



Welcome to the Centre of Conveniences





Welcome to ...

nucleus





# IN THE MIDST OF A HAPPENING ZONE

## **SCHOOLS & COLLEGES**

Newtown School  
DPS Newtown  
Amity University

## **HOSPITALS**

Tata Medical Centre  
OHIO Hospitals

## **IT HUB**

DLF I  
Tata Consultancy Services

## **PARKS & RECREATION CENTRES**

Eco Park  
City Centre II  
Biswa Bangla Gate  
The Westin

## **MALLS & MULTIPLEX**

City Centre 2  
Central Mall  
Axis Mall  
Nazrul Tirtha





# THE ORBIT OF CONVENIENCE

Airport  
Kolkata Metro  
City & Bus Services  
Cab Services  
Auto & Rental Bicycles







## IMPORTANT LANDMARKS

### MAJOR CORPORATES & IT HUB

	Distance (Approx)
• Cognizant Techno Complex	6.1 km
• Tech Mahindra	4.4 km
• IBM	5.2 km
• Genpact India	4.8 km
• Hewlett Packard	6.8 km
• Wipro	5.1 km
• Nazrul Tirtha	2.7 km
• DLF I	2.7 km
• Tata Consultancy Services (Gitanjali Park)	4.3 km
• Eco Space	5.2 km
• Unitech Infospace	5.2 km
• Salt lake Sector V	3.3 km



Metro Station Metro Track

N  
Map is not to scale

## EDUCATIONAL INSTITUTES

	Distance (Approx)
• St. Xavier's University	5.8 km
• University of Engineering & Management	6.4 km
• IIT Kharagpur Research Park	7 km
• Presidency University (Newtown Campus)	3.4 km
• Sister Nivedita University	3.5 km
• Amity University	5.4 km
• Techno India University	5.8 km
• Techno International College	3.5 km
• Delhi Public School - New Town	3.5 km
• Delhi Public School - Megacity	6.2 km
• Narayana School	5 km
• Newtown School	4.2 km

## HOSPITALS & MEDICAL INSTITUTES

• Tata Medical Research Centre	3.9 km
• Chityaranjan National Cancer Institute	4.3 km
• AMRI Hospital - Salt Lake	7.7 km
• Belle Vue Hospital	5.3 km
• Bhagirathi Neotia Care Centre (Woman & Child)	3.8 km
• Disha Eye Hospital	3.7 km
• Manipal Hospital Salt Lake	7.5 km
• Sankara Nethralaya New Town	4.4 km
• OHIO Hospital	3.6 km
• Charnock Hospital	6.3 km

## HOSPITALITY

	Distance (Approx)
• Westin	3.4 km
• Novotel	2.7 km
• Marriott Fairfield	3.2 km
• IBIS	1.9 km
• Lemon Tree Premier	1.9 km
• Taj City Centre	8.8 km
• Pipal Tree	5.2 km
• Zone by The Park	4 km

## ENTERTAINMENT & SHOPPING

	Distance (Approx)
• Eco Park	3.7 km
• Aquatica Water Theme Park	4.4 km
• Biswa Bangla Gate	3.5 km
• City Centre 2	8.8 km
• Central Mall	2.4km
• Nazrul Tirtha	2.7 km
• Axis Mall	2.6 km
• Unitech Down Town Mall	7.2 km
• City Centre I	6.9 km



## CONNECTIVITY

### RAILWAY STATIONS

	Distance (Approx)
• Bidhan Nagar Station	7.3 km
• Sealdah Station	12.4 km
• Howrah Railway Station	14.4 km

### METRO STATIONS

• Sector V Metro Station	5.5 km
• Technopolis Metro Station	3.8 km
• Swapno Bhor Metro Station	2.3 km
• Rabindra Tirtha Metro Station	3.2 km
• Jatragachi Metro Station	3.8 km
• Siksha Tirtha Metro station	3.4 km
• Eco Park Metro Station	5.7 km
• Mangal Deep Metro Station	6.6 km
• Titumir City Centre 2 Metro Station	8.8 km
• Chinar Park Metro Station	5.2 km

### BUS STOPS

• Kestopur Bus Stop	3.3 km
• New Town Bus Stand	2.2 km
• Jatragachi Bus Stop	2.5 km
• Biswa Bangla Gate	4.4 km
• Chinar Park	5.4 km
• Airport Gate No.I	9.3 km
• College More Sector V	5.1 km

### AIRPORT

• Netaji Subhash Chandra Bose International Airport	9.3 km
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# ENCIRCLED BY HAPPINESS

Welcome to an active life at a centralized location. Nucleus is a 5-tower tale of smart conveniences. Spend your days with peace in your cozy apartment housed amidst 4.1 acres of sprawling land, where all your earnest desires will meet their happy destiny.



Prime location

5 towers with elevations of G+12 & G+13

Smart living with an array of amenities

New-age swanky Club Zone





# WHERE A SMART CO-WORKING SPACE TAKES THE CENTRE STAGE

It's an ideal work-from-home environment at Nucleus where stress will be minimized and productivity will be on the rise.

Co-working Space with Cafeteria  
Hi-speed Wi-Fi at the Co-working Zone  
Conference Rooms with proper meeting setup  
Ideal setting for Work-Life balance





Work from home at the  
'Co-working' Zone





# TOUCHING THE HEART'S CORE WITH **AMAZING AMENITIES**

Have a great time at the Club Zone. Refresh your soul.  
Rejuvenate your leisure hours.

- Swimming Pool & Kids' Pool
- Covered Deck Area & Changing Rooms
- Multigym
- Indoor Games Room
- Multipurpose Hall
- Community Hall & Pantry
- Plush Lobby
- Children's Playroom
- Society Office
- Multipurpose Play Area
- Co-Working Zone
- Badminton & Basketball Court
- Barbeque Zone
- Skyplex





Swimming pool

Time for a Splash



Get together  
for the Gala Times

Multipurpose Hall 

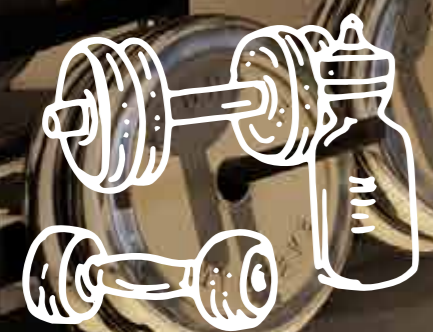


EVERY CHAMPION WAS ONCE A CONTENDER THAT REFUSED TO GIVE UP  
-ROCKY BALBOA

EVERY CHAMPION WAS ONCE A CONTENDER THAT REFUSED TO GIVE UP  
-ROCKY BALBOA



Shape up.  
Live up.



Modern Multigym



Rejuvenation  
Room



Yoga Room



# AT THE NUCLEUS OF NATURE

Nurture some evergreen moments of your life at Nucleus amidst a cozy and verdant environment.

Multipurpose Court  
Jogging Area/Walk Trails  
Open-air Kids' Play Area  
Landscaped Zones





Multipurpose Court

Time for some  
Fieldwork



Kids Play Area



All the fun  
under the sun

# LET PEACE BE THE CENTRAL THEME

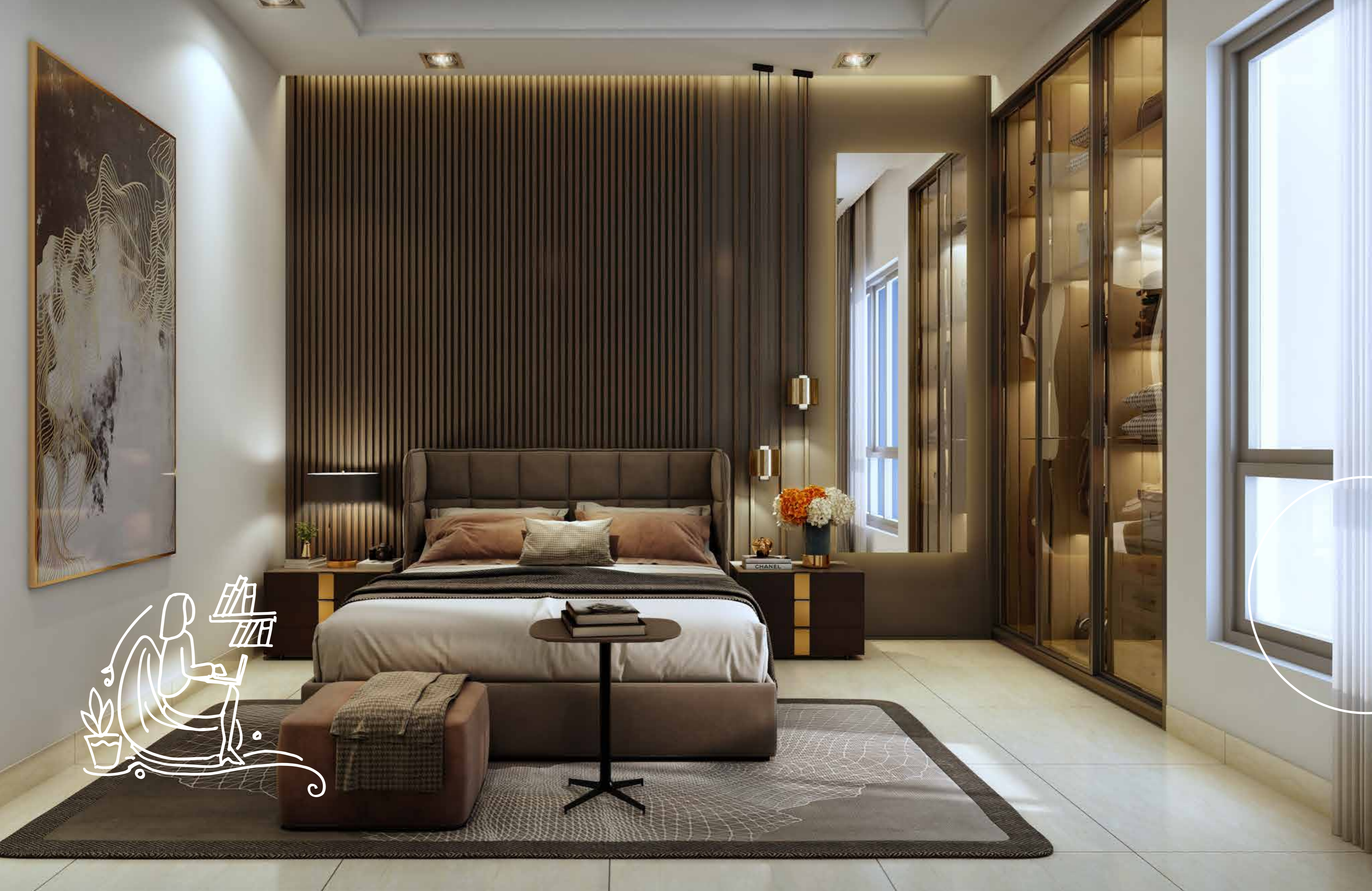
The architecture of Nucleus has been planned keeping in mind the parameters of affluence and excellence to exceed your expectations. Every room in every apartment has been planned with great care. You'll simply love to step in to your spacious rooms and balcony, adorned with luxurious materials and exceeding utmost finesse. The lobby areas are well appointed to lift your spirits up.

Spacious and airy rooms  
2 lifts in each Tower  
Well-decorated Ground Floor Lobby

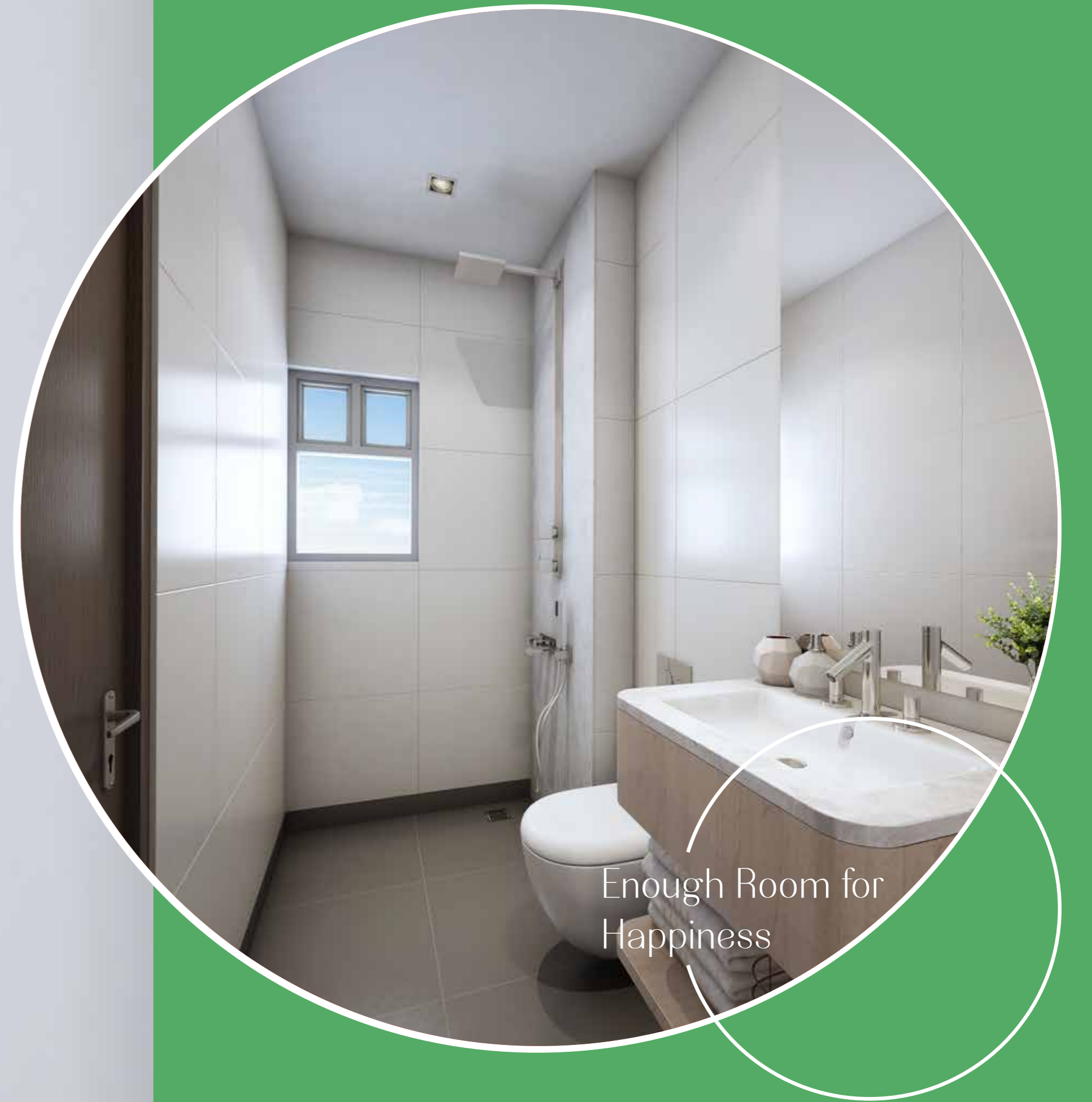
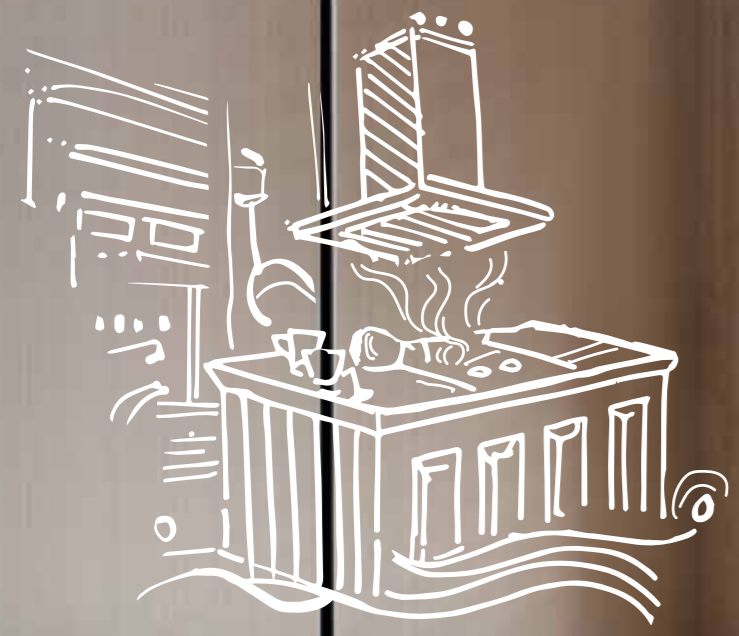




Peaceful life.  
Blissful living.



A cozy corner  
awaits you



Enough Room for Happiness



# HOT-SPOT OF HIGH LIVING

Welcome to a luxurious lifestyle where  
the finer things in life are taken care of.



# AMENITIES FOR A HAPPY LIFE



Mechanized  
Car Parking



Intercom  
Connectivity



High Level Security  
& Surveillance  
System



24x7 Power  
Backup



Fire-fighting  
Support



Rainwater  
Harvesting



STP & WTP



# SPECIFICATIONS



1.	<b>Foundation:</b>	Piling & Earthquake Resistant RCC Structure.
2.	<b>Flooring</b> <b>Bedrooms:</b> <b>Living/Dining:</b> <b>Balcony:</b> <b>Staircase/ Service Area:</b> <b>Entrance lobbies:</b> <b>Car parking:</b>	Vitrified tiles of Kajaria or equivalent. Vitrified tiles of Kajaria or equivalent. Ceramic / Vitrified Tiles of Kajaria or equivalent. Kota Stone / Tiles of Kajaria or equivalent. Vitrified Tiles of Kajaria or equivalent. Chequered Tiles/Paver/Grass paver.
3.	<b>Electrical:</b>	Split AC points in living / dining & all the bedrooms, with connection to AC ledges. Provision for Cable TV, Telephone + Broadband wiring in Bedrooms & Living room. Sufficient 15 amp & 5 amp. Electrical points in all Bedrooms, Living/Dining, Kitchen & Toilets. Concealed wiring with central MCB of reputed brand. Door bell point at the main entrance door. Branded switches of North West/Havells or equivalent.
4.	<b>Walls:</b>	Bricks with advanced AAC Technology.
5.	<b>Wall Finish:</b>	Plaster of Paris.
6.	<b>Common Lighting:</b>	Overhead illumination for compound & street lighting. Ample illumination in all lobbies, staircases & common areas.
7.	<b>Kitchen:</b>	<b>Flooring:</b> Branded Ceramic Tiles of Kajaria or equivalent. <b>Platform:</b> Granite <b>Sink:</b> Stainless steel  <b>Dado:</b> Branded Ceramic Tiles of Kajaria or equivalent upto 2ft from above the granite platform. Electrical Point for Chimney, Water Purifier, Refrigerator. Provision for exhaust fan.
8.	<b>Toilet:</b>	<b>Flooring:</b> Ceramic tiles of Kajaria or equivalent. <b>Walls:</b> Ceramic tiles of Kajaria or equivalent. <b>Sanitary fittings:</b> Parryware / Jaquar or equivalent. <b>CP fittings:</b> Parryware / Jaquar or equivalent. <b>Electrical points:</b> Havells / Northwest or equivalent. <b>Plumbing provision:</b> Pipelines of Supreme or equivalent.
9.	<b>Doors &amp; Window:</b>	<b>Door frame:</b> Seasoned & Treated Wood. <b>Main door:</b> Flush door BWR with locks. <b>Internal doors:</b> Flush door BWR with locks. <b>Windows:</b> Aluminium with powderCoating.
10.	<b>Lifts:</b>	Reputed brands like KONE, OTIS etc.
11.	<b>Security &amp; Fire Safety:</b>	24*7 Securities, CCTV Surveillance, Intercom Connectivity, Smoke Detector, Fire Alarm, Fire Fighting System.

# GROUND FLOOR PLAN



- LEGEND**
- 1. DRIVEWAY
  - 2. TOWER DROP-OFF POINTS
  - 3. PERIPHERAL GREENS
  - 4. CENTRAL LANDSCAPED GREEN
  - 5. POCKET GARDEN
  - 6. CAR PARKING
  - 7. PET ZONE
  - 8. KID'S PLAY AREA
  - 9. OPEN GYM
  - 10. RELAXATION CABANA

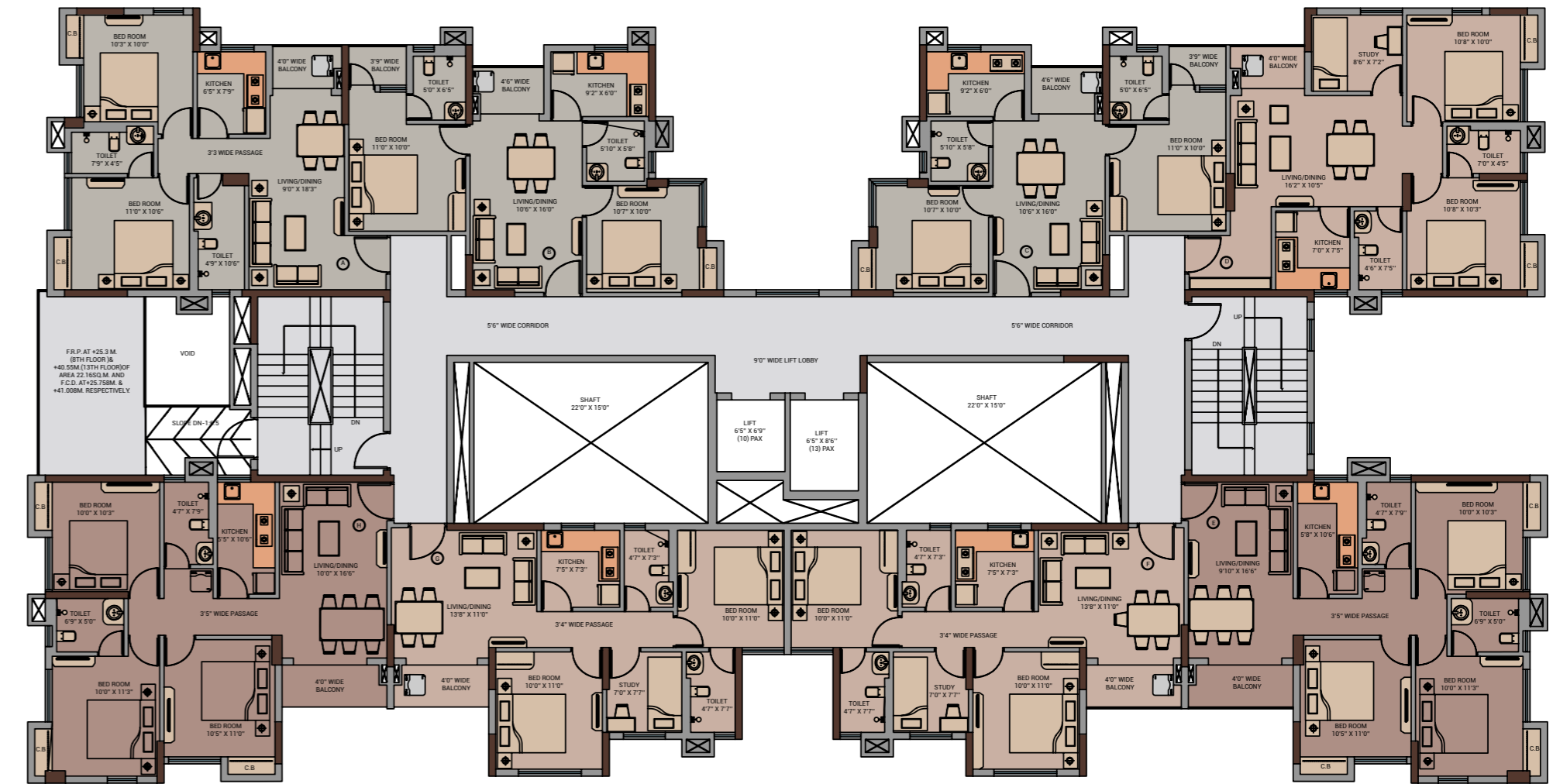
# PODIUM PLAN



- LEGEND**
- 1. LANDSCAPED WALL
  - 2. VIEWING GAZEBO
  - 3. DECK AREA
  - 4. SWIMMING POOL & KID'S POOL
  - 5. BANQUET LAWN
  - 6. MULTIPURPOSE COURT
  - 7. PRIVATE TERRACE
  - 8. ADDA ZONE
  - 9. SKYPLEX
  - 10. BARBECUE TERRACE

# TYPICAL FLOOR PLANS

## TYPICAL FLOOR PLAN AXIS



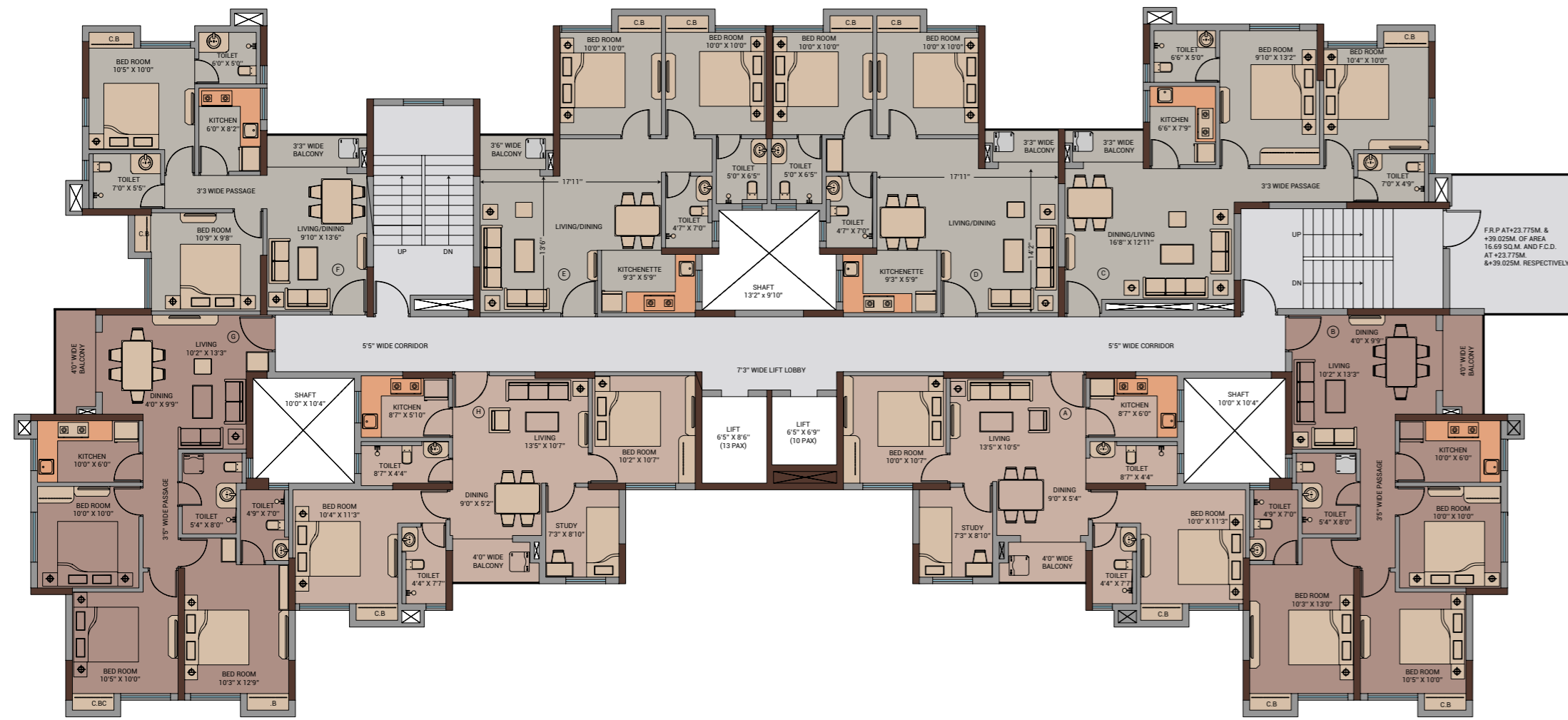
TYPICAL FLOOR PLAN BLOCK 1 (2ND TO 13TH FLOOR)

FLAT TYPE	A	B	C	D	E	F	G	H
BHK	2 BHK	2 BHK	2 BHK	3 BHK SMART	3 BHK PREMIUM	3 BHK SMART	3 BHK SMART	3 BHK PREMIUM
CARPET AREA (sq. ft.)	603.10	548.78	548.09	676.88	749.91	629.48	629.48	750.64
BALCONY AREA (sq. ft.)	25.77	49.67	49.43	27.79	39.55	35.69	35.70	39.55
CARPET AREA WITH BALCONY AREA (sq. ft.)	628.87	598.45	597.52	704.67	789.46	665.17	665.18	790.19
BUILT-UP AREA (sq. ft.)	699.91	668.15	666.14	778.77	873.19	735.01	735.00	873.20
CHARGEABLE AREA (sq. ft.)	933.00	890.00	888.00	1038.00	1164.00	980.00	980.00	1164.00
	Private Terrace (363 sq. ft.) available at 1st floor	Private Terrace (181 sq. ft.) available at 1st floor						





# TYPICAL FLOOR PLAN DELTA

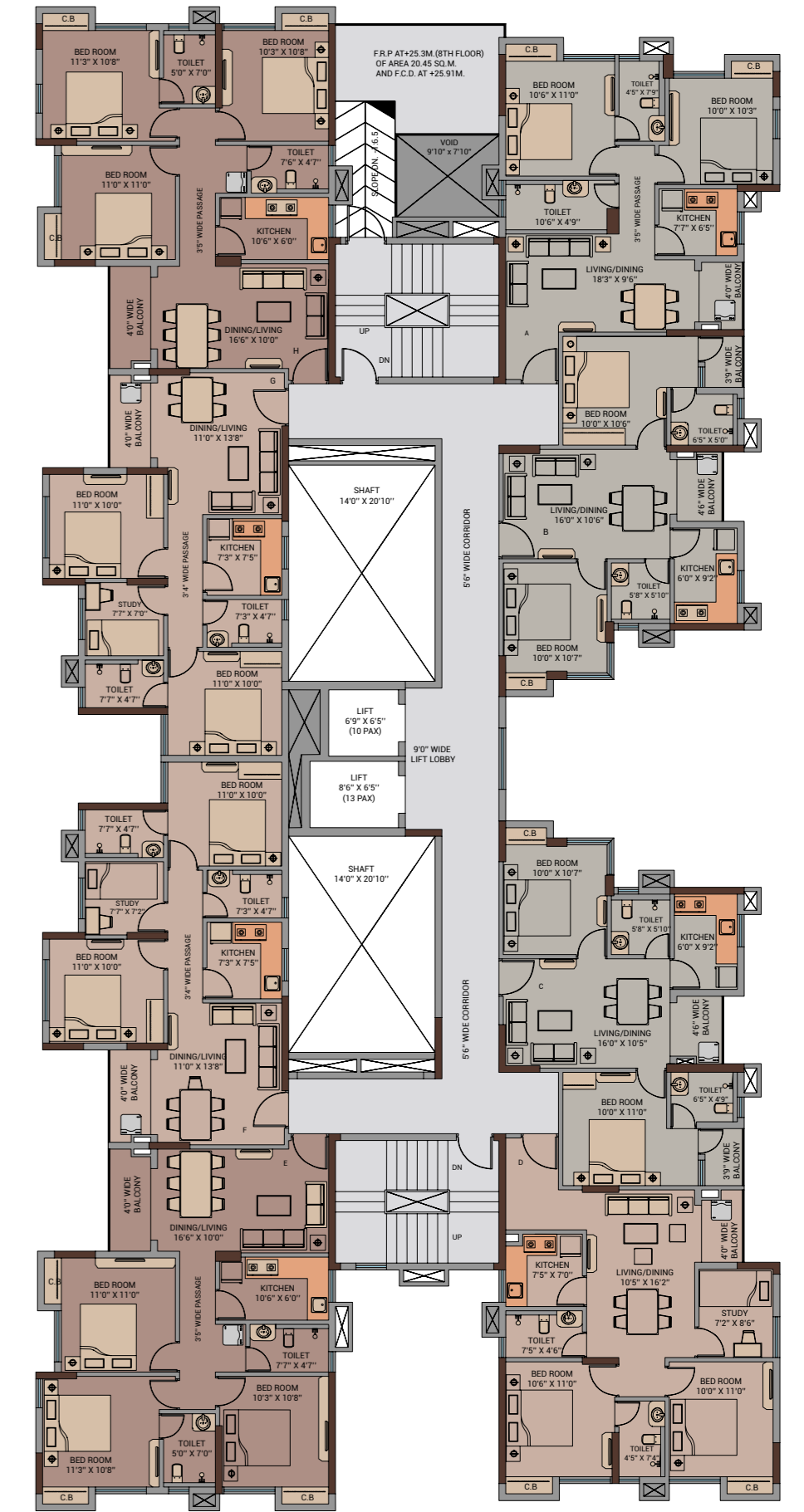


TYPICAL FLOOR PLAN BLOCK 4 (2ND TO 13TH FLOOR)

FLAT TYPE	A	B	C	D	E	F	G	H
BHK	3 BHK SMART	3 BHK PREMIUM	2 BHK	2 BHK	2 BHK	3 BHK PREMIUM	3 BHK SMART	
CARPET AREA (sq. ft.)	647.91	763.12	639.49	622.19	616.44	540.52	776.00	648.10
BALCONY AREA (sq. ft.)	34.17	39.18	27.20	22.83	24.66	31.48	41.87	34.17
CARPET AREA WITH BALCONY AREA (sq. ft.)	682.08	802.30	666.69	645.02	641.10	572.00	817.87	682.27
BUILT-UP AREA (sq. ft.)	758.73	888.17	748.48	705.23	707.84	642.94	897.78	758.66
CHARGEABLE AREA (sq. ft.)	1011.00	1184.00	997.00	940.00	943.00	857.00	1196.00	1011.00
	Private Terrace (613 sq. ft.) available at 1st floor	Private Terrace (286 sq. ft.) available at 1st floor					Private Terrace (337 sq. ft.) available at 1st floor	Private Terrace (617 sq. ft.) available at 1st floor



# TYPICAL FLOOR PLAN ELECTRON



TYPICAL FLOOR PLAN BLOCK 5 (2ND TO 12TH FLOOR)

FLAT TYPE	A	B	C	D	E	F	G	H
BHK	2 BHK	2 BHK	2 BHK	3 BHK SMART	3 BHK PREMIUM	3 BHK SMART	3 BHK SMART	3 BHK PREMIUM
CARPET AREA (sq. ft.)	614.00	542.33	547.32	693.52	785.66	629.50	629.45	785.67
BALCONY AREA (sq. ft.)	25.77	47.84	49.28	27.39	39.55	35.59	35.70	39.55
CARPET AREA WITH BALCONY AREA (sq. ft.)	639.77	590.17	596.60	720.91	825.21	665.09	665.15	825.22
BUILT-UP AREA (sq. ft.)	712.11	658.77	665.76	796.72	909.03	735.00	734.99	909.00
CHARGEABLE AREA (sq. ft.)	949.00	878.00	887.00	1062.00	1211.00	980.00	980.00	1211.00
						Private Terrace (654 sq. ft.) available at 1st floor	Private Terrace (648 sq. ft.) available at 1st floor	Private Terrace (440 sq. ft.) available at 1st floor



# HAPPY TO BUILD A BEAUTIFUL WORLD

Dhoot Group

Since our inception in 1971, we have been delivering quality offerings in diverse domains like Realty, Infrastructure, Power, Manufacturing, Finance, Education, Solid Waste Management, Healthcare and Hospitality. We have always aspired to stand by our reputation earned through years of hard work. As a trusted conglomerate with a pan-India presence, we have successfully delivered landmark projects like Silver Spring in Kolkata, Time Tower and The Esplanade Mall in NCR, Olympia Opaline and Olympia Tech Park in Chennai and Dhoot Business Centre in Mumbai, to name a few.

Dhoot Group has recently acquired SARE Gurugram from NCLT (a 65 Acre township in NCR) after submitting a Resolution Plan worth a 1000 Cr. We are proud to have delivered more than 120 Cr sqft of high quality spaces, where more than 5500 happy families currently stay, and we have a further 3250 apartments under construction. This doesn't include more than 500 acres of Townships and Resorts, which have been possible only due to our uncompromising stance towards quality and our ability to deliver on our commitments, and we feel pride as well as immense gratitude to have earned the trust of our customers.

## DEVELOPER

Dhoot Realtors Pvt Ltd

### Head office:

5, JBS Halden Avenue, Silver Arcade, 2nd Floor  
Room No - S2, Kolkata - 700105  
[www.dhootgroup.net](http://www.dhootgroup.net)

### GURUGRAM:

904-907, Time Tower, MG Road, Sector-28  
Gurugram - 122002

### MUMBAI:

3rd Floor, Dhoot Business Park, 74, B. B. Mehta Marg,  
Chatkopar (East), Mumbai - 400077

### CHENNAI:

Olympia Technology Park, Plot No - I,  
SIDCO Industrial Estate, Chennai - 600032



## ARCHITECTS

### Agrawal and Agrawal:

Worship House 2/5, Sebak Badiya St, Near Panditya Road Extension, Kolkata, West Bengal 700029

### FOUNDATION & STRUCTURAL CONSULTANT

#### M/s. Adroit Consultant

10/3 Panchanantala Main Road, 2nd Floor, Kolkata-700029

# OTHER PROJECTS



Dhoot Sky Residency, Mumbai



Dhoot Time Residency, NCR



Silver Spring, EM Bypass



Olympia Opaline, Chennai



Dhoot Pratham, BT Road



nucleus

by

**DHOOT GROUP**

Mouja - Ghuni, J.L. No. - 23, Gouranganagar, Jatragachi, Newtown, Kolkata - 700 162 | Rera No: WBRERA/P/NOR/2023/000531

SALES & MARKETING PARTNER :



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