

VYOM

Developers

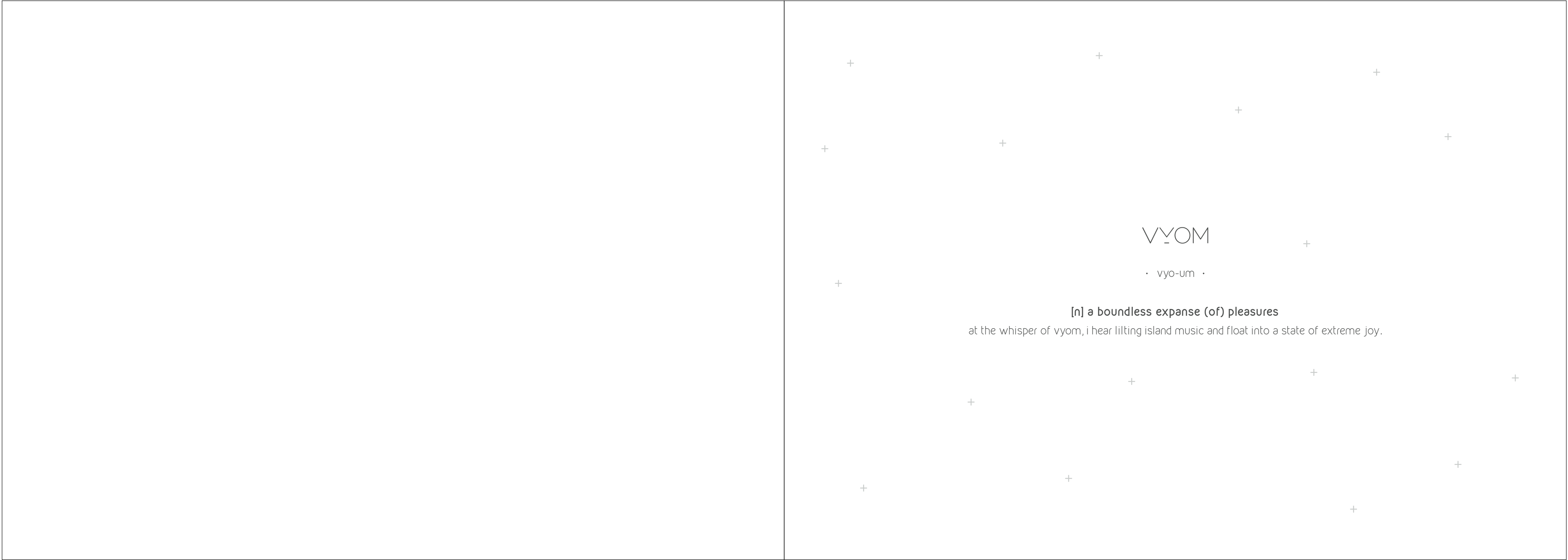


Partner



Site: 49A Manmohan Banerjee Road, Kolkata-700049
(Entry from Agarwala Garden Road, near Petrol Pump)

shreyansh.in





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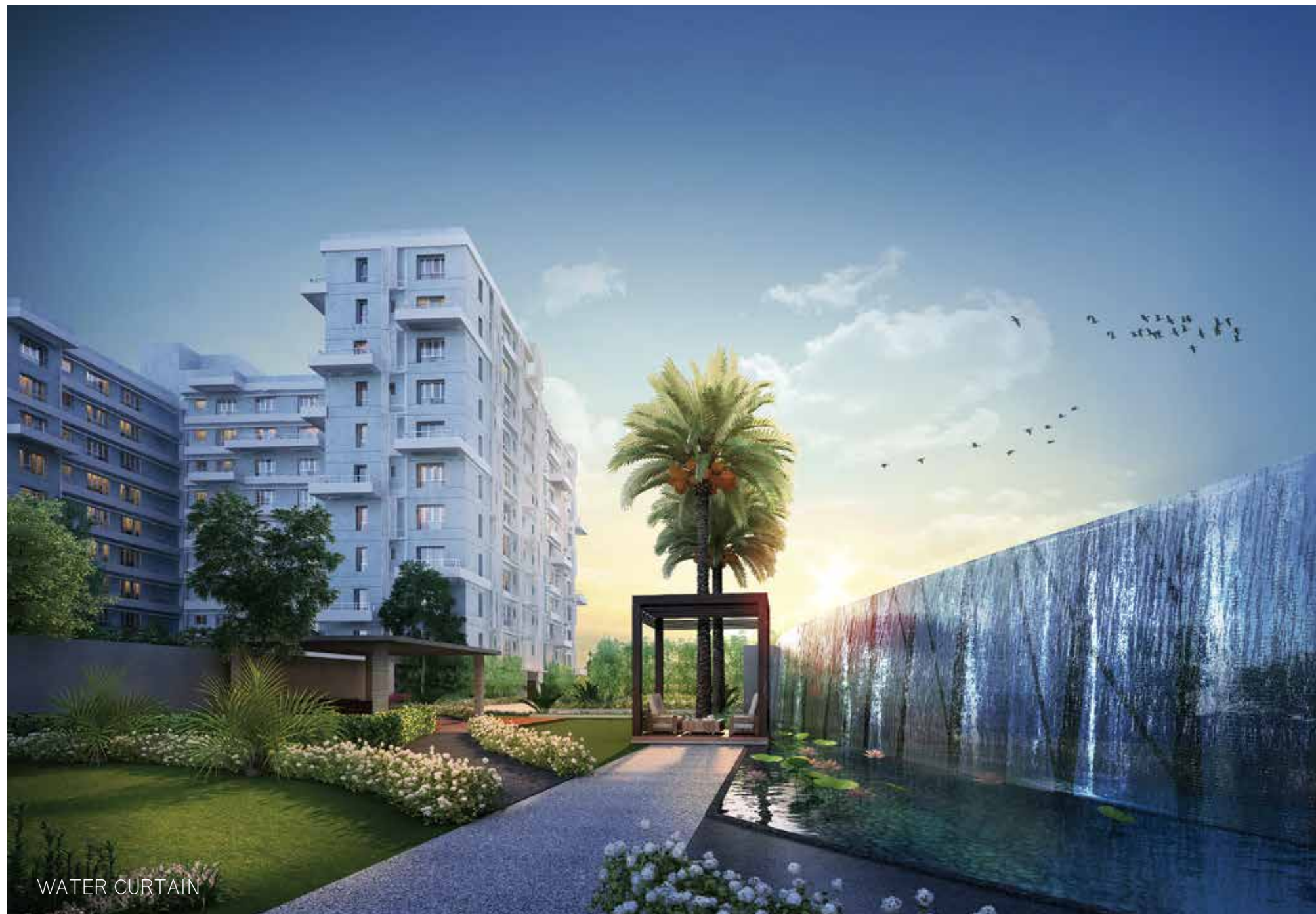
Imagine a fine balance between carnations and concrete
class and classic, poetry and play, static and ecstatic.
Imagine waves and winds, playing by your side.
Imagine a feast for the mind, body, heart and soul.
Vyom imagined.

—

Plus an Overwhelming Lot
Minus the Thought of Leaving Home







WATER CURTAIN

10 blocks with over 270 apartments, make Vyom the largest residential marvel around.

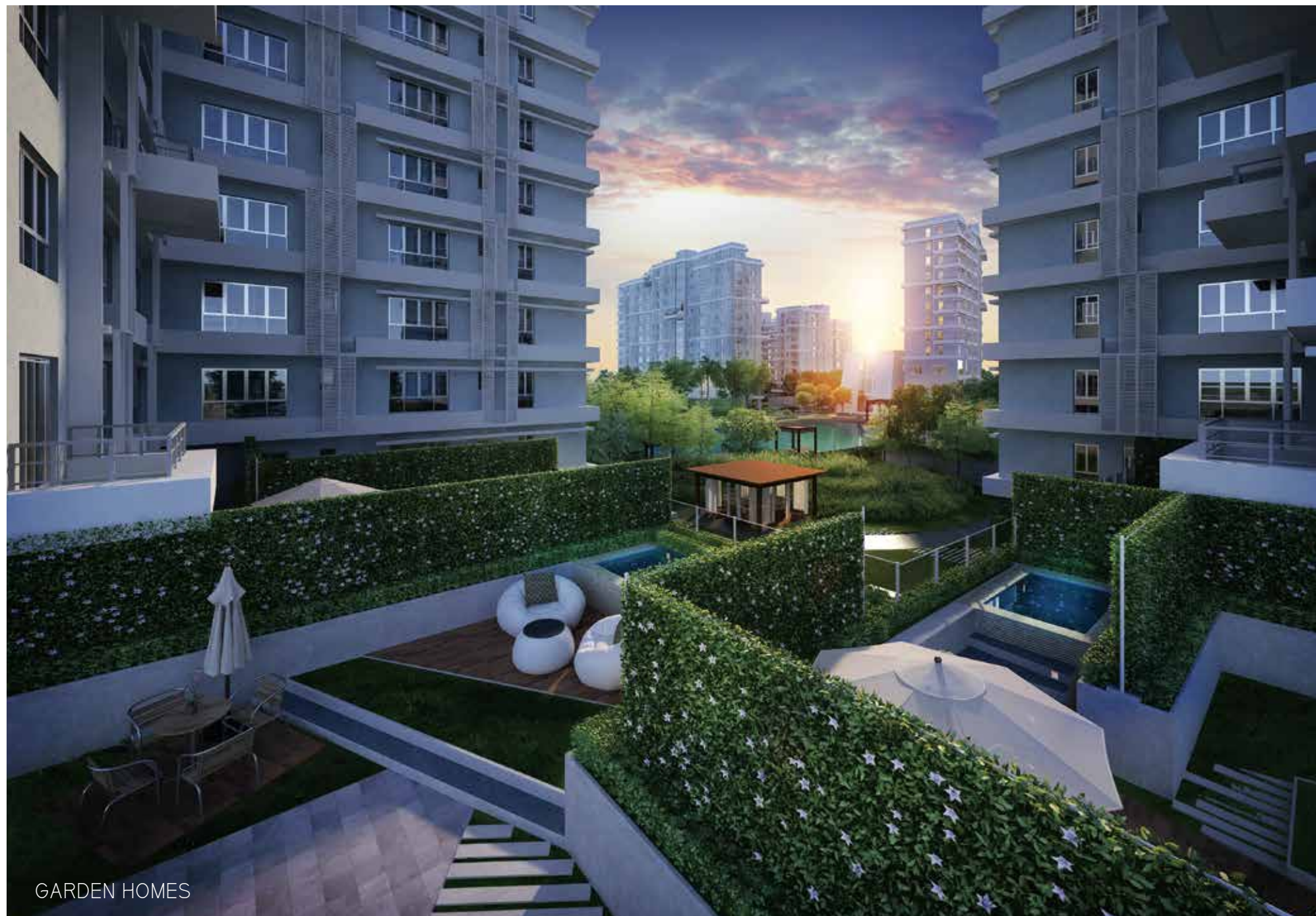
A natural pond, accupressure pathways, bamboo forest, meditation pavilion, fitness stations, planned driveways, make life better.

What's more important is that it is comfortable for senior citizens and people with special needs.



AERIAL VIEW





GARDEN HOMES

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Homes are **Vaastu ready, with 3 sides open** for ample wind and light. Designed such that **75% of your home is naturally lit**.

Fully air conditioned, large living rooms, and **triple height balconies** overlook the sprawling greens. There are **exclusive garden homes with spacious jacuzzis and penthouses** ready to throw BBQ parties.

Add to that a clubhouse of its own class, set to serve the most distinguished of you. **Dedicated Concierge, pool surrounded by nature, squash court, a stunning home theatre.**

Not one must-have has been left out.

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Plus all the Jazz

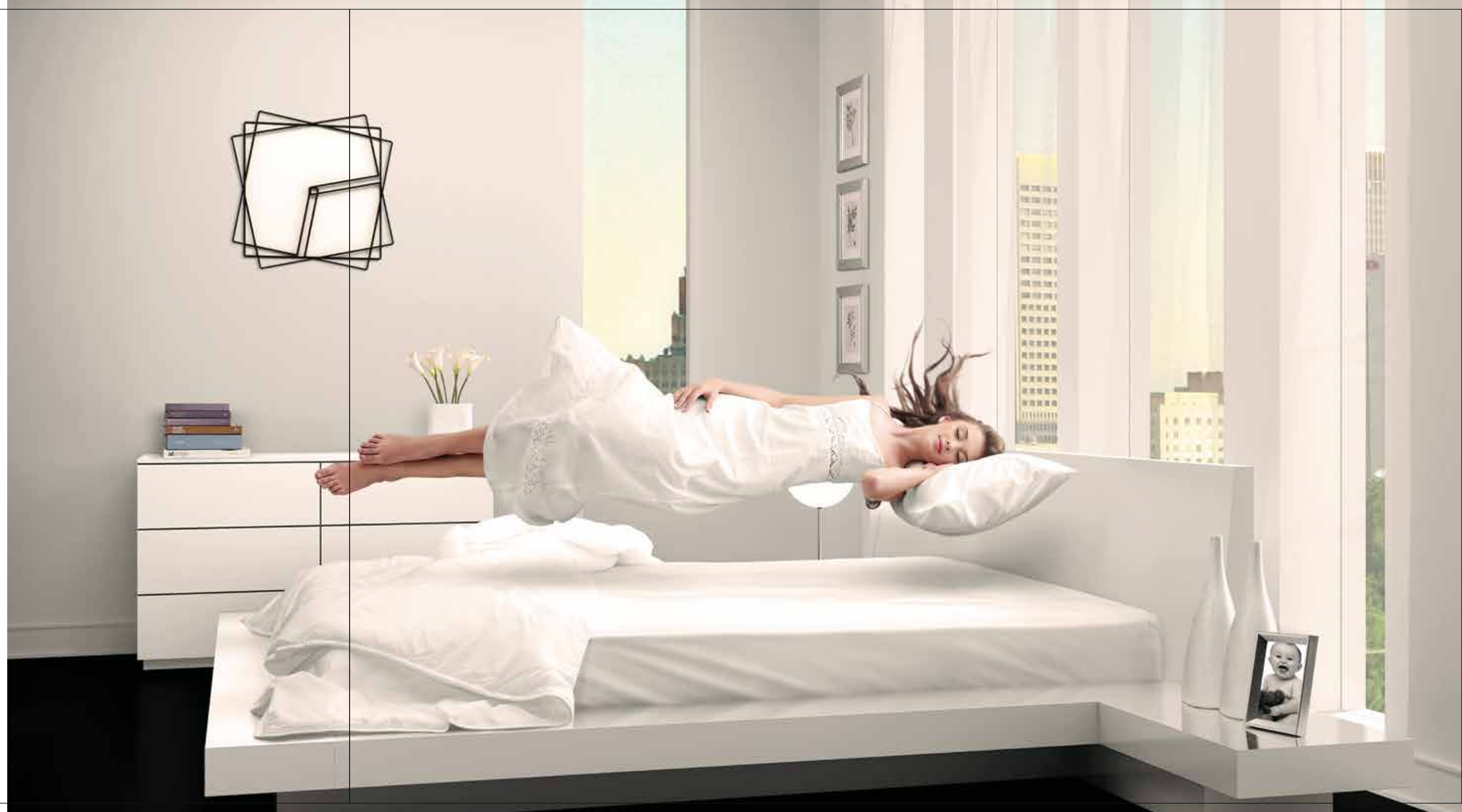
Minus Horns

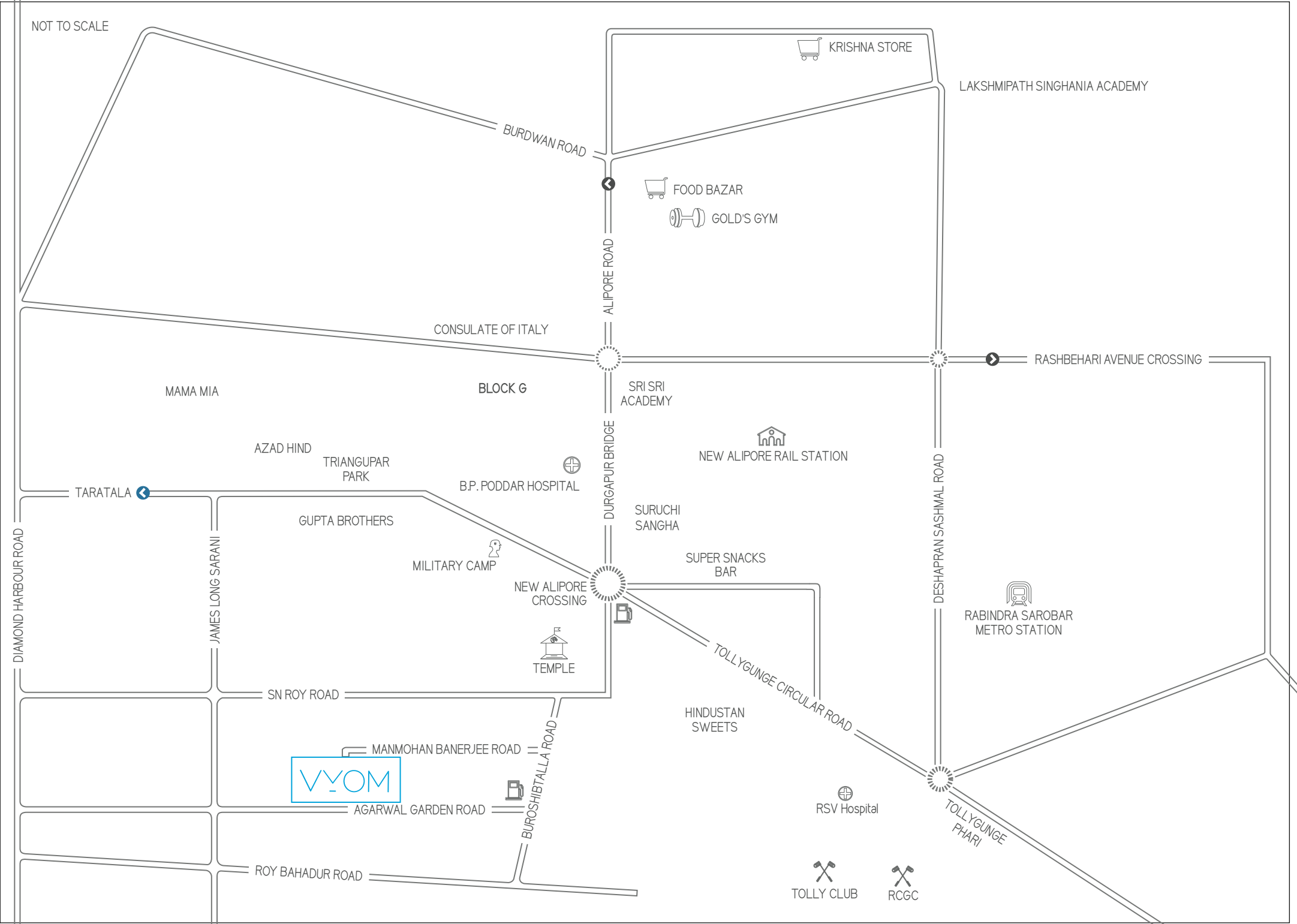


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The Agarwala Garden Road that leads to Vyom, has gotten a complete makeover with palm and flower bearing trees. We've planted more trees ourselves so that **getting home feels like an escapade.**

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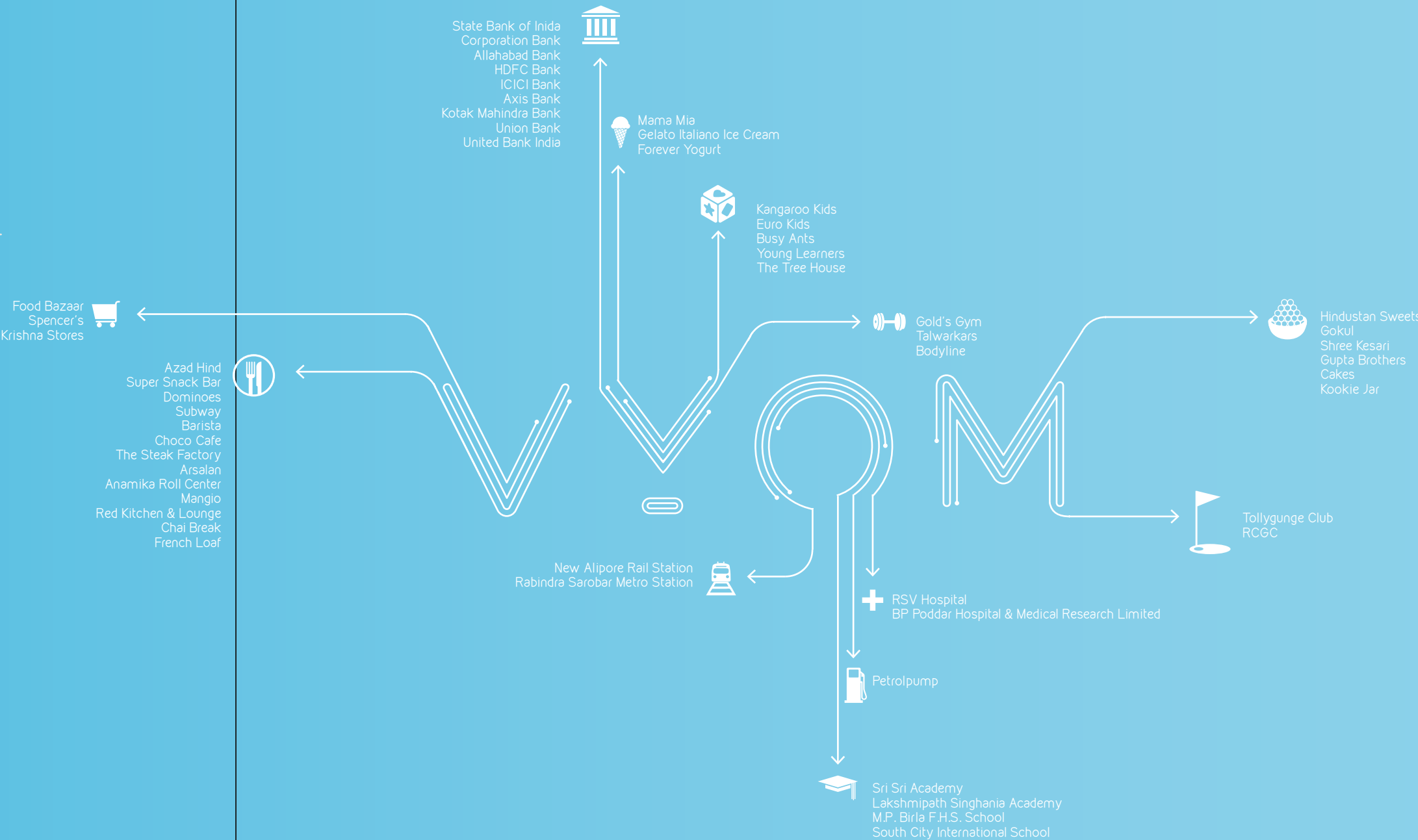




If you follow the property pulse, you'll know that New Alipore is prime and will only become more promising with each passing day. As Kolkata continues to grow in all directions, we are in the heart of all the action.

If you would pick Vyom for just one reason, that would be it's well connected location.

— Minus Long Distance



Plus Landscapes like on an Easel

Minus Unfulfilled Wishes



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Green is really the new luxury.

All the wealth in the world can't buy nature.
And here you have more than ample. Engulfed by trees.
Think about it.

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If you observe Earth hour every year, you'll applaud the **environment friendly construction and green compliance** at Vyom as per **Indian Green Building Council** guidelines.*
Vyom, is as green as it gets.

If wellness is your mantra, you know the value of living **surrounded by a water body** that replenishes the air, recharges you with free ions, boosts immunity and makes you feel better.

If you live life on your own terms, you'll be surprised at all the **worldly pleasures** at your doorstep.

*IGBC precertification under process.



LEGEND

1. Drop-off Zones
2. Main Entrance
3. Green Archways
4. Water Curtain
5. Lush Plantations
6. Ramp to Basement
7. Rendezvous Deck
8. Relaxation Cabanas
9. Amphitheatre
10. Games Zone
11. Fitness Station
12. Jogging Track
13. Natural Meadows
14. Bamboo Canopy
15. Kid's Pool
16. Play Zone with Climbing Wall
17. Activity Pavilion
18. Celebration Lawn
19. Reflecting Pool
20. Water Wall
21. Aqua Gym
22. Sun Deck
23. Club House Access
24. Fragrant Garden
25. Natural Pond
26. Relaxation Deck
27. Meditation Pavilion
28. Floral Grove
29. Activity Pavilion
30. Play Lawn
31. Green Walls
32. Badminton Court
33. Kid's Pool
34. Main Pool
35. Security Screening
36. Banquet Entry







JOGGING TRACK

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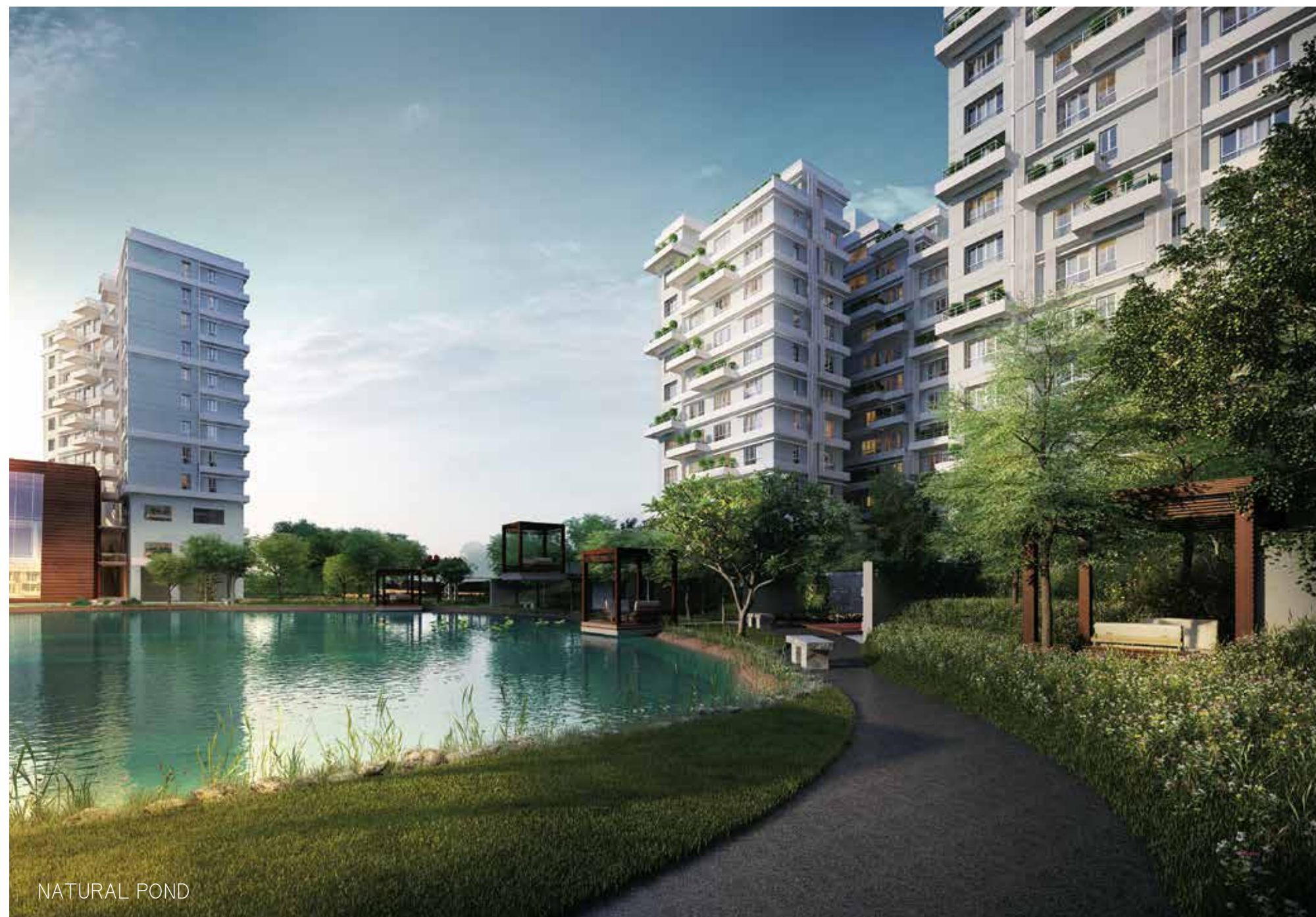
There are walking and jogging tracks, themed gardens, an amphitheatre, yoga cabanas and more, designed by world class landscape consultant Belt Collins, Singapore. There's everything for a much better life. The finest landscaping in Kolkata, amongst the largest in Alipore and New Alipore.

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BAMBOO CANOPY





NATURAL POND



OUTDOOR FITNESS STATION



AMPHITHEATRE



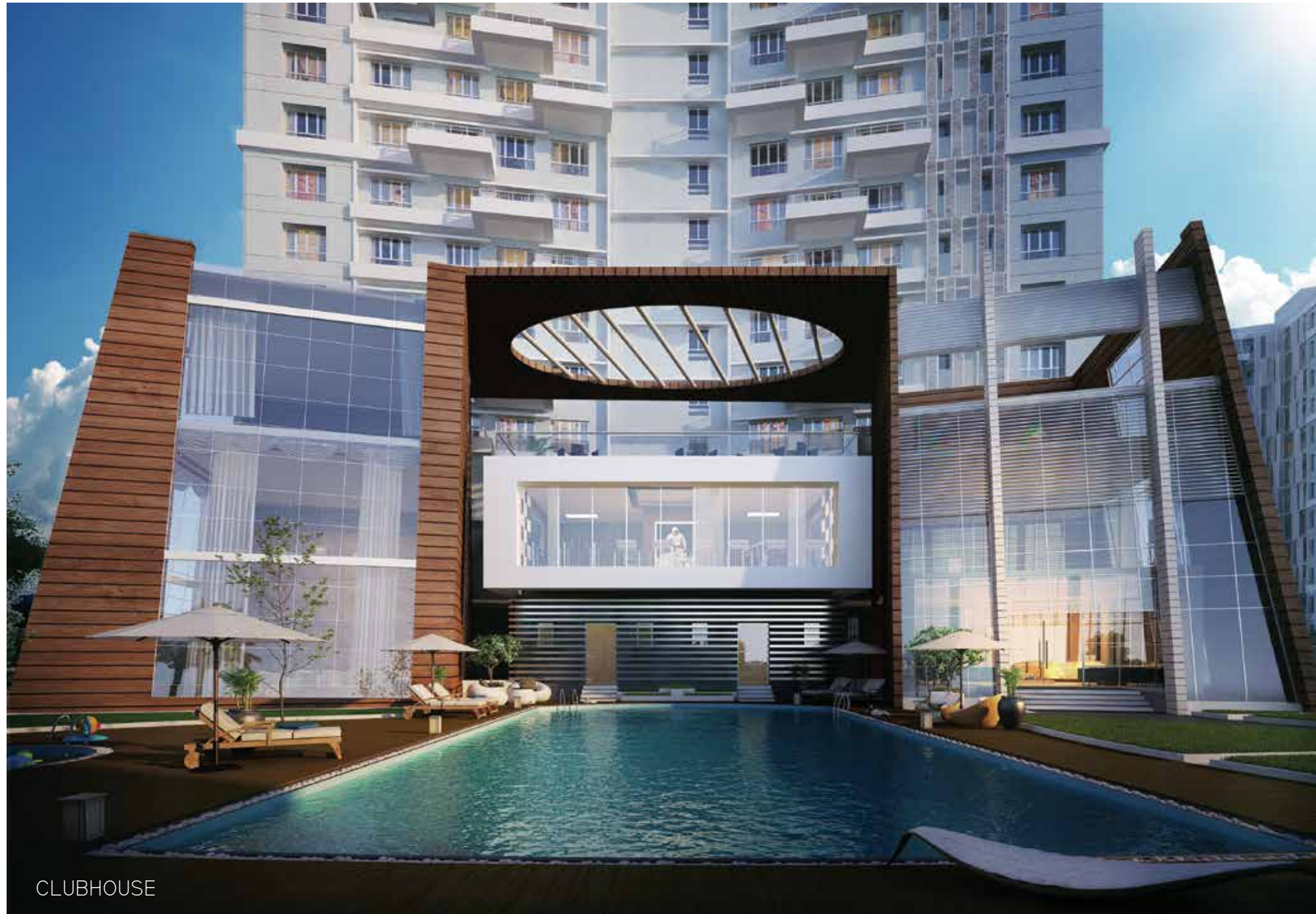
Plus the Club of Clubs
Minus Calories

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Some say you can't have the best of everything. Not true.
The **Club at Vyom** is 5 star spangled. It's like being tucked away
in a world class retreat, bang in the middle of the city.

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CLUBHOUSE

A top of the line **gymnasium with an aqua gym**. Complete with **yoga, aerobics and pilates studios**. **Cards room, billiards room, squash court, business centre, banquet hall, kids play room, kids garden, mini theatre** plus more whims and fancies.



AQUA GYM



CLUB LOBBY WITH CONCIERGE DESK

You wish, your Concierge fulfils.

Access to prestigious sporting finals, front row opera tickets or sold-out concerts, you just need to ask.

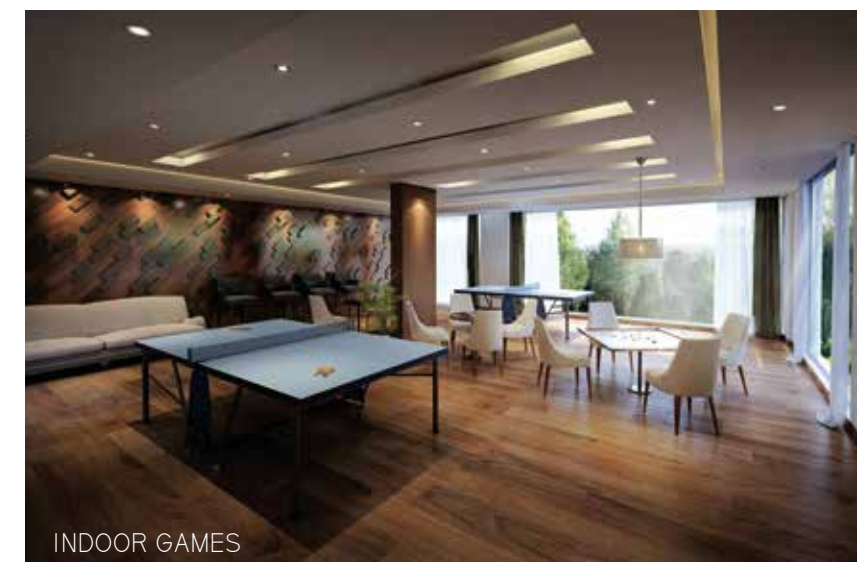
Everything is possible and only limited by your imagination.

Plus **last minute restaurant reservations, bespoke travel itineraries, international property searches, elaborate holiday plans, instant travel bookings, top of the line recommendations, shopping privileges, wellness benefits.** It's endless.

Minus mundane chores, time consuming paper work, lack of information or plain hassle.

We've paid all the attention to spoil you.

*Complementary membership for two years post possession. Renewal subject to revised terms & conditions.





SQUASH COURT



GYM



Plus Green Standards
Minus Carbon Footprints

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Wow. Imagine **growing your own vegetables**. Now that is real luxury.
Your own little farm on the rooftop.*

For every inch of built up space, there are **more landscaped greens**.
For all the modern day luxuries, there is **ample nature**.
We've ticked off the basic green standards.

- **Water treatment plant**
- **Rain water harvesting** system as per PCB & IGBC green home standards
 - **Waste disposal composter** for kitchens
 - **Sewage and silage collection** and conveyance system
 - **High efficiency toilet CP fixtures**
- **Green measures** to control wastage of water, and electricity with LED lights in common areas

With **trees, trees everywhere** for natural balance of flora and fauna.

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*Space available for self farming.







Plus joy and safety
Minus fear of letting your kids go wild

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Vyom is so safe that you could let your 3 year old loose.
It's designed for families, for young parents and grand parents.

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And that calls for the highest **3 tier security** available. **Electronic door lock with digital keypad access, manned guard houses, CCTV surveillance, emergency handling, fire alarms**, are standard.

There's more to assure you
Perimeter Protection to monitor public movement and traffic control.
State-of-the-art fire fighting alarm and detection equipped.
100% DG back-up for all common areas.

So you can go off to work feeling all glad to have settled your family well because well being precedes everything. Even all the luxury in the world.

—



Plus a celebration of ideas
Minus stones unturned

For the record

Developers

PS Group

Over 150 flourishing projects, from IT Parks, Residential Townships, Commercial and Retail complexes, to Educational institutes, and Residences in just 2 decades. They’ve been there, built that with a record for Real Estate joint ventures. This has all culminated into strong faith in the brand.

Next milestone is to develop over 10 million sq.ft. of space over 5 years in Patna, Kolkata, Chennai and Coimbatore.

PS Group has taken a bow for 24 accolades in the past year alone and a number of ovations over the years.

Put together learnings and experiences over the years and you get Vyom. A residential project of the highest standards and extravagance.

Srijan Realty

Srijan Realty Pvt. Limited is a fast-growing real estate company engaged in construction of several real estate projects including gated residential communities, commercial buildings, retail properties, hospitality projects and logistic parks. The heart of their business lies in research and commitment towards development. They audit the quality of end products and deeply engage in enhancing value for the environment. Being a professional and system-driven organization, Srijan measures its success through customer satisfaction.

Partner

Paharimata Realty Group

A congregation of industry stalwarts - Skipper Furnishings, Stellar Furnishings, Saharsh and Simaaya. They’re gaining ground with Shailja Tower, a boutique residential complex with 145 apartments on Buroshibtalla main road, Suncity The Barasat Mall with Big Bazaar and Reliance Trends as anchors, 3 screen multiplex, and all major brand outlets. Commercial complexes at 48 Park street, 42 Park Street and 109 Park Street. And a residential complex at 6 Loudon Street under development. Bringing their collective experience in luxury home furnishings to Vyom.

Who’s behind the Landscape

Belt Collins International, Singapore

- Founded in 1953
- Over 500 specialists in engineering, planning, landscape architecture, and environmental science
- 9 offices in 8 countries
- One of the top 200 international design firms and top 500 U.S. based design firms in Engineering News Record.
- 16,000 projects in 70 countries around the world-
- Over 350 awards, honors, and accolades
- 20 LEED Accredited Professionals in U.S. offices

Who’s behind the Architecture

Agarwal & Agarwal Architects

Established in 1986 by Mr. J.P. Agarwal. A treat again for number crunchers - they’ve completed more than 400 projects of every scale and nature. A team of 90 engineers and architects dream up environment friendly spaces and user friendly developments. USGBC’S platinum rating, Spectrum Architectural Award II, Ultratech Excellence Award, Better City Better Life Award and their guiding statement ‘Aspiration Towards Perfection is True Spirituality’ adorns the walls. They’re behind Infinity, Technopolis Millenium City & Forum Malls. And are now giving shape to all the luxury at Vyom.

Plus attention to detail Minus all hassle		
		Living Room / Dining Area Flooring : Italian Marble Wall : Wall Putty (Ready to Paint) Ceiling : Wall Putty (Ready to Paint) Main door : Sal wood frames with flush door with polycoat lamination Balcony : Aluminium sliding door with Full Glazing Windows/Glazing : Aluminium/UPVC Electrical : Modular switches (Schneider/Havells or equivalent make)
		Bedrooms Flooring : Vitrified Tiles Wall : Wall Putty (Ready to Paint) Ceiling : Wall Putty (Ready to Paint) Door Frame : Sal wood frames External : Flush Doors Windows/Glazing : Aluminium/UPVC Others : Master Bed room with Shower Cubical Electrical : Modular switches (Schneider/Havells or equivalent make)
		Kitchen Flooring : Vitrified Tiles Wall : Wall Putty (Ready to Paint) Ceiling : Wall Putty (Ready to Paint) Door : Flush Door Plumbing : Hot & cold line provisions Windows/Glazing : Aluminium/UPVC Counter : Granite counter top with sink Others : Video Door phone to be installed in kitchen Electrical : Modular switches (Schneider/Havells or equivalent make)
		Toilets Flooring : Anti Skid Tiles Wall : Tiles up to Ceiling Height Ceiling : Wall Putty (Ready to Paint) Door : Sal wood frames with Flush Door & laminate on one side External : Flush Doors with laminates on one side Windows/Glazing : Aluminium/UPVC Sanitary ware : Sanitary ware Kohler/Roca(White colour) or equivalent Brand CP Fittings : Kohler/ Jaguar CP Fittings or equivalent brand Others : Basin with granite counter top in masters toilet & exhaust fan in all toilets
		Utility Flooring : Anti skid tiles Wall : Wall Putty (Ready to Paint) Ceiling : Wall Putty (Ready to Paint)
		Balcony Flooring : Anti skid tiles Wall : Painted Ceiling : Paint with lights installed Door-Internal : UPVC/Powder coated aluminium doors Windows/Glazing : Aluminium/UPVC
		Servant Room & Toilet Flooring : Ceramic tiles in Rooms + Toilets Wall : Room - Wall Putty (Ready to Paint) Ceiling : Wall Putty (Ready to Paint) Door : Sal wood frames with Flush Doors Windows/Glazing : Aluminium/UPVC Bathroom : With sanitary wares and fixtures Hindware/Parryware CP Fittings or equivalent

DISCLAIMER

The plan certification, image specifications, configurations and other details in this brochure are indicative.

The Developer/Owner reserves the right to alter and/or modify and/or change the same.

The images and views are indicative of architect's impressions and are only for illustration purposes.

The plan of the new building, subject to sanction by the concerned authorities, may be altered and/or changed later on as may be recommended by the Architects or required by the authorities.

Presently the plan submitted for sanction envisages that block No. IV and Block no.V forming part of the said housing complex is to comprise of ground plus three upper floors but provision has been made for construction of additional storeys and the Developer/Owners reserves the right to construct further and/or additional storeys is permitted by the authorities concerned and as such the images and configuration have been made for the ultimate buildings and/or blocks which may be constructed at the said premises.

The Developer has reserved the right to consume further FSI/FAR as may be available before the execution of the deed of conveyance.

The area earmarked for the club in the plan submitted to the concerned authorities is likely to change and/or vary. The Developer reserves the right to vary and/or change the location and size of the Club Area and ultimately the Club Area will be taken into account for the purpose of determination of the super built-up area and as such the images and configuration have been made for the ultimate buildings and/or blocks which may be constructed at the said premises.

The terms and conditions contained in the brochure are the broad terms and conditions and do not form part of any concluded contract nor shall be deemed to construe any offer or representations made by the Developer.

The terms and conditions of sale and transfer of a particular flat/unit/apartment will also be subject to final agreement to be executed between the intending purchaser and the Developer.

The Developer has proposed the ingress and egress from Premises No. 49A/3, Manmohan Banerjee Road, Kolkata-700 038 admeasuring 1 (one) Cottah (more or less) and Premises No. 49A/4, Manmohan Banerjee Road, Kolkata-700 038 admeasuring 16.5 cottahs (more or less) for the convenient access of intending buyers to the project, however no FAR/FSI has been exploited for any purpose. The Developer reserves the right to amalgamate the above two premises and consume the FAR in the exisiting project or withdraw the exclusive right of access for the said project at its own discretion.

VYOM SWEET VYOM