



Peace
of mind



Located in **Rajarhat**,
opposite City Centre II,
New Town

A futuristic residence
equipped with
modern amenities.

An address serenely
located amidst **greenery**,
yet closely connected to
social hotspots.



190 residential units across 10 blocks*

2 BHK: 888 - 1,203 sq.ft
3 BHK: 1,169-1,831 sq.ft
4 BHK: 1,972-2,484 sq.ft

Wide open area with green cover



5 minutes from the airport | 15 minutes from Sector V, Salt Lake | 30 minutes from Park Street

In and around Gateway

Entertainment

- * City Centre, New Town
- * Axis Mall
- * The Terminus
- * Eco Tourism Park
- * Home Town
- * Aquatica
- * Nicco Park
- * Nalban
- * Vedic Village
- * ITC Sonar
- * Hyatt Regency
- * Swissotel Kolkata
- * The Mani Square Mall
- * City Center I, Saltlake
- * Swabhumi
- * Science City

Education

- * Delhi Public School
- * ABC Euro School
- * West Bengal National University of Juridical Sciences
- * National Institute of Fashion Technology

Clubs

- * The Circle
- * Space Circle
- * The Silver Sping

Hospitals

- * Apex General Hospital
- * Charnock Hospital
- * Tata Medical Centre
- * Swasti Medical Unit
- * Appollo Gleneagles
- * AMRI
- * Columbia Asia

Amenities and social infrastructure

Healthcare and entertainment

- * Air Conditioned Community hall
- * Indoor Games Room (TT, Chess, Carrom, etc.)
- * Gymnasium
- * Swimming Pool
- * Landscaped Garden
- * Children's Play Area



Others

- * Adequate capacity standby generator for common areas and services
- * Generator back-up load BHK wise: 2BHK-500W; 2.5BHK-600W; 3BHK-750W; 4 BHK - 1000W
- * Fire fighting equipment and extinguishers as required by law
- * Elevators of (OTIS / KONE / MISTIBUSHI / equivalent make)
- * Centrax cum Telephone Exchange Intercom System or Equivalent, from Service Provider BSNL / or any other Service Provide
- * In-house solid and water waste management system

Security

- * Closed Circuit T.V. at the ground floor level with security room
- * All the important points duly manned by well trained security personnel / guards

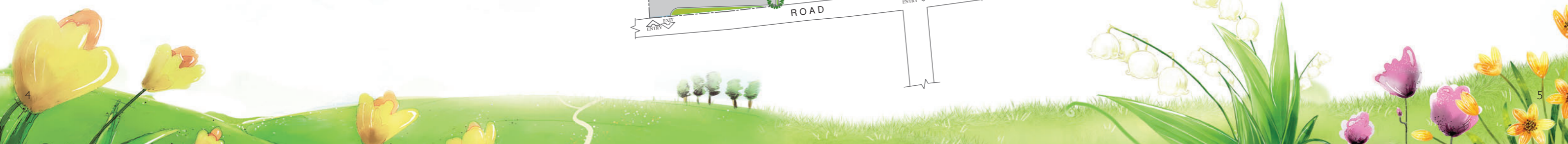
Water management

- * 24-hour water supply
- * Water filtration plant





Typical Floor Layout



Block 1 (Typical Floor Plan)

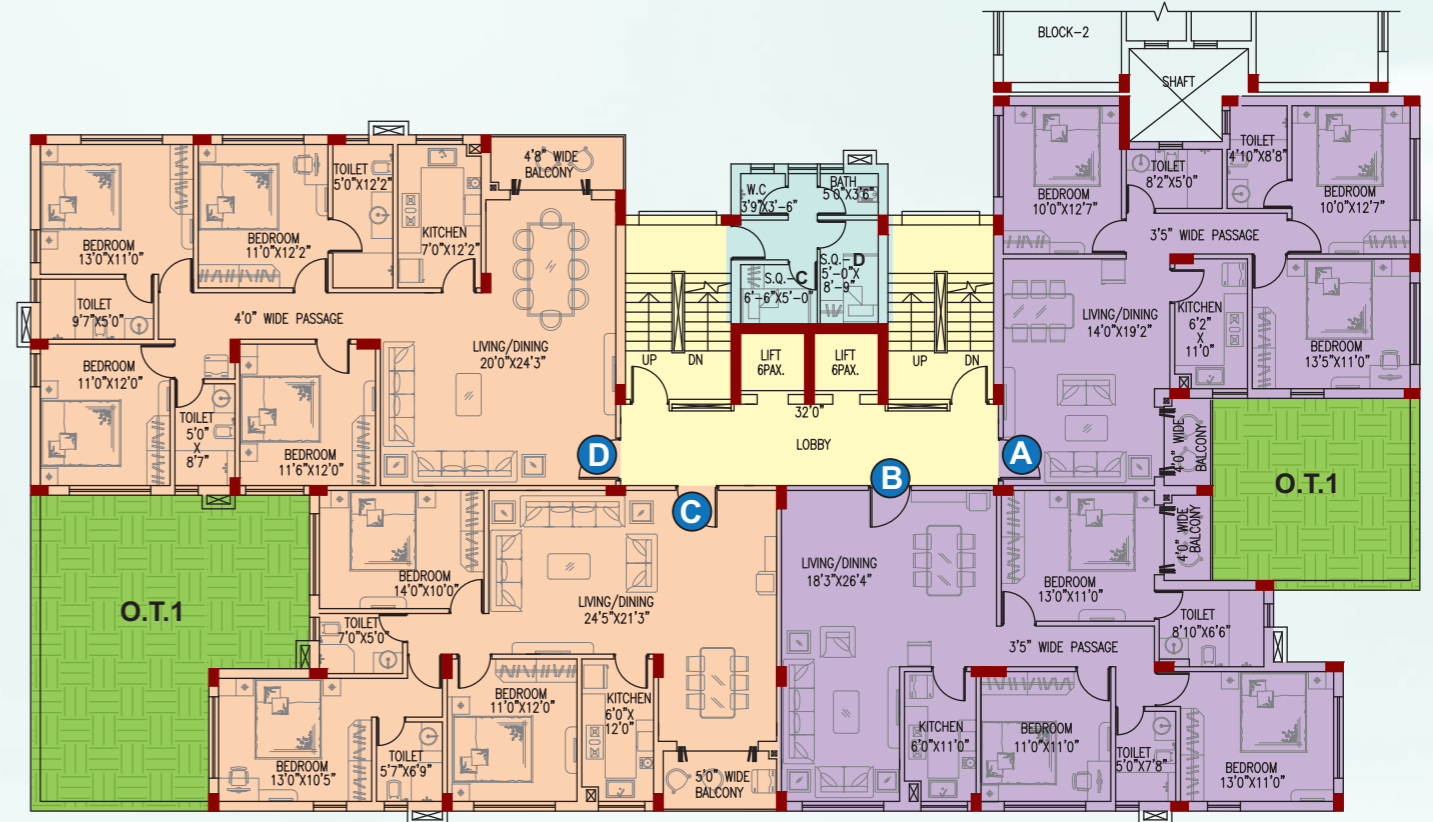


BLOCK-1

Flat Name	Flat Type	Superbuilt Area (Sq. Ft)
A	4B3T	2,064
B	3B3T	1,642
C	3B3T	1,753
D	3B3T+STUDY	1,831
E	2B+STUDY	1,113



Block 1A (Typical Floor Plan)

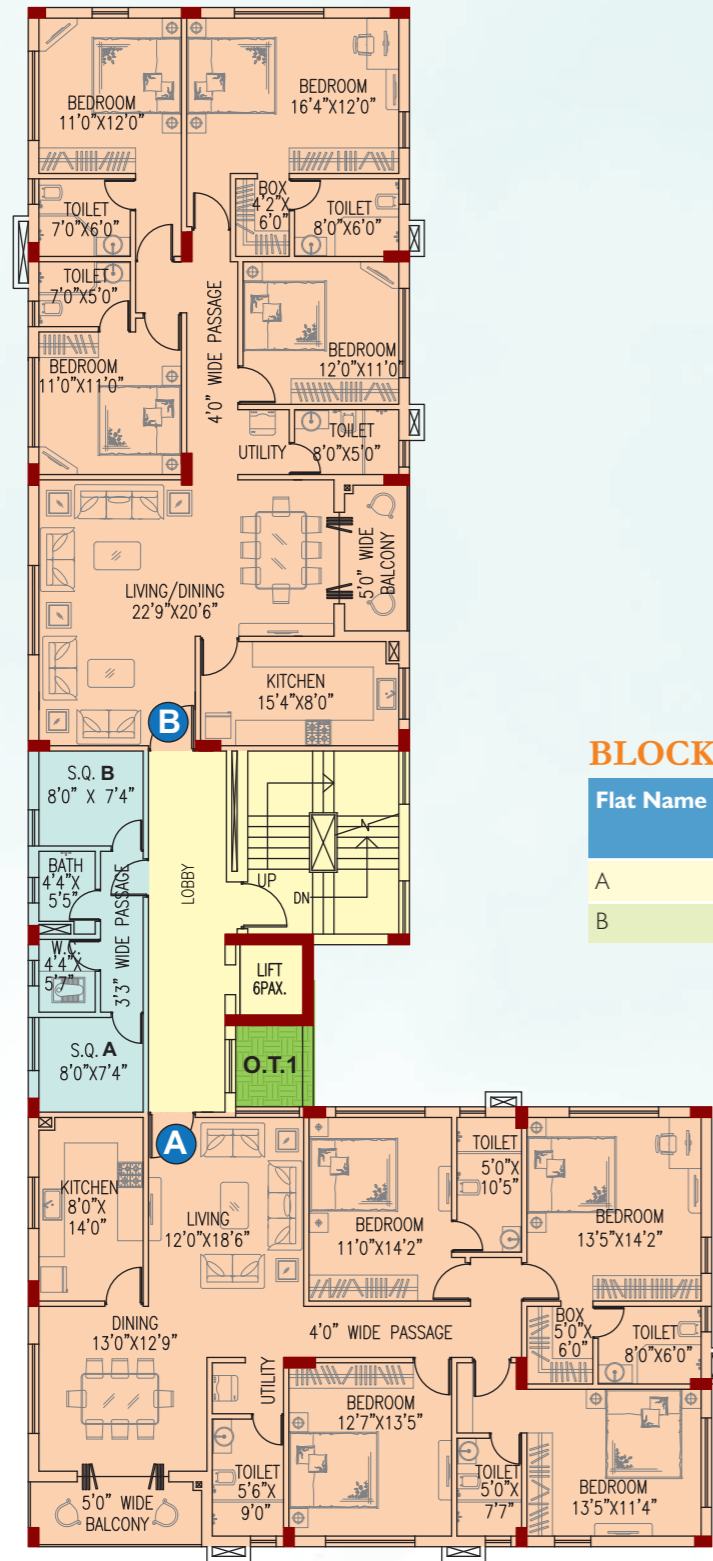


BLOCK-1A

Flat Name	Flat Type	Superbuilt Area (Sq. Ft)
A	3B2T	1,340
B	3B2T	1,538
C	3B2T	1,659
D	4B3T	2,112



Block 1B (Typical Floor Plan)



BLOCK-1B

Flat Name	Flat Type	Superbuilt Area (Sq. Ft)
A	4BHK	2,444
B	4BHK	2,321



Block 2 (Typical Floor Plan)



BLOCK-2

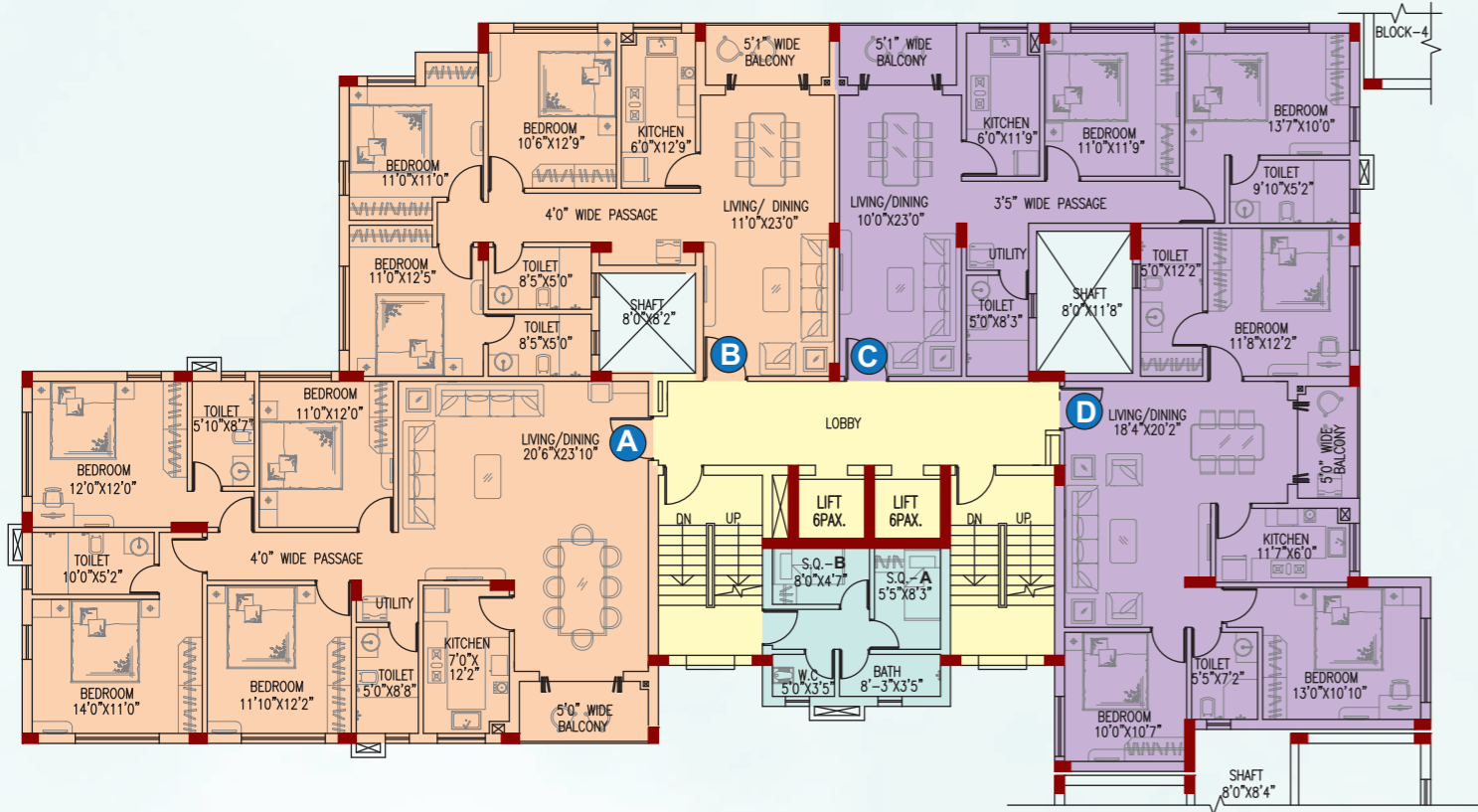
Flat Name	Flat Type	Superbuilt Area (Sq. Ft)
A	4B3T	1,972
B	3B2T	1,510
C	2B2T	1,071

*Block-2 Servants' Quarter will be allocated in a different block. Servants' Quarter area is not included in the super built-up area.



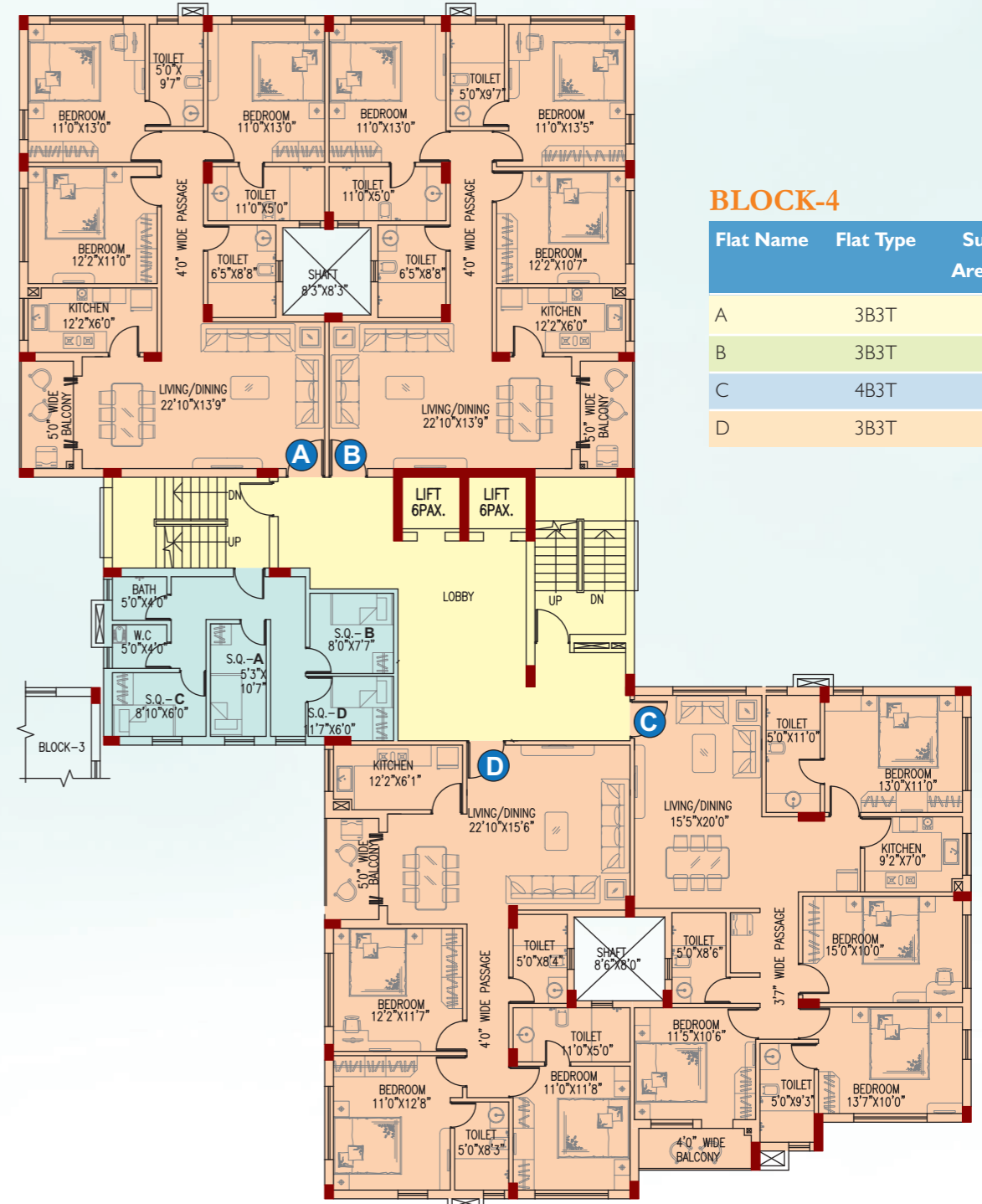
Block 3 (Typical Floor Plan)

Block 4 (Typical Floor Plan)



BLOCK-3

Flat Name	Flat Type	Superbuilt Area (Sq. Ft)
A	4B3T	2,197
B	3B2T	1,535
C	2B2T	1,203
D	3B2T	1,384



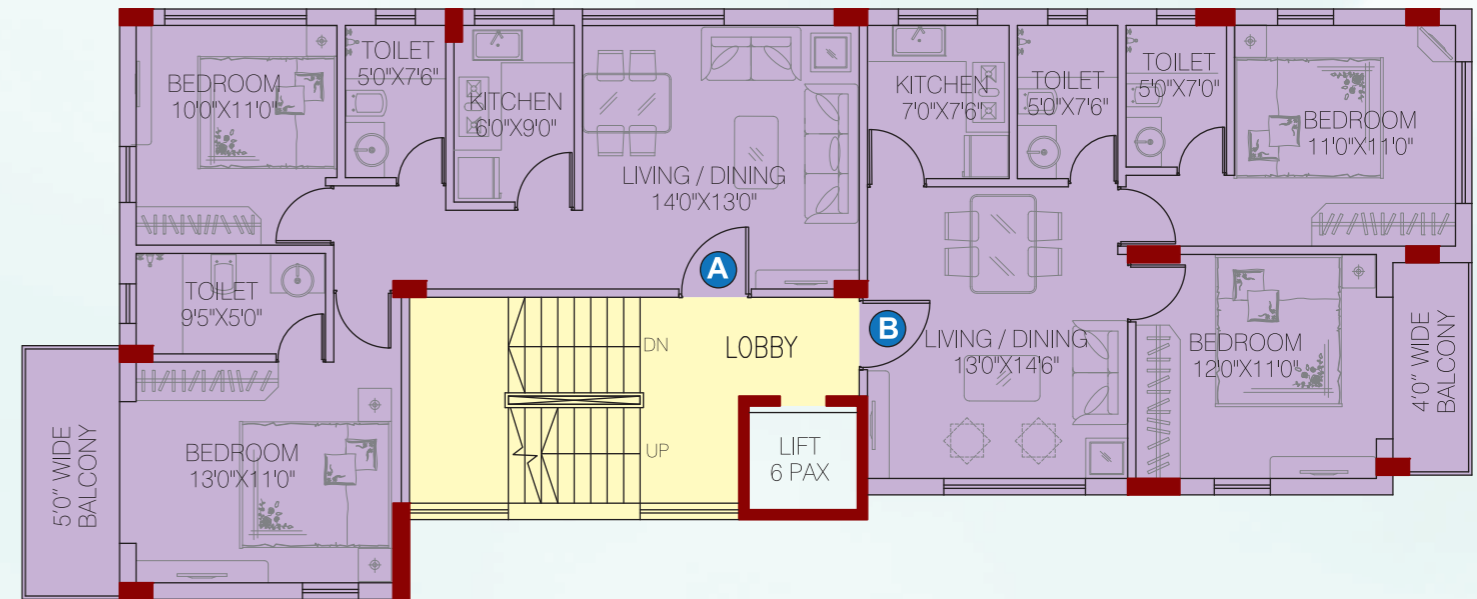
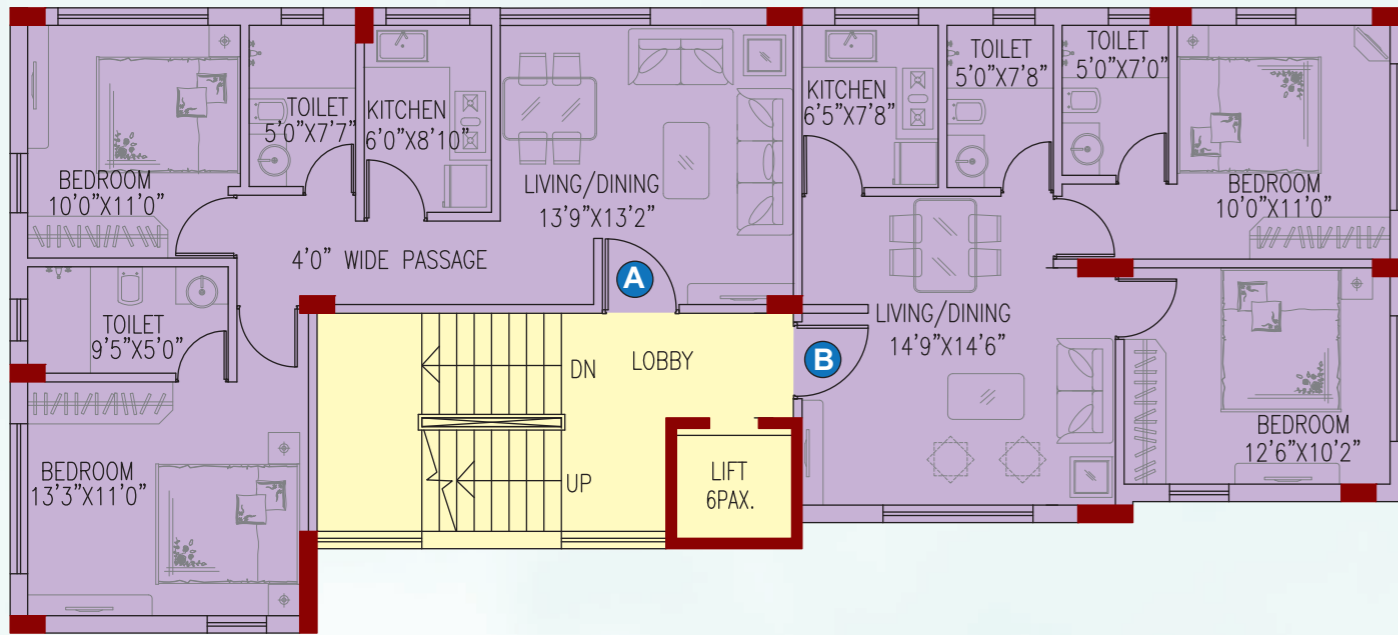
BLOCK-4

Flat Name	Flat Type	Superbuilt Area (Sq. Ft)
A	3B3T	1,733
B	3B3T	1,740
C	4B3T	1,911
D	3B3T	1,685



Block 4A (First Floor Plan)

Block 4A (2nd-5th Floor Plan)



BLOCK-4A (FIRST FLOOR)

Flat Name	Flat Type	Superbuilt Area (Sq. Ft)
A	2BHK	973
B	2BHK	888



BLOCK-4A (2nd-5th FLOOR)

Flat Name	Flat Type	Superbuilt Area (Sq. Ft)
A	2BHK	1,058
B	2BHK	951



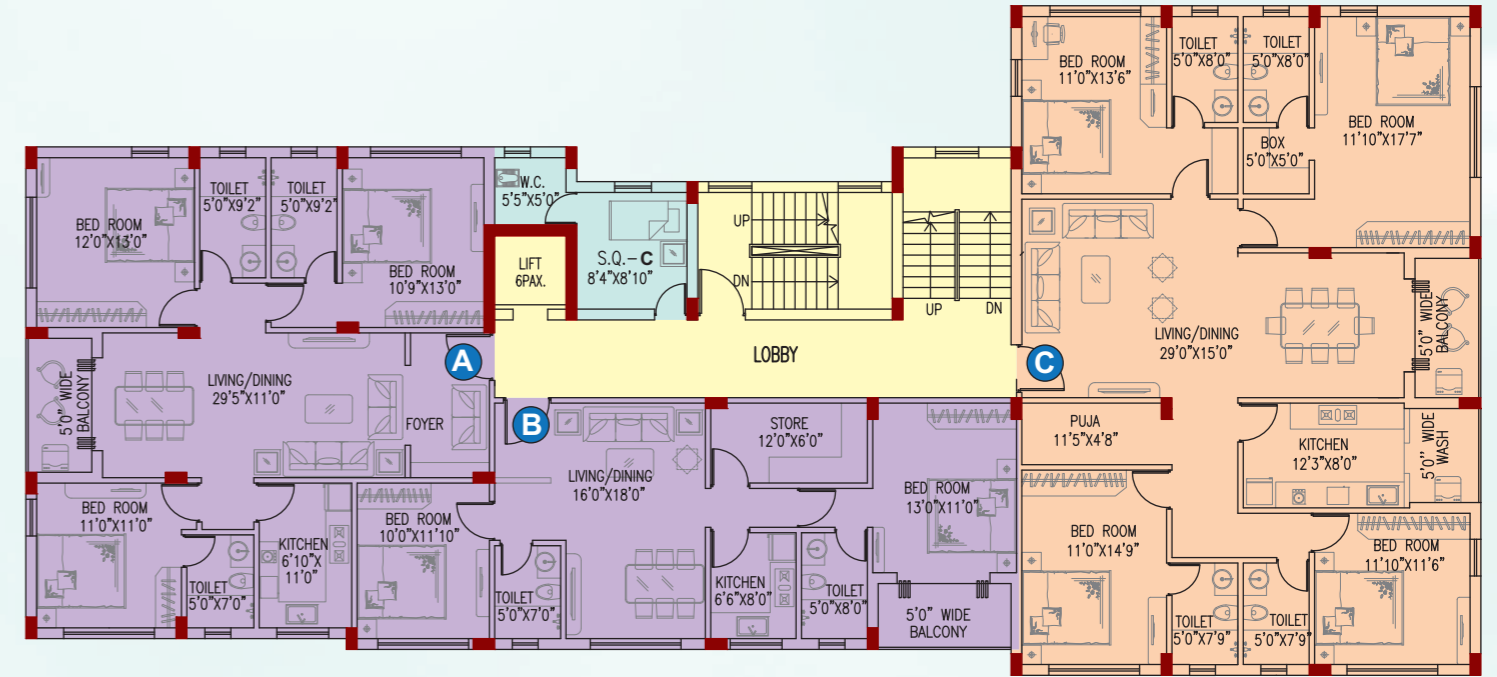
Block 5 (Typical Floor Plan)



BLOCK-5

Flat Name	Flat Type	Superbuilt Area (Sq. Ft)
A	3B3T	1,649
B	3B3T	1,759
C	3B3T	1,743

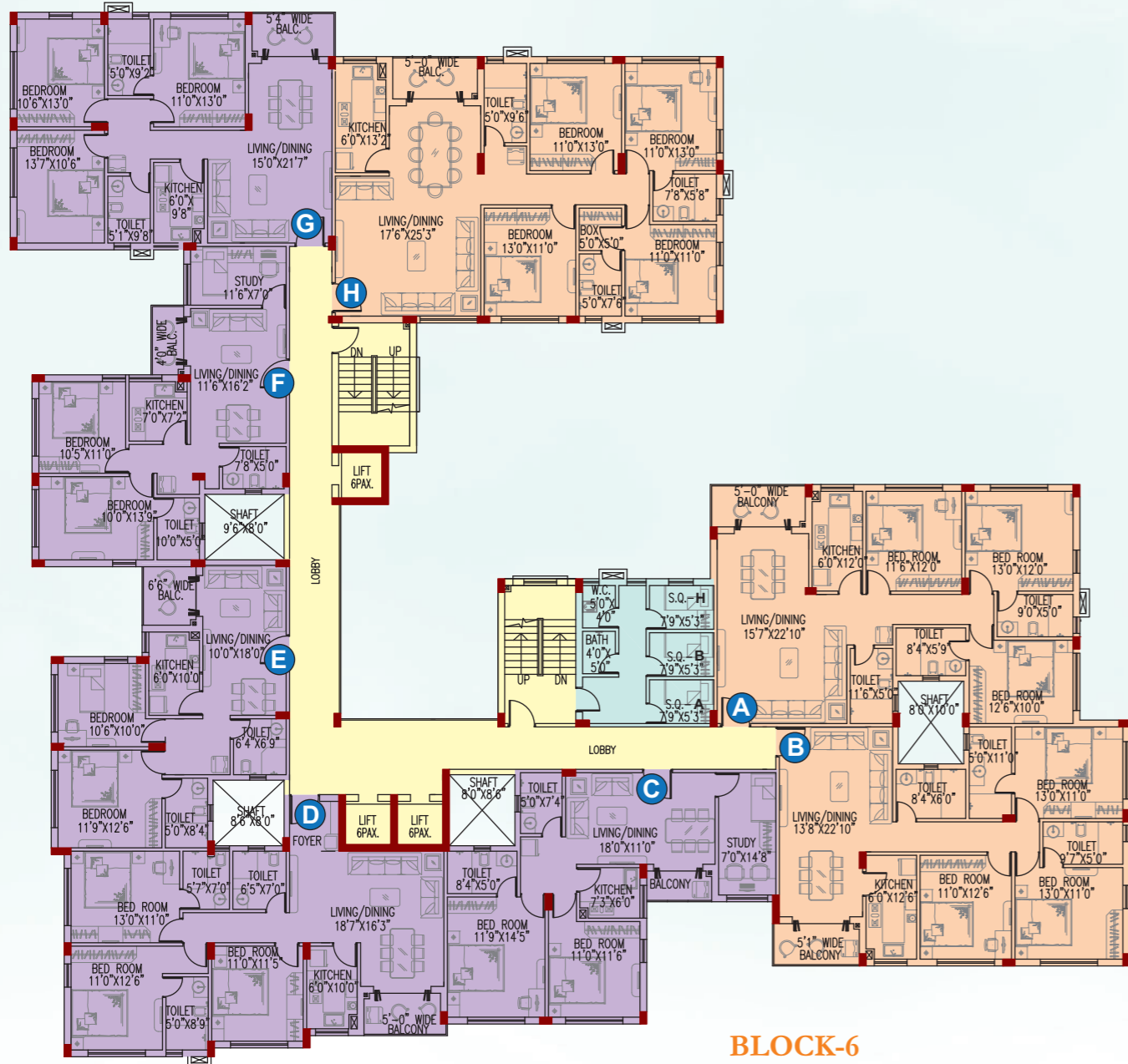
Block 5A (Typical Floor Plan)



BLOCK-5A

Flat Name	Flat Type	Superbuilt Area (Sq. Ft)
A	3BHK	1,560
B	2.5 BHK	1,169
C	4 BHK	2,484

Block 6 (Typical Floor Plan)



BLOCK-6

Flat Name	Flat Type	Superbuilt Area (Sq. Ft)
A	3B3T	1,733
B	3B3T	1,676
C	2B2T+STUDY	1,186
D	3B3T	1,491
E	2B2T	1,028
F	2B2T+STUDY	1,109
G	3B3T	1,430
H	4B3T	2,083

Specifications

Foundation

- Reinforced concrete cement structure

Wall finish

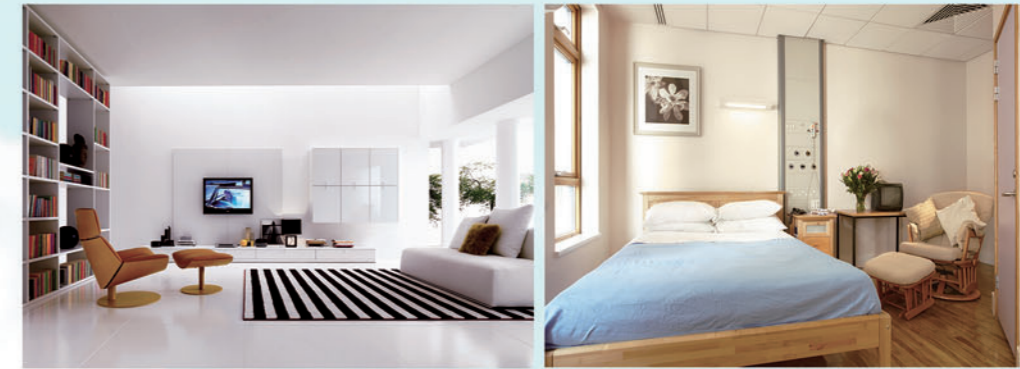
- Interior:** Conventional brickwork with Plaster of Paris
- Exterior:** Combination of cladding and / or high quality cement/textured paint

Flooring

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

Kitchen

- 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

- Anti-skid ceramic tiles for flooring
- Wall tiles up to door height
- Sanitary ware of Parryware / Hindware or equivalent make
- CP fittings of Jaguar / Ess Ess / Hindware or equivalent make
- Electrical points for geyser and exhaust fan
- Plumbing provision for hot/cold water line

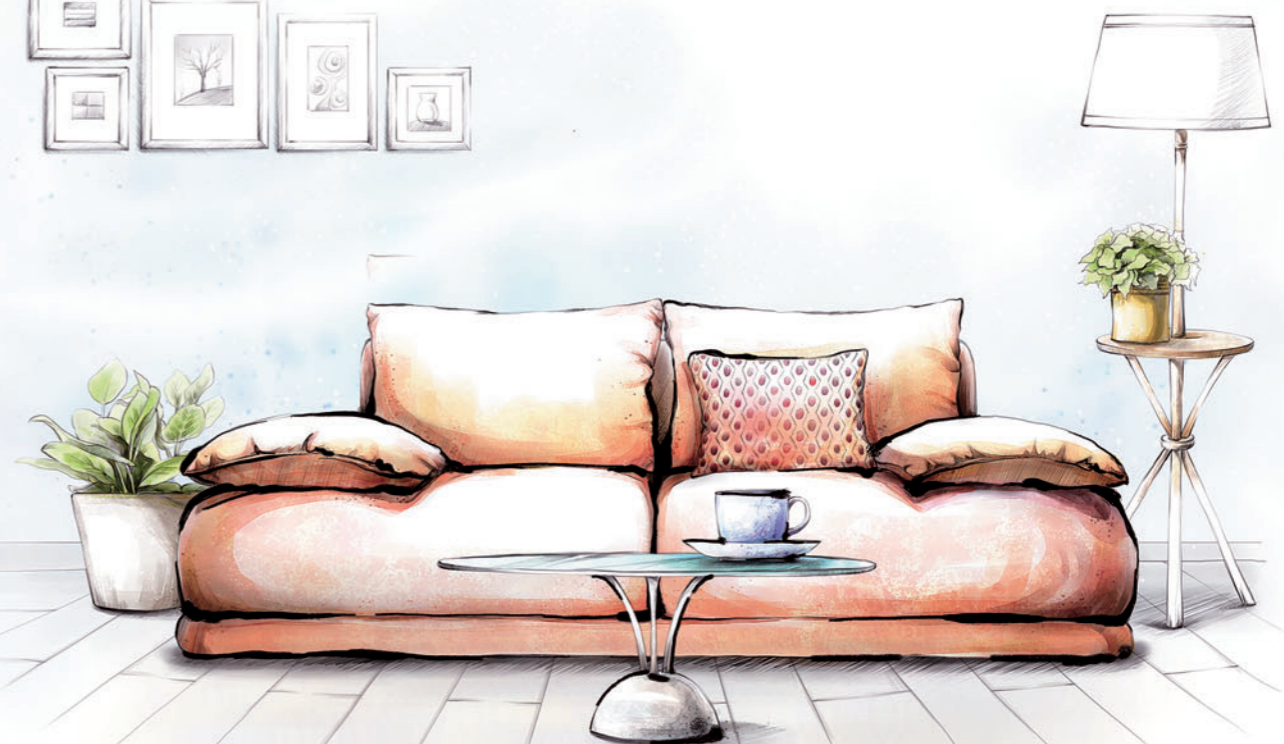
Doors and windows

- 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 brand
- Door bell point at the main entrance door
- Modular switches of reputed high-end brands



Developers



The Space Group

Space Group is a 3 decade old entity, still going strong. It has delivered 5,000 apartments aggregating ₹4,235 million. It proudly claims of developing 13 residential projects within 24 years and enjoys an ongoing or delivered experience of across 7 million square feet. It enjoys a track record of major residential successes in Kolkata, comprising the landmark Space Town, Silver Spring (co-promoted), Club Town, Club Town Estates and Club Town Greens.



KHIVRAJ GROUP

The House of Khivraj

A respected name in Chennai, with business interests across automobile retail, residential and commercial real estate development renewable energy generation. It brings to the Group its longstanding experience in real estate market in Chennai. It has commissioned several prime properties including the Khivraj Complex, Khivraj Residential Complex project of Manasarovar.



The M.K Group

The M.K. Group is a reputed name for more than 75 years with diversified interests in commercial and residential property development, manufacturing of chemicals, international trade of chemicals and paints and ownership of cinema halls and theatres in the city.



The Banyan Tree Group

Banyan Tree denotes experience, values, strength and trust, its ever spreading branches symbolizing eternity; we in the Banyan Tree Group promises that Trust, Quality and Care.

Architects:



Member:



Registered Office:

LANDMARK VINIMAY PVT. LTD.

5/1 A, Hungerford Street, Kolkata – 700 017

Phone: 98363 90033 / 98305 10033

E-mail: sales@spacelifestyle.com

Website: www.spacelifestyle.com

Disclaimer:

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