

WORLDCLASS AMENITIES

Recreation & Games

- Karaoke
- Rooftop Party Zone
- Barbeque Zone
- Pool Table
- Table Tennis
- Card Table
- Chess
- Carrom
- Darts

Fitness

- Rooftop Swimming Pool
- Changing Room
- Gymnasium
- Yoga Deck
- Meditation Deck
- Cycling Track
- Open Air Joggers Track
- Acupressure Walkway

Landscaping

- Flower Garden
- Pool Deck
- Sit Out Zone
- Sculpture Garden
- Feng Shui Corner
- Pet Friendly Zone
- Landscaped Garden

Kid's Recreation

- Hopsotch Zone
- Rooftop Kid's Play Area
- Toddler's Play Room
- Play Station Zone
- Foosball



Health & Comfort

- Low VOC Exterior Paints
- CFC Free Air Conditioners in Common Areas
- Roof Tiles with High Solar Reflective Index
- High Speed Elevators
- Driver Toilets
- Driver Sitting Area
- Generator Backup

Community

- Rooftop Adda Zone
- Community Hall
- Society Association Room
- Wi-Fi Hotspot Zone
- Senior Citizen Area
- Mobile App for Making / Tracking Maintenance Requests
- Projector for Movies & Match Streaming

Environment Friendly

- Solar Panels
- Rain Water Harvesting
- Sewage Treatment Plant
- Provision for Charging EVs
- Water Treatment Plant
- Organic Waste Composter
- Energy Efficient Lights in Common Areas
- Recycled Water for Gardening & Flushing
- Driveaway Lights

Fire & Security

- 3-Tier Security System
- Fire Protection System
- Fire-Rated Door at Fire Escape Staircase
- Security Desk in EveryBlock
- Water Sprinklers in Common Areas
- Manual Call Points with Hooter in Common Areas
- CCTV Surveillance
- Lightning Arrestor
- Seismic Sensors in Elevators
- 24x7 Water Supply

সুখের মাঝে শুকতারা

WHERE LIFE MEETS LIFESTYLE!

245 apartments

3 towers

G+12 floors

2,3 & 4 BHK

70% open area

LOCATIONAL ADVANTAGE

EDUCATIONAL INSTITUTES

- Boral High School: 5 mins
- Future Institute of Technology: 5 mins
- Delhi World Public School Ramchandrapur: 5 mins
- De Paul School: 5 mins
- B.D.M. International School: 10 mins
- Narendrapur Ramakrishna Mission: 15 mins

CONNECTIVITY

- Kavi Nazrul Metro Station: 15 mins
- Shahid Khadiram Metro Station: 15 mins
- Garia Bus Stand: 15 mins
- Garia Station: 25 mins

SHOPPING

- Wood Square Mall: 10 mins
- Hiland Park Shopping Mall: 20 mins

HOSPITALS

- Saint Teresa Memorial Hospital: 10 mins
- HHP Hospital Pvt Ltd: 10 mins

Developed by: **PRUDENT** BUILDING DESTINATIONS

Marketed by: **PIONEER** PROPERTY MANAGEMENT LTD.

Project RERA Registration No.: WBREERA/P/SOU/2025/002532

Pioneer RERA Registration No.: WBREERA/RA/KOL/2023/000014

Google Location:

RERA Link:

Brochure Link:

Address: 528, Sripur, Bagherkhal (A), Boral Main Road, Garia, West Bengal - 700103.

building destinations

With over three decades of experience in the real estate domain, the promoters of Prudent Infra Realty are totally in sync with today's market trends, as well as the needs and aspirations of the modern home-seeker.

Our versatile team is fully focused on blending comfort with style while introducing innovative design concepts in both residential and commercial segments. Rooted in the principle of balanced and fair actions, Prudent Infra Realty is committed towards a sustainable environment while undertaking all its development activities. At Prudent Infra Realty, it's not just about the brick and mortar; it's about transforming big strides into giant leaps as we build destinations for the future.

LANDMARK PROJECTS

SPECIFICATIONS

STRUCTURE
Earthquake resistant RCC framed structure.

WALL
Clay/Fly ash bricks or AAC blocks or any other brick/block as may be advised by the architect.

WALL FINISH
Interior - Plaster of Paris/Putty/Gypsum plaster.
Exterior - Combination of good quality cement/textured paints.

FLOORING
Vitrified tiles in all bedrooms, living/dining, kitchen/pantry and balcony. Toilet flooring to be made with anti-skid ceramic tiles.

KITCHEN
Kitchen platform to be made of granite. Dado of ceramic tiles up to a height of two feet from the platform. Stainless steel sink.

TOILET
Standard ceramic tiles on the wall up to lintel door height. Sanitary ware and CP fittings of reputed brands. Concealed plumbing and pipe work. Provision for geyser.

DOOR
Door frame made of timber or any engineered metal. Flush solid core. Lock of stainless steel/Brass of reputed brands.

WINDOW
Fully glazed aluminium windows.

ELECTRICAL
Provision for adequate light points. Modular switches. Provision for TV and Telephone lines in all bedrooms and living/dining of reputed brands.

COMMON LIGHTING
Overhead illumination for compound & street lighting inside the complex.

WIRING
Concealed wiring for electricity, telephone and television of reputed brands.

AIR CONDITIONING
Provision for Air Conditioning in all bedrooms.

SECURITY FEATURES & OTHER FACILITIES
Two elevators per block of reputed brands. Firefighting equipments and extinguishers as required by law.

GENERATOR
Power backup of 500 watts for 2 BHK, 750 watts for 3 BHK and 1000 watts for 4 BHK Apartments.

GRILL
Iron grills to be installed from inside the windows at extra cost (mandatory).

Disclaimer: Built up area includes carpet area of the unit, balcony/terrace/balcony, and the wall area covering the unit. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc. Furniture layouts are mere suggestive artistic representations and not intended for any precise measurement or constructional purposes. Any prospective sale shall strictly be governed by the terms & conditions of the agreement for sale to be entered into between the parties. This brochure is not legal document. It is a conceptual plan to describe the intent & purpose of Prudent Ananta. The information and plans contained herein are subject to changes as may be decided by the developer or required or approved by the authorities. All illustrations, pictures and other graphical representations in this brochure are artistic, creative impressions only, they may not bear, all in all, resemblance to the actual offering on final delivery.

MASTER PLAN LAYOUT



Superior facilities

- 1 Entry / Exit
- 2 Security Room
- 3 MLCP Parking
- 4 Internal Driveway
- 5 Cycling Track
- 6 Open Parking
- 7 Drop-off Area
- 8 Flower Garden
- 9 Landscaped Garden
- 10 Pet Friendly Zone
- 11 Sculpture & Sit Out Zone
- 12 Barbeque Zone
- 13 Party Zone
- 14 Acupressure Walkway
- 15 Feng Shui Corner
- 16 Kid's Play Area
- 17 Hopscotch Zone
- 18 Open Air Joggers Track
- 19 Senior Citizen Area
- 20 Adda Zone
- 21 Meditation Deck
- 22 Yoga Deck
- 23 Swimming Pool
- 24 Pool Deck
- 25 Sit Out Zone
- 26 Services
- 27 Peripheral Garden

(TOWER 1) TYPICAL FLOOR PLAN



Tower 1 Area Statement					1st Floor			2nd to 12th Floor			
Flat No.	Flat Type	Carpet Area	Cupboard Area	Balcony Area	O.T. Area	Built-up Area	Super Builtup	O.T. Area	Built-up Area	Super Builtup	Flat No.
A	4 BHK	996	26	57	70	1195	1650	NA	1195	1615	A
B	2 BHK	654	NA	38	NA	767	1037	NA	767	1037	B
C	3 BHK	778	26	47	NA	951	1286	NA	946	1278	C
D	3 BHK	731	26	51	NA	NA	NA	NA	884	1195	D
E	3 BHK	812	26	41	NA	NA	NA	NA	977	1320	E
F	3 BHK	759	26	55	NA	NA	NA	NA	950	1283	F

Area in Sq. Ft.

(TOWER 2) TYPICAL FLOOR PLAN



Tower 2 Area Statement					2nd Floor			3rd to 12th Floor			
Flat No.	Flat Type	Carpet Area	Cupboard Area	Balcony Area	O.T. Area	Built-up Area	Super Builtup	O.T. Area	Built-up Area	Super Builtup	Flat No.
A	3 BHK	622	24	33	NA	752	1016	NA	752	1016	A
B	3 BHK	655	26	30	182	795	1166	NA	795	1075	B
C	3 BHK	655	26	30	140	795	1145	NA	795	1075	C
D	3 BHK	622	24	33	216	752	1124	NA	752	1016	D
E	3 BHK	622	24	33	1310	752	1671	NA	752	1016	E
F	3 BHK	655	26	30	720	795	1435	NA	795	1075	F
G	3 BHK	655	26	30	600	795	1375	NA	795	1075	G
H	3 BHK	622	24	33	348	752	1190	NA	752	1016	H

(TOWER 3) TYPICAL FLOOR PLAN



Tower 3 Area Statement					2nd Floor			3rd to 12th Floor			
Flat No.	Flat Type	Carpet Area	Cupboard Area	Balcony Area	O.T. Area	Built-up Area	Super Builtup	O.T. Area	Built-up Area	Super Builtup	Flat No.
J	3 BHK	622	24	33	630	752	1331	NA	752	1016	J
K	3 BHK	655	26	30	600	795	1375	NA	795	1075	K
L	3 BHK	655	26	30	720	795	1435	NA	795	1075	L
M	3 BHK	704	24	43	994	848	1343	NA	848	1146	M
N	3 BHK	704	24	43	NA	848	1146	NA	848	1146	N
P	3 BHK	655	26	30	140	795	1145	NA	795	1075	P
Q	3 BHK	655	26	30	182	795	1166	NA	795	1075	Q
R	3 BHK	622	24	33	NA	752	1016	NA	752	1016	R

Area in Sq. Ft.

(TOWER 1) TYPICAL FLOOR PLAN 2ND TO 12TH FLOOR

