



Connect to the  
outer world



*Connect to your inner self*







No matter how much the world means to you  
At end of the day you want to be on your own  
When you enter the gates leave the world outside  
When you shut the door, be with your inner self  
That is what coming home means to you



**SUGAM SUDHIR**

CONNECT TO YOUR INNER SELF



*Home is a place you can be you  
No need to be conscious or constrained  
Just be what you want to be  
Let your inner self be free*





## Sugam Sudhir

Designed for your heart's desires  
Designed for your inner fires

At Sugam Sudhir life will be what you always wished  
Modern and stylish, comfortable and convenient  
Landscaped garden, a lot of breeze and sun  
A community hall, health club and good times  
And 202 like-minded families to share pleasures with



*Your home reflects your style, expresses the way you are  
It meets your needs, fits your self, makes you feel good  
Where you can do what you like according to your mood  
Where you can love and are loved for being who you are*







## Sugam Sudhir

A home where you feel loved  
A home that makes you fall in love

Your home is where you can forget work, but stay connected  
Sugam Sudhir is at Mahamayatala between Garia and Narendrapur  
Not far from the Eastern Bypass or the Metro, next to autos and buses  
Shopping is just a short walk, and the neighbourhood is fast expanding.



*Your home is an investment which will always grow  
For the joy and blessings of generations to follow  
It is an asset that is well protected and walled  
And will keep your family safe round the clock*



## Sugam Sudhir

Growth for your investment  
Happiness for your family

It is an active life that welcomes you to Sugam Sudhir  
Multiple facilities make your leisure time a pleasure  
Whether you are seven or seventy there's something to enjoy  
And many opportunities to make friends with your neighbours



### Project Highlights

- 160 Cottahs of secured compound
- Health Club and Gymnasium
- Air-Conditioned Community Hall
- Intercom and 24 hours security Surveillance system
- Library
- Landscaped Garden
- Children's play area
- Common rooftop
- Indoor Games
- Swimming pool with Jacuzzi





*Wake up with a pleasant thought of how to spend the day  
Gardens, library, gym and pool, and many games to play  
Enjoy the evening parties and programs in the AC Hall  
You can be sure that everyday life will be good for all*



## Specifications

### Foundation

- Reinforced Concrete Cement structure

### Wall Finish

- Interior-Conventional brickwork with Plaster of Paris
- Exterior-Weather Proof Paint with Decorative finish

### Flooring

- Bedrooms- Vitrified Tiles
- Living & Dining- Vitrified Tiles

### Kitchen

- Kitchen- Anti skid Tiles
- Granite Platform with honed edges
- Stainless Steel Sink
- Dado of Ceramic tiles upto 2 ft. above the counter/platform
- Electric point for Refrigerator, Aquaguard, Exhaust fan
- Provision for Exhaust

### Toilet

- Flooring- Anti Skid Ceramic Tiles
- Toilet Walls- Standard Ceramic tiles on the walls upto 7 ft.
- Sanitary ware of Parryware /Hindware or equivalent make
- CP fittings of Jaguar/EssEss/Hindware or equivalent make
- Electrical point for Geyser & Exhaust Fan
- Plumbing provision for Hot/Cold water line

### Doors & Windows

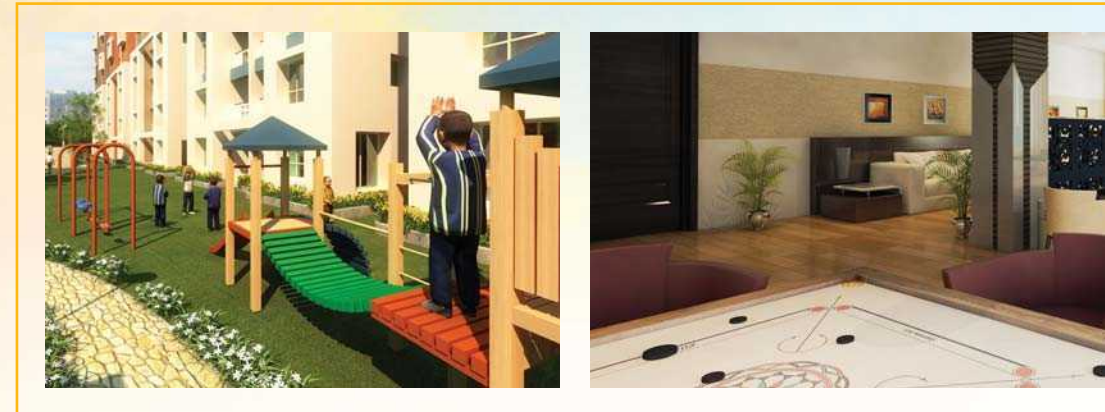
- Door Frame-made of seasoned and treated wood
- Main Door- Solid core flush doors,with decorative brass handles
- Main Door Fittings- Godrej night latch & Eyepiece
- Internal Doors- Solid core flush doors with Stainless Steel locks
- Windows- Fully glazed anodized/powder coated aluminium windows

### Electricals

- AC points in living dining and all the Bedrooms
- Telephone wiring in Living/Dining
- Adequate 15 AMP & 5 AMP. Electrical Points in all bedrooms, Living / Dining, Kitchen, Toilets
- Concealed Copper wiring with Central MCB of reputed brands
- Door bell point at the main entrance door
- Modular switches of reputed brands
- Elevators

### Common Lighting

- Overhead Illumination for compound and street lighting
- Necessary Illumination in all lobbies, staircases & common areas



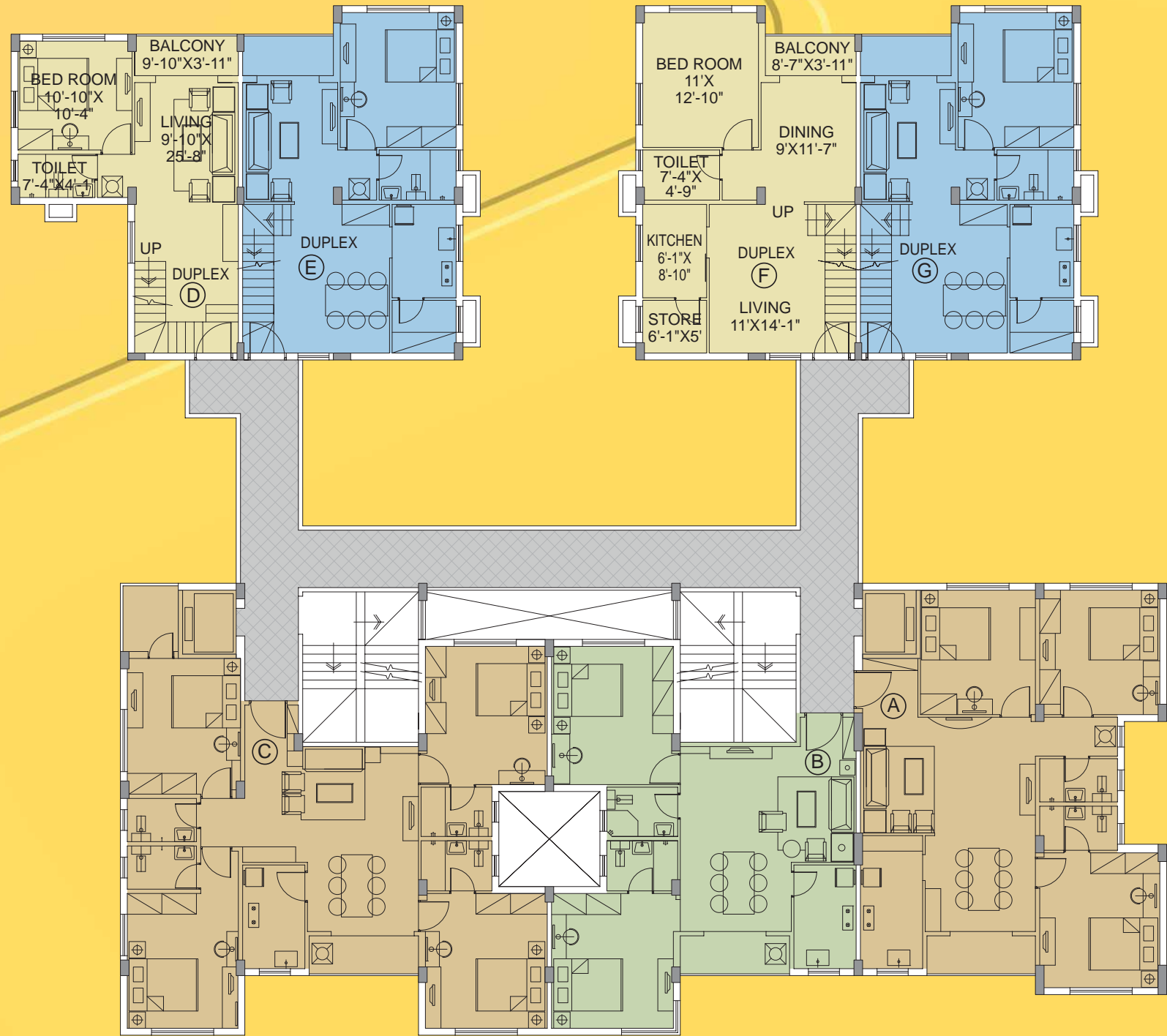


Ground Floor Plan





Block 2 (Typical, Ground, 2nd, 4th & 6th floor plan, Lower LVL.)



Flat	Bedroom	Toilet	Saleable Area	Flat	Bedroom	Toilet	Saleable Area
A	3	2	1360 sq.ft.	D (Dupx.)	3	2	1252 sq.ft.
B	2	2	1069 sq.ft.	E (Dupx.)	3	2	1763 sq.ft.
C	4	4	1677 sq.ft.	F (Dupx.)	3	2	1763 sq.ft.
				G (Dupx.)	3	2	1763 sq.ft.



Block 2 (Typical, 1st, 3rd, 5th & 7th floor plan, Upper LVL.)

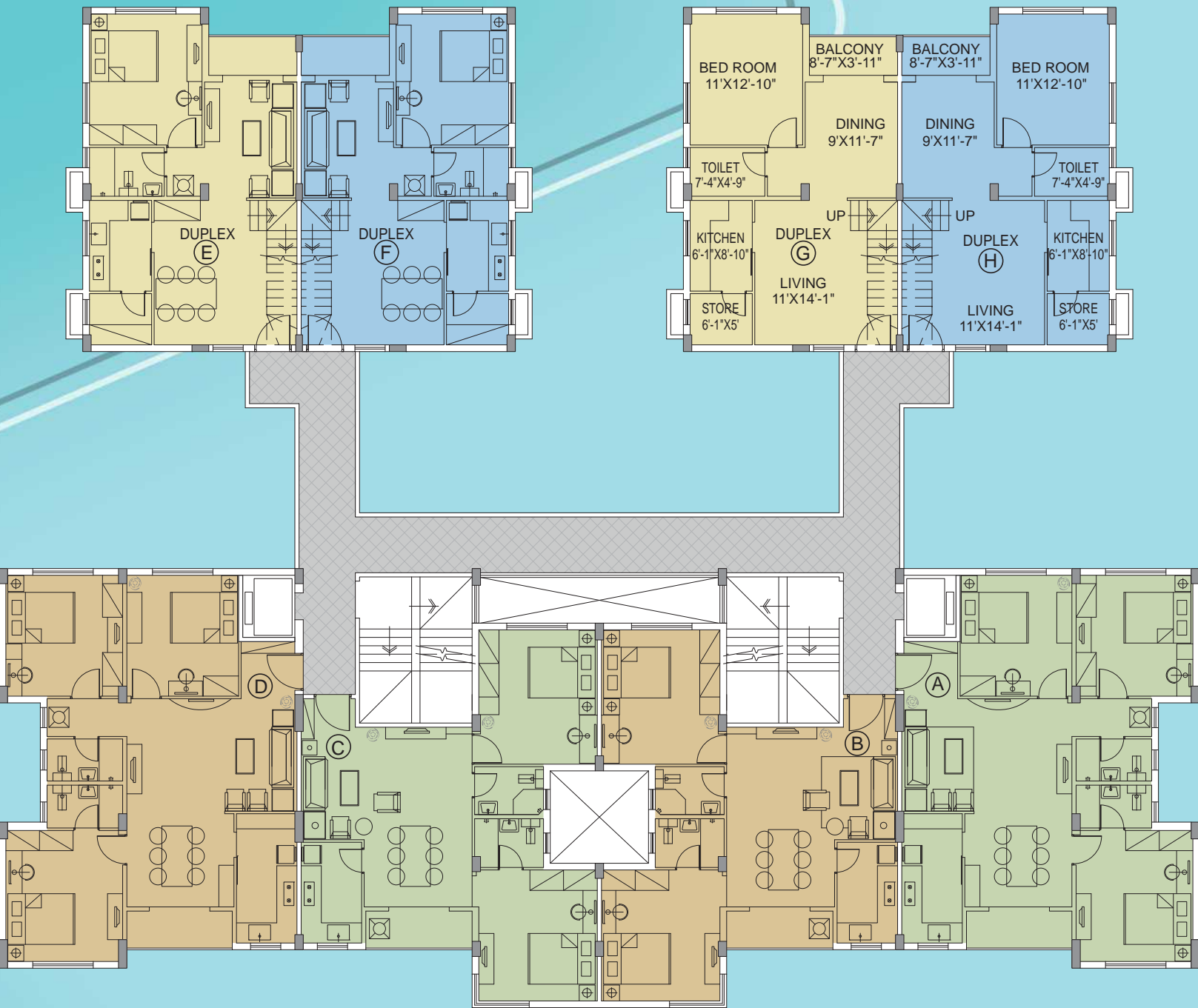


Flat	Bedroom	Toilet	Saleable Area	Flat	Bedroom	Toilet	Saleable Area
A	3	2	1360 sq.ft.	E (Dupx.)	3	2	1763 sq.ft.
B	3	2	1069 sq.ft.	F (Dupx.)	3	2	1763 sq.ft.
C	4	4	1677 sq.ft.	G (Dupx.)	3	2	1763 sq.ft.
				H (Dupx.)	3	2	1763 sq.ft.





Block 3, 4 & 5 (Typical, Ground, 2nd, 4th & 6th floor plan, Lower LVL.)



Flat	Bedroom	Toilet	Saleable Area	Flat	Bedroom	Toilet	Saleable Area
A	3	2	1360 sq.ft.	E (Dupx.)	3	2	1763 sq.ft.
B	2	2	1069 sq.ft.	F (Dupx.)	3	2	1763 sq.ft.
C	2	2	1069 sq.ft.	G (Dupx.)	3	2	1763 sq.ft.
D	3	2	1360 sq.ft.	H (Dupx.)	3	2	1763 sq.ft.



Block 3, 4 & 5 (Typical, 1st, 3rd, 5th & 7th floor plan, Upper LVL.)

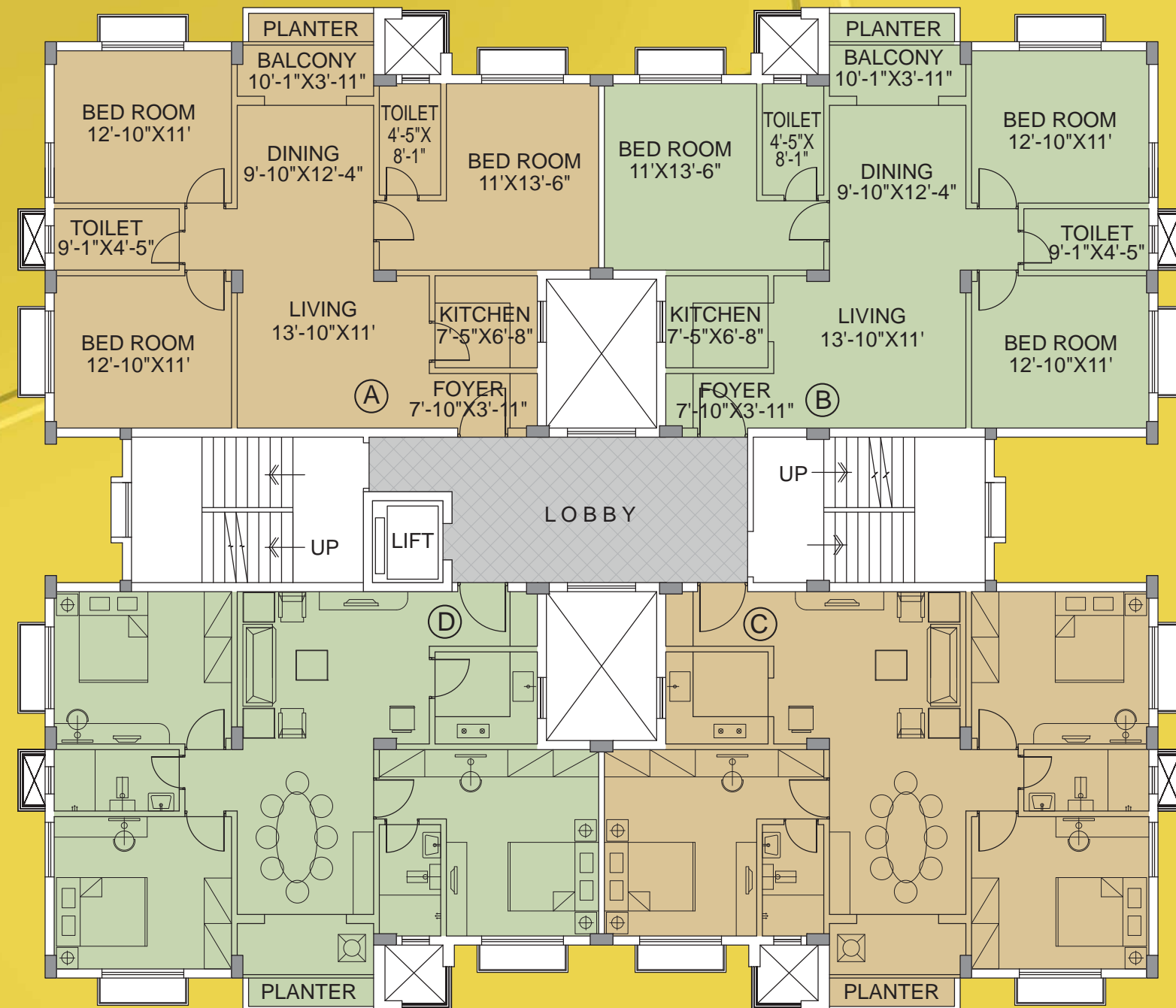


Flat	Bedroom	Toilet	Saleable Area	Flat	Bedroom	Toilet	Saleable Area
A	3	2	1360 sq.ft.	E (Dupx.)	3	2	1763 sq.ft.
B	2	2	1069 sq.ft.	F (Dupx.)	3	2	1763 sq.ft.
C	2	2	1069 sq.ft.	G (Dupx.)	3	2	1763 sq.ft.
D	3	2	1360 sq.ft.	H (Dupx.)	3	2	1763 sq.ft.





## Block 1 (Typical floor plan)



Flat	Bedroom	Toilet	Saleable Area
A	3	2	1397 sq.ft.
B	3	2	1397 sq.ft.
C	3	2	1397 sq.ft.
D	3	2	1397 sq.ft.



**Sugam Sudhir**  
Built by the best

*The SUGAM GROUP is in the business of real estate development for more than two decades and is today a name that reckons respect in the world of real estate in Eastern India. For over 25 years, with a focus on affordable housing, Sugam Homes has showcased a plethora of options, tailored as per the needs of home-seekers.*

*The group, one of the best in the country, started out as a homebuilder and has over time diversified into commercial developments as well. Today with over 1500 happy customers, 19 projects and 80 completed buildings and more than 4000 apartments spread over 6.2 Million sq ft under construction, Sugam Homes is a step closer in realizing their vision of delivering affordable yet comfortable living through aesthetically appealing homes, possibly the best one can ask for and can be truly said to be the 'Pioneers of Affordable Housing'.*

## Our past projects



Sugam Park, Narendrapur



Fort Terrazzo, Gariahat



Sugam Business Park, Salt Lake





**SUGAM SUDHIR**  
CONNECT TO YOUR INNER SELF

Site: 444 South Kumrakhali, Kolkata - 700103

Developers



**Sugam Griha Nirman**

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Architect



**ESPACE**

35A, Dr. Sarat Banerjee Road, Kolkata 700029

Note: This is not a legal document. All specifications including elevation, sizes and layouts etc. are tentative and subject to variations, additions and modifications for betterment of the project by the company.

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