



LEAD-DEVELOPER



CO-DEVELOPER



MARKETED BY



Developer Address: 3rd Floor, 11/1 Sarat Bose Road, Bhowanipore, Kolkata, West Bengal 700020

Site Address: Durgapur Express, Dankuni, West Bengal 712311

RERA No.: Phase 1: WBRERA/P/HOO/2023/000382 | Phase 2: WBRERA/P/HOO/2023/000782

NK RERA No.: WBRERA/RA/NOR/2023/000004

DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Manor Gardens. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and/ or architect.

MANOR
GARDENS
↑
Live Admist The Greens



NATURE

BELONGS TO YOU EXACTLY YOU BELONG TO

NATURE.

Take your chance to return to your roots. Reunite with serendipity, spirituality and senses. Choose convenience over chaos & calmness over cacophony.



MANOR GARDENS

Live Admist The Greens

Experience a luxurious life, stuffed with modern amenities
and surrounded by lush greenery, at the heart of Dankuni.
2 & 3 BHK Premium Apartments | Modern Club

An Artist's Impression



FIVE REASONS WHY MANOR GARDENS IS A ONE-OF-IT'S-KIND PROJECT.



BIGGEST PROJECT WITH GATED COMMUNITY AND
MODERN FACILITIES IN DANKUNI



STRATEGIC LOCATION



TRULY SEAMLESS CONNECTIVITY



3-SIDE OPEN LAYOUT OF THE FLATS



MULTI LEVEL AMENITIES





G + 7 BLOCK

3 G+11 & 12 TOWERS

GRAND ENTRY

COMMERCIAL PLAZA

From Premium Apartments to World-Class Retail Spaces, there's everything for everyone. Catering to necessities while being rooted to nature has been the prime focus of **Manor Gardens**.

An Artist's Impression



**THOUGHTFULLY
CURATED AMENITIES
THAT HELP YOU REKINDLE
WITH NATURE,**

**UPGRADE YOUR LIFESTYLE
AND PROVIDE YOU
WITH EVERY NECESSARY
CONVENIENCE.**



GREEN AMENITIES



Experience Garden



Feature Planters



Flora Trellis



Community Lawn



Open Lawn



Tree Court



Champa Grove



Fragrance Garden

UTILITIES



EV Charging Points



Car Parking



Facility Management Service



Central Garbage Collection System



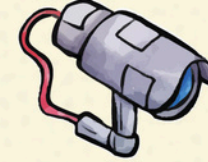
Optical Fibre Solution



24x7 Power Backup



24x7 Security Post



24x7 CCTV Surveillance



Advance Firefighting System



STP &WPF

LIFESTYLE AMENITIES



Recreational Lounge Room



Community Cultural Hall



Indoor Toddler's Zone



Open Air Meditation/Yoga Deck



Indoor Game Room



Kid's Playing Arena



Wall Climbing



Creche



Swimming Pool



Gymnasium



Jogging Track



Grand Parent's Corner

LAVENDER

G+12 FLOOR PLANS



1ST FLOOR PLAN

FLAT MKD.	FLAT TYPE	FLAT CARPET AREA IN(SQ. FT)	BALCONY AREA IN (SQ.FT.)	WARDROBE AREA IN (SQ.FT)	FLAT AREA WITH WARDROBE IN (SQ.FT)	FLAT SUPER BUILT UP AREA IN (SQ.FT.)
FLAT- C	3BHK	644	27	23	782	1043
FLAT- D	3BHK	640	27	23	777	1036
FLAT- E	3BHK	644	27	23	781	1042



TYPICAL 2ND TO 12TH FLOOR PLAN

FLAT MKD.	FLAT TYPE	FLAT CARPET AREA IN(SQ. FT)	BALCONY AREA IN (SQ.FT.)	WARDROBE AREA IN (SQ.FT)	FLAT AREA WITH WARDROBE IN (SQ.FT)	FLAT SUPER BUILT UP AREA IN (SQ.FT.)
FLAT- G	3BHK	644	27	23	780	1040
FLAT- H	3BHK	644	27	23	776	1035
FLAT- I	3BHK	645	37	15	806	1075
FLAT- J	3BHK	640	27	23	777	1036
FLAT- K	3BHK	644	27	23	781	1042
FLAT- L	2BHK	503	32	8	642	856

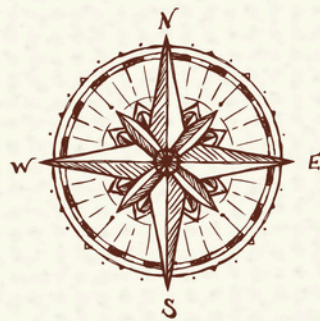


JOGGING TRACK VIEW

An Artist's Impression

SUNFLOWER

G+11 FLOOR PLANS



1ST FLOOR PLAN

FLAT MKD.	FLAT TYPE	FLAT CARPET AREA IN(SQ. FT)	BALCONY AREA IN (SQ.FT.)	WARDROBE AREA IN (SQ.FT)	FLAT AREA WITH WARDROBE IN (SQ.FT)	FLAT SUPER BUILT UP AREA IN (SQ.FT.)
FLAT- F	3BHK	644	27	23	784	1046
FLAT- G	2BHK	503	32	8	642	856
FLAT- H	3BHK	644	27	23	780	1040



TYPICAL 2ND TO 11TH FLOOR PLAN

FLAT MKD.	FLAT TYPE	FLAT CARPET AREA IN (SQ.FT)	BALCONY AREA IN (SQ.FT.)	WARDROBE AREA IN (SQ.FT)	FLAT AREA WITH WARDROBE IN (SQ.FT)	FLAT SUPER BUILT UP AREA IN (SQ.FT.)	OPEN TERRACE (ONLY 2ND FLOOR)
FLAT- M	3BHK	644	27	23	780	1040	-
FLAT- N	3BHK	644	27	23	776	1035	74
FLAT- O	3BHK	645	37	15	806	1075	222
FLAT- P	3BHK	640	27	23	777	1036	81
FLAT- Q	3BHK	644	27	23	781	1042	-
FLAT- R	2BHK	503	32	8	642	856	-



The Kids Play Area is designed in a way which helps your children reunite with nature & their grandparents at the same time. The mental peace of parents while watching their kids grow up is unparalleled.

KIDS PLAY AREA | EVENT PLAZA | AMPHITHEATER WITH STEPPED SITTING
PERFORMANCE COVE | SEATING ALCOVE & PLANTATIONS

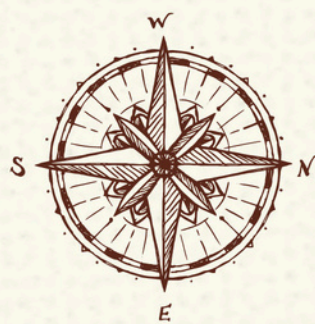


AMPHITHEATRE VIEW

An Artist's Impression

TULIP

G+12 FLOOR PLANS



1ST FLOOR PLAN

FLAT MKD.	FLAT TYPE	FLAT CARPET AREA IN(SQ. FT)	BALCONY AREA IN (SQ.FT.)	WARDROBE AREA IN (SQ.FT)	FLAT AREA WITH WARDROBE IN (SQ.FT)	FLAT SUPER BUILT UP AREA IN (SQ.FT.)
FLAT- A	3BHK	644	27	23	780	1040
FLAT- B	3BHK	644	27	23	776	1035



TYPICAL 2ND TO 12TH FLOOR PLAN

FLAT MKD.	FLAT TYPE	FLAT CARPET AREA IN(SQ. FT)	BALCONY AREA IN (SQ.FT.)	WARDROBE AREA IN (SQ.FT)	FLAT AREA WITH WARDROBE IN (SQ.FT)	FLAT SUPER BUILT UP AREA IN (SQ.FT.)
FLAT- A	3BHK	644	27	23	780	1040
FLAT- B	3BHK	644	27	23	776	1035
FLAT- C	3BHK	645	37	15	806	1075
FLAT- D	3BHK	640	27	23	777	1036
FLAT- E	3BHK	644	27	23	781	1042
FLAT- F	2BHK	503	32	8	642	856



Our mindfully positioned Infinity Pool is a unique feature of Manor Gardens. Dive into cool blue ripples at the end of the day or simply spend the much needed me-time at the pool side.

**POOL & PARTY ZONE WITH WATER SPOUTS | INFINITY WATER FALL
LAWN | SEAT & PLANTATIONS**



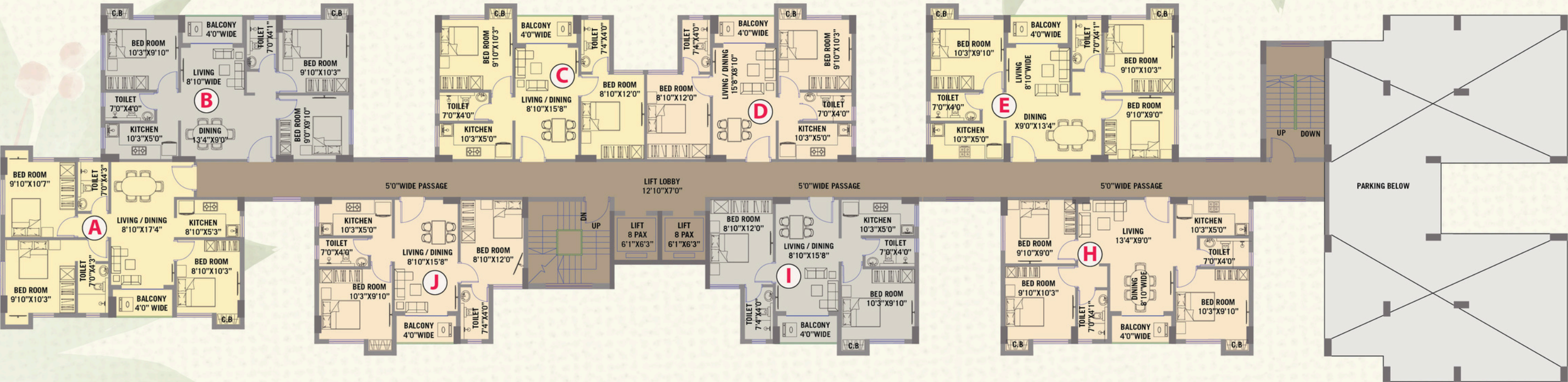
SWIMMING POOL VIEW



GYMNASIUM

DAISY

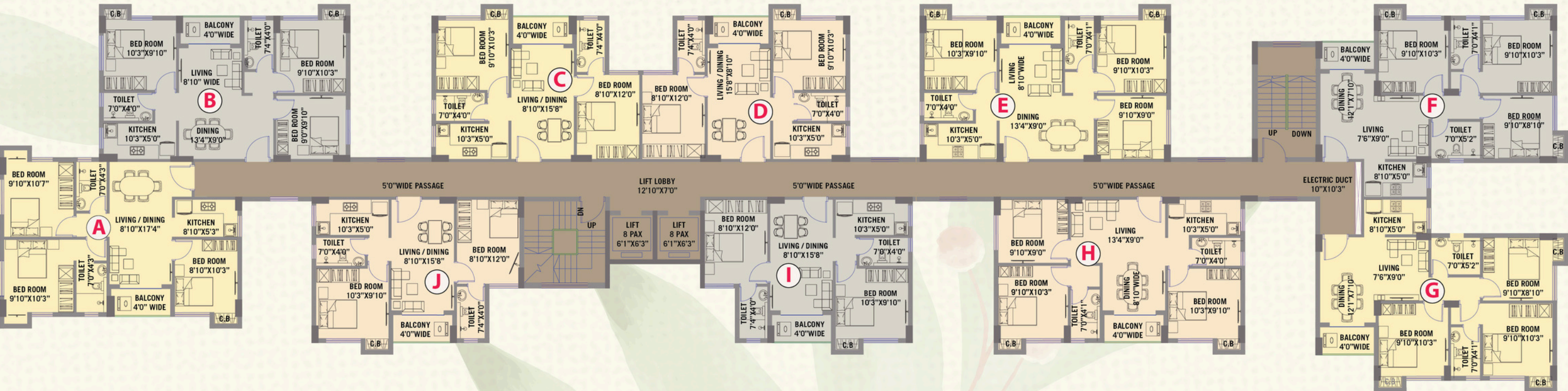
G+7 FLOOR PLANS



1ST FLOOR PLAN

1ST FLOOR PLAN

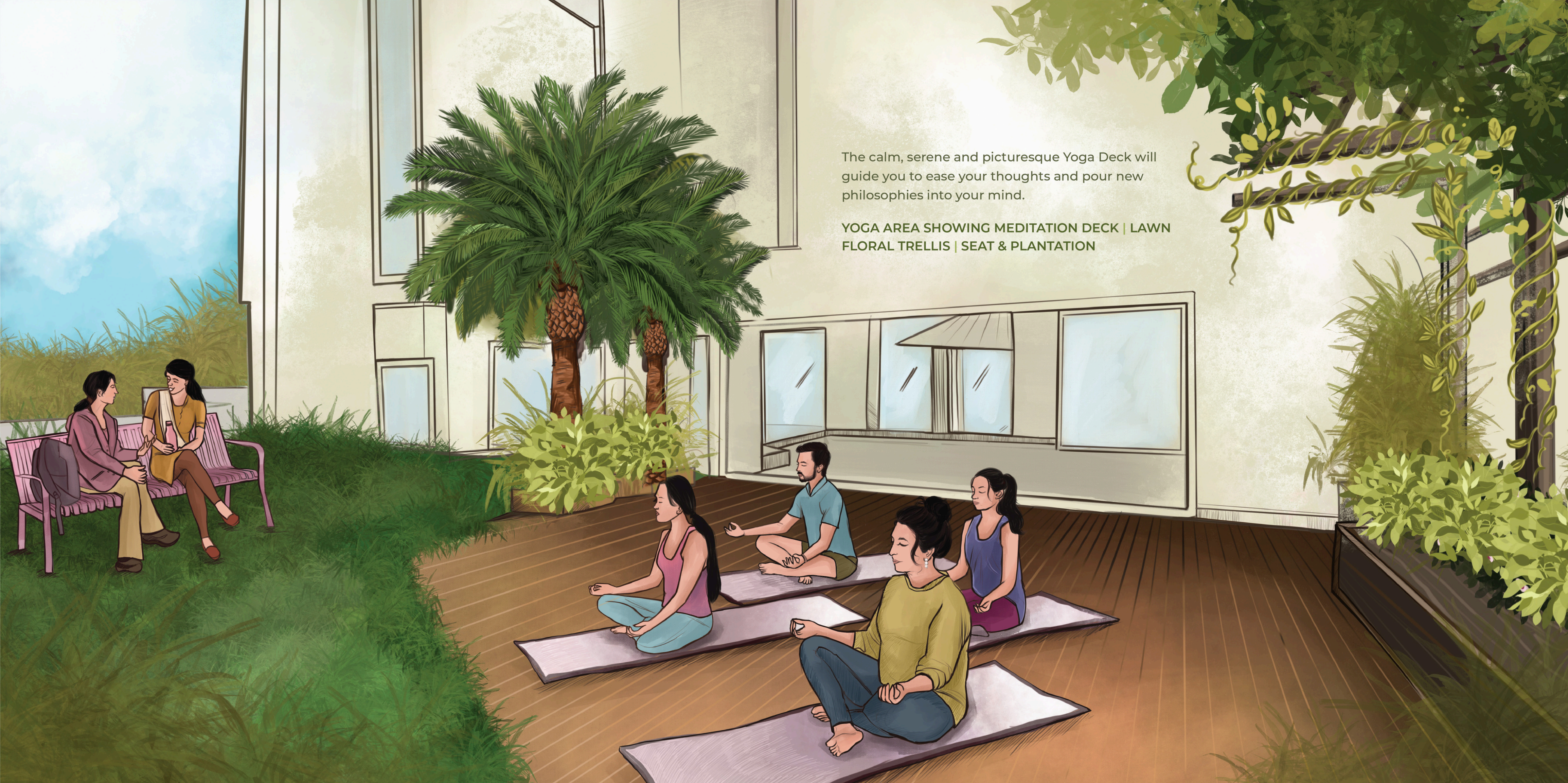
FLAT MKD.	FLAT TYPE	FLAT CARPET AREA IN (SQ.FT)	BALCONY AREA IN (SQ.FT.)	WARDROBE AREA IN (SQ.FT)	FLAT AREA WITH WARDROBE IN (SQ.FT)	FLAT CHARGEABLE MAINTENANCE AREA IN (SQ.FT.)
FLAT- A	3BHK	644	33	23	787	1050
FLAT- B	3BHK	645	33	15	781	1042
FLAT- C	2BHK	494	33	8	619	826
FLAT- D	2BHK	494	33	8	619	826
FLAT-E	3BHK	645	33	15	784	1046
FLAT-H	3BHK	645	33	15	784	1045
FLAT-I	2BHK	494	33	8	625	833
FLAT-J	2BHK	494	33	8	625	833



2ND TO 7TH FLOOR PLAN

2ND TO 7TH FLOOR PLAN

FLAT MKD.	FLAT TYPE	FLAT CARPET AREA IN (SQ.FT)	BALCONY AREA IN (SQ.FT.)	WARDROBE AREA IN (SQ.FT)	FLAT AREA WITH WARDROBE IN (SQ.FT)	FLAT CHARGEABLE MAINTENANCE AREA IN (SQ.FT.)
FLAT- A	3BHK	644	33	23	787	1050
FLAT- B	3BHK	645	33	15	781	1042
FLAT- C	2BHK	494	33	8	619	826
FLAT- D	2BHK	494	33	8	619	826
FLAT-E	3BHK	645	33	15	784	1046
FLAT-F	3BHK	644	30	23	784	1045
FLAT-G	3BHK	644	30	23	784	1045
FLAT-H	3BHK	645	33	15	784	1045
FLAT-I	2BHK	494	33	8	625	833
FLAT-J	2BHK	494	33	8	625	833



The calm, serene and picturesque Yoga Deck will guide you to ease your thoughts and pour new philosophies into your mind.

YOGA AREA SHOWING MEDITATION DECK | LAWN
FLORAL TRELLIS | SEAT & PLANTATION



MEDITATION & YOGA DECK

An Artist's Impression



CULTURAL COMMUNITY HALL



INDOOR GAMES ROOM



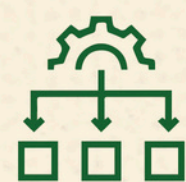
LOUNGE ROOM



TODDLER'S ROOM

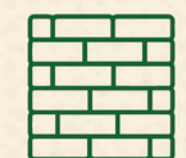
An Artist's Impression

SPECIFICATION



STRUCTURE

Walls, Balcony And Exterior Walls
RCC Superstructure



INTERNAL WALLS

Cement plastering overlaid with
smooth impervious putty/pop



BALCONY

Decorative MS railings up to 3.5 feet
height provision for balcony grill
(as per design approved by developer),
floor tiles



EXTERIOR

Latest weather proof emulsion paint



DOORS

Wooden frame with 32mm thick flush door



WINDOWS

Sliding aluminum windows with large panes



FLOORING

Vitrified tile flooring in all bedrooms,
living/dining rooms



ELECTRICAL

Superior quality concealed wiring with
modular Switches
AC point in one master bedroom and one
AC point in living room, One TV point in
the living room and one in the master bedroom



KITCHEN

Ceramic floor tiles, granite counter with
steel sink & Ceramic tiles up to 3 feet from
the granite top



TOILETS

Ceramic floor tiles, Ceramic tiles up to
door height, CP fittings and sanitary of
Escoco/Hindware/Jaquar or equivalent make



SECURITY AND OTHER FEATURES

Intercom, CCTV Surveillance System On
The Boundary Of The Complex,
24*7 Power Backup



LIFT

Kone/Otis/Fugitec Or Equivalent-Make



WATER

Filtration Plant



FIRE SAFETY

Fire hydrant with hose box and nozzle.
Yard hydrant outside the building.
Fire pump room and fire Fighting water tank.
Smoke detectors and fire alarms in common areas



As a real estate developer we hold an experience of 25+ years, building small projects to bigger ones. With more than 17 lac+ sq.ft. work completed and handed over to our beloved happy and satisfied 1500 Families; we seek towards creating a better future. The company has grown right from the grass-route level, believing in customer service and satisfaction.

Our work dimension is widely spread throughout the Map of Kolkata. From Southern Avenue, New Alipore covering south kolkata, Topsia, Ultadanga touching the heart of the city and widely spreading over Rajarhat newtown and BT road; we have looked after the combination of taste and culture of all set of people living in Kolkata.

OUR LEGACY



WOODWINDS
Newtown AA-I



MANOR SIGNATURE
New Alipore



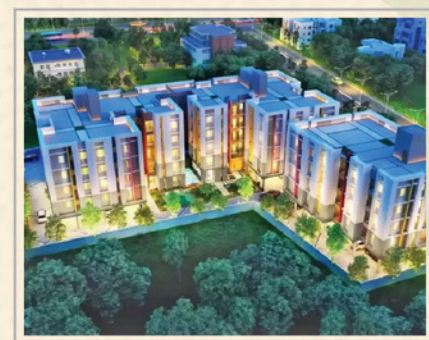
PRIVA
Newtown AA-II



AASHIYANA
Rajarhat



FRESHIA
Rajarhat



MANOR JOY
B.T Road



CLUBTOWN GARDENS
B.T Road



NORTHERN HEIGHTS
Ultadanga



MANOR RESIDENCY
Birati

LOCATION

Manor Garden is located on Dankuni and is well connected to roadways and railways. The green-surrounded project is attached with everything at stone's throw away. Stay away from the chaos while being close to the heart of the city.

Indulge in shopping therapy just steps from your home, as a vibrant retail complex awaits right at your doorstep.

EDUCATIONAL INSTITUTIONS:

Usha Martin School	350m
Dankuni Convent School	850m
St. John's English School	900m
Delhi World Public School	3.3km

BANKS:

United Bank of India	400m
Central Bank of India	550m
Bandhan Bank	600m
Canara Bank	700m

RESTAURANTS & FOOD JOINTS:

Dominos	400m
Kolkata Eats	750m
Jumanji	1.4km
Kitchen King 2	2.0km

NEARBY STATION / TOLL:

Dankuni Railway Station	2.0km
Dankuni Toll Plaza	2.4km
Dakshineswar Metro	10.0km
Airport	18.4km
2 nd Hooghly Bridge	23.6km

LEADING HOSPITALS:

Phoenix Hospital	1.6km
We Care Hospital	5.7km

MALLS & ENTERTAINMENT HUBS:

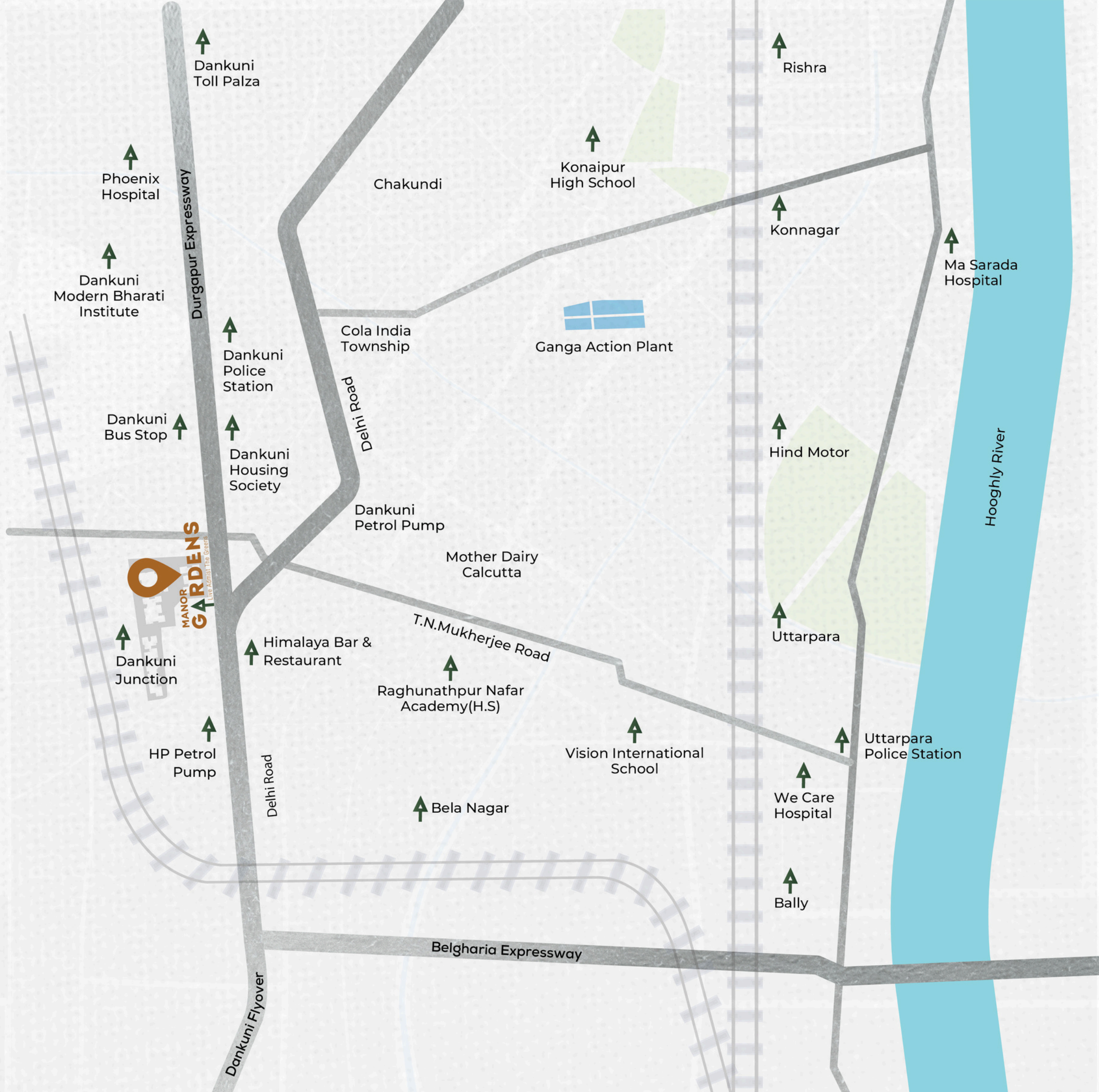
Reliance Trends	350m
Pantaloons	1.8km
V-Mart	7.9km
Style Baazar	8.4km

NEARBY COMMERCIAL HUBS:

Jutex Industries	1.7km
Mother Dairy	3.5km
Britannia Industries	3.7km
Delhivery Dankuni Hub	4.0km
Bengal Brevrage	6.1km



Scan to locate



LEGEND

1. Entry/ Exit
2. Security Room
3. Driveway
4. Jogging Track
5. Feature Plant
6. Peripheral Green
7. Tower drop-off
8. Multi-Level Car Parking
9. Central Lawn
10. Sitting Under Floral Trellis
11. Stepping Stones
12. Garden Seats
13. Tree Court
14. Paved Plaza
15. Performance Deck
16. Cultural Amphitheatre
17. Stepped Planter
18. Kids Play Area
19. Sculptural Installation
20. Climbing Wall
21. Supported Mound With Buried Seats
22. Steps To First Floor Podium
23. Seniors Gardens
24. Leisure Lawn
25. Gravel Walkway
26. Fragrance Garden
27. Mound With Seat
- 28 Service Block
29. Swimming Pool

