

Project of



Simoco Systems & Infrastructure Solutions Limited

Regd. Office : Godrej Genesis Building (2nd Floor), Block EP & GP,

Salt Lake Electronic Complex,

Sector - V, Bidhannagar,

Kolkata - 700091

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Toll Free : 1800 2000 104 (10.00 AM-6.00 PM, Monday to Friday)

Website : www.sanhitarealty.net

Architect



Project Approved by :



Brochure Disclaimer :

The information in this Brochure is indicative of the development that is proposed. Subject to the approval of the competent authorities or in the interest of the continuing improvement, the developers reserve the right to change the layout, plans, specifications or features without prior notice or obligations.

*This brochure is purely conceptual and not a legal Offering. Simoco Systems and Infrastructure Solutions Ltd. and the Architects reserve the right to amend any details / specifications / elevations / amenities / facilities at their discretion, without prior notice.

*All floor plans, layouts, perspectives, dimensions and specifications are indicative and subject to change without any notice. Architectural features may differ in different apartments. No complaint regarding design, layout and accommodation shall be entertained by Simoco Systems and Infrastructure Solutions Ltd.

*All images are artists' impressions and not necessarily fully representative.

*All furniture and extra accessories shown in the photographs / plans / layouts are only by way of suggestions as to the manner in which a unit may be used and the same do not form part of the specifications or deliverables.



Barir **Swapno** Noy
Swapner Bari





Sanhita™
Redefining Way of Life

*Home is all about peace,
in your own space.*

*Where your heart sings,
your mind is free*

*&
you are simply yourself.*

*Come and stay with me
at Sanhita.*

Usha Gangup.



Master Plan

- 1 BHK
- 2 BHK
- 3 BHK
- STUDIO APARTMENT
- CLUB COMPLEX
- COMMERCIAL BLOCK



LEGEND

Swimming Pool
 Timber Deck
 Kids Pool
 Trellis with Spouts
 Club Complex
 Putting Golf
 Tennis Court
 Basket Ball
 Tot Lot
 Walkway
 Driveway with Grass Bond Tiles
 Rock Water Features
 Pavilion
 Lotus Pool
 Stepping Stones
 Patio
 Water Body
 Electrical Substation
 Commercial Block

Open Space :
76.64%

Basic Infrastructure

- Project spread over approximately 46 Acres of land
- 76.64% Open Area
- Blocks Well Connected by Wide Roads
- Flower Garden, Water body, Green landscape and Children Play Area within the close proximity of every block
- Underground Water Supply, Electricity, Drainage, Sewerage System
- CCTV System for Security and Surveillance
- Boom Barrier and RFID based Car Parking Management System
- Adequate Power Supply
- 24 hours alternate Power Supply Source for Common Area & Lift
- Intercom Facility
- DTH Connection in all Flats
- Wi-Fi Enabled Campus
- ATM Counter

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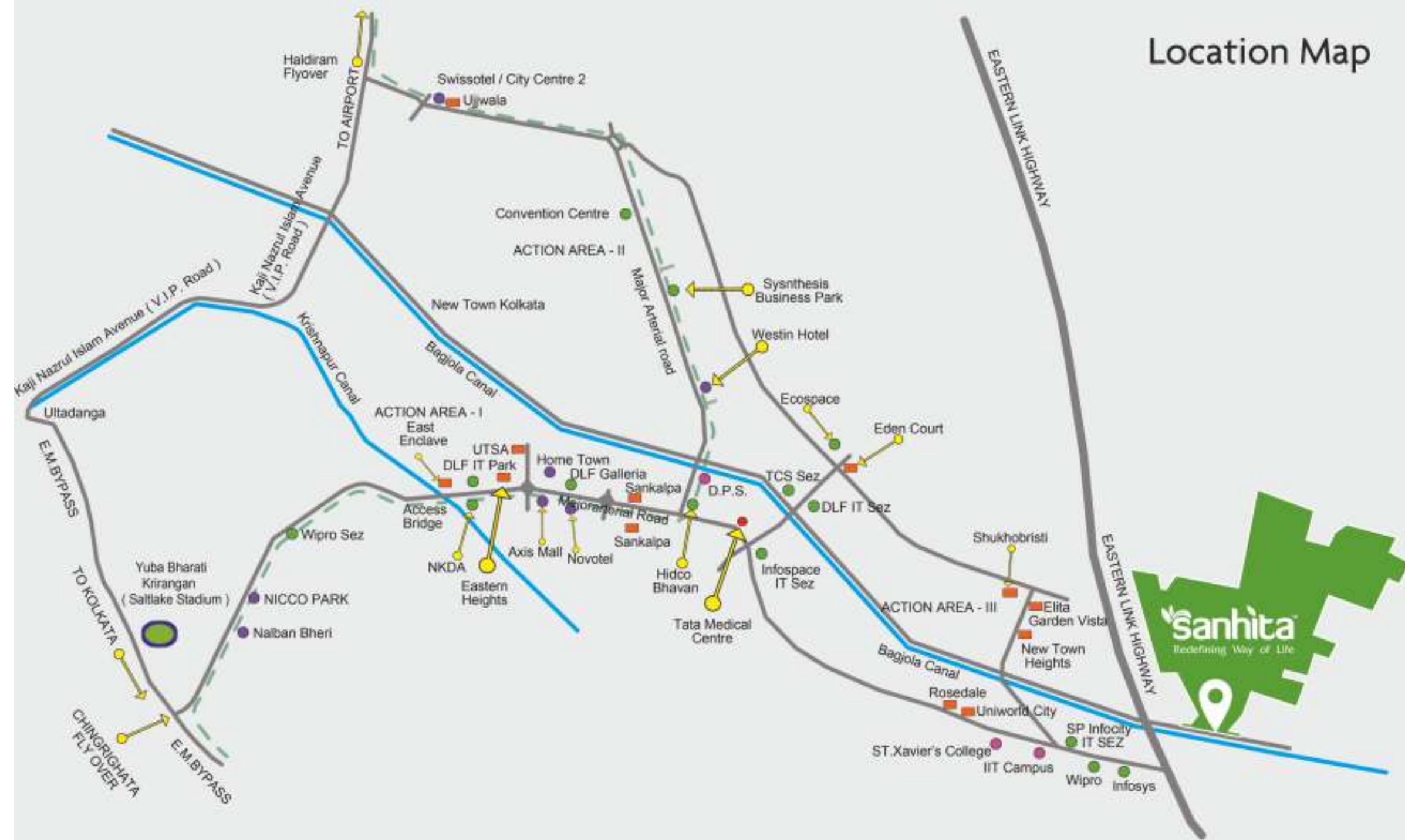


76.64% Open Space

Game On

Breaking the closed walls of today and giving a new childhood and in the end there should be messy hair and sparkling eyes for today's moments are tomorrow's memories.



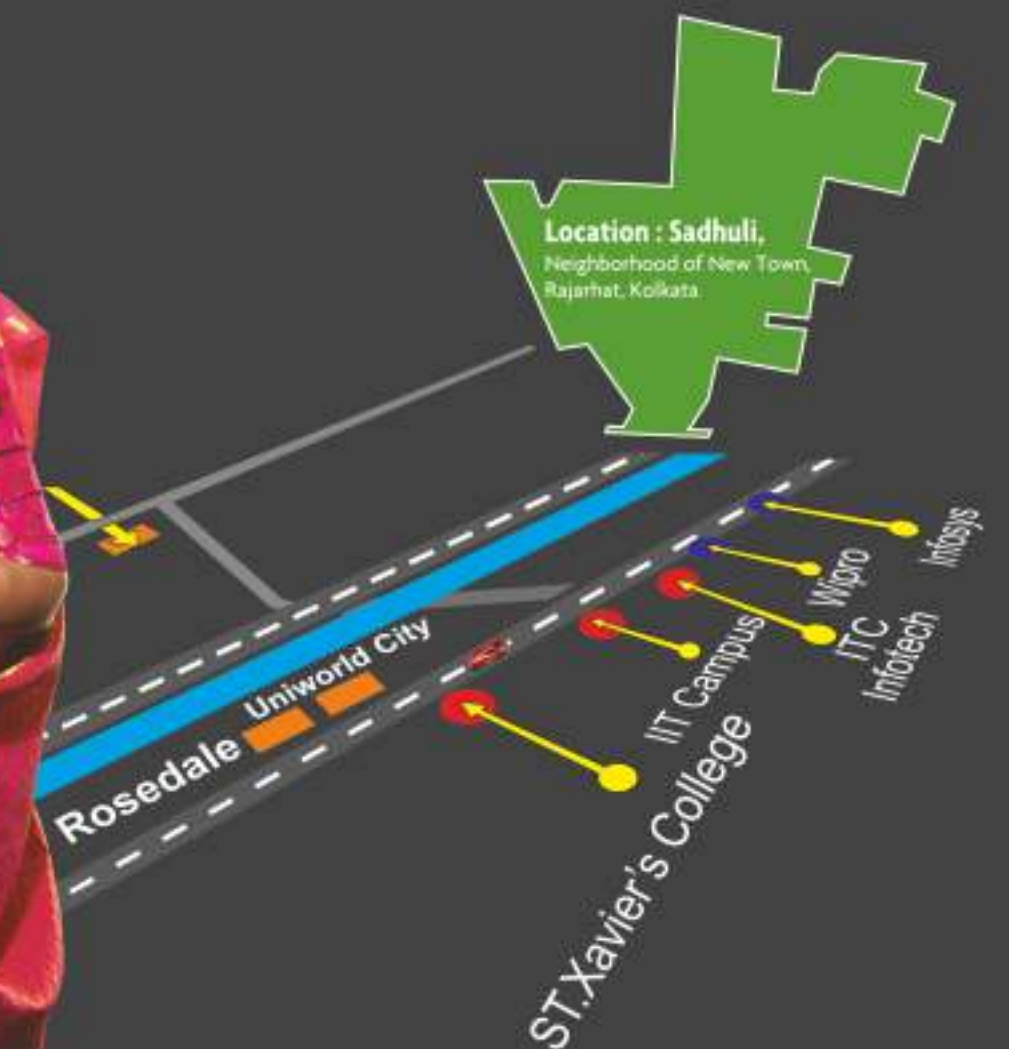


Connectivity


- Approx. 5 min. drive from Wipro, Infosys, IIM, IIT, ITC, Infotech Campus, St. Xavier's College etc.
- Approx. 7 min. drive from TATA Medical/Ohio Hospital/Narayana Eye Hospital
- Approx. 10 min. drive from DPS New Town/New Town School Kolkata
- Approx. 11 min. drive from Salt Lake Electronic Complex
- Approx. 15 min. drive from ECO Park
- 20 minutes drive from Airport
- 'SANHITA' project will have its own transport facility (for dropping of residents) up to Rabindra Tirtha and Sector V by battery operated bus / auto. This fleet will be operated in periodical time schedule.



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- Residential
- Commercial / Office
- Mall / Leisure / Hospitality
- Educational Institution
- Hospital
- Proposed Metro Route



The earth has music, for those who listen

Away from din and bustle of inner-city traffic, you can fall in love with your body, mind and soul. It has enough greenery and open spaces to submerge you in peace and harmony. Feel the unrestricted tranquility with a vast frontage that brings out your inner musician.






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Dream home

Build your dream home and make your loved ones world come true. The perfect place to grow and spend time with them.



Enjoy the captivating ambience with serenity

Life will be better by the enchanting swimming pool where you can relax, soak and unwind with a view to match the good times awaiting you. Enjoy life in all of its excitement and tranquility of moments that escapes effortlessly. Here the sun shines resplendently off the soothing water and your dreams skim the surface of reality.



Actual Pictures of Model Studio Apartment

STUDIO apartment



SBUA of Flat = 348 sq. ft.

Plinth Area = 277 sq. ft.

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Typical Floor Plan

For SA 1

A	Ladies Beauty Parlour
B	Fast Food Centre
C	Pastry Shop
D	Coffee Shop
D1	Coffee Shop
E	Grocery Shop-1
F	ATM
G	Cake Shop
H	Gents' Beauty Parlour
J	Amusement Room
K	Breakfast Joint And Dining, Kitchen
L	Laundry
M	Medicine Shop
B1	Fast Food Centre
E1	Grocery Shop-1
N	Pastry Shop
M1	Medicine Shop
P	Sweet Shop
N1	Pastry Shop
D2	Coffee Shop
J1	Amusement Room
Q	Stationary Shop
F1	ATM
V	Service Room & Toilet Block
V3	Service Room & Toilet Block



Ground Floor Plan

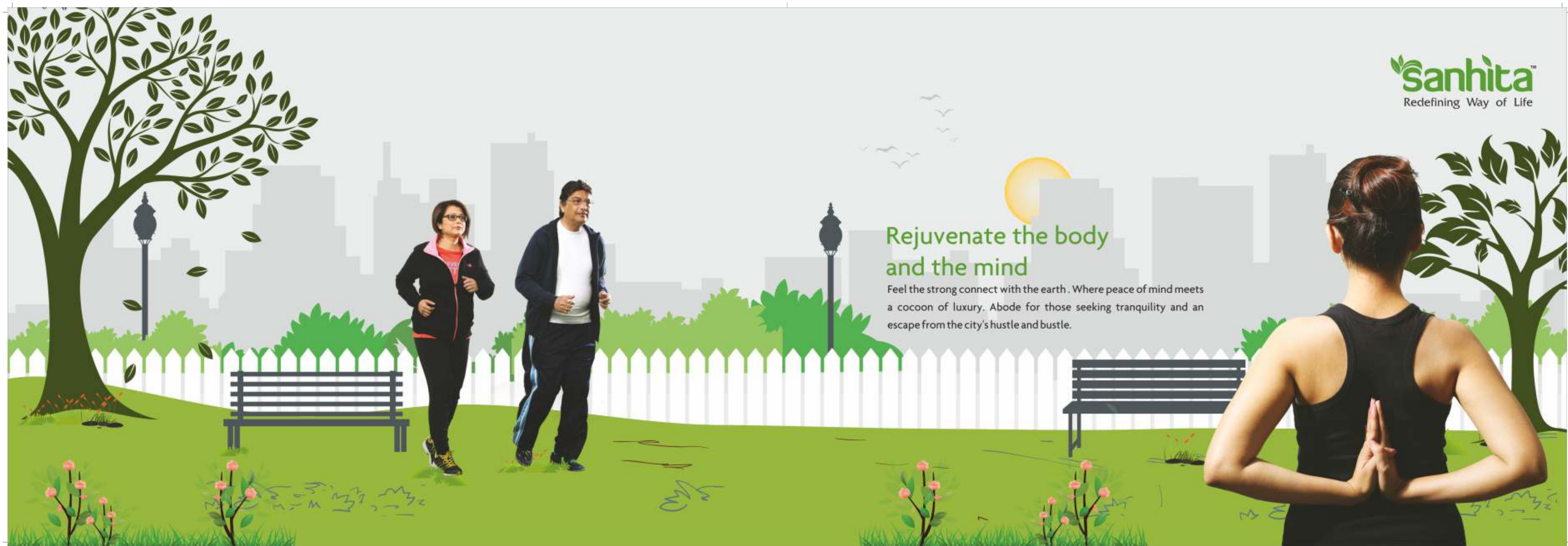


For SA 2

D3	Coffee Shop
R	Restaurant
S	Gift Item Shop
D4	Coffee Shop
J2	Amusement Room
M3	Medicine Shop
T	Polyclinic
Q1	Stationary
U	Electric Shop
M2	Medicine Shop
E2	Grocery Shop-1
F2	ATM
J3	Amusement Room
P1	Sweet Shop
Q2	Stationary
V1	Service Room & Toilet Block
V2	Service Room & Toilet Block

Rejuvenate the body and the mind

Feel the strong connect with the earth . Where peace of mind meets
a cocoon of luxury. Abode for those seeking tranquility and an
escape from the city's hustle and bustle.



Bathe in Fresh Air and Sunshine in your own 3 site open Rooftop Apartment !



Rooftop Plan A

BUA of Flat = 965 sq. ft.
Terrace Area = 215 sq. ft. SBUA of Flat = 1255 sq. ft.



Rooftop Plan B

BUA of Flat = 1120 sq. ft.
Terrace Area = 295 sq. ft. SBUA of Flat = 1456 sq. ft.

FACILITIES :

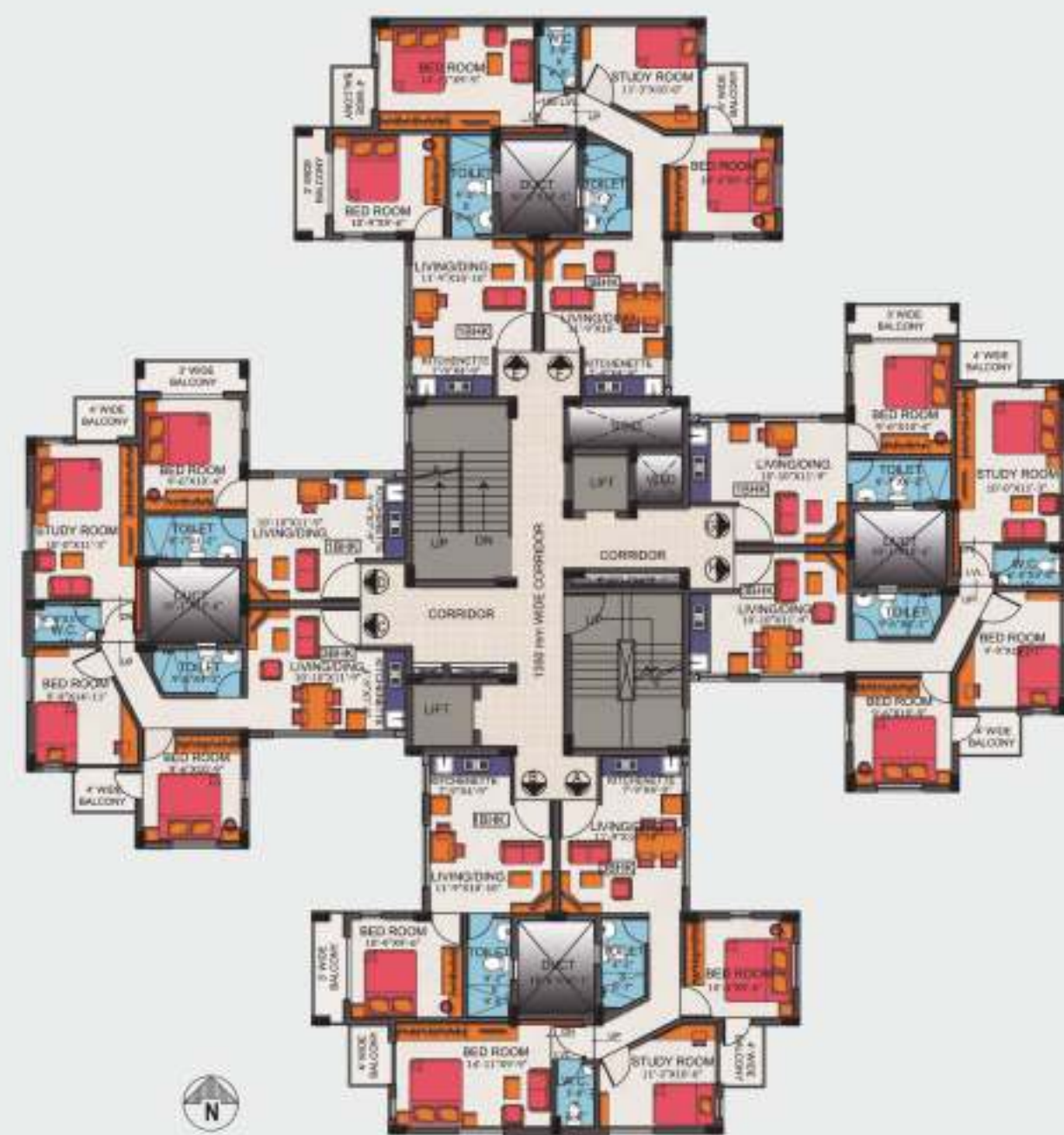
- Breakfast Joint
- Restaurant
- Fast Food Centre
- Stationery Shop
- Grocery Shop
- Medicine Shop
- Laundry
- ATM
- Pool
- Table Tennis
- Library
- Amusement Room
- Basket Ball Court
- Badminton Court



ROOFTOP GARDEN APARTMENT

SPECIFICATIONS :

- Vitrified Tiles Flooring
- Aluminium Sliding
- Window



Optional Floor Plan

Flat A
(1bhk With Balcony)= 373 Sqft.
Flat A SBUA (1BHK) = 485 Sqft.

Flat B
(3BHK with Balcony)= 765 Sqft.
Flat B SBUA (3BHK) = 995 Sqft.

Area For 3 BHK Pent House (8th Floor Plan)
Total Plinth Area- 1120 Sq. Ft
Standard Built-up Area- 1456 Sq. Ft
Terrace Area- 295 Sq. Ft
Tower Specification- G+8

Fully Furnished Flat





Enjoy the captivating ambience with serenity

Life will be better by the enchanting swimming pool where you can relax, soak and unwind with a view to match the good times awaiting you. Enjoy life in all of its excitement and tranquility of moments that escapes effortlessly. Here the sun shines resplendently off the soothing water and your dreams skim the surface of reality.



Total Plinth Area
344.34 Sq.Ft

Standard Built-up Area
451.00 Sq.Ft

Tower Specification
G + 4

FLAT MARKED : A to H

Living	(8'-7" X 6'-9")
Kitchen / Dining	(11'-5" X 7'-4")
Balcony	(3'-4" X 3'-4")
Bed Room	(10'-10" X 10'-8")
Common Toilet	(4' X 8'-1")



1BHK Apartments

GENERAL FEATURES

- Lift and Walk-up Stairs
- 8 Flats per Floor
- Natural Lighting in all Rooms
- Flower Garden, Green Landscape, Water body and Children Play Area
- Community Centre
- Optional Club Facility
- DG Power Supply Back-up for lift and lobby lighting
- CCTV and Security Surveillance Enabled
- Boom Barrier with RFID based Car Parking Management
- Intercom & Telephone
- DTH Connection in all Flats
- Wi-Fi Enabled Campus

Let the game begin

Outdoor sports infuse a sportive spirit to take up the heavy burden of life in a lighter vein. At Sanhita, you are welcome to involve yourself in outdoor sports like putting golf, cricket or lawn tennis.



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SinjiniTM

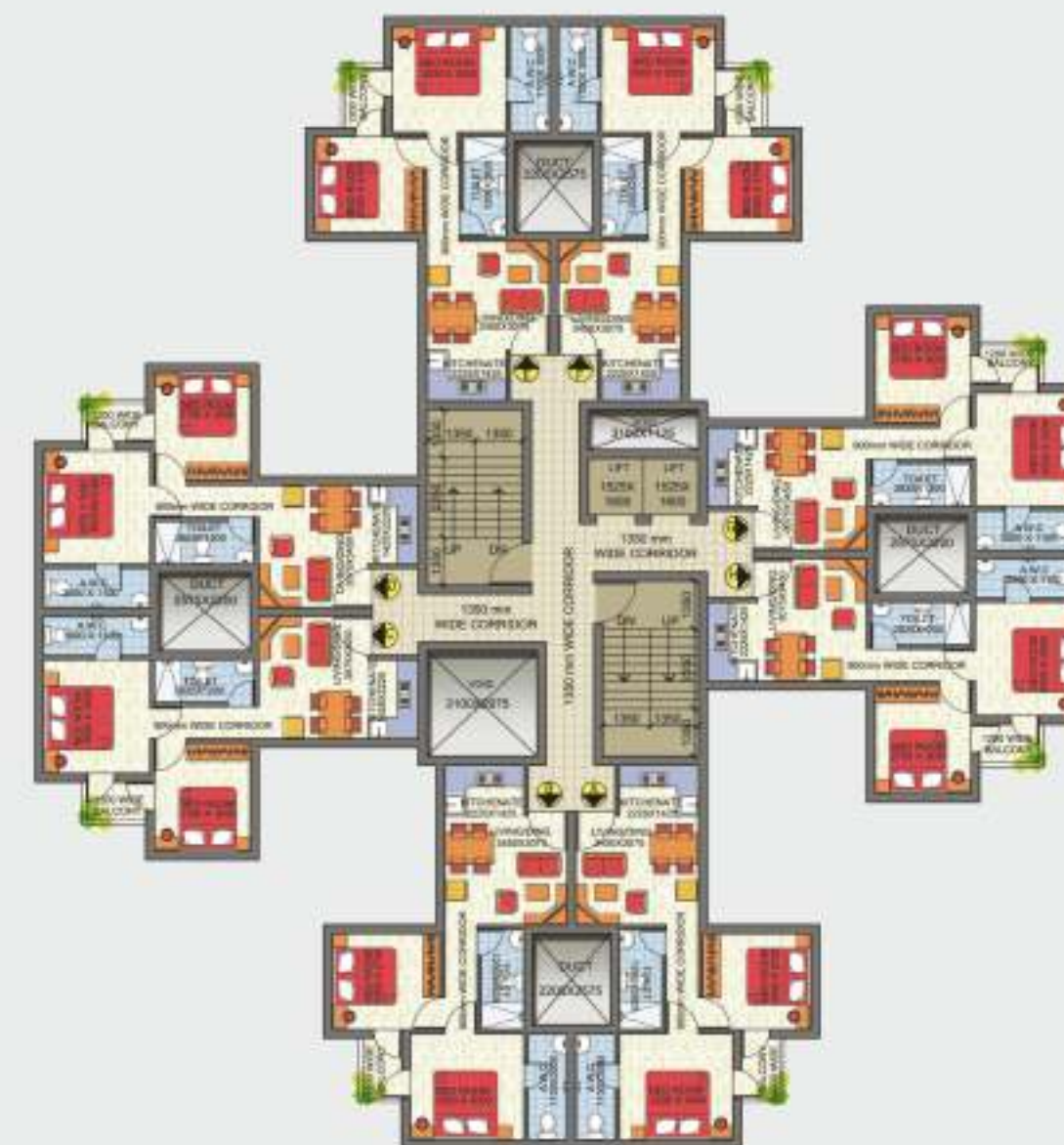
2 BHK Apartments

FLAT MARKED : A to H

Living / Dining	(11'-7"X 10'-5")
Kitchen	(7'-7"X 4'-9")
Corridor	(3'X 10'-3")
Bed Room	(10'-5"X 9'-6")
Balcony	(4'X 6')
Master Bed Room	(10'-10"X 10'-2")
Attached Toilet	(3'-10"X 10'-4")
Common Toilet	(4'-3"X 9'-7")

GENERAL FEATURES

- Ground (Parking) plus 7 Upper Floors
- 2 Lifts and 2 Walk-up Stairs
- 8 Flats per Floor
- Natural Lighting in all Rooms
- Flower Garden, Green Landscape, Water body and Children Play Area
- Community Centre
- Optional Club facility
- DG Power Supply Back-up for lift and lobby lighting
- CCTV and Security Surveillance enabled
- Boom Barrier with RFID based Car Parking Management
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- DTH Connection in all Flats
- Wi-Fi Enabled Campus



Total Plinth Area
565.11 Sq.Ft

Standard Built-up Area
734.00 Sq.Ft

Tower Specification
G + 7/8



Lets celebrate together

Lets there be color, lets there be light. Lets be together and celebrate every festivity as SANITHA FAMILY.



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Redefining Way of Life

Celebrate MOMENTS & create MEMORIES within SANHITA
Housing Complex spread over 46 acres.

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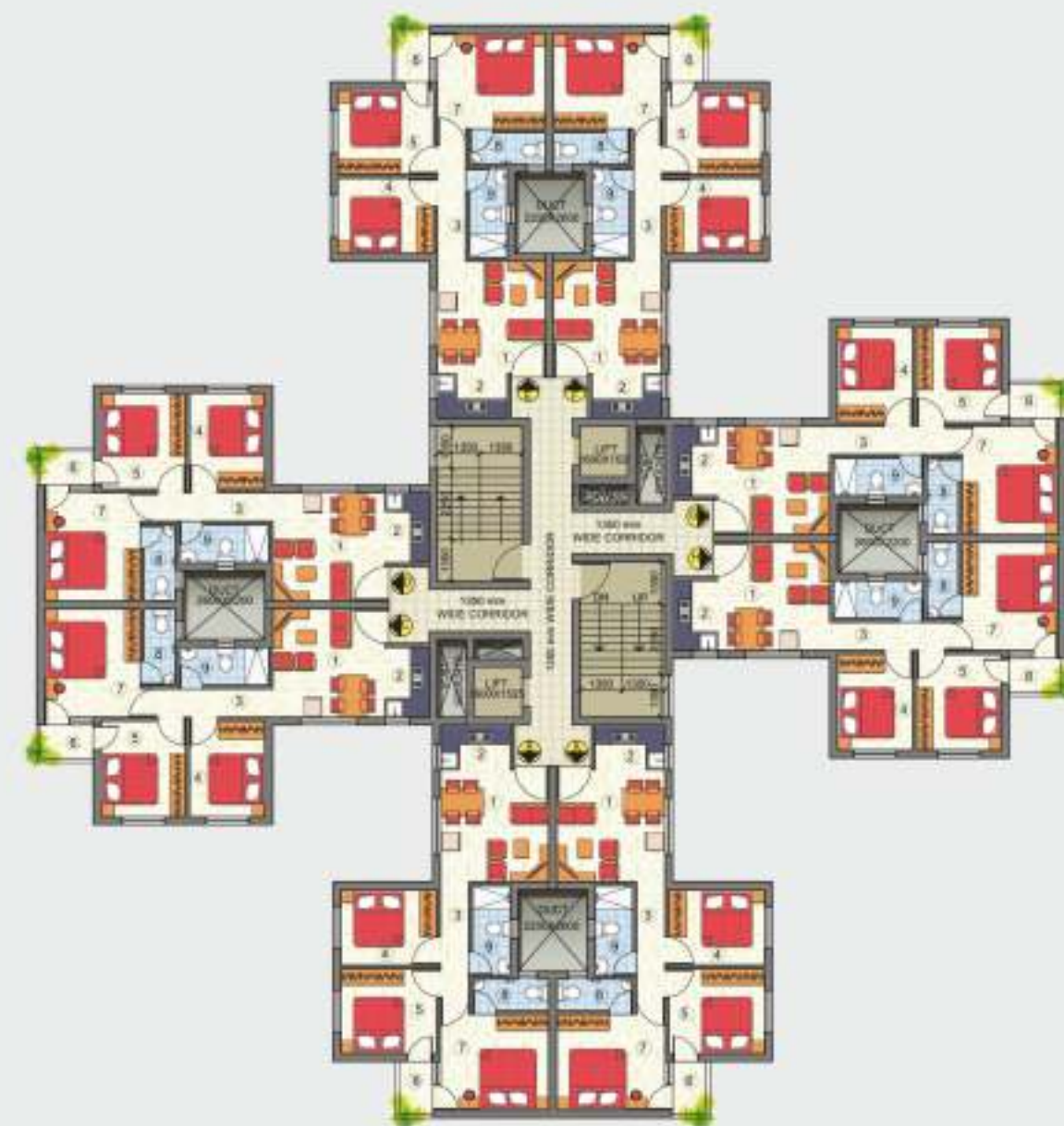
Surangona
3 BHK Apartments

FLAT MARKED : A to H

Living /Dining	(11'-9"X 11'-11")
Kitchen	(7'-9"X 4'-11")
Corridor	(3'X 14'-1")
Bed Room	(10'-5"X 9'-2")
Bed Room	(10'-5"X 8'-3")
Balcony	(4'X 6')
Master Bed Room	(11'-6"X 10'-4")
Attached Toilet	(8'-2"X 3'-7")
Common Toilet	(4'-3"X 9'-6")

GENERAL FEATURES

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Total Plinth Area
704.61 Sq. Ft

Standard Built-up Area
916.00 Sq. Ft

Tower Specification
G + 7/ 8

SPECIFICATIONS :

Foundation & super structure :

Piling work / R.C.C. Foundation & R.C.C column.

Masonry Works :

a) All external walls will be 200mm thick of AAC Block / Fly ash brick Masonry with cement mortar, Jointing chemical and Anti Fungal External Grade Paint.

b) All internal walls will be 100/125 mm thick of AAC Block / Fly ash brick Masonry in cement mortar 1:4 as per Architect's Design. Plaster of Paris over plastered surface.

Flooring :

- Living, Dining: Vitrified Tiles flooring.
- Bed room, Kitchen, Toilets, Balconies, Common Lobby Rectified Tiles flooring.
- Kitchen Counter: Black stone kitchen counter over Kadappa stone.
- Stair: I.P.S./Net cement flooring.
- Driveway & Car park: Paving with Paver Block/Grass Infield Paver Block

Dado :

- Toilets: Rectified wall tiles up to 5' height.
- Kitchen: Rectified wall tiles up to 2' height over Kitchen Counter.

Doors :

- All Flush door of standard make and for main door one flush door with Decorative laminates (outer side only) as per Architect's Design.
- All Toilet Doors: PVC shutter standard makes as per Architect's Design.
- All frame is wooden frame.

Windows & Railings :

- Aluminium Sliding window / openable window with clear Glass
- Balcony & Staircase railing: M.S hollow section as per design coated with Enamel Paint.

Sanitary & Plumbing :

- Water Supply : Concealed UPVC/CPVC Water Pipes.
- Sewerage & Drainage: PVC Soil & Waste Pipes/R.C.C hume pipe.
- Toilet Fixtures : White colour Ceramic Basin and European Style WC with PVC Cistern of standard make
- Taps & Fittings : CP fixture of standard make.
- Kitchen Sink : Stainless Steel of standard make without Drain Board.

Electrical :

- Wiring: Concealed conduit with FR Copper Wires.
- Switches : Modular Type Switches
- Light & Fan Points: As per consultant's drawing.
- TV Points : In Living Hall
- AC Points in Bedrooms: Provisions will be kept by providing pre-laid conduits and terminating the same in junction boxes in respective rooms. Wiring and switch/socket for the AC points will not be provided.
- Water Purifier and Chimney Points.
- One common power point of 16 amps for multi user.
- Electrical conduits and Modular back box will be provided for Geyser point for attached toilet. No wiring and switch / socket will be provided.



Live Love Laugh

Young enough not to care. To moments of solitude with the one you love under the safe haven of Mother Nature is sunshine to the soul. Celebrate life by living.

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