



ONE GENERALLY VENTURES TO BUY  
A HOME AROUND THREE CONSIDERATIONS.



SECURITY | LOCATION | LIFESTYLE

LUXURIA HEIGHTS DELIVERS ATTRACTIVELY  
ON ALL THESE COUNTS.

# SECURITY



PEOPLE SAVE A LIFETIME TO ASPIRE TO A HOME THEY CAN PROUDLY CLAIM AS 'MINE'. IT IS ONLY AFTER A LOT OF FRENETIC BRAINSTORMING SESSIONS THAT IT IS DECIDED WHO TO REPOSE ONE'S FAITH ON.





At Salarpuria-Simplex, we have been engaged on creating such stunning and solid showpieces and guide our clients in making prudent decisions for decades.

The 18-storeyed Luxuria Heights. 66 Apartments. Covering 150,000 sq. ft.

Luxuria Heights is all set to become one of the most attractive residential buildings in Kolkata. It will afford a breathtaking view of Kolkata's famed wetlands. It is being designed around modern comforts and amenities. It will be exclusive with only 66 apartments on offer. It will be built using the best materials and technical expertise ensuring a complete and sustained peace of mind.

The result: A pride of Association and Ownership. A home epitomises a protective arbour where you can take shelter and seek comfort at the end of the day. Salarpuria-Simplex intends to fulfill this primal need of ours.





18-STOREYED  
LUXURIA HEIGHTS.  
SIXTY SIX APARTMENTS.  
COVERING  
150,000 SQ. FT.

Luxuria Heights is dedicated to rapidly transform  
the locality of Tangra.

# LOCATION



An increasing number of people desire to move into modern residential environments without relocating to the city's fringes or commuting long distances.

Luxuria Heights is an answer to their prayers.



Tangra is located in close proximity to both the business hub that is Sector V as well as Park Street and also has numerous schools, hospitals and malls in its near vicinity. Therefore for a city that is constantly on the run, Luxuria Heights will be the rendezvous point for furthering business as well as a welcome break from the hectic day-to-day schedule.

Luxuria Heights is uniquely located, where the view will remain enduringly and soothingly unchanging.

The location is right between the Kolkata that exists and the Kolkata that is emerging.

Its character is evolving from the industrial to the residential following the exit of tanneries.

Your workplace, your daily grocery shop, your child's school, your favourite movie hall will be located at your doorstep.



Best of all, Tangra is undergoing dramatic transformation, its character is evolving from the industrial to the residential following the exit of tanneries.





- \* 10 minutes from ITC Sonar Hotel / JW Marriot/ EM Bypass
- \* 5 minutes from the junction of Christopher Road and Topsia Road
- \* 10 minutes from Sealdah station
- \* 10 minutes from Fortis Hospital
- \* 10 minutes from Apollo Hospitals
- \* 10 minutes from Mani Square Mall
- \* 10 minutes from Calcutta International School
- \* 10 minutes from Don Bosco School



# LIFESTYLE



An increasing number of people have expressed a desire to invest in homes that represent a balance of the value aspect and a superior lifestyle quotient. With attractive room for that investment value to rise over the foreseeable future.

Luxuria Heights is the perfect concoction of the aforementioned parameters. Because Luxuria has been priced attractively in relation to properties in its vicinity and the amenities being offered.

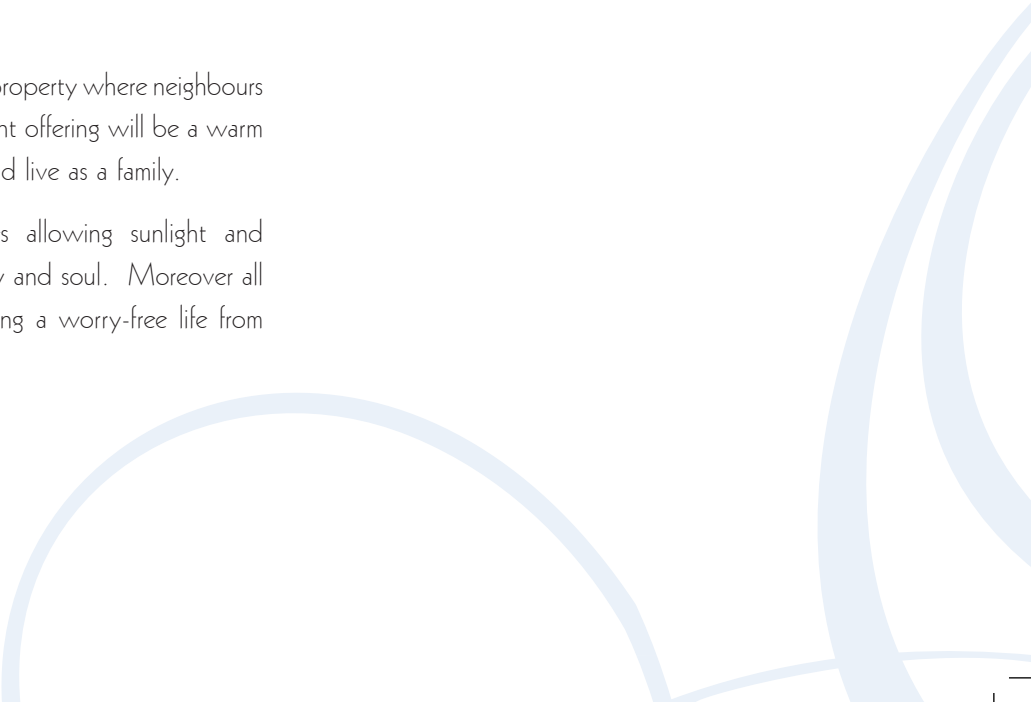




Luxuria Heights is an exclusive property-the sense of bon homie from living in a community of like-minded people.

Luxuria Heights is not a large and faceless property where neighbours are strangers. Our 66 residential apartment offering will be a warm haven where people know each other and live as a family.

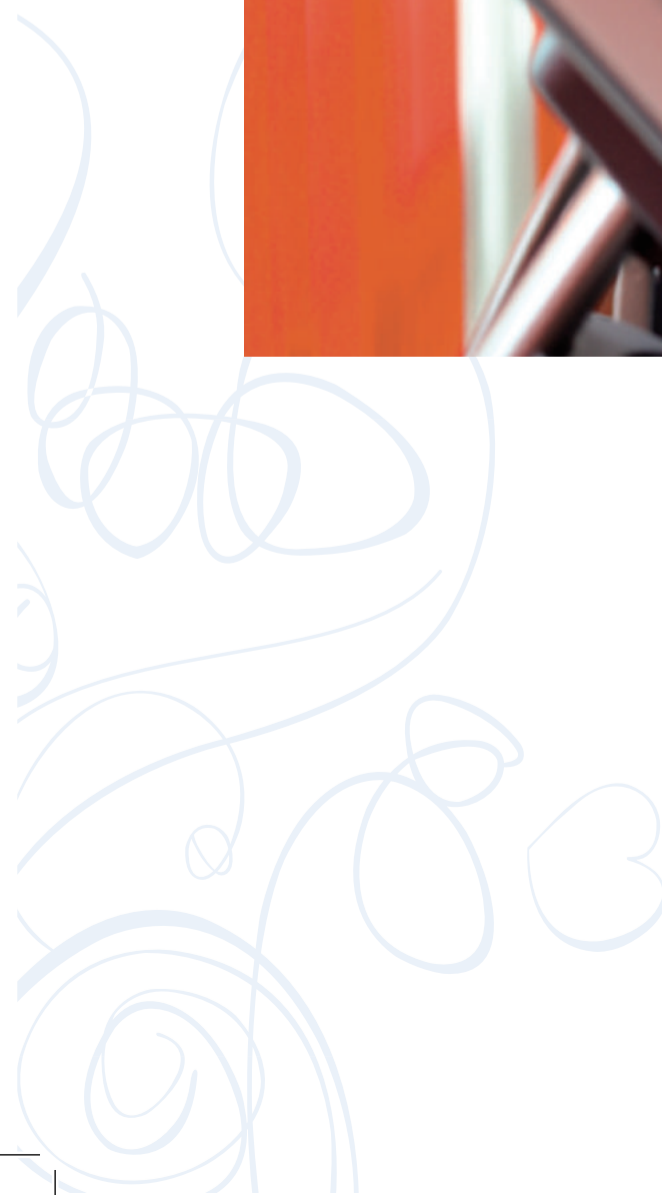
All the apartments are open on sides allowing sunlight and ventilation to rejuvenate your mind, body and soul. Moreover all our apartments are *vaastu*-friendly, ensuring a worry-free life from all ends.



# AMENITIES



It was our passion to achieve our vision which kept us going and our motivation to create something truly unique and thus here at Luxuria Heights we bring to you the following best-in-class amenities.





- \* Completely Air-Conditioned Homes
- \* Landscaped Deck Area
- \* Swimming Pool
- \* Gymnasium
- \* Community Hall
- \* Indoor Games Facility
- \* Barbeque Corner
- \* Virtual Golf Room
- \* Sky Lounge at 60m with a view of the expansive wetlands

# DEVELOPERS



## SALARPURIA GROUP

The Salarpuria Group was established in 1985 in Kolkata. Over the decades, the Group has extended to construction, architecture, real estate, facility management and finance.

\* Salarpuria is now a well-known brand specialising in the construction of IT Parks, Retail Outlets, elite Residential Buildings and top-notch Business Complexes. The Group was one of the select builders to have transformed Bengaluru over the last two decades through the timely creation of commercial, residential, retail and hospitality properties.

\* The Group's clientele comprises Tatas, Motorola, SAP, Macmillan India, Bluestar, Cisco, Intel, HP and Adobe, among others. The Group has invested in structural design, materials management, energy conservation, fire safety, acoustics, disaster mitigation, environment safety, ventilation and indoor air quality, among others.

\* The Group is presently working on projects in Bengaluru, Pune, Vizag, Hyderabad, Kolkata and Durgapur.



SALARPURIA



Greenage, Bangalore



Necklace Pride, Hyderabad



Melody, Bangalore



Silveroak Estate, Kolkata

## SIMPLEX INFRASTRUCTURES GROUP

Simplex Infrastructures Group has been in business since 1924, pioneering the use of concrete piles in Asia. The company is present in almost all Indian states and the Middle East.

✦ Simplex combines financial robustness with technological competence: the company has more than 8,000 people on its payroll with capital equipment worth more than Rs 1,400 cr.

✦ It has been thrice nominated as the 'Most Admired Infrastructure Company' by NDTV Profit (2006, 2008 and 2009) and ranked among 'Top 5 India's Fastest Growing Large Companies' by Business Today in 2008.

✦ Led by B D Mundhra, it has been a part of prestigious projects like the Supreme Court of India, West Bengal Assembly, Kolkata GPO, Hotel Hilton, Doha, Qatar, Metro Rail- Dubai and Indian Institute of Management-Indore, among others.

✦ In 2011, the company entered Ethiopia, Bangladesh and Saudi Arabia. The company is headquartered in Kolkata.



Simplex Infrastructures Group



Beau Monde Towers, Mumbai



Shangri-La Towers, Guwahati



Silveroak Estate, Kolkata

# SPECIFICATIONS



## Structure

- \* RCC frame structure

## Walls

- \* Common clay bricks/ fly ash bricks/ or reinforced concrete walls

## Ceiling

- \* Living, dining, entrance foyer, bedrooms, study, utility room- Plaster with POP
- \* Kitchen and bathrooms- Plaster with POP

## Wall finishing

- \* External wall- Cement sand plaster with blending of waterproof acrylic paint and decorative finish
- \* Internal wall inside apartment - Cement and sand plaster with POP- Living, dining, entrance foyer, bedrooms, study, utility room
- \* Kitchen- Ceramic tiles Dado up to 2' height from the kitchen counter
- \* Bathroom- Ceramic tiles on wall up to door height

## Flooring for apartment unit

- \* Entrance foyer- Vitrified tiles
- \* Bedroom, study room- Vitrified tiles
- \* Master bedroom- Laminated wooden flooring
- \* Bathroom, kitchen and balcony- Anti-skid ceramic tiles
- \* Utility room- Ceramic tiles
- \* Private terrace- Roof tiles

## Flooring for common areas

- \* Staircase- Kota stone
- \* Lift lobby/ vestibule- Vitrified tiles / Granite/ Marble
- \* Other common areas- Screed concrete

## Windows

- \* Standard section of aluminum window/ UPVC window

## Doors

- \* Hard wood door frame for all doors
- \* Main door one side teak veneer shutter with melamine polish
- \* All other doors made of flush shutters and enamel painting



#### Sanitary ware

- \* White porcelain sanitary ware of Parryware/ Hindware or equivalent
- \* Water closet with exposed cistern
- \* Ceramic hand basin
- \* CP fittings of Jaquar or equivalent make; geyser of reputed brands for all bathrooms

#### Kitchen

- \* Stainless steel sink

#### Electrical wiring and fittings

- \* Concealed wiring and branded modular switches and sockets
- \* Stipulated light and plug points as per architectural drawing
- \* Telephone point in the living room and master bedroom
- \* TV point in master bedroom and living

#### Power backup

- \* 24X7 DG power backup for all common area lighting, lifts and pumps
- \* Power backup for individual apartments at extra cost

#### Security

- \* CCTV monitoring for ground floor

#### Air conditioning

- \* Split AC of reputed brand in all bedrooms, living rooms and dining rooms

#### Fire suppression and detection

- \* Provision of adequate fire fighting system with wet risers and fire sprinklers connected to the fire tank
- \* Smoke detectors and fire sprinklers in common areas

#### Lifts

- \* Two nos. passenger lifts and a stretcher lift of reputed make



# ARCHITECT'S PROFILE



M/s. Aahir Consultants Private Limited led by Kabir Hira, are a reputed Bangalore-based architecture and interior design firm with more than 20 years of work experience. The firm operates with a staff of 15 committed architects. The company's project profile ranges from well planned homes to successful restaurants and bars as well as large residential and commercial developments for reputed builders. Their works have been featured regularly in architecture and interior design magazines.



# LANDSCAPING AGENT'S PROFILE



## Shastri Associates

Architects, interior designers, urban and landscape planners based in Bengaluru

Accolades and awards won by us:

Recipient of JK Award (in Architecture) 1993, for best housing of the year for CIDCO housing of 983 residential units

Projects exhibited at the Festival of India in France for showcasing contemporary architectural traits prevalent in India

Won the first prize for design of a commercial complex in Bhopal from Shri Shankar Dayal Sharma, Former President, India

Won nine National Open Architecture Design competitions in the categories of housing, commercial complex and exhibition projects

## Experience

Selected member of the National Waste Management Council constituted by the Ministry of Environment and Forests, Government of India; the council was an advisory and promotional body to the Ministry from 1991 to 1997

Visiting faculty member to School of Planning and Architecture, New Delhi for graduation and post graduation courses

Won two institutional projects at the design competition for a residential school at Nandi Krishnanagar, Bijapur and the Medical College block along with a 1200 capacity auditorium complex for BLDEA, Bijapur



## Awarded projects

Cidco Housing – Navi Mumbai

Vittal Mallya Convention Centre – Bangalore

Oshiwara District Centre – Mumbai

Exhibition Ground – Mysore

Azadpur Vegetable Market – New Delhi



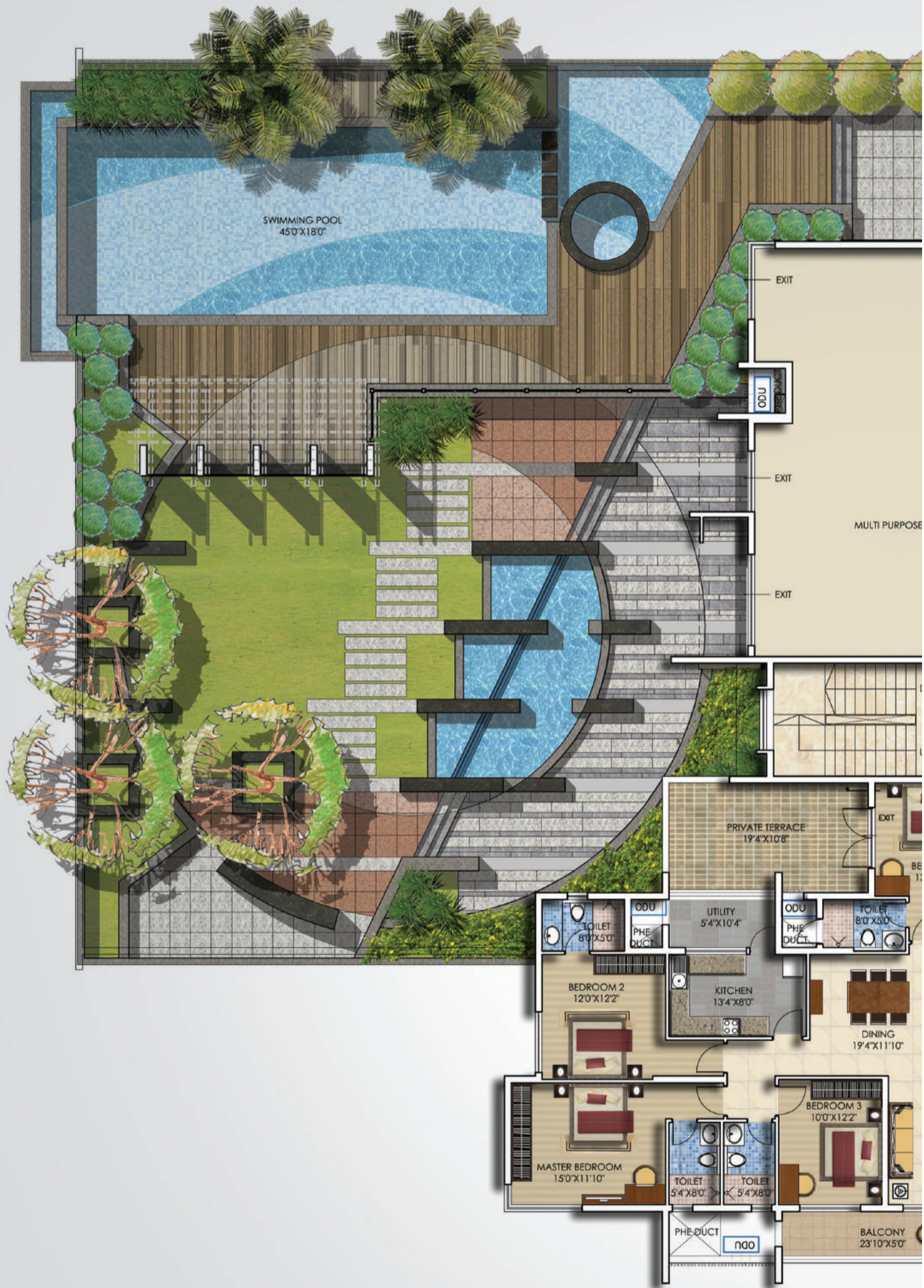
# LUXURIA HEIGHTS



Stilt Floor Plan



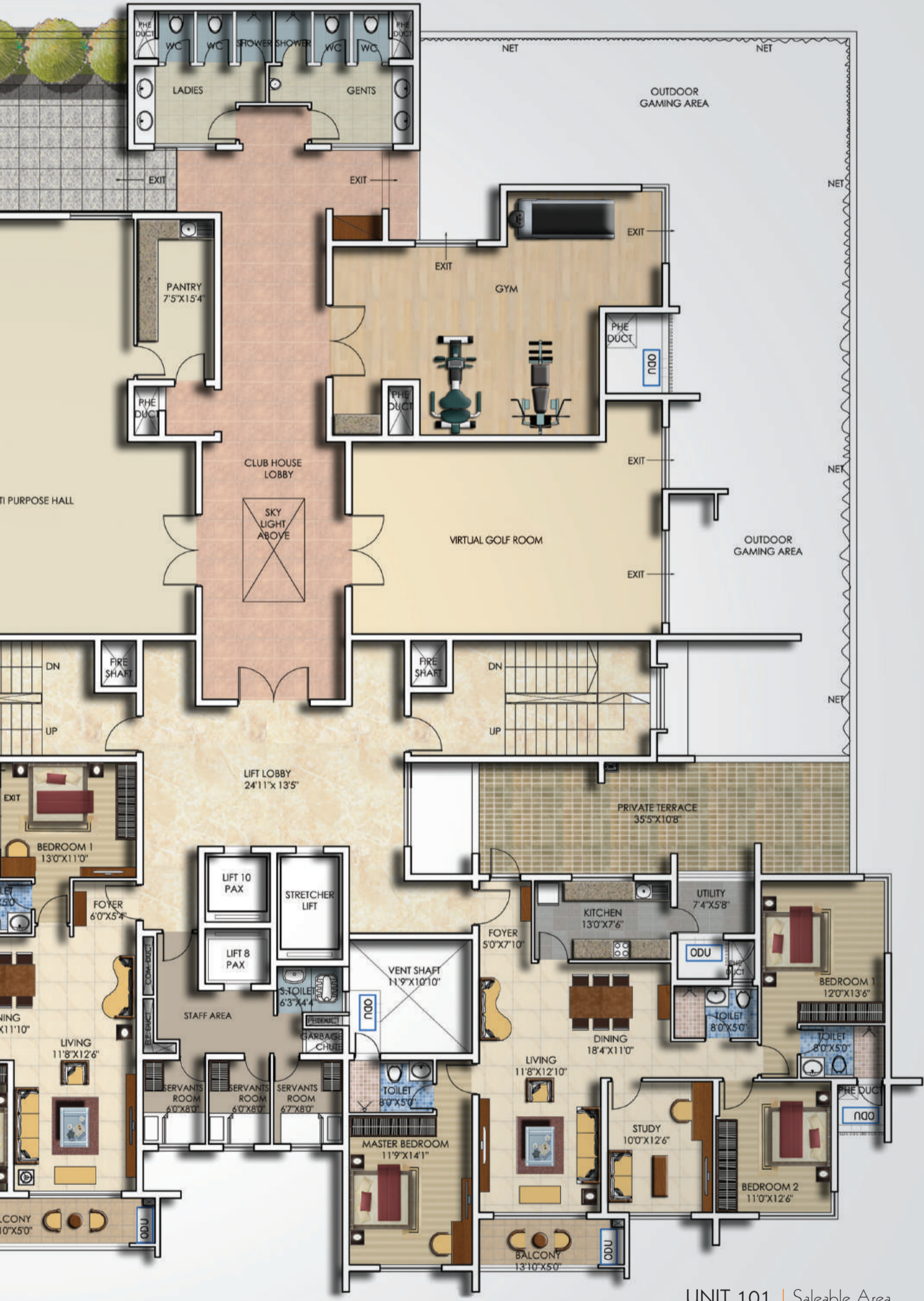
# LUXURIA HEIGHTS



UNIT 102 | Saleable Area  
2,302 sq ft

Private Terrace Area  
217 sq ft

# 1<sup>st</sup> Floor Plan



UNIT 101 | Saleable Area  
2,074 sq ft

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Private Terrace Area  
394 sq ft

# LUXURIA HEIGHTS

UNIT 203 | Saleable Area  
UNIT 503 | 1,809 sq ft



UNIT 202 | Saleable Area  
UNIT 502 | 2,302 sq ft

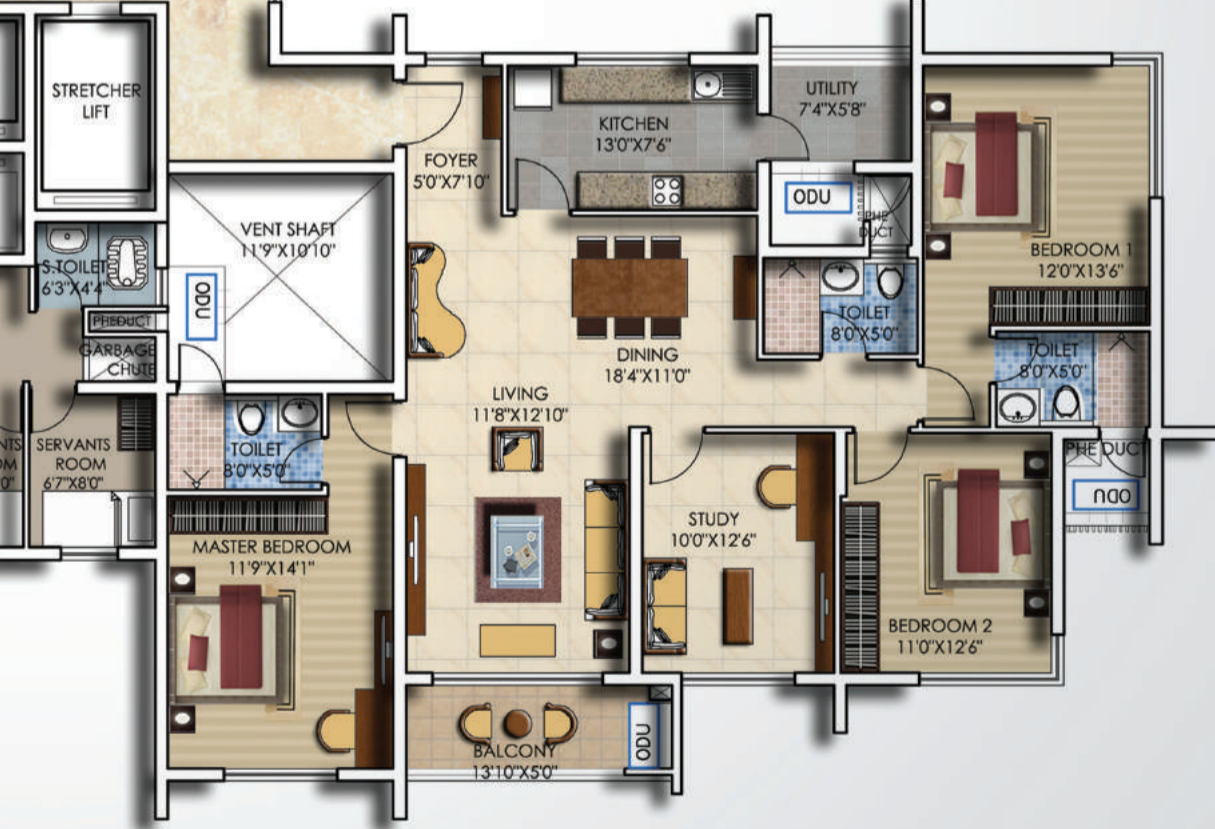
## 2<sup>nd</sup> and 5<sup>th</sup> Floor Plan



UNIT 204 | Saleable Area  
UNIT 504 | 1,743 sq ft



LIFT LOBBY  
24'11" x 8'0"



UNIT 201 | Saleable Area  
UNIT 501 | 2,074 sq ft

# LUXURIA HEIGHTS

- UNIT 303 | Saleable Area
- UNIT 403 | 1,809 sq ft
- UNIT 603
- UNIT 703
- UNIT 903
- UNIT 1003
- UNIT 1203
- UNIT 1303
- UNIT 1503
- UNIT 1603



- UNIT 302 | Saleable Area
- UNIT 402 | 2,302 sq ft
- UNIT 602
- UNIT 702
- UNIT 902
- UNIT 1002
- UNIT 1202
- UNIT 1302
- UNIT 1502
- UNIT 1602

# Typical Floor Plan



- UNIT 304 | Saleable Area
- UNIT 404 | 1,743 sq ft
- UNIT 604
- UNIT 704
- UNIT 904
- UNIT 1004
- UNIT 1204
- UNIT 1304
- UNIT 1504
- UNIT 1604



- UNIT 301 | Saleable Area
- UNIT 401 | 2,074 sq ft
- UNIT 601
- UNIT 701
- UNIT 901
- UNIT 1001
- UNIT 1201
- UNIT 1301
- UNIT 1501
- UNIT 1601



# LUXURIA HEIGHTS

UNIT 803 | Saleable Area  
 UNIT 1103 | 1,881 sq ft  
 UNIT 1403



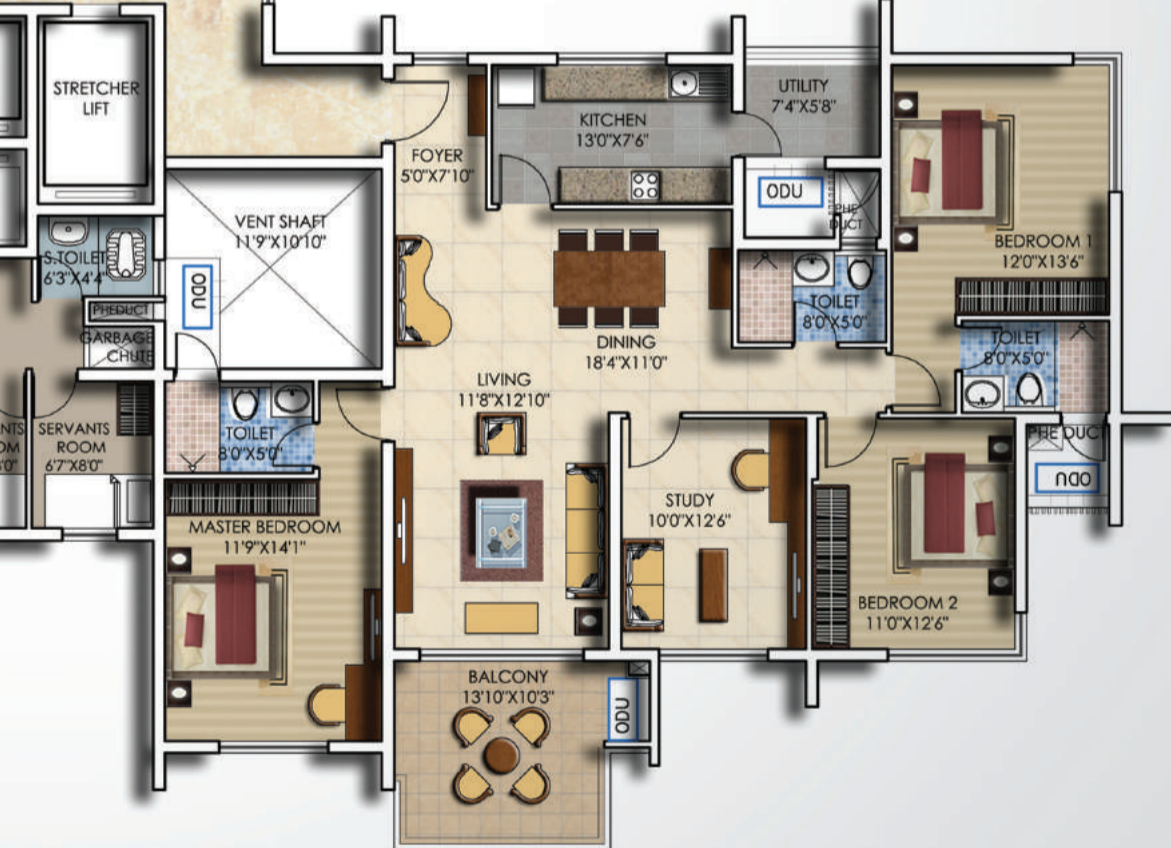
UNIT 802 | Saleable Area  
 UNIT 1102 | 2,384 sq ft  
 UNIT 1402

# 8<sup>th</sup>, 11<sup>th</sup> and 14<sup>th</sup> Floor Plan



UNIT 804 | Saleable Area  
 UNIT 1104 | 1,743 sq ft  
 UNIT 1404

LIFT LOBBY  
 24'11" x 8'0"

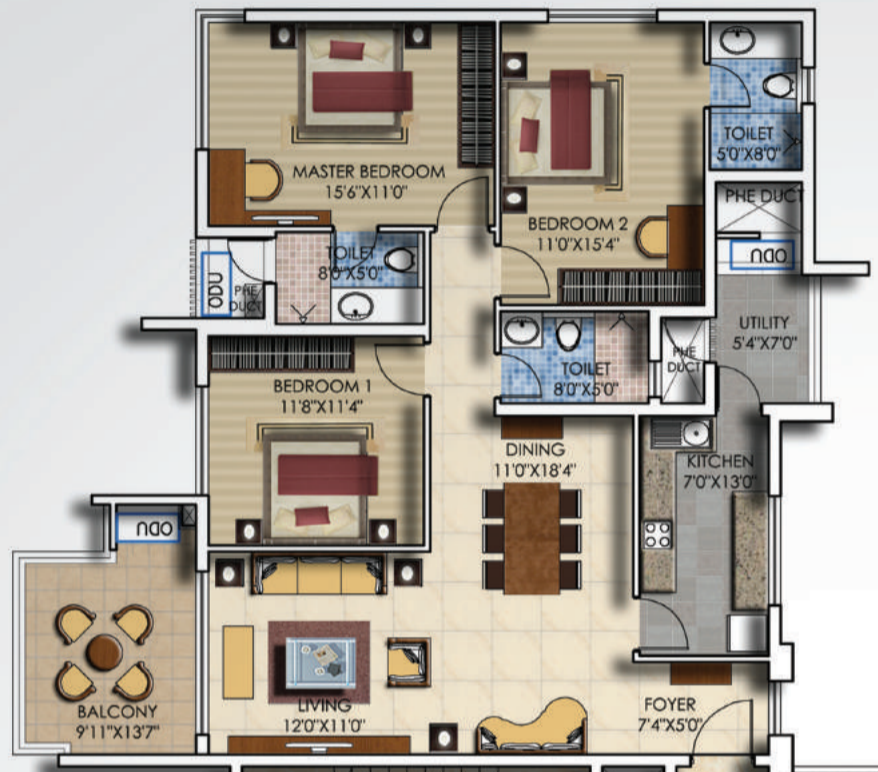


UNIT 801 | Saleable Area  
 UNIT 1101 | 2,156 sq ft  
 UNIT 1401



# LUXURIA HEIGHTS

UNIT 1703 | Saleable Area  
1,881 sq ft

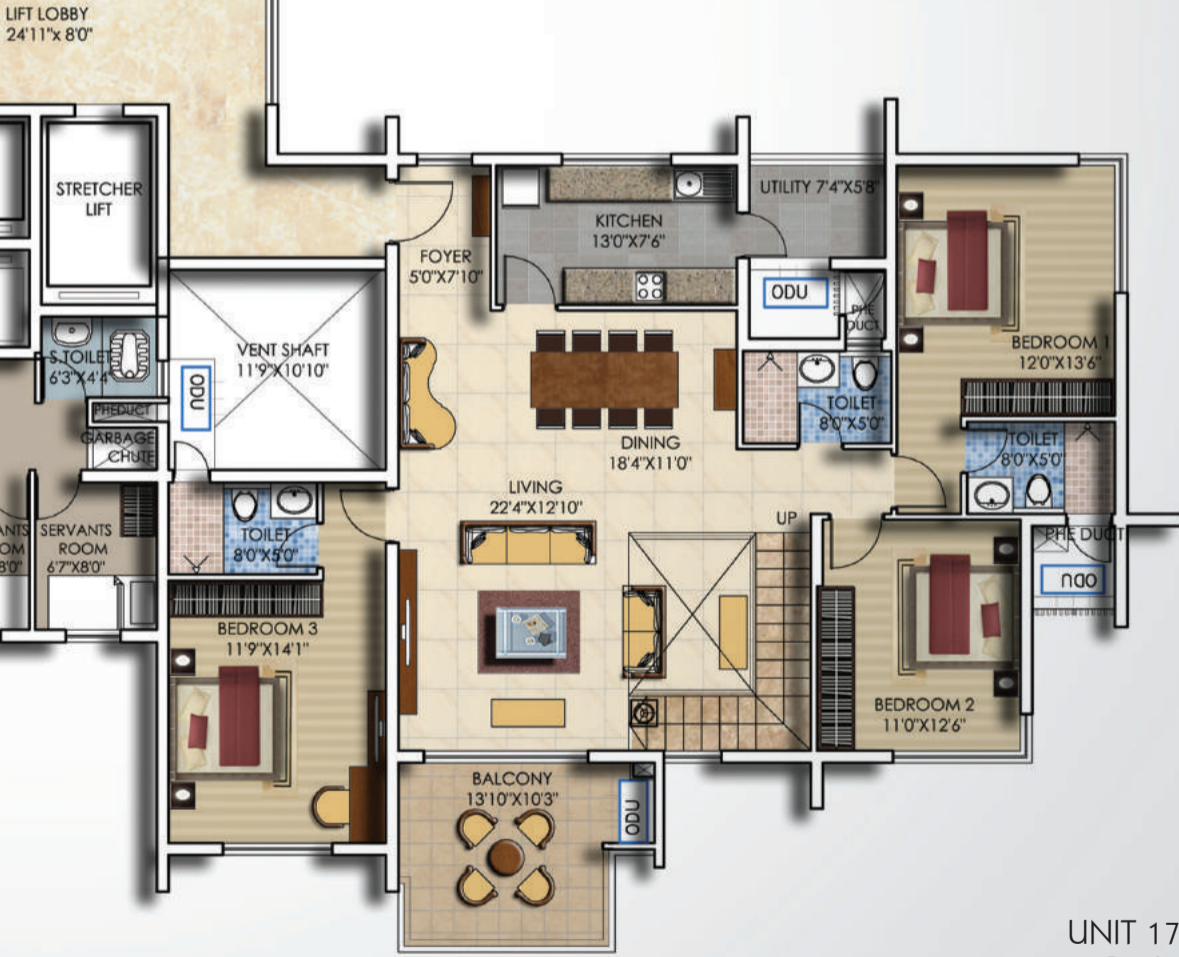


UNIT 1702 | Saleable Area  
Penthouse 3,221 sq ft  
Private Terrace Area  
977 sq ft

# 17<sup>th</sup> Floor Plan



UNIT 1704 | Saleable Area  
1,743 sq ft



UNIT 1701 | Saleable Area  
Penthouse 3,000 sq ft  
Private Terrace Area  
875 sq ft

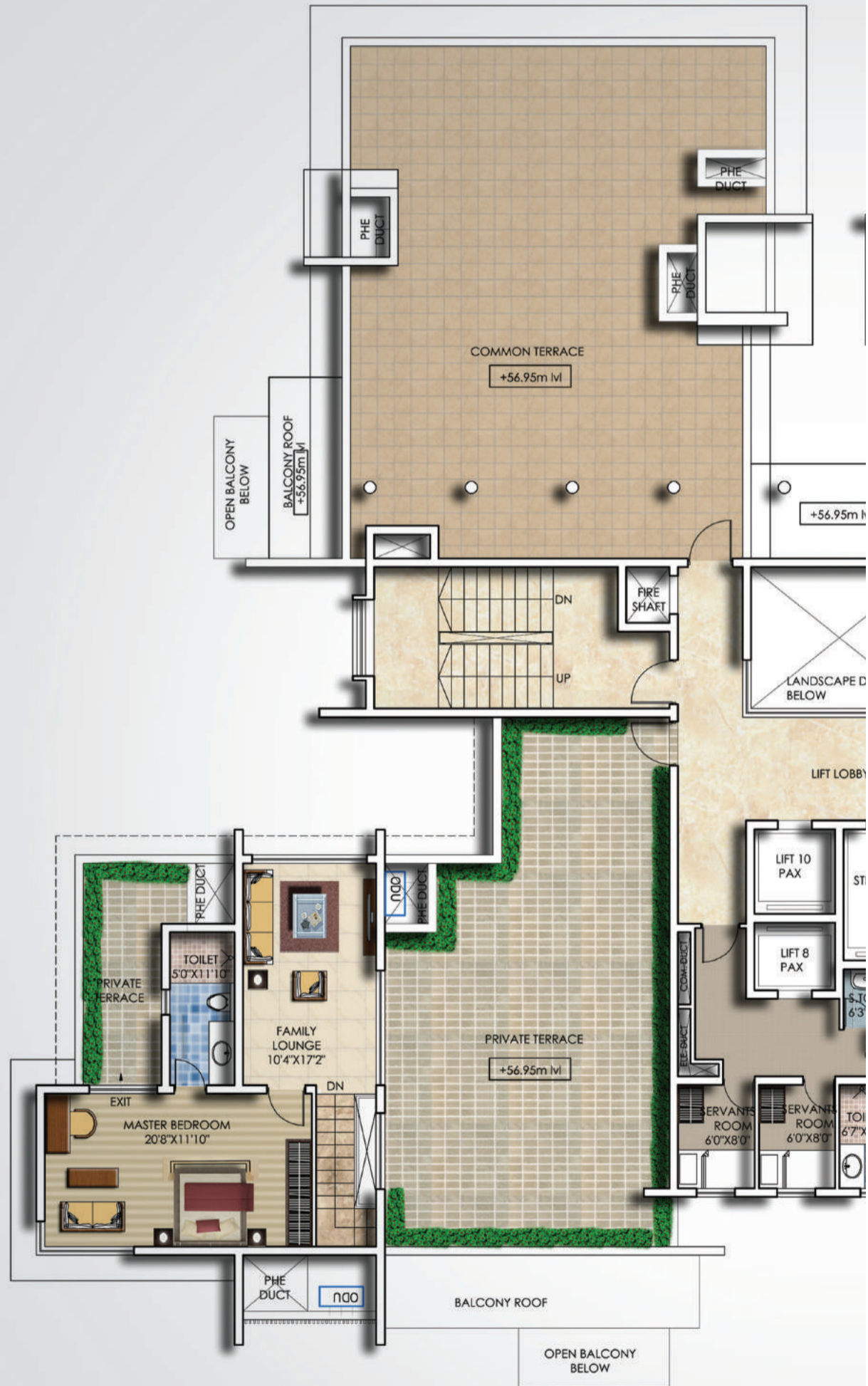


LIFT LOBBY  
24'11" x 8'0"

# LUXURIA HEIGHTS



UNIT 1702  
UPPER LEVEL



# 18<sup>th</sup> Floor Plan



UNIT 1701  
UPPER LEVEL

DEVELOPER

SALARPURIA GROUP

7, CHITTRANJAN AVENUE, KOLKATA – 700072

SIMPLEX INFRASTRUCTURES GROUP

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