

Developer & Co-owner

SKDJ
GROUP

Co-owner



Corporate Address

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Site Address

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Kolkata 700038

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Nidhara Phase 1 Rera No.: WBRERA/P/KOL/2025/002345 | www.rera.wb.gov.in

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NIDHARA

BELONG TO A LIFE FULFILLED

TURN YOUR PHONE OFF
AND TURN THE PAGES



NOW,
SAVOUR THE
LITTLE MOMENTS
OF LIFE

Yes, it's been there since long, waiting for
your company. We are here to take you
on the journey of a life *fulfilled*.

THE ART OF *Fulfilled* LIVING, UNFOLDS IN FOUR CHAPTERS



ONE

We aspired for the tallest creation in the vicinity



We found joy in masterful design

TWO



THREE

We understood the heart of space



We researched the wheel of *fulfilment*

FOUR



THEN WE BEGAN
THE JOURNEY OF MAKING
A Fulfilled LIVING

Chapter ONE



WE ASPIRED FOR THE TALLEST
AND HAVE COME UP
WITH THIS WONDER

In the times of reels, we envisioned an architectural marvel that would stand still, and allow you to glance through every little detail, designed for your little pleasures of life.



Artist's Impression

NIDHARA

BELONG TO A LIFE FULFILLED

Two Towers of 21 Storeys || One Tower of 15 Storeys
115 Expansive Apartments || 3, 4 & 5 BHK up to 2314 Sq. Ft



270° PANORAMIC VIEW

SOUTH-OPEN APARTMENTS

UNPARALLELED OPENNESS

CONVENIENCE THAT CONNECTS YOU TO
Fulfilment AND THE REST OF THE CITY

Healthcare

B.P. Poddar Hospital & Medical Research Centre	1.7 kms
RSV Hospital Behala	2.4 kms
BM Birla Heart Research Centre	4.4 kms
Woodlands Multispeciality Hospital	5.0 kms

Connectivity

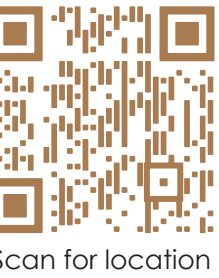
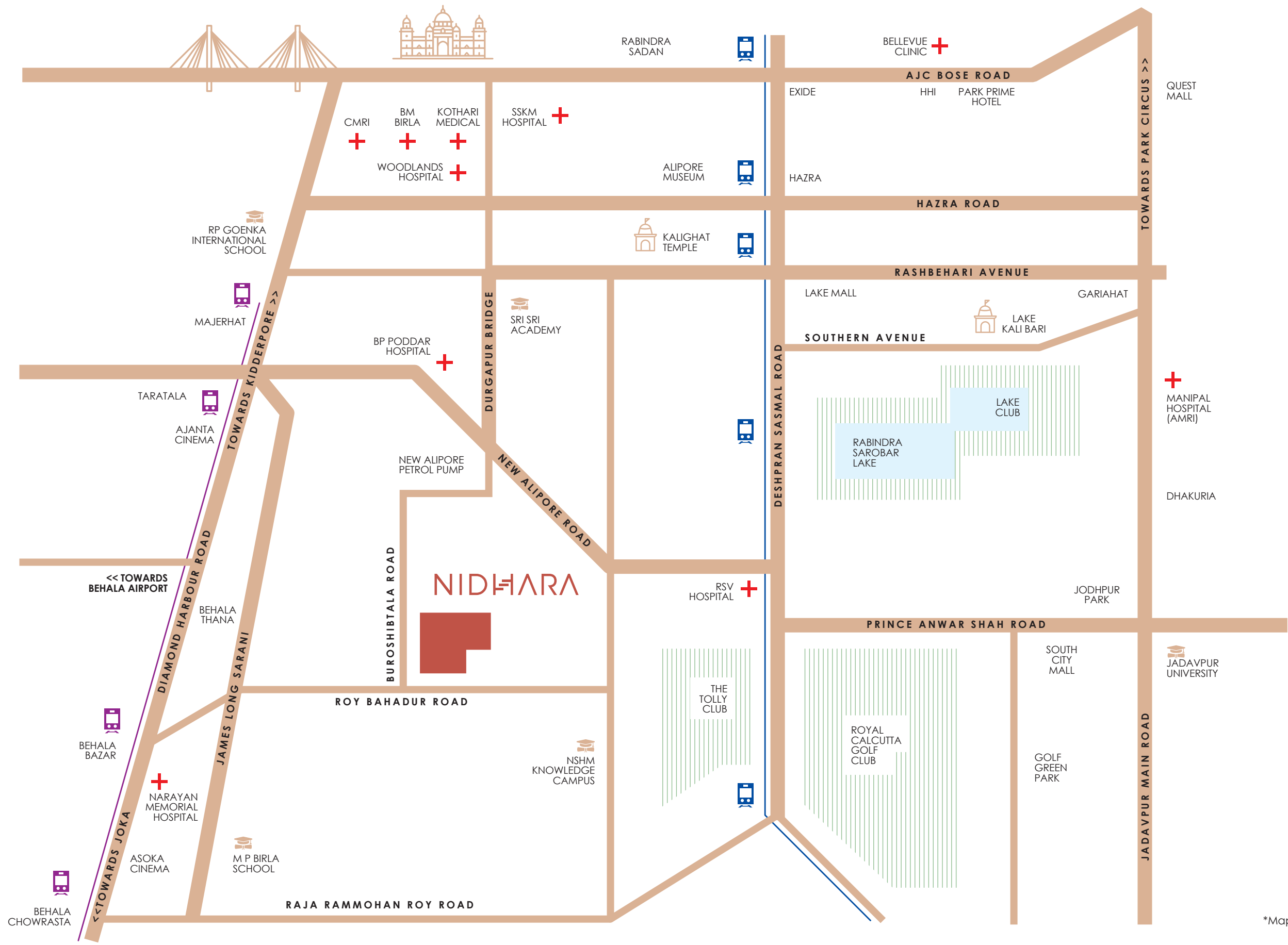
Behala Bazar Metro	1.8 kms
Rabindra Sarovar Metro	2.7 kms
Sealdah Railway Station	11.1 kms
Howrah Railway Station	12.7 kms
Netaji Subhas Chandra Bose International Airport	26.7 kms

Schools & Colleges

NSHM Knowledge Campus	1.9 kms
Sri Sri Academy	2.0 kms
RP Goenka International School	3.2 kms
Lakshmipat Singhanian Academy	4.1 kms
Jadavpur University	5.0 kms

Others

Royal Calcutta Golf Club	3.2 kms
Alipore Museum	3.2 kms
Kalighat Temple	3.3 kms
South City Mall	4.1 kms
Forum Courtyard Mall	5.5 kms
Taj Bengal	6.1 kms
Birla Mandir	6.5 kms
Quest Mall	7.7 kms



Scan for location

*Map not to scale



Artist's Impression

AT THE CROSSROADS
OF AFFLUENCE AND TIMELESS ALLURE



Artist's Impression

ENVELOP YOUR LIFE
IN AN AMBIANCE LIKE NEVER BEFORE

Chapter TWO

WE FOUND JOY
IN MASTERFUL DESIGN

The ethos behind the Nidhara design
is centered around a lifestyle of
fulfilled living.

- 2 flats per floor in select towers
- ✧
- Spaciously designed for maximum privacy
- ✧
- Double-height entrance and expansive lobby
- ✧
- 3-tier landscaping with exquisite amenities
- ✧
- Double-height club spaces

NIDHARA

BELONG TO A LIFE FULFILLED



DEVELOPER SPEAKS

Weaving the fabric of a living *Fulfilled*

A life fulfilled is a life well-lived. Our approach has forever been *fulfilment*-first, and we have incorporated this concept into our creation. In our mission to craft homes that stand as testaments to quality, comfort, and modern living, we have reached a new milestone with Nidhara.

As the tallest abode in Buroshibtala, it is designed to deliver a living experience that embodies our vision. Every detail has been meticulously considered to ensure that you enjoy the desired lifestyle. We've maximized the value of space by designing one tower with the capacity of two, ensuring that all three of our towers are open, spacious, and full of life. The attractions, made of high quality materials, within and around the towers enhance not only luxury but also convenience, making your living experience truly *fulfilling*.

- Team
SKDJ Group



Artist's Impression

AN **ENTRANCE** GLIMMERING WITH
MODERNITY AND SHEER CLASS

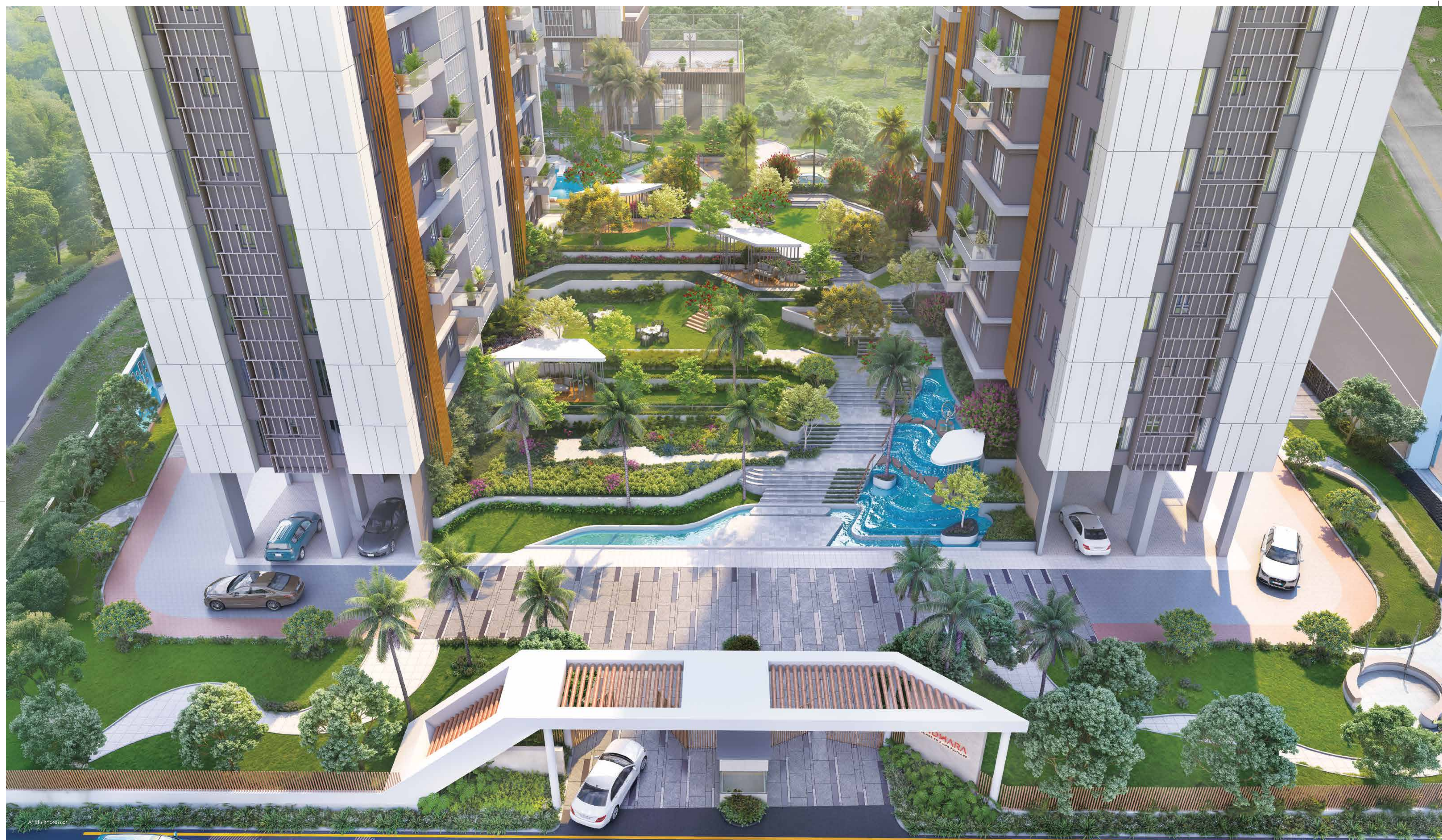
MASTER PLAN



*Map not to scale

LEGEND

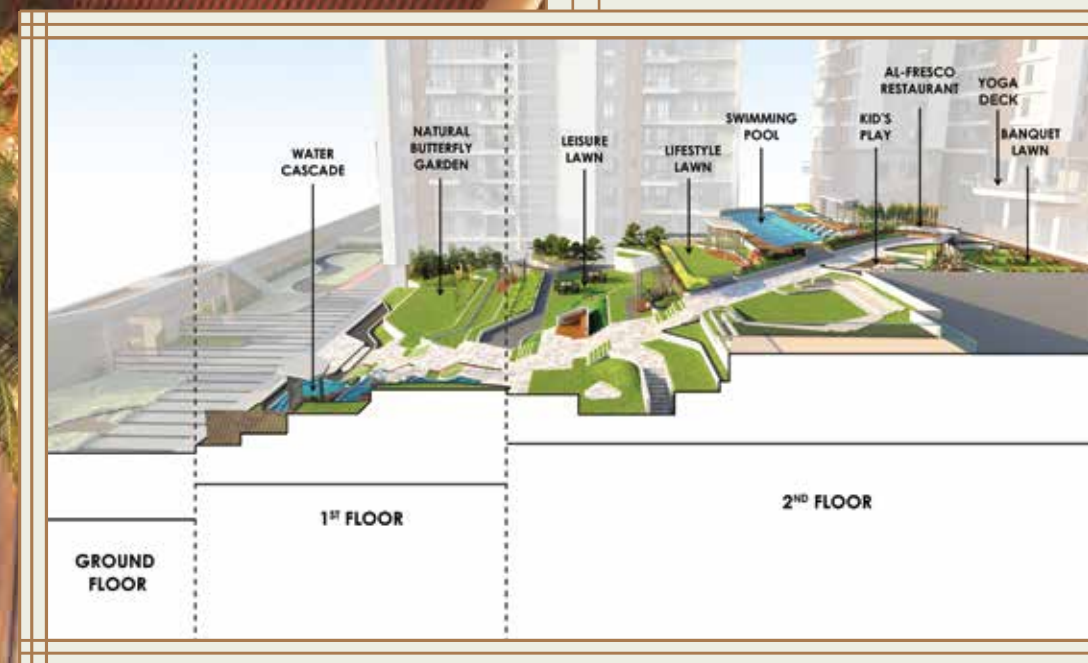
- | | | | |
|------------------------------|---------------------------------------|------------------------|--------------------------|
| 1. GATE COMPLEX ENTRY / EXIT | 9. ROLLING MOUND | 17. ENTRY PLAZA | 25. POOL DECK |
| 2. DRIVEWAY | 10. MULTI-PURPOSE COURT | 18. SENSORY GARDEN | 26. SUNKEN SEATING |
| 3. JOGGING TRACK | 11. KIDS' PLAY WITH SAND PIT | 19. CONTEMPLATION LAWN | 27. JACUZZI |
| 4. ARRIVAL GARDEN | 12. WOOD PARK | 20. AMPHITHEATRE | 28. KIDS' POOL |
| 5. DROP-OFF AREA | 13. LANDSCAPE STAIRCASE | 21. KIDS' PLAY | 29. AL FRESCO RESTAURANT |
| 6. DROP-OFF FEATURE WALL | 14. STEPPED WATER CASCADE WITH CABANA | 22. BANQUET LAWN | 30. MASSAGE ROOM |
| 7. OUTDOOR FITNESS AREA | 15. NATURAL BUTTERFLY GARDEN | 23. BBQ COUNTER | 31. CHANGING ROOM |
| 8. REFLEXOLOGY PARK | 16. GARDEN PAVILION | 24. SWIMMING POOL | 32. RAIN DANCE |
| | | | 33. PERIPHERAL GREEN |



THE AURA OF 3-TIER LANDSCAPING
TOUCHES THE SKY



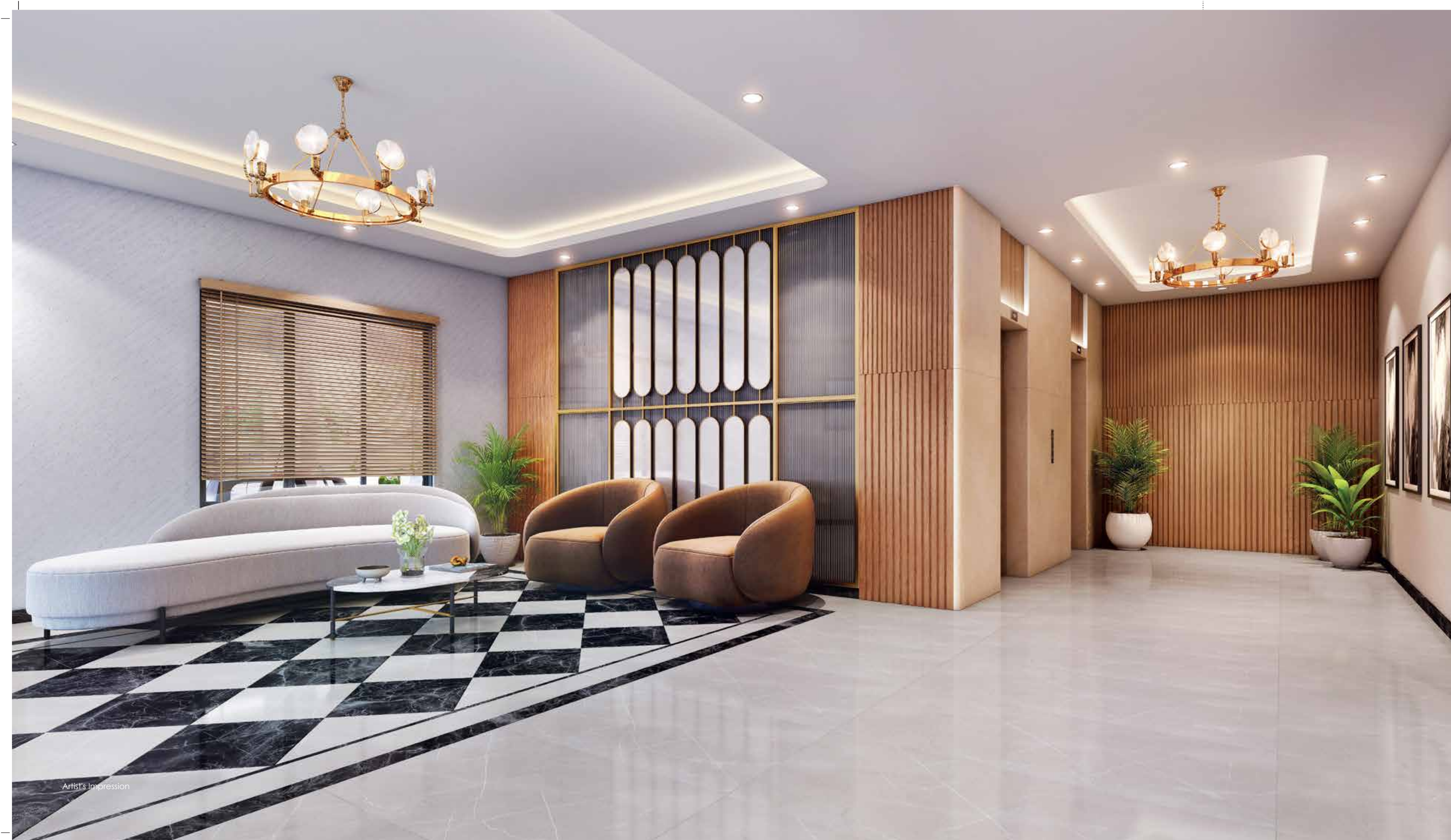
DISCOVER THE LITTLE MOMENTS OF *Fulfilment* AT EVERY LEVEL,
EMBRACED BY **23,338 SQ. FT** OF LUSH GREEN LANDSCAPES





Artist's Impression

UNDER THE MAJESTIC **DROP-OFF**
LIFE FINDS ITS RHYTHM



Artist's Impression

AN AIR OF OPULENCE RISES AT
THE GRAND **EXPANSIVE LOBBY**

Chapter

T H R E E



WE UNDERSTOOD THE HEART OF SPACE

Luxury and comfort come together to create the ultimate urban retreat at Nidhara. Airy yet reclusive, your apartments will be an arena of cross breeze freshness, while still offering you priceless privacy, the kind of high quality living that takes you towards a *fulfilled* life in every way.

✱
3 BHK- 1246 sq. ft onwards

✱
4 BHK- 1583 sq. ft onwards

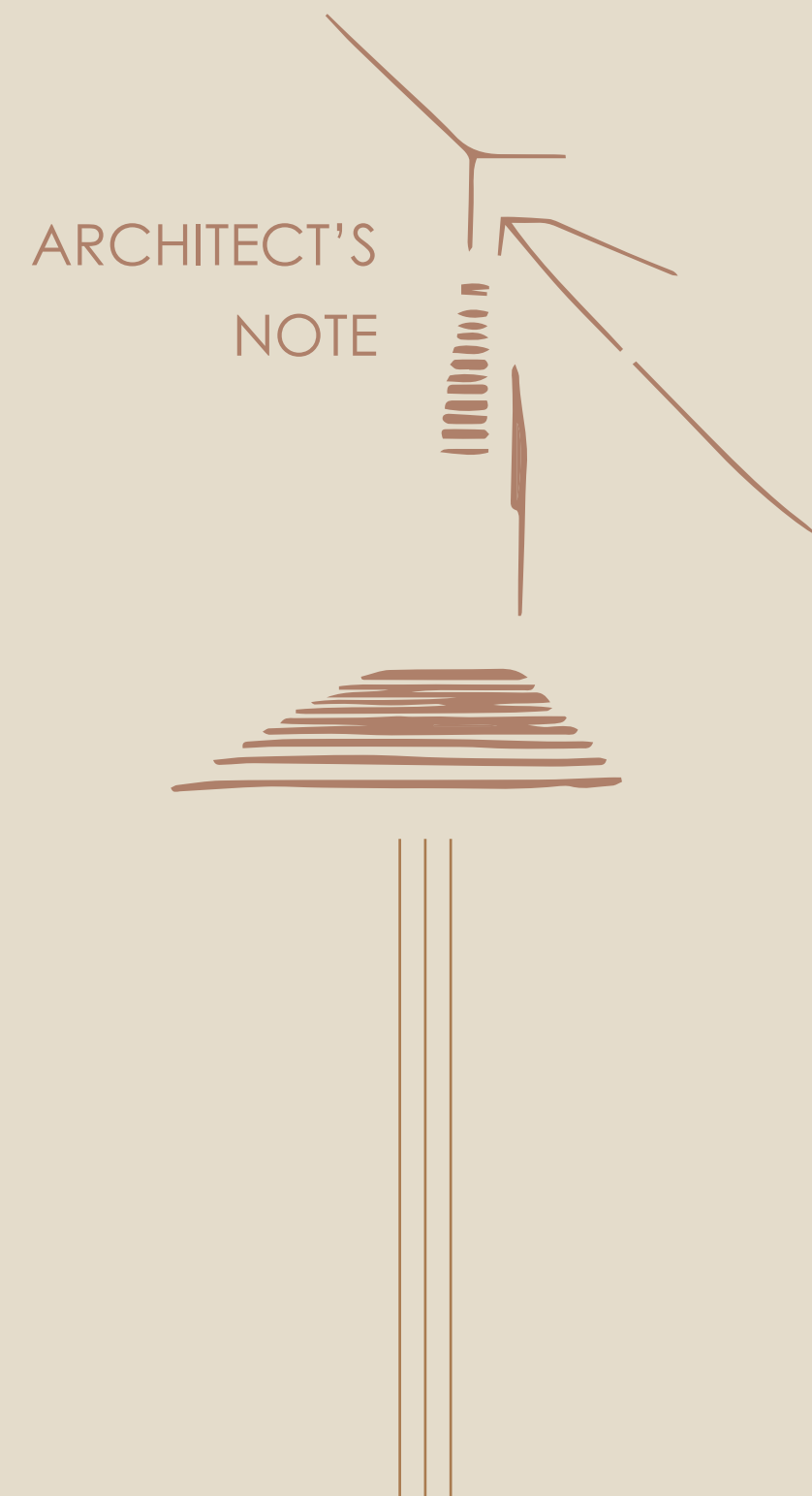
✱
5 BHK- 2314 sq. ft onwards

✱
3-sides-open apartment design

✱
Serene south-facing apartments

✱
Typical floor-to-floor height

3.5 metres



Welcoming positive living from all 3 sides

Nidhara is a spectacle of spacecraft. We could only bring this much *fulfilment* because we used space judiciously and generously.

Right from the expansive ceilings to the spacious apartment layouts, it spells the bigness of life. Inviting positive forces from all three sides, the reclusive apartments stretch out to a panorama. While a slice of the south winds is essential for house owners, we have kept all flats south-open so that everybody can bask in the aura of the southern skies. We have conserved the right space in the right place as well!

Only two apartments per floor in select towers render the living spaces and common areas with a personal touch, making it feel like your own piece of land.

Unparalleled openness has laid the laws of life here at Nidhara, come live it yourself.

- Ar. J P Agrawal
Agrawal & Agrawal



NATURAL WINDS AND SUNLIGHT ARE WELCOME FROM **ALL THREE SIDES**



WATCH THE CITY LIGHTS CONVERGE WITH THE STARS FROM THE **BALCONY**



Artist's Impression

THE WARMTH OF RECLUSE ENVELOPS YOU IN THE **MASTER BEDROOM**



Artist's Impression

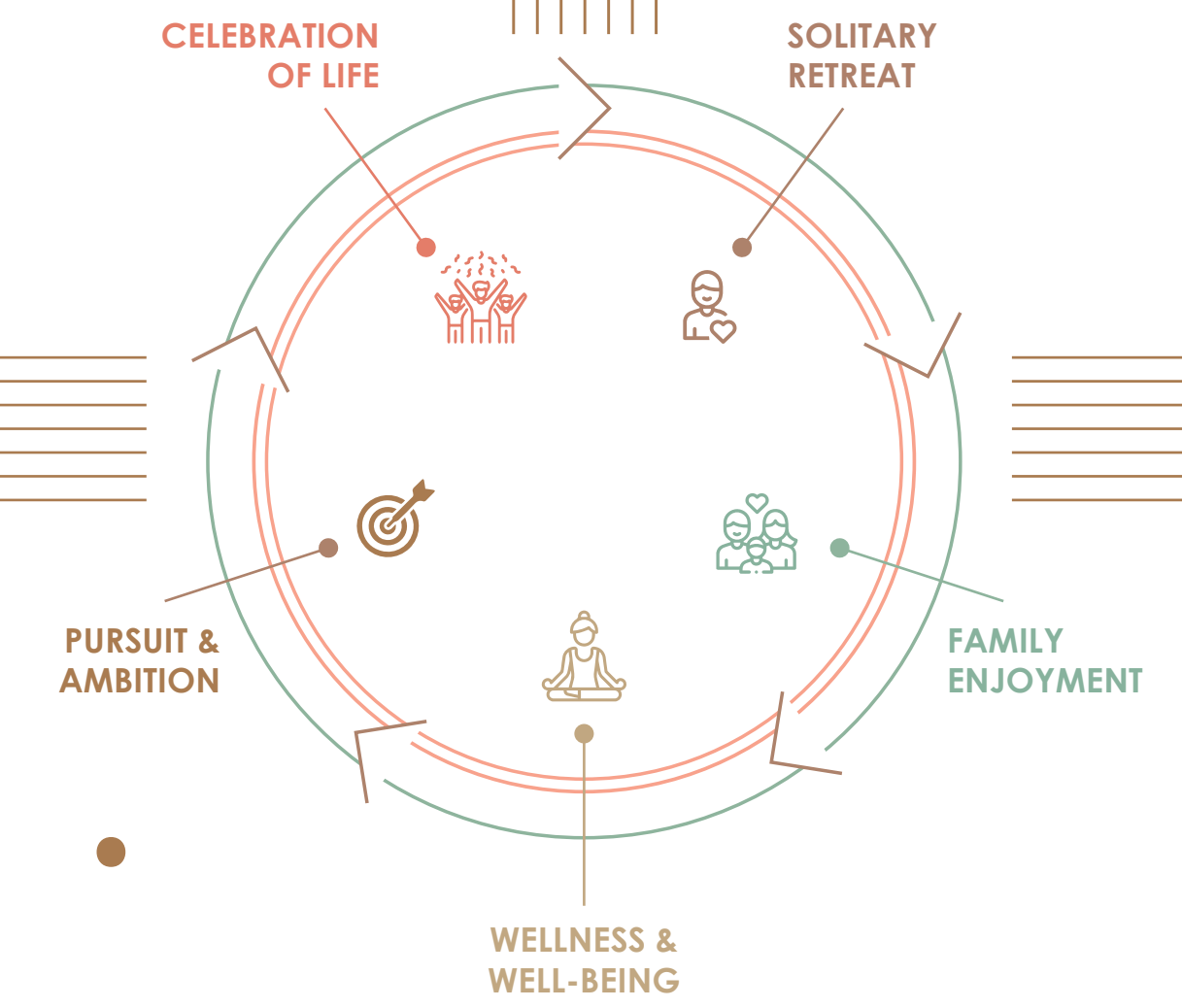
THE CEILING OF MAGNIFICENCE IS **11.5 FEET FLOOR-TO-FLOOR**

Chapter
FOUR

WE DELVED INTO
THE WHEEL OF *Fulfilment*

The landscaping is divided into sections where you can find *fulfilment* in all aspects of life including moments spent in solitude, leisure with family and celebrations with everyone close.

The Club Level offers an impressive **14,812 sq. ft** of grandeur and intimate seclusion, extending seamlessly from the landscaped spaces.





**SOLITARY
RETREAT**



**FAMILY
ENJOYMENT**



**WELLNESS &
WELL-BEING**



**PURSUIT &
AMBITION**



**CELEBRATION
OF LIFE**

INDULGE IN
PRIVATE MOMENTS
CRAFTED FOR
YOUR PRIVATE TIME



- Indoor Aqua Spa
- Stepped Water Cascade with Cabana
- Al Fresco Restaurant





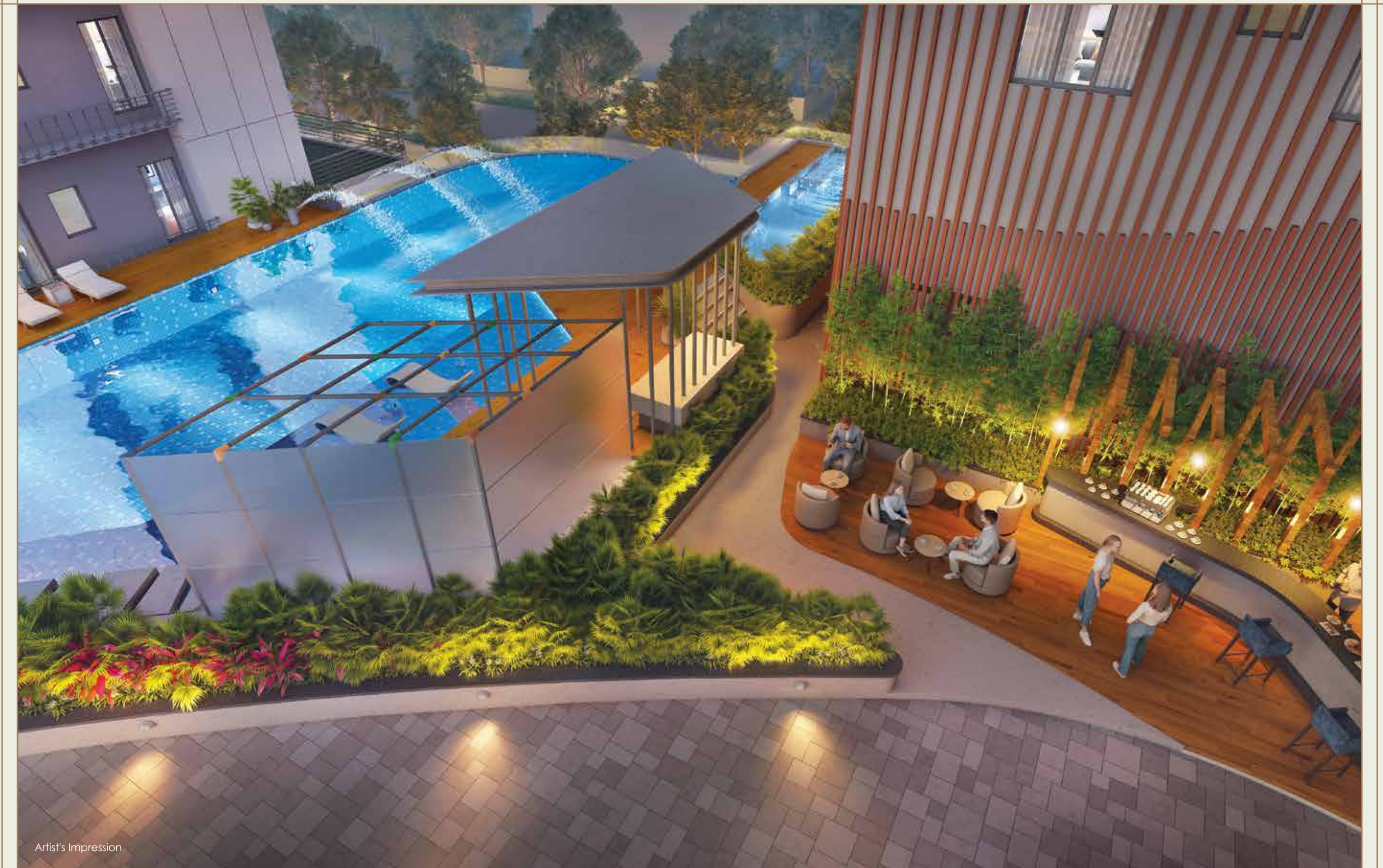
Artist's Impression



STEPPED WATER CASCADE WITH CABANA



INDOOR AQUA SPA



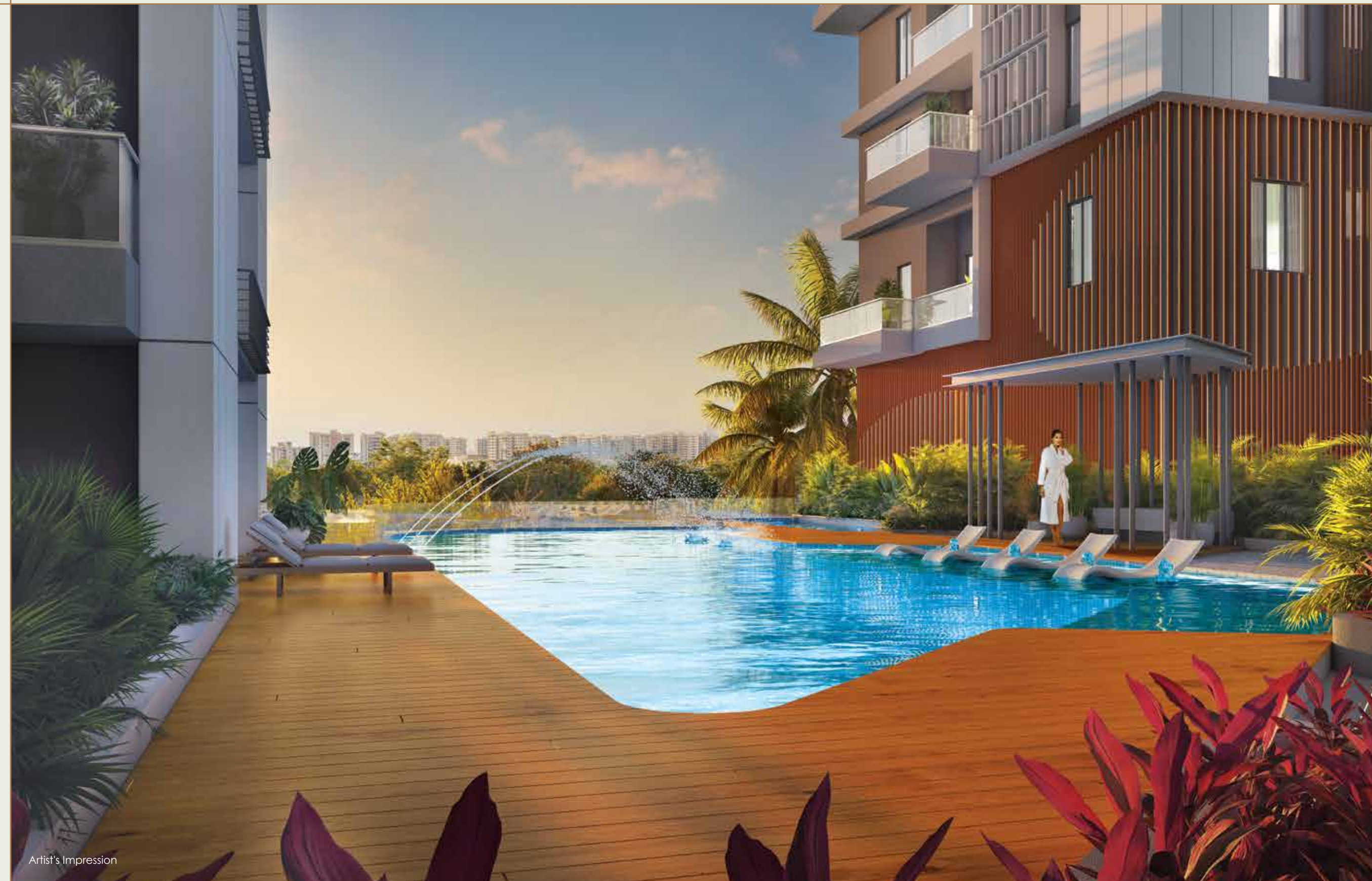
AL FRESCO RESTAURANT



**TREASURE FAMILY
MOMENTS TOGETHER
WITH UNMATCHED
AMENITIES**

- Outdoor and Indoor Kids' Play Area
- Outdoor Aqua Spa
- Rain Dance
- Games Room
- Swimming Pool





SWIMMING POOL



GAMES ROOM



OUTDOOR KIDS' PLAY AREA



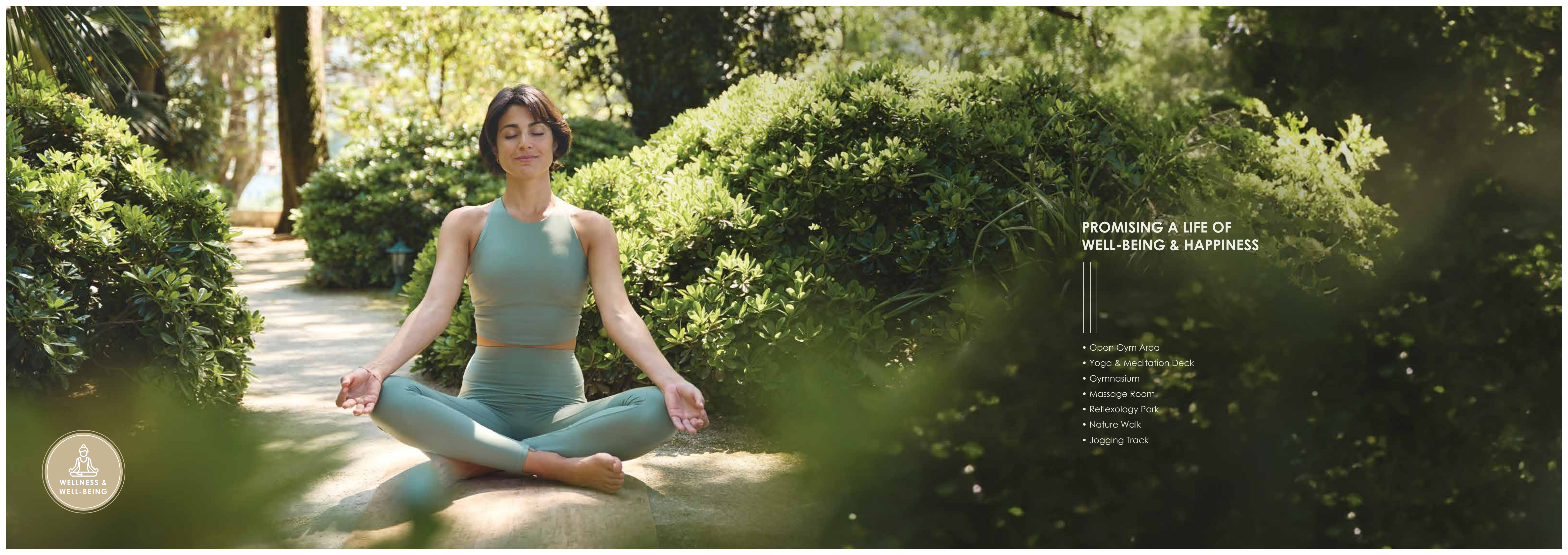
INDOOR KIDS' PLAY AREA



RAIN DANCE



OUTDOOR AQUA SPA



PROMISING A LIFE OF WELL-BEING & HAPPINESS

- Open Gym Area
- Yoga & Meditation Deck
- Gymnasium
- Massage Room
- Reflexology Park
- Nature Walk
- Jogging Track





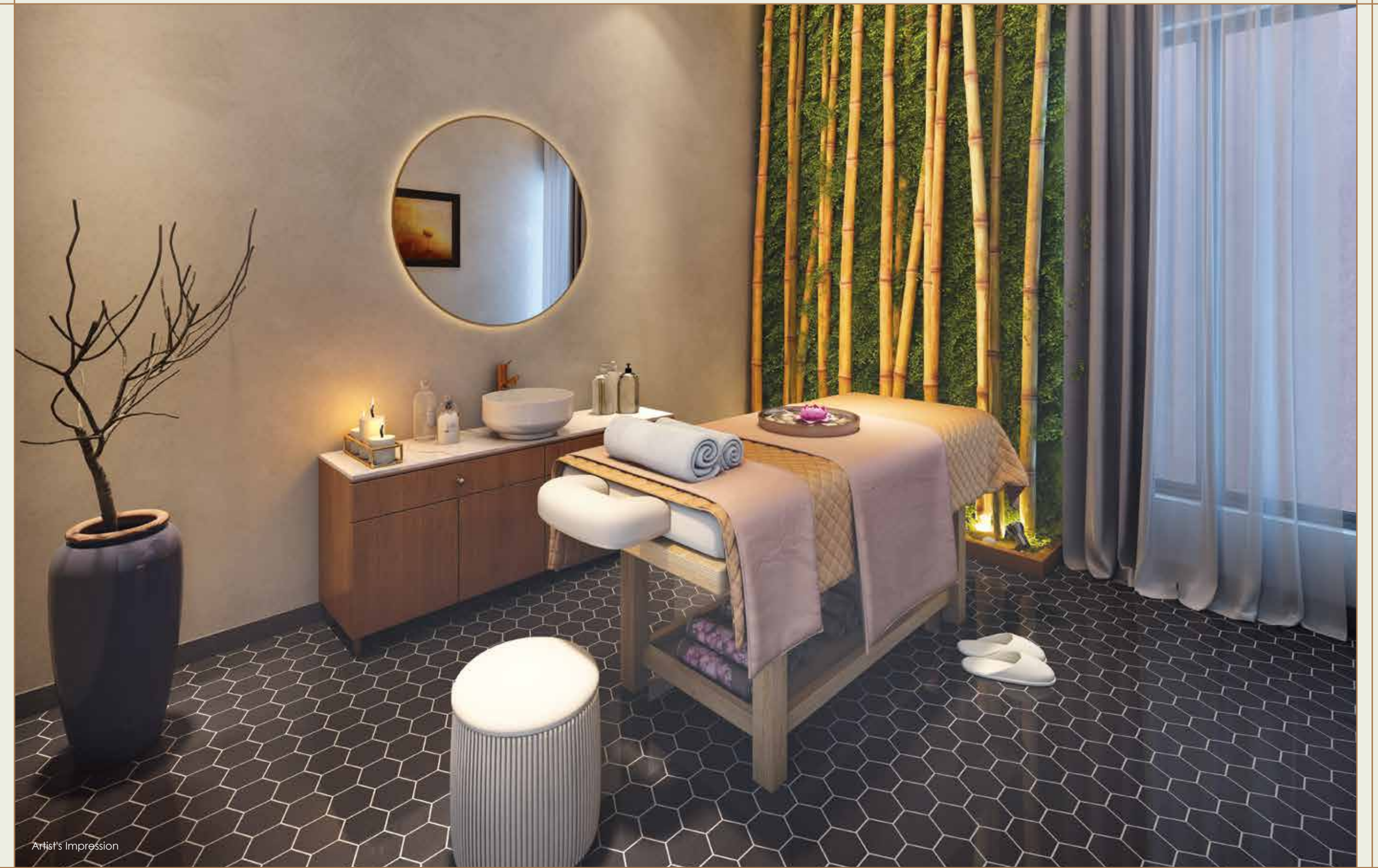
Artist's Impression



GYMNASIUM



YOGA AND MEDITATION DECK



MASSAGE ROOM



Artist's Impression

OPEN GYM AREA



Artist's Impression

REFLEXOLOGY PARK



JOGGING TRACK



NATURE WALK



IN PURSUIT OF ASPIRATION AND AMBITION

- Outdoor Sports Turf Arena
- Business Centre
- Hobby Room
- Multi-purpose Sports Court
- Squash Court





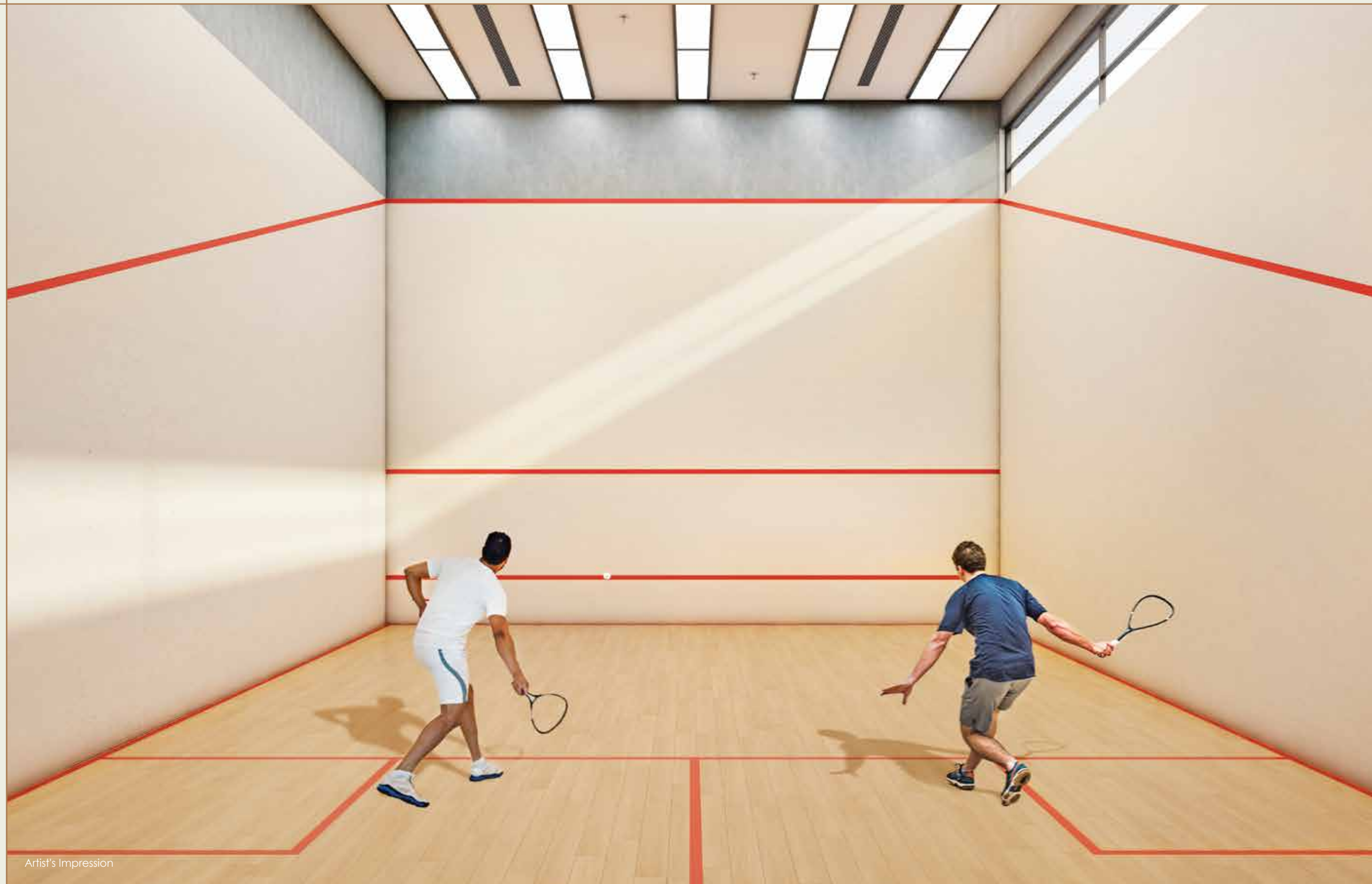
Artist's Impression

MULTI-PURPOSE SPORTS COURT

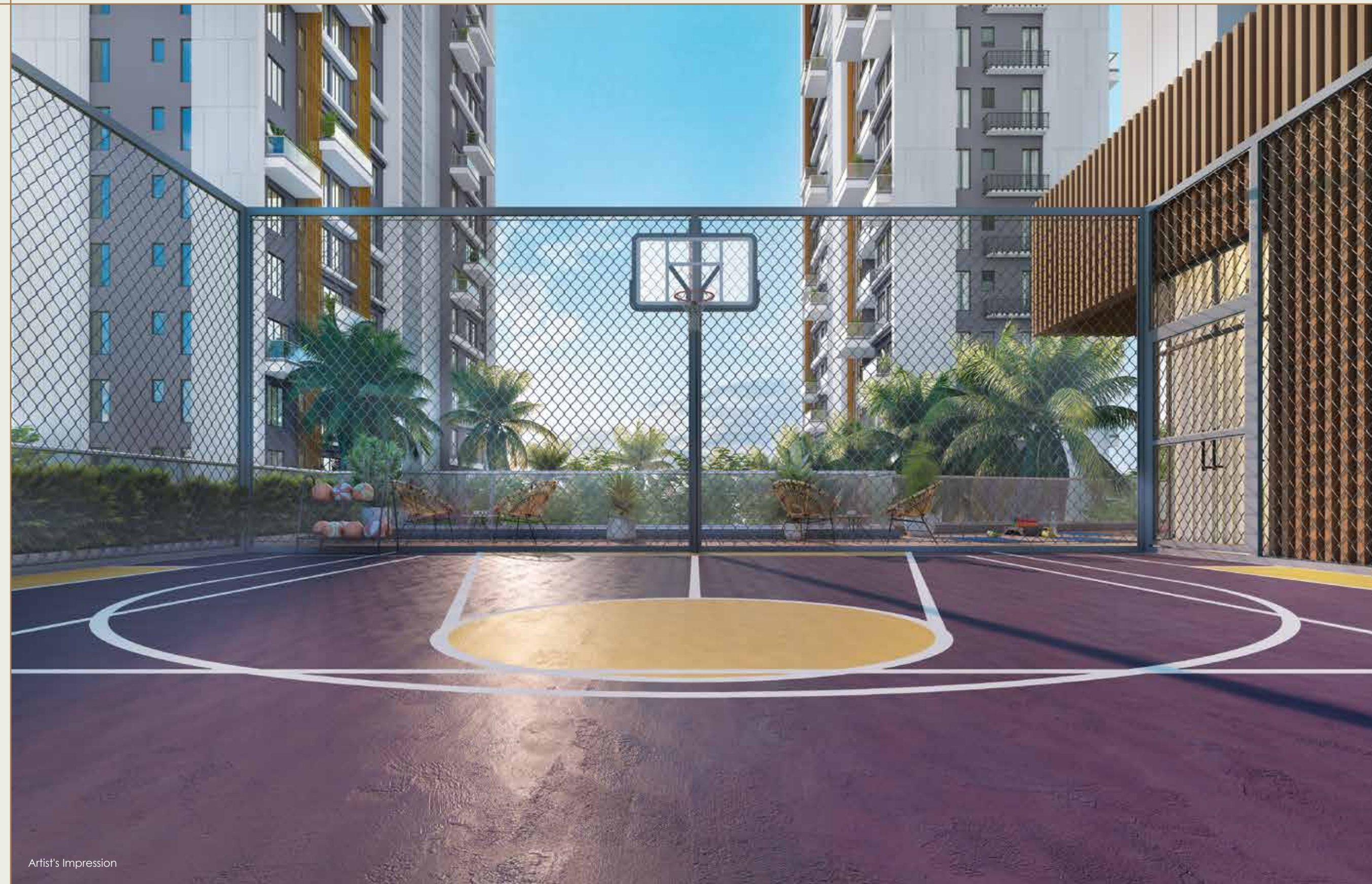


Artist's Impression

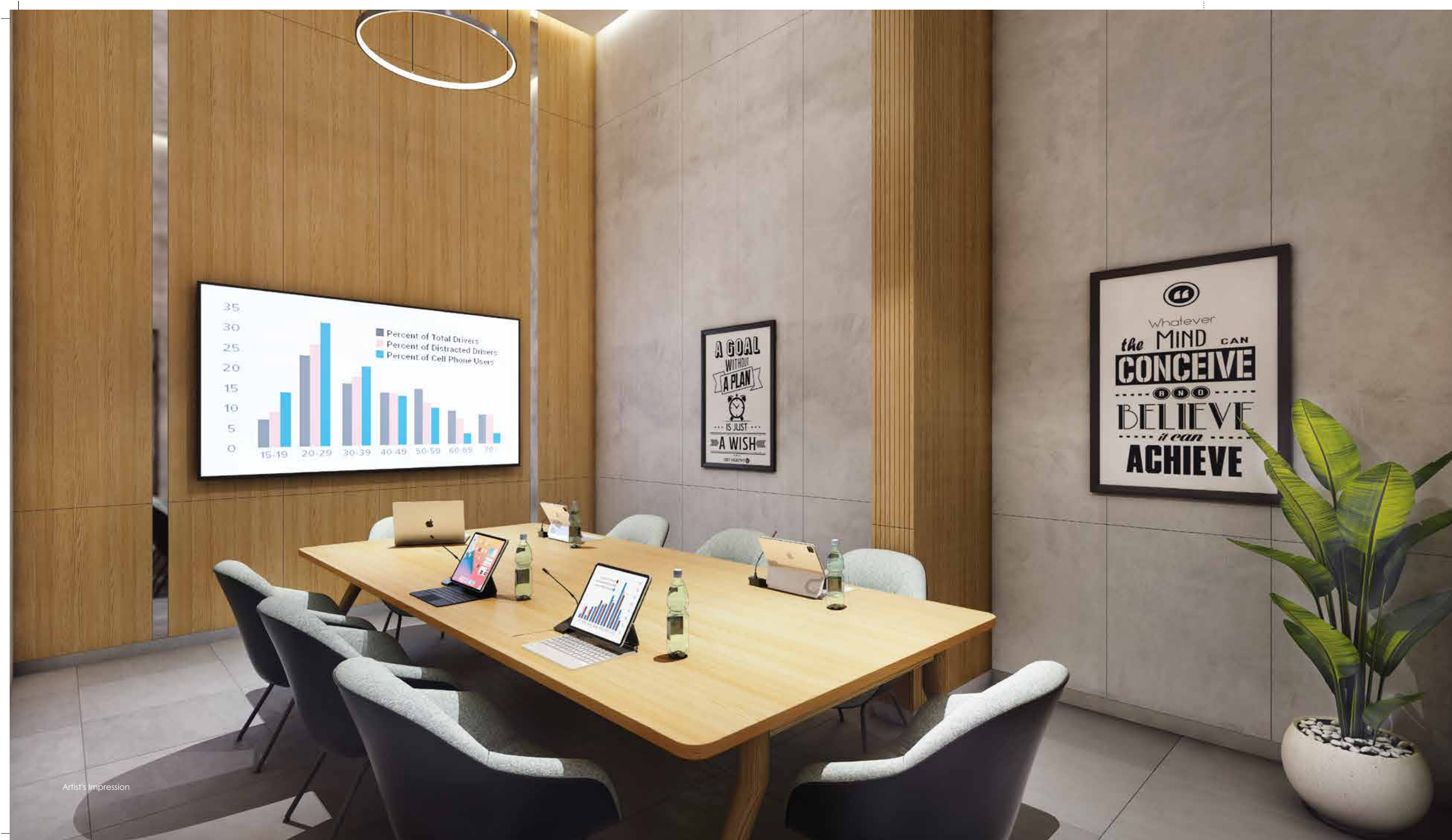
HOBBY ROOM



SQUASH COURT

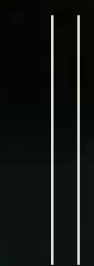


OUTDOOR SPORTS TURF ARENA





**DISCOVER THE
TRUE CELEBRATION
OF LIFE IN A WARM,
WELCOMING COMMUNITY**



- Banquet Hall
- Amphitheatre
- BBQ Counter
- Podium Cabanas





Artist's Impression

AMPHITHEATRE



Artist's Impression

PODIUM CABANAS



Artist's Impression

BANQUET HALL



Artist's Impression

BBQ COUNTER



WE'VE MET THE HIGHEST
GREEN-STANDARDS

Sustainable features of Nidhara

-  Energy Efficient Building
-  Intelligent usage of Water Low-flow Fixtures
-  Efficient Drip Irrigation System
-  Efficient STP System
-  Adequate Day Lighting
-  Rainwater Harvesting System
-  Native Vegetation
-  Electric Charging Facility
-  Organic Waste Composter
-  Enhanced Fresh Air Ventilation
-  Solar Power System

FINISHED FLAT SPECIFICATION

FOUNDATION

- Reinforced concrete cement

WALL

- Structural – Reinforced concrete cement
- Internal – Conventional brickwork or Fly ash brickwork or AAC Block or equivalent

WALL FINISH

- Interior – Putty finish
- Exterior – High quality paint
- Parking – White wash/Cement based paint

FLOORING

- Living/Dining – Imported marble
- Master Bedroom – Laminated wooden flooring
- Other Bedrooms – Vitrified tiles
- Kitchen – Vitrified tiles
- Toilet – Vitrified tiles

KITCHEN

- Granite/Quartz platform
- Dado tiles upto 3 ft above kitchen counter
- Stainless steel sink

AIRCON

- Outdoor – VRV/VRF
- Indoor – Wall hung units

TOILET

- Sanitary ware of JAQUAR/TOTO/KOHLER or equivalent make
- CP fitting of JAQUAR/GROHE or equivalent make
- Toilet walls – glazed tiles on the walls upto ceiling height

DOORS & WINDOWS

- Main Door – Laminated flush door with night latch
- Internal Door – Flushed door with lock
- Windows – Aluminium/UPVC windows with glass panes

WATER SUPPLY

- KMC water supply

ELECTRICAL

- Provision for Television and Telephone points in living/dining and master bedroom
- Necessary electrical points in bedrooms, living/dining, kitchen and toilets with central MCB
- Door bell point at the main entrance door
- Concealed wiring with modular switches

AMENITIES

- Adequate capacity standby generator for common areas and services
- Standby generator with adequate load to apartments (as per agreement)

LIFTS

- Otis, Kone, Mitsubishi, Fujitec or equivalent make

BARE SHELL FLAT SPECIFICATION

FOUNDATION

- Reinforced concrete cement structure

WALL

- Conventional brickwork or Fly ash brickwork or AAC block or equivalent

WALL FINISH

- Exterior– High quality paint

DOORS & WINDOWS

- Main Door – Laminated flush door with night latch
- Internal Door – Only door frame
- Windows – Aluminium/UPVC windows with glass panes

LIFTS

- Otis, Kone, Schindler, Fujitec, Mitsubishi or equivalent make

WATER SUPPLY

- KMC water supply

ELECTRICALS

- Electrical line till distribution box in the apartment

COMMON

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

GENERATOR

- Adequate capacity standby generator for common areas and services
- Standby generator with adequate load to apartments (at extra cost)

CIRCUIT TV

- Closed Circuit T.V. at ground floor

INTERCOM

- Intercom connectivity between the security and apartments till distribution box in the apartment



A LEGACY DEFINED BY TRUST AND EXCEPTIONAL QUALITY

At SKDJ Group, we have been sincerely invested in the exploration of shaping homes, beginning with stand-alone buildings and expanding into a diverse portfolio that now includes both residential complexes and commercial properties.

The commitment to high-quality construction and timely delivery sets the standard at SKDJ Group.

Our focus is on creating living spaces that are not only aesthetically pleasing but also offer a serene escape from the fast pace of modern life.

At SKDJ, the priority is delivering true value for money through a quality-driven approach. A commitment that has earned the trust and appreciation of all our patrons.



Artist's Impression

Signature 18



Artist's Impression

Parnasree Green Heights



Artist's Impression

New Alipore Green



Artist's Impression

Parnasree Green



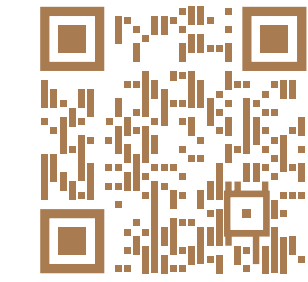
Artist's Impression

Green Enclave

EXPERIENCED IN
CRAFTING HORIZONS
OVER **TWO DECADES**

DEVELOPED OVER
1 MILLION SQ. FT
OF DREAM HOMES

SERVING OVER
500+ FAMILIES WITH
DESIRED LIFESTYLES AND SMILES



Scan for walkthrough

SHHH....
Fulfilment
IS IN A
MEDITATIVE
MODE.

SCAN TO
CATCH IT.