



*Luxury. Elegance. Fineness. Delight. Positivity.*



Disclaimer: All images are artistic impression, and not fully representative of the final product.

One home that evokes a range of emotions.  
Two words that sum it up.

THE  
CROWN




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*The name says it all*

The Crown is a home for those who understand and seek out the finest. Happiness lies in a home that can delight you every day. The Crown offers gorgeously laid out exteriors, beautiful views and touch of class to modern living.

Each amenity has been created to offer you something beyond the ordinary. It's a lifestyle that makes everything around pale in comparison. That's why we call it, The Crown.



*The finest that modern living has to offer,  
comes together at one address*

Located in the heart of Kolkata

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2/3/4 BHKs vastu compliant homes

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World-class landscaping by International Designer

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Smart modern homes, open on 3 sides

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Multi-level car parking

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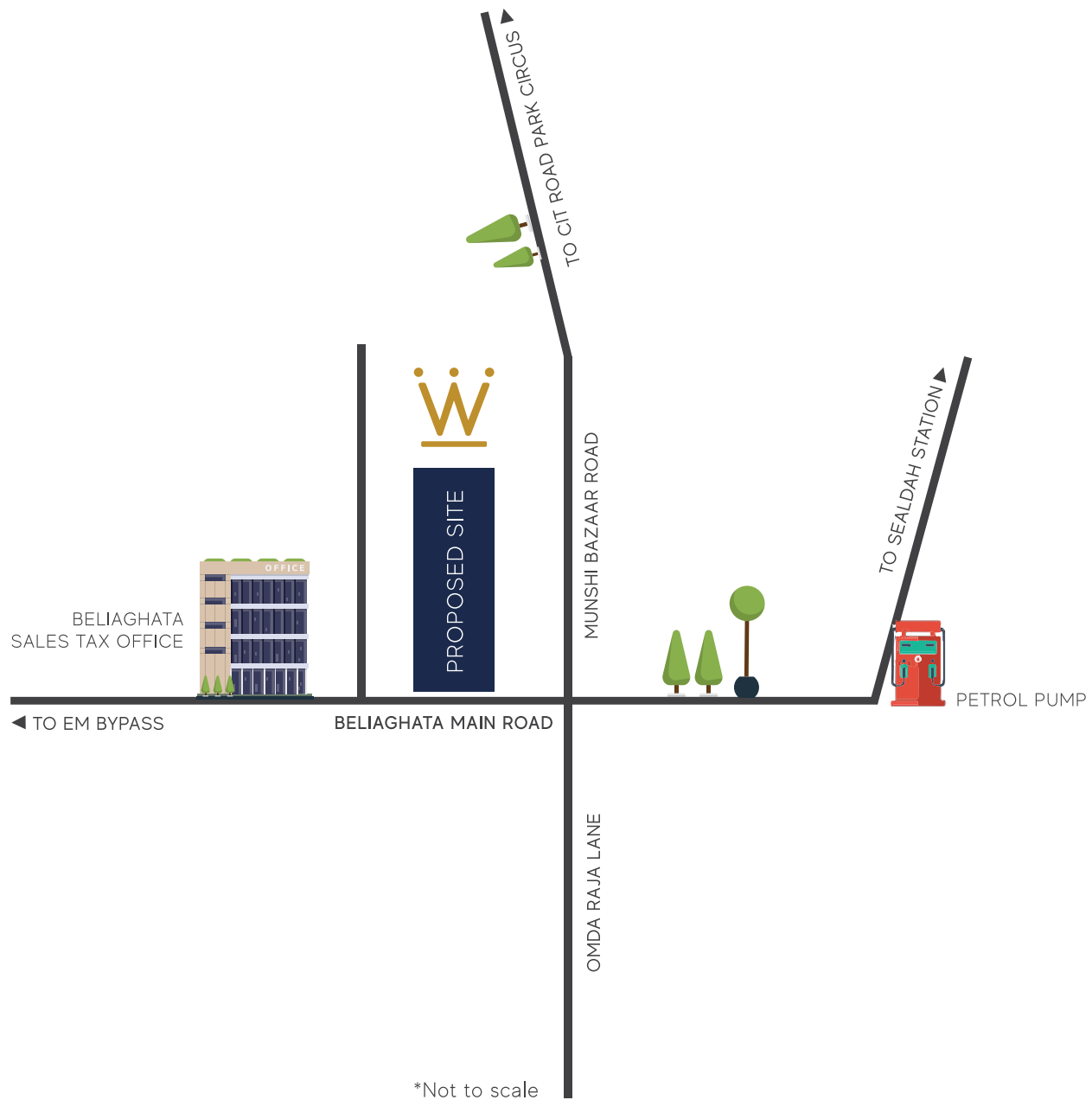
Best in class amenities and facilities



*Conveniently connected to the finest Kolkata has to offer*

<b>DESTINATION</b>	<b>MINS*</b>	<b>KMS</b>
Dum Dum Airport	32	12.5
Howrah Station	25	7.2
Sealdah Station	5	1.4
Chandni Chowk Metro Station	12	3.5
Apollo Gleneagles Hospital	15	4.1
AMRI Hospital Saltlake	15	3.8
Mani Square Shopping Mall	15	4.0
City Centre 1	20	5.4
Hyatt Regency	15	3.6
ITC Sonar	16	5.2
Taj Bengal	28	7.9
Calcutta Boys School	10	2.7
Loreto Convent Road	3	0.6
St. James School	10	2.6
Sec-V Saltlake	20	7.2
Ultadanga	24	5.5
Esplanade	18	4.5
Burrabazar	28	4.8
Gariahat	30	6.8
Poddar Court	15	3.5
New Market	21	4.1
Park Circus	15	3.9

\*Estimated time during peak traffic hours



Located at 12B Belaghata Road, Kolkata. The Crown is comfortably connected to the arterial points of the city.



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*Green Oasis*

Multi-layer security, landscaping by international experts, greenery across the property.  
The Crown brings it all together.





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### *Smart planning*

Elegantly planned. Efficiently perfect.  
That's how every apartment speaks to the finest  
in modern home design.

#### **The finest designing**

Efficient proportioning  
Better utilisation of space  
Improved habitability  
Maximisation of natural light and airflow  
Power-efficient lighting & cooling  
Mostly vastu-compliant flats  
Healthier, natural living environment

#### **The finest setting**

Perfect combination of connectivity and exclusivity  
Located on the main road, yet secluded  
Privacy, security, serenity all come together



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*Gold Rating*

The Crown is an IGBC Pre-Certified Gold-Rated property, meeting the finest environmental standards to create a responsible modern home that offers you healthy living.



IGBC

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## *Future-Ready Homes*

### **ELECTRIC CHARGING**

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Electric car charging point, for a fuel-efficient tomorrow

### **WATER-EFFICIENCY**

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The plumbing system is designed to reduce water consumption upto 45% in comparison to a standard building, as well as manages waste water for reuse, thus reducing water wastage and dependence

### **LANDSCAPING**

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Usage of native plants only, thus reducing water consumption and maintenance costs

### **ENERGY EFFICIENCY**

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Designed to reduce energy consumption up to 16%.  
Solar power provision for common areas, thus reducing power costs

### **SMART SOLAR DESIGN**

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Homes designed to optimise solar usage, with an aim to maximise natural light, while reducing overheating

### **VENTILATION**

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Designed to maximise natural ventilation for a more natural and healthy lifestyle

### **SUSTAINABILITY**

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The Crown creates an ecosystem that sources materials locally and minimises the overall impact on the environment



## *Amenities*

When the elegance of good life blends with  
planned modern living, The Crown rises.  
There's something stunning for everyone to  
enjoy every day.



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*Swimming Pool*



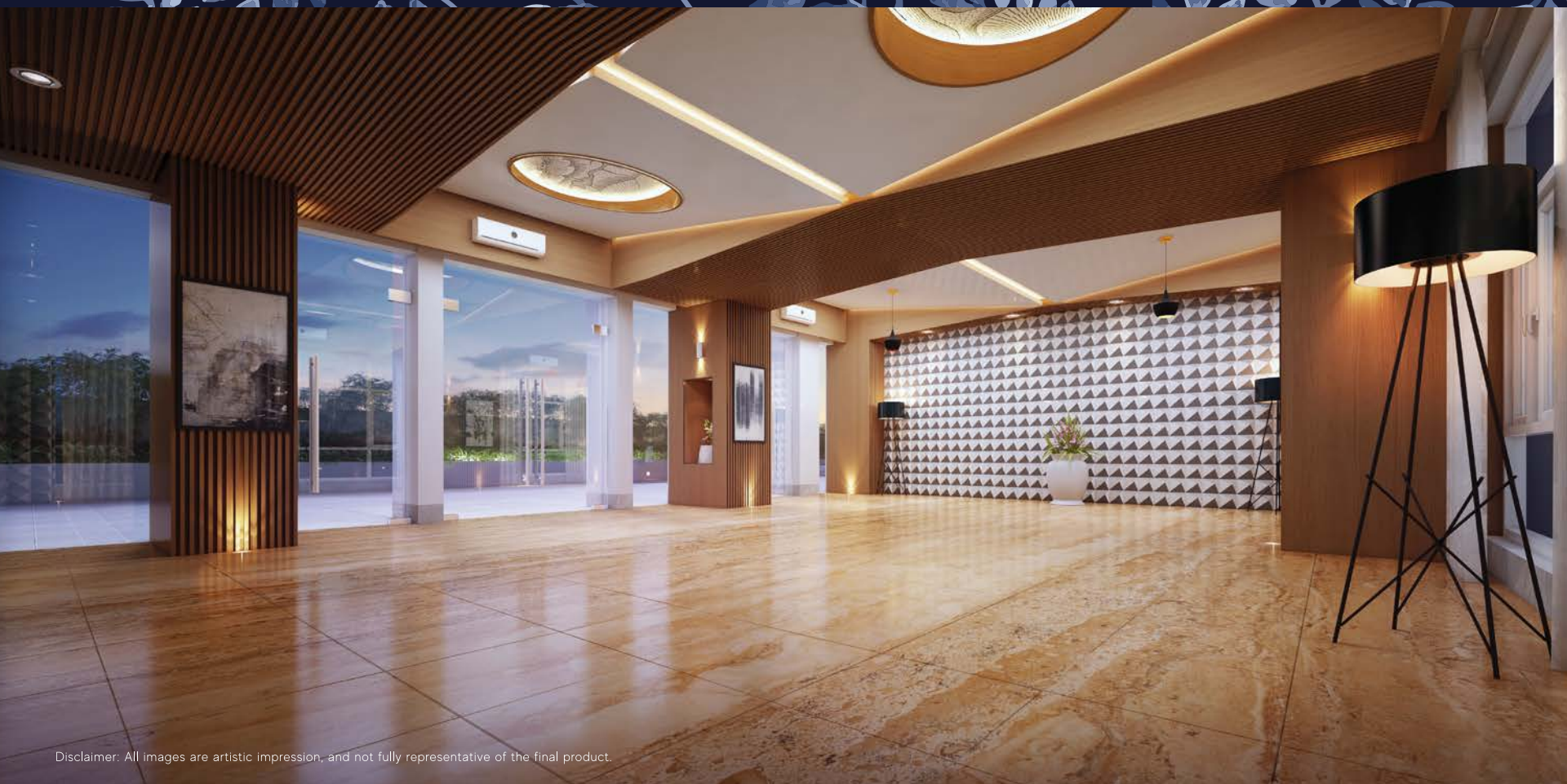


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*Kids' Play Area*





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*AC Community Hall*





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*Fully Equipped Gym*







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*AC Lounge*





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## *Indoor Games Room*





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*Sky Deck*





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*Party Terrace*





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*Urban Garden*





*Specifications*

How the finest lifestyles  
come together.

## **STRUCTURE**

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RCC structure as per latest building code  
Attractive façade as per architect design

## **WALLS**

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**External walls** 8"

**Internal walls** 5" & 3" as per design

## **GROUND FLOOR LOBBY**

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Well decorated and finished with marble/tile/granite,  
as per architect/decorators design

## **OTHER COMMON SERVICE AREAS**

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Well decorated and finished as per architect/  
decorators design

## **DOORS**

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**Flat Main Door** Finished flush door with Godrej  
or equivalent lock

**Other Doors** Unfinished flush doors with metal latch

## **WINDOWS**

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Anodized/powder coated aluminium windows  
with clear glazing

## **FLOORING**

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**Living/Dining/Bedrooms** Vitrified tiles

## **KITCHEN**

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**Flooring** Skid resistant tiles

**Counter** Granite slab with a SS sink  
Wall tiles up to 2ft height

## **TOILETS**

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**Flooring** Skid resistant tiles

**Wall** Dado in ceramic tiles up to door

**Sanitary Ware** of Jaquar/Kohler or similar  
C P Fittings Jaquar/Kohler or similar

## **INTERNAL WALLS**

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POP/Putty finish

## **ELECTRICALS**

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Concealed copper wiring

Modern modular switches

Exhaust fan in the kitchen and toilets

Plug points for geyser in the toilets

Plug points for chimney, water purifier, refrigerator  
& microwave in kitchen

TV and telephone points at living/dining area  
and master bedroom

Duct provision for internet wire to MCB

## **ADEQUATE POWER BACKUP**

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2BHK - 1.5 KVA | 3BHK - 2 KVA | 4BHK - 3 KVA

Emergency power backup in common area for  
lights, lifts etc

## **ELEVATORS**

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2 automatic passenger lifts in each tower

1 service lift in each tower

Exclusive elevator for club area/podium

## **SAFETY & SECURITY FEATURES**

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3 tier security and access control

Modern fire fighting system

Fire refuge areas

CCTV with recording system

Intercom facility

## **ACCESSIBILITY FEATURES**

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Wheelchair ramps

Dedicated toilets

Braille buttons in passenger lifts

## **LANDSCAPE**

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Designed by renowned International Landscape Firm

## **PARKING**

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Multi level parking

Visitors parking

Electrical car charging points

Handicapped parking

## **TEMPLE**

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Private temple for the residents\*\*

\*Specifications mentioned are subject to change. Final Specifications will be as per Agreement to Sell.

\*\*This is a proposed amenity and the same is being discussed

*Master Plan*



**LEGEND FOR MASTER PLAN**

- 1. Tower 1 entrance
- 2. Tower 2 entrance
- 3. Tower 3 entrance
- 4. Club and lobby entrance



## *About The Developers*

The Crown is a joint endeavour from two of Kolkata's leading real estate houses.



Innovation, Sustainability and Class, the three words that define the legacy of the NPR Group, a group passionate about quality construction with a keen eye on design, having developed several residential and commercial real estate projects over the last 50 years which bear testimony to the principles and philosophy of the group.

## **TRANSWAYS**

Transways is synonymous with Quality and Timely Delivery. They have been in the Real Estate business for more than 40 years and have quietly built a reputation for Honesty and Commitment. They believe in delivering value and developing relationships.



■ FEW OF THE PROJECTS BY TRANSWAYS AND NPR  
**KOLKATA MAP** - \*NOT TO SCALE

## *Previous Projects*

A legacy leading up to The Home for the Finest

<b>NAME OF PROJECT</b>	<b>TYPE OF DEVELOPMENT</b>	<b>LOCATION</b>	<b>DEVELOPMENT AREA IN SQFT</b>
DUMDUM HEIGHTS	RESIDENTIAL	DUMDUM	95,000
GANPATI	RESIDENTIAL	PRATAPADITYA ROAD	6,000
LAKE VIEW GARDEN	RESIDENTIAL	PHOOLBAGAN	44,000
BRIJDHAM	RESIDENTIAL	HAZRA	10,000
OVAL	COMMERCIAL	LANSLOWNE	20,000
KRISHNA BUILDING	COMMERCIAL	AJC BOSE ROAD	1,50,000
SAKUNTALA APARTMENT	RESIDENTIAL	SAKUNTALA PARK	25,000
100/12G SALIMPUR ROAD	RESIDENTIAL	SALIMPUR ROAD	41,000
TODI MANSION	COMMERCIAL	TERITA BAZAR	1,00,000
KASHINIKET	RESIDENTIAL	MANIKTALA MAIN RD	42,000
LEE RESIDENCY	RESIDENTIAL	LEE ROAD, SREEPALLY	66,000
NANDANIK	RESIDENTIAL	BALLYGUNGE	60,000
THE WATERSIDE	RESIDENTIAL	SODEPUR	1,47,000
781 ANANDAPUR	COMMERCIAL	ANANDAPUR	1,45,000
ALIPORE EXOTICA	RESIDENTIAL	ALIPORE	66,000
SHRIVATS	RESIDENTIAL	TOLLYGUNGE	50,000

## *Disclaimers*

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The information contained in this brochure including elevations, photographs, visuals, pictures, images, details, specifications, dimensions, perspectives, floor plans, layout plans, finishes, amenities, facilities etc. are only indicative and have been strictly provided for only representative and illustrative purposes. Akshay Vinimay LLP reserves the right, at its discretion and without notice or and obligation, to amend/modify/alter/vary any of the above

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All furnitures, fittings, accessories etc. shown in the photographs/plans are only by way of suggestions and the same do not form a part of the specifications and/or the deliverables

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Maps are not to scale

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Tiles, marble and granite have inherent characteristics of colour and grain variation

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Architectural features may differ in different apartments

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Facilities and amenities are subject approval and may be changed as per the regulatory requirements

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Any booking and/or any payment shall be made by any intending purchaser in his/her/their/its own better judgement and only after being completely satisfied in all respects of the project and none of the statements made by Akshay Vinimay LLP are in the nature of any representations, warranties etc

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The terms and conditions governing the sale of an apartment shall be subject to the final agreement to be executed between the intending purchaser and Akshay Vinimay LLP

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Building Permit No. 2018070231, dated 10th January, 2019 is in the process of being modified

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HIRA Registration No. HIRA/P/KOL/2019/000600, available on <https://hira.wb.gov.in/>

THE  
CROWN

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