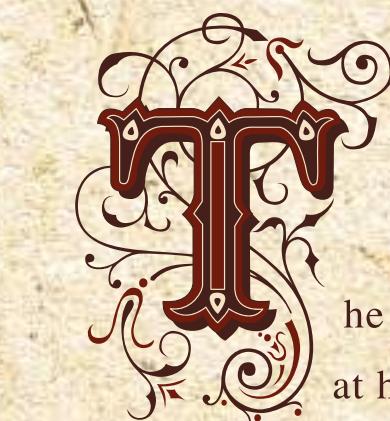


DREAM
GURUKUL
NEAR AIRPORT

The Design
of
Good Living



The first lessons of life are learnt at home. And what if your home is the perfect place for your children to be inspired by Gurus? What if their music, art, dance and sports skills can be honed at home, without having to travel miles and miles? What if your children can unlock the path to greatness while you discover the design of good living?

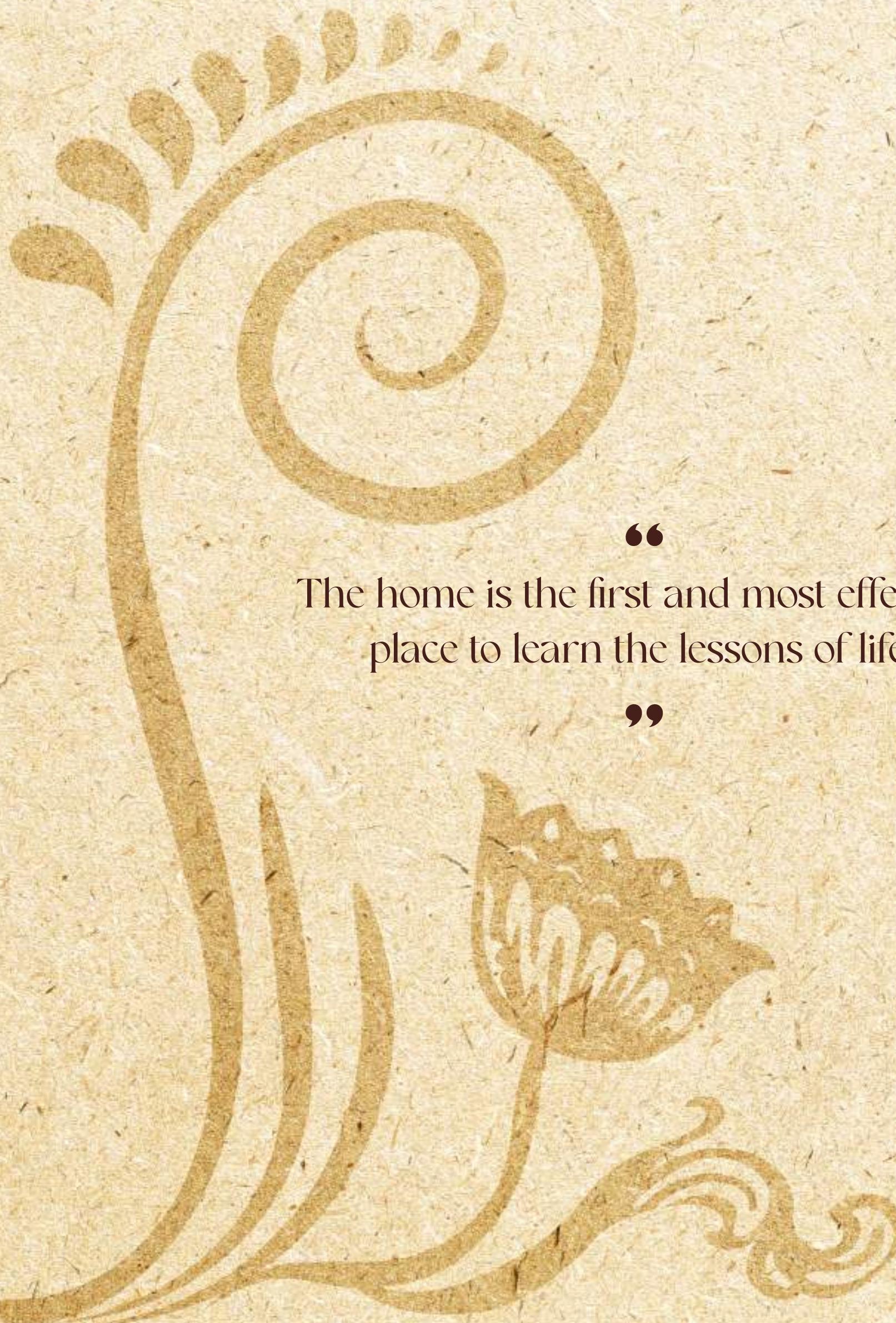
Welcome to a home that's designed to make your child the next superstar.

Welcome to Dream Gurukul.

Located close to the airport, in the serene locality of Madhyamgram, this is where luxury living goes hand in hand with the inspiration of Gurus.

“
The home is the first and most effective place to learn the lessons of life.
”





“
The home is the first and most effective
place to learn the lessons of life.
”

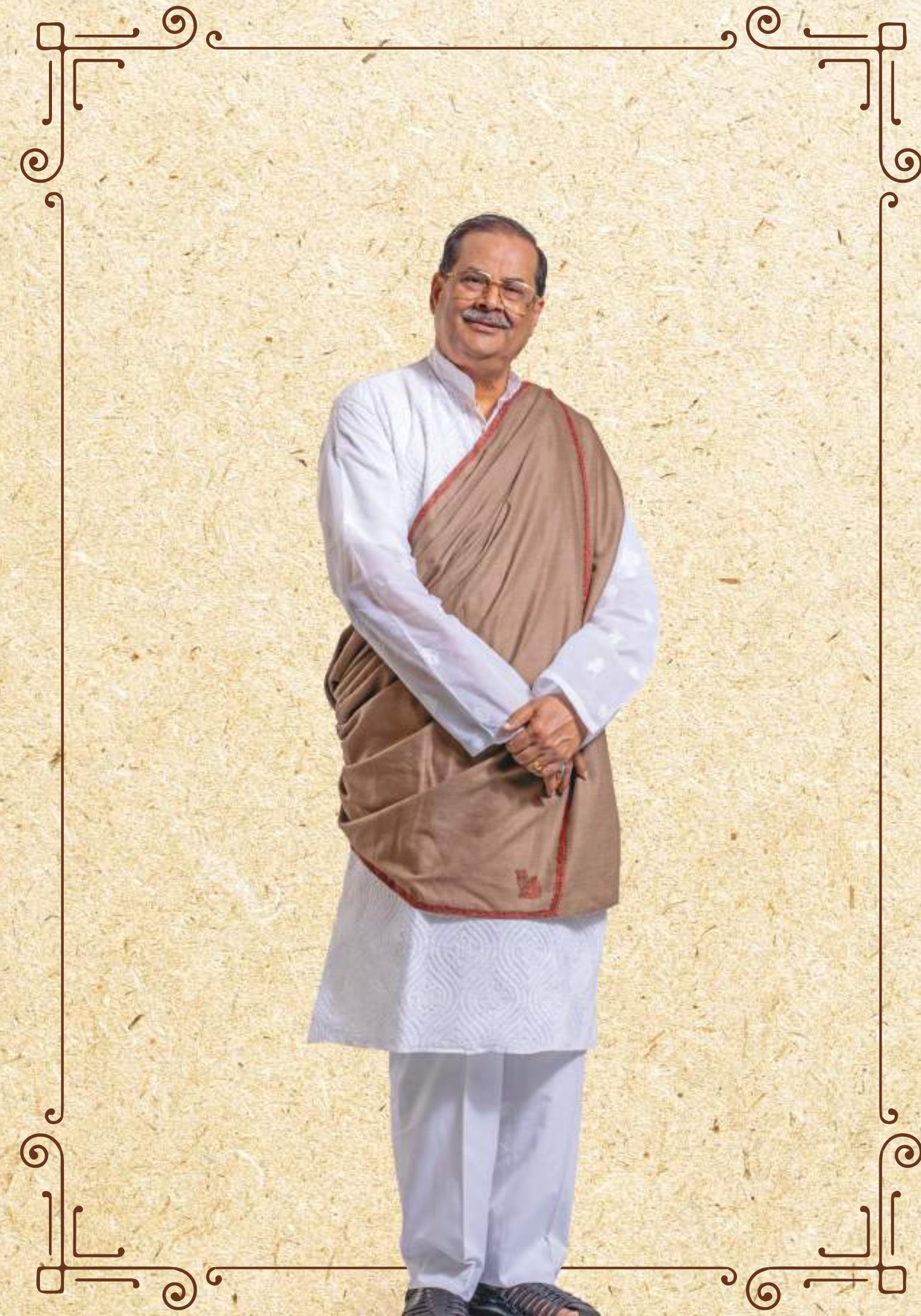
		<h2>Contents</h2>	
•	Chapter One	The Harmony of Life	
•	Chapter Two	The Rhythm of Happiness	
•	Chapter Three	The Art of Good Living	
•	Chapter Four	The Goal to Success	
•	Chapter Five	The Heart of Good Living	
•	Chapter Six	Elements of Joy	
•	Chapter Seven	The Pursuit of Happiness	
•	Chapter Eight	The Address of Good Living	
•	Chapter Nine	An Epitome of Luxury	



Chapter One

“
The Harmony
of Life
”

by
Ajoy Chakrabarty



“
ust like the strings of a musical instrument need to be dealt with care in order to play heartwarming melodies, the delicate minds of children also need to be handled with utmost caution for them to bloom in the correct tune.

At Dream Gurukul, the love for music and a disciplined practice of it will be incorporated into the everyday life of children in a way that enables them to both enjoy and excel in it.





Master the Melodies

Immerse your children in the symphony of music



We believe that it is our home
that builds the base of our
characters and gives our passion a
distinct direction.

And **Dream Gurukul** will give your
children the placid atmosphere and
beautiful surroundings that will help
their natural talent take flight. This
is where they can blossom into the
next singing superstars.





Malhar

A room that's conducive to musical knowledge and provides optimal acoustics.

A space where every child can hit the right notes.

A place for precise learning, inspired by the musical maestro.



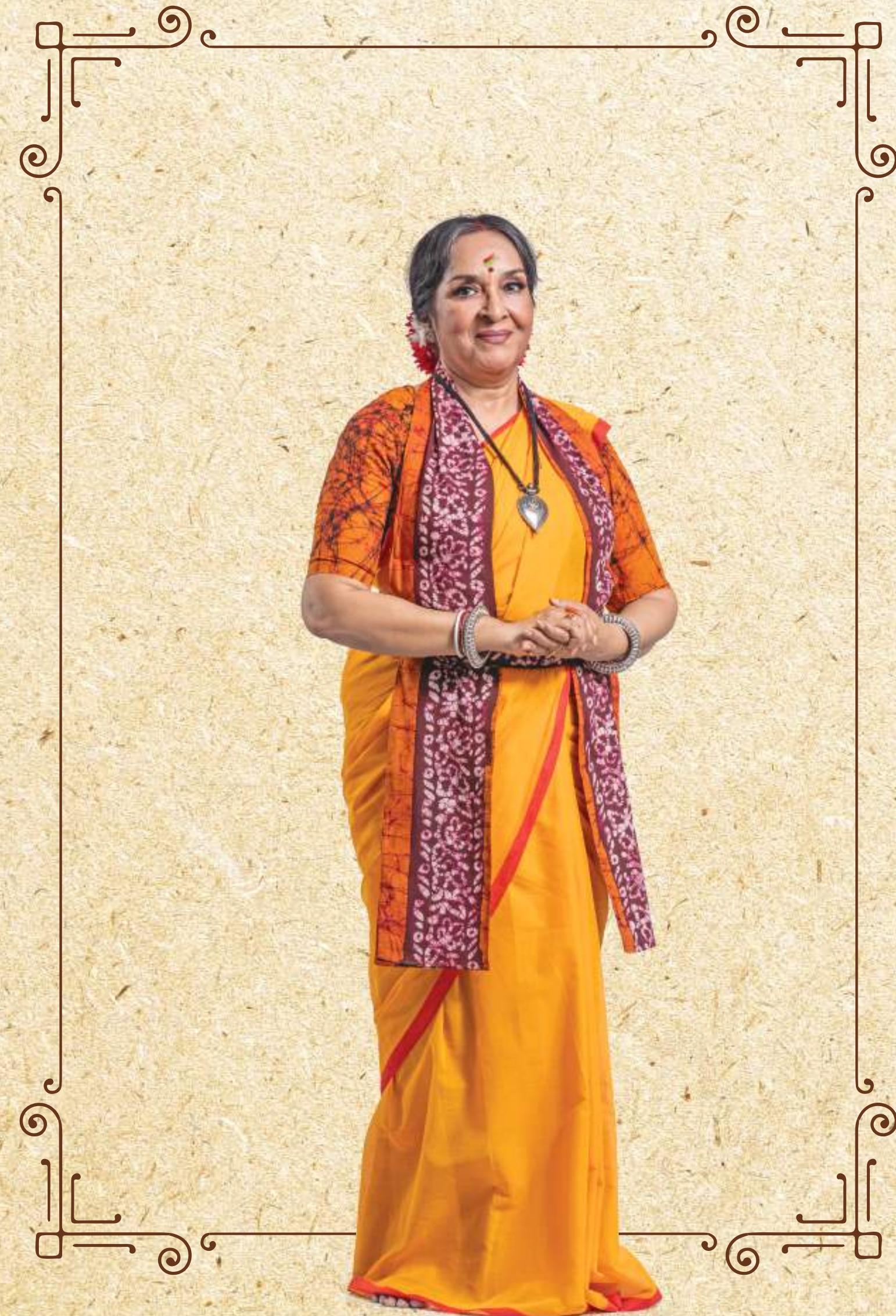


Chapter Two

“
The Rhythm
of Happiness
”

by

Mamata Shankar



rowing up in a world that revolved around performing arts, I developed sponge-like characteristics and absorbed everything. I not only discovered my passion for dance, but also learnt how to coordinate the essential trio of body, mind and soul.

At **Dream Gurukul**, young minds will seek to discover this balance of life.

They will learn to express their talent through dance, and the stories that can be told through graceful movements & subtle gestures. And they will gain the confidence to own the centre stage of life.

“ ”





Dance with Grace

Tune up your children's rhythm of life



The ambience in which children grow up plays a vital role in their advancement.

And at **Dream Gurukul**, your children will grow up in an atmosphere where calmness and confidence will be instilled in their carefree nature through the discipline of dance. Here, they can discover all the right moves required to become the next dancing superstars.



Muktadhara

A room dedicated for learning dance and aided by expansive mirrors.

A place designed to help strike the perfect pose at every performance.

A space where children find their rhythm and step up with confidence.





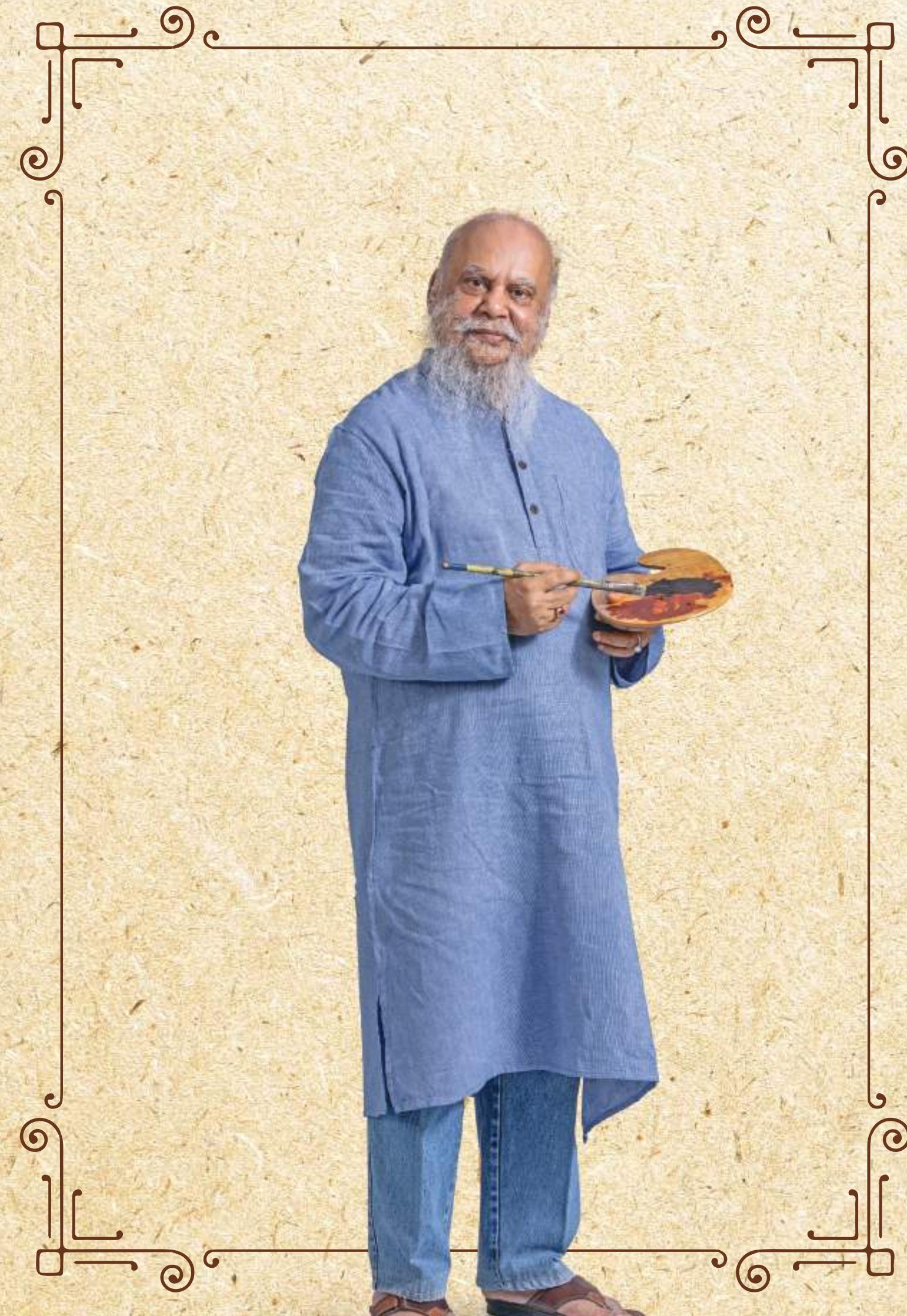
Chapter Three

“
The Art of
Good Living

”

by

Subhapragama



“

believe that every artist is a traveller. To paint the picture of a happy living, it is important to let your mind travel. To meander through places that will help you to evolve and inspire your way of life. At **Dream Gurukul**, children will embark on this colourful journey of imagination and discovery. They will learn to fill their lives with the brightest hues, so that the canvas of their lives never cease to amaze the world.



”



Paint the World

Experience the artistry of your children spread wings



young mind is as impressionable
as an empty canvas. And at

Dream Gurukul, your children will
take inspiration from the natural beauty
around them and learn to appreciate,
pursue and excel in art. Their minds
and innate talent will be broadened by
bright, bold and beautiful brushstrokes,
as they find the path to becoming the
master artists of the future.



Studio Chitrakalpa

A gallery-like studio, flooded with natural light and tranquility.

A place with expansive windows that weave inspiration into every stroke.

A space where children can learn to craft masterpieces.





Chapter Four

“
The Goal
to Success
”

by

Bhaichung Bhutia



“



still remember the day when
I dribbled a football for the first
time in my life. It became my first love.

As a kid, whenever I got time I would go
out and play football. The pure joy that I
derived from the game helped me realise
my passion. And I followed it all through
my life.

At **Dream Gurukul**, youngsters will be
trained to play with an attacking mindset
and as a team that stays together through
thick & thin. They will be trained to
take life in their stride and win over
their dream goals.

”





Kickstart the Journey

Ignite your children's flair for football



The sportsman spirit is one of the most important things to have in life. And this is one of the many things that your children will learn at **Dream Gurukul**, where they will be trained to tackle obstacles both on and off the field. Through rigorous and disciplined practice of the beautiful game, they will sprint towards the ultimate goal of becoming the next footballing superstar.





Krirangan

A lush and manicured multipurpose playground perfectly maintained for football and other outdoor sports.

Best-in-class training under expert guidance.

Fostering team spirit and winning mentality.



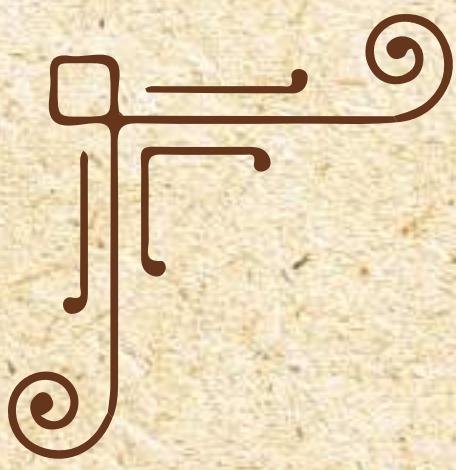


Chapter Five

“
The Heart
of Good Living
”



We believe that everyone deserves the right to a good life.
And at **Dream Gurukul**, luxury living meets the inspiration of Gurus,
making it a dream residential destination for all ages.

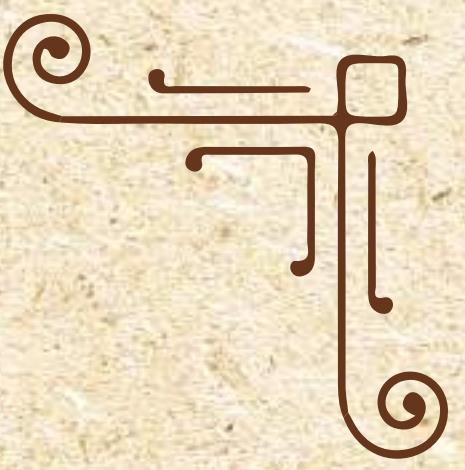
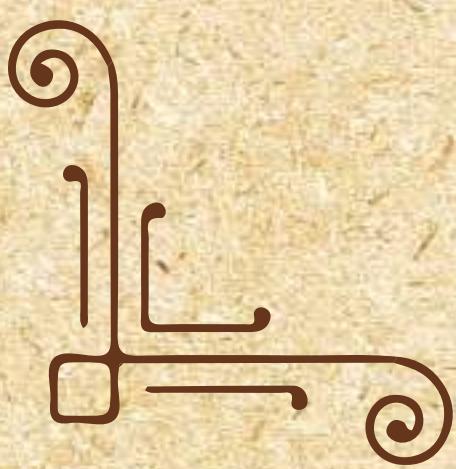


MASTER PLAN



Legends

1. Entrance Gate
2. Security Room
3. Internal Driveway
4. Tower Entryway
5. Tree Plantation
6. Garden
7. Club at Ground Floor
8. Sculpture Garden
9. Circular Seating Area
10. Open Area for Senior Citizens
11. Children's Play Area
12. Badminton Court
13. Adda Zone
14. Multipurpose Playground
15. Parking
16. Services
17. Pond With Promenade
18. Future Phase





An aerial view
of the project



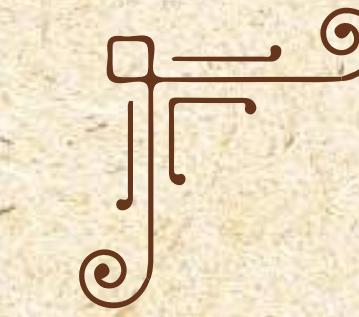
A decorative border in the corners and center of the page features intricate, symmetrical floral and scrollwork patterns in a light beige color, set against a dark brown, textured background.

Chapter Six

“
Elements
of Joy
”



Happiness and fulfilment intertwine seamlessly at **Dream Gurukul**, where a range of features come together in a serene and captivating environment.



Our various **parks and recreational areas** form the gateway to pure joy for people of every age.

Children's Play Area

Senior Citizens' Park & Aromatherapy Garden

Sculpture Garden

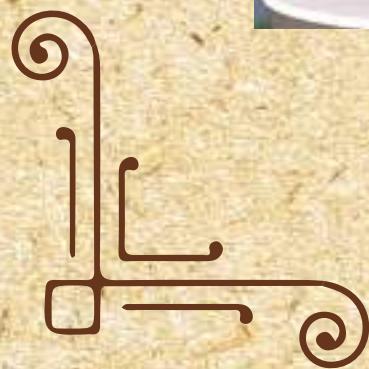
Multipurpose Playground

Joggers' Track





ur vibrant **Children's Play Area** is a playground of imagination, where young minds run free and new friendships bloom amidst laughter and adventure.





xperience a sanctuary for graceful ageing at the **Senior Citizens' Park**,
perfect for those travelling through the verses of life's later chapters.
And the **Aromatherapy Garden** that's part of it makes it a
pure sensory odyssey.



The **Sculpture Garden** is an oasis of tranquillity, where the soothing sound of water blends in beautifully with the flowing sculptures. This picturesque spot is where the addas just keep coming.



The Multipurpose Playground at Dream Gurukul is always ready for you to experience endless victories, infinite thrills and limitless possibilities.



scape into beautiful mornings at the **Joggers' Track**, where your every step will be met by lush landscapes and heavenly tranquility.



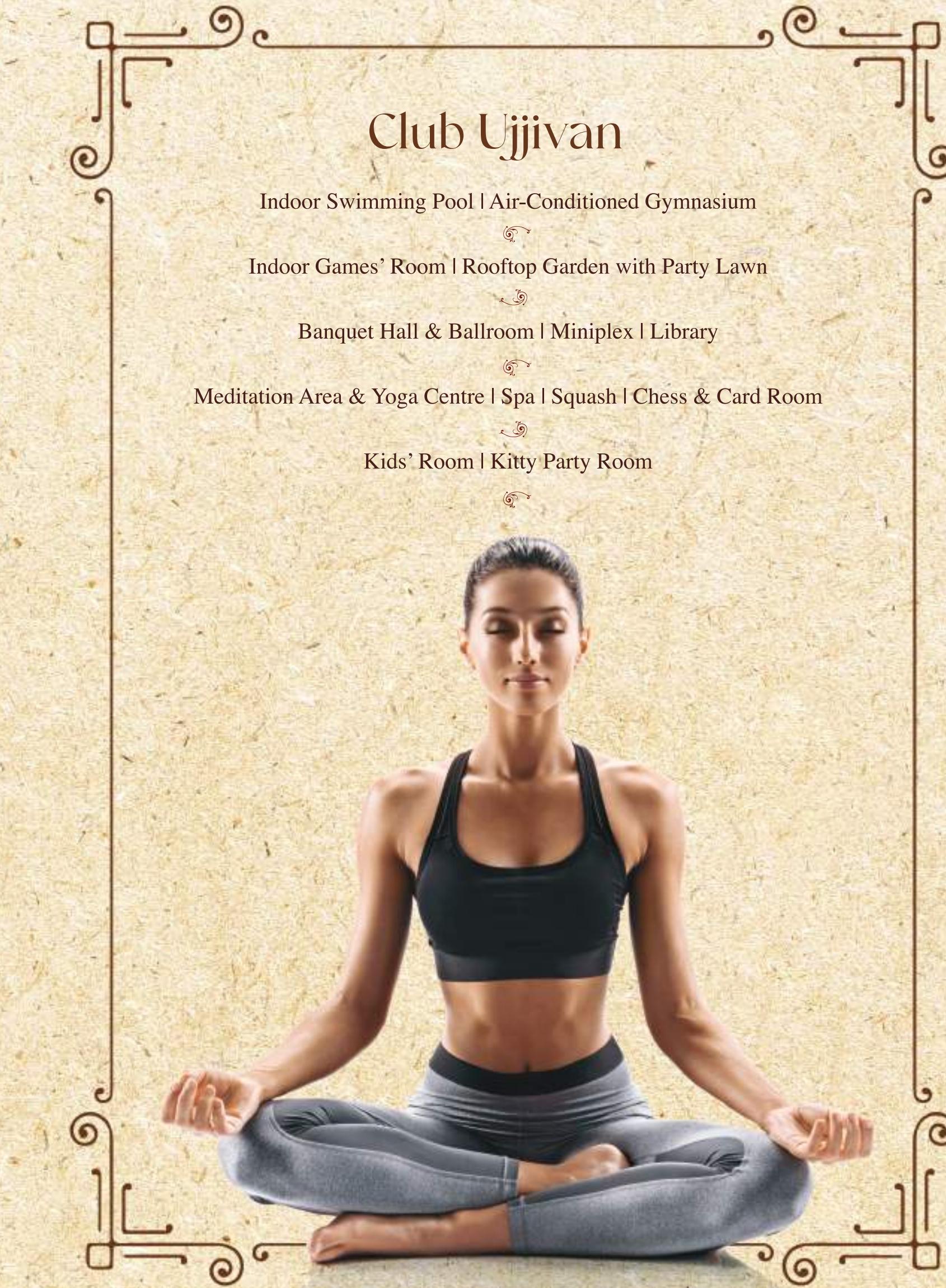


Chapter Seven

“
The Pursuit
of Happiness
”



xperience luxury and leisure
at **Ujjivan**. This state-of-the-art club
at Dream Gurukul is a hub of recreation and
relaxation, perfect for all ages.



Club Ujjivan

Indoor Swimming Pool | Air-Conditioned Gymnasium

Indoor Games' Room | Rooftop Garden with Party Lawn

Banquet Hall & Ballroom | Miniplex | Library

Meditation Area & Yoga Centre | Spa | Squash | Chess & Card Room

Kids' Room | Kitty Party Room



ake waves, make memories in our **Indoor Swimming Pool**,
where undisturbed serenity awaits your dive.





et ready to train hard and live better as you burn away the calories at our **Air-Conditioned Gymnasium**, equipped with modern and ergonomic workout equipment.



ring the game inside with our **Indoor Games Room**.
Enjoy your stay under a roof and let boredom be forever outdoors!



nder azure skies dotted with soft clouds, each soirée in our **Rooftop Garden with Party Lawn** will weave unique stories of celebrations.





celebrate moments and make memories at the plush **Banquet & Ballroom**,
where every event becomes a master event.

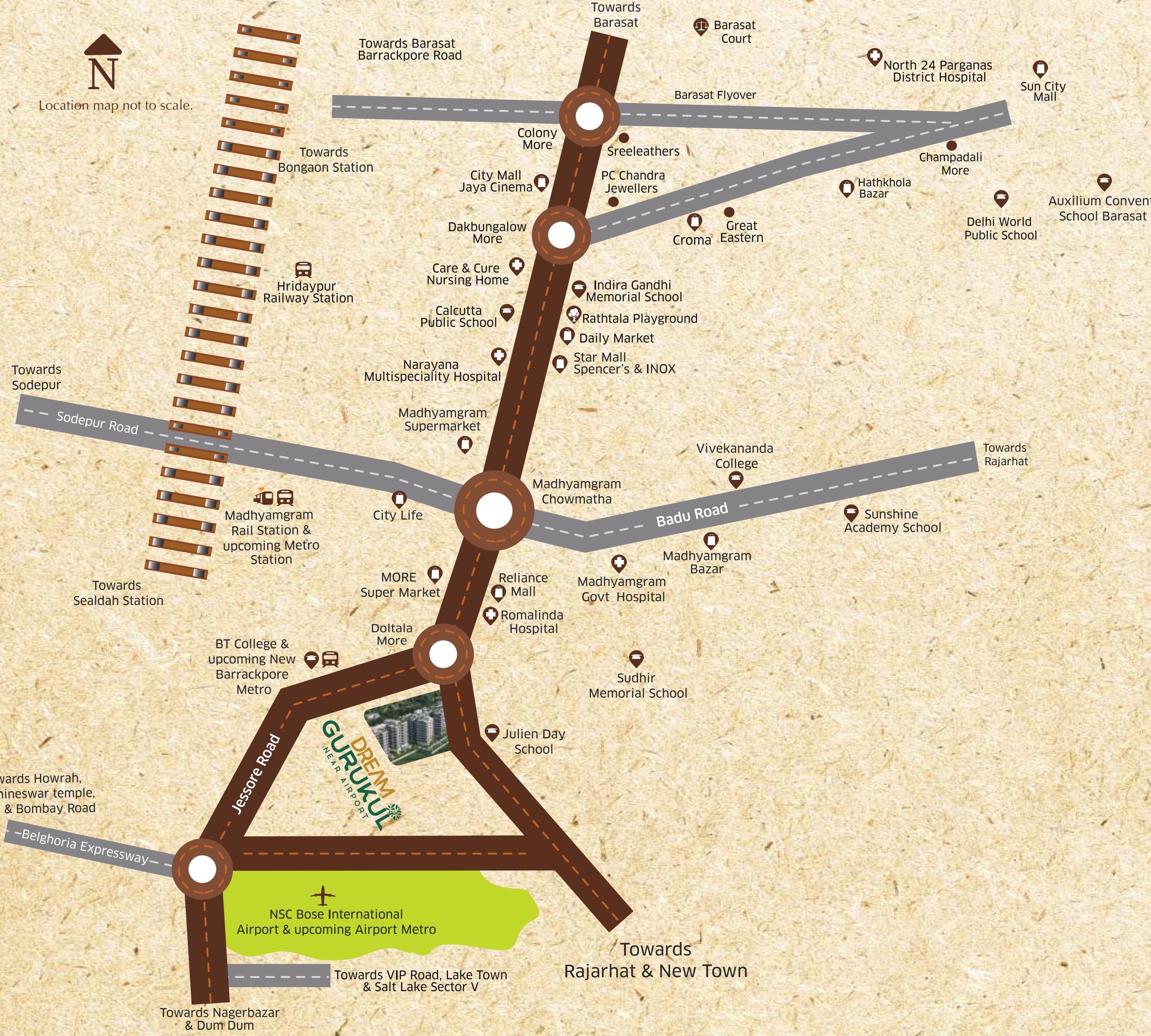


xplore new realms in the quiet embrace of our **Library**,
where words weave worlds.



Chapter Eight

“
The Address
of Good Living
”



Location Map

CONNECTIVITY

Madhyamgram Railway Station 9 min

NSCBI Airport 15 min

SCHOOLS

Julien Day School (ICSE) 2 min.

Sudhir Memorial Institute (CBSE) 3 min.

Monalisa English Medium School (ICSE) 5 min

Barasat DPS (CBSE) 21 min

Adamas World School (CBSE) 26 min

COLLEGES

BT College 4 min

APC College 14 min

BCDA College of Pharmacy & Technology 12 min

Adamas University 26 min

Barasat Medical College 19 min

HOSPITALS

Narayana Multispeciality Hospital 8 min

Heartland Hospital 2 min

Icon Healthcare Multispeciality Hospital 3 min

DAILY MARKET & SHOPPING CENTRE

Ganganagar Haat 3 min

Doltala Bazar 2 min

More Super Market 5 min

Star Mall 9 min

Vishal Mega Mart 12 min

Reliance Mall 7 min

Locational Advantages

Ganganagar Haat	3 min
Doltala Bazar	2 min
More Super Market	5 min
Star Mall	9 min
Vishal Mega Mart	12 min
Reliance Mall	7 min

Daily Market & Shopping Centre

Narayana Multispeciality Hospital	8 min
Heartland Hospital	2 min
Icon Healthcare Multispeciality Hospital, Madhyamgram	3 min
Madhyamgram Govt. Hospital	5 min
Barasat Govt. Medical College & Hospital	19 min
Care & Cure Hospital, Barasat	16 min
Disha Eye Hospital, Barasat	13 min
Romalinda Multispeciality Hospital	2 min



Connectivity

Upcoming New Barrackpore Metro Station	3 min
Upcoming Madhyamgram Metro Station & Madhyamgram Railway Station	9 min
NSCBI Airport	15 min

Kidzee	2 min
Julien Day School (ICSE)	2 min
Sudhir Memorial Institute (CBSE)	3 min
Monalisa English Medium School (ICSE)	5 min
Calcutta Public School (ICSE)	9 min
Indira Gandhi Memorial School (CBSE)	9 min
Camellia Public School (CBSE)	15 min
Delhi Public International School (ICSE/ISC)	7 min
Michaelnagar Shikshaniketan HS School (WB Board)	6 min
Madhyamgram High School	9 min
Barasat Govt. High School	14 min
Barasat DPS (CBSE)	21 min
Adamas World School (CBSE)	26 mins



Hospitals



School



Colleges

BT College	4 min
APC College	14 min
BCDA College of Pharmacy & Technology	12 min
Madhyamgram Vivekananda College	9 min
Barasat College	14 min
Adamas University (Adamas Knowledge City)	26 min
Barasat Medical College	19 min



Chapter Nine

“
An Epitome
of Luxury
”

Specifications

The specifications of **Dream Gurukul** are of best-in-class standards, making it a premium place to live in. Standing tall amidst tranquil surroundings and reaching for the skies, your living experience will always be more than perfect.

STRUCTURE

- RCC-frame Structure
- Earthquake Resistant Structure

Dream Gurukul will use the best quality rebars and superior quality cement to make the structure last for generations.

MAIN DOOR

- Frame - Sal Wood
- Shutter - Solid Core Flush door termite resistant and water resistant (ISI-approved grade) with Stainless Steel hinges of reputed make

INTERNAL DOORS

- Frame - Sal Wood
- Shutter - Solid Core Flush door termite resistant (ISI Approved grade) with Stainless Steel hinges of reputed make

WALLS

- Thickness of outer walls – 200mm
- Thickness of inner walls – 100mm

WINDOWS

High quality, anodized, powder-coated aluminium windows which minimise sound and air pollutants.

FLOORING

- Living, Dining, Bedrooms and Staircase – Italian-styled large sized vitrified tiles
- Toilet & Kitchen – Vitrified tiles
- Roof Area – Solar reflective tiles

INTERNAL WALLS FINISH

Smooth Plaster of Paris finish

OUTDOOR FINISH

WeatherCoat/Waterproof paint of reputed make like Asian paints, Berger Paints, Nerolac Paints or equivalent

ELECTRICALS

- Concealed copper wiring with modular switches of reputed make
- Provision for telephone and television points

KITCHEN

- Counter – Granite slab with a stainless steel sink, wall tiles up to 2 feet high all around the wall over the granite counter
- Water filter point
- Exhaust fan point
- Chimney point

TOILETS

- Vitrified tiles up to 7 feet
- Sanitaryware of Hindware, Jaquar, Parryware, Varmora or other equivalent brand
- Sleek CP fittings from Jaquar, Hindware, Esco, Parryware, Varmora, or other equivalent brand

AC PROVISIONS

In all bedrooms.

GEYSER PROVISIONS

In all toilets.

EXHAUST PROVISIONS

In all the toilets and in the kitchen.

ROOFTOP TREATMENT

Waterproofed tiles with SRI (solar reflective index) value less than 75% to reduce the heat effect on the lower floor.

WATER SOURCE

Bore well/Supply.

GENERATORS

There will be common DG for the entire complex.

EARTHQUAKE RESISTANT

Yes.





SHAPING TODAY'S HOMES. AND TOMORROW'S SKYLINE.

Everyone deserves the right home, and we are committed to help you discover your keys to paradise. With our ever-growing chain of world-class offerings at prime locations, thoughtfully designed to always make you feel at home. Today, and always.

6 Million
Sq. Ft. Developed

20 Million
Sq. Ft. Under
Planning & Development

7,000+
Happy Customers

40+
Industry
Awards

A Chain of World-Class Homes & 5 Star Hotels



Dream Park,
Garia



Dream Pratham,
Madhyamgram



Dream Exotica,
Madhyamgram



Dream Residency Manor,
Rajarhat



Dream Valley,
Siliguri



Dream Villa,
Ballygunge



Dream Arcadia,
Garia



Dream Eco City,
Durgapur



Dream Excellency,
Newtown



Dream Palazzo,
Rajarhat



Dream World City,
Joka



Dream Residency,
Newtown



Holiday Inn,
Rajarhat



Holiday Inn,
Durgapur



Holiday Inn,
Siliguri



Dream One, Newtown



Wall of Honours



2013

Best Residential Project
in India Mid-segment for Dream
Exotica by CNBC AWAAZ



2014

Best Eco-Friendly
Project in Eastern India
for Dream Eco City by
24 MRC



An S&P Global Company

2015

Only Indian Developer with All
Listed in India's Top 100 Projects
by Realty Plus and CRISIL



2017

Customer's Choice
for Holiday Inn by
MakeMyTrip



2018

Man-of-the-Year Award
to our Chairman by
Times of India



2018

Holiday Inn Awarded for Most
Preferred Business Hotel of the
Year at East India Travel Awards



2018

Best Themed Project in
Eastern India for Dream
World City by Realty Plus



2019

Best Residential Project
in East India (Non-metro)
for Dream World City by
Realty Plus



2019

Popular Hotel for
Holiday Inn at Times
Hospitality Icons



2019

Best Business Hotel for
Holiday Inn at Times
Business Awards



2020

Customer's Choice
Award for Holiday Inn
Hotel by Agoda



2020

Traveller's Choice
Award for Holiday Inn
Kolkata Airport
by TripAdvisor



2022

Residential Project -
Mixed Used
(Metro-ongoing) for
Dream One, New Town



2023

Design Project of
the Year for
Dream One, Rajarhat

Future lifestyle of your children at Dream Gurukul -

	Time	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Group 1 (4-10 years)	5 PM – 6 PM (Sports)						
	6 PM – 7 PM (Activities)						
	7 PM – 8 PM (Activities)						
Group 2 (10-15 years)	5 PM – 6 PM (Sports)						
	6 PM – 7 PM (Activities)						
	7 PM – 8 PM (Activities)						
All Groups	4 PM – 5 PM (Sports)						
	4:30 PM – 5:45 PM (Activities)						
	6 PM – 7 PM (Sports)						
	7 PM – 8 PM (Activities & Sports)						



Your Dream. Our Commitment.

Corporate Office

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Near Dover Road Crossing, Kolkata - 700 019
www.thejaingroup.com | +91 33 4031 9999

Project Office

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+91 9681 411 411 | marketing@thejaingroup.com

This is not a legal document. It describes the conceptual plan and intent of the builder. The image details mentioned in this document are tentative and subject to change at the sole discretion of the developer and/or architects. Internal door layout, car parking spaces and other specifications may change without notice.