



6

TOWERS

2/3

BHK HOMES

102

AMENITIES
& FACILITIES



TRULY AFFORDABLE LUXURY



**Realty Plus Excellence
Awards 2020**

Affordable Housing
Project of the Year



PMAY Awards 2019

Certificate of Merit

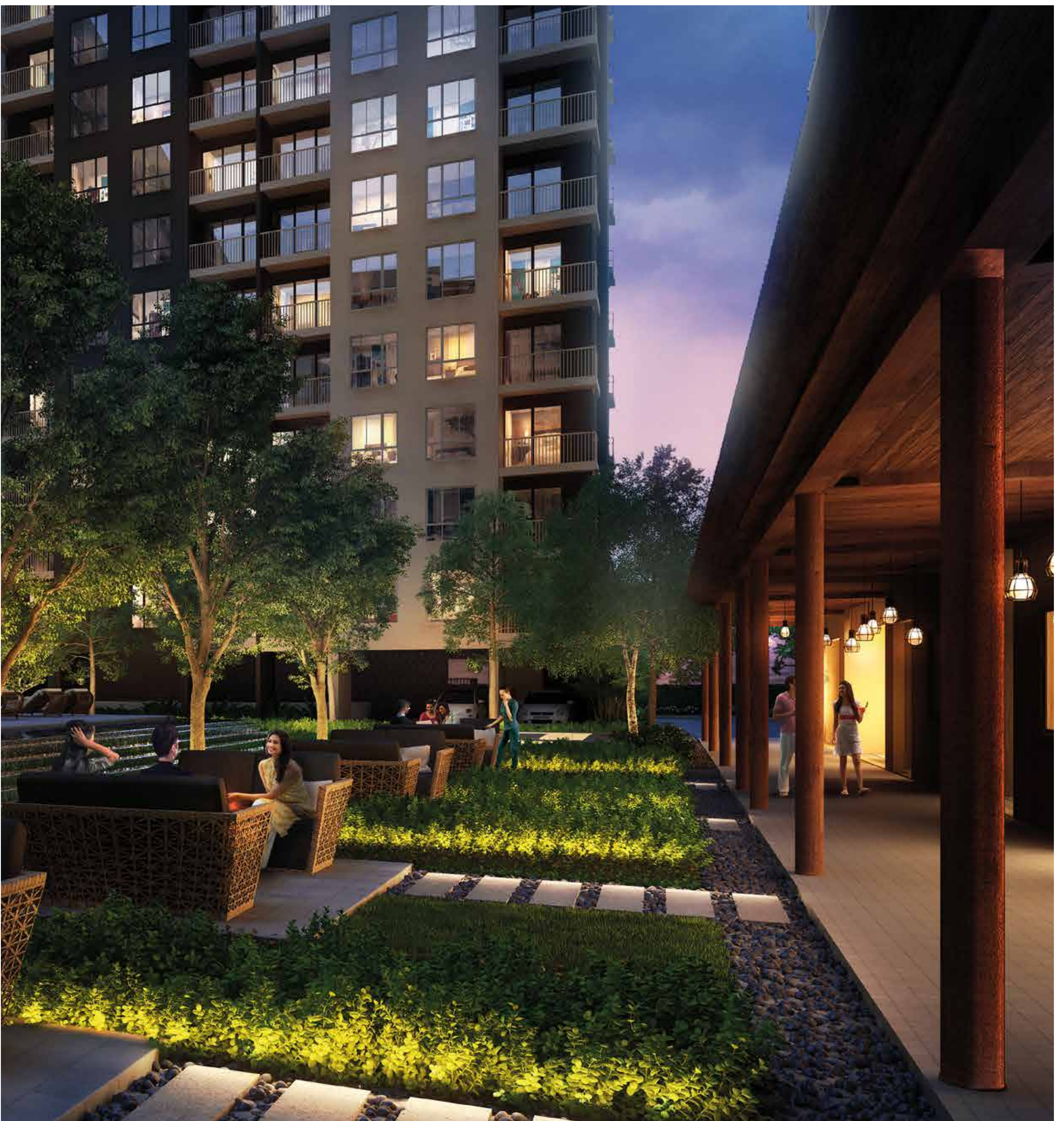


**Credai Bengal Realty
Awards 2018**

Best Upcoming
Budget Residential
Project



The 102 is a kingdom of unparalleled luxury, designed by SRSS, one of the finest architects from Singapore, with construction technology from South Korea and landscaping done by Landscape Tectonix from Thailand. The 102 is a Gold pre-certified Green building by the Indian Green Building Council and offers a plethora of recreational features that foster a sense of inner calm.





TRULY AFFORDABLE LUXURY

Located at just **600 mts. from IIM Calcutta**, 2 mins from upcoming Joka Metro Station and opposite Bharat Sevashram Hospital

THE 102 is a pre-certified **Gold rated Green Building** by the Indian Green Building Council

Lucrative **investment for rental income** because of lower taxation and its proximity to IIM Calcutta, Pailan and leading hospitals.





TRULY AFFORDABLE LUXURY

Over 23,000 sq.ft. exquisite club facility for a development

30 Mtr. Swimming Pool for a splash of joy with your friends and family

Triple height multi-purpose court as an indoor sports facility can also be converted into a large banquet hall when needed

All-in-all a value proposition with 102 amenities and facilities for a price which is absolutely affordable!



DESIGNED BY INTERNATIONAL ICONS

Architecture by SRSS, **Singapore**

Landscape designed by Landscape Tectonix, **Thailand**

Construction Technology by S FORM, **South Korea**



30 MTR. SWIMMING POOL

LANDSCAPING

Vertical garden

Sculpture garden

Butterfly garden

Feng-shui corner

Floating deck

Chess court

Flower garden

Zen garden

Water cascade

Natural pond

Poolside cabanas

Sit out zones



NATURAL POND

SPORTS & FITNESS

30 Mts. Swimming Pool

Squash Court

Pool Table

Table Tennis

Card Room

Chess, Carrom & Darts

Gymnasium

Steam and Sauna

Basketball Court

Badminton Court

Mini indoor Tennis Court

Indoor Volleyball

Indoor Cricket

Indoor 6-a-side Football

Outdoor Fitness Station

Yoga Lawn

Cycling Track

Jogging Track

Acupressure Walkway

Outdoor Jacuzzi



GYMNASIUM

ECO-FRIENDLY

Solar panels

Rain-water harvesting

Sewage treatment plant

Provision for charging
green vehicles

Water treatment plant

Organic waste composter

Energy-efficient lights in
common area

Recycled water for
gardening and flushing

Driveway lights with
timers



PODIUM VIEW

RECREATION AND LIFESTYLE

Library

Mini Theatre

Business Lounge with
wi-fi

Golf Putting

Party Lawn

Star-gazing area

Pet-friendly zone

Karaoke Room

Meditation Room

Lounge

Underwater speakers

Festival Podium

Barbeque zone



LIBRARY

KIDS' RECREATION

Kids' Splash Pool

Skating Track

Outdoor Kids' Play area

Toddlers' Play Room

Playstation Room

Hopscotch zone

Sandpit for Kids

Rock-climbing

Foosball & Air Hockey

Arcade gaming zone

Trampoline

Waterside board game zone

Tree House



COMMUNITY

Banquet Hall

Society Association Room

Guest Room

Old-folk Lawn

Mobile app for maintenance requests

Provision for Salon

Provision for Grocery Shop

Provision for ATM

Provision for Chemist

Provision for Laundry

Wi-fi hotspot zone



OCCUPATIONAL HEALTH & COMFORT

Wheelchair-friendly
common area toilet

Reserved parking for the
specially-abled

Low VOC exterior paints

CFC free air-conditioners
in common areas

Roof tiles with high Solar
Reflective index

High speed elevators

Driver's utility area

Separate service elevators

Secured mail rooms

Elevators specially-abled
friendly

Generator back-up for
common area

Shuttle to metro station



SHUTTLE TO METRO STATION

FIRE & SECURITY

3-tier Security System

Boom barrier entry

Fire door at fire escape staircase

Security desk at every block

Video door phone

Intercom

Sprinklers in kitchen

CCTV surveillance

Manual call points in common areas

Fire hydrant system in common areas

Lightning arrester

Seismic sensors in elevators



3-TIER SECURITY SYSTEM

SITE PLAN



DRIVEWAY

PROVISION FOR RETAIL SPACE

ENTRY / EXIT

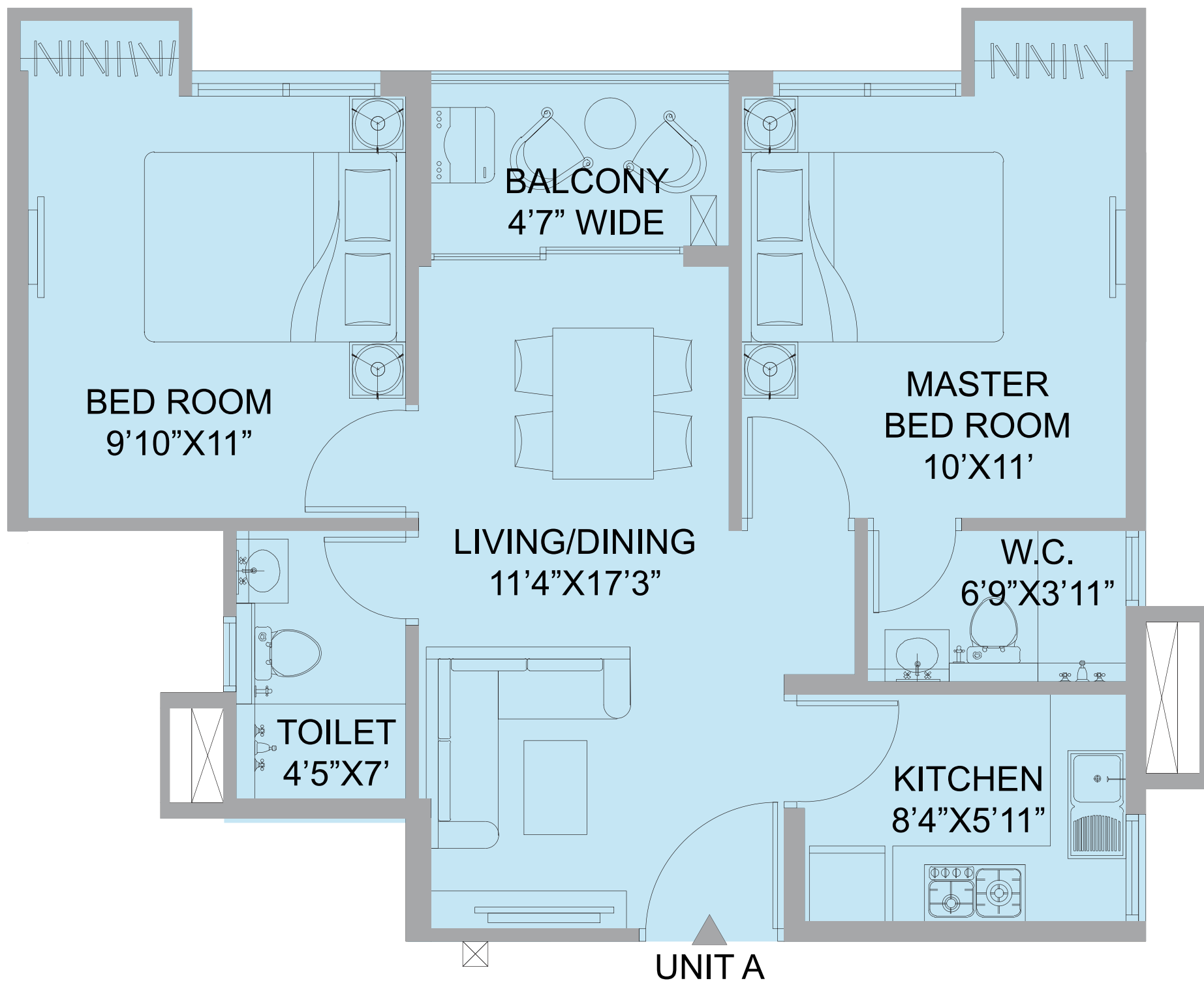
- 2 BHK UNITS
- 3 BHK UNITS



DIAMOND HARBOR ROAD

DIAMOND HARBOR ROAD

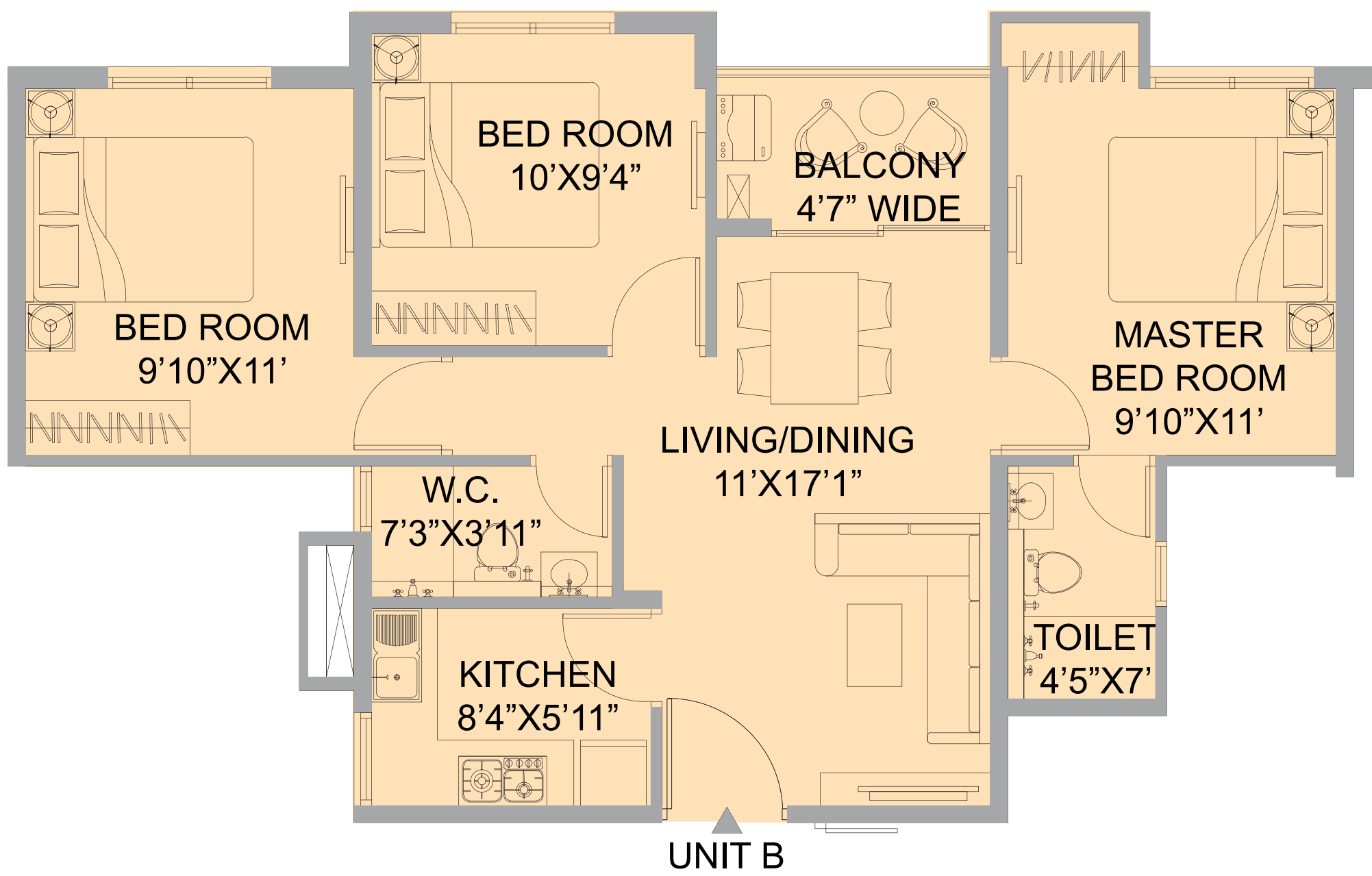
UNIT PLAN



TOWER 10(F)
TYPE - A, 2BHK

Carpet Area	520 Sq.Ft.
Balcony Area	34 sq.Ft.

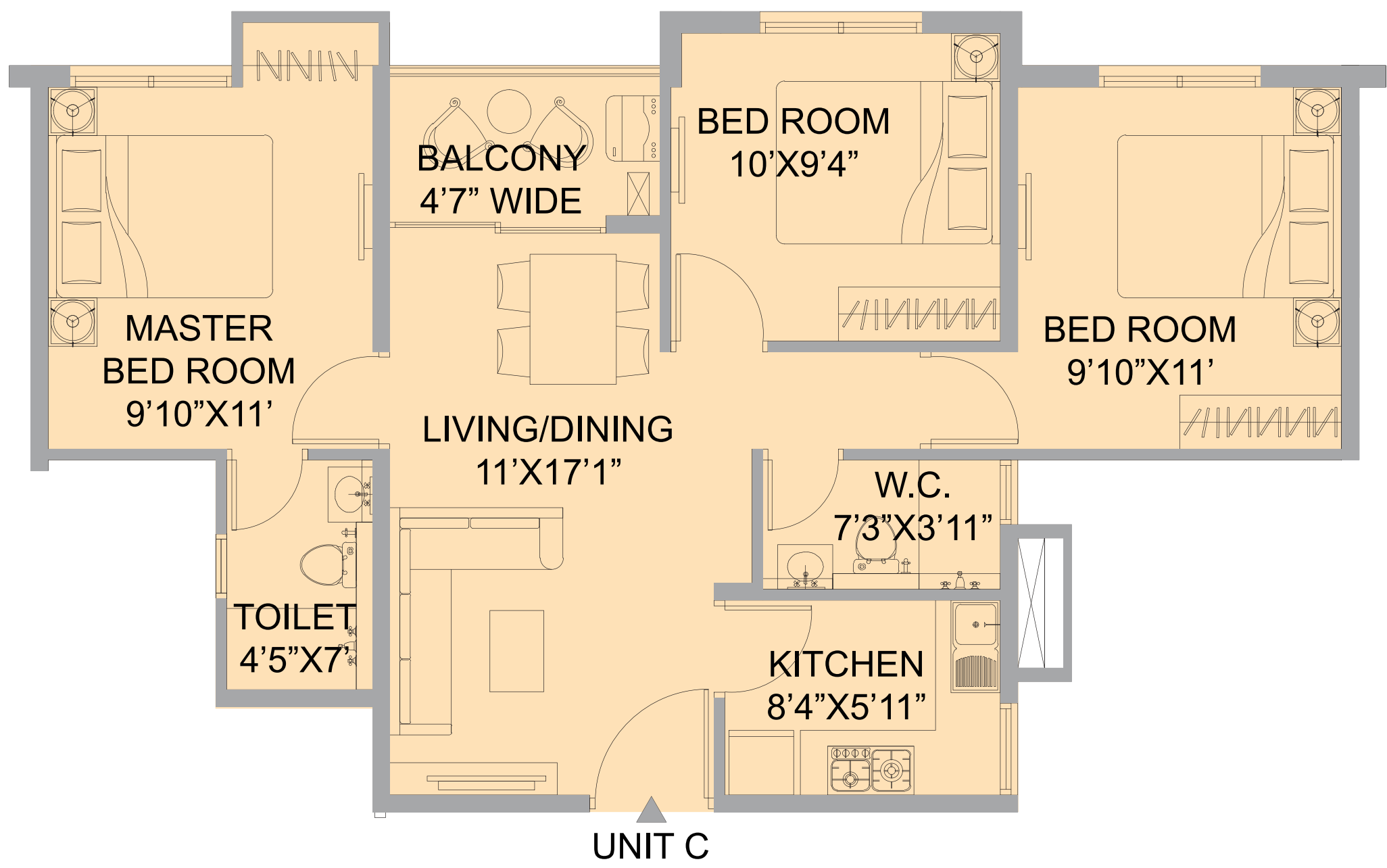
UNIT PLAN



TOWER 10(F)
TYPE - B, 3BHK

Carpet Area	646 Sq.Ft.
Balcony Area	36 sq.Ft.

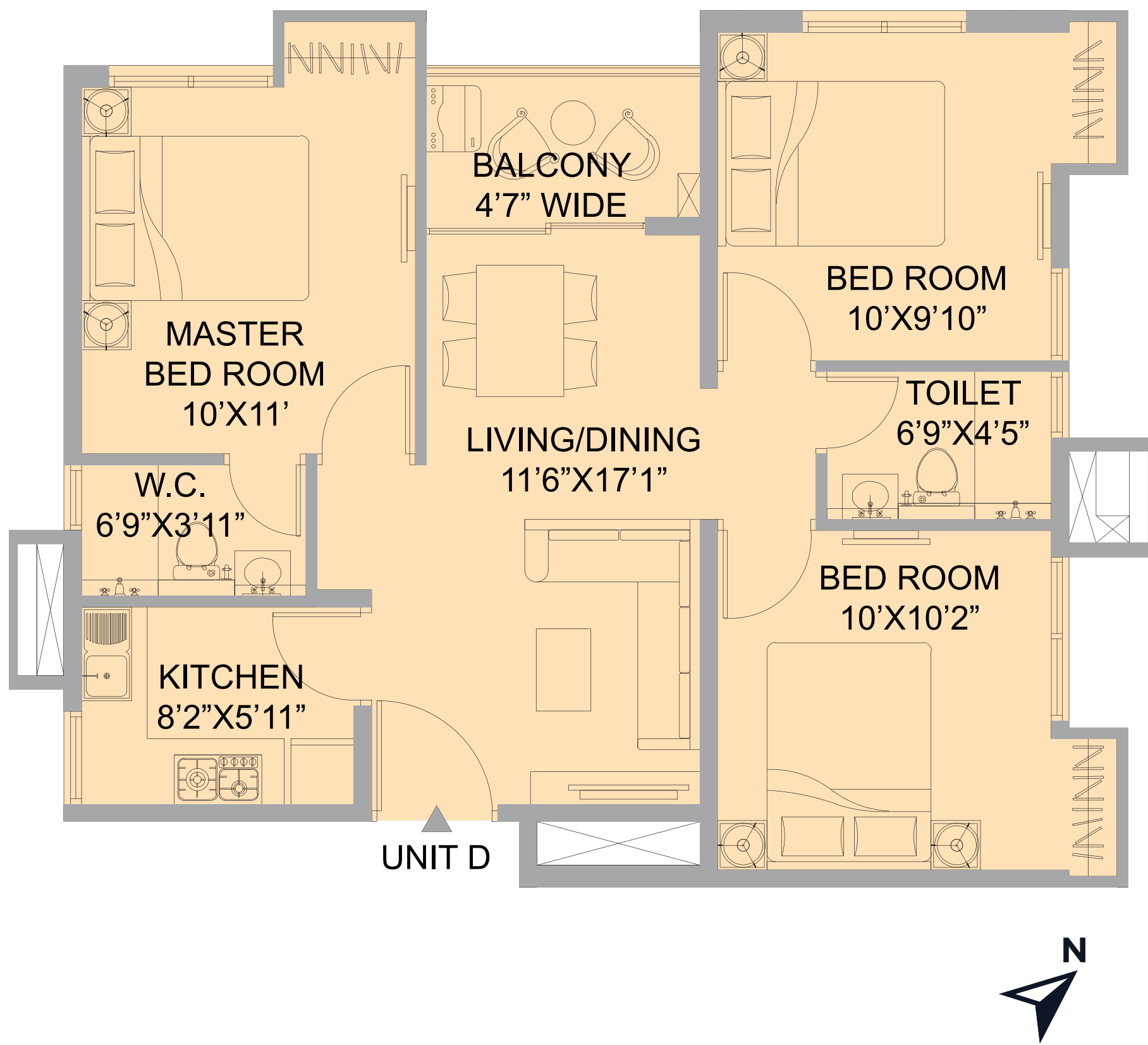
UNIT PLAN



TOWER 10(F)
TYPE - C, 3BHK

Carpet Area	646 Sq.Ft.
Balcony Area	36 sq.Ft.

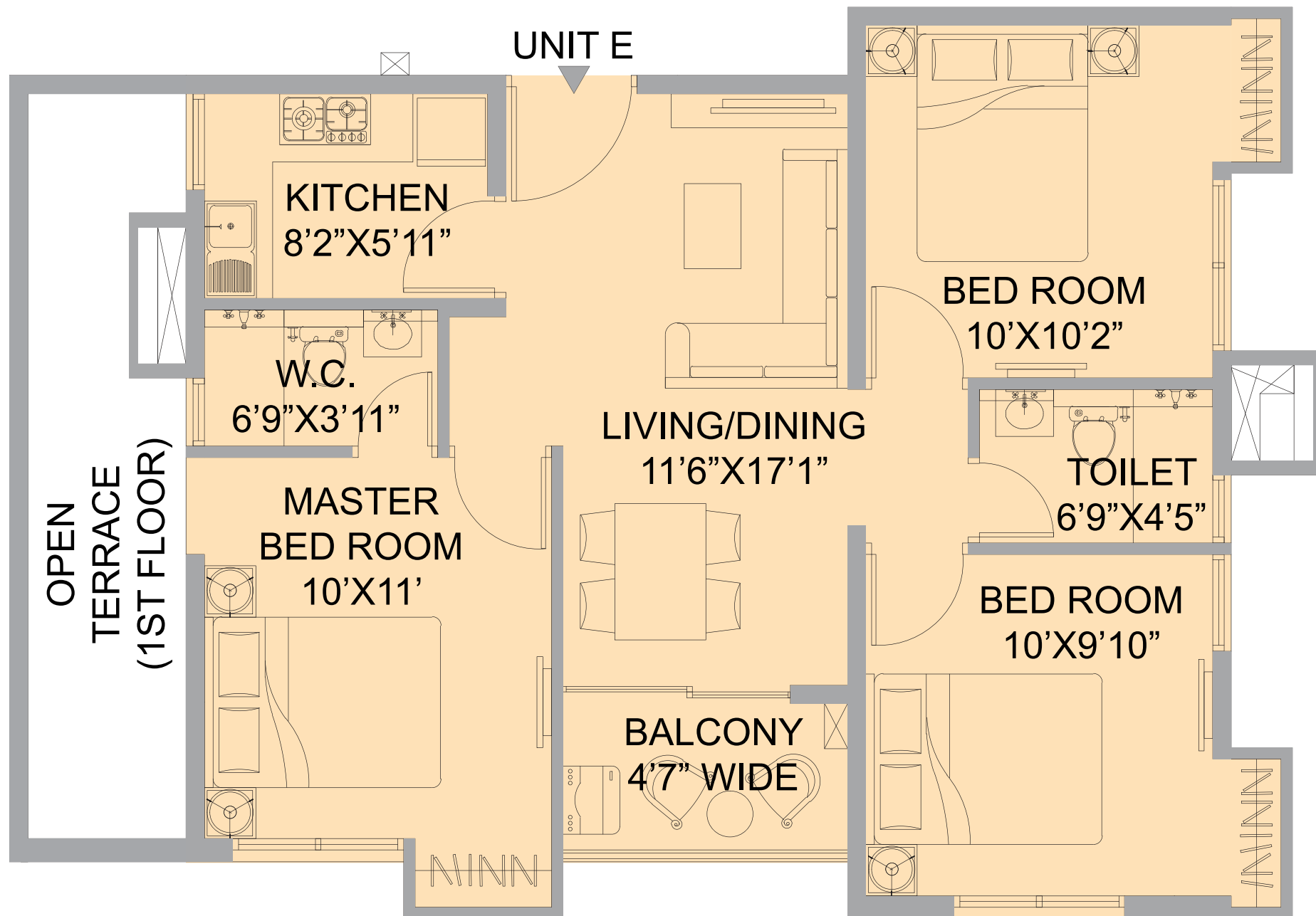
UNIT PLAN



TOWER 10(F) TYPE - D, 3BHK

Carpet Area	644 Sq.Ft.
Balcony Area	36 sq.Ft.

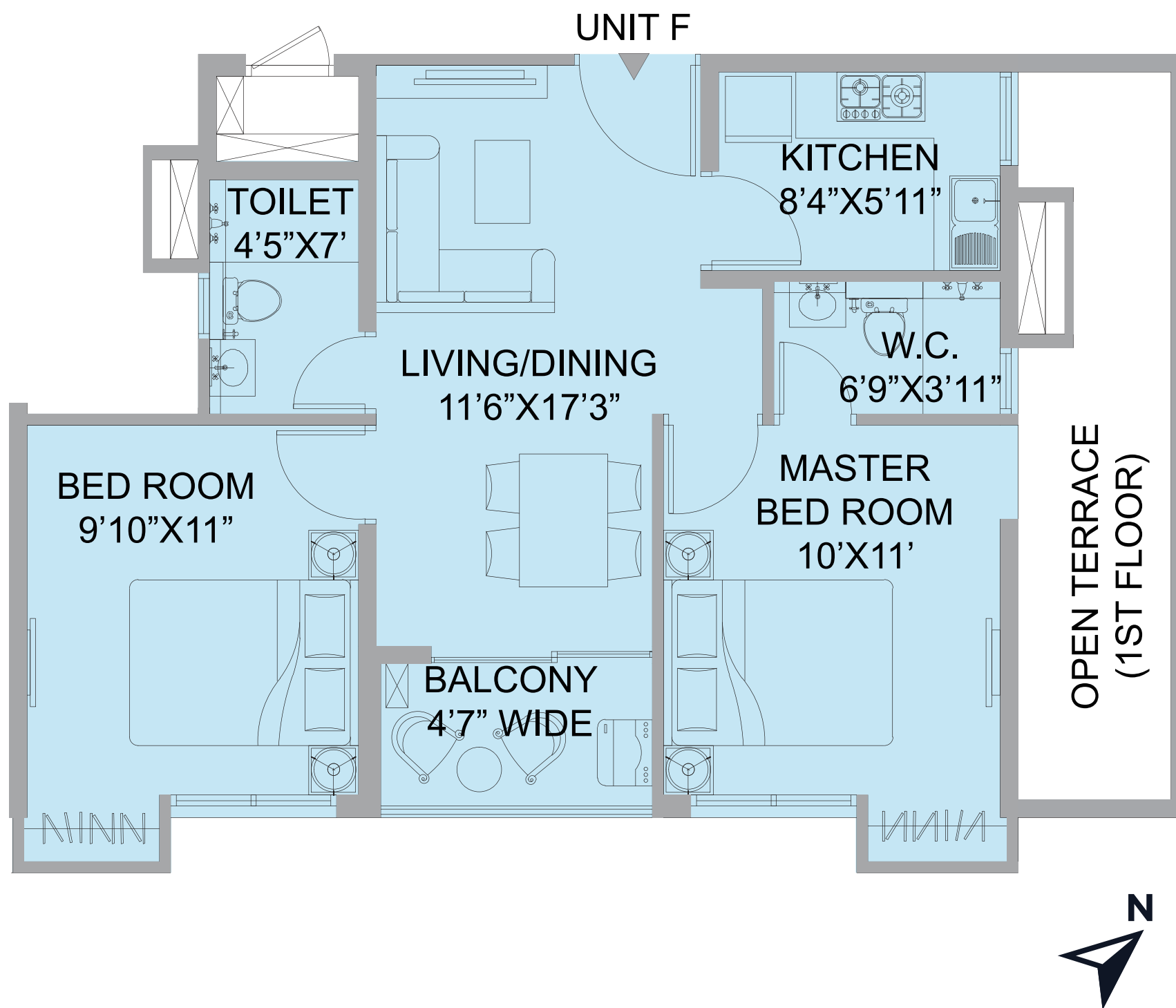
UNIT PLAN



TOWER 10(F) TYPE - E, 3BHK

Carpet Area	644 Sq.Ft.
Balcony Area	36 sq.Ft.
Open Terrace Area (1st Floor)	104 Sq.Ft.
Chargeable Terrace Area (1st Floor)	52 Sq.Ft.

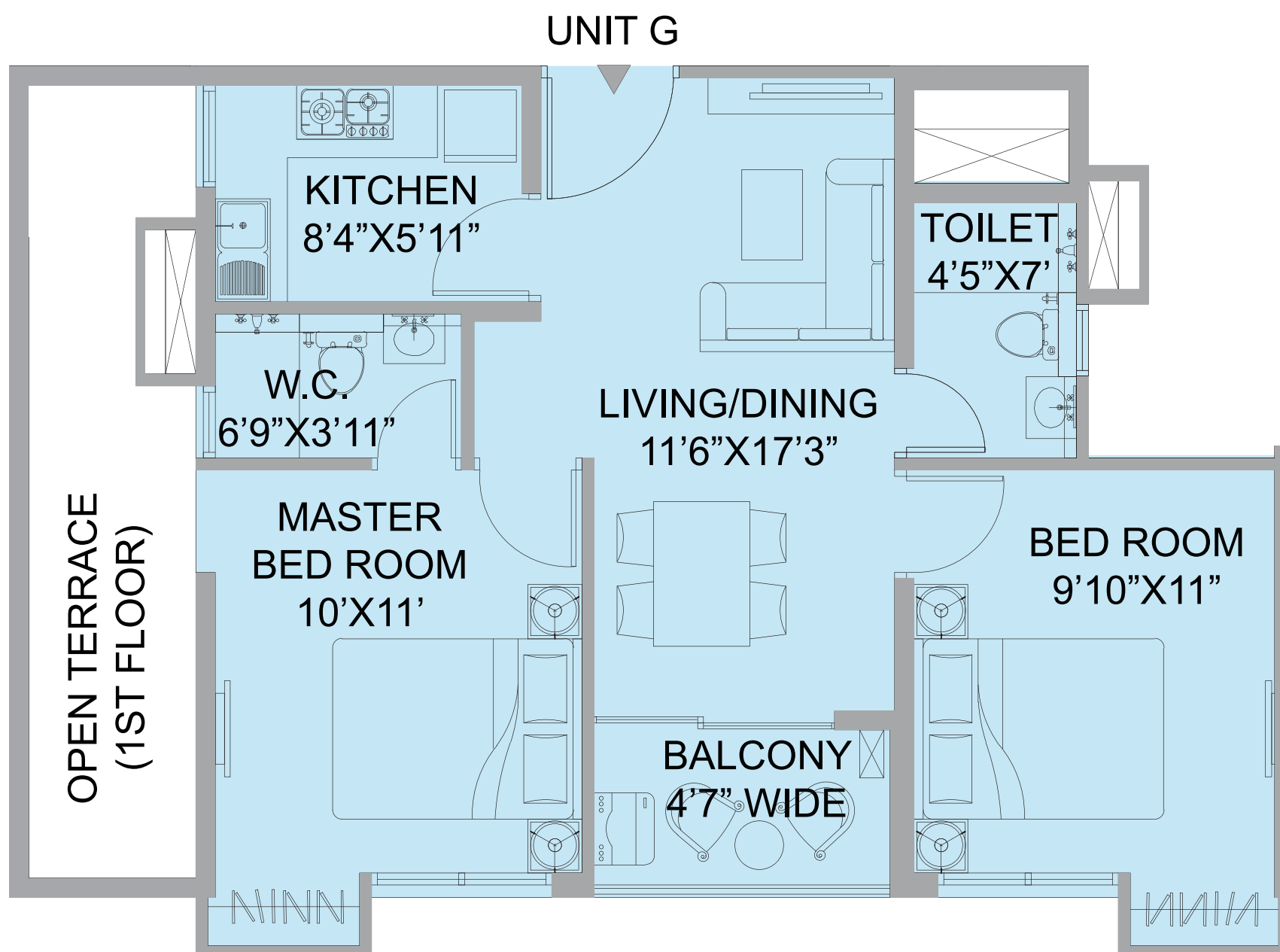
UNIT PLAN



TOWER 10(F) TYPE - F, 2BHK

Carpet Area	526 Sq.Ft.
Balcony Area	36 sq.Ft.
Open Terrace Area (1st Floor)	104 Sq.Ft.
Chargeable Terrace Area (1st Floor)	52 Sq.Ft.

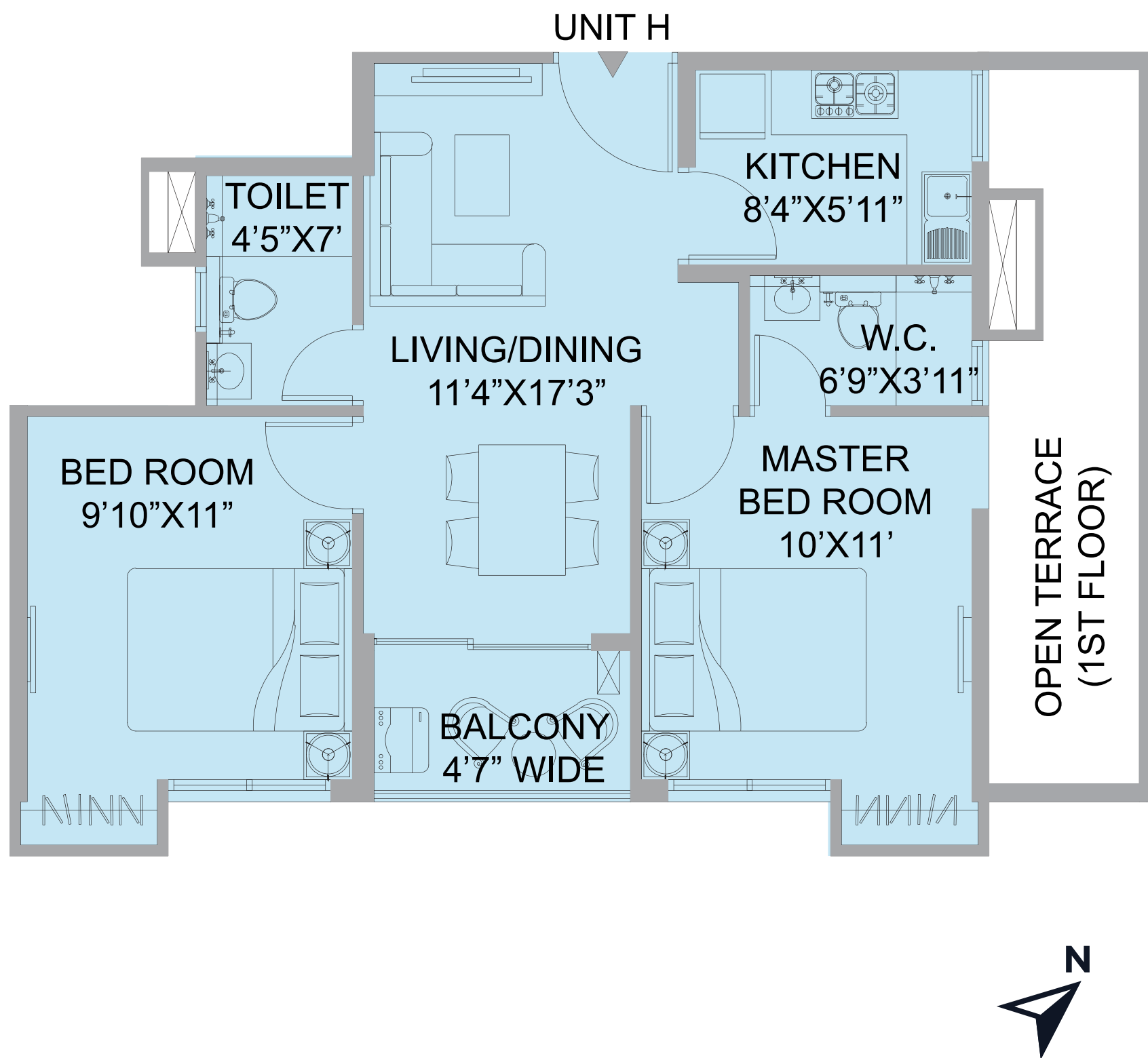
UNIT PLAN



TOWER 10(F)
TYPE - G, 2BHK

Carpet Area	526 Sq.Ft.
Balcony Area	36 sq.Ft.
Open Terrace Area (1st Floor)	104 Sq.Ft.
Chargeable Terrace Area (1st Floor)	52 Sq.Ft.

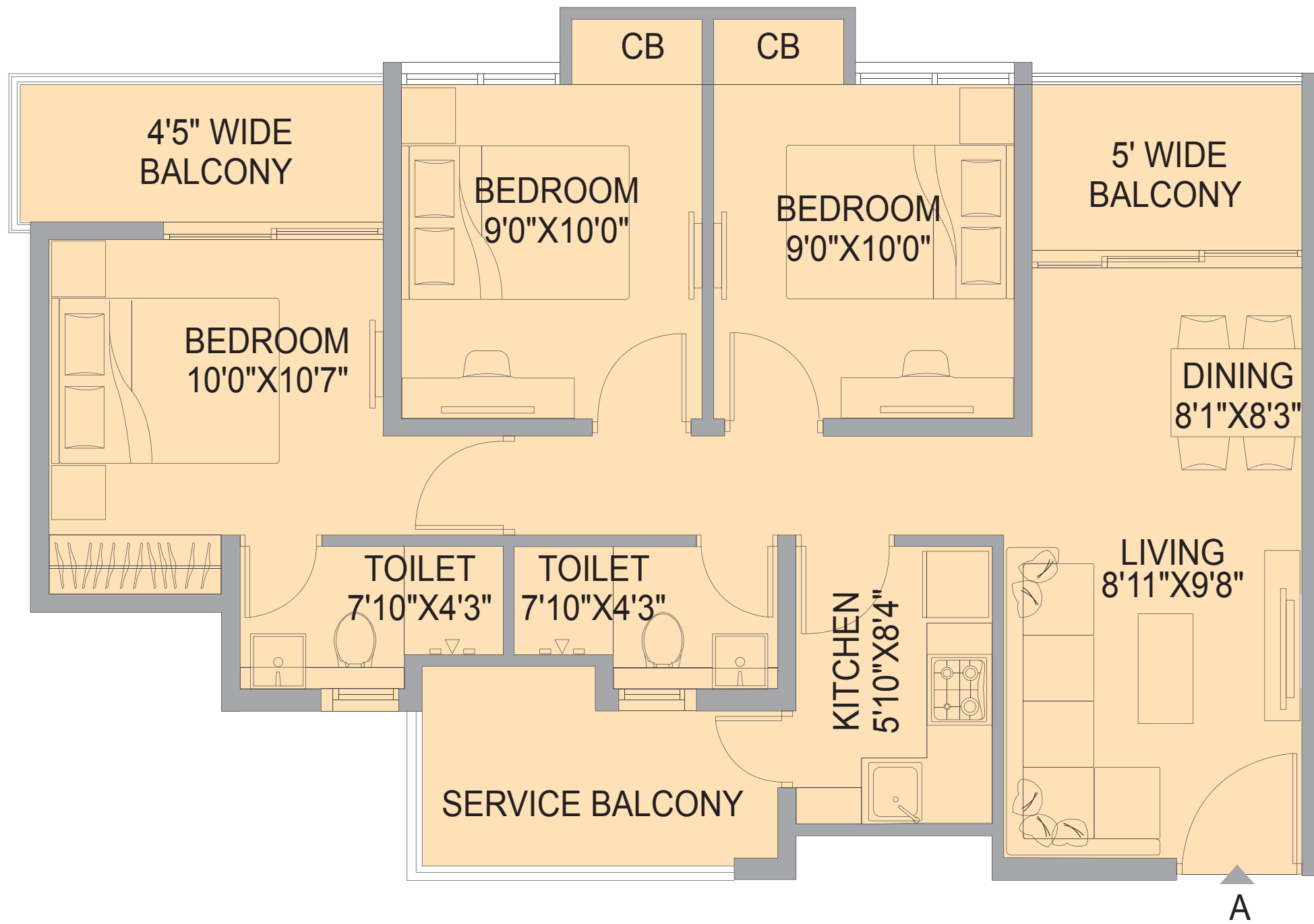
UNIT PLAN



TOWER 10(F)
TYPE - H, 2BHK

Carpet Area	520 Sq.Ft.
Balcony Area	34 sq.Ft.
Open Terrace Area (1st Floor)	104 Sq.Ft.
Chargeable Terrace Area (1st Floor)	52 Sq.Ft.

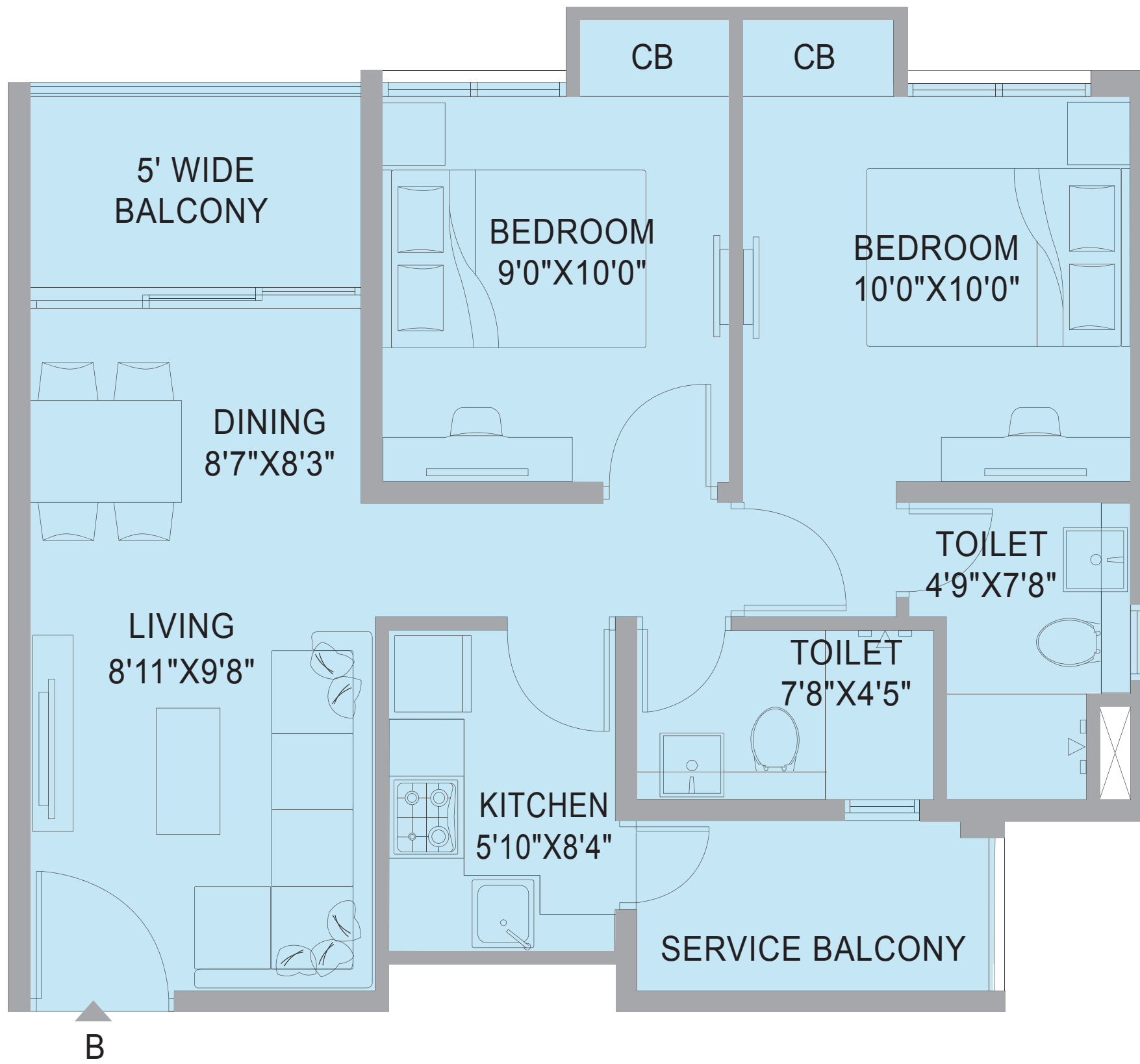
UNIT PLAN



TOWER 5(A), 6(B), 7(C), 8(D) & 9(E)
TYPE - A1, A2, A3 & A4, 3BHK

Carpet Area	644 Sq.Ft.
Balcony Area	149 sq.Ft.

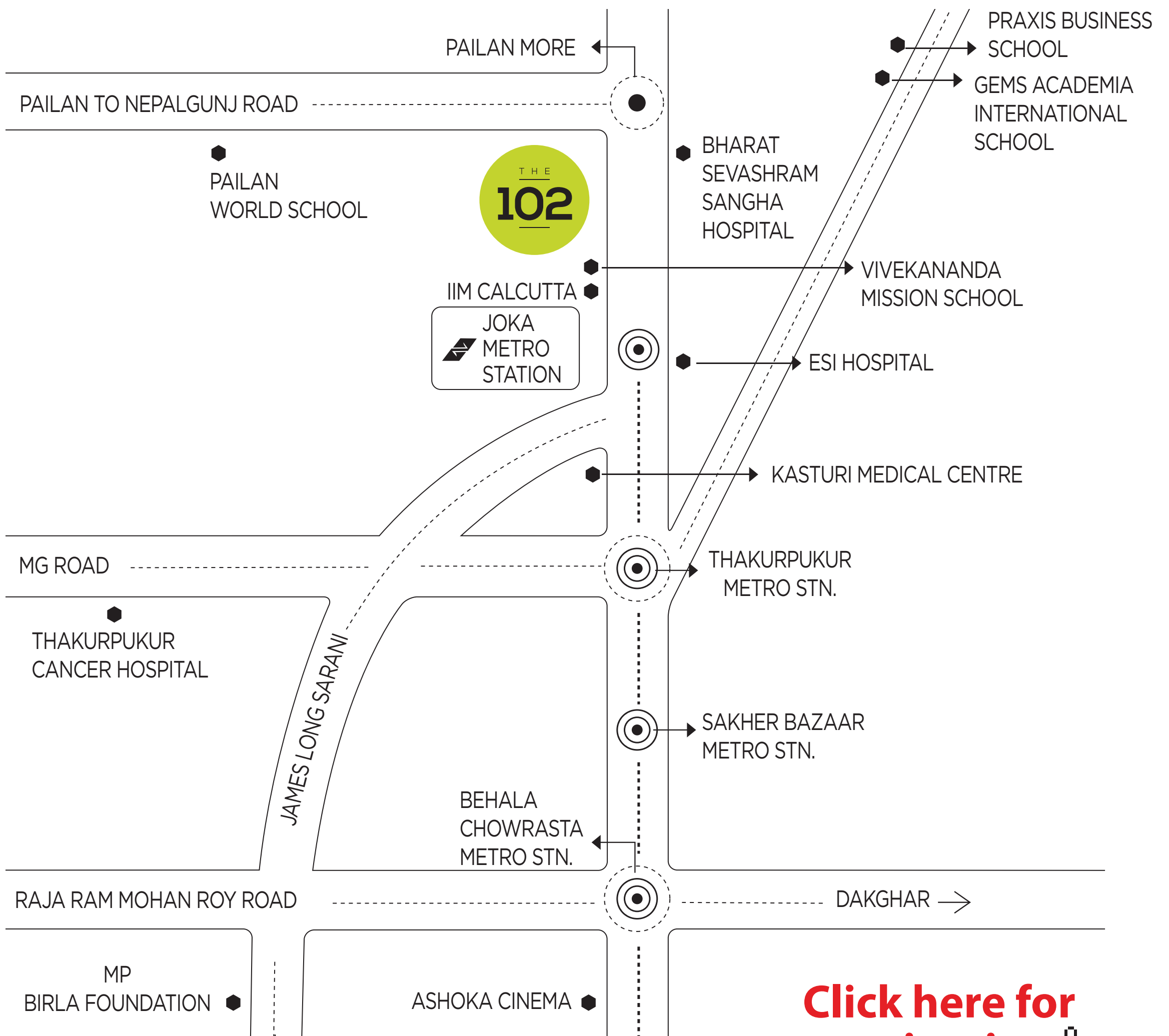
UNIT PLAN



TOWER 5(A), 6(B), 7(C), 8(D) & 9(E)
TYPE - B1, B2, B3 & B4, 2BHK

Carpet Area	550 Sq.Ft.
Balcony Area	87 sq.Ft.

LOCATION



EDUCATION

Vivekananda Mission School	300 m
Kidzee	1.9 km

HEALTHCARE

Bharat Sevashram Sangha	100 m
ESI Hospital	1.4 km

ENTERTAINMENT

Pailan Bazaar	600 m
Square Mall (Proposed)	1.2 km

COMMUTE

Proposed Metro Station at Joka	1.4 km
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Developer



3 Decades | 140+ Completed Projects | 20+ Green Projects Under Development | 10,000+ Happy Residents



3 Decades | 40+ completed projects



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www.psgroup.in/the102



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