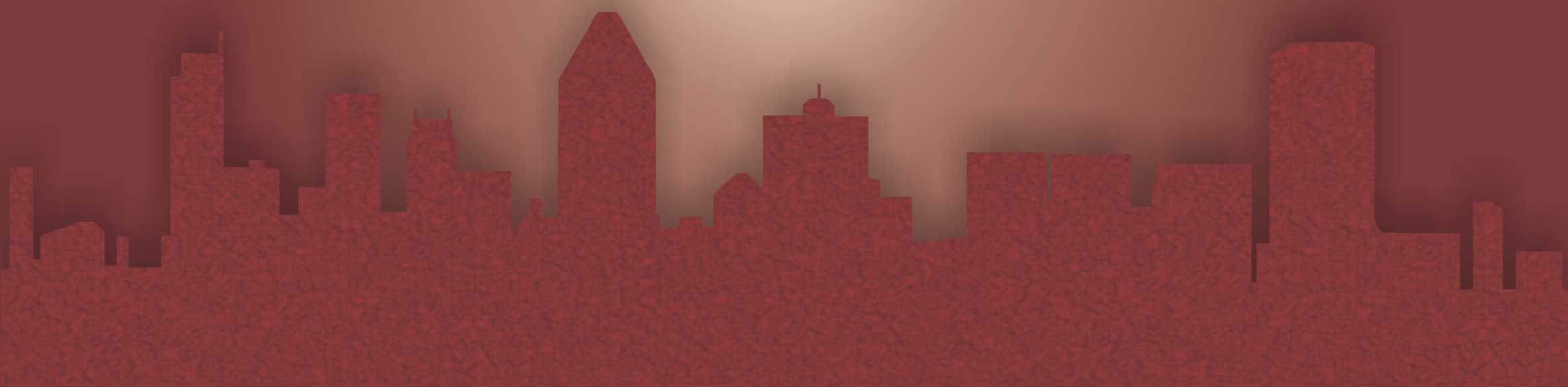




ROHRA
ADDRESS



LIFE IS WAITING AT NEW TOWN

WELCOME TO NEW TOWN

WIDE SWANKY ROADS

WIDE CLEAR PATHWAYS

STUNNING HIGH RISES

ABUNDANT SKY

ALL AROUND FRESHNESS

The place you dreamt to live at.
A complete planned township
with its infrastructure will remind
you of the urbanization of India.



EASY DRIVE TO ANYWHERE

Set in New Town, adjacent to Saltlake and Sector V, right in the midst of the Central Business District, Rohra Address is a dream location. You will never have to hurry as all necessary places like Offices, Schools, Hospitals, Malls, Markets etc. would be just minutes away.

Being connected to the other parts of the city via Rajarhat Expressway and EM Bypass, it would provide for reduced travel time to reach any destination within the city. Also the upcoming Metro will make your journey smoother and faster.

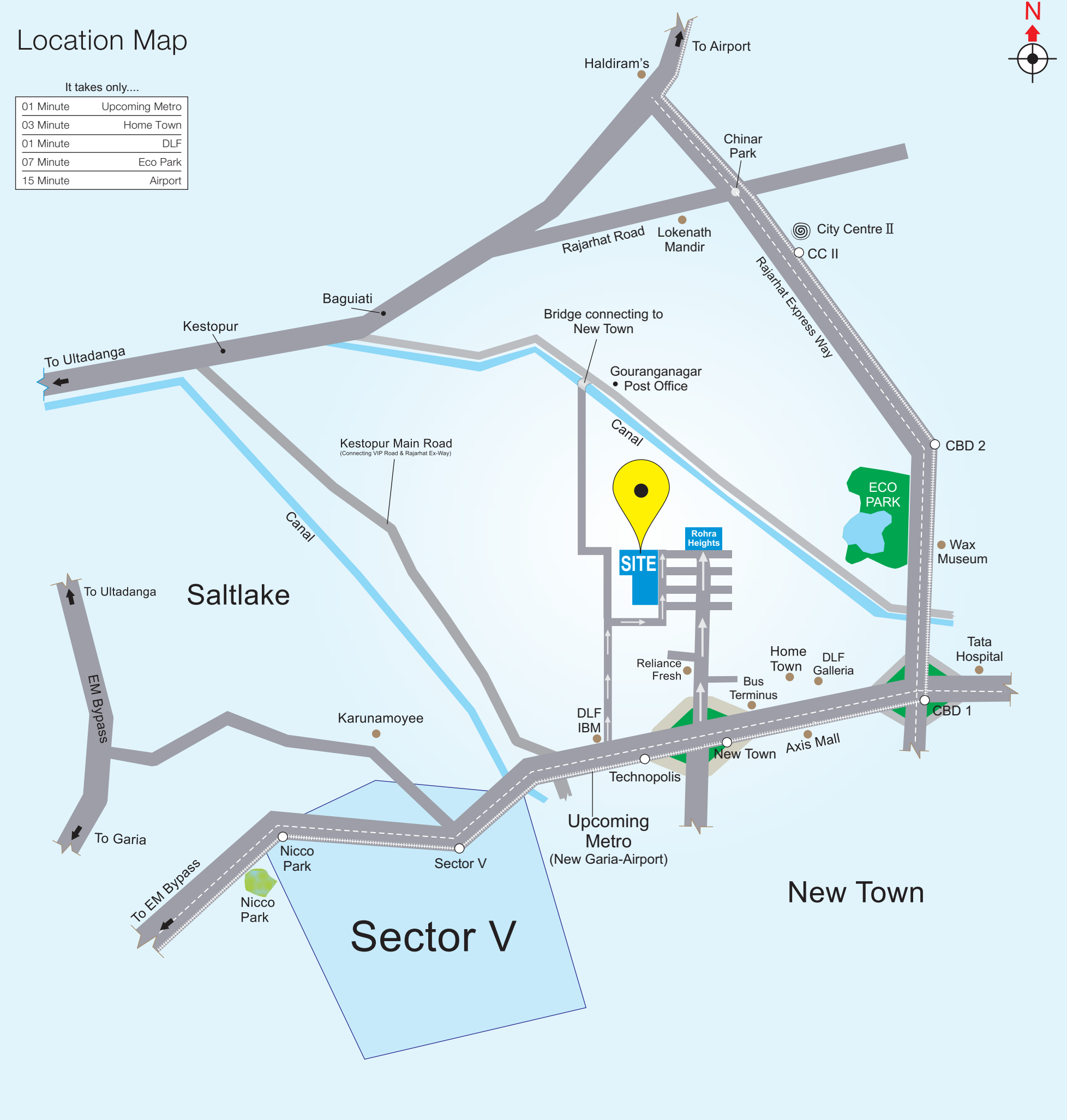
Locational Advantage



Location Map

It takes only....

01 Minute	Upcoming Metro
03 Minute	Home Town
01 Minute	DLF
07 Minute	Eco Park
15 Minute	Airport



X ROHRA ADDRESS

Not just an address, its a signature of lifestyle.
The sprawling greenery to see, amazing freshness to feel and unpolluted air to breath.
It might induce you to forget that you are inside the city anymore.



THE ROBUST ROOFTOP

Indulge yourself in unending activities...

Take a fresh morning walk under a clear blue sky and smiling sun.

Play a game of badminton and show your sports skill.

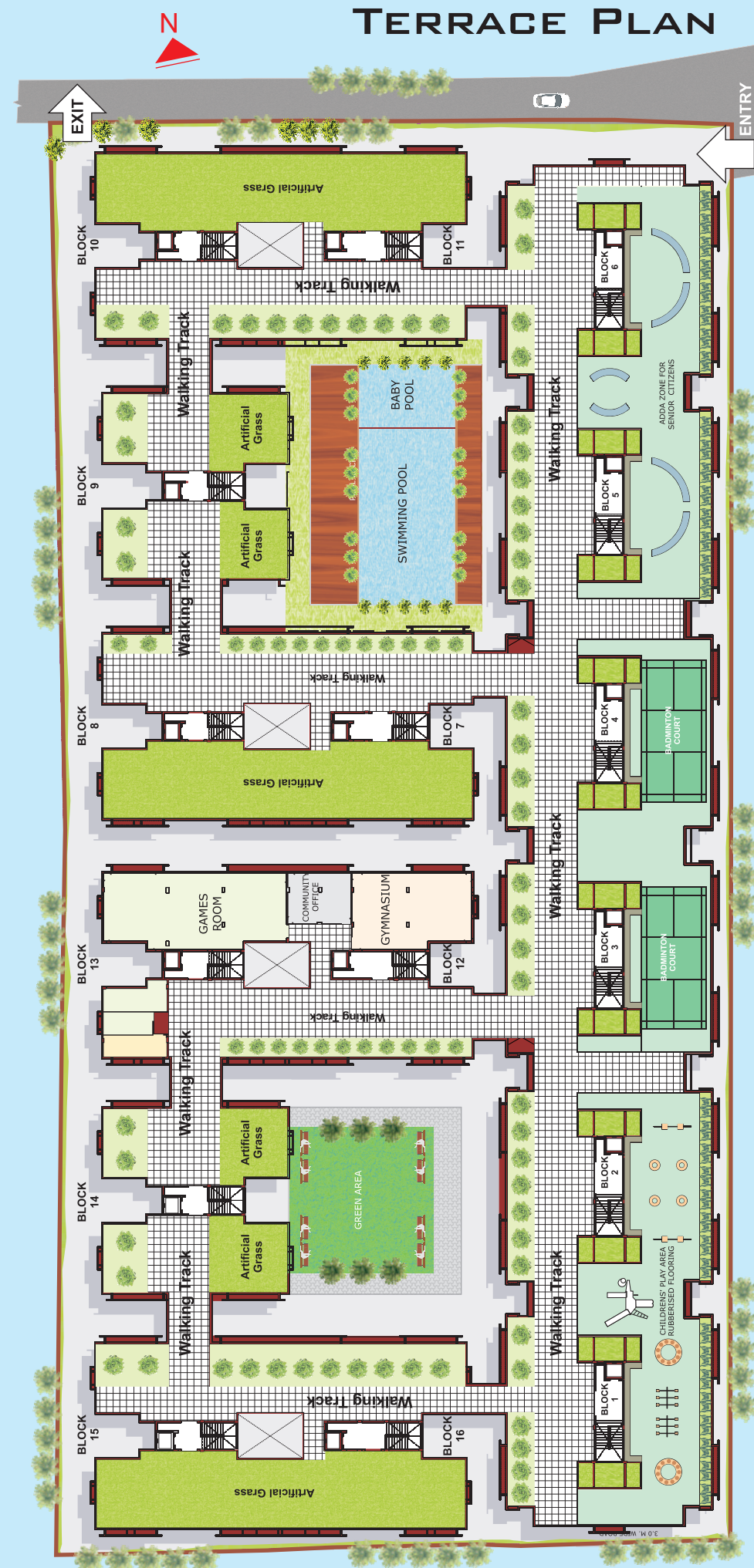
Or just sit on a bench with your soul-mate and watch kids having a good time.

~ Rooftop Garden

~ Rooftop Badminton Court

~ Rooftop Kid's Park

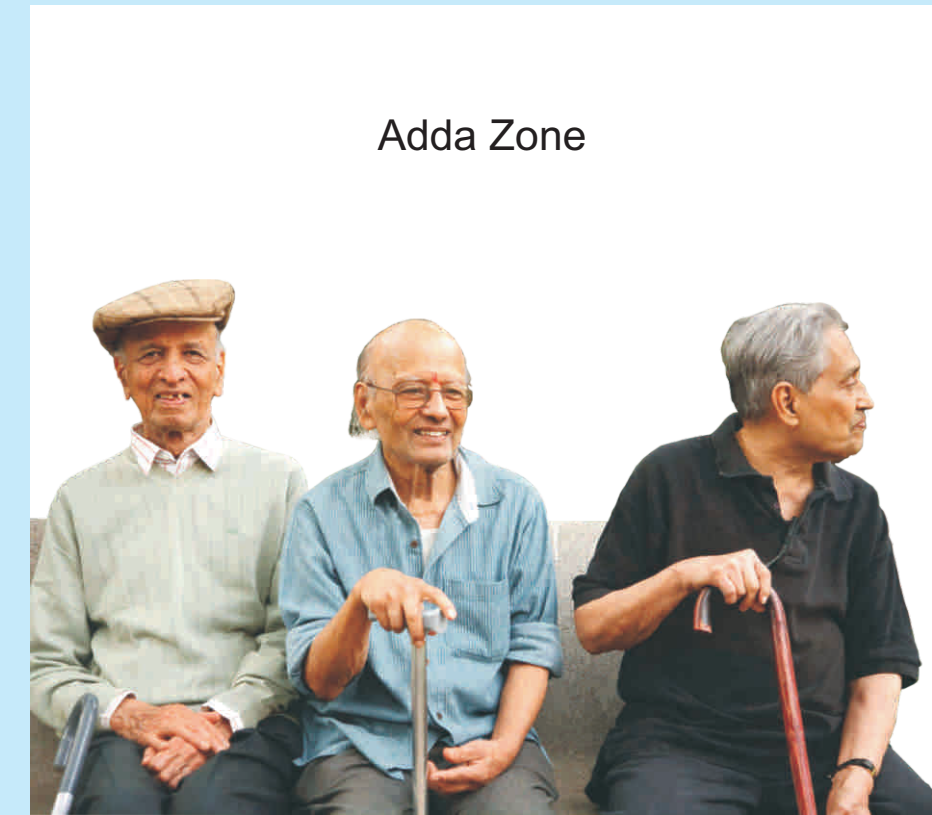
~ Rooftop Adda Zone



Kid's Play Area



Badminton Court



Adda Zone



- ~ AC Community Hall*
- ~ Swimming Pool
- ~ State-of-art AC Gymnasium
- ~ AC Indoor Games Room
- ~ Children' Play Area
- ~ Green Landscaping
- ~ Walking Track
- ~ Water Filtration Plant* (Iron Remover)
- ~ 24 hrs. Power Backup*
- ~ 24 hrs. Security with CCTV*
- ~ 5 Persons Automatic Lift

*conditions apply

PICTURE PERFECT FEATURES

ROHRA ADDRESS is by far the best, one can get as a residential complex. With a host of lifestyle amenities to boast of living. Exceptional care has been taken to deliver a living space that residents will be proud to own.



THE GORGEOUS GROUND FLOOR

The stunning Swimming Pool and Green Landscaping

It's an absolute beauty.

A fresh and serene swimming pool surrounded with lush greenery is really exciting and inviting.

Take a bare foot walk in dew-drenched grass, take a dip in crystal-clear water and loose your muscles.



SPECIFICATIONS

Structure

Earthquake resistant RCC framed construction

Water Supply

24 hour filtered water supply

Electrical

Concealed copper wiring of reputed brand

Provision for adequate light points in each and every areas

Provision for Geyser point in bathrooms

Modular switches of reputed brand

Adequate power points for the installation of modern gadgets in every room

Provision for T.V in Living room (optional in Bed rooms)

Provision for AC points in all Bed rooms (optional in Living and Dining room)

Safety equipment such as MCB for all flats

Common Lighting

Overhead illumination for compound and street lighting inside the complex

Walls

8" thick block for external walls

5" thick block for internal walls

Wall Finish

Interior - Wall Putty of JK / Birla white

Exterior - Combination of branded antifungal and textured weathercoat paint

Flooring and Dado

2' x 2' Glazed Vitrified tiles of reputed brand for living / dining & bedrooms

Anti-skid tiles of KAJARIA/SIMPLO in Kitchen and Toilet

Kitchen

Kitchen with Black Granite counter top

Dado of ceramic tiles above platform upto 2 feet height

Stainless steel sink

Bathroom

Standard ceramic tiles of KAJARIA/SIMPLO up to lintel height

Sanitary ware of CERA

CP fittings of CERA

Hot and cold water provision

Doors

Door frame made of seasoned and treated sal wood

All doors are flush door

Stainless Steel cylindrical mortise locks for all doors &

special lock at flat entrance door of Godrej or similar make

Windows

Colour Anodized or power coated glazed aluminium windows with grills

Lift

5 passenger automatic lift of KONE



TYPICAL FLOOR PLAN
(SHOWING BLOCKS POSITION)
ALL BLOCKS G+4



TYPICAL FLOOR PLAN

AREA STATEMENT
BLOCK - 1 to 6

Flat	BHK	Area (sq.ft.)		
		Carpet+Balcony	B/U	S. B/U
A	3	794+80 = 874	951	1268
B	3	794+80 = 874	951	1268
C	3	794+80 = 874	951	1268
D	3	794+80 = 874	951	1268

TYPICAL FLOOR PLAN

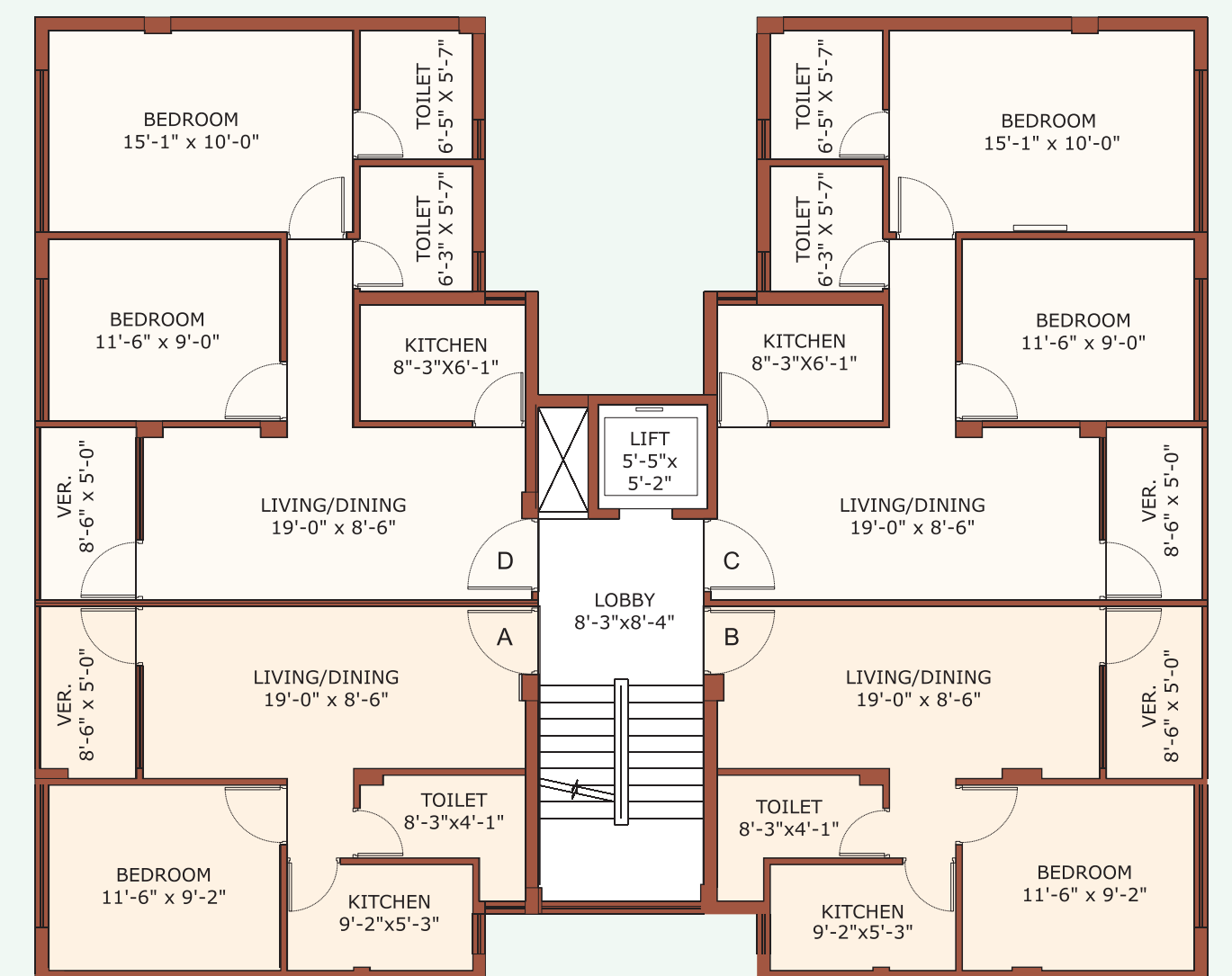
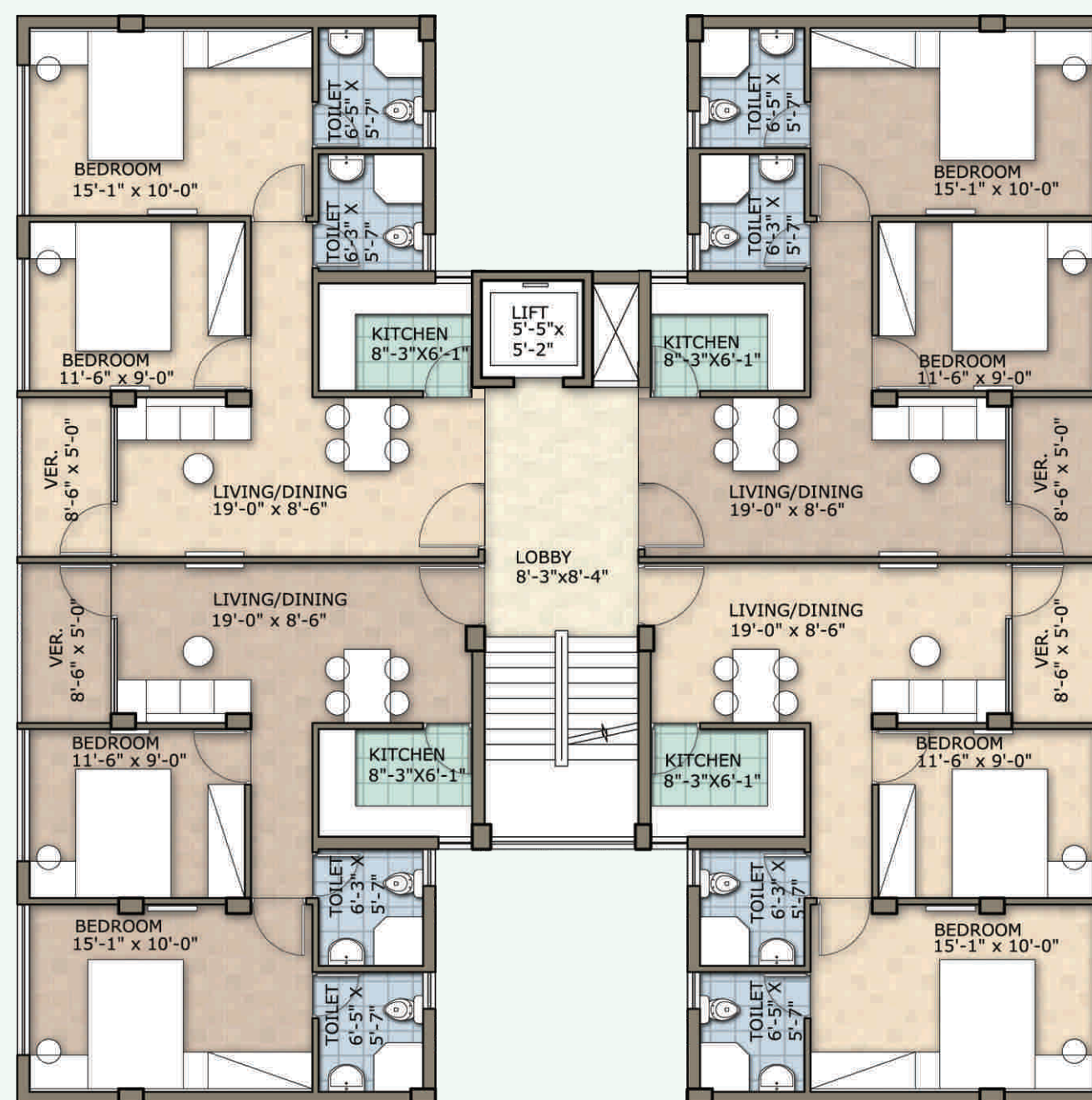
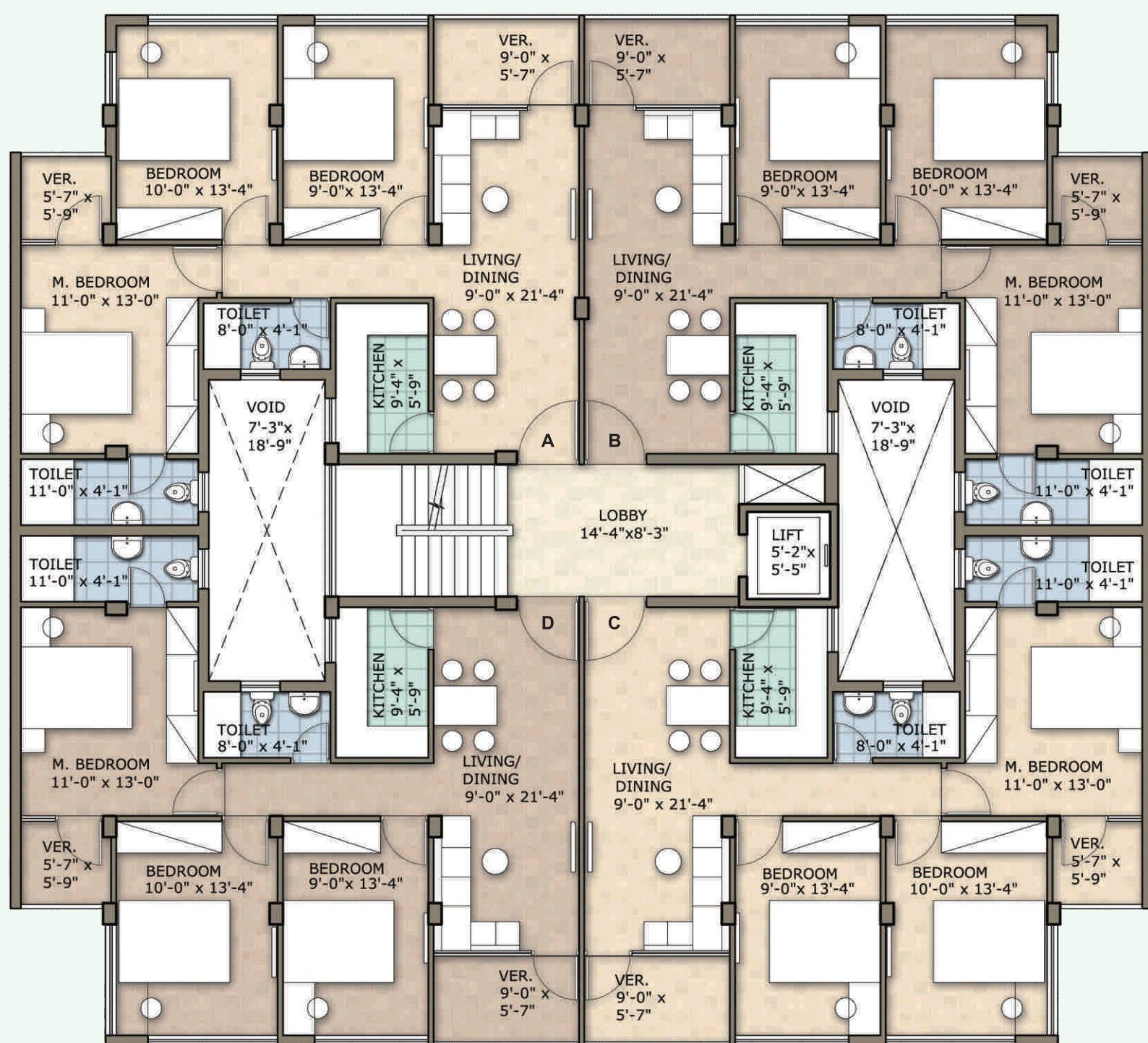
AREA STATEMENT
BLOCK - 7 to 16
(Block 11, 2nd to 4th floor)

Flat	BHK	Area (sq.ft.)		
		Carpet+Balcony	B/U	S. B/U
A	2	591+43 = 634	688	917
B	2	591+43 = 634	688	917
C	2	591+43 = 634	688	917
D	2	591+43 = 634	688	917

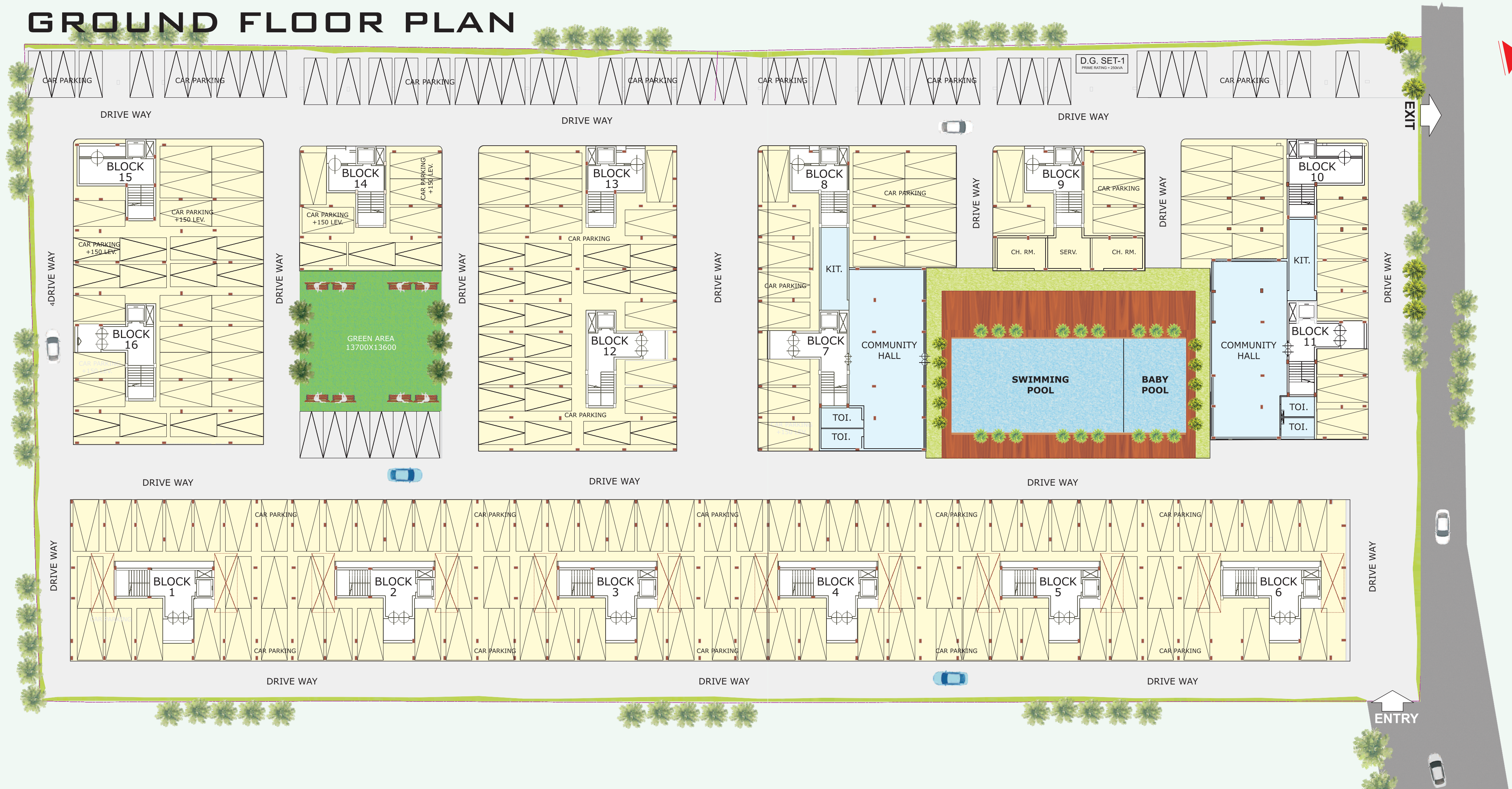
TYPICAL FLOOR PLAN

AREA STATEMENT
BLOCK - 11 (1st Floor only)

Flat	BHK	Area (sq.ft.)		
		Carpet+Balcony	B/U	S. B/U
A	1	376+43 = 419	461	615
B	1	376+43 = 419	461	615
C	2	591+43 = 634	688	917
D	2	591+43 = 634	688	917



GROUND FLOOR PLAN



Developer :

ROHRA
Developers
Private Limited
E-mail : rohra.developers@gmail.com
www.rohraproject.com

HIRA NO.
ROHRA ADDRESS PHASE II
HIRA/P/NOR/2019/000470

Architect :



Marketed by :

Liyaans
PROPERTIES
MAHESH SOMANI GROUP

RDB Boulevard
Unit 4E 4th Floor Plot K1 Block EP & GP
Sector V Saltlake City Kolkata 700 091 India

E-mail : operations@liyaans.com

Visit us at : www.liyaans.com

HIRA/A/KOL/2018/000007

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This is not a legal document. It describes the conceptual plan to convey the intent and purpose of Rohra Address. The design, the layout, specifications and sizes of flats as shown herein are subject to change without prior notice.

Our Credentials

Rohra Heights at Ghuni (New Town)



Tirath Project at Kalipark (Rajarhat)



Tirath Matashree Abasan (Chandannagar)



Rohra Legend at Ghuni (New Town)



Radhey Krishna Residency at Beliaghata, Near EM Bypass

