



ISHA VILLA

# Welcome to Isha Villa,

where luxury meets tranquility.

Located in the posh and peaceful locality of New Alipore,  
it gives a perfect balance of functionality and solitude.

It keeps the hustle and bustle of the city at bay without  
compromising on grandeur.

A boutique residential apartment  
tucked away in a plush green blanket of euphoria  
where a luxurious living experience  
awaits a privileged few.







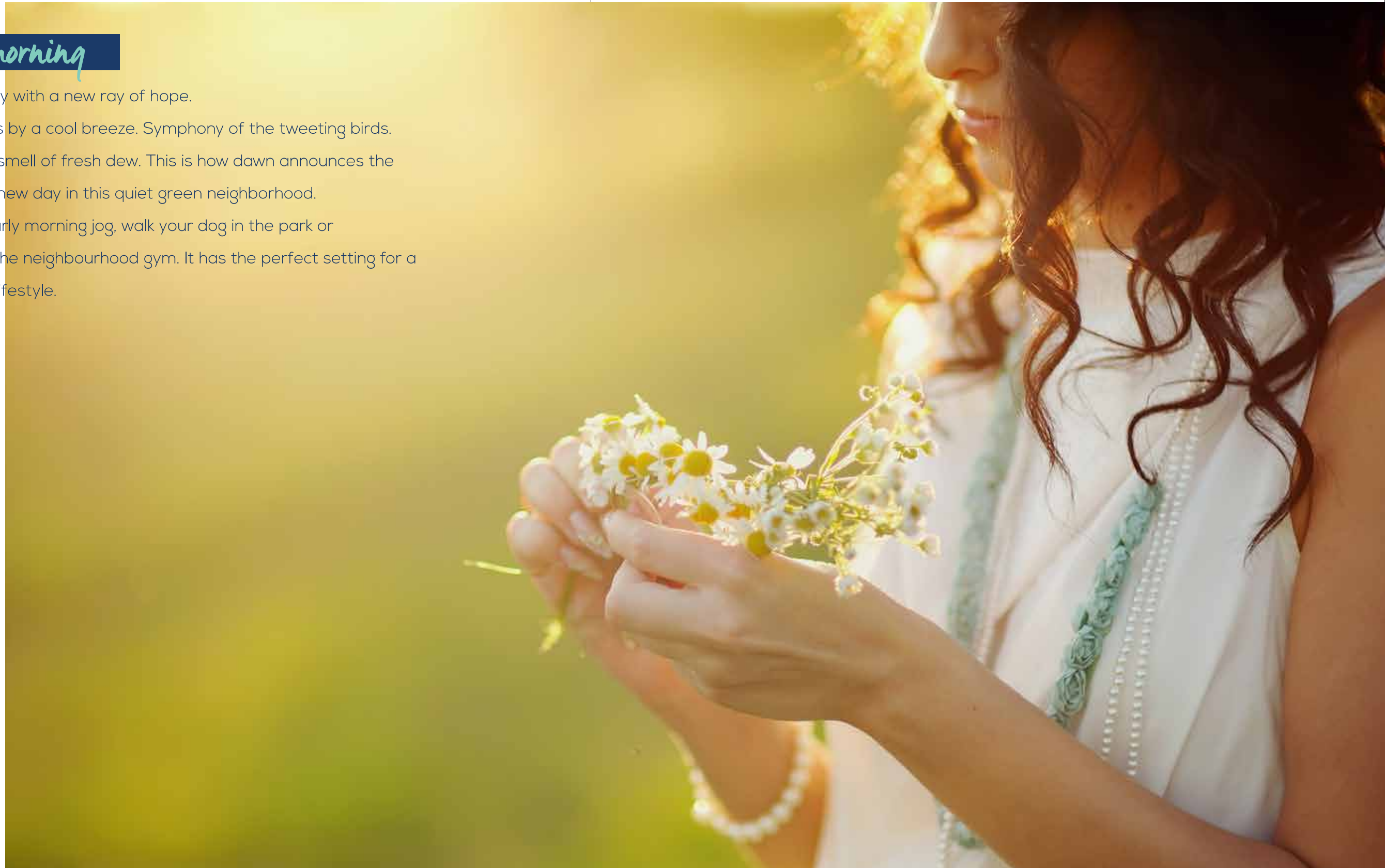
## *Serene morning*

Start the day with a new ray of hope.

A blissful kiss by a cool breeze. Symphony of the tweeting birds.

The alluring smell of fresh dew. This is how dawn announces the arrival of a new day in this quiet green neighborhood.

Go for an early morning jog, walk your dog in the park or work out in the neighbourhood gym. It has the perfect setting for a community lifestyle.



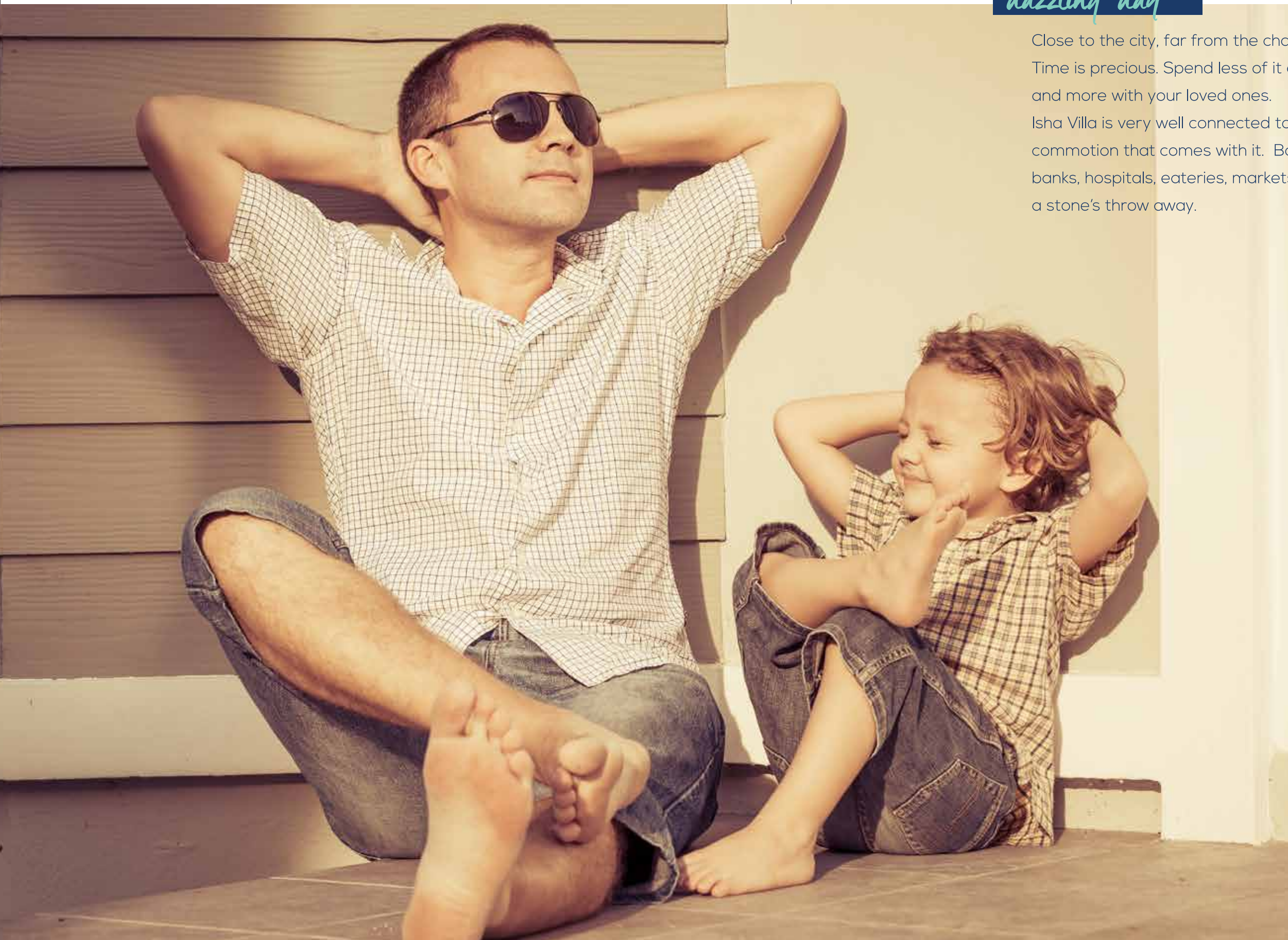


## *dazzling day*

Close to the city, far from the chaos.

Time is precious. Spend less of it commuting and more with your loved ones.

Isha Villa is very well connected to the city minus the commotion that comes with it. Basic amenities like banks, hospitals, eateries, markets etc are just a stone's throw away.



## Location Map (not to scale)

-  Roads
-  Railway Track
-  Major Cross Sections
-  Landmarks
-  Parks

New Alipore College  
New Alipore School  
BP Poddar Hospital  
RP Med Foundation & Research Centre

DURGAPUR BRIDGE ALIPUR ROAD

New Alipore Petrol Pump

Kesari Restaurant

Super Snack Bar

New Alipore Railway Station

Divine Foundation

Chinese World

School of Photography and Film Making

BIPLABI DINESH MAZUMDAR SARANI

TOLLYGUNGE CIRCULAR ROAD

ISHA VILLA  
NEW ALIPORE 'O' BLOCK

STATION ROAD/ CHETLA ROAD

Indian Overseas Bank

New Alipore Children's Park



- HOSPITALS** BP Poddar, RP Medical Foundation
- EATERIES** Subway, Arsalan, Kathleen Confectioners, Hindustan Sweets, Mongini Confectioners, Chinese World, Domino's Pizza, Cafe Coffee Day, Aqua Java, Kesari Restaurant, Super Snack Bar
- EDUCATIONAL** St Joseph & Mary's School, Sahapur Girls High School, School of Photography and Film Making, New Alipore School, New Alipore College
- UTILITIES** Indian Overseas Bank, New Alipore Petrol Pump, Mittal Pharmacy, Bank of Baroda
- CONVENIENCE** CIT Market, Hot Park
- OTHERS** New Alipore Police Station, Tollygunge Railway Station





### *snazzy evening*

Have fun. Unwind. Relax. Meet some friends at the coffee shop around the corner or invite them to your house and flaunt your luxurious home. It is a G+4 residential building set up in a Vaastu friendly manner with 8 3BHK flats open on 3 sides. Go ahead, make some memories.



## *noiseless night*

Sleep comes when you feel safe. Facilities like 100% power backup, VRF system of air conditioning, CCTV intercom, video door phone, round the clock security etc will make you the envy of the neighborhood while guaranteeing privacy, safety and peaceful sleep of your loved ones.



# specifications

## FOUNDATION AND SUPERSTRUCTURE

RCC Frame Structure resting on a RCC pile foundation designed to Seismic Zone specifications and compliant with the NBC code

## WALLS

### External Walls

Autoclave Aerated Concrete (AAC) Blocks or Fly Ash Bricks or Traditional Bricks

### Common Area, Internal Walls of Apartments

Autoclave Aerated Concrete (AAC) Blocks or Fly Ash Bricks or Traditional Bricks

## ULTIMATE ROOF

Polished Neat Cement with appropriate waterproofing treatment

## WINDOWS

Powder Coated Aluminium Windows

## FITTED DOORS

Living, Dining, Bedroom, Toilets : BWR Flush Doors  
Staircases, Service Areas : Flush Doors

## SANITARYWARE, CP FITTINGS, SHOWER CUBICLES

Sanitaryware : European type white Ceramic WC and Basin of reputed make  
CP Fittings : Jaguar/ Grohe or similar make

## ELECTRICAL INSTALLATION

Concealed multi-strand wiring in PVC conduits with modular switches,  
AC plug points in living room and all bedrooms, Geyser points in all toilets,  
Provision for Cable TV/ Broadband and Telephone

## WATERPROOFING

Appropriate waterproofing of all Toilets floors and Ultimate Roof

## AIR CONDITIONING

Fully Air-Conditioned apartments using VRF System\*

## POWER AND BACKUP

100% Power Back-Up for all Apartments and Common Areas

## FINISHES

### Wall - Apartment Units

Living, Dining, Bedrooms : Wall Putty  
Kitchen, Bathrooms : Wall Putty

### Wall - External Common Areas

Textured Paint and / or Weather-shield Paint Finish

### Wall - Internal Common Areas

Staircases, Landing, Other Common Areas : Paint Finish  
Car Park Areas : Paint Finish  
Typical Lift Lobbies : Paint Finish with Vitrified Tile / Granite Cladding / Wallpaper as per Interior Designer  
Ground Floor Entrance Lobby : Paint Finish with Imported Marble or Granite Cladding / Timber Paneling / Wallpaper as per Interior Designer

### Floor - Apartment Units

Living, Dining : Imported Marble  
Master Bedroom : Wooden Flooring  
Other Bedrooms : Imported Marble  
Bathrooms : Anti-skid Tiles  
Kitchen : Vitrified Tiles

### Floor - Common Areas

Staircases (including landings) : Indian Marble or Polished Kota Stone  
Lift Lobby : Vitrified Tiles / Marble as per Interior Designer

### Ceiling - Apartment Units

Living, Dining, Bedrooms : Wall Putty  
Kitchens, Bathrooms : Wall Putty

### Building Common Areas

Gypsum Board / POP False Ceiling or Wall Putty or Paint Finish

## SAFETY AND SECURITY

Multi-Layered Security System (including CCTV), Intercom and Video Door Phone facility\* for all apartments

## ELEVATOR

One 6 passenger Automatic Elevator of OTIS or similar make

## DRIVEWAY AND LANDSCAPING

Natural Stone or Paver Block finish for car parking areas and driveways,  
Peripheral landscaping around the driveways

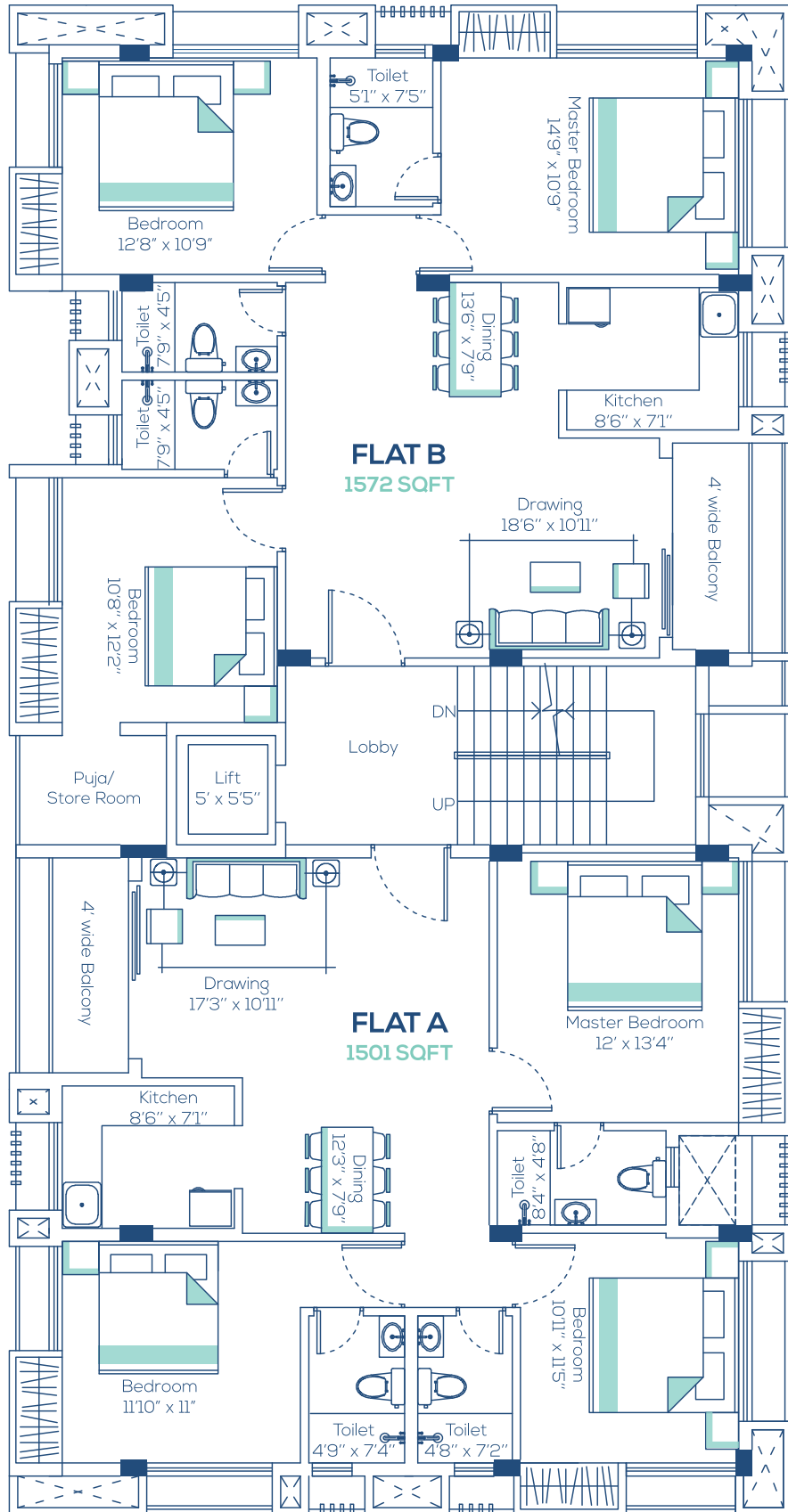
\*at additional cost



# TYPICAL FLOOR PLAN ( 1ST - 4TH )



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#### **DEVELOPERS**

**ISHA**  
G R O U P

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52a Shakespeare Sarani  
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#### **SITE ADDRESS**

30 Biplabi Dinesh Mazumder Sarani  
(Plot No. 676, Block 'O', New Alipore)  
Kolkata 700 053

#### **ARCHITECT**

Maheswari & Associates

#### **STRUCTURAL ENGINEER**

SPA Consultants

#### **LEGAL**

Pankaj Shroff & Co

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