

Become A Part Of Our Distinguished Legacy...

Consultant Architect



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PRARAMBH

The Beginning of Your Best Life...

A Project By :-



MANIDEEP NIRMAN
YOUR DREAMS, OUR LEGACY

Step Into A World of Possibilities.....



"Artist's Impression"



"Artist's Impression"

LOCATION



Nearby Landmarks

Schools

- South City Int’l - 550M
- Mahadevi Birla SV - 3.7 KMs
- Modern High - 4 KMs

Hospitals

- EEDF- 290M
- Ashok Nursing Home - 1.1 KMs
- Manipal Dhakuria - 1.6 KMs

Malls and Multiplexes

- South City Mall - 350M
- Lake Mall - 3.7 KMs
- Acropolis Mall - 5.5 KMs

Metro Station

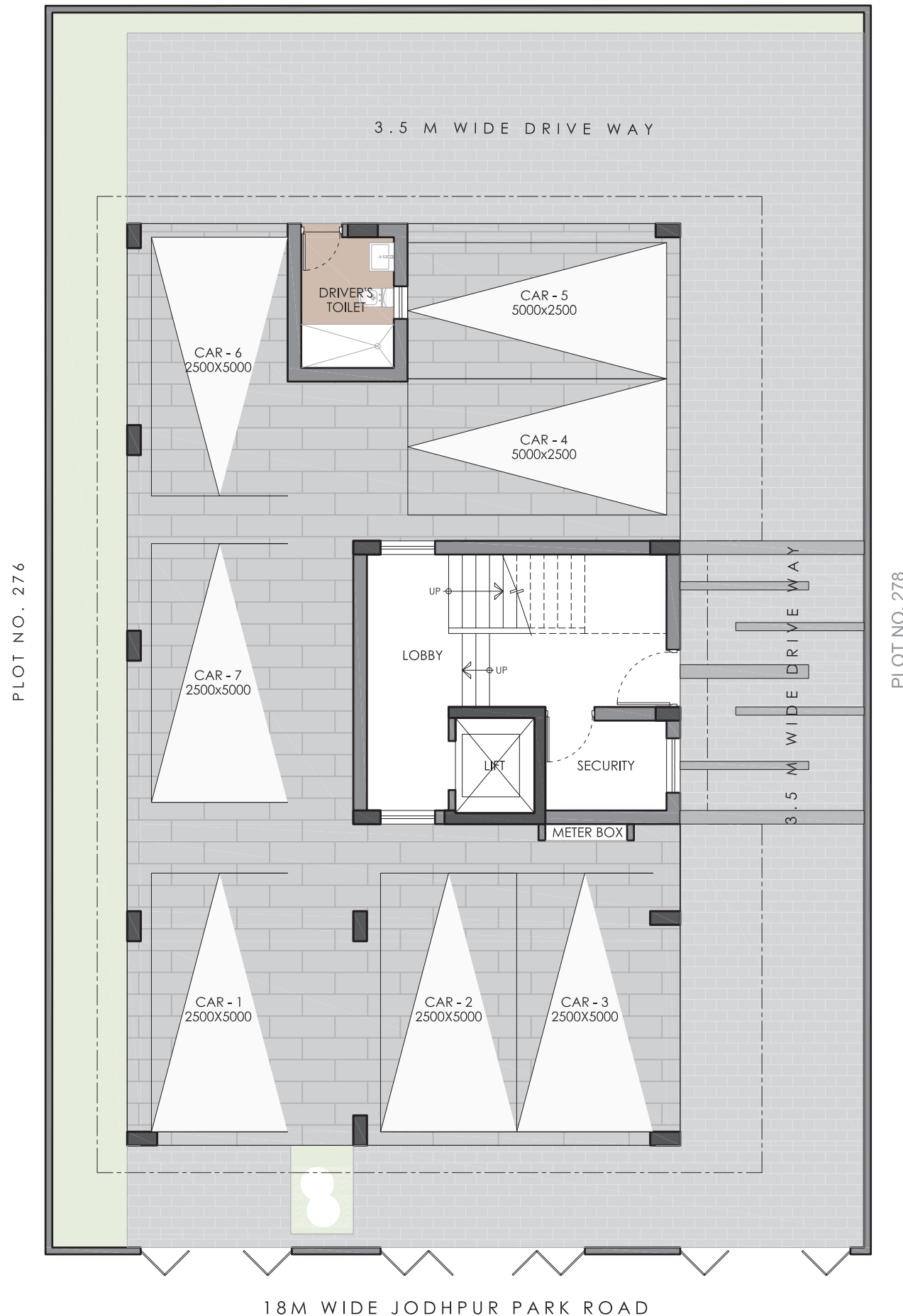
- Rabindra Sarovar - 3.5 KMs
- Kalighat - 4 KMs
- Jatin Das Park - 4.7 KMs



“Artist’s Impression”

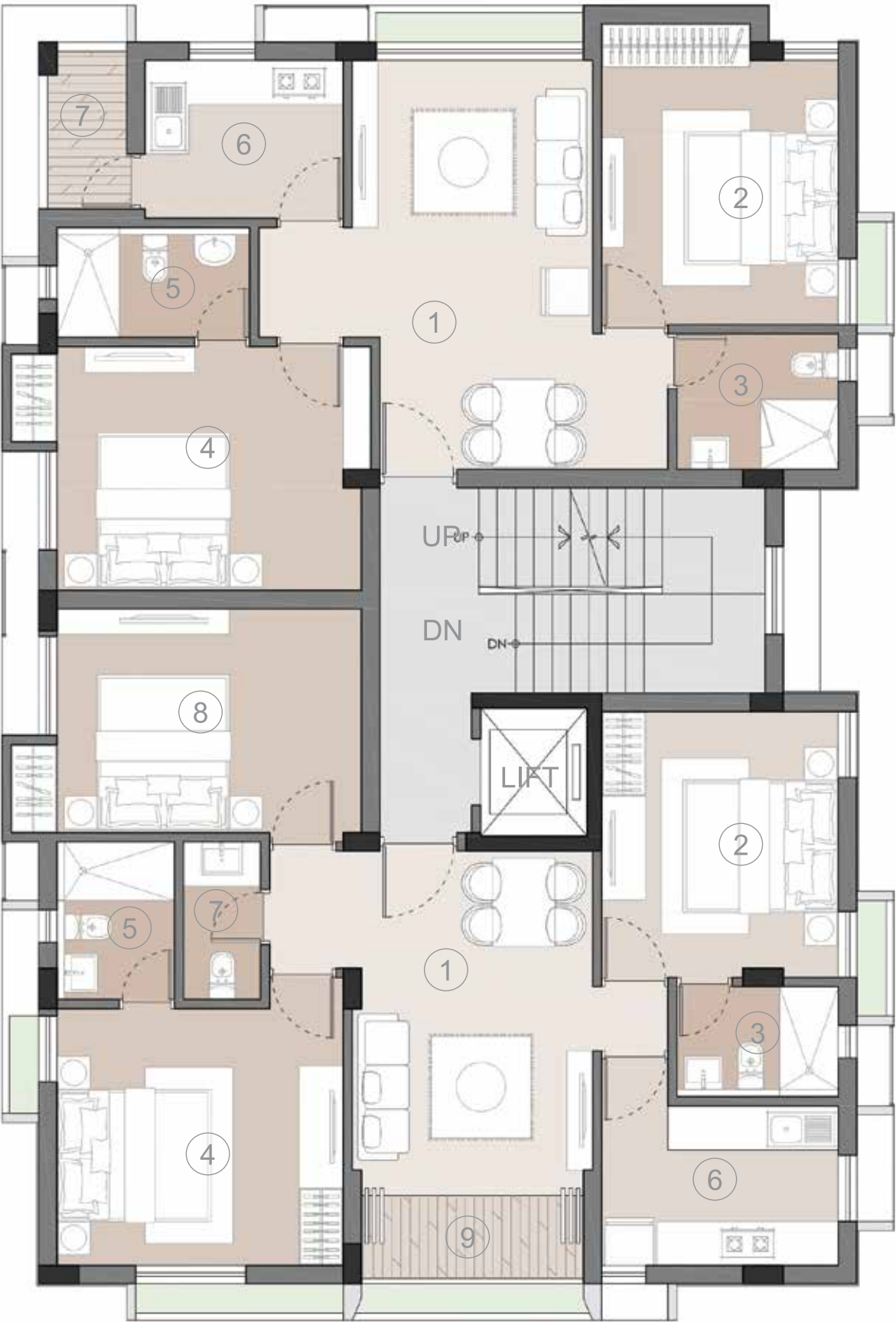
GROUND FLOOR PLAN

PLOT NO. 261



Disclaimer: The above images are simply an artist’s impression and carries no obligation/ liability of the developer to comply with the visual provisions of the property.

1st, 2nd & 3rd FLOOR PLAN (INDIVIDUAL UNIT)



TYPICAL 2 BHK UNIT

No.	Space Type	Dimesion(in ft.)	Dimesion (in mm)
1	Living / Dining	10'9"x18'3 "	3275x5575
2	Bedroom	10'7"x11'10"	3225x3600
3	Toilet	7'3"x6'1"	2200x1850
4	Master Bedroom	13'7"x10'11"	4150x3325
5	Toilet	8'7"x4'11"	2625x1500
6	Kitchen	8'10"x7'1"	2700x2150
7	Utility Balcony	3'11"x7'6"	1200x2275

AREA DETAILS :

BUA : 76.81 sq.m/ 826 sq.ft.

CARPET AREA :

Apartment : 65.25 sq.m/ 702 sq.ft.

Balcony : 2.73 sq.m/ 29 sq.ft.

TYPICAL 3 BHK UNIT

No.	Space Type	Dimesion (in ft.)	Dimesion (in mm)
1	Living / Dining	10'9"x14'9 "	3275x4500
2	Bedroom	10'7"x11'11"	3225x3625
3	Toilet	7'3"x4'11"	2200x1500
4	Master Bedroom	12'10"x11'6"	3900x3500
5	Toilet	5'3"x7'1"	1600x2150
6	Kitchen	10'7"x7'2"	3225x2175
7	Powder Toilet	3'5"x7'1"	1050x2150
8	Bedroom	13'7"x10'	4150x3050
9	Balcony	9'11"x3'11"	3025x1200

AREA DETAILS :

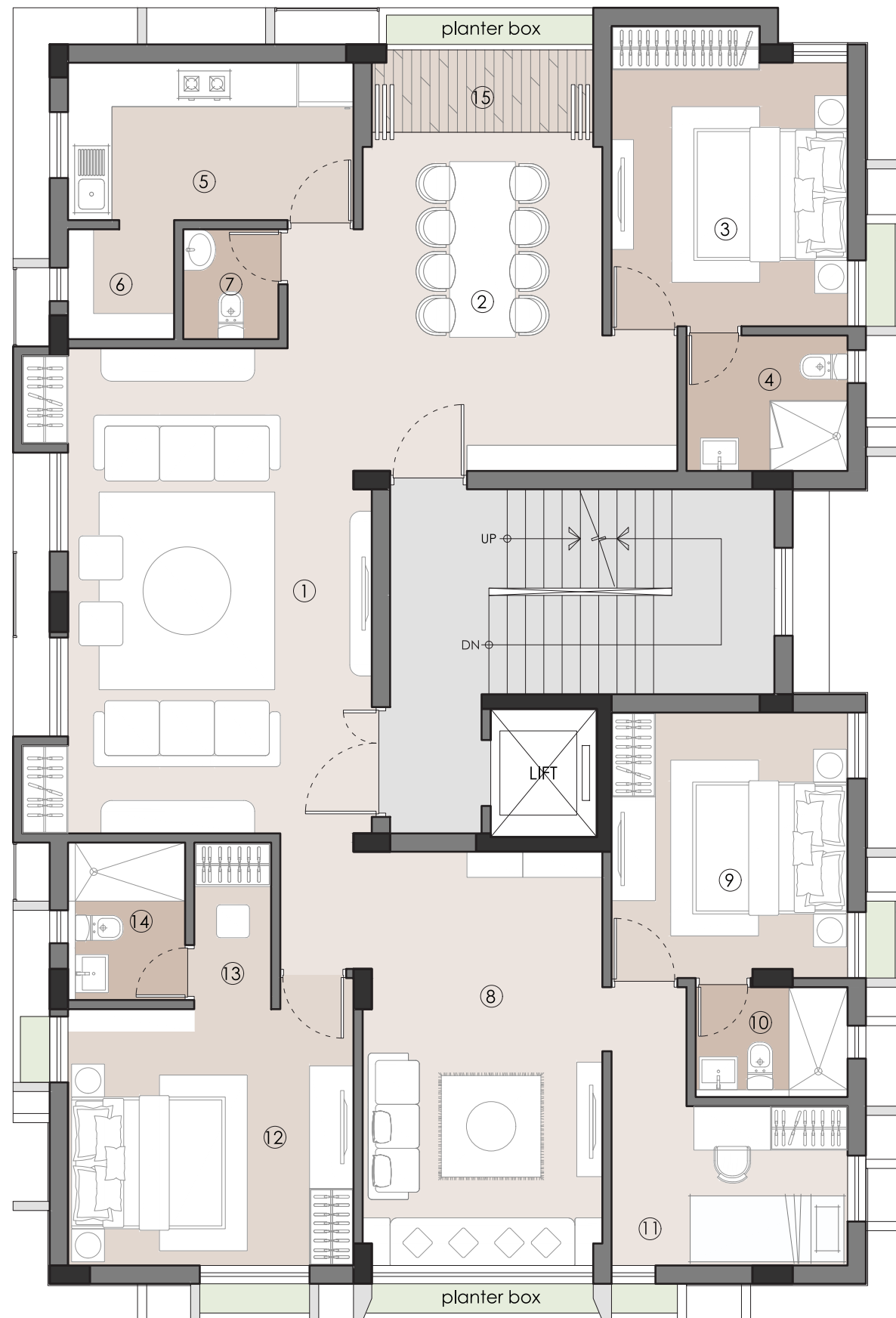
BUA : 90.97 sq.m/ 979 sq.ft

CARPET AREA :

Apartment : 76.69 sq.m/ 825 sq.ft.

Balcony : 3.63 sq.m/ 39 sq.ft

1st, 2nd & 3rd FLOOR PLAN (SINGLE UNIT)



TYPICAL 4 BHK UNIT

No.	Space Type	Dimesion(in ft.)	Dimesion (in mm)
1	Living room	13'7"x21'9"	4150x6625
2	Dining room	10'9"x14'6"	3275x4425
3	Bedroom	10'7"x11'10"	3225x3600
4	Toilet	7'3"x6'1"	2200x1850
5	Kitchen	12'10"x7'1"	3900x2150
6	Store	4'9"x4'11"	1450x1500
7	Powder Toilet	4'3"x4'11"	1300x1500
8	Family living	10'9"x18'6"	3275x5650
9	Bedroom	10'7"x11'11"	3225x3625
10	Toilet	6'10"x4'11"	2075x1500
11	Study / Singlebed	10'7"x7'2"	3225x2175
12	Master Bedroom	12'10'x11'6"	3900x3500
13	Dressing	3'5"x7'6"	1050x2275
14	Toilet	5'3"x7'1"	1600x2150
15	Balcony	9'11"x3'11"	3025x1200

AREA DETAILS :

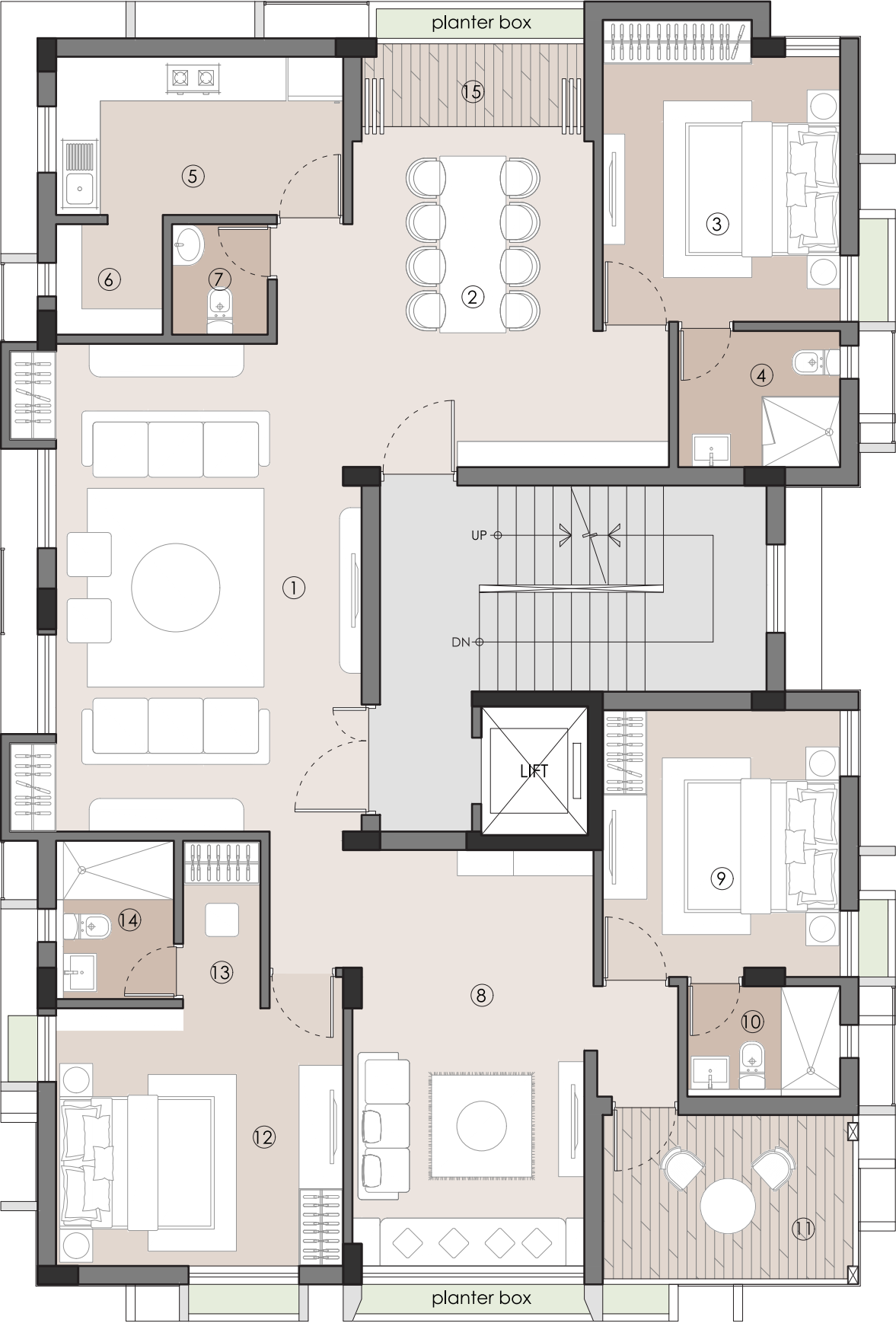
BUA : 167.78 sq.m/ 1,805 sq.ft.

CARPET AREA :

Apartment : 145.71 sq.m/ 1568 sq.ft.

Balcony : 3.63 sq.m/ 39 sq.ft.

4th FLOOR PLAN (PREMIUM APARTMENT)



TYPICAL 3 BHK UNIT

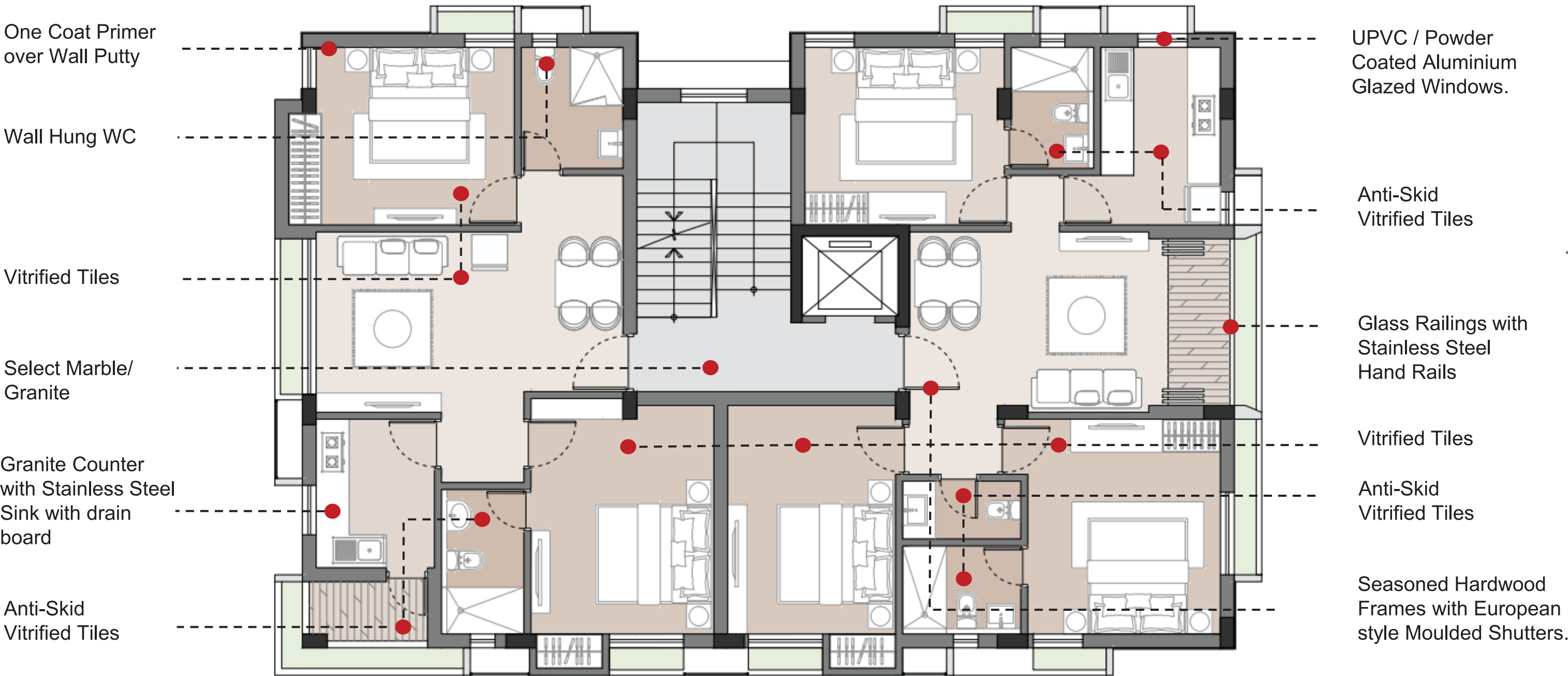
No.	Space Type	Dimesion(in ft.)	Dimesion (in mm)
1	Living room	13'7"x21'9"	4150x6625
2	Dining room	10'9"x14'6"	3275x4425
3	Bedroom	10'7"x11'10"	3225x3600
4	Toilet	7'3"x6'1"	2200x1850
5	Kitchen	12'10"x7'1"	3900x2150
6	Store	4'9"x4'11"	1450x1500
7	Powder Toilet	4'3"x4'11"	1300x1500
8	Family Living	10'4"x18'6"	3150x5650
9	Bedroom	10'7"x11'11"	3225x3625
10	Toilet	6'10"x4'11"	2075x1500
11	Open Terrace	11'5"x7'7"	3475x2300
12	Master Bedroom	12'10'x11'6"	3900x3500
13	Dressing	3'5"x7'6"	1050x2275
14	Toilet	5'3"x7'1"	1600x2150
15	Balcony	9'11"x3'11"	3025x1200

AREA DETAILS :

BUA : 159.79 sq.m/ 1,719 sq.ft.
Terrace Area : 7.99 sq.m/ 86 sq.ft.

CARPET AREA :
Apartment : 137.72 sq.m/ 1,482 sq.ft.
Balcony : 3.63 sq.m/ 39 sq.ft.
Terrace Area : 7.99 sq.m/ 86 sq.ft.

SPECIFICATIONS



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FOUNDATION :	RCC Pile Foundation
STRUCTURE :	Earth quake resistant RCC Framed Structure
WALLS :	Infill First Class Brick Walls
WALL FINISH (INTERNAL) :	Living / Dining / Bedrooms ~ One Coat Primer over Wall Putty. Lift Lobbies ~ Select Marble / Granite Cladding at Lift Fascia & Acrylic Emulsion Paint in remaining surface.
WALL FINISH (EXTERNAL) :	Unfired Clay Sheet Cladding / Ceramic Sheet Cladding of pleasing shades and textures along with Textured Paints.
FLOORING :	Living/ Dining / Bedrooms / Terrace / Balconies ~ Vitrified Tiles Lift Lobbies ~ Select Marble / Granite. Covered Parking ~ Heavy Duty Tiles.
KITCHEN :	Flooring ~ Anti Skid Vitrified Tiles Walls ~ Vitrified Tiles up to 2 Ft above working platform, rest of the wall in Acrylic Emulsion Paints; Granite Counter with Stainless Steel Sink with drain board. CP Fittings.
TOILETS :	Flooring ~Anti Skid Vitrified Tiles Walls ~ Vitrified Tiles up to False Ceiling Level; WC ~ Branded White European Type with Ceramic/ Concealed Cistern; Wash Basin ~ Branded White Ceramic with Granite/ Marble Counter Top; Single Lever CP Fittings.
PLUMBING :	Concealed CPVC Plumbing Lines

WINDOWS :	UPVC / Powder Coated Aluminum Glazed Windows.
DOORS :	Seasoned Hardwood Frames with European style Moulded Shutters.
ELECTRICAL :	Copper Electrical Wiring throughout in concealed conduit with provision for light points, TV & Telephone Sockets with Protective MCBs with branded Modular Switches.
AIR CONDITIONING :	Provision of Copper Conduits and drainage pipes for all designated Split AC Units.
POWER BACK UP :	Limited Back up (Chargeable).
LIFT :	One 6 Passengers Lift from Branded Lift Manufacturer.
SECURITY SYTEM :	24 Hrs. CCTV Surveillance with digital video recording facility at Exit/Entry Point; Security Desk at Ground Floor Level; Audio Communication from Guard unit to respective Apartment.
INFOTAINMENT :	Provision for high speed Wi Fi Connectivity and Cable TV Connectivity in each Apartment.
WATER :	24 Hrs. Water Supply provision with RCC UG/ OH Reservoir.
DRIVEWAY :	Cobblestone Paver Blocks
BALCONY RAILINGS :	Toughened Glass Railings with Stainless Steel Hand Rails.

Disclaimer : The building layouts & specifications are tentative and subject to variation. Manideep Nirman may affect such variations, additions, alternations therein as it may, at its sole discretion deem appropriate. No complaint regarding design, layout or accommodation shall be entertained by Manideep Nirman. Furniture layout shown in the brochure is indicative. Dimensions indicated in the unit plans are masonry dimensions (excluding the plaster thickness). Marginally variations may be necessary during construction by the discretion of the architects. Location & extent of window openings & planter box sizes may vary as per the façade scheme.

Welcome to Manideep Nirman

Your dreams, Our legacy.

Nestled in the lap of passion and perfection, Manideep Nirman Private Limited is a new-age real-estate construction and development company established with a singular vision in mind: To become a household name in the domain of real-estate across the country in the coming decade. Having built the largest corporate car-rental company in Eastern India, the directors of Ruia Car Rentals have embarked on a transformative mission to revolutionize the ways of living in the country. With our pilot project situated at 1/277A, Jodhpur Park, we invite you to become a part of our legacy and contribute to an endeavour that far exceeds our individualities, an endeavour that truly actualizes our dreams.

THE MANIDEEP TIMELINE

