

# GURUKUL HEIGHTS



DEVELOPED BY:  
GURUKUL HOMES PVT LTD

Call Us 9836428882  
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Luxurious

Residential Property





## ABOUT US

Established with a vision of providing expert real estate solutions across a range of sectors, Gurukul Heights is the real estate venture of Gurukul Group. All the projects are designed with the highest quality standards, keeping in mind the modernity and urban lifestyles. A relationship of trust is the core value on which the foundation of 'Gurukul Heights' is built.

Epitomizing a perfect blend of contemporary design and quality construction, 'Gurukul Heights' is an integrated residential tower located in New Town Kolkata. Elegantly crafted apartments equipped with modern amenities and impressive features make it a perfect dream home.

## LIVE THE GOOD LIFE



Welcome to  
blissful living!

*The perfect place to be at peace  
with yourself and with those  
about whom you care the most.  
Surrounded by amenities to  
make every moment a pleasure  
to live and enjoy life.*

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# A LOCATION THAT SPEAKS FOR ITSELF!

Gurukul Heights is advantageously located in New Town near Unitech Infospace Gate No.1. Gurukul Heights offers homes that have been planned and developed to facilitate ample sunshine and pleasant breeze in all the corners.

It is close to the market, hospital, and many educational institutions and bound to please your expectations. It is near all major IT campuses, yet miles away from the madness, In addition to its excellent location, Gurukul Heights is minutes away from places like Aquatica, Eco Park, City Centre II, etc. Also within close proximity, you can find various shopping malls and convenience stores



Your neighborhood places needs & wants within easy reach, for every member of your family.



5 **Hospitals** around your home



4 **Shopping Malls** around your home



6 **Parks** around your home



3 **Grocery Stores** around your home



5 **ATMs** around your home





FEATURES THAT  
REDEFINE  
MODERN LIVING







Let your mind bask  
in serenity.

## PRIME FEATURES

Lifestyle spread across 1.15  
Arces (Approx)

3 Magnificent Towers with  
Opened & Covered Parking +  
G+9 Storeys

Lavish 2 & 3 BHK Residences

Designer Landscape  
Garden

24 Hrs Security

24 Hrs. Water Supply

Association Room/Community  
Hall

Intercom | CCTV | Generator

Lift in each tower of reputed  
make

Power back-up Generator

Water Treatment Plant







# Project Specifications

## Tower Features

**Foundation:** RCC Foundation resting on cast-in-situ reinforced concrete bored piles complying with relevant IS Code

**Structure Framework:** Earthquake Resistant RCC framed structure complying with relevant IS Code

**Common Roof:** RCC roof

**Finishing on Wall:** Wall Plaster of Paris / AAC Blocks Surface

### **Other Facilities:**

- 24 Hrs Water Supply
- 24\*7 Generator / Power Backup for all common areas & services
- Generator / Power Backup for Flats
- Service Toilets for Housekeeping, Facility Management, Staff etc.



**Ground Floor Lobby:** Dedicated Ground Floor Lobby for each block with Flooring of Vitrified Tiles

**Staircase & Typical Floor Lobby:**

- **Staircases:** Stairs laid with tiles
- **Lobby Floor:** Vitrified Tiles in Floor



**Car Parking:** Opened & Covered Car Parking in Ground Floor with Tiles / Pavers

**Lift:** Two Lifts in Each Tower

**Common Area:** Adequate LED Illumination in all Lobbies, Staircases & Common Areas



**Security:**

- CCTV with Central Security Surveillance with Well trained Security Personnel at Strategic Points
- Intercom Connectivity within Intra Flats, Tower Ground Floor Lobby
- Modern Residential Fire Fighting System as per norms



# FLAT FEATURES

**Balcony:** M.S Railing with  
Exterior Grade Paint Finished.

**Door:**

**Door Frame:** Made of Treated Wood

**Main Door:** Flush Door with Lock &  
Handle

**Internal Door:** Flush Door

**Windows:** Standard Powder  
Coated Aluminium Section / UPVC  
Window Shutters with glass  
glazing

**Lightening Protection:** As per  
compliance

## Electrical

- Concealed Copper Wiring with Modular Switches.
- AC Points in all Bedrooms.
- Electrical Points in all Bedroom, Living / Dining, Kitchen & Toilets with Protective MCB's.
- Door Bell Point at the main entrance door.
- Telephone Point in Master Bedroom.
- TV points in Master Bedroom & Living / Dining.
- Provision for Electric Point for Washing Machine.



A SOULFUL home is  
where generations  
live together.



## KITCHEN

- Granite Platform
- Flooring – Vitrified Tiles
- Stainless Steel Sink
- Tiles up to 2 ft above the Counter / Platform
- Electric Points for Refrigerator, Water Filter & Microwave.



## FLOORING

Bedroom / Living / Dining Room  
– Vitrified Tiles with Skirting

## WATER PROOFING

Floors of Kitchen & Bathroom



## TOILET

- Anti-Skid Ceramic Tiles for Flooring
- Wall tiles up to door heights
- White Sanitary Ware of Reputed Brand
- CP Fittings & Porcelain fixtures
- Electrical Points for Geyser & Exhaust Fan
- Plumbing provision for Hot / Cold water line



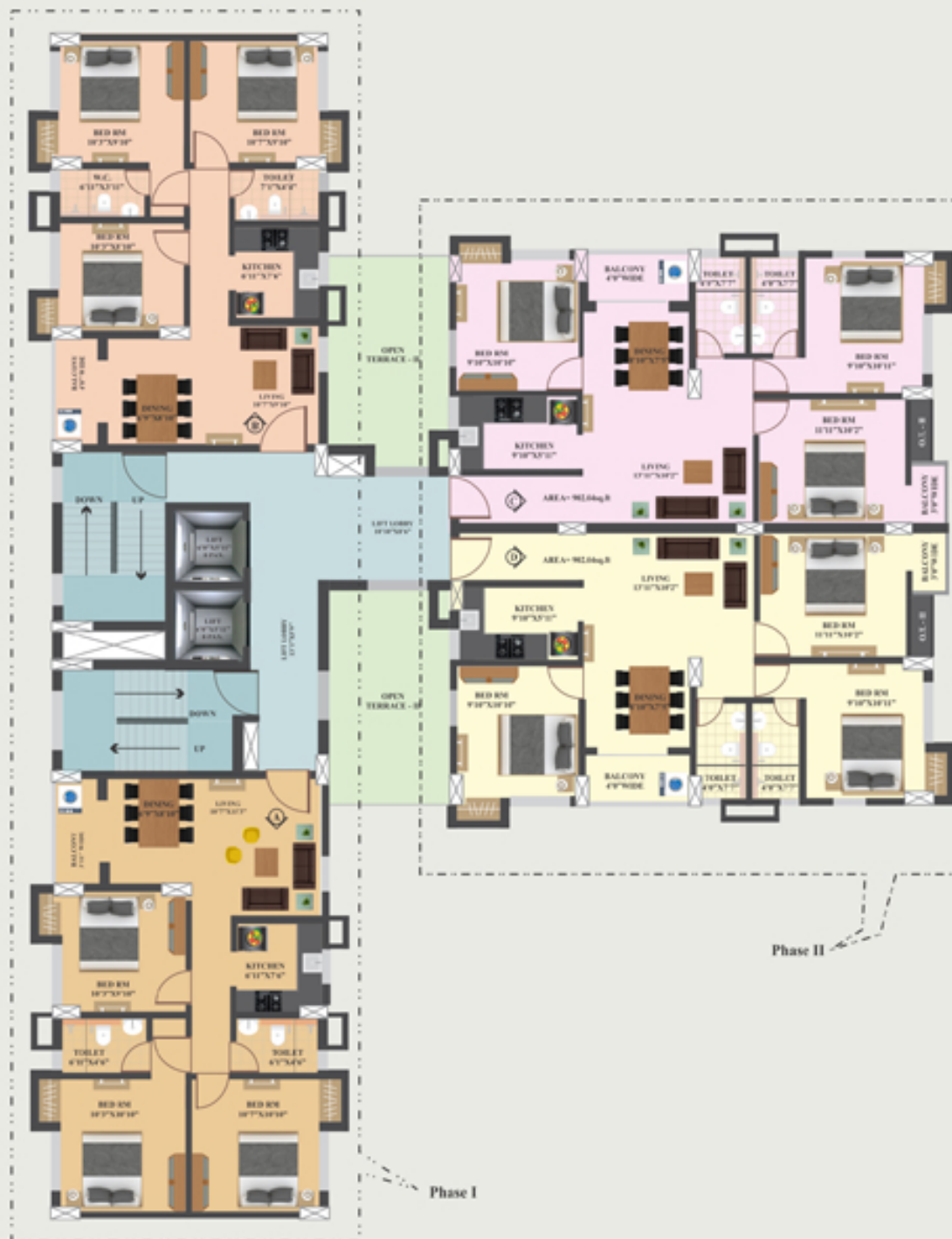


## TOWER-1 (PHASE-I)

FLOOR	FLATS	FLAT TYPE	NO. OF FLATS	CARPET AREA		BUILTUP AREA		OPEN TERRACE IN 2ND FLOOR ONLY IN SQ. FT
				AREA IN SQ. FT	AREA IN SQ. FT	AREA IN SQ. FT	AREA IN SQ. FT	
1ST TO 9TH	A	3BHK	4	67.02	721.40	77.61	835.39	NA
	B	2BHK		52.04	560.16	61.09	657.57	
	C	2BHK		52.04	560.16	61.47	661.66	
	D	3BHK		73.64	792.66	88.04	926.13	





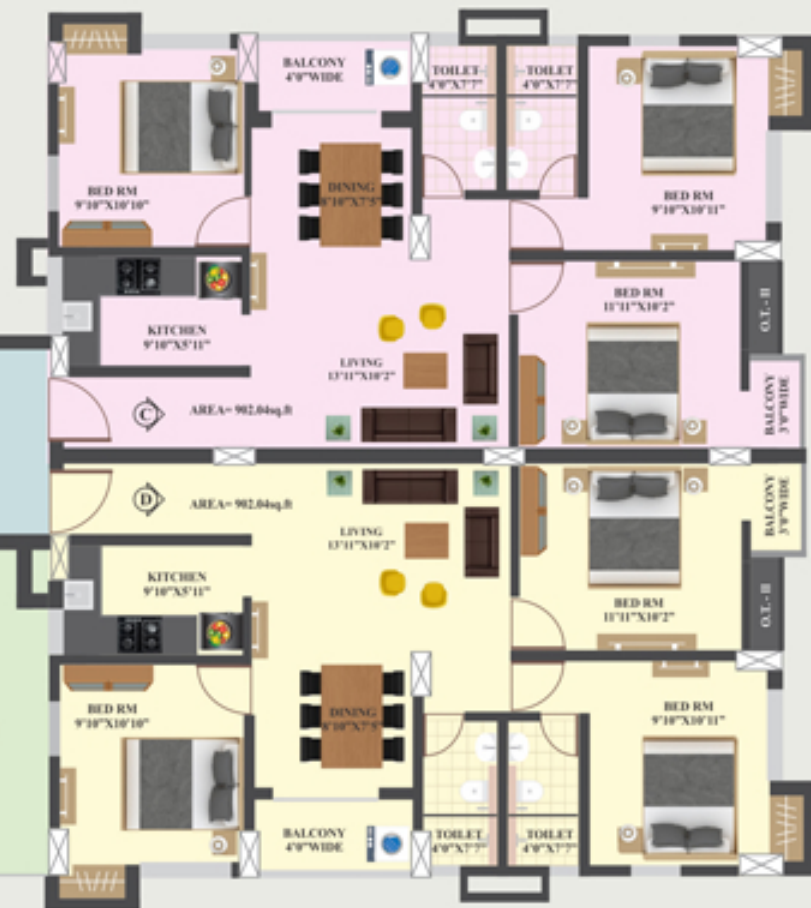


## TOWER-2 (PHASE-I&II)

FLOOR	FLATS	FLAT TYPE	NO. OF FLATS	CARPET AREA		BUILTUP AREA		OPEN TERRACE IN 2ND FLOOR ONLY
				AREA IN SQ. M	AREA IN SQ. FT	AREA IN SQ. M	AREA IN SQ. FT	
1ST	A	3BHK	1	67.87	730.55	78.91	849.39	
2ND TO 9TH	A	3BHK	4	67.87	730.55	78.91	849.39	
	B	3BHK		62.80	675.98	73.53	791.48	79.22
2ND TO 9TH	C	3BHK	2	72.14	776.51	83.80	902.02	80.62
	D	3BHK		72.14	776.51	83.80	902.02	172.76







## TOWER-3 (PHASE-II)

FLOOR	FLATS	FLAT TYPE	NO. OF FLATS	CARPET AREA		BUILTUP AREA		OPEN TERRACE IN 2ND FLOOR ONLY
				AREA IN SQ. M	AREA IN SQ. FT	AREA IN SQ. M	AREA IN SQ. FT	
1ST	B	3BHK	2	74.68	803.86	85.98	925.49	
	C	3BHK		72.14	776.51	83.96	903.75	
2ND TO 9TH	A	3BHK	4	62.70	674.90	73.43	790.40	86.38
	B	3BHK		74.68	803.86	85.98	925.49	
	C	3BHK		72.14	776.51	83.80	902.02	
	D	3BHK		72.14	776.51	83.80	902.02	86.38



## First Floor Plan





# Master Layout



## LOCATION MAP







**Gurukul Lakeview** Canal Road, Kolkata



**Gurukul Grandeur** Hazra Road, Kolkata



**Gurukul Grande** New Town, Kolkata  
(Phase I, II, III, IV)



**Panchawati Residency** Barbil, Odisha



**Pearl Heights** Rourkela

## A NICHE REPUTATION

**Gurukul Homes Pvt. Ltd.** is engaged in Real Estate, Construction & offloading of residential and commercial complexes in the state of Odisha since 2007.

The Company first ventured with **PANCHAWATI RESIDENCY**, a multi-storied apartment complex comprising of 60 flats in Barbil (District: Keonjhar, Odisha).

Within a short span **SHREE NIKETAN**, a consortium of 55 flats considered by many as an aesthetic marvel, was developed right in the heart of Barbil, in 2009.

The following year **JODA TOWER**, a centrally located commercial cum residential project, was erected in Joda (District: Keonjhar, Odisha) Year 2011 was even more promising. That year the Company launched three premium properties.

**PANCHAWATI TOWER**, a multi-storied building covering 55000 sq ft, in Barbil.

**PEARL HEIGHTS**, a consortium of 48 lavishly laid flats, and **SAHEJ SUCCESS**, a commercial project, in the Steel City of Rourkela. Currently, the Group is on the verge of unveiling two more premium residential projects, one in Andharua and the other in Govindpur (Bhubaneswar, Odisha).

**GURUKUL GRANDEUR** is one of the first projects of the Group in Kolkata. With a fine presence in the entire East Gurukul is now extending its presence in Kolkata with a number of notable projects followed by **GURUKUL GRANDE** and **GURUKUL LAKEVIEW**.