

Developed By
**BHUVANPATI PROJECT
PRIVATE LIMITED**

Project Address : Jyotishmarg Lane,
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Project Rera No. WBRERA/P/H00/2025/002311

www.rera.wb.gov.in

Disclaimer : This brochure is not legal document. It is a conceptual plan to describe the intent & purpose of Nirmalaya Complex. The information and plans contained herein are subject to changes as may be decided by the developer or required or approved by the authorities. All illustrations, pictures and other graphic representation in the brochure are artist's impression only and may/may not bear any resemblance to the actual offering.

Nirmalaya Complex

Your new lifestyle

Cradled by the river wind, crafted for **Chinsurah's** charm.





Breathe the calm of open living
Feel the joy of community

3 Towers | G+5 Storied | 176 Premium Apartments

Welcome to a thoughtfully designed residential project **Nirmalaya Complex** that redefines urban living. A project with amenities to inspire, offers discerning buyers a chance to own a home in perfect harmony with its natural surroundings.



Fresh and serene beginning awaits

Stunning and inviting from the outside and rejuvenating from inside. A distinguished Home at Chinsurah which also reassuring its finery and attention to detail from the moment you cross the threshold. A luxurious contemporary space, designed to exceed your expectations.



Strategically urban. Surprisingly serene.

Strategically located for unparalleled convenience, this development offers an ideal balance between contemporary design, accessibility and proximity to key landmarks.



Open the doors to a life less crowded.

Tucked away in the peaceful surroundings of Chinsurah, this open-space project brings you the rare luxury of breathing room. From wide courtyards to traffic-free play zones and community gardens, everything here is designed for calm, comfort, and connection.

Choose the tune of happiness
with lifestyle-led amenities.





Swimming Pool with Kids Pool



Jogging Track



Play Ground



Gymnasium



Games Room



Community Hall



Multipurpose Court



24x7 Security

AMENITIES

Step into a community where every detail is designed to enrich your lifestyle. **Nirmalaya Complex** offers a carefully curated range of modern amenities to meet your daily needs and leisure desires.

- | | |
|--|---|
|  Auditorium |  Jogging Track |
|  Play Ground |  Gymnasium |
|  Gaming Zone |  Multipurpose Court |
|  Community Hall |  CCTV Surveillance |
|  Swimming Pool with Kids Pool |  24 x 7 Security Service |

Modern life,
seamlessly mapped.





FLOOR PLAN



BLOCK- A
TYPICAL FLOOR PLAN (1st-5th Floor)

Falt No.	Type	Carpet Area	Covered Area	S.B.U Area 28%
A	2 BHK	536 Sq. Ft.	608 Sq. Ft.	778 Sq. Ft.
B	3 BHK	770 Sq. Ft.	877 Sq. Ft.	1123 Sq. Ft.
C	3 BHK	728 Sq. Ft.	817 Sq. Ft.	1046 Sq. Ft.
D	2 BHK	574 Sq. Ft.	646 Sq. Ft.	827 Sq. Ft.
E	2 BHK	575 Sq. Ft.	646 Sq. Ft.	827 Sq. Ft.
F	3 BHK	725 Sq. Ft.	814 Sq. Ft.	1042 Sq. Ft.
G	2 BHK	591 Sq. Ft.	661 Sq. Ft.	846 Sq. Ft.
H	2 BHK	547 Sq. Ft.	621 Sq. Ft.	795 Sq. Ft.

FLOOR PLAN



BLOCK- B
TYPICAL FLOOR PLAN (1st-5th Floor)

Falt No.	Type	Carpet Area	Covered Area	S.B.U Area 28%
A	2 BHK	513 Sq. Ft	548 Sq. Ft	748 Sq. Ft
B	2 BHK	536 Sq. Ft	597 Sq. Ft	764 Sq. Ft
C	2 BHK	543 Sq. Ft	613 Sq. Ft	785 Sq. Ft
D	2 BHK	522 Sq. Ft	586 Sq. Ft	750 Sq. Ft
E	3 BHK	774 Sq. Ft	868 Sq. Ft	1111 Sq. Ft
F	3 BHK	740 Sq. Ft	833 Sq. Ft	1066 Sq. Ft
G	3 BHK	709 Sq. Ft	802 Sq. Ft	1027 Sq. Ft

Falt No.	Type	Carpet Area	Covered Area	S.B.U Area 28%
H	2 BHK	530 Sq. Ft	610 Sq. Ft	781 Sq. Ft
I	2 BHK	544 Sq. Ft	617 Sq. Ft	790 Sq. Ft
J	2 BHK	534 Sq. Ft	603 Sq. Ft	772 Sq. Ft
K	2 BHK	582 Sq. Ft	655 Sq. Ft	838 Sq. Ft
L	2 BHK	593 Sq. Ft	671 Sq. Ft	859 Sq. Ft
M	2 BHK	536 Sq. Ft	608 Sq. Ft	778 Sq. Ft

FLOOR PLAN



BLOCK- C
TYPICAL FLOOR PLAN (1st-5th Floor)

Falt No.	Type	Carpet Area	Covered Area	S.B.U Area 28%
A	3 BHK	790 Sq. Ft.	890 Sq. Ft.	1139 Sq. Ft.
B	2 BHK	586 Sq. Ft.	654 Sq. Ft.	837 Sq. Ft.
C	2 BHK	559 Sq. Ft.	683 Sq. Ft.	874 Sq. Ft.
D	2 BHK	584 Sq. Ft.	649 Sq. Ft.	831 Sq. Ft.
E	2 BHK	566 Sq. Ft.	639 Sq. Ft.	818 Sq. Ft.
F	2 BHK	587 Sq. Ft.	693 Sq. Ft.	887 Sq. Ft.
G	3 BHK	788 Sq. Ft.	888 Sq. Ft.	1137 Sq. Ft.

Falt No.	Type	Carpet Area	Covered Area	S.B.U Area 28%
H	3 BHK	727 Sq. Ft.	824 Sq. Ft.	1055 Sq. Ft.
I	3 BHK	723 Sq. Ft.	815 Sq. Ft.	1043 Sq. Ft.
J	3 BHK	906 Sq. Ft.	1020 Sq. Ft.	1306 Sq. Ft.
K	1 BHK	318 Sq. Ft.	398 Sq. Ft.	509 Sq. Ft.
L	3 BHK	729 Sq. Ft.	821 Sq. Ft.	1050 Sq. Ft.
M	3 BHK	735 Sq. Ft.	829 Sq. Ft.	1061 Sq. Ft.

Live closer to
what matters most.

LOCATION MAP

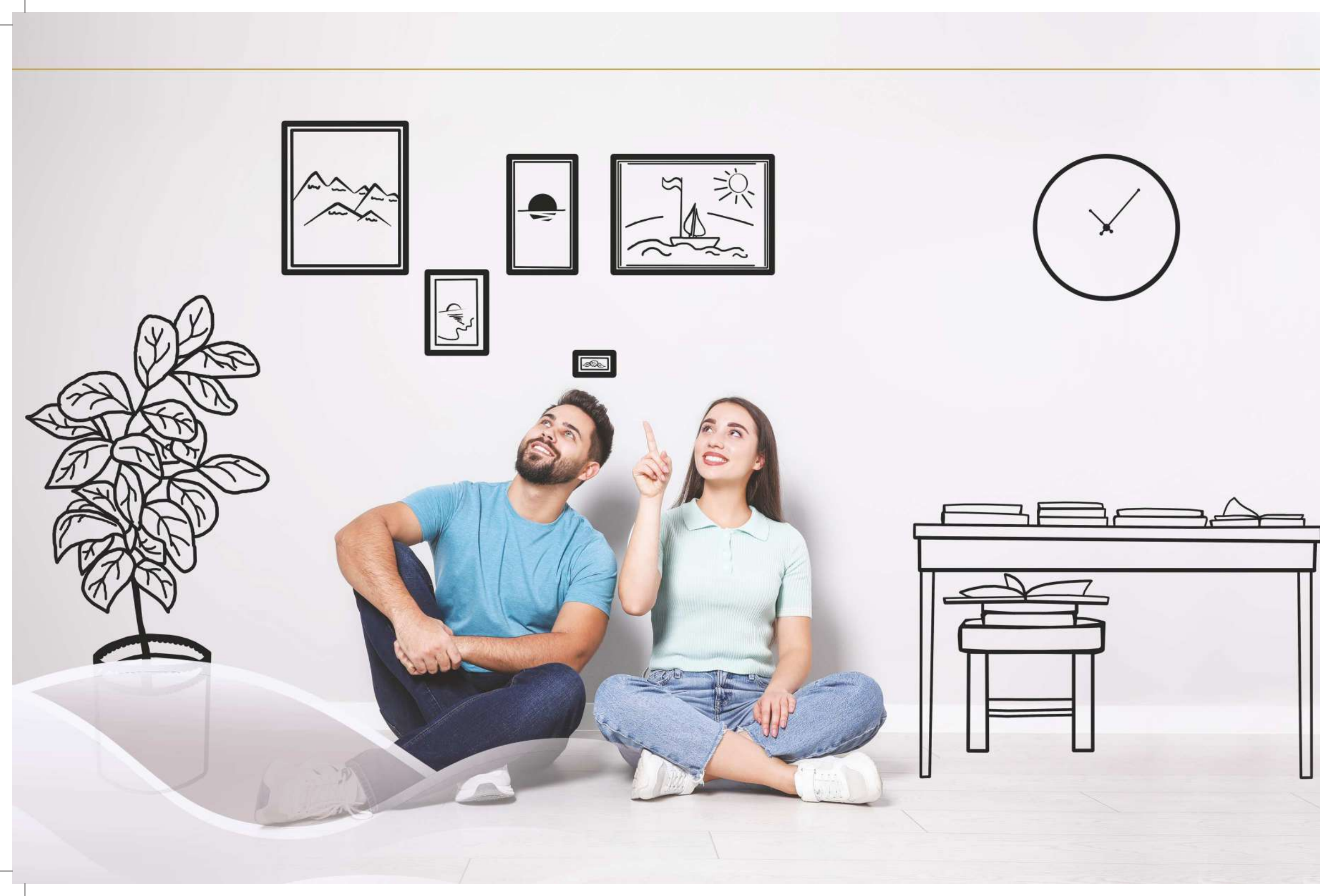


Located in the Chinsurah area and within walking distance of the happening facilities, Nirmalaya Complex is well placed to be part of the vibrant city access.

- 5 Min from Khadina More (G.T.Road)
- 2.2 km from Ghorir More
- 3 km from Chinsurah Ferry Ghat
- 5.4 km from Delhi Road (Sugandha More)
- Banks, Shopping Markets are Nearby
- Renowned Schools are Nearby

Scan For Location Map





STRUCTURE
R.C.C Foundation as per Geo Technical Engineer's recommendation.



WALL
■ Internal 5 inch bricks or blocks with putti finish.
■ External 8 inch bricks or blocks, putti with high quality weather coat paint according to elevation.



DOOR
Good quality flush doors.



WINDOW
Sliding powder coated aluminium windows with white glazed panel with outer grill.



BALCONY
■ Sliding powder coated aluminium door.
■ Outer grill up to 3 higher from the floor.



FLOOR
Flat floor - 4/2 vitrified tiles.
Entrance lobby - Elegant design with tiles.
Stairs - Marble or granite.
Ground floor -Paper blocks.



TOILET
Floor - Antiskid, ceramic tiles.
Wall - Ceramic tiles up to door height.
■ Concealed hot & cold water pipe system in shower & basin
■ Sanitary fittings of reputed brands.
■ CP fittings (Branded company).



KITCHEN
■ Counter table with granite top and stainless steel sink.
■ Ceramic Tiles up to 2.5 feet (Half feet above the counter table).



ELECTRICALS
■ Branded company's electric poly cab wire.
■ P.V.C concealed pipes with M.C.B
■ Branded Company switches.
■ Suitable power point for lighting, A.C point, greaser, chimney, fan. Etc.



ELEVATOR
Automatic elevators by reputed brands.