

A SUGAM DIAMOND ABASAN LLP PROJECT

Site Address- 88A, BL SAHA ROAD
Kolkata 700053



CO-OWNERS & DEVELOPERS



CO-OWNER



Disclaimer: This Brochure is not a legal document. It describes the concept of the project and details furnished are subject to change.

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S A H A
R O A D



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I N T R O D U C I N G

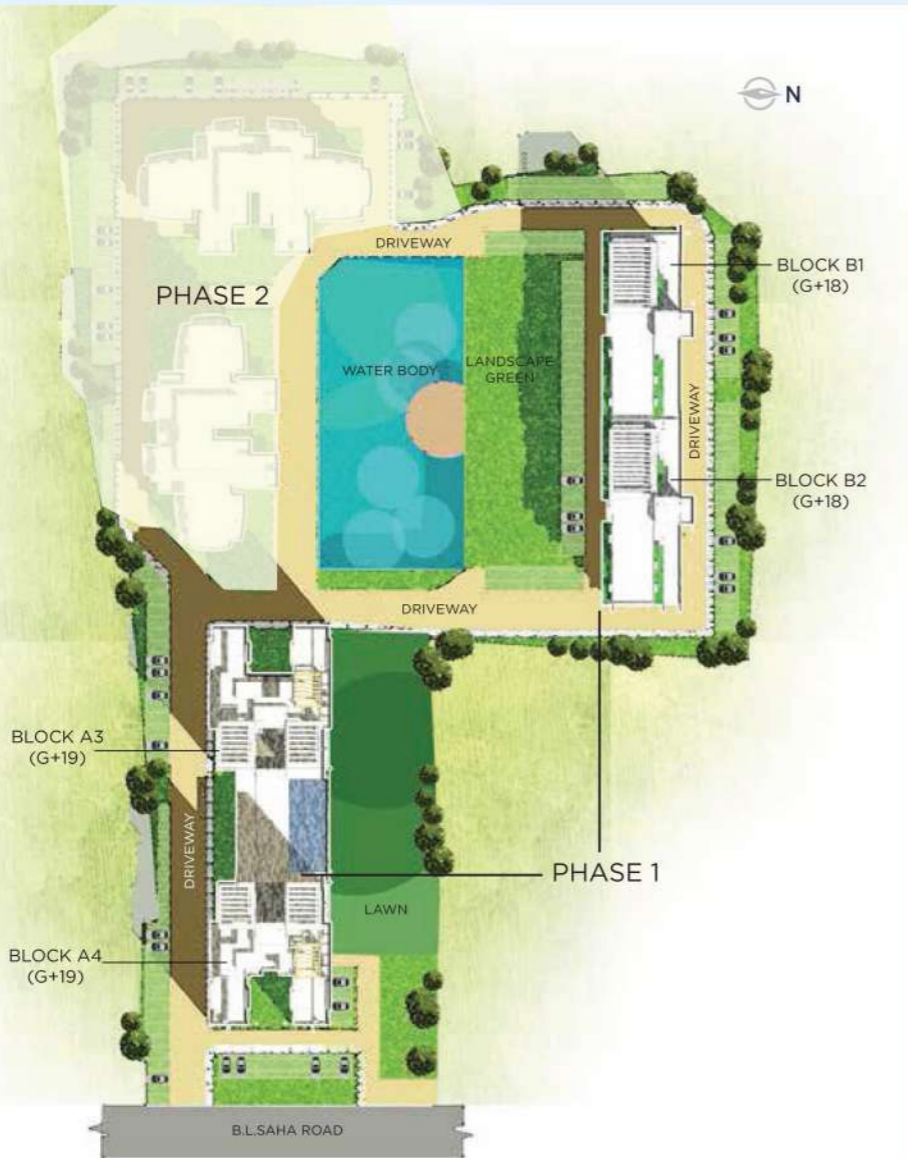
a residential complex encompassing a beautiful landscape and a refreshing waterside boulevard alongside a large waterbody. With perfect views of the Tollygunge Club Golf Course, pleasant walkways and a jogging track, there is an abundance of greenery and open space around.

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An eco-friendly,
Proposed IGBC
Gold Development
project with ample
open space and
apartments that
face the South and
Tollygunge Club.



T H E S T R U C T U R E

- 3 and 4 bedroom homes
- High-rise towers of 18 & 19 floors in Phase 1
- Vaastu compliant homes
- Well-ventilated and fully air-conditioned apartments
- Golf course view from almost every apartment



Artist's Impression

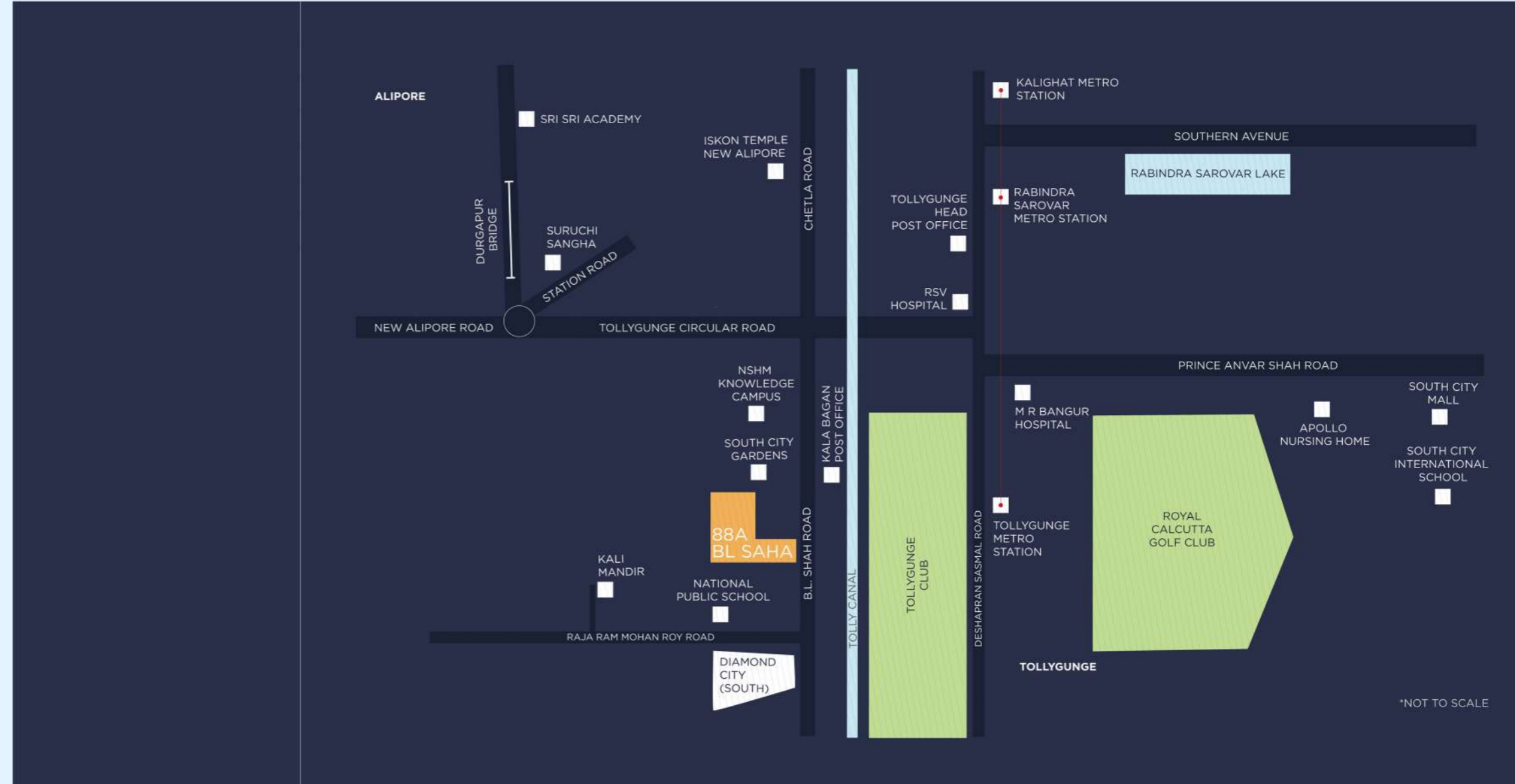
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WHERE ABOUTS

Spread across 5.2 acres and located in the heart of the city - the complex is conveniently situated near New Alipore and Tollygunge Club and is in close proximity to the Rabindra Sarovar and Tollygunge metro.



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C O N V E N I E N C E

RSV HOSPITAL 1.7 KM
 MR BANGUR 2.3 KM
 CMRI/KOTHARI/BM BIRLA 5.5 KM



NATIONAL PUBLIC SCHOOL 0.2 KM
 SRI SRI ACADEMY 3.2 KM
 MP BIRLA FOUNDATION 3.4 KM
 SOUTH CITY INTERNATIONAL 3.9 KM



ISCKON 1.9 KM
 SURUCHI SANGHA 2.5 KM
 SRI GURU SINGH
 SABHA GURUDWARA 3.5 KM



RABINDRA SAROVAR METRO 1.9 KM
 TOLLYGUNGE METRO 2.0 KM
 UPCOMING BEHALA CHOWRASTA 3.2 KM
 KALIGHAT 3.6 KM



TOLLYGUNGE CLUB 0.5 KM
 ROYAL CALCUTTA GOLF CLUB 2.8 KM
 SOUTH CITY MALL 3.9 KM



Artist's impression

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A M E N E T I E S



BANQUET
HALL



SWIMMING
POOL



GYM



MULTIPURPOSE
COURT



GAMES
ROOM



CAFETERIA



HOME THEATRE
ROOM



AND MANY
MORE..



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S A F E A N D S O U N D

24x7 CCTV surveillance

Modern firefighting system

Team of well-trained security staff

Video-door phones

Intercoms in every apartment



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S P E C I F I C A T I O N S

super structure

RCC frames structure with pile foundation

wall finish

Putty finish on walls

flooring

Vitrified tiles in bed rooms and living/dining room

kitchen

Granite platform
Stainless steel sink
Dado of ceramic tiles upto 2 ft above kitchen counter
Exhaust point
Flooring: Anti-skid ceramic tiles

toilet

Flooring: Anti-skid ceramic tiles
Toilet walls: Ceramic tiles on the walls
Sanitary ware of reputed make
CP fittings of reputed make
Electrical point for geyser & exhaust fan
Plumbing provision for hot/cold water line

doors and windows

Door frame: Made of wood
Main door: Polished solid core flush doors
Main door fittings:
Reputed make with night latch & eyepiece
Internal doors:
Laminated flush doors with stainless steel fittings
Windows: Fully glazed anodized/power coated aluminium/UPVC windows
Branded hardware fitting and lock of reputed make

electricals

Concealed copper wiring of reputed brands
Telephone and internet wiring in living or dining area
Electrical points in all bedrooms, living/dining, kitchen, toilets
Modular switches of reputed brands
DTH/Cable TV cabling in all bedrooms and living room

elevators

Modern high speed automatic elevators of OTIS/Kone or of equivalent make
Each tower to have a stretcher elevator

common lighting

Overhead illumination for compound and street lighting
Necessary illumination in all lobbies
Staircases and common areas

common areas

Well-designed common lobbies
Sufficient power back up facilities
Air-conditioned ground floor
Designer lobby with marble finish

security features and fire fighting

Video door phone in each unit
Intercom facility in each unit
CCTV surveillance in the complex
Modern fire fighting systems as per WBFS Act (Provisional NOC)

air-conditioning

Air-conditioned bedrooms, living and dining room

water supply and generator

24 hours filtered water supply
Provision for standby supply in every unit

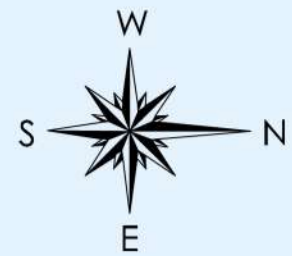


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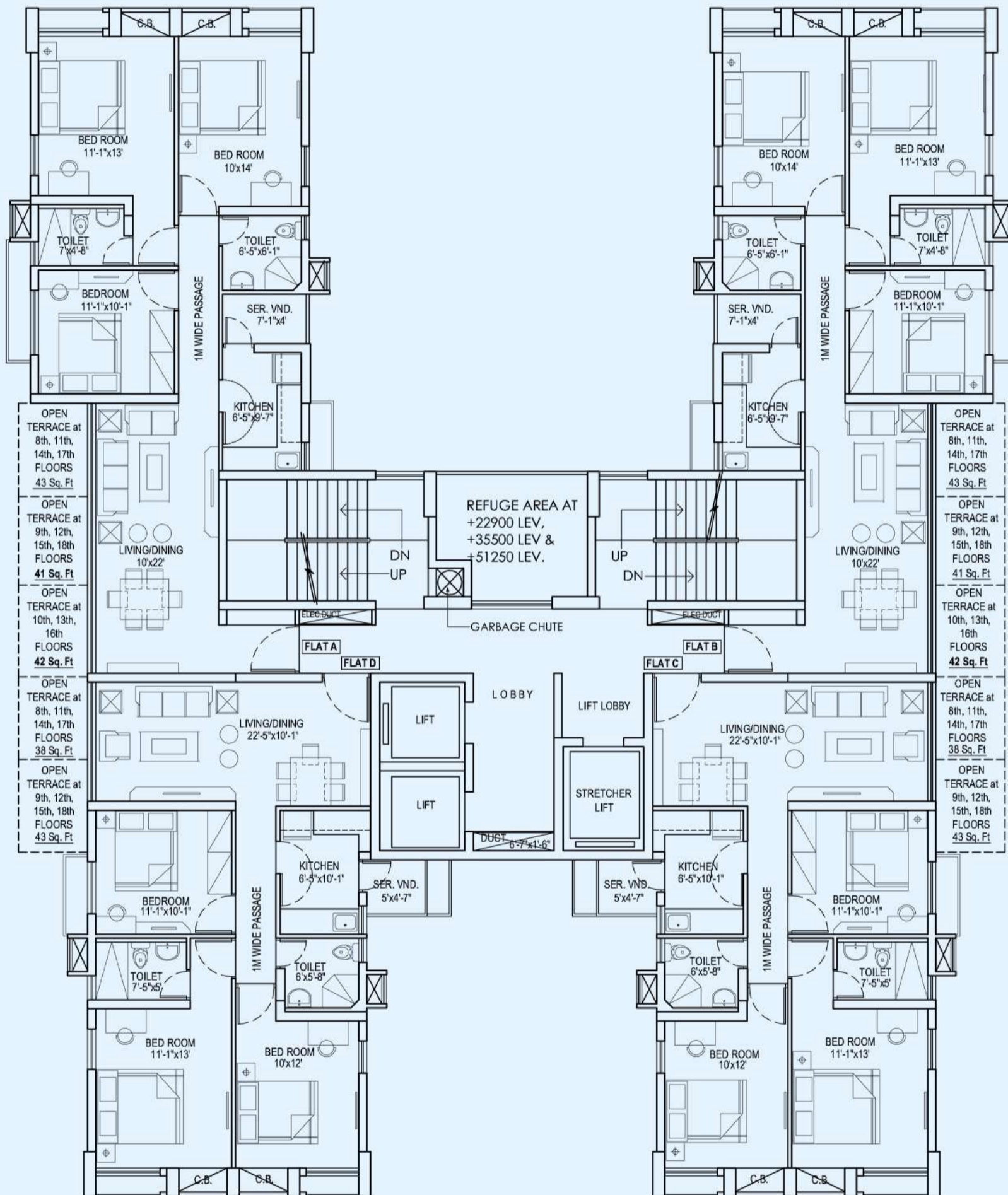


FLAT - TYPE A

3 BED ROOM, 2 TOILET
 BUILT UP AREA = 97.284 SQM = 1047 SQFT.

FLAT - TYPE B

3 BED ROOM, 2 TOILET
 BUILT UP AREA = 97.284 SQM = 1047 SQFT.



FLAT - TYPE D

3 BED ROOM, 2 TOILET
 BUILT UP AREA = 91.803 SQM = 988 SQFT.

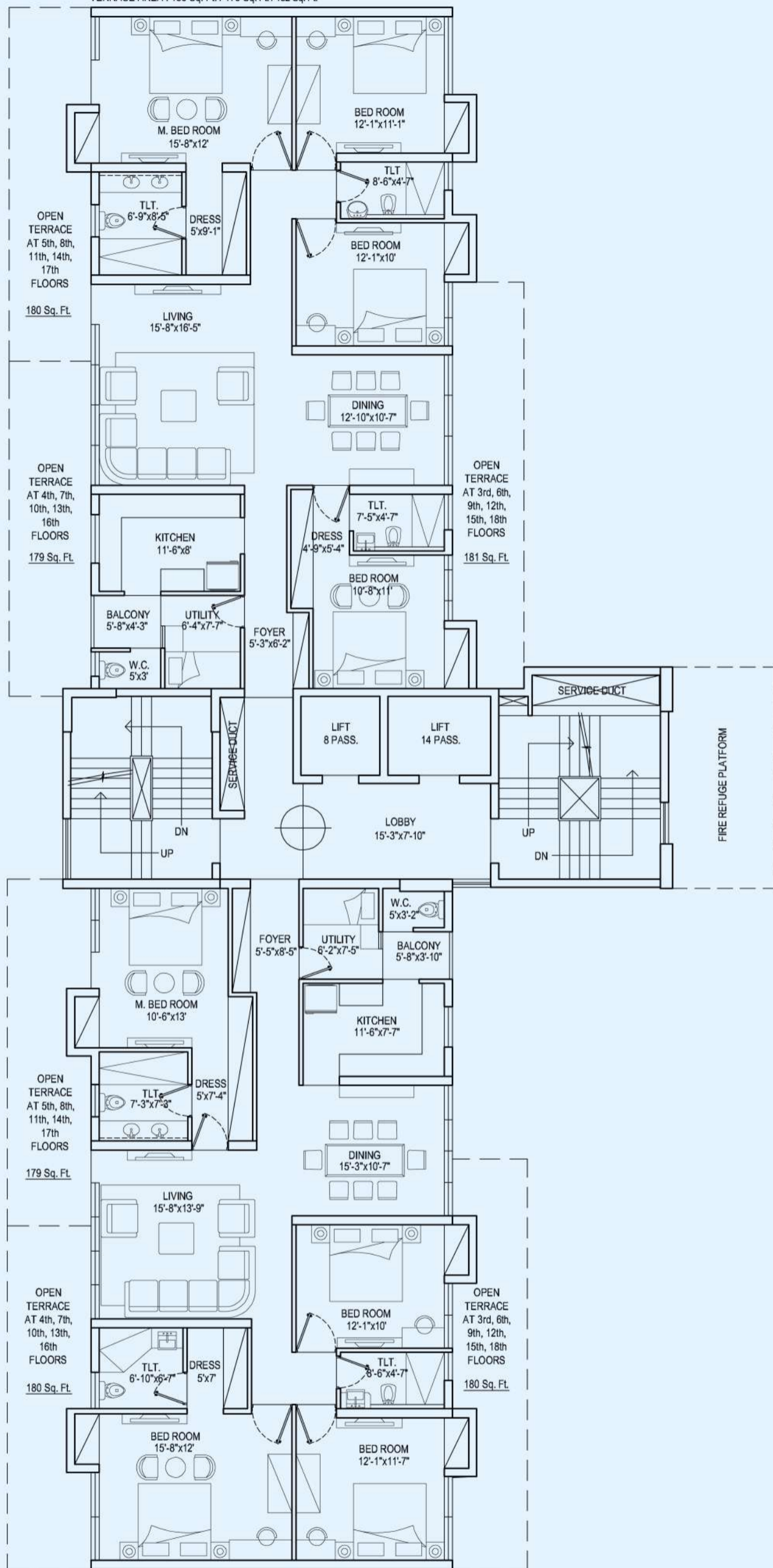
FLAT - TYPE C

3 BED ROOM, 2 TOILET
 BUILT UP AREA = 91.803 SQM = 988 SQFT.

TYPICAL FLOOR PLAN (3rd - 18th)

BLOCK A3

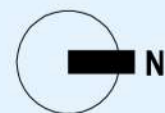
FLATA
PREMIUM 4 BHK
 BUA : 1687 Sq. Ft.
 TERRACE AREA : 180 Sq. Ft. / 179 Sq. Ft. / 182 Sq. Ft.

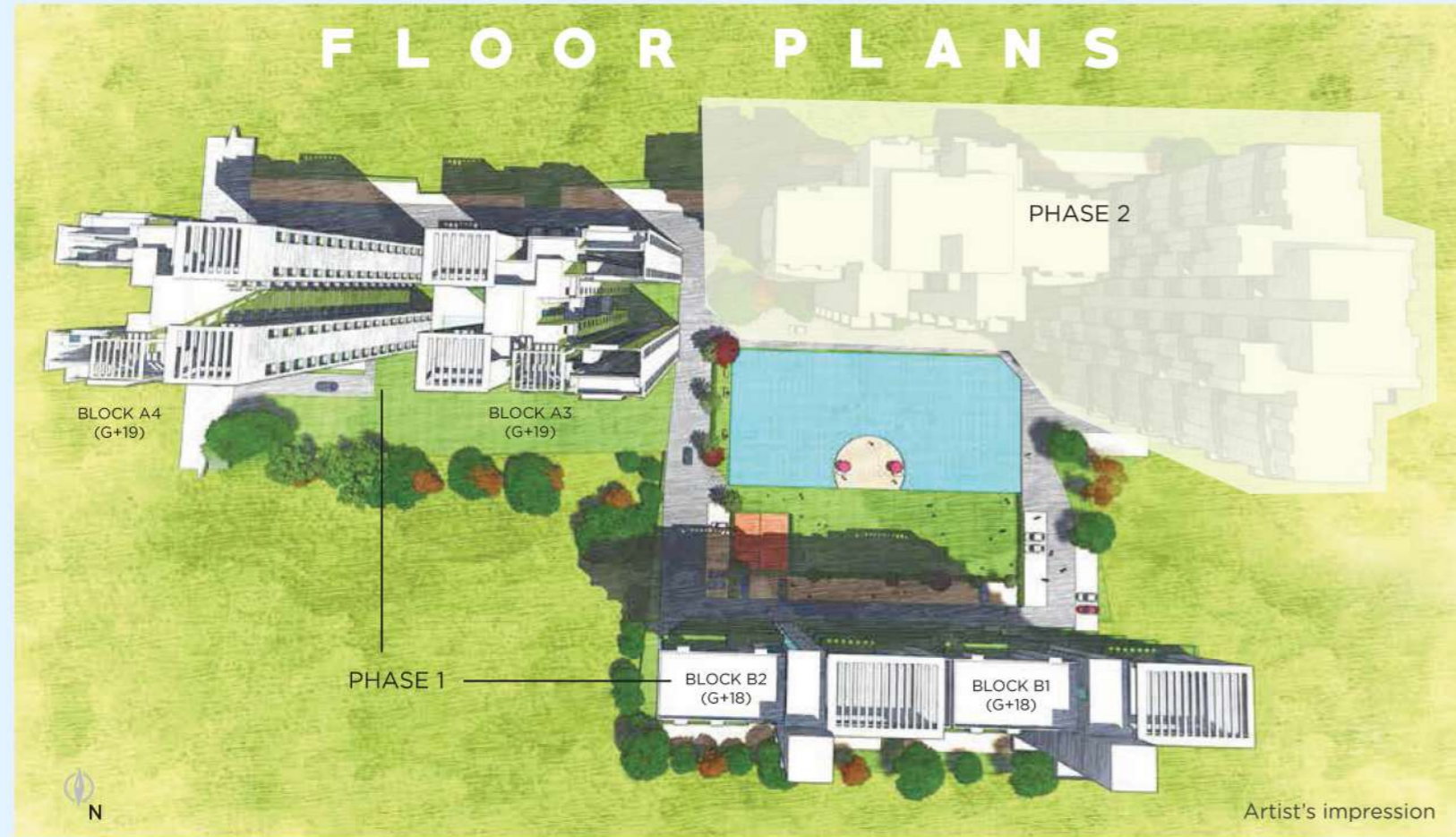


FLAT B
PREMIUM 4 BHK
 BUA : 1688 Sq. Ft.
 TERRACE AREA : 179 Sq. Ft. / 180 Sq. Ft. / 180 Sq. Ft.



TYPICAL FLOOR PLAN OF BLOCK B1 & B2 (1st to 18th FLOOR)
 88A B. L. SAHA ROAD | KOLKATA





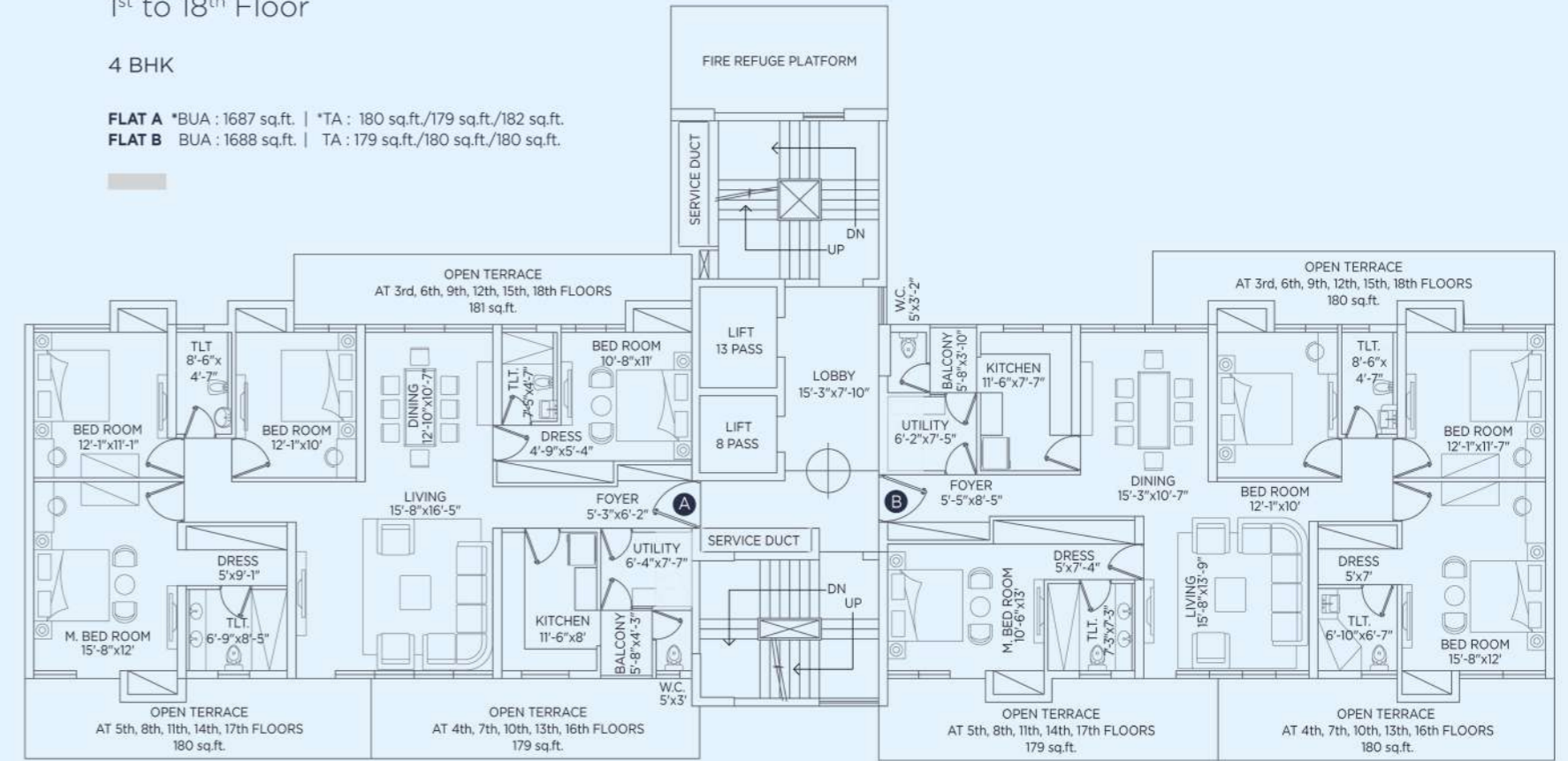
BLOCK B1 & B2

1st to 18th Floor

4 BHK

FLAT A *BUA : 1687 sq.ft. | *TA : 180 sq.ft./179 sq.ft./182 sq.ft.

FLAT B BUA : 1688 sq.ft. | TA : 179 sq.ft./180 sq.ft./180 sq.ft.



*BUA - Built-up area. TA - Terrace area

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BLOCK A3

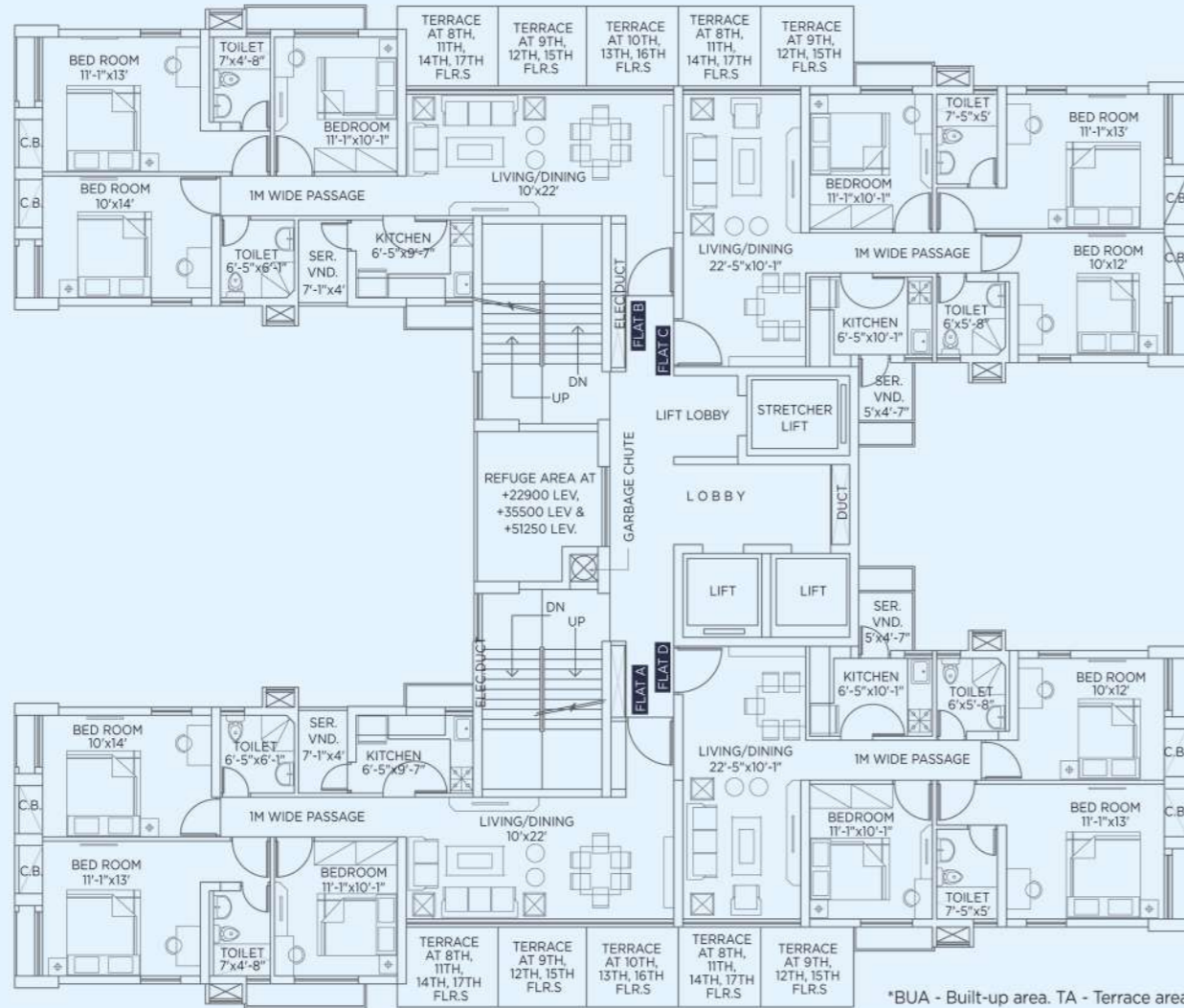
3rd to 18th Floor

3 BEDROOMS, 2 TOILETS

FLAT A & B *BUA : 1047 sq.ft.

FLAT C & D BUA : 988 sq.ft.

*TA : 42 sq.ft./43 sq.ft./38 sq.ft.



*BUA - Built-up area. TA - Terrace area

BLOCK A4

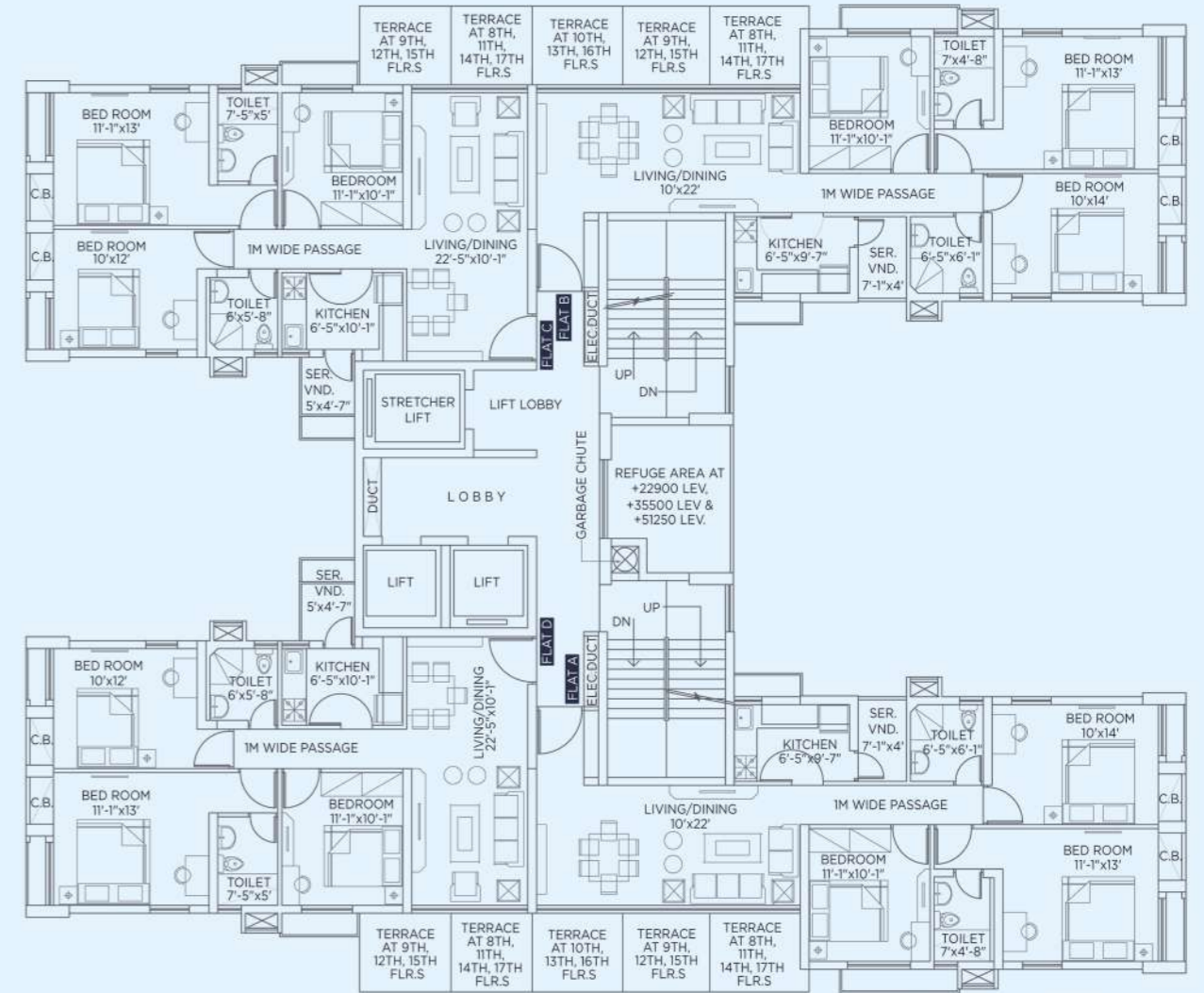
3rd to 18th Floor

3 BEDROOMS, 2 TOILETS

FLAT A & B *BUA : 1047 sq.ft.

FLAT C & D BUA : 988 sq.ft.

*TA : 42 sq.ft./43 sq.ft./38 sq.ft.



*BUA - Built-up area. TA - Terrace area

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THE CREATORS



The Diamond Group holds the reputation for turning trust into belief with their sheer transparency regarding the development of their projects. With a strategic perception of planning and detailing, the Diamond Group have such successful projects like Diamond City North (Jessore Road), Diamond City West (Behala), Diamond City South (B L Saha Road, Tollygunge), Diamond Heritage (Strand Road), Diamond Plaza Mall (Jessore Road) among many others to their name. Some ongoing projects include Navita (Madhyamgram), 12 Diamonds (Alipore Road), The 42 (J L Nehru Road)



In the last three decades, the joy of creating homes out of houses has captured Sugam in all its grand beauty. Weaving spaces with sheer imagination with a foresight and vision to touch lives even 20 years in the future, Sugam Group has earned the title of being the 'Pioneers in Affordable Housing in Eastern India.' With love and tradition that complements design and structure, it reposes in the trust of converting homes into memories and memories into happy communities.

Renowned for projects like Sugam Habitat, Sugam Serenity, Sugam Sudhir, Sugam Park (Narendrapur) and Sugam Business Park (Sector V), it believes in celebration- the celebration of togetherness.

3 Decades • 20 Projects Completed • 5000 Happy Residents • Developing 8 million sq.ft.

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**M E E T
T H E
T E A M**

LEAD ARCHITECT

ANIRBAN BHADURI

Architect Innate

Anirban Bhaduri formed Architect Innate in 2005 and since then, has bestowed the country with some unique design and eloquent expression of his innovative mind which has earned him several accolades and awards. His consultancy in terms of designing and architecture is unparalleled.

LANDSCAPE ARCHITECT

KRISAN C. SINGAL

Singal Associates

After doing Post Graduation in Landscape Architecture in 1978 from School of Planning & Architecture, New Delhi, Mr. Krisan Singal worked on variety of planning projects related to tourism development, master plans, environmental improvement schemes and beautification proposals of immense value. With his international experience in Kuwait with Kuwaiti Engineers Office, he has received immense reputation for his celebrated work and has been practicing in Delhi since 1990.

STRUCTURAL CONSULTANT

UTPAL SANTRA

MN Consultants

MN Consultant's Utpal Santra has an unparalleled experience of 25 years with projects like Apollo Gleneagles Hospital, Kolkata and Ideal Heights to his name.



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