

GURUKUL UMANG



DEVELOPED BY:

J.P ESTATE

Umang Residency, Jatragchhi, Purbapara, P.O & P.S - New Town,
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GURUKUL UMANG

ABOUT US

Established with a vision of providing expert real estate solutions across a range of sectors, Gurukul Umang is the real estate venture of Gurukul Group. All the projects are designed with the highest quality standards, keeping in mind the modernity and urban lifestyles. A relationship of trust is the core value on which the foundation of 'Gurukul Umang' is built.

Epitomizing a perfect blend of contemporary design and quality construction, 'Gurukul Umang' is an integrated residential tower located in New Town Kolkata. Elegantly crafted apartments equipped with modern amenities and impressive features make it a perfect dream home.



A LOCATION THAT SPEAKS FOR ITSELF!

The magnificent Gurukul Umang is smartly located in New Town, Kolkata and is a well-planned project that is designed keeping the modern lifestyle in mind. Gurukul Umang offers homes that have been planned and developed to facilitate ample sunshine and pleasant breeze in all the corners.

It is close to the market, hospital, and many educational institutions and bound to please your expectations. It is near all major IT campuses, yet miles away from the madness. In addition to its excellent location, Gurukul Umang is minutes away from places like Aquatica, Eco Park, Tata Medical Centre, DPS School, City Centre II, etc. Also within close proximity, you can find various shopping malls and convenience stores.



LIVE THE GOOD LIFE



Amenities



 CCTV



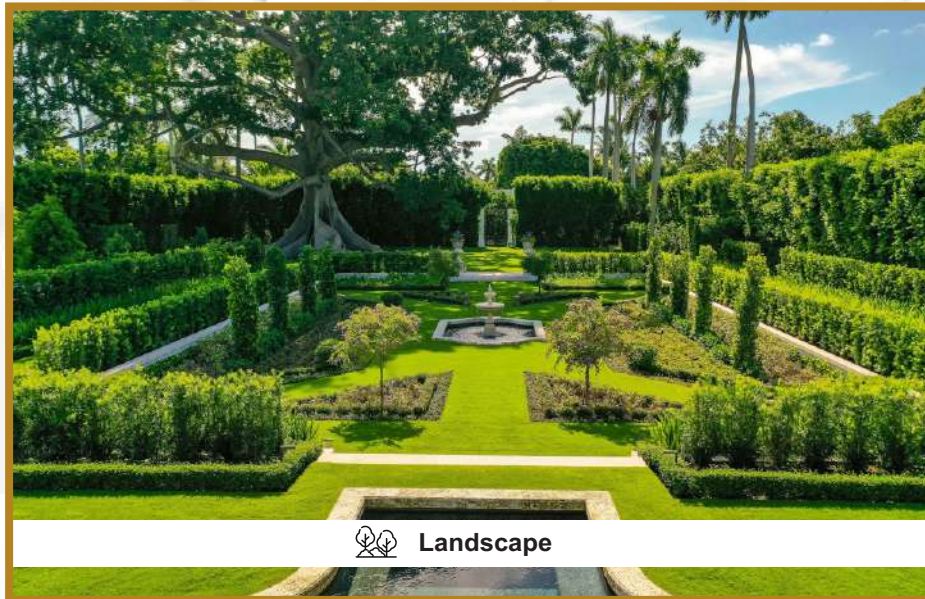
 Water Treatment Plant



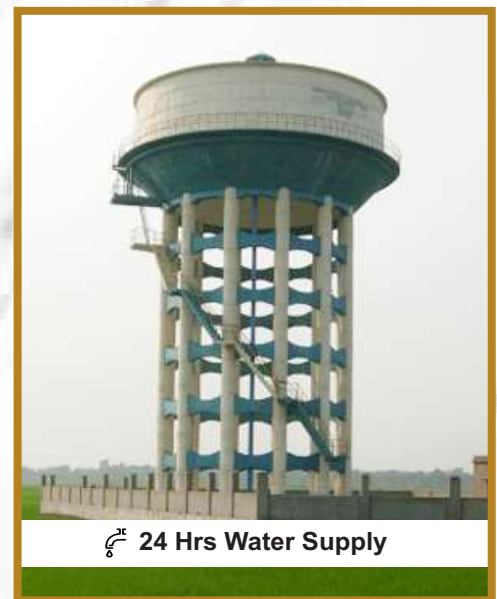
 Fire Extinguisher




 Intercom




 Landscape




 24 Hrs Water Supply












 24 Hrs Security Service



 Roof Garden










Project Specifications

Building Level

-  Lobbies on all floors and staircase of the said Building.
-  Lift machine room and lift well of the Said Building.
-  Water reservoirs/tanks of the said Building.
-  Water supply, pipeline in the Said Building (save those inside any Unit).
-  Drainage and sewage pipeline in the Said Building (save those inside any Unit).
-  Wiring, fittings and accessories for lighting of lobbies, staircase and other common portions of the Said Building.
-  Space for Electricity meters.
-  Lift and allied machinery in the building.
-  Ultimate roof of the building will be treated as common space.



Complex Level

-  Water Treatment Plant & 24 hour water supply arrangement.
-  Water pump/s and motor/s.
-  Central drainage and sewage pipeline and connection with Panchayet Authority.
-  Wiring, fittings and accessories for lighting of common portions.
-  Installations for receiving and distributing electricity from supply agency.
-  Boundary walls and main gates.
-  C.C.T.V., Water Treatment Plant & Generator Facility.
-  Fire extinguisher & 24x7 Security Guards.
-  Other such common areas, fittings and installations as may be specified by the developer to be common areas fittings and installations/equipments.



Specifications



STRUCTURE

Building designed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.



EXTERNAL WALL

10" thick ash brick wall and plastered with cement mortar.



INTERNAL WALL

3" thick brick wall and plastered with cement mortar.



FLOORING

Flooring is of flat will be of Tiles. Flooring of car parking will be cement.



BATH ROOM

Bath room fitted upto 5'-6" height with glazed tiles of standard brand.



KITCHEN

Cooking platform and sink will be of Steel Sink with 2'-6" height standard tiles above the platform to protect the oil spot.



TOILET

European type commode with standard P.V.C. ISI Cistern. All fittings are in standard type. One wash hand basin is in dining space.

- **Common Toilet** One two pin mixture bibcock. One shower, one Tap.
- **Attached Toilet** One shower and two CP Bibcock.



DOORS

Sal Wood Frame. All doors including Main Door & Other door palla of the flat of flash door.



WINDOWS UPVC

Sliding. WATER SUPPLY Water supply around the clock is assured for which necessary 4" CRI Submartible pump/deep tube well will be installed.



PLUMBING

Toilet concealed wiring with PVC Pipe (Supreme) all fittings are standard quality (Jaquar/Essco/Johnson/Cera).



BALCONY

Upto 3'-0" height grill will be provided in the balcony.



LIFT

Four persons capacity lift will be provided in each block of the building complex.



Electrical Works

Full concealed wiring with copper conduit and proper earthing point.



In Bed Room

Three light points, only one 5 amp. plug point, one fan point. One A.C. Point with Stater in all the bedrooms of the flat, T.V. point.



Living / Dining Room

Two light points, One Fan point, one 5 amp. plug, one 15 amp. plug (as per required area), T.V. point.



Kitchen

One light point, one exhaust fan point and one 15 amp. plug point.



Toilet

One light point, one 15 amp. plug point, one exhaust fan point. Only one gyzer point in common toilet.



Verandah

One light point.



One light point at main entrance and 32 amp. MCB with earthing.



Calling Bell

One calling bell point at the main entrance.



6' height boundary wall around the total building area.



Water proof cement roof flooring of the building.



Painting



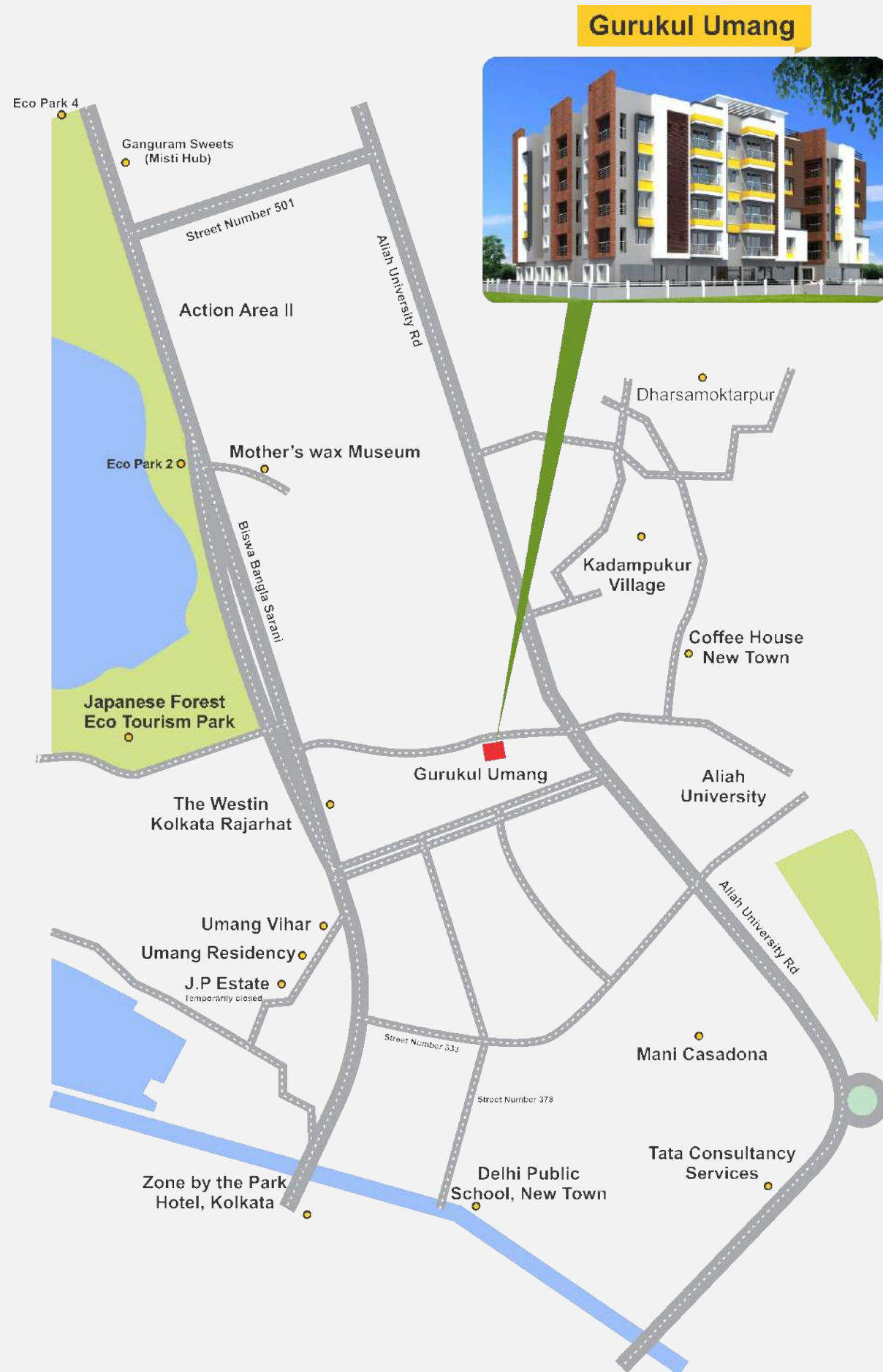
Inside wall of the flat will be finished with J.K. or Birla wall putty and external wall with weather coat (Assian Paint or equivalent).



All door and windows frame painted with two coats white primer.



Location Map



A Niche Reputation



Gurukul Heights is advantageously located in New Town near Unitech Infospace. It is a proposed G+9 storey with 3 Magnificent Towers. Lifestyle spread across 1.15 Acres (Approx.) of large land area.

Gurukul Lakeview is an upcoming luxurious residential township located conveniently in Tangra. The apartment campus is spread across 0.266 acres and is a part of the Golden Quadrilateral Project.



Umang Vihar in New Town, Kolkata East is spread over a total area of 1.24 acres of land. Umang Vihar has a total of 4 towers with luxury apartments.

Umang Residency is a residential project in New Town, Kolkata. The size range is of 795.0 - 1150.0 sq.ft. There are 3 buildings with a total of 43 units.

