



## **Project Facilities**

- **W** Elevator (Lift Facility)
- **W** Covered or Open Car Parking
- Water Supply (24×7 or Underground + Overhead Tank)

- **1** Common Rooftop Access
- ₩ Waste Management System
- **W** Maintenance Staff
- ₩ Fire Safety Measures

# **Where Spacious Living Meets Peace of Mind**

Step into a thoughtfully designed 3 BHK home that gives your family more than just rooms — it offers space to grow, connect, and breathe. With a super built-up area of 1100 sq.ft, every inch is crafted for comfort, functionality, and warmth.

Room Type	Model Flat A (mm)	Model Flat B (mm)
Bedroom 1	3650 x 2975	3150 x 3050
Bedroom 2	3175 x 2775	3050 x 3050
Bedroom 3	3025 x 3175	3050 x 3125
Common Toilet	1200 x 2200	1200 x 2200
Attached Washroom	1000 x 1500	1000 x 1500
Living Area	2625 x 2675	2875 x 2725
Kitchen & Dining	4557 x 2900	3600 x 2825



#### **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, and 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 and aesthetics.

## **Security Systems**

CCTV surveillance in entrance lobby (Ground Floor).





# **Location Advantage**

Blue Bell by Binayak Group is strategically located on Nayabad Main Road, offering seamless connectivity to the city's growing infrastructure. Just a stone's throw away from the upcoming Swaratijit Ray Metro Station, the location ensures smooth and hassle-free commuting.

Set amidst serene surroundings, Blue Bell blends the charm of nature with modern living-delivering a perfect balance of tranquility and convenience. With thoughtful planning and a green-conscious design, this is where your peaceful, well-connected life begins.

> 400 m RN Tagore Hospital

> 1.6 km Metro Cash & Carry

> 2.2 km Satyajit Ray Metro

> 1.5 km Indus Valley School

> 700 m Manipal Hospital

> 3.3 km Peerless Hospital

> 100 m Mukundapur Bus Stand

> 800 m South Point School

# **Project Address**

1637, Mukundapur Main Rd, Ramkrishna Palli, Mukundapur, Kolkata-700099

# WBRERA/P/KOL/2025/002931

# **Other Projects**



1/3, beside Metro Cash & Carry, Nitai Nagar, Kol - 99

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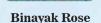
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**Bakul Binayak 3** 





**Binayak Marigold** 



**Binayak Purple**