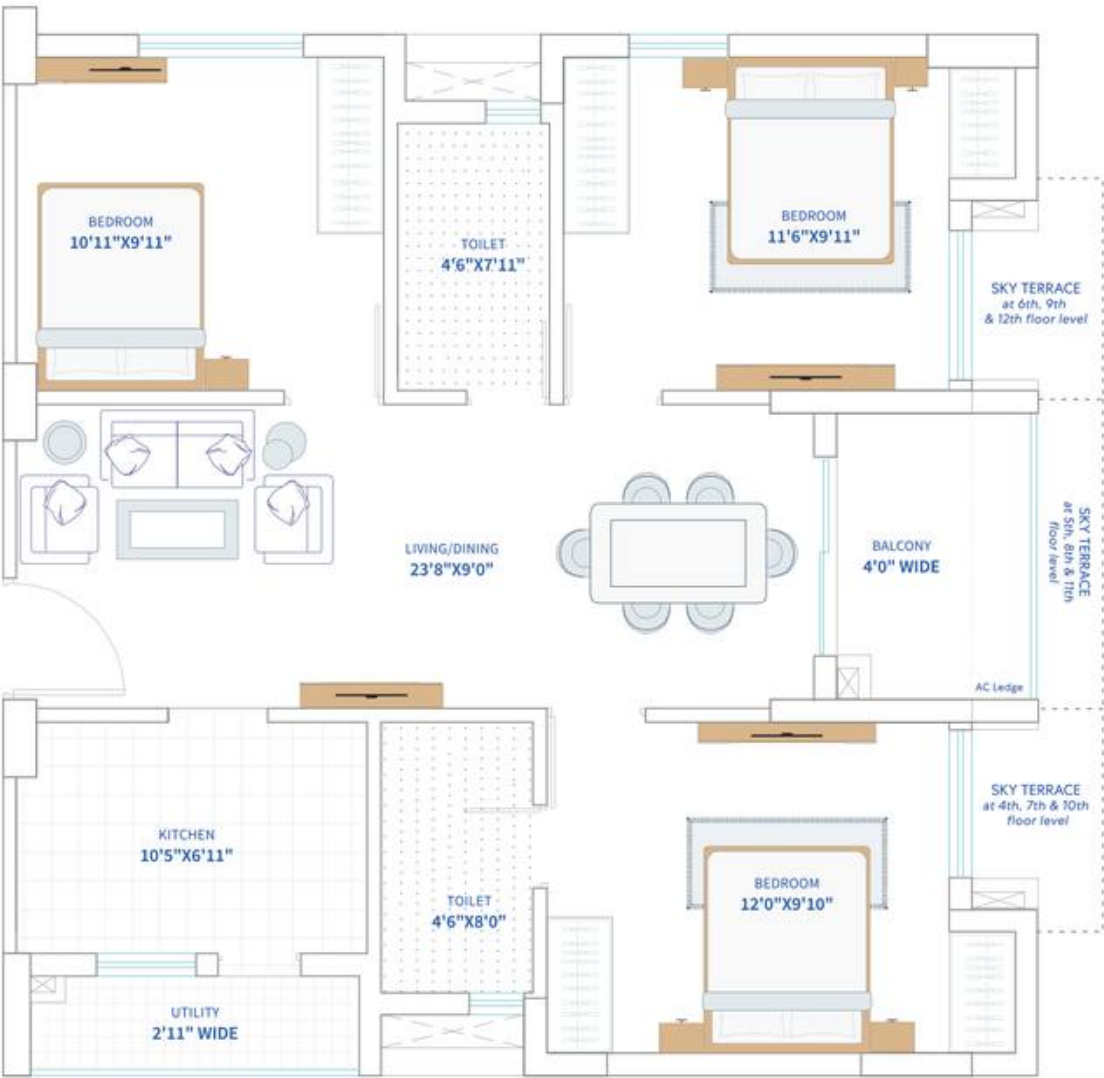
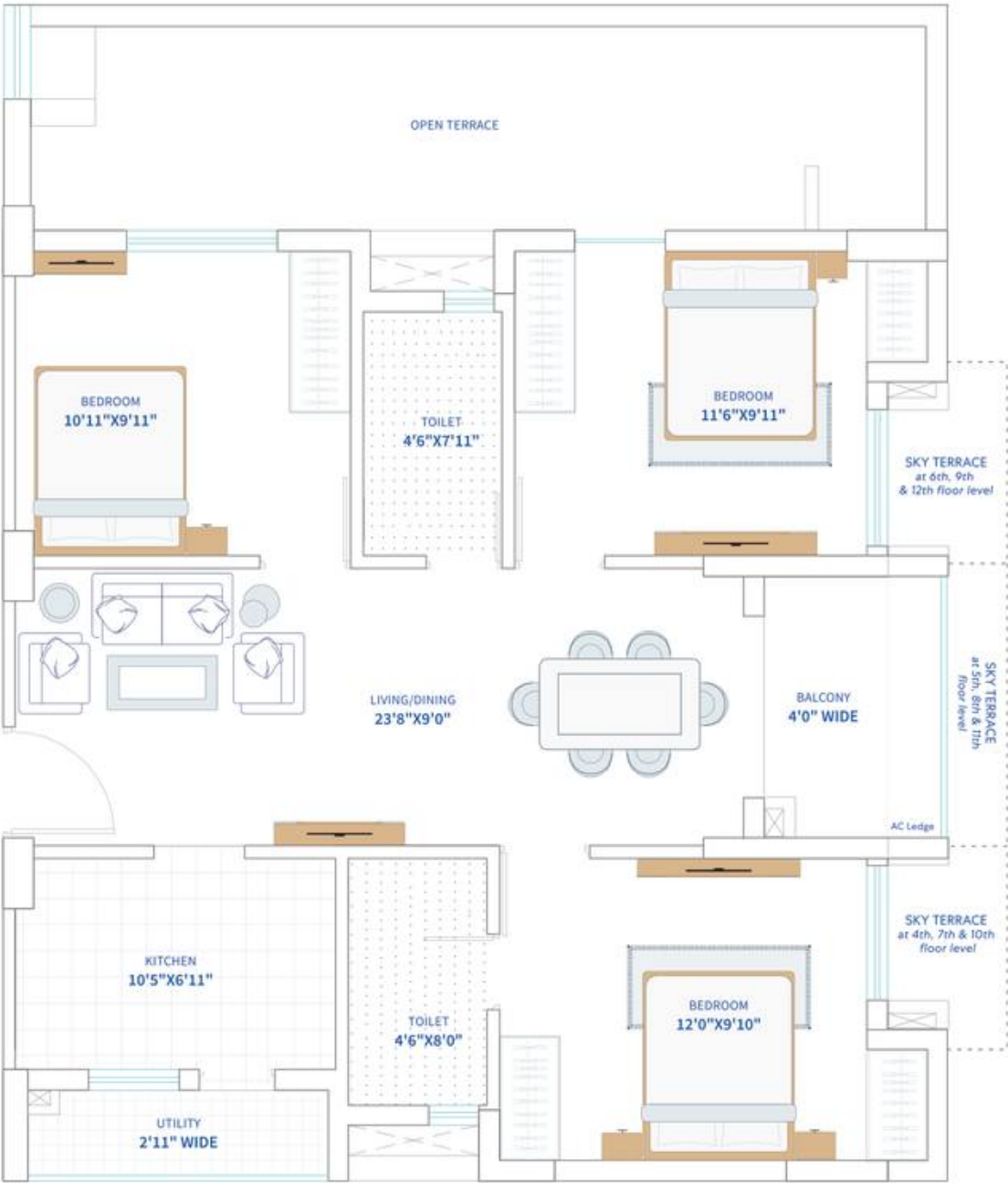
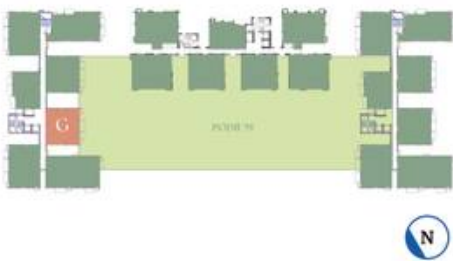


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4,6,7,9, 10, 12	742	34+29	894	22+0	916	1,247	
5,8,11	742	34+29	894	36+0	930	1,261	

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Tower 1 | Flat G

3 BHK+2T



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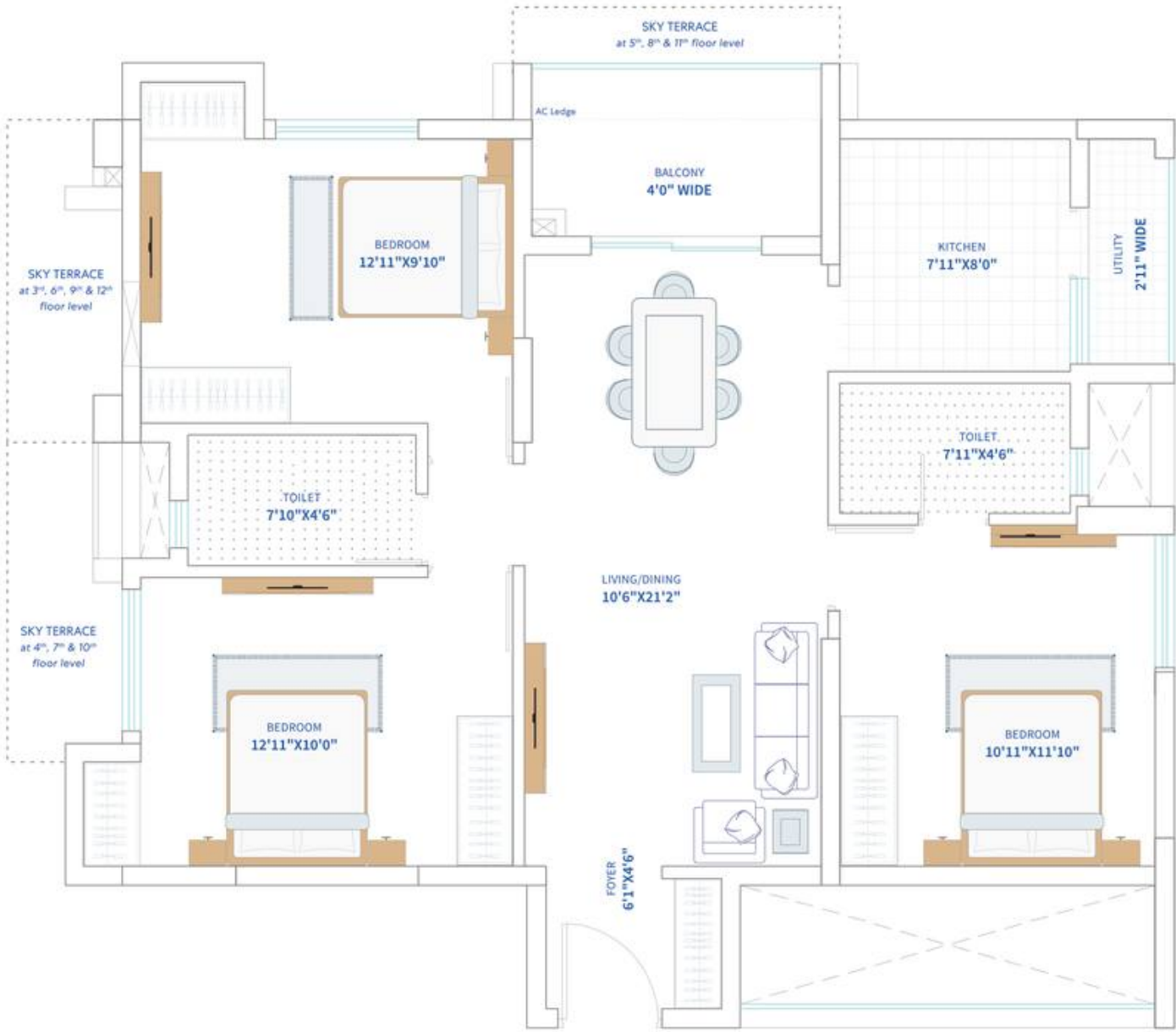
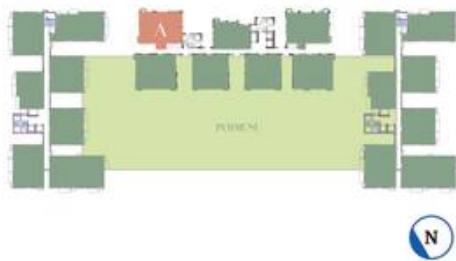
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Tower 2 | Flat A

3 BHK+2T

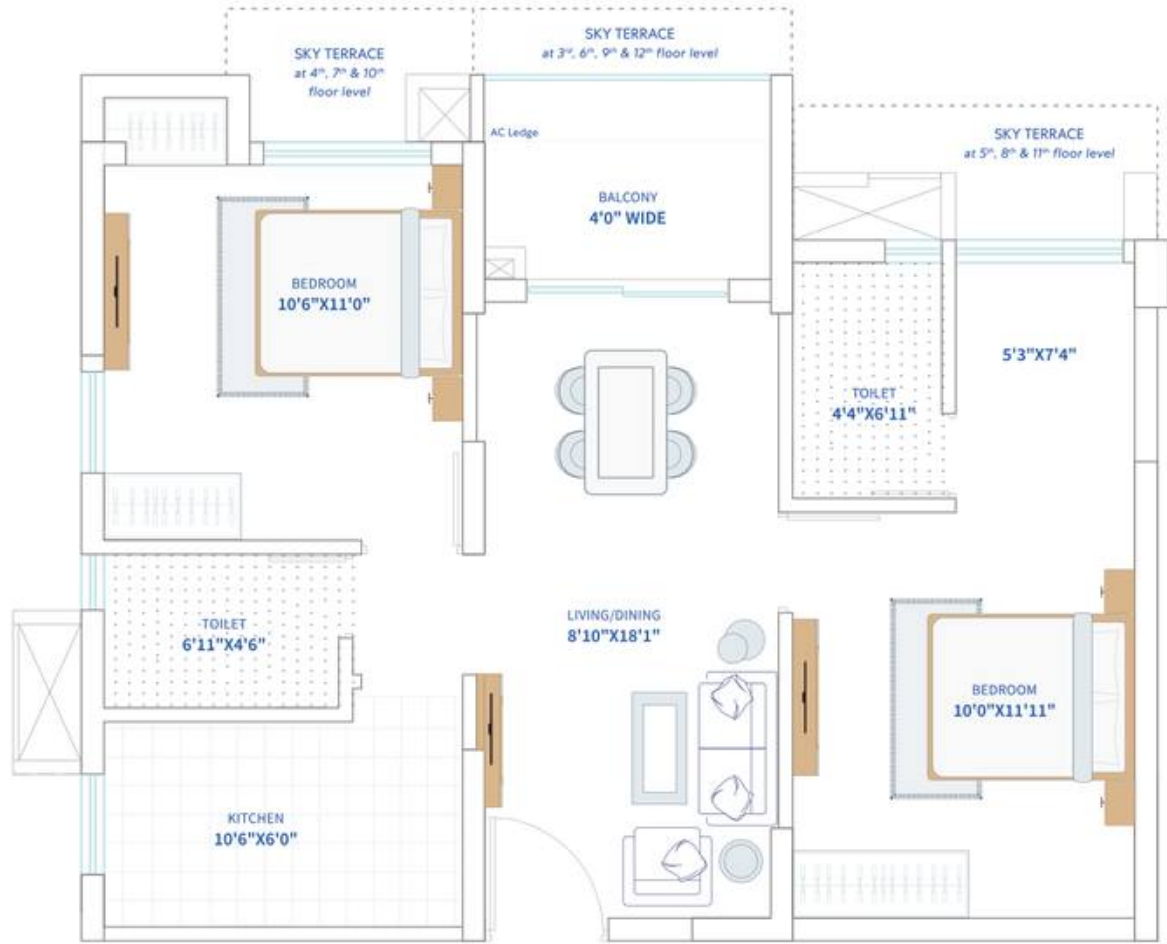


FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
1,2	834	40+23	1,001	0+0	1,001	1,371	
3,6,9,12	834	40+23	1,001	38+0	1,039	1,409	
4,7,10	834	40+23	1,001	37+0	1,038	1,408	
5,8,11	834	40+23	1,001	45+0	1,046	1,416	

BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony. SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. CARPET AREA AS PER RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 2 | Flat B

2 BHK+2T

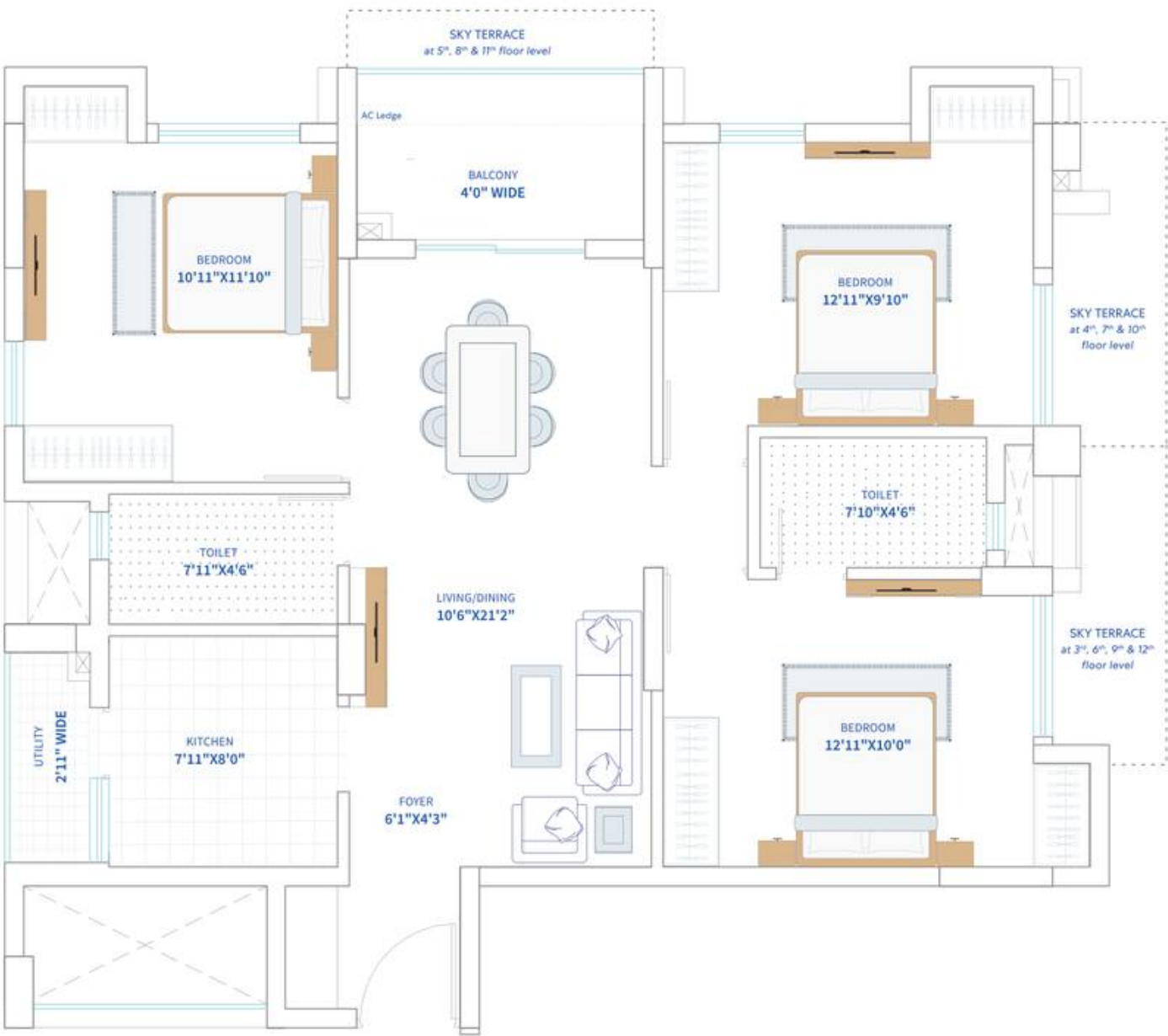


FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
2	608	34+0	716	0+0	716	981	
3,6,9,12	608	34+0	716	37+0	753	1,018	
4,7,10	608	34+0	716	23+0	739	1,004	
5,8,11	608	34+0	716	31+0	747	1,012	

BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony. SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. CARPET AREA AS PER RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 2 | Flat C

3 BHK+2T

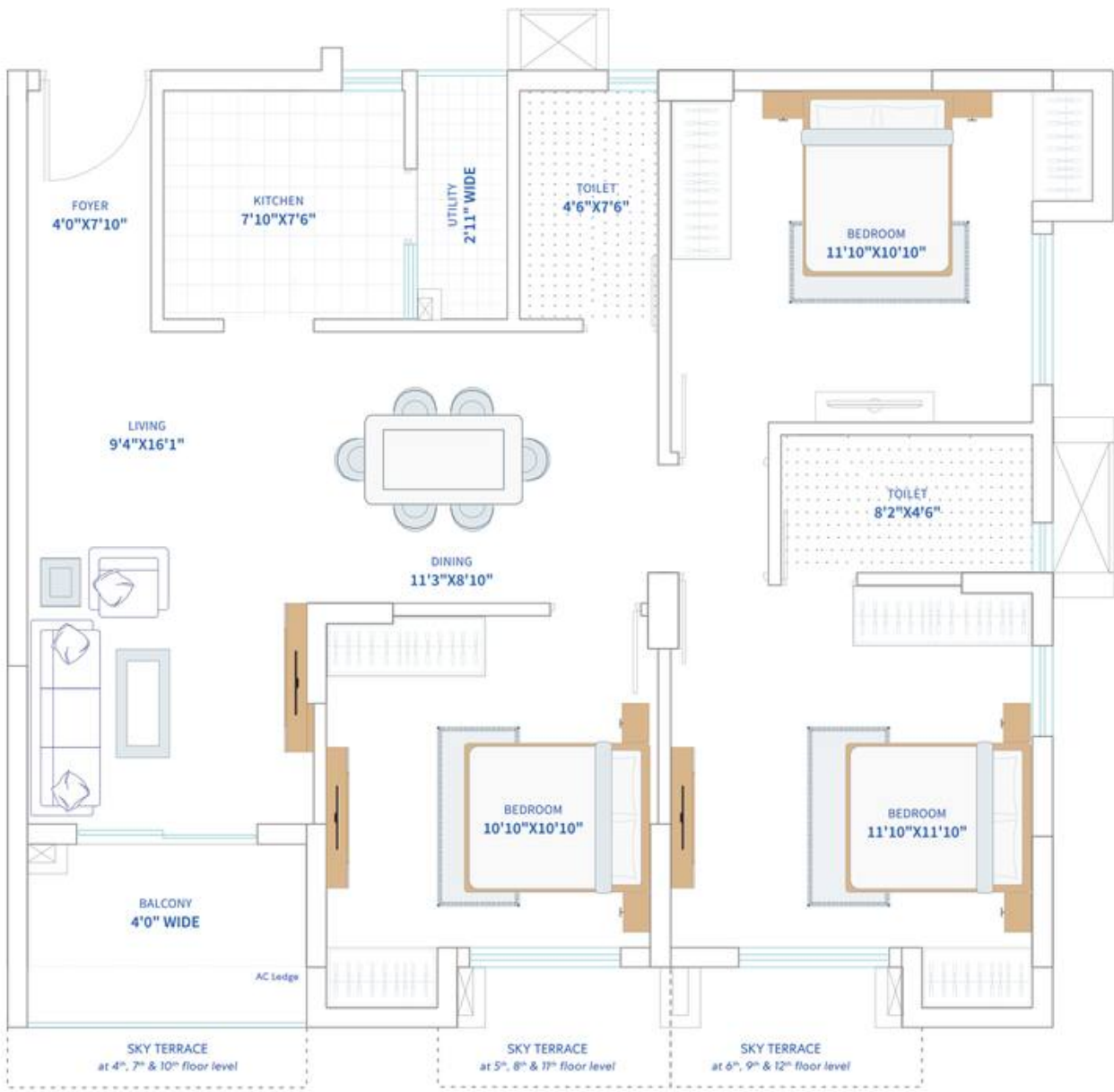


FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
1,2	840	40+23	1,011	0+0	1,011	1,385	
3,6,9,12	840	40+23	1,011	37+0	1,048	1,422	
4,7,10	840	40+23	1,011	39+0	1,050	1,424	
5,8,11	840	40+23	1,011	42+0	1,053	1,427	

BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony. SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. CARPET AREA AS PER RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 2 | Flat D

3 BHK+2T

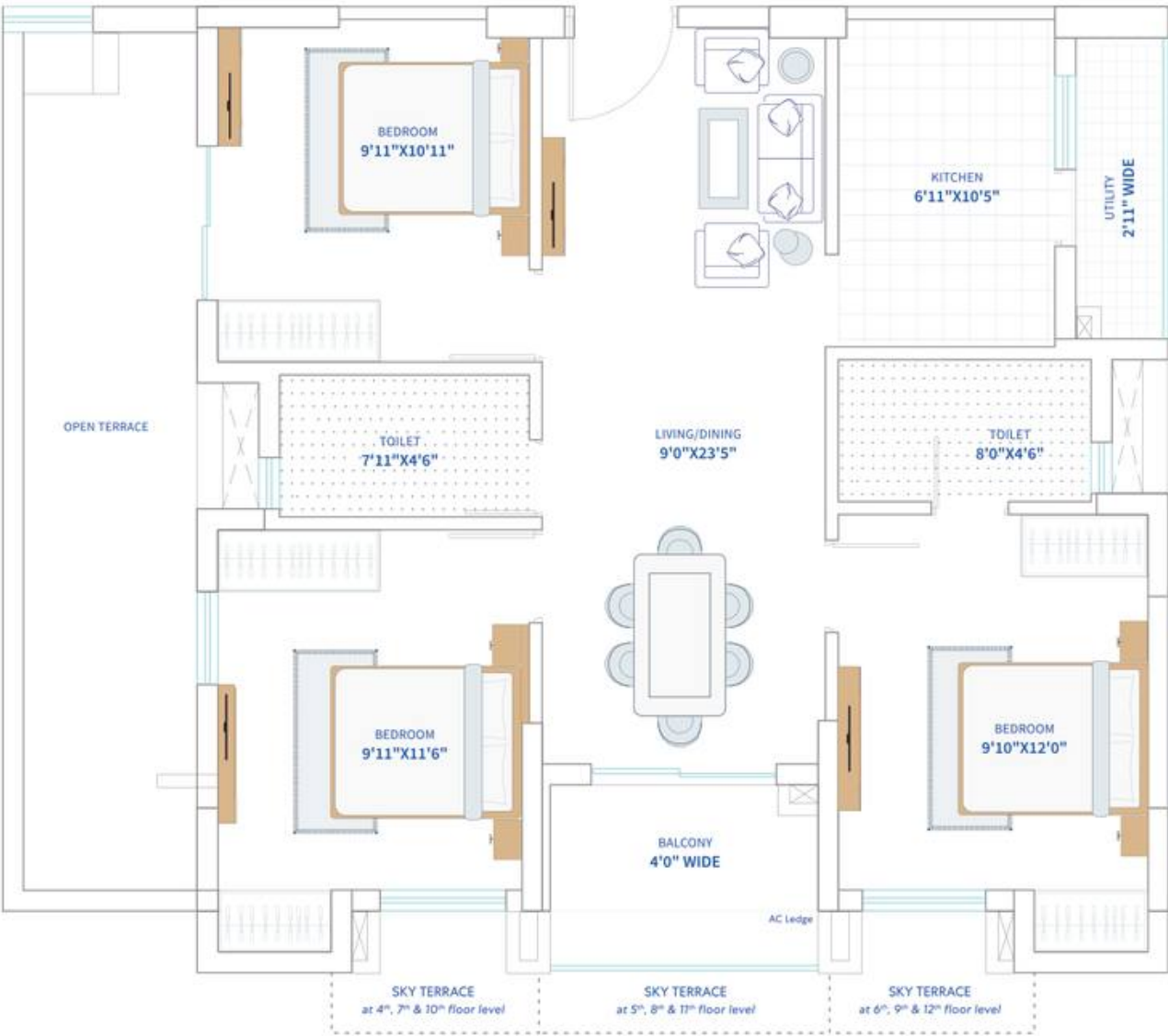


FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
2,3	870	37+24	1,028	0+0	1,028	1,408	
6,9,12	870	37+24	1,028	27+0	1,055	1,435	
4,7,10	870	37+24	1,028	38+0	1,066	1,446	
5,8,11	870	37+24	1,028	26+0	1,054	1,434	

BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony. SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. CARPET AREA AS PER RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

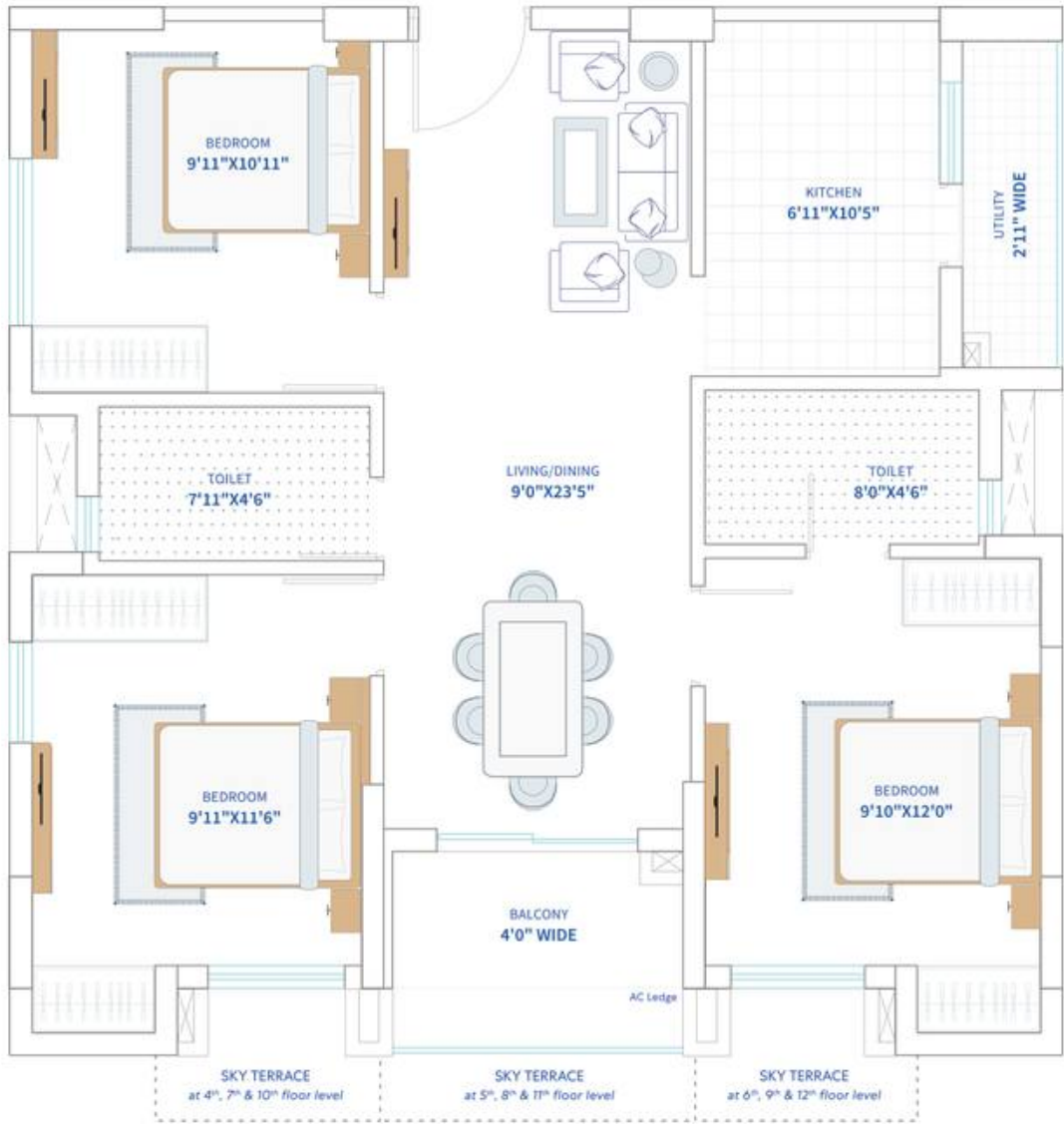
Tower 2 | Flat E

3 BHK+2T



FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
3	741	34+28	894	0+194	991	1,322	

BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony. SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. CARPET AREA AS PER RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

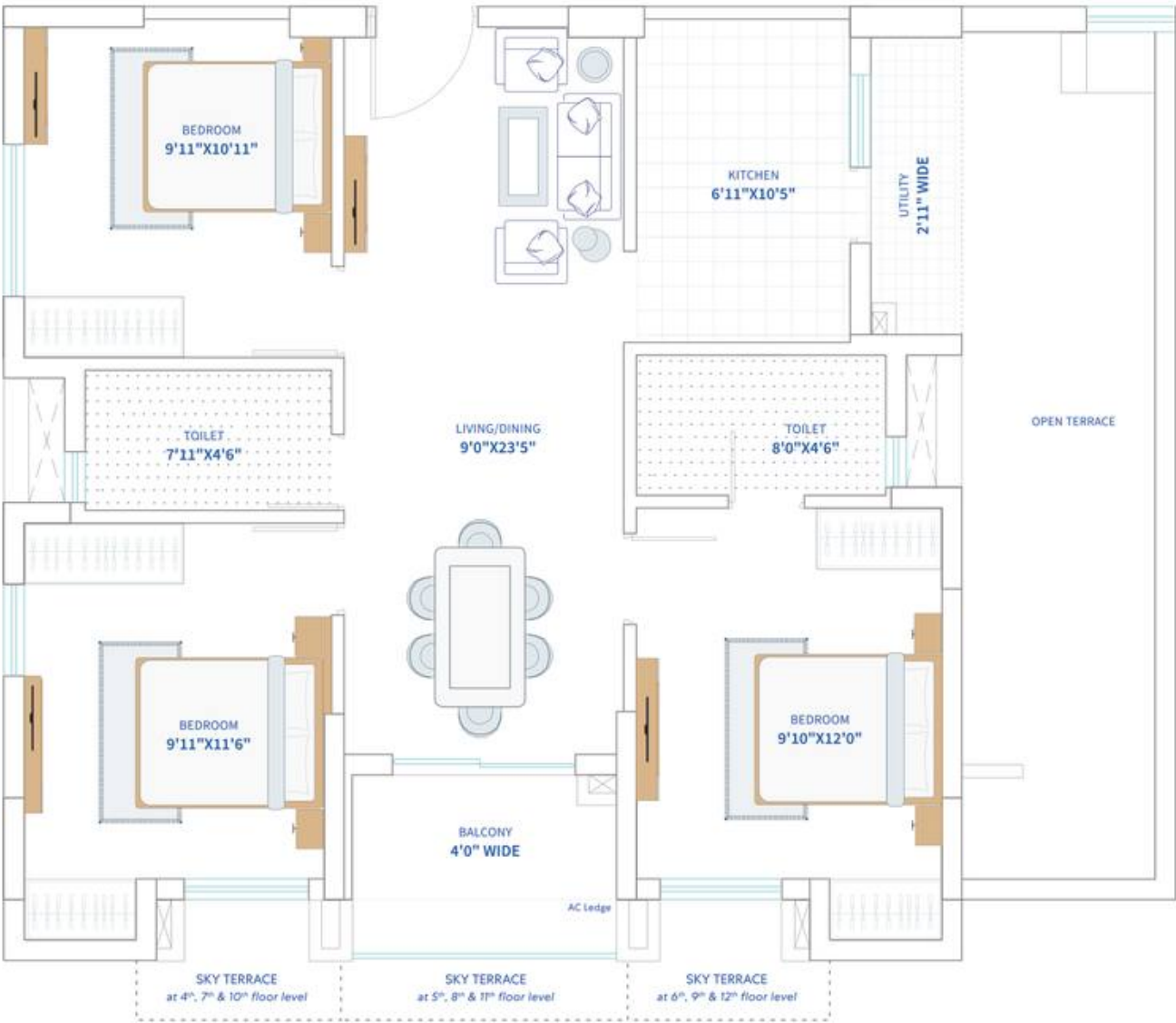


FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
4,6,7,9,10,12	741	34+28	894	21+0	915	1,246	
5,8,11	741	34+28	894	36+0	930	1,261	

BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony. SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. CARPET AREA AS PER RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

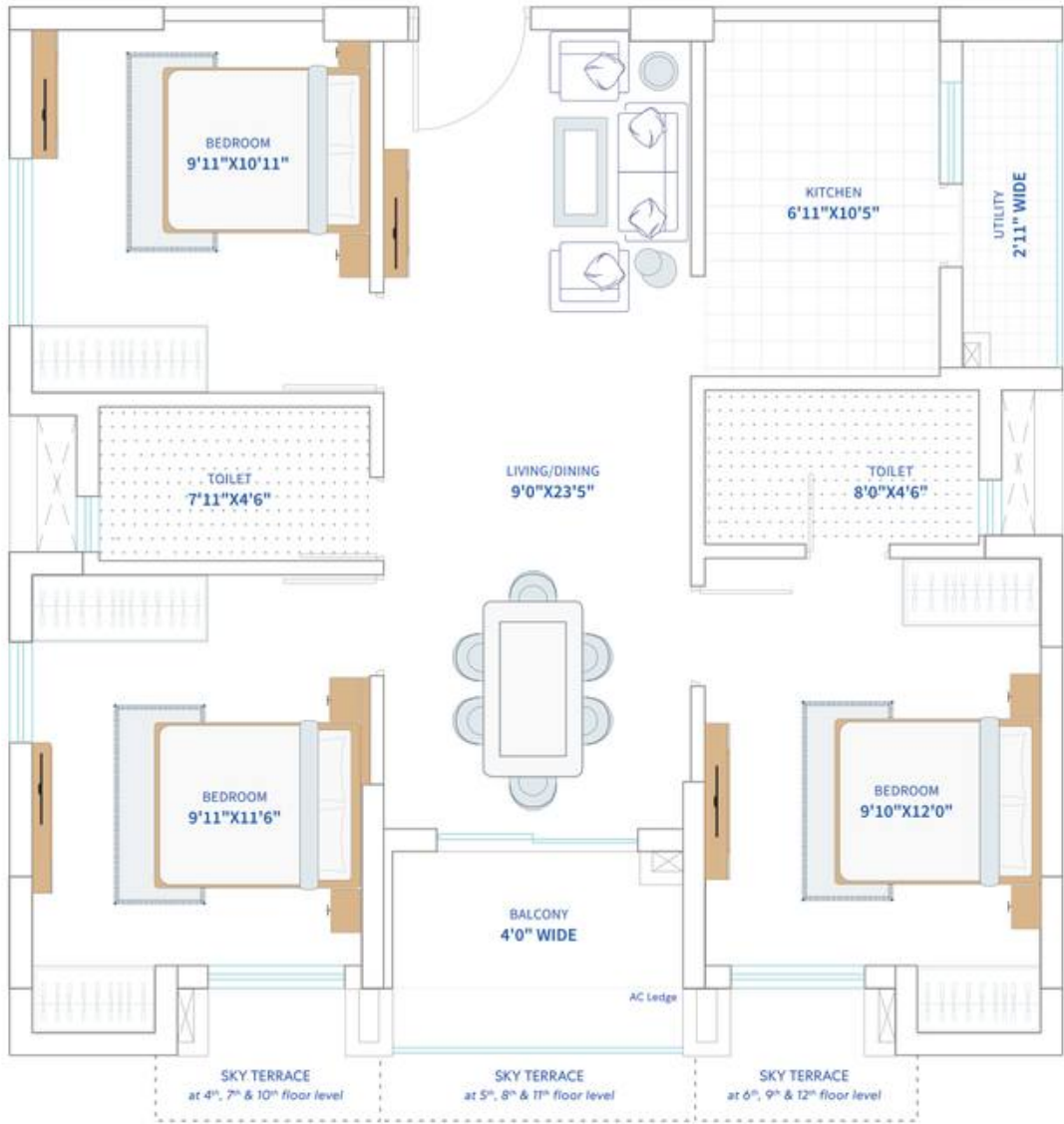
Tower 2 | Flat F

3 BHK+2T



FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
3	741	34+28	894	0+194	991	1,322	

BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony. **SUPER BUILT-UP AREA:** Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. **CARPET AREA AS PER RERA:** The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

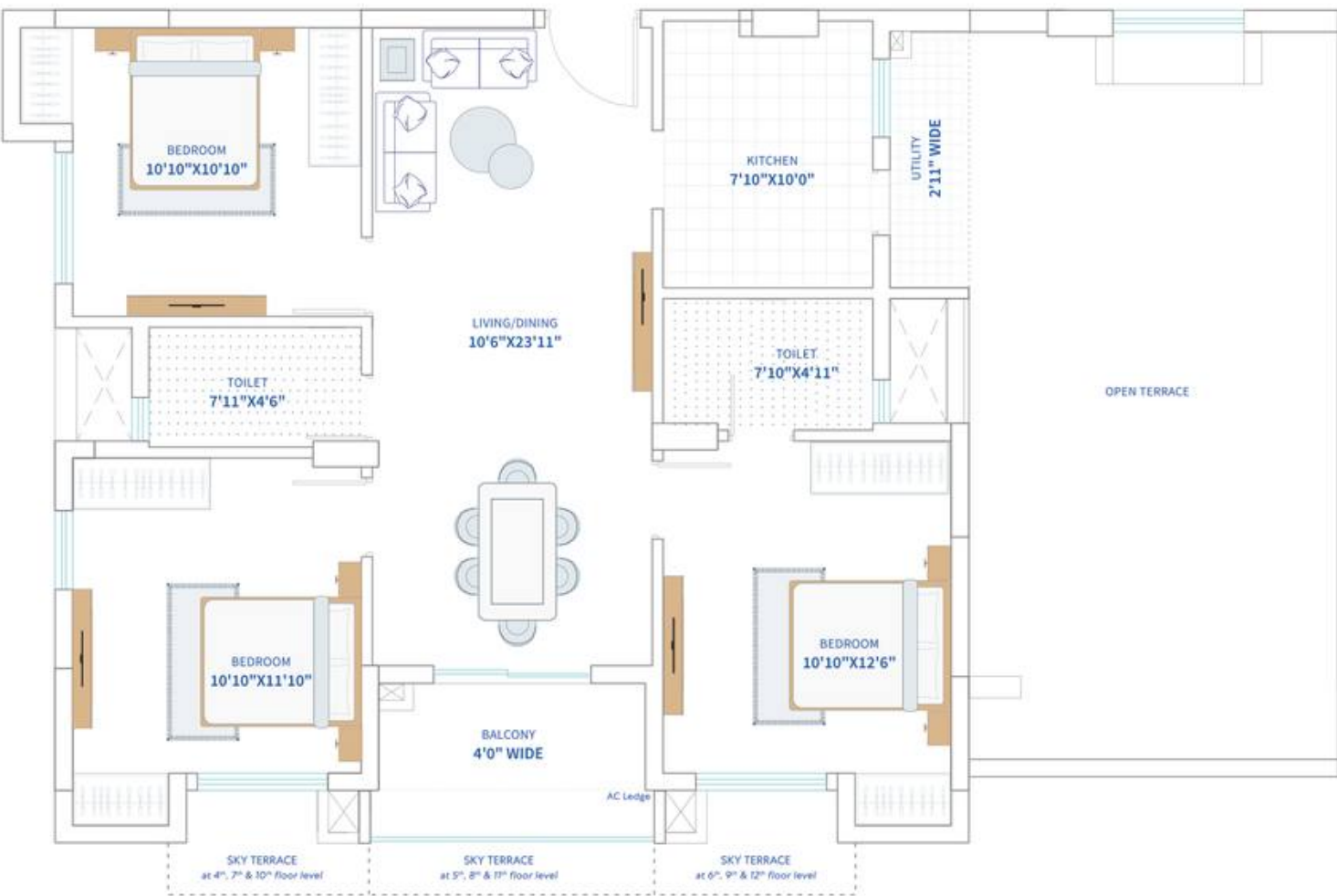


FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
4,6,7,9,10,12	741	34+28	894	21+0	915	1,246	
5,8,11	741	34+28	894	36+0	930	1,261	

BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony. **SUPER BUILT-UP AREA:** Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. **CARPET AREA AS PER RERA:** The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

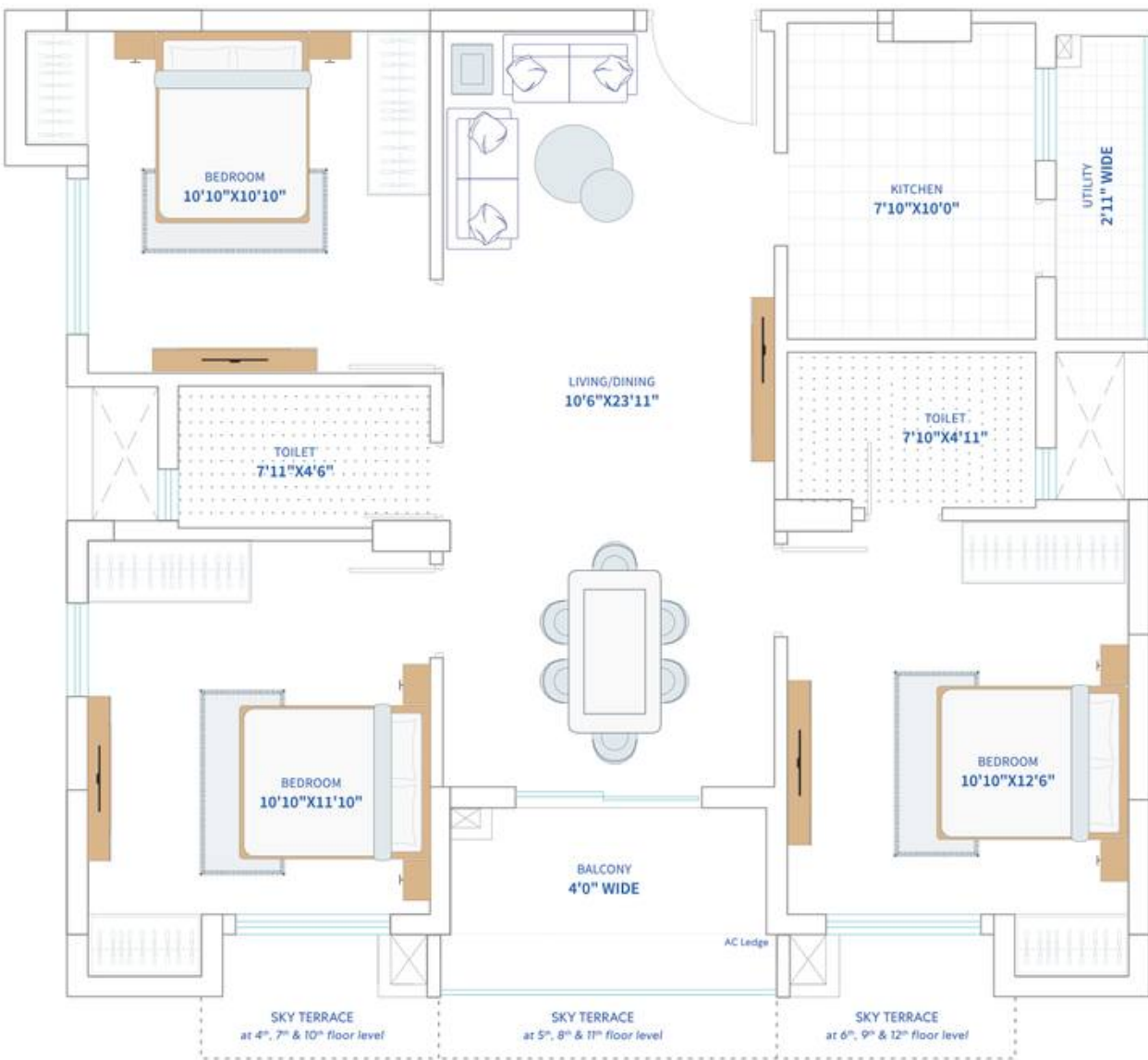
Tower 2 | Flat G

3 BHK+2T



FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
2	838	40+30	1,007	0+388	1,201	1,573	

BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony. SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. CARPET AREA AS PER RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

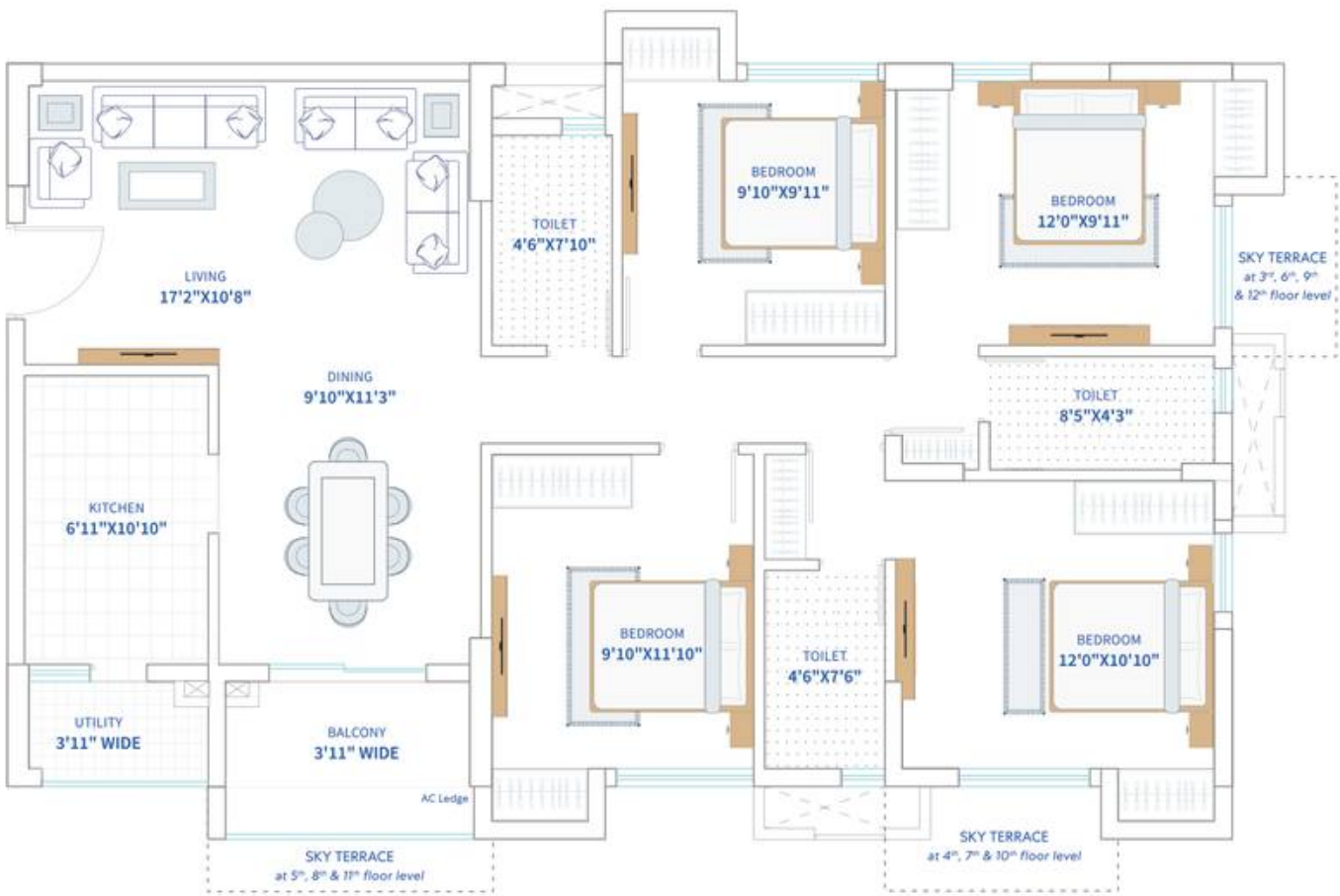


FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
3	838	40+30	1,007	0+0	1,007	1,379	
4,6,7,9,10,12	838	40+30	1,007	25+0	1,032	1,404	
5,8,11	838	40+30	1,007	42+0	1,049	1,421	

BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony. SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. CARPET AREA AS PER RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 3 | Flat A

4 BHK+3T

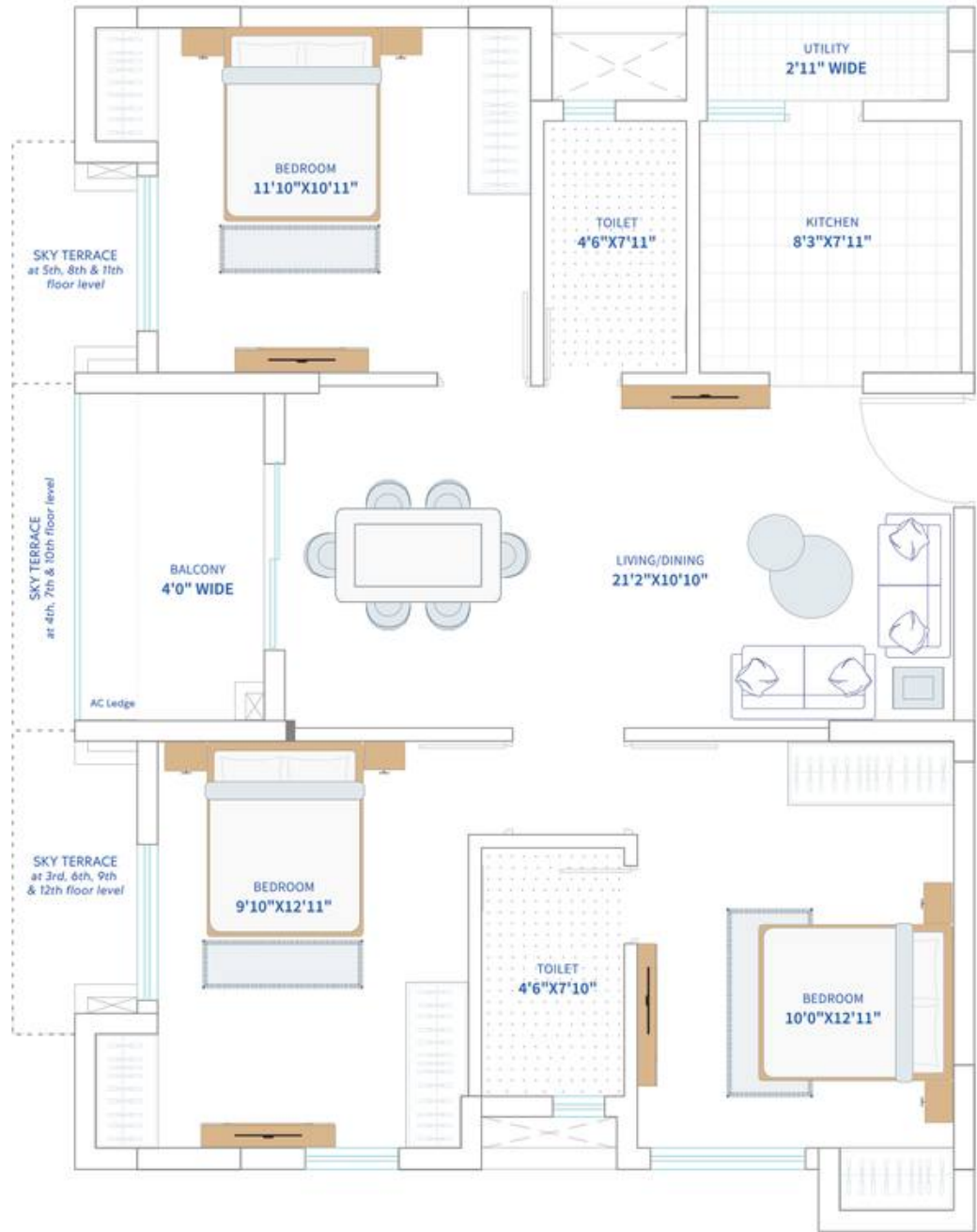


FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
1,2	1,103	36+26	1,279	0+0	1,279	1,752	
3,6,9,12	1,103	36+26	1,279	24+0	1,303	1,776	
4,7,10	1,103	36+26	1,279	30+0	1,309	1,782	
5,8,11	1,103	36+26	1,279	41+0	1,320	1,793	

BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony. SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. CARPET AREA AS PER RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 3 | Flat B

3 BHK+2T

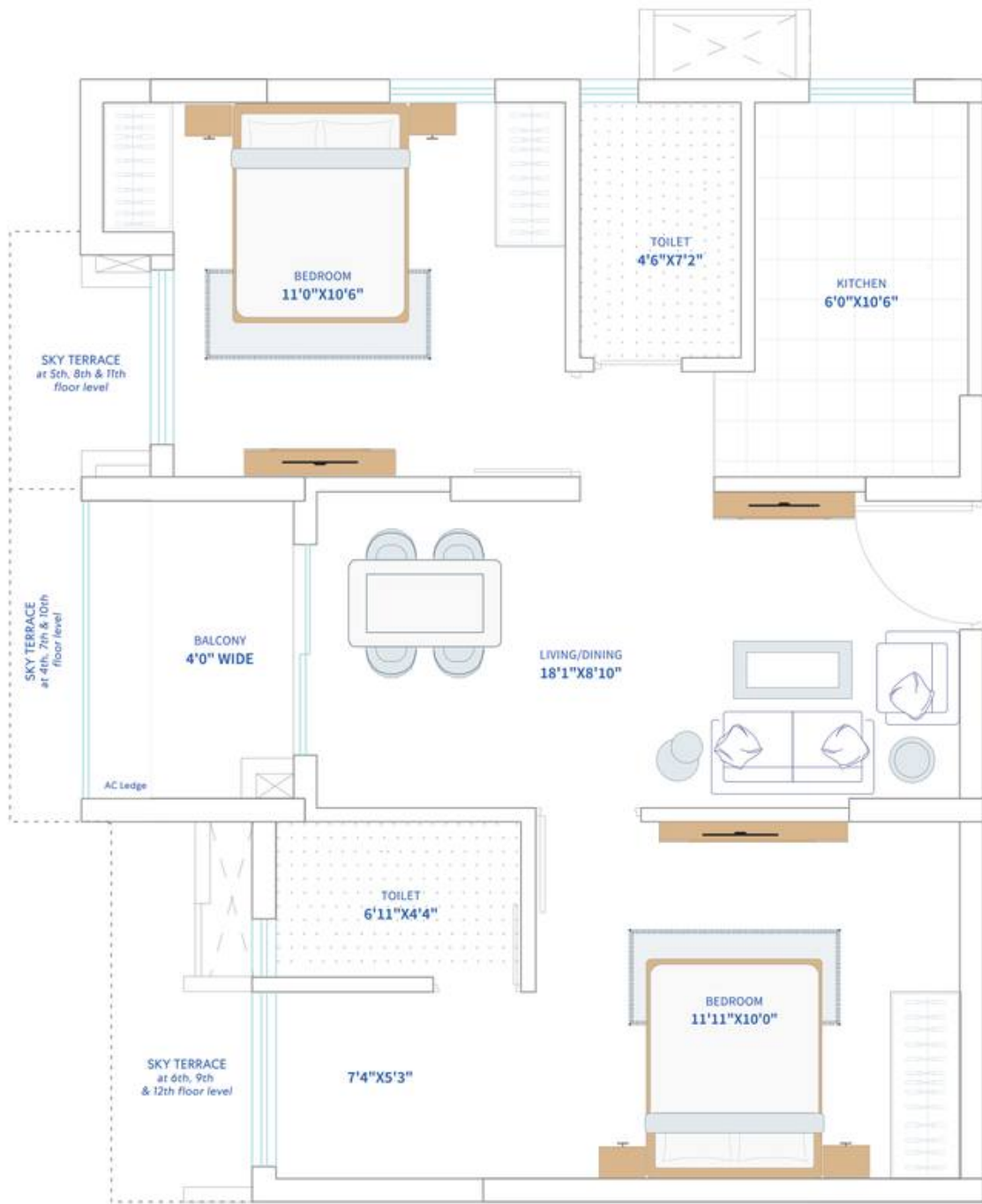


FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
2	820	41+23	983	0+0	983	1,347	
3,6,9,12	820	41+23	983	33+0	1,016	1,380	
4,7,10	820	41+23	983	43+0	1,026	1,390	
5,8,11	820	41+23	983	25+0	1,008	1,372	

BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony. SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. CARPET AREA AS PER RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 3 | Flat C

2 BHK+2T

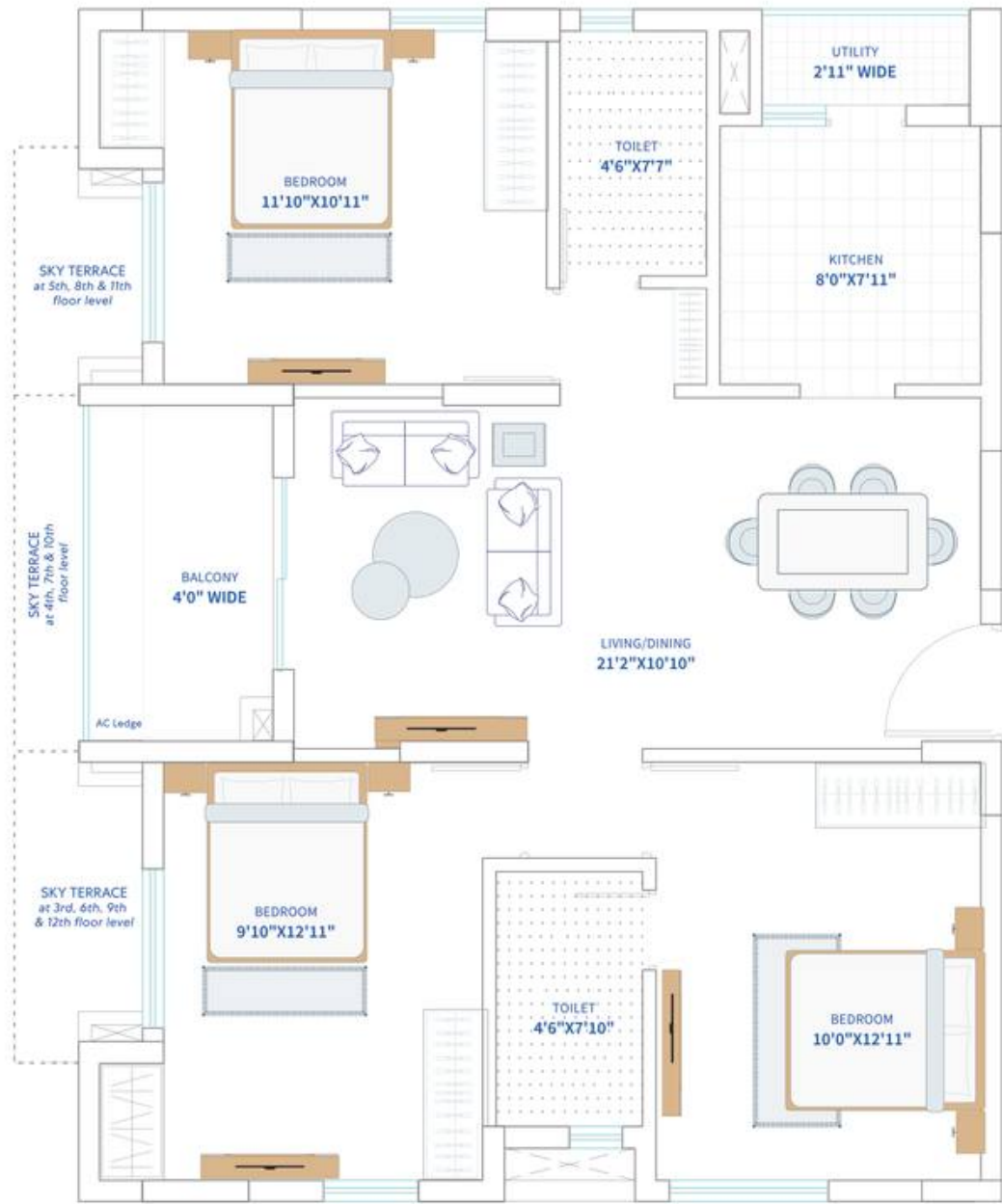


FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
2,3	608	34+0	716	0+0	716	981	
6,9,12	608	34+0	716	33+0	749	1,014	
4,7,10	608	34+0	716	37+0	753	1,018	
5,8,11	608	34+0	716	23+0	739	1,004	

BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony. SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. CARPET AREA AS PER RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 3 | Flat D

3 BHK+2T

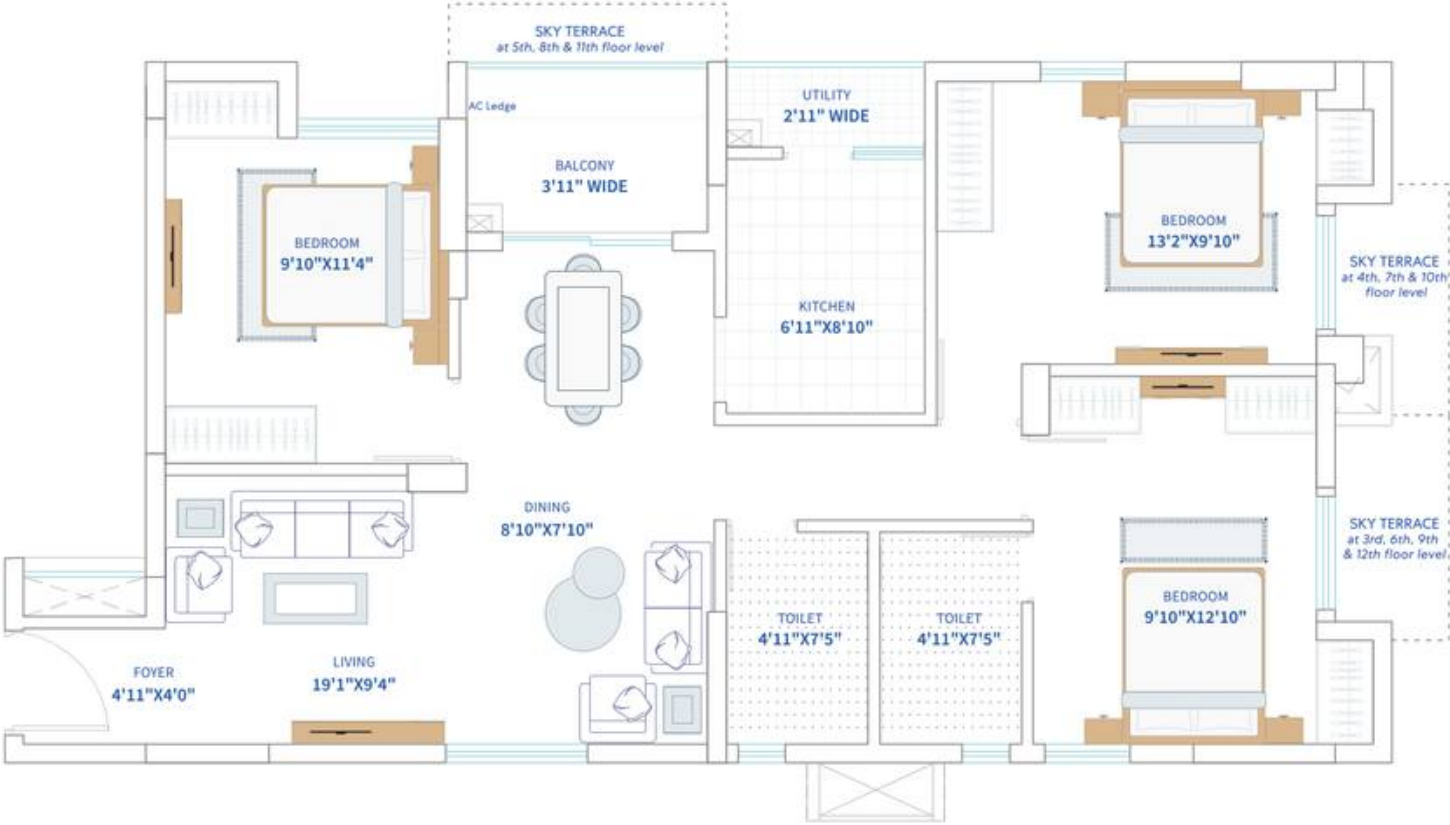


FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
1,2	826	41+19	984	0+0	984	1,348	
3,6,9,12	826	41+19	984	33+0	1,017	1,381	
4,7,10	826	41+19	984	43+0	1,027	1,391	
5,8,11	826	41+19	984	24+0	1,008	1,372	

BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony. SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. CARPET AREA AS PER RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 3 | Flat E

3 BHK+2T

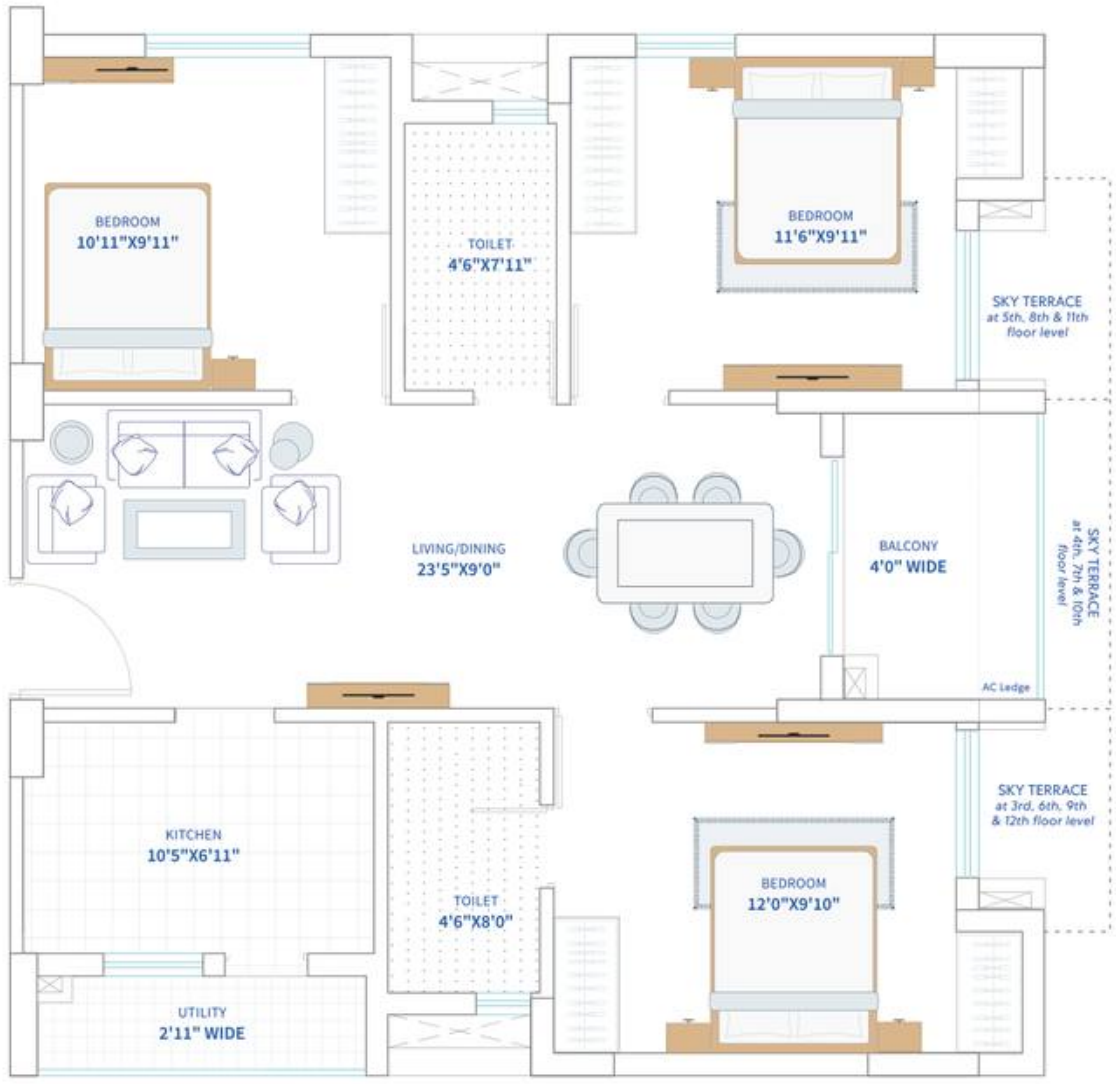


FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
1,2	867	33+20	1,024	0+0	1,024	1,403	
3,6,9,12	867	33+20	1,024	27+0	1,051	1,430	
4,7,10	867	33+20	1,024	27+0	1,051	1,430	
5,8,11	867	33+20	1,024	36+0	1,060	1,439	

BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony. SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. CARPET AREA AS PER RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 3 | Flat F, G

3 BHK+2T



FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in sq.ft.)
1,2	742	34+29	894	0+0	894	1,225	
3,5,6,8,9,11,12	742	34+29	894	22+0	916	1,247	
4,7,10	742	34+29	894	36+0	930	1,261	

BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony. SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. CARPET AREA AS PER RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Specifications

Vayu blends exquisite craftsmanship with the finest materials and elements to create a living space that embodies luxury, comfort, and timeless design.

STRUCTURE

RCC-framed structure on a pile foundation with anti-termite treatment.

BRICKWORK

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

ELEVATION

Modern Elevation conforming to contemporary designs.

EXTERNAL FINISH

Textured and/or weather-shield paint finish. (Nerolac/Asian Paints/Berger/Akzo Nobel or similar make)

LOBBIES

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

DOORS & HARDWARE

Flush doors with a height of 7' 5".
Main door finished with door lock/door handle and eye hole.
All doors finished in paint.

APARTMENT WALL FINISH

Putty finish.

WINDOWS & RAILINGS

Colour anodized/powder coated Aluminium Sliding or Casement Windows.
Glass Railings in Balconies and Terraces.
MS Railings in Utility Areas.

FLOORING

Vitrified tiles in bedrooms/living/dining/kitchen.
Anti-skid tiles in toilets with wall tiles up to door height.

KITCHEN

Granite counter top with Stainless Steel Sink.
Wall tiles up to two feet height above counter.
Provision for Water Filter.

TOILETS

Hot and Cold water line provision in all toilets.
CP Fittings of Jaquar/Roca/Kohler/Grohe or similar make.
Sanitary Fittings with Concealed Cistern of Kohler/Duravit/Roca or similar make.

LIFTS

2 Passenger Lifts and 1 Stretcher Friendly Service Lift of Kone/Mitsubishi/Thyssenkrupp/Schindler/Otis/Johnson or similar make in each tower

ELECTRICALS

Concealed copper wiring with modular switches of Anchor/Roma/Schneider Electric/Havells/Legrand or similar make.
TV points in all bedrooms and living room.
Telephone and Broadband provision in living room.
15A Geyser point in all toilets.
AC point in all bedrooms, living and dining.
One washing machine point.
Provision for installation of Electric Car Chargers in Car Parking Areas.*

WATER SUPPLY

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

LANDSCAPE

Professionally designed and executed landscaping.

GENERATOR

24-hour power DG backup for all common services.
DG back up of 1000W for 2BHK/1500W for 3BHK/2000W for 4BHK.

SAFETY & SECURITY

Round-the-clock manned security personnel.
Security Cabin at entry.
Fire Detection and Suppression systems.
CCTV Cameras.
Intercom facility.
Fire Rated Doors at fire escape staircases.

GREEN BUILDING SUSTAINABLE INITIATIVES

Natural Topography in the Open Areas.
Rainwater Harvesting.
Water-efficient Kitchen and Bathroom fixtures.
Sewage Treatment Plant and Reuse.
Use of low VOC paints.
LED Lighting System.
Use of Green Certified products.

FREQUENTLY ASKED QUESTIONS

Everything You Need to Know, Right Here.

Towers:

3

Floors:

G+12

Number of Flats:

236

Unit Sizes:

2 BHK: 981 sq.ft. to 1,018 sq.ft.

3 BHK: 1,225 sq.ft. to 1,573 sq.ft.

4 BHK: 1,752 sq.ft. to 1,916 sq.ft.

Municipality or Corporation:

Bidhannagar Municipal Corporation (BMC)

Electricity:

Calcutta Electric Supply Corporation (CESC)

Police Station:

Airport (Previously Rajarhat)

PAYMENT SCHEDULE

Serial No.	Payment Schedule	Payment in %
1	On Booking	5%
2	Agreement	15%
3	Completion of Piling	10%
4	Completion of Podium	10%
5	Completion of 1st Floor	7.5%
6	Completion of 4th Floor	7.5%
7	Completion of 7th Floor	7.5%
8	Completion of 10th Floor	7.5%
9	Completion of Roof Casting	10%
10	Completion of Unit Brickwork	10%
11	On Possession	10%
Total		100%

Date of Completion :

30.06.2029

EXTRA CHARGES

Legal charges at the time of agreement:Rs. 15,000/-

Legal charges at the time of possession:Rs. 15,000/-
(GST is applicable)

CATEGORIES

CHARGES

A. Transformer + Electricity Charges	As per actuals
B. Generator.....	Rs. 50/- per sq.ft.
C. Club Charges	Rs. 100/- per sq.ft.
D. Association formation & Mutation Charges.....	Rs. 10,000/- (In Total)
(GST is applicable on A, B, C & D)	
Maintenance Deposit.....	Rs. 60/- per sq.ft. (approx. for 12 months)
Security Deposit.....	Rs. 75/- per sq.ft. (to be handed over to the association after deducting pending amounts/dues)

THE VISIONARIES BEHIND

VAYU

Adya, Eden and Isha Group unite their vision and expertise to design dream homes, where innovation meets elegance. Each project reflects a commitment to quality and design, crafting spaces that inspire and uplift.

Together, their mission is to deliver sustainable and diversified projects that adapt to the evolving needs of the community. From luxurious high-rises to serene residential complexes, Isha Group and Eden Group's developments are created to enhance the urban living experience.

EDEN ISHA
GROUP GROUP



Some of our noteworthy projects



1. TATTVAM Manicktala
2. THE PARKVIEW Alipore
3. THE FOREST Dum Dum
4. SAMSKARA Ballygunge

5. BELLA VISTA Beliaghata
6. SANCTORUM Beliaghata
7. EDEN TOLLY SIGNATURE PLUS Tollygunge
8. 23 Circus Avenue

9. EXOTICA HEIGHTS Garia
10. EDEN RICHMOND PARK Narendrapur



