

Rise to
the Good
Life!





Discover the *Heights* of Good Living

Rise to the much coveted life. With spacious homes.
Pristine outdoors. New-age lifestyles.
And an address to match!



Rajarhat-Newtown





2 Towers* - G+11 & G+12

2 / 3 / 4 Room Units

169 Apartments



*Phase 1



Be near... The *Heights* of Connectivity

Located in the rapidly booming Rajarhat area, Chitrakut Heights brings you the ultimate conveniences of an urban location with a well-connected transport network and daily conveniences just minutes away!

Transport/Commute

- Pick Up & Drop Facility
- Nearby Bus/Cab Terminus
- Close to MAR-I & MAR-II
- Two upcoming Metro Stations
- Auto/Toto/Rickshaws on front road

Malls & Markets

- CC2 & Shoppers Stop
- Axis Mall
- Central & Food Bazaar
- DLF Galleria
- Uniworld Downtown Mall
- Centrus Mall
- Brand Factory
- Spencers

Educational Hubs

- DPS Newtown
- DPS Megacity
- Newtown School
- St. Xavier's College
- Techno India
- Amity University
- Charnock Healthcare Institute
- Narayana School
- Aliah University

Entertainment Zones

- ECO Park
- Mother Wax Museum
- Westin Hotel
- Restaurant Hub Near Chinar Park
- Novotel

Healthcare

- Tata Medical Hospital
- OHIO
- Sankara Nethralaya
- Bhagirathi Neotia Hospital

Business Hubs

- DLF IT Park
- TCS Geetanjali Park
- Eco Space
- Mani Casadona
- Synthesis Business Park
- Infospace
- SP Infocity
- Wipro
- Automobile Hub
- Sec V

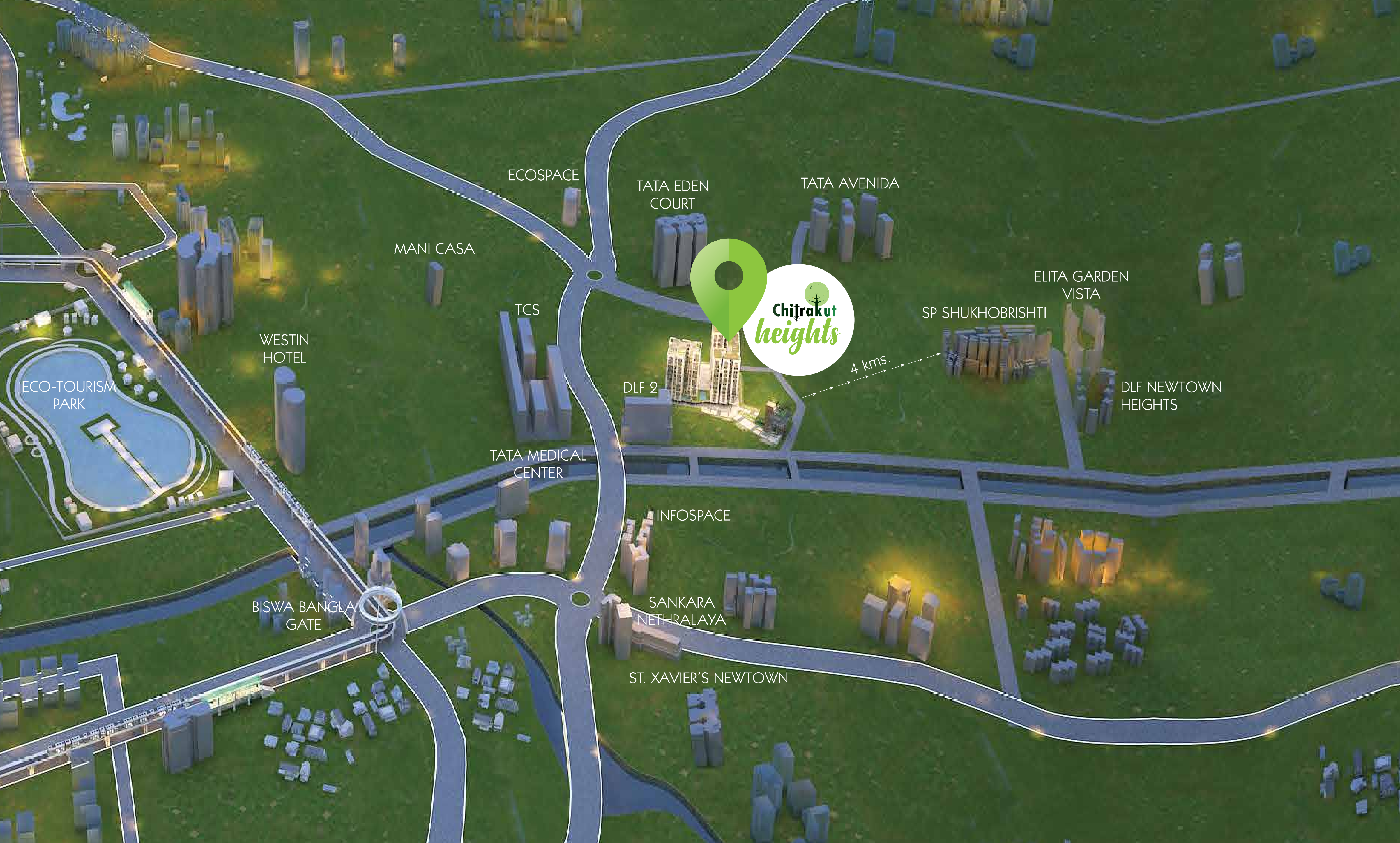
Biswa Bangla Gate, Kolkata



CC2, Kolkata



Netaji Subhas Chandra Bose Airport, Kolkata



The New Town Advantage

A Rising Business Hub And


An Ecosystem of Exceptional Infrastructure for Residents and Professionals

New Town has all the reasons to be in the news; it is rightly being hailed as the newest business district of the city on the north-eastern fringes of Kolkata. And equipped with massive support infrastructure and development to lend you the investor's edge!

The fast-growing planned satellite city serves as a thriving information technology and residential hub. It's also on its way to becoming one of the most iconic places and popular tourist destinations of Bengal. With beautiful water bodies, serene trees and areas that are bustling with activity and crowds, this modern layout makes the City of Joy evolve from its old-world shackles and heritage

surroundings to a preferred hotspot and central business hub that's in sync with modern times.

Be it shopping malls, luxury business hotels or good educational and quality healthcare facilities, this place suffers from the dearth of none! In addition, several world-famous IT majors are operational, while many others have been allotted space. Summing it up, New Town's rate of progression points towards a bright future and the district still has plenty of room for growth!



Experience everyday...

The *Heights* of Serenity

The happiness of breathing in untainted fresh air and the views of nature blossoming at its most full vibrance will now be yours!

Luxuries at the Podium:

- ▶ Paved Aroma Garden
- ▶ Paved Herbal Garden (Tulsi, Pudina, Ashwagandha etc.)
- ▶ Infinity viewing Deck
- ▶ Cascade Waterfall
- ▶ Landscaped Lawn Area
- ▶ Yoga Deck with Gazebo
- ▶ Adda Zone with overhead Pergola
- ▶ Sculpture Corner
- ▶ Stone Paved Walk ways



Indulge in...

The *Heights* of Leisure

Balance your demanding lifestyle with an equal amount of unwinding, with our array of contemporary amenities designed to relax, refresh & rejuvenate you!



AC Indoor Games Room



Karaoke Room

- ▶ Multi-Purpose AV room with Karaoke - Electrical Guitar, Drums
- ▶ Air Conditioned Indoor Games Room
- ▶ Air Conditioned Kids' Room
- ▶ Modern Cafeteria

The *Heights* of Good Times

Fill your leisure hours with a lot of fun things to do! With the finest entertainment facilities right within the premises, time will fly before you know it!



Modern Cafeteria



AC Kids' Room



AC Community Hall



Children's Play Area



Meeting Lounge cum Co-Working Room

- ▶ Air Conditioned Community Hall with attached Restroom
- ▶ Meeting Lounge cum Co-Working Room with free Wi-Fi
- ▶ Shop
- ▶ Children's Play Area
- ▶ Friendly Pet Corner



The *Heights* of Health

Chitrakut Heights brings to you your ultimate space designed specially for your comfort and a healthy lifestyle.



Indoor Temperature controlled Swimming Pool with Kid's Pool



AC Multi Gymnasium



- ▶ Indoor Temperature controlled Swimming Pool with Kid's Pool
- ▶ Steam Bath
- ▶ Jacuzzi
- ▶ Air Conditioned Multi Gymnasium
- ▶ Accupressure Walk Ways
- ▶ Jogging Track

Savour...

The *Heights* of Indulgence

Pamper yourself with a host of handpicked luxuries, under the sparkling starry skies! Watch your moments with your favorite people get all the more heavenly!

Club Top Luxuries:

- ▶ BAR-B-Q Corner
- ▶ Star Gazing Deck
- ▶ Skylight Corner
- ▶ Multi-Purpose Court
- ▶ Open Roof Amphitheatre and Dance Floor
- ▶ Planter Bed with Sitting Areas



BAR-B-Q Corner

Multi-Purpose Court



RO
Drinking Water



Balcony View



24x7 Manned Security



CCTV Surveillance

Ease into...

The *Heights* of Safe Living

Live in a home that's nothing less than a safe haven for you and your family, with top of the line features and modern facilities to keep your days glitch free!

- ▶ 24x7 RO Drinking Water in Kitchen
- ▶ Video Phone Door
- ▶ CCTV Surveillance throughout the premises
- ▶ Round the Clock Manned Security
- ▶ Proper Railings and Monitoring in Children Zones
- ▶ Lift with ARD
- ▶ 100% Power Backup in Common Areas
- ▶ Visitors' Car Parking
- ▶ Modern Grass Pavers
- ▶ Fire Fighting System
- ▶ Intercom Facility with Entry Point
- ▶ Pick up and Drop Service



Fire Fighting System

Check out...

The *Heights* of Perfect Details!

► Structure:

- RCC Structure

► Wall:

- Exterior: Weather coat over plaster
- Interior: POP on interior wall

► Lift, Lobby, Staircase:

- Marble / Tiles combination with decorated lift fascia and well decorated floor lobby
- Each block will have 2 high speed lifts with ARD (OTIS or equivalent quality)

► Flooring:

- Living / Dining / All Bed Rooms: Large Vitrified Tiles (2'X2')
- Master Bedroom: Wooden Finished Tiles
- Kitchen, Toilets & Balcony: Anti Skid Tiles

► Wall Tiles:

- In Kitchen: up to 2.5' over kitchen platform
- In Toilets: Glazed / Matt ceramic tiles upto door height

► Kitchen Counter:

- Polished granite top with stainless steel sink

► Doors:

- Main Door: Panelled door with wooden frame, Godrej or similar make main lock, video door equipment

► Internal Doors:

- Solid core flush door on wooden frame with white primer

► Windows:

- Anodized Aluminum Windows, with glass panel, (provision for specified design grill may be fitted from inside at an extra cost)

► Electrical:

- MCB / Modular Switches / Wiring: Havel's / Anchor or similar make
- Ample Light, Fan, Plug (both 5 amp and 15 amp) in Living / Dining / Bedrooms / Kitchens and Toilets
- AC Points in all bedrooms and living / dining areas
- TV / DTH / in living / dining and Master bedroom
- Refrigerator and washing machine points in suitable areas
- Kitchen with exhaust / chimney points / microwave / food processor points
- Bathrooms will have exhaust points, geyser points

► Sanitary and CP Fittings:

- Chrome Plated Single Lever Fittings of Jaguar or similar make
- White coloured wall hanging / floor fitted sanitary fittings of Parryware or similar make

► Balcony Railings:

- Specified designs of MS Grill





Creating Urban Life Spaces

NEELKANTH NIRMAN PRIVATE LIMITED

As one of the most dynamic and reputed corporate bodies in the REAL ESTATE sectors of Kolkata & Howrah, NEELKANTH NIRMAN PRIVATE LIMITED has been witnessing a steady and commendable growth under the able leadership of its CEO, Mr. Brijesh Kumar Agrawal.

The company has earned a reputation for providing quality projects, with dynamism in construction, superior values and International benchmarks in elevation as their hallmarks. With a team of dedicated young professionals and an abundance of innovative ideas, the Group is determined to create projects that would be a true symbol of affordable luxury!



Past Projects

- ▶ Shiva Heights, Girish Park, Kolkata
- ▶ Chitrakut Dham, Kestopur, Kolkata
- ▶ Shiva Niwas, Beadon Street, Kolkata
- ▶ Shiva Enclave, Tollygunge, Kolkata
- ▶ Kailash Apartment, Santragachi, Howrah
- ▶ Ganga Jamuna Apartment, Ramrajatala, Howrah
- ▶ Nabo Niketan, Ramrajatala, Howrah
- ▶ Shiva Mansion, S.N.N. Ganguly Road, Howrah



■ Shiva Heights



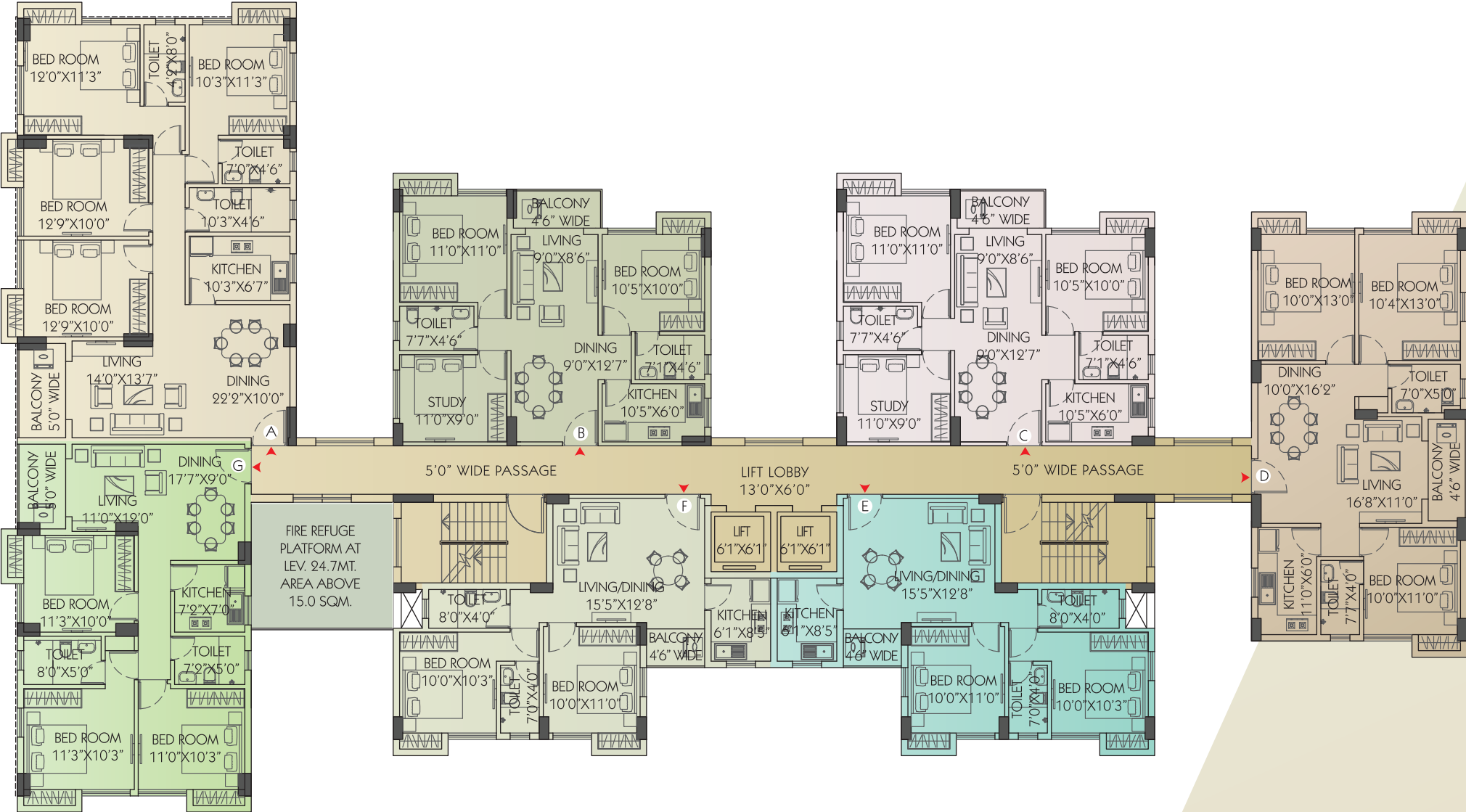
■ Chitrakut Dham

Overall Master Plan



Typical Floor Plan

Ganga (2nd To 11th Floor)

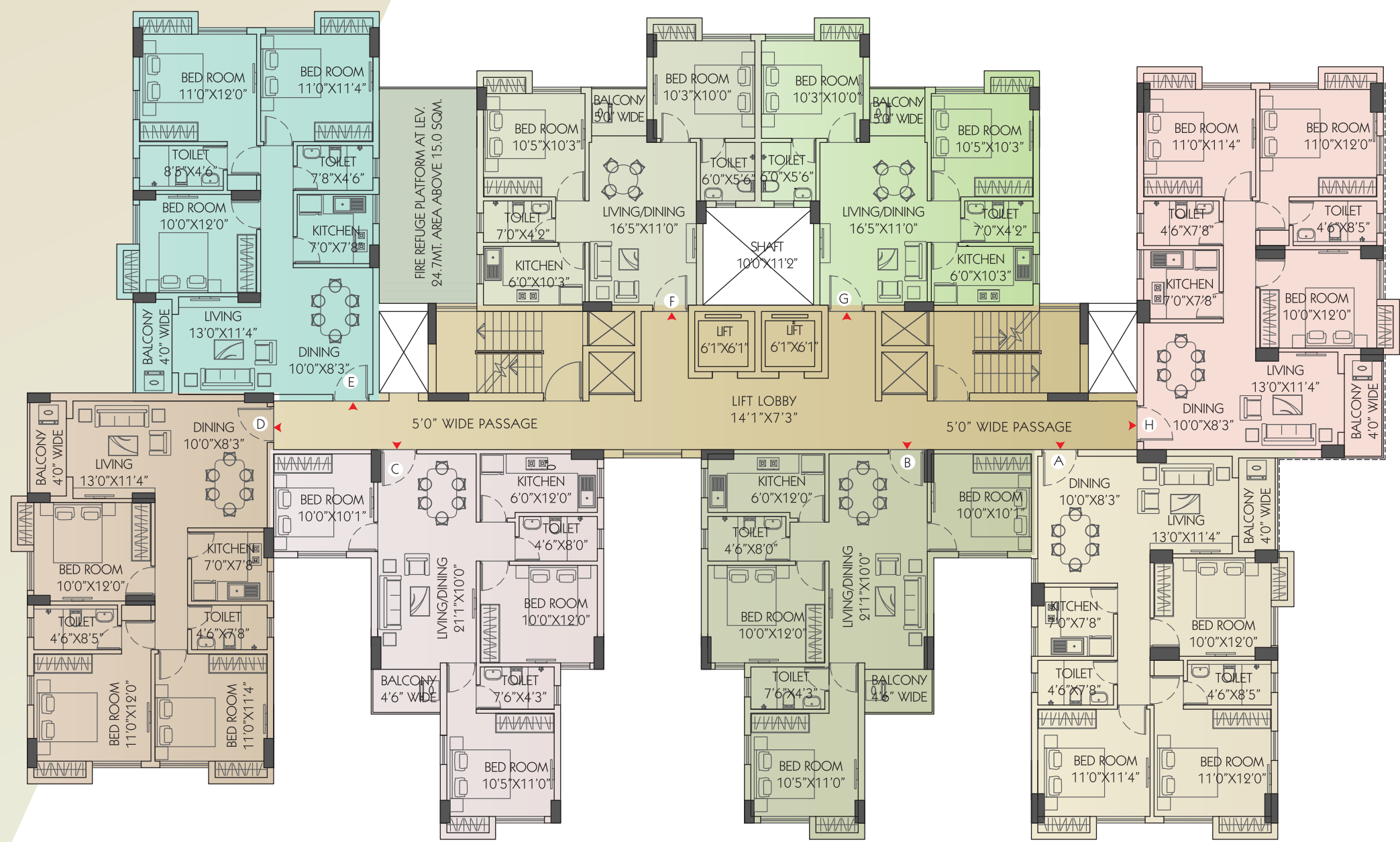


TOWER: GANGA			
Flat	BHK	Carpet area (in sq.ft.)	Balcony area (in sq.ft.)
A	4	1118	47
B & C	3	712	36
D	3	813	41
E & F	2	577	23
G	3	768	42



Typical Floor Plan

Jamuna (2nd To 12th Floor)



TOWER: JAMUNA			
Flat	BHK	Carpet area (in sq.ft.)	Balcony area (in sq.ft.)
A	3	839	37
B & C	3	745	31
D	3	839	38
E	3	839	37
F & G	2	557	27
H	3	839	41



Developer:



Neelkanth Nirman Pvt. Ltd.

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Email: info@nnpl.in, Web: www.nnpl.in

Registered Office:

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Site Office:
Chitrakut Heights
Near DLF IT Park 2,
Newtown - Rajarhat

Architect:



Raj Agarwal & Associates

For Booking
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Hira Registration No.:
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