



NIDHARA

BELONG TO A LIFE FULFILLED

Developer & Co-owner



Co-owner



Corporate Address

Suite 908, Shantiniketan Building
8 Abanindra Thakur Sarani, Camac Street
Kolkata 700017

Site Address

125 Buroshibtala Main Road
Kolkata 700038

📞 89 81 59 59 59 📩 sales.nidhara@skdjgroup.com 🌐 www.skdjgroup.com

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

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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



TWO

We found joy
in masterful design

THREE

We understood
the heart of space



FOUR

We researched the
wheel of *fulfilment*



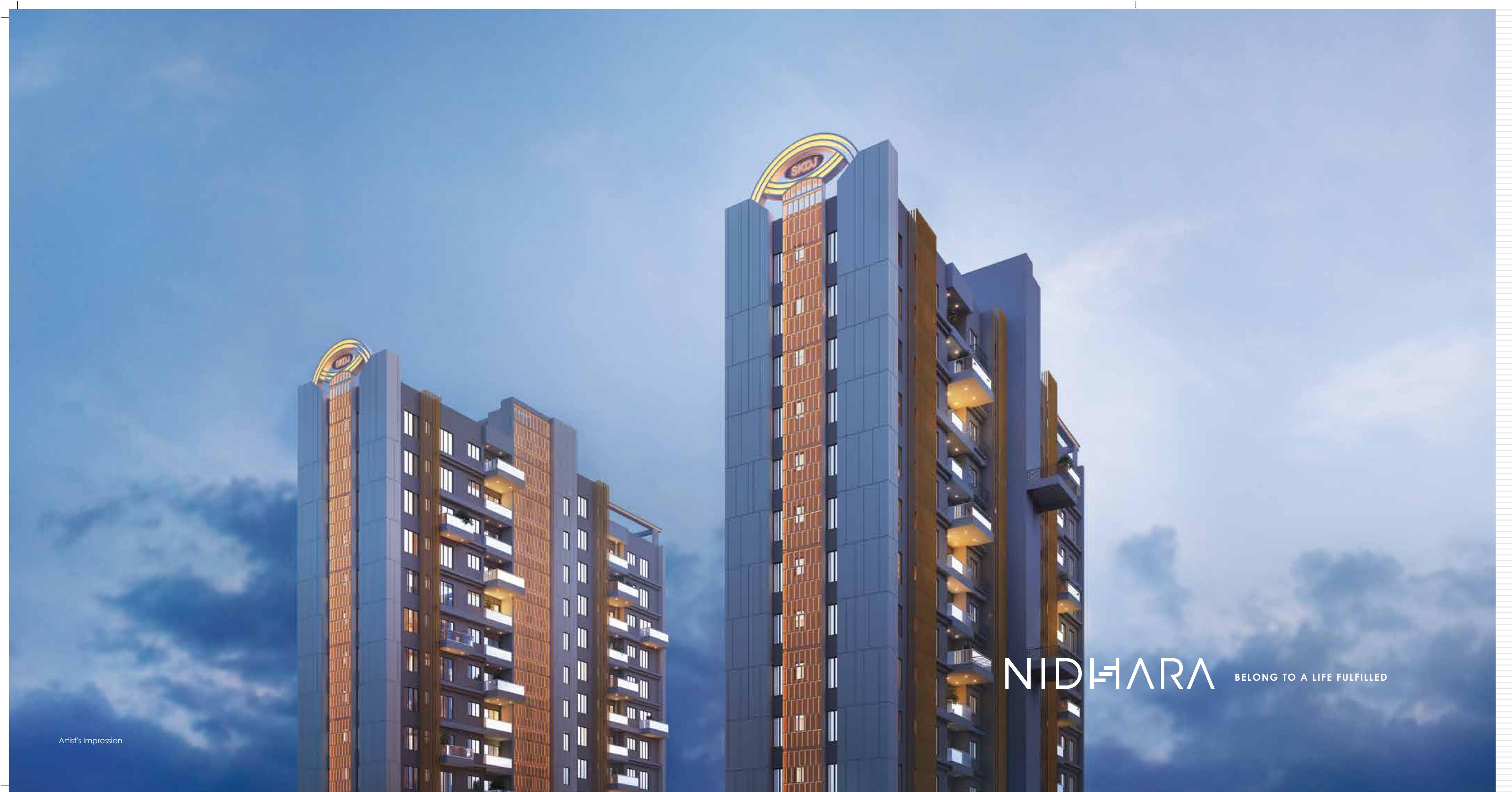
THEN WE BEGAN
THE JOURNEY OF MAKING
A *Fulfilled* LIVING

Chapter ONE

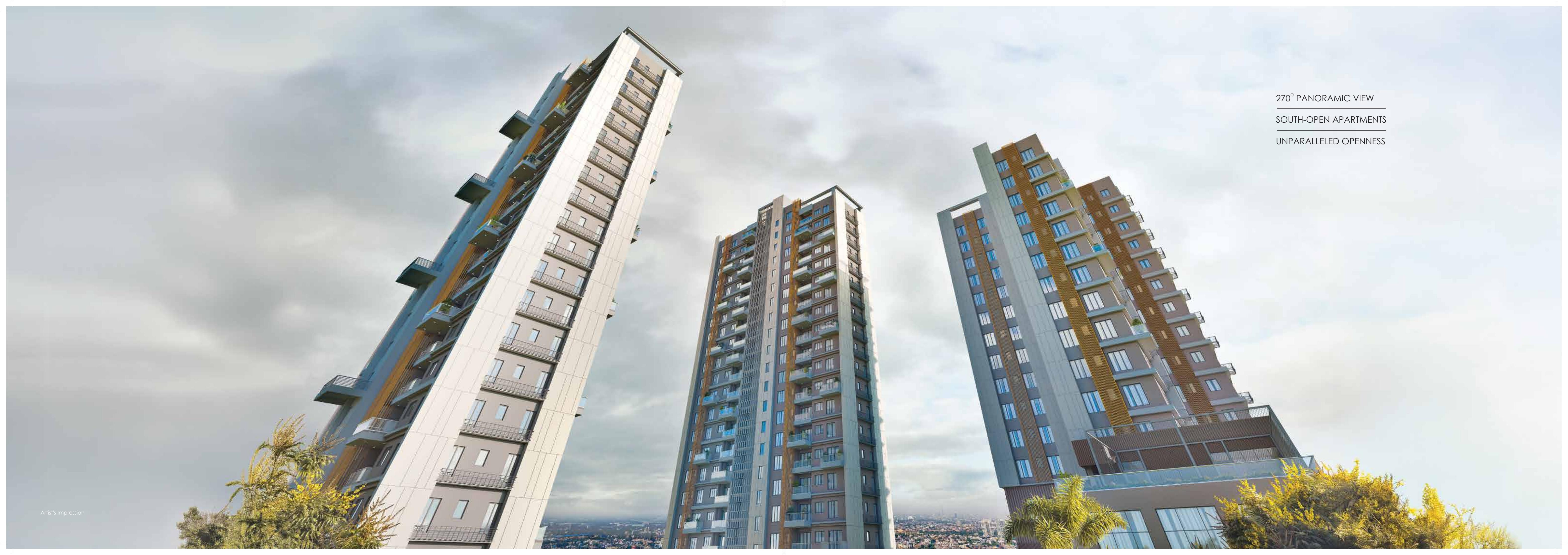


WE ASPIRED FOR THE TALLEST
AND HAVE COME UP
WITH THIS WONDER

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.



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



Artist's Impression



270° PANORAMIC VIEW
SOUTH-OPEN APARTMENTS
UNPARALLELED OPENNESS

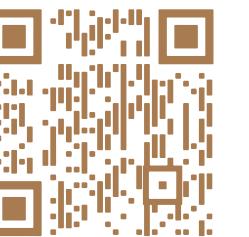
CONVENIENCE THAT CONNECTS YOU TO *Fulfilment* AND THE REST OF THE CITY

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



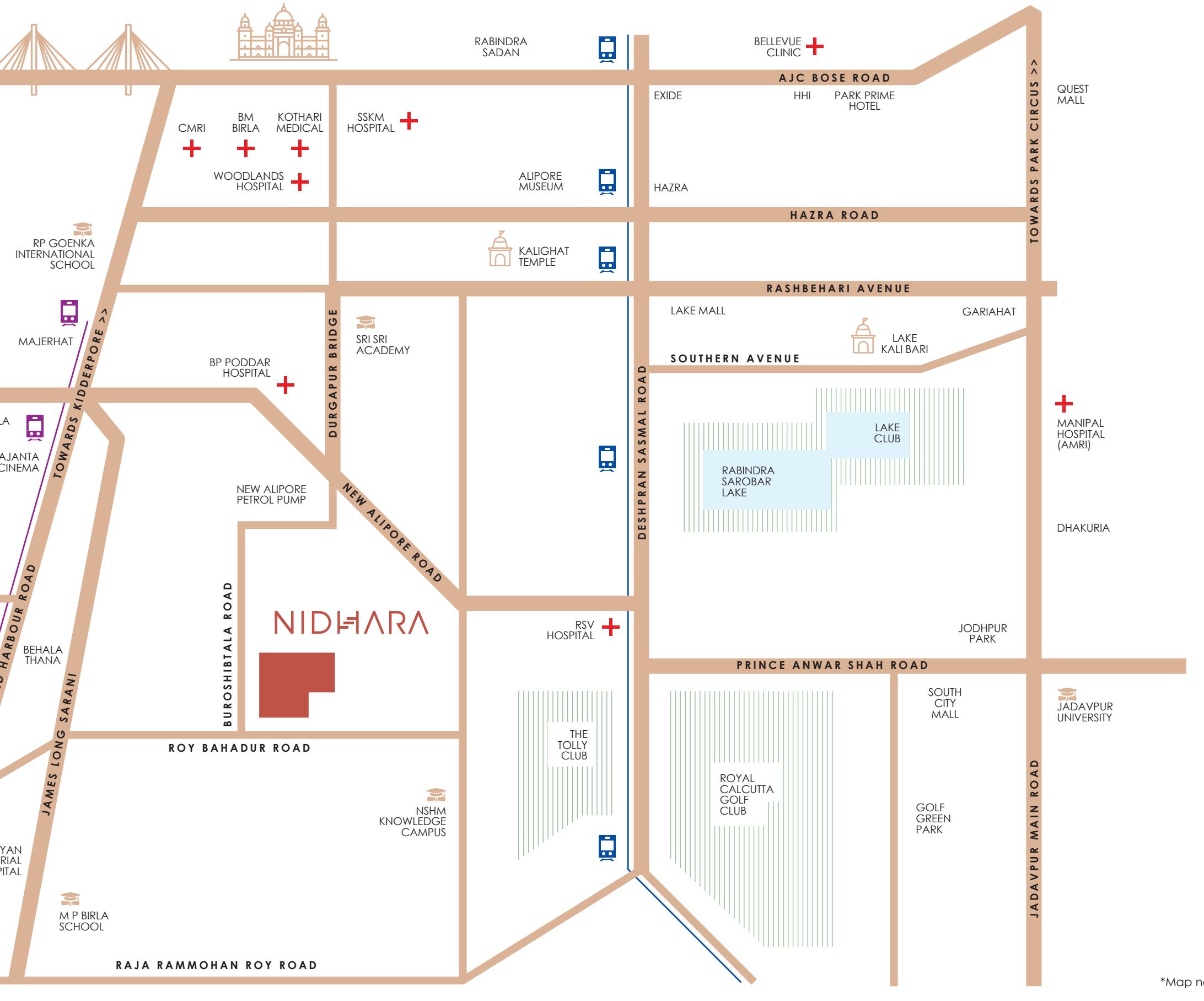
Scan for location

Schools & Colleges

NSHM Knowledge Campus	1.9 kms
Sri Sri Academy	2.0 kms
RP Goenka International School	3.2 kms
Lakshmiपat Singhania 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



*Map not to scale

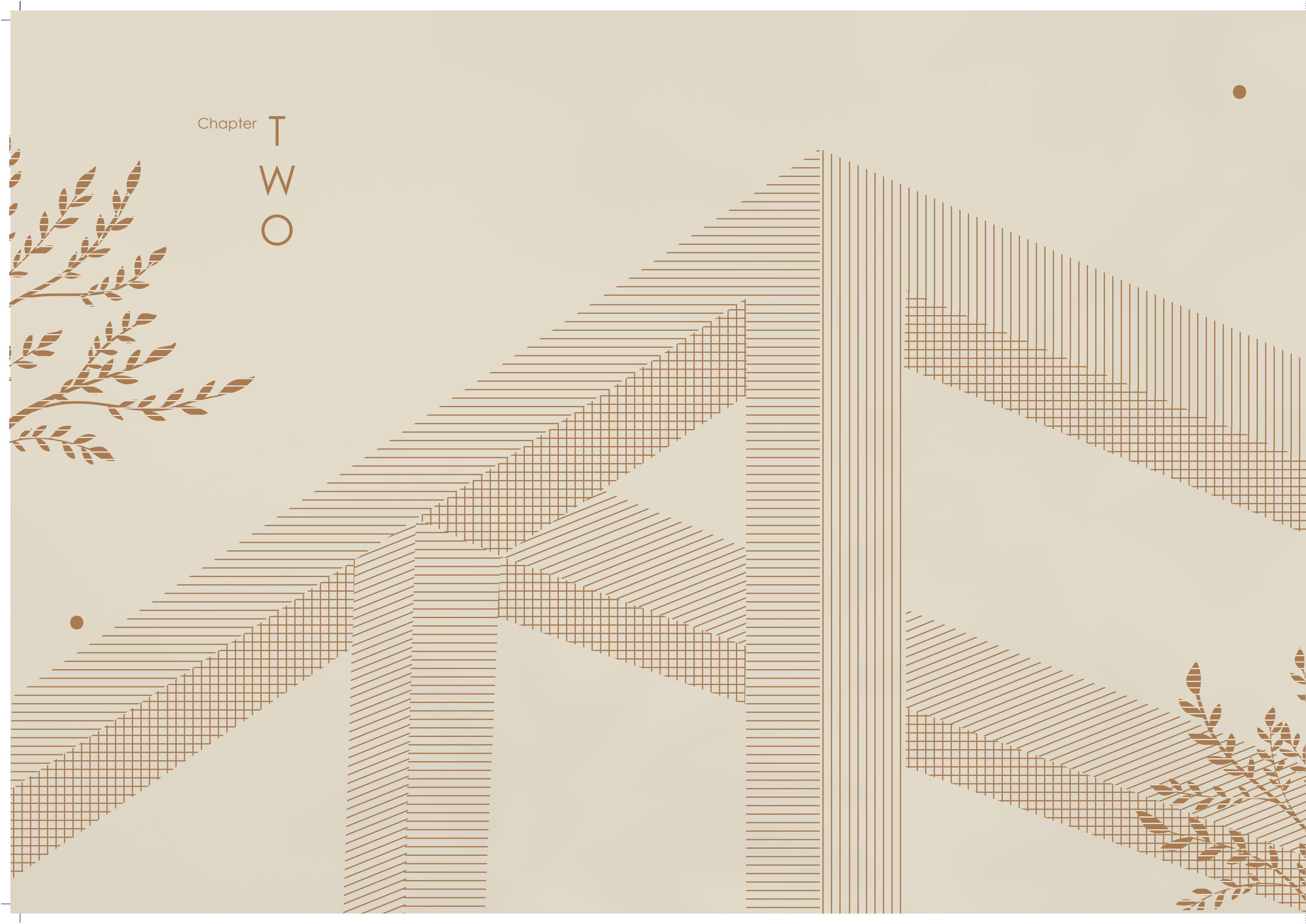


Artist's Impression

AT THE CROSSROADS
OF AFFLUENCE AND TIMELESS ALLURE



ENVELOP YOUR LIFE
IN AN AMBIANCE LIKE NEVER BEFORE



Chapter **T** **W** **O**

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

Spacious design 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



Weaving the fabric of a living *Fulfilled*

A life fulfilled is a life well-lived. Our approach has forever been fulfillment-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 Buroshibitala, 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

DEVELOPER SPEAKS



Artist's Impression

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

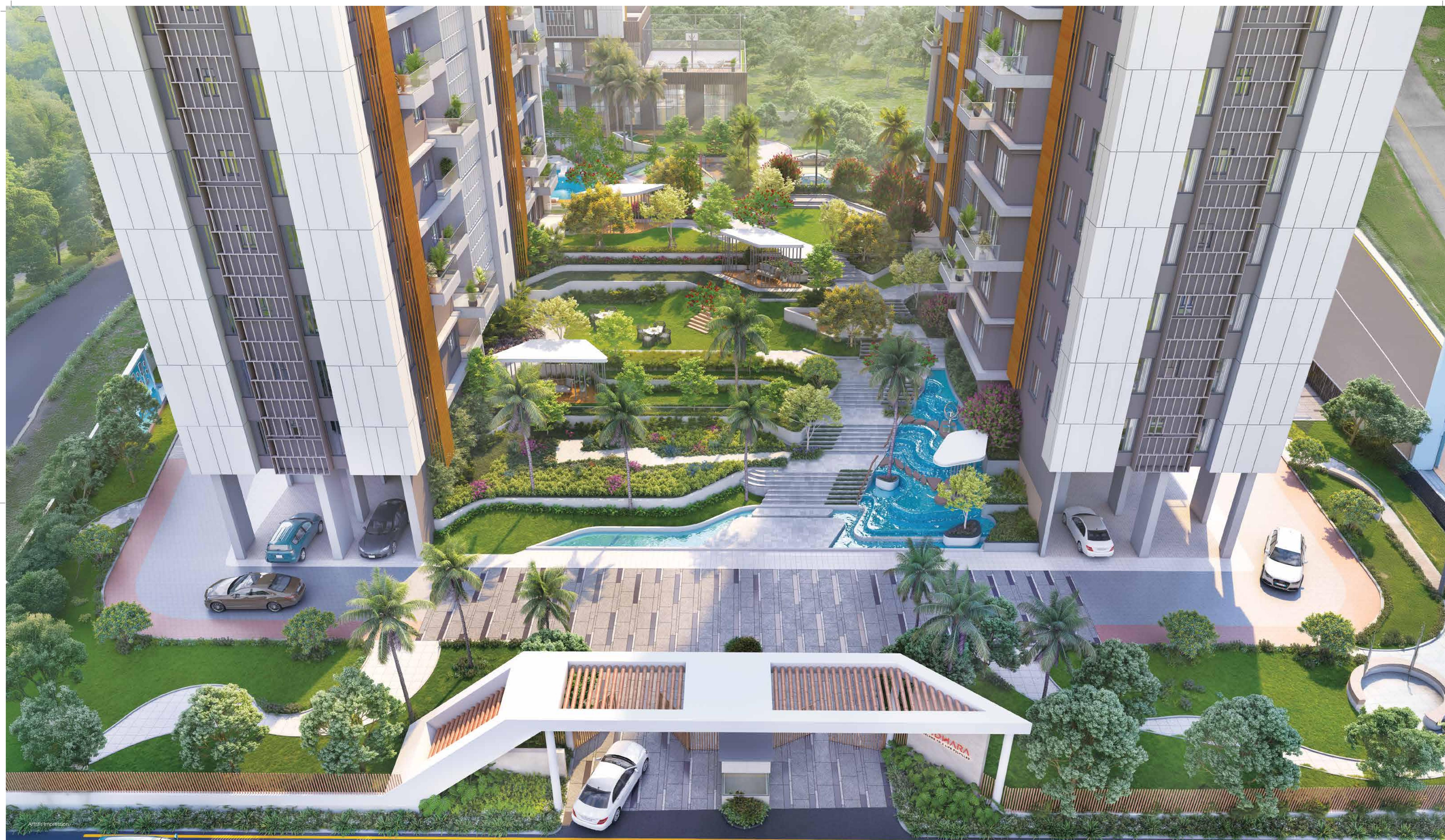
MASTER PLAN



*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. RAINDANCE
			33. PERIPHERAL GREEN

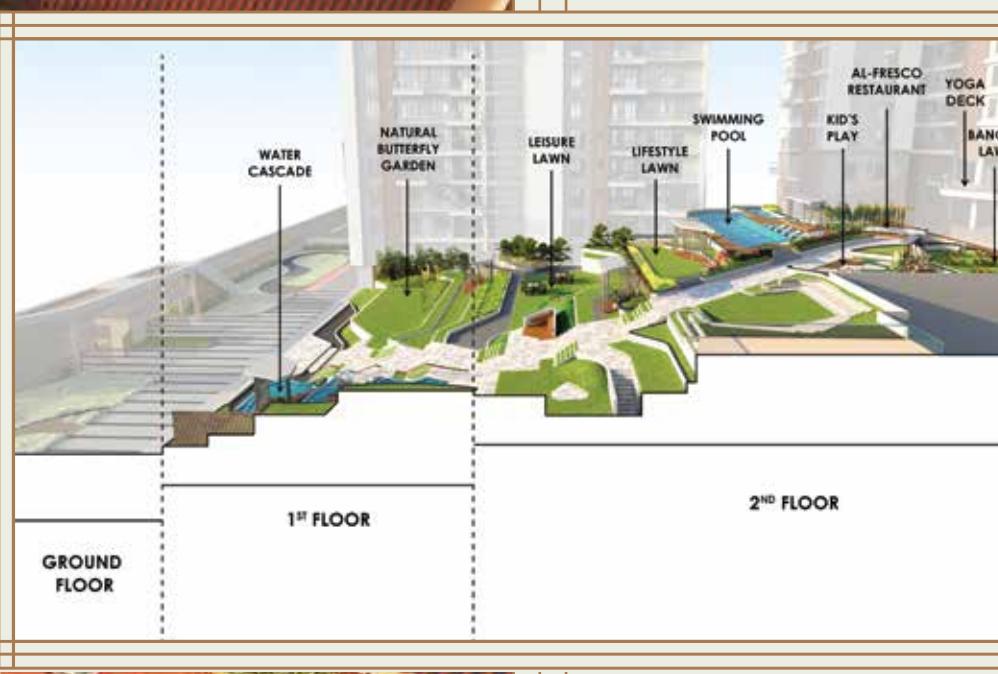


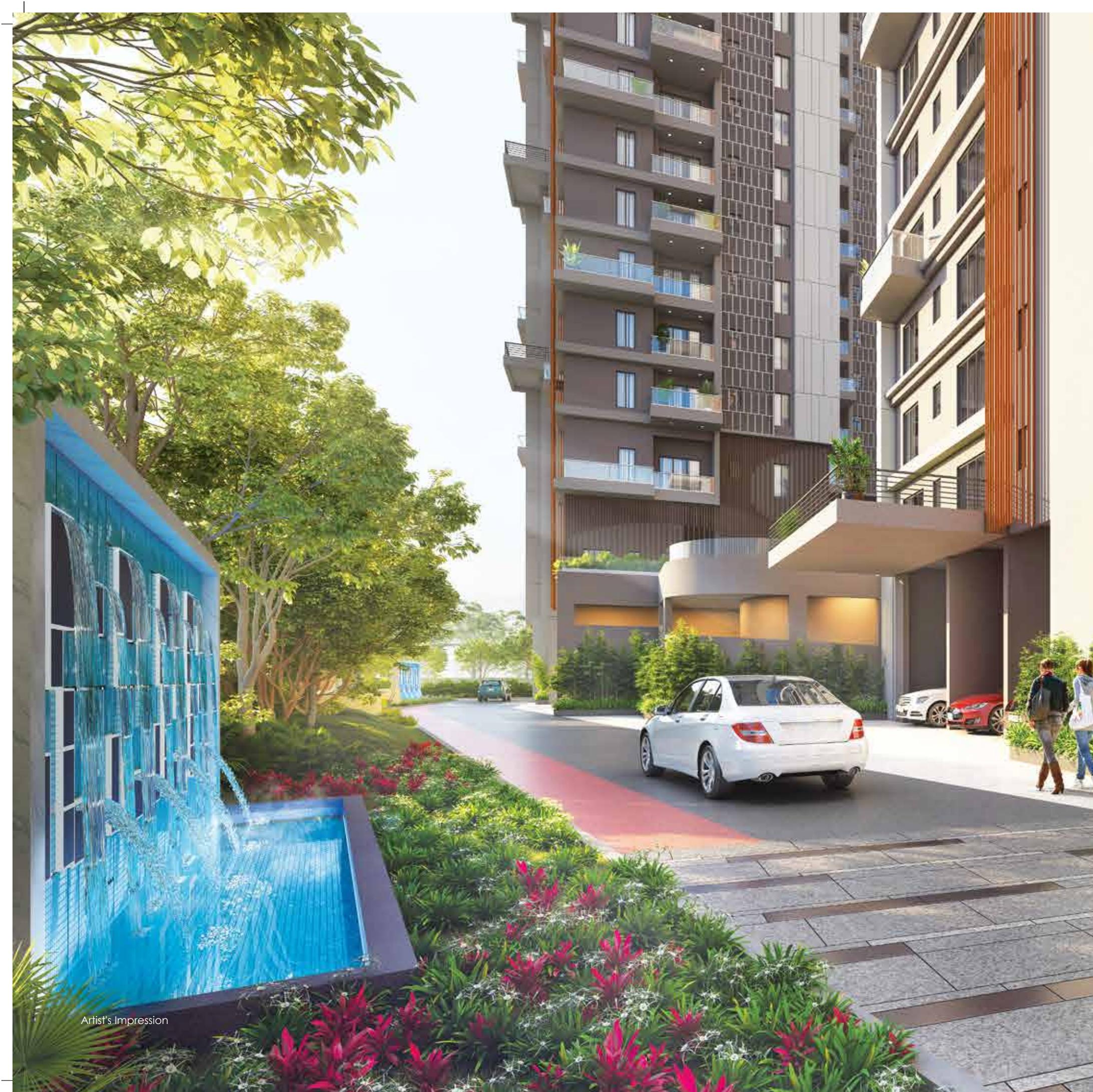
Artist's Impression

THE AURA OF 3-TIER LANDSCAPING
TOUCHES THE SKY

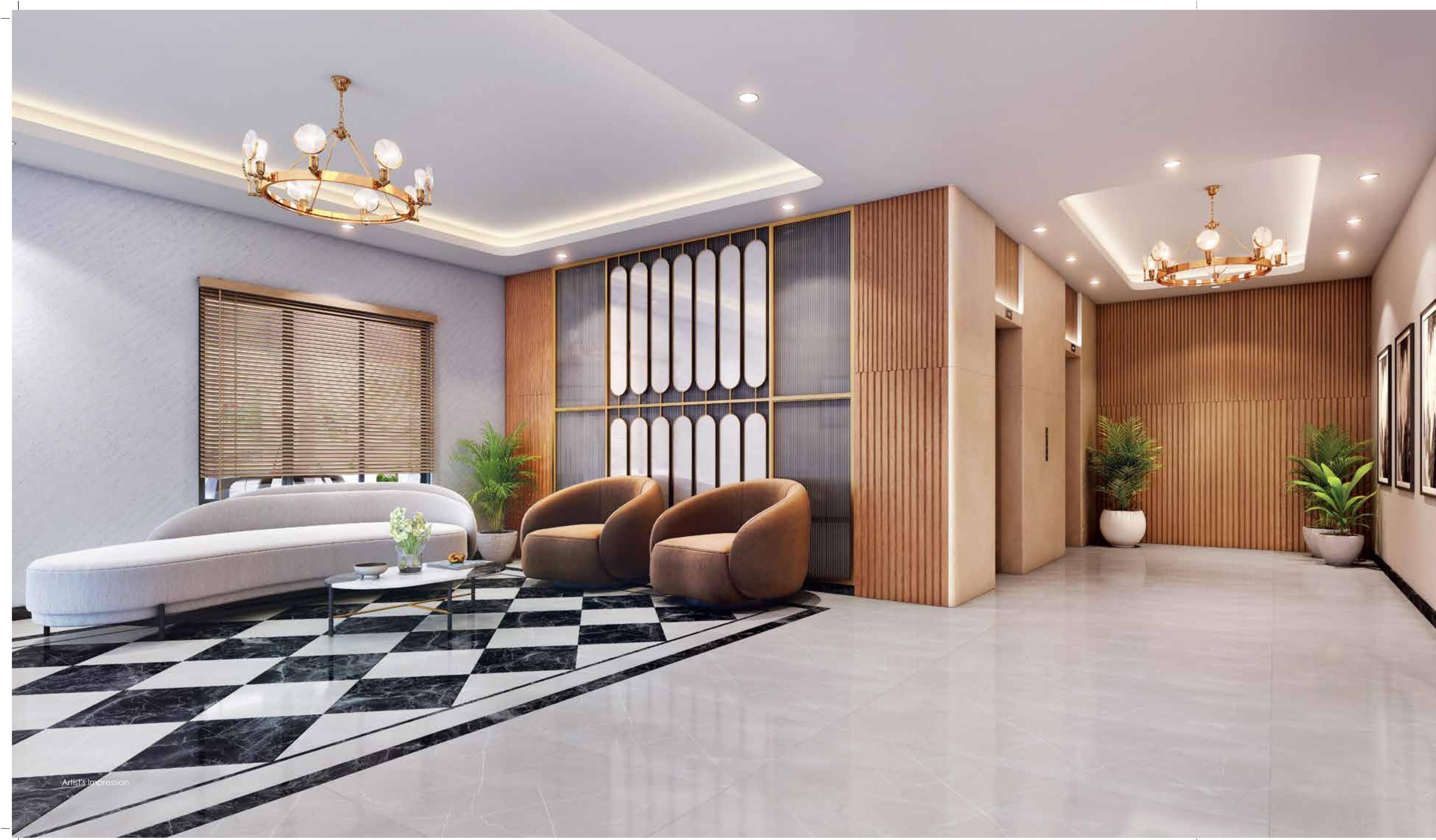


DISCOVER THE LITTLE MOMENTS OF *Fulfilment* AT EVERY LEVEL,
EMBRACED BY **23,338 SQ. FT** OF LUSH GREEN LANDSCAPE





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



ARCHITECT'S NOTE

Welcoming positive living from all 3 sides

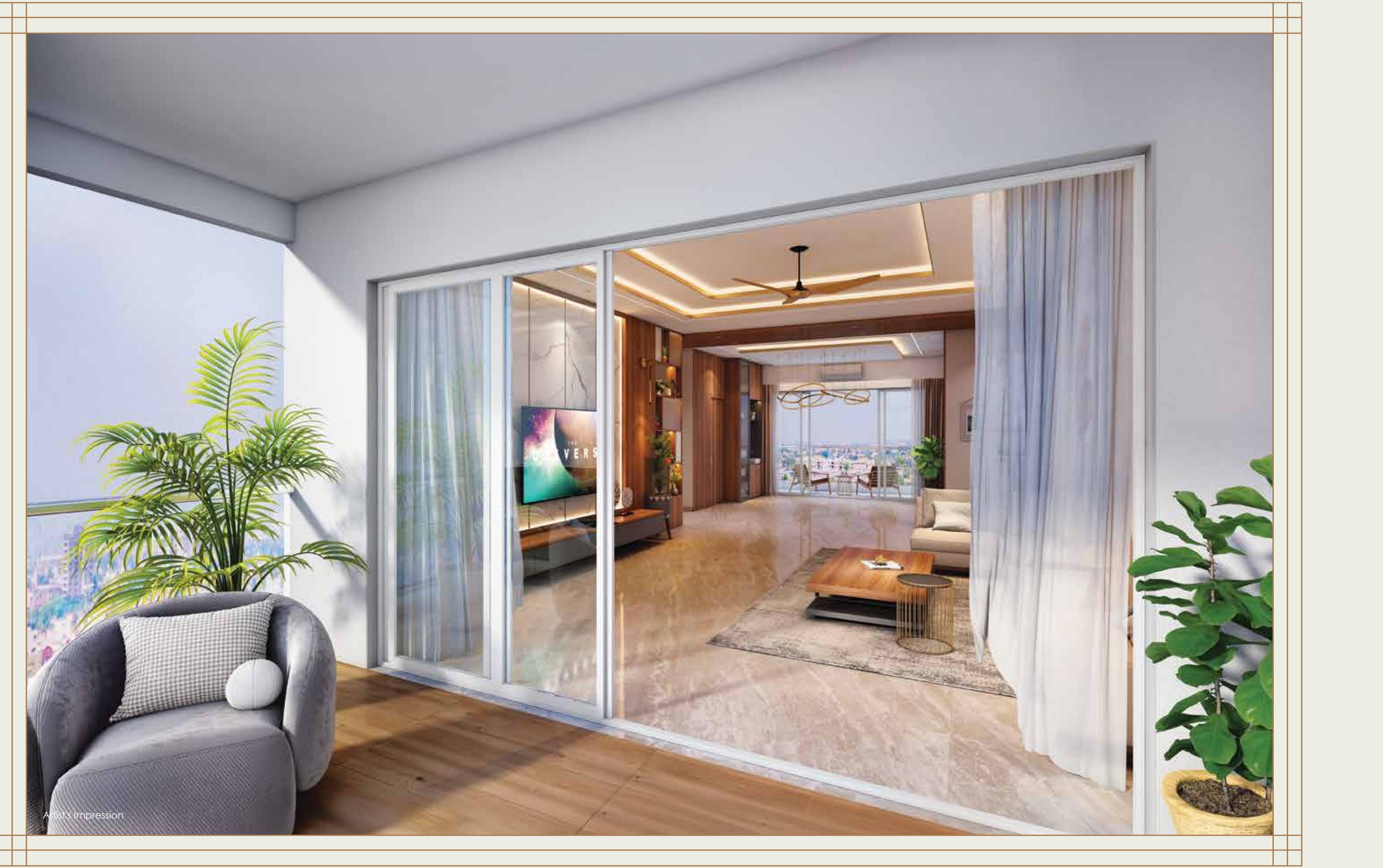
Nidhara is a spectacle of spacecraft. We could only bring this much *fulfilment* because we used space judiciously and generously.

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-facing 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



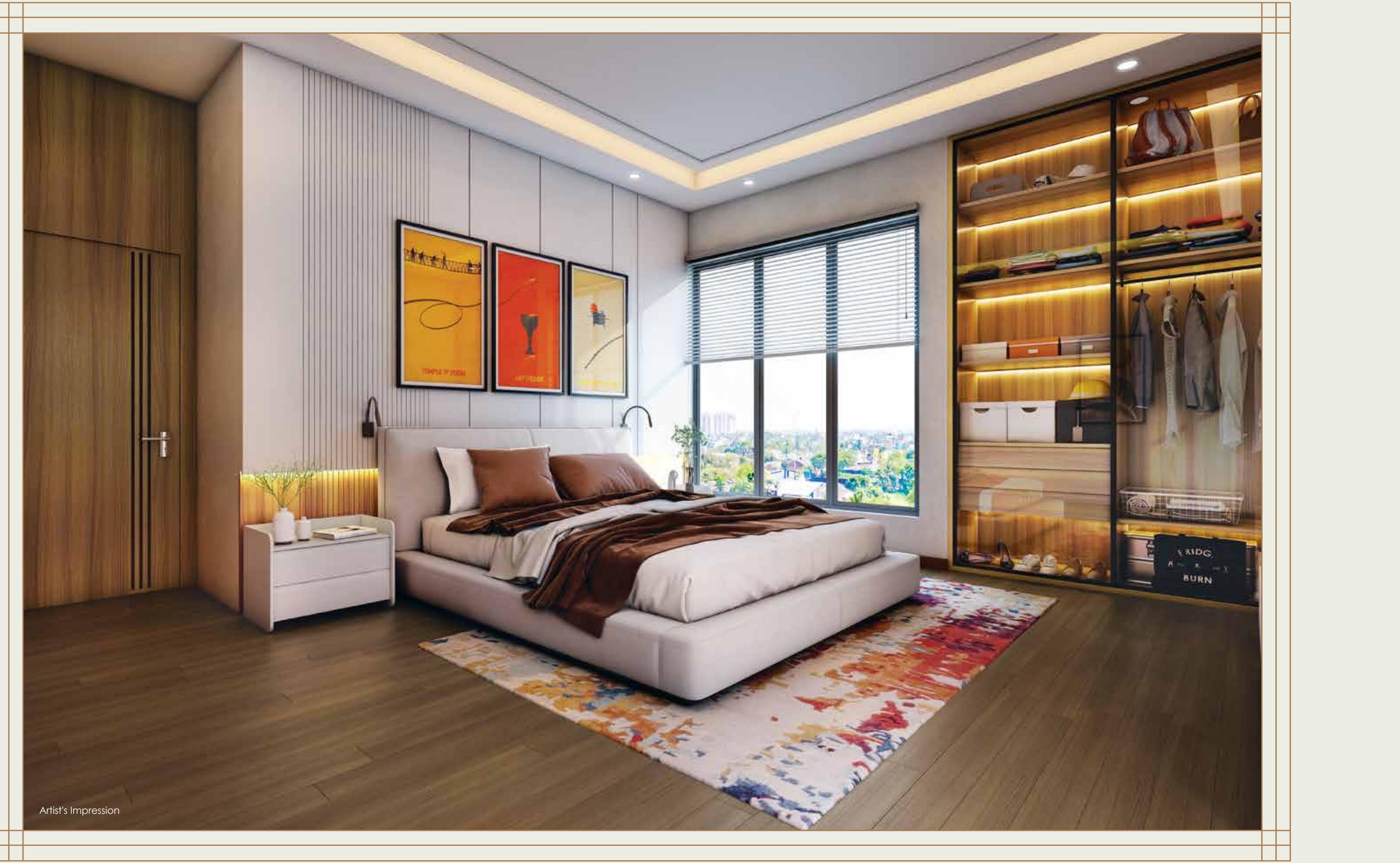
NATURAL WINDS AND SUNLIGHT ARE WELCOME FROM **ALL THREE SIDES**

Artist's Impression

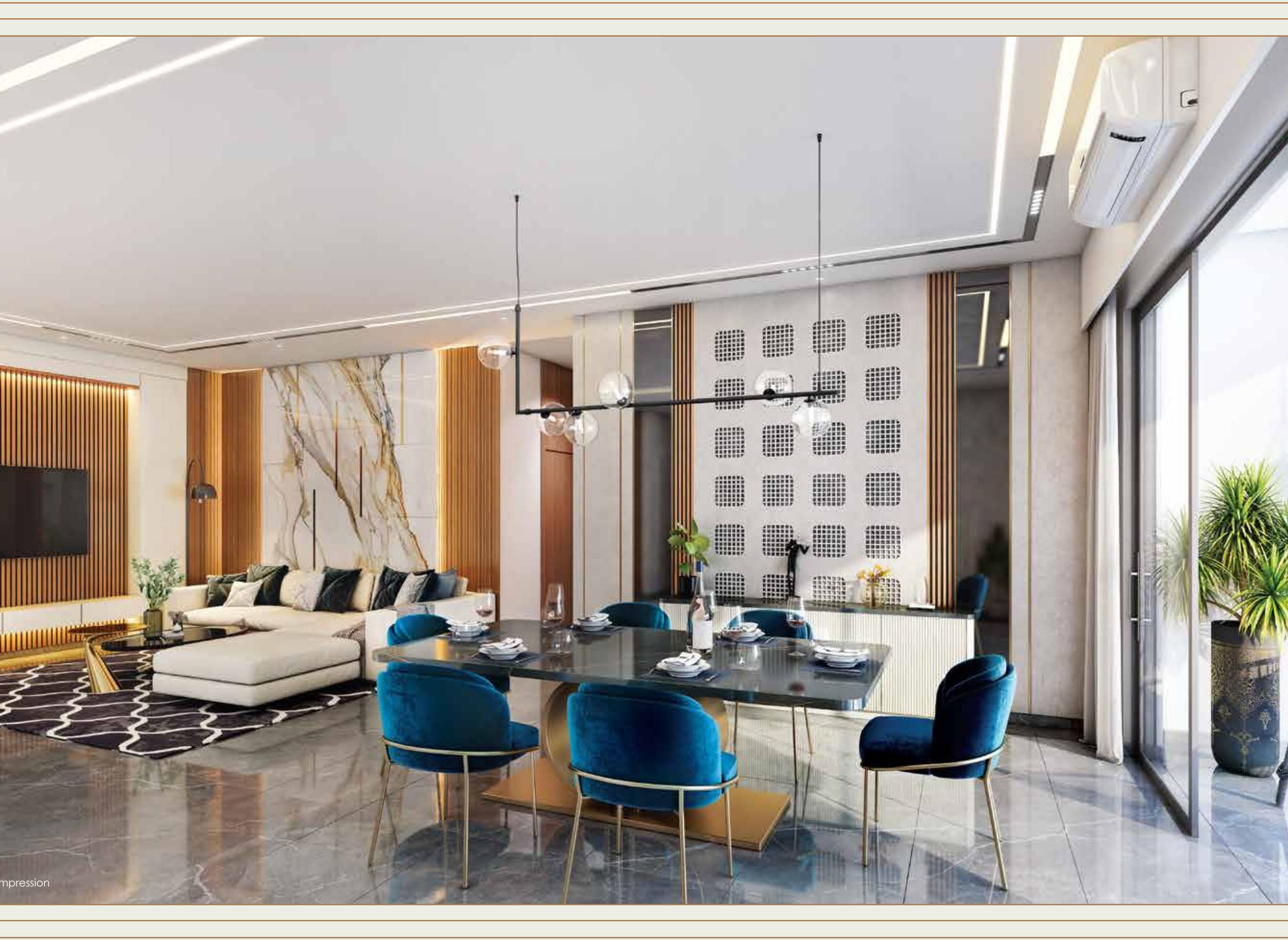


WATCH THE CITY LIGHTS CONVERGE WITH THE STARS FROM THE **BALCONY**

Artist's Impression



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



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

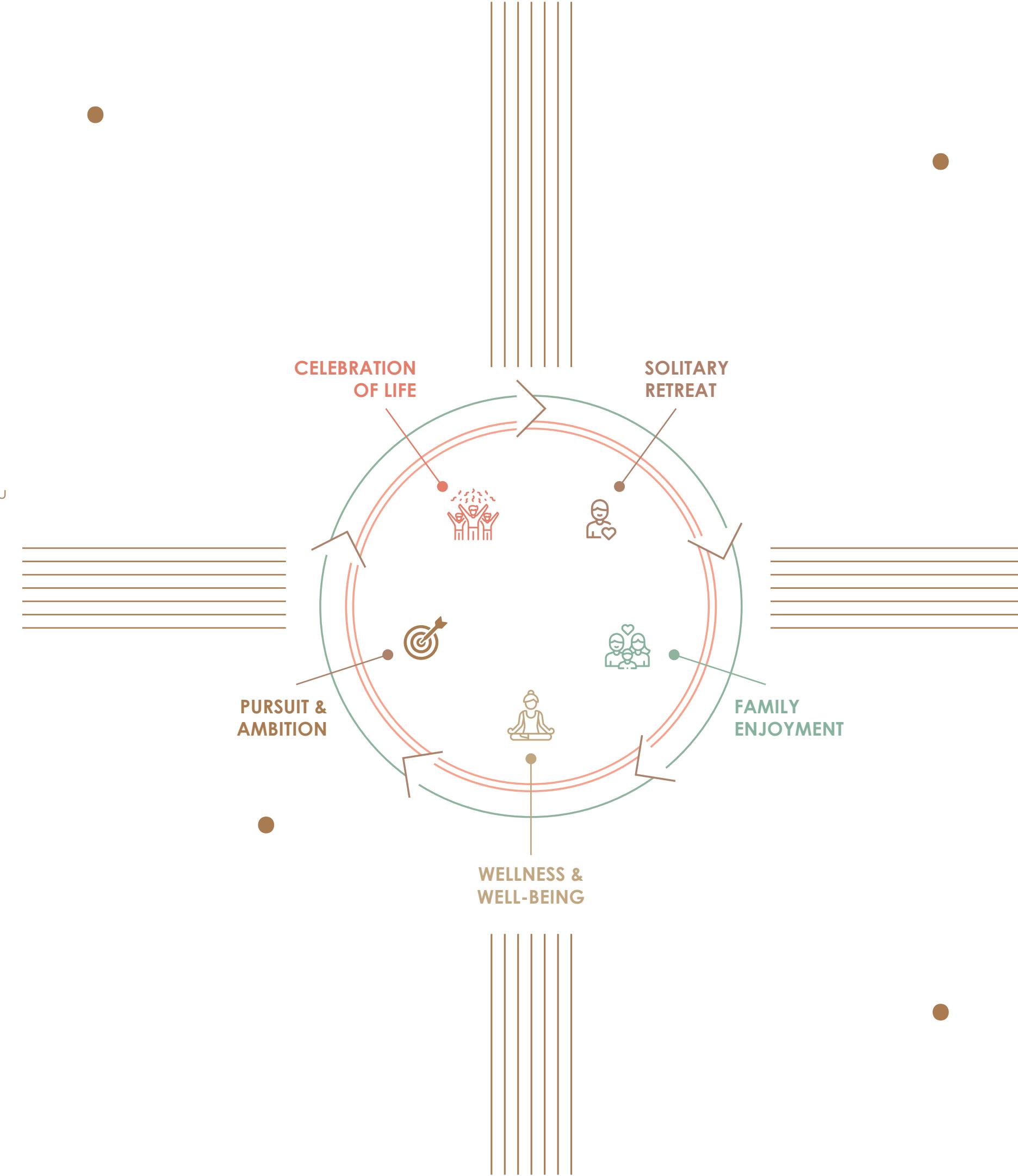
Chapter **FOUR**



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**

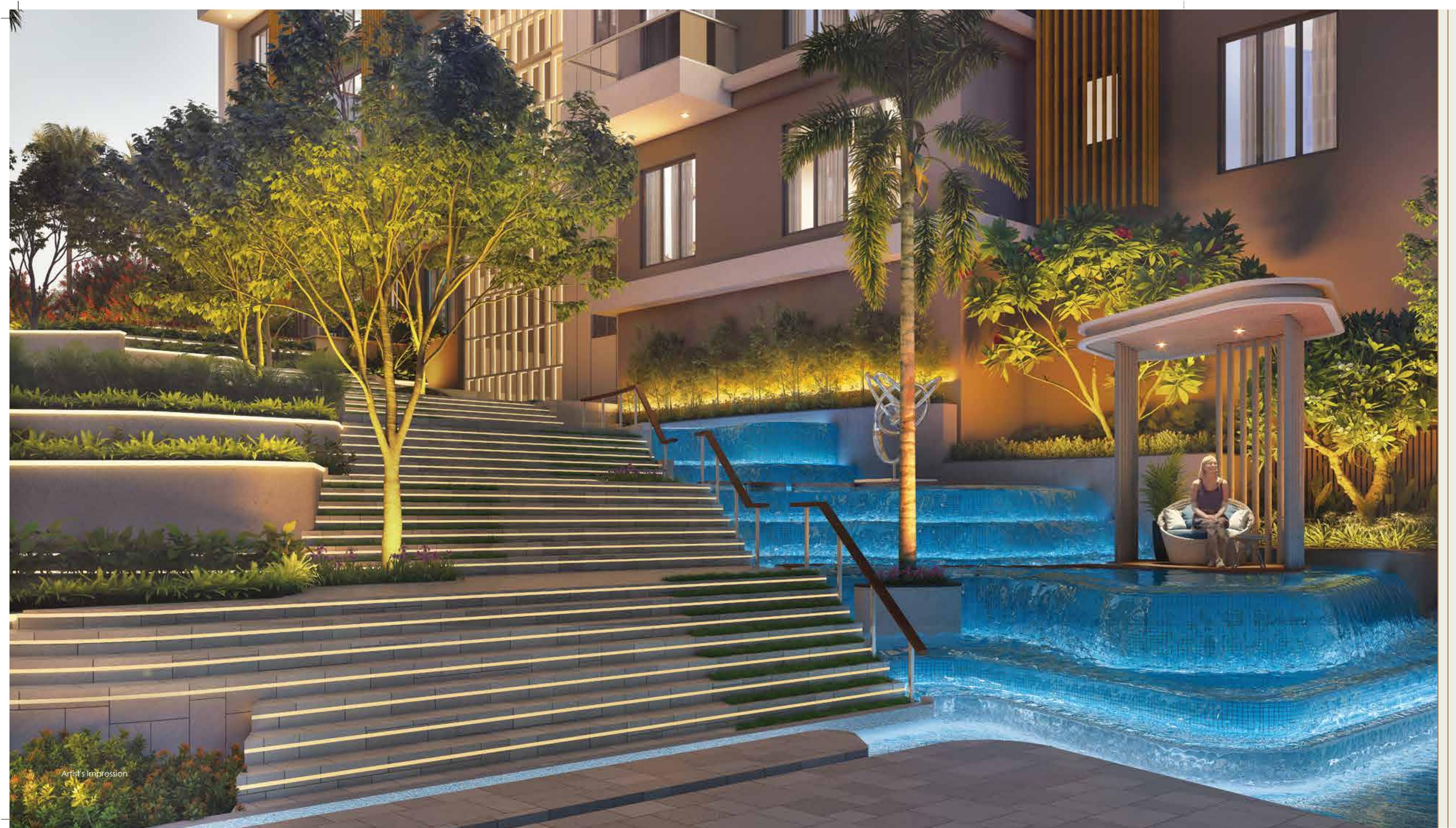


INDULGE IN
PRIVATE MOMENTS
CRAFTED FOR
YOUR PRIVATE TIME

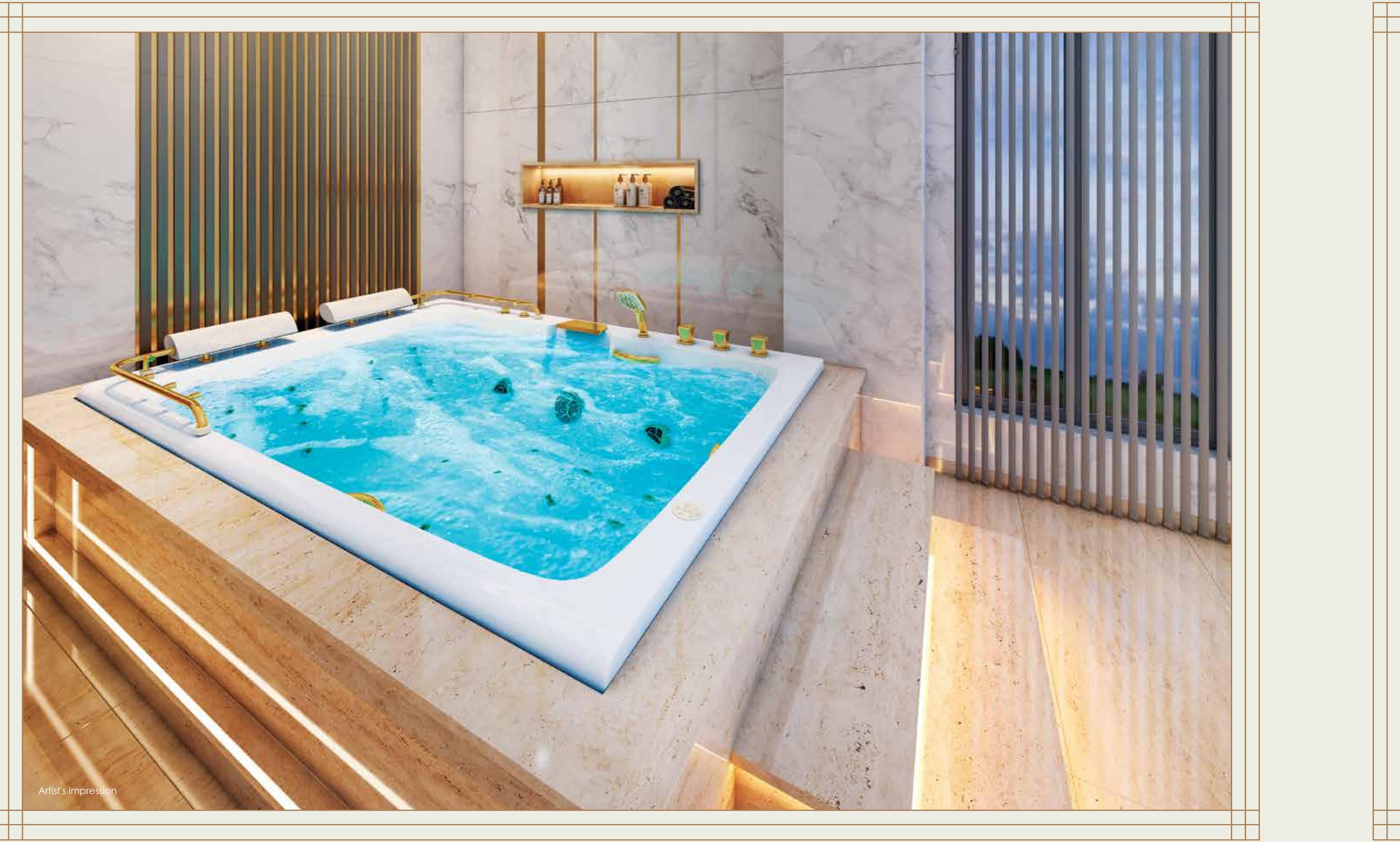


- Indoor Aqua Spa
- Stepped Water Cascade with Cabana
- Al Fresco Restaurant





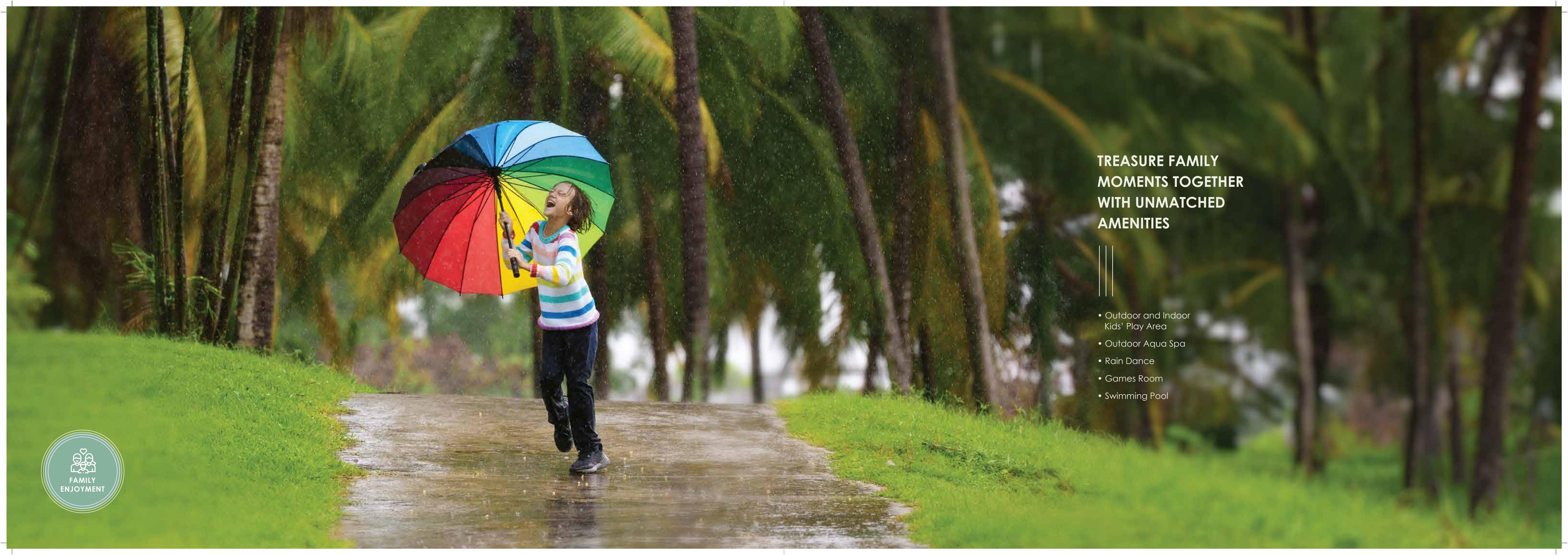
STEPPED WATER CASCADE WITH CABANA



INDOOR AQUA SPA



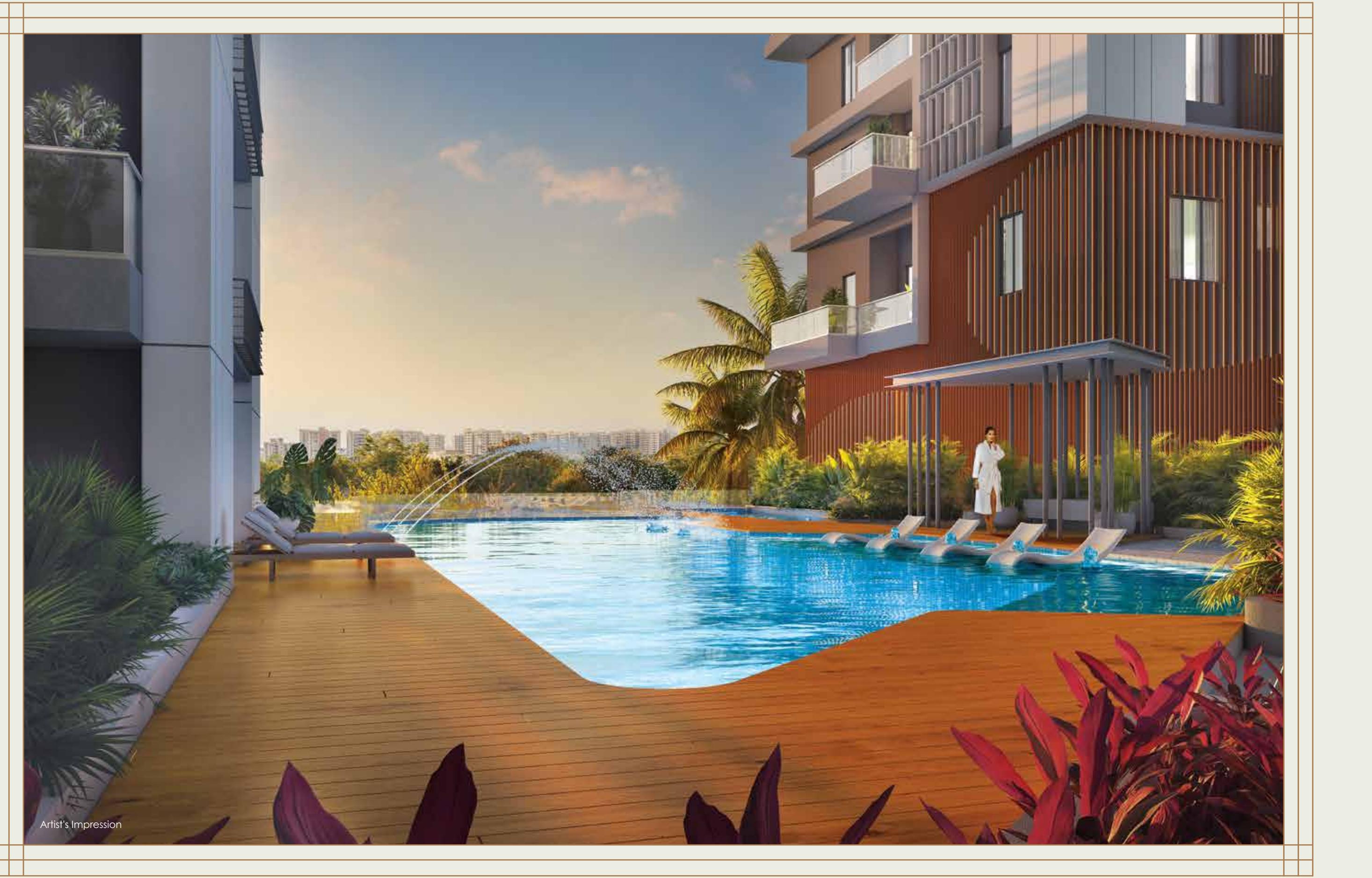
A FRESCH RESTAURANT



**TREASURE FAMILY
MOMENTS TOGETHER
WITH UNMATCHED
AMENITIES**



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



SWIMMING POOL



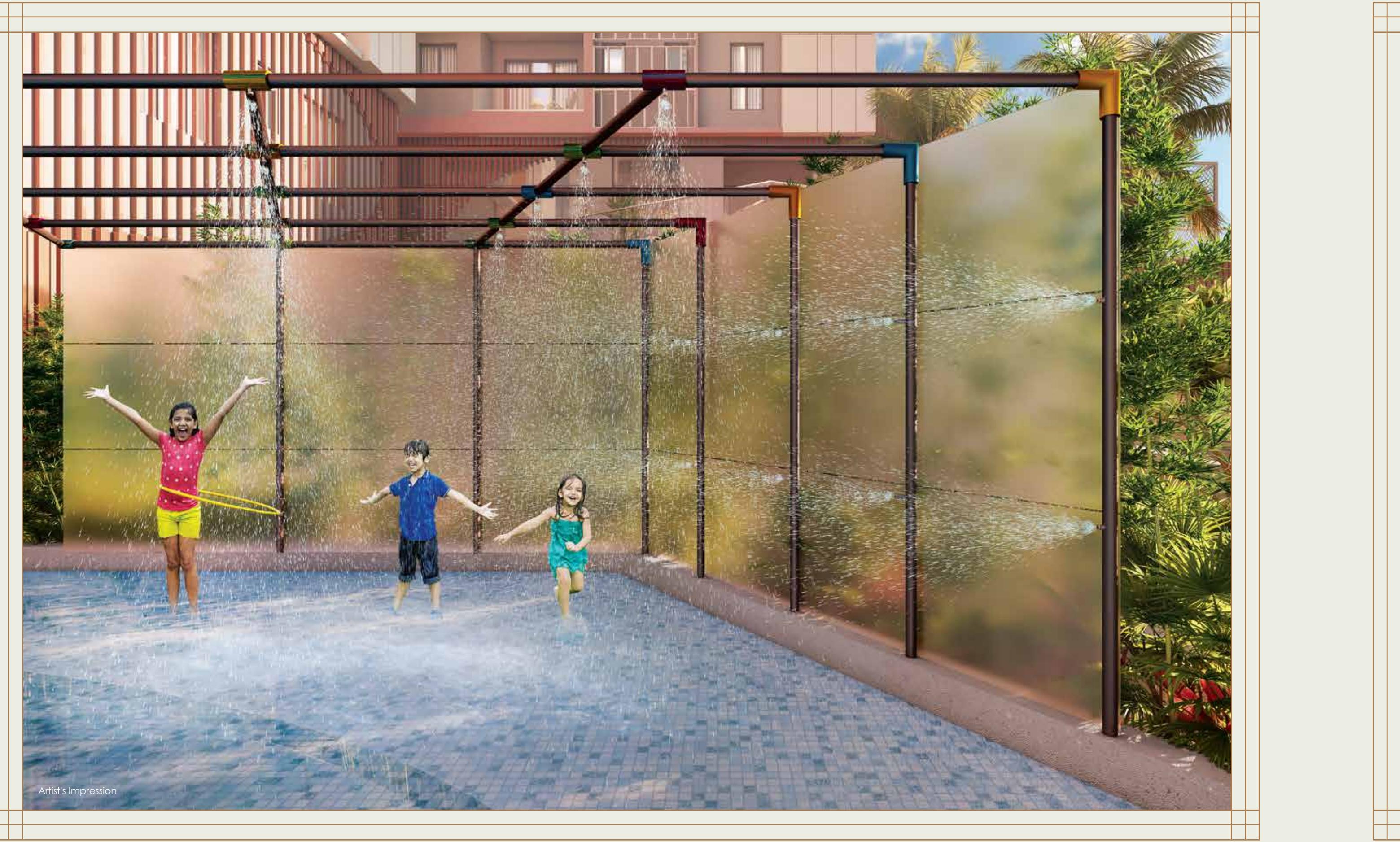
GAMEROOM



OUTDOOR KIDS' PLAY AREA



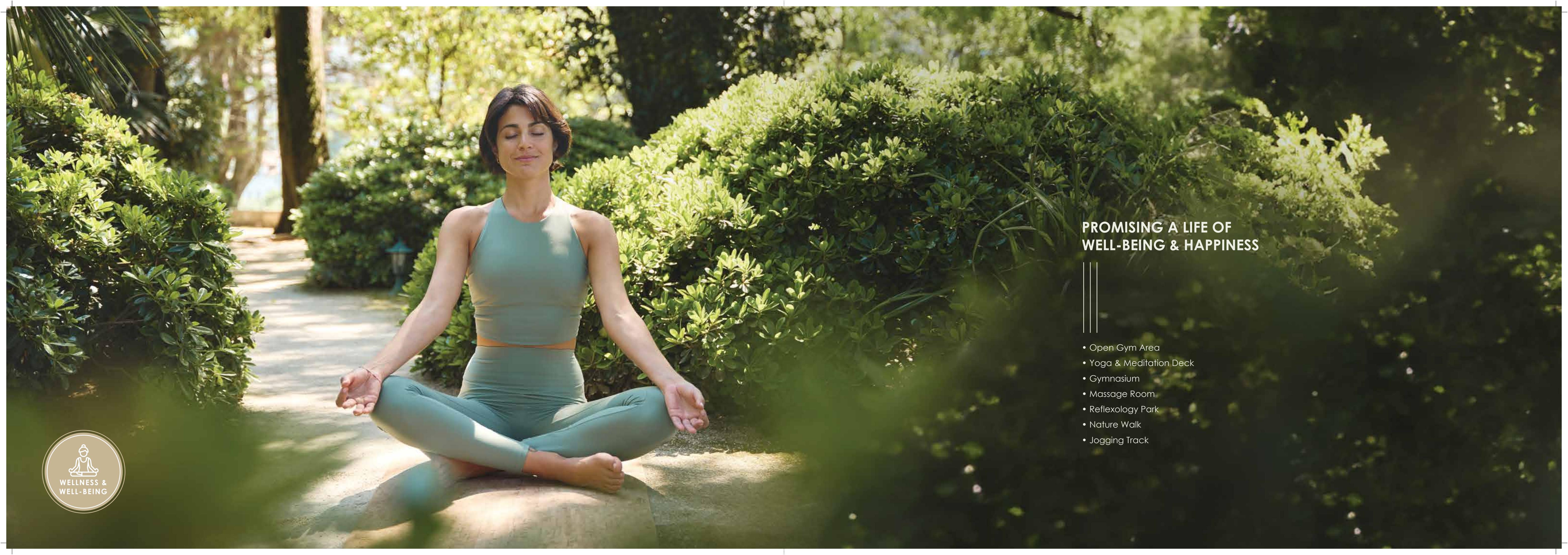
INDOOR KIDS' PLAY AREA



RAIN DANCE



OUTDOOR AQUA SPA



**PROMISING A LIFE OF
WELL-BEING & HAPPINESS**



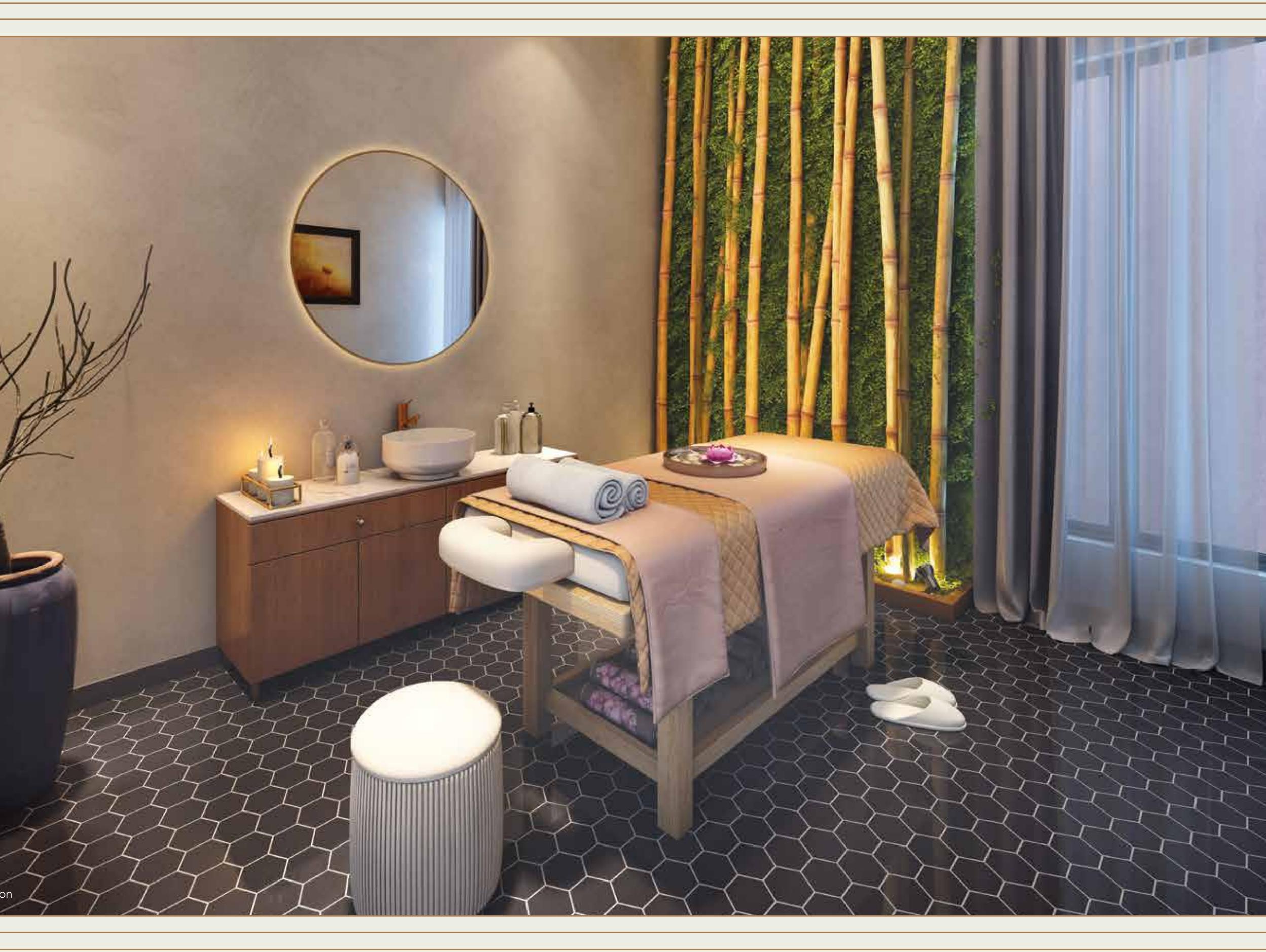
- Open Gym Area
- Yoga & Meditation Deck
- Gymnasium
- Massage Room
- Reflexology Park
- Nature Walk
- Jogging Track



GYMNASIUM



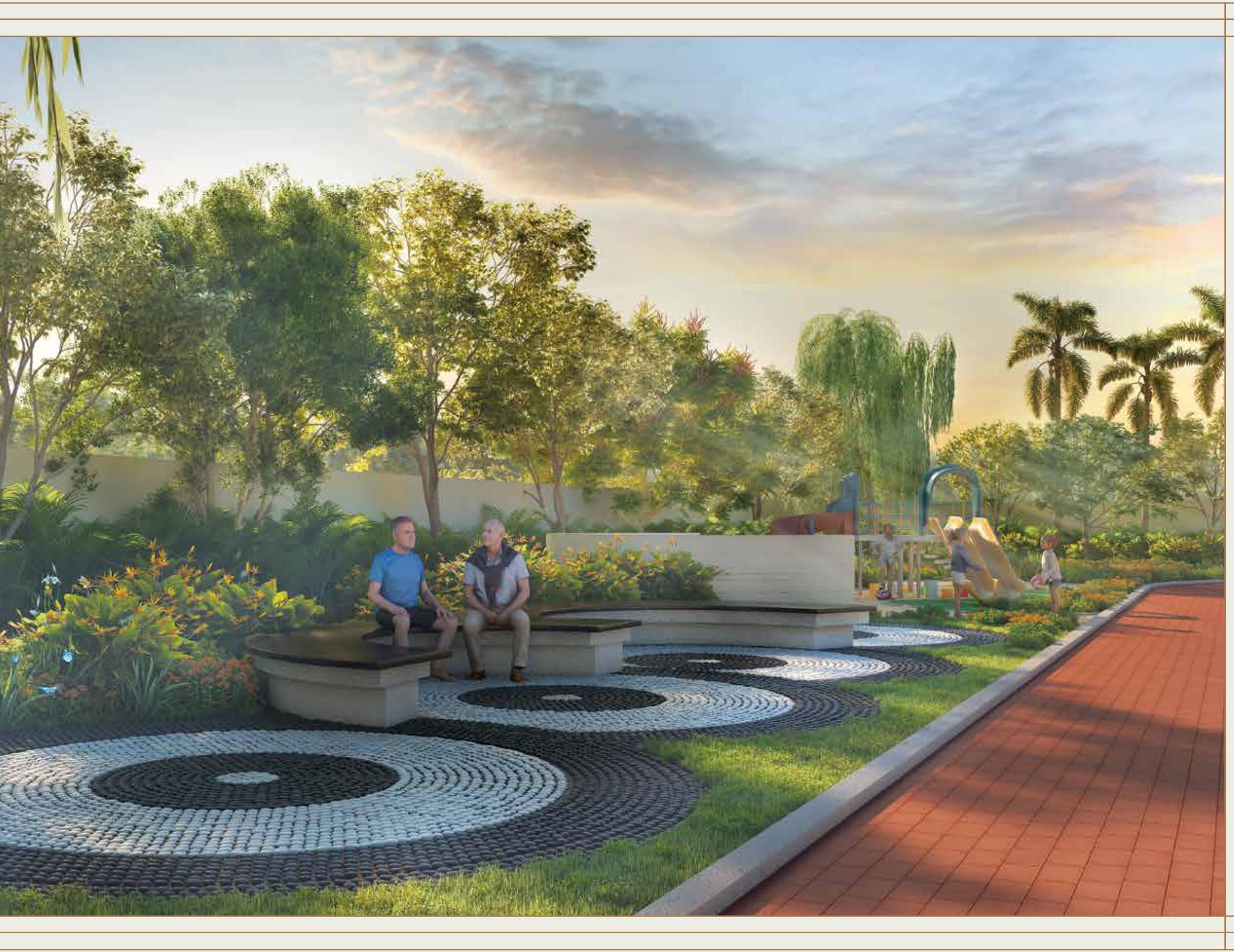
YOGA AND MEDITATION DECK



MASSAGE ROOM



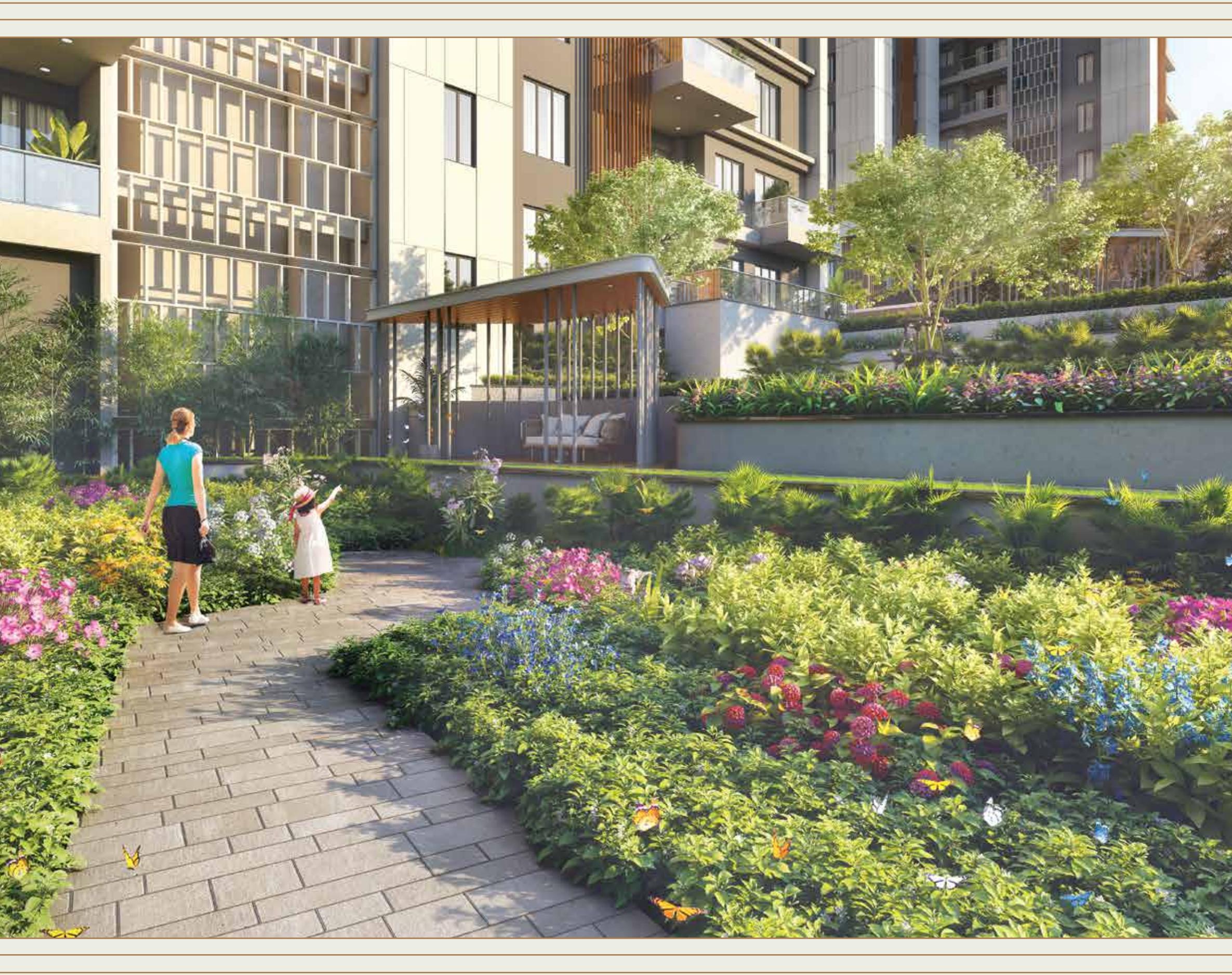
OPEN GYM AREA



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



MULTI-PURPOSE SPORTS COURT



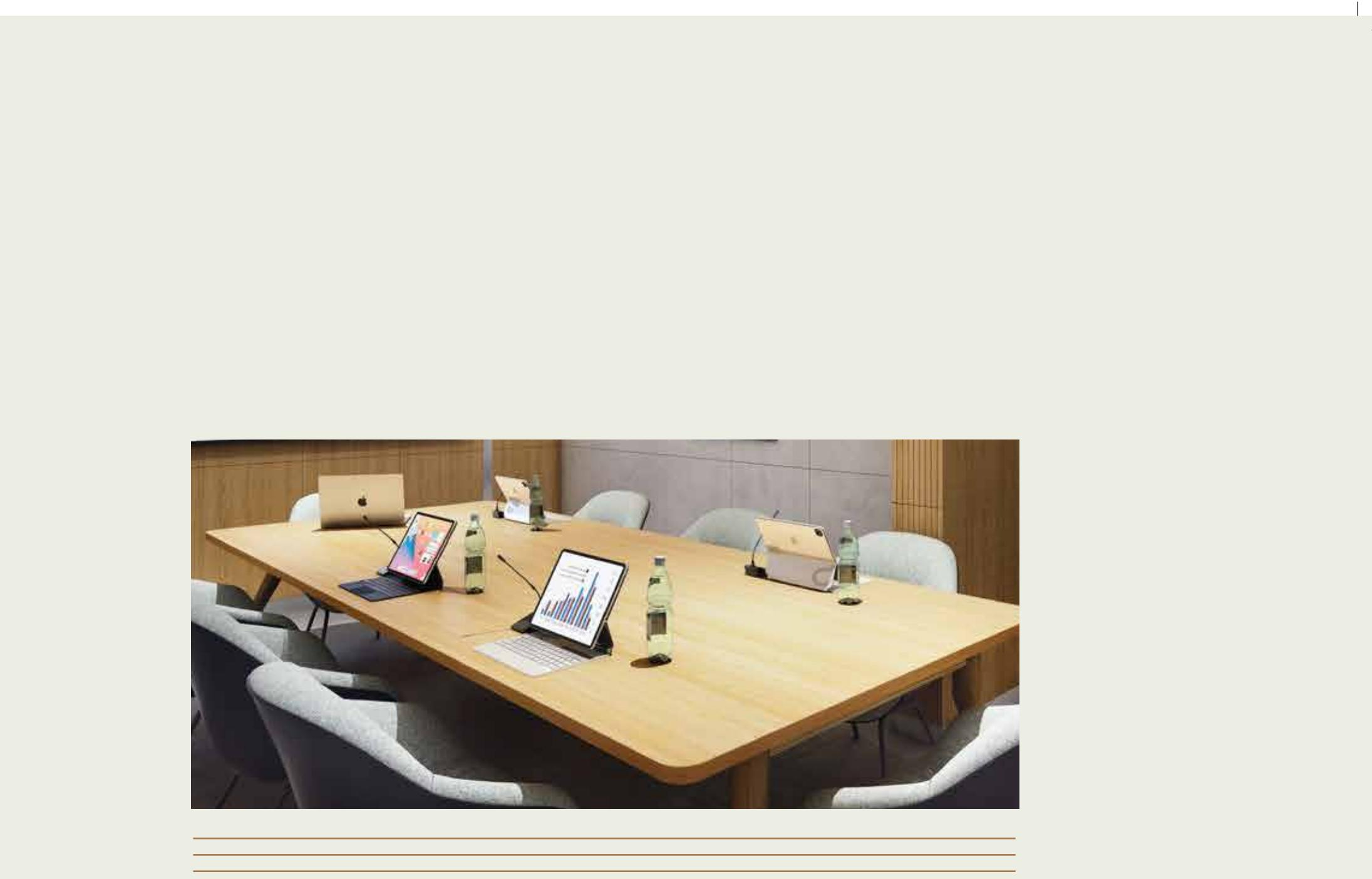
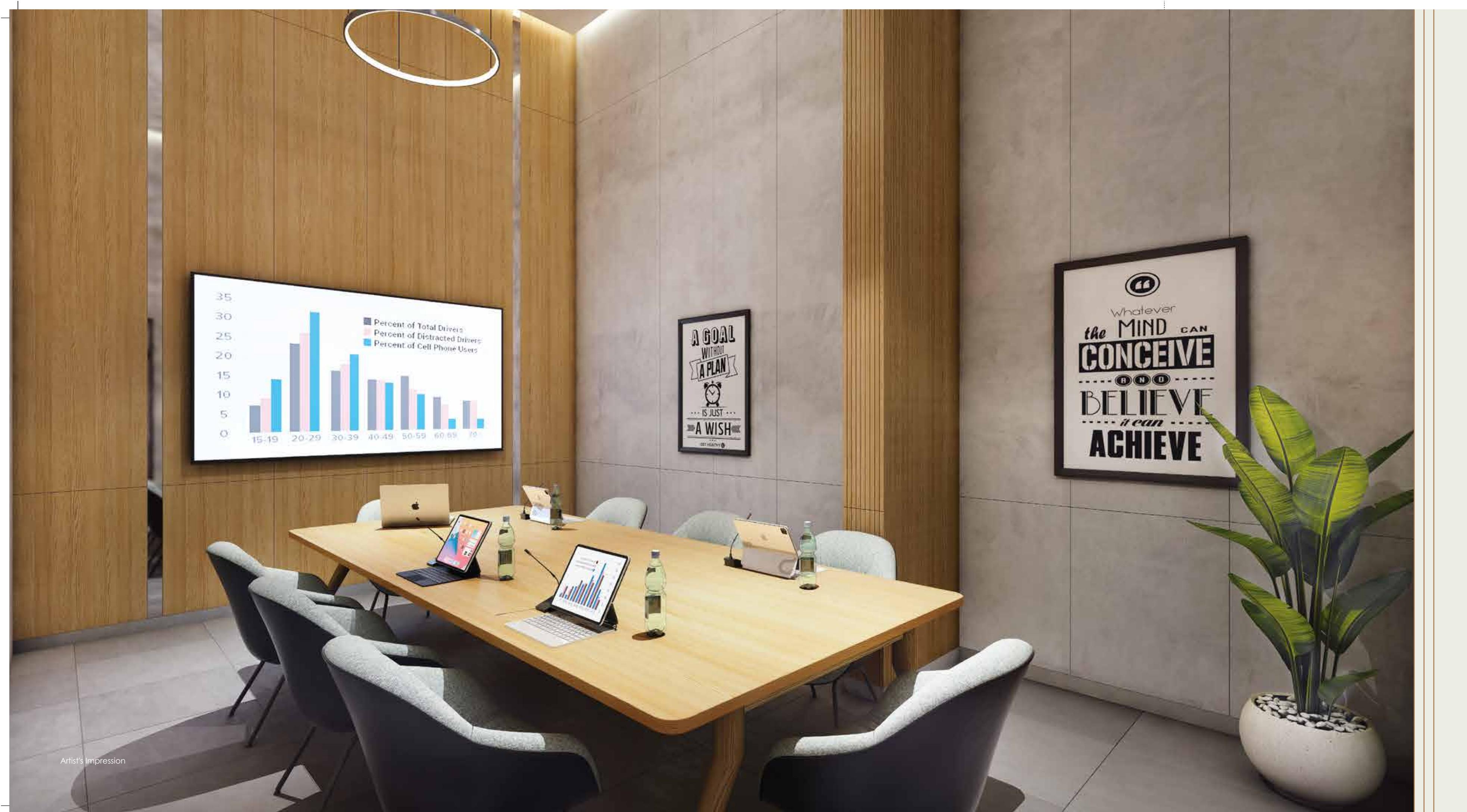
HOBBY ROOM



SQUASH COURT



OUTDOOR SPORTS AREA



BUSINESS CENTRE



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

- Banquet Hall
- Amphitheatre
- BBQ Counter
- Podium Cabanas





BANQUET HALL



B.B.Q. 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, stairs 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 apartment till distribution box in the apartment

SKDJ GROUP

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.



Signature 18



Parnasree Green Heights



New Alipore Green



Parnasree Green



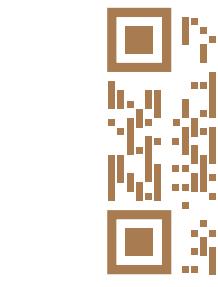
Green Enclosure

EXPERIENCED IN
CRAFTING HORIZONS
OVER TWO DECADES

EXPERIENCED IN
CRAFTING HORIZONS
OVER TWO DECADES

DEVELOPED OVER
1 MILLION SQ. FT
OF DREAM HOMES

SERVING OVER
500+ FAMILIES WITH
DESIRED LIFESTYLES AND STYLES



Scan for walkthrough

SHHH....
Fulfillment
IS IN A
MEDITATIVE
MODE.

SCAN TO
CATCH IT.