

ORCHAD GODREJ SEVEN

D. H. ROAD, JOKA

BRAND GODREJ

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability and excellence to the real estate industry. Each Godrej Properties development combines a 121-year legacy of excellence and trust with a commitment to cutting-edge design and technology. Godrej Properties is currently developing residential, commercial and township projects spread across approximately 14.29 million square meters (150.12 million square feet) in 12 cities.

In the last 3 years, Godrej Properties has received over 200 awards and recognitions, including the "Real Estate Company Of The Year" at the Construction Week India Awards 2015, 'Golden Peacock Award for Sustainability' for the year 2015 by Institute Of Directors (IOD), "Most Reliable Builder for 2014" at the CNBC AWAAZ Real Estate Awards 2014, "Innovation Leader in Real Estate" award at the NDTV Property Awards 2014 and "Popular Choice - Developer of the Year" award by ET NOW in 2013.

IN THE LAST 3 YEARS, GODREJ PROPERTIES HAS RECEIVED
OVER 200 AWARDS & RECOGNITIONS



GODREJ PROPERTIES AT A GLANCE



Legends:

Total Developable Area (million sq. ft.)

No. of Projects: 67

(As on 31st January 2018)



A LEGACY OF EXCELLENCE

- Sustainable Development
- Cutting-edge Design and Technology
- Pan-India Presence
- Quality of Construction

Godrej Head Office Actual Photograph.



GROWTH IN KOLKATA

In the past few years, Kolkata, the city of joy, has been growing rapidly. As the expectations of people to live a comfortable life increases, the real estate market of Kolkata is simultaneously growing too. Godrej Properties aims to play a key role in realising the dreams of people of this beautiful city.

GODREJ PLATINUM

ALIPORE, KOLKATA



Nestled away in the heart of Alipore, is Godrej Platinum. A project planned to perfection by Perkins Eastman, a globally-acclaimed design firm. With homes for the distinguished 35 residents in two towers, Kolkata's latest landmark promises a life of absolute exclusivity. Godrej Platinum (Kolkata) has been declared winner in the Ultra Luxury segment (East Zone) at the CNBC-AWAAZ Real Estate Awards 2018.

Artist's Impression. Not a site photograph.

GODREJ PRAKRITI

BT ROAD, KOLKATA



True to its name, Godrej Prakriti is spread across 22 acres of lush greenery and is urbanized to the core. Infused with natural tranquility, this residential property offers a variety of residences as per the various lifestyle preferences. With the majestic Hooghly River close by, this complex is endowed with strong breeze and spectacular views - turning your home into a perfect retreat.

Actual site photograph.
















GIVE YOUR CHILD A PLACE TO SOAR HIGH

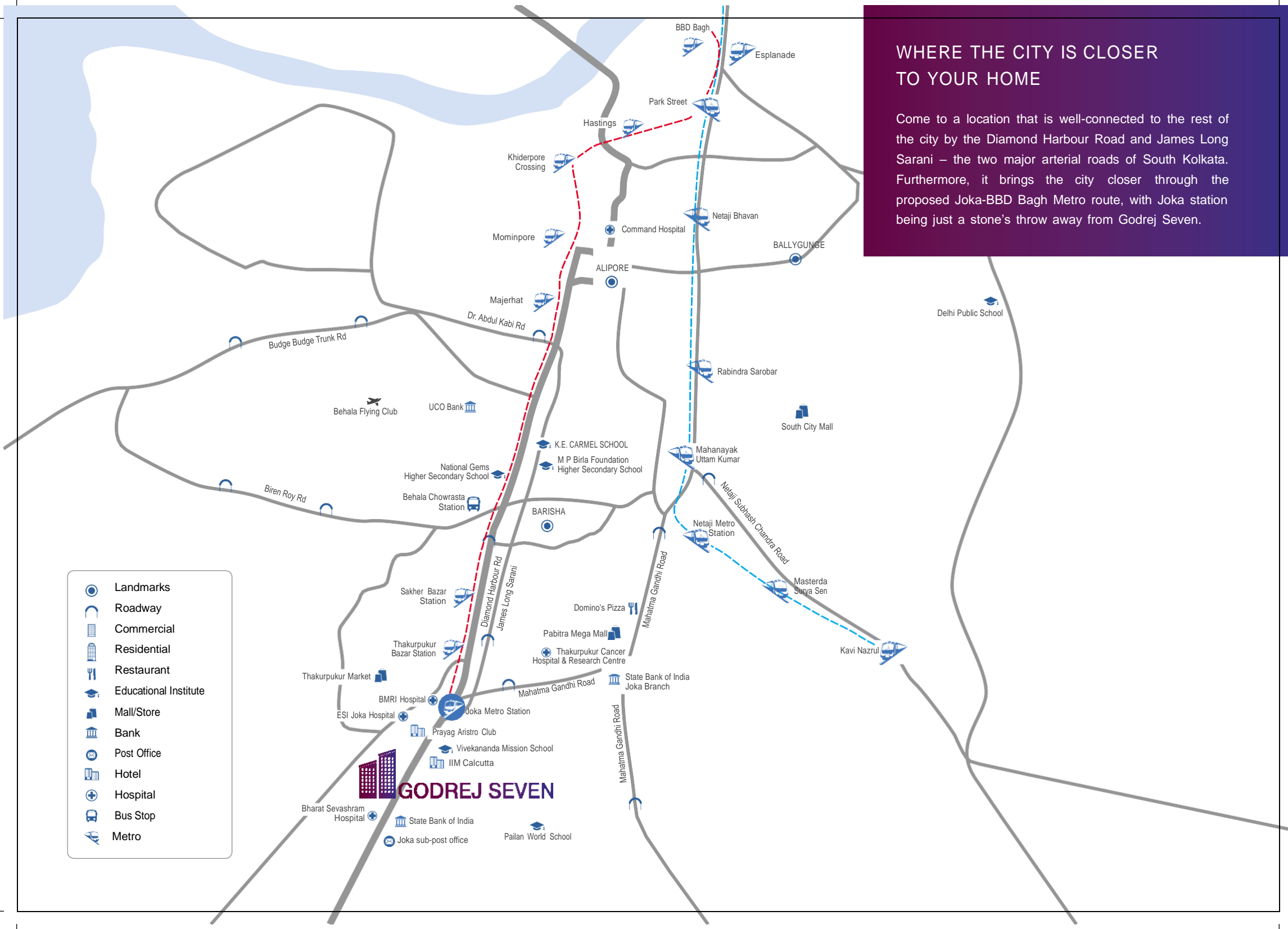
Godrej Properties is coming to Joka, Kolkata. Being conveniently located on DH Road and connected to key localities, Joka is home to acres of greenery, pollution free environs and reputed schools. Nestled in this well-connected locale, Godrej Seven is the only project in Kolkata offering 7 Avenues for holistic nurturing of your child.

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WHERE THE CITY IS CLOSER TO YOUR HOME

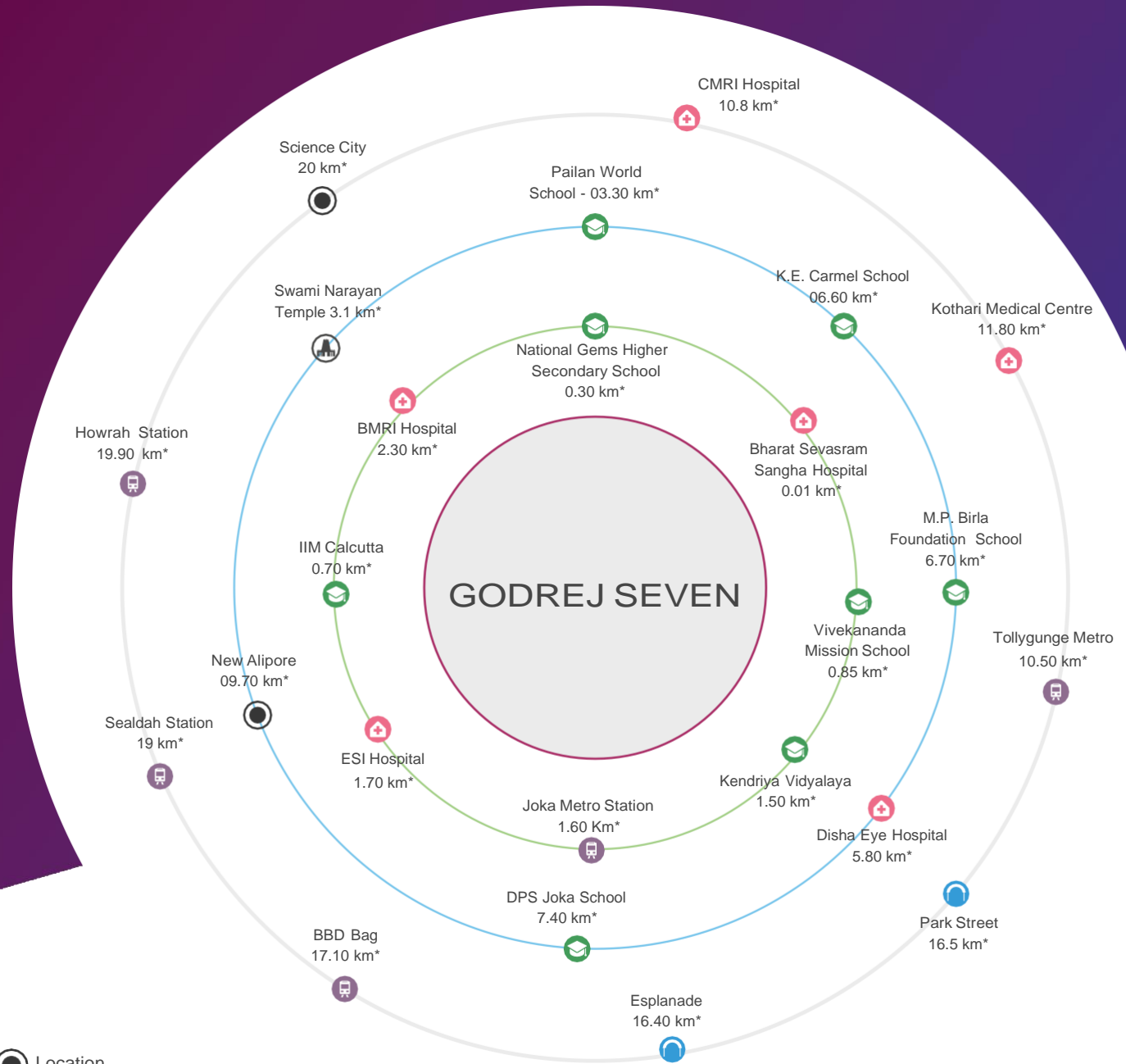
Come to a location that is well-connected to the rest of the city by the Diamond Harbour Road and James Long Sarani – the two major arterial roads of South Kolkata. Furthermore, it brings the city closer through the proposed Joka-BBD Bagh Metro route, with Joka station being just a stone's throw away from Godrej Seven.

-  Landmarks
-  Roadway
-  Commercial
-  Residential
-  Restaurant
-  Educational Institute
-  Mall/Store
-  Bank
-  Post Office
-  Hotel
-  Hospital
-  Bus Stop
-  Metro

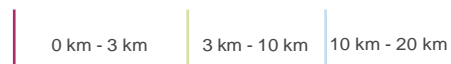


A WELL-CONNECTED LOCATION, JOKA

Joka's connectivity with rest of the city is growing rapidly with several infrastructure development plans. Apart from good connectivity, Joka also benefits greatly from social infrastructure. From retail developments and healthcare facilities to educational institutes, it is all in this region. Further with a number of upcoming infrastructure developments such as Joka-BBD Metro, Joka is poised to become one of the finest residential destinations of Kolkata.



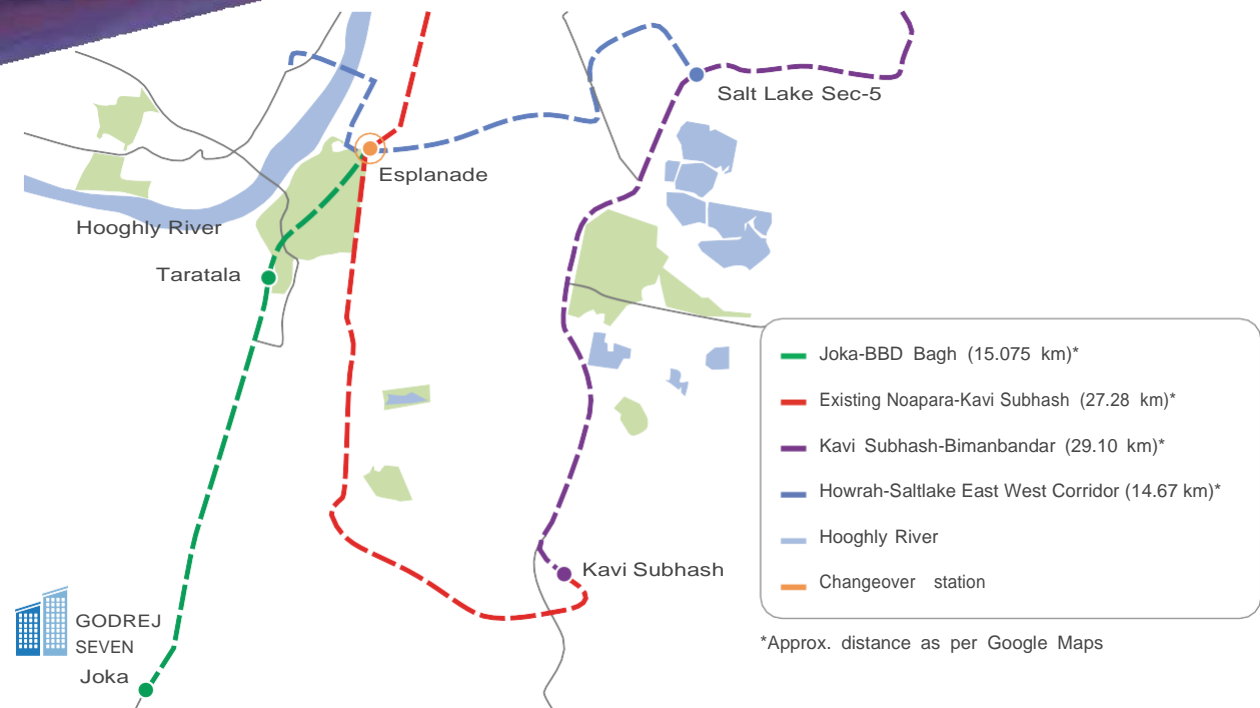
● Road
 📖 School
 ⛔ Hospital
 🚆 Metro
 ● Location



*Approximate distances as per Google Maps



Godrej Seven is only 1.6 km* away from the upcoming Joka Metro station#. The 15 km-long Joka to BBD Bag Metro will further increase connectivity to important locations such as the IT hub of Salt Lake Sec V, Central Business District of Esplanade, EM Bypass, Howrah Station and Netaji Subhash Chandra Bose International Airport. Once developed, every corner of the city will be a few minutes away from your new home at Godrej Seven.



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#http://www.mtp.indianrailways.gov.in/uploads/files/1504000368490-System%20Map%20of%20Metro%20Railway_31_03_2017.jpg



AN EXQUISITE LANDMARK IN KOLKATA

Spread across 10.20 acres, with 1.87 acres of central greens, in a pollution-free habitat, Godrej Seven is an exclusive project featuring thoughtfully-designed 2, 2.5 & 3 BHK residences that offer an environment for the holistic nurturing of your child.

Artist's Impression. Not a site photograph.

ORCHARD

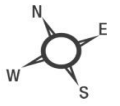
GODREJ SE7EN, JOKA, KOLKATA

MASTER LAYOUT PLAN

- PHASE -1
- PHASE -2A
- PHASE -2B

LEGEND

1. ADDA CULTURE
2. MLCP
3. PEACOCK ISLAND
4. ISLAND WITH ROCK FAMILY
5. CENTRAL WATERBODY
6. INTERNAL PATHWAY
7. ANGLING CORNER
8. BBQ PIT
9. PARTY PAVILION
10. LIVING ARBOR PAVILION
11. OUTDOOR FITNESS AREA
12. BOTTLE WALL
13. TREE HOUSE
14. OPEN AIR THEATRE
15. FREE PLAY LAWN
16. EARTH ROOM
17. SENIOR CITIZEN SITTING
18. FISH POND
19. SERVICES
20. KID'S PLAY AREA
21. BASKETBALL & BADMINTON COURT
22. SWIMMING POOL
23. INTERNAL WALKWAY
24. OPEN PARKING ZONE
25. PLAY GROUND
26. TODDLER'S PARK, PARTY CORNER, BBQ PIT
27. WATERBODY
28. SPACE FOR WBSEDCL



7 AVENUES FOR THE HOLISTIC DEVELOPMENT OF YOUR CHILD





MASTER CLASS

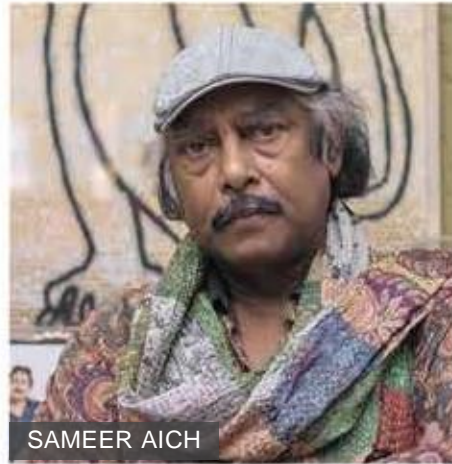


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WHERE THE PURSUIT OF MASTERY STARTS YOUNG

Our exclusive tie-ups with some of the most renowned maestros of international fame can help fulfil your child's creative dreams. Apart from sharpening artistic skills, your child can also improve competitive ability and increase self-confidence on the stage.

- ~ Music Academy by Sraboni Sen
- ~ Percussion Academy by Tanmay Bose
- ~ Creative Dance Academy by Tanusree Shankar
- ~ Painting Academy by Sameer Aich
- ~ Mental Arithmetic by Indian Abacus



MASTER CLASS



MASTER LAYOUT PLAN

MASTER CLASS



PAINTING



ABACUS



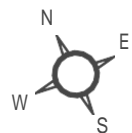
DANCE ACADEMY



MUSIC ROOM



PERCUSSION





CHAMP'S TRAINING



Stock image for representative purpose only

WHERE PASSION IS NURTURED TO PUT YOU ON THE ROAD TO GLORY

Fulfil your child's aspiration to become a champion with training under experts for a number of sports in the premise. As we all know, sports improves physical fitness, increases self-esteem, instills team spirit and helps develop social skills.

- ~ Swimming, Futsal, Table Tennis by (Professional Management Group)
- ~ Fitness Coaching & Training by Samir Ghosh (Mr. Universe & Mr. India, 2008)



Stock image for representative purpose only



CHAMP'S TRAINING



MASTER LAYOUT PLAN

CHAMP'S TRAINING



SWIMMING POOL



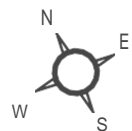
GYMNASIUM



FUTSAL COURT



TABLE TENNIS





EAT STREET **T**



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WHERE CHILDHOOD JOYS DOUBLE UP WITH AMPLE DELICACIES

Our exclusive tie-ups with renowned brands ensure there's always an interesting option when your taste-buds demand 'something new'. In addition, you won't have to worry when your child steps out for a snack as everything is available right inside the premise.

- ~ Chinese and Pan Asian Cuisine by Chowman
- ~ Momo Take Away by Wow Momo
- ~ Mughlai Cuisine
- ~ Sweet Mart



Stock image for representative purpose only



EAT STREET 7



MASTER LAYOUT PLAN

EAT STREET



SWEET SHOP



CHINESE & PAN ASIAN CUISINE



MOMO



MUGHLAI FOOD



DAILY ASSIST^T



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WHERE ALL THAT YOU NEED IS RIGHT AT YOUR DOORSTEP

In a fast paced life, having conveniences such as delivery of groceries and laundry at your doorstep is a bliss. With everything at your beck and call, you get to spend more quality time with your family.

- ~ Convenience Store by Arambagh's Food Mart
- ~ Dry Cleaning Service by The Swiss Laundry
- ~ Concierge Service And Travel Helpdesk by A La Concierge
- ~ Library by Just Books
- ~ Handyman Services
- ~ ATM



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DAILY ASSIST^T



MASTER LAYOUT PLAN

DAILY ASSIST



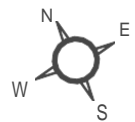
CONVENIENCE STORE/LAUNDRY



HANDYMAN SERVICE/CONCIERGE DESK



READING LOUNGE





24X7 MEDICARE



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WHERE HEALTH ASSISTANCE IS JUST A CALL AWAY

Your new home at Godrej Seven comes with healthcare and wellness centres, just around the corner. While your child has to stay healthy to achieve goals, it is equally important that you also be physically fit in the little one's pursuit.

- ~ Clinic
- ~ Pathology
- ~ Apollo Pharmacy
- ~ In-house Ambulance



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24X7 MEDICARE



MASTER LAYOUT PLAN

24X7 MEDICARE



CLINIC



PHARMACY



IN-HOUSE AMBULANCE



PATHOLOGY



SAFETY & SECURITY



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A SAFE HOME WHERE CHILDHOOD IS TRULY CAREFREE

Your concern for your loved ones at home shouldn't interfere with your career goals. Our state-of-the-art technologies will keep your family safe and secure, so you always step out without any worries.

- ~ RFID Boom Barriers
- ~ 24x7 CCTV Monitoring & Surveillance
- ~ Video Door Phone with every home
- ~ 1.87 Acres of Vehicle-free Central Greens for your child to play & be safe



Stock images for representative purpose only



SAFETY & SECURITY



MASTER LAYOUT PLAN

SAFETY & SECURITY



1.87 ACRES OF VEHICLE FREE CENTRAL COURT



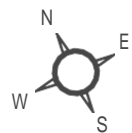
24X7 CCTV MONITORING & SURVEILLANCE



VIDEO DOOR PHONE WITH EVERY HOME



RFID BOOM BARRIERS





EASY CONNECT 

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WHERE YOUR CONVENIENCE IS ALWAYS A PRIORITY

At Godrej Seven, the transit facilities to school, office and even for the elderly are available right inside the premise. They will help your child reach school without hassles and even you can be in office on time.

- ~ Golf Cart within the campus
- ~ Own Ola Kiosk
- ~ Own AC Bus to provide drop-offs to key places
- ~ Travel Helpdesk to plan your travel



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MASTER LAYOUT PLAN

EASY CONNECT





ENJOY LIFE, MORE THAN EVER

Godrej Seven gives you all the freedom you could ask for in the comfort and safety of a child-friendly environment. Now you can spend more time with your family, as you will be surrounded by the best of amenities that make everyday living enjoyable.

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AN ECOSYSTEM OF 7 GARDENS

The seven gardens created by horticulturists have varying themes, each of them special in their own way. Brighten up your life by spending time amongst these beautiful creations.



TRELLIS GARDEN



CELEBRATION PLAZA



HOBBY AND SCULPTURE COURT



ADVENTURE PLAY

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AMPHITHEATRE



NATURE TRAILS



PICNIC GARDEN

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SPORTS ARENAS

Indoor Sports: Here's an excellent way for your child to spend leisure time in a temperature-controlled indoor sports zone.

Mr. Universe Gym Training with Dietician | Power Yoga | Pranayam Corner | Yoga Therapy | Zumba | Table Tennis | Poker Table | Billiards | Kids' Play Area | Virtual Gaming Console

Outdoor Sports: Let your child benefit from wholesome physical development while exploring the green environment.

Badminton Court with Viewing Gallery | Futsal Court | Outdoor Fitness Area | Toddlers Play Park | Boot Camp

Aqua Sports: Help your child burn calories faster and develop overall health without any equipment.

Half Olympic Swimming Pool | Kids' Pool | Aqua Aerobics | Water Volleyball

INDOOR SPORTS



ZUMBA



POKER TABLE



BILLIARDS



STATE-OF-THE-ART GYMNASIUM

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OUTDOOR SPORTS



FUTSAL COURT



BADMINTON COURT



OUTDOOR FITNESS AREA



KIDS' PLAY AREA

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AQUA SPORTS



HALF OLYMPIC SWIMMING POOL



KIDS' POOL



WATER VOLLEYBALL

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THE CLUB

The 1727.9 sq.m. (18600 sq.ft.) club at Godrej Seven offers something for everyone, be it virtual games for the youth, lounge for the ladies, community hall for the elderly or pool table for you to unwind.

Social Zones: Ladies Lounge with Sit-out; Youth Lounge with Wi-fi, Pool Table and Virtual Gaming Console; Reading Lounge

with Library; Kids' Lounge with Play Area and Crèche

Celebration Zones: Community Hall with Pre-function Area, Sit-outs at Club Veranda Overlooking Landscaped Gardens

Creative Zones: The Painting Academy, The Music Academy, The Percussion Academy and The Creative Dance Academy

SOCIAL ZONES



KIDS' LOUNGE WITH PLAY AREA & CRÈCHE



YOUTH LOUNGE WITH WI-FI



LADIES LOUNGE WITH SIT-OUT

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SOCIAL ZONES



POOL TABLE



VIRTUAL GAMES CONSOLE



READING LOUNGE WITH LIBRARY

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CELEBRATION ZONES



COMMUNITY HALL WITH PRE-FUNCTION AREA



SIT-OUTS AT CLUB VERANDAH OVERLOOKING LANDSCAPED GARDENS

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CREATIVE ZONES



STUDIO FOR PAINTING CLASSES



PERCUSSION ACADEMY



MUSIC ROOM FOR SINGING



DANCE ACADEMY FOR LEARNING CREATIVE DANCE



THOUGHTFULLY-DESIGNED RESIDENCES

At Godrej Seven, homes are crafted keeping you, the resident in mind:

- ~ The apartments are designed to offer **optimum daylight and ventilation**
- ~ Each apartment comes with **Balcony space in Living/Dining Area**
- ~ We have made all **Balconies and large windows outward facing**, for maximum privacy, while the **Utility**

Areas are inward facing

- ~ **Common Restrooms are easily accessible** to both, the Bedroom and Dining Area
- ~ The Bedrooms come with provision for **Cupboard**, while loft space has been created in **common passage for that extra storage**
- ~ We have installed power backup in every apartment



SUSTAINING FOR THE FUTURE

At Godrej Seven, we have made an effort to follow environmental norms in design and facilities, to offer your family an eco-friendly, clean and healthy world for generations to come.

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GREEN LIVING

Every space at Godrej Seven is dedicated to your overall health and wellbeing. Godrej Seven follows IGBC guidelines and provides a sustainable environment across the project.

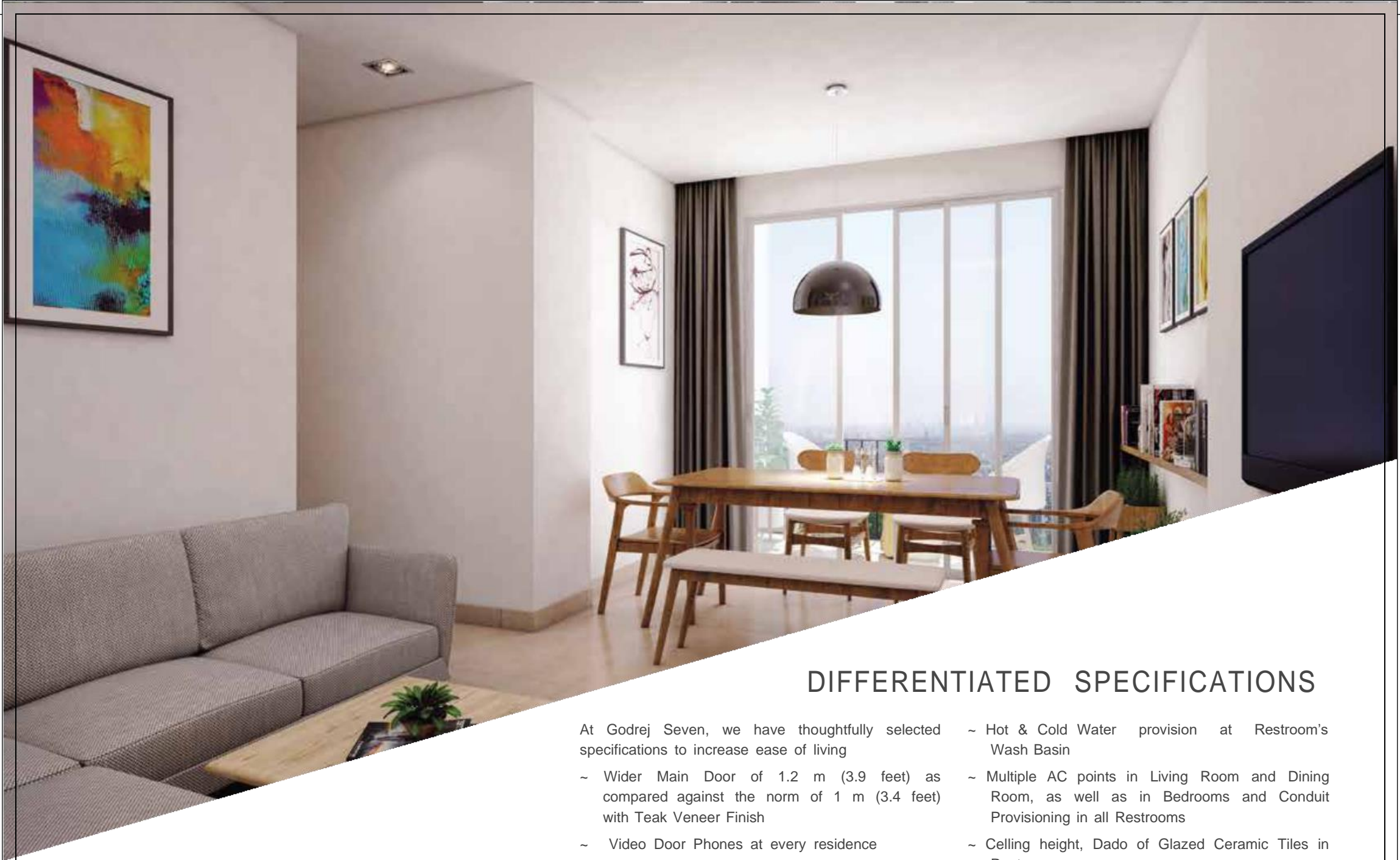
- ~ **Silver Pre-certified Green Building from Indian Green Building Council (IGBC)***
- ~ **Active natural ventilation and well-designed large windows**, which facilitates ample natural light
- ~ **Cross ventilation in majority of the regularly occupied spaces** like Living and Dining, Bedrooms, Study Rooms and Kitchen
- ~ **Heat reduction on ground and roof level** due to

parking canopy, grass pavers, tree cover and other landscape features as well as a natural waterbody

- ~ **Rainwater harvesting system** Designed to capture runoff water from the roof and other areas through harvesting pits
- ~ **Low or no Volatile Organic Compound (VOC) paints** that helps avoid health issues caused due to VOC
- ~ Electric car charging facility for vehicles
- ~ Waste water is treated through the **Sewage Treatment Plant (STP)** which is used to maintain the landscape

AMENITIES

- Golf Cart Parking Bay
- Air Conditioned Bus Shelter at Entry
- Central Lake
- Open Pavilion
- Community Hall with Pre-function area
- Club Varandah with Landscaped Garden
- Crèche with Playschool
- Toddlers' Zone
- Indoor Games for Kids
- Library
- Workout Area
- Ladies Lounge
- Youth Lounge with Wi-Fi, Games Console, TV
- Table Tennis
- Poker
- Indoor Studio
- Outdoor Studio
- Gymnasium with Changing Room
- Half Olympic Swimming Pool
- Kids' Pool
- Badminton Court with Viewing Gallery
- Sun Deck
- Party Lawn
- Living Arbour Pavilion
- Outdoor Fitness Area
- Children's Playscape Mound
- Bottle Wall
- Art Wall
- Step Sitting Theatre
- Free Play Lawn
- Outdoor Sitting
- Fish Pond
- BBQ Pit
- Angling Corner
- Potter Zone
- Hopscotch
- Acupressure Pathway
- Bird House



DIFFERENTIATED SPECIFICATIONS

At Godrej Seven, we have thoughtfully selected specifications to increase ease of living

- ~ Wider Main Door of 1.2 m (3.9 feet) as compared against the norm of 1 m (3.4 feet) with Teak Veneer Finish
- ~ Video Door Phones at every residence
- ~ AC Ledge with Grill for AC Outdoor Units
- ~ Grill height of 1.2 m (4 feet) as compared to the norm of 1 m (3 feet)

~ Hot & Cold Water provision at Restroom's Wash Basin

- ~ Multiple AC points in Living Room and Dining Room, as well as in Bedrooms and Conduit Provisioning in all Restrooms
- ~ Ceiling height, Dado of Glazed Ceramic Tiles in Restrooms
- ~ Wall hung premium WC and Wash Basin

SPECIFICATIONS

1	Structure	RCC Frame structure partly with RCC wall and partly blockwork.
2	Flooring	
	Living/ Dining	Vitrified Tiles
	Master Bedroom	Vitrified Tiles
	Other Bedrooms	Vitrified Tiles
	Toilets Floor	Ceramic Tiles
	Toilet – Dado	Ceramic
	Kitchen Floor	Vitrified Tiles
	Kitchen Dado	Ceramic
	Utility	Vitrified Tiles
	Balconies	Ceramic Tiles
3	Doors	
	Main Door	Frame – Wooden Frame
		Shutter – Flush Door with one Side Teak Veneered & another Side Paint

	Internal Doors	Frame – Wooden frame
		Shutter – Flush Door with Both Side Paint
	Toilet Flush Door	Frame – Wooden Frame
		Shutter – Flush Door with both side Paint
4	Windows	
	All Windows	Aluminum powder Coated / Anodized with clear glass
5	Wall and Ceiling	
	Paint	Wall and Ceiling - POP/Putty (Apartment)
6	Kitchen and Utility	
	Sink Provision	Single Bowl Stainless Steel Kitchen Sink and one Sink Cock

SPECIFICATIONS

	Kitchen Counter	Granite Counter
7	MS Railing	
	For Living & Utility Balcony	MS Railing
8	MEP	
	AC Points	2 BHK – 1 Living + 1 Master Bedroom + 1 Conduit Provision
		2.5 BHK – 1 Living + 1 Master Bedroom + 2 Conduit Provision
		3 BHK – 1 Living + 1 Master Bedroom + 2 Conduit Provision
	Toilet	Wall Hung WC
		Angular stop Cock for Geyser
		Flush Valve
		2 Way Bib Cock with Wall Flange

		Bib Cock
		Overhead Shower
	Basin Area	
		Wall Hung Basin
9	Loft	Provided
10	Extra Provisions	
11		Hot & Cold water provision at Restroom's Wash Basin
12		Video Door Phone at every Flat
13		RFID Boom Barrier at Entry
14	Lift	High Speed Automatic Lift



Regional office: Godrej Properties Ltd, Godrej Waterside, Tower II, Unit No 109, Plot No. 5, Block – DP, Sector V, Salt Lake City, Kolkata- 700091.

Godrej Seven is conceptualized, managed and marketed by Godrej Properties as Development Manager and Selvel Advertising Pvt Ltd. is the land owner

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