

Green Living in the
Heart of Kolkata



**Bokul
Binyak** *iv*

by Binayak Groups





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Project Facilities

- 24x7 Security with CCTV Surveillance
- Elevator (Lift Facility)
- Covered or Open Car Parking
- Water Supply (24x7 or Underground + Overhead Tank)
- Common Rooftop Access
- Waste Management System
- Maintenance Staff

Live the Way You've Always Imagined

Discover a Home Where Comfort Meets Elegance

At Bokul Binayak 4, our thoughtfully designed 3BHK residences — with super built-up areas of 1232 sq.ft. (Type A) and 1240 sq.ft. (Type B) — bring together style, space, and functionality.

With smart layouts, premium finishes, and a design that balances privacy with togetherness, every home is crafted to let your family live, grow, and thrive — beautifully and peacefully.

Your perfect home awaits at Bokul Binayak 4.

Room Type	Model Flat 1 st , 2 nd , 3 rd Floor	Model Flat 4 th Floor
Bedroom 1	3175 x 2900	2825 x 3050
Bedroom 2	2800 x 3050	3125 x 2900
Bedroom 3	3350 x 3050	3275 x 3050
Toilet 1	2175 x 1200	2150 x 1250
Toilet 2	1925 x 1000	1825 x 1000
Living	2400 x 4050	2400 x 4075
Dining	3850 x 3800	3850 x 3800
Kitchen	2175 x 1650	2150 x 1600
Balcony	1000	1000



Foundation

Pile foundation for long-lasting strength and stability.

Structure

Earthquake-resistant RCC framed structure.

Interior Finish

Premium vitrified floor tiles in Bedroom, Living, Dining, and Bedrooms
Walls finished with Plaster of Paris (POP) for smooth interiors.

Exterior Finish

High-quality, weather-resistant cement-based paint.

Kitchen

Flooring: Anti-skid ceramic tiles.
Counter: Polished granite countertop.
Sink: Stainless steel sink for durability.
Dado: Ceramic tiles up to 2 feet above the counter.
Walls: Finished with Plaster of Paris.



Toilets

Flooring: Anti-skid ceramic tiles.
Wall Dado: Glazed tiles up to 7 feet height.
Fittings: Branded CP fittings with hot & cold mixing arrangements.
Sanitaryware: Branded EWC and Wash Basin.

Doors & Windows

Glazed aluminium windows with a combination of openable and fixed sections for light and ventilation.
Frame: Sturdy timber frame.
Shutter: Flush doors for all rooms.
Main Door: Elegant panel door.

Electrical

AC points in Living, Dining, and all Bedrooms adequate electrical points in Bedrooms, Kitchen, Living/Dining & Toilets concealed copper wiring with modular switches of reputed brands Doorbell provision at the main entrance door.

Elevator

Passenger lift from reputed brands.

Staircase & Floor Lobby

Finished with Kota Stone, Marble or Tiles for durability & aesthetics.

Security Systems

CCTV surveillance in entrance lobby (Ground Floor).



Location Advantage

Welcome to Bokul Binayak 4 – Green Living in the Heart of Kolkata
Set amid the refreshing greenery around the city yet located in the vibrant core of Kolkata, Bokul Binayak 4 offers a lifestyle that perfectly balances convenience with calm. With easy access to major roads, markets, and essential facilities, this thoughtfully designed residential address ensures you're always connected—without giving up the serenity of a peaceful neighbourhood. Blending modern architecture with the natural charm of green surroundings, Bokul Binayak 4 is more than a home—it's a promise of comfort, harmony, and a better way of urban living.

- > 9 mins RN Tagore Hospital
- > 9 mins Manipal Hospital
- > 12 mins Metro Cash & Carry
- > 12 mins Peerless Hospital
- > 14 mins Jyotirindra Nandi Metro
- > 6 mins Mukundapur Bus Stand
- > 7 mins Indus Valley School
- > 5 mins South Point School

Project Address

3890, Nayabad Ave, Budherhat, Pancha Sayar, Kolkata 700094

Other Projects



Bakul Binayak 3



Binayak Rose



Binayak Bluebell



Binayak Merigold



Binayak Groups

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