



# ELION

Grand Residences

AN ICON OF LUXURY BY THE HOUSE OF **SAWANSUKHA**

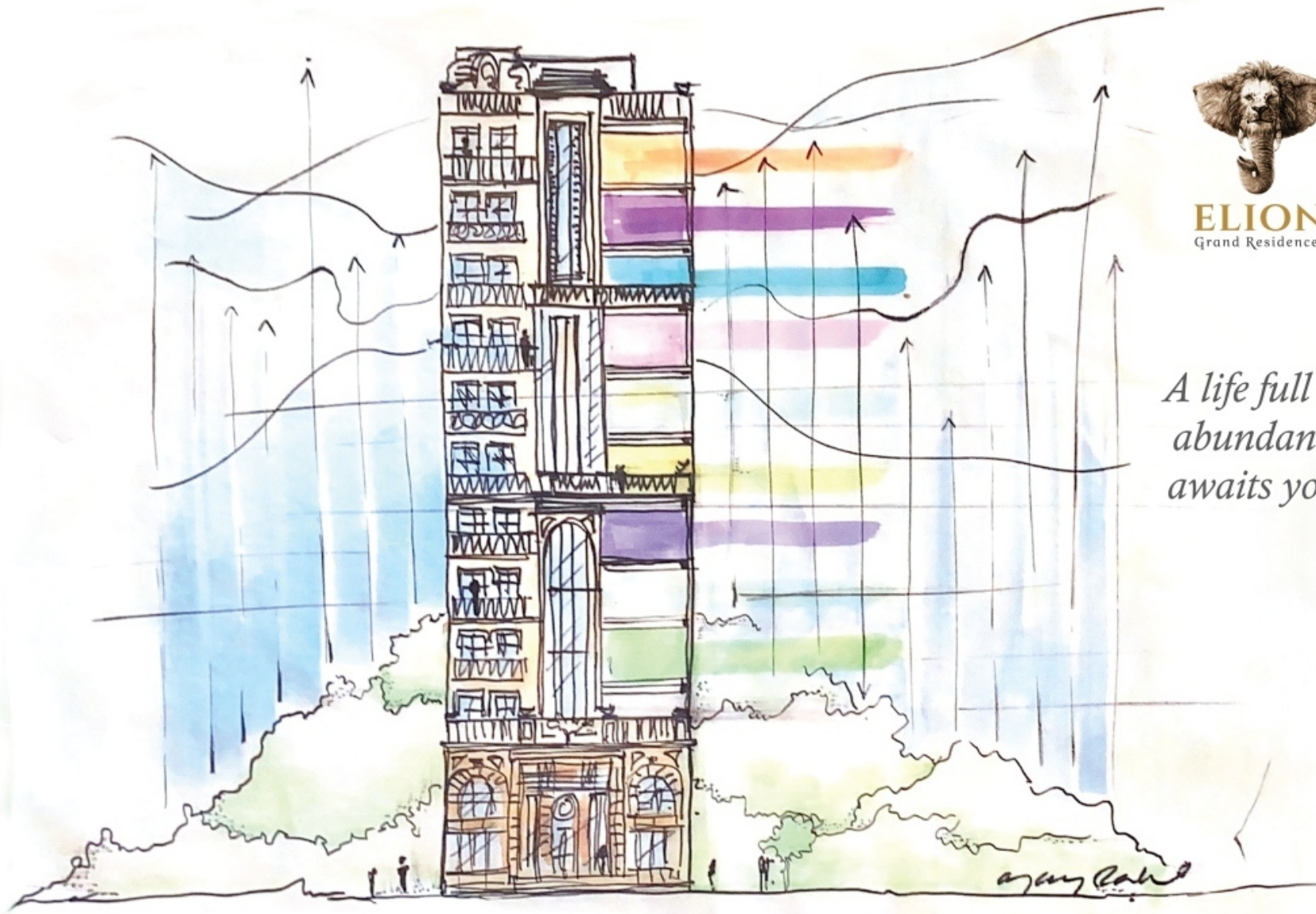


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**ELION**  
Grand Residences

*A life full of  
abundance  
awaits you.*



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*Bringing back the Glory, Grandeur,*



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*Splendour and Magnificence of Living.*

## ELION

Pronounced as *ee-lee-on*

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"*Elion*" is the Brain Child of the House of **Sawansukha**. It represents an amalgamation of the Elephant and the Lion.

Creature of exceptional strength, more powerful than a lion or elephant. It is a symbol of power and intelligence. It is the personification of natural forces on a higher level.

In its iconography, the *Elion* is rendered in dynamic detail - poised to appear Majestic and Powerful. Depicted with the interlacing of the face of an Elephant and a Lion, the *Elion* appears to be a Mythical being.

**Elion brings the Magnificence in your life.**



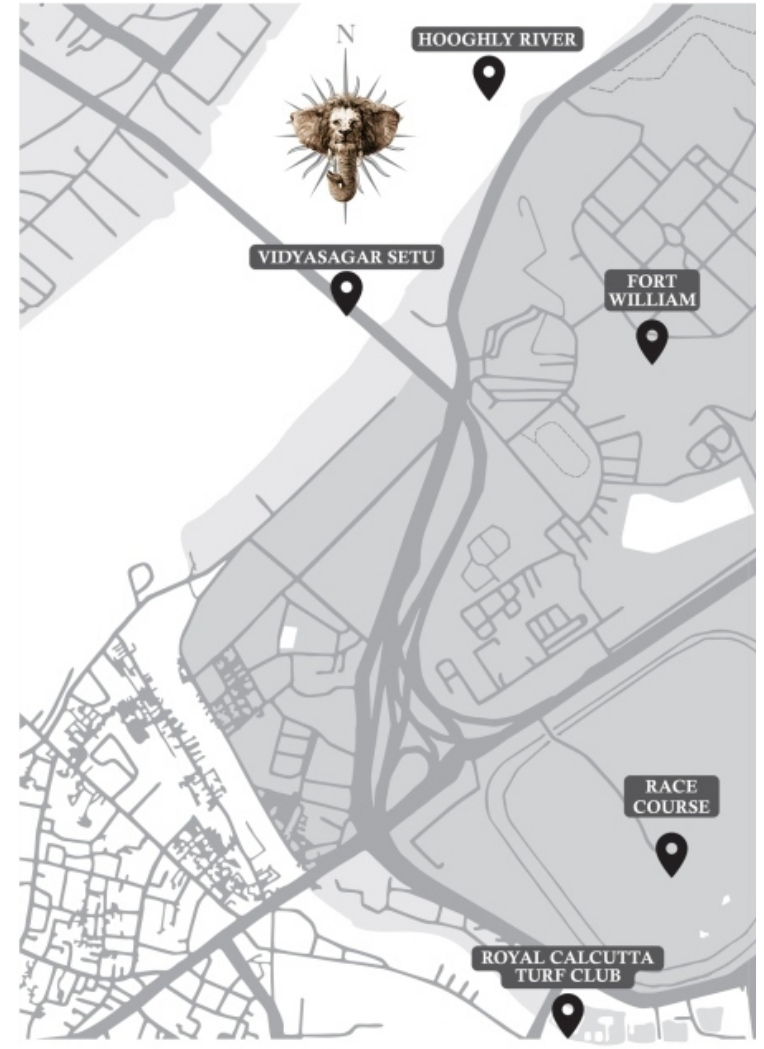
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# THE ROYAL CITY OF KOLKATA





LOCATION | LUXURY LIVING | CONCEPT | DESIGN HIGHLIGHTS | ZONES | PLANS | VISIONARY

## THE ULTIMATE ADDRESS OF LUXURY

With the connectivity to the core yet prime, posh & in central zone of the city with lavish amenities, to luxurious apartments to charm.

Ease connectivity, commuting convenience, markets, eatery, schools, colleges, hotels, malls, shops, metro station all in the vicinity.

Nearby landmarks are Kenilworth Hotel, US Consulate, Victoria ground & memorial, Birla Planetarium, AC Market - Theater Road and many more

### TRANSPORTATION :

Airport - 23 km.  
Howrah Railway Station - 7.5 km.  
Sealdah Railway Station - 4.8 km.  
Maidan Metro Station - 500 mtrs.

### MALLS & MARKETS :

AC Market; Theater Road - 200 mtrs.  
Metro Plaza - 60 mtrs.  
Vardan Market - 550 mtrs.  
Forum Mall - 1.9 km.  
Quest Mall - 2.6 km.

### SCHOOLS & COLLEGES :

La Martiniere - 1.7 km.  
The Heritage - 14 km.  
Don Bosco (Park Circus) - 2.8 km.  
St. Xaviers - 850 mtrs.  
Bhawanipore Education Society - 1.6 km.  
Shri Shikshayatan School & College - 450 mtrs.

### HOTELS :

Taj Bengal - 3.1 km.  
ITC - 6.9 km.  
JW Marriott - 6.8 km.  
Hyatt - 14 km.  
Novotel - 18 km.  
Park Hotel - 950 mtrs.  
HHI - 850 mtrs.

### HOSPITALS :

Nightingale Hospital - 350 mtrs.  
Belle Vue - 1.3 km.  
CMRI - 4.4 km.  
INK - 2km.  
AMRI (Dhakuria) - 5.3 km.  
Fortis - 12 km.  
Bhagirathi Neotia - 1.4 km.

\*The above distance are approximate.



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## EXTRAORDINARY LUXURY LIVING

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- A Strikingly beautiful tower located at the "it" location of Kolkata, an address you'll take pride in calling yours.
- A mélange of various colonial era architectural forms and serene landscaping makes it a Landmark and a Jewel of the Kolkata city Skyline
- Well planned Entrance Driveways, Ample parking Space with the Latest Technology of Automated Car Parking Lifts.
- Beautifully landscaped premises with vertically landscaped Compound wall with Natural Stone and Green features along with water bodies
- A modern Gym equipped with the latest machinery and an in-house Juice bar for your perfect post workout smoothie
- Ultra-modern Community Hall featuring a luxurious lounge with a private pantry for your Private as well as Community gatherings.
- Expertly Planned huge Uber Luxury 4/5 BHK Apartment with option of Duplex & Triplex Apartments with **100% Vaastu Compliance**. The Apartments give a feel and privacy of a Private Villa.



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- 
- Strict planning with 1 Apartment per floor to give the unmatched privacy with security at the same time. Huge Balconies and Deck areas open up to natural light and air.
  - Lavish Bedrooms with ample space for a relaxed state of mind. The apartments are planned keeping in mind the true worth of Luxury and to adopt Interior Finishes of International Standard, Spectacular Italian Marble, High end Bath Fittings, state-of-the-art Decorative Lights & Chandeliers and fully automated electricals.
  - Each apartment has it's own back of the house service accommodation with separate Service Entry/Exit, designated staircase and lift..
  - One of it's kind Zen Terrace with Landscaped features reflecting the elevation details, also a relaxation zone and play zone, fitness zone.
  - An interactive Sky Garden with top notch facilities. beautifully ornated fountain, natural stone pathways and vertical landscaping set this terrace apart from any other.



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## THE STORY

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### THE CORE CONCEPT

The core concept for the Design Principle of *"The Elion Grand Residences"* is born out of an aim to reconnect this Tower with the City's Cosmopolitan past. From finalizing the Site location to the planning and Designing of the Magnificent Tower.

The Design details and the Grandness of the Elion Tower create an aura of timeless Splendour.

The House of Sawansukha aspires to present to the city of Kolkata, A Project which has *"A Story to tell"*.

A narrative of the Architecture is derived from an Era where Culture and Heritage were reflected in the Art & Architecture of the beautiful city of Kolkata. Yet, it stands out as a definitive identity of the space it occupies.

Imbibing the heritage and the definition of a period in time which was regal, beautiful and aesthetic. In this project, we aim to capture and recreate the elegance of an aristocratic building that is one of a kind.



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**The History and Inspiration of Elion is derived from the architectural heritage of Kolkata keeping in mind creation of timeless form.**



VICTORIA MEMORIAL



KOLKATA HIGH COURT



BELVEDERE ESTATE (N.L.O.I)



KOLKATA TOWN HALL



MARBLE PALACE



ST. PAUL'S CATHEDRAL

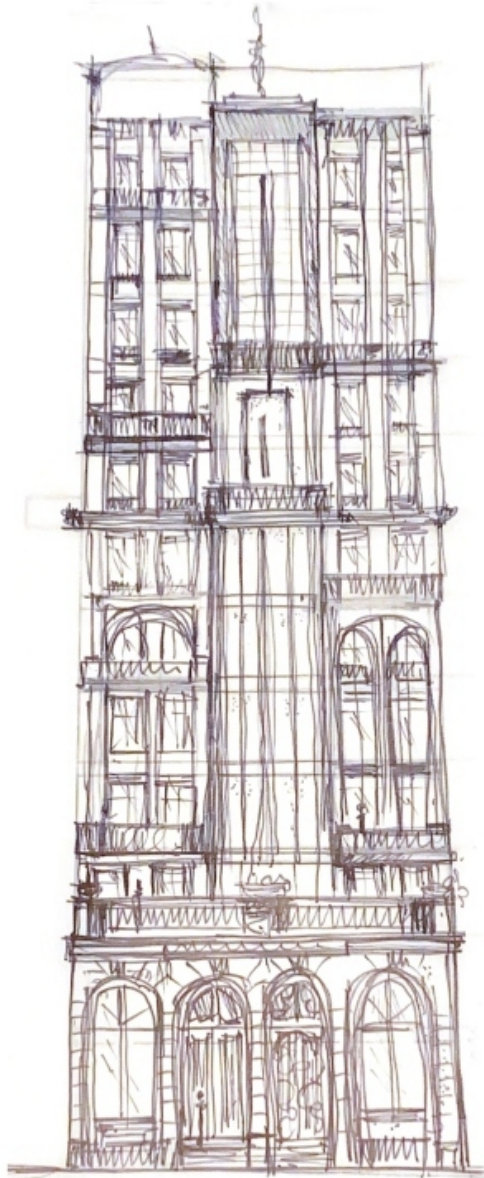


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## A MEDIAN BETWEEN ANCIENT & MODERN

### THE BEST OF BOTH WORLDS

The significance of this Building is not only to enhance the historic legacies of Kolkata's Architecture style but also the post-colonial architecture of the Bengali populace.

Elion is set to come as an exquisite form of the Historic Design elements combed with the most modern features and world class Quality of Living.

It is planned to be a median between the elegant perfection of the Past Heritage Brilliance and top notch ultra-modern amenities.

Elion is all set to make a remarkable impact on the Skyline of Kolkata as well as the Lifestyle of the Residents & the Patrons.



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## KEY DESIGN HIGHLIGHTS



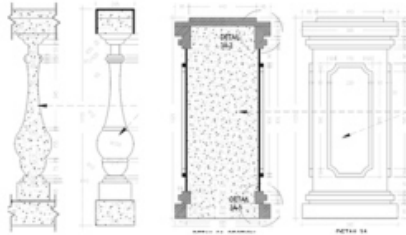
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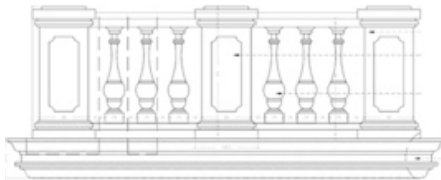
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## ARCHITECTURE AND DESIGN FEATURE



Eliion is designed with intricately ornamented and distinctive details adapted from the Architecture of Kolkata at it's prime. From the Balustrades to the Piers, the window frames to the Design of the Georgian bar placement, the heavily ornated Column capitals to the edgy Pedestal designs - each and every detail is made to compliment each other.

The Majestic Eliion head is all set to add uniqueness to this Project, this astonishing feature is the Key Highlight and the heart of the Project. Big spacious Deck Balconies jutting out and adding to the depth of the building promise to give a feeling of bringing the outside within.

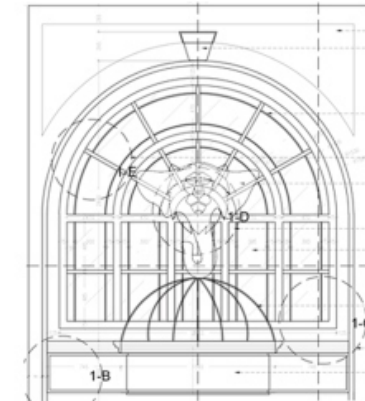
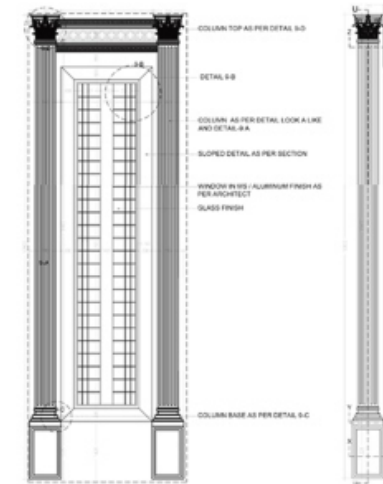
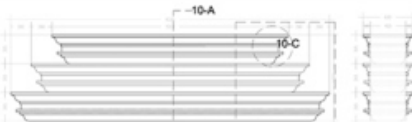


### THE MAIN BUILDING ENTRANCE:

The main entrance to the Building is monumental and one of it's kind. It is a teaser to the majestic luxury one is about to set foot in.

### THE COLUMNS:

The Decorative columns are designed with complex and elaborate styles. The capital, or top, of the column has opulent ornamentation. The shaft has flutes designed to add character to the length of the massive Columns.



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# ELION

Grand Residences

## THE INTRODUCTION ZONE : THE FIRST IMPRESSION

1 Apartment Per Floor giving you  
the Exclusivity & Privacy

100% Vaastu Compliant  
Planning

A Beautiful Zen Terrace Garden  
with Supreme Features



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THE SUNRISE VIEW



THE MOONLIGHT VIEW



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*Elion is proud to be a Certified "IGBC Green Homes" Project.*

As per the objective of the IGBC, The goal is to facilitate the effective use of site resources, water conservation, energy efficiency, and handling of house-hold waste, optimum material utilization and design for healthy, comfortable & environmentally friendly homes.

The Key Highlight points that have been taken care of to address the quality of life for occupants & patrons and to make Elion a sustainably responsible Project :

- Energy Savings: 20 - 30%
- Water Savings: 30 - 50%
- Enhanced Air Quality
- Excellent Day Lighting
- Health & Wellbeing of the Occupants
- Conservation of Scarce National Resources



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## REALITY MORE SPECTACULAR THAN YOUR DREAM

### PROJECT PLAN

- TOTAL SALEABLE AREA: Approx. 47,800 Sq.Ft. (SBA)
- AREA OPEN TO SKY: Approx. 10,500 Sq.Ft.
- AREA OF GREEN OPEN SPACE: Approx. 5,000 Sq.Ft.

### FRONTAGE

- Frontage with a clear open space of 8 meters in width. Road width: 7 meters
- Separate designated entry/exit doors and access for the retail space
- High-tech security rooms with intercom, PA system facility, and 24 X 7 property surveillance

### APARTMENTS

- No. of Floors: G+11
- The Ground floor and the First floor: Luxury Showroom
- Second floor to the Eleventh floor: Exclusive Private Apartments
- One Floor-One Flat Concept (10 floors, 10 apartments)
- APARTMENT SIZE: Approx. 4,400 Sq.Ft.

### APARTMENT SPECIFICATION AND FLOOR PLAN:

- The apartments can be customized to 4 BHK or 5 BHK configuration as per requirement
- Provision for converting apartment into Duplex or Triplex
- Grand 28' Balcony on the South side with the city view
- Beautiful 90 Sq.Ft. Open terrace deck on each floor
- An impressive 380 Sq.Ft. Private Open terrace on the second floor
- Strikingly impressive lift lobbies
- 2 fire escapes and Fire refuge on the 7th-floor level

### SPECIALITIES IN THE APARTMENT:

- 100% Vaastu compliant
- Green Building certification from IGBC
- Exclusive 2 nos. passenger lift for Residents and 1 no. service lift
- Servant quarter and Utility area on each Floor designated to the respective Apartment
- AC ledge for ODUs/VRF for each Apartment
- Electricity tap-off point
- Apartment Hand over in warm-shell condition
- RWH, WTP, OH, UGR, Landscaping on the Ground Floor and Terrace with custom-designed water features, and seating
- Organic waste converter on the Ground Floor
- Look-out view from the apartment: All the sides are designed to receive ample natural light and fresh air

### PARKING FACILITY

- Car Parks: 40 Nos. mechanical car parks
- Designated seating area for drivers

### OTHER BRIEFS

- State-of-art elevation with minute detailing carved out for a luxurious feel
- DGU glass on the façade for heat resistance and air conditioning improved performance.
- Full-height doors and windows with designer grills and metal framework

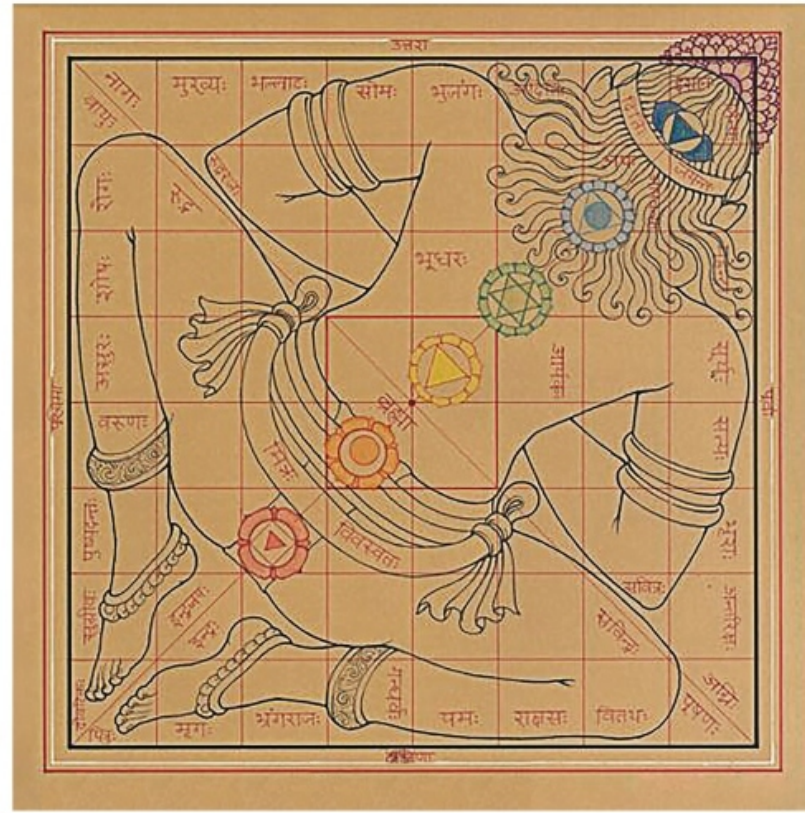


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## THE ENERGY OF VAASTU PURUSHA

वास्तुपुरुष जमस्तो स्तु भूजलव्याभिरत प्रभो ।

मदगृहे धनधान्यादु समृद्धिं कुरु सर्वदा ॥

*(O Absolute Conscious Lord of the building, having Earth as your seat of creation;  
I bow to you from my soul, may you always bless my home with money, food and prosperity.)*

The ancient science of Vaastu combines the SCIENCE OF DIRECTIONS and the PANCHMAHABOOTAS or the elements of the universe, which are Agni (Fire), Akash (Sky), Paani (Water), Prithvi (Earth), and Vayu (Wind).

By creating subtle and conducive environments in "VAASTU COMPLIANT" homes, we ensure your stories unfold in the most charismatic way.

At ELION we have worked for months to make sure that you have a blissful life.

We have tried to eliminate the GEOPATHIC STRESS LINES by using GEOPATHY SCANNERS and LECHER ANTENNAES. GEO means "earth" and PATHIC means "pain or suffering".

For the first time, we have incorporated methods where we have energetically locked all the toilets so that they do not affect your daily living.

AT ELION, WE HAVE DESIGNED VAASTU-COMPLIANT DREAM HOMES TO ENSURE THAT YOU HAVE AN ABUNDANT LIFE WRAPPED WITH JOY, PEACE, HAPPINESS, FINANCIAL STABILITY, AND THE LOVE OF YOUR CLOSE ONES.



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## EXTRAORDINARY PRIVATE RESIDENTIAL APARTMENTS AND AMENITIES

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LUXURIOUS PRIVATE FLOOR  
APARTMENTS

GRAND ENTRANCE

SPECTACULAR DROP OFF ZONE

GYMNASIUM

COMMUNITY HALL

PRIVATE LIFT LOBBY

SOOTHING ZEN TERRACE AREA



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THE ARRIVAL ZONE : GRAND ENTRANCE TO THE PREMISES



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THE INGRESS ZONE : WELCOMING DROP OFF



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THE ACCESS ZONE : STATE OF THE ART MAIN LIFT LOBBY



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THE FITNESS ZONE : FULLY EQUIPPED GYMNASIUM



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THE SOCIAL ZONE : AN ULTRA MODERN COMMUNITY HALL



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THE RELAXATION ZONE : A BEAUTIFUL ZEN TERRACE



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THE PRIVATE ZONE : 1 LUXURIOUS EXCLUSIVE APARTMENT PER FLOOR



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LUXURIOUS BEDROOM INTERIORS



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LUXURIOUS KITCHEN INTERIORS



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SPECTACULAR BALCONY VIEWS



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## FLOOR PLANS



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## GROUND FLOOR PLAN



01 SHOWROOM | 02 STAIRCASE | 03 LIFT | 04 LIFT LOBBY | 05 CAR PARKING  
06 SER LOBBY | 07 ELECTRICAL ROOM | 08 SPACE FOR DG



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## FIRST FLOOR PLAN



01 STAIRCASE | 02 LIFT | 03 LIFT LOBBY | 04 SHOWROOM  
05 COMMUNITY HALL | 06 GYMNASIUM | 07 SER. LOBBY | 08 PANTRY



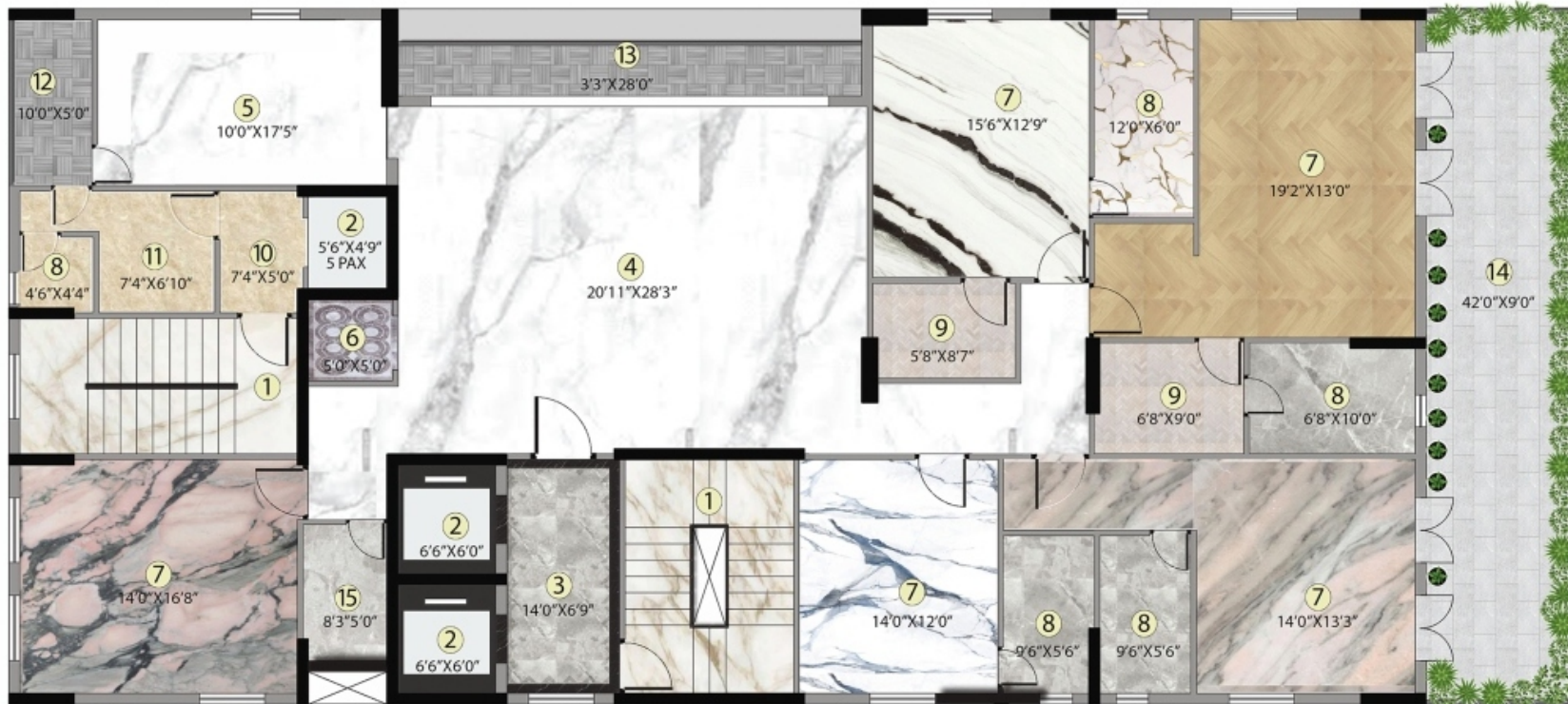
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## SECOND FLOOR PLAN



01 STAIRCASE | 02 LIFT | 03 LIFT LOBBY | 04 LIVING/DINING | 05 KITCHEN | 06 PUJA | 07 BEDROOMS | 08 TOILETS  
09 WALK-IN | 10 SER. LOBBY | 11 SER. ROOM | 12 SER. BALCONY | 13 BALCONY | 14 TERRACE | 15 UTILITY



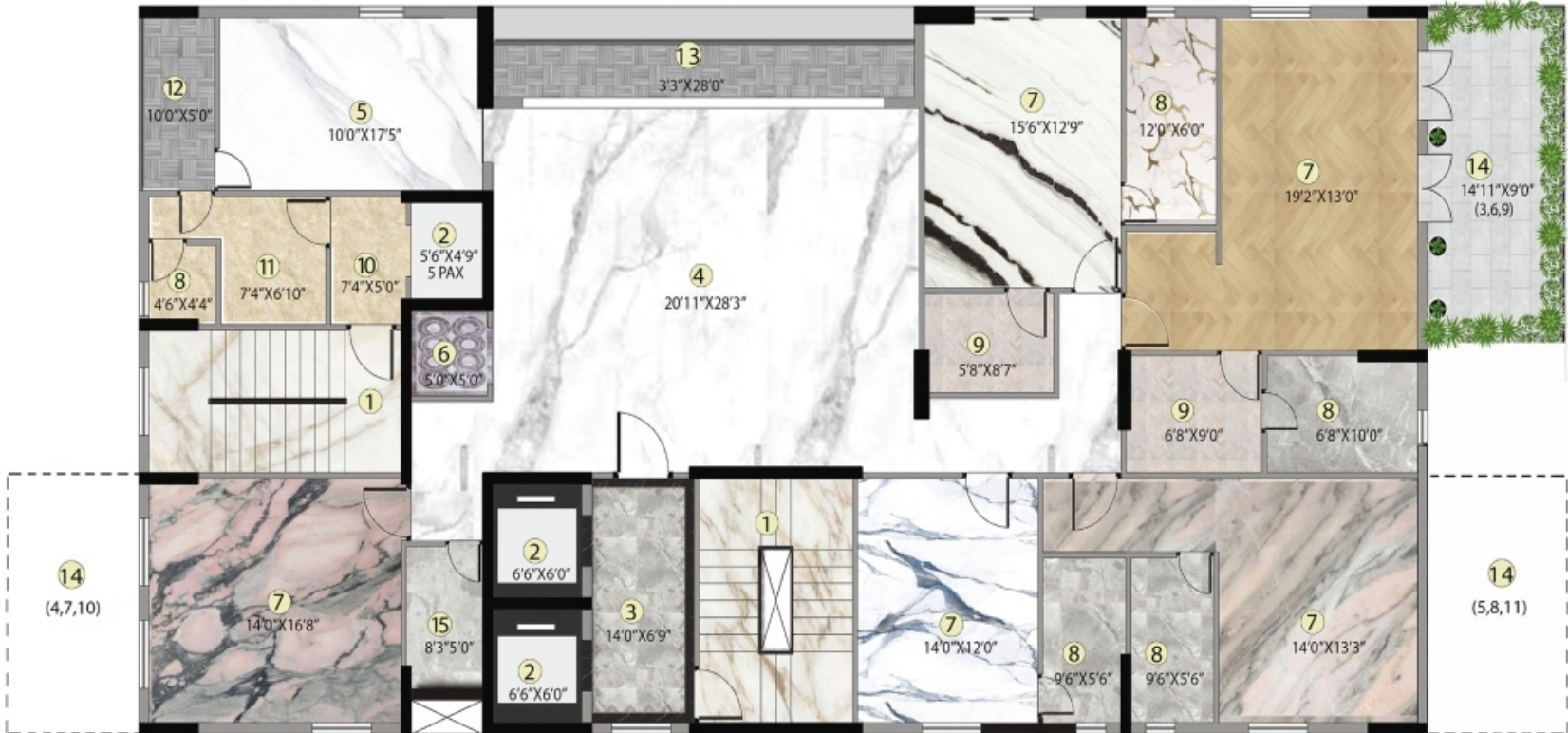
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### TYPICAL FLOOR PLAN 3RD TO 11TH FLOOR



01 STAIRCASE | 02 LIFT | 03 LIFT LOBBY | 04 LIVING/DINING | 05 KITCHEN | 06 PUJA | 07 BEDROOMS | 08 TOILETS  
 09 WALK-IN | 10 SER. LOBBY | 11 SER. ROOM | 12 SER. BALCONY | 13 BALCONY | 14 TERRACE | 15 UTILITY



## THE ZEN TERRACE FLOOR PLAN



- 01 ENTRANCE COURTYARD | 02 CENTRAL FOUNTAIN | 03 FEATURE WALL WITH FOUNTAIN  
04 PLANTER BED WITH ACCENT TREES | 05 SEATING NOOKS | 06 FEATURE WALL | 07 PERGOLA WITH SEATING  
08 OUTDOOR BAR AREA | 09 MULTIPURPOSE AREA | 10 SERVICE COUNTER | 11 BENCH SEATING



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## OVER 250 YEARS OF HERITAGE

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From the erstwhile splendour of diamond merchants in the bygones and by lanes of Bikaner, the House of Sawansukha has evolved into a globally revered jewellery house seeped in legacy. With a rich history that runs 8 generations, Sawansukha provides an immersive experience in the world of artistry and designs. The house is scaling heights with their strong presence as a retail jeweller in Eastern India, along with wholesale & export wings that are carrying the essence of Sawansukha across the sea. Paying back to society the house has established Sawansukha Institute of Gemology and Jewellery Design, and contributed Twelve years to skill and mould talents into experts.



**Rupchand Sawansukha**

*(Founding Visionary)*

The founding Chairman of the House of Sawansukha epitomizes courageous spirit of a visionary. His unwavering commitment to excellence and undulating leadership charts the path for the team at large. An exemplary role model, his versatility and compassionate patience coupled with focus & perseverance make him a force to be reckoned with.



**Siddharth R. Sawansukha**

*(MD)*

A new vigour to his legacy while perpetuating its essential antiquated charm. Ideas that take shape in Siddharth's imagination, find inspiration in the captivating cultural miscellany of India. Strokes, textures, the hustle and bustle, lines, and forms intersect to create vivid designs of jewellery. Distinctly a virtuoso, his passion for designs transcends into significant paradigm shifts. The House of Sawansukha under his leadership has grown from strength to strength with new verticals; ELION is one of them.



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ARCHITECT



FACADE ARCHITECTURE  
& INTERIOR



STRUCTURAL  
CONSULTANT

**S. P. A. Consultants**

VAASTU

*Shreyans Rampuria*



LANDSCAPE



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