



Blue Bell

by Binayak Groups

Where
Life Finds Its Perfect
Rhythm





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
- 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



Bakul Binayak 3



Binayak Rose



Binayak Marigold



Binayak Purple



Binayak Groups

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