

THE 96

CRAFTED FOR
MODERN LIVING!





WELCOME TO A
WORLD OF EXCLUSIVE
URBAN LIVING

A NEW EXPRESSION OF MODERN COMFORT

In a world that's constantly changing, The 96 is crafted to bring balance back home, where design meets comfort, and luxury finds purpose. Every space here is a thoughtful composition of light, air, and sophistication. From architecture that breathes to details that inspire, The 96 is more than a residence; it's a modern way of life, curated for those who seek harmony in every moment.


Vaastu-Compliant
Residences

Roof Top Amenities



Decorated Rooftop Garden
with aerial view of the City of Joy



THE 96
CRAFTED FOR
MODERN LIVING!


All 3-Side
Open Apartments


Premium Residential Tower
G+17


96 Premium
3 & 4 BHK Apartments


1st Floor
World Class Amenities

Terrace Garden
For Star Gazing





AERIAL VIEW

The 96 reveals its true character: a premium residential landmark rising with symmetry, openness, and grace. Designed to embrace natural light and urban views from every side, it stands as a statement of modern architecture seamlessly woven into the fabric of the city. A vision realized with precision, and crafted to be admired from every angle.

A GRAND VISION, DESIGNED WITH

CLARITY



THE GATEWAY TO A REFINED LIFE

The entrance to The 96 is more than just an arrival point; it's an experience. Designed for grandeur and grace, the gate welcomes you into a world where sophistication begins at first sight. Every element, from the pathways to the detailing, speaks of elegance and thoughtful design, setting the stage for the refined lifestyle that awaits within.

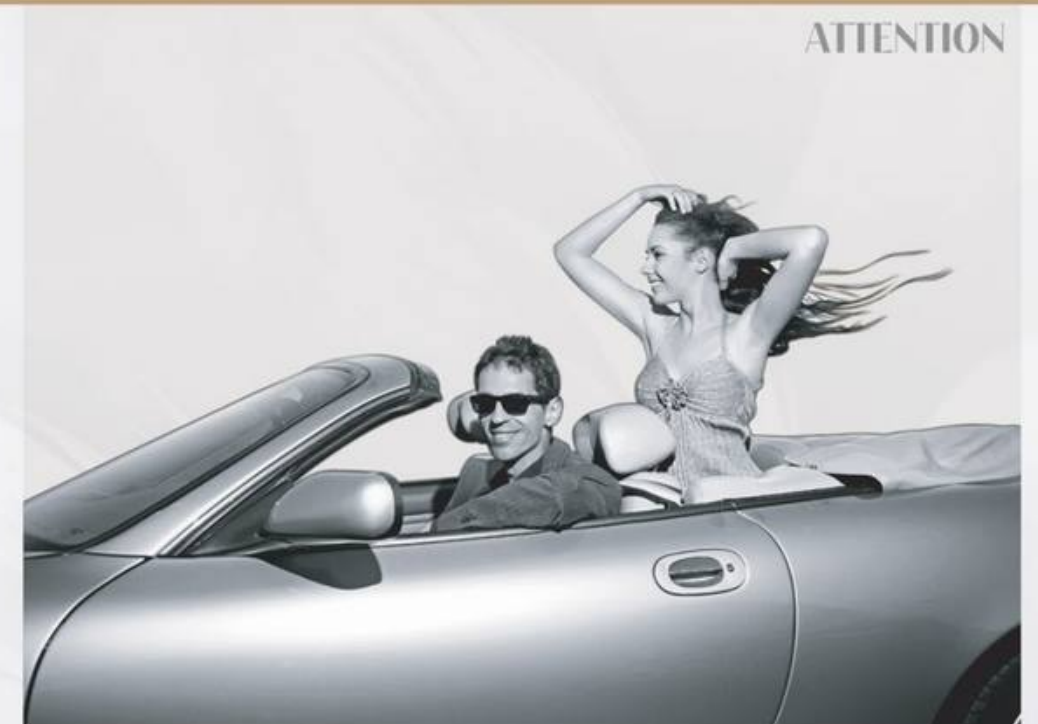


ROAD VIEW

Graceful in form and confident in stature, The 96 makes an impression from the very first glance. Its contemporary façade, balanced proportions, and refined detailing reflect a residence designed to stand apart, a landmark that redefines elegance in the urban skyline.

A PRESENCE THAT COMMANDS

ATTENTION





At The 96, nature is not an afterthought, it's a way of life. Thoughtfully designed open spaces, landscaped greens, and curated rooftop amenities bring a sense of calm to every day. From morning walks under open skies to quiet moments surrounded by greenery, every experience here is crafted to connect you with the rhythm of nature, right in the heart of the city.

WHERE NATURE SHAPES

THE WAY
YOU LIVE



ELEVATED MOMENTS, UNDER THE OPEN SKY

At The 96, the rooftop seating area offers a haven above the bustle of everyday life. Here, the city stretches before you while the sky opens wide above. It's a space crafted for reflection, light-hearted conversations, and moments of calm. Whether you come here to unwind alone or connect with friends, every encounter here feels special.





A QUIET CORNER FOR A BEAUTIFUL PAUSE

Nestled amidst the landscaped greens, the gazebo at The 96 is a retreat designed for stillness and connection. Surrounded by natural beauty, this intimate corner invites you to slow down, breathe deeply, and savor life's quieter moments. It's the perfect place to enjoy a morning tea, read in peace, or simply let time linger for a while.

EVENING VIEW



As daylight fades, your home transforms into a luminous sanctuary. Architectural brilliance meets ambient lighting, creating an enchanting atmosphere where memories glow brighter than city lights.

NIGHTS THAT

ILLUMINATE YOUR

DREAMS





A SPACE THAT CARES FOR EVERY GENERATION

At The 96, life flows effortlessly across generations. The senior seating area is created for comfort with the senior community in mind. It is shaded, peaceful, and inviting. It's a space where conversations come easy, laughter lingers, and days unfold in the company of friends. Here, design and emotion come together to create a timeless sense of belonging.

CELEBRATE EVERY OCCASION, UNDER THE STARS

The Barbeque Zone at The 96 turns ordinary evenings into extraordinary experiences. Designed for togetherness, it's where families gather, friends connect, and stories are shared over food and laughter. The open-air setting, soft lighting, and skyline views create the perfect ambience for celebration, where good company and great moments always find their way back.





ENJOY YOUR PRIVATE VIEW OF THE CITY

Step onto your balcony at The 96 and watch the city unfold from a new perspective. Bathed in sunlight by day and kissed by the skyline at night, it's a space designed for quiet reflection and effortless joy. Whether it's your morning coffee, a thoughtful pause, or a moment to enjoy the evening breeze, this private haven connects you beautifully to the rhythm of life beyond your walls.

WHERE LEISURE FLOWS

IN
TRANQUILITY



 **SWIMMING** POOL VIEW



A VIEW
THAT REFLECTS
SERENITY

As the water glimmers under the soft daylight, the pool deck at The 96 becomes a sanctuary of calm. The reflections ripple like moments of peace, inviting you to unwind in stillness or share time with loved ones by the edge. Every detail, from the serene setting to its thoughtful design, transforms your leisure time into an experience of quiet indulgence.



At The 96, fitness is more than a routine, it's a lifestyle shaped by balance and intention. The state-of-the-art gymnasium is thoughtfully equipped to inspire both focus and renewal. Whether it's an early morning workout or an evening recharge, every moment here is designed to help you feel stronger, centered, and ready for life.



A SPACE

CRAFTED FOR YOU

A FITTER

ENERGY THAT INSPIRES

EVERY MOVE

Bright, open, and meticulously designed, the gym at The 96 sets the tone for an invigorating start to every day. Sunlight filters in through wide windows, creating a space that motivates both mind and body. Whether you're pushing limits or finding rhythm in your routine, this environment inspires focus, strength, and an enduring sense of vitality.





FIND YOUR BALANCE, INSIDE AND OUT

The yoga area at The 96 is a sanctuary of calm where movement and mindfulness come together. With open air and natural light guiding each session, it's a space to stretch, breathe, and find peace in stillness. Surrounded by serenity, every practice feels effortless, allowing you to reconnect with yourself while staying anchored in the present moment.



Life at The 96 is designed not just for comfort, but for connection. From shared celebrations to quiet conversations, every corner offers a sense of belonging. Thoughtfully planned community spaces bring neighbours closer, nurture friendships, and create a modern community, crafted for meaningful living.



WHERE **COMMUNITY** CELEBRATES





A SPACE FOR EVERY CELEBRATION

The Community Hall at The 96 is where togetherness takes center stage. Whether it's a festive gathering, a milestone event, or an evening of shared joy, the elegant design and spacious layout make every celebration memorable. Blending functionality with finesse, it's a place where laughter echoes, moments are cherished, and life feels beautifully connected.



WHERE FUN FINDS ITS INDOOR SPACE

Play, unwind, and relive the joy of leisure in the Indoor Games Room at The 96. Designed for energy and engagement, it's where every match and every move brings people closer. Whether you're playing for victory or for fun, these moments of recreation remind you that living well means playing well too.

CONVERSATIONS, CARDS, AND CAMARADERIE

The Card Room at The 96 blends sophistication with nostalgia, offering a space to unwind and reconnect. Perfect for relaxed evenings with friends or family, it's where stories unfold over strategy and laughter fills the room. Here, leisure is not just about play; it's about the pleasure of company and timeless connection.





PLAY. PAUSE. REPEAT.

The Badminton Court at The 96 brings energy and enthusiasm into every day. Designed with precision and space, it's where you challenge, compete, and recharge, all in the spirit of friendly play. Whether it's a quick game before work or a weekend match with neighbors and friends, this is where community and vitality are in motion.



WHERE CHILDHOODS BLOOM EVERY DAY

The Children's Play Area at The 96 is a world of laughter, imagination, and delight. Safe, colorful, and engaging, it gives little ones the space to explore, discover, and grow freely. Surrounded by care and community, it's where the simplest joys create the most lasting memories.



TEMPLE VIEW

A PART



At The 96, tranquillity and spirituality has been thoughtfully woven into your surroundings. The serene temple brings a quiet sense of balance and grounding to your home. Here, each day begins with peace and ends with gratitude, creating a living experience that soothes the soul as much as it inspires it.

WHERE SPIRITUALITY BECOMES

OF EVERYDAY
LIFE



A SANCTUARY OF COMFORT AND CALM

Your Master Bedroom at The 96 is where serenity meets style. Spacious, well-lit, and meticulously designed, it offers a personal retreat away from the rush of everyday life. Every element, from the layout to the lighting, evokes warmth and relaxation, creating an atmosphere that's both intimate and inspiring.



WHERE
EVERY MOMENT
FEELS LIKE HOME

Bright, expansive, and designed for harmony, the Living and Dining areas at The 96 are perfect for both lively gatherings and quiet evenings. The open-plan layout allows natural light to flow freely, enhancing a sense of togetherness and openness. It's a space where every meal, every celebration, and every conversation feels effortlessly special.

REFINED FOR LUXURY

The Bathrooms at The 96 reflect a refined approach to everyday luxury. Premium fittings, elegant finishes, and soothing tones create an environment that feels both functional and indulgent. Every design choice adds to a seamless experience, transforming a daily routine into a quiet moment of comfort.





DESIGNED FOR
FOCUS, BUILT
FOR COLLABORATION

The Office Room at The 96 is designed as a contemporary boardroom or hub for collaboration and creativity. Equipped with modern facilities and surrounded by elegant design, it offers residents a professional environment within the comfort of their community. Whether hosting meetings, discussions, or presentations, this space enhances productivity and connection without ever leaving home.



CONVENIENCE THAT **COMPLEMENTS** YOUR LIFESTYLE

The Parking at The 96 is designed with practicality and ease in mind. Spacious layouts, clear movement paths, and enhanced security ensure comfort and safety for every resident. Whether you're returning home or heading out, the experience is smooth, seamless, and thoughtfully planned.

FLOOR PLAN



SPACES
THAT BRING PEOPLE
CLOSER

Thoughtfully planned community areas foster connection and togetherness, offering warm, inviting spaces for celebrations, conversations, and shared moments that enrich everyday living.

1ST FLOOR PLAN



FLOOR PLAN



HOMES
HOMES CRAFTED
FOR LIGHT, SPACE, AND COMFORT

Bright, well-ventilated living spaces flow seamlessly across the floor plan, offering room to relax, connect, and enjoy a balanced, contemporary lifestyle every day.

TYPICAL 2ND TO 17TH FLOOR

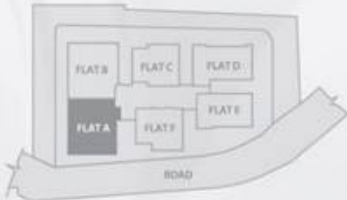
FLAT	A	B	C	D	E	F
TYPE	4 BHK + 3T	4 BHK + 3T	3 BHK + 2T	3 BHK + 3T	3 BHK + 2T	3 BHK + 2T
CARPET AREA	1227 SQFT	1224 SQFT	785 SQFT	862 SQFT	793 SQFT	786 SQFT
BALCONY AREA	48 SQFT	50 SQFT	48 SQFT	92 SQFT	47 SQFT	48 SQFT
BUILT UP AREA	1361 SQFT	1361 SQFT	915 SQFT	1044 SQFT	921 SQFT	915 SQFT
SUPER BUILT UP AREA	1945 SQFT	1945 SQFT	1307 SQFT	1492 SQFT	1317 SQFT	1307 SQFT



UNIT PLAN



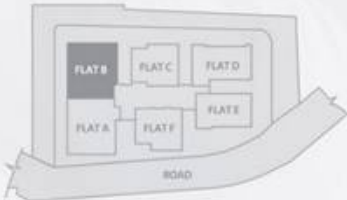
FLAT	A
TYPE	4BHK + 3T
CARPET AREA	1227 SQFT
BALCONY AREA	48 SQFT
BUILT UP AREA	1361 SQFT
SUPER BUILT UP AREA	1945 SQFT



UNIT PLAN



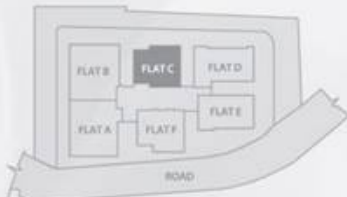
FLAT	B
TYPE	4BHK + 3T
CARPET AREA	1224 SQFT
BALCONY AREA	50 SQFT
BUILT UP AREA	1361 SQFT
SUPER BUILT UP AREA	1945 SQFT



UNIT PLAN



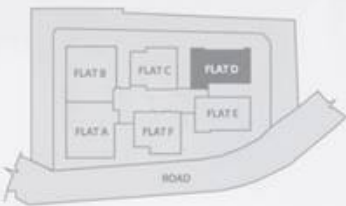
FLAT	C
TYPE	3BHK + 2T
CARPET AREA	785 SQFT
BALCONY AREA	48 SQFT
BUILT UP AREA	915 SQFT
SUPER BUILT UP AREA	1307 SQFT



UNIT PLAN



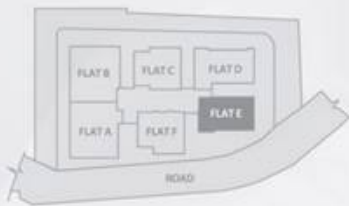
FLAT	D
TYPE	3BHK + 3T
CARPET AREA	862 SQFT
BALCONY AREA	92 SQFT
BUILT UP AREA	1044 SQFT
SUPER BUILT UP AREA	1492 SQFT



UNIT PLAN



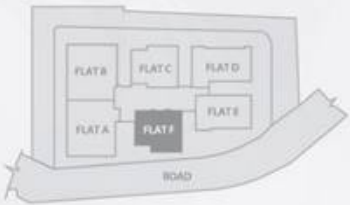
FLAT	E
TYPE	3BHK + 2T
CARPET AREA	793 SQFT
BALCONY AREA	47 SQFT
BUILT UP AREA	921 SQFT
SUPER BUILT UP AREA	1317 SQFT



UNIT PLAN



FLAT	F
TYPE	3BHK + 2T
CARPET AREA	786 SQFT
BALCONY AREA	48 SQFT
BUILT UP AREA	915 SQFT
SUPER BUILT UP AREA	1307 SQFT



FLOOR PLAN



A WORLD OF
WELLNESS, CRAFTED
INTO EVERY LEVEL

From serene yoga zones to active play courts and a refreshing pool, the amenities floor inspires movement, relaxation, and balance.

LEGENDS

- 1 ADDA SENIOR CITIZEN ZONE
- 2 YOGA
- 3 SWIMMING POOL
- 4 MULTIPURPOSE COURT
- 5 BARBEQUE

TERRACE PLAN



SPECIFICATIONS



STRUCTURE

RCC (Reinforced Cement Concrete) Structure



WALL FINISHES

Internal Walls - Putty Finish
External Walls - Weatherproof External Paint

WINDOWS

4mm Glass Powder-Coated Aluminium Windows

DOORS

Door Frame - Wooden Frame
Main & Internal Doors - Flush Door (Pine Wood)
Door Lock - Godrej or Equivalent

PIPING

UPVC & CPVC Pipes (Supreme or Equivalent)

TOILETS

4' X 2' Wall Tiles & Anti-Skid Flooring Complete
Waterproofing Treatment Bathroom



ELECTRICAL

Copper Wiring
Modular Switches



FLOORING

4' x 2' Premium Finish Vitrified Tiles

BALCONY

Toughened Glass Railing

KITCHEN

4' x 2' Modern Design Tiles
Granite Countertop
Dado up to 3 Feet Height

SANITARY FITTING

Jaguar or Equivalent Premium Brand



ELEVATORS

3 High-Speed Lifts (Kone / OTIS
or equivalent)



AMENITIES

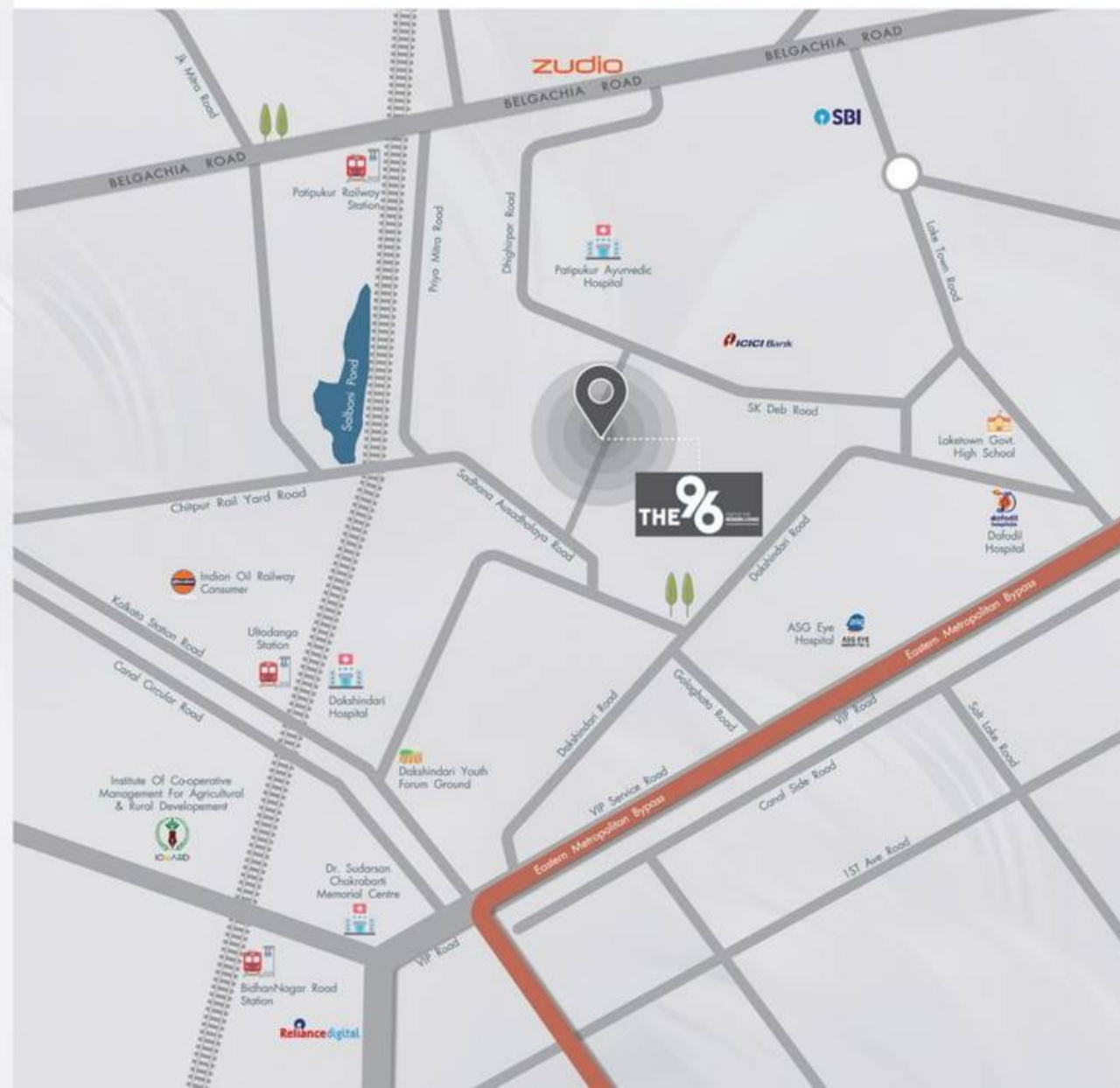


GYMNASIUM
SWIMMING POOL
TERRACE GARDEN
BARBEQUE
MULTIPURPOSE COURT
KIDS GAME ROOM
GAMES ROOM
24X7 SECURITY AND CCTV CAMERA
YOGA AREA
OFFICE
COMMUNITY HALL
CARD ROOM
TEMPLE



LIFE AT THE CENTER OF COMFORT AND CONNECTIVITY

KEY DISTANCES



COMMUTE

- Jessore Road - 0.8 km
- VIP Road - 1.1 km
- Belgachia Metro Station - 1.7 km
- Kolkata Railway Station - 2.9 km
- Airport - 8 km

EDUCATION

- Kidzee Laketown - 0.6 km
- T.I.M.E. Kids - 1 km
- Tree House Preschool - 1.7 km
- G.D Goenka School - 2.5 km
- Aditya Academy School - 2.3 km

HEALTHCARE

- Suraksha Diagnostics - 0.8 km
- ILS Hospitals - 3 km
- Dafodil Multi-speciality Hospital - 0.9 km
- Apollo Diagnostics - 1.2 km

SHOPPING & LEISURE

- Spencer's - 0.9 km
- Big Bazaar - 1.3 km
- Diamond Plaza - 2.5 km
- Mani Square - 4 km



SCAN ME FOR
GOOGLE MAP

 **AERIAL** VIEW



WHERE
THE CITY UNWINDS
AND YOUR WORLD BEGINS

As the lights of the city fade into the horizon, The 96 stands illuminated as a quiet reflection of refined living. Here, every home tells a story of comfort, craftsmanship, and calm. This is a life measured not by rushed moments, but by open spaces that let you pause, breathe, and simply be. This is The 96, a place where your days find rhythm and your nights find their glow.



NIRMALA ENCLAVE



NIRMALA OZONE



NIRMALA ORCHID

CRAFTING LANDMARKS

THAT STAND THE TEST OF TIME

With a legacy built on trust, innovation, and excellence, Nirmala Group continues to transform cityscapes and elevate lifestyles. Every project stands as a testament to meticulous planning, architectural finesse, and a commitment to quality that endures. From iconic towers to vibrant communities, the journey has always been about more than construction. It's about shaping experiences, enriching lives, and redefining what modern living means for generations to come.



NIRMALA NEVADA



NIRMALA PRATHAM



NIRMALA AASTHA



NIRMALA JADE



NIRMALA PLAZA



DEVELOPER



NIRMALA GROUP

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