



**510
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TOP PROPERTY | BEST DEALS

SwanCourt 



Wish. Fulfilled.



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How does it feel when the little square of sunlight
warms your coffee in the morning?

The wind ruffles your hair as you take a jog amidst
whispering leaves and birdsong.

The pool beckons with its tempting coolness
as you splash away the heat.

Unexplored corners call for a new journey
at the penthouses.

Well how does it feel when the twilight takes a bow,
and welcomes the stars above the amphitheatre?

Isn't it the life you have wished for so long?

Where dreams are born and time is never planned.

Where your wishes get the touch of the magic wand
as it happens in a fairytale?

So, how does it feel when it is as good as it gets?

How does it feel to be home?

Where all your wishes are fulfilled.



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Artist's Impression



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“ My life. In tomorrow's Kolkata ”



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Pollution. Noise. Traffic.
It's Kolkata without all
those things you don't want.
An oasis of peace
at New Town, Rajarhat.

Podium
220 Apartments
5 Towers





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Artist's Impression



Malls:
City Centre II: 5km
Axis Mall: 7.4km



Airport: 7.7km



Hospitals:
AMRI: 4.4km
OHIO Hospital: 5.2km
Tata Medical Centre: 5.6km
Renaissance Hospital: 6.3km



Schools/Universities:
DPS New Town: 5.2km
Amity University: 6.5km



ATM: 1.5km



Hotels:
Westin: 3.7km
Novotel: 7km
Pride: 6.4km



Proposed Metro Station: 3km



Location Map
 Map not to scale

Disclaimer:
 This map is indicative in nature
 Source- Google Maps



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“Nature as my next door neighbour”



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Imagine this. An immensely blue sky, silvery clouds, soft gentle breeze caressing your face, little bees and butterflies and a home dressed up with love and warmth. A feeling all so new.

3 Side Open View
Yoga Deck
Walking & Jogging Track





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“Life in the arms of luxuries”



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The towering presence simply makes you stare up in admiration while the luxurious environ pampers you defying all stereotypes and blends with the warmth to create a feel, all so new.

A/C Community Hall
Swimming Pool
Amphitheatre
Multipurpose Lawn





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“The world is my playground”



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There's always a new game to play, a new friend to make. And all you want to do is hang around like you were little kids. As this big world is just a little playground.

Multipurpose Court
Basketball Net
Open to Sky Cricket Net
Indoor Games
Kids' Play Area





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“Ultimate living meets finest lifestyle”



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Once you move in, you never have to leave for anything. Enjoy a workout or get lost in the pages of a fiction. Relax over a chit-chat or experience a revel-all in the comfort of your own privileged world.

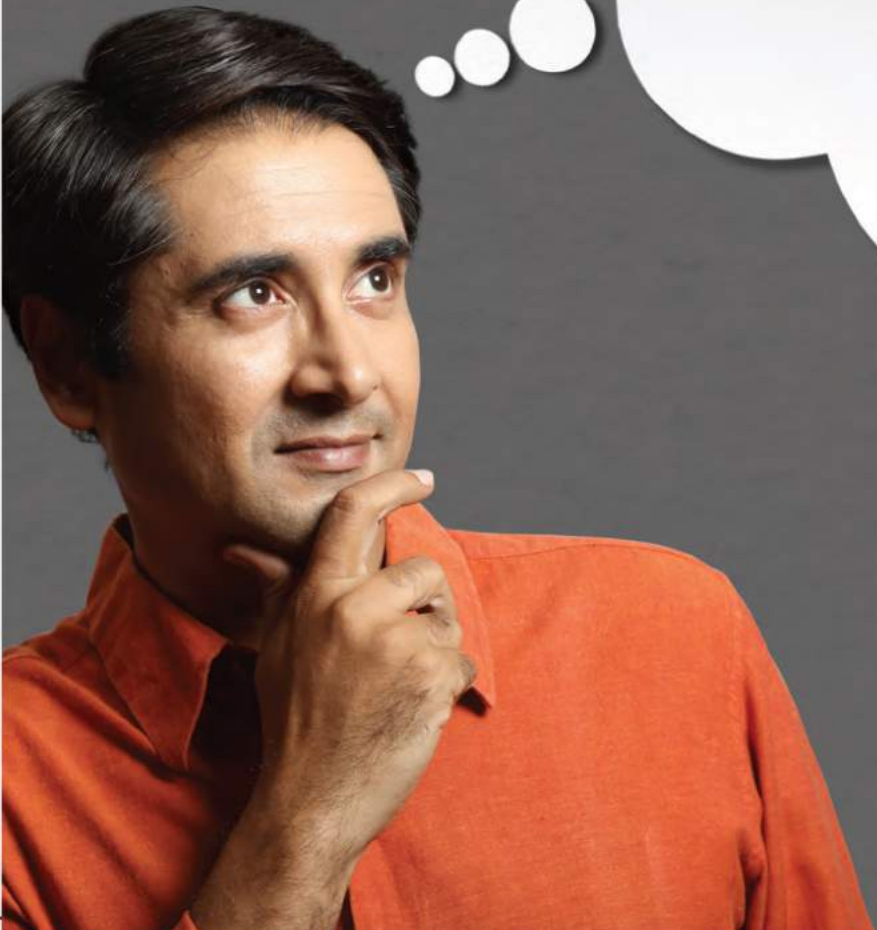
Gymnasium
Yoga Deck
Walking & Jogging Track





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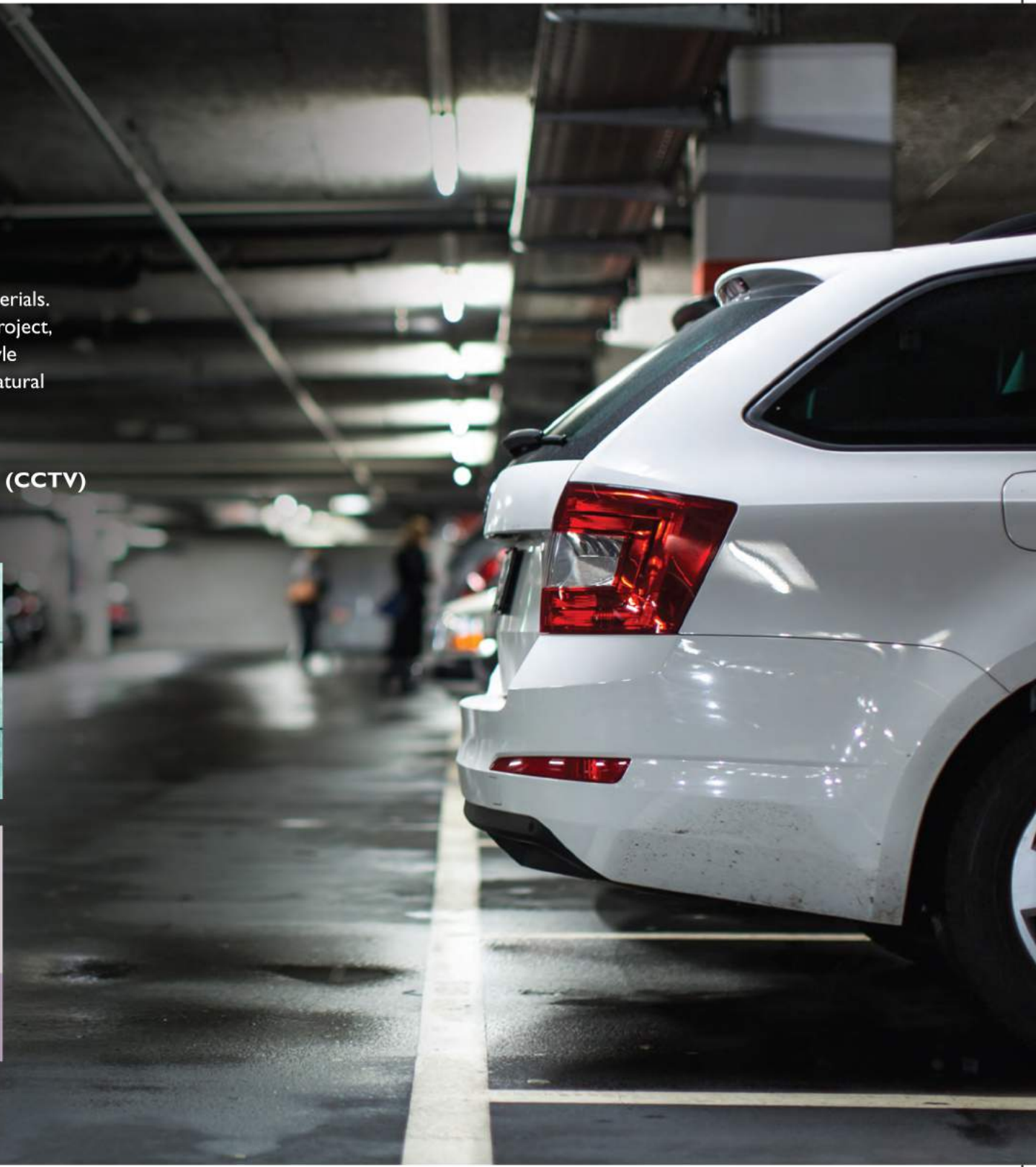
“Life in a secured environment”

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Living in SwanCourt is a premium experience in every way. It is conceived and adorned with the very best of construction materials. All facilities and infrastructure of the project, though designed for modern-day lifestyle are planned keeping the tranquil and natural settings in mind.

Car Park
Round the Clock Security System (CCTV)
Generator Back up
Fire Fighting Systems



PODIUM PLAN



- 1) SWIMMING POOL
- 2) AMPHITHEATRE
- 3) KIDS' PLAYING AREA
- 4) MULTIPURPOSE COURT
- 5) BASKETBALL NET
- 6) OPEN TO SKY CRICKET NET
- 7) GYMNASIUM
- 8) AC COMMUNITY HALL
- 9) WALKING & JOGGING TRACK
- 10) INDOOR GAMES
- 11) MULTIPURPOSE LAWN

Disclaimer:

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SPECIFICATIONS

STRUCTURE

- Pile foundation for durability and stability
- Earthquake Resistant RCC Superstructure

WALL FINISH

- Internal Walls - Putty / POP
- External Walls - Weather shield paint / textured coating finish

LIVING / DINING

- Flooring: Vitrified tile
- Walls: Putty / POP
- Ceiling: Putty / POP

BEDROOMS

- Flooring: Vitrified tile
- Walls: Putty / POP
- Ceiling: Putty / POP

BALCONY

- Flooring: Anti Skid Tiles
- Ceiling: Putty / POP
- Walls: Putty / POP

KITCHEN

- Flooring: Anti Skid Tiles
- Ceiling: Putty / POP
- Walls: Putty / POP, Ceramic tiles - dado up to 2 feet above working platform
- Granite counter with stainless steel sink

TOILETS

- Flooring - Anti Skid Tiles
- Walls - Putty / POP
- Ceiling - Putty / POP
- Dado - Ceramic tiles up to 7 feet
- C.P. fittings and white sanitary fittings of Kohler make or equivalent

WINDOWS

- Aluminium windows completed with glass

DOORS

- Main doors - Wooden flush door with laminate
- All internal doors - Wooden flush door with paint

ELECTRICAL

- AC points in all bedrooms, living and dining room
- Geyser point in all toilets
- Sufficient electrical points, telephone & TV/cable socket
- Washing machine point
- Modular switches of reputed brand

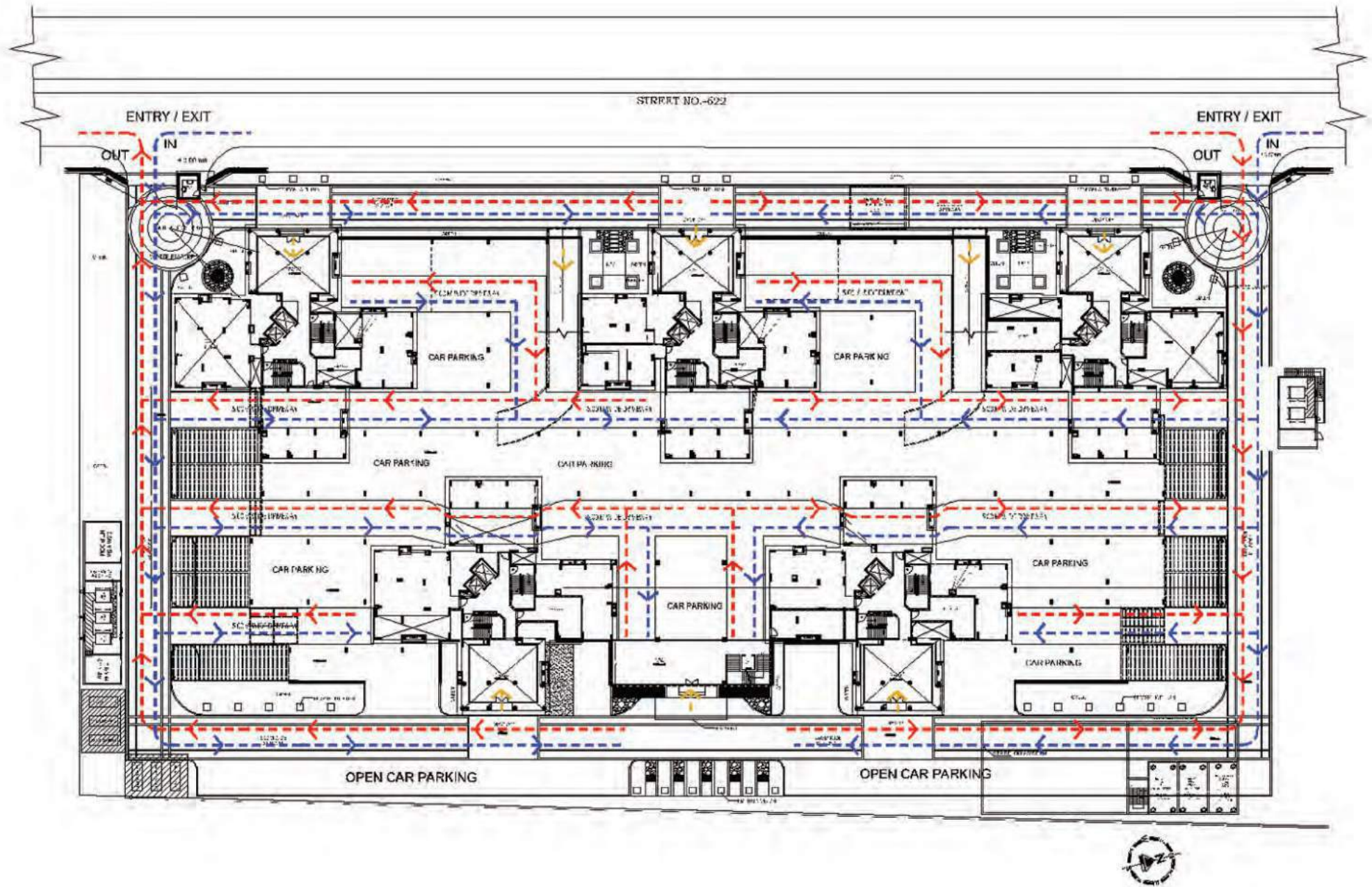
ELEVATORS

- Two passenger lifts for each tower

Disclaimer:

The above specifications are tentative and may be changed or modified at the sole discretion of the developer for technical reasons.
No partition/cubicle will be provided in shower area.

CIRCULATION PLAN



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AKANKSHA TYPE A1, A2, A4 TYPICAL FLOOR PLAN



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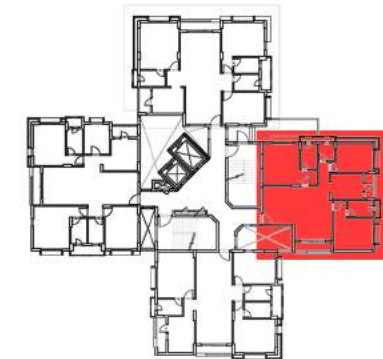
AKANKSHA A TYPE A FLOOR PLAN



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STANDARD BUILT UP AREA
1670 sq ft

AKANKSHA TYPE B FLOOR PLAN (TOWER-A3)



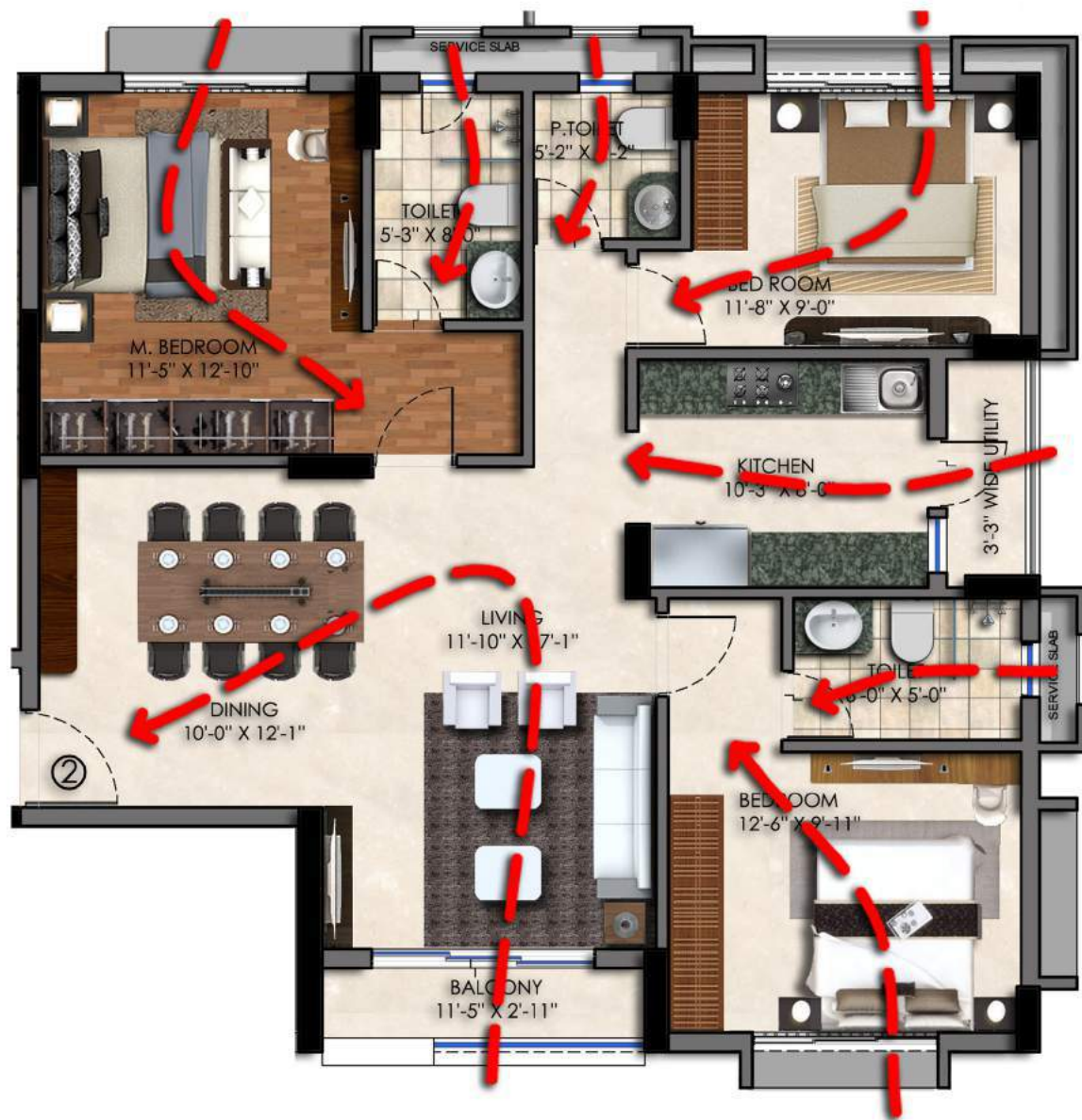
KEY PLAN



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STANDARD BUILT UP AREA
1550 sq ft

WINDFLOW PATTERN: AKANKSHA TYPE B FLOOR PLAN (TOWER-A3)



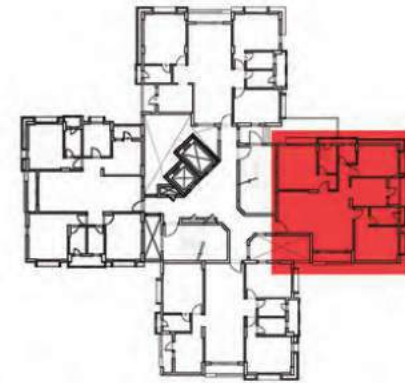
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STANDARD BUILT UP AREA
1550 sq ft

AKANKSHA A TYPE B FLOOR PLAN



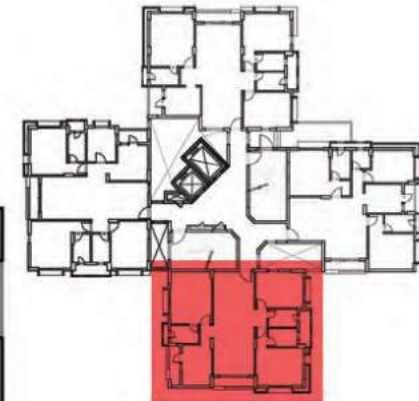
KEY PLAN



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STANDARD BUILT UP AREA
1550 sq ft

AKANKSHA A TYPE C FLOOR PLAN



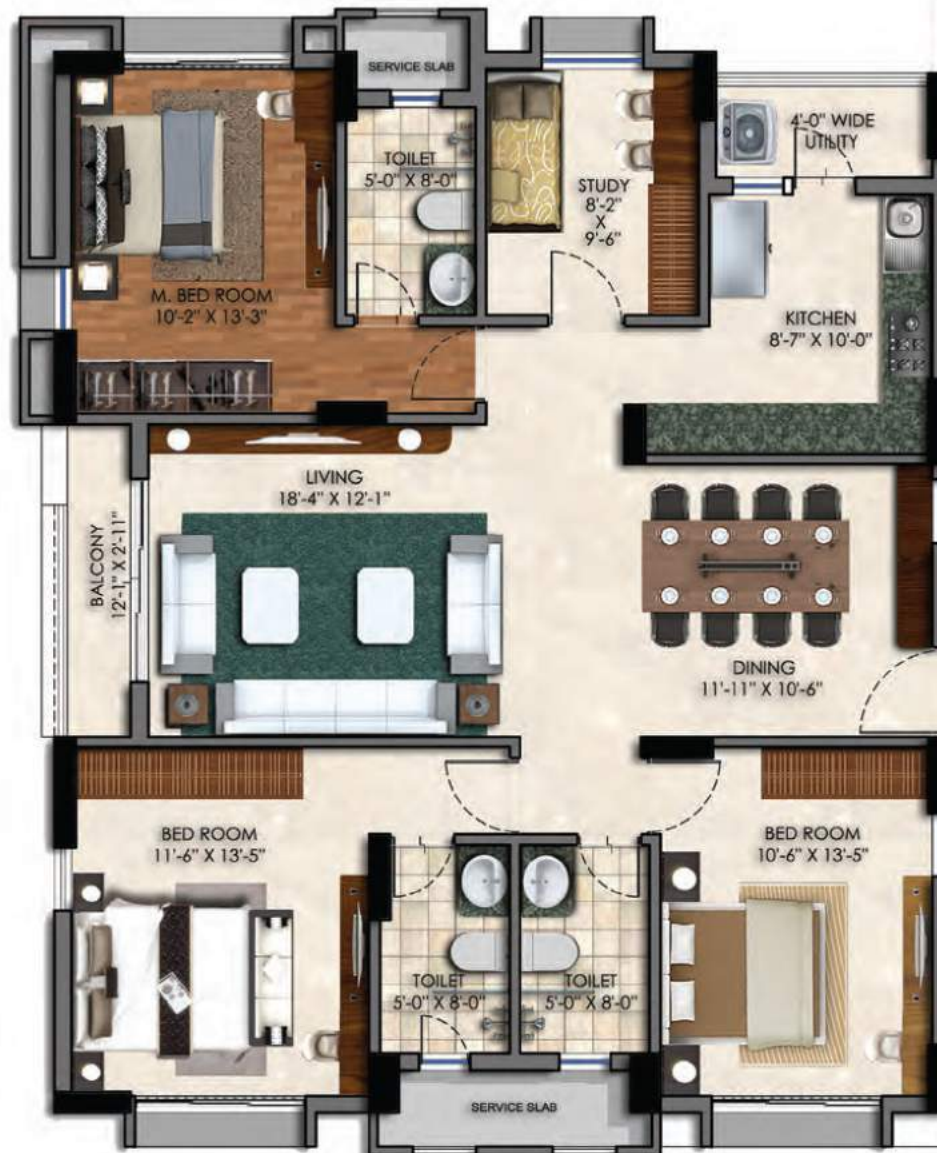
KEY PLAN



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STANDARD BUILT UP AREA
1670 sq ft

AKANKSHA A TYPE D FLOOR PLAN



KEY PLAN



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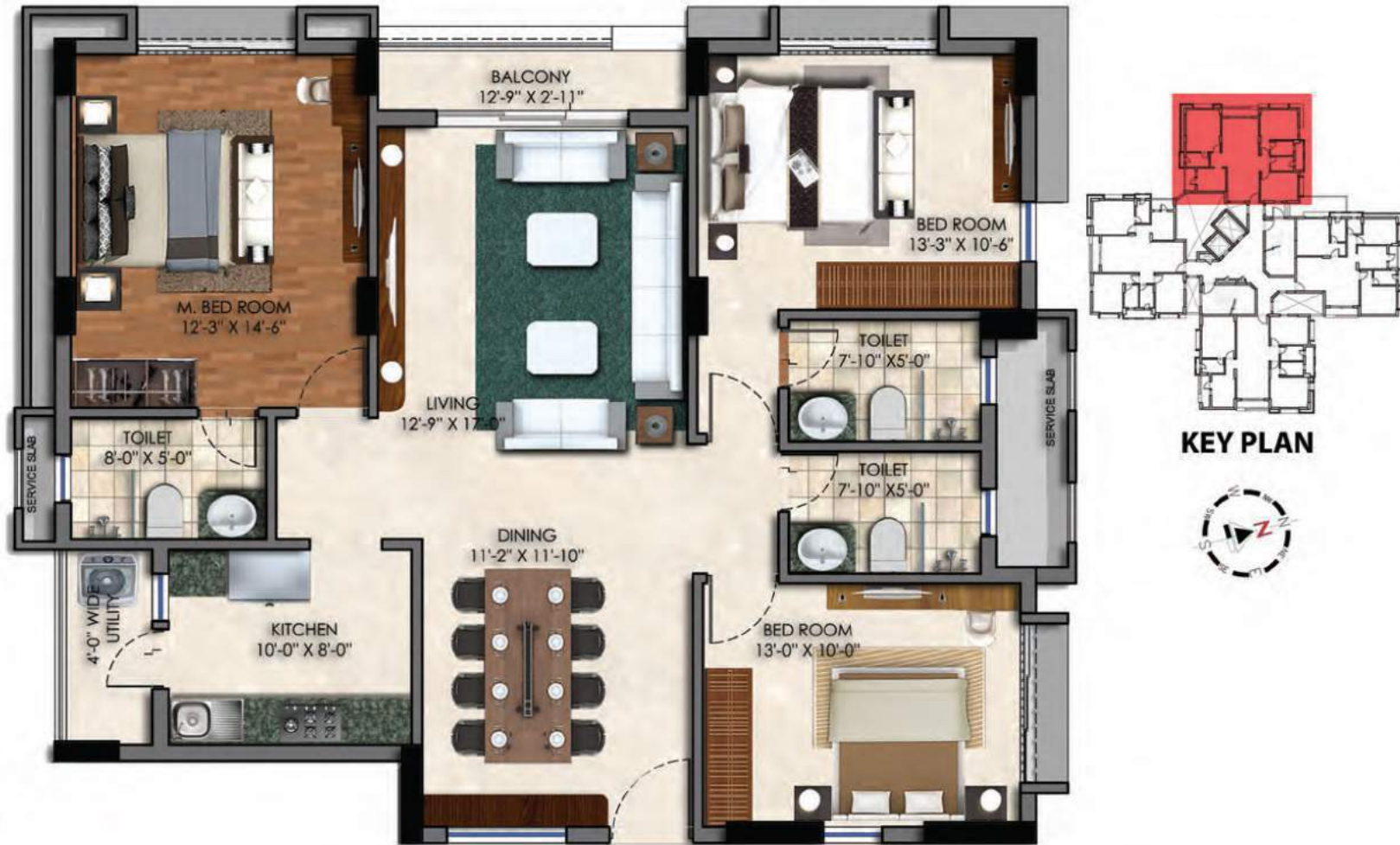
STANDARD BUILT UP AREA
1835 sq ft

AKANKSHA B TYPICAL FLOOR PLAN



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AKANKSHA B TYPE A FLOOR PLAN

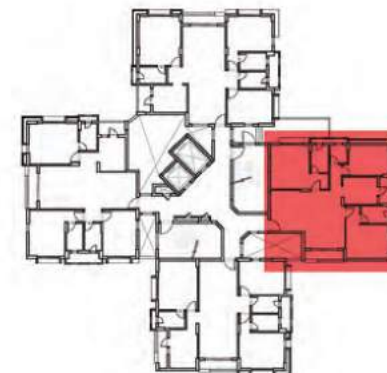
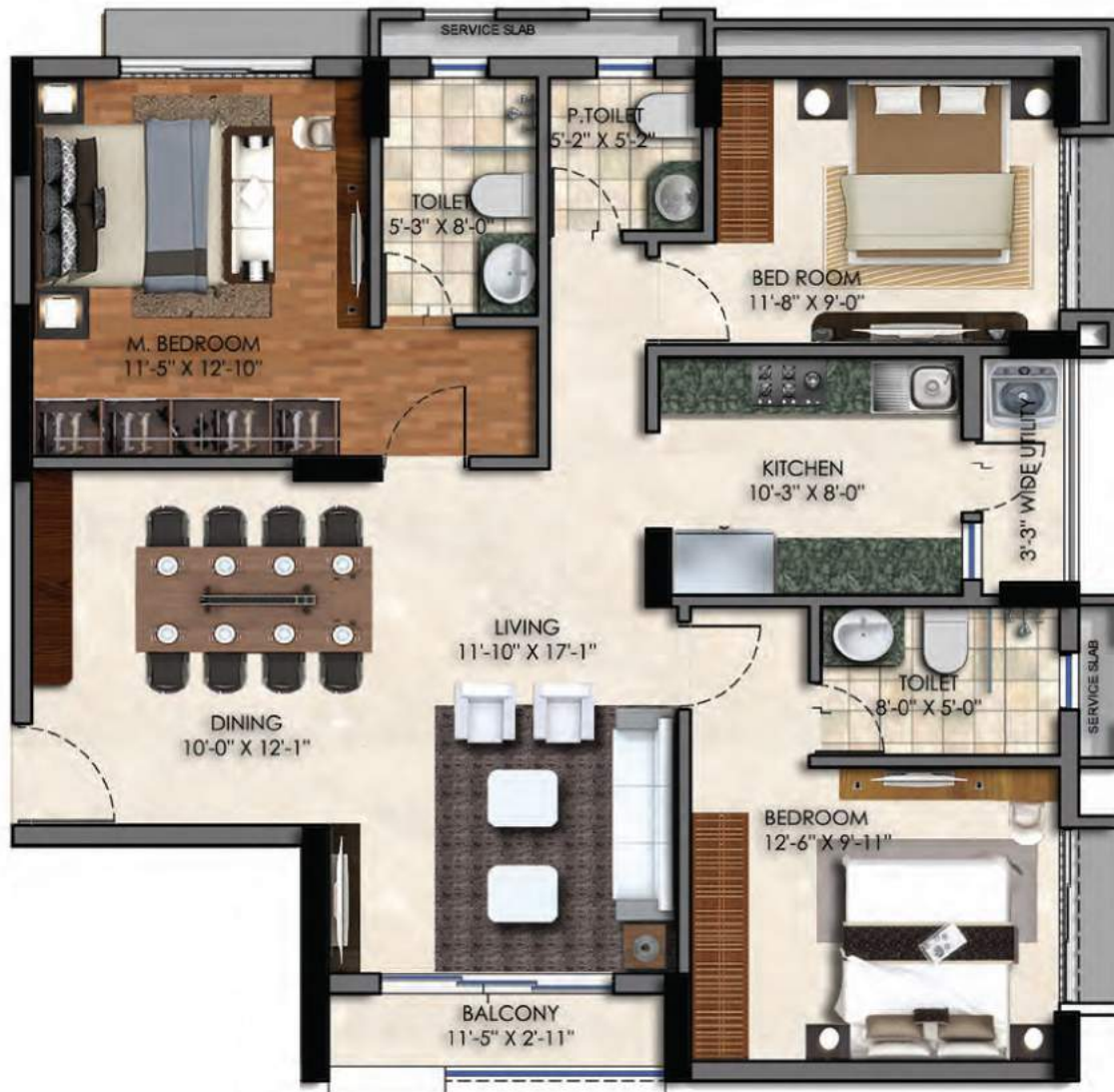


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STANDARD BUILT UP AREA
1690 sq ft

AKANKSHA B TYPE B FLOOR PLAN



KEY PLAN



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STANDARD BUILT UP AREA
1550 sq ft

AKANKSHA B TYPE C FLOOR PLAN



KEY PLAN

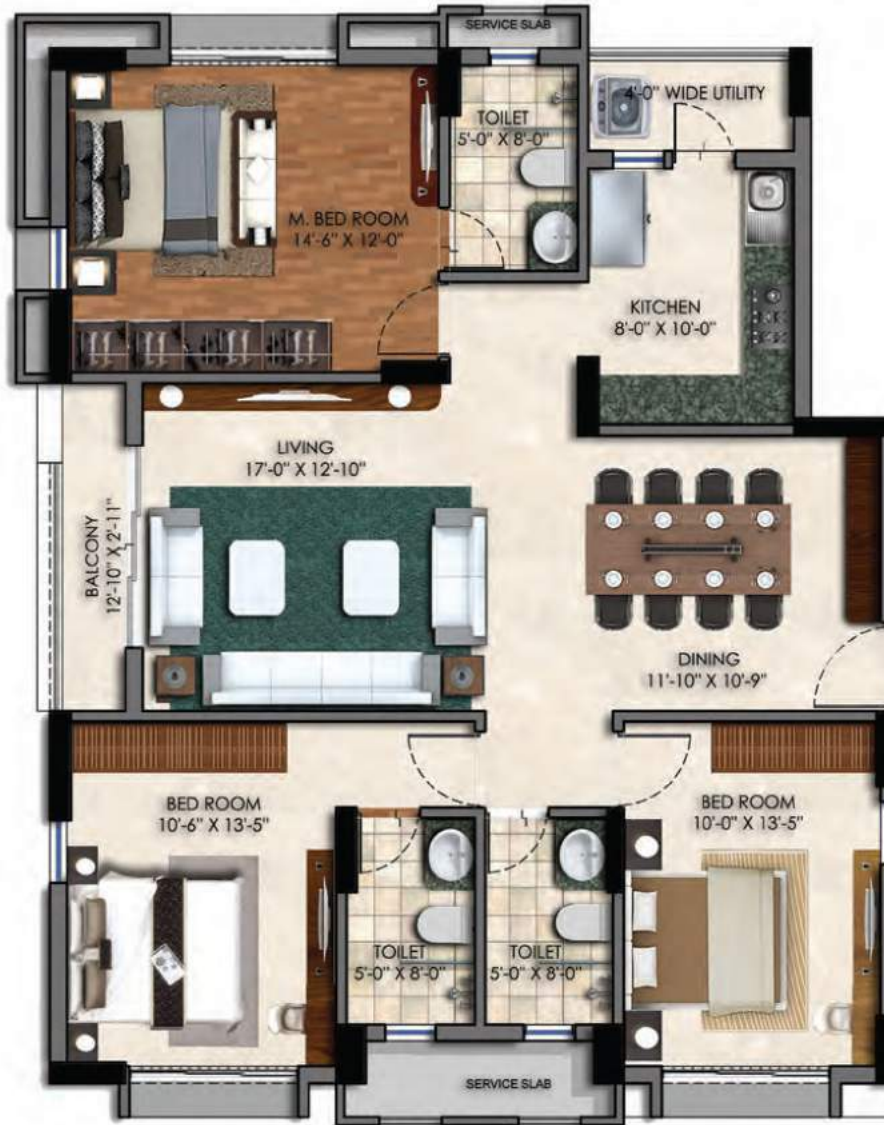


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STANDARD BUILT UP AREA
1670 sq ft

AKANKSHA B TYPE D FLOOR PLAN



KEY PLAN

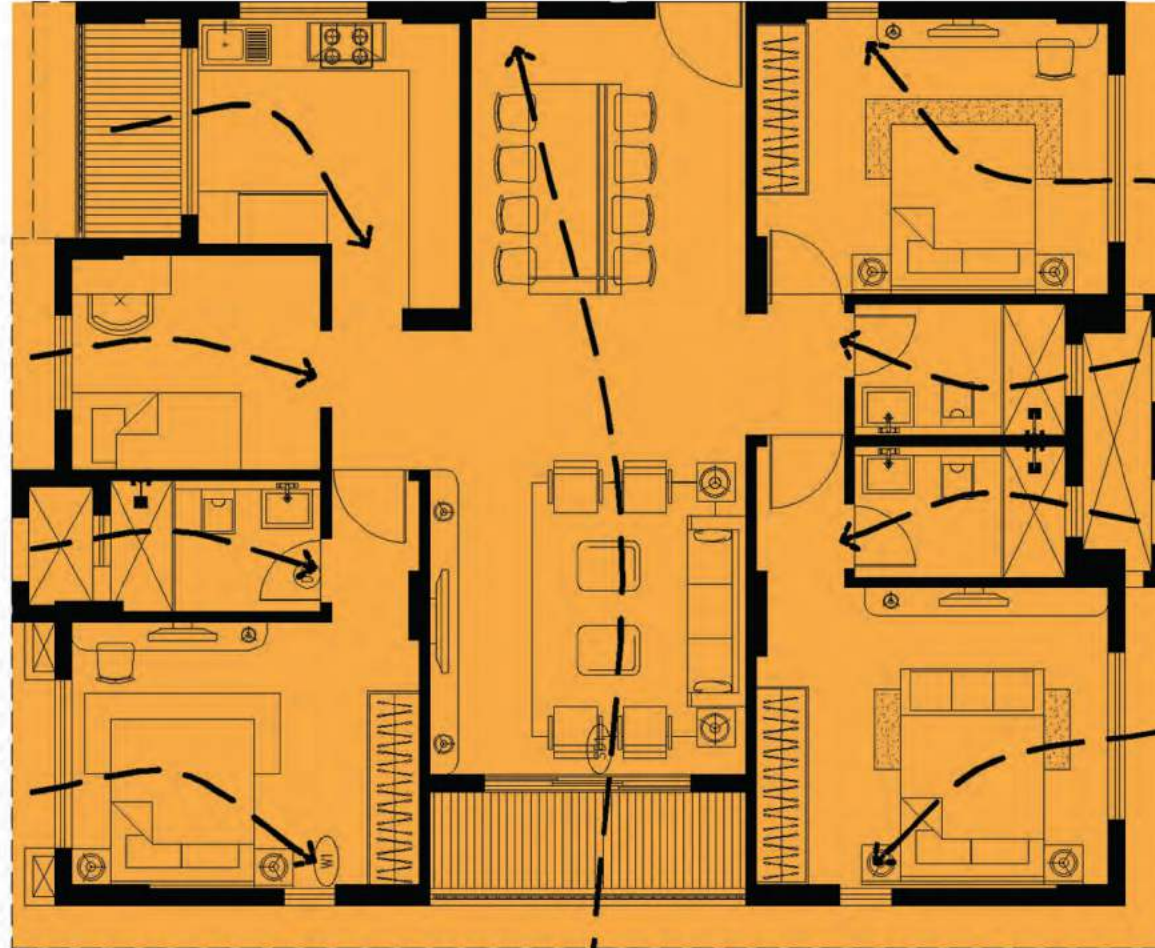


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STANDARD BUILT UP AREA
1690 sq ft

AKANKSHA AIR FLOW DIAGRAM



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PROJECTS



Emami City, Kolkata



SwanGreen, Kolkata



SwanGarden, Kolkata



SwanLake, Hyderabad



SwanVilla, Hyderabad

WHO SHAPED THE PROJECT: THE PEOPLE BEHIND

THE DEVELOPER

An association of Trust & Quality Deliverables, Bengal Emami Housing Limited (BEHL) is a Joint Sector Company representing partnership between the West Bengal Housing Board (WBHB) with an aim to fulfill the basic needs of mass affordable housing with high standards of life.

ARCHITECT HAFEEZ CONTRACTOR: THE PRINCIPAL ARCHITECTS

Architect Hafeez Contractor is the leading largest Architectural practice in the country since last 30 years. The firm started with a staff of two in 1982 and today AHC has grown worldwide with up to 550 highly trained professionals working over 72 crore square feet of ongoing projects in 100 cities and 5 countries. Hafeez Contractor's footprints are indelibly stamped across India's built environment. He has shaped and changed Urban Built Landscape of the country through his provocative & unpredictable revolutionary ideas in executing a wide range of architectural projects.



Architect
Hafeez
Contractor

JW CONSULTANTS LLP: LEAD STRUCTURAL ENGINEERS

Pune based Structural Design Firm is one of the renowned in this field and responsible for shaping out many intricate and complicated structural forms throughout the country and abroad.



S N JOSHI CONSULTANTS PVT. LTD.: MEP CONSULTANTS

This Mumbai based MEP consultants are one of the best in the country and associated with many complex and prestigious projects across and outside the country.



HABITAT DESIGN: LANDSCAPE ARCHITECTS

This Delhi based Landscaped Architects are famous for their type of Landscape design and creator of one-of-a-kind landscaping throughout the country and abroad.



SANON SEN & ASSOCIATES (P) LTD.: RESIDENT ARCHITECTS.

This Kolkata based famous Architectural Consultancy house is responsible for implication and enforcement of local byelaws and supervision of the same at the time of construction.



SwanCourt

Marketing Partner:

www.510earth.com



OFFICE:

Stesalit Towers, Office #7, 4th floor
Plot No E2-3, Block - EP & GP, Sector V, Salt Lake,
Kolkata - 700091

CONTACT No: +91-9073338396

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