



**UTOPIA**  
NATURALLY BEAUTIFUL LIFE

A PROJECT BY



9A, LORD SINHA ROAD,  
1ST FLOOR, KOLKATA – 700071



**SHIVOM**  
REALTY

11/1, SUNNY PARK,  
1ST FLOOR, KOLKATA - 700019



**UTOPIA**  
NATURALLY BEAUTIFUL LIFE

**SITE ADDRESS :** 761, MADURDAHA ROAD, KOLKATA 700105

**W :** [shivomrealty.com](http://shivomrealty.com) & [naturalgroup.in](http://naturalgroup.in)



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LOCATION MAP  
Not to scale







LEGEND

- 1. KID'S PLAY AREA
- 2. SPACE FOR ARTIFICIAL CRICKET PITCH
- 3. PLANTING BED
- 4. SEAT PLANTER
- 5. SWIMMING POOL
- 6. KIDS' POOL
- 7. CABANA
- 8. OUTDOOR SHOWER
- 9. CHANGING ROOMS
- 10. OUTDOOR GYM
- 11. YOGA AREA
- 12. OUTDOOR TABLE GAMES
- 13. INDOOR GAMES ROOM
- 14. PODIUM LEVEL GRAND LAWN
- 15. SPIRAL SEAT
- 16. WAY TO LIFT LOBBY
- 17. COMMUNITY HALL
- 18. SIT-OUT AREA
- 19. AMPHITHEATER
- 20. LAWN

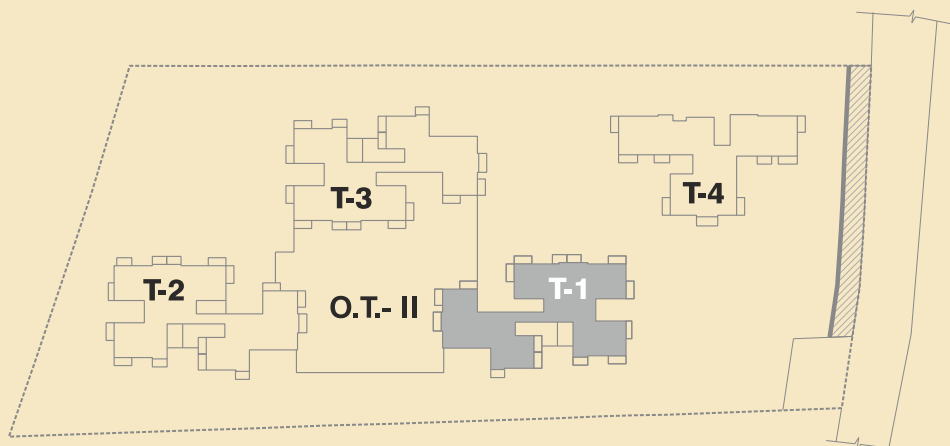
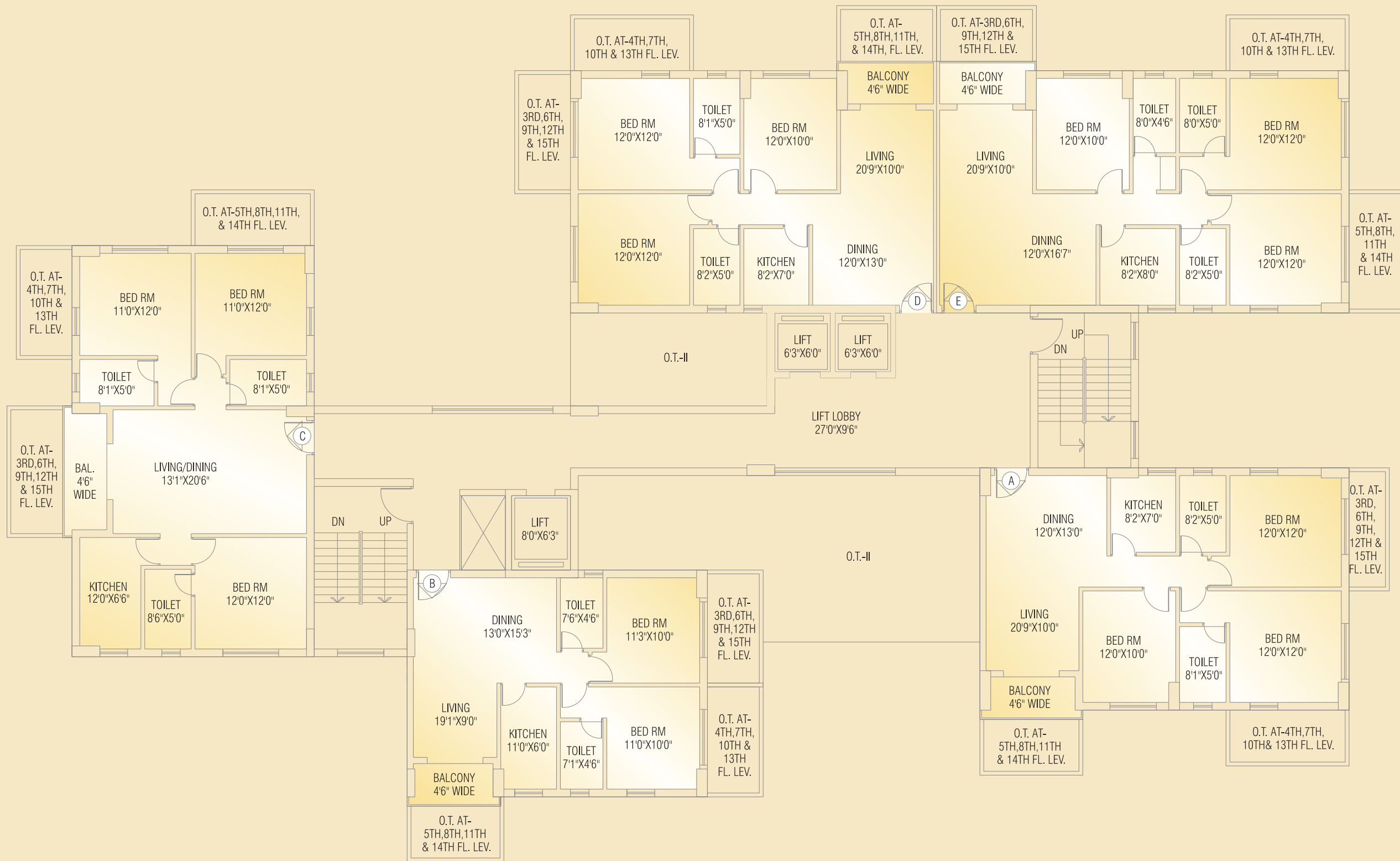


MASTER LAYOUT





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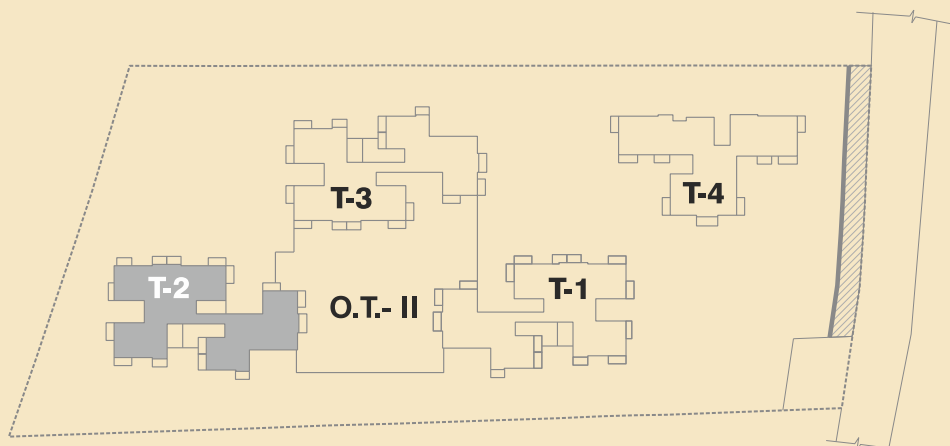
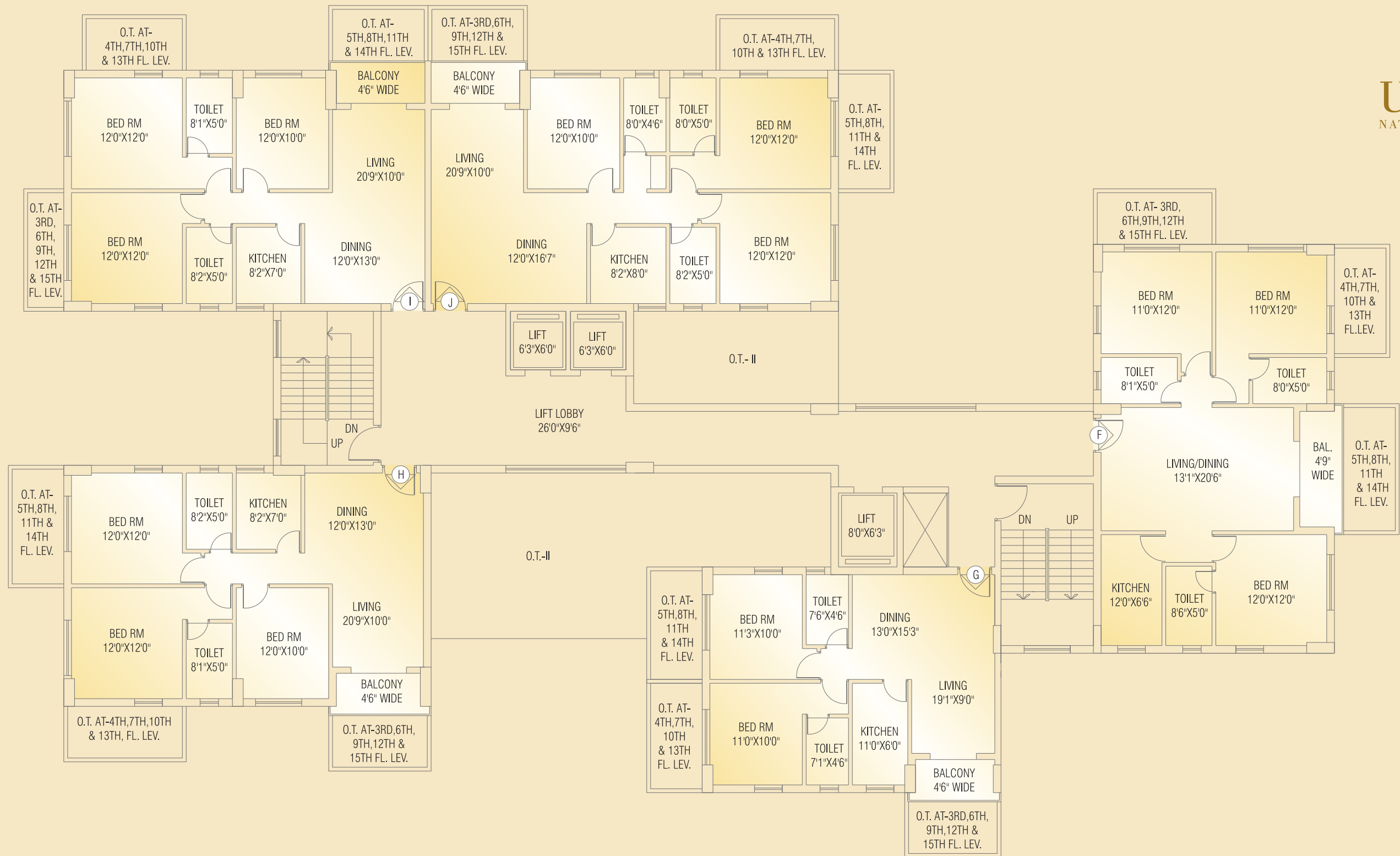


**TOWER 1**  
TYPICAL FLOOR PLAN





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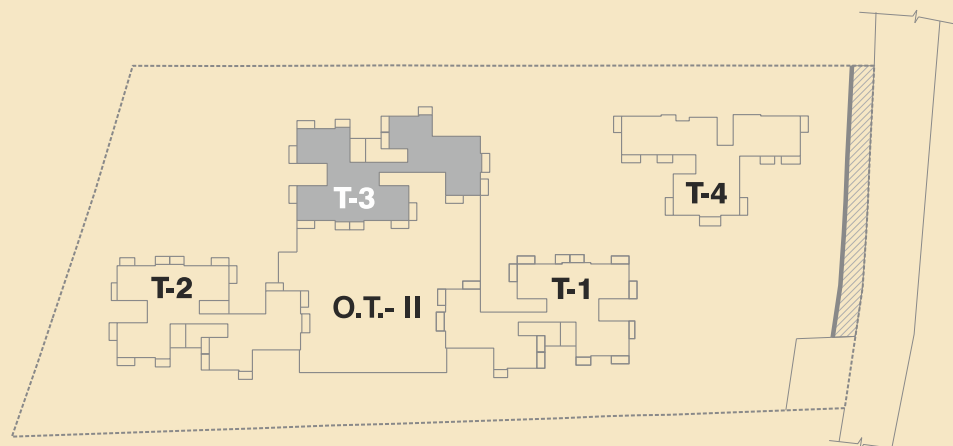


**TOWER 2**  
TYPICAL FLOOR PLAN





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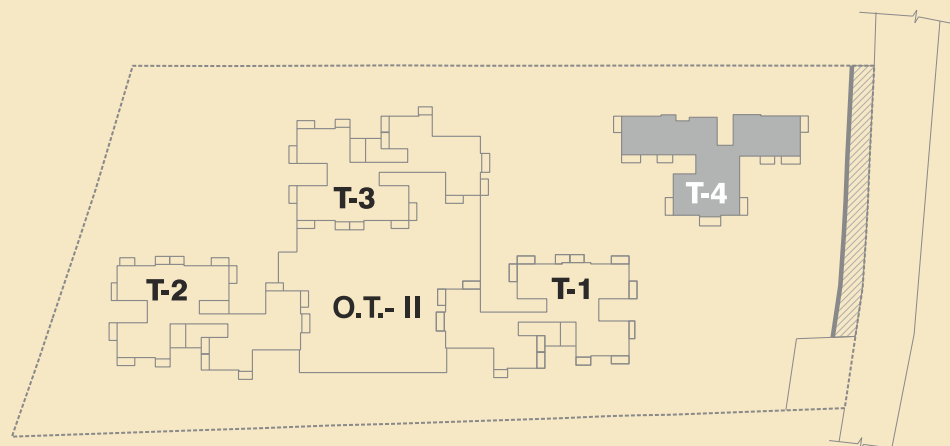
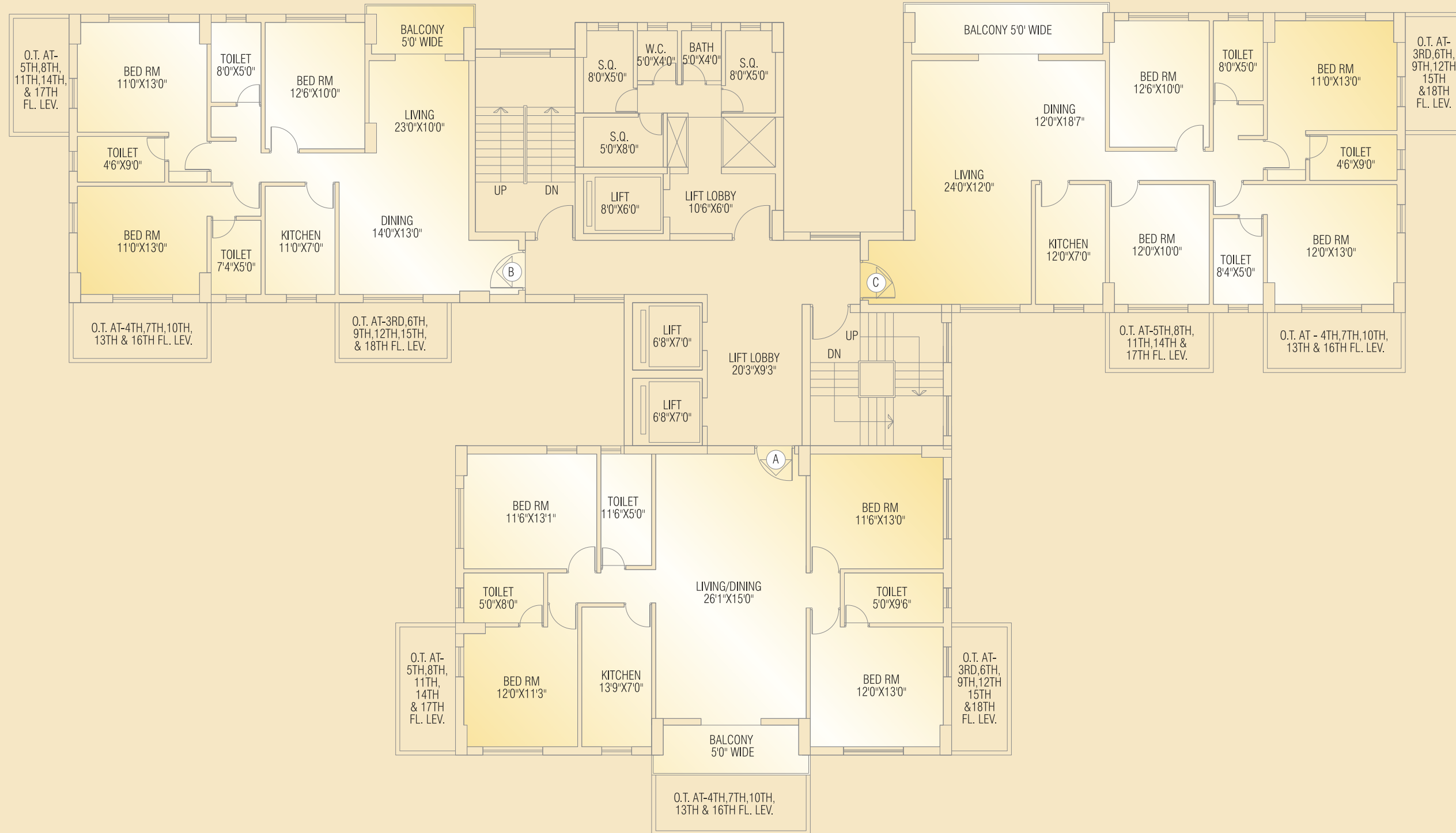
## TOWER 3

TYPICAL FLOOR PLAN





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**TOWER 4**  
TYPICAL FLOOR PLAN







THE SPLENDID  
ELEMENTS OF  
URBANE LIVING.

AMENITIES & FACILITIES

- GRAND LAWN
- CHESS COURT
- TABLE TENNIS COURT
- KIDS’ PLAY AREA
- AMPHITHEATRE
- OPEN SPACE FOR YOGA
- MEDITATION AREA
- ARTIFICIAL CRICKET PITCH
- STONE WALKWAYS
- SWIMMING POOL (Adult & Kids)
- STEAM & CHANGING ROOMS
- GYM
- BARBEQUE
- CRECHE
- COMMUNITY HALL (Air Conditioned)
- INDOOR GAMES
- LIBRARY
- 24 x 7 WATER SUPPLY
- 24 x 7 SURVEILLANCE
- ION FILTRATION PLANT
- POWER BACK UP

SPECIFICATIONS

DOORS

- Rooms fitted with 35 mm thick flush doors
- Shutters hung from brass barrel
- Night latches for entrance doors
- Cylindrical locks and door stoppers on bedroom and kitchen doors
- Bathroom latches on toilet doors with enamel paint for inside surface

WINDOWS

- Feature a standard section of anodized/ powder coated aluminum or UPVC sliding window with glass inserts and matching fittings

FLOORS

- Vitrified tiles in living and dining/Bedroom areas
- Ceramic tiles in bathrooms with provision of Anti-skid tiles at floor
- Kitchen floor finished with quality ceramic tiles
- Lift lobbies feature quality vitrified tiles with matching skirting
- Ground floor lobby finished with Italian Marble flooring
- Other common areas floored with screed concrete

KITCHEN

- Granite top cooking platforms with one stainless steel sink.

WALLS

- External walls completed in cement and sand plaster with cement paint and/or texture finish and glazing as per Architectural scheme
- Internal walls finished with neat POP punning
- Kitchens feature ceramic tiles up to 2 ft in height above the kitchen counter
- Bathrooms completed with designer ceramic tiles up to door height

CP FITTINGS

- Concealed piping system for hot & cold water lines
- Geysers in master bathroom
- Sleek single liver fittings of Jaquar or an equivalent brand
- Matching glass mirrors, shelves, soap trays and towel rails

SANITARY WARE

- Porcelain sanitary fittings of Parryware/ Hindware or equivalent brands

FIRE SUPPRESSION & DETECTION

- Provision of fire fighting system

ELECTRICAL WIRING & FITTINGS

- Totally concealed copper wiring for all rooms
- Air conditioning plug points in all bedrooms and living rooms
- Light and plug points in dining/ drawing and bedrooms as per architecture scheme
- Video door phone at the main entrance doors
- Telephone points in living rooms and all bedrooms
- Generator power during power failure for lighting and domestic purpose to the extent of 1 watt/sq ft of built up area of each unit
- Security system; CCTV monitoring at ground floor lobby
- Geyser points in all toilets
- Compatible wiring that can be hooked up to a cable television network with a connection thereof in living rooms and all bedrooms





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AREA BREAK UP

TOWER : 1 G+16

FLOOR	FLAT NO.	BUILT UP AREA	COMMON AREA + FACILITIES	TOTAL FLAT AREA	BHK	ATTACH. TERRACE (SQ.FT)
2ND FLOOR	A	1015	358	1373	3	
	B	775	273	1048	2	
	C					
	D	1006	355	1361	3	
	E	1133	399	1532	3	
3RD FLOOR	A	1015	358	1373	3	
	B	775	273	1048	2	
	C					
	D	1006	355	1361	3	
	E	1133	399	1532	3	
4TH FLOOR	A	1015	358	1373	3	52
	B	775	273	1048	2	46
	C	1132	399	1531	3	
	D	1006	355	1361	3	52
	E	1133	399	1532	3	52
5TH FLOOR	A	1015	358	1373	3	43
	B	775	273	1048	2	41
	C	1132	399	1531	3	52
	D	1006	355	1361	3	42
	E	1133	399	1532	3	52
6TH FLOOR	A	1015	358	1373	3	52
	B	775	273	1048	2	49
	C	1132	399	1531	3	55
	D	1006	355	1361	3	52
	E	1133	399	1532	3	42
7TH FLOOR	A	1015	358	1373	3	52
	B	775	273	1048	2	46
	C	1132	399	1531	3	47
	D	1006	355	1361	3	52
	E	1133	399	1532	3	52
8TH FLOOR	A	1015	358	1373	3	43
	B	775	273	1048	2	41
	C	1132	399	1531	3	52
	D	1006	355	1361	3	42
	E	1133	399	1532	3	52
9TH FLOOR	A	1015	358	1373	3	52
	B	775	273	1048	2	49
	C	1132	399	1531	3	55
	D	1006	355	1361	3	52
	E	1133	399	1532	3	42
10TH FLOOR	A	1015	358	1373	3	52
	B	775	273	1048	2	46
	C	1132	399	1531	3	47
	D	1006	355	1361	3	52
	E	1133	399	1532	3	52
11TH FLOOR	A	1015	358	1373	3	43
	B	775	273	1048	2	41
	C	1132	399	1531	3	52
	D	1006	355	1361	3	42
	E	1133	399	1532	3	52
12TH FLOOR	A	1015	358	1373	3	52
	B	775	273	1048	2	49
	C	1132	399	1531	3	55
	D	1006	355	1361	3	52
	E	1133	399	1532	3	42
13TH FLOOR	A	1015	358	1373	3	52
	B	775	273	1048	2	46
	C	1132	399	1531	3	47
	D	1006	355	1361	3	52
	E	1133	399	1532	3	52
14TH FLOOR	A	1015	358	1373	3	43
	B	775	273	1048	2	41
	C	1132	399	1531	3	52
	D	1006	355	1361	3	42
	E	1133	399	1532	3	52
15TH FLOOR	A	1015	358	1373	3	52
	B	775	273	1048	2	49
	C	1132	399	1531	3	55
	D	1006	355	1361	3	52
	E	1133	399	1532	3	42
16TH FLOOR	A	1015	358	1373	3	51
	B	775	273	1048	2	52
	C	1132	399	1531	3	47
	D	1006	355	1361	3	52
	E	1133	399	1532	3	52

TOWER: 2 G+16

FLOOR	FLAT NO.	BUILT UP AREA	COMMON AREA + FACILITIES	TOTAL FLAT AREA	BHK	ATTACH. TERRACE (SQ.FT)
2ND FLOOR	F	1132				
	G	775	273	1048	2	
	H	1015	358	1373	3	
	I	1006	355	1361	3	
	J	1133				
3RD FLOOR	F	1132				
	G	775	273	1048	2	
	H	1015	358	1373	3	
	I	1006	355	1361	3	
	J	1133	399	1532	3	
4TH FLOOR	F	1132	399	1531	3	
	G	775	273	1048	2	46
	H	1015	358	1373	3	52
	I	1006	355	1361	3	52
	J	1133	399	1532	3	
5TH FLOOR	F	1132	399	1531	3	55
	G	775	273	1048	2	49
	H	1015	358	1373	3	52
	I	1006	355	1361	3	42
	J	1133	399	1532	3	52
6TH FLOOR	F	1132	399	1531	3	52
	G	775	273	1048	2	41
	H	1015	358	1373	3	43
	I	1006	355	1361	3	52
	J	1133	399	1532	3	42
7TH FLOOR	F	1132	399	1531	3	48
	G	775	273	1048	2	46
	H	1015	358	1373	3	52
	I	1006	355	1361	3	52
	J	1133	399	1532	3	52
8TH FLOOR	F	1132	399	1531	3	55
	G	775	273	1048	2	49
	H	1015	358	1373	3	52
	I	1006	355	1361	3	42
	J	1133	399	1532	3	52
9TH FLOOR	F	1132	399	1531	3	52
	G	775	273	1048	2	41
	H	1015	358	1373	3	43
	I	1006	355	1361	3	52
	J	1133	399	1532	3	42
10TH FLOOR	F	1132	399	1531	3	48
	G	775	273	1048	2	46
	H	1015	358	1373	3	52
	I	1006	355	1361	3	52
	J	1133	399	1532	3	52
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2ND FLOOR	K	1132				
	L	1133				
	M	1006				
	N	1015	358	1373	3	
	O	775	273	1048	2	
3RD FLOOR	K	1132				
	L	1133				
	M	1006				
	N	1015	358	1373	3	
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	L	1133	399	1532	3	40
	M	1006	355	1361	3	52
	N	1015	358	1373	3	43
	O	775	273	1048	2	41
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	L	1133	399	1532	3	52
	M	1006	355	1361	3	43
	N	1015	358	1373	3	52
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	L	1133	399	1532	3	40
	M	1006	355	1361	3	52
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	M	1006	355	1361	3	52
	N	1015	358	1373	3	52
	O	775	273	1048	2	48



**Project Information: UTOPIA PROPOSED AT MADURDAHA (as on 19/04/18)**

- Freehold land
- Land Area 200 cottah (approx.)
- 4 Towers
- TOWER:1 G+16 TOWER:2 G+16 TOWER:3 G+16 TOWER:4 G+17
- Total No of Flats – 270 (approx.)
- 5 Flats Per Floor (Tower: 1/2/3) and 3 Flats Per Floor (Tower: 4)
- Almost all flats are South East Facing (U.S.P) with Private Terrace
- 3 Side Open Flats
- Vastu Compliant Project
- Double Height Community Hall
- Club and activities are @ Podium Level having facilities of Swimming Pool, Play Area, Gym, etc.
- 1<sup>st</sup> & 2<sup>nd</sup> Floor onwards Residences
- 2 Passenger Lifts and 1 Service Lift
- Rs. 65 Lac. Onwards
- **BSR: 5985/- (for T -1/2/3) & T-4 (Rs.6185/-)**
- **Car Parking: OPEN@5.75 lac. & COVER@7 lac.**
- **Floor Escalation Rs. 25/- 3<sup>rd</sup> Floor onwards**
- **EDC Rs: 2BHK (40,000/-) 3BHK (50,000/-) 4BHK (60,000/-) +GST**
- **Legal Fee Rs 45,000/- + GST** payable at possession
- **Security Deposit for Maintenance Rs. 40/- per sq.ft.** payable at possession
- **Monthly Maintenance Rs. 3/- per sq.ft.**
- Registration Cost extra as applicable
- 4 Years Completion
- Tentatively Unit Size Varies from  
1048 – 1728 sq.ft. with 2 & 3 BHK Option(s) and 2180 -2186 sq.ft. 4BHK  
Almost all flats are with "Attached Terraces" size varies from flat to flat

AREA (SQ.FT)	BHK
1048	2
1361	3
1373	3
1531	3
1532	3
1704	3
2161	4
2156	4

- Booking amount **Rs. 5Lac.** in favor of

**KOLKATA HEIGHTS PVT. LTD.**

DCB BANK, BRANCH- GARIAHAT, KOLKATA - 700029

A/C NO. 08721300000958 IFSC CODE- DCBL0000087



**APPLICABLE FOR TOWER: 1/2/3 & 4**

**PAYMENT PLANS (30:70)**

SL. NO.	OCCASION	% / AMOUNT (PAYABLE)
1	On Booking**	5,00,000
2	On Agreement (including booking amount)	10.00%
3	On Commencement of Piling	10.00%
4	Within 90days from the date of booking	10.00%
6	On notice for Fit Outs	70.00%
		<b>100.00%</b>

Extra Charges:

Legal Fee

Rs. 45,000/- + GST payable at possession

Security Deposit for Maintenance

Rs. 40/- per sq.ft Payable at Possession

Monthly Maintenance

Rs. 3/- per sq.ft

Floor Premium

Rs. 25/- per sq.ft from 3rd floor onwards

EDC

Rs. 50,000/- + GST

**N.B\*\* If Cancelled, refund would be only on 'Rebooking'**