



# GODREJ PRAKRITI

KOLKATA



## Godrej Prakriti - The preferred life

Winner of the BEST RESIDENTIAL PROJECT in KOLKATA at CNBC AWAAZ REAL ESTATE AWARDS 2012, Godrej Prakriti offers its residents a contemporary lifestyle in the heart of nature. With numerous families choosing it as their home, Godrej Prakriti is one of the most sought after residential properties in Kolkata. Make the most of exclusive amenities, a convenient location, and natural surroundings; come, discover a new way of living.









# LOCATION MAP



DUM DUM • DAKSHINESHWAR • BARRACKPORE  
PROPOSED METRO RAILWAY



NOAPARA - AIRPORT - BARASAT  
PROPOSED METRO RAILWAY



DUM DUM - KAVI NAZRUL  
EXISTING METRO RAILWAY



ROAD



NATIONAL HIGHWAY



RAILWAYS



LANDMARK



AIRPORT



RAILWAY STATION



BRIDGE



TEMPLE



## CONNECTIVITY



### Road

Godrej Prakriti is right on BT Road, Sodepur. Buses, autos and cabs are easily available from early morning to late at night. The locality is connected to NH6 (Mumbai Road) and NH2 (Delhi via Dakshineswar.)



### Airport

Sodepur is connected to Netaji Subash Chandra Bose International Airport by a smooth 17.2 km\* drive via the Belghoria Expressway.



### Rail

Sodepur is well-connected to the CBD of the city and the distant suburbs as well. Its extensive rail network puts it in line with Dum Dum Railway Station.



### Metro Rail

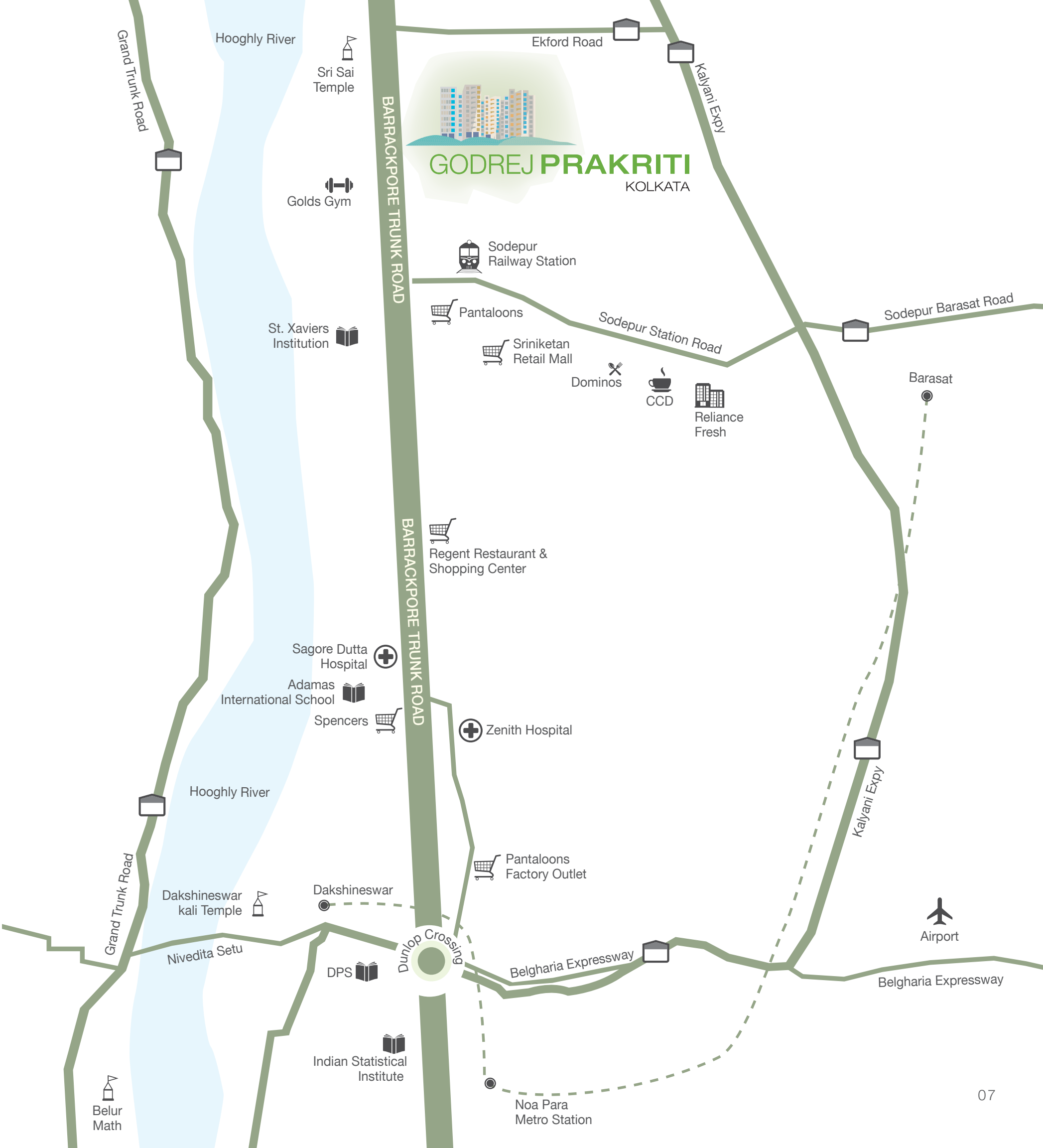
The proximity to the well-planned Metro Railway extension from Dum Dum to Barrackpore puts Sodepur on track with Kolkata Metro – the quickest mode of communication in the busy city of Kolkata.

### ADVANTAGE SODEPUR






Sodepur is a popular residential pocket in North Kolkata. The locality has a mix of charming old houses as well as new residential complexes. All that one seeks to lead a modern lifestyle including top schools, colleges, hospitals and shopping malls are readily available here. Godrej Prakriti is located at Sodepur, right on BT Road and enjoys the dual advantage of being in the residential zone of Sodepur as well as greater connectivity.





### SOCIAL INFRASTRUCTURE




- Education: KIDZEE, St. Xaviers Institution School, Aryan School, Adamas International School & STEM World School, Delhi Public School
- Hospitals: Suraksha Diagnostics, BMRC Hospital, Sagar Datta Hospital, Zenith Super Specialist Hospital
- Retail: Pantaloons, MORE, Spencer's Hyper, Reliance Fresh, Regent Station and numerous high street retail shops.
- Essentials: Gold's Gym, Banks and ATMs, Petrol Pump, Dominos and Cafe Coffee Day



### LEGENDS

-  School & Institute
-  Hospital, Diagnostic & Eye Care
-  Metro Station
-  Shopping Mall
-  Road & Expressway

-  Gym
-  Commercial Complex
-  Airport
-  Flyover

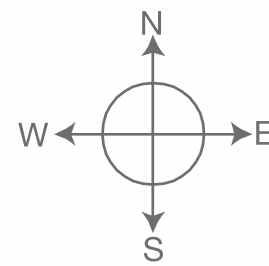
-  Coffee Shop
-  Temple
-  Popular Landmark
-  Restaurant



MASTER LAYOUT



B. T. Road



**Phase 1:**

- A Alaknanda
- B Ganga
- C Kaveri
- D Shipra
- E Tapti
- J Rushikulya

**Phase 2:**

- S Aravali
- F Kanchenjanga
- H Shivalik
- L Teesta
- M Mahanadi

**Phase 3:**

- I Kailash
- K Kapilash

**Phase 4:**

- N Annapurna
- O Vindhyachal

**Phase 5:**

- P Yamunotri

**Phase 6:**

- G Nilgiri
- Q Shahyadri
- R Kumaon

**Phase 7:**

- T Everest

**AMENITIES**

- 1 – Natural waterbodies
- 2 – Retail block
- 3 – Community hall
- 4 – Clubhouse
- 5 – Temple
- 6 – Swimming pool
- 7 – Playground
- 8 – Landscape garden
- 9 – Children play area

Artist's impression of the Master Layout Plan





#### **Courtyard lawn**

Lush green, picturesque vistas are yours to behold at the beautifully landscaped courtyard lawns.



#### **Natural waterbodies**

Soak up the serenity as you sit by 4 beautified natural lakes which add upto almost 3 acres of waterbodies.



#### **Pavements and walkways**

Take a leisurely stroll around the beautifully constructed pavements that adorn the green campus.

### **Living spaces to nurture your aspirations**

Spread over 22 acres of lush greenery, Godrej Prakriti offers you modern, urban living, enhanced by natural serenity. The 78% open spaces and nearly 2.75 acres of water bodies make for beautiful views and a holistic life.







Landscaped gardens, well groomed lawns,  
and gazebo with seating give you an ideal outdoor setting.





### Spacious interiors, modern amenities

A unique mix of 2 BHK and 3 BHK apartments ensures you find the perfect fit for your lifestyle. Spacious apartments open out to sweeping views of landscaped gardens or a placid waterfront: the choice is yours. This serene setting is accompanied by an array of modern amenities, which include a well-designed kitchen with service

balconies, separate dining area for your comfort, with additional adjacent balconies opening to enchanting vistas, well-ventilated rooms and green surroundings. There is more, at Godrej Prakriti with a retail block within the property, you can nurture your entrepreneurial aspirations while staying close to home.







Godrej Prakriti - Connect to all major landmarks with ease





**Badminton court** – Enjoy a great game of badminton at the state-of-the-art indoor badminton court at Prakriti Clubhouse.



**Swimming pools & poolside** – Take a dip, swim a few laps or throw poolside parties – there's a lot of fun in store here.



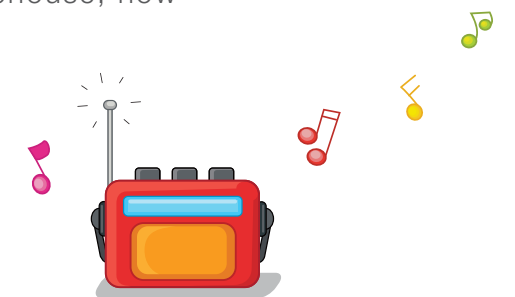
**Meditation room and gym** – Enjoy the many benefits of meditation or work up a healthy sweat. This space is dedicated to both, the body and mind.



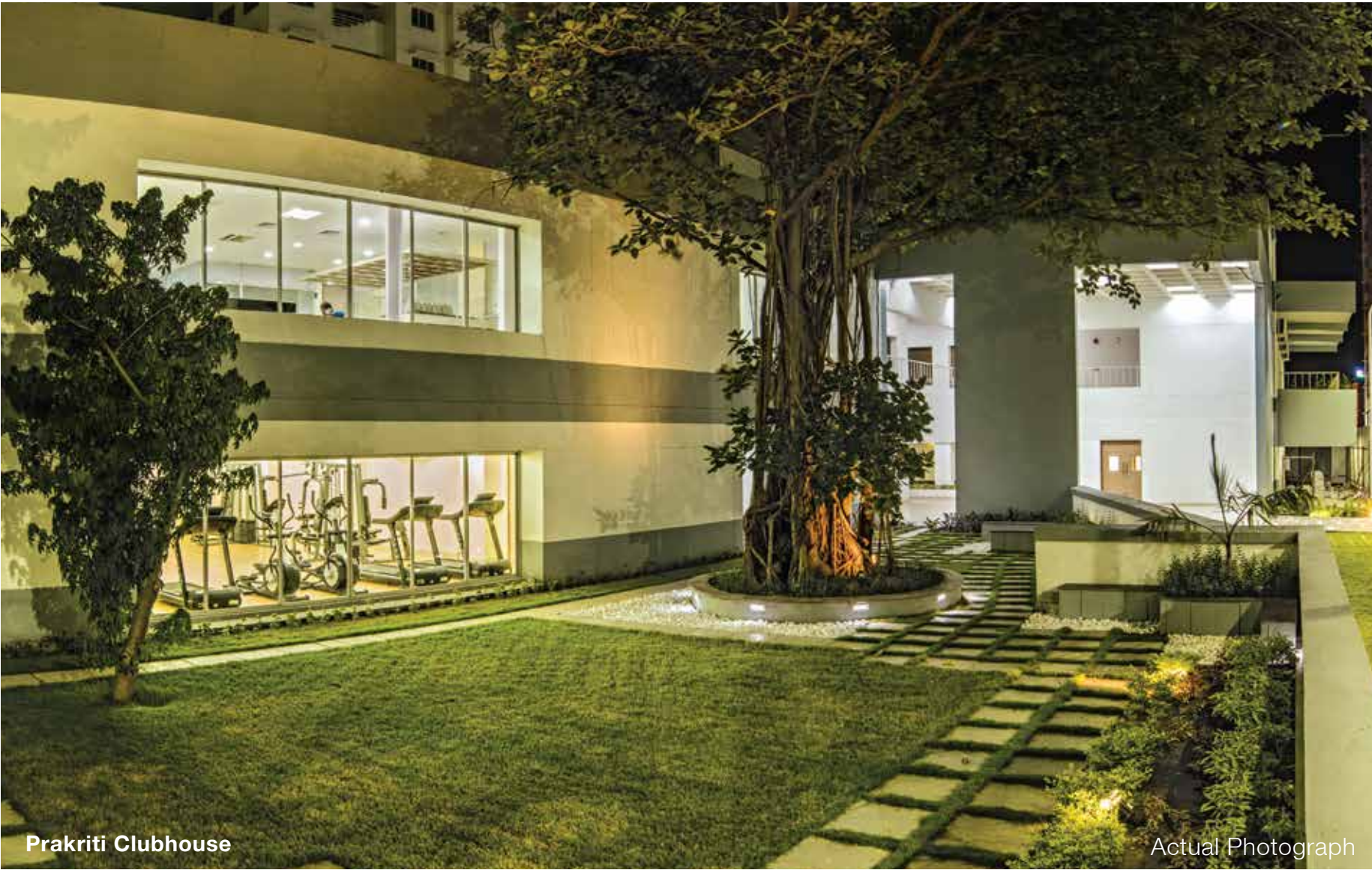
**Indoor games** – Indulge in a game of cards, carrom, billiards or table-tennis with friends and your new neighbours.

## Living Spaces To Nurture Your Aspirations

Good life is a priority at Godrej Prakriti. Be it time with your family, friends or just by yourself, there is always something on offer for you at the Prakriti clubhouse, now absolutely ready.







Prakriti Clubhouse

Actual Photograph



Gym at Prakriti Clubhouse

Actual Photograph



Indoor Badminton Court

Actual Photograph



Actual Photograph

Lounge at Prakriti Clubhouse



Actual Photograph



Actual Photograph



Actual Photograph



Children's Play Area

Actual Photograph





Retail Complex

Actual Photograph



Community Hall with Air-conditioned Banquet and Guest Rooms

Actual Photograph





## In harmony with nature

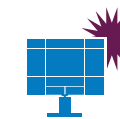
Godrej Prakriti's green initiatives have been engineered to retain its natural beauty.



**Water efficient landscaping** — We have used native plants for landscape design to ensure ease of maintenance and a year-round green campus.



**Recycling & reuse of water** — treated Grey water is used for landscaping.



**Solar energy** — The use of solar energy helps us save energy consumption up to Solar street lights are one such innovation.



**Ample green area** — Adhering to the rules of the West Bengal Government, we offer more open, green spaces for healthy, holistic living.



**Use of fly ash bricks** — The conscious inclusion of these bricks helps us save more energy and curtail CO<sub>2</sub> emissions, compared to regular clay bricks.







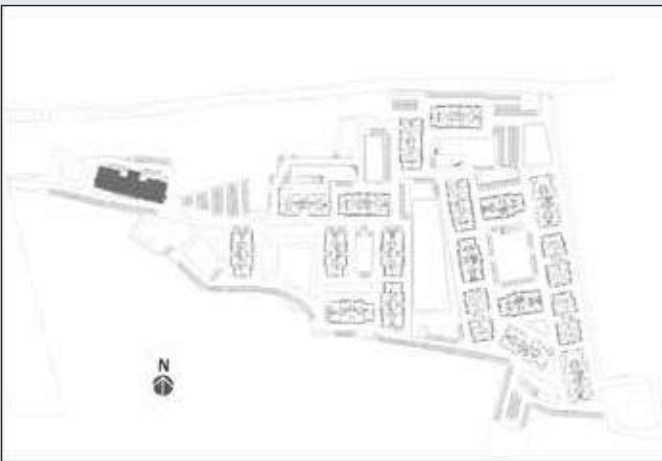
# FLOOR PLAN

TOWER EVEREST  
TYPICAL FLOOR PLAN



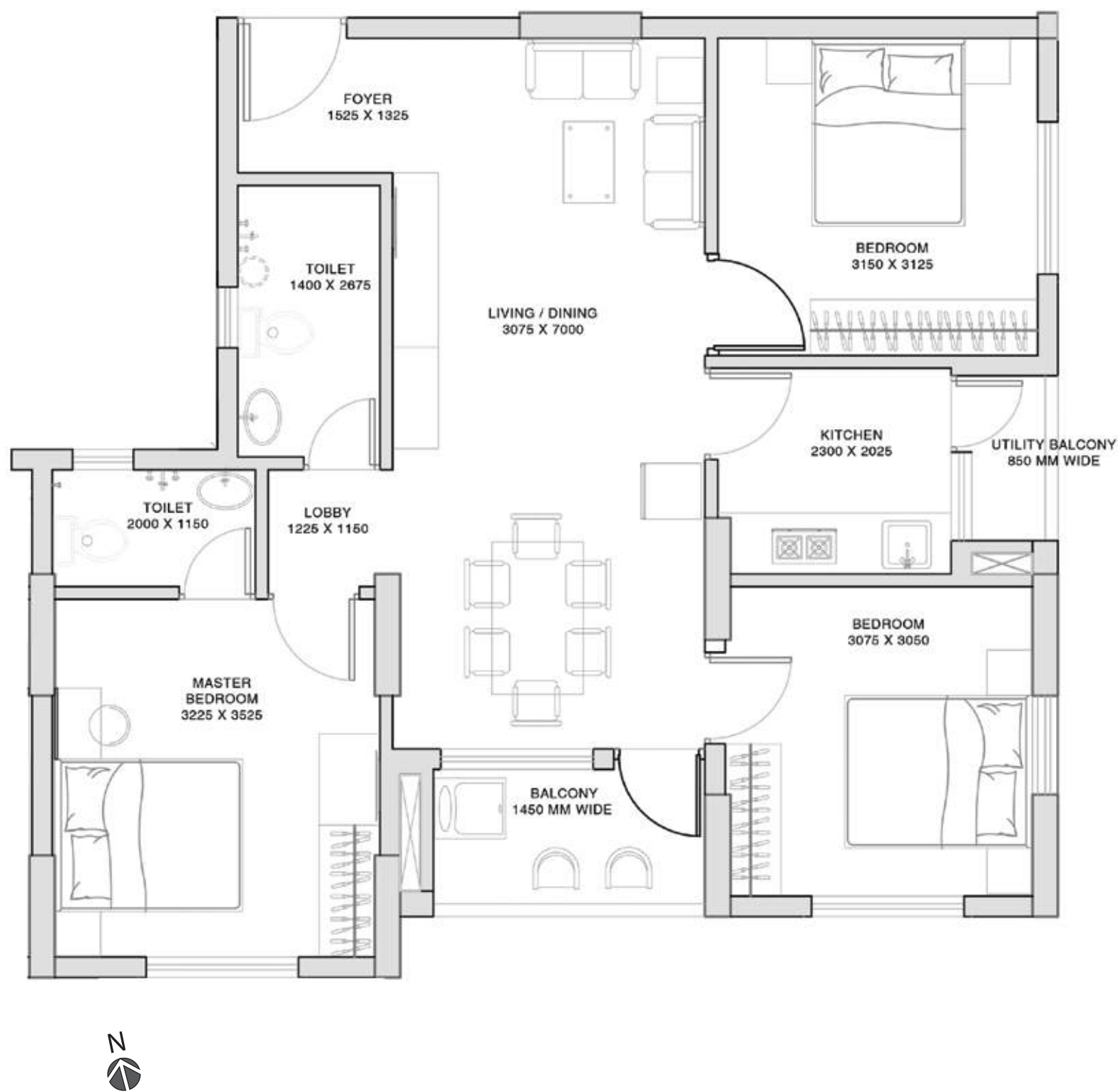
RERA Carpet Area including Balcony

Unit No.	Flat Type	Area [sq.m.]
01	3BHK	73.698
02	3BHK	73.699
03	2BHK	65.953
04	2BHK	61.647
05	2BHK	52.939
06	2BHK	55.423
07	2BHK	55.423
08	2BHK	52.939
09	2BHK	61.647
10	2BHK	65.953
11	3BHK	73.698
12	3BHK	73.699





# UNIT PLAN



## Tower Everest

3 BHK

Unit No.: 01

Carpet Area: 68.976 sq.m.

Balcony Carpet Area: 4.722 sq.m.

Carpet Area under  
sales consideration: 73.698 sq.m.

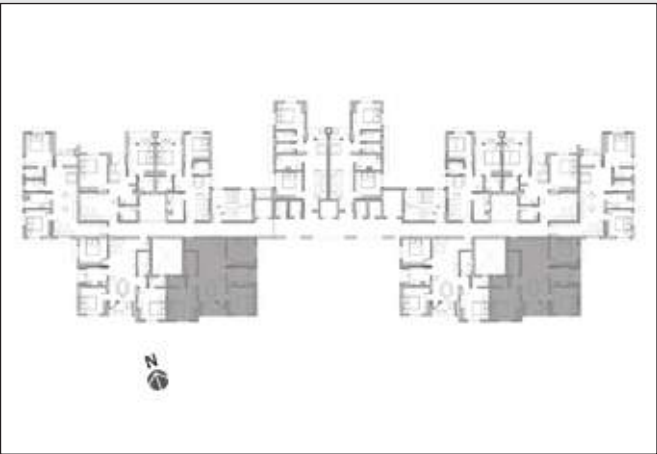
3 BHK

Unit No.: 11

Carpet Area: 68.977 sq.m.

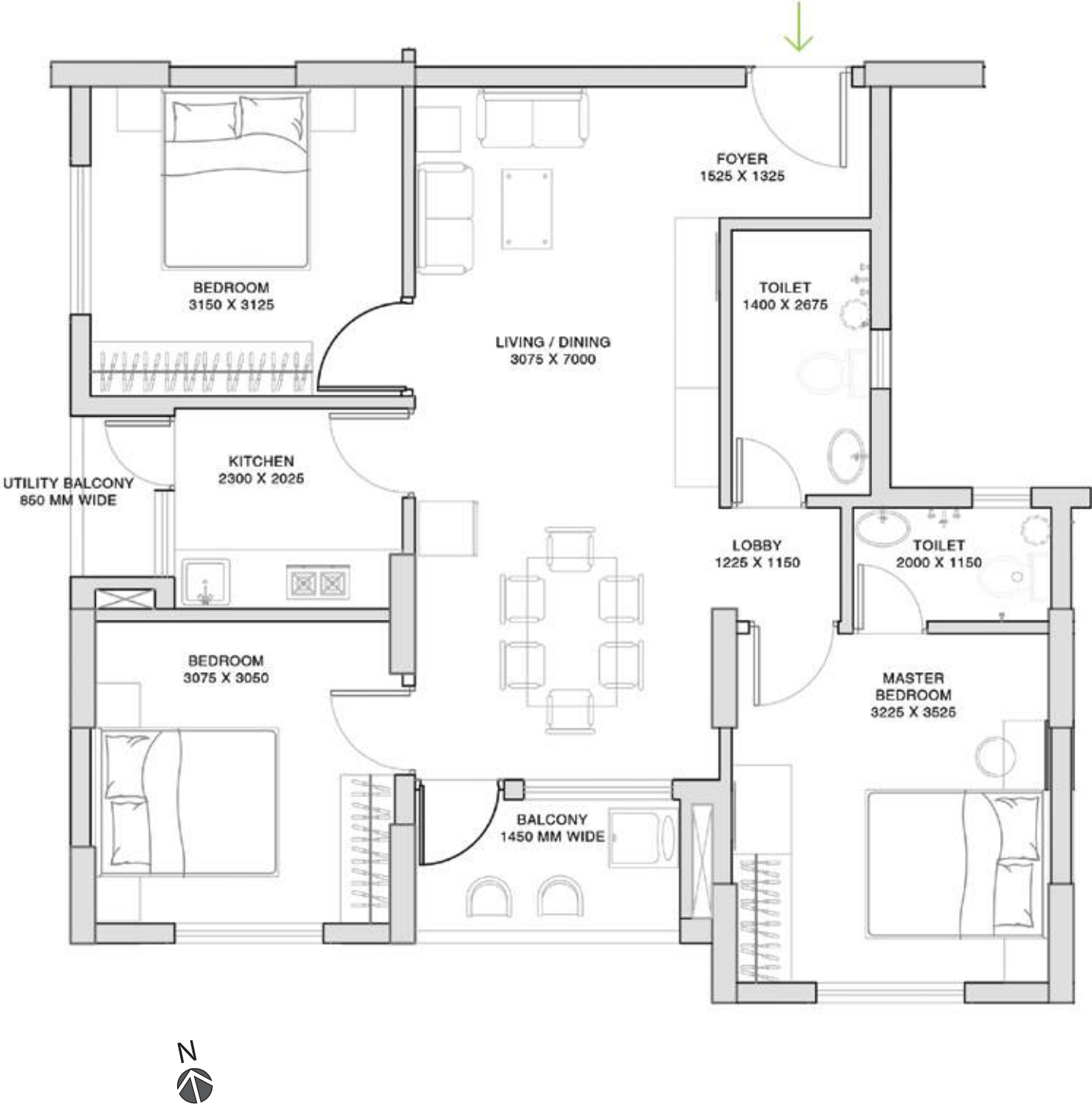
Balcony Carpet Area: 4.722 sq.m.

Carpet Area under  
sales consideration: 73.699 sq.m.





UNIT PLAN



Tower Everest

3 BHK

Unit No.: 02

RERA carpet Area: 68.976 sq.m.

Balcony/Exclusive Carpet Area: 4.723 sq.m.

Carpet Area under  
sales consideration: 73.699 sq.m.

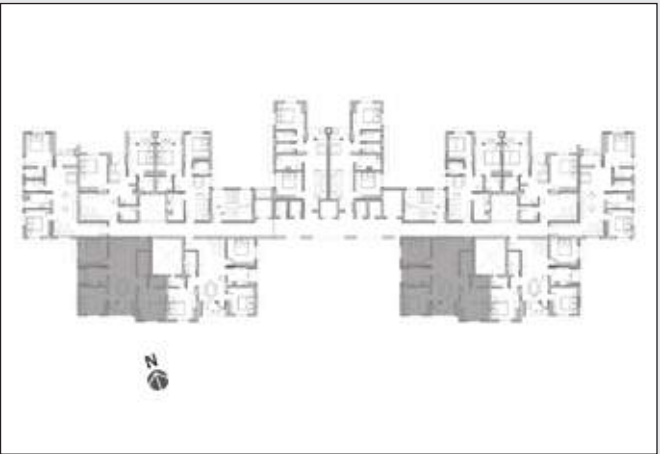
3 BHK

Unit No.: 12

Carpet Area: 69.066 sq.m.

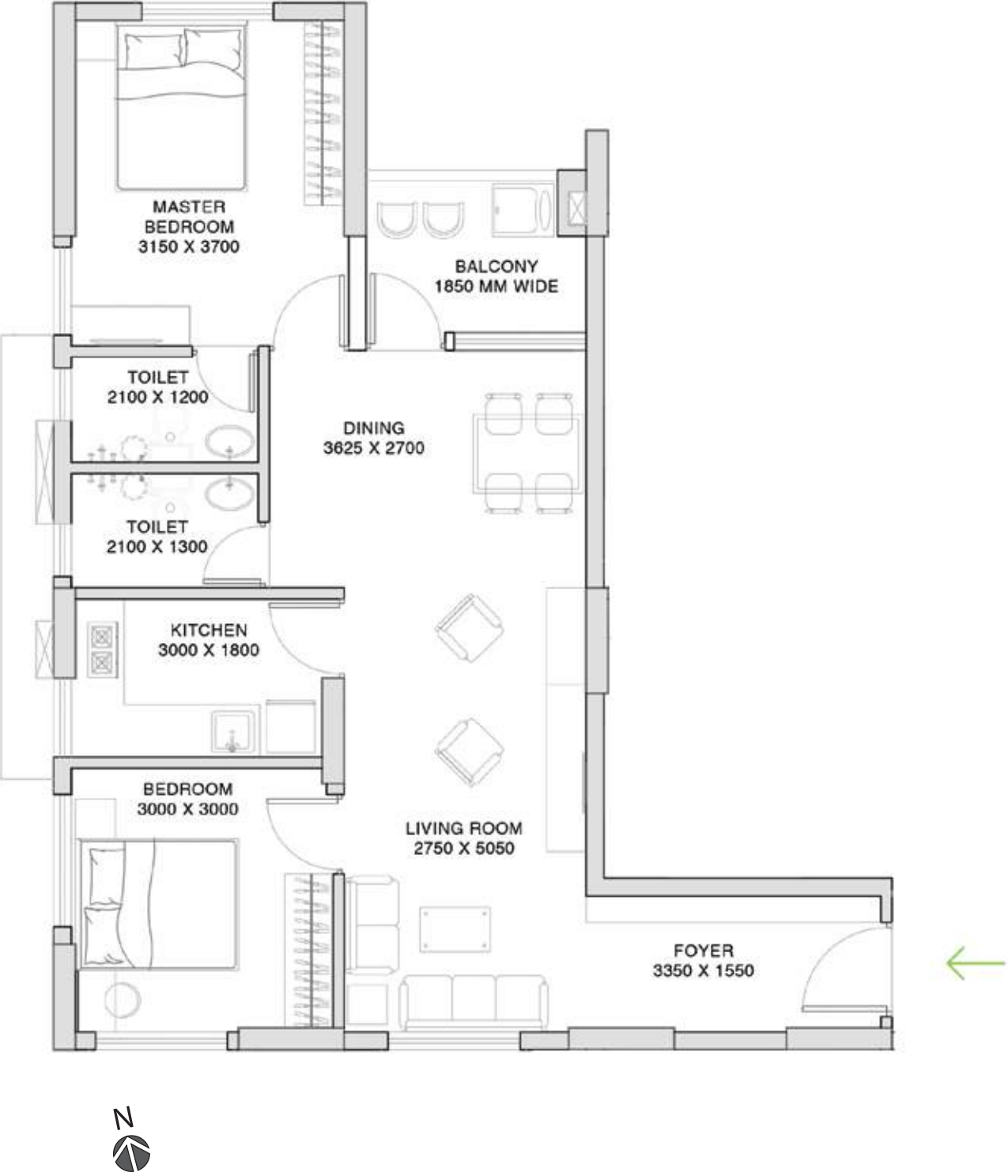
Balcony Carpet Area: 4.67 sq.m.

Carpet Area under  
sales consideration: 73.676 sq.m.





UNIT PLAN



Tower Everest

2 BHK

Unit No.: 03

Carpet Area: 61.844 sq.m.

Balcony Carpet Area: 4.109 sq.m.

Carpet Area under  
sales consideration: 65.953 sq.m.

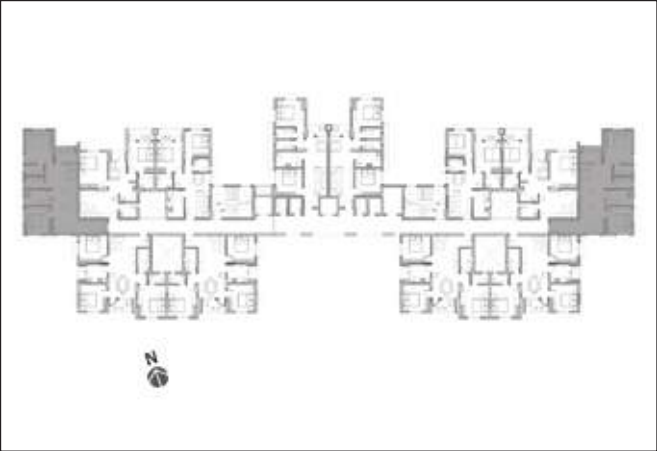
2 BHK

Unit No.: 10

Carpet Area: 61.839 sq.m.

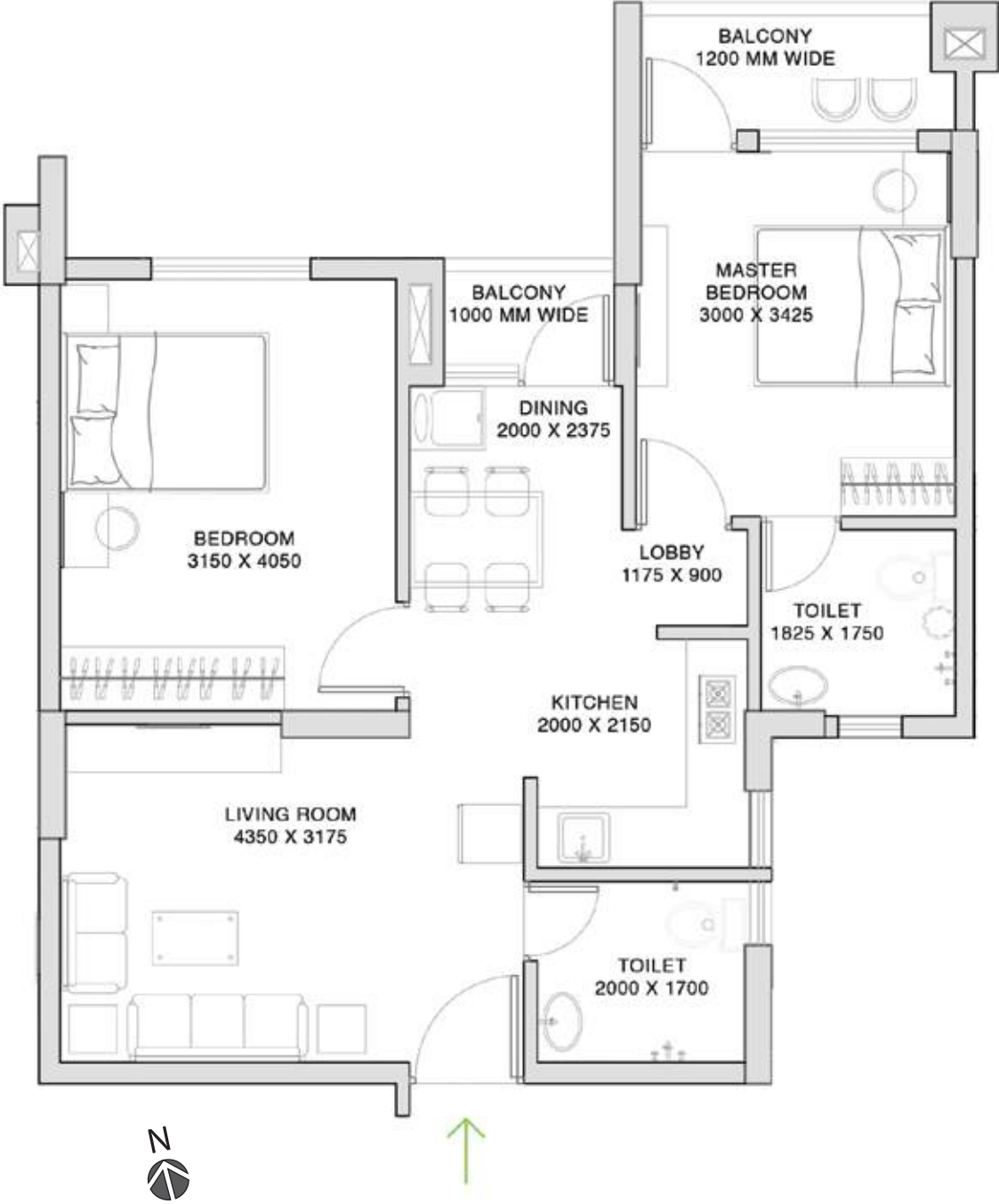
Balcony Carpet Area: 4.109 sq.m.

Carpet Area under  
sales consideration: 65.948 sq.m.





UNIT PLAN



Tower Everest

2 BHK

Unit No.: 04

Carpet Area: 57.118 sq.m.

Balcony Carpet Area: 4.529 sq.m.

Carpet Area under  
sales consideration: 61.647 sq.m.

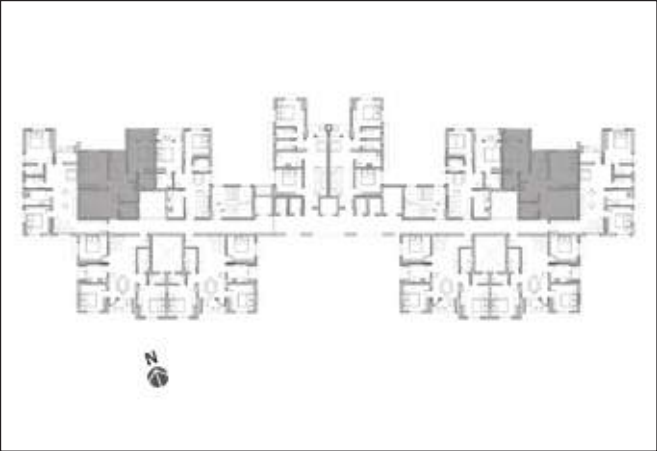
2 BHK

Unit No.: 09

Carpet Area: 57.121 sq.m.

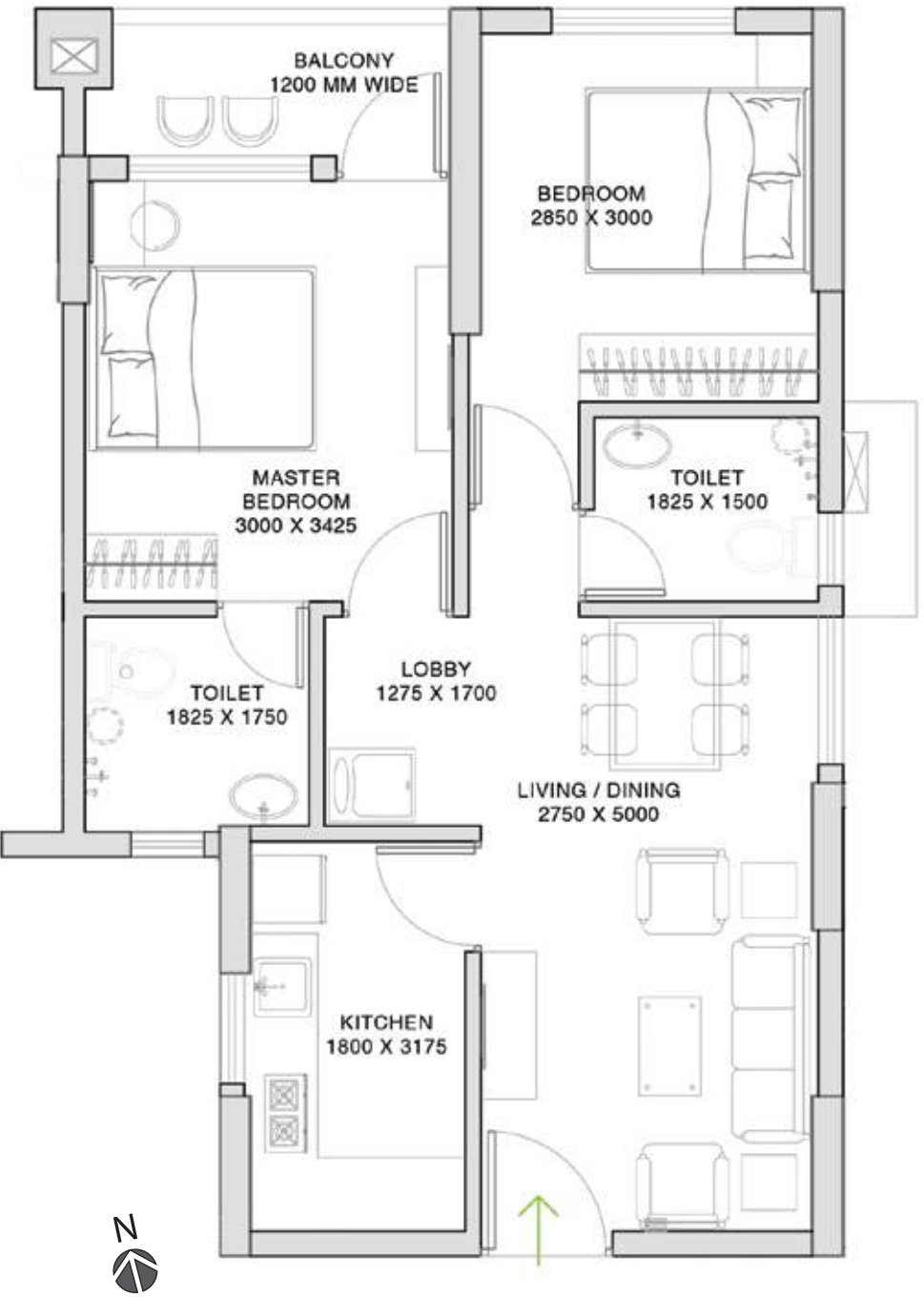
Balcony Carpet Area: 4.528 sq.m.

Carpet Area under  
sales consideration: 61.649 sq.m.





# UNIT PLAN



## Tower Everest

2 BHK

Unit No.: 05

Carpet Area: 49.855 sq.m.

Balcony Carpet Area: 3.054 sq.m.

Carpet Area under sales consideration: 52.939 sq.m.

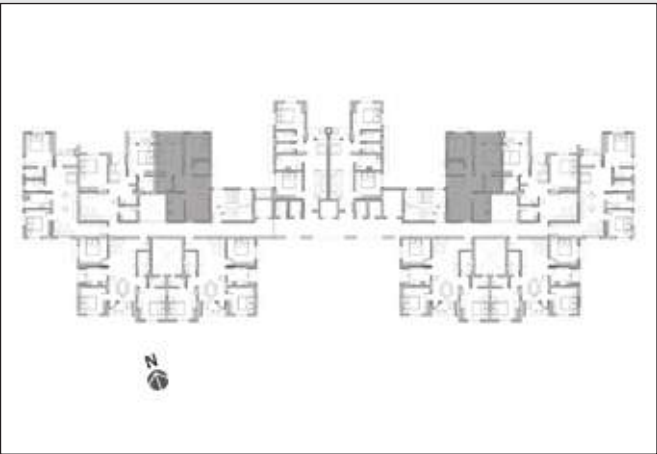
2 BHK

Unit No.: 08

Carpet Area: 49.865 sq.m.

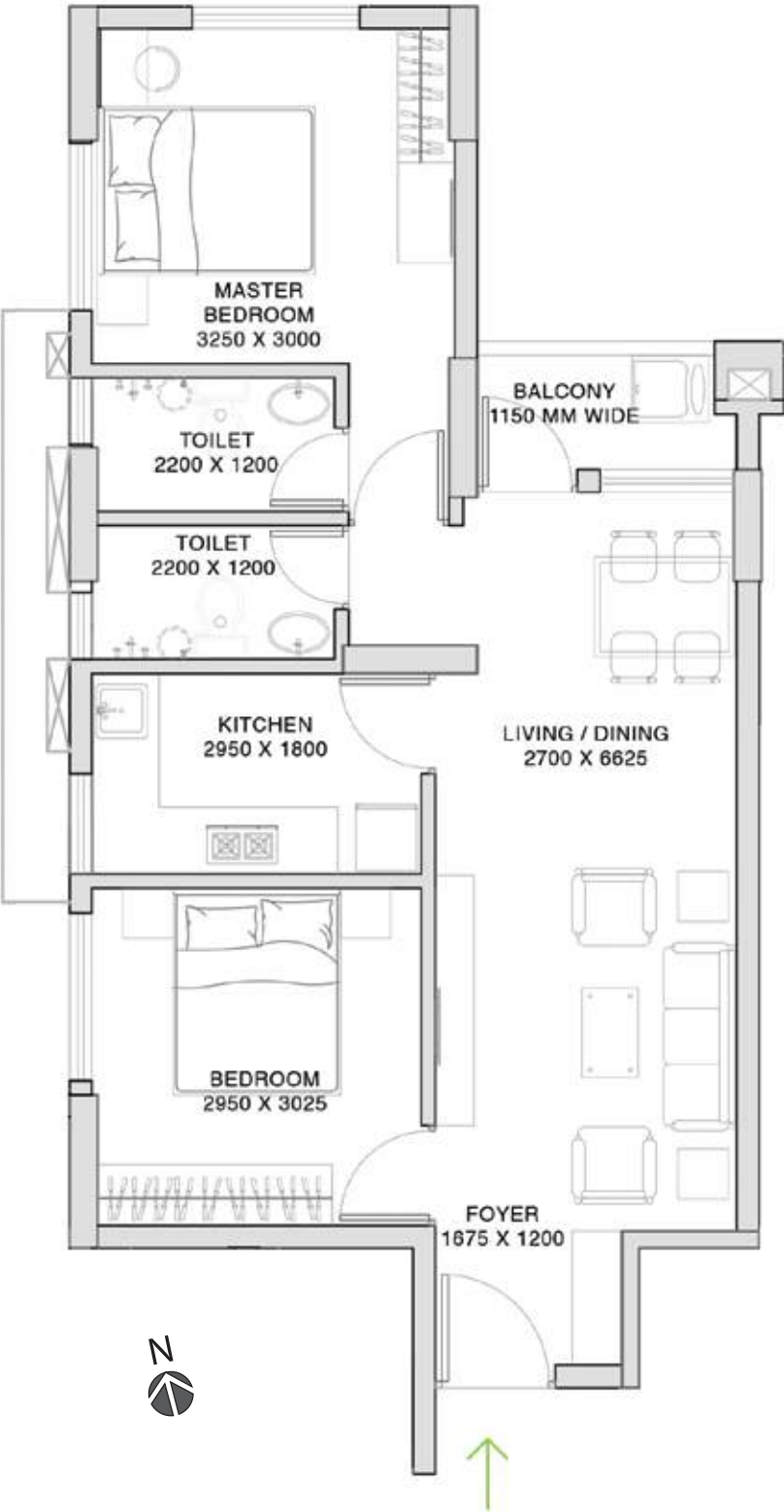
Balcony Carpet Area: 3.083 sq.m.

Carpet Area under sales consideration: 52.948 sq.m.





UNIT PLAN



Tower Everest

2 BHK

Unit No.: 06

Carpet Area: 53.145 sq.m.

Balcony Carpet Area: 2.278 sq.m.

Carpet Area under  
sales consideration: 55.423 sq.m.

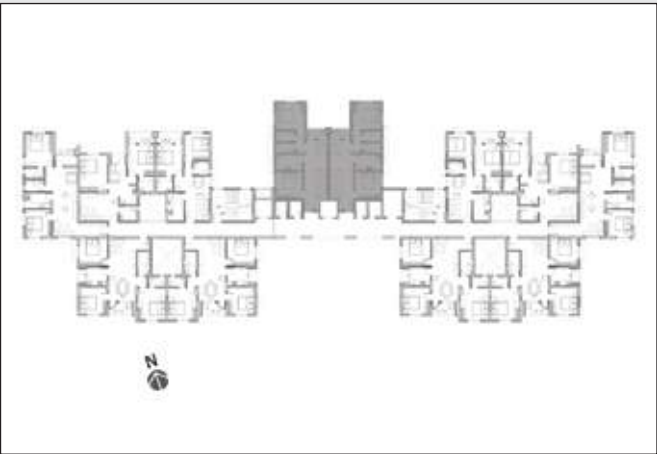
2 BHK

Unit No.: 07

Carpet Area: 53.145 sq.m.

Balcony Carpet Area: 2.278 sq.m.

Carpet Area under  
sales consideration: 55.424 sq.m.



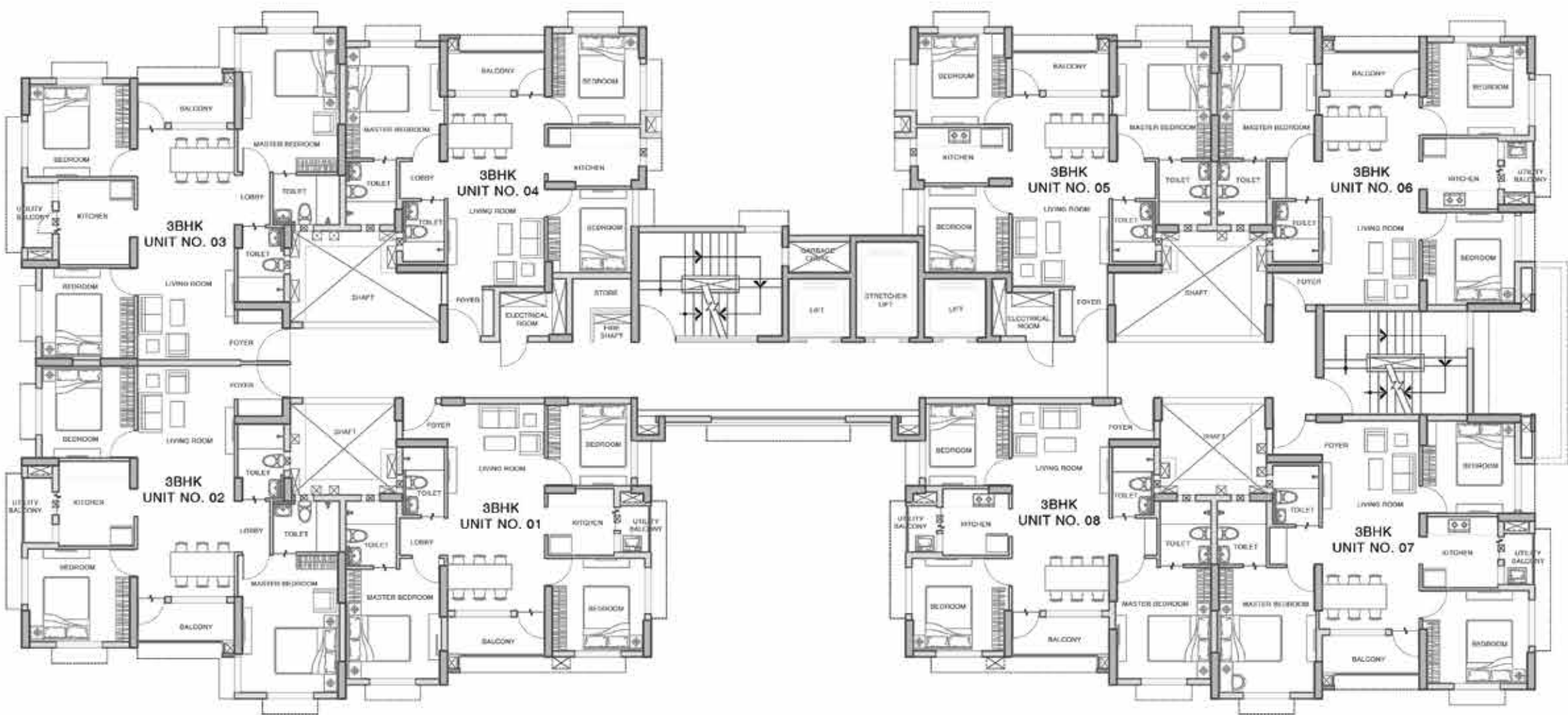




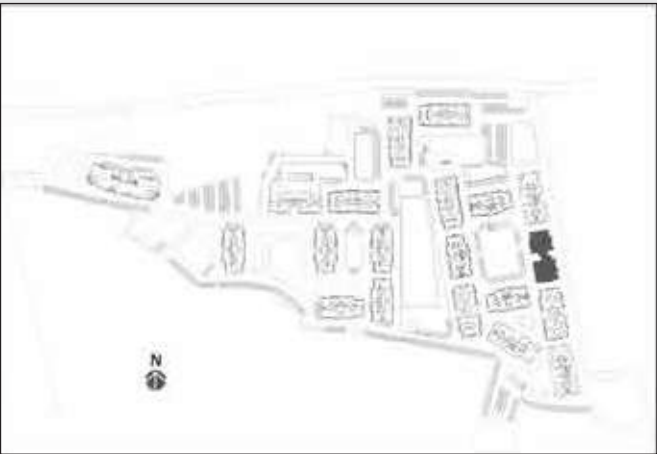


# UNIT PLAN

TOWER YAMUNOTRI  
TYPICAL FLOOR PLAN

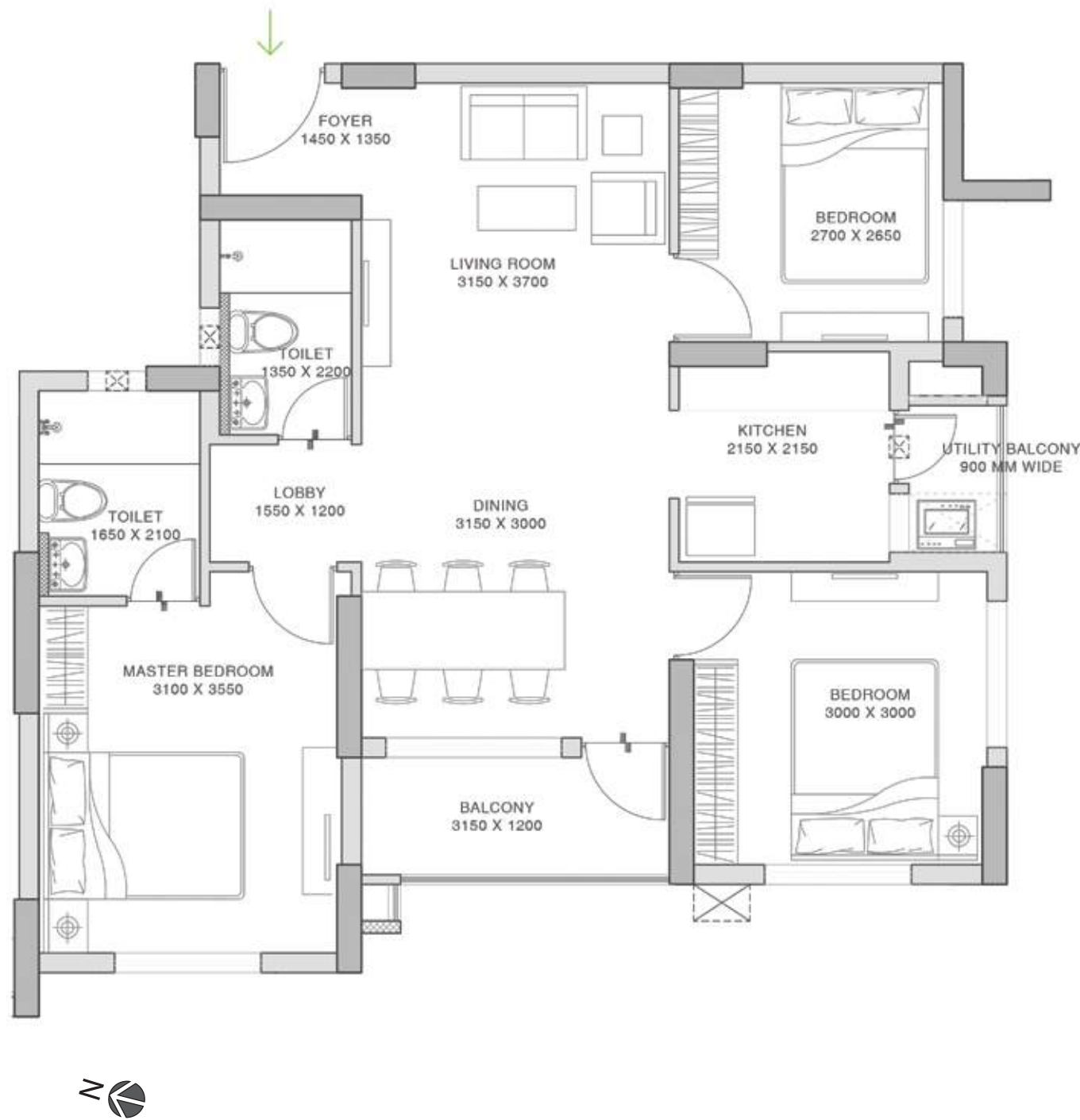


Unit No.	Flat Type	Area [sq.m.]
01	3BHK	70.51
02	3BHK	82.87
03	3BHK	82.76
04	3BHK	68.16
05	3BHK	68.61
06	3BHK	76.17
07	3BHK	76.11
08	3BHK	70.73





# UNIT PLAN



## Tower Yamunotri

3 BHK

Unit No.: 01

Carpet Area: 65.38 sq.m.

Balcony Carpet Area: 5.13 sq.m.

Carpet Area under sales consideration: 70.51 sq.m.

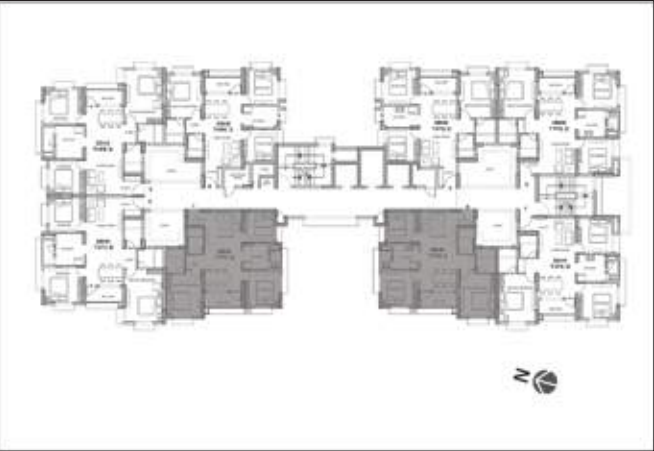
3 BHK

Unit No.: 08

Carpet Area: 65.6 sq.m.

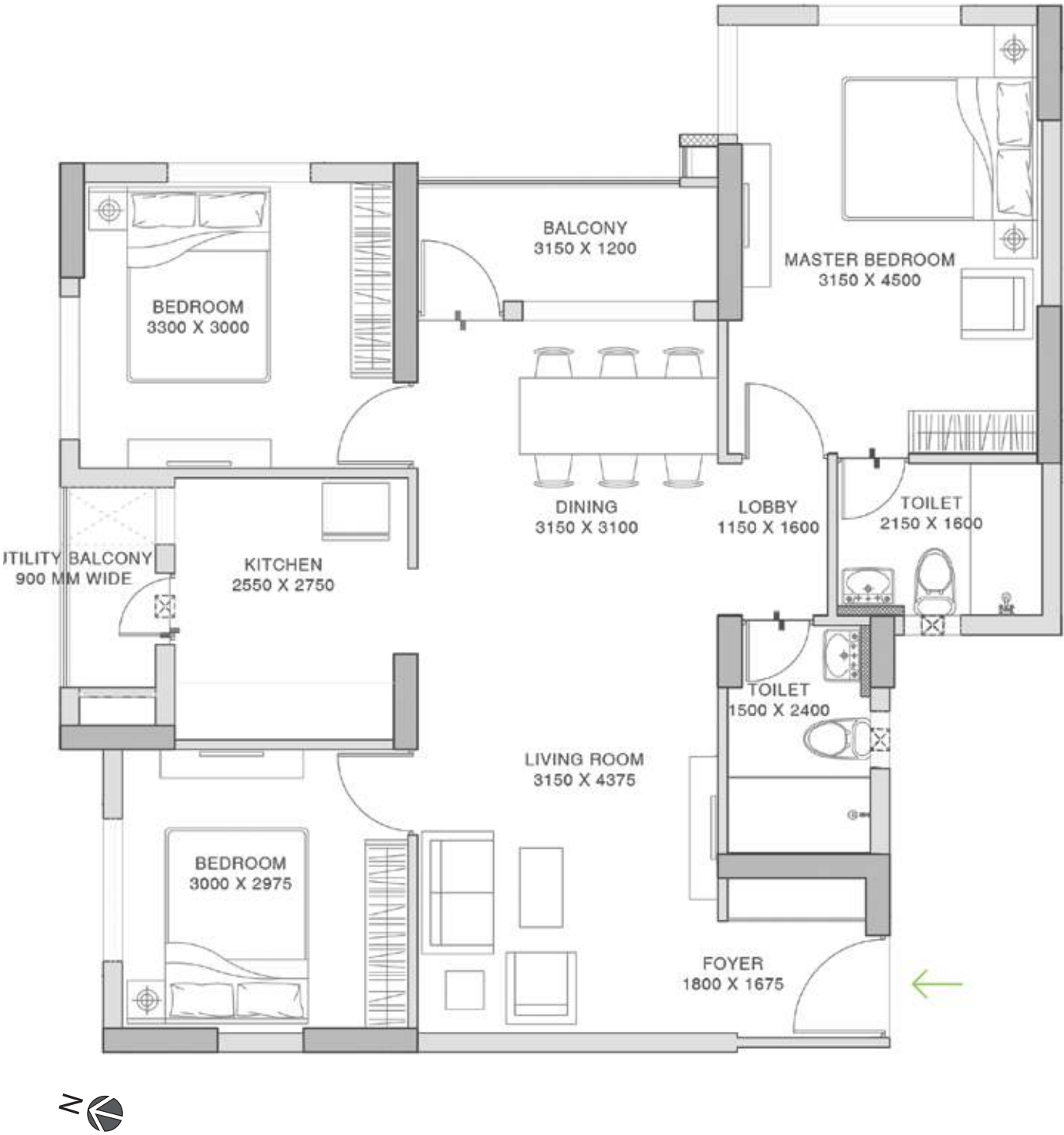
Balcony Carpet Area: 5.13 sq.m.

Carpet Area under sales consideration: 70.73 sq.m.





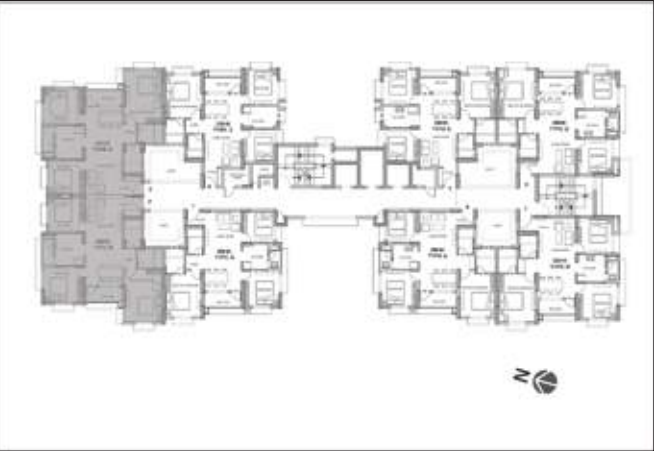
UNIT PLAN



Tower Yamunotri

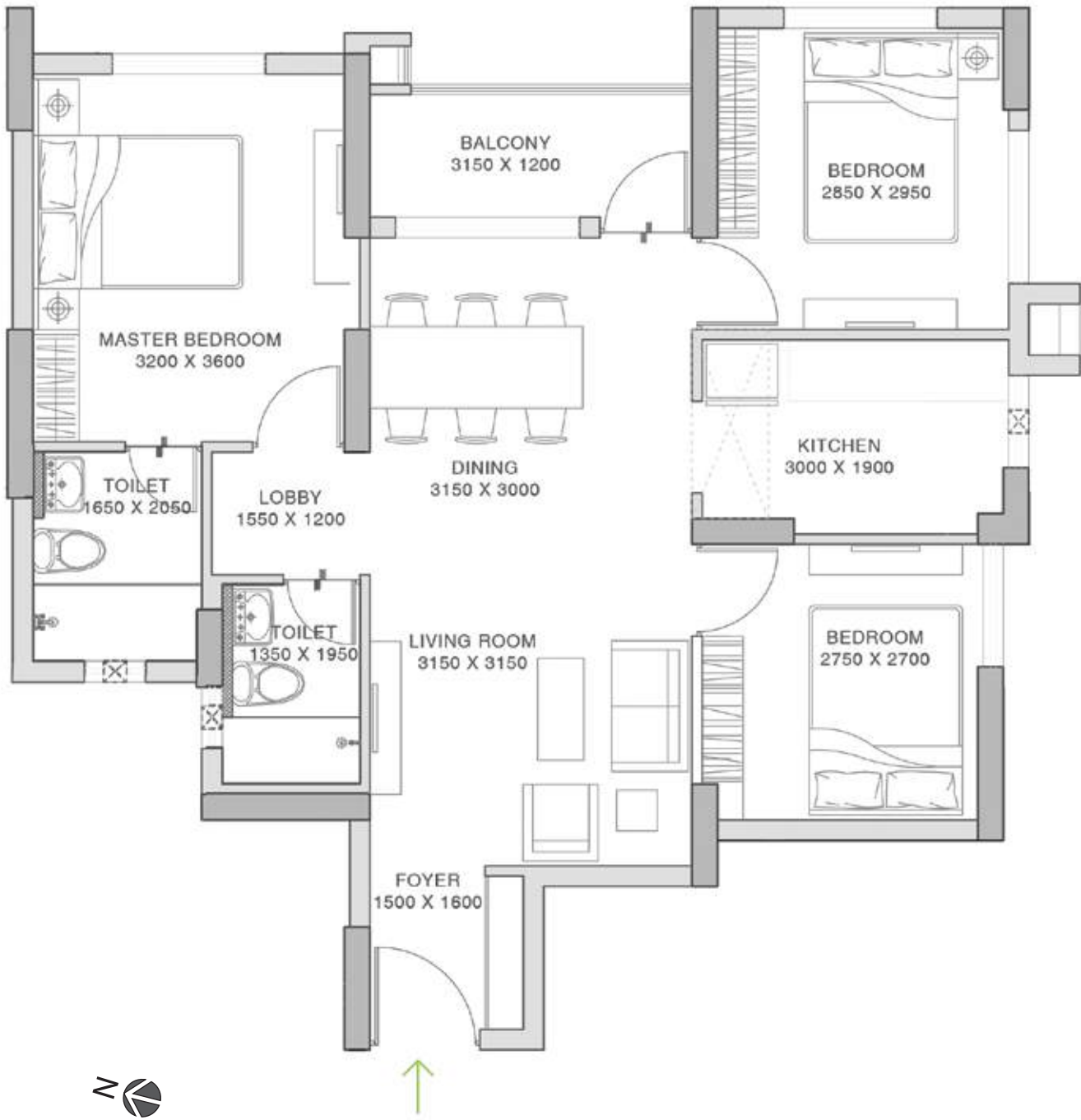
3 BHK  
Unit No.: 02  
Carpet Area: 77.2 sq.m.  
Balcony Carpet Area: 5.67 sq.m.  
Carpet Area under sales consideration: 82.87 sq.m.

3 BHK  
Unit No.: 03  
Carpet Area: 77.09 sq.m.  
Balcony Carpet Area: 5.67 sq.m.  
Carpet Area under sales consideration: 82.76 sq.m.





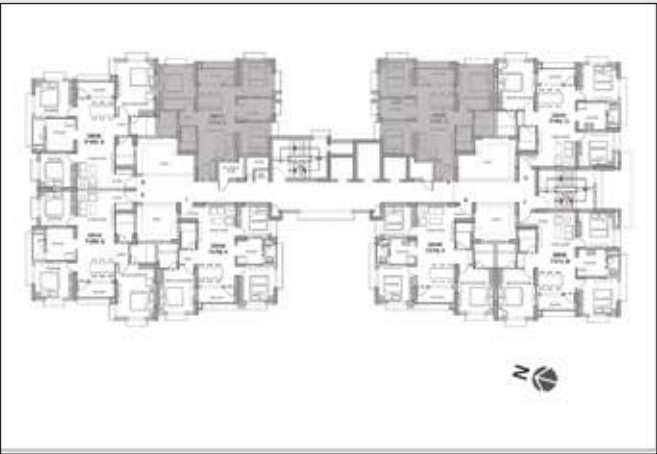
UNIT PLAN



Tower Yamunotri

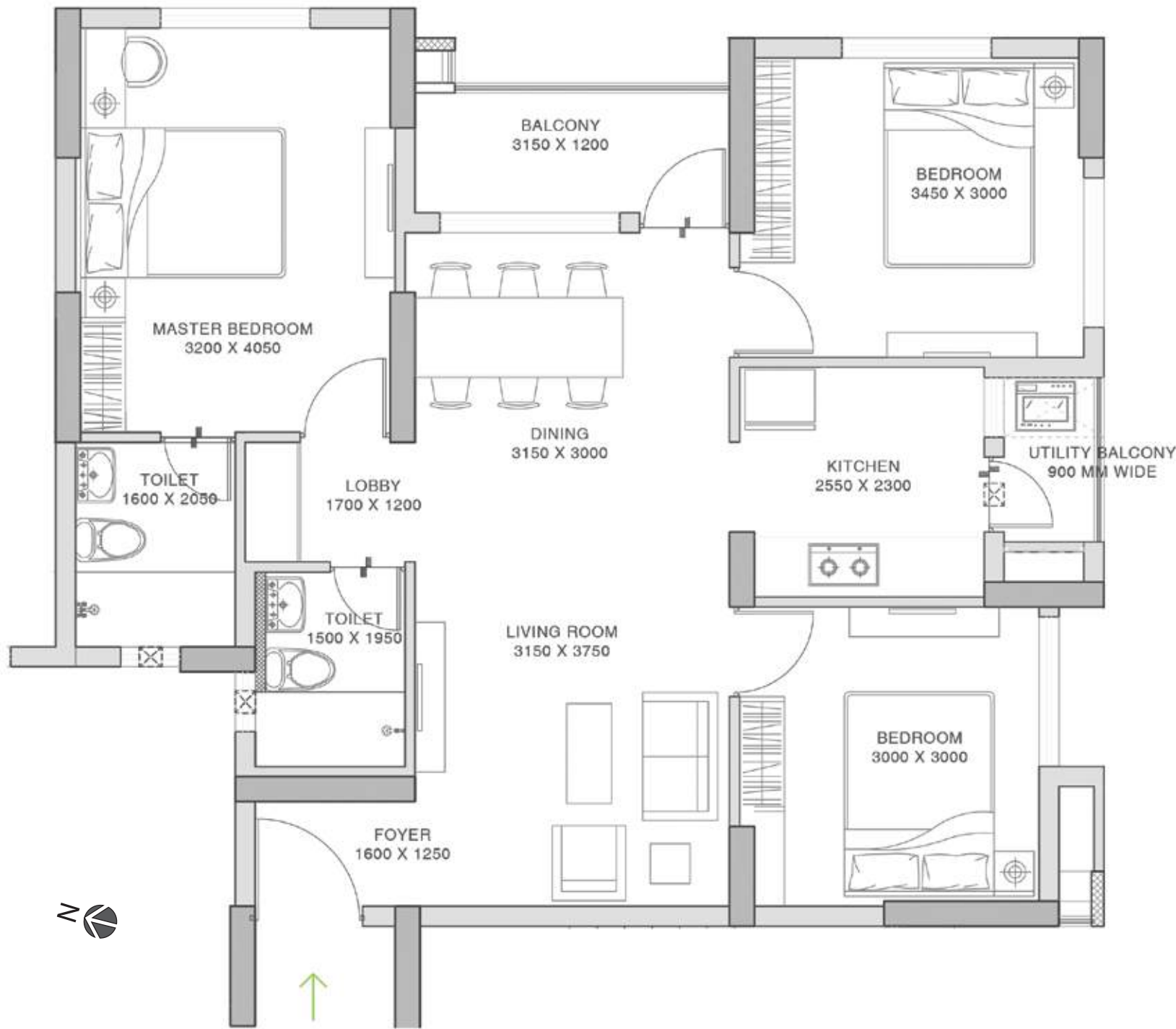
3 BHK  
Unit No.: 04  
Carpet Area: 64.38 sq.m.  
Balcony Carpet Area: 3.78 sq.m.  
Carpet Area under sales consideration: 68.16 sq.m.

3 BHK  
Unit No.: 05  
Carpet Area: 64.83 sq.m.  
Balcony Carpet Area: 3.78 sq.m.  
Carpet Area under sales consideration: 68.61 sq.m.





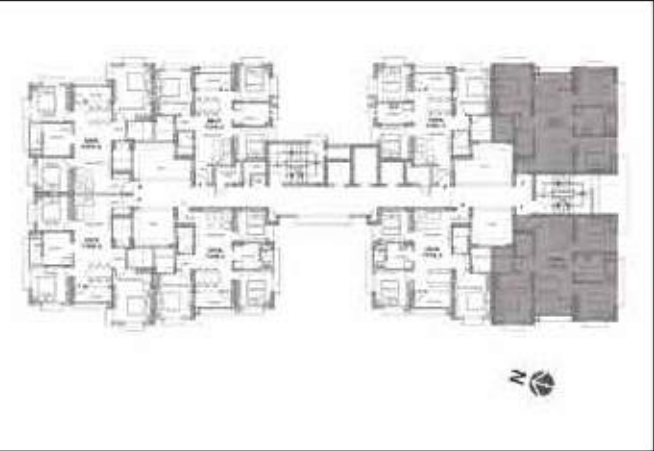
UNIT PLAN



Tower Yamunotri

3 BHK  
Unit No.: 06  
Carpet Area: 70.9 sq.m.  
Balcony Carpet Area: 5.27 sq.m.  
Carpet Area under sales consideration: 76.17 sq.m.

3 BHK  
Unit No.: 07  
Carpet Area: 70.85 sq.m.  
Balcony Carpet Area: 5.26 sq.m.  
Carpet Area under sales consideration: 76.11 sq.m.





# GODREJ PROPERTIES



Godrej Properties brings the Godrej Group philosophy of innovation, sustainability and excellence to the real estate industry. Each Godrej Properties development combines a 120 year legacy of excellence and trust with a commitment to cutting-edge design and technology. Godrej Properties is currently developing residential, commercial and township projects spread across approximately 13.46 million square meters (137.84 million square feet) in 12 cities.

In the last five years, Godrej Properties has received over 200 awards and recognitions, including the "Premium Real Estate Company of the Year" at the Corporate LiveWire Awards 2017, the "Professional Excellence in Real Estate" at the ABP News Real Estate Awards 2016, the "Real Estate Company of the Year" at the Construction Week India Awards 2015, the "Most Reliable Builder" at the CNBC AWAAZ Real Estate Awards 2014, the "Innovation Leader in Real Estate" award at the NDTV Property Awards 2014, and the "Popular Choice - Developer of the Year" award at the ET NOW Awards in 2013.

## RESIDENTIAL PROJECTS

Godrej Garden City	Ahmedabad
Godrej 17	Bangalore
Godrej Avenues	Bangalore
Godrej Woodsman Estate	Bangalore
Godrej Platinum	Bangalore
Godrej Gold County	Bangalore
Godrej United	Bangalore
Godrej Palm Grove	Chennai
Godrej Azure	Chennai

Godrej 101
Godrej Frontier
Godrej Icon
Godrej Summit
Godrej Oasis
Godrej Aria
Godrej Prakriti
Godrej Platinum
Godrej Alpine
The Trees
Planet Godrej
Godrej Platinum
Godrej Riverside
Godrej Serenity
Godrej Prime
Godrej Central
Godrej Hill
Godrej Anandam
Godrej Horizon
Godrej Infinity
Godrej Eternity
Godrej Prana

Gurgaon
Gurgaon
Gurgaon
Gurgaon
Gurgaon
Kolkata
Kolkata
Mangalore
Mumbai
Mumbai
Mumbai
Mumbai
Mumbai
Mumbai
Mumbai
Nagpur
Pune
Mumbai
Bangalore
Mumbai

## COMMERCIAL PROJECTS

Godrej Eternia	Chandigarh
Godrej Genesis	Kolkata
Godrej Waterside	Kolkata
Godrej One	Mumbai
Godrej Coliseum	Mumbai
Godrej BKC	Mumbai
Godrej Castlemaine	Pune
Godrej Eternia	Pune
Godrej Millennium	Pune



Actual Photograph



Actual Photograph



Artist's Impression



Actual Photograph



Actual Photograph



## Awards and recognition for Godrej Prakriti

Godrej Prakriti has been selected as one of the 'Top 100 Real Estate Projects in India-2014' by Realty Plus (Knowledge Partner - CRISIL Real Estate Star Ratings).

Godrej Prakriti has won the 'Best Residential Project, Kolkata' award at the CNBC AWAAZ REAL ESTATE AWARDS 2012.

Godrej Prakriti won the 'Best Marketing Campaign of the Year' award for Excellence in Branding and Marketing at the 2<sup>nd</sup> CMO Asia Awards in Singapore.



DEVELOPER  
Godrej Properties

CONSTRUCTION PARTNER  
L&T, Simplex Infrastructure and Reputed Contractor Ltd.





GODREJ PROPERTIES LTD.  
HEAD OFFICE  
A Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway  
Vikhroli (East), Mumbai - 400 079

GODREJ PRAKRITI  
REGIONAL OFFICE  
A Godrej Properties Ltd, Unit No. 109, Tower-2, Godrej Waterside,  
Plot No. DP-5, Salt Lake Sector-V, Kolkata - 700 091

Site address: Godrej Prakriti, 187 F/1, B.T. Road, Sodepur (Near Sukchar Girja), Kolkata – 700 115 |

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