



A cosy residential nest

amid the busy neighbourhood of Belghoria.

Located to maximise your convenience.

Designed to maximise your sense of pride.

Clubtown Gardens is located exactly where you want to live. Near all the places you need to go to everyday.

In North Kolkata, surrounded by the romance of the narrow cosy lanes, close fraternity of neighbours and the security of its familiar surroundings.



- Located on Feeder Road in the Dunlop area of North Kolkata
- Beside the renowned Adamas International School
- Around 10 minutes from Sagar Dutta Hospital
- Proximate to the proposed metro extension

411 apartments and 18 blocks

Spread across 6 acres

Wide open area with green cover

The buildings are scalloped by green landscaped belts which merge into the central gardens and playgrounds that will stage the happy growing years of your children.



Foundation

Reinforced concrete cement structure

Wall finish

Interior	Conventional brickwork with Plaster of Paris
Exterior	Combination of cladding and/or high quality cement/textured paint

Flooring

Master bedroom	Vitrified tiles/Anti-skid ceramic tiles
Other bedrooms	Vitrified tiles/Anti-skid ceramic tiles
Living / dining	Vitrified tiles

Kitchen

Kitchen	Anti-skid tiles
	Granite platform with honed edges
	Stainless steel sink
	Dado of ceramic tiles up to 2 ft above the counter/platform
	Electrical points for refrigerator, water filter and exhaust fan
	Provision for exhaust

Toilet

Toilet	Anti-skid ceramic tiles for flooring
Toilet walls	Wall tiles up to door height

Toilet

Sanitary ware of Parryware/ Hindware or equivalent make
CP fittings of Jaguar/EssEss/ Hindware or equivalent make
Electrical points for geyser and exhaust fan
Plumbing provision for hot/cold water line

Doors and windows

Door frame	Made of seasoned and treated wood
Main door	Solid core flush doors with decorative brass handles
Main door fittings	Godrej night latch and eyepiece
Internal doors	Solid core flush doors with stainless steel locks
Windows	Fully glazed anodised/powder coated aluminum windows

Electricals

- AC points in living, dining and all bedrooms
- Cable TV, telephone and broadband wiring in living/dining
- Adequate 15 Amp and 5 Amp electrical points in all bedrooms, living/dining, kitchen and toilets
- Concealed copper wiring with central MCB of reputed brands
- Door bell point at the main entrance door
- Modular switches of reputed high-end brands



Common lighting

- Overhead illumination for compound and street lighting
- Necessary illumination in all lobbies, staircases and common areas

Lifts, stairs and lobbies

- Lifts (OTIS/equivalent make)
- Stair and floor lobbies – Kota stone/marble/tiles
- Entrance ground floor lobby on each block – combination of marble, granite and Kota stone

Water management

- 24-hours water supply from captive and deep tube wells
- Water filtration plant

Healthcare and entertainment

- Community hall
- Toddlers pool

- Gymnasium
- Green manicured grass lawn, trees and flowers
- Tot Lots for children's play area
- Indoor games room

Others

- Adequate capacity standby generator for common areas and services
- Generator power load to apartments; 2BHK-500W; 3BHK-750W; 4BHK-1000W
- State-of-the-art fire fighting equipment
- In-house solid and water waste management system

Security

- Closed circuit TV at the ground floor level, with central security surveillance
- All the important points duly manned by well trained security personnel/guards



Site Layout

Clubtown Gardens is developed by the Space Group, in association with the S.P. Group and the Arch Group. Names that have stood for trust and dependability in realty development over the years.

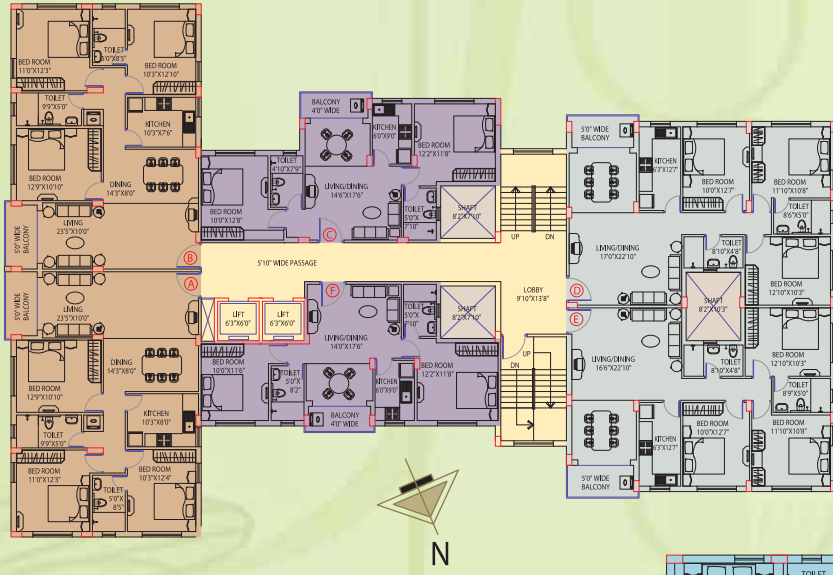
Clubtown Gardens is designed keeping in mind the main requisite for human well-being – companionship and camaraderie.

The Club Recharge – exclusive to residents of Clubtown Gardens caters to these needs.

- Toddlers plunge pool
- Playgrounds for your children to let loose in

- A well-equipped gymnasium to tend to your fitness
- A stately community hall with an attached service area for social gatherings
- An indoor games room with cards tables, table tennis and carrom



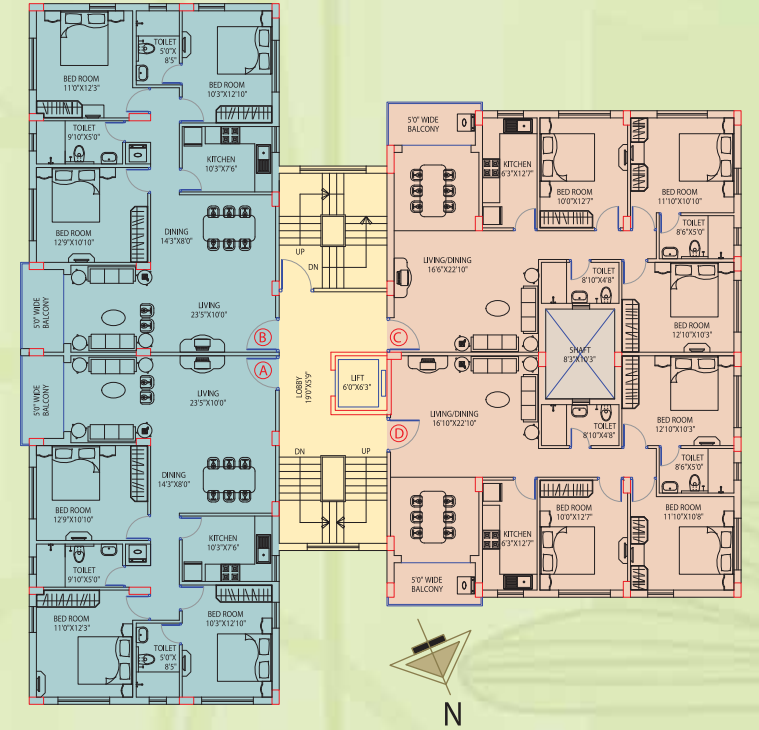


Block - 1

Flat no.	Super built-up area
A	1,436
B	1,440
C	998
D	1,364
E	1,364
F	968

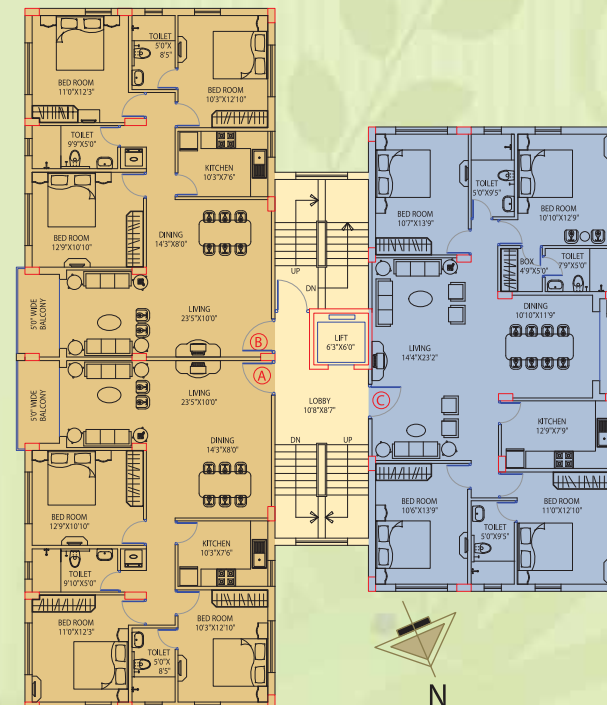
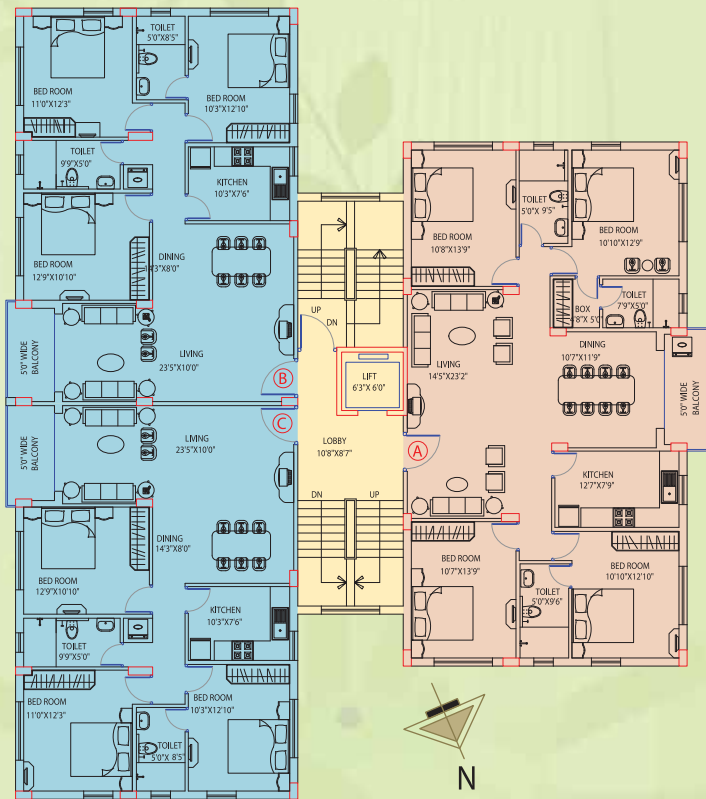
Block - 4

Flat no.	Super built-up area
A	1,440
B	1,440
C	1,364
D	1,364



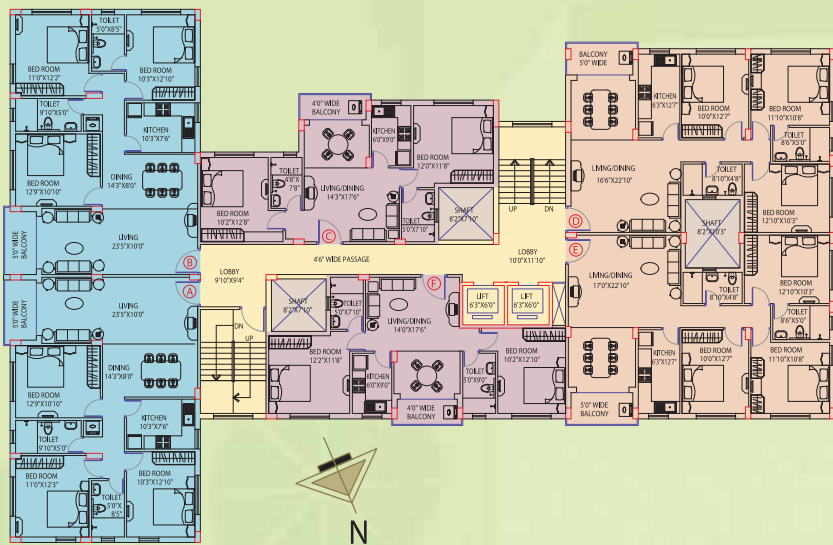
Block - 2

Flat no.	Super built-up area
A	1,943
B	1,440
C	1,440



Block - 5

Flat no.	Super built-up area
A	1,440
B	1,440
C	1,943

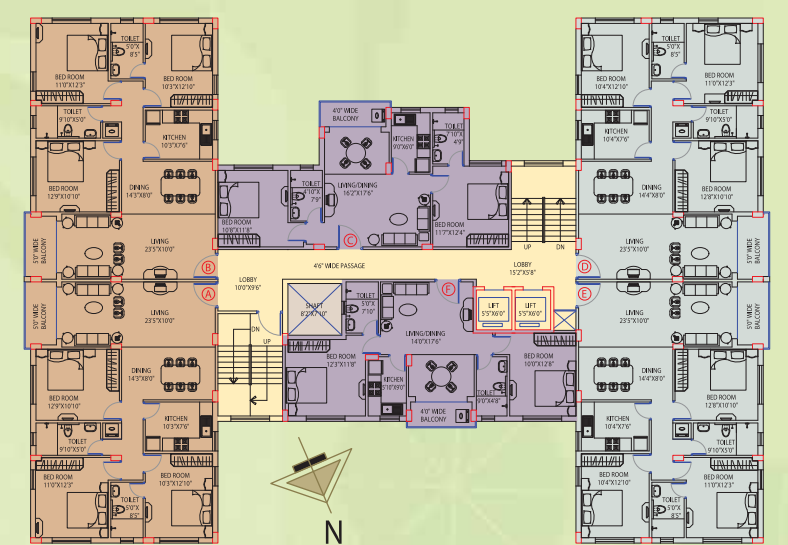


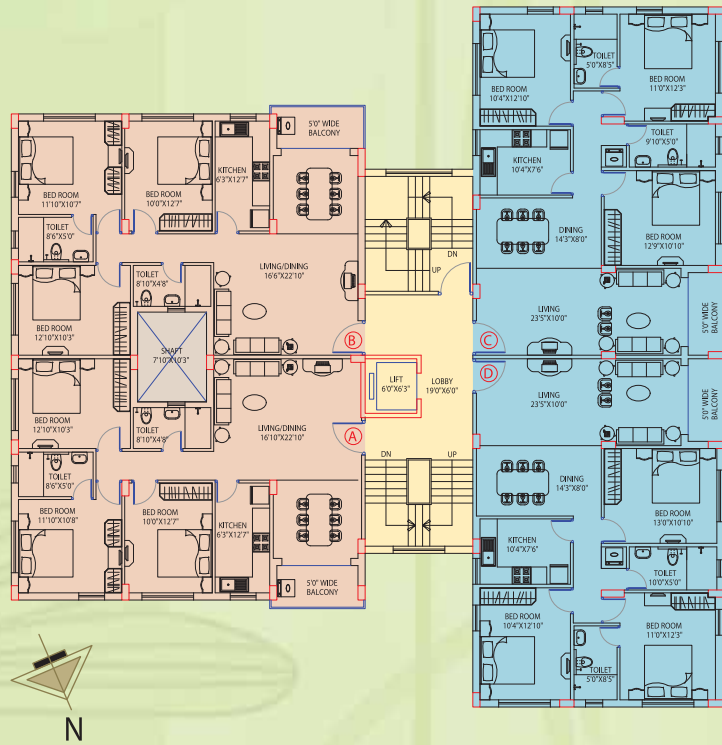
Block - 3

Flat no.	Super built-up area
A	1,440
B	1,436
C	998
D	1,364
E	1,360
F	1,003

Block - 6

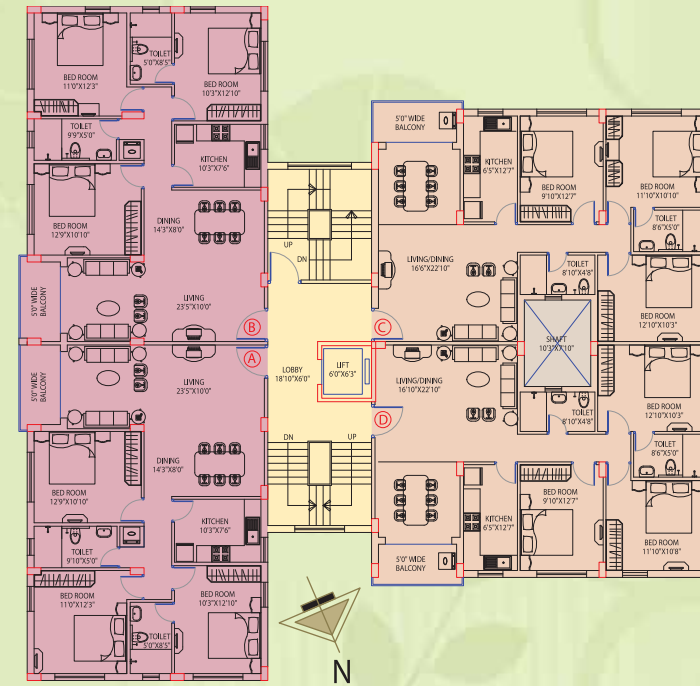
Flat no.	Super built-up area
A	1,440
B	1,436
C	993
D	1,440
E	1,436
F	996





Block – 7

Flat no.	Super built-up area
A	1,364
B	1,364
C	1,440
D	1,440

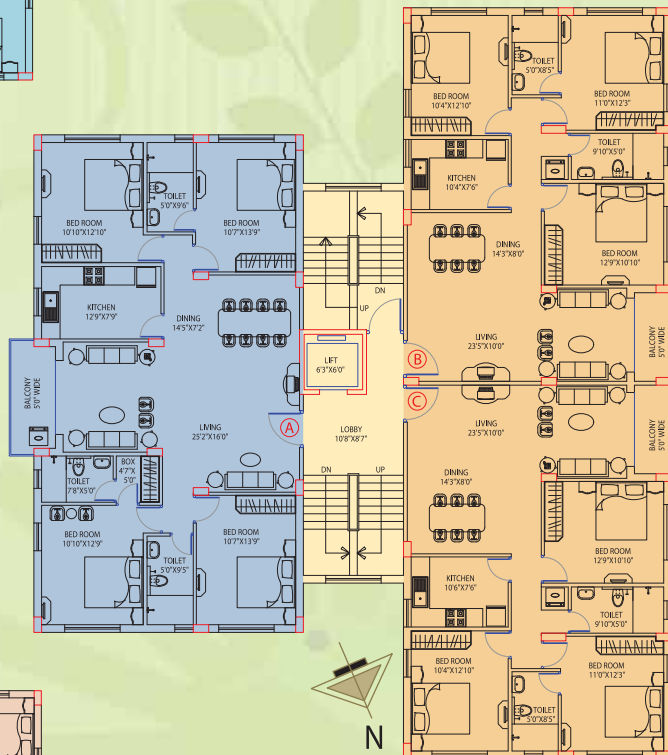


Block – 10

Flat no.	Super built-up area
A	1,440
B	1,440
C	1,364
D	1,364

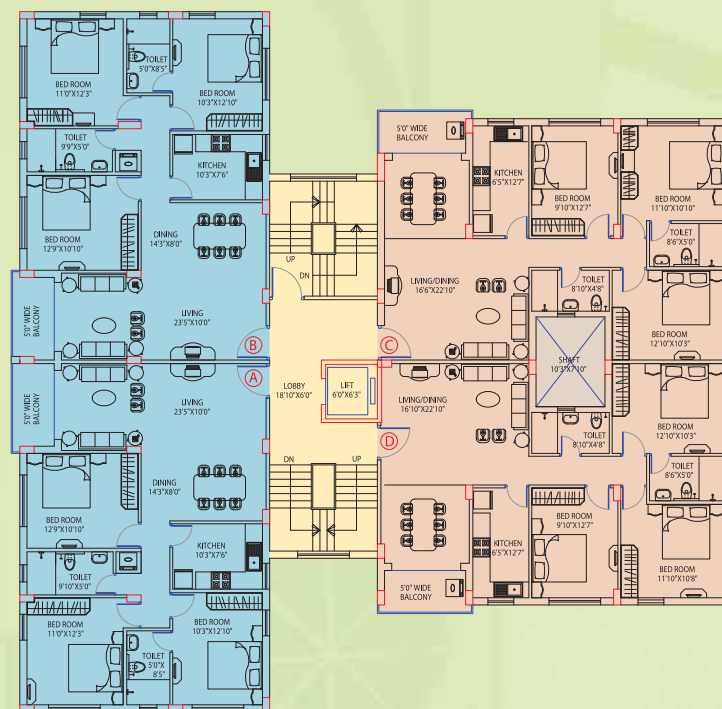
Block – 8

Flat no.	Super built-up area
A	1,943
B	1,440
C	1,440



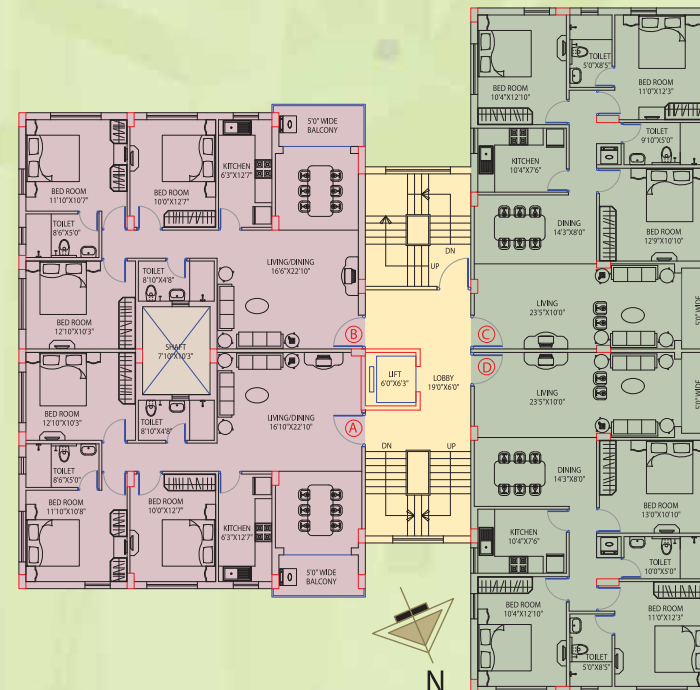
Block – 11

Flat no.	Super built-up area
A	1,440
B	1,440
C	1,942



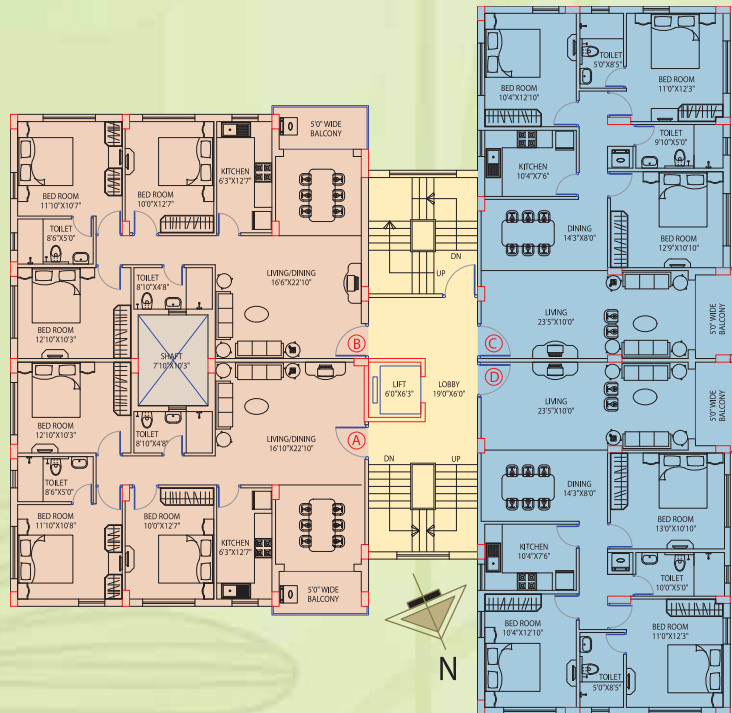
Block – 9

Flat no.	Super built-up area
A	1,440
B	1,440
C	1,364
D	1,364



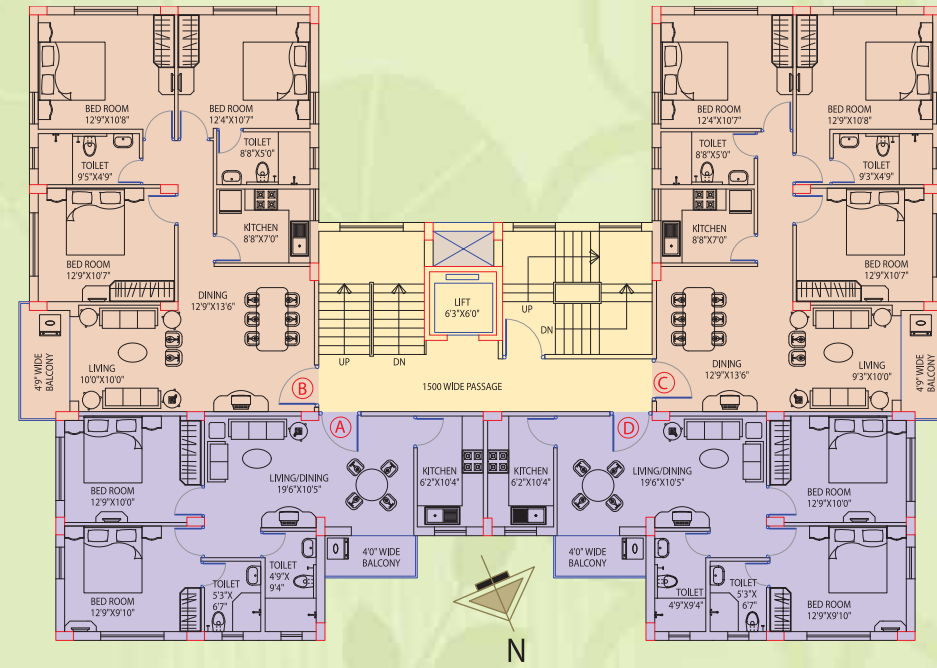
Block – 12

Flat no.	Super built-up area
A	1,364
B	1,364
C	1,440
D	1,440



Block - 13

Flat no.	Super built-up area
A	1,364
B	1,364
C	1,440
D	1,440

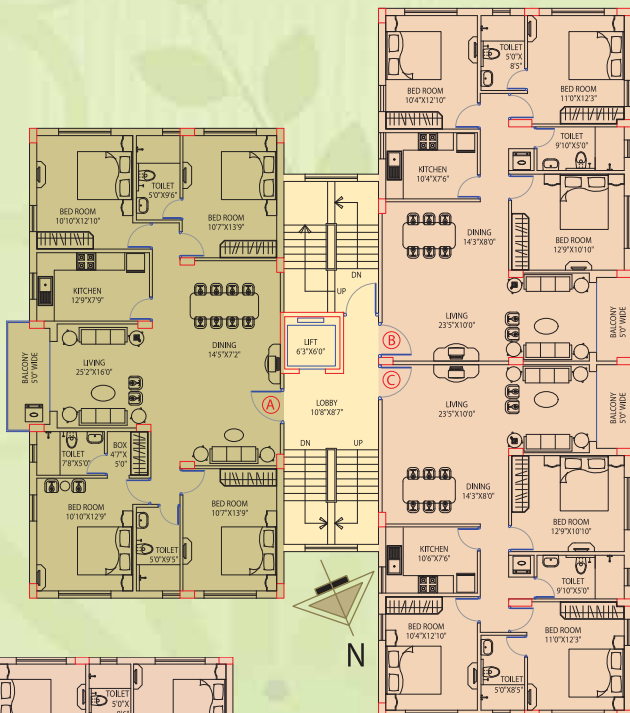


Block - 16

Flat no.	Super built-up area
A	921
B	1,298
C	1,298
D	922

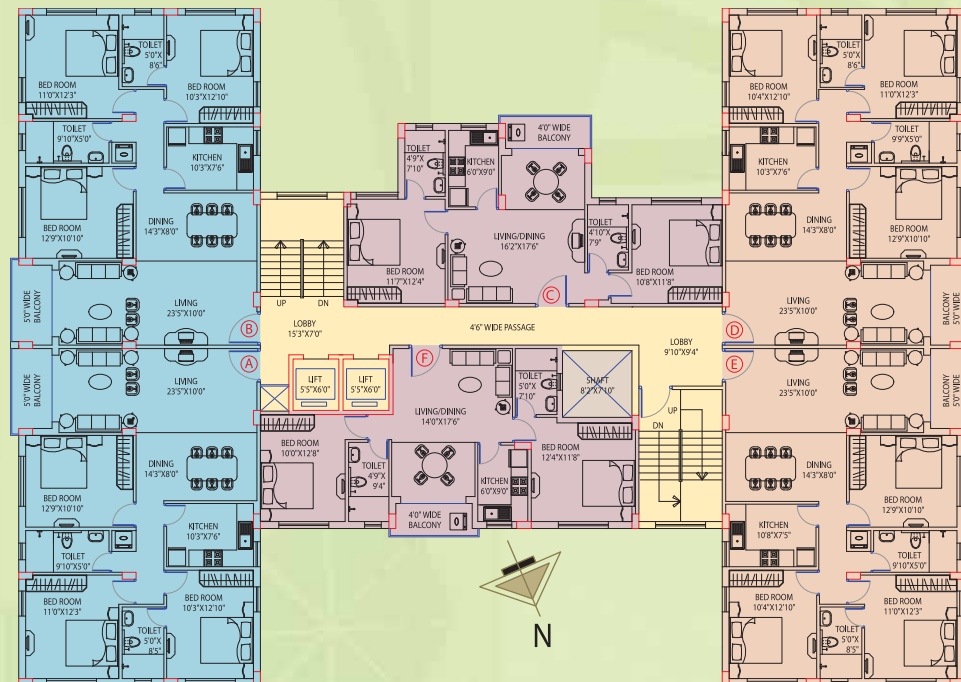
Block - 14

Flat no.	Super built-up area
A	1,943
B	1,440
C	1,440



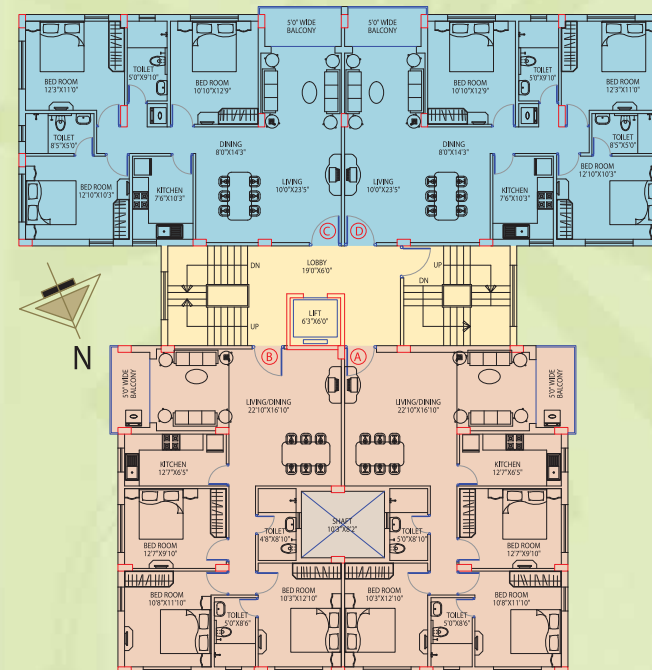
Block - 15

Flat no.	Super built-up area
A	1,436
B	1,440
C	993
D	1,436
E	1,440
F	996



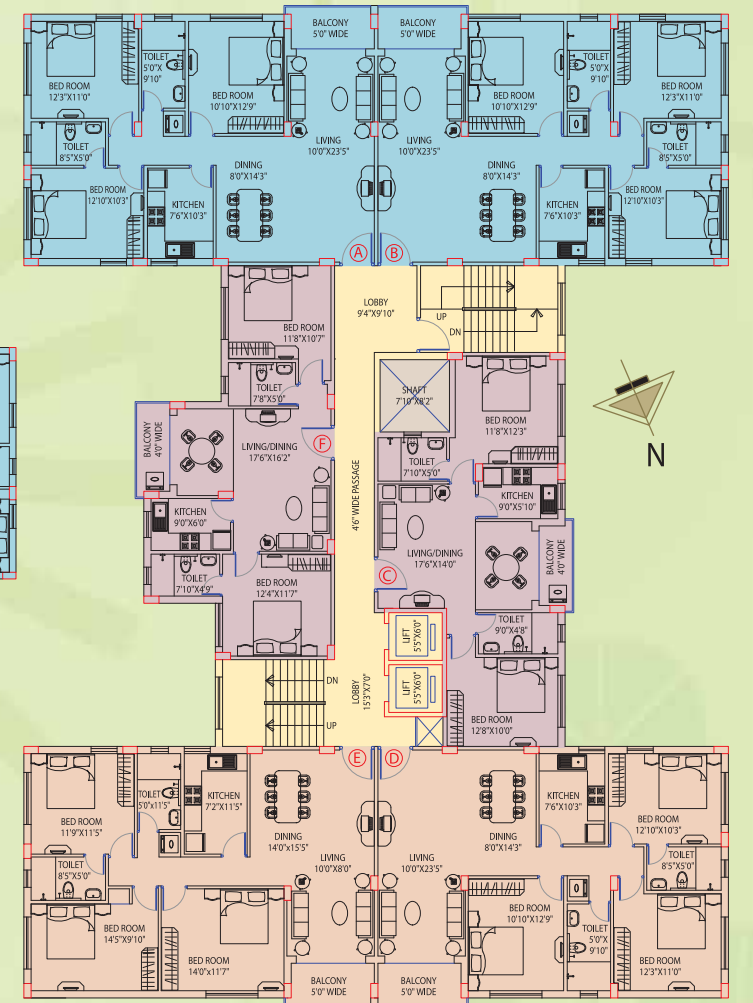
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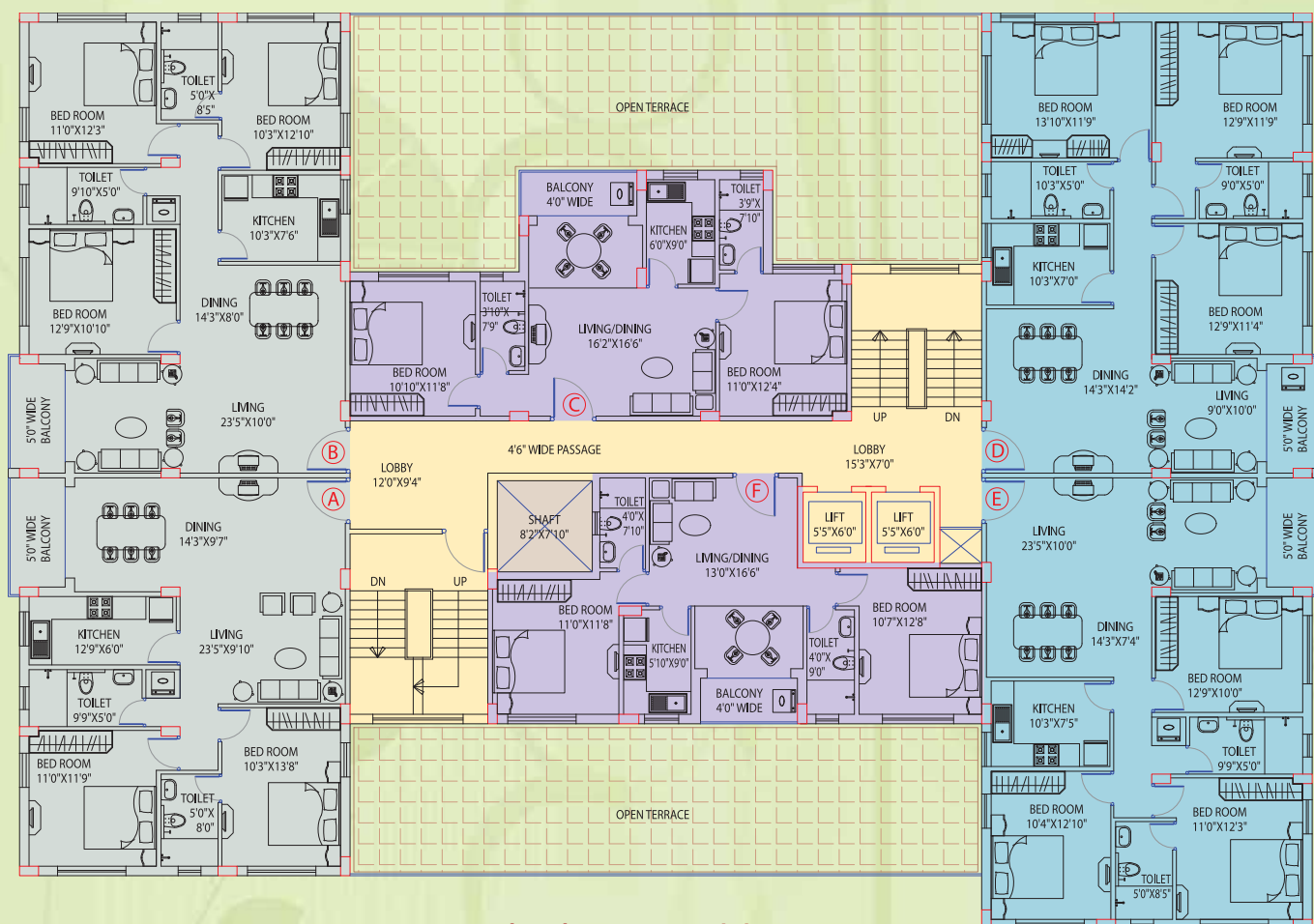
Flat no.	Super built-up area
A	1,364
B	1,364
C	1,440
D	1,440



Block 18 - Lobby 1

Flat no.	Super built-up area
A	1,436
B	1,440
C	996
D	1,436
E	1,440
F	993





Block 18 – Lobby 2

Flat no.	Super built-up area
A	1,246
B	1,436
C	946
D	1,440
E	1,407
F	925

Developed by Space



in association with:



Marketed by: **NK REALTORS**
Where trust comes first

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