

TRUE LUXURY IS RARE.
THAT'S WHY OUR HOMES ARE RESERVED FOR
ONLY 40 FAMILIES.



Site Address:
South Guru Palli, near Khelar Math, Gitanjali Bus Stand, Bolpur
PO: Santiniketan, West Bengal. Pin 731 204

Project Developed By:



Deb Engineering Enterprises
2nd Floor, 24 Janak Road, Kolkata 700 029

For Site Visit & Bookings Please Call:

Ranajit Ghosh - 99034 50505 - ranjit.ghosh74@gmail.com

Principal Architect: Ms. Sanchita Das | Structural Engineer: Mr. Joydeb Ghatak

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NB: All the plans, layouts, specifications etc. are tentative and subject to variation and modifications as may be directed by the architect/company. Accessories shown in the layout plan of the flats such as photos, picture, scene, furniture, cabinets, electric appliances are purely indicative and not a part of the sale offerings.

Debarchona
॥ কোলাহল থেকে দূরে জীবনপাখির সুরে ॥

দক্ষিণ গুরুপল্লী | শান্তিনিকেতন

শান্তিনিকেতন।

যেখানে আত্মার শান্তি আর প্রাণের আরাম মিলেমিশে আছে - সেই জায়গারই নাম - **শান্তিনিকেতন**।
কবিগুরুর স্মৃতি বিজড়িত ছোট পল্লী- **গুরু পল্লী**।

চারিদিকে সবুজ ধানক্ষেতের মধ্যে একটি স্বপ্নের বাসস্থান আস্তে আস্তে বাস্তবায়িত হয়েছিল। সেখান থেকে এক অসাধারণ সূর্যাস্তের দৃশ্য দেখতে দেখতে এক খ্যাতনামা ও জনপ্রিয় কবি সেই বাসস্থানের নামকরণ করেছিলেন **দেবীচনা**।

কালের নিয়মে সেই মহীরুহরা আজ বিদায় নিয়েছেন, নবীনেরা হয়েছেন প্রবীণ। **দেবীচনাও হয়েছে কিছুটা প্রবীণ।**
কিছু মানুষের সেই স্বপ্নের আর আনন্দের নীড় *দেবীচনা এবার আবাসনের রূপে রূপান্তরিত হয়েছে।
এই আবাসনে দেবীচনার মানুষদের সাথে এবারে থাকতে পারবেন আরোও অনেকে - নবীন থেকে প্রবীণ।
এই নতুন আবাসনে নবীনদের সাথে সাথে প্রবীণদের কথাও বিশেষ করে ভাবা হয়েছে, কারণ এই প্রবীণ মানুষেরাই আমাদের আসল স্তম্ভ।

সবাই মিলে এই আনন্দের এবং স্বপ্নের নীড়ের স্বপ্নকে বাস্তবায়িত করার দায়িত্ব আমাদের - আপনাদের।



এমো...
বিশ্বকবি ভবনে



The Location Map

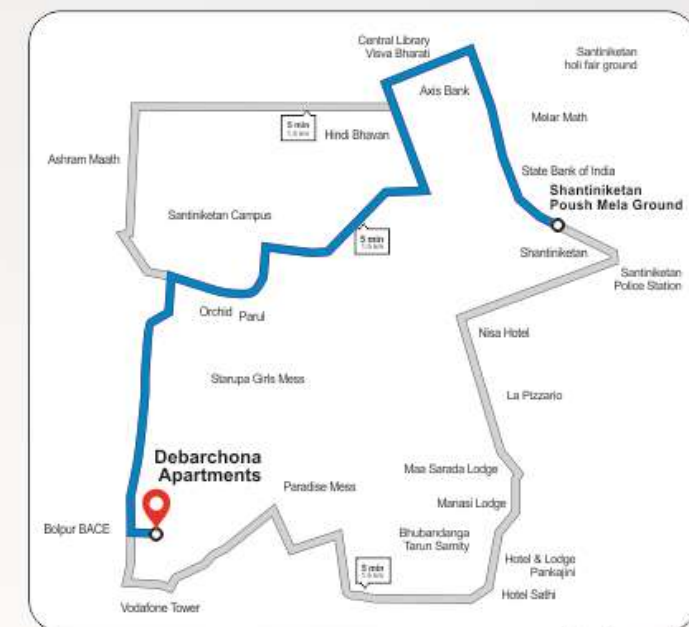
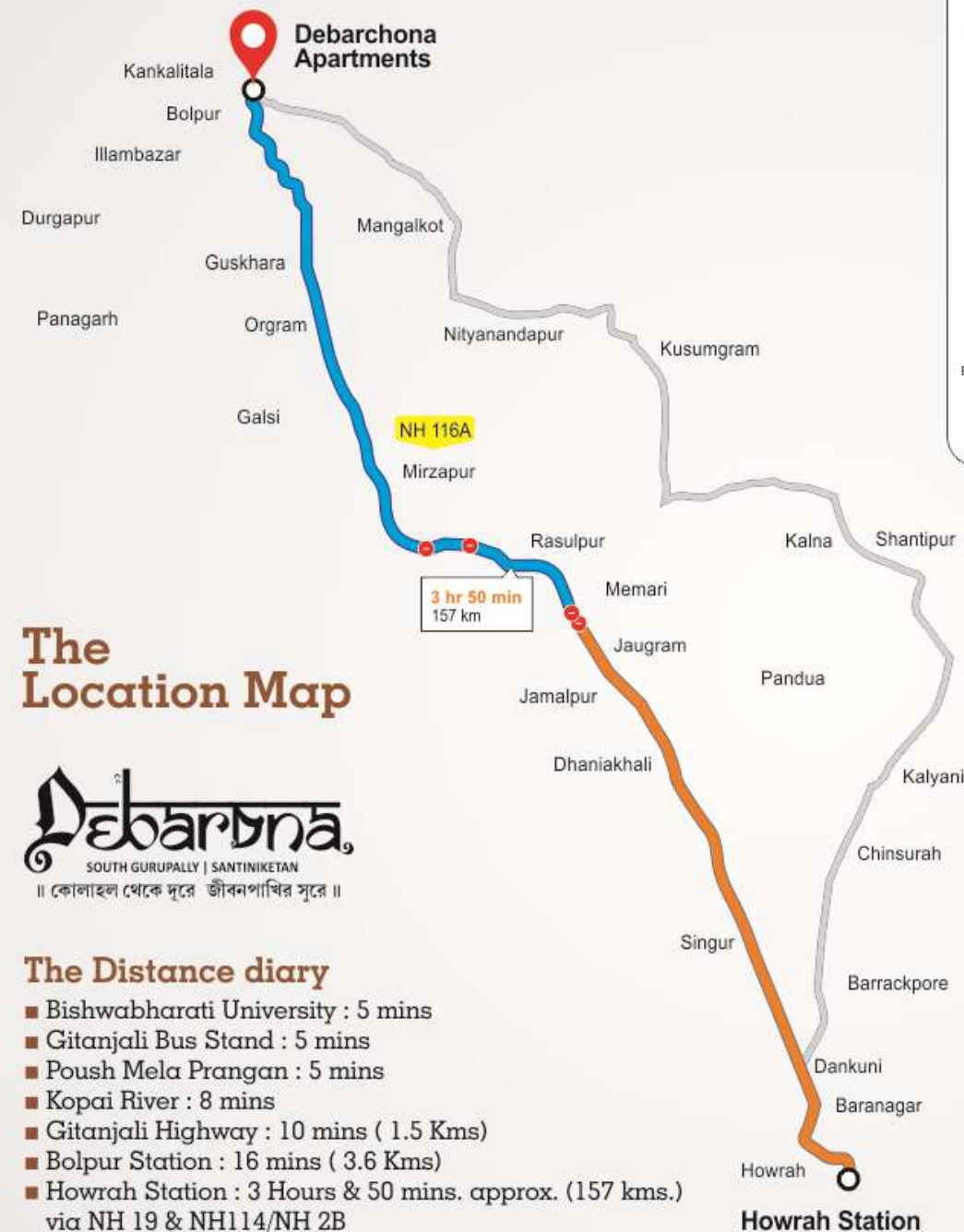


The Distance diary

- Bishwabharati University : 5 mins
- Gitanjali Bus Stand : 5 mins
- Poush Mela Prangan : 5 mins
- Kopai River : 8 mins
- Gitanjali Highway : 10 mins (1.5 Kms)
- Bolpur Station : 16 mins (3.6 Kms)
- Howrah Station : 3 Hours & 50 mins. approx. (157 kms.)
via NH 19 & NH114/NH 2B

With completion of widening of the present connecting highway and construction of the new bridge over railway line at 'Bhedia' - travel time from Kolkata to Santiniketan is expected to reduce substantially.

T & C apply



From Poush Mela Grounds



From Bolpur Station

Debarchona
SOUTH GURUPALLY | SANTINIKETAN
॥ COUNTRY CLUB এডজেন্টে | উর্বরপাড়ার সুরে ॥













Typical
Floor
Plan
1st &
3rd
Floor



1st & 3rd Floor

Floor (Flat)	Type	BUA (sq.ft.)	Carpet Area (sq.ft.)	Balcony Carpet Area (sq.ft.)	Final Area (sq.ft.)	Super Built up Area (sq.ft.)
B1	1 BHK	415	369		415	552
B2	1 BHK	438	373		438	583
B3	1 BHK	456	408		456	606
E	2 BHK	811	673	54	811	1079
F	3 BHK	855	730	43	855	1137

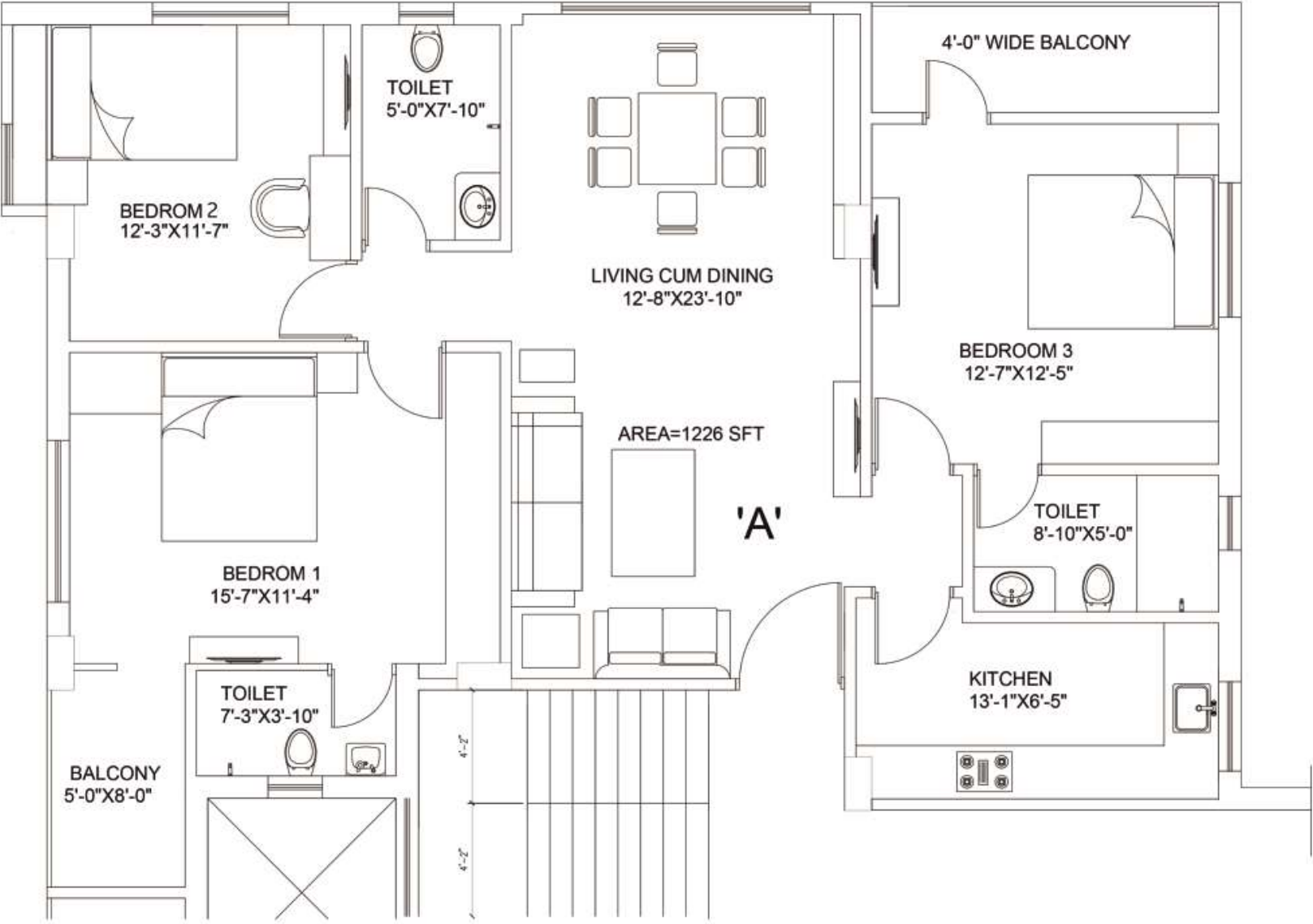
Typical
Floor
Plan
2nd &
4th
Floor



2nd & 4th Floor

Floor (Flat)	Type	BUA (sq.ft.)	Carpet Area (sq.ft.)	Balcony Carpet Area (sq.ft.)	Final Area (sq.ft.)	Super Built up Area (sq.ft.)
B2	1 BHK	438	373		438	583
B3	1 BHK	456	408		456	606
A	3 BHK	1226	1011	90	1226	1631
D	3 BHK	1240	1025	88	1240	1649
C	2 BHK	855	716	57	855	1137

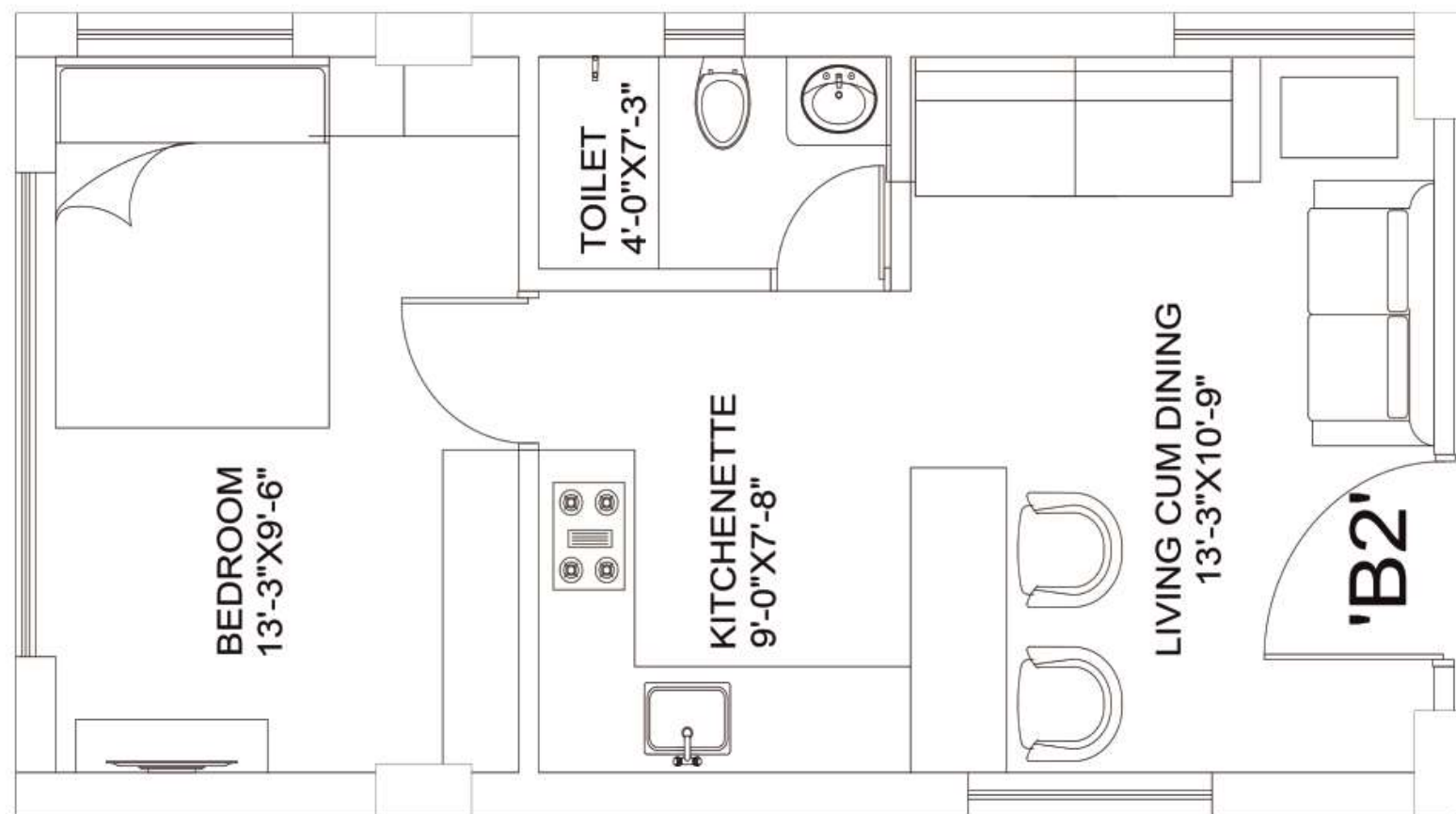
Isometric View



Typical Floor Plan - Flat Type A



Flat Type A

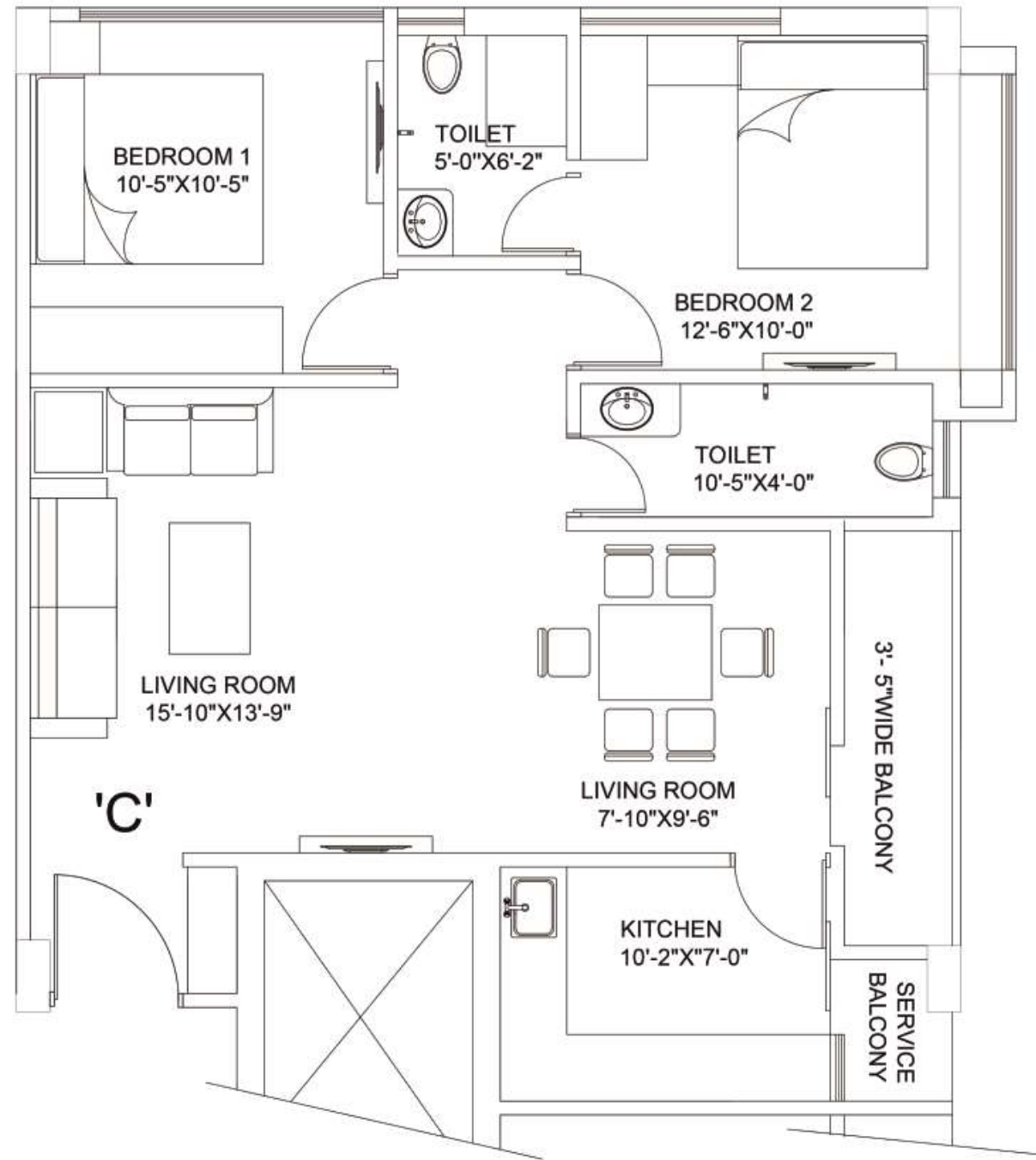


Typical Floor Plan - Flat Type B

Isometric View



Flat Type B



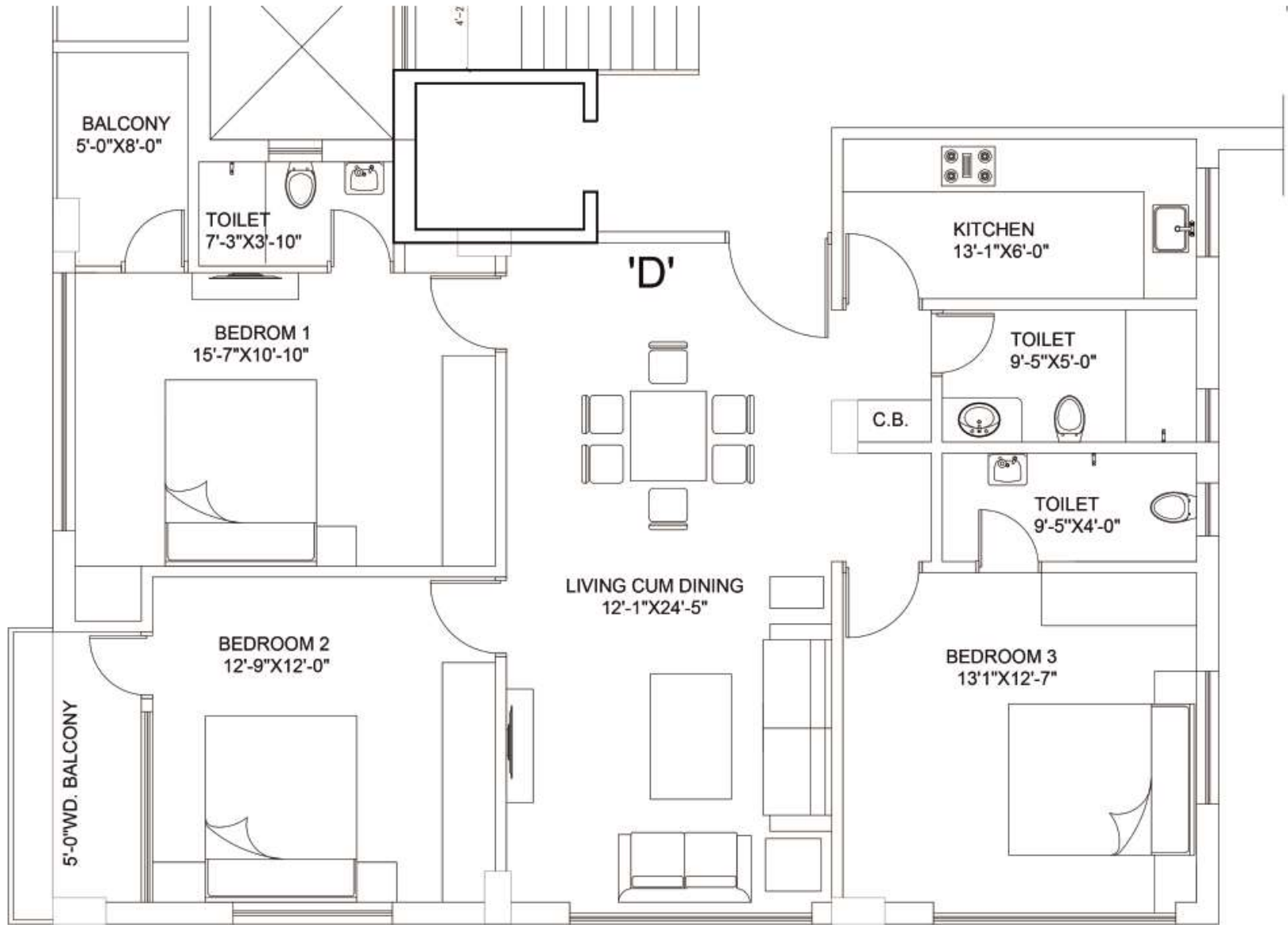
Typical Floor Plan - Flat Type C

Isometric View



Flat Type C

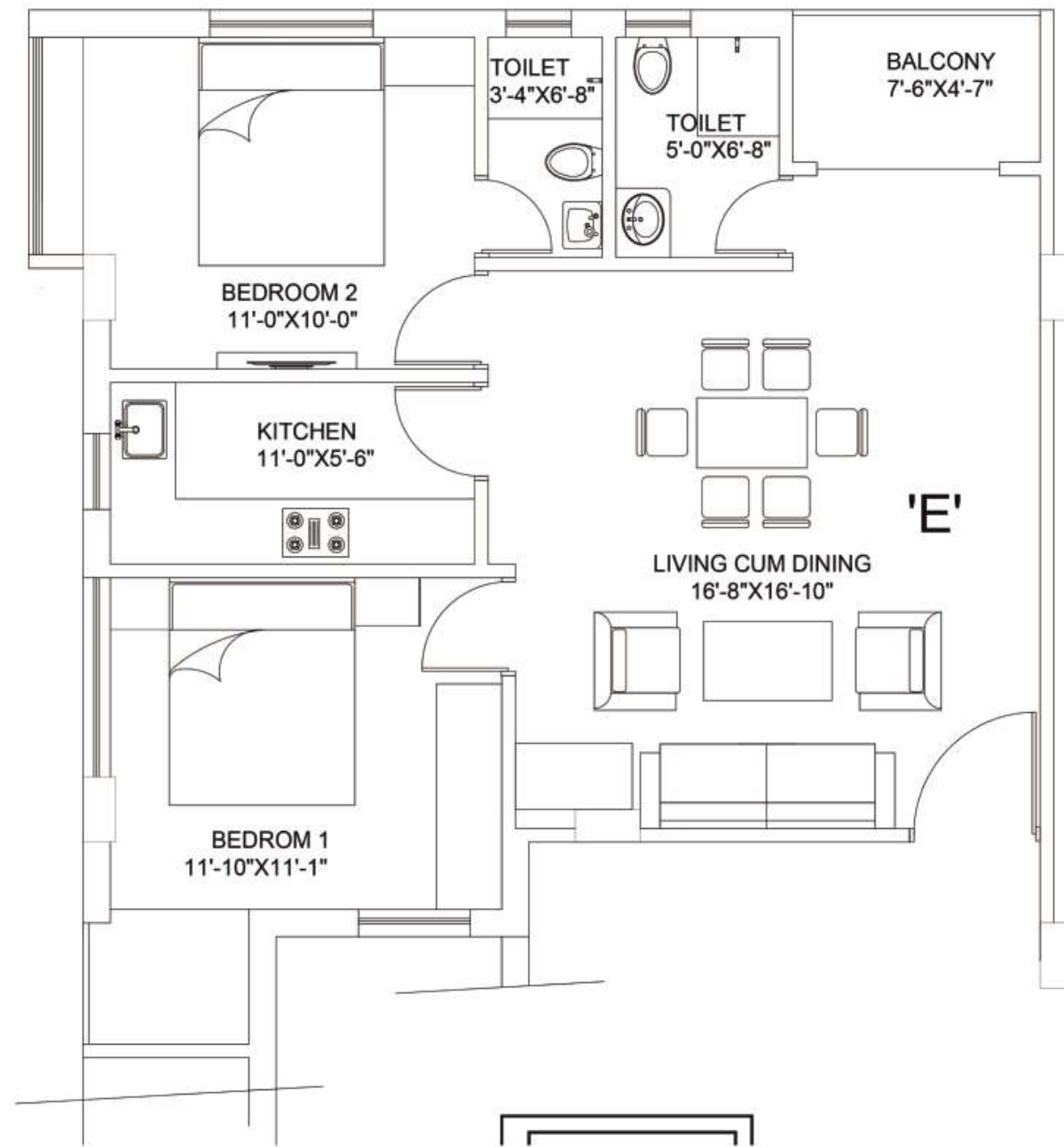
Isometric View



Typical Floor Plan - Flat Type D



Flat Type D

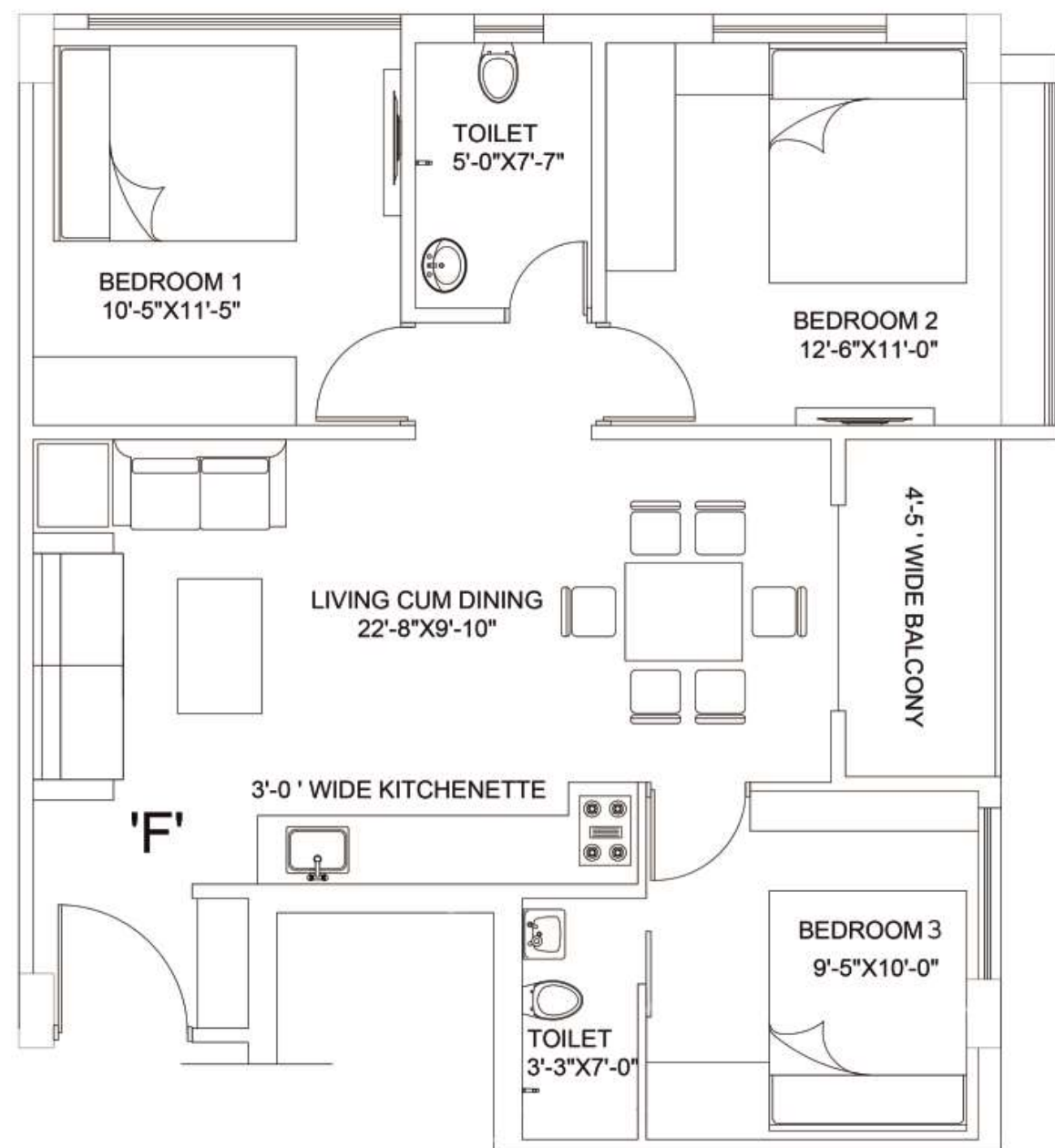


Typical Floor Plan - Flat Type E

Isometric View



Flat Type E



Typical Floor Plan - Flat Type F

Isometric View



Flat Type F

ROOF PLAN

NORTH



MASTER PLAN

Legend

1. Security Booth
2. Driveway
3. Drivers Room & Toilets
4. Childrens Play Area
5. Parking Lof
6. Waiting Area
7. Laundry
8. Security Office
9. Ground Floor Entry to Lobby
10. Lift



Ground Floor Plan

Project Specifications



SUPERSTRUCTURE
Foundation : Sub & Super Structure with RCC frame Structure
Steel : ISI approved brands of repute.
Cement : Ultratech / Lafarge or brands of repute.
Walls : Fly Ash & Red bricks.

ELECTRICAL
Electrical wiring and fittings of reputed Make
Generator: 24 hours Generator Power back up. Total concealed electrical wiring for all rooms with copper conductors. Air conditioning plug socket provision in all bed rooms. Adequate light and plug point in dining/drawing and bed rooms. Electrical calling bell provision at main entrance door. Intercom point at living area.



DOORS
Entrance door: Wooden Frame with Flush door with hardware fittings.
Interior doors: Wooden Frame with Flush door with hardware fittings.
Toilet door: Wooden Frame with Flush door with hardware fittings.

TOILETS
Anti-skid Matt finish on floor and glazed tiles on the wall.
W.C-european/Indian type reputed brand.
Wash Basin for toilets reputed brand.
Fitting – Fixture: CP/uPVC Fixtures of reputed brands.



CHILDREN'S ACTIVITY CORNER
Provided at ground floor level



FIRE-FIGHTING
Superior Fire-fighting measures will be provided.



WINDOWS
Superior Aluminum powder-coated Windows.



FLOORING
Kajaria / Jhonson or equivalent quality Vitrified tiles for living, dining, bed rooms, kitchen and balcony.



KITCHEN
Granite top cooking platform with Black stone partition with one stainless Steel sink.
Wall of kitchen to be covered on top of counter up to 2 ft with Glazed tiles.
Provision for exhaust fan/Chimney point will be provided.



OUTDOOR LANDSCAPING
Proper landscaping will be done with green patches and paver Blocks on driveways and walkways.



LIFT
Modern Lift of reputed make.



GROUND FLOOR CAR PARKING
Cast in Situ checkered tiles finish.



ROOF
Roof finish by IPS / tiles with adequate water proof treatment.
General Staircase : Green & White Marble finish.



PAINTS & FINISH
Internal walls will have white putty finish. (JK/Asian/Berger).
External walls will have a weather coat (Berger/Asian or equivalent).



PLUMBING
Totally concealed Internal pipeline (CPVC) Supreme.



SECURITY SYSTEM
Security Booth at entrance with CCTV and in required ground level common areas.



DECORATED LOBBY
Decorated lobby with suitable features.



WASHING MACHINES & DRYERS
Dedicated area for washing machines & dryers on ground floor.

Extra Development Charges

Sl. No.	Account	Amount Payable
1.	Transformer Charges	Rs. 40/- per sq. ft. One Time
2.	Generator Backup Charges: 1 BHK - 250 Watt 2 BHK - 500 Watt 3 BHK - 750 Watt	Rs. 35/- per sq. ft. One Time
3.	Advance Maintenance Charges payable at the time of Possession.	Rs. 2/- per sq. ft. For 12 Months
4.	Common Electricity Charges	Rs. 15/- per sq. ft. One Time
5.	Legal Charges	1% (One Percent) of Total Consideration One Time

Mode of Payment of the Total Cost:

1. At the Time of Booking & Making Agreement	- 20%
2. At the Completion of Foundation	- 10%
3. At the Completion of Ground Floor	- 10%
4. At the Completion of First Floor Slab	- 10%
5. At the Completion of Second Floor Slab	- 10%
6. At the Completion of Third Floor Slab	- 10%
7. At the Completion of Fourth Floor Slab	- 10%
8. At the Completion of Brick Work	- 10%
9. At the Completion of Plastering & Electric Work	- 05%
10. At the time of Possession	- 05%

"আমাদের শান্তিনিকেতন
সে যে সব হতে আপন"...



My Observation:

My Notes:

