

Project Specifications

FOUNDATION

RCC Foundation resting on cast-in-situ reinforced concrete bored piles complying with relevant IS Code

STRUCTURE FRAMEWORK

Earthquake Resistant RCC framed structure complying with relevant IS Code

COMMON ROOF

RCC Roof with waterproofing & protective layer

FINISHING OF INTERIOR WALL & CEILING

Wall Plaster of Paris or wall putty

FINISHING ON EXTERIOR WALL

Weather-Proof Paint

OTHER FACILITIES

24 hrs. Water Supply

Generator / Power Back up for all common areas & services

Service Toilets for Housekeeping, Facility Management, Staffs etc.

Sewage treatment plant

Renewable Energy - Solar power to meet electricity generation as per PCB norms

Rain water harvesting & recharge pits as per PCB norms

GROUND FLOOR LOBBY

Dedicated Ground Floor Lobby for each Tower

Flooring of Natural Stone / Vitrified Tiles / Marble or equivalent

Wall - Stone / Tile Cladding / Acrylic Emulsion Paint

Ceiling - False ceiling as per architect's design with appropriate paint & fixtures

STAIRCASE & TYPICAL FLOOR LOBBY

Staircases - Natural Stone / Kota Stone or equivalent

Wall of Lobby area - OBD Acrylic Emulsion paint or equivalent

Lobby Floor - Tiles / Stone or equivalent

LIFTS

3 no. Lifts in each Tower & 1 no. Service lift in each Tower

COMMON AREA

Adequate lighting & Illumination in all Lobbies, Staircases & Common Areas

SECURITY

CCTV with Central Security Surveillance in common areas

Gated Community - Security Personnel at Strategic Points

Intercom Connectivity / App facility for security purpose only

Modern Fire Fighting System as per fire norms

APARTMENT FEATURES

FLOORING

Master Bedroom - Wooden laminated flooring / Wooden finish Vitrified Tiles or equivalent

Bedroom - Vitrified Tiles

Living / Dining Room - Large format Vitrified Tiles

KITCHEN

Granite Platform / Kota Stone or equivalent

Flooring - Vitrified / Anti-Skid Tiles or equivalent

Stainless Steel Sink

Dado Tiles up to 2 ft. above the Counter / Platform

Provision for installing Exhaust Fan

Electric Point for Appliances

TOILET

Anti-Skid Ceramic Tiles for flooring

Wall Tiles up to door height

White Sanitaryware

CP Fittings

Electrical points for Geyser and Exhaust Fan

Plumbing provision for Hot/Cold water line

Plumbing provision for Hot/Cold water line

DOORS

Good quality Flush Doors in all Rooms & Toilets

WINDOWS

Standard Powder Coated / Anodized aluminum section / UPVC Window or equivalent

ELECTRICAL

Concealed Copper Wiring with Modular Switches

Adequate electrical points in all Bedrooms, Living/Dining, Kitchen and Toilets with protective MCB's

Door Bell point at the main door entrance

Provision of Electric Point for Washing Machine

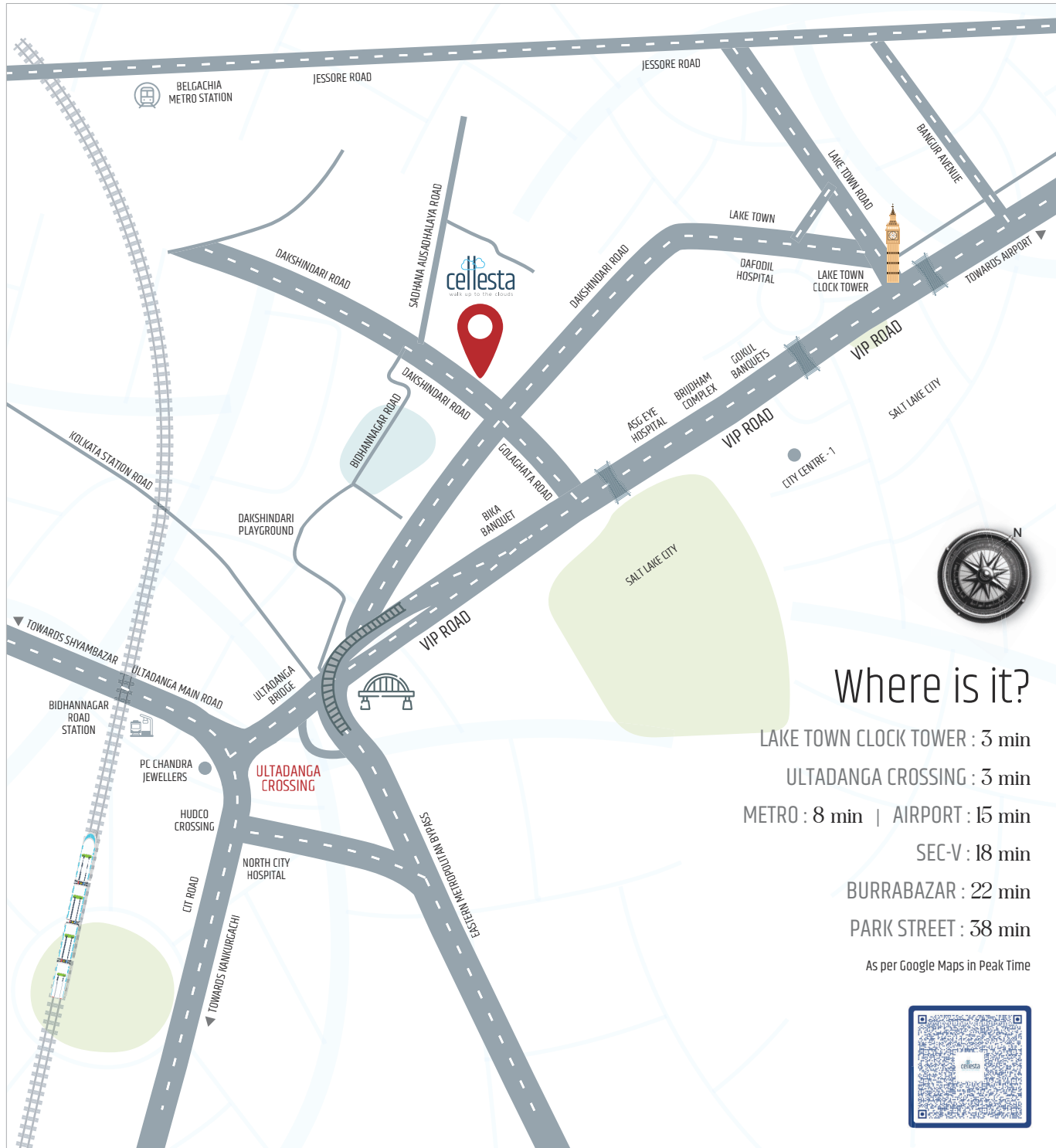
VRV service in all flats only till header (at extra cost)

AC electrical points in all bedrooms, Living/Dining areas

BALCONY / DECK

Wooden finish Vitrified Tiles or equivalent

with Toughened Glass Railing



Where is it?

LAKE TOWN CLOCK TOWER : 3 min

ULTADANGA CROSSING : 3 min

METRO : 8 min | AIRPORT : 15 min

SEC-V : 18 min

BURRABAZAR : 22 min

PARK STREET : 38 min

As per Google Maps in Peak Time



Location map not to scale



116, Dakshindari Road, Kolkata 700 048

DEVELOPED BY
shriji
Panchwati Complex, Yamunotri Apartment
VIP Road, Gate number 2,
1st Floor, Kolkata 700 052
marketing@shrijigroup.net

PREFERRED PARTNER :
NRK
WBREBA/RA/NOR/2023/000004

Architect
Structural Engineer
Prabhat Design Studio
Adroit Consultant

APPROVED BY LEADING BANKS

Disclaimer : This document is not a legal offering. It only describes the intent, purpose and concept of the developer. All images are artistic impressions.



Phase -2 Rera No - WBREBA/P/NOR/2024/001451
www.rera.wb.gov.in

cellesta.in



#luxuryredefined

2 towers | B+G+31 | Connected Skywalk | 3 and 4 BHK - 368 exclusive apartments | All 3 to 4 side open flats
2 minutes from VIP Road

Tallest Twin Towers of Laketown & its vicinity

Discover the perfect mix of modern living at Cellesta - Twin Towers. These are the tallest twin towers with 31 stories each, towering next to VIP Road in a posh locality. Get ready for innovation, comfort and a super premium lifestyle in our meticulously planned condominium.

Cellesta - where the clouds come to life

In Kolkata, there's a place called Cellesta where the clouds seem alive. Here, luxury twin towers, 450 metres from VIP Road, this luxury condominium is surrounded by misty clouds, making it feel like a garden in the sky. It's like a mix of luxury and bliss away from the city noise.

Nearby

COLLEGES

Techno India Salt Lake : 6.7 km (18 min)
St Xavier's University : 15 km (50 min)
Amity University : 14 km (54 min)

SCHOOLS

Bhavans Saltlake : 4 km (12 min)
La Martiniere : 10 km (55min)
The Heritage School : 12.5 km (50 min)

HOSPITALS

Apollo Hospital Saltlake : 4 km (12 min)
ILS Hospital Saltlake : 5.8 km (12 min)
AMRI Saltlake : 5 km (14 min)

HOTELS & RESTAURANTS

Hyatt : 4 km (15 min)
JW Marriott : 7.5 km (15 min)
ITC Royal Bengal : 7.6 km (17 min)

ATTRACTIONS

Nicco Park : 8 km (20 min)
Aquatica : 10.5 km (25 min)
ECO Park : 12 km (25 min)

MALLS

Diamond Plaza : 5.2 km (10 min)
City Centre 1 : 5.4 km (11 min)
Mant Square : 5.7 km (12 min)

As per Google Maps in Peak Time



3 tier Amenities & Facilities	azura be free	PACORA The Art of Living	PATIO Open up to happiness
	3rd floor	at roof level	ground floor
	Swimming Pool & Kids Pool	Skywalk - 320ft above the ground level	Mandir
	AC Community Hall with Party Lawn	Open LED Amphitheatre	Kids' Play Area
	Indoor Gym & Health Club	Barbeque Zone	Jogging Track
	Indoor Games Room	Outdoor Gym	Yoga Deck
	Mini Golf Putting Zone	Telescope Deck	Elevated Deck
	Multipurpose Indoor Turf Zone	Joggers track at sky level	Natural Water Body
	Badminton Court	Elders' Adda Zone	Elevated Walking Area
	Club Lounge	Star Gazing Area	Senior Citizen Sit Out Zone
	Steam & Changing Room	Open Lounge	Adda Zone
	Theatre Room	Sunken Sitting	Fishing Deck
	Children Play Area	Foot Reflexology Walk	
	Landscaped Deck Zone with Cabana		
	Yoga & Zumba Room		
	Library & Cards Room		

Experience luxury living like never before! Reserve your apartment in our exclusive community with 368 spacious 3 & 4 BHK flats situated on approximately 26 acres of land. Enjoy three-tier club facilities, from ground level up to over 320 feet high.

Secure your apartment now.



TOWER NO. 2

FLOORS : 5, 8, 11, 14, 17, 20, 23, 26, 29



APARTMENT	BHK	CARPET AREA		TOTAL CARPET AREA	BUILT-UP AREA	SALEBLE AREA	STORE WITH TOILET (BUILT-UP AREA) (SFT)	FINAL SALEBLE AREA
		FLAT (W/O BALCONY/DECK)	BALCONY/DECK / WASH					
A	4B+3T	1288	139	1427	1580	2117	83	2200
B	3B+3T	1011	65	1076	1231	1650		1650
C	3B+3T	1002	90	1092	1228	1646		1646
D	3B+3T	1050	40	1090	1228	1646	83	1729
E	3B+3T+Puja	1077	100	1177	1343	1800	83	1883
F	4B+3T	1284	144	1428	1580	2117	130	2247
G	3B+3T	1029	64	1093	1229	1646		1647



TOWER NO. 2

FLOORS : 6, 9, 12, 15, 18, 21, 24, 27, 30



APARTMENT	BHK	CARPET AREA		TOTAL CARPET AREA	BUILT-UP AREA	SALEBLE AREA	STORE WITH TOILET (BUILT-UP AREA) (SFT)	FINAL SALEBLE AREA
		FLAT (W/O BALCONY/DECK)	BALCONY/DECK / WASH					
A	4B+3T	1288	139	1427	1580	2117	83	2200
B	3B+3T	1011	65	1076	1231	1650		1650
C	3B+3T	1002	90	1092	1228	1646		1646
D	3B+3T	1050	40	1090	1228	1646	83	1729
E	3B+3T+Puja	1077	100	1177	1343	1800	83	1883
F	4B+3T	1284	144	1428	1580	2117	130	2247
G	3B+3T	1029	64	1093	1229	1646		1647



TOWER NO. 2

FLOORS : 7, 10, 13, 16, 19, 22, 25, 28



APARTMENT	BHK	CARPET AREA		TOTAL CARPET AREA	BUILT-UP AREA	SALEBLE AREA	STORE WITH TOILET (BUILT-UP AREA) (SFT)	FINAL SALEBLE AREA
		FLAT (W/O BALCONY/DECK)	BALCONY/DECK / WASH					
A	4B+3T	1288	120	1408	1559	2089	83	2172
B	3B+3T	1011	65	1076	1231	1650		1650
C	3B+3T	1002	90	1092	1228	1646		1646
D	3B+3T	1050	40	1090	1228	1646	83	1729
E	3B+3T+Puja	1077	86	1163	1328	1780	83	1863
F	4B+3T	1284	119	1403	1553	2081	130	2211
G	3B+3T	1029	64	1093	1229	1646		1647

