

BHAWANI
inara
Newtown, Behind City Centre 2

Developer



Corporate Address

Eco Station, Aajkal IT Unit No. - 903, 9th Floor
Block - BP, Salt Lake City, Sector - V, Kolkata - 700 091

W www.bhawanigroup.in
P 033 4042 4242
E sales@bhawanigroup.in

Site Address

Plot No. - 633, Street No. - 674
Newtown, Behind City Centre 2
Rajarhat, Kolkata - 700 136

RERA No. : WBRERA/P/NOR/2023/000041

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Concept & Design by: BetheBee.in



solis.
air.
rain.

feel blessed because life will be open on 3 sides here.

Presenting

BHAWANI
inara
Newtown, Behind City Centre 2



masterfully
designed residences

Bhawani Inara offers an exclusive lifestyle, crafted to create its own league, for a select few like you. Residences embrace openness on 3 sides, blended with world-class amenities, all within an ecosystem where you stay and relish amidst a community of like-minded individuals.

G+13 | 46 Air-conditioned Exclusive Apartments
World-class Clubbing and Terrace Amenities
3 Sides Open Apartments





developer's note



In exclusivity and
expertise lies
the ultimate
luxury

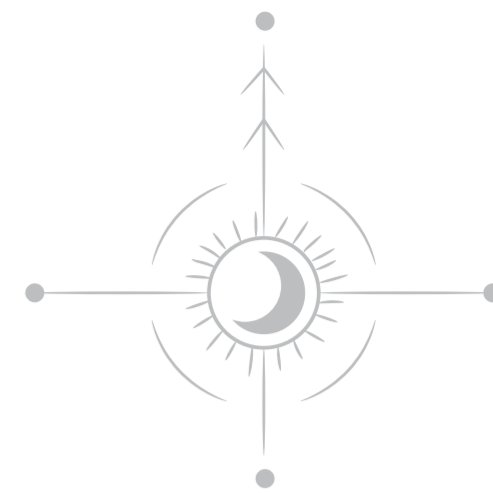
The greatest lifestyles are often synonymous with the most exclusive and Bhawani Inara has been built to offer both. Being the first of many masterpieces every column has been crafted with passion and meticulous detail.

Offering the high-end lifestyle comes with its own set of challenges and in this case, our two-plus decades of experience have complemented our vision for luxury living that meets all your needs.

We've handpicked every aspect of convenience for you, including a pivotal location that offers easy accessibility, large open spaces and airy, comfortable apartments made with the most premium materials.

Every activity, leisure or recreation, has been designed to complement the highest level of a luxurious lifestyle. Keeping the modern-day homeowners' interests in mind, we have crafted a treasure trove of joyous living at Bhawani Inara.

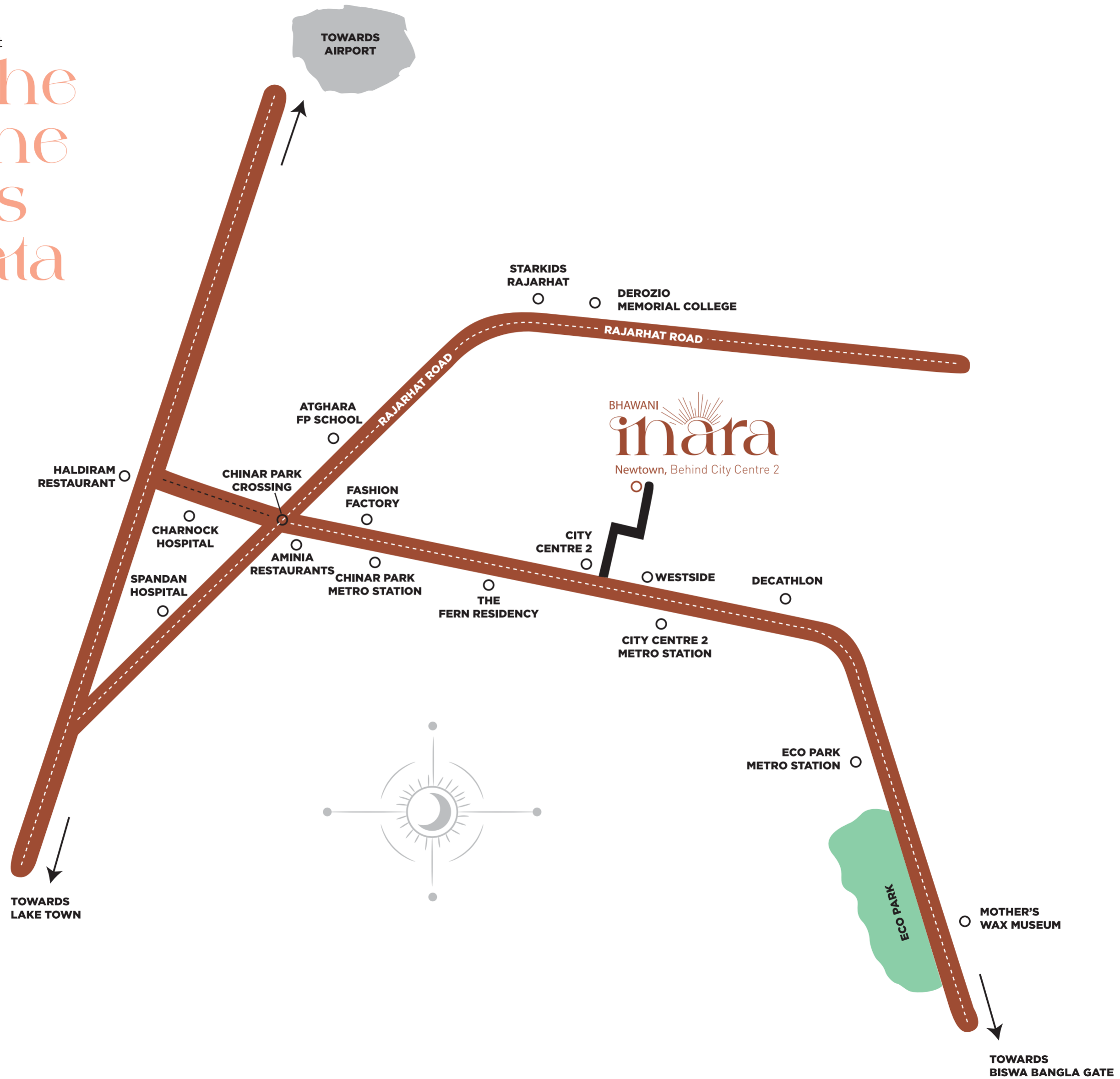
Mr. Sushil Jhunjhunwala
Chairman of Bhawani Group



far.
near.
nearer.

When you are here, you choose to be at

one of the top prime locations in Kolkata



Scan for location



*Not to scale

countless location advantages

MALL

Westside	750 m	3 mins
City Centre 2	950 m	3 mins
Shoppers Stop	1 km	4 mins
Fashion Factory	1.9 kms	5 mins
Croma	2.2 kms	7 mins
Axis Mall	7.9 kms	15 mins
City Centre 1	11 kms	20 mins

HOSPITAL

Charnock Hospital	2.4 kms	7 mins
Tata Medical Center - Cancer Hospital & Research Center	5.2 kms	10 mins
Bhagirathi Neotia Woman & Child Care Center	6.9 kms	12 mins

ATTRACTIONS

Eco Park	3 kms	7 mins
Mothers Wax	3.1 kms	7 mins
Rabindra Tirtha	6.8 kms	11 mins
Biswa Bangla Gate	7 kms	12 mins
Biswa Bangla Convention Centre	7.1 kms	13 mins

RESTAURANTS

Taj	1 km	5 mins
Misti Hub	3.2 kms	7 mins
The Westin	5.2 kms	12 mins
Novotel	7.7 kms	14 mins
Biswa Bangla Restaurants	8.4 kms	15 mins
Cafe Ekante	8.5 kms	15 mins

COLLEGE

Derozio Memorial College	1.6 kms	5 mins
Amity Universtity	7.3 kms	13 mins
Presidency University	7.4 kms	13 mins

SCHOOL

Starkids Rajarhat	1.4 kms	7 mins
DPS Newtown	7 kms	15 mins
The Newtown School	7.6 kms	17 mins

AIRPORT

Netaji Subhash Chandra Bose International Airport	6.1 kms	18 mins
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METRO

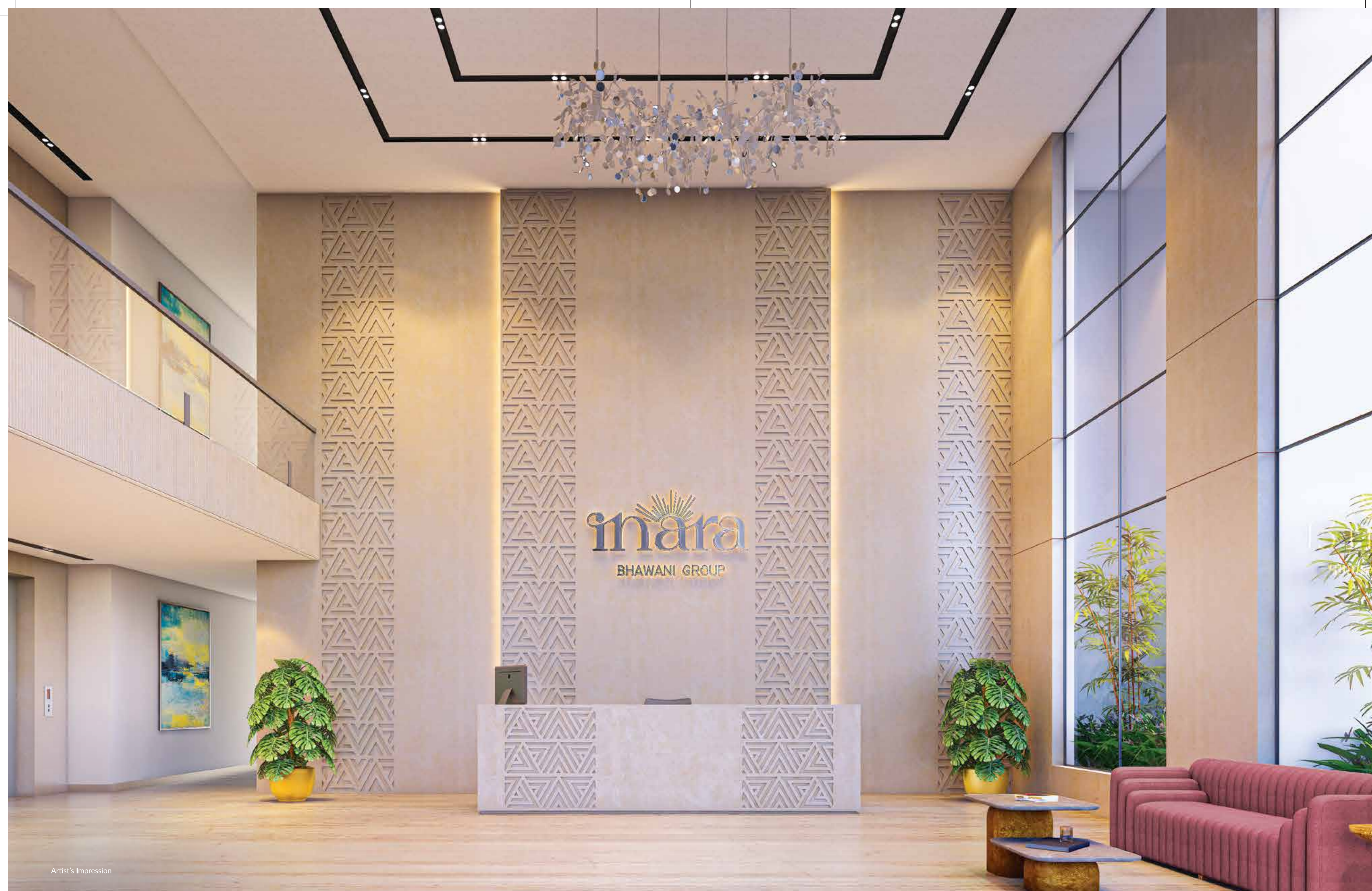
CC 2 Metro Station	1.2 kms	3 mins
Titumir Metro Station	2.9 kms	6 mins





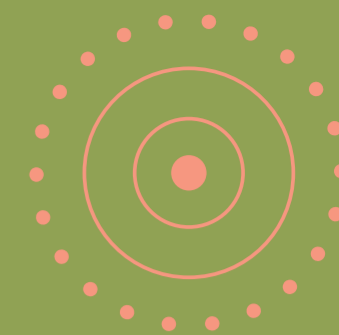
Artist's Impression

Drop-off



Artist's Impression

Double-height Grand Reception Lobby



forest_{green}
rainbow_{green}
earthy_{green}

It's difficult here...

...But terrace green
and balcony green
are in the finest form.

Graciously Crafted and Impeccably Incorporated

Intelligent Usage of Green Patches

Terrace Green



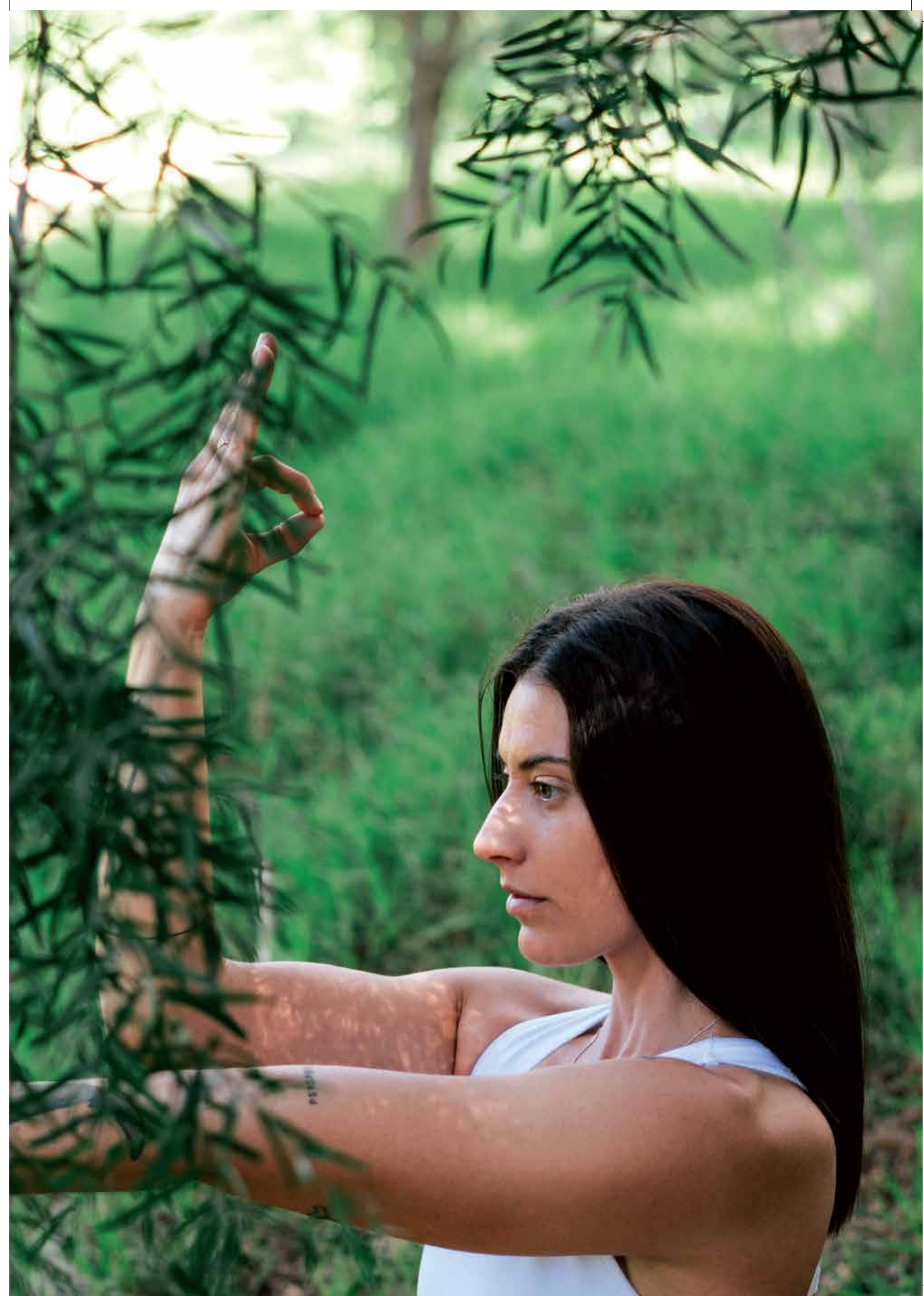
Meandering Walkways

Cabana for Sitting

Senior Citizens' Zone

Terrace Lounge

Fitness Deck







Artist's Impression

Aerial View



Artist's Impression

Terrace Lounge



Artist's Impression

Terrace Fitness Deck



sweet
breeze.
sunshine.
solace.

Limitless happiness ushering from 3 sides.



Here, happiness flows from every direction with 3-sides-open apartments for your life to flourish.



3 / 4 BHK & Penthouses | 1,098 sq. ft - 2,351 sq. ft

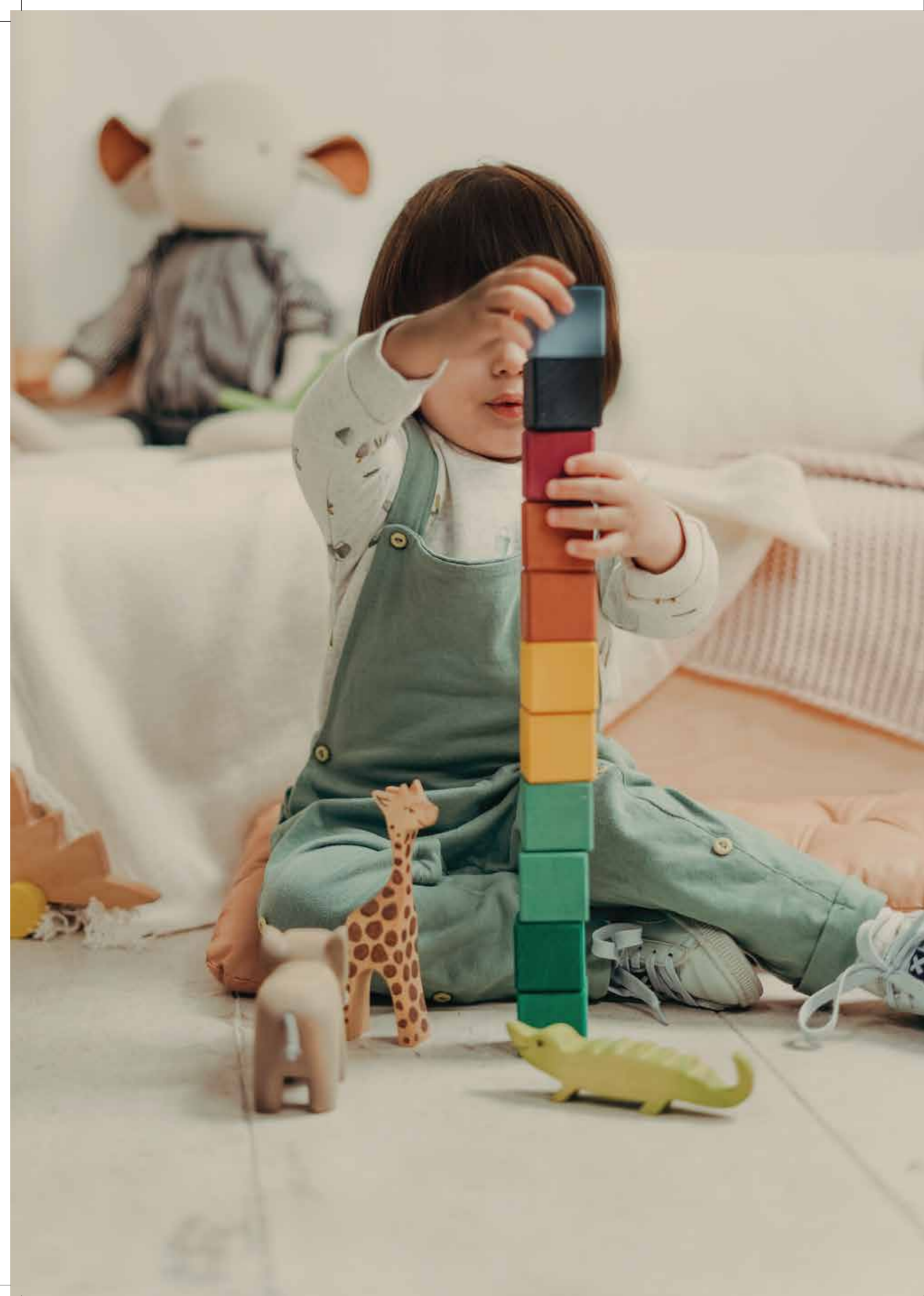
Benefits of 3-sides-open apartments

- Unhindered Sunlight. Morning to evening.
- Uninterrupted airflow. All seasons air.
- Unobstructed view of the vicinity.
- Unrestricted flourishing of life.



stretch.
score.
soar.

For thrice the recreation and fun.



This exclusive living space offers the best of amenities so that your precious moments of activity can be complemented effectively.



•
Kids' Games Room

•
Kids' Play Area

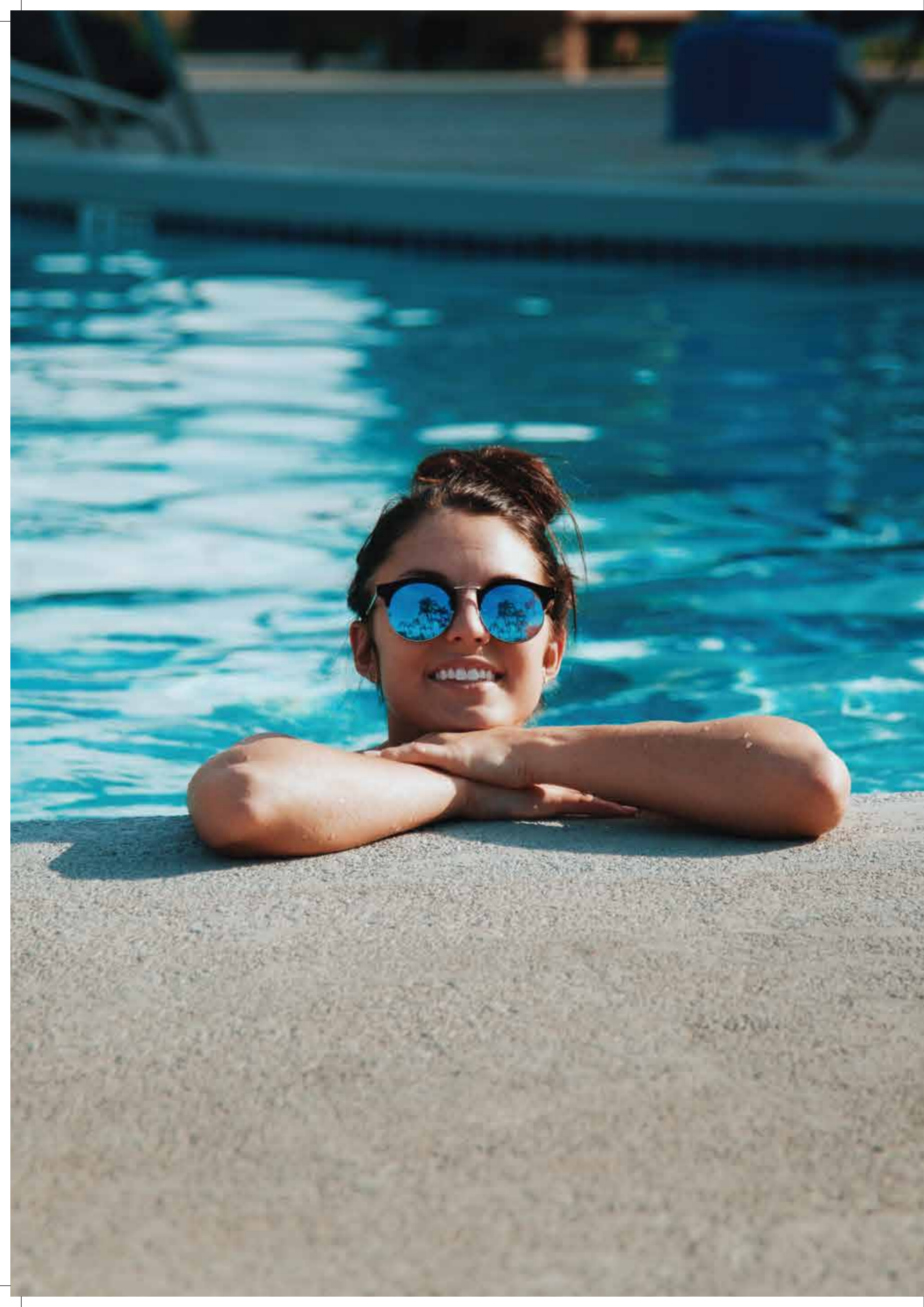


Artist's Impression



Artist's Impression

Kids' Play Area



BHAWANI
inara
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Offers you a host of clubhouse activities for replenishing your health and mind alike.

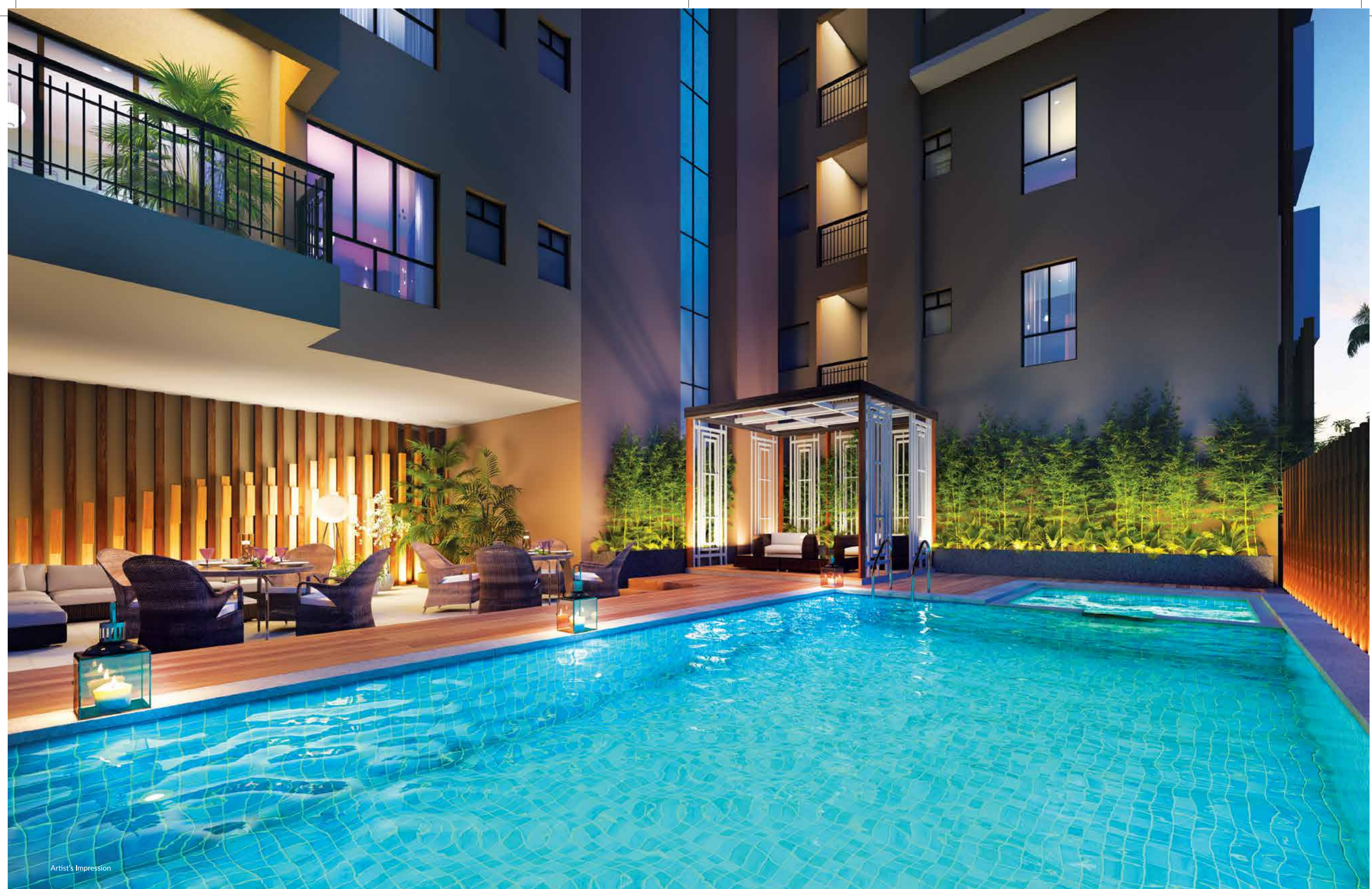


- Swimming Pool with Deck
- Gymnasium
- Indoor Games Room
- Double-height Community Hall
- Party Lawn BBQ Deck
- Creché
- Residents Lounge
- Yoga and Meditation Pod



marvel.
mirth.
merry
making.

for your multitude of celebrations

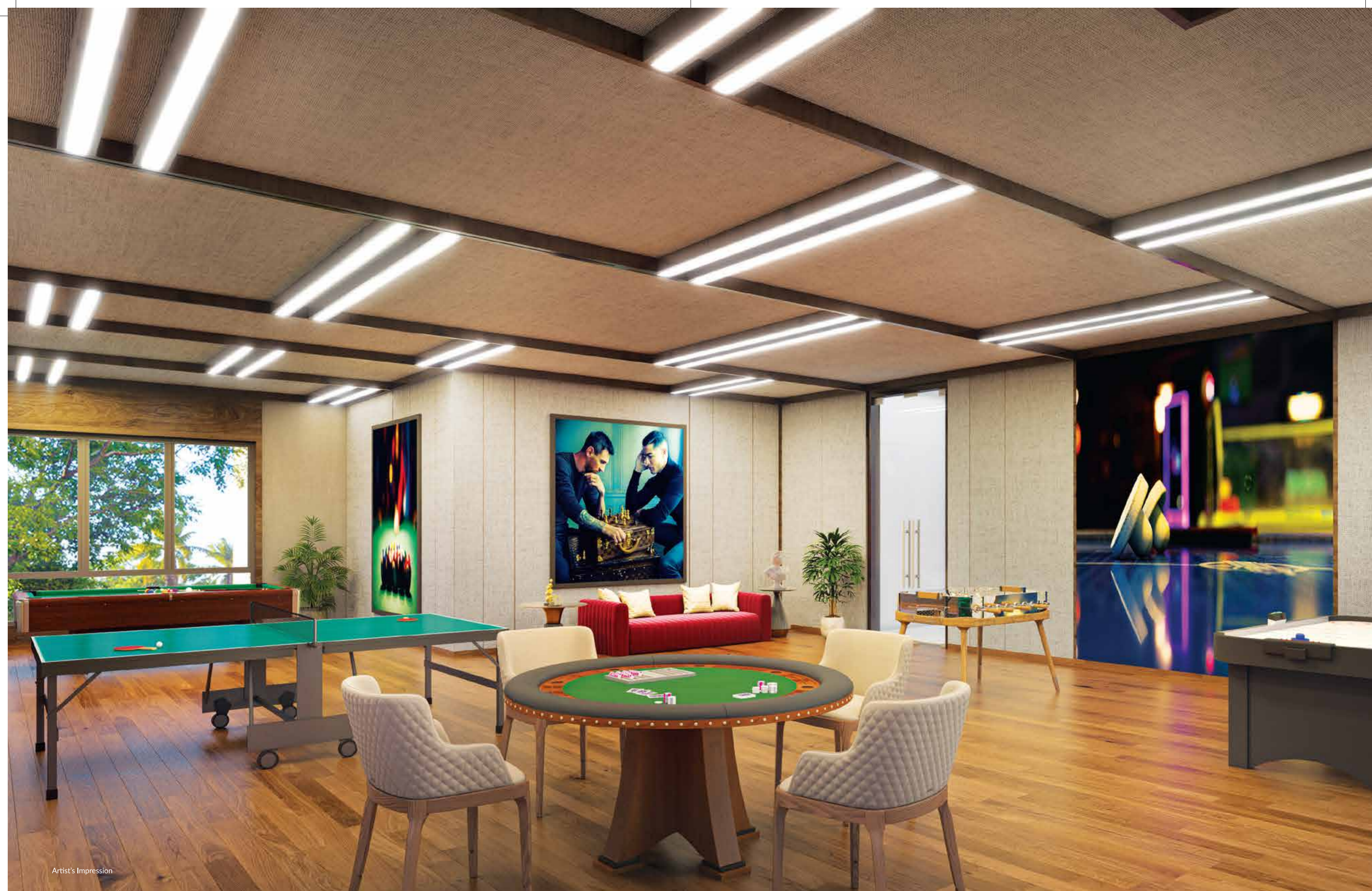


Artist's Impression

Swimming Pool with Deck



Artist's Impression



Artist's Impression

Indoor Games Room



Artist's Impression

Double-height Community Hall



Artist's Impression

Party Lawn BBQ Deck

Master Plan



Legend

- | | | |
|-------------------------------------|-----------------------------|------------------------|
| 1. Gate Complex | 7. BBQ/Serving Counter Deck | 13. Lounge/Coffee Shop |
| 2. Special Drop-off Pattern | 8. Feature Planter | 14. Swimming Pool |
| 3. Entrance to the Grand Water Body | 9. Gymnasium | 15. Kids' Pool |
| 4. Driveway | 10. Peripheral Green | 16. Pool Deck |
| 5. Jogging Track | 11. Parking | 17. Cabana |
| 6. Party Lawn | 12. Services | 18. Games Room |



Terrace Plan

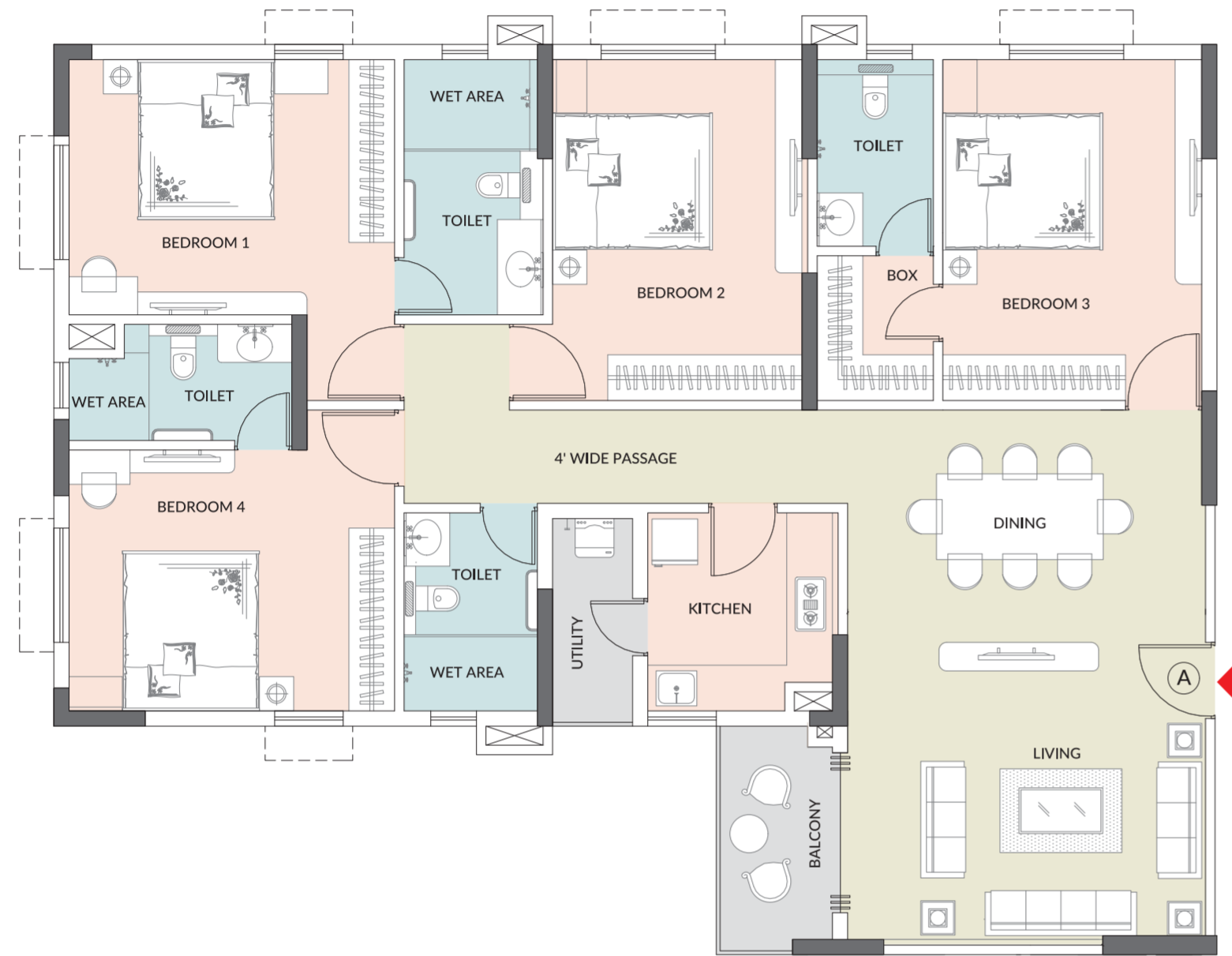


Legend

- | | | |
|-----------------------------------|-------------------------|---------------------|
| 1. Entry to the Landscape Terrace | 6. Adda Corner | 11. Fitness Deck |
| 2. Reflexology | 7. Swing Court | 12. Kids' Play Area |
| 3. Terrace Lounge | 8. Amphitheatre Seating | 13. Walkway |
| 4. Leisure Lawn | 9. Yoga Lawn | 14. Planter |
| 5. Reading Corner | 10. Meditation Pavilion | 15. Seat |



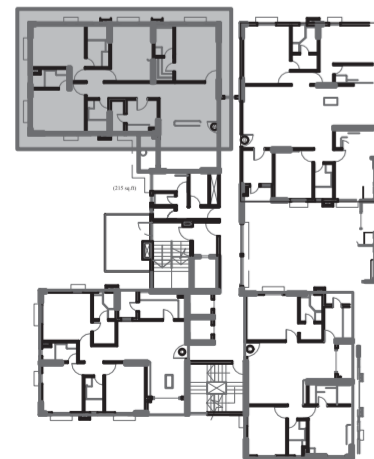
FLAT A (4B-4T)
2nd to 11th Typical Unit Plan



FLAT A Unit Plan



KEY PLAN



No.	Space Type	Dimension	No.	Space Type	Dimension
Bedroom 1	Bedroom	14'3" X 11'2"	Bedroom 4	Bedroom	14'3" X 11'5"
	Bedroom Entry	3'9" X 3'8"		Bedroom Entry	4'8" X 1'9"
	Toilet	11'2" X 6'5"		Toilet	9'7" X 5'5"
Bedroom 2	Bedroom Passage	4'11" X 3'8"	Balcony	Balcony	9'5" X 4'7"
	Bedroom	11'5" X 14'11"	Common Area	Dinning	15'8" X 10'3"
Bedroom Entry	3'6" X 1'10"	Living		15'5" X 13'1"	
Bedroom 3	Bedroom	14'11" X 11'4"		Kitchen	8'9" X 8'9"
	Box	5'5" X 6'8"		Utility	9'3" X 4'1"
	Toilet	8'3" X 5'5"		Common Toilet	8'9" X 6'4"
Total Carpet Area - 1520			Passage	19'2" X 4'5"	



*Not to scale

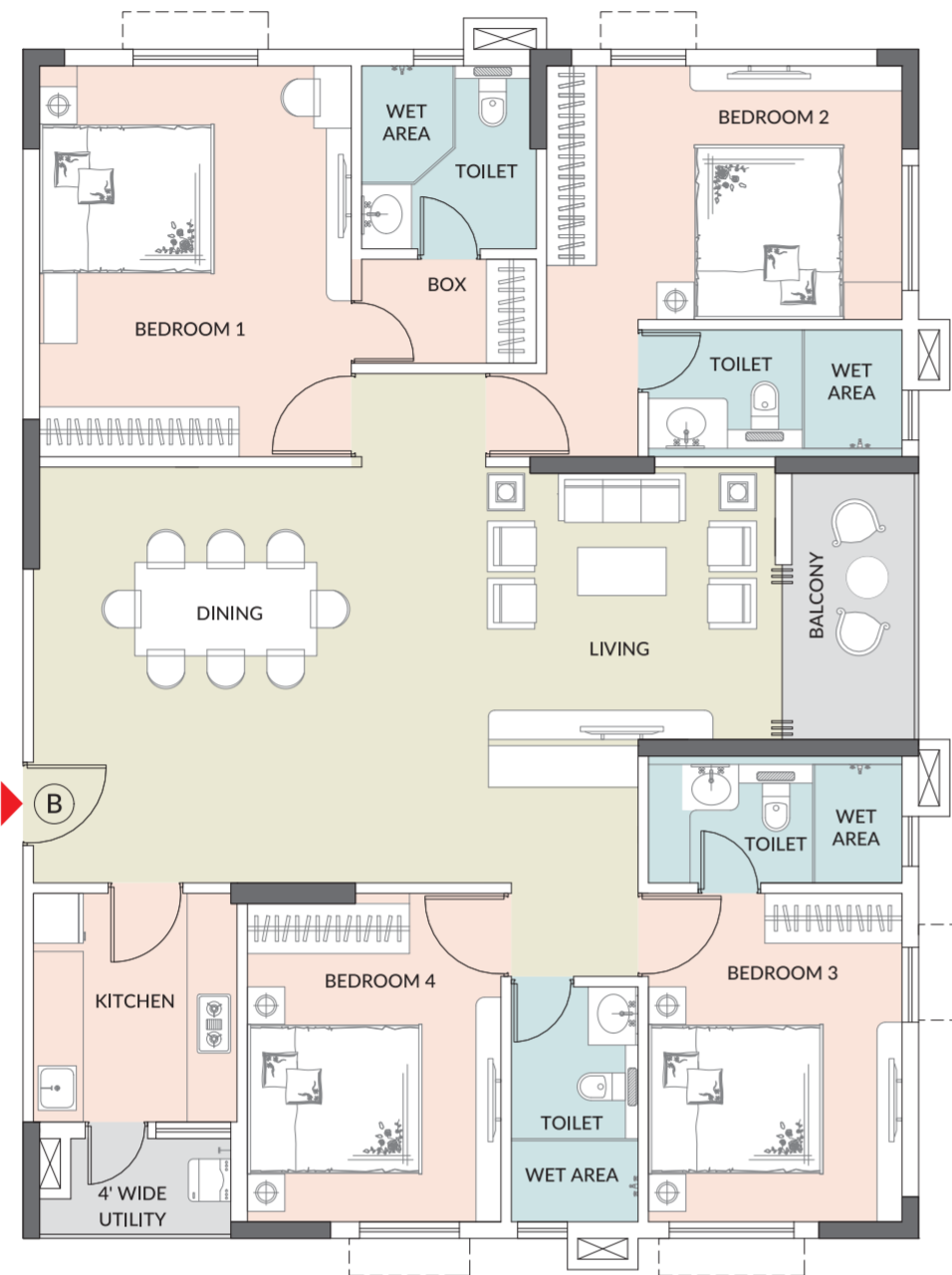
Flat Type	Carpet	BUA	SBU
Flat A (4BHK)	1520	1682	2355

*All figures in Sq. Ft



*Not to scale

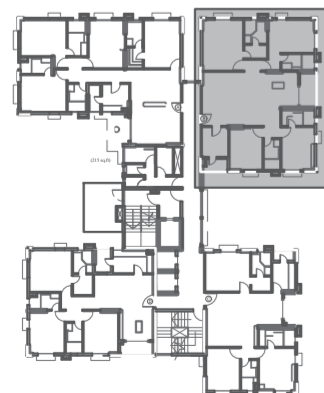
FLAT B (4B-4T)
2nd to 11th Typical Unit Plan



FLAT B Unit Plan



KEY PLAN



No.	Space Type	Dimension	No.	Space Type	Dimension	
Bedroom 1	Bedroom	15'8" X 12'6"	Balcony	Balcony	10'6" X 4'7"	
	Box	7'4" X 4'6"		Common Area	Dinning	18'11" X 16'10"
	Toilet	7'5" X 7'4"			Living	10'9" X 10'5"
Bedroom 2	Bedroom	14' X 10'3"			Kitchen	9'11" X 8'3"
	Part 2	(4' X 5'5") + (2'2" X 3'6")	Utility		8' X 3'3"	
Bedroom 3	Toilet	10'3" X 5'5"	Common Toilet		9'6" X 5'5"	
	Bedroom	13'2" X 10'3"	Passage 1		4'11" X 3'8"	
Bedroom 4	Toilet	10'3" X 5'3"	Passage 2		9'4" X 5'5"	
	Bedroom	13'2" X 10'5"				
Total Carpet Area - 1497						



*Not to scale

Flat Type	Carpet	BUA	SBU
Flat B (4BHK)	1497	1659	2322

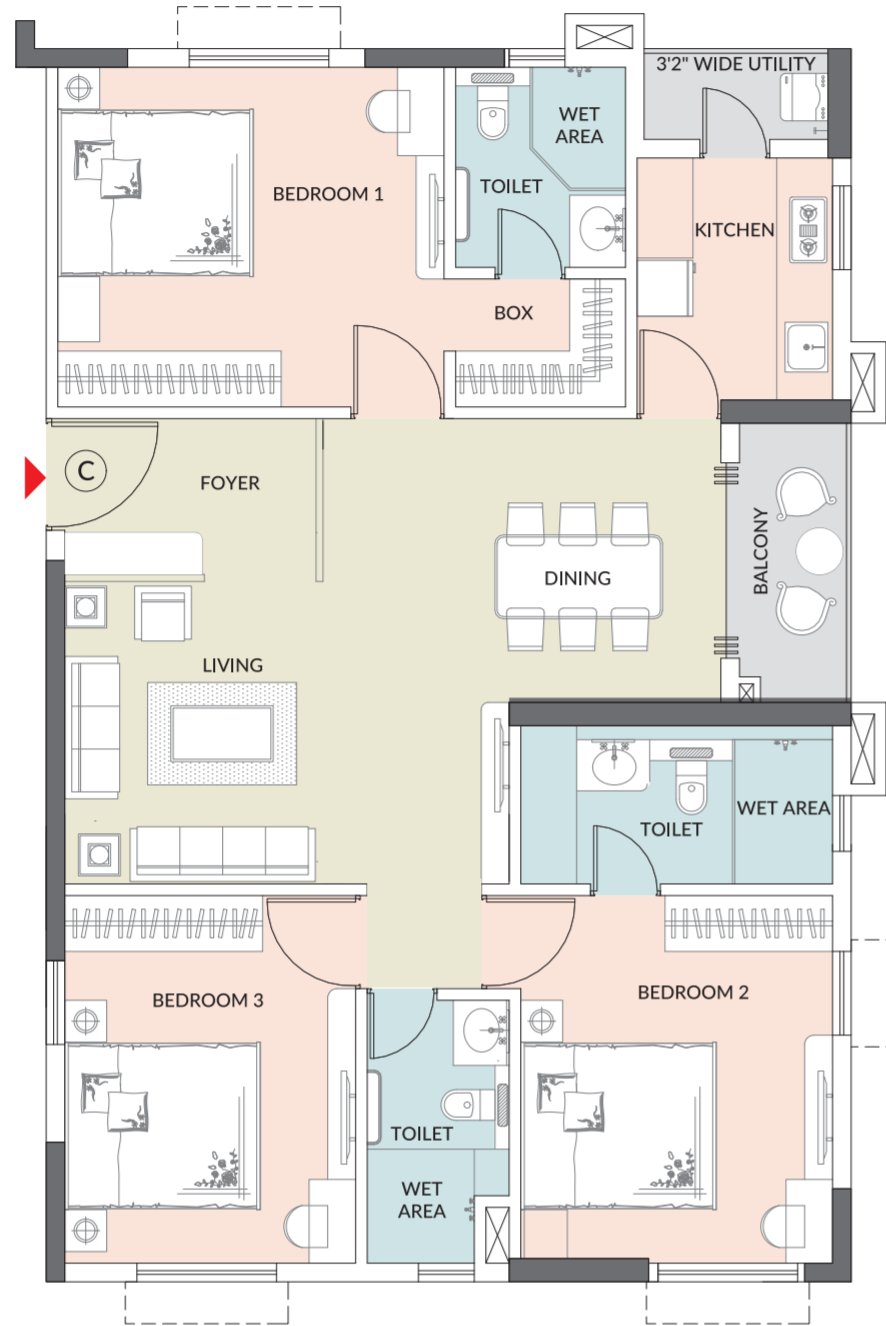
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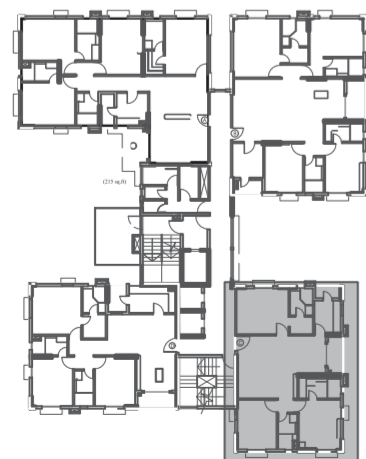
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FLAT C (3B-3T)
2nd to 13th Typical Unit Plan

FLAT C Unit Plan



KEY PLAN



No.	Space Type	Dimension	No.	Space Type	Dimension
Bedroom 1	Bedroom	13'10" X 12'3"	Balcony	Balcony	9'8" X 3'6"
	Toilet	7'3" X 6'5"		Foyer	9'1" X 5'11"
	Box	6'5" X 4'11"	Common Area	Dinning	14' X 10'3"
Bedroom 2	Bedroom	13'2" X 10'6"		Living	15'11" X 10'11"
	Toilet	9'3" X 5'5"		Kitchen	8'10" X 7'1"
Bedroom 3	Bedroom	13'2" X 11'2"		Utility	6'11" X 2'10"
	Toilet	11'2" X 5'9"		Passage	4'3" X 3'8"
Total Carpet Area - 1098					



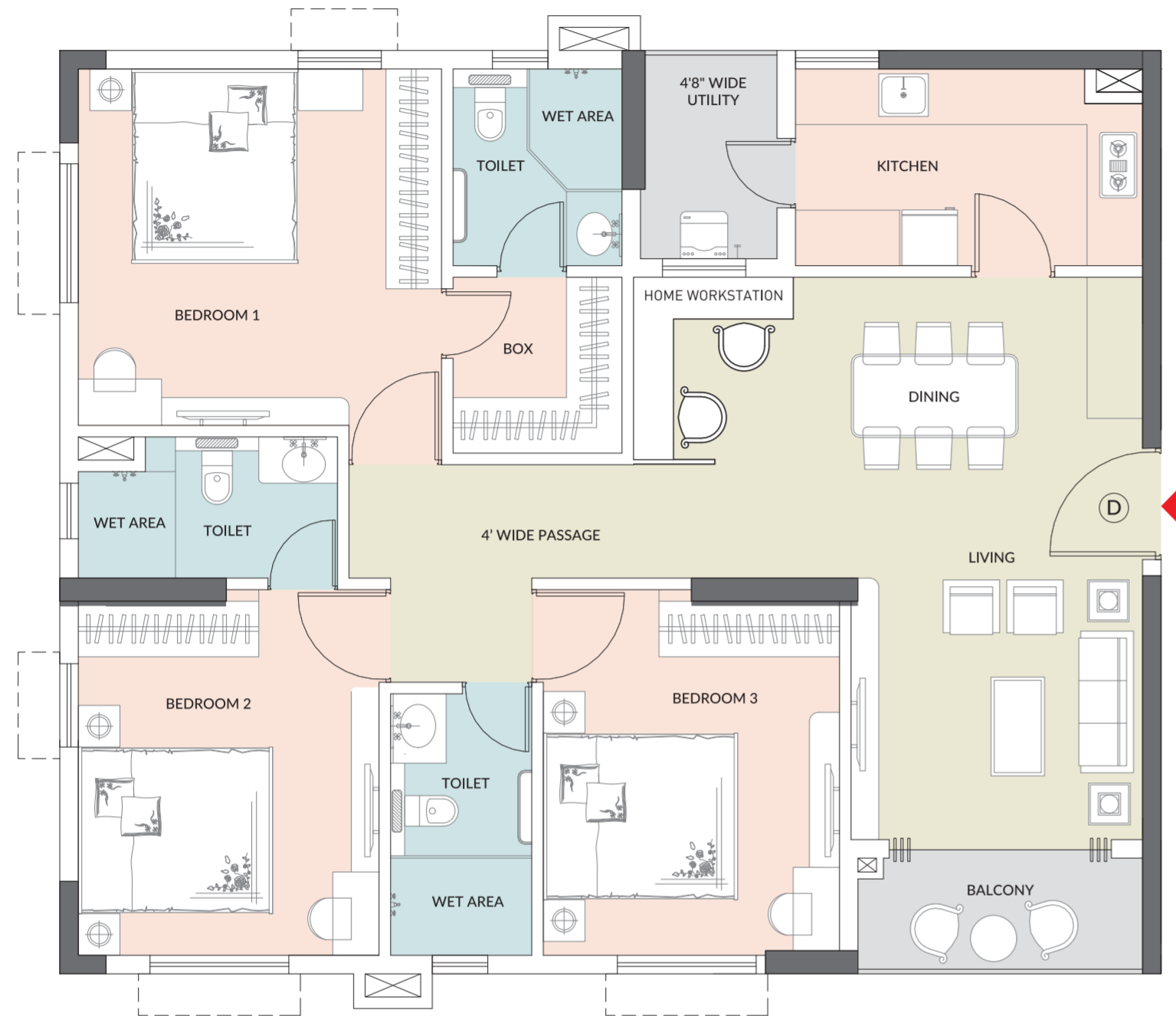
Flat Type	Carpet	BUA	SBU
Flat C (3BHK)	1098	1234	1728

*All figures in Sq. Ft

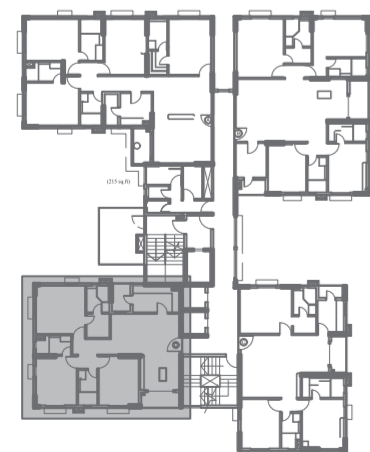


FLAT D (3B-3T)
2nd to 13th Typical Unit Plan

FLAT D Unit Plan



KEY PLAN



No.	Space Type	Dimension	No.	Space Type	Dimension	
Bedroom 1	Bedroom	13'1" X 12'10"	Balcony	Balcony	10'1" X 3'8"	
	Toilet	7'2" X 6'8"		Dinning	18'3" X 11'1"	
	Box	6'8" X 6'5"		Living	10'7" X 9'3"	
Bedroom 2	Bedroom	13'2" X 10'11"	Common Area	Kitchen	12'9" X 7'2"	
	Toilet	9'6" X 5'5"		Utility	7'8" X 5'3"	
Bedroom 3	Bedroom	13'2" X 10'11"		Passage 1	10'4" X 4'5"	
	Toilet	9'5" X 5'5"		Passage 2	5' X 3'8"	
Total Carpet Area - 1098						



*Not to scale

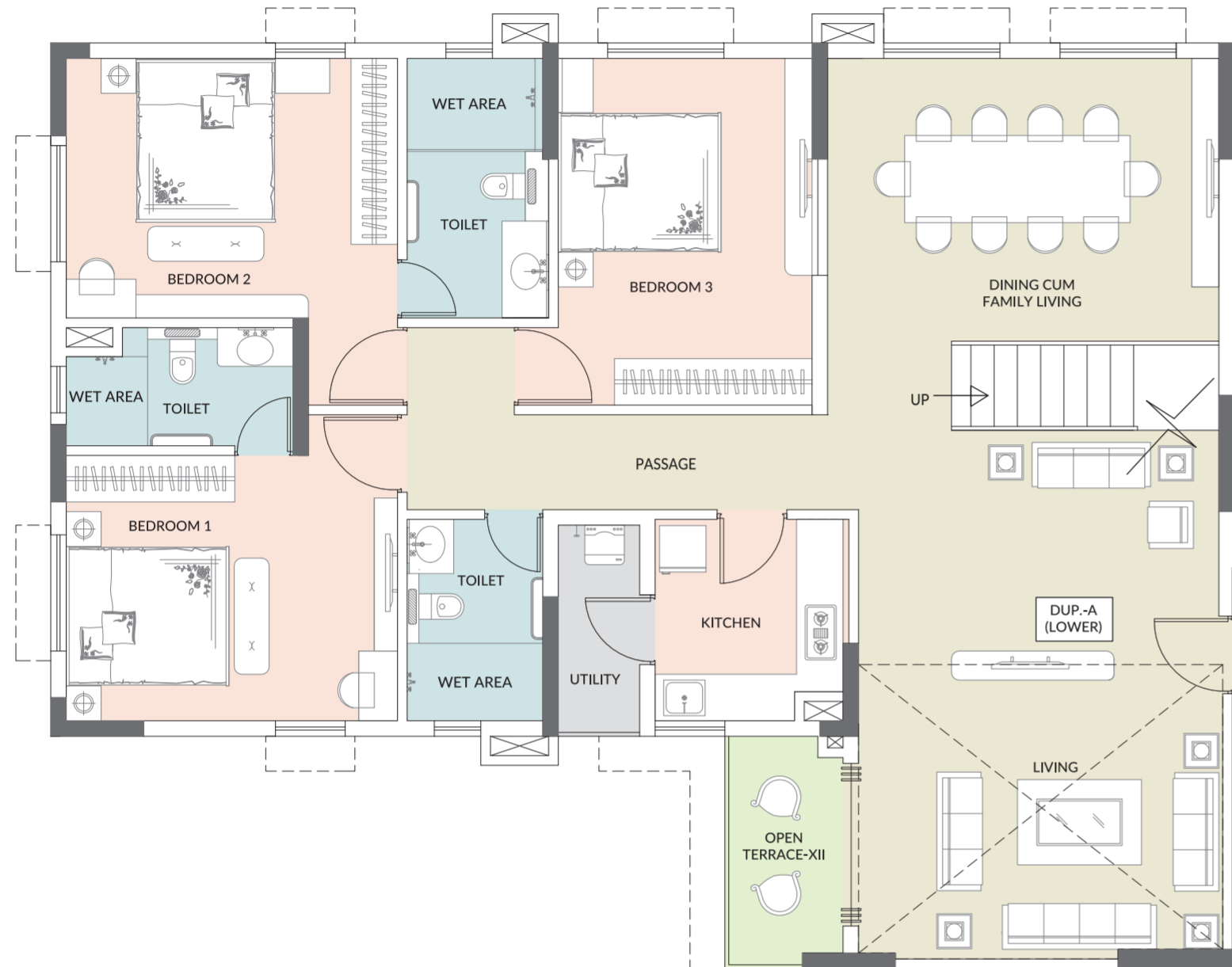
Flat Type	Carpet	BUA	SBU
Flat D (3BHK)	1139	1278	1790

*All figures in Sq. Ft

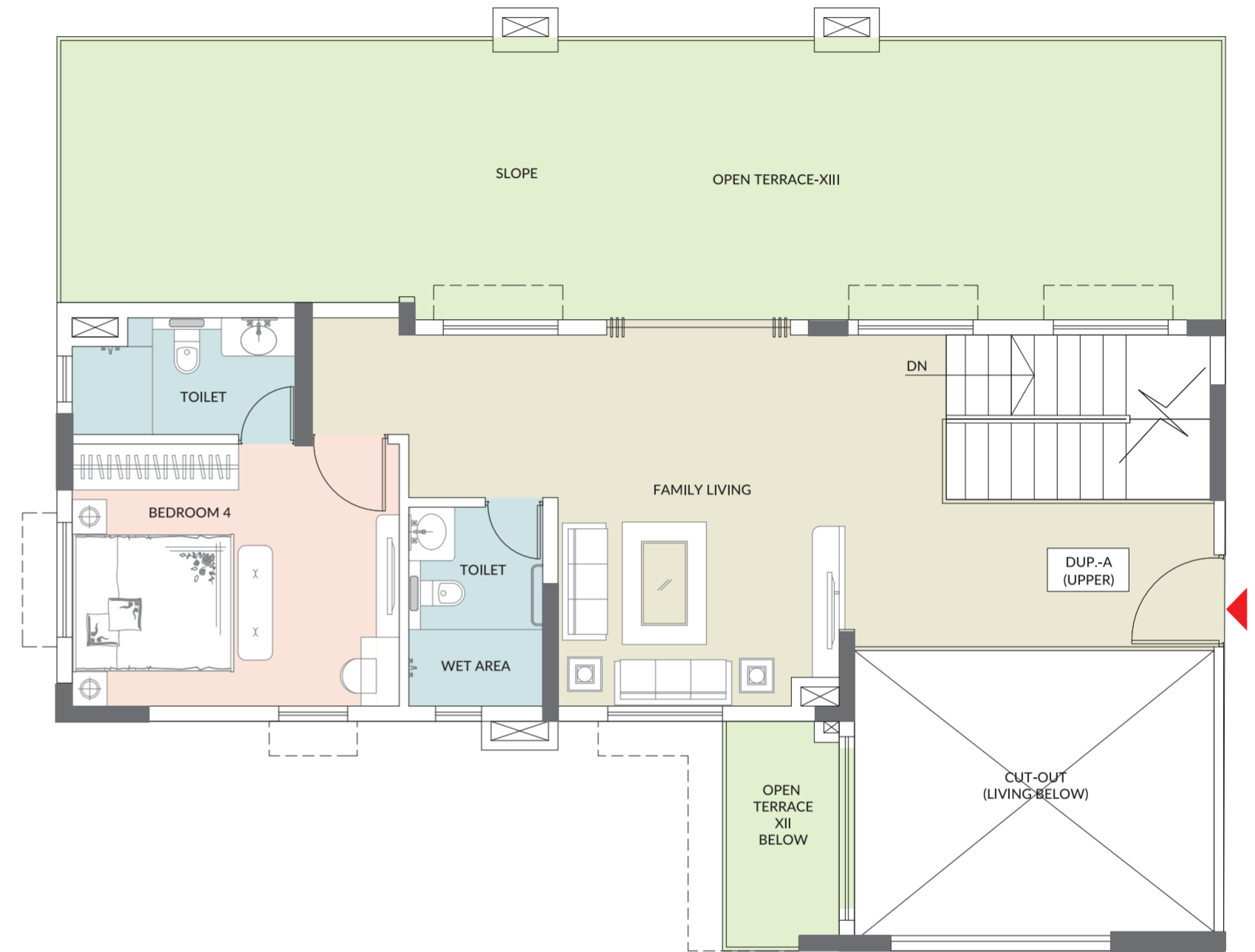


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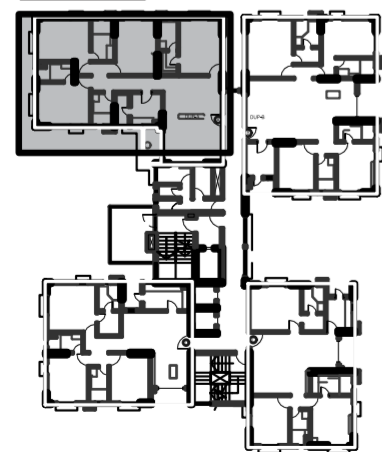
DUPLEX FLAT -A
(DUP-1 LOWER)
12th to 13th Typical Unit Plan



DUPLEX FLAT -A
(DUP-1 UPPER)
12th to 13th Typical Unit Plan



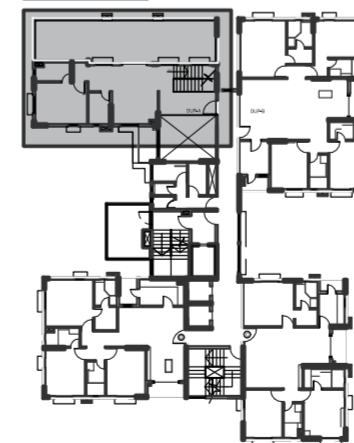
KEY PLAN



No.	Space Type	Dimension	No.	Space Type	Dimension
Bedroom 1	Bedroom	14'5" X 11'3"	Common Area	Common Toilet	8'11" X 6'5"
	Toilet	9'7" X 5'10"		Kitchen	8'7" X 8'11"
Bedroom 2	Bedroom Passage	19'2" X 4'		Utility	4'1" X 8'11"
	Bedroom	14' X 11'5"		Dining	17' X 12'
Bedroom 3	Toilet	11'5" X 6'2"		Living	22'5" X 15'3"
	Bedroom Entry	8'9" X 3'8"		Utility	9'5" X 4'7"
Bedroom 3	Bedroom	14'8" X 11'5"		Stair Area	11'6" X 7'
	Total Carpet Area - 2346				



KEY PLAN



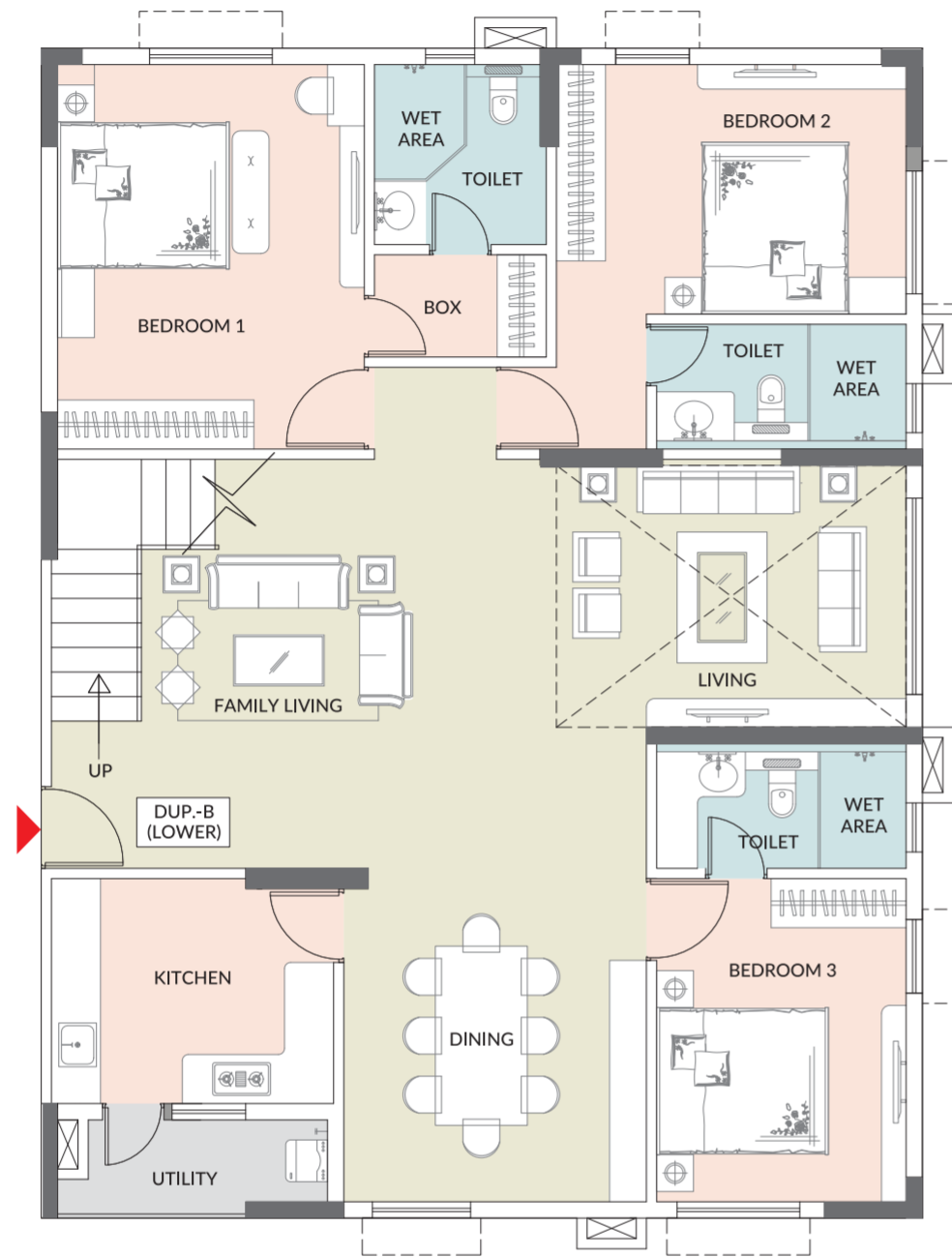
No.	Space Type	Dimension	No.	Space Type	Dimension
Bedroom 4	Bedroom	14'5" X 11'8"	Common Area	Upper Family Living	22'11" X 15'11"
	Bedroom Entry	4'8" X 1'9"		Upper Entrance	11'6" X 6'6"
	Toilet	10'3" X 5'5"		Common Toilet	8'6" X 6'2"
Total Carpet Area - 2346					

Flat Type	Carpet	BUA	SBU	Open Terrace
Flat A (4BHK)	2346	2397	3359	653

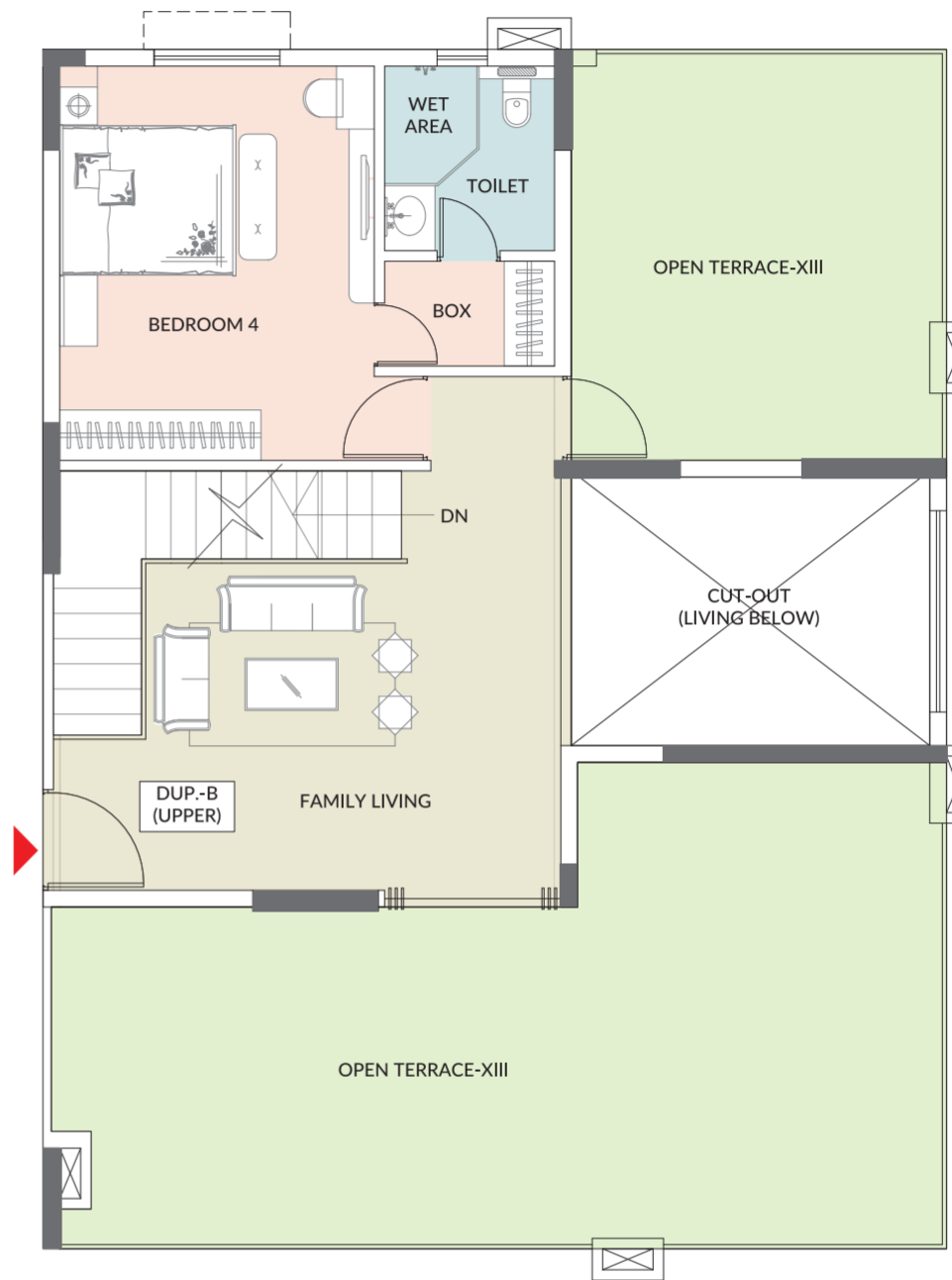
*All figures in Sq. Ft



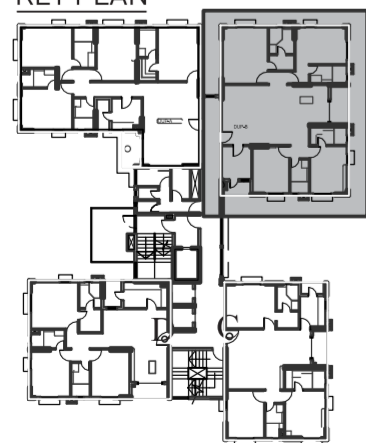
DUPLEX FLAT -B
(DUP-1 LOWER)
12th to 13th Typical Unit Plan



DUPLEX FLAT -B
(DUP-1 UPPER)
12th to 13th Typical Unit Plan



KEY PLAN

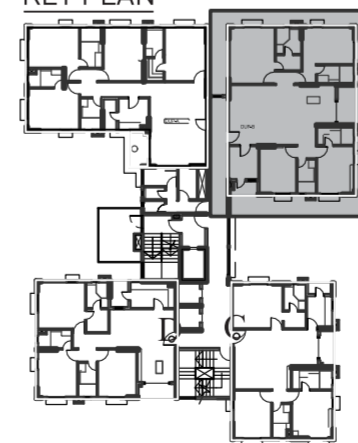


No.	Space Type	Dimension	No.	Space Type	Dimension
Bedroom 1	Bedroom	15'10" X 12'9"	Common Area	Penthouse Stair	5'8"X3'7"
	Toilet	7'5" X 7'4"		Entry	5'9"X3'7"
	Box	7'4" X 4'6"		Dining	16'10" X 18'11"
Bedroom 2	Bedroom	14' 5"X 10'5"		Living	10'9" X 10'5"
	Part 2	6'3" X 5'5"		Kitchen	9'11 X 8'3"
	Toilet	10'3" X 5'5"		Utility	8' X 3'3"
Bedroom 3	Bedroom	13'2" X 10'3"		Passage 1	4'11" X 3'8"
	Toilet	10'3" X 5'3"		Passage 2	9'4" X 5'5"
	Total Carpet Area - 2351				



*Not to scale

KEY PLAN



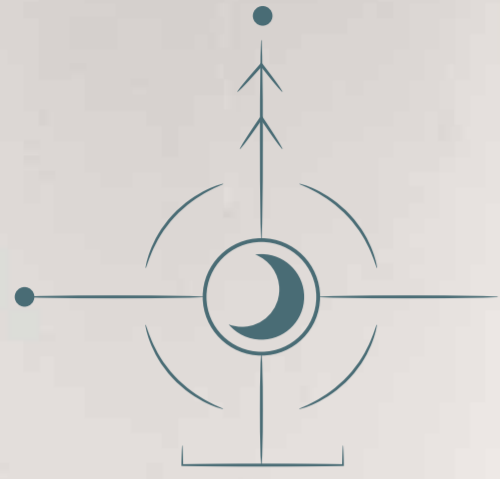
No.	Space Type	Dimension	No.	Space Type	Dimension
Bedroom 4	Bedroom 4	15'5" X 12'5"	Common Area	Upper Family Living	16' X 13'
	Attached Toilet	7'4" X 7'3"		Stair Entrance	5'9" X 3'7"
	Box	7'4" X 4'11"		Entry Stair	5'8" X 3'7"
	Bedroom Entrance	7'9" X 3'8"			
Total Carpet Area - 2351					

Flat Type	Carpet	BUA	SBU	Open Terrace
Flat B (4BHK)	2351	2308	3231	782

*All figures in Sq. Ft



*Not to scale



Facilities

- Double-height Grand Entrance Lobby
- Electric Vehicle Charging Station
- Firefighting System
- 24x7 Power Backup
- Drip Sprinkler Irrigation System for Landscaping
- CCTV Surveillance in Main Entrance Lobby
- High-speed Lift
- 24x7 Security
- Video Door Phone



Specifications

- **Super Structure**

RCC Framed Earthquake Resistant Structure with External Block Walls

- **Flooring**

Living/Dining: Branded Double Charged Tile or Equivalent Quality with Designer Patterns

Master Bedroom: Double Charged Tile or Equivalent Quality with Designer Patterns

Other Bedrooms: Double Charged Tile or Equivalent Quality with Designer Patterns

Kitchen: Double Charged Tile or Equivalent Quality with Designer Patterns

Toilets: Anti-skid Tile/Designer Tiles

Balcony: GVT/Terrazzo Tiles

Staircases and Common Entrance Lobby and Visitors Lounge in Granite/GVT

- **Kitchen**

Counter/Walls: Combinations of High-quality Granite/Imported Glazed Tiles

Dado: Ceramic Tiles till 600 mm above Counter Area, Rest with Putty

Sink: Double Bowl Stainless Steel Sink with Drain Board. Single Lever Hot and Cold Water

- **Toilets**

Flooring: Branded Anti-skid Ceramics Tiles

Wall: Branded Ceramic Tiles upto False Ceiling

Premium Quality/Imported Sanitary/High Class Wall Hung W.C. and Washbasin in Matching Shades/Colours

Single Lever C.P. Fittings Kohler/Jaguar or Equivalent

Glazed Shower Enclosure, Towel Rack, Rod & Ring Accessories

Provision for Geyser

- **Wall Finish**

Internal: All Internal Walls in Cement Plaster with Putty

Externals: External Walls in Texture Paint/Acrylic Emulsion Paint

Lift Lobbies: Granite/GVT Wall Cladding

- **Doors & Windows**

Main Entrance: Elegantly Designed and Finished with Hardwood Frame having European Style Moulded Shutter with High-quality Imported/Indian Hardware Fittings

Internal Doors: Seasoned Hardwood Frame with European Style Moulded Shutters

Windows: Branded UPVC Windows

- **Air-Conditioned**

Energy Efficient Air Conditioned Systems in the Apartments

Air Conditioned Double-height Ground Floor Lift Lobby

- **Electricals**

Modular Switches of LEGRAND/HONEYWELL/HAVELS or Equivalent Make and Copper Wiring (FR Grade)

- **Power Backup**

100 % DG Power Back-up for All Common Areas

- **Communication**

TV and Telephone Points, Video Door Phone

- **Security**

Secured Gated Community with Access Control at Entrances. CCTV for Parking Area and Entrance Lobby at Ground Floor

Ongoing Projects



Bhawani Courtyard, Jessore Road



Bhawani Sunrise, Dum Dum Cantonment



Bhawani Bandhan, Jessore Road



Bhawani Mansion, Kaikhali



Bhawani Aqua View, Konnagar



Tridev Garden Phase 2, Kestopur

About Developer

Guided by the leadership of Mr. Sushil Kumar Jhunjhunwala and enriched with a decade-long experience in delivering an affordable, eco-friendly urban living solution, Bhawani Group has been successfully active in designing and curating numerous housing projects, urban infrastructures and commercial complexes in and around Kolkata.

With over 30+ projects, Bhawani Group has served the happy smiles of 3500+ families through their extensive lifestyle projects.

Bhawani Group emphasises highly on customer relationships and defines their success based on the satisfaction of the ones they serve. This allows them the motivation to seize the right opportunities and provide a value-for-money proposition for the customers' dream homes.

Team

Architect

AGRAWAL & AGRAWAL

AGRAWAL & AGRAWAL was established in 1986 as a professional architectural firm. After the modest beginning under the leadership of architect JP Agrawal, the firm grew to become a well-established and reputed firm of Eastern India. Gradually the firm got opportunities to work all across the country and designed various prestigious projects in more than 12 states. Till date, the firm has completed more than 500 projects which include various use group and all varieties of scale and nature.

Landscape Consultant

LAYERS DESIGN STUDIO

A boutique design firm offering - specialized professional services in Landscape Architecture, Core Architecture, Interior Design and Environmental Planning. The young and energetic team - brings proven credentials across Institutional Campuses, Residential Complexes, Boutique Villas, Commercial Projects and Urban Spaces in Kolkata and Delhi.

Structural Consultant

ADROIT CONSULTANTS

Established in 2014, Adroit Consultants, LLC is a consulting firm that provides project management, construction management, construction claims and expert services as well as training services to a broad client base. With its pool of competent and well-educated professionals, Adroit delivers value-added solutions that are effective and economically viable. Our primary resource is our competent and well-educated professionals who have extensive experience in managing a broad range of projects including construction, IT, transit, gas, petrochemical, and other industrial projects. Our competent professionals have added value to our clients' projects through all phases of projects. As a multi-disciplined consulting firm, Adroit serves a variety of industries and project types and a broad client base. Our skillful professionals and our strategic alliance with other firms and key practitioners in our fields of practice allow us to provide world-class services to our clients.

MEP Consultant

UNITE

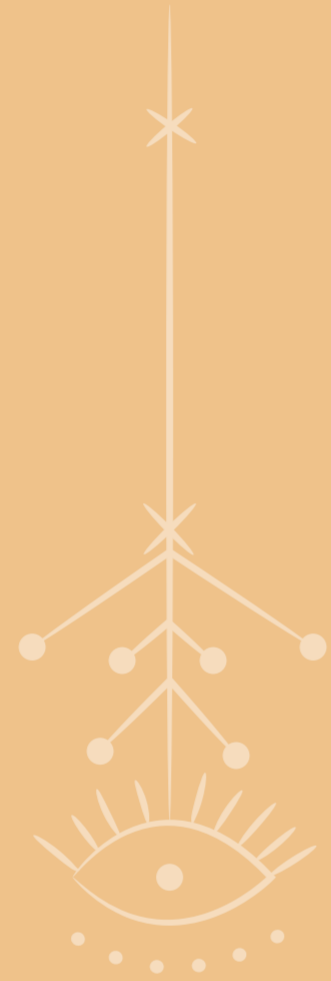
Established in 2017 as Proprietorship firm, in 2018 Unite was incorporated as "Private limited" as per companies act. UNITE was founded by Arjuna Pandian, Mechanical Engineer, who is having 20+ years of experience in the building consultancy industry. He has handled/delivered over 100+ million Sq. ft. of building spaces and 3000+ acres of infrastructure development.

Brand Consultant

BE THE BEE

Bibhor Singhanian & Banibrata Goswami have been working with the real estate pioneers across the nation, and serving more than 100 clients and 250 real estate projects across West Bengal, Maharashtra, Chattisgarh, Assam, Bihar, Orissa & many more states.

Be the Bee is one of India's most promising advertising agencies, with a bunch of innovative ideators and strategic thinkers. We aim to serve the most creative as well as effective branding approaches, that touch all the verticals of marketing and create a distinguished position with the help of outstanding aesthetic skills for each real estate project.



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