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TATA CAPITAL
HOUSING FINANCE LIMITED

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Tata Capital Housing Finance Limited and are at their sole discretion.
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aurum

ALL THAT YOU WISHED

YOU
wished
it, we created it

FIND YOURSELF IN THE MIDST OF URBANIZATION WITH YOUR
EVERY DESIRE JUST A HOP, SKIP AND JUMP AWAY. THE SPACE
GROUP AND DHOOT GROUP, WITH THEIR DECADES OLD PROUD
HERITAGE BRING TO YOU CONTEMPORARY SMART HOMES AT
AURUM - IT'S ALL THAT YOU WISHED FOR...



aurum CREATED FOR PEOPLE SEEKING A LIFESTYLE FAR
ABOVE THE ORDINARY, AURUM BRINGS TOGETHER THE
FINEST THAT MAN CAN PROVIDE. STUNNING ARCHITECTURAL
DESIGN, WORLD-CLASS AMENITIES, VAASTU COMPLIANT
FLATS AND THE SECURITY OF A GATED COMMUNITY - IT HAS
EVERYTHING TO PROMISE YOU MORE ADMIRERS THAN FOR
ANYTHING YOU HAVE EVER OWNED.



G + 14 (3 TOWERS)

G + 13 (1 TOWER)

2 BHK + 2 TOILETS
(906 - 1035 SQ.FT.)

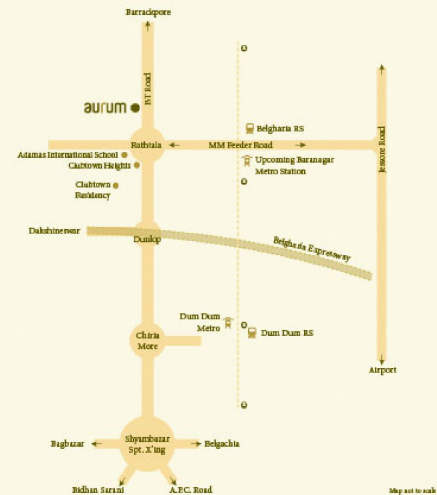
3 BHK + 2 TOILETS
(1183 - 1303 SQ.FT.)

3 BHK + 3 TOILETS
(1373 - 1595 SQ.FT.)

4 BHK + 3 TOILETS
(1832 - 1915 SQ.FT.)

It is where you *wished* to live

AURUM IS ARTFULLY PORTRAYED ON 163 COTTAHS OF PRIME LAND. IT IS STANDING ON THE FASTEST GROWING AREA OF THE CITY AND OFFERS ALL THE MODERN AMENITIES WITHIN YOUR REACH. LOCATED AT RATHTALA ON BT ROAD, AURUM IS JUST 10 MINUTES FROM THE AIRPORT AND IN CLOSE PROXIMITY TO THE UPCOMING BARANAGAR METRO STATION. ALSO, AURUM HAS EVERYTHING FROM HOSPITALS AND SCHOOLS TO SHOPPING MALLS AND OFFICES, IN CLOSE PROXIMITY.



• Duple Crossing - 1.6 Km • Dakshinewar - 3 Km • Rathtala Crossing - 400 Mtr • Belgharia Station - 2 Km
• Shyambazar S' Point Crossing - 2.7 Km • Upcoming Metro - 1.5 Km • Central Avenue MG Road Crossing - 9.5 Km
• Seidepur - 3 Km • Adams International School - 500 Mtr • Sagar Dutta Hospital - 300 Mtr

Life, as you
wished
it to be

LIFE AT AURUM WILL NOT BE AN ORDINARY ONE. IT WILL MEAN AN EXCLUSIVE LIFESTYLE ALONG WITH THE BEST AMENITIES AND FACILITIES. A SWIMMING POOL TO WASH YOUR STRESS AWAY, A LANDSCAPED GARDEN TO LOSE YOURSELF IN, INDOOR GAMES FACILITY TO UNWIND, AN AC MULTI-GYM TO STAY FIT - YOU NAME IT AND AURUM HAS IT. IT'S NO WONDER, AURUM IS AN UNMATCHED EXAMPLE OF AN AWE-INSPIRING EXPERIENCE.



LANDSCAPED GARDEN
AC COMMUNITY HALL
AC MULTI GYMNASIUM
SWIMMING/TODDLERS POOL
INDOOR GAMES ROOM
OUTDOOR GAMES COURT
KIDS' PLAY AREA
FIRE FIGHTING SYSTEM
CCTV
INTERCOM



Landscaped Garden

Your *wish*
to become one with
nature, fulfilled

EQUIPPED WITH AN ECLECTIC LANDSCAPE THAT IS BEAUTIFUL IN ALL SEASONS WITH GENTLE WAVES OF GREEN, THE EXOTIC LANDSCAPED GARDEN AT AURUM IS PARADISE RESTORED AND PROVIDES A RELAXING BACKGROUND FOR QUIET MOMENTS OF REFLECTION.

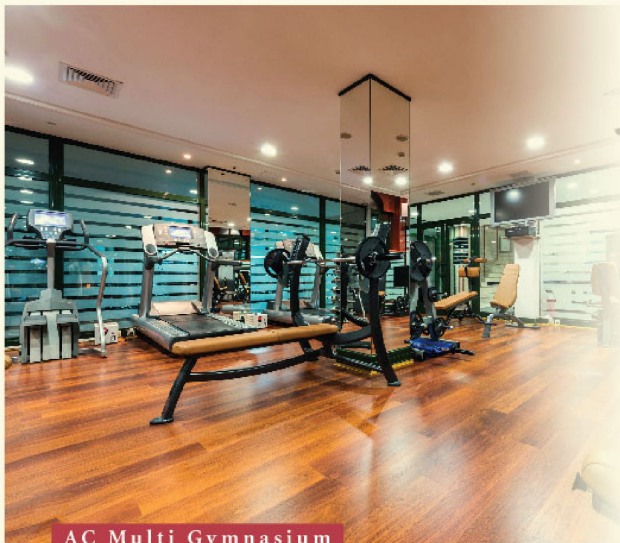
Swimming/Toddlers Pool

Your *wish*
to live renewed,
granted

THE SWIMMING POOL AT

AURUM IS A MAGICAL PLACE WHERE YOU CAN WASH YOUR BLUES AWAY AND REFRESH YOUR MIND AND BODY WITH AN INVIGORATING DIP OR SIMPLY RELAX IN THE COOL WATERS AFTER A TOUGH DAY. SURRENDERING HAS NEVER BEEN EASIER.





AC Multi Gymnasium

Your
wish
to live a
healthy life,
met

A HEALTHY BODY IS A HEALTHY MIND,
WHICH IS WHY WE DESIGNED A
STATE-OF-THE-ART GYMNASIUM THAT
OFFERS ENDLESS POSSIBILITIES FOR
THE RESIDENTS' WELLNESS AND
HEALTHY LIVING.

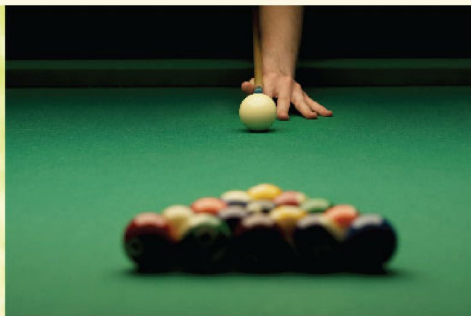
Kids' play area

What your kid
wished for

OUR KIDS' ZONE IS EQUIPPED WITH VAST OPEN SPACES,
VARIOUS ACTIVITIES AND SECURITY THAT NEVER LETS
YOUR CHILD UTTER THE WORDS, "I'M BORED".



Outdoor & Indoor Games facility



Your *wish*
to live a happy
life, granted

AT AURUM, WE ALWAYS BELIEVE IN ENSURING A HAPPY LIVING FOR YOU. THEREFORE, WE HAVE ACCOMMODATED FACILITIES WHICH WOULD ENCOURAGE YOU TO NOT ONLY LIVE A COMFORTABLE LIFE INSIDE YOUR HOME BUT ALSO TO MOVE OUTDOORS AND GET INVOLVED IN VARIOUS PHYSICAL ACTIVITIES. ALSO, TO ENSURE THAT YOU ENJOY YOUR WEEKENDS TO THE HILT, WE OFFER VARIOUS TYPES OF INDOOR GAMES AS WELL.



AC Community hall

Your *wish*
to live convenient, granted

THE WORLD CLASS COMMUNITY HALL AT AURUM IS EQUIPPED WITH THE FINEST OF MODERN UTILITIES AND IS AT YOUR SERVICE. SOCIAL GATHERINGS ARE SO MUCH MORE CONVENIENT NOW.

Security

Your *wish* to live secure, fulfilled

AT AURUM, SECURITY SURVEILLANCE IS
PRIORITY, WITH THE HELP OF ADVANCED
TECHNOLOGY. THE PROJECT ALSO BOASTS OF
ADEQUATE FIRE FIGHTING AND PREVENTION
SYSTEMS TO ENSURE HIGHEST STANDARDS
OF SECURITY.

FIRE FIGHTING SYSTEM
CCTV | INTERCOM



Home, as you wished

FOR LONG YOU HAVE DREAMT OF A HOME THAT IS WORLD-CLASS IN EVERY ASPECT. KEEPING THIS IN MIND, THE PROJECT COMBINES TASTEFULLY DESIGNED AND IMPECCABLY FINISHED APARTMENTS, FITTED WITH THE LATEST IN MODERN CONVENIENCES. AFFORDABILITY PAIRED UP WITH EXCEPTIONAL LIFESTYLE IS THE HIGHLIGHT OF AURUM.

SPECIFICATIONS

STRUCTURE	File foundation with RCC structure
WALL FINISH	Interior: Conventional brickwork with Plaster of Paris Exterior: Combination of cladding and/or high quality cement/textured paint
FLOORING	Master bedroom: Vitrified tiles Other bedroom: Vitrified tiles Living/Dining: Vitrified tiles
KITCHEN	Anti-skid tiled flooring Granite platform with honed edges Stainless steel sink Dado of ceramic tiles up to 2 ft above the counter/platform Electrical points for refrigerator, water filter and exhaust fan Provision for exhaust
TOILET	Anti-skid ceramic tiled flooring Wall tiles up to door height Sanitary ware of Parryware/Hindware or equivalent make CP fittings of Jagust/EsuEsu/Hindware or equivalent make Electrical points for geyser and exhaust fan Plumbing provision for hot/cold water line
DOORS AND WINDOWS	Door frame: Seasoned and treated wood Main door: Solid core flush doors with decorative handles Main door fittings: Night latch and eyepiece Internal doors: Solid core flush doors with stainless steel locks Windows: Fully glazed anodised/powder coated aluminium windows

ELECTRICALS	AC points in living, dining and all bedrooms Cable TV, telephone wiring in living/dining Adequate 15 Amp and 5 Amp electrical points in all bedrooms, living/dining, kitchen and toilets Concealed copper wiring with central MCB of reputed brands Door bell point at the main entrance door Modular switches of reputed high-end brand
COMMON LIGHTING	Overhead illumination for compound and street lighting
LIFTS, STAIRS AND LOBBIES	Necessary illumination in all lobbies, staircases and common areas Lifts: OTIS/KONE/equivalent make Stair and floor lobbies: Kota stone/marble/tiles Entrance ground floor lobby on each block: Combination of marble, granite and Kota stone
WATER MANAGEMENT	24-hours water supply from captive and deep tube wells Water filtration plant
AMENITIES AND FACILITIES	AC Community hall Swimming/toddlers pool AC Multi Gymnasium Green manicured grass lawn, trees and flowers Tot Lots for children's play area Indoor games room
OTHERS	Adequate capacity standby generator for common areas and services Generator power load to apartments: 2BHK-500W; 3BHK-750W; 4BHK-1000W State-of-the-art fire fighting equipment In-house solid and water waste management system
SECURITY	Closed circuit TV at the ground floor level, with central security surveillance All the important points duly manned by well trained security personnel/guards

About the Group

Wish-granters



Club Town Heights



Space Town



Silver Spring (Co-promoted)



Olympia Panache



Reflection



Time Residency



Dhoot Group

Founded in 1971, Dhoot Group is a national major in Real Estate, Infrastructure, Power, Manufacturing, Finance, Education, Solid Waste Management, Healthcare and Hospitality. A reputed name in Aviation, Dhoot Group is one of the largest ground handling companies in India. The exotic Taj Gateway resort on the shores of Lake Damdama in NCR region and an exclusive tie up with Columbia Asia in Eastern India are its bold footprints in the areas of hospitality and healthcare.

Across a host of landmarks like Silver Spring in Kolkata to Time Tower in Gurgaon, Olympia Opaline in Chennai to Dhoot Business Center in Mumbai, Dhoot Group has proven time and again that their uncompromising stance of quality and their strong adherence to commitments leads to world class buildings that are exemplary in every aspect, as evidenced by the plethora of awards won by the group's projects.



Space Group

The Space Group started with the vision of developing a medium sized residential project in Howrah. Today it is a 200 person organization. The Group has transformed itself into one of the biggest real estate developers in India with projects in Kolkata, Chennai and Bhubaneswar.

The Group has been flourishing in the real estate industry in the last three decades. Its first mover action into projects, like Silver Spring, Clubtown Residency and others, gave birth to new locations altogether since the earlier locations where it ventured were considered too removed from downtown Kolkata. These same areas today have been transformed into prime locations.

From premium luxurious apartments to high-end villas to IT hubs and commercial malls, the Group does it all. Their aim is to create prime properties at affordable rates.

The Group has innovated the concept of modern-day clubbing that is supported by state-of-the-art amenities for both families as well as adults. The most noteworthy in this regard would be Space Circle attached to Space Town (2003), a 80,000 sq.ft. modern-day club with world class facilities and Spring Club attached to Silver Spring (2007), one of the first clubs in Kolkata to implement the coveted ISO-22000. Space Group with 'Space Town' brought in the culture of 'complex' into residential housing as it was the first complex of Kolkata. The Group has marketed more than 5000 apartments nationwide and built more than 7 million sq.ft. of residential space and 1.5 million sq.ft. of commercial space.

Floor Plans

Your *wish*
to live a blissful life,
fulfilled





Tower 1
Typical Floor Plan (1st to 13th)



Tower 2-Part A
Typical Floor Plan (3rd to 14th)





Tower 2-Part B
Typical Floor Plan (3rd to 14th)

Unit	A	B	C	D	E
SBUA (sq.ft.)	1229	1542	1563	1240	906
Store	N	Y	Y	N	N



Tower 2-Part C
Typical Floor Plan (3rd to 14th)

Unit	A	B	C	D	E	F
SBUA (sq.ft.)	1915	1583	1226	1303	1533	1035
Store	Y	Y	N	Y	Y	N





Tower 2-Part A
2nd Floor Plan

Unit	A	B	C	D	E	F
SBUA (sq.ft.)	1751	1595	1577	1234	1896	1401
Store	Y	Y	N	N	Y	N



Tower 2-Part B
2nd Floor Plan

Unit	A	B	C	D	E
SBUA (sq.ft.)	1621	1737	1800	2258	1171
Store	N	Y	Y	N	N





Tower 2-Part C
2nd Floor Plan

Unit	A	B	C	D	E	F
SBUA (Sq.Ft.)	2304	1960	1512	1552	1533	1035
Store	Y	Y	N	Y	Y	N



Architect:



Agrawal & Agrawal was established in 1986 as a professional architectural firm under the leadership of architect JP Agrawal. The firm has completed more than 400 projects, providing more than 5 million sq.ft. of green space through various projects. Presently, about 80 projects are under construction with an approximate volume of 30 million sq.ft. Another 60 projects are in various stages of development. Over time, the firm has gathered considerable experience in IT parks, malls and multiplex projects, large scale housing and commercial projects.

Structural Consultant:

S.P.A. CONSULTANTS STRUCTURAL ENGINEERS

S.P.A. CONSULTANTS, founded by Mr. Sanjiv I. Parekh in 1987 had modest beginnings. Today, the firm has has a pool of three associates, four design engineers and 17 CAD engineers. It provides consultancy services in the field of Structural Engineering. The variety and magnitude of various projects handled by them in a span of 20 years is indicative of their dedicated and innovative design approach based on contemporary and available technologies.

Developed By:



Space Group



Dhoot Group

Blue Fox Projects Pvt. Ltd.

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