



**aurum**

ALL THAT YOU WISHED

YOU  
*wished*  
it, we created it

FIND YOURSELF IN THE MIDST OF URBANIZATION WITH YOUR EVERY DESIRE JUST A HOP, SKIP AND JUMP AWAY. THE SPACE GROUP AND DHOOT GROUP, WITH THEIR DECADES OLD PROUD HERITAGE BRING TO YOU CONTEMPORARY SMART HOMES AT AURUM - IT' S ALL THAT YOU WISHED FOR...



**aurum** CREATED FOR PEOPLE SEEKING A LIFESTYLE FAR ABOVE THE ORDINARY, AURUM BRINGS TOGETHER THE FINEST THAT MAN CAN PROVIDE. STUNNING ARCHITECTURAL DESIGN, WORLD-CLASS AMENITIES, VAASTU COMPLIANT FLATS AND THE SECURITY OF A GATED COMMUNITY - IT HAS EVERYTHING TO PROMISE YOU MORE ADMIRERS THAN FOR ANYTHING YOU HAVE EVER OWNED.



G + 14 (3 TOWERS)

G + 13 (1 TOWER)

2 BHK + 2 TOILETS  
(906 - 1035 SQ.FT.)

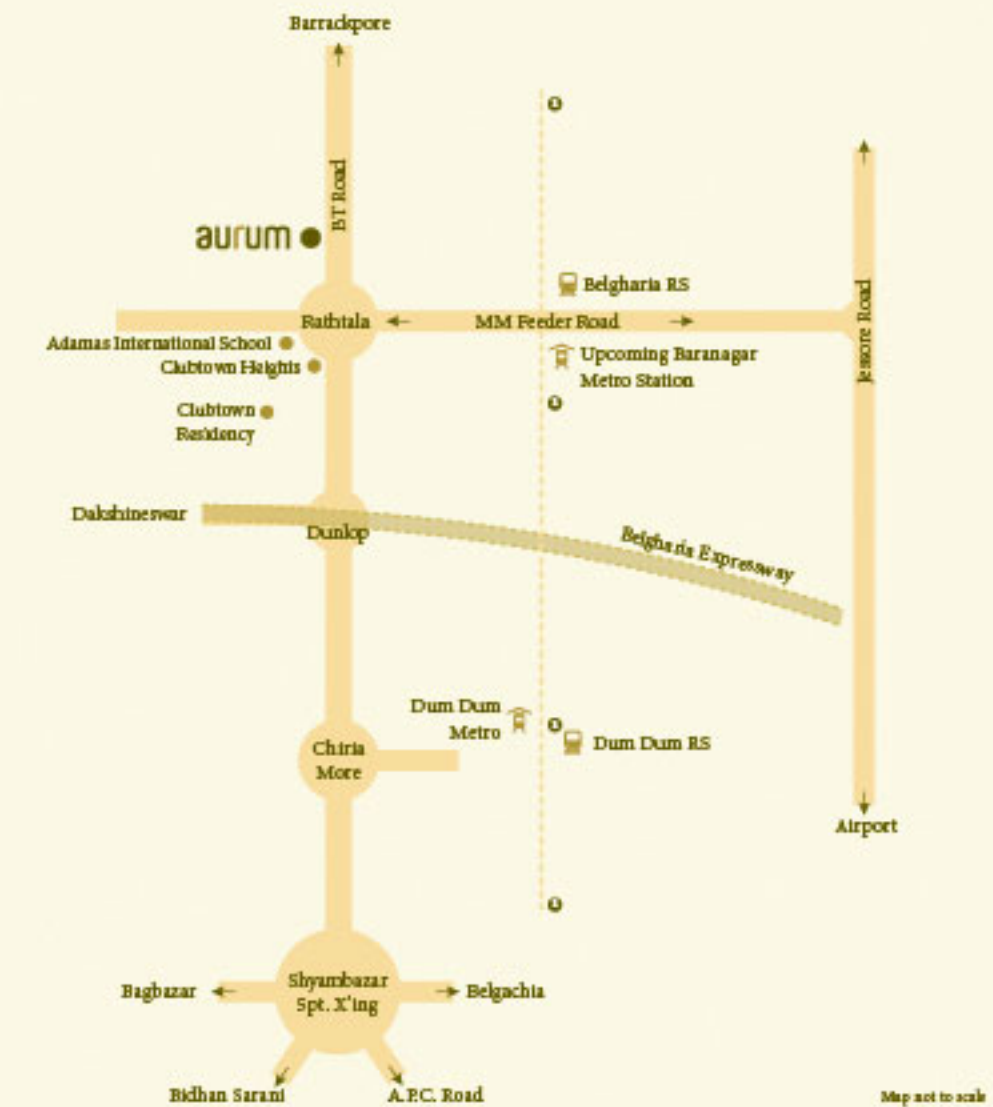
3 BHK + 2 TOILETS  
(1183 - 1303 SQ.FT.)

3 BHK + 3 TOILETS  
(1373 - 1595 SQ.FT.)

4 BHK + 3 TOILETS  
(1832 - 1915 SQ.FT.)

It is where you  
*wished*  
 to live

AURUM IS ARTFULLY PORTRAYED ON 163 COTTAHS OF PRIME LAND. IT IS STANDING ON THE FASTEST GROWING AREA OF THE CITY AND OFFERS ALL THE MODERN AMENITIES WITHIN YOUR REACH. LOCATED AT RATHTALA ON BT ROAD, AURUM IS JUST 10 MINUTES FROM THE AIRPORT AND IN CLOSE PROXIMITY TO THE UPCOMING BARANAGAR METRO STATION. ALSO, AURUM HAS EVERYTHING FROM HOSPITALS AND SCHOOLS TO SHOPPING MALLS AND OFFICES, IN CLOSE PROXIMITY.



- Dunlop Crossing - 1.6 Km • Dakshineswar - 3 Km • Rathtala Crossing - 450 Mtr • Belghoria Station - 2 Km
- Shyambazar 5 Point Crossing - 7.7 Km • Upcoming Metro - 1.5 Km • Central Avenue MG Road Crossing - 9.5 Km
- Sodepur - 3 Km • Adamas International School - 500 Mtr • Sagar Datta Hospital - 300 Mtr

Life, as you  
*wished*  
it to be

LIFE AT AURUM WILL NOT BE AN ORDINARY ONE. IT WILL MEAN AN EXCLUSIVE LIFESTYLE ALONG WITH THE BEST AMENITIES AND FACILITIES. A SWIMMING POOL TO WASH YOUR STRESS AWAY, A LANDSCAPED GARDEN TO LOSE YOURSELF IN, INDOOR GAMES FACILITY TO UNWIND, AN AC MULTI-GYM TO STAY FIT - YOU NAME IT AND AURUM HAS IT. IT'S NO WONDER, AURUM IS AN UNMATCHED EXAMPLE OF AN AWE-INSPIRING EXPERIENCE.



LANDSCAPED GARDEN  
AC COMMUNITY HALL  
AC MULTI GYMNASIUM  
SWIMMING/TODDLERS POOL  
INDOOR GAMES ROOM  
OUTDOOR GAMES COURT  
KIDS' PLAY AREA  
FIRE FIGHTING SYSTEM  
CCTV  
INTERCOM



Landscaped Garden

Your *wish*  
to become one with  
nature, fulfilled

EQUIPPED WITH AN ECLECTIC LANDSCAPE THAT IS BEAUTIFUL IN ALL SEASONS WITH GENTLE WAVES OF GREEN, THE EXOTIC LANDSCAPED GARDEN AT AURUM IS PARADISE RESTORED AND PROVIDES A RELAXING BACKGROUND FOR QUIET MOMENTS OF REFLECTION.

Swimming/Toddlers Pool

Your *wish*  
to live renewed,  
granted

THE SWIMMING POOL AT AURUM IS A MAGICAL PLACE WHERE YOU CAN WASH YOUR BLUES AWAY AND REFRESH YOUR MIND AND BODY WITH AN INVIGORATING DIP OR SIMPLY RELAX IN THE COOL WATERS AFTER A TOUGH DAY. SURRENDERING HAS NEVER BEEN EASIER.





AC Multi Gymnasium

Your  
*wish*  
to live a  
healthy life,  
met

A HEALTHY BODY IS A HEALTHY MIND,  
WHICH IS WHY WE DESIGNED A  
STATE-OF-THE-ART GYMNASIUM THAT  
OFFERS ENDLESS POSSIBILITIES FOR  
THE RESIDENTS' WELLNESS AND  
HEALTHY LIVING.

Kids' play area

What your kid  
*wished* for

OUR KIDS' ZONE IS EQUIPPED WITH VAST OPEN SPACES,  
VARIOUS ACTIVITIES AND SECURITY THAT NEVER LETS  
YOUR CHILD UTTER THE WORDS, "I'M BORED".



Outdoor & Indoor Games facility



Your *wish*  
to live a happy  
life, granted

AT AURUM, WE ALWAYS BELIEVE IN ENSURING A HAPPY LIVING FOR YOU. THEREFORE, WE HAVE ACCOMMODATED FACILITIES WHICH WOULD ENCOURAGE YOU TO NOT ONLY LIVE A COMFORTABLE LIFE INSIDE YOUR HOME BUT ALSO TO MOVE OUTDOORS AND GET INVOLVED IN VARIOUS PHYSICAL ACTIVITIES. ALSO, TO ENSURE THAT YOU ENJOY YOUR WEEKENDS TO THE HILT, WE OFFER VARIOUS TYPES OF INDOOR GAMES AS WELL.



AC Community hall

Your *wish*  
to live convenient, granted

THE WORLD CLASS COMMUNITY HALL AT AURUM IS EQUIPPED WITH THE FINEST OF MODERN UTILITIES AND IS AT YOUR SERVICE. SOCIAL GATHERINGS ARE SO MUCH MORE CONVENIENT NOW.



Security

# Your *wish* to live secure, fulfilled

AT AURUM, SECURITY SURVEILLANCE IS PRIORITY, WITH THE HELP OF ADVANCED TECHNOLOGY. THE PROJECT ALSO BOASTS OF ADEQUATE FIRE FIGHTING AND PREVENTION SYSTEMS TO ENSURE HIGHEST STANDARDS OF SECURITY.

FIRE FIGHTING SYSTEM

CCTV | INTERCOM



# Home, as you *wished*

FOR LONG YOU HAVE DREAMT OF A HOME  
THAT IS WORLD-CLASS IN EVERY ASPECT.

KEEPING THIS IN MIND, THE PROJECT  
COMBINES TASTEFULLY DESIGNED AND  
IMPECCABLY FINISHED APARTMENTS,  
FITTED WITH THE LATEST IN MODERN  
CONVENIENCES. AFFORDABILITY PAIRED UP  
WITH EXCEPTIONAL LIFESTYLE IS THE  
HIGHLIGHT OF AURUM.



## SPECIFICATIONS

STRUCTURE	<p>Pile foundation with RCC structure</p>	ELECTRICALS	<p>AC points in living, dining and all bedrooms</p> <p>Cable TV, telephone wiring in living/dining</p> <p>Adequate 15 Amp and 5 Amp electrical points in all bedrooms, living/dining, kitchen and toilets</p> <p>Concealed copper wiring with central MCB of reputed brands</p> <p>Door bell point at the main entrance door</p> <p>Modular switches of reputed high-end brand</p>
WALL FINISH	<p>Interior: Conventional brickwork with Plaster of Paris</p> <p>Exterior: Combination of cladding and/or high quality cement/textured paint</p>	COMMON LIGHTING	<p>Overhead illumination for compound and street lighting</p>
FLOORING	<p>Master bedroom: Vitrified tiles</p> <p>Other bedrooms: Vitrified tiles</p> <p>Living/Dining: Vitrified tiles</p>	LIFTS, STAIRS AND LOBBIES	<p>Necessary illumination in all lobbies, staircases and common areas</p> <p>Lifts: OTIS/KONE/equivalent make</p> <p>Stair and floor lobbies: Kota stone/marble/tiles</p> <p>Entrance ground floor lobby on each block: Combination of marble, granite and Kota stone</p>
KITCHEN	<p>Anti-skid tiled flooring</p> <p>Granite platform with honed edges</p> <p>Stainless steel sink</p> <p>Dado of ceramic tiles up to 2 ft above the counter/platform</p> <p>Electrical points for refrigerator, water filter and exhaust fan</p> <p>Provision for exhaust</p>	WATER MANAGEMENT	<p>24-hours water supply from captive and deep tube wells</p> <p>Water filtration plant</p>
TOILET	<p>Anti-skid ceramic tiled flooring</p> <p>Wall tiles up to door height</p> <p>Sanitary ware of Parryware/Hindware or equivalent make</p> <p>CP fittings of Jaguar/EssEss/Hindware or equivalent make</p> <p>Electrical points for geyser and exhaust fan</p> <p>Plumbing provision for hot/cold water line</p>	AMENITIES AND FACILITIES	<p>AC Community hall</p> <p>Swimming/Toddlers pool</p> <p>AC Multi Gymnasium</p> <p>Green manicured grass lawn, trees and flowers</p> <p>Tot Lots for children's play area</p> <p>Indoor games room</p>
DOORS AND WINDOWS	<p>Door frame: Seasoned and treated wood</p> <p>Main door: Solid core flush doors with decorative handles</p> <p>Main door fittings: Night latch and eyepiece</p> <p>Internal doors: Solid core flush doors with stainless steel locks</p> <p>Windows: Fully glazed anodised/powder coated aluminum windows</p>	OTHERS	<p>Adequate capacity standby generator for common areas and services</p> <p>Generator power load to apartments; 2BHK-500W; 3BHK-750W; 4BHK-1000W</p> <p>State-of-the-art fire fighting equipment</p> <p>In-house solid and water waste management system</p>
		SECURITY	<p>Closed circuit TV at the ground floor level, with central security surveillance</p> <p>All the important points duly manned by well trained security personnel/guards</p>

# About the Group

# Wish-granters



Club Town Heights



Space Town



Silver Spring (Co-promoted)



Olympia Panache



Reflection



Time Residency



**Dhoot Group**

Founded in 1971, Dhoot Group is a national major in Real Estate, Infrastructure, Power, Manufacturing, Finance, Education, Solid Waste Management, Healthcare and Hospitality. A reputed name in Aviation, Dhoot Group is one of the largest ground handling companies in India. The exotic Taj Gateway resort on the shores of Lake Damdama in NCR region and an exclusive tie up with Columbia Asia in Eastern India are its bold footprints in the areas of hospitality and healthcare.

Across a host of landmarks like Silver Spring in Kolkata to Time Tower in Gurgaon, Olympia Opaline in Chennai to Dhoot Business Center in Mumbai, Dhoot Group has proven time and again that their uncompromising stance of quality and their strong adherence to commitments leads to world class buildings that are exemplary in every aspect, as evidenced by the plethora of awards won by the group's projects.



**Space Group**

The Space Group started with the vision of developing a medium sized residential project in Howrah. Today it is a 200 person organization. The Group has transformed itself into one of the biggest real estate developers in India with projects in Kolkata, Chennai and Bhubaneswar.

The Group has been flourishing in the real estate industry in the last three decades. Its first mover action into projects, like Silver Spring, Clubtown Residency and others, gave birth to new locations altogether since the earlier locations where it ventured were considered too removed from downtown Kolkata. These same areas today have been transformed into prime locations.

From premium luxurious apartments to high-end villas to IT hubs and commercial malls, the Group does it all. Their aim is to create prime properties at affordable rates.

The Group has innovated the concept of modern-day clubbing that is supported by state-of-the-art amenities for both families as well as adults. The most noteworthy in this regard would be Space Circle attached to Space Town (2003), a 80,000 sq.ft. modern-day club with world class facilities and Spring Club attached to Silver Spring (2007), one of the first clubs in Kolkata to implement the coveted ISO:22000. Space Group with 'Space Town' brought in the culture of 'complex' into residential housing as it was the first complex of Kolkata. The Group has marketed more than 5000 apartments nationwide and built more than 7 million sq.ft. of residential space and 1.5 million sq.ft. of commercial space.

Floor Plans

Your *wish*  
to live a blissful life,  
fulfilled




Site Plan




 Tower 1  
 Typical Floor Plan (1st to 13th)

Unit SBUA (sq.ft.)	A	B	C	D	E
	1017	1421	911	1373	1832





 Tower 2-Part A  
 Typical Floor Plan (3rd to 14th)

Unit SBUA (sq.ft.)	A	B	C	D	E	F
	1557	1595	1217	948	1524	1183
Store	Y	Y	N	N	Y	N






 Tower 2-Part B  
 Typical Floor Plan (3rd to 14th)

Unit	A	B	C	D	E
SBUA (Sq.Ft.)	1229	1542	1563	1240	906
Store	N	Y	Y	N	N




 Tower 2-Part C  
 Typical Floor Plan (3rd to 14th)

Unit	A	B	C	D	E	F
SBUA (Sq.Ft.)	1915	1583	1226	1303	1533	1035
Store	Y	Y	N	Y	Y	N





Tower 2-Part A  
2nd Floor Plan

Unit	A	B	C	D	E	F
SBUA (Sq.Ft.)	1751	1595	1577	1234	1896	1401
Store	Y	Y	N	N	Y	N



Tower 2-Part B  
2nd Floor Plan

Unit	A	B	C	D	E
SBUA (Sq.Ft.)	1621	1737	1800	2258	1171
Store	N	Y	Y	N	N





Tower 2-Part C  
2nd Floor Plan

Unit	A	B	C	D	E	F
SBUA (sq.ft.)	2304	1960	1512	1552	1533	1035
Store	Y	Y	N	Y	Y	N



Architect:



Agrawal & Agrawal was established in 1986 as a professional architectural firm under the leadership of architect JP Agrawal. The firm has completed more than 400 projects, providing more than 5 million sq.ft. of green space through various projects. Presently, about 80 projects are under construction with an approximate volume of 30 million sq.ft. Another 60 projects are in various stages of development. Over time, the firm has gathered considerable experience in IT parks, malls and multiplex projects, large scale housing and commercial projects.

Structural Consultant:

### S.P.A. CONSULTANTS STRUCTURAL ENGINEERS

S.P.A. CONSULTANTS, founded by Mr. Sanjiv J. Parekh in 1987 had modest beginnings. Today, the firm has a pool of three associates, four design engineers and 17 CAD engineers. It provides consultancy services in the field of Structural Engineering. The variety and magnitude of various projects handled by them in a span of 20 years is indicative of their dedicated and innovative design approach based on contemporary and available technologies.



Developed By:



Space Group



Dhoot Group

Blue Fox Projects Pvt. Ltd.

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