



HERE, LIFE IS NOT JUST LIVED BUT

SAVOURED IN EVERY MOMENT

 Connectivity
 3 kms

 Joka Metro
 20 kms

 Sealdah Station
 20 kms

 Howrah Station
 20.6 kms

 Airport
 35.7 kms

 Schools
Gurukul Vidya Mandir School 2 kms
Vivekananda Mission School 2 kms
Kendriya Vidyalaya, IIM-C, Joka 2.9 kms
Pailan World School 3.2 kms

Hospitals

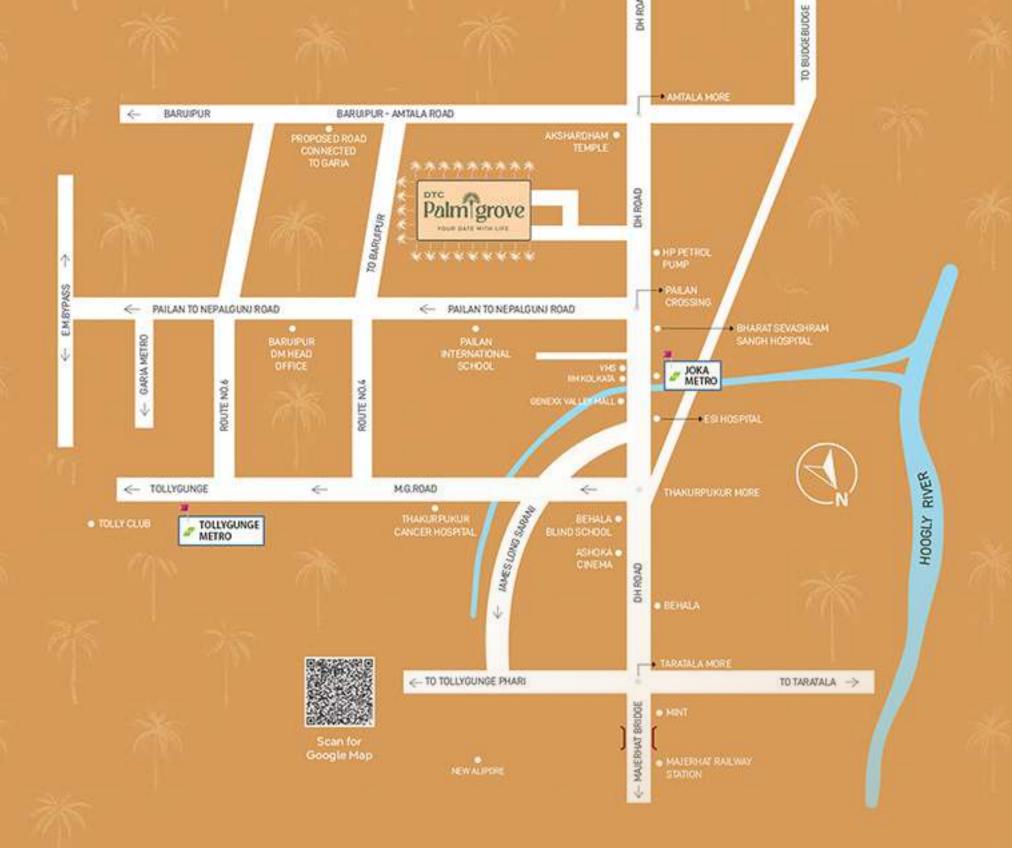
Medical Unit, IIM Calcutta 2.5 kms

Thakurpukur ESI Hospital 2.9 kms

Kasturi Medical Centre 3.6 kms

Humanity Hospital 4.4 kms

CMRI 12.9 kms









LEGENDS

ENTRANCE CLUB DROP OFF WATER FEATURE 4) CLUB LAWN (5) ARRIVAL DRIVEWAY (6) DRIVEWAY NEIGHBOURHOOD STREETS

SOCIAL GARDEN KIDS' PLAY AREA LAWN (12) AMPHITHEATRE SERENITY GARDEN GAZEBO (13) PLANTER

REFLEXOLOGY COURT 16 STEPPING STONES 17 MOUND 18 JOGGING TRACK PERIPHERAL GREEN **GUARD ROOM**















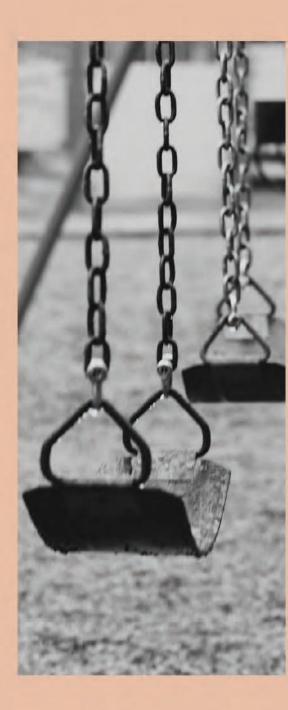


SWIMMING



POOL





KIDS' PLAY AREA



AMPHITHEATRE



GAMES AREA







AV Room 🎇



Games Room 🎇



Community Hall



Gymnasium



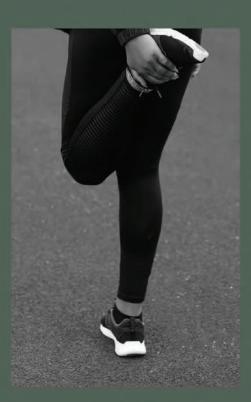




SERENITY GARDEN







JOGGING TRACK





WALL CLIMBING





ACTIVITY LAWN





LILY POOL



SERENITY GARDEN



FOUNTAIN



REFLEXOLOGY COURT



TREE PITS WITH GREEN BED



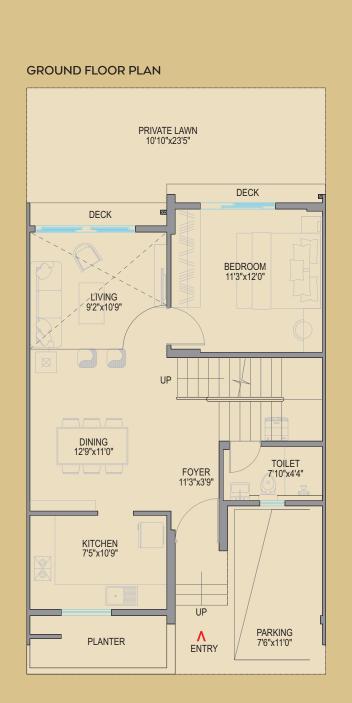


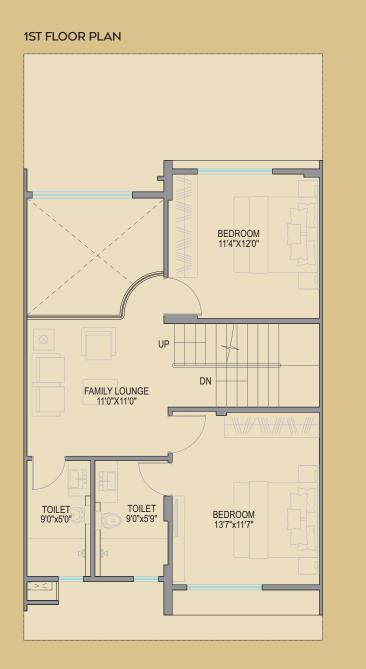




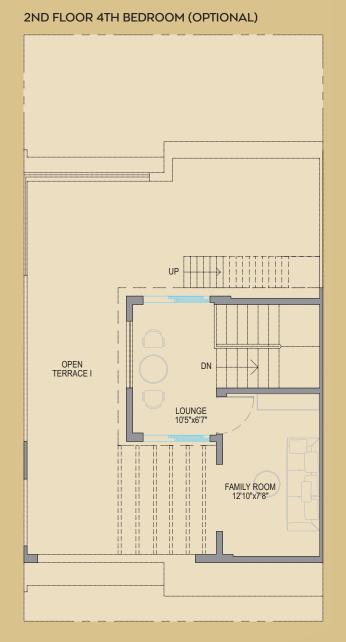












PLOT AREA		CAR	PET AREA				BUILT UP A	IREA		DARWING	TOTAL C D II A	OPEN SPACES					
Sq.Ft.	Ground Floor	First Floor	Stairhead	Total Carpet Area	Ground Floor	Entry Porch	First Floor	Stairhead	Total Built Up Area	PARKING	TOTAL S.B.U.A.	Front Planter	Front Space	Private Lawn	Open Terrace	Total Open Area	
1080	609	621	121	1351	655	18	667	145	1485	69	1663	52	52	230	563	897	

^{*} Area chart without 4th bedroom (optional











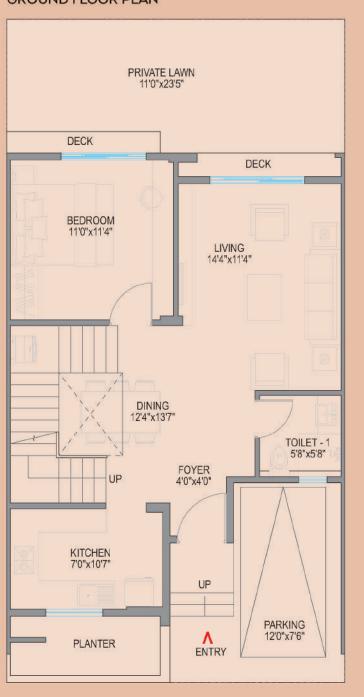








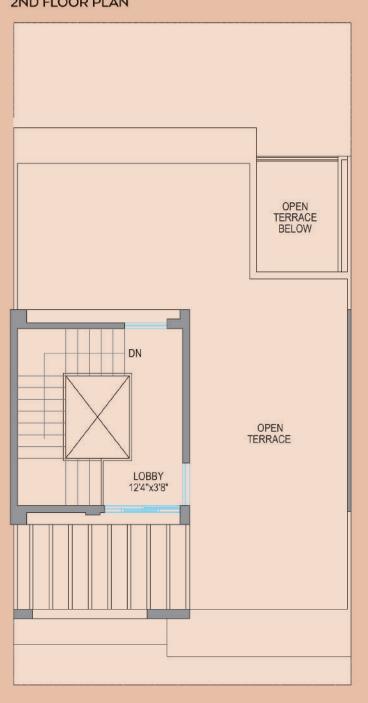
GROUND FLOOR PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN



2ND FLOOR 4TH BEDROOM (OPTIONAL)



PLOT AREA			CARPET ARE	Ā			BUIL	T UP AREA					OPEN SPACES						
Sq.Ft.	Ground Floor	First Floor	Balcony	Second Floor	Total Carpet Area	Ground Floor	Entry Porch	First Floor	Second Floor	Total Built Up Area	PARKING	TOTAL S.B.U.A	Front Planter	Front Space	Private Lawn	Open Terrace	Total Open Area		
1080	601	646	51	116	1414	643	23	736	139	1541	69	1726	50	55	235	513	853		





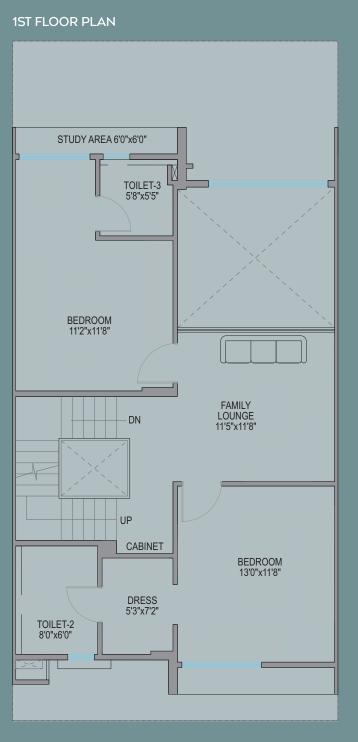


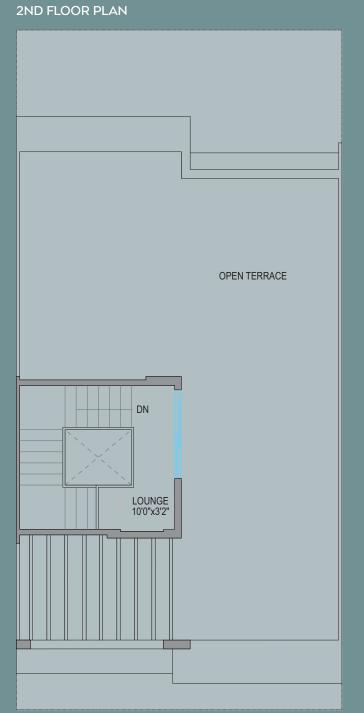


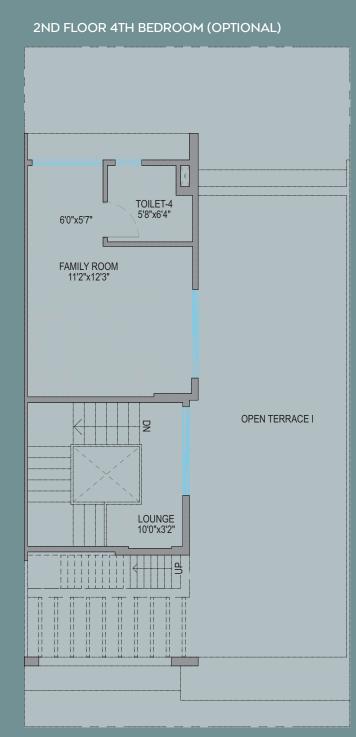
(3 BHK Premium - East Facing Villas)

* PLANS









PLOT AREA					BUILT UP A	AREA		DARKING	TOTAL 0 D II 4	OPEN SPACES						
Sq.Ft.	Ground Floor	First Floor	Stairhead	Total Carpet Area	Ground Floor	Entry Porch	First Floor	Stairhead	Total Built Up Area	PARKING	TOTAL S.B.U.A.	Front Planter	Front Space	Private Lawn	Open Terrace	Total Open Area
1215	697	706	103	1506	744	22	748	122	1636	98	1832	54	46	246	707	1053

^{*} Area chart without 4th bedroom (optional)



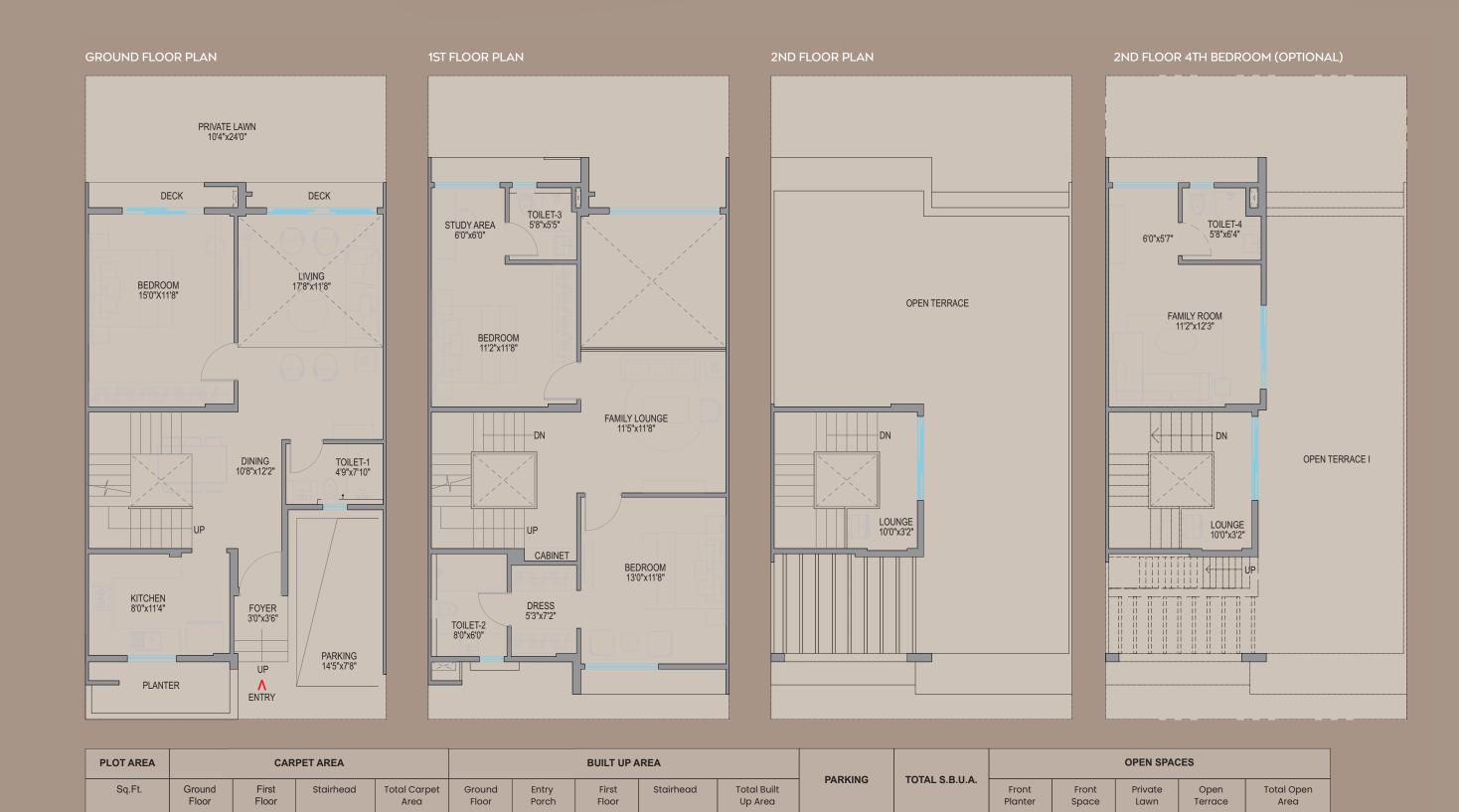




ISOMETRIC VIEW







1636

1832

* Area chart without 4th bedroom (optional)

1215







THE DELIGHT TO THE TOTAL THE PARTY OF THE PA

(4 BHK - East Facing Villas)



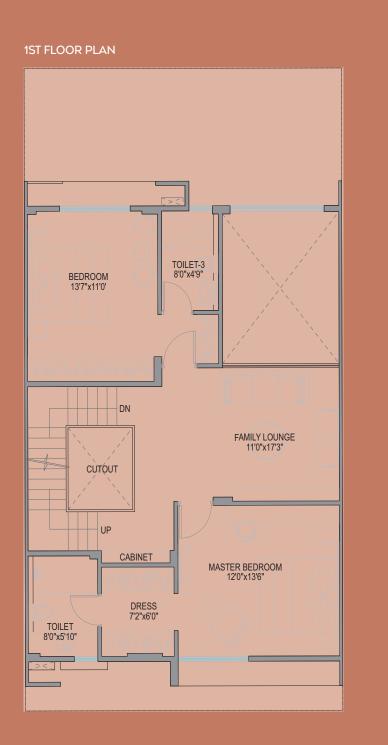
ISOMETRIC VIEW *

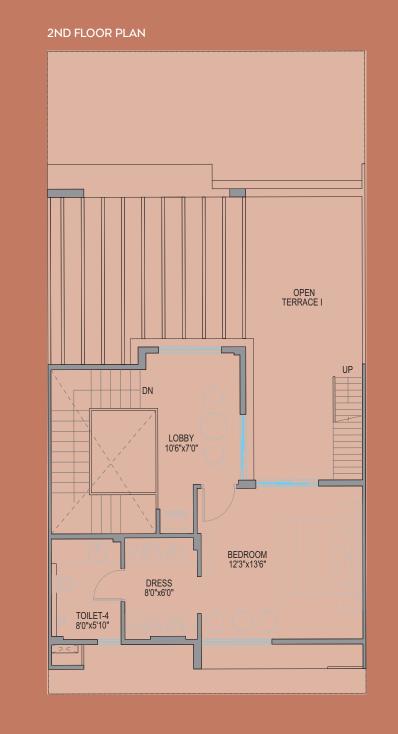


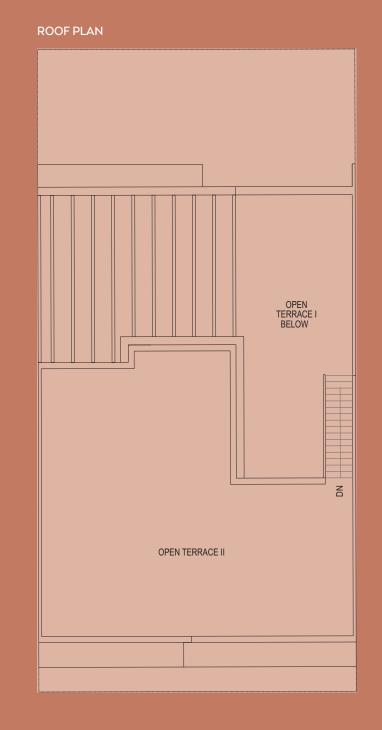


GROUND FLOOR PLAN PRIVATE LAWN 11'0"x26'7" BEDROOM 13'6"x10'7" SERVANT'S ROOM 4'3"x6'2" + 3'8"x2'6" DINING 13'0"x16'6" TOILET 8'0"x4'3"

KITCHEN 8'0"x11'0"







PLOT AREA	CARPET AREA						BUILT UP A	REA		DADIVINO	TOTAL C D II A	OPEN SPACES						
Sq.Ft.	Ground Floor	First Floor	Second Floor	Total Carpet Area	Ground Floor	Entry Porch	First Floor	Second Floor	Total Built Up Area	PARKING	TOTAL S.B.U.A.	Front Planter	Front Space	Private Lawn	Open Terrace 1	Open Terrace 2	Total Open Area	
1365	770	772	440	1982	821	35	814	480	2150	129	2408	44	41	290	435	515	1325	

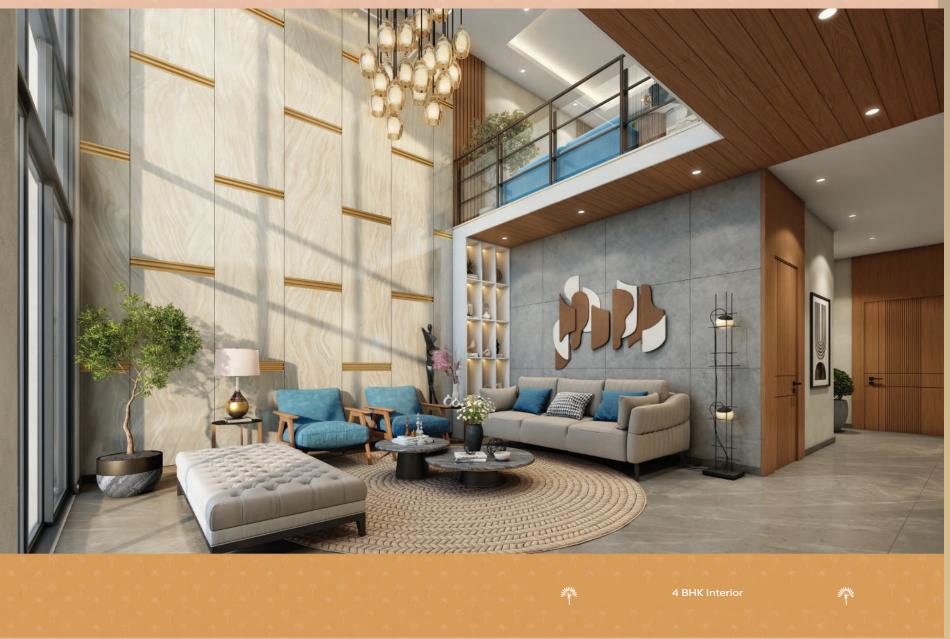
















SPECIFICATIONS

STRUCTURE WALLS

Earthquake-resistant RCC structure as per IS standard

FLOORING

Bedroom - Vitrified tiles
Living - Vitrified tiles
Toilet - Anti-skid vitrified tiles

WALL FINISH

Internal - Putty punning in living/dining/bedrooms

External - Weatherproof exterior paint finish

KITCHEN

Flooring - Vitrified tiles of approved make

Dado - Ceramic tiles up to 2' above the working platform

Others - Granite counter with stainless steel sink

TOILETS

Walls - Vitrified tiles up to lintel level

DOORS & WINDOWS

Main Door - Flush door with the laminate finish on the outside and paint finish from inside

Internal Door - Flush door with paint finish on both sides
Others - Powder-coated aluminium windows/doors

CP & SANITARY FITTINGS

White sanitary fixture & CP fittings of approved make

ELECTRICAL

ISI marked concealed FRLS copper wiring with modular switch of approved make

Adequate electrical switches and sockets in all rooms with AC provision in the living room & all bedrooms

Points for refrigerator, water purifier, microwave mixer grinder, geyser and exhaust fan along with other electrical points in toilets/kitchen

POWER BACKUP

Backup for common area & utilities





YOUR INVESTNIENT Happiness At Palm Grove, you're not just buying a house; you're investing in a lifetime of happiness. A home here isa wise choice, a legacy to pass down and a decision that future you will thank you for. This isn't just property - it's your piece of paradise. RERA.WB.GOV.IN - WBRERA/P/SOU/2025/002551