PIONEER PROPERTY MANAGEMENT LTD.
RERA No.: WBRERA/P/NOR/2023/000041
Website: www.rera.wb.gov.in

BHAWANI
inara
Newtown, Behind City Centre 2

solis.
air.
rain.

feel blessed because life will be open on 3 sides here.

PIONEER PROPERTY MANAGEMENT LTD.

Presenting

BHAWANI
inara
Newtown, Behind City Centre 2

masterfully
designed residences

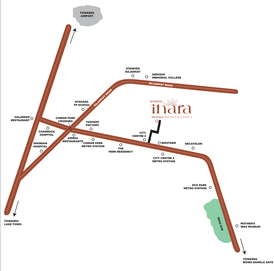
Bhawani Inara offers an exclusive lifestyle, crafted to create its own league, for a select few like you. Here, residences embrace openness on 3 sides, blended with world-class amenities, all within an ecosystem where you can stay and relish amidst a community of like-minded individuals.

G+13 | 46 Air-conditioned Exclusive Apartments
World-class Clubbing and Terrace Amenities | 3 Sides Open Apartments

Artist's Impression

When you are in Newtown, you choose to be

close to connectivity closer to convenience.


NEWTOWN
inara
NEAR EVERYTHING
NEW TOWN
NEW TOWN
NEW TOWN

...But terrace green and balcony green are in the finest form.

Graciously Crafted and Impeccably Incorporated

•

Intelligent Usage of Green Patches

•

Terrace Green

•

Meandering Walkways

•

Cabana for Sitting

•

Senior Citizens' Zone

•

Terrace Lounge

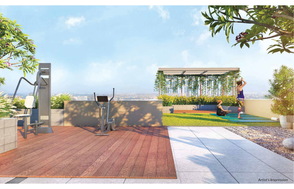
•

Fitness Deck

Aerial View

Terrace Green

Terrace Lounge



Terrace Fitness Deck

sweet breeze. sunshine. solace.

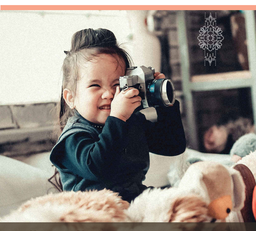
Limitless happiness ushering from 3 sides.

Here, happiness flows from every direction with 3 sides open apartments for your life to flourish.

3 / 4 BHK & Penthouses
1,098 sq. ft – 2,351 sq. ft

Benefits of 3 sides open apartments

Unhindered sunlight. Morning to evening.
Uninterrupted airflow. All seasons air.
Unobstructed view of the vicinity.
Unrestricted flourishing of life.



stretch. score. soar.

For little the recreation and fun.

This exclusive living space offers the best of amenities so that your precious moments of activity can be complemented effectively.

- Kids' Games Room
- Kids' Play Area

Artist's Impression

Kids' Games Room

Artist's Impression

Kids' Play Area

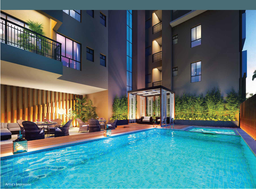
BHAWANI
inara
Newtown, Behind City Centre 2

Offers you a host of clubhouse activities for replenishing your health and mind alike.

- Swimming Pool with Deck
- Gymnasium
- Indoor Games Room
- Double-height Community Hall
- Party Lawn with BBQ Deck
- Creché
- Residents Lounge
- Yoga and Meditation Pod

marvel. mirth. merry making.

for your multitude of celebrations



Swimming Pool with Deck

Gymnasium

Indoor Games Room

Double-height Community Hall

Party Lawn with BBQ Deck

Master Plan

*Not to scale

Legend

1. Gate Complex
2. Special Drop off Pattern
3. Entrance Grand Water Body
4. Driveway
5. Jogging Track
6. Party Lawn
7. BBQ/Serving Counter Deck
8. Feature Planter
9. Gymnasium
10. Peripheral Green
11. Parking
12. Services
13. Lounge/Coffee Shop
14. Swimming Pool
15. Kids' Pool
16. Pool Deck
17. Cabana
18. Games Room

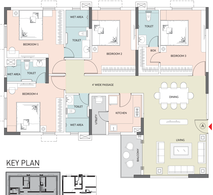
Terrace Plan

*Not to scale

Legend

1. Entry to the Lanscape Terrace
2. Reflexsology
3. Terrace Lounge
4. Leisure Lawn
5. Reading Corner
6. Adda Corner
7. Swing Court
8. Amphitheatre Seating
9. Yoga Lawn
10. Meditation Pavilion
11. Fitness Deck
12. Kids' Play Area
13. Walkway
14. Planter
15. Seat

FLAT A (4B-4T)
2nd to 11th Typical Unit Plan



KEY PLAN

*Not to scale

No.	Space Type	Dimension	No.	Space Type	Dimension
Bedroom 1	Bedroom	14'3" X 11'2"	Bedroom 4	Bedroom	14'3" X 11'5"
	Bedroom Entry	3'9" X 3'8"		Bedroom Entry	4'8" X 1'9"
	Toilet	11'2" X 6'5"		Toilet	9'7" X 5'5"
	Bedroom Passage	4'11" X 3'8"	Balcony	Balcony	9'5" X 4'7"
Bedroom 2	Bedroom	11'5" X 14'11"	Common Area	Dinning	15'8" X 10'3"
	Bedroom Entry	3'6" X 1'10"		Living	15'5" X 13'1"
Bedroom 3	Bedroom	14'11" X 11'4"		Kitchen	8'9" X 8'9"
	Box	5'5" X 6'8"		Utility	9'3" X 4'1"
	Toilet	8'3" X 5'5"		Common Toilet	8'9" X 6'4"
				Passage	19'2" X 4'5"

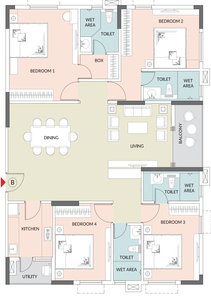
Total Carpet Area - 1520

FLAT A Unit Plan

Flat Type	Carpet	BUA	SBU
Flat A (4BHK)	1520	1682	2355

*All figures in Sq. Ft

FLAT B (4B-4T)
2nd to 11th Typical Unit Plan



KEY PLAN

*Not to scale

No.	Space Type	Dimension	No.	Space Type	Dimension
Bedroom 1	Bedroom	15'8" X 12'6"	Balcony	Balcony	10'6" X 4'7"
	Box	7'4" X 4'6"	Common Area	Dinning	18'11" X 16'10"
	Toilet	7'5" X 7'4"		Living	10'9" X 10'5"
Bedroom 2	Bedroom	14' X 10'3"		Kitchen	9'11" X 8'3"
	Part 2	(4' X 5'5") + (2'2"X3'6")		Utility	8' X 3'3"
	Toilet	10'3" X 5'5"		Common Toilet	9'6" X 5'5"
Bedroom 3	Bedroom	13'2" X 10'3"		Passage 1	4'11" X 3'8"
	Toilet	10'3" X 5'3"		Passage 2	9'4" X 5'5"
Bedroom 4	Bedroom	13'2" X 10'5"			

Total Carpet Area - 1497

FLAT B Unit Plan

Flat Type	Carpet	BUA	SBU
Flat B (4BHK)	1497	1659	2322

*All figures in Sq. Ft

FLAT C (3B-3T)
2nd to 13th Typical Unit Plan

KEY PLAN

*Not to scale

No.	Space Type	Dimension	No.	Space Type	Dimension
Bedroom 1	Bedroom	12'10" X 12'3"	Balcony	Balcony	9'8" X 2'6"
	Toilet	7'3" X 6'5"	Common Area	Foyer	9'1" X 5'11"
	Box	6'5" X 4'11"		Dinning	14' X 10'3"
Bedroom 2	Bedroom	13'2" X 10'6"		Living	15'11" X 10'11"
	Toilet	9'2" X 5'5"		Kitchen	8'10" X 7'1"
Bedroom 3	Bedroom	13'2" X 11'2"		Utility	6'11" X 2'10"
	Toilet	11'2" X 5'9"		Passage	4'3" X 3'8"

Total Carpet Area - 1098

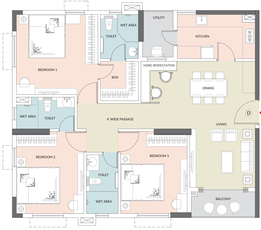
FLAT C Unit Plan

Flat Type	Carpet	BUA	SBU
Flat C (3BHK)	1098	1234	1728

*All figures in Sq. Ft

FLAT D (3B-3T)

2nd to 13th Typical Unit Plan



KEY PLAN

*Not to scale

No.	Space Type	Dimension
Bedroom 1	Bedroom	13'1" X 12'10"
	Toilet	7'2" X 6'8"
	Box	6'8" X 6'5"
Bedroom 2	Bedroom	13'2" X 10'11"
	Toilet	9'6" X 5'5"
Bedroom 3	Bedroom	13'2" X 10'11"
	Toilet	9'5" X 5'5"

No.	Space Type	Dimension
Balcony	Balcony	10'1" X 3'8"
Common Area	Dinning	18'3" X 11'1"
	Living	10'7" X 9'3"
	Kitchen	12'9" X 7'2"
	Utility	7'8" X 5'3"
	Passage 1	10'4" X 4'5"
	Passage 2	5" X 3'8"

Total Carpet Area - 1139

FLAT D Unit Plan

Flat Type	Carpet	BUA	SBU
Flat D (3BHK)	1139	1278	1790

*All figures in Sq. Ft

PENTHOUSE FLAT -A (PH-1 LOWER)

12th to 13th Typical Unit Plan

KEY PLAN

*Not to scale

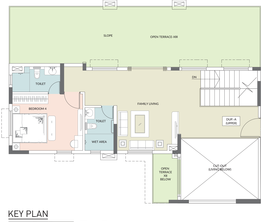
No.	Space Type	Dimension
Bedroom 1	Bedroom	14'5" X 11'3"
	Toilet	9'7" X 5'10"
	Bedroom Passage	19'2" X 4'
Bedroom 2	Bedroom	14' X 11'5"
	Toilet	11'5" X 6'2"
	Bedroom Entry	8'9" X 3'8"
Bedroom 3	Bedroom	14'8" X 11'5"

No.	Space Type	Dimension
Common Area	Common Toilet	8'11" X 6'5"
	Kitchen	8'7" X 8'11"
	Utility	4'1" X 8'11"
	Dining	17' X 12'
	Living	22'5" X 15'3"
	Utility	9'5" X 4'7"
	Stair Area	11'6" X 7'

Total Carpet Area - 2346

PENTHOUSE FLAT -A (PH-1 UPPER)

12th to 13th Typical Unit Plan



KEY PLAN

*Not to scale

No.	Space Type	Dimension
Bedroom 4	Bedroom	14'5"X11'8"
	Bedroom Entry	4'8" X 1'9"
	Toilet	10'3" X 5'5"

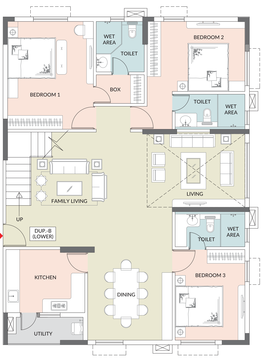
No.	Space Type	Dimension
Common Area	Upper Family Living	22'11" X 15'11"
	Upper Entrance	11'6" X 6'6"
	Common Toilet	8'6" X 6'2"

Total Carpet Area - 2346

Flat Type	Carpet	BUA	SBU	Open Terrace
Flat A (4BHK)	2346	2397	3359	653

*All figures in Sq. Ft

PENTHOUSE FLAT -B
(PH-1 LOWER)
12th to 13th Typical Unit Plan



KEY PLAN

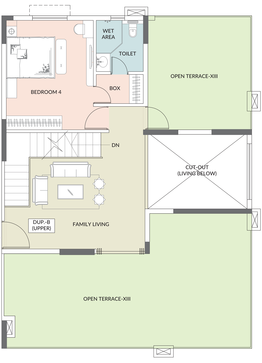
*Not to scale

No.	Space Type	Dimension
Bedroom 1	Bedroom	15'10" X 12'9"
	Toilet	7'5" X 7'4"
	Box	7'4" X 4'6"
Bedroom 2	Bedroom	14' 5"X 10'5"
	Part 2	6'3" X 5'5"
	Toilet	10'3" X 5'5"
Bedroom 3	Bedroom	13'2" X 10'3"
	Toilet	10'3" X 5'3"

No.	Space Type	Dimension
Common Area	Penthouse Stair	5'8"X3'7"
	Entry	5'9"X3'7"
	Dining	16'10" X 18'11"
	Living	10'9" X 10'5"
	Kitchen	9'11 X 8'3"
	Utility	8' X 3'3"
	Passage 1	4'11" X 3'8"
	Passage 2	9'4" X 5'5"

Total Carpet Area - 2351

PENTHOUSE FLAT -B
(PH-1 UPPER)
12th to 13th Typical Unit Plan



KEY PLAN

*Not to scale

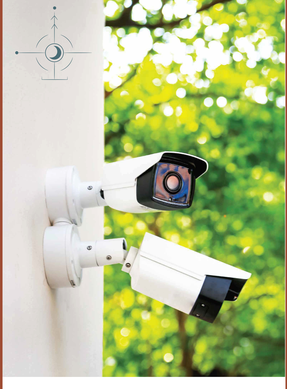
No.	Space Type	Dimension
Bedroom 4	Bedroom 4	15'5" X 12'5"
	Attached Toilet	7'4" X 7'3"
	Box	7'4" X 4'11"
	Bedroom Entrance	7'9" X 3'8"

No.	Space Type	Dimension
Common Area	Upper Family Living	16' X 13'
	Stair Entrance	5'9" X 3'7"
	Entry Stair	5'8" X 3'7"

Total Carpet Area - 2351

Flat Type	Carpet	BUA	SBU	Open Terrace
Flat B (4BHK)	2351	2308	3231	782

*All figures in Sq. Ft



Facilities

- Double-height Grand Entrance Lobby
- Electric Vehicle Charging Station
- Firefighting System
- 24x7 Power Backup
- Drip Sprinkler Irrigation System for Landscaping
- CCTV Surveillance in Main Entrance Lobby
- High-speed Lift
- 24x7 Security
- Video Door Phone

Specifications

- **Super Structure**
  RCC Framed Earthquake Resistant Structure with External Block Walls

- **Flooring**
  Living / Dining: Branded Double charged Tile or Equivalent Quality with Designer Patterns

  Master Bedroom: Double Charged Tile or Equivalent Quality with Designer Patterns

  Other Bedrooms: Double Charged Tile or Equivalent Quality with Designer Patterns

  Kitchen: Double Charged Tile or Equivalent Quality with Designer Patterns

  Toilets: Anti-skid Tiles / Designer Tiles

  Balcony: GVT / Terrazzo Tiles

  Staircases and Common Entrance Lobby and Visitors' Lounge in Granite / GVT

- **Kitchen**
  Counter / Walls: Combinations of High-quality Granite/Imported Glazed Tiles

  Dado: Ceramic Tiles till 600 mm above Counter Area, Rest with Putty

  Sink: Double Bowl Stainless Steel Sink with Drain Board. Single Lever Hot and Cold Water

- **Toilets**
  Flooring: Branded Anti-skid Ceramic Tiles

  Wall: Branded Ceramic Tiles upto False Ceiling

  Premium Quality / Imported Sanitary / High Class Wall Hung W.C. and Washbasin in Matching Shades / Colours

  Single Lever C.P. Fittings Kohler / Jaguar or Equivalent

  Glazed Shower Enclosure, Towel Rack, Rod & Ring Accessories

  Provision for Geyser

- **Wall Finish**
  Internal: All Internal Walls in Cement Plaster with Putty

  External: External Walls in Texture Paint/Acrylic Emulsion Paint

  Lift Lobbies: Granite / GVT Wall Cladding

- **Doors & Windows**
  Main Entrance: Elegantly Designed and Finished with Hardwood Frame having European Style Moulded Shutter with High-quality imported/Indian Hardware Fittings

  Internal Doors: Seasoned Hardwood Frame with European Style Moulded Shutters

  Windows: Branded UPVC Windows

- **Air-Conditioned**
  Energy Efficient Air Conditioned Systems in the Apartments

  Air Conditioned Double-height Ground Floor Lift Lobby

- **Electricals**
  Modular Switches of Legrand / honeywell / Havells or Equivalent Make and Copper Wiring (FR Grade)

- **Power Backup**
  100 % DG Power Back-up for all common areas

- **Communication**
  TV, Telephone Points and Video Door Phone

- **Security**
  Secured gated community with access control at entrances. CCTV for parking area and entrance lobby at ground floor

For further details and bookings contact

www.pioneerproperty.in
PIONEER® PROPERTY MANAGEMENT LTD.
An ISO 9001:2015 Certified Company

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