

DARPA
AN ELITE ADDRESS



..... A perfect spot in the universe for you



DARPA N
AN ELITE ADDRESS



Ever imagine what it
must be to live life like a king?

ABOUT THE DEVELOPER



Darpan 88° simply means a reflection of who we are, what we are and where we are. “Start up” !!!! How many times have we heard of this word in the last 10 years??? Ola, Amazon, Zomato, Policy Bazaar etc etc are the few names that would be ringing the bells in your ears.

Our creation stands tall and proud

ABOUT THE DEVELOPER (CONTINUED)



Manakamna builders and Embee builders takes pride in itself in calling themselves the “start up” Residential developers of Siliguri. “Start up” simply means identifying the gap which is existing in the market and filling it with young and professional team.

Our creation stands tall and proud

ABOUT THE DEVELOPER (CONTINUED)



Our creation stands tall and proud

Our journey started in 2014, with a mission of providing affordable homes (a gap). We currently have 1150 flats in various stages.

1. Embee fortune - completed
2. Manakamna 24 - 75 percent sold and a year ahead of its completion schedule.
3. Embee delight - first phase almost sold out.
4. Utsav - first phase sold out and completed. Second phase started.

ABOUT THE DEVELOPER (CONTINUED)



Our creation stands tall and proud

Darpan 88°, is a gap which we identified in the dynamic city of Siliguri, which was deprived of a truly world class luxurious gated community. When you turn over the pages in the brochure, visit the experience center, understand the scale model, watch the videos in home theatre and meet with the dynamic team, **YOU SHALL** automatically understand the true meaning of luxurious housing.

ABOUT THE DEVELOPER (CONTINUED)



Our creation stands tall and proud

And then you shall be compelled to think - who you are, what you are and why you want to be here.

In God we trust.

In Science we believe.

In Buyers we devote.

Manakamna and Embee builders.

P E A

C E

..... An abode of

& C A

L M



Welcome to the world of serene
natural splendor

..... Sky is the limit



..... Catch the first glimpses of the golden sun

CLASSIC
S S
V I G
O R

Entrance driveway view



Arrive in style that
marks your arrival

Porch area view



When the true scale of awe and inspiration reveals itself

..... Basketball area view



..... Live free, live untamed and play more

Senior Citizen zone



Cricket pitch



Here nature and luxury are neighbours and stress will never find a way

Where charismatic stroke-play is on display

..... Badminton court



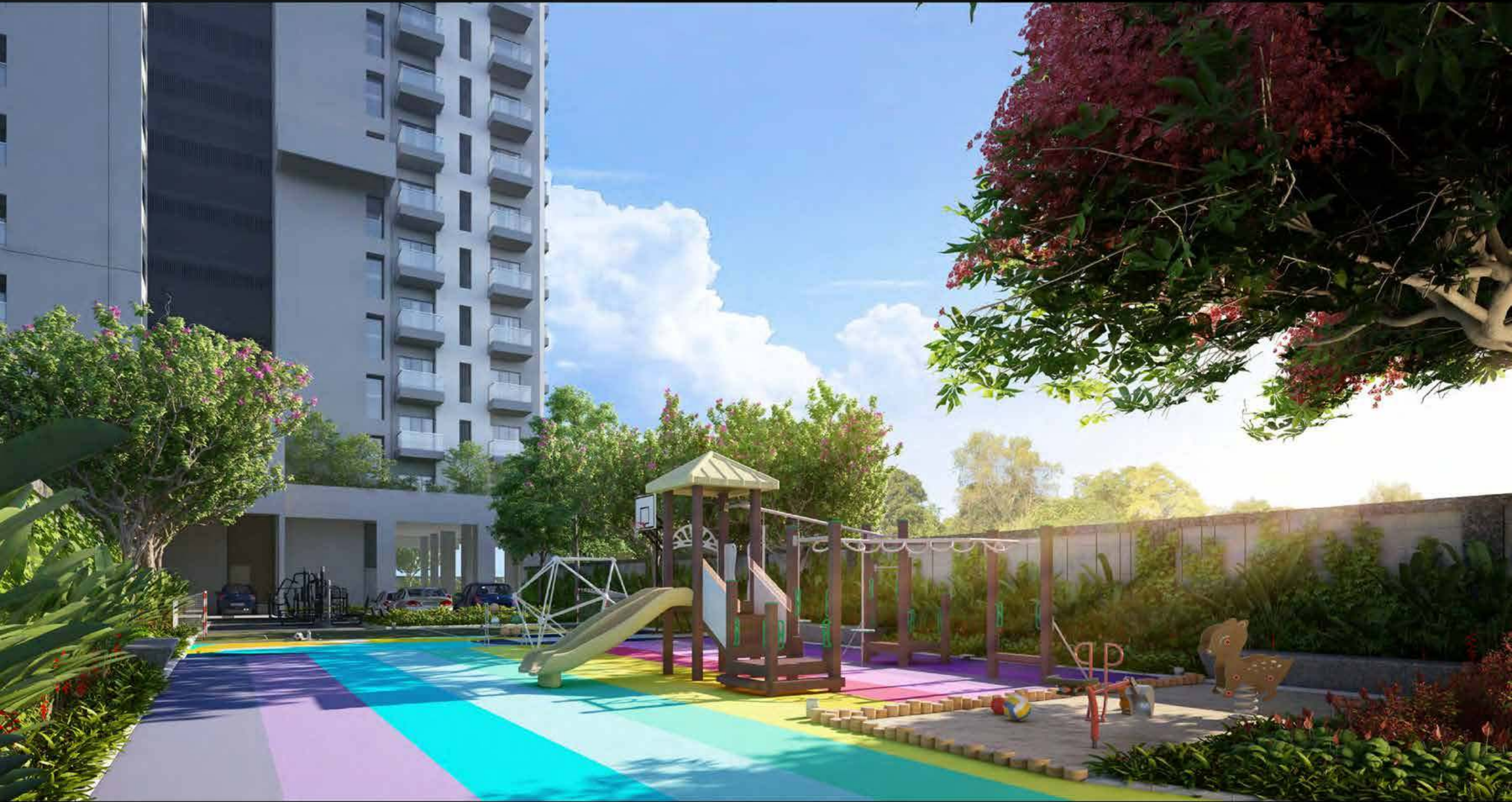
..... Savor the myriad sporting opportunities

..... Senior citizen & reflexology



..... Where nature creates a palette of its own

Kids' play zone



The air chirps with numerous chatters, cackles and laughs

Futsal court and Open Gym

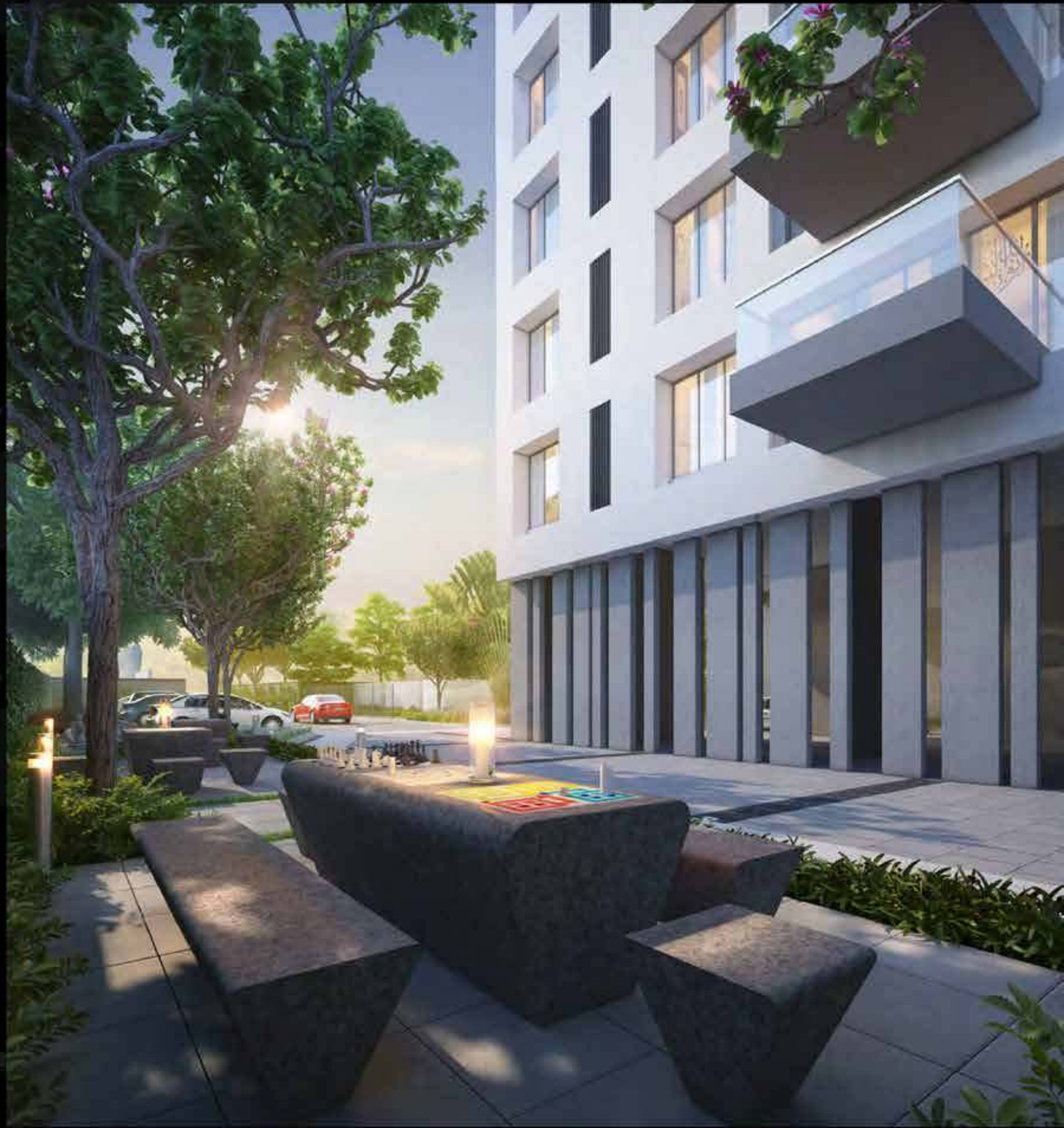


Where the air is laden with infectious excitement

Chess play zone



Seating & board game



You made all the right moves that lead you here

The ultimate companionship under open skies

..... Temple area

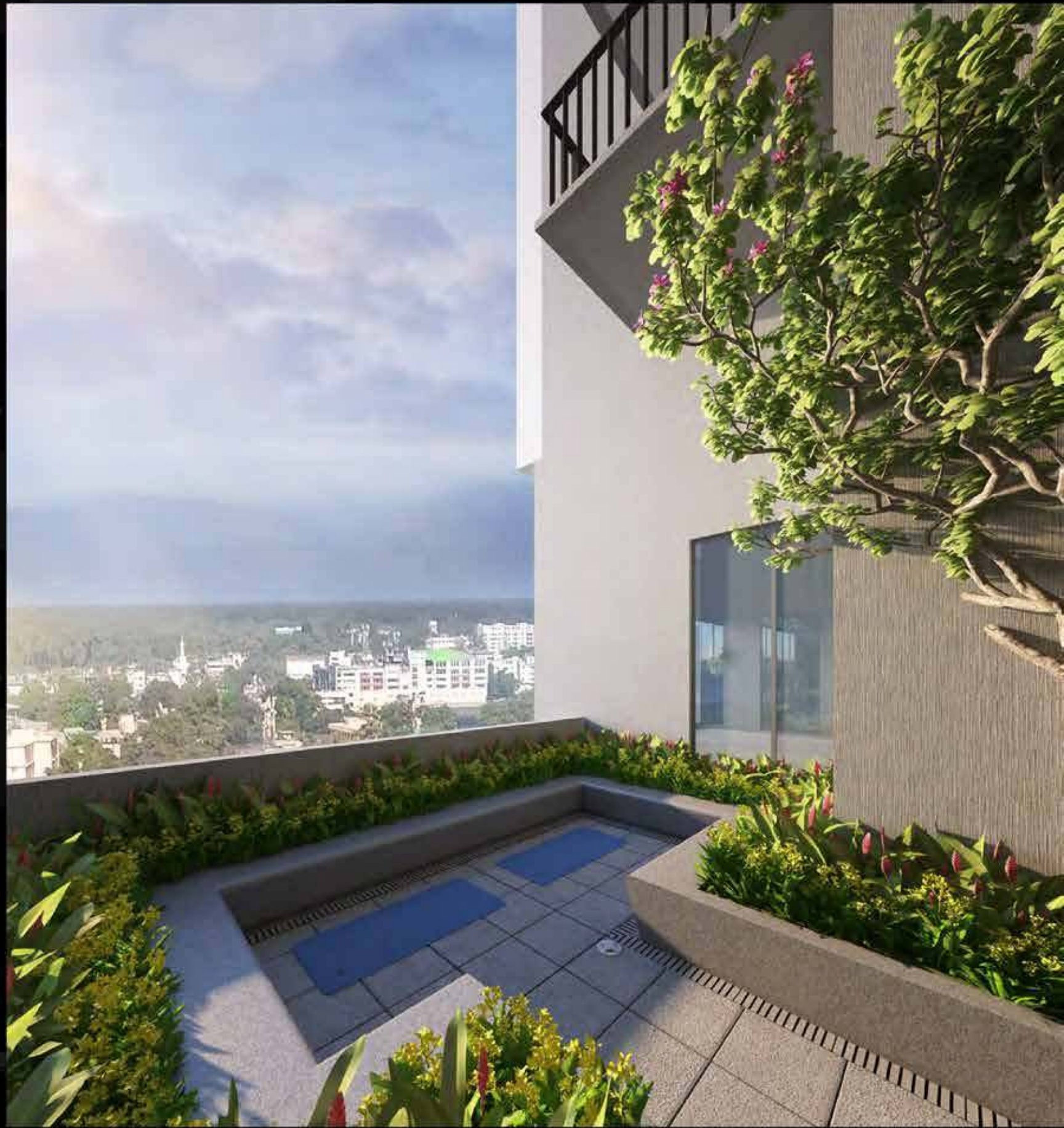


..... Stop to count the divine blessings everyday

Podium skating area



Podium yoga deck



A life lived within a plethora of superlatives

Achieving peace of mind is quite everyday

Swimming pool view



Sometime all you need is an elite and exclusive feeling

Open Air Amphitheatre



A setting where illusion turns to magic

Terrace fire place



Something that's got you covered on a shivery evening

Terrace yoga area



It's time for the celestial teachings to come to fruition

Terrace spa



And pampering yourself becomes an everyday activity

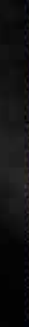
A world unexplored



H I G H
L I F E



A new concept of living



Where luxury is an everyday word

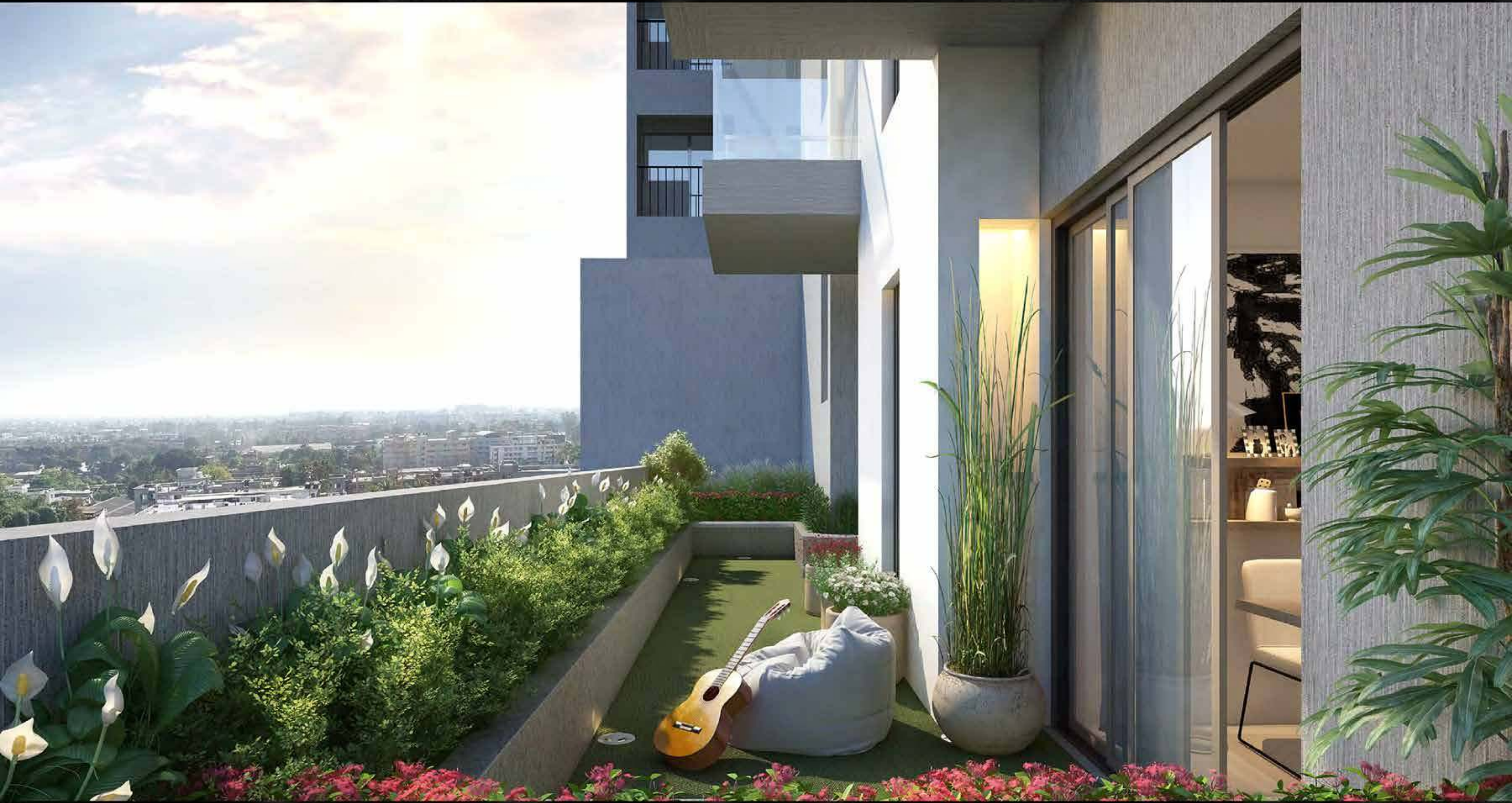


..... Living room



..... Every home tells a lot about it's owner

..... Open terrace area



..... Expect to read many tales under the glorious sky

Master bedroom



We have envisioned the life that royals lived in the yore



The sheer unbridled excitement of

88°

THE CLUB

Experience a rich tapestry of frolic
and frivolity





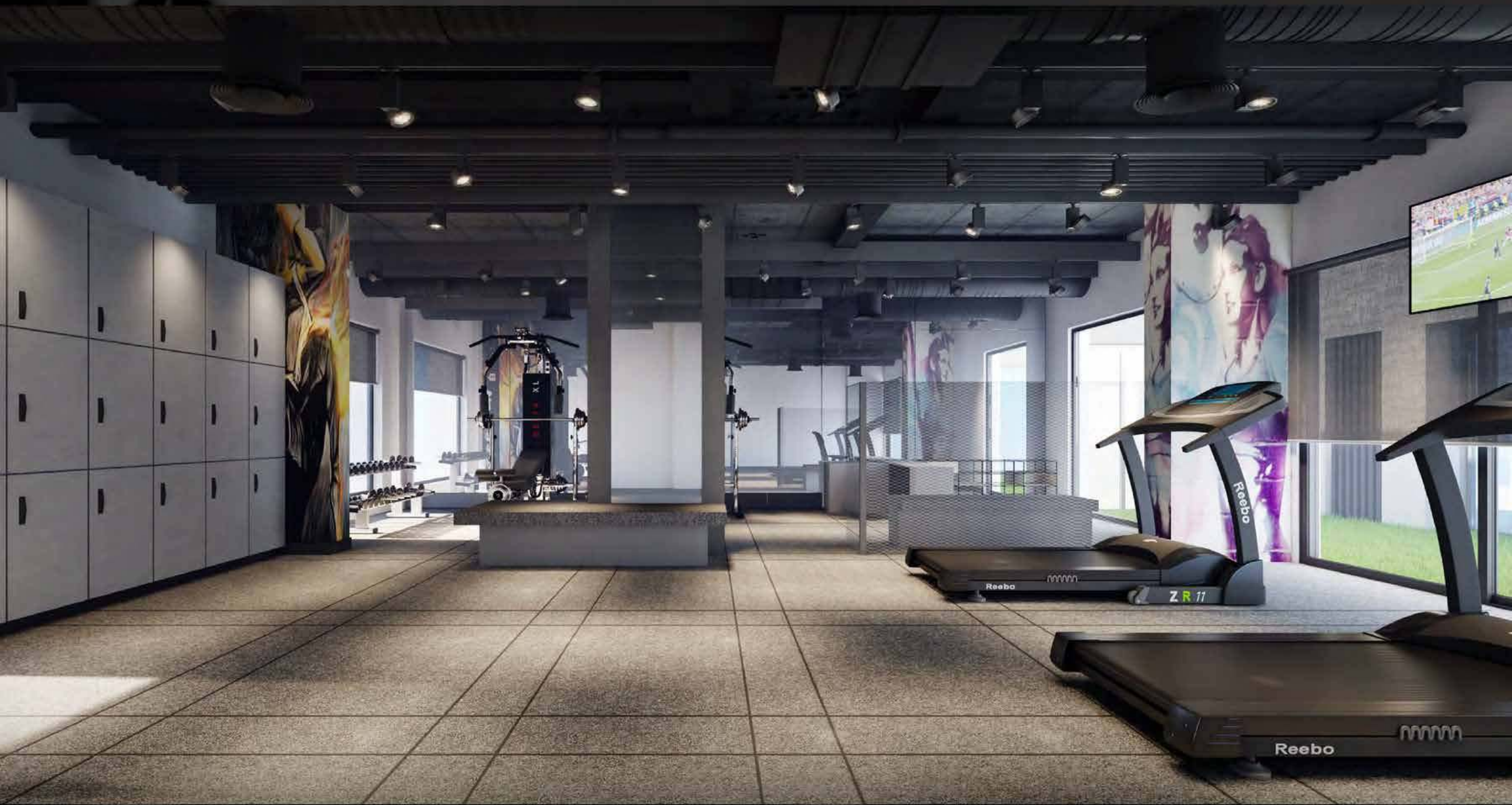


Toddlers' play area



An ambiance of laughter & delight that rings across

Gym

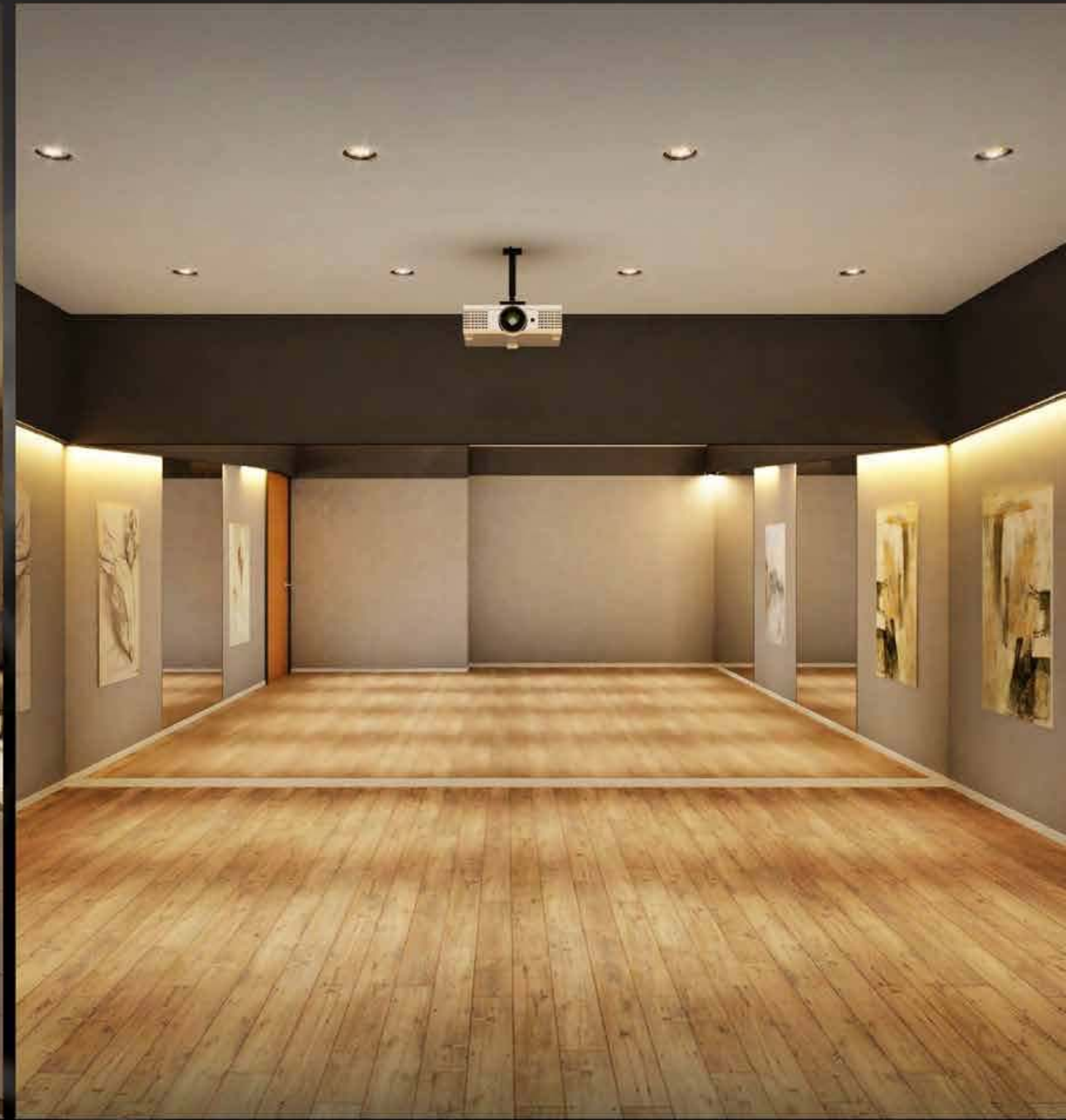


Work the body as the soul works itself

Indoor Game



Multipurpose hall

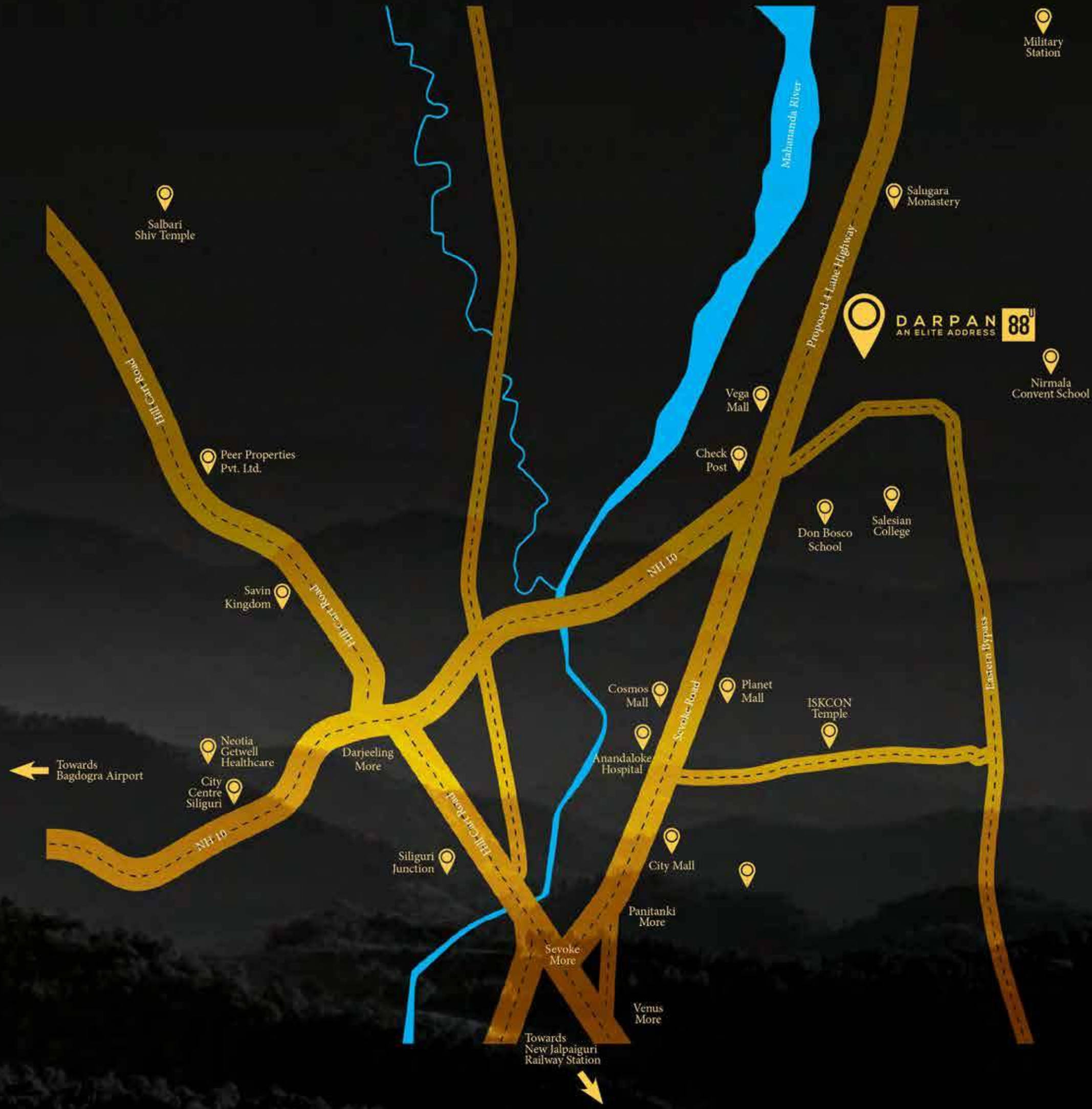


A glimpse into the world of frivolity and fanfare

An endless array of celebrations and cheer

LOCATION MAP

Map is not to scale



SITE PLAN

PEGASUS



LEGEND

GROUND LEVEL

1. Entrance gate
2. Guard room
3. Boom barrier
4. Driveway
5. Jogging track
6. Parking
7. Human size chessboard area
8. Board games area
9. Badminton court
10. Outdoor gym
11. Futsal court
12. Half basketball court
13. Kids play area
14. Mud zone
15. Radha Krishna temple
16. Drop off (Pegasus & Cygnus)
17. Reflexology walkway
18. Senior citizens area
19. Seating plaza
20. Services
21. Cricket practice net

PODIUM LEVEL

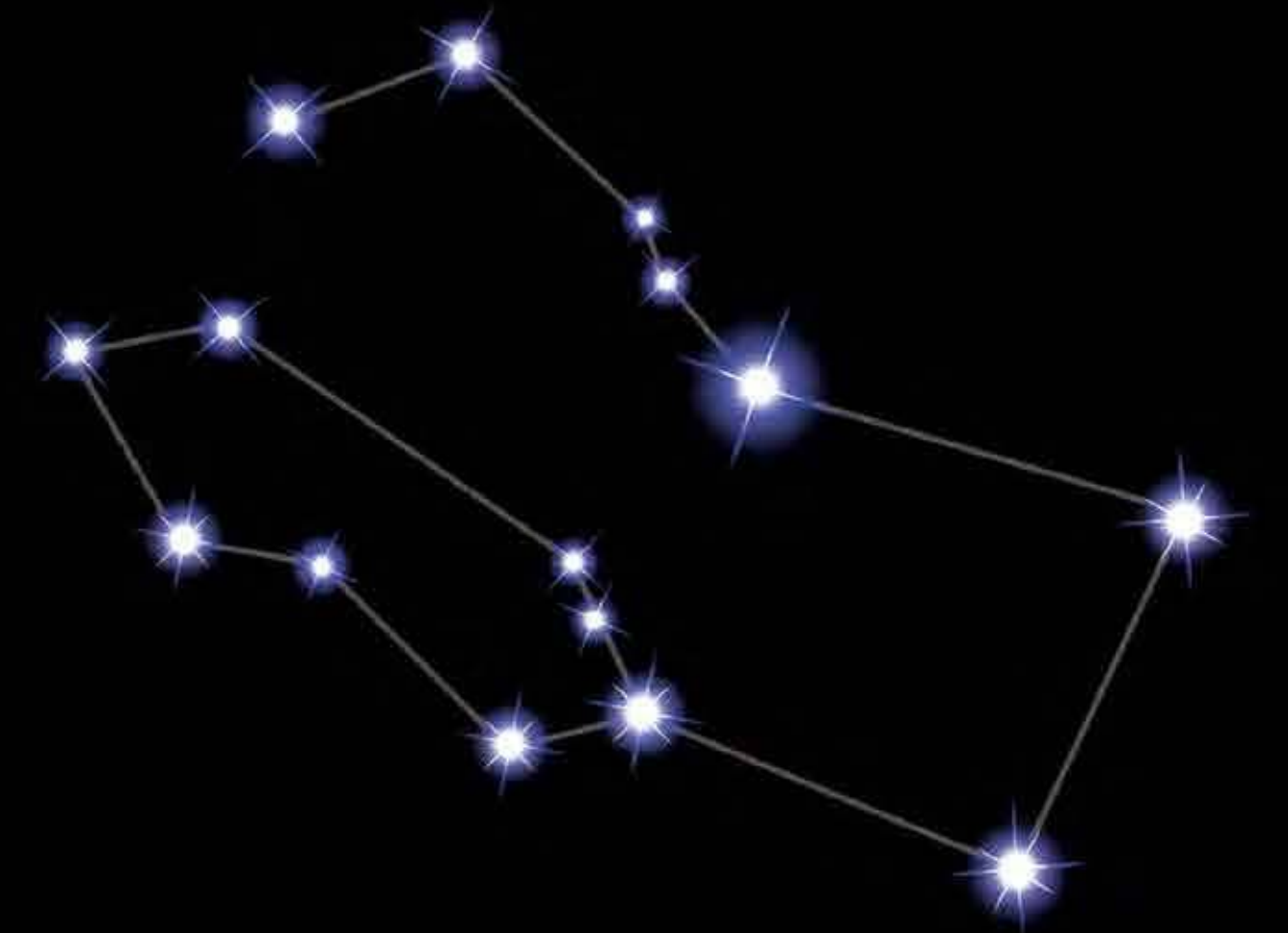
22. Private terrace (flat no 101 / 102 / 103, podium level)
23. Skating rink
24. Pool deck
25. Swimming pool
26. Kids' pool
27. Pool side dining area
28. Pool side party area
29. Meditation zone

15 TH FLOOR (TERRACE LEVEL)

30. Yoga area
31. Viewing point with binocular
32. Outdoor spa area
33. Party area
34. Serving counter
35. Party lawn
36. Tea party area

16 TH FLOOR TERRACE LEVEL

37. Outdoor projection screen
38. Stepped seating
39. Community dining space



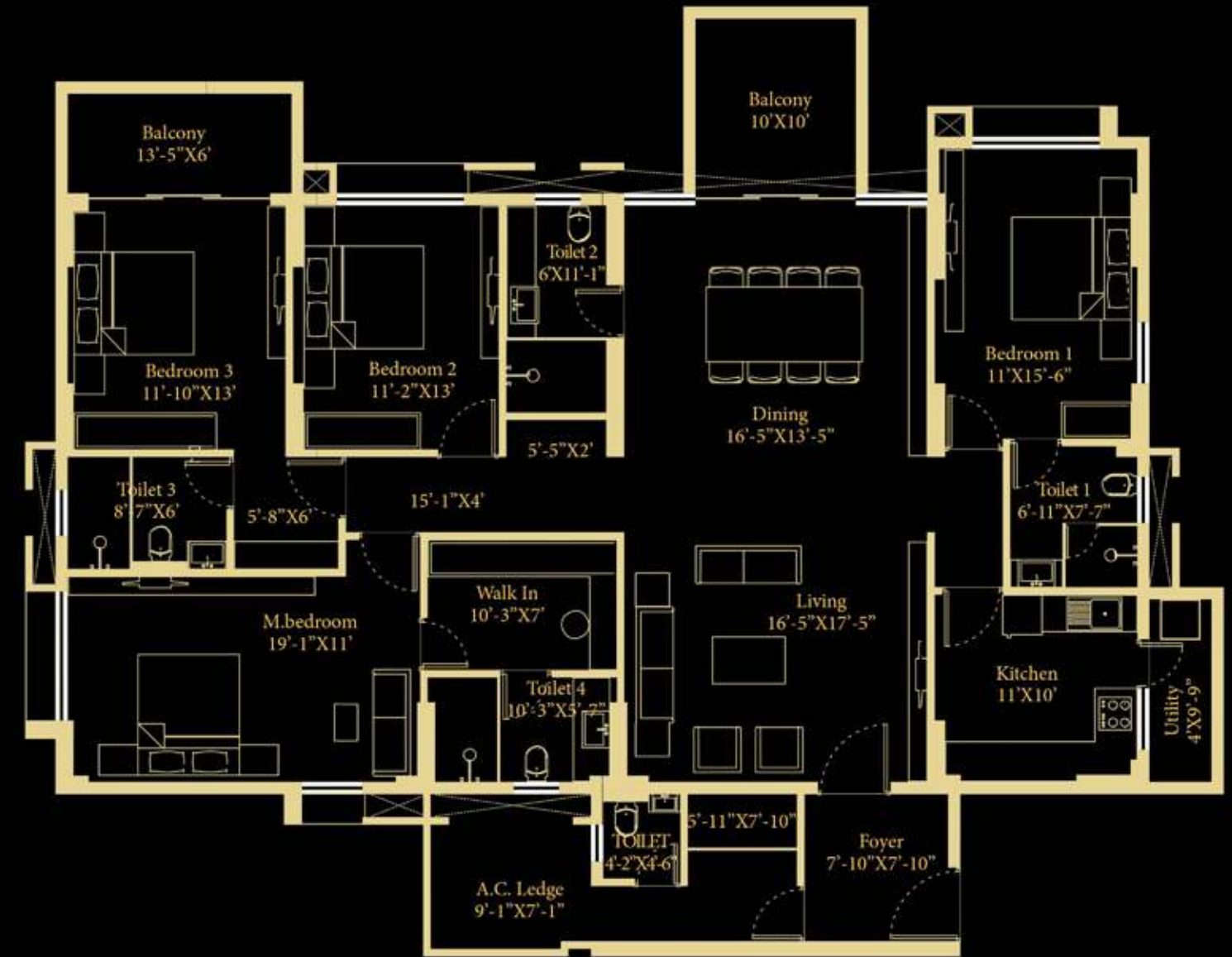
Pegasus remained a mysterious creature capable of doing everything magical, symbolizing the divine inspiration or the journey to heaven, since riding him was synonymous to “flying” to the heavens (स्वर्ग).

FLOOR PLAN

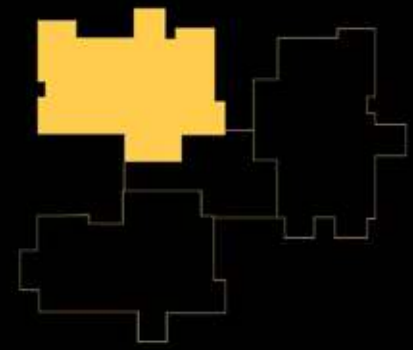


UNIT PLAN 101

Typical Floor Plan (2nd to 15th Floor)
 SBUA: 3115 sq.ft.
 RERA CARPET: 1996.96 sq.ft.



Flat No	Floor	BUA(sq.ft.)	SBUA(sq.ft.)	Rera carpet (sq.ft.)	Type of Flats	Balcony	Extra Terrace Area (First Floor)
101	Podium Level	2289	3052	1996.96	4 BHK	2 NOS	360 sft
102	Podium Level	2298	3063	2012.03	4 BHK	2 NOS	454.02 sft (2 Terrace)
101	2nd Floor to 15th Floor	2332.55	3115	1996.96	4 BHK	2 NOS	
102	2nd Floor to 15th Floor	2336.75	3115	2012.03	4 BHK	2 NOS	
103	3rd Floor to 15th Floor	2445.47	3260	2080.48	4 BHK	3 NOS	



UNIT PLAN 102

Typical Floor Plan (2nd to 15th Floor)

SBUA: 3115 SQ.FT.

RERA CARPET: 2012.03 SQ.FT.

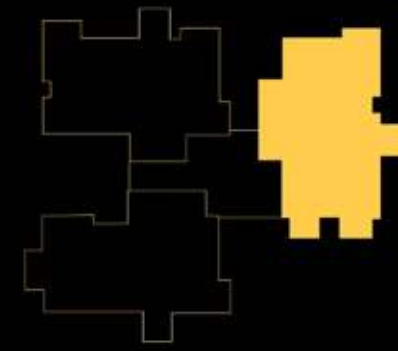
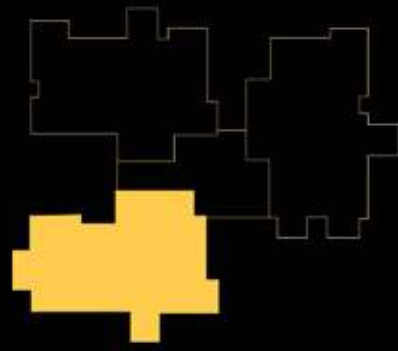


UNIT PLAN 103

Typical Floor Plan (3rd to 15th Floor)

SBUA: 3260 SQ.FT.

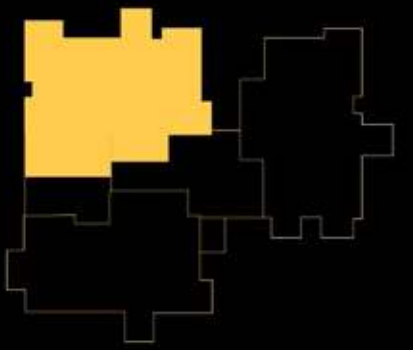
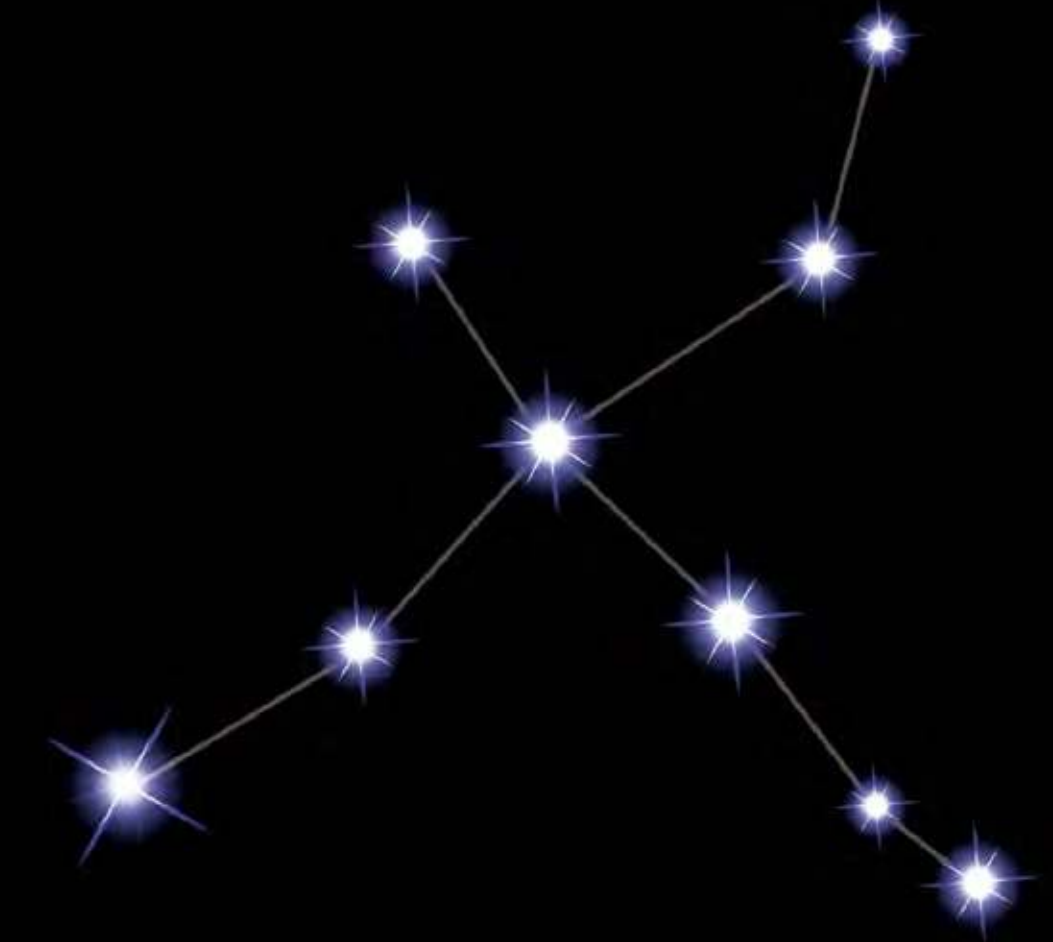
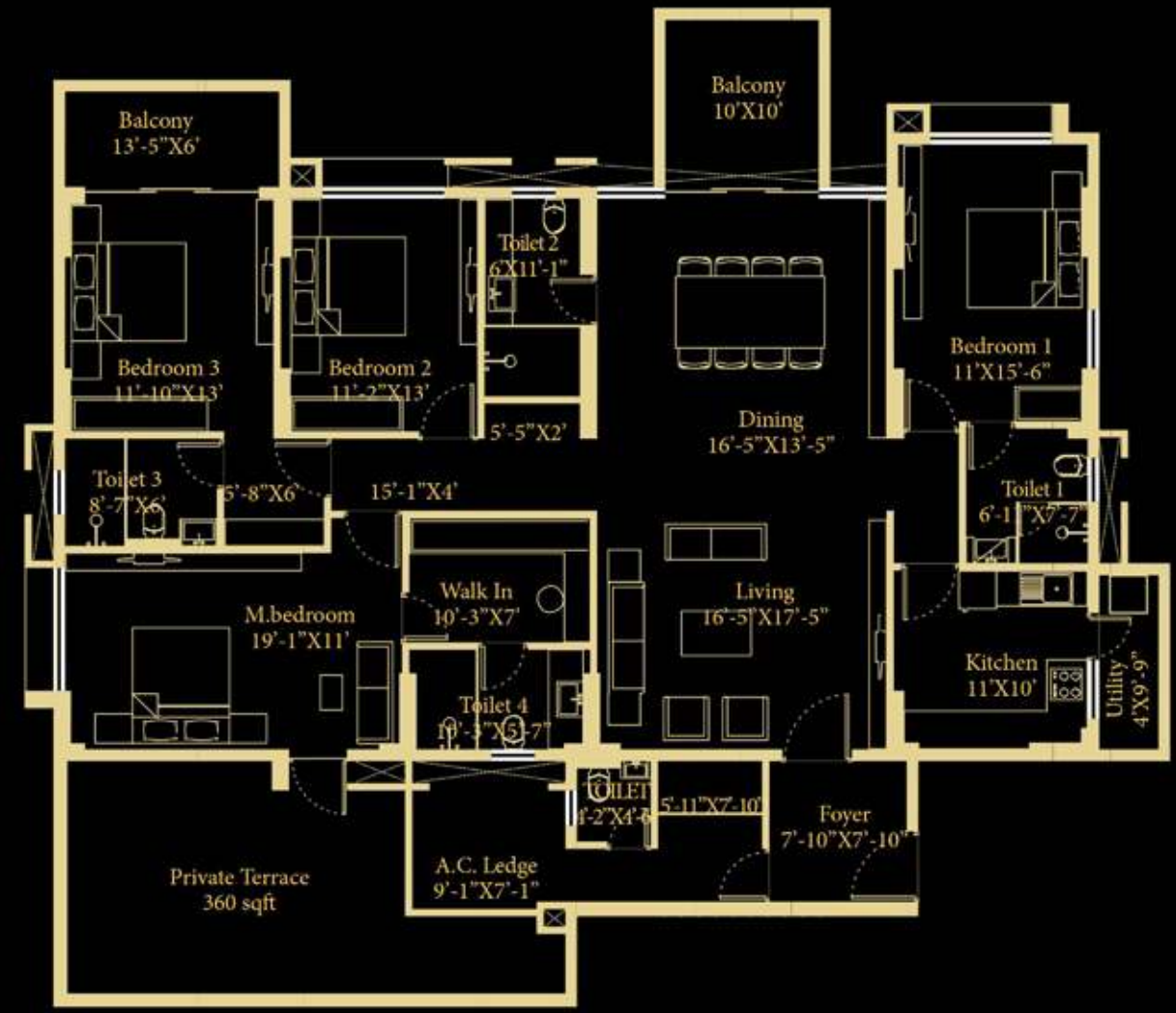
RERA CARPET: 2080.48 SQ.FT.



FLAT 101

PODIUM LEVEL
 SBUA: 3052 SQ.FT.
 RERA CARPET: 1996.96 SQ.FT.
 EXTRA TERRACE: 360 SQ.FT.

CYGNUS



In our ancient Hindu Science, the period of time or the Muhurat (मुहूर्त) which lasts from 4:24 AM to 5:12 AM is called the “Brahma Muhurat” translating to “The moment of the Universe” and the Star system in correlation is the *Cygnus* constellation. This is a highly auspicious time to do any task or start the day

FLOOR PLAN



Flat No	Floor	Bua(sq.ft.)	Sbua(sq.ft.)	Rera carpet (sq.ft.)	Type of Flats	Balcony	Extra Terrace Area (First Floor)
103	Podium Level	2445	3260		4 BHK	1 NOS	380
101	2nd Floor to 14th Floor	2159	2879	1811.43	4 BHK	2 NOS	
102	2nd Floor to 14th Floor	2152	2870	1818.88	4 BHK	2 NOS	Flat no 102 (2nd Floor) Terrace (600 sft)
103	2nd Floor to 14th Floor	2445	3260	2083.26	4 BHK	3 NOS	

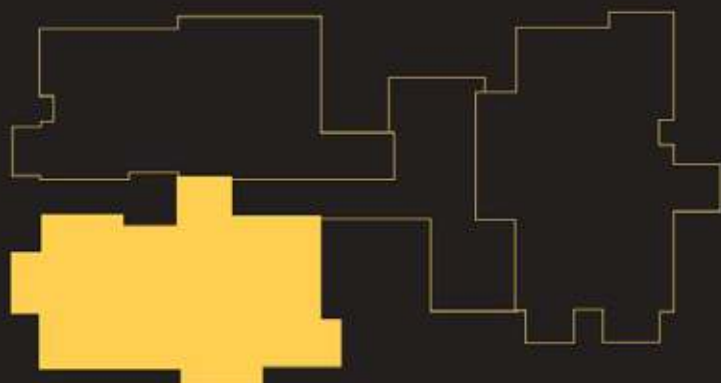
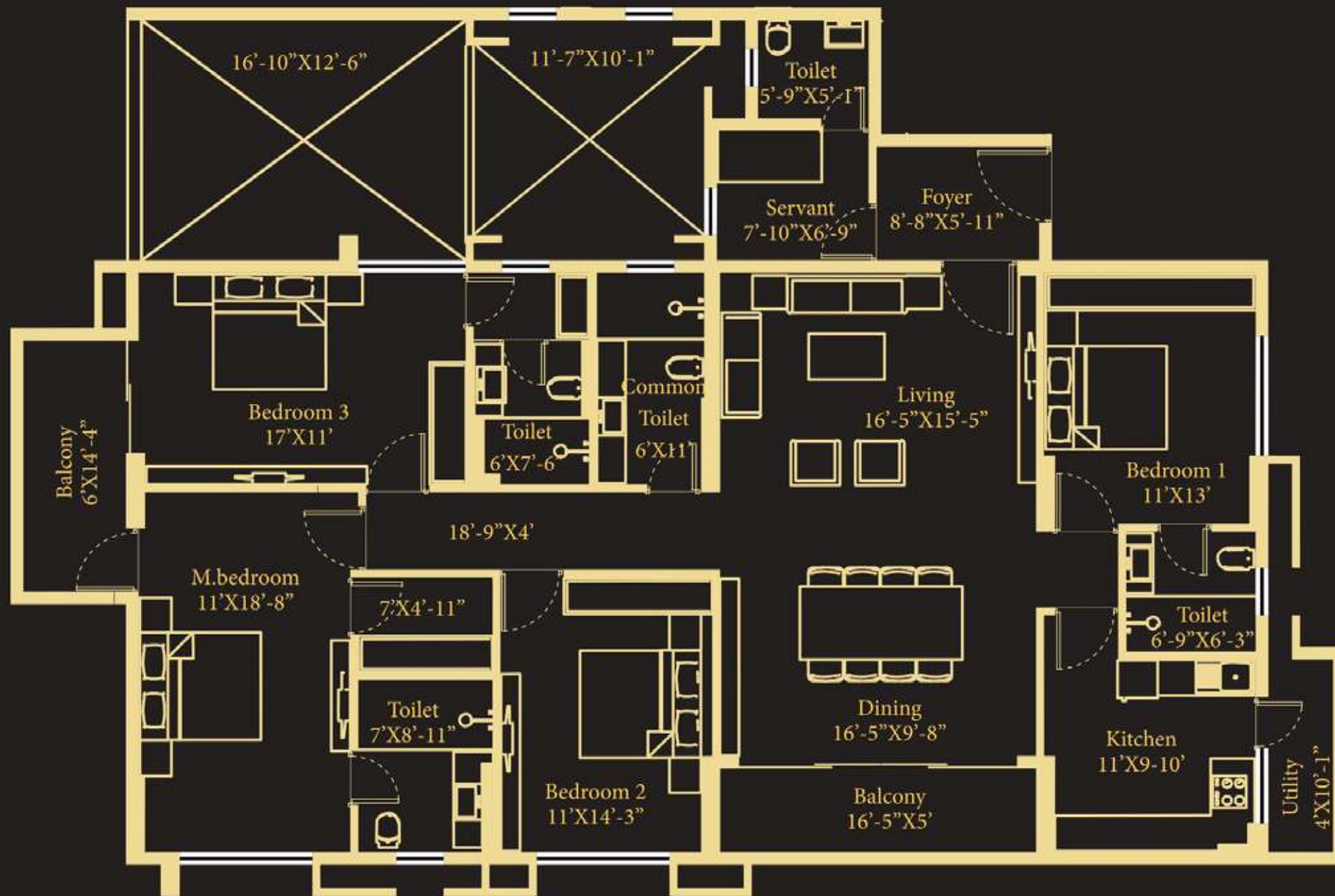


UNIT PLAN 102

Typical Floor Plan (2nd to 14th Floor)

SBUA: 2818 sft

CYGNUS

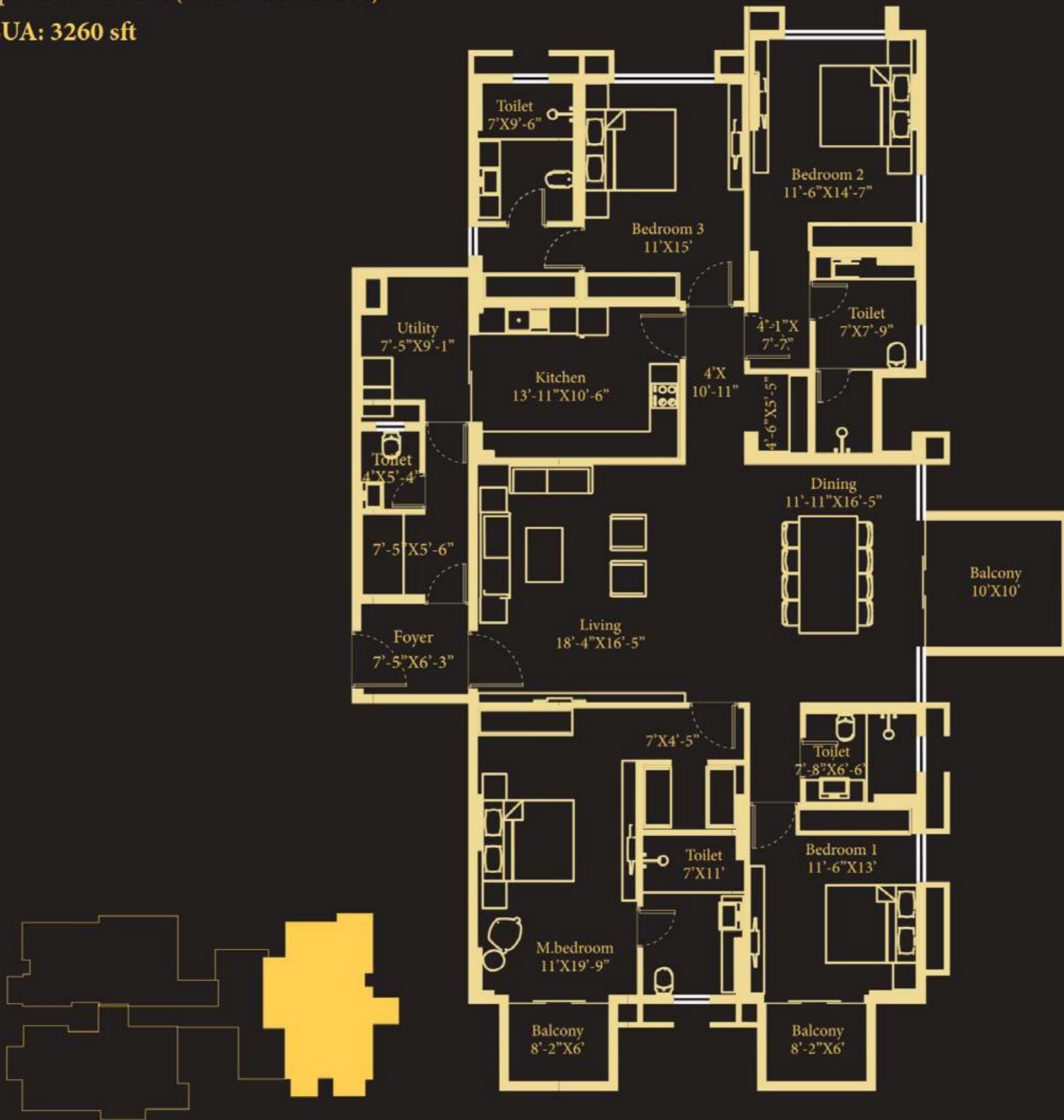


UNIT PLAN 103

Typical Floor Plan (2nd to 14th Floor)

SBUA: 3260 sft

CYGNUS



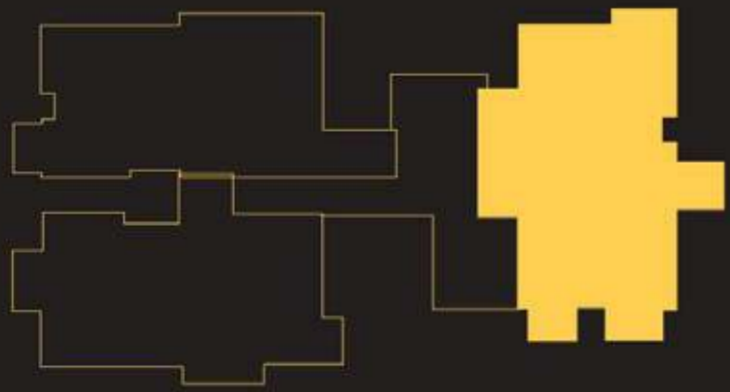
FLAT 103

PODIUM LEVEL

SBUA: 3260 sft

EXTRA TERRACE: 379.43 sft

CYGNUS



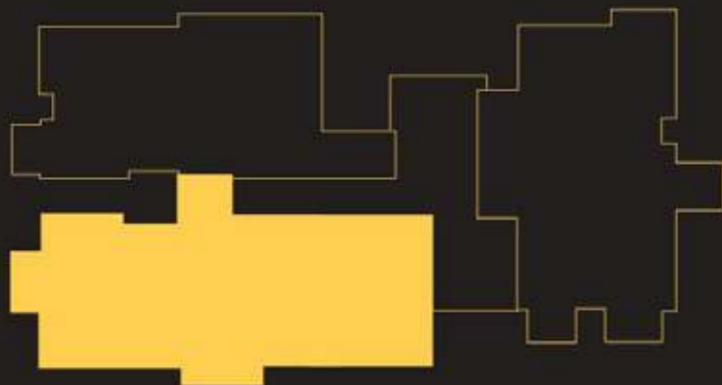
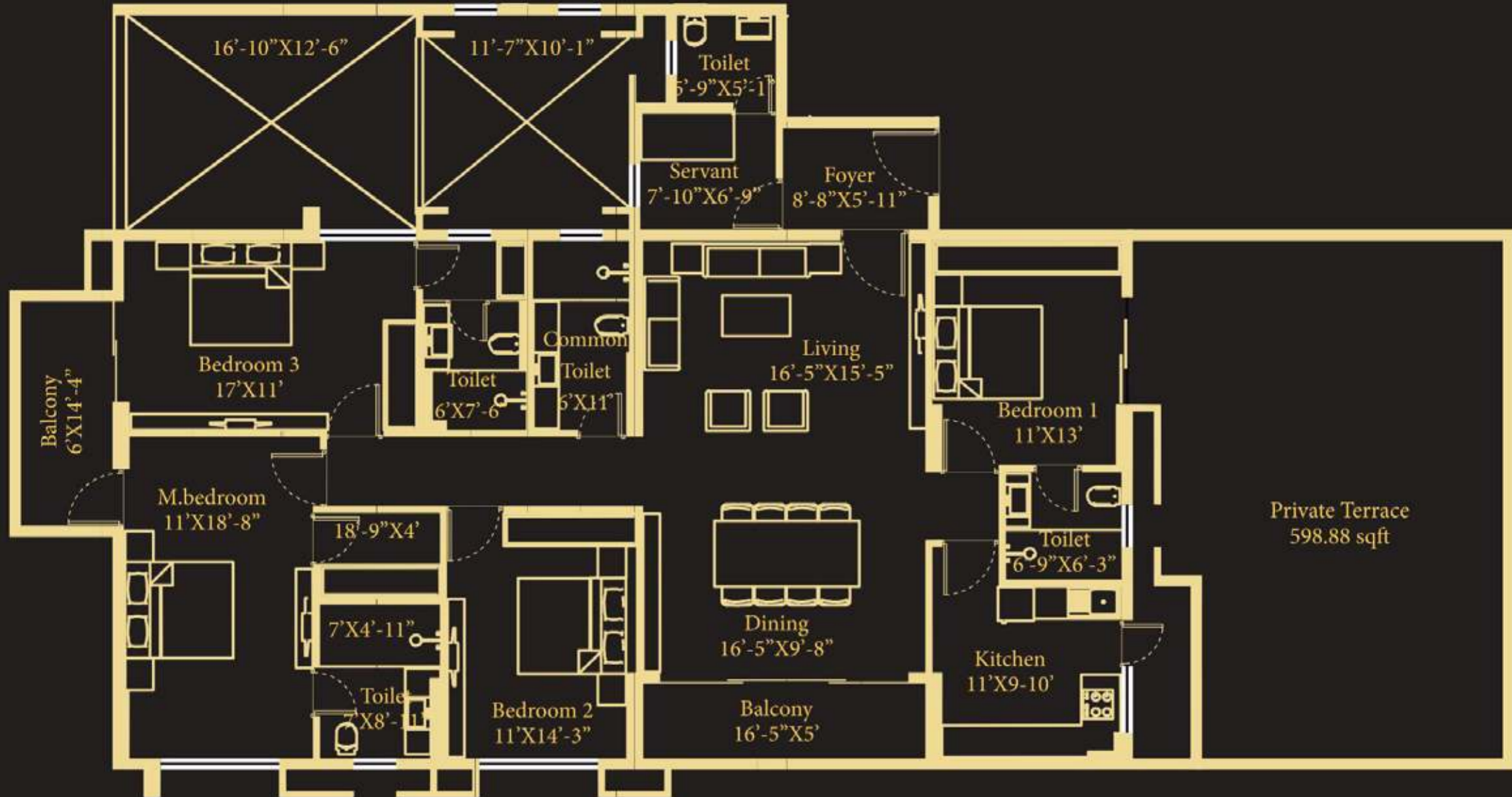
UNIT PLAN 102

CYGNUS

With Extra Terrace (2nd Floor)

SBUA: 2818 sft

EXTRA TERRACE: 598.88 sft



PEGASUS / CYGNUS

FLAT 101



PEGASUS / CYGNUS

FLAT 103



PEGASUS / CYGNUS

FLAT 101



Why
DARPAN
 AN ELITE ADDRESS **88^U**

Here are some of the points that sets your home apart at the Darpan 88°

- Ease of access - Your home can be reached smoothly from the main road via a 30' wide road with walking trail. There are no unnecessary encroachments that block your access.
- All the apartments are open on three sides ensuring efficient ventilation.
- There is a wide 36' driveway encompassing the towers with separate jogging/ walking track.
- The landscape will draw inspiration from the ancient gardens of the Mughals being developed by WAHO who are the premier landscape consultants in the nation.
- The serene grandeur of the Radha Krishna Temple along with the Tulip gardens will be designed by experts from Jaipur.
- The grand 22' high lobby boasts the finest imported Italian marbles as well as tiled floors and wall with separate reception area.
- All the homes at Darpan 88 are secured with video surveillance.
- A grand double height community hall has Italian finish wall tiles and marble tiled floor. It comes with an attached 2500 sqft lush green lawn and with provisions for pre-arranged tables and chairs separately for functions.
- A half Olympic sized pool on the podium level comes with a separate pool deck.
- 6000 sqft of amenities are at the 20' elevated podium level.
- Podium level apartments are supplied with a 400-500sqft of private terrace.
- 80-100 sqft cantilever balconies that connects apartments and makes you feel like you are gliding on air.
- The well designed common lobby makes you feel as if entering a five-star hotel. All floor lobbies and common spaces sport Italian floor tiles.
- Servant quarter with attached toilet comes with every apartment.
- The sky high terrace at 192' is loaded with manicured amenities. One of its kind in Siliguri.
- Foyer Attached to all Flats.

SPECIFICATION

Space specification:	Luxury specification
Super Structure:	Reinforced cement concrete shear wall structure.
Living and dining room:	Choice available from range of Italian marble.
Master bed room:	Choice available from range of Italian marble or PVC wooden flooring.
Other Rooms:	Range of Italian look tiles (Premium)
Kitchen:	Floor& Dado: Granite top and tiles up to 3' in com bination (Premium)
Toilet: Floor &Dado:	Anti-skid tiles on floor and tiles up to door height in combination. (Premium)
Sanitary fixture:	Kohler, Grohe, Roca or equivalent.
UPVCand CPVC:	Ashirwad, Astral, or Equivalent.
Balcony:	Toughend glass railing
Door: Frame:	WPC frame (water proof)
Entry main door:	Prelaminated Flush door and SS hardware
Other door:	Pre Laminated Flush door with SS hardware.
Window:	Glazed Coated Aluminum.
Internal Finishes:	Machine finish putty.
External Finishes:	Weatherproof External Paint.
Electricals:	Concealed wiring and modular switches.
Provisional for Air Conditioner:	Suitable electrical Points/AC ledge (VRF units at client cost)
Common Lobby:	Well defined lobby with Italian finish (Marble/Tiles) with reception desk.

AMENITIES AT A GLANCE

Close Amenities

Gymnasium
 Double height Community hall with open lawn and Kitchen
 Indoor Games
 Snooker Room
 Meeting Room
 Kids Zone
 Separate male and female sauna.
 Society office
 Activity hall: can be used for yoga, tuition, zumba class, small function etc.
 Reading Lounge

Open Amenities

Yoga Deck
 Swimming pool 25'
 Jogging/ Walking Track
 Open Lawn Connected with Community hall
 Futsal Court / Basketball Court / Mud Zone / Open Gym

Amenities on Terrace

Area for roof top parties.
 Sitting zone with Bar B Que.
 Cattering Area
 Open Air Theatre
 Spa Gazebo
 Yoga deck
 Adda zone
 Binoculars Zone
 Tea party cabana
 Kids skate zone
 Fire place during winter
 Walking Trail

HIGH END BUILDING HIGHLIGHT

High End Flats Highlight

- Floor to Ceiling clear Height 11'25" (normally standard in Siliguri is 10')
- Each flat has cantilever balcony of 80-100 sqft
- Each flat has minimum two bigger balconies.
- All Vastu compliance flats.(for example, Master bed room South West, Kitchen on South East or North West)
- Servant Quarter with attached toilet connected with each flats.
- Separate Entry Foyer with each flat.
- 8' Door Height.
- AC Ledges in all floor
- Utilities area connected with kitchen.
- Separate area for VRV and Split Air conditioner.
- Grand Entrance Lobby with 22' height.
- 3 high speed lifts in each building (2 passenger and 1 utility lift)
- Camera enabled security system for each flats.
- Generator back up in all units.
- Full Height French window.
- Each flat are 3 side open and well ventilated.
- 35% Green space, 70% open area approx.
- 30' wide road in entry from main road.
- Direct access to apartment from main road.
- Radha Krishna Mandir with garden.

CONSULTANTS

Main Architect

M/S. MAHESWARI & ASSOCIATES ARCHITECT

Architect Kamal Kumar Periwal had started his journey as Architect during the early 90s when he set up Maheswari & Associates, architectural & interior designing firm. In last 25 years of his esteemed career, Architect Periwal has been able to deliver over 20 million square feet of built up space, with spread across India.

Architect Periwal's design studios in Mumbai and Kolkata with over 40+ experienced architects, Interior Designers, Site engineers and other allied staffs having sound experience in delivering master planning projects, large-scale Residential housing, Commercial and Retail projects of varying sizes. He has built projects from Guwahati, Assam to Jaipur, Rajasthan to Goa. He has done numerous projects in eastern India including locations such as Kolkata, Guwahati & Silliguri..

website: architectm.com/

Landscape Architect

WAHO

WAHO was established by New Zealander Sam Spinks in 2009 with a vision to create dynamic and considered landscapes spaces. WAHO Landscape Architects is a company with over 15 professional and support staff. The team is highly trained, enthusiastic and committed to the design and delivery of leading landscape developments.

website: waholandscape.com

Structural Engineer

M/S. ADROIT CONSULTANT STRUCTURAL

Mr. Manoj Kanti Majumdar is the Founder & Head of the firm. He has over 40years of rich experience in the field of structural design of civil engineering structures.He has served Kolkata Municipal Corporation in the capacity of Director General and Engineer-in-Chief.He was appointed as technical advisor for prestigious project like ITC Sonar Bangla and AJC Bose Road flyover, Kolkata.He is currently a member of Metropolitan Planning Council, WB and formerly a member of West Bengal Housing Board.

website: adroitconsultants.net

Project Manager (Consultant)

MR. AVIK CHAKRABORTY

Mr. Avik Chakraborty have experience of more that 15 years in this field. He has designed & handled several Commercial, Residential & Industrial projects in & around Siliguri. His elite clients are M.J.B. Group (Embee Builders), Manakamna Group (Manakamna Builders), S.B.M. Group, Golden Group, etc in Siliguri.

Sr. Engineers

MEPF CONSULTANT

We are responsible to provide valued customers services introducing efficient & economical energy through E-Age Technology.

MEPF infrastructure is created by Auto CAD Design & improvising Global quality services with perfection 'End to End' optimizing Time Frame.

We have enough 'Resources' which is our plus point including extremely educated 'Skilled labour' and 'technologist' to support each project.

Our Vision and Mission is to introduce Eco- friendly Technology for the new generation people those who prefer to live in contemporary world.

Each and every project is keenly dissected and responsible to implement in right manner & perfection.

DARPAN
AN ELITE ADDRESS



Developers



Member of



Follow us on



SITE ADDRESS: Buildworth Developers, Near Sona Petrol Pump, Opposite Sikkim Plaza,
Sevoke Road, Siliguri, West Bengal 734 008

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