



GANGULY GROUP

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 **81000 90990**

Building Value

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The Liner ideas of happy living
You deserve it.



GANGULY GROUP



29 super luxe units and 29363 sq. ft. of commercial space for retail outlets



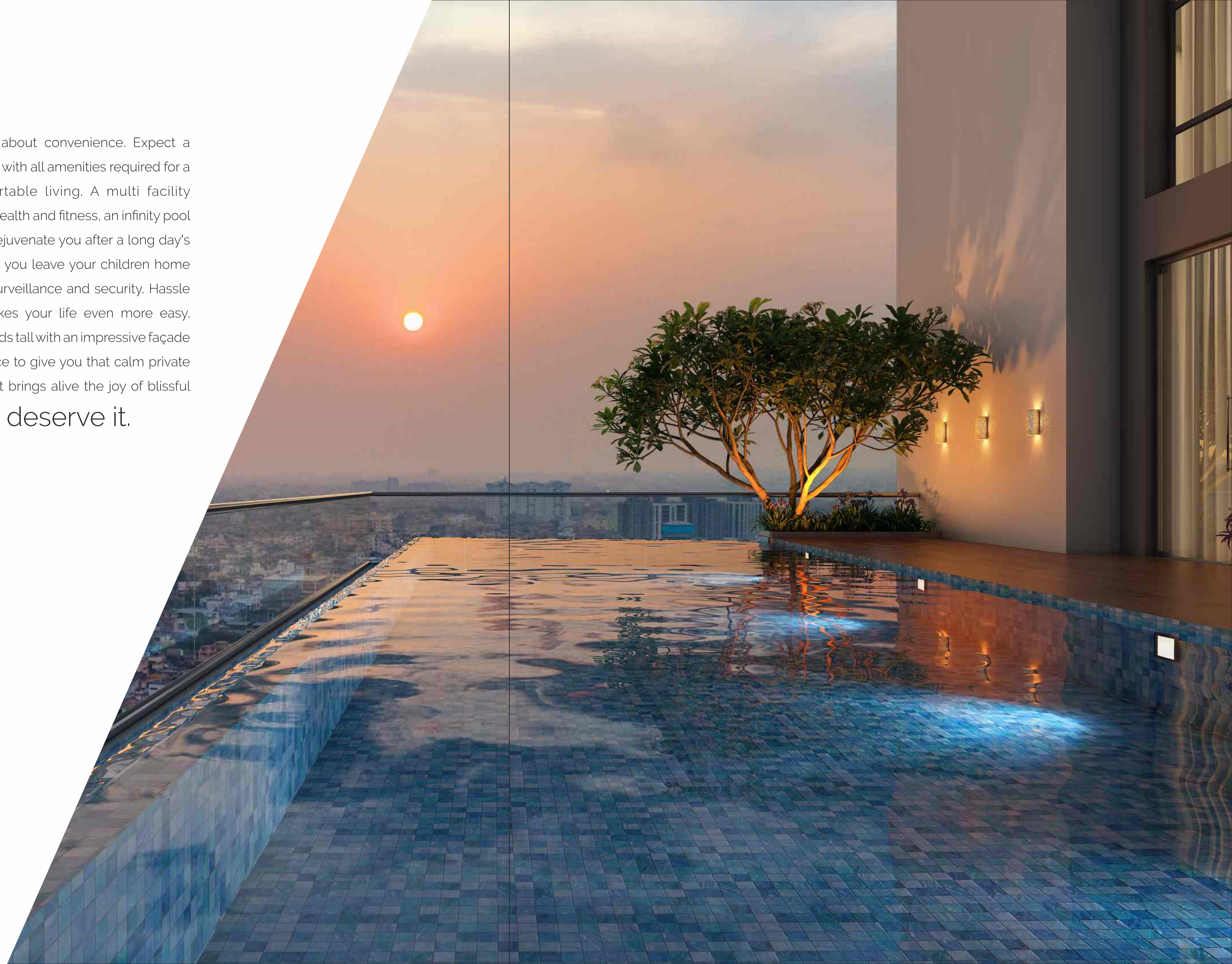
Lifestyle



Immerse yourself in an active daily routine



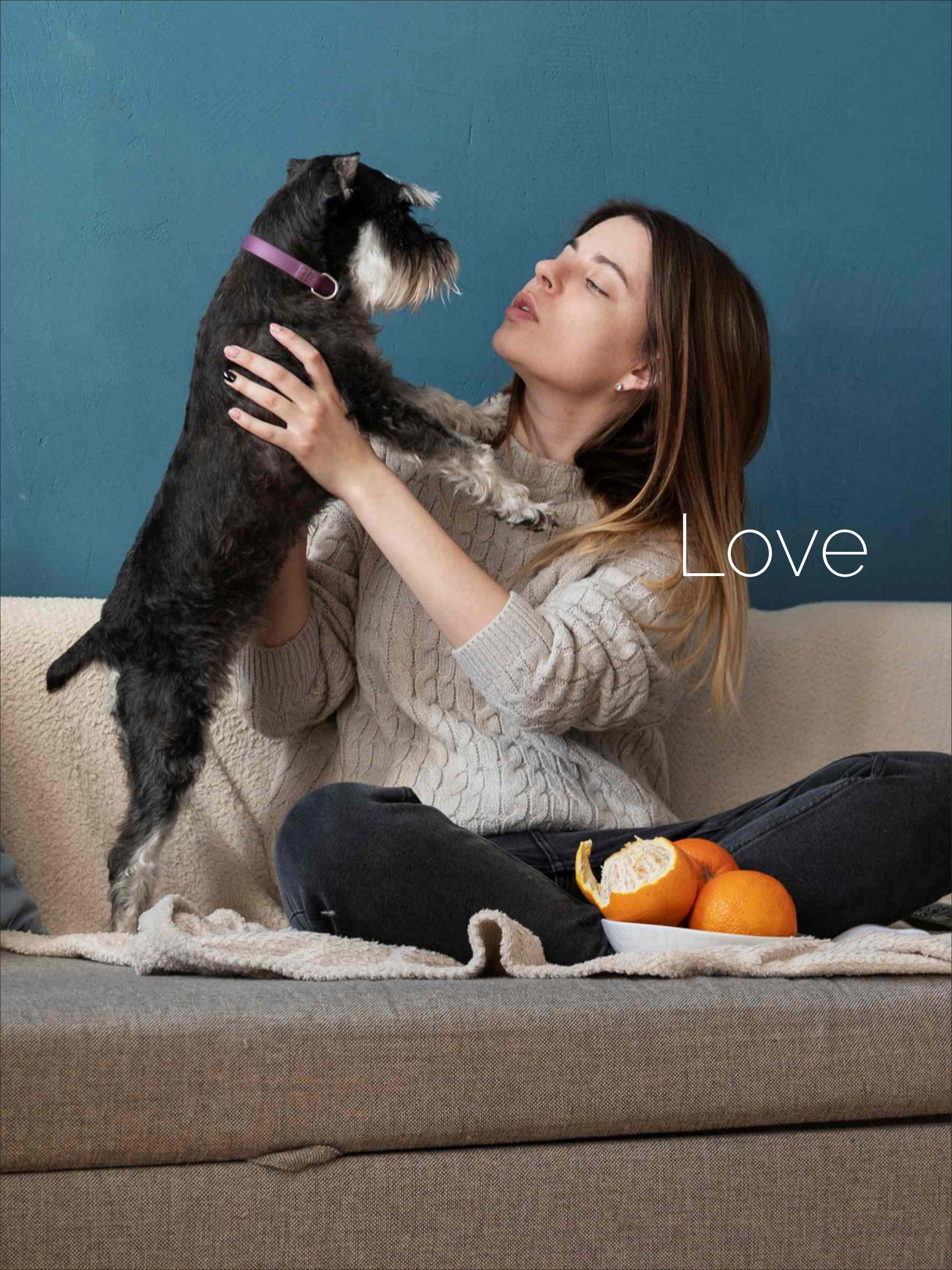
Modern living is all about convenience. Expect a lifestyle that suits you with all amenities required for a healthy and comfortable living. A multi facility gymnasium for your health and fitness, an infinity pool on the sixth floor to rejuvenate you after a long day's work. Feel safe when you leave your children home alone with 24-hour surveillance and security. Hassle free car parking makes your life even more easy. 4Sight Eminence stands tall with an impressive façade of a commercial space to give you that calm private residential abode that brings alive the joy of blissful living for you. You deserve it.





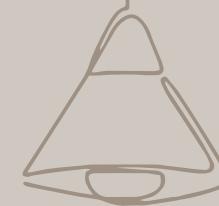
Amenities

- AC Community Hall
- Swimming Pool
- 24 Hours Security
- Air Conditioned Gymnasium
- Integrated Fire Fighting System
- Surveillance facility with CCTV
- Mechanical Car Parking
- 24 Hours Power back up
- Indoor Games Room
- Association Room
- Reception Lounge Area



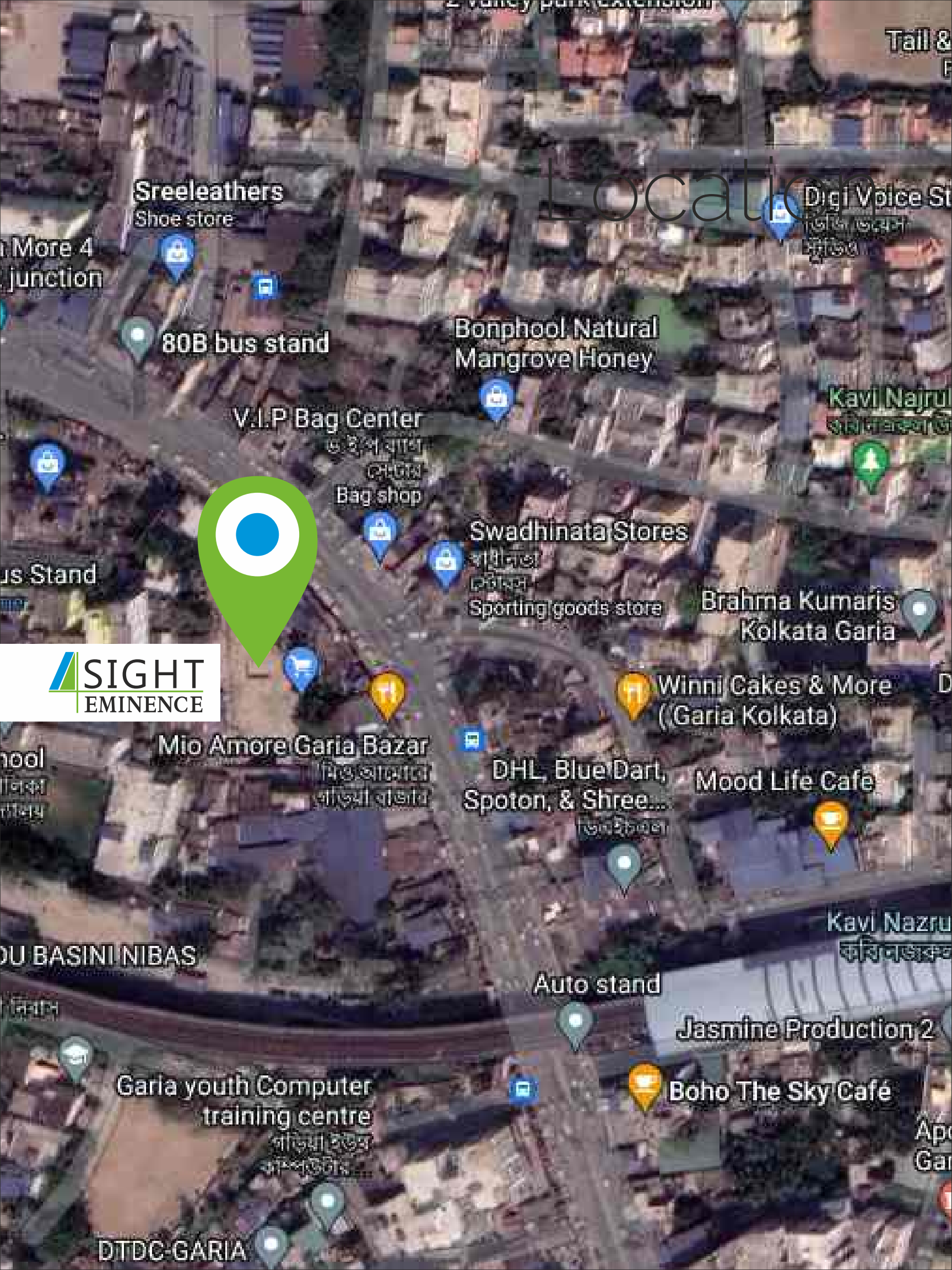
Love

Get away to your cocoon after you conquer the world



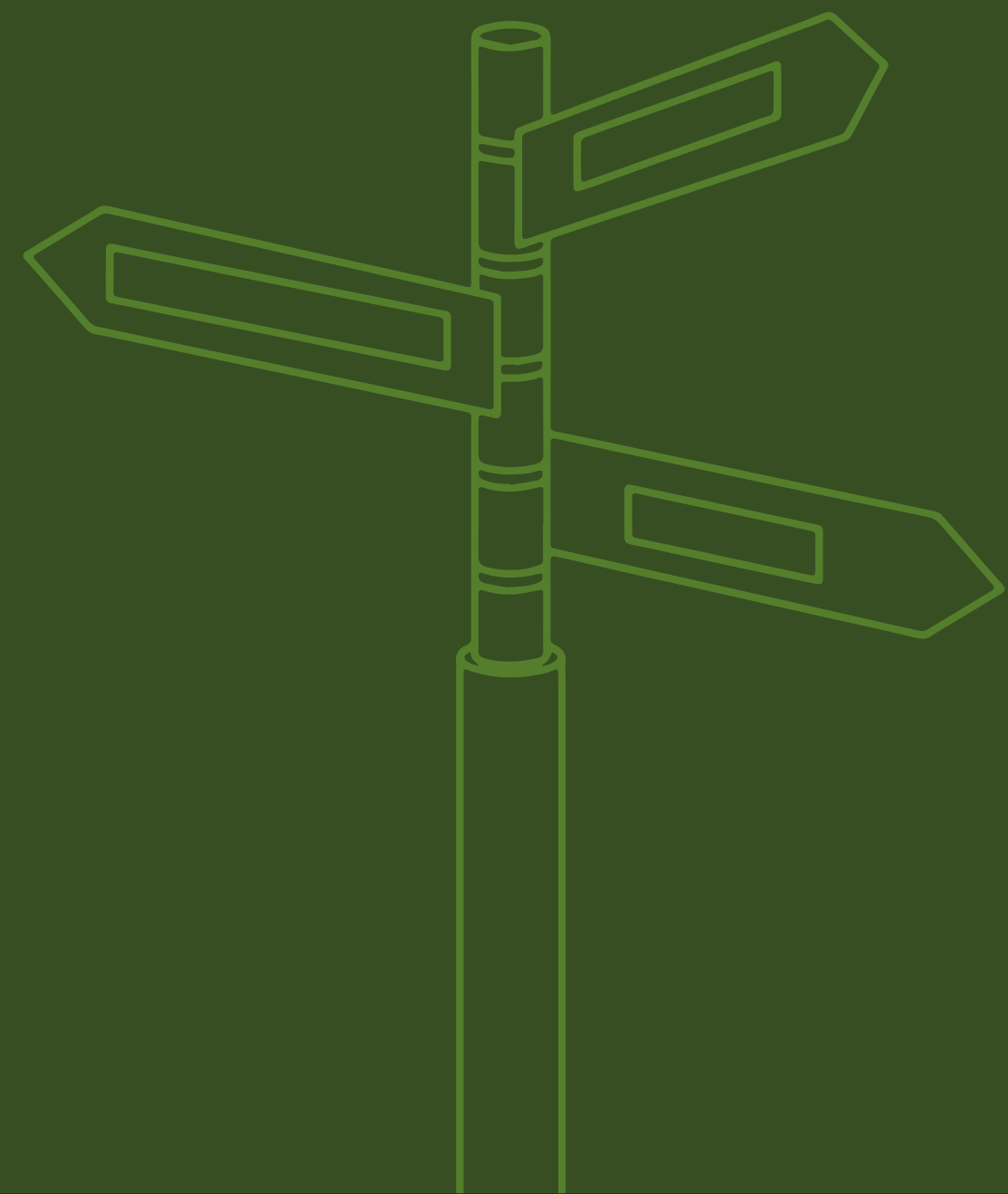
After facing the challenges of the outside world, when it is time to return to your loved ones it is absolutely important that you come back to a place where you are surrounded by the warmth of love. It is a place where you can snug your loved ones and watch your favourite show. It is a place you call home. It is a place where you leave all your worries outside the main door. We give you **4sight Eminence** that is being built with the same love and care. Naturally, you get top notch build quality with no compromise materials. Making your loved home a worry-free abode where each fittings bear a mark of quality. You will love this lasting peace of mind. **You deserve it.**





Location

Cross roads ask you questions but answers come in abundance



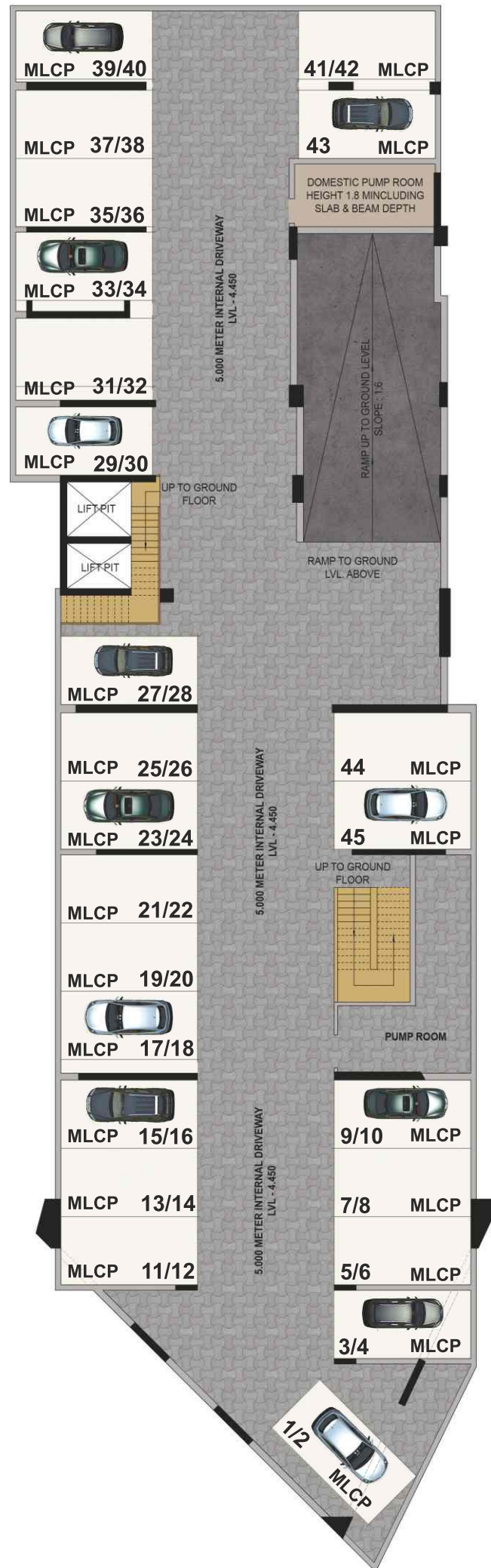
4Sight Eminence is located at the convenience of Garia Crossing. It is right in the heart of South Kolkata with the best lifestyle brand showrooms around. Not only that, nearness to the fresh vegetable and groceries market gives you add to the convenience. 0 km from Kavi Nazrul Metro railway station and connected by innumerable bus and auto routes. Just 10 minutes' drive will take you to Tollygunge in one route and Ballygunge in another. It is also very close to E. M. Bypass and you can zip to the airport. The location of 4Sight Eminence is absolutely spot on.

You deserve it.



Master Layout





Basement Layout Plan

(MLCP) Multilevel Car Parking



Ground Floor Plan

Floor	Type	Carpet Area	Stair Area	Covered Area	Covered Area + Stair	Super Buildup Area
Ground Floor	Business	2495 sq.ft. + 140 sq.ft. (Toilet) + 65 sq.ft. (Baby Care)	389 sq.ft.	3541 sq.ft.	3830 sq.ft.	5306 sq.ft.



First & Second Floor Plan

Floor	Type	Carpets Area	Stair Area	Covered Area	Covered Area + Stair	Super Buildup Area
First Floor	Business	5440 sq.ft. + 196 sq.ft. (Toilet) + 34 sq.ft. (Service) + 74 sq.ft. (Store)	389 sq.ft.	6184 sq.ft.	6573 sq.ft.	8874 sq.ft.
Second Floor	Business	5440 sq.ft. + 196 sq.ft. (Toilet) + 34 sq.ft. (Service) + 74 sq.ft. (Store)	389 sq.ft.	6184 sq.ft.	6573 sq.ft.	8874 sq.ft.



Third Layout Plan

Floor	Type	Carpets Area	Stair Area	Covered Area	Covered Area + Stair	Super Buildup Area
Third Floor	Business	3649 sq.ft. + 196 sq.ft. (Toilet) + 34 sq.ft. (Service) + 64 sq.ft. (Store)	389 sq.ft.	4284 sq.ft.	4673 sq.ft.	6309 sq.ft.



Typical
Layout Plan

Flat	Type	Carpet Area	Covered Area	Super Buildup Area	Open Terrace Area
Flat-A	3BHK	883 sq. ft. + 49 sq. ft. (Balcony)	1019 sq. ft.	1376 sq. ft.	-
Flat-B	3BHK	938 sq. ft. + 40 sq. ft. (Balcony)	1061 sq. ft.	1432 sq. ft.	-
Flat-C	3BHK	968 sq. ft. + 77 sq. ft. (Balcony)	1123 sq. ft.	1516 sq. ft.	-
Flat-D	3BHK	926 sq. ft. + 113 sq. ft. (Balcony)	1109 sq. ft.	1497 sq. ft.	-



Fourth
Floor Plan

Legend		
Flat - A 1376 sq.ft. (SBA)		
1	Living & Dining	22'-0" x 10'-0"
2	Bed Room	9'-9" x 11'-6"
3	Bed Room	11'-3" x 10'-9"
4	Bed Room	11'-3" x 10'-0"
5	Kitchen	11'-3" x 5'-0"
6	Toilet	6'-0" x 7'-6"
7	Toilet	9'-9" x 4'-6"
8	Balcony	4'-6" x 10'-9"

Legend		
Flat - B 1432 sq.ft. (SBA)		
1	Living	16'-9" x 10'-6"
2	Dining	10'-0" x 11'-3"
3	Bed Room	9'-9" x 16'-9"
4	Bed Room	9'-9" x 11'-6"
5	Bed Room	10'-3" x 11'-0"
6	Kitchen	6'-6" x 7'-6"
7	Toilet	5'-0" x 7'-6"
8	Toilet	6'-0" x 4'-9"
9	Balcony	4'-0" x 10'-3"

Legend		
Flat - C1 1372 sq.ft. (SBA) & 101 sq.ft. (OTA)		
1	Living	9'-9" x 16'-9"
2	Dining	9'-3" x 8'-6"
3	Bed Room	11'-9" x 9'-6"
4	Bed Room	11'-0" x 11'-0"
5	Bed Room	10'-0" x 11'-0"
6	Kitchen	9'-3" x 5'-3"
7	Toilet	9'-9" x 4'-3"
8	Toilet	7'-3" x 4'-9"
9	Puja	4'-9" x 4'-9"
10	Utility	3'-0" x 5'-3"
11	Balcony	3'-3" x 7'-3"
12	Open Terrace	7'-6" x 13'-0"

Legend		
Flat - D 1497 sq.ft. (SBA)		
1	Living	11'-0" x 10'-9"
2	Dining	9'-0" x 20'-6"
3	Bed Room	12'-3" x 13'-0"
4	Bed Room	11'-3" x 10'-0"
5	Bed Room	11'-0" x 10'-0"
6	Kitchen	11'-0" x 5'-6"
7	Toilet	7'-6" x 5'-3"
8	Toilet	4'-9" x 6'-6"
9	Balcony	5'-3" x 6'-0"
10	Balcony	4'-0" x 10'-6"
11	Balcony	4'-0" x 9'-6"





Typical (5th, 8th to 11th)
Floor Plan

Legend		
Flat - A 1376 sq.ft. (SBA)		
1	Living & Dining	22'-0" x 10'-0"
2	Bed Room	9'-9" x 11'-6"
3	Bed Room	11'-3" x 10'-9"
4	Bed Room	11'-3" x 10'-0"
5	Kitchen	11'-3" x 5'-0"
6	Toilet	6'-0" x 7'-6"
7	Toilet	9'-9" x 4'-6"
8	Balcony	4'-6" x 10'-9"

Legend		
Flat - B 1432 sq.ft. (SBA)		
1	Living	16'-9" x 10'-6"
2	Dining	10'-0" x 11'-3"
3	Bed Room	9'-9" x 16'-9"
4	Bed Room	9'-9" x 11'-6"
5	Bed Room	10'-3" x 11'-0"
6	Kitchen	6'-6" x 7'-6"
7	Toilet	5'-0" x 7'-6"
8	Toilet	6'-0" x 4'-9"
9	Balcony	4'-0" x 10'-3"

Legend		
Flat - C 1516 sq.ft. (SBA)		
1	Living	15'-9" x 10'-3"
2	Dining	9'-3" x 9'-6"
3	Bed Room	12'-6" x 13'-6"
4	Bed Room	11'-0" x 11'-0"
5	Bed Room	10'-0" x 12'-6"
6	Kitchen	6'-6" x 9'-6"
7	Toilet	6'-6" x 4'-9"
8	Toilet	7'-9" x 5'-9"
9	Dress	4'-3" x 5'-9"
10	Balcony	4'-0" x 10'-0"
11	Balcony	9'-6" x 4'-0"

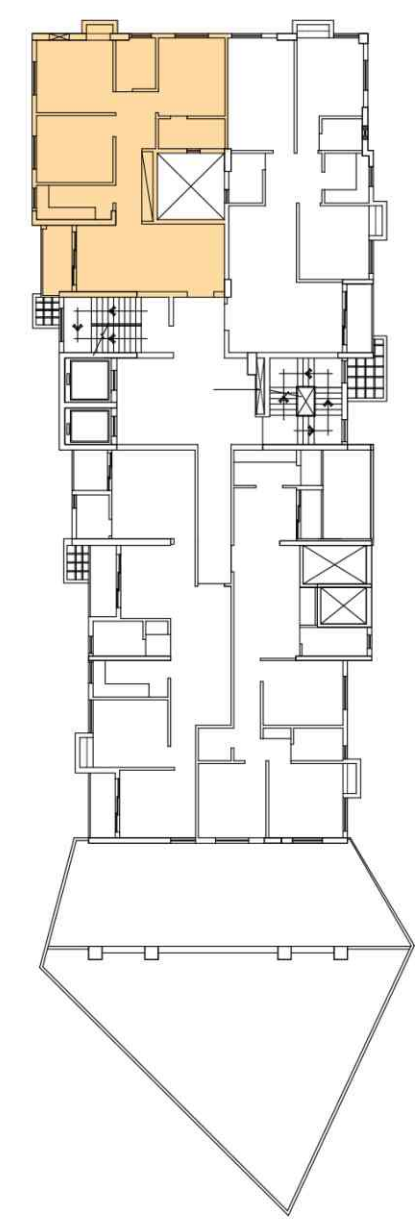
Legend		
Flat - D 1497 sq.ft. (SBA)		
1	Living	11'-0" x 10'-9"
2	Dining	9'-0" x 20'-6"
3	Bed Room	12'-3" x 13'-0"
4	Bed Room	11'-3" x 10'-0"
5	Bed Room	11'-0" x 10'-0"
6	Kitchen	11'-0" x 5'-6"
7	Toilet	7'-6" x 5'-3"
8	Toilet	4'-9" x 6'-6"
9	Balcony	5'-3" x 6'-0"
10	Balcony	4'-0" x 10'-6"
11	Balcony	4'-0" x 9'-6"

Typical Unit Layouts

Flat - A

Floor Layout

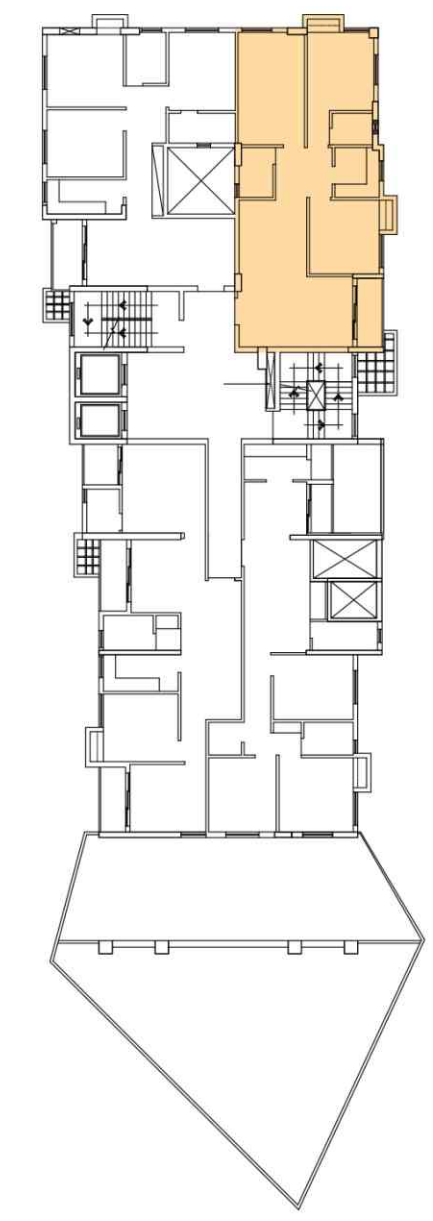
Flat Type	3BHK
Carpet Area (sq.ft.)	883 sq.ft.
Balcony Area (sq.ft.)	49 sq.ft.
Covered Area (sq.ft.)	1019 sq.ft.
Super Buildup Area (sq.ft.)	1376 sq.ft.



Flat - B

Floor Layout

Flat Type	3BHK
Carpet Area (sq.ft.)	938 sq.ft.
Balcony Area (sq.ft.)	40 sq.ft.
Covered Area (sq.ft.)	1061 sq.ft.
Super Buildup Area (sq.ft.)	1432 sq.ft.

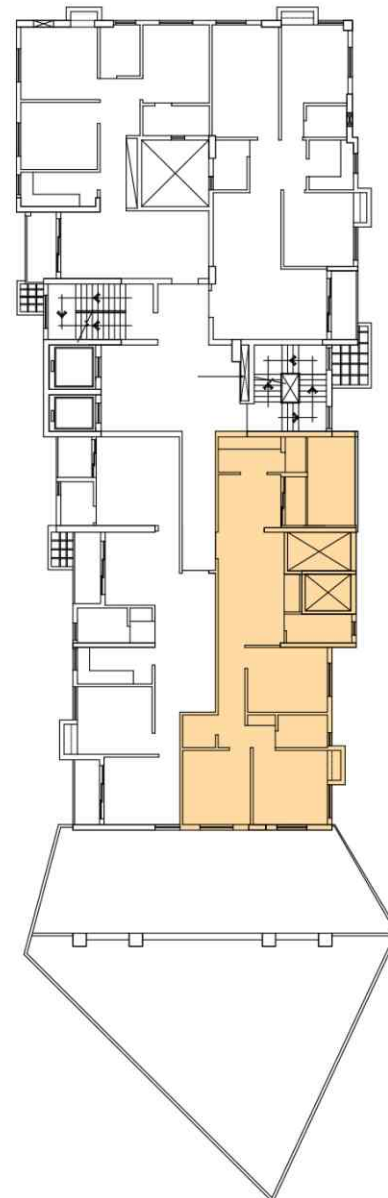


Flat -C

Floor Layout

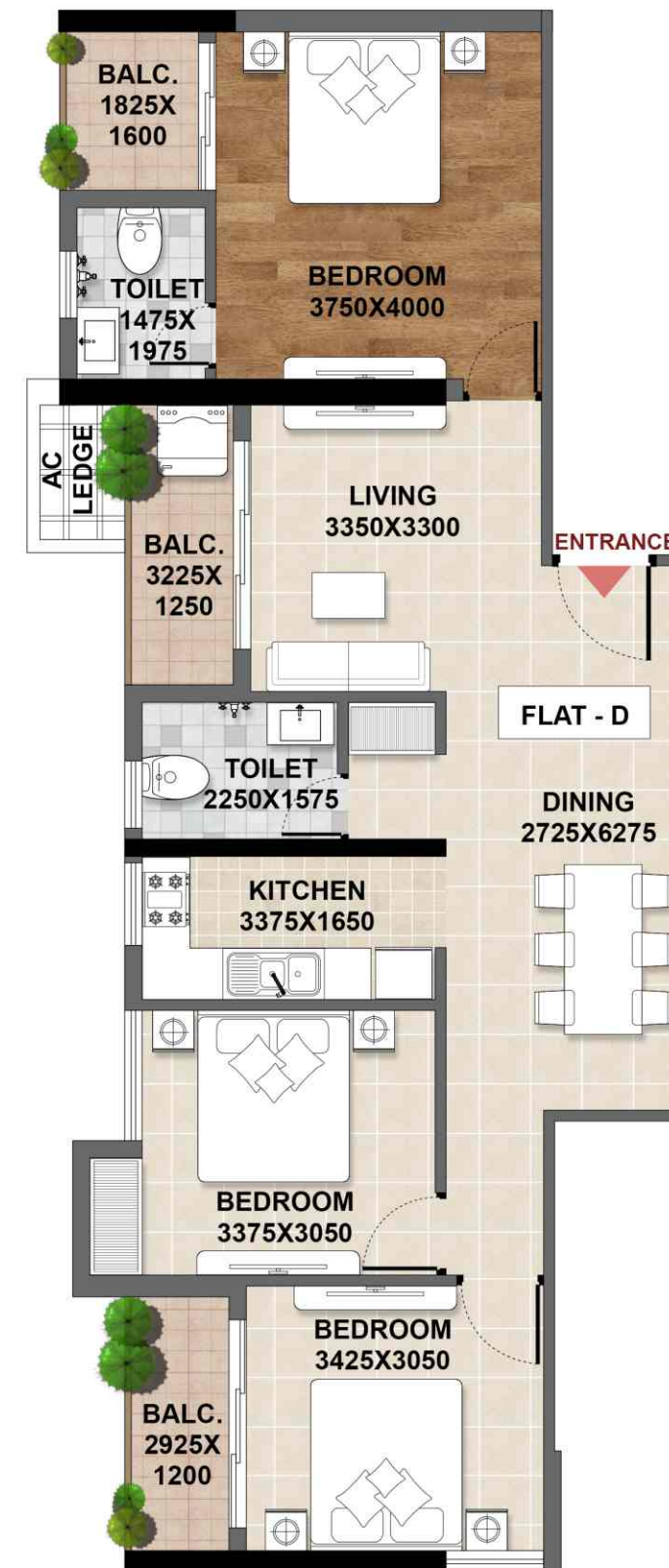


Flat Type	3BHK
Carpet Area (sq.ft.)	968 sq.ft.
Balcony Area (sq.ft.)	77 sq.ft.
Covered Area (sq.ft.)	1123 sq.ft.
Super Buildup Area (sq.ft.)	1516 sq.ft.

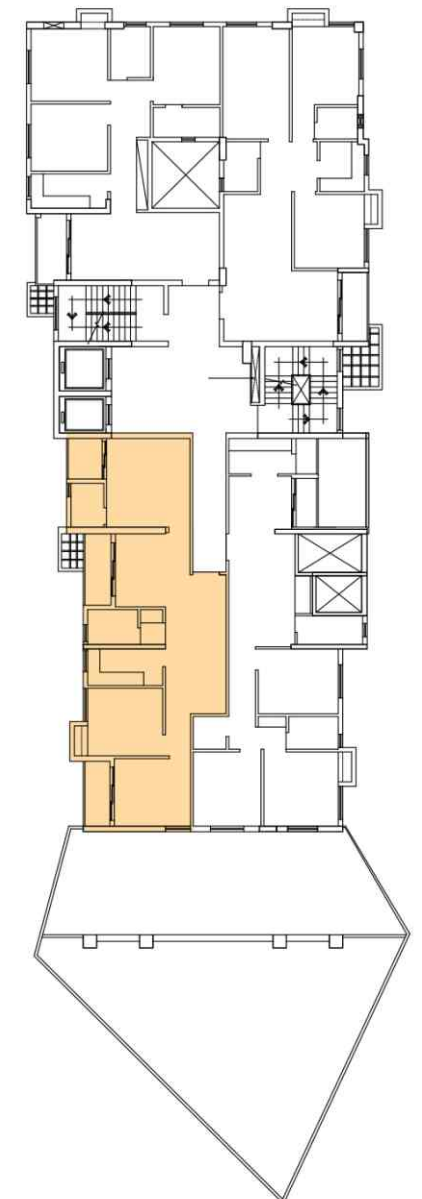


Flat -D

Floor Layout



Flat Type	3BHK
Carpet Area (sq.ft.)	926 sq.ft.
Balcony Area (sq.ft.)	113 sq.ft.
Covered Area (sq.ft.)	1109 sq.ft.
Super Buildup Area (sq.ft.)	1497 sq.ft.



Specifications

- **No.of Floors:** B+G+XI
- **Steel:** Steel used in the building to be of 'ISI' mark reputed.
- **Cement:** Cement used in the building to be premium quality.
- **Structure:** RCC frame structure.
- **Walls:** Conventional Brick/fly ash bricks/ACC Blocks
- Finish Interior- Wall Putty.
Exterior - High quality water proof acrylic paint.
- **Flooring:** bedroom and Living Dining – vitrified tiles, kitchen – ceramic / vitrified tiles, toilet –ceramic/ vitrified tiles, toilet walls – Glaze tiles up to lintel level.
- **Kitchen:** Granite platform, Stainless still sink, Dado tiles up to lintel level from cooking platform, Electrical point for refrigerator, Aqua guard and Exhaust Fan, Plumbing provision for cold water line.
- **Toilet:** Sanitary ware of reputed Brand, CP fittings of standard make Electrical point for Geyser and Exhaust fan (in the both bathrooms), Plumbing provision for Hot & Cold water line.
- **Doors & windows:** Decorative Main Door/Decorative flush door, Internal Door- Solid core flush door/ MDF Door, Window – anodized aluminum / UPVC sliding or open able window with no grills.
- **Water Supply:** Water supply from KMC.
- **Electrical:** 2KV load, AC points in all bedrooms, Cable TV and telephone points in Living/Dining and Master Bedroom, Ample necessary electrical points with central MCB, Door- bell point at the main entrance door, concealed copper wiring with modular switches.
- **Common Lighting:** Overhead illumination for compound and street lighting, Necessary illumination in all lobbies, staircases and common areas.
- **Common facilities:** Adequate capacity standby generator for common areas for services, standby generator with adequate load to apartment (at extra cost), Closed circuit TV at the ground floor level, intercom connectivity with security and flats security surveillance room, one lift in each Block.
- **Intercom:** Intercom connection for each flat will be provided.
- **Telephone & T.V.:** Concealed connection for each flat will be provided.
- **Lift:** Lift of reputed make.
- **Outside Lighting:** Adequate lighting arrangements with decorative fitting to be provided at the gate, pathway and around the building for security