The Varanda

FLOOR PLANS

MASTER PLAN

LEGEND

1. Main Entrance Entry & Exit
2. Guard House
3. Entrance Lobby Tower 1
4. Entrance Lobby Tower 2
5. Entrance Lobby Tower 3
6. Entrance Lobby Tower 4
7. Entrance Lobby Tower 5
8. Covered Parking
9. Entry / Exit to Podium*/ Basement Parking
10. Lobby Drop-off
11. Jogging Track
12. Driveway
13. Landscaped Area
14. Temple
15. Provisioned Space for Common Utility Equipments
16. Turf**
17. Banquet Hall

*Podium means 1st & 2nd Floor of Parking Level
**Services below

PODIUM PLAN

LEGEND

1. Indoor Badminton Court
2. Guest Rooms
3. Salon
4. E-Gaming Zone
5. Karaoke Room
6. Co-Working Space
7. Library
8. Event Lawn
9. Reading Deck
10. Chit Chat Court
11. Open Lawn
12. Screening Room
13. Cards Room
14. Games Zone
15. Amphitheatre
16. Fitness Studio
17. Yoga Studio
18. Dance Studio
19. His Changing Room With
- Indoor Pool
- Jacuzzi
- Massage Room
- Steam
- Sauna
20. Her Changing Room With
- Indoor Pool
- Jacuzzi
- Massage Room
- Steam
- Sauna
21. Family Lounge
22. Toddlers' Zone
23. Kid's Pool
24. Walkway
25. Sunken Seat
26. Lap Pool
27. Deck
28. Signature Cabanas
29. Outdoor Kids' Play Area

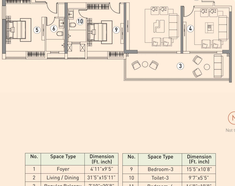
TOWER PLAN

TYPICAL 3 BHK UNIT TOWER 1 TYPE A

No.	Space Type	Dimension (Ft. inch)	No.	Space Type	Dimension (Ft. inch)
1	Living / Dining	23'2"x10'9"	7	Master Bedroom	13'2"x11'0"
2	Regular Balcony	6'10"x10'9"	8	Toilet-3	9'4"x6'9"
3	Bedroom-1	15'3"x11'4"	9	Kitchen	7'6"x10'2"
4	Toilet-1	9'4"x5'0"	10	Utility Balcony	4'5"x6'10"
5	Bedroom-2	14'0"x11'4"	11	Servant Room	7'7"x2'7"
6	Toilet-2	7'2"x5'0"	12	Servant Toilet	3'9"x4'3"

Floor	Carpet Area /Balcony/Utility Area (sq. ft)	B.U.A (sq. ft)
4-25	1104	1105	1393

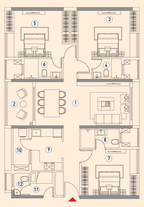
TYPICAL 4 BHK UNIT TOWER 1 TYPE B



No.	Space Type	Dimension (Ft. inch)	No.	Space Type	Dimension (Ft. inch)
1	Foyer	4'11"x9'5"	9	Bedroom-3	15'5"x10'8"
2	Living / Dining	31'5"x10'11"	10	Toilet-3	9'7"x5'5"
3	Regular Balcony	7'10"x30'8"	11	Bedroom-4	14'8"x10'8"
4	Tv Room	12'8"x10'5"	12	Toilet-4	8'2"x5'5"
5	Bedroom-1	17'5"x11'5"	13	Kitchen	8'9"x11'7"
6	Toilet-1	9'9"x5'5"	14	Utility Balcony	4'3"x10'2"
7	Master Bedroom	17'0"x11'5"	15	Servant Room	7'10"x5'4"
8	Toilet-2	8'5"x5'5"	16	Servant Toilet	4'11"x5'2"

Floor	Carpet Area /Balcony/Utility Area (sq. ft)	B.U.A (sq. ft)
4-25	2001	284	2435

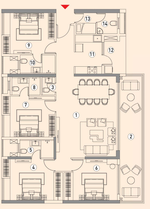
TYPICAL 3 BHK UNIT
TOWER 1 TYPE C



No.	Space Type	Dimension (Ft. inch)	No.	Space Type	Dimension (Ft. inch)
1	Living / Dining	10'9"x23'2"	7	Bedroom-3	11'3"x13'5"
2	Regular Balcony	10'8"x6'10"	8	Toilet-3	4'10"x9'6"
3	Bedroom-1	11'5"x13'1"	9	Kitchen	7'6"x10'6"
4	Toilet-1	5'0"x7'2"	10	Utility Balcony	8'11"x4'3"
5	Master Bedroom	11'5"x15'2"	11	Servant Room	5'9"x6'10"
6	Toilet-2	5'0"x9'5"	12	Servant Toilet	5'5"x3'7"

Floor	Carpet Area: Balcony/Utility Area:	B.U.A.
	(sq. ft)	(sq. ft)
4-25	1187	112	1423

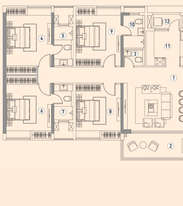
TYPICAL 4 BHK UNIT
TOWER 2 TYPE D



No.	Space Type	Dimension (Ft. inch)	No.	Space Type	Dimension (Ft. inch)
1	Living / Dining	21'7"x34'6"	8	Toilet-3	4'10"x8'2"
2	Regular Balcony	36'9"x6'7"	9	Master Bedroom	11'0"x13'6"
3	Powder Toilet	4'10"x3'8"	10	Toilet-4	5'1"x9'6"
4	Bedroom-1	11'1"x15'10"	11	Kitchen	10'6"x7'2"
5	Toilet-1	5'3"x9'2"	12	Utility Balcony	8'9"x4'2"
6	Bedroom-2	11'1"x14'6"	13	Servant Room	5'7"x6'5"
7	Bedroom-3	11'0"x13'8"	14	Servant Toilet	5'7"x5'5"

Floor	Carpet Area: Balcony/Utility Area:	B.U.A.
	(sq. ft)	(sq. ft)
4-25	1411	264	1816

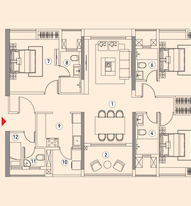
TYPICAL 4 BHK UNIT
TOWER 2 TYPE E



No.	Space Type	Dimension (Ft. inch)	No.	Space Type	Dimension (Ft. inch)
1	Living / Dining	15'8"x21'1"	8	Bedroom-3	12'3"x11'8"
2	Regular Balcony	6'7"x23'9"	9	Bedroom-4	14'0"x11'0"
3	Powder Toilet	4'0"x9'3"	10	Toilet-4	8'2"x5'2"
4	Master Bedroom	16'2"x11'1"	11	Kitchen	8'6"x10'6"
5	Toilet-1	9'9"x5'1"	12	Utility Balcony	3'10"x6'11"
6	Bedroom-2	10'2"x11'1"	13	Servant Room	4'5"x6'10"
7	Toilet-2	8'10"x5'1"	14	Servant Toilet	5'6"x4'10"

Floor	Carpet Area: Balcony/Utility Area:	B.U.A.
	(sq. ft)	(sq. ft)
4-25	1415	169	1730

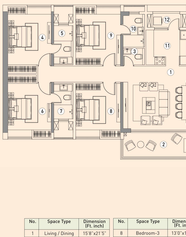
TYPICAL 3 BHK UNIT
TOWER 3 TYPE F



No.	Space Type	Dimension (Ft. inch)	No.	Space Type	Dimension (Ft. inch)
1	Living / Dining	23'2"x10'12"	7	Master Bedroom	12'x11'10"
2	Regular Balcony	6'10"x10'10"	8	Toilet-3	9'6"x4'8"
3	Bedroom-1	15'1"x11'1"	9	Kitchen	7'6"x11'1"
4	Toilet-1	9'2"x5'0"	10	Utility Balcony	6'0"x4'10"
5	Bedroom-2	14'3"x11'1"	11	Servant Room	7'7"x2'9"
6	Toilet-2	7'2"x5'0"	12	Servant Toilet	4'0"x4'9"

Floor	Carpet Area: Balcony/Utility Area:	B.U.A.
	(sq. ft)	(sq. ft)
4-25	1153	116	1418

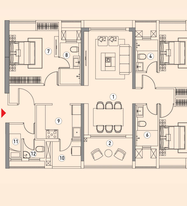
TYPICAL 4 BHK UNIT
TOWER 3 TYPE G



No.	Space Type	Dimension (Ft. inch)	No.	Space Type	Dimension (Ft. inch)
1	Living / Dining	15'8"x21'5"	8	Bedroom-3	12'0"x11'0"
2	Regular Balcony	6'7"x23'9"	9	Bedroom-4	14'9"x11'9"
3	Powder Toilet	4'0"x9'2"	10	Toilet-4	8'2"x5'2"
4	Master Bedroom	16'2"x10'8"	11	Kitchen	8'6"x10'6"
5	Toilet-1	9'9"x5'1"	12	Utility Balcony	3'10"x6'11"
6	Bedroom-2	15'2"x10'8"	13	Servant Room	6'5"x5'2"
7	Toilet-2	8'10"x5'1"	14	Servant Toilet	5'6"x4'2"

Floor	Carpet Area: Balcony/Utility Area:	B.U.A.
	(sq. ft)	(sq. ft)
4-25	1410	177	1732

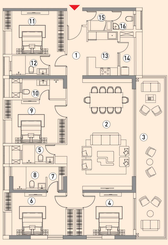
TYPICAL 3 BHK UNIT
TOWER 4 TYPE H



No.	Space Type	Dimension (Ft. inch)	No.	Space Type	Dimension (Ft. inch)
1	Living / Dining	23'2"x10'10"	7	Master Bedroom	12'x11'10"
2	Regular Balcony	6'10"x10'10"	8	Toilet-3	9'6"x4'8"
3	Bedroom-1	14'3"x11'6"	9	Kitchen	7'6"x11'1"
4	Toilet-1	7'2"x5'0"	10	Utility Balcony	6'0"x4'8"
5	Bedroom-2	15'1"x11'6"	11	Servant Room	7'7"x2'9"
6	Toilet-2	9'3"x5'0"	12	Servant Toilet	4'0"x4'9"

Floor	Carpet Area: Balcony/Utility Area:	B.U.A.
	(sq. ft)	(sq. ft)
4-25	1166	116	1417

TYPICAL 4 BHK UNIT
TOWER 4 TYPE I

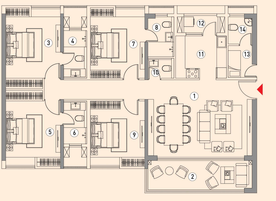


Not to scale

No.	Space Type	Dimension (Ft. inch)	No.	Space Type	Dimension (Ft. inch)
1	Foyer	12'5"x5'0"	9	Bedroom-3	11'0"x15'4"
2	Living / Dining	28'4"x16'11"	10	Toilet-3	5'1"x11'3"
3	Regular Balcony	41'7"x7'10"	11	Master Bedroom	11'0"x15'2"
4	Bedroom-1	10'10"x14'9"	12	Toilet-4	5'1"x9'6"
5	Common Toilet-1	4'11"x8'1"	13	Kitchen	11'1"x7'7"
6	Bedroom-2	10'10"x17'6"	14	Utility Balcony	9'8"x4'0"
7	Dressing	5'11"x6'9"	15	Servant Room	5'0"x6'1"
8	Toilet-2	5'11"x8'9"	16	Servant Toilet	4'8"x5'2"

Floor	Carpet Area (sq. ft)	Balcony/Utility Area (sq. ft)	B.U.A (sq. ft)
4-25	1710	367	2231

TYPICAL 4 BHK UNIT
TOWER 4 TYPE J

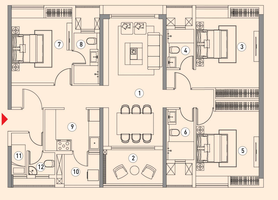


Not to scale

No.	Space Type	Dimension (Ft. inch)	No.	Space Type	Dimension (Ft. inch)
1	Living / Dining	15'8"x21'1"	8	Toilet-3	8'2"x5'3"
2	Regular Balcony	6'7"x21'9"	9	Bedroom-4	13'0"x11'0"
3	Master Bedroom	16'2"x11'1"	10	Powder Toilet	4'0"x5'3"
4	Toilet-1	9'9"x5'1"	11	Kitchen	8'6"x10'4"
5	Bedroom-2	15'2"x11'1"	12	Utility Balcony	2'10"x6'11"
6	Toilet-2	8'10"x5'1"	13	Servant Room	6'3"x6'10"
7	Bedroom-3	14'0"x11'0"	14	Servant Toilet	5'6"x6'10"

Floor	Carpet Area (sq. ft)	Balcony/Utility Area (sq. ft)	B.U.A (sq. ft)
4-25	1414	169	1732

TYPICAL 3 BHK UNIT
TOWER 5 TYPE K

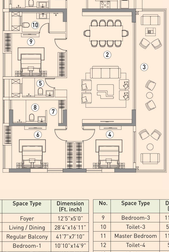


Not to scale

No.	Space Type	Dimension (Ft. inch)	No.	Space Type	Dimension (Ft. inch)
1	Living / Dining	23'3"x10'10"	7	Master Bedroom	13'4"x11'0"
2	Regular Balcony	6'10"x10'10"	8	Toilet-3	9'4"x4'8"
3	Bedroom-1	16'3"x11'6"	9	Kitchen	7'6"x7'11"
4	Toilet-1	7'2"x5'0"	10	Utility Balcony	6'0"x6'5"
5	Bedroom-2	15'1"x11'6"	11	Servant Room	7'7"x2'9"
6	Toilet-2	9'2"x5'0"	12	Servant Toilet	4'0"x4'9"

Floor	Carpet Area (sq. ft)	Balcony/Utility Area (sq. ft)	B.U.A (sq. ft)
4-25	1167	116	1411

TYPICAL 4 BHK UNIT
TOWER 5 TYPE L

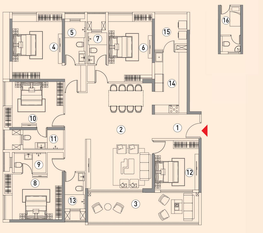


Not to scale

No.	Space Type	Dimension (Ft. inch)	No.	Space Type	Dimension (Ft. inch)
1	Foyer	12'5"x5'0"	9	Bedroom-3	11'0"x15'4"
2	Living / Dining	28'4"x16'11"	10	Toilet-3	5'1"x11'3"
3	Regular Balcony	41'7"x7'10"	11	Master Bedroom	11'0"x15'2"
4	Bedroom-1	10'10"x14'9"	12	Toilet-4	5'1"x9'6"
5	Common Toilet-1	4'11"x8'1"	13	Kitchen	11'1"x7'7"
6	Bedroom-2	10'10"x17'6"	14	Utility Balcony	9'8"x4'0"
7	Dressing	5'11"x6'9"	15	Servant Room	5'0"x6'1"
8	Toilet-2	5'11"x8'9"	16	Servant Toilet	4'8"x5'2"

Floor	Carpet Area (sq. ft)	Balcony/Utility Area (sq. ft)	B.U.A (sq. ft)
4-25	1710	367	2231

TYPICAL 5 BHK UNIT
TOWER 5 TYPE M



Not to scale

No.	Space Type	Dimension (Ft. inch)	No.	Space Type	Dimension (Ft. inch)
1	Foyer	5'11"x11'8"	9	Toilet-3	4'11"x8'4"
2	Living / Dining	26'0"x21'3"	10	Bedroom-4	11'1"x16'1"
3	Regular Balcony	7'10"x27'8"	11	Toilet-4	4'10"x10'0"
4	Master Bedroom	15'7"x12'2"	12	Bedroom-5	12'0"x10'9"
5	Toilet-1	10'6"x5'2"	13	Common Toilet-1	8'11"x5'0"
6	Bedroom-2	16'3"x10'8"	14	Kitchen	14'9"x7'10"
7	Toilet-2	7'10"x4'9"	15	Utility Balcony	9'1"x7'10"
8	Bedroom-3	11'1"x13'9"	16	Servant Room	7'9"x5'4"

Floor	Carpet Area (sq. ft)	Balcony/Utility Area (sq. ft)	B.U.A (sq. ft)
4-25	1966	281	2401

SPECIFICATIONS

STRUCTURE

Foundation & Super Structure - Earthquake Resistant RCC Structure

WALL FINISHING

Exterior - Paints as per Architect's Design
Toilet - Ceramic Tiles on the Wall upto Frame Height ¥,#,$
Kitchen - Ceramic Tiles Dado upto 2' from the Platform ¥,#,$

FLOORING

Master Bedroom - Imported Marble ¥,#,$
Bedrooms - Imported Marble ¥,#,$
Living & Dining - Imported Marble ¥,#,$
Kitchen - Anti-skid Ceramic / Vitrified Tiles / Imported Marble ¥,#,$
Toilets - Anti-skid Ceramic / Vitrified Tiles ¥,#,$
Floor Lobby - Marble / Vitrified Tiles / Engineered Stone / Granite
Entrance Lobby - Imported Marble / Engineered Stone / Granite
Staircase - Vitrified Tiles / Stones / Cement Finish

OTHER FINISHES - ¥,#,$

Kitchen Counter - Granite Countertop, Stainless Sink,
Provision for Chimney

DOOR & WINDOWS

Door - Wooden Frames, Flush Door (On Main Door Only) ¥,#,$
Lock (On Main Door Only) ¥,#,$
Windows - Aluminium / UPVC Window

ELECTRICAL - ¥,#,$

Provision for Internet in Living / Dining ¥,#,$
Provision for Tv Points in all the Bedrooms & Living / Dining
Concealed Copper Wiring with Modular Switches

PLUMBING - ¥,#,$

White Color Sanitary & CP Fittings from reputed brand ¥,#,$
Provision for Geyser in all the Toilets

ELEVATORS

3 Lifts (2 Passenger & 1 Stretcher) of reputed make

*AIR-CONDITIONING

Air-Conditioning using VRV / VRF system

CAR PARKING

Combination of Mechanical (MLCP), Independent
& Dependent Car Parking on Basement,
Ground, First & Second Floor.

POWER BACKUP

100% Power Backup in all Apartments (Optional)*
100% Power Backup in all Common Areas

FIRE SAFETY

As per recommendation of D.G.W.B.F & E.S

SECURITY

24x7 Vigilance by Trained Security Staff*
CCTV Surveillance in Strategic Locations*
Integrated Digital Intercom System*
Common Area Phone Support*

*at extra cost

¥ To be done by Allottee for Allottee opting for Bare Shell Unit

To be done by Allottee for Allottee opting for Semi Bare Shell Unit

$ To be done by Allottee for Allottee opting for Semi Flooring Bare Shell Unit

Developer

NPR | PURTI Homes

Purti NPR Developers LLP
P-15 India Exchange Place Extension
Todi Mansion, Kolkata-700073

Site Address
145 Jessore Rd, Kolkata-700089

Website - thevaranda.in
Email - hello@thevaranda.in

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