







































IT MAKES ME FEEL **PROUD** TO BE A PART OF SUCH A **FANTASTIC RESIDENTIAL PROJECT** IN A PLACE LIKE **SILIGURI** 

M\_ /2\_S

MR. BHAICHUNG BHUTIA
(FORMER CAPTAIN, INDIAN FOOTBALL TEAM & BRAND ÀMBASSADOR - EMBEE DELIGHT )

# THE GATEWAY OF NORTH EAST INDIA

# SILIGURI

### MIRIK 47 KM

Flanked by the beautiful Mirik lake, a destination with a unique charm.

### DARJEELING 64 km

The queen of the hills. The charm and aura of Darjeeling remains unrivaled to this day.

### KALIMPONG 68 km

The second city of the hills. Kalimpong is an important tourist and education center.

### GANGTOK 116 km

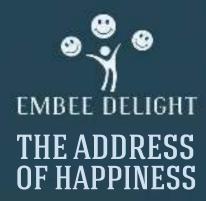
The hilly capital of Sikkim and a popular summer gateway.

### DOOARS

67 KM

The leafy forests are abode to unique wildlife and charming tea gardens.

Siliguri, the gateway to the North-East is a thriving community of artisans, tradesmen and others. Second only to Kolkata in cosmopolitan culture, Siliguri is one of the nerve centers of the region. A growing economy and a burgeoning population has aided the rapid growth of this city.



**Embee Builders** and **Manakamna Builders** are one of the leading and fastest growing realestate developers in entire North Bengal.

We have begun developing a large multi-storied residential complex in North Bengal. After a record performance of its project Embee Fortune, we have now come up with a project named "EMBEE DELIGHT", on Asian Highway, 50 meters from Embee Fortune.

The project is a residential project which will be having 530 flats, consisting basically 3BHK (Spacious), 3 BHK (Normal) and 2 BHK flats. Embee Delight, is a G+10 floor project, and consists of total 6 blocks. The project will be providing all kinds of Luxurious amenities including Swimming Pool, Squash Court, AC Community Hall and many more which will make living comfortable and fun. We have added 3BHK (Spacious) in addition to the existing sizes of flats available at Embee Fortune, to cater to certain customers who wanted bigger flats.

The project is divided into 2 phases. One of the blocks shall be a dedicated clubhouse of 20000 sqft, which will be one of biggest clubhouse of its kind in entire North Bengal.

A HOME FOR EVERY SEASON
A HOME FOR EVERY REASON





## SITE PLAN

Phase-1 (4 Blocks)

Aura

Bliss

Carol

Delicia (20000 sqft)

2 BHK - 50 nos | 3 BHK (Normal) - 160 nos | 3 BHK (Spacious) - 80 nos

Phase-2 (2 Blocks)

Total Flats - 288 nos

Euphoria

Frolic

2 BHK - 48 nos | 3 BHK (Normal) - 192 nos | 3 BHK (Spacious) - 48 nos

### **LEGENDS**

1 Multi Play Court 16 Dense Plantation Area

3 Seniors Lounge

17 Human Chess Board

18 Open Gym

4 Chit Chat Corner

2 Central Plaza

19 Futsal Court

5 Corner Seating

6 Central Courtyard

7 Seating Area

8 Swing Court

9 Cafe Lounge

10 Water Feature

11 Net Cricket

12 Kids Play Area

13 Joggers Track

14 Walking Track

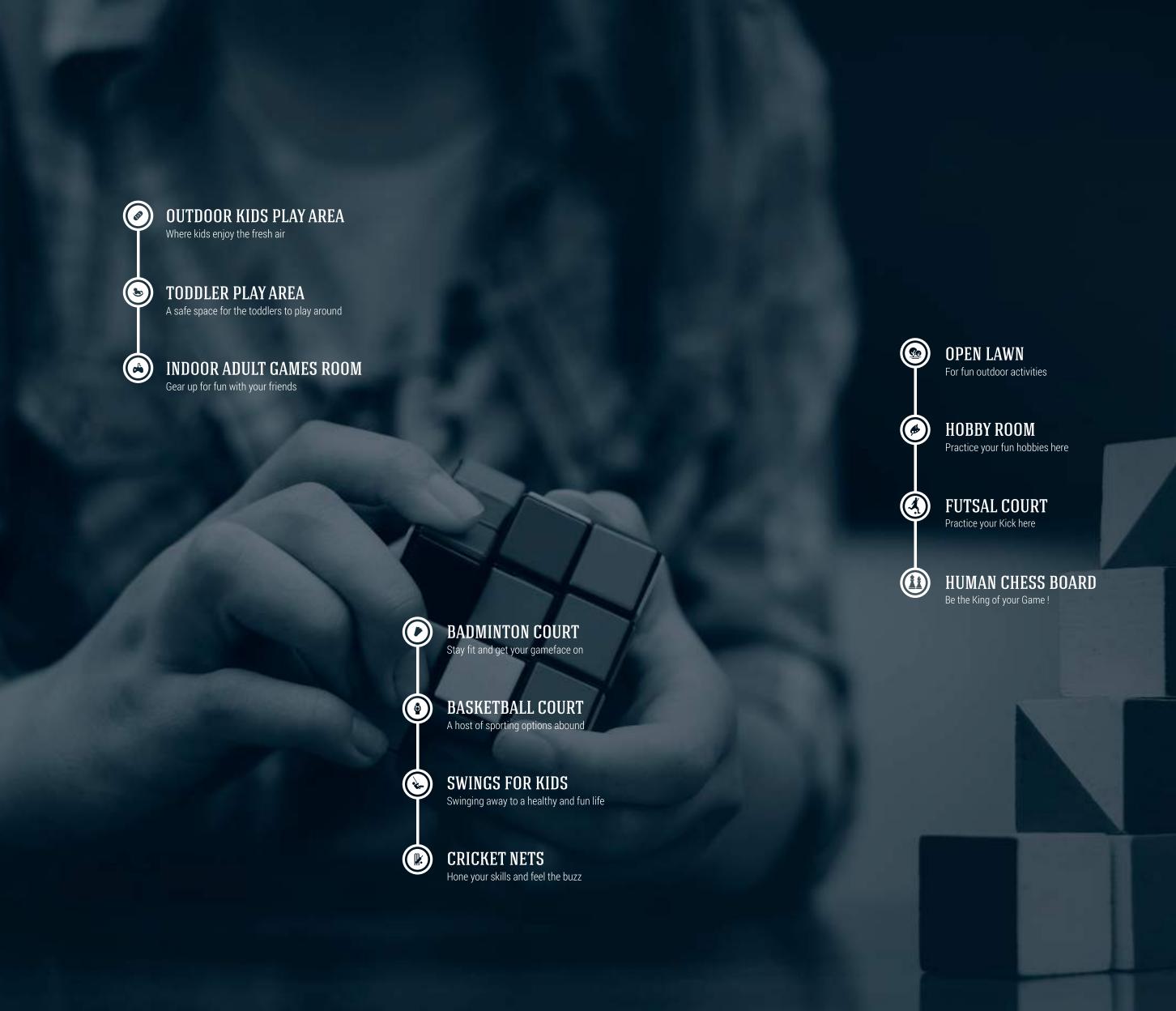
15 Driveway

## IF KASHMIR IS PARADISE ON EARTH, THEN SILIGURI IS A PEACEFUL PARADISE ON EARTH.

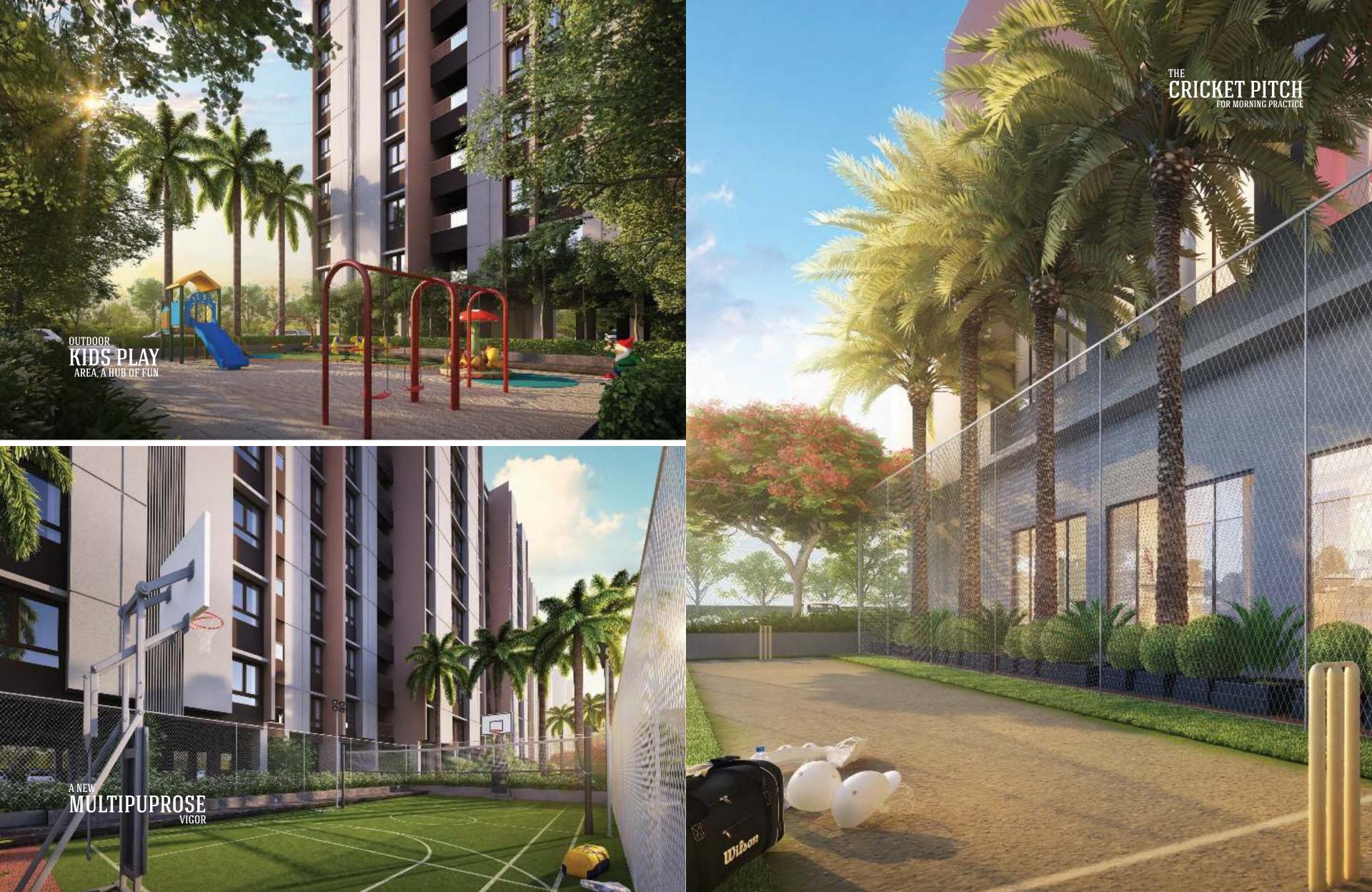
# IN THE CENTRE OF COSMOPOLITAN SILIGURI

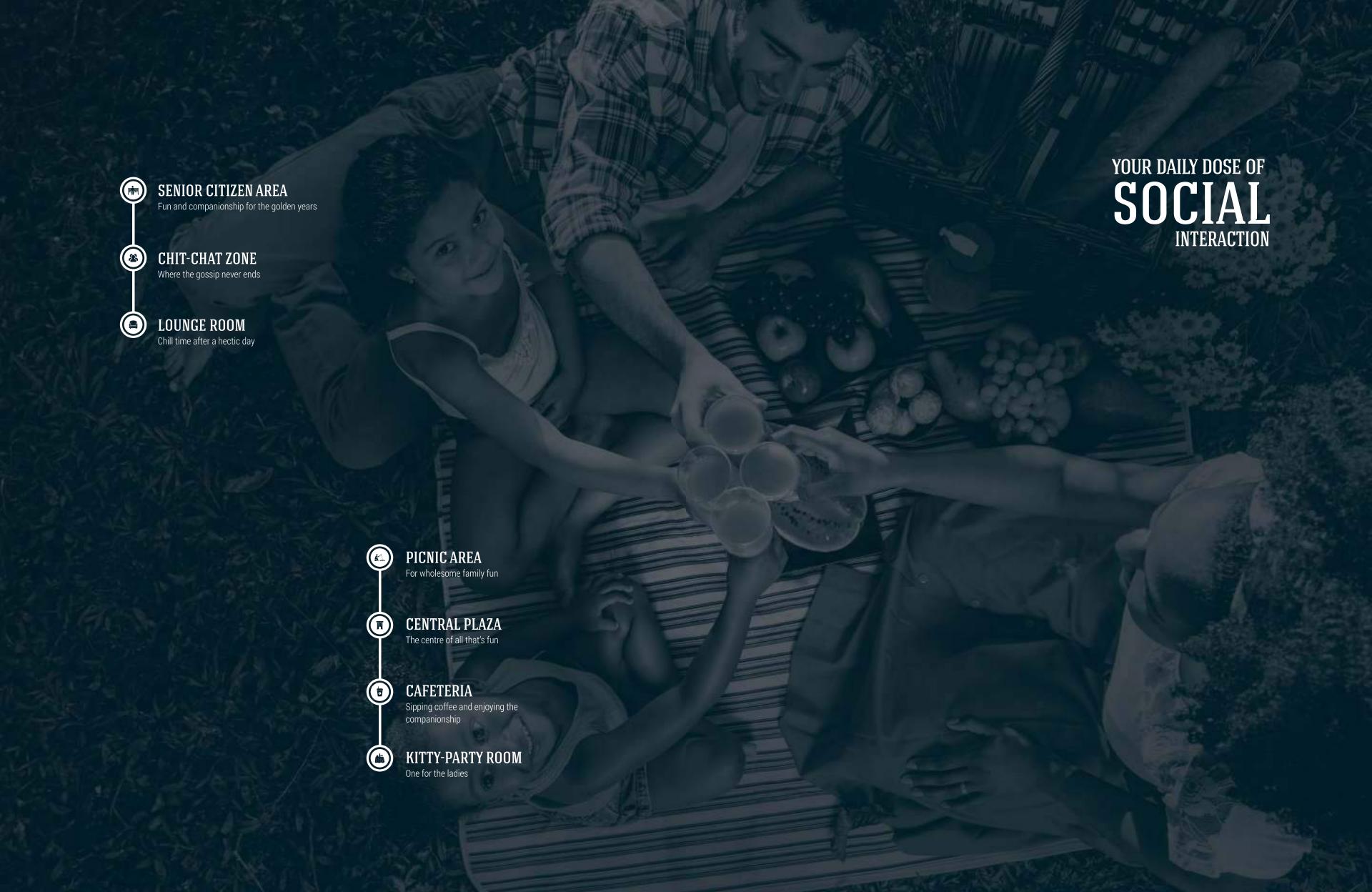




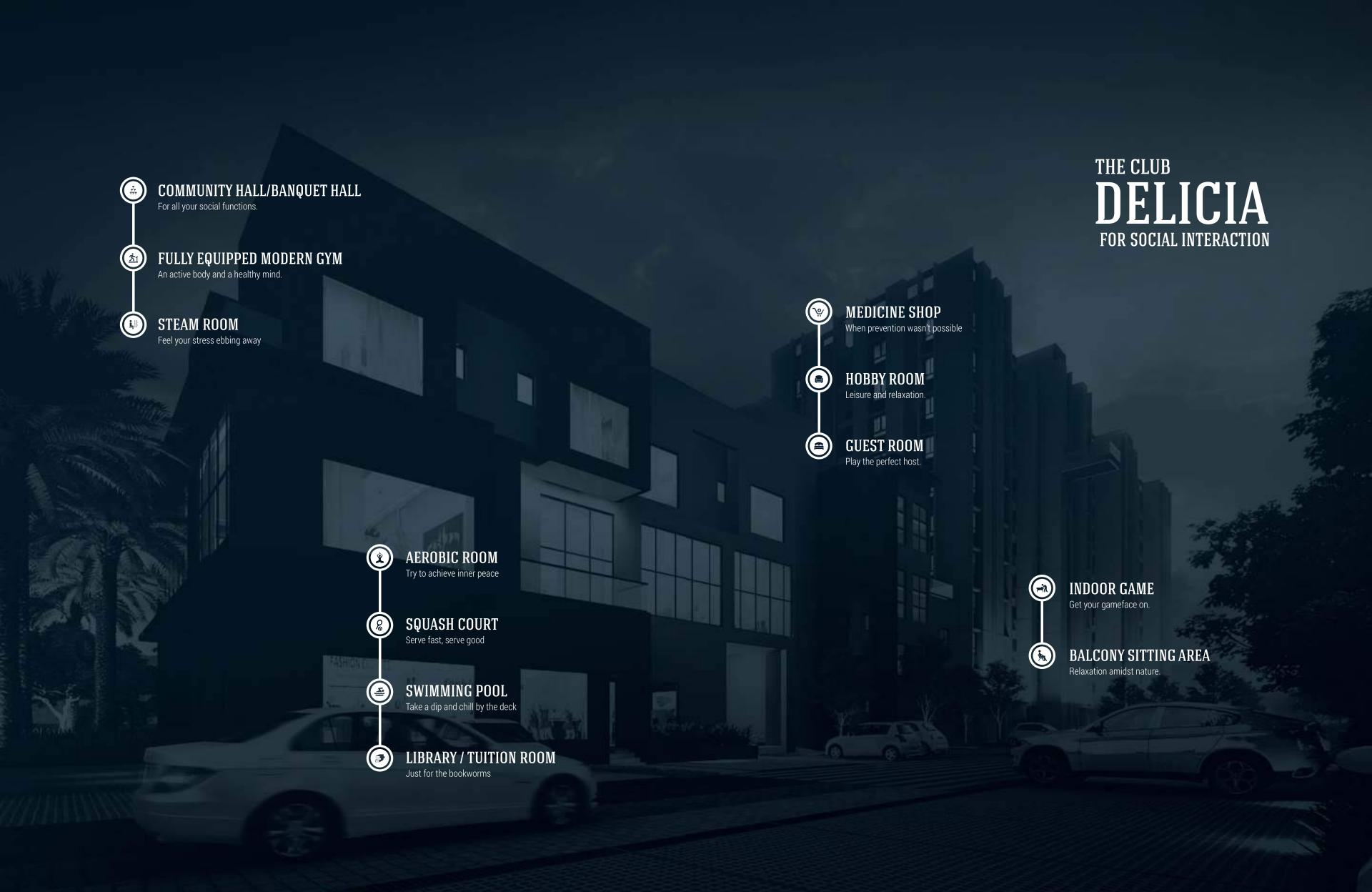


# LIFE'S A GAME PLAY IT





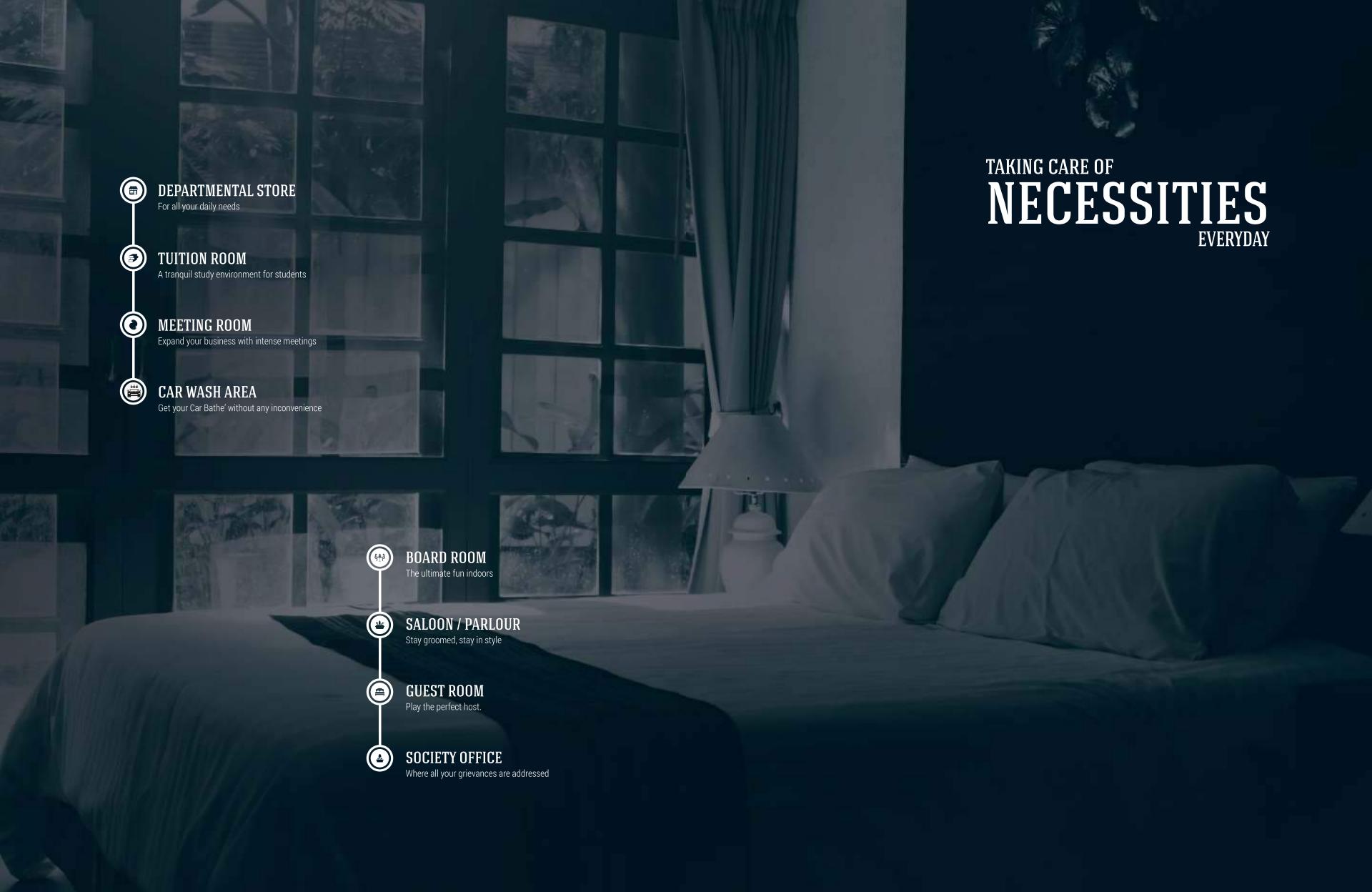








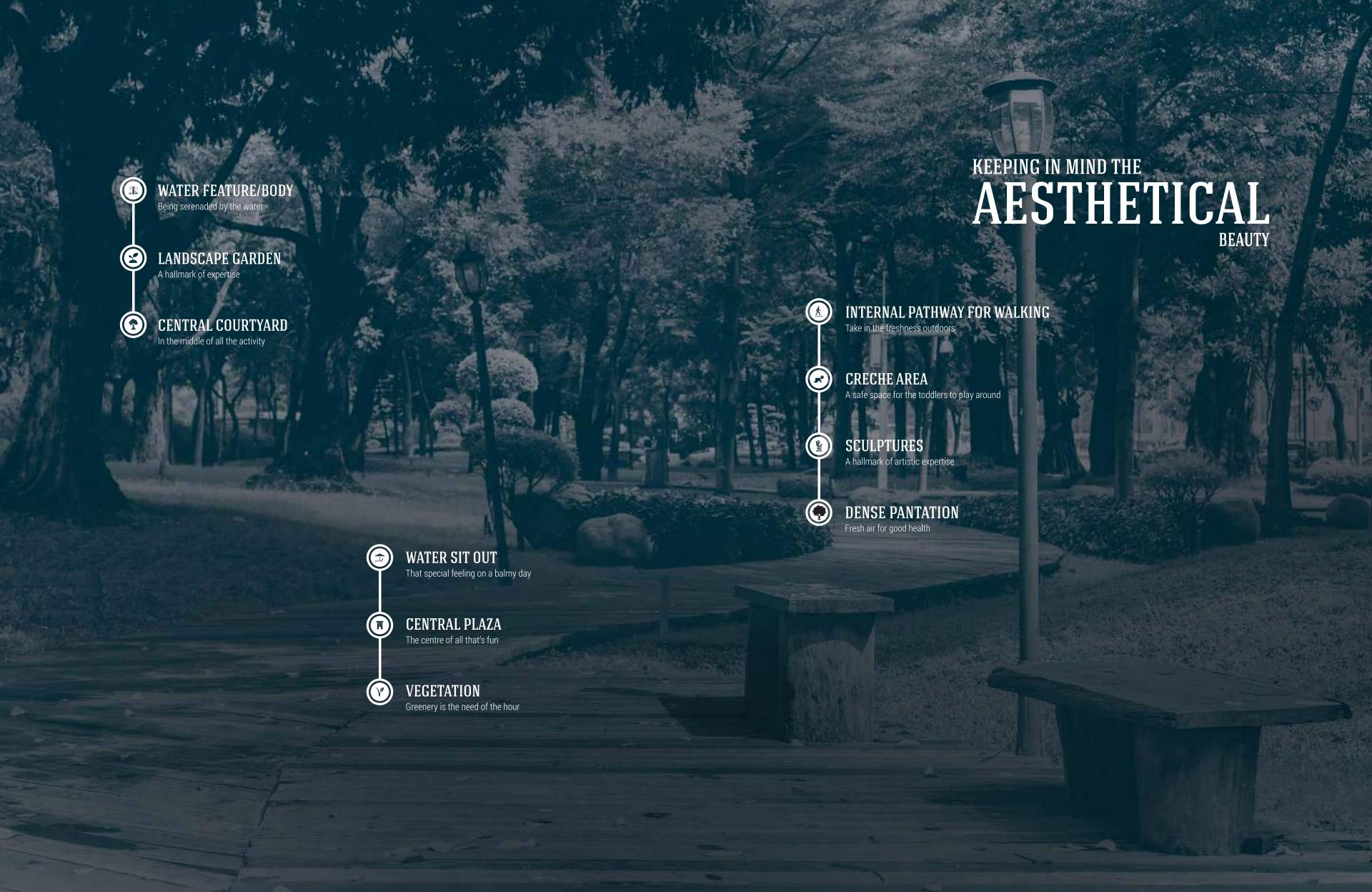




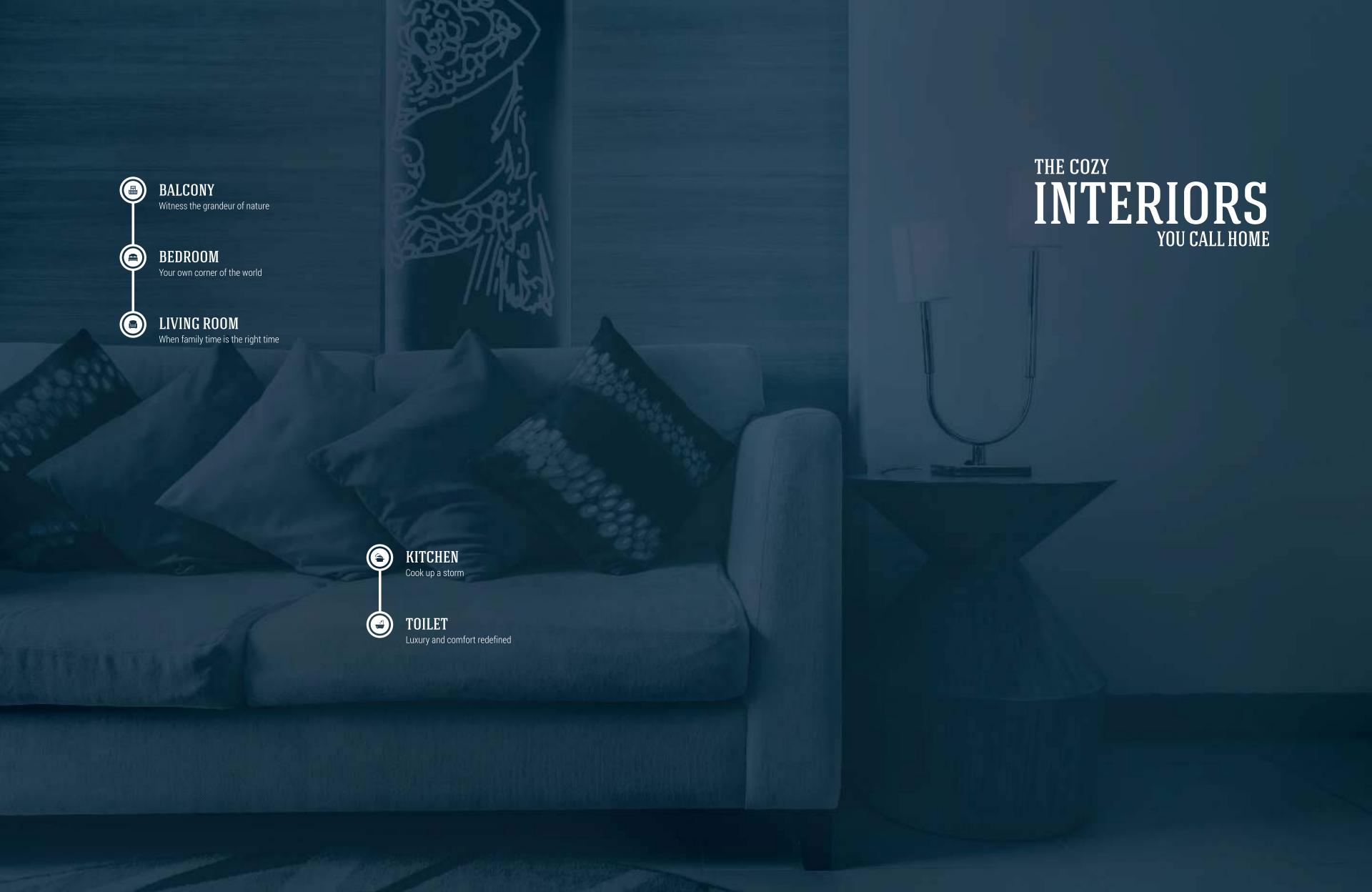






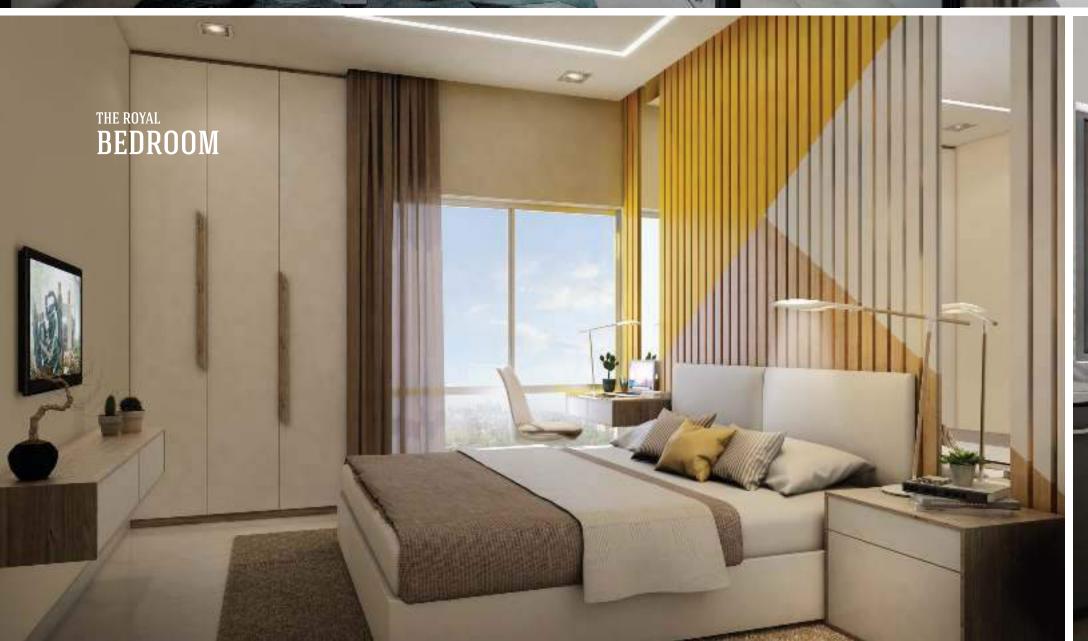
















### TYPICAL FLOOR PLAN BLOCK AURA

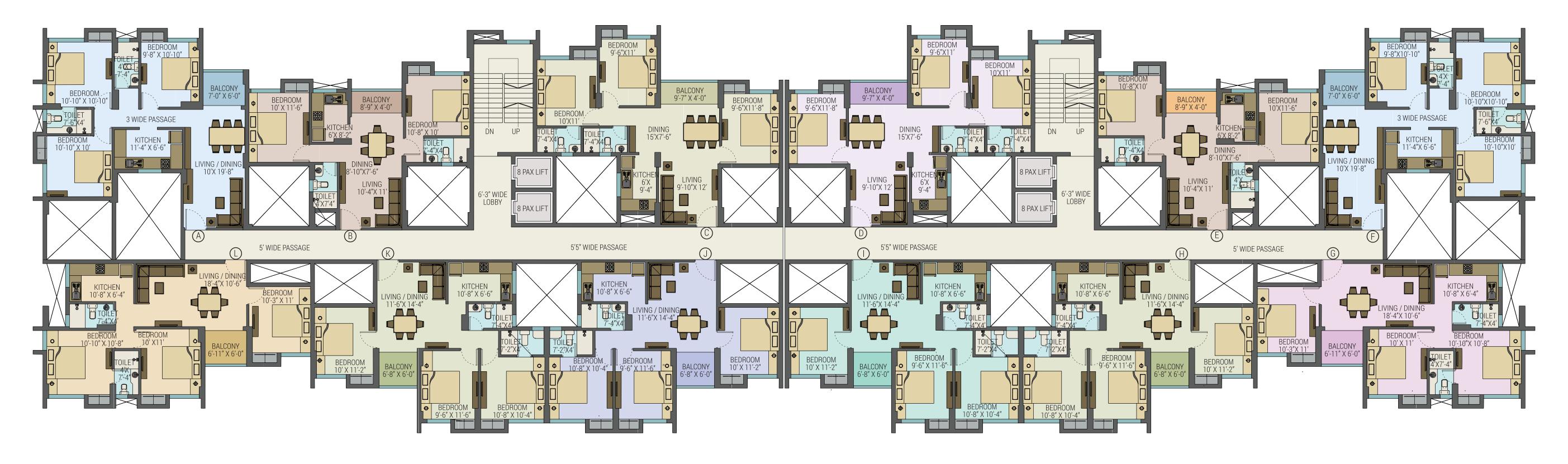


FLAT NAME	А	В	С	D	Е	F
FLAT TYPE	3BHK-Spacious	2BHK	ЗВНК	3ВНК	2BHK	3BHK-Spacious
SBUA	1217.70 sqft	925.40 sqft	1156.98 sqft	1156.98 sqft	925.40 sqft	1217.70 sqft

FLAT NAME	G	Н	I	J	К	L
FLAT TYPE	3ВНК	ЗВНК	ЗВНК	ЗВНК	ЗВНК	ЗВНК
SBUA	1156.31 sqft	1113.47 sqft	1117.33 sqft	1117.33 sqft	1113.47 sqft	1156.31 sqft



### TYPICAL FLOOR PLAN BLOCK BLISS





FLAT NAME	А	В	С	D	Е	F
FLAT TYPE	3BHK-Spacious	2BHK	ЗВНК	3ВНК	2BHK	3BHK-Spacious
SBUA	1217.70 sqft	925.40 sqft	1156.98 sqft	1156.98 sqft	925.40 sqft	1217.70 sqft

FLAT NAME	G	Н		J	К	L
FLAT TYPE	3ВНК	3ВНК	3ВНК	3ВНК	3ВНК	3ВНК
SBUA	1156.31 sqft	1113.47 sqft	1117.33 sqft	1117.33 sqft	1113.47 sqft	1156.31 sqft

### TYPICAL FLOOR PLAN BLOCK CAROL

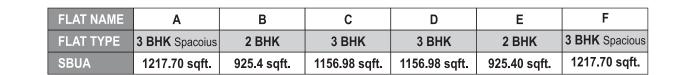




FLAT NAME	А	В	С	D	Е
FLAT TYPE	3BHK-Spacious	2BHK	3BHK-Spcious	3BHK-Spacious	3BHK-Spacious
SBUA	1213.66 sqft	925.94 sqft	1218.06 sqft	1219.35 sqft	1219.35 sqft

## TYPICAL FLOOR PLAN BLOCK FROLIC



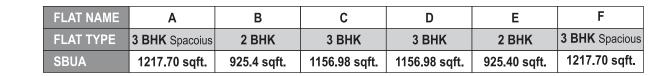




FLAT NAME	G	Н	I	J	K	L
FLAT TYPE	3 BHK					
SBUA	1156.31 sqft.	1113.47 sqft.	1117.33 sqft.	1117.33 sqft.	1113.47 sqft.	1156.31 sqft.

## TYPICAL FLOOR PLAN BLOCK EUPHORIA







FLAT NA	ME	G	Н		J	K	L
FLAT TYI	PΕ	3 BHK					
SBUA		1156.31 sqft.	1113.47 sqft.	1117.33 sqft.	1117.33 sqft.	1113.47 sqft.	1156.31 sqft.



# PROJECT HIGHLIGHTS

- ₩ Approx 5.5 Acres
- ₩ Block Aura, Bliss, Carol and Delicia (Club House) to be developed in Phase 1
- **郑** Euphoria and Frolic to be developed in Phase 2.
- ₩ 530 Unique Apartments. With attached cupboard space.
- ₩ Approx 2.67 Lacs Subsidy available under PMAY Scheme.
- # Located on 4 Lane Asian Highway, beside Embee Fortune, Medical More, Shiv Mandir.
- **☆** Cosmopolitan Crowd with mostly educated working class.
- **X** Our previous residential project Embee Fortune has been rated 5 Star by CRISIL (the best real estate rating agency in India)
- ₩ 8 Guest Rooms will be provided in the Club House.
- Earthquake Resistant Structure as per Seismic Code- Our buildings are designed as per IS 1893 seismic code. Siliguri is located in Zone 4 of Indian Earthquake Map and our building is designed as per Zone 4. All the requirements of IS 13920 for ductility detailing to be followed in design and construction of structure.
- **¥** All public transports from main gate.

### THINGS WHICH OTHER BUILDER'S IN SILIGURI GENERALLY DON'T GIVE

- ₩ Approx 65% Open Space
- ★ Approx 30% Green Cover
- ₩ Approx 20,000 sqft Club House, the biggest in Siliguri
- **%** All outer walls and flat partition walls are 8 inches thick. The general norm in Siliguri is 5 inches.
- \*\* AAC Block shall be used instead of contemporary red bricks. Its advantages-
  - 1. AAC Blocks consumes Fly Ash and is environmental friendly; whereas red bricks consumes top soil.
  - 2. AAC Blocks are lighter in weight and Red Bricks are heavier in weight which makes it more earthquake resistant.
  - 3. AAC Blocks possess better sound insulation properties whereas Red Bricks don't.
  - 4. AAC Blocks are non-toxic and possess pest-control qualities, whereas red bricks are toxic and do not possess pest-control characteristics
  - 5. AAC Blocks have low thermal conductivity whereas red bricks are high in thermal conductivity.
  - 6. AAC Blocks cools temperature whereas Red-Bricks are normal.
  - 7. AAC blocks absorbs 10-12% of Water, whereas Red bricks absorbs 17-20% water.
  - 8. AAC Blocks are uniform in size and red bricks are non-uniform in size.
- ₩ Separate Walking cum Jogging Track, which shall not merge with the car driveway.
- ₩ We are providing window grills at our own cost, unlike other projects in Siliguri who charge for it.
- **X** External AC pipelines will be provided at builder cost, which shall not damage the exterior of the building.
- # The 4 bigger blocks shall have 4 Lifts and the smaller block shall have 2 lifts, which is unlike, what other builders do.
- **X** The lift shall be of high speed.

### **NECESSITIES**

- ₩ Free Guest Parking Area.
- ₩ Departmental Store/ Pharmacy.
- ₩ Intercom Facility
- # 4 High speed Lifts per Block (Aura, Bliss, Euphoria & Frolic)
- **¥** 2 High speed lifts per Block (Carol)
- ₩ Uninterrupted power supply for the Lifts in case of Power Cut.
- ₩ Common Toilet at Ground Floor.
- ₩ Well spaced and decorated lobby at every Block Entrance.

- ₩ Modern Fire Fighting arrangements as per WBFES.
- ¥ 24 hours water supply.
- ¥ Sewage Treatment Plant.
- ₩ CCTV at important locations.
- **34** 24 Hours Power back up for all the space and points in common area
- ₩ 24 hours Power Backup for Flats upto a certain Load extent.



## **SPECIFICATIONS**

### STRUCTURE

Earthquake resistant RCC framed structure. 8 inch outer end partition wall with AAC blocks.

#### FITTINGS

**DOORS:** Superior quality flush doors.

**WINDOWS:** Fully glazed powder coated aluminum sliding window with clear glass.

#### ROOMS

**FLOORS:** Branded vitrified tiles in living, dining, bedroom area.

**WALLS:** Interior wall finish with wall putty.

#### LOBBY

**FLOORING:** Entrance lobby, lift lobby, finished in polished marble / stone / vitrified tiles as per architectural scheme.

WALLS: Wall finished with paint as per architectural scheme.

### KITCHEN

**FLOOR:** Ceramic / vitrified tiles offered of premium brand.

**COUNTER:** Granite top cooking platform with one stainless steel sink.

**DADO:** Ceramic tiles dado up to 2 feet above the counter.

#### TOILETS

**FLOOR:** Antiskid ceramic tiles, wall tiles up to door height.

**SANITARY:** Porcelain wall mounted European style commode and wall mounted washbasin. Midas / Hindware / Parryware or

equivalent.

**CP FITTINGS:** Marc / Jaguar / Hindware or equivalent.

### **ELECTRICAL WIRING & FITTING**

- Modular switches of reputed brand.
- **ℂ** Concealed wiring with ISI marked copper wire.
- ${\bf C}$  Provision of A/C in master bedroom and living room and conduiting for other bedrooms.
- Provision for geyser ,water purifier and inverter Line.
- TV and telephone points in living and master bedroom.



Embee Builders entered real estate market with its most successful project Embee Fortune, which will be handed over from June 2018. It is a 265 flat residential project and has received 5 star rating from CRISIL.

Embee Builders have associated with Squarewood Kolkata to make affordable housing for LIG segment naming it as Squarewood Utsab. It is a 156 flats affordable residential project, which is presently under construction.





une (Completed) Utsab (Under Const



Manakamna Builders are in the real estate business with an experience over more than 14 years. Some naming projects are Lumina, Neelkamal Apartments, Silver Dale, Green Vista, Riddhi Sidhi Apartment and many more are successful projects of Manakamna Group.

They have recently started working on a new project named Manakamna 24 at Debidanga, Siliguri. The project is currently under construction.





Riddhi Sidhi Apartment (Completed)





Nil Kamal Apartment (Completed)

Silver Dale (Under Construction)



M24 (Under Construction)

# ART & SCIENCE OF HAPPINESS

### M/S. MAHESWARI & ASSOCIATES ARCHITECT

M/s Maheswari & Associates, headed by Ar. Kamal Kumar Periwal, has been appointed as the Project Architect. It is an ISO 9001: 2008 certified firm. M/s Maheswari & Associates has acquired the status of one of the largest Architectural Designers in eastern India. With office location from Mumbai to Guwahati, the firm has been doing significant work catering to the length & breadth of the country. It has collaborated with international architectural firms like Callison, ACTA International (Singapore), ECO.ID (Singapore), Tomarky Design (Thailand) for various complex & mega projects within India.

### M/S. ADROIT CONSULTANT STRUCTURAL

Mr. Manoj Kanti Majumdar is the Founder & Head of the firm. He has over 40 years 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.

### NEWARCH LANDSCAPE LLP. (LANDSCAPE CONSULTANT)

Founded in 1999 by Ar. Hrishikesh Phadke, NEWARCH® LANDSCAPE LLP has built a reputation for open space design solutions. NEWARCH® has delivered projects large and small at local as well as international locations. We translate all the specific needs and desires of the clients into sustainable design solutions. We have recently expanded our closely associated professional network across India.

We believe that our people are the most valued resource. The NEWARCH® team represents a broad spectrum of professionals and experts.

Our diversity fuels our creative efforts as we shape the open spaces those are well designed, environmentally friendly and technically sound.

Landscape design is not limited to merely designing green spaces but also treating all open spaces that truly complement the quality of living.

### MR. AVIK CHAKRABORTY PROJECTMONITOR(ENGINEERING)

Mr. Avik Chakraborty is a reputated structural engineer with an experience more than 10 years in this field. He has designed and handled several Commercial, Residential & Industrial projects in and around Siliguri. Golden Group, M.B. Group, M.J.B Group, SBM Group, etc are some of the prestigious clients 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.

#### Developers





#### Site Address

Embee Delight, BSF Kadamtala, Shiv Mandir, Siliguri - 734011

Contact Us: +91 74777 90090

Visit Us: www.embeebuilders.com

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