



Unfolding a green
Luxury
World

Consultants:

Architect:

Shayan De Architect, Kolkata

Structural :

Sinha & Associates, Kolkata

Plumbing:

R.G. Solutions, Kolkata

Fire:

SD Firetech Consultant, Kolkata

Electrical:

Indcon, Kolkata

Vastu:

Shreyans Rampuria, Kolkata

Landscape:

Shayan De Architect, Kolkata

Interior:

Shayan De Architect, Kolkata

Green Building:

Kamal Cogent Energy Pvt Ltd, Jaipur



IGBC GREEN HOME® PRE-CERTIFIED · GOLD RATING



Member of



☎ 83022 00200 | 033 40051230

Site : 88, Satin Sen Sarani, Kolkata 700 054

Office : 78, Bentinck Street, Shree Krishna Chambers, 5th Floor, Kolkata 700 001

sales@yadukagroup.com | www.yadukarealty.com

Disclaimer : This is not intended to create any legal obligation on any party. This only describes the concept of the Project. The images and details mentioned in this document are tentative and subject to change/variation, addition/ alterations at the sole discretion of the Developer, Architect and/or Appropriate Authorities or as many be made by the developer keeping in mind extant/proposed laws, rules & regulations. Internal door layout, car parking spaces and other specifications are subject to change without notice. The image is of the actual skyline with the architect's expression of the elevation. For detailed disclaimer, visit our website.

WBHRA NO: HIRA/P/KOL/2018/000110 <https://hira.wb.gov.in/>

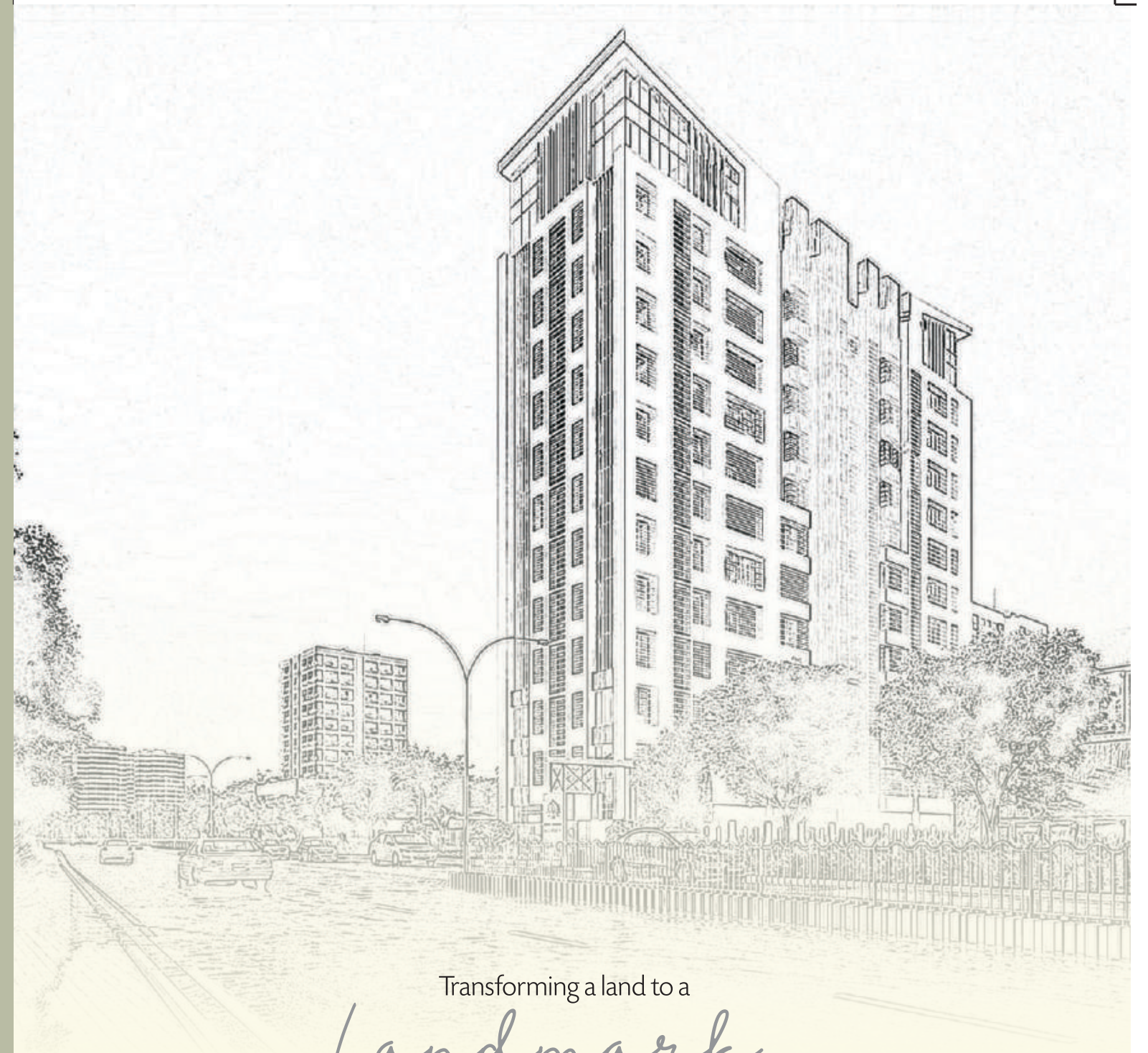


Designed by : foliocreatives@gmail.com

PLUSH • PEACEFUL • PRISTINE



“Nature is full of infinite causes”
Leonardo Da’Vinci



Transforming a land to a

Landmark...

Vast. Vivid. A vision. A dream. Partnering with the best of City Architects, we are developing a plot of land into a milestone of aesthetic marvel, in tandem with the latest trends and available topography. Drawing inspiration from the infinite possibilities of nature we have conceived this green building project. Our ultimate goal is to magically transform a plot of LAND to a LANDMARK development.



IGBC GREEN HOME ® PRE-CERTIFIED - GOLD RATING

Green is the new statement for
Luxury



A HIGHER ORDER OF

Lux Life...

Creativity convenience connectivity. A symphony of open spaces
opulence blended with beautiful green vistas.



1 Bigha Development



Green Building



68% open space



G+12 Building



31 limited edition homes



Select 3 side open Apartments



Vastu Compliant



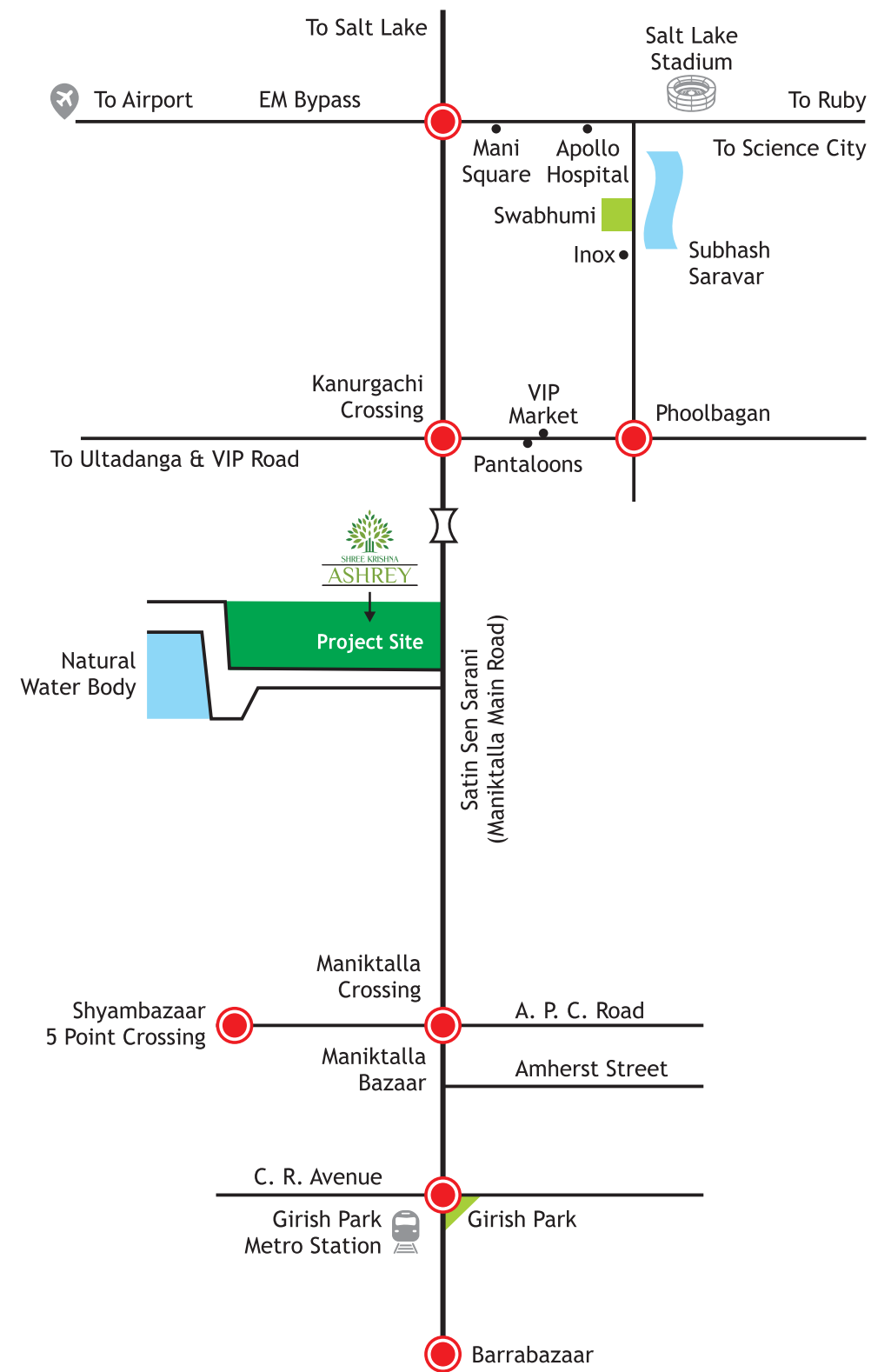
Club Upavan



Temple



THE LOCATION



Site Address : 88, Satin Sen Sarani, Kolkata - 700 054

Commute with ease.
Wherever you please...

- Domestic and International Airport 25 mins away.
- Sealdah, Kolkata, Bidhannagar & Howrah Railway Stations are at close proximity.
- Doorstep availability of every local transport facilities.
- Walking Distance :**
 - V.I.P Market
 - Various Convenience Stores, Pharmacies, Banks, ATM, Home Appliances stores
 - Super Markets, Maniktalla Bazaar etc.
 - Restaurants & Eateries like Haldirams, Bhikharam Chandmal, Tewari, Sharma Tea, Gokul, CCD, Rose, Chai Break, Cafe 360 etc.
- At 5-20 min distance :**
 - Girish Park Metro Station.
 - Upcoming Phool Bagan Metro Station.
 - Schools, Parks & Entertainment zones.
 - Diagnostic Centres like Bansal, JMD, Suraksha & Purwanchal etc.
 - Medical Emergencies and Hospitals like Apollo, Columbia Asia, AMRI, ILS, Divine Nursing Home and Charring Cross Hospital etc.
 - Hangouts & Malls like City Centre I, Mani Square, Swabhumi, Pantaloons etc.
 - Barsana Club for lifestyle facilities like swimming, spa, yoga, dance, karate etc.



V.I.P. Market
5 Mins



Phool Bagan Metro
6 Mins



Mani Square
8 Mins



Swabhumi
8 Mins



Apollo Hospital
8 Mins



Important Schools
9 Mins



Sealdah Station
9 Mins



City Centre
15 Mins



Barsana Club
15 Mins



Airport
25 Mins





► Birds Eye view of Shree Krishna Ashrey
Artist's Impression

CLASSIC BEAUTY. STUNNING VIEWS.

Level next Living...

A Classic architectural marvel. Beautiful. Breathtaking. Bountiful. An exclusive floor for amenities. It's a new level of luxury.

The views from these Condos are brilliant to behold. Take a look at the city like never before.

Privacy is paramount here with only 31 Uber luxury homes. The joy and excitement its just fantastic.

Come.. See how superior construction and innovative floor plans combine with modern features to create a fascinating fine living experience.



AN ARTIST'S IMPRESSION OF THE MASTER BEDROOM



THE GRAND ENTRANCE



THE TEMPLE VIEW ON THE GROUND LEVEL



DECORATED ENTRANCE LOBBY

31 LUXURY APARTMENTS 31 CHOICEST FEATURES

Shree Krishna Ashrey when complete, will be a treasure trove of wellness, good life and effortless living. The project has fascinating features and amenities. It's the best-in-class with a banyan tree with a Mandir in the courtyard.

ECO FRIENDLY

- 1 18% more energy efficient Building
- 2 Over 75% Daylight compliance in every apartment
- 3 Airy & Cross-ventilated to the core
- 4 Water & Energy meter for controlled consumption in common areas
- 5 Organic Waste Composter
- 6 7 KW Solar Energy for all Common Areas
- 7 Rain water harvesting and recharge
- 8 Low VOC paints in Common Areas

COMFORT & CONVENIENCE

- 9 Provisions for differently abled people
- 10 Well Designed Ground floor lobby with AC
- 11 Exhaust Fans in Kitchen and Toilets
- 12 Two High Speed Elevators
- 13 Auto Generator back up
- 14 Vastu Friendly Homes



GROUND FLOOR ENTRANCE LOBBY

31 LUXURY APARTMENTS 31 CHOICEST FEATURES

FIRE, SAFETY & SECURITY

- 15 Safety Grill
- 16 CCTV Surveillance
- 17 EPABX-Intercom facility
- 18 Gated Community with 24x7 Manned Security System
- 19 Lightning Arrester
- 20 State of the Art Fire Fighting System
- 21 Access Control at Strategic Places

MISCELLANEOUS SERVICES

- 22 Association Room
- 23 Extra Deck Area
- 24 Rooms for Domestic Help
- 25 Mobile app facility for maintenance work

ACTIVITIES AREA (CLUB UPAVAN)

- 26 Madhuban - The Terrace Garden
- 27 Ojas - The Lounge
- 28 Utsav - The Community Hall
- 29 Sfurti - The Gymnasium
- 30 Samanvaya - The Indoor Games Room
- 31 Mudra - The Yoga Area



AN ARTIST'S IMPRESSION OF THE MASTER BEDROOM



5TH FLOOR CORRIDOR



MUDRA - THE YOGA AREA



LIVING DINNING AREA - AN ARTIST'S IMPRESSION

clubupavan

Welcome to the top level of **Shree Krishna Ashrey.**
Welcome to Club Upavan. Here space meets splendor.
Facilities meet your fascination.
This is where leisure & luxury meet.
This level has all the facilities that help you to relax unwind
and be in your elements.

INDOOR OUTDOOR. *Living* AT ITS BEST.



MADHUBAN
THE TERRACE GARDEN



MUDRA
THE YOGA AREA



OJAS
THE LOUNGE



SAMANVAYA
THE INDOOR GAMES ROOM



SFURTI
THE GYMNASIUM



UTSAV
THE COMMUNITY HALL




Shree Krishna Ashrey - Day View
An Artist's Impression

SPECIFICATIONS

FOUNDATION & STRUCTURE:

- ▶ R.C.C. foundation with piling.
- ▶ R.C.C. frame structure designed with current earthquake zone consideration.

DOORS & DOOR FRAMES:

- ▶ Flush door with solid/engineered FSC approved wood frame.
- ▶ Entrance door shall have superior Lock & handle.
- ▶ Bedroom doors shall have mortise lock with handle and door stopper.

WINDOWS:

- ▶ All windows will be standard section Aluminum sliding / Casement with glass.
- ▶ Grills at places as designed and finalized by the Project Architect.

WALLS:

- ▶ AAC Blocks.

LIFTS:

- ▶ Residential Area : One high Speed Passenger Lift and One high Speed Service Lift of OTIS/KONE or equivalent with automatic door, braille & audio assistance.
- ▶ Commercial Area : One Passenger Lift up to 2nd Floor.

FLOORING:

- ▶ Vitrified tiles for living, dining, bedrooms, kitchen and balcony. In toilets Ceramic tiles matching with wall tiles.

TOILETS:

- ▶ Ceramic tiles on the walls up to door height.
- ▶ White Porcelain sanitary wares of Hindware/Parryware or equivalent.
- ▶ Water closets - wall mounted European type commode with concealed cistern.
- ▶ Standard basin as designed and/or selected by Project Architect.
- ▶ Provision for Geysers and Power points in all toilets.
- ▶ CP fittings of Jaguar/Hindware or equivalent make.
- ▶ Exhaust Fan for appropriate ventilation.

SPECIFICATIONS

KITCHEN:

- ▶ Granite top or equivalent cooking platform with Blackstone partition with one stainless steel sink.
- ▶ Walls of kitchen to be covered with ceramic tiles up to a height of 2 feet above granite top.
- ▶ Provision for Water Filter near sink area.
- ▶ Exhaust Fan installed in window.
- ▶ Provision for Washing Machine in designated area.

INTERIOR WALL FINISH:

- ▶ White Putty finish.

ELECTRICAL WIRING & FITTINGS AND GENERATOR POWER:

- ▶ Total concealed electrical wiring for all the rooms with copper conductors.
- ▶ VRV Air-conditioning Unit at extra charges in all the bedrooms and living/dining Hall.
- ▶ Light and plug point in dining/drawing and bedrooms.
- ▶ Electrical calling bell provision at main entrance door.
- ▶ Intercom point in living area. Telephone point in living and all bedrooms.
- ▶ Provision for cable TV connection in living room and all bedrooms.
- ▶ DTH services as selected by the Developer
- ▶ Generator power 1000 VA for 2 BHK, 1500 VA for 3 BHK & 2000 VA for 4 BHK.
- ▶ Generator power back up for common areas including lights, pumps and lift.

SECURITY SYSTEM:

- ▶ Closed Circuit Television (CCTV).
- ▶ Security & Intercom at the entrance of the Apartment and at Reception.





A Towering Landmark in the making...
 The Westside View of Shree Krishna Ashrey
 An Artist's Impression

Building moments of a lifetime for a *Lifetime...*

'Yaduka Group' is one of the most experienced and reputed real estate developers in Kolkata. The Company thrives on goodwill, quality construction and customer-friendly projects.

Established in October 1976, as a Chartered Accountant firm, the group soon explored new expansion vistas like Real Estate, Lifestyle Club & Mechanical Car Parking - aptly assisted by a professionally trained and managed team.

The Real Estate wing of Yaduka Group is in operation since 1986. Headed by a team of visionaries and dynamic leaders, Yaduka Group has built projects in multiple segments such as residential, commercial, retail to name a few. The long standing mission of the company is to create life spaces that blend in with the surroundings and exude vitality and aesthetic appeal, making the spaces present-perfect and future-proof.

The core values of the company - honesty, innovation, excellence, eco-friendliness, technology, sustainability, value and commitment to time schedules are perfectly aligned to provide a wonderful symbiosis. Yaduka Group - building relationships - changing lives.

You trust our values we value your trust.

Yaduka Realty is a leader in Luxury Residential and Commercial developments. Yaduka is large enough to extend a global vision and allocate all necessary resources to a given project and yet small and nimble enough to react quickly to changing market forces. In concert with our strategic partners we bring exceptional expertise and personal service to every project we undertake.

Understanding the buyer and his needs happen to be our key area of focus. The success of any project is dependent upon solid trusted relationships for each step of the sales process. Yaduka brings unparalleled knowledge, values and experience to every facet of a project in order to establish those relationships. With our hands-on senior management team and extensive Sales training we deliver a credible customer experience.

Shree Krishna Ashrey is almost a sellout. The project has a unique location and commands breathtaking city views from its higher levels. With choicest hand-picked lifestyle facilities and amenities this project offers rising returns on investment and will be a pride possession for 31 lucky families. Come. join the community. You will be glad you did!



'Awarded the Best Upcoming Mid-Segment Residential Project' (up to 1 lakh sq. ft.)
 by Credai Bengal in 2019.

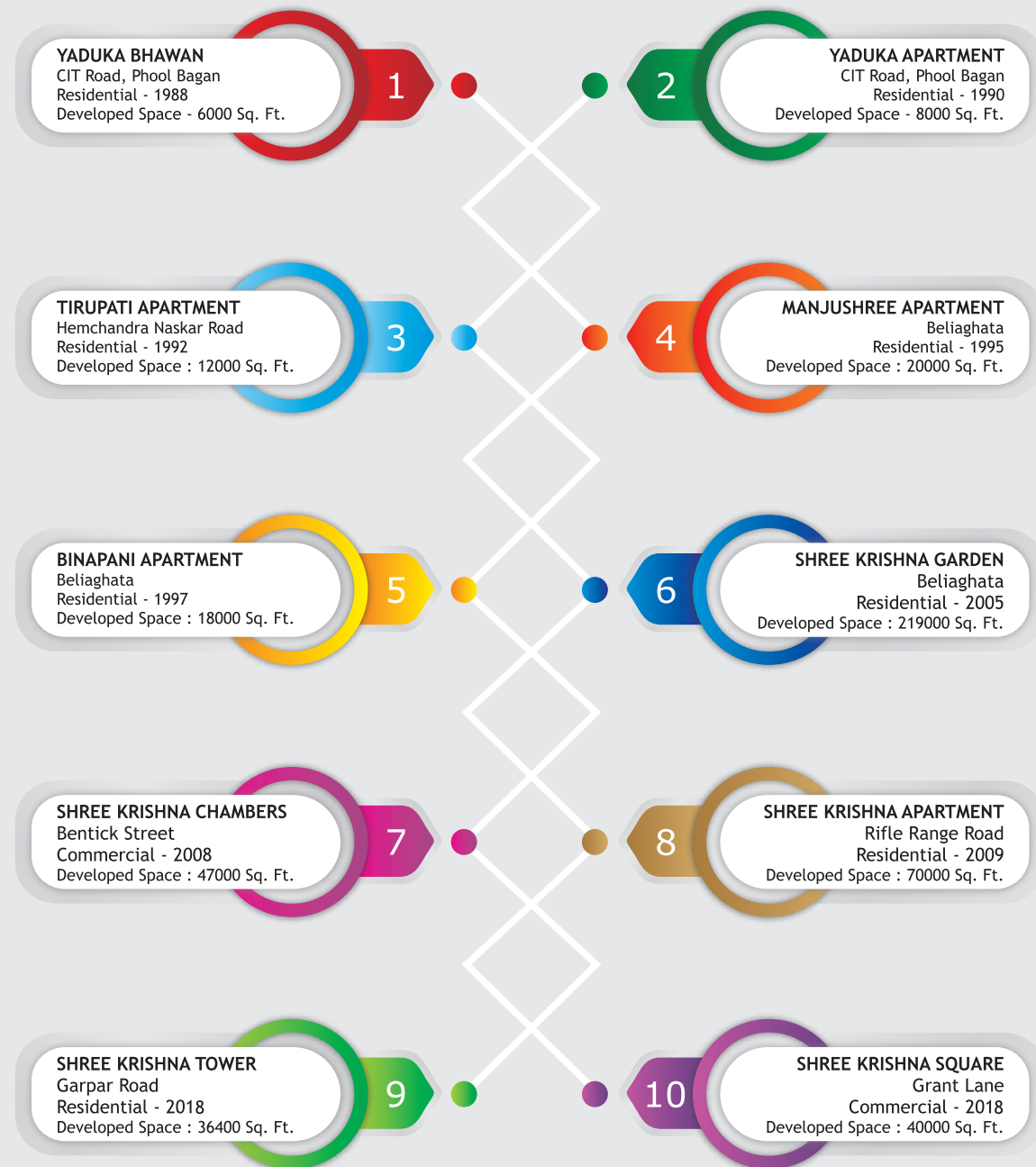
Yaduka Group has been felicitated for contribution towards growth in the Real Estate segment in Kolkata by Economic Times in 2016.

Building a Horizon of New
Luxury...

✓ **Shree Krishna Tower**
A Unique Residential Project at Garpar Road

✓ **Shree Krishna Square**
A Prime Commercial Project at Dalhousie

Our Creations and Our
Milestones...



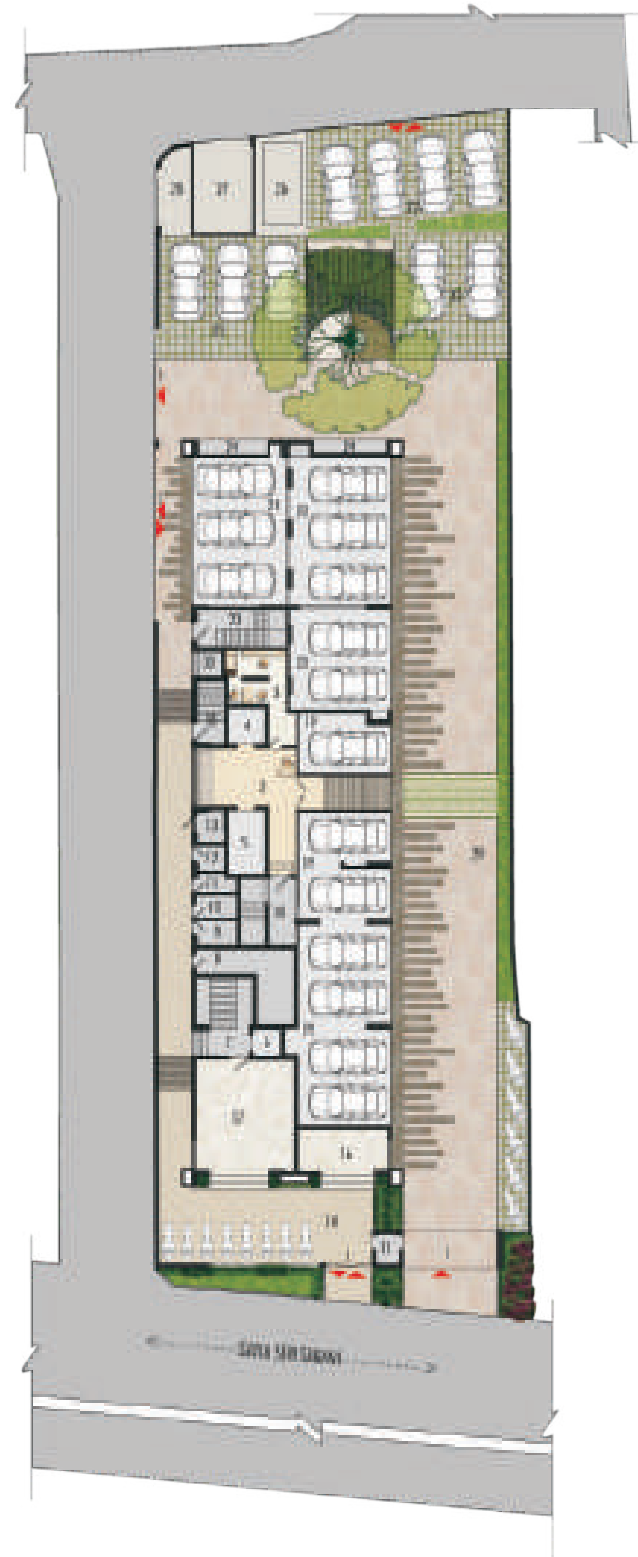
OUR FORTHCOMING PROJECTS

Commercial Development at Weston Street | Residential Development at Beliaghata and Marwari Bagan

THE FLOOR PLANS

1. Gate
2. Entry Lobby
3. Maintenance Office
4. Passenger Lift for Residential Area
5. Service Lift for Residential Area
6. Lift for Commercial Area
7. Stairs for Commercial Area
8. Electrical Panel Room
9. Toilet
10. Toilet
11. W.C.
12. W.C.
13. Toilet for the Disabled
14. Commercial Plaza
15. Security Booth
16. Shop
17. Shop
18. Stairs for Residential Area
19. 2-Tier Mechanical Car Park (Dep.)*
20. 3-Tier Mechanical Car Park (Indep.)*
21. 2-Tier Mechanical Car Park (Indep.)*
22. Open Car Park (Conventional)
23. Stairs to Basement
24. Service Area
25. Sitting Area
26. Space for D.G. Set
27. Space for Elec. Transformer
28. Space for Garbage Collection
29. Driveway
30. Shaft

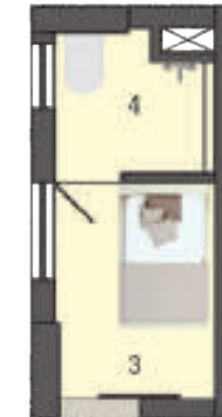
*Dep. - Dependent
*Indep. - Independent



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



Service Room
Carpet Area = 55 Sq. Ft.
Built up Area = 76 Sq. Ft.
Total Chargeable Area = 101 Sq. Ft.

Service Room	5'0" x 6'8"
W.C.	5'0" x 4'6"

1. Service Lift
2. Passenger Lift
3. Service Room
4. W.C.
5. Lift Lobby
6. Corridor

Flat A : 4 BHK (From 3rd floor to 11th floor)
Flat B : 2 BHK (From 1st to 6th floor with 2 balcony,
From 7th to 11th floor with 1 balcony)
Flat C : 3 BHK (From 1st floor to 11th floor)





An ode to NATURE...

She seldom wants but always gives. Nature never did betray the heart that loved her. Every year, the four seasons bring in a bounty of myriad shades and hues. In a beautiful bouquet.. Nature has various everlasting colours. Our choice is GREEN.



YOUR GREEN LIFE AT KANKURGACHI

Shree Krishna Ashrey is designed to be 18% more energy efficient and will ensure 50% more cross-ventilation. This will reduce heat in the flats and will ensure beautiful living standards.

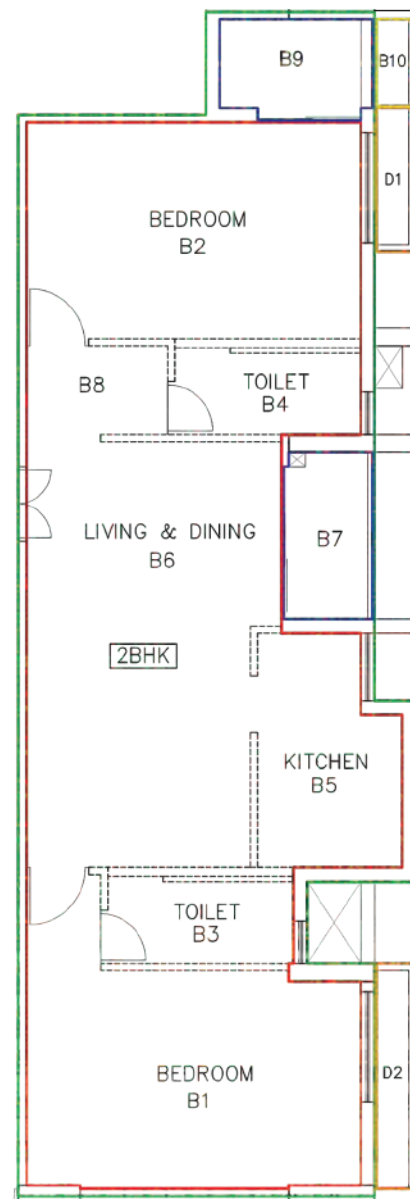
This efficient design planning has given the Project a pre-certified GOLD RATING from the Indian Green Building Council (IGBC). The most tangible benefit of this design is the reduction of water and operating energy costs from day one and will be prevalent during the entire life cycle of this building. Nature friendly homes at Shree Krishna Ashrey. Go Green. Stay Green.

IT IS OUR ENDEAVOR TO :

- Reuse, recycle and conserve scarce natural resources.
- Design provisions for railings and slopes for differently abled Residents.
- Reduce maintenance costs with solar powered energy in common areas.
- Use in-house Organic Waste decomposer.
- Use of efficient low-flow water fixtures to reduce wastage.
- Provision for Water and energy meters in Common areas.
- Rain water harvesting and planned usage.
- Use low VOC Paints to reduce harmful side effects.

ISOMETRIC VIEW WITH POLYLINE DRAWING FURNITURE LAYOUT (TYPE 1) with 2 Balcony (1st to 6th Floor)

2 BHK



NUMBER	TYPE	SIZE
B1	BEDROOM	16'-2" x 10'-3" + 3'-7" x 4'-6"
B2	BEDROOM	16'-2" x 10'-2"
B3	ATTACHED TOILET	9'-0" x 4'-1"
B4	COMMON TOILET	9'-0" x 4'-1"
B5	KITCHEN	5'-0" x 11'-0" + 2'-0" x 7'-2"
B6	LIVING / DINING	12'-4" x 8'-8" + 10'-10" x 11'-4"

NUMBER	TYPE	SIZE
B7	BALCONY	4'-6" x 7'-10"
B8	PASSAGE	3'-7" x 4'-6" + 3'-3" x 4'-2"
B9	BALCONY	7'-6" x 4'-6"
B10	EXTERNAL SILL	2'-0" x 4'-2"
D1	EXTRA DECK	2'-0" x 6'-9"
D2	EXTRA DECK	2'-0" x 10'-7"

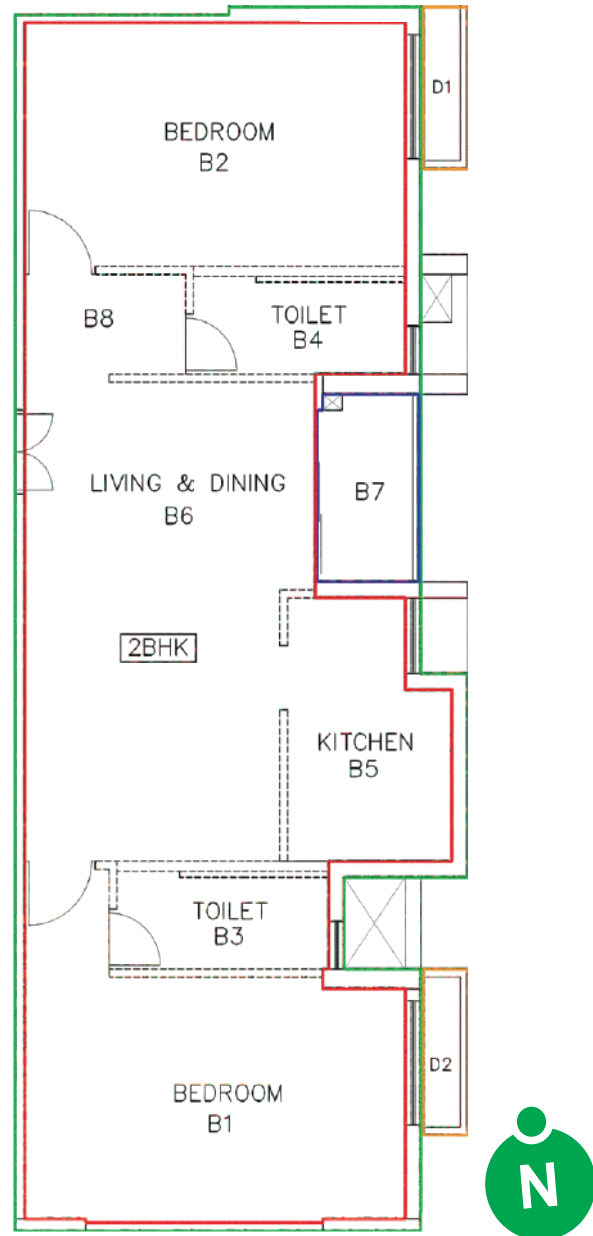
Chargeable Area = 1219 Sq. Ft.

Apartment Carpet Area = 748 Sq. Ft.
Balcony Area = 69 Sq. Ft.
Built up Area = 890 Sq. Ft.
Extra Deck Area = 34 Sq. Ft.

Note : Dimensions as 300 mm = 1 feet, 25 mm = 1 inch, Dimensions are from brick to brick excluding plaster and may vary during actual measurements.

**ISOMETRIC VIEW WITH POLYLINE DRAWING
FURNITURE LAYOUT (TYPE 2)
with 1 Balcony (7th to 11th Floor)**

2 BHK



NUMBER	TYPE	SIZE
B1	BEDROOM	16'-2" x 10'-3" + 3'-7" x 4'-6"
B2	BEDROOM	16'-2" x 10'-2"
B3	ATTACHED TOILET	9'-0" x 4'-1"
B4	COMMON TOILET	9'-0" x 4'-1"
B5	KITCHEN	5'-0" x 11'-0" + 2'-0" x 7'-2"

NUMBER	TYPE	SIZE
B6	LIVING / DINING	12'-4" x 8'-8" + 10'-10" x 11'-4"
B7	BALCONY	4'-6" x 7'-10"
B8	PASSAGE	3'-7" x 4'-6" + 3'-3" x 4'-2"
D1	EXTRA DECK	2'-0" x 6'-9"
D2	EXTRA DECK	2'-0" x 6'-11"

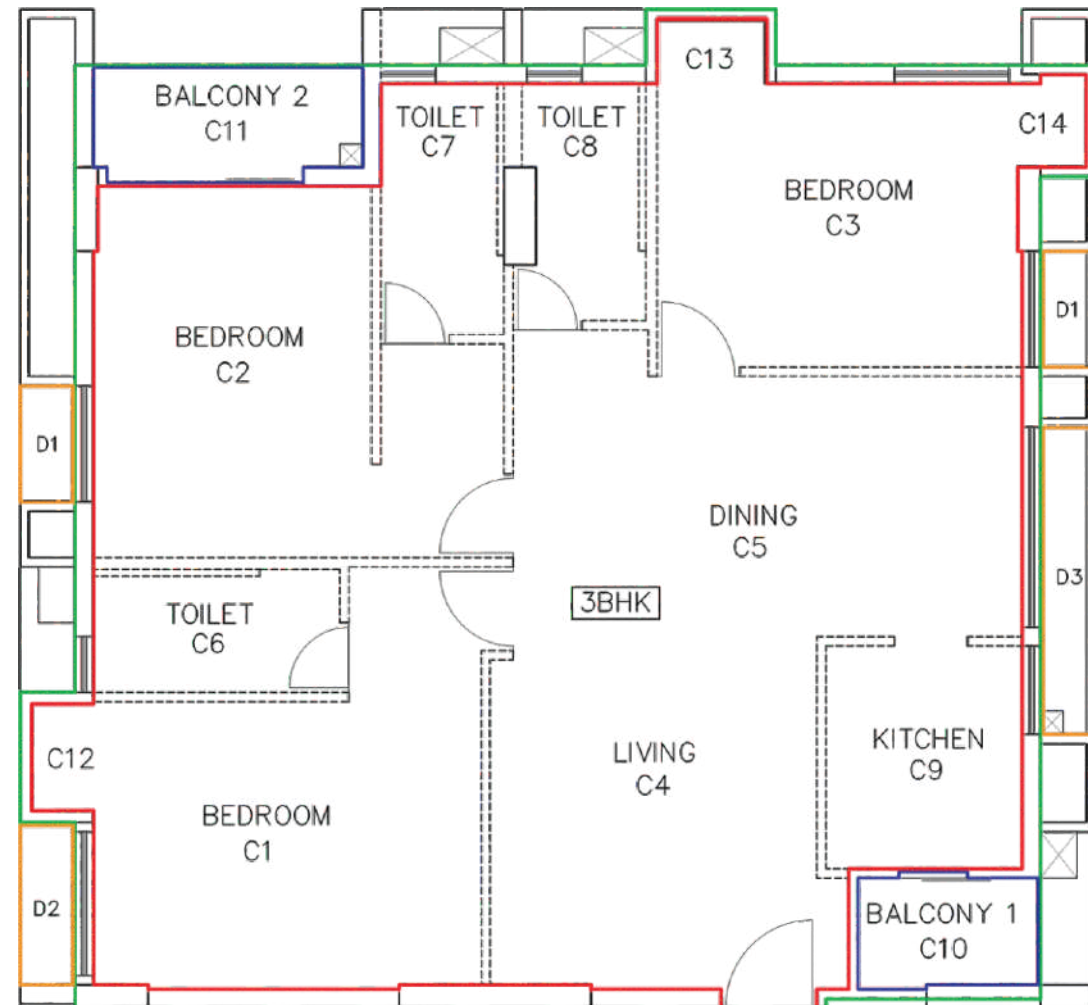
Note : Dimensions as 300 mm = 1 feet, 25 mm = 1 inch, Dimensions are from brick to brick excluding plaster and may vary during actual measurements.

Chargeable Area = 1171 Sq. Ft.

Apartment Carpet Area = 748 Sq. Ft.
Balcony Area = 34 Sq. Ft.
Built up Area = 855 Sq. Ft.
Extra Deck Area = 24 Sq. Ft.

ISOMETRIC VIEW WITH POLYLINE DRAWING FURNITURE LAYOUT (2nd to 11th Floor)

3 BHK



NUMBER	TYPE	SIZE
C1	BEDROOM	14'-2" x 10'-4" + 4'-10" x 4'-10"
C2	BEDROOM	10'-2" x 13'-4" + 4'-6" x 7'-8"
C3	BEDROOM	13'-4" x 10'-2"
C4	LIVING	11'-11" x 12'-8" + 1'-2" x 4'-0"
C5	DINING	18'-7" x 9'-4" + 4'-11" x 1'-8"
C6	ATTACHED TOILET	9' x 4'-5"
C7	ATTACHED TOILET	4'-6" x 9'
C8	COMMON TOILET	4'-6" x 8'-6"
C9	KITCHEN	7'-2" x 8'

NUMBER	TYPE	SIZE
C10	BALCONY 1	6'-4" x 4'
C11	BALCONY 2	9'-10" x 4'-4"
C12	CUPBOARD	2'-3" x 3'-10"
C13	CUPBOARD	2'-3" x 3'-11"
C14	CUPBOARD	2'-3" x 3'-4"
D1	EXTRA DECK	2'-0" x 4'-2" (2 nos.)
D2	EXTRA DECK	2'-0" x 5'-10"
D3	EXTRA DECK	2'-0" x 11'-0"

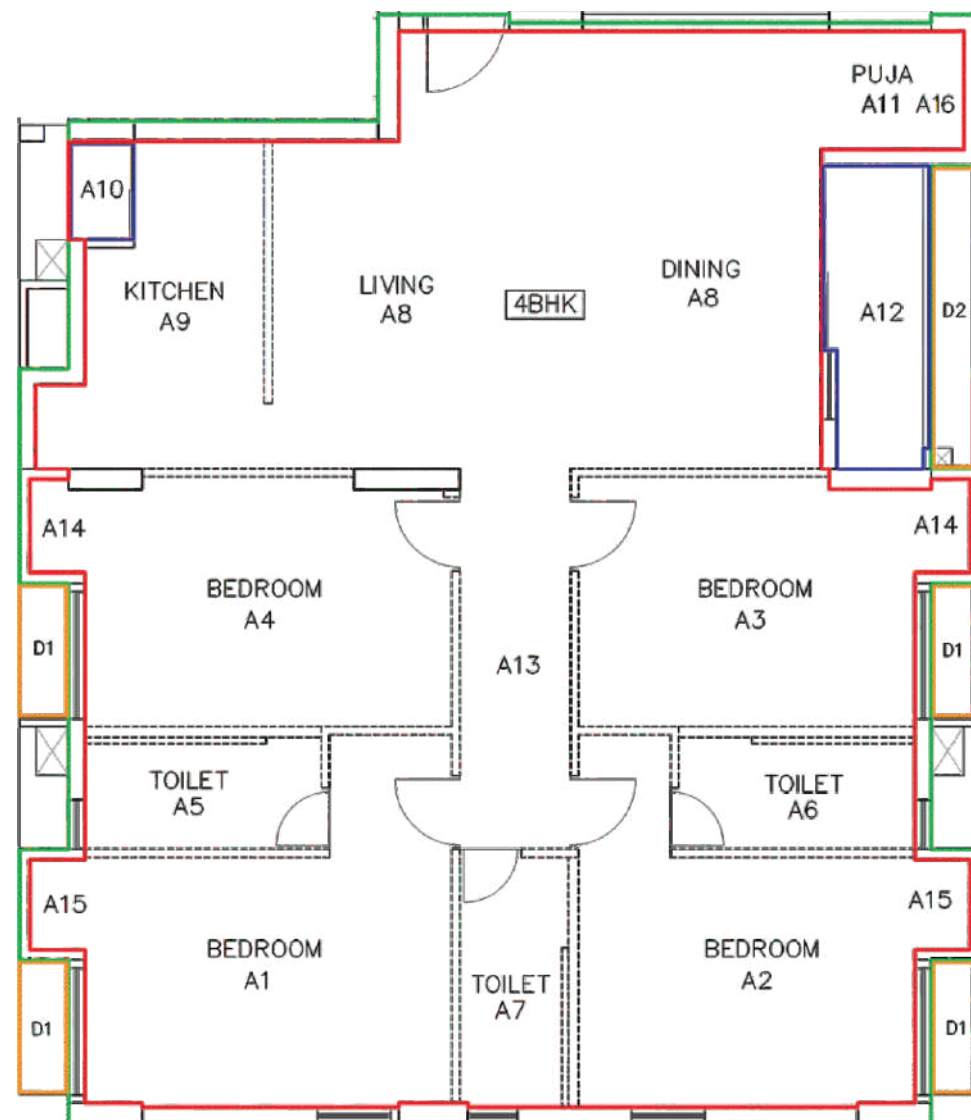
**Chargeable Area = 1614 Sq. Ft. (2nd - 6th)
and 1618 Sq. Ft. (7th - 11th)**

Apartment Carpet Area = 1028 Sq. Ft.
Balcony 2 Area = 40 Sq. Ft.
Balcony 1 Area = 25 Sq. Ft. (2nd - 11th)
Built up Area = 1178 Sq. Ft. (2nd - 6th)
 = 1181 Sq. Ft. (7th - 11th)
Extra Deck Area = 48 Sq. Ft.

Note : Dimensions as 300 mm = 1 foot, 25 mm = 1 inch, Dimensions are from brick to brick excluding plaster and may vary during actual measurements.

**ISOMETRIC VIEW WITH POLYLINE DRAWING
FURNITURE LAYOUT**
(3rd to 11th Floor)

4 BHK



NUMBER	TYPE	SIZE
A1	BEDROOM	15' x 10'-2" + 5'-0" x 5'-0"
A2	BEDROOM	13'-9" x 10'-2" + 3'-9" x 5'
A3	BEDROOM	13'-9" x 10'-2"
A4	BEDROOM	15' x 10'-2"
A5	ATTACHED TOILET	9'-8" x 4'-7"
A6	ATTACHED TOILET	9'-8" x 4'-7"
A7	COMMON TOILET	4'-5" x 10'-2"
A8	LIVING / DINING	22'-5" x 13'-4" + 17'-3" x 4'-6"
A9	KITCHEN	7'-4" x 9'-0" + 5'-4" x 4'-4"

NUMBER	TYPE	SIZE
A10	BALCONY	12'-8" x 4'-0"
A11	PUJA	3'-10" x 4' - 10"
A12	BALCONY	24'- 6" x 12' - 4"
A13	PASSAGE	4'-6" x 15'-6"
A14	CUPBOARD	2'-3" x 3'-10" (2 nos.)
A15	CUPBOARD	2'-3" x 3'-8" (2 nos.)
A16	CUPBOARD	2' x 4'-10"
D1	EXTRA DECK	2' x 5'-6" (4 nos.)
D2	EXTRA DECK	2' x 12'-4"

Chargeable Area = 2108 Sq. Ft.

Apartment Carpet Area = 1382 Sq. Ft.
Balcony Area = 61 Sq. Ft.
Built up Area = 1539 Sq. Ft.
Extra Deck Area = 55 Sq. Ft.

Note : Dimensions as 300 mm = 1 feet, 25 mm = 1 inch, Dimensions are from brick to brick excluding plaster and may vary during actual measurements.