BHAWANI

inara



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. Here, residences embrace openness on 3 sides, blended with world-class amenities, all within an ecosystem where you can 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

Artist's Impression

Builder & Developers
BHAWANI®
GROUP
– BUILDING DREAMS –

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 our 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.

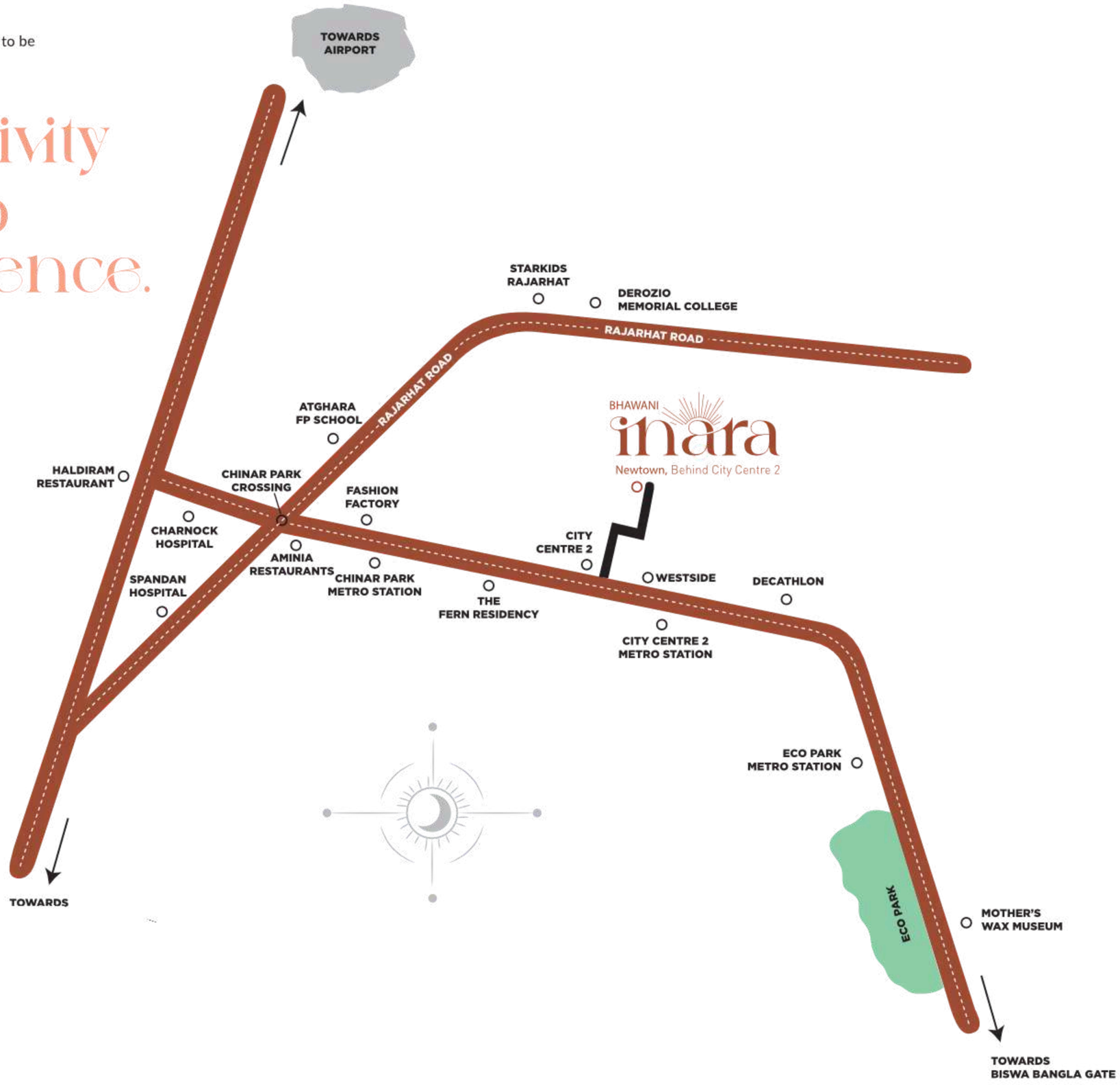
Mr. Sushil Jhunjhunwala
Chairman of Bhawani Group



far.
near.
nearer.

When you are in Newtown, you choose to be

close to connectivity closer to convenience.



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	9.7 kms	17 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
Mother's Wax Museum	4.8 kms	10 mins
Biswa Bangla Gate	7 kms	12 mins
Biswa Bangla Convention Centre	7.1 kms	13 mins
Rabindra Tirtha	7.2 kms	14 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
Café Ekanté	9 kms	20 mins

COLLEGE		
Derozio Memorial College	1.6 kms	5 mins
Amity University	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

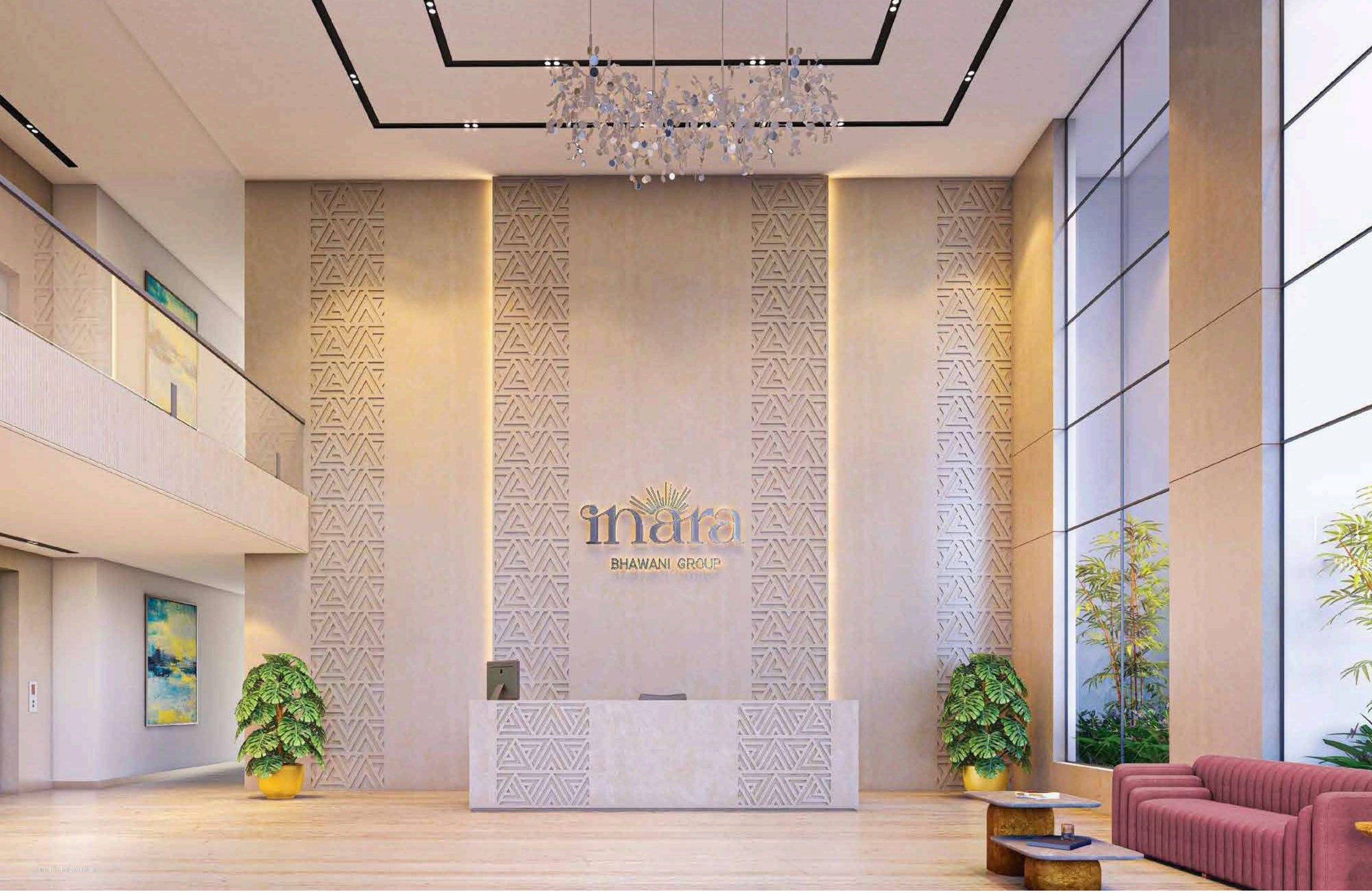
METRO		
CC 2 Metro Station	1.2 kms	3 mins
Titumir Metro Station	2.9 kms	6 mins

Artist's Impression

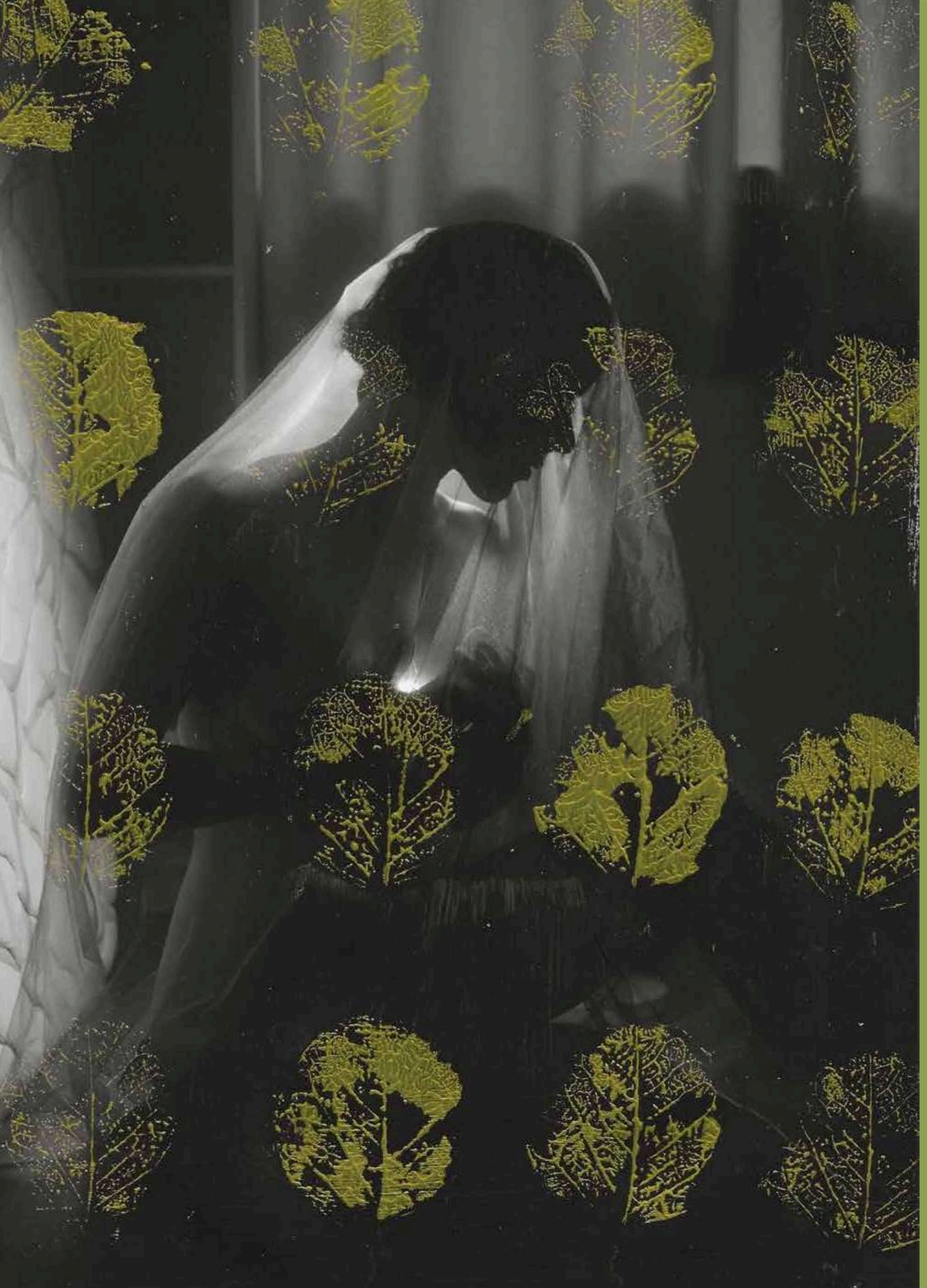
Entrance

Artist's Impression

Drop-off



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 Green

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

Kids' Games Room

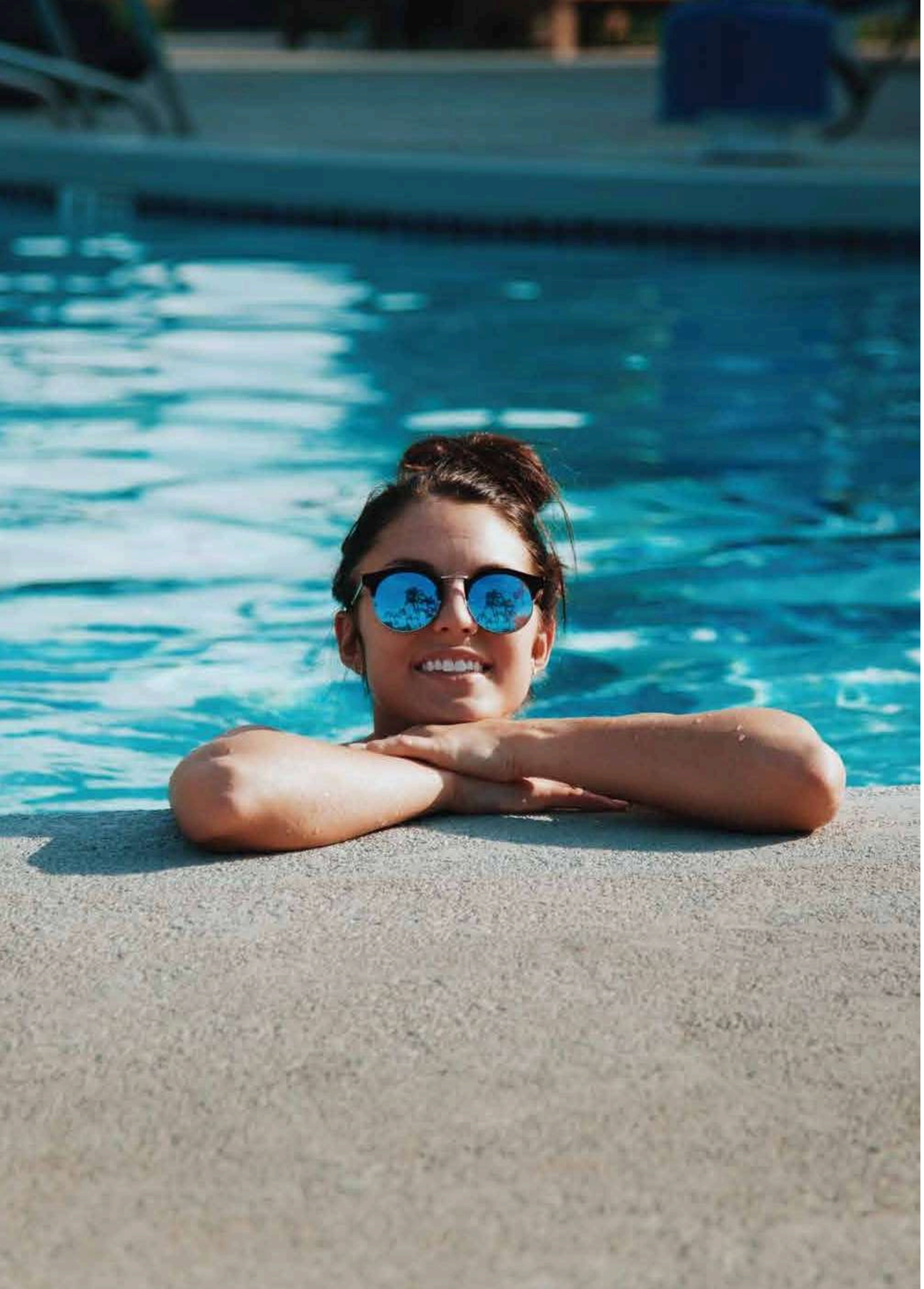
Artist's Impression

Kids' Play Area



marvel.
mirth.
merry
making.

for your multitude of celebrations



BHAWANI

inara

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 with BBQ Deck
- Creché
- Residents Lounge
- Yoga and Meditation Pod

Artist's Impression

Swimming Pool with Deck



Artist's Impression

Gymnasium

Artist's Impression

Indoor Games Room

Artist's Impression

Double-height Community Hall

Artist's Impression

Party Lawn with BBQ Deck

Master Plan



Legend

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

*Not to scale

Terrace Plan



Legend

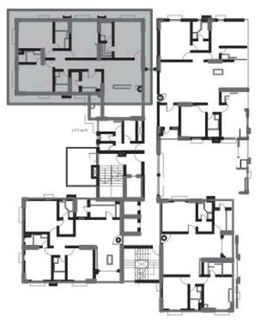
1. Entry to the Landscape Terrace
2. Reflexology
3. Terrace Lounge
4. Leisure Lawn
5. Reading Corner
6. Adda Corner
7. Swing Court
8. Amphitheatre Seating
9. Yoga Lawn
10. Meditation Pavilion
11. Fitness Deck
12. Kids' Play Area
13. Walkway
14. Planter
15. Seat

*Not to scale

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



KEY PLAN



No.	Space Type	Dimension
Bedroom 1	Bedroom	14'3" X 11'2"
	Bedroom Entry	3'9" X 3'8"
	Toilet	11'2" X 6'5"
	Bedroom Passage	4'11" X 3'8"
Bedroom 2	Bedroom	11'5" X 14'11"
	Bedroom Entry	3'6" X 1'10"
Bedroom 3	Bedroom	14'11" X 11'4"
	Box	5'5" X 6'8"
	Toilet	8'3" X 5'5"

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

Total Carpet Area - 1520

*Not to scale

FLAT A Unit Plan



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



No.	Space Type	Dimension
Bedroom 1	Bedroom	15'8" X 12'6"
	Box	7'4" X 4'6"
	Toilet	7'5" X 7'4"
Bedroom 2	Bedroom	14' X 10'3"
	Part 2	(4' X 5'5") + (2'2"X3'6")
	Toilet	10'3" X 5'5"
Bedroom 3	Bedroom	13'2" X 10'3"
	Toilet	10'3" X 5'3"
Bedroom 4	Bedroom	13'2" X 10'5"

No.	Space Type	Dimension
Balcony	Balcony	10'6" X 4'7"
Common Area	Dinning	18'11" X 16'10"
	Living	10'9" X 10'5"
	Kitchen	9'11" X 8'3"
	Utility	8' X 3'3"
	Common Toilet	9'6" X 5'5"
	Passage 1	4'11" X 3'8"
	Passage 2	9'4" X 5'5"

Total Carpet Area - 1497

KEY PLAN



*Not to scale

FLAT B Unit Plan



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

*All figures in Sq. Ft

*Not to scale

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



KEY PLAN



No.	Space Type	Dimension
Bedroom 1	Bedroom	13'10" X 12'3"
	Toilet	7'3" X 6'5"
	Box	6'5" X 4'11"
Bedroom 2	Bedroom	13'2" X 10'6"
	Toilet	9'3" X 5'5"
Bedroom 3	Bedroom	13'2" X 11'2"
	Toilet	11'2" X 5'9"

No.	Space Type	Dimension
Balcony	Balcony	9'8" X 3'6"
Commom Area	Foyer	9'1" X 5'11"
	Dinning	14' X 10'3"
	Living	15'11" X 10'11"
	Kitchen	8'10" X 7'1"
	Utility	6'11" X 2'10"
	Passage	4'3" X 3'8"

Total Carpet Area - 1098

*Not to scale

FLAT C Unit Plan

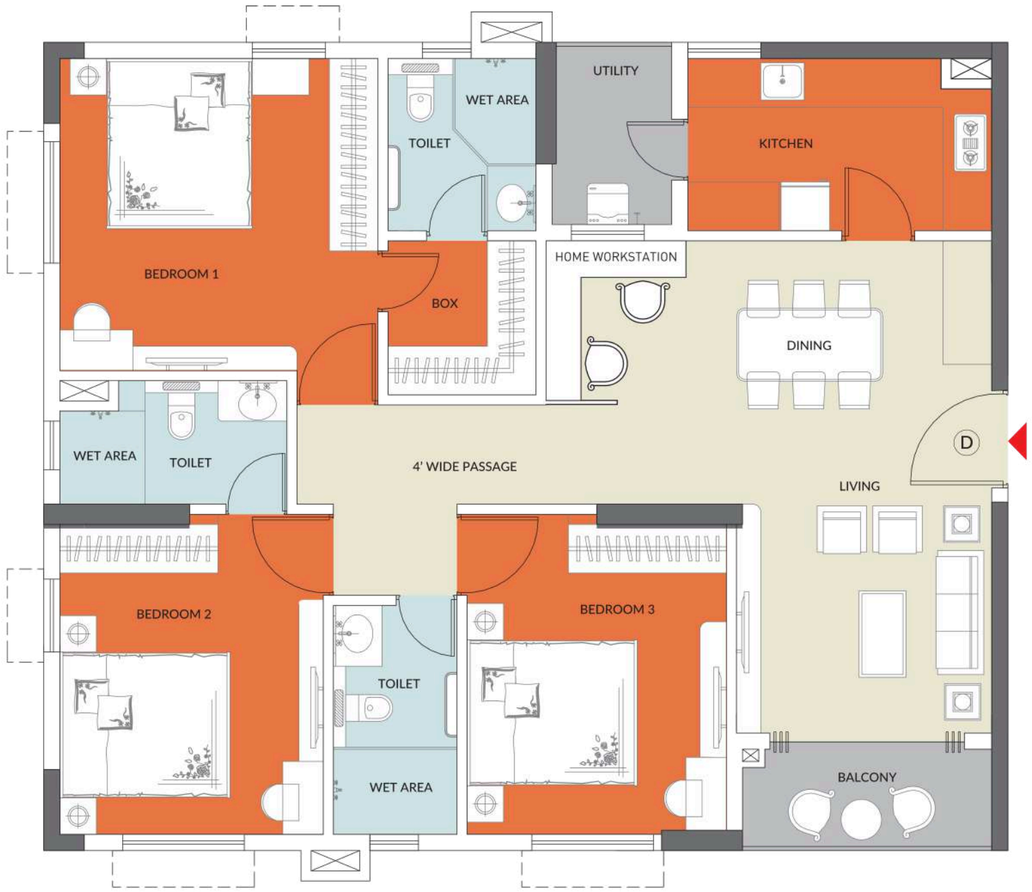


Flat Type	Carpet	BUA	SBU
Flat C (3BHK)	1098	1234	1728

*All figures in Sq. Ft

*Not to scale

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



KEY PLAN



No.	Space Type	Dimension
Bedroom 1	Bedroom	13'1" X 12'10"
	Toilet	7'2" X 6'8"
	Box	6'8" X 6'5"
Bedroom 2	Bedroom	13'2" X 10'11"
	Toilet	9'6" X 5'5"
Bedroom 3	Bedroom	13'2" X 10'11"
	Toilet	9'5" X 5'5"

No.	Space Type	Dimension
Balcony	Balcony	10'1" X 3'8"
Commom Area	Dinning	18'3" X 11'1"
	Living	10'7" X 9'3"
	Kitchen	12'9" X 7'2"
	Utility	7'8" X 5'3"
	Passage 1	10'4" X 4'5"
	Passage 2	5' X 3'8"

Total Carpet Area - 1139

*Not to scale

FLAT D Unit Plan



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

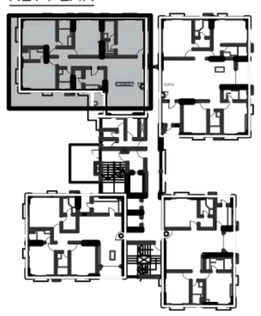
*All figures in Sq. Ft

*Not to scale

PENTHOUSE FLAT -A
(PH-1 LOWER)
12th to 13th Typical Unit Plan



KEY PLAN



No.	Space Type	Dimension
Bedroom 1	Bedroom	14'5" X 11'3"
	Toilet	9'7" X 5'10"
	Bedroom Passage	19'2" X 4'
Bedroom 2	Bedroom	14' X 11'5"
	Toilet	11'5" X 6'2"
	Bedroom Entry	8'9" X 3'8"
Bedroom 3	Bedroom	14'8" X 11'5"

No.	Space Type	Dimension
Common Area	Common Toilet	8'11" X 6'5"
	Kitchen	8'7" X 8'11"
	Utility	4'1" X 8'11"
	Dining	17' X 12'
	Living	22'5" X 15'3"
	Utility	9'5" X 4'7"
	Stair Area	11'6" X 7'

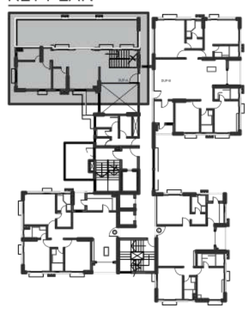
Total Carpet Area - 2346

*Not to scale

PENTHOUSE FLAT -A
(PH-1 UPPER)
12th to 13th Typical Unit Plan



KEY PLAN



No.	Space Type	Dimension
Bedroom 4	Bedroom	14'5"X11'8"
	Bedroom Entry	4'8" X 1'9"
	Toilet	10'3" X 5'5"

No.	Space Type	Dimension
Common Area	Upper Family Living	22'11" X 15'11"
	Upper Entrance	11'6" X 6'6"
	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

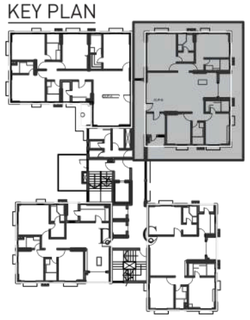
*All figures in Sq. Ft

*Not to scale

PENTHOUSE FLAT -B
(PH-1 LOWER)
12th to 13th Typical Unit Plan



KEY PLAN



No.	Space Type	Dimension
Bedroom 1	Bedroom	15'10" X 12'9"
	Toilet	7'5" X 7'4"
	Box	7'4" X 4'6"
Bedroom 2	Bedroom	14' 5"X 10'5"
	Part 2	6'3" X 5'5"
	Toilet	10'3" X 5'5"
Bedroom 3	Bedroom	13'2" X 10'3"
	Toilet	10'3" X 5'3"

No.	Space Type	Dimension
Common Area	Penthouse Stair	5'8"X3'7"
	Entry	5'9"X3'7"
	Dining	16'10" X 18'11"
	Living	10'9" X 10'5"
	Kitchen	9'11 X 8'3"
	Utility	8' X 3'3"
	Passage 1	4'11" X 3'8"
	Passage 2	9'4" X 5'5"

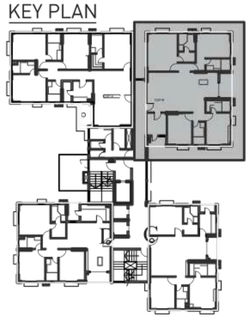
Total Carpet Area - 2351

*Not to scale

PENTHOUSE FLAT -B
(PH-1 UPPER)
12th to 13th Typical Unit Plan



KEY PLAN



No.	Space Type	Dimension
Bedroom 4	Bedroom 4	15'5" X 12'5"
	Attached Toilet	7'4" X 7'3"
	Box	7'4" X 4'11"
	Bedroom Entrance	7'9" X 3'8"

No.	Space Type	Dimension
Common Area	Upper Family Living	16' X 13'
	Stair Entrance	5'9" X 3'7"
	Entry Stair	5'8" X 3'7"

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 Tiles / 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 Ceramic 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

  External: 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 / Havells or Equivalent Make and Copper Wiring (FR Grade)

- **Power Backup**
  100 % DG Power Back-up for all common areas

- **Communication**
  TV, Telephone Points and 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 resources are 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 its phases. 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 Singhania & 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 team 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.



Come unravel the

3 sides of life,

meant exclusively for you