

Front



Folded Inside



- 2 km from Kalyani Expressway
- 6 km from Sodepur Railway Station
- 10 km from Netaji Subhash Chandra Bose International Airport
- 1.5 km from Madhyamgram Railway Station
- Near upcoming Noapara Barasat Metro Extension
- 22 Km from Sector V

A wind-house for the true seeker

Windmere, a residence condoville conceived with a difference. Like a close knit cluster of homes in a natural setting. With **6 towers***, **B+G+11** high rises, **500 apartments*** and **2/3/4 BHK** flats, some of which are overlooking the serene lake and the landscaped gardens.

*In two phases

- Senior Citizens' Sitting Area*
- Gazebo*
- Sitting Area inside Landscaped Garden*
- Water Body with Lily Flowers
- Cafeteria*
- Multipurpose Grass Court*
- Paved walking Track*
- Provisional Utility/ Convenience Store*
- Open Air Theatre*
- Children's Play Area*
- Steam Bath
- Indoor Games Room
- Central Lawn*
- Club House

* Amenities will be provided in Phase-II



SPECIFICATIONS

Structure: Earthquake resistance RCC framed structure. Walls of AAC Blocks.

Exterior: Paint finish.

Interior: Plaster of Paris.

Flooring: Vitrified tiles in living, dining & in all bedrooms.

Main Lobby: Elegantly designed lobby and corridors.

Balcony: Vitrified tile flooring with M.S. Railing.

Kitchen: No door in the kitchen. Polished granite top platform with stainless steel sink, glazed tiles dado up to 2 feet height above the platform. Anti-skid tile flooring in the kitchen.

Water supply: Water supply from deep tube wells through filtration plant.

Lift: Branded elevators of OTIS / Johnson / Larson or equivalent in each block.

Toilet: Anti-skid tiles on the floor and glazed tiles on walls upto door height. Hot and cold water points for shower area. Western style white sanitary fittings of reputed make.

Windows: Sliding anodized aluminium window with glass panes.

Doors & Frames: Wooden door frames. Decorative laminated finish main entrance flush door with lock & eye piece. Internal flush door with primer coating on both sides.

Hardware: Good quality C.P. fittings.

*For detailed specifications, please refer to Signum Group website.
MS Grill at extra cost as per developer's design.

Electrical Points:

- a) Copper concealed wiring of reputed make.
- b) Modular switches with MCB & DB.
- c) AC Points: In all bedrooms, living-dining area.
- d) Telephone points in living-dining.
- e) TV Cable point in master bedroom & living-dining.
- f) Geyser point in all bathrooms.
- g) Exhaust fan outlet in kitchen & all toilets.
- h) Calling Bell point at main door.

Intercomm System: Intercom facility connecting security room only.

Fire Safety Norms: Modern fire fighting system as per WBFS.

Solar Backup: Solar backup as per Govt. norms.

Local Cable & Broadband: Central distribution box at ground floor with wiring up to flat DB box.

DG Power Backup: 24hrs power backup for common area & emergency power back up for flats (As per charges applicable, depending upon flat size).

Rainwater Harvesting: As per Govt. norms.

STP: As per Govt. norms.



Developers
SIGNUM **unimark**

Heritage Regency Developers LLP
Correspondence Address: 3A, Auckland Place
10th Floor, Unit 10B, Kolkata 700 017 | Ph: 033 4081 8585/ 98747 21166
Site Address: Opposite APC College, Sajerhat, Sodepur Road, Kolkata 700 110
sales@signumgroup.in | www.signumgroup.in/windmere
The entire project is being developed in phases
WB HIRA REGISTRATION NO. PHASE - I/HIRA/P/NOR/2018/000204 | hira.wb.gov.in

Member of
CREDAI
Kolkata
Preferred Marketing Partner:
4040 1010
sales@ncrealtors.com

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Back



CLUB HOUSE

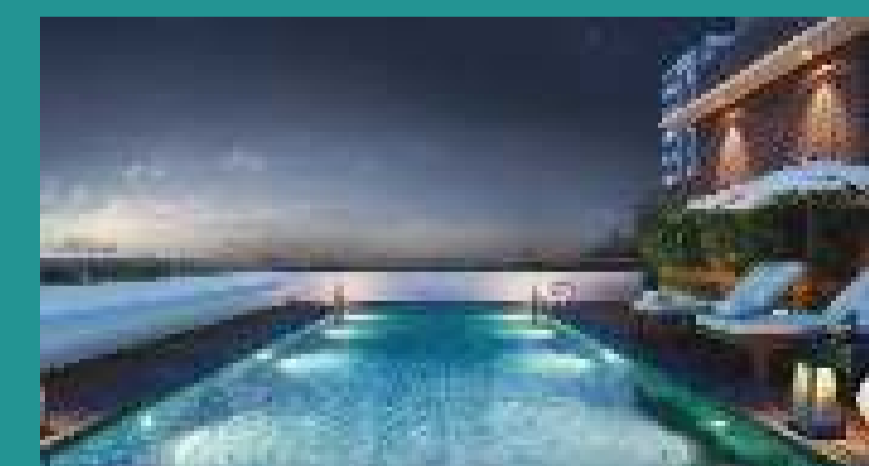
Landscaped Garden and Open Air Theatre in front of the Club House to punctuate life with serene surroundings and the blessings of nature



Well-equipped Gymnasium, with a view of the pond and the greens, for invigorating workout sessions



Two Community Halls (with Kitchen facility) to serve as the perfect backdrop of the most memorable occasions



Swimming Pool with a soothing environment, to refresh, revive and rejuvenate

Folded Inside

MASTER PLAN



1. Entry Gate
2. Senior Citizens' Sitting Area*
3. Ramp to Basement
4. Central Lawn*
5. Gazebo*
6. Childrens Play Area*
7. Cafeteria*
8. Multi-purpose Grass Court*
9. Sitting Area inside Landscaped Garden*
10. Open Air Theatre*
11. Green Zone
12. Lake with Lily Flowers
13. Swimming Pool with Deck
14. Club House
15. Paved Walking Track*
16. Landscape Garden
17. Provisional Utility/ Convenience Store*
18. Project Services

*Amenities will be provided in Phase-II

Legends

- 2BHK + 2T
- 3BHK + 2T
- 3BHK + 3T
- 4BHK + 3T

BLOCK-3



Typical Floor Plan

Flat	Type	Flat Carpet*	Balcony Carpet*	Built Up Total*	Chargeable Total*
A	3 BHK-3T	872.61	33.27	1004	1295
B	2BHK-2T	631.27	32.86	737	951
C	2BHK-2T	619.08	26.04	709	915
D	2BHK-2T	621.87	30.52	716	924
E	3 BHK-3T	829.24	31.77	938	1210
F	3BHK-3T	873.61	33.34	994	1283
G	3 BHK-3T	867.56	38.12	1004	1295

*Tentative area in sq.ft

BLOCK-4



Flat	Type	Flat Carpet*	Balcony Carpet*	Built Up Total*	Chargeable Total*
A	2BHK-2T	612.10	31.54	709	915
B	2BHK-2T	603.54	26.40	693	894
C	2BHK-2T	580.72	27.54	674	870
D	3BHK-3T	864.26	37.58	977	1261
E	4BHK-3T	1114.86	73.27	1284	1657
F	3BHK-2T	774.23	41.58	894	1154

*Tentative area in sq.ft

BLOCK-5



Typical Floor Plan(2nd-11th)*

Flat	Type	Flat Carpet*	Balcony Carpet*	Built Up Total*	Chargeable Total*
A	3BHK-2T	804.60	33.64	923	1191
B	3BHK-2T	805.91	34.79	923	1191
C	2BHK-2T	598.40	36.09	700	903
D	2BHK-2T	610.39	29.67	711	917
E	3BHK-2T	808.38	31.24	916	1182
F	3BHK-2T	726.79	33.28	831	1072
G	2BHK-2T	618.60	37.30	735	948
H	3BHK-2T	772.52	29.12	877	1132
J	3BHK-3T	892.44	28.52	1001	1292
K	4BHK-3T	1096.95	37.30	1231	1588

*Tentative area in sq.ft