

VIRAT



THE CLASSIC LUXURY HOME

What makes a home a true classic? It's
the simplicity, the aesthetics, the
incomparable comfort.

EXPERIENCE THE

TRULYCLASSIC —

ABODE AT VIRAYA!





The courage to choose the timelessly classic over fleeting trends.

Standing tall on Bondel Road, near Ballygunge, Viraya brings forth a classic, urban living experience that prioritises what matters:

a coveted location, a spacious residence, utmost privacy, open green areas, and luxurious amenities. Viraya nurtures your life force by giving it a home where it truly thrives!



RESIDE
CLOSE TO CLASSIC
LUXURY



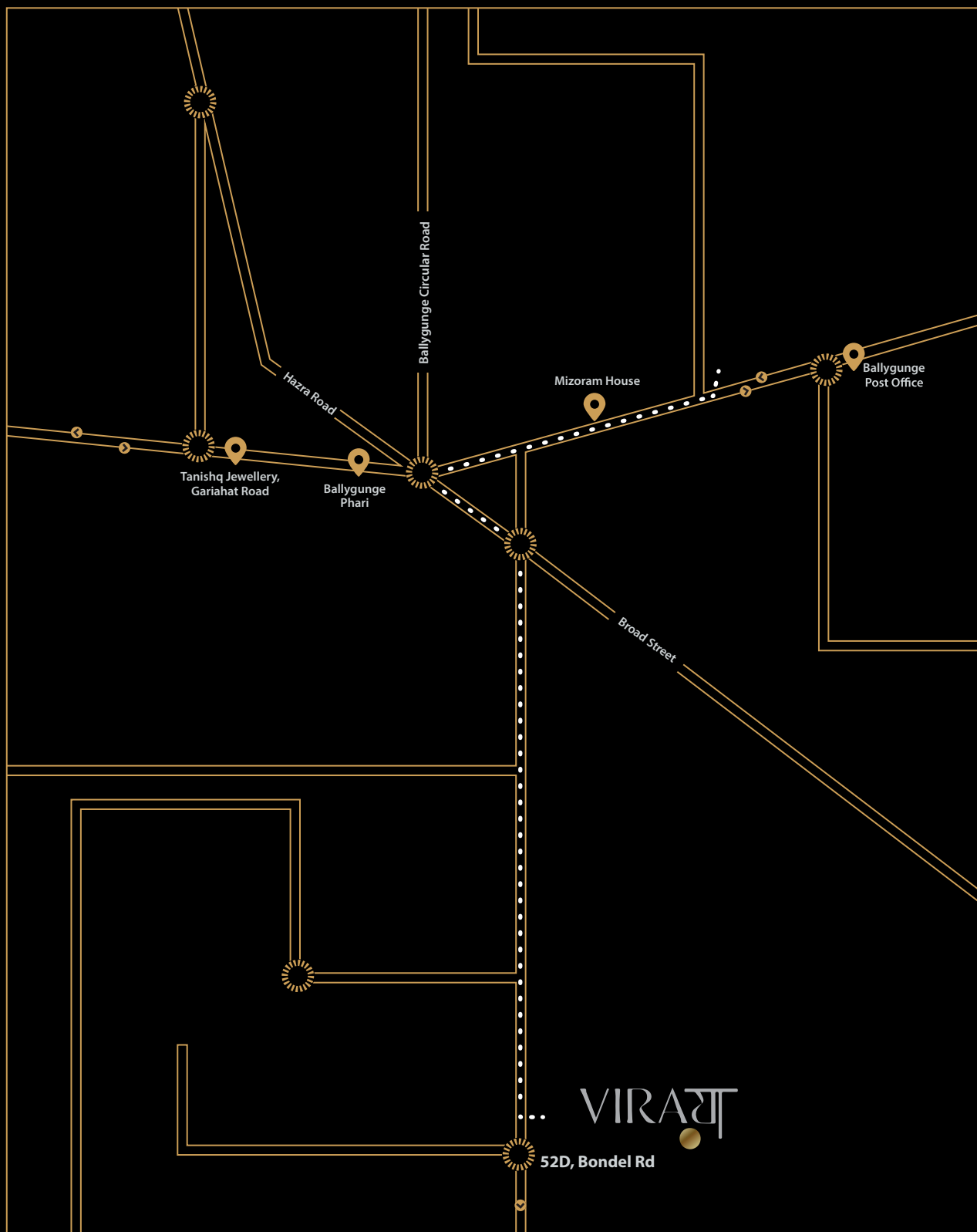
Arrive at spacious 4 BHK apartments, 
designed for every little indulgence of life!



UNWIND CLOSE TO
CLASSIC LIFESTYLE —

●●● Step into the urban lifestyle of your dreams
with every leisure within your reach!

LIVE CLOSE TO A **CLASSIC** NEIGHBOURHOOD



- ● ● Live the classic life close to the heart of the city's most affluent neighbourhood, Ballygunge. Enjoy the proximity to chic cafes & restaurants, corporate offices, upscale boutiques and a seamless connectivity to the rest of the city.

A woman with long brown hair is reclining in a dark wood armchair with mustard-colored cushions. She is wearing a white t-shirt and light blue overalls, with her arms raised and hands clasped behind her head. She is holding a laptop on her lap. The setting is a room with a light grey wall, featuring large indoor plants like a Monstera and a tall dried palm frond. A hanging plant with thin green leaves is positioned near her head. The floor is made of rustic wooden planks.

BREATHE CLOSE TO
CLASSIC NATURE —

GLORIOUS HOMES
THAT KEEP YOU **CLOSE** TO BLISS —



VIR
ART

Step into a world of absolute grandeur and bliss, to
experience the finest of the classic elite lifestyle.

MASTER PLAN —



LEGEND

- | | | | |
|---|-----------------------|----|-----------------|
| 1 | Entry / Exit | 8 | Kid's Play Area |
| 2 | Gate House | 9 | Green Area |
| 3 | Ramp DN To Basement | 10 | Driver's Toilet |
| 4 | Ramp UP From Basement | 11 | Services |
| 5 | Entrance Lobby | 12 | Covered Parking |
| 6 | Party Hall | 13 | Open Parking |
| 7 | Party Lawn | | |

URBAN LIFESTYLES **THAT KEEP YOU** **CLOSE TO** EUPHORIA —



At Viraya, every amenity has been handpicked to bring you the utmost sense of well-being, leisure and rejuvenation. Savour these classic luxuries of daily life with your favourite people, and let true happiness redefine your days!

BRINGING **FITNESS** to LIFESTYLE



Enjoy your daily workouts in a space
designed for your fitness goals! ●●●

YOU MISS 100% **OF**
THE SHOTS YOU DON'T TAKE —



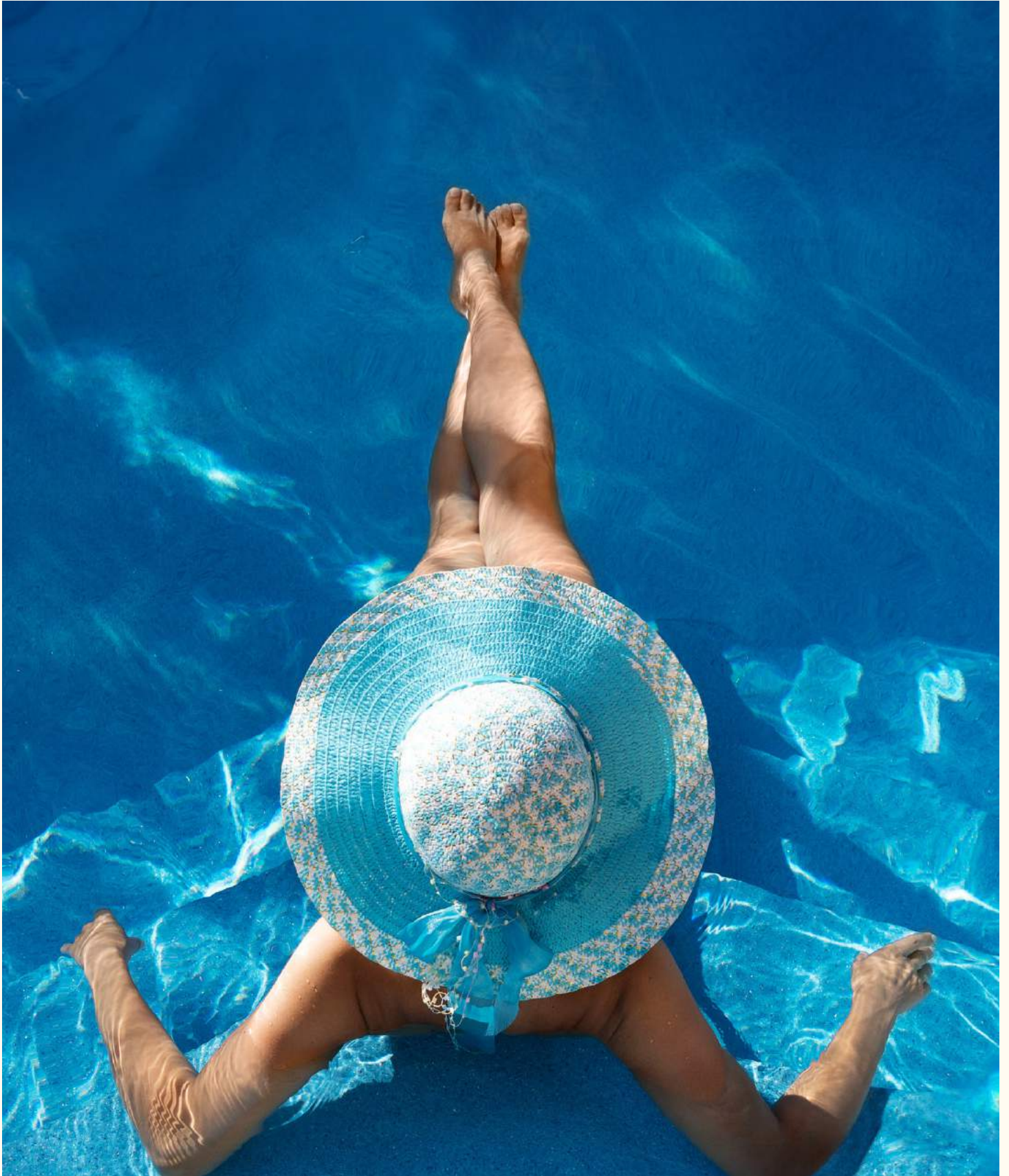
●●● Unwind with your close ones over a game of pool, or just relax watching your friends play!

A SPACE OF **RELAXATION** **FOR EVERY** GENERATION —



●●● From kids to elders, everyone can
rejoice their leisure time their way.

LEISURE BREAKS **THAT THAT KEEP YOU**
CLOSE TO RELAXATION —



WATERS & HORIZONS

THAT KEEP YOU **CLOSE TO** SERENITY —



Take a deep dive into the ripples of serenity as you watch the stunning city horizons.

VIR
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JOYFUL SPACES **THAT KEEP YOU** **CLOSE** TO MEMORIES —



Share your most cherished moments with your
favourite people in a stunning space!



SPECIFICATIONS —

Living & Dining Area

Floor	Imported Marble
Wall & Ceiling	Putty Finish
Window	Aluminium Windows
Door Frame (Main Door)	Wooden Frame
Door Shutter , Main Door	Commercial Face Flush Door Shutter
Electrical Items	Modular Type Switches, AC Point, TV Point, Cable Connection Point, Intercom & Video Door Phone To Be Provided

Bed Rooms

Floor	Imported Marble
Wall & Ceiling	Putty Finish
Window	Aluminium Windows
Door Frame	Wooden Frame
Door Shutter	Commercial Face Flush Door Shutter
Electrical Items	Modular Type Switches, AC Point, TV Point, Cable Connection Point and Phone Point

Kitchen

Floor	Anti-Skid Tile
Wall & Ceiling	Dado Tile Upto 2 Feet Above Kitchen Counter, Remaining Wall And Ceiling With Putty
Window	Aluminium Windows
Door Frame	Wooden Frame
Door Shutter	Commercial Face Flush Door Shutter
Electrical Items	Modular Type Switches, 6A / 16A Power Point To Be Provided
Sink	SS Sink With Drain Board
CP Fitting	Sink Cock
Counter Top	Granite Top or equivalent

Toilets

Floor	Anti-Skid Tile
Wall Dado	Glazed Tile Upto Door Frame Height
Wall & Ceiling	Putty Above Door Frame Height
Window	Aluminium Windows
Door Frame	Wooden Frame
Door Shutter	Commercial Face Flush Door Shutter
Wet & Dry Zone	Shower Enclosure And Rain Shower For Master Toilet Only
Sanitary Ware	Wall Hung EWC With Concealed Cistern, Counter Wash Basin
CP Fitting	Basin Mixer, Health Faucet
Plumbing Line	Hot And Cold Line In Wash Basin & Shower
Pressure Pump	Point Shall Be Provided
Geyser	Point Shall Be Provided
Electrical	Modular Type Switches
Exhaust Fan	Point Shall Be Provided

Balcony / Terrace

Floor	Anti-Skid Tiles
Wall Dado	Safety Glass Railing as per Architectural Drawing



URBAN SPECIFICATIONS

THAT KEEP YOU **CLOSE TO** COMFORT —



Nature Of Land	Freehold Land
Building Permit No.	2022070227 Dated: 29/03/2023
Rera Registration No.	WBRERA/NPR-000269
Foundation & Structure	Foundation: RCC Substructure On Piles Super Structure: Monolithic Earthquake - Resistant Reinforced Concrete Framed Structure
Vaastu	Vaastu Compliant
Tower Height	73 Meters (239 Feet)
No. Of Storey's	B+G+XVII
No. Of Apartments	48 Apartments
Car Park	Combination Of Mechanical (MLCP) & Independent Car Park On Ground Floor / Basement
Basement	Height Of 5 meters, Ramp Slope Considered 1:7 Ratio, All Three Lifts Opens In Basement
Amenities	Fitness Studio, Indoor Games Room, Party Hall, Swimming Pool, Yoga / Meditation
Reception Lobby	Exquisite Fully Air-Conditioned 19 Feet High Entrance Lobby
Elevators	Two High-Speed Passenger Lifts, One Stretcher-Cum-Service Lift

Security	24x7 Vigilance By Trained Professional Security Staff Supported By CCTV Surveillance At Strategic Locations In All Common Areas, Integrated Digital Intercom Phone System
Fire Safety	Fire Protection System With Hydrant And Sprinkler System as per Fire Authority Norms
Water Supply	KMC Filtered Water
Staircase	Two Spacious Staircases, Staircases Provided With Fire-Resistant Doors, Paint Finish In Corridors, Staircases, Landings And other Common Areas
Air-Conditioning	Air-Conditioning Using VRV/VRF System
Power Backup	100% Power Backup To All Apartments (Optional), 100% Power Backup In All Common Areas, Instant Changeover With Auto Synchronized DG Sets

*AC at an Extra Cost

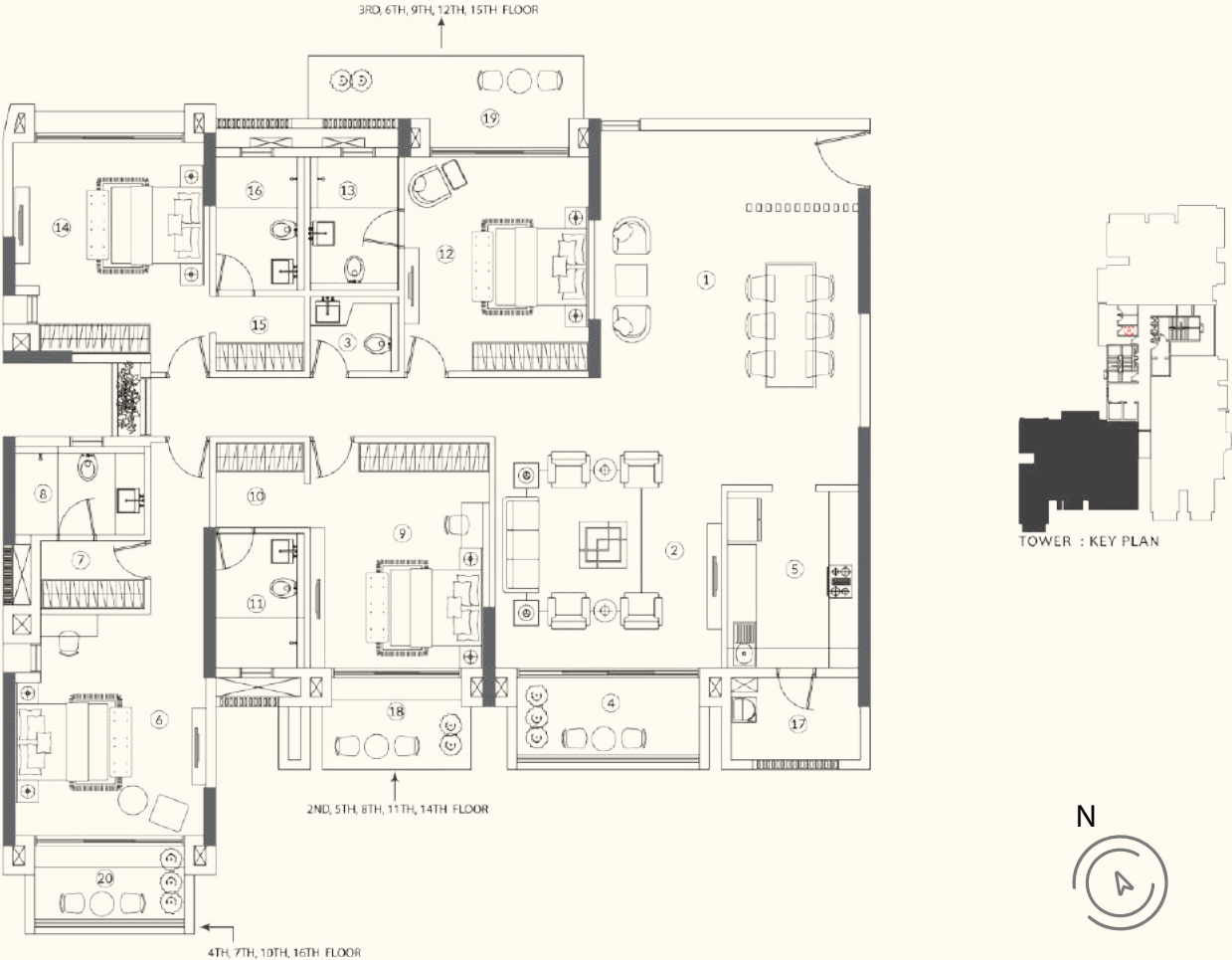
A man and a woman are posed in a modern interior. The man, on the left, is sitting on a grey tufted sofa, wearing a white dress shirt, a dark tie, and blue jeans. He is looking off to the side. The woman, on the right, is standing and leaning against the sofa, wearing a light green sleeveless dress and high heels. She is looking upwards. The background is a grey wall with vertical lines. A yellow circle is visible on the right side of the image.

STYLISH LIFE SPACES THAT
KEEP YOU CLOSE TO THE BEST OF LIFE! —



An engaging occurrence of
luxury & the artistic living.

FLOOR PLAN
TYPE A



KEY PLAN

No.	Space Type	Dimension (ft.inch)
1	Living	15'4" x 12'5"
2	Dining	18'1" x 24'
3	Powder Toilet	6' x 5'1"
4	Balcony	12'5" x 5'3 "
5	Kitchen	8'10" x 12'
6	Master Bedroom	13' x 15'
7	Walk-In-Wardrobe	7'1" x 4'7"
8	Toilet - 1	8'9" x 6'
9	Bedroom - 2	12'2" x 15'3"
10	Wardrobe - Space	6' x 5'9"
11	Toilet - 2	6' x 9'1"
12	Bedroom - 3	12'6" x 14'6"
13	Toilet - 3	6' x 9'
14	Bedroom - 4	13'4" x 14'3 "
15	Wardrobe-Space	6' x 5'1"
16	Toilet - 4	6' x 9'
17	Utility	8'9" x 5'7"
18	Triple Height Balcony	8'9" x 5'3 "
19	Triple Height Balcony	16'8" x 6'3"
20	Triple Height Balcony	10'2" x 6'

Floor	Carpet Area (sq.ft.)	Balcony / Utility / Triple Height Balcony Area (sq.ft.)	Built-up Area (sq.ft.)
1	2199	124	2526
2,5,8,11,14	2199	179	2589
3,6,9,12,15	2199	214	2629
4,7,10,13,16	2199	185	2595

*There is no Triple Height Balcony on 1st Floor

FLOOR PLAN
TYPE B



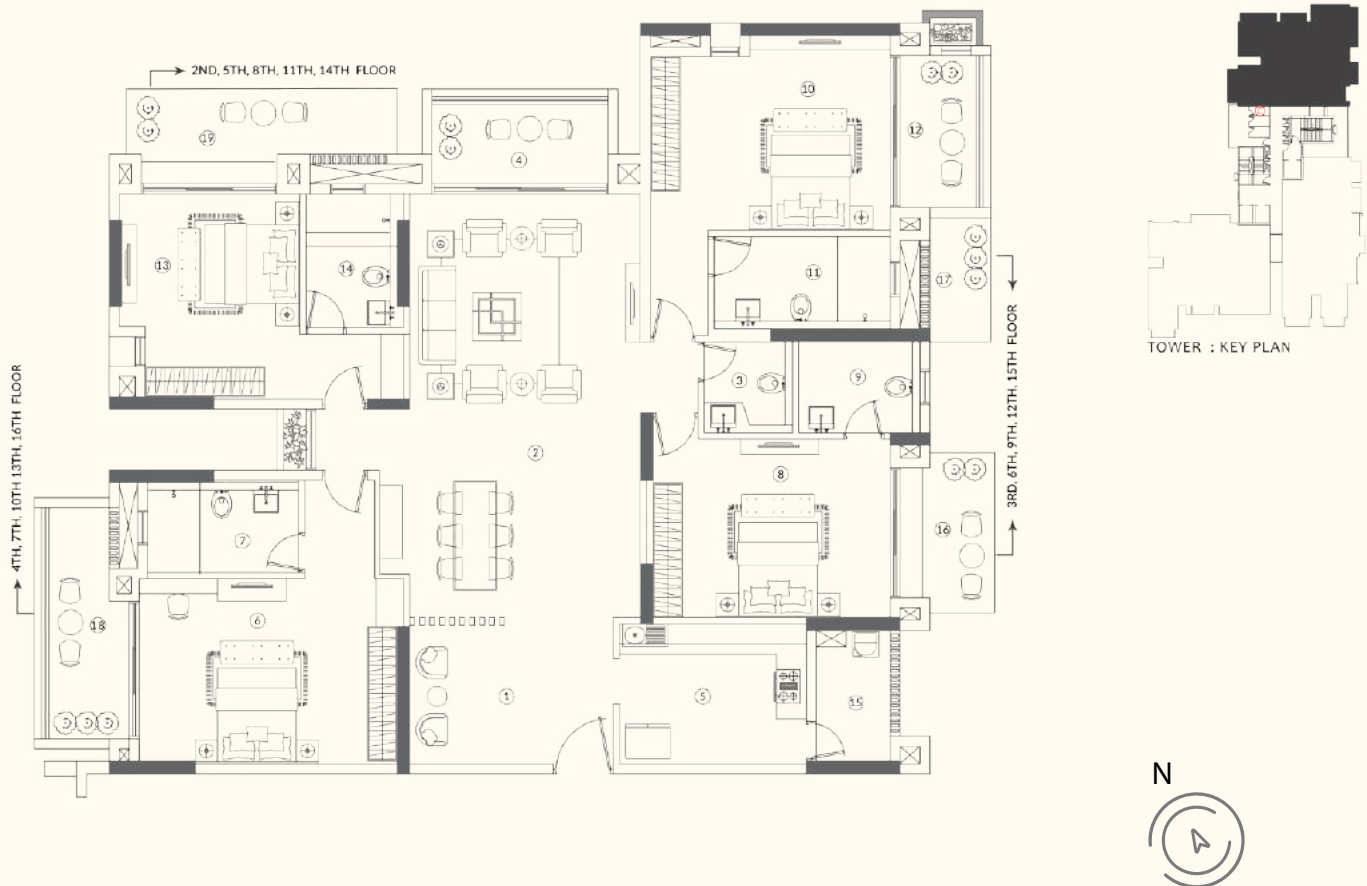
KEY PLAN

No.	Space Type	Dimension (ft.inch)
1	Living	30'1" x 13'6"
2	Dining	17'6" x 9'8"
3	Powder Toilet	5'10" x 6'
4	Balcony	5'7" x 10'2"
5	Kitchen	12' x 8'10"
6	Master Bedroom	12'10" x 17'10"
7	Walk-In-Wardrobe	13' x 6'5"
8	Toilet	9' x 6'
9	Bedroom - 2	11'10" x 13'11"
10	Wardrobe - Space	5'2" x 6'
11	Toilet - 2	9' x 6'
12	Bedroom - 3	16' x 10'
13	Wardrobe - Space	5'2"" x 6'
14	Toilet - 3	9' x 6'
15	Bedroom - 4	14'7" x 12'5 "
16	Toilet - 4	6' x 9'
17	Balcony	5'7" x 9'
18	Utility Balcony	5' x 8'7"
19	Triple Height Balcony	9' x 6'3 "
20	Triple Height Balcony	9'10" x 6'3"
21	Triple Height Balcony	4'7" x 7'1"

Floor	Carpet Area (sq.ft.)	Balcony / Utility / Triple Height Balcony Area (sq.ft.)	Built-up Area (sq.ft.)
1	2164	167	2577
2,5,8,11,14	2164	228	2625
3,6,9,12,15	2164	199	2594
4,7,10,13,16	2164	223	2620

*There is no Triple Height Balcony on 1st Floor

FLOOR PLAN
TYPE C



KEY PLAN

No.	Space Type	Dimension (ft. inch)
1	Entrance Foyer	13'4" x 9'7"
2	Living / Dining	15'2" x 27'10"
3	Powder Toilet	5'10" x 6'
4	Balcony	11'7" x 6'11"
5	Kitchen	12'4" x 9'2"
6	Master Bedroom	17' x 12'2"
7	Toilet	6'1" x 9'11"
8	Bedroom - 1	16' x 11'9"
9	Toilet - 1	7'11" x 6'
10	Bedroom - 2	15'9" x 12'10"
11	Toilet - 2	11'7" x 6'1"
12	Balcony	5' x 10'
13	Bedroom - 3	11'11" x 13'5" "
14	Toilet - 3	6'5" x 8'9"
15	Utility	4'10" x 8'7"
16	Triple Height Balcony	6'3" x 8'6"
17	Triple Height Balcony	4' x 7'4"
18	Triple Height Balcony	15'2" x 6'3"
19	Triple Height Balcony	16'2" x 6'3"

Floor	Carpet Area (sq.ft.)	Balcony / Utility / Triple Height Balcony Area (sq.ft.)	Built-up Area (sq.ft.)
1	2005	172	2405
2,5,8,11,14	2005	259	2477
3,6,9,12,15	2005	255	2475
4,7,10,13,16	2005	258	2476

*There is no Triple Height Balcony on 1st Floor



BRINGING **FINESSE** TO HOMES —

BELANI

Founded in 1967 by a perceptive entrepreneur, Mr K. P. Belani, who foresaw Kolkata's potential in real estate development. The Belani Group is one of the oldest developers in the city and has been raising the bar ever since. A distinctive lifestyle has been laid for Kolkatans; a dream which began with Himalaya House at Chowringhee. Nearly 1,00,00,000 sq.ft. and over 40 projects have been delivered in the last 55 years. The group has built landmark projects like Metro Plaza, Hiland Park, Calcutta Riverside, Belmont Apartments, Palacio, Le Palmerie and Woodburn Central to name a few.

NPR

Innovation, sustainability and class - the three words that define the legacy of the NPR, a diversified business group headquartered in Kolkata, passionate about providing quality services to its customers, partners and stakeholders. Driven by a passion for discovering new avenues and executing projects to perfection, the group is committed to innovation-led, exponential growth. Their vision is to enrich lives by nurturing and building trust and transparency across their diversified businesses to provide the best value to everyone involved.

KAVYASHVI

With a vision to build memorable skylines, Kavyashi Group has been a noteworthy name in the real estate arena, well known for its high-quality constructions that bring a wonderful blend of form, function and finesse! With a number of popular projects to its name, the Group has also collaborated with many other well known real estate players to create projects that truly stand the test of time.



VIRAT

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WBRERA/NPR-000269



CORPORATE OFFICE

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This brochure is conceptualized and designed by The Arham