

SHIVAM AQUILA 15/11/B Chowbaga Road, Off E M Bypass Road, Kolkata 700 039



MARKETED BY  modern properties

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The logo for Shivam Aquila, featuring a stylized yellow mountain or flame shape above the words 'SHIVAM' and 'AQUILA' in a large, yellow, serif font. To the right of the logo is a rendering of a modern, multi-story apartment building at night, illuminated with blue lights. The background is a dark blue sky with a starry pattern and a silhouette of mountains at the bottom.

SHIVAM AQUILA



*The heavens open up
to the abode amongst the stars*

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Where you live speaks volumes of who you are

WHY CHOOSE SHIVAM AQUILA



The tasteful architectural attributes of Shivam Aquila's are imbued with an intrinsic elegance that instantly attracts, endears and impresses. The tower's sharp, aquiline features reflect a pedigree of living milieus and esoteric spaces. A fusion of ethereal grace with worldly practicality creates lifestyles that glitter with all the light of the heavens to keep the stars shining on you.




Where the winds blow

LOCATION

When quality of life is of paramount import, proximity to the best schools, hotels and hospitals is imperative. Shivam Aquila is built in the most strategically opportune location in Kolkata, conveniently off the EM Bypass, between Ruby Hospital and Science City. It has easy access to the city via Bondel Gate Bridge and is positioned with the overarching aim to nurture lifestyles that make the best use of what Kolkata has to offer.

COMMERCIAL	
HOSPITAL	
RECREATIONAL	
SCHOOL	
CINEPLEX	


 NOT TO SCALE



Divine living

LIFESTYLE FEATURES AND AMENITIES

At Shivam Aquila every day is spent joyously, luxuriously, in complete peace of mind. Every facet of modern living is thoughtfully provided for through impeccably appointed features and intelligently planned amenities. Life at Shivam Aquila is unblemished by the constant clamour of the city, a heady experience that mixes stoic necessity with sparkling design. It's where your dreams meet reality.

- Exclusive double height entrance lobby
- Visitor's waiting area
- Community hall
- Gymnasium
- Indoor game zone
- Servant's quarter for each apartment
- 3 automatic lifts—2 passenger lifts and 1 service lift
- 24 hours security
- Closed circuit television surveillance
- Door phone/EPABX in each apartment
- Fire lighting system
- Standby diesel generator for common areas, lifts and water pump
- Decorated roof top garden
- 2 apartments per floor, 2350–2460 sq ft approx
- Open landscaped area
- Mechanical parking system in southern portion





Immaculate touches

CONSTRUCTION SPECIFICATIONS

Once you step into Shivam Aquila, everything from the doors and windows to the imported marble flooring and fire-fighting system, says *quality*.

Not a doornail has been overlooked in making the experience of living in this privileged abode a celestial dwelling beyond the shadow of a doubt.

Twelve floors of immaculate quality will put you

on cloud nine spelling fascination

and luxury in your life.

DOORS

- Rooms fitted with 35mm thick flush teak doors finished on both sides (except for kitchens and toilets)
- Shutters hung from brass barrel lugs
- Night latches and magic eyes for entrance doors
- Mortise locks and doorstoppers on bedroom and kitchen doors
- Bathroom latches on toilet doors

WINDOWS

- Feature a standard section of anodised/powder coated aluminium or UPVC casements with clear glass inserts and matching fittings


FLOORS

- Imported marble in foyer, living and dining areas
- Bedrooms finished in quality Indian marble
- Anti-skid ceramic tiles in bathrooms
- Kitchens finished with quality vitrified tiles
- Staircases, including landings and corridors, finished in polished Indian marble
- Lift lobbies feature quality Indian marble with matching skirtings
- Other common areas floored with screed concrete

WALLS

- External walls completed in cement and sand plaster with cement paint and/or texture finish and glazing as per Architectural scheme
- Internal walls finished in cement and sand plaster with neat POP punning
- Kitchens feature ceramic tiles upto 2ft in height above the kitchen counter
- Bathrooms completed with designer ceramic tiles up to door height
- Master bathrooms completed in imported designer tiles up to door height





SANITARYWARE

White porcelain sanitaryware of Kohler/Roca or similar brands

CP FITTINGS

- Concealed piping system for hot and cold water lines
- Geysers in all bathrooms
- Shower cubicles in master bathroom
- Sleek Jaquar fittings or of a similar brand
- Matching glass mirrors, shelves, soap trays and towel rails

ELECTRICAL WIRING & FITTINGS

- Totally concealed wiring for all rooms
- Air conditioning plug points in all bedrooms and living rooms
- Light and plug points in dining/drawing and bedrooms as per architecture scheme
- Video door phones at the main entrance doors
- Telephone points in living rooms and all bedrooms
- Generator power during power failure for lighting and domestic purposes to the extent of 1 watt/sq ft of built up area of each unit
- Security systems: CCTV monitoring for all common areas. All flats equipped with burglar/security alarm systems with switches installed in all bedrooms and near the entrance doors in the living/dining rooms.
- Geyser points in all toilets and kitchens
- All bedrooms fitted with ceiling fans
- Electrical call bells at all main entrance doors
- Compatible wiring that can be hooked up to a cable television network with a connection thereof in living rooms and all bedrooms



KITCHEN

- Granite top cooking platforms with one stainless steel sink and drain board in each flat
- Kitchens to be equipped with water filters
- Dual source of water supply

LIGHTNING PROTECTION

In compliance with IS 2309

WATERPROOFING

Waterproofing of bathrooms, balconies, planter box and terrace floor

DRIVEWAY

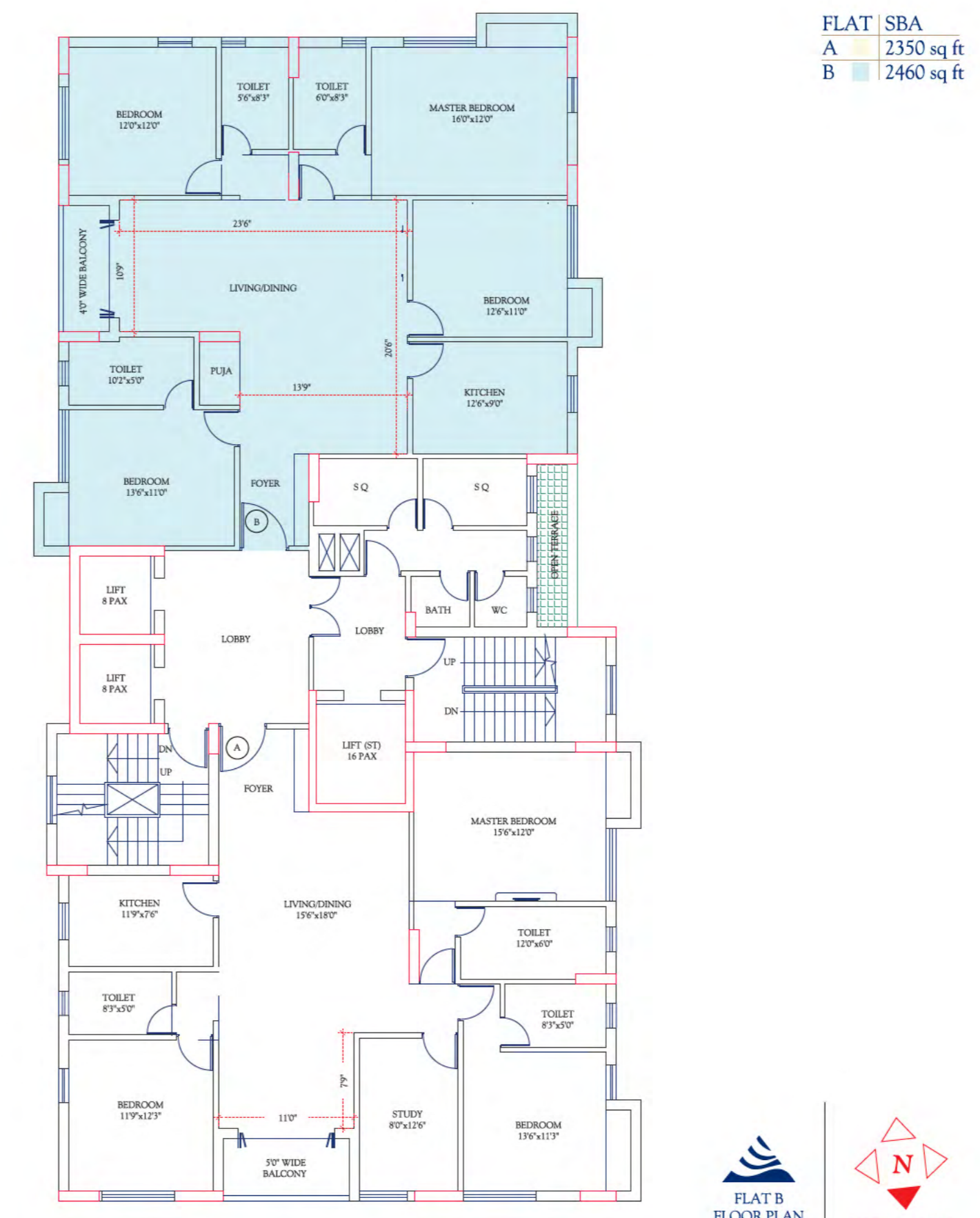
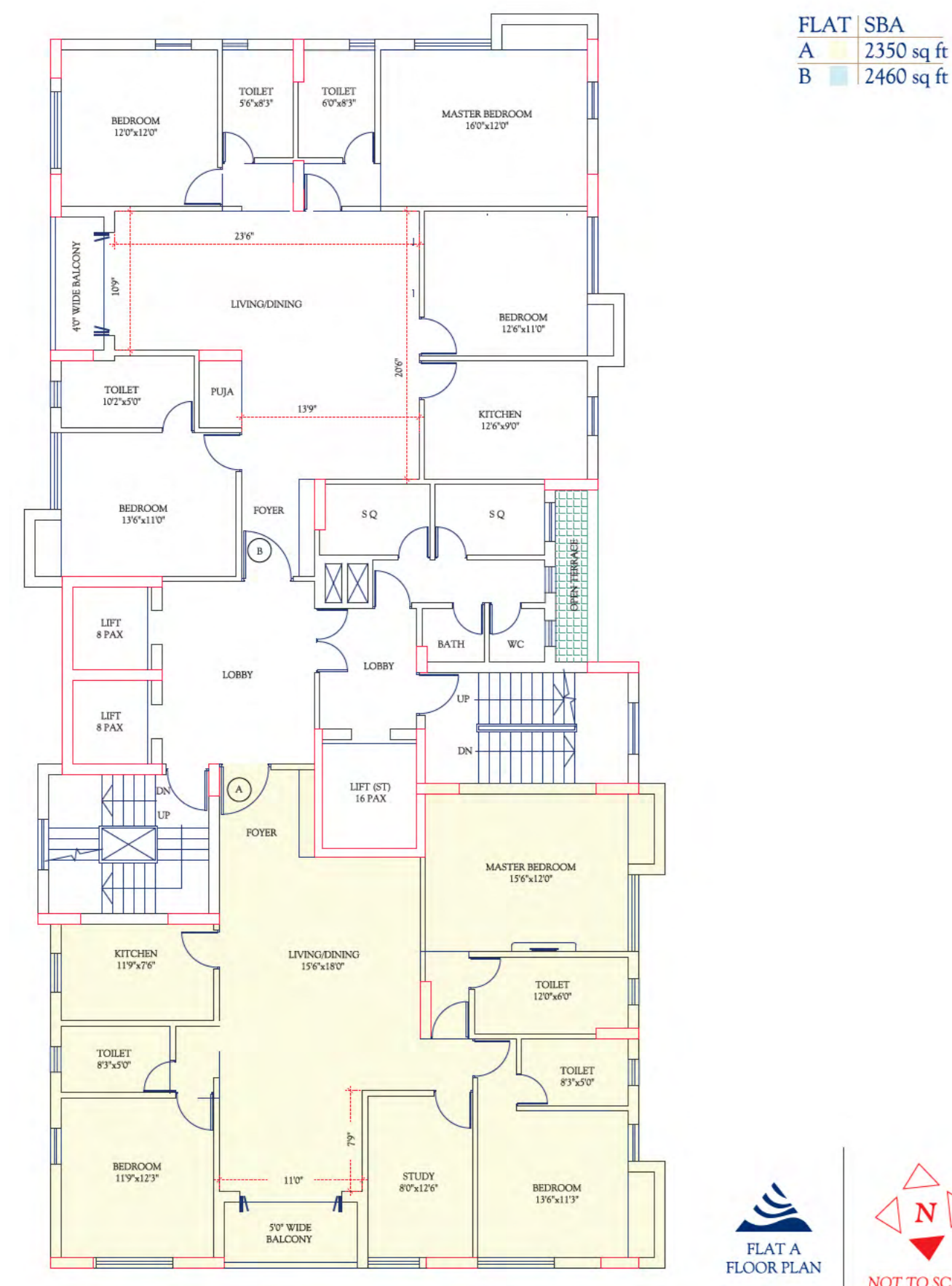
Reinforced concrete slabs with hardener for car park/driveway

FIRE SUPPRESSION & DETECTION

Provision of an adequate fire-fighting system with wet risers connected to the fire reservoir



Disclaimer: This drawing is not a legal tender and may undergo structural changes at the discretion of the developer.



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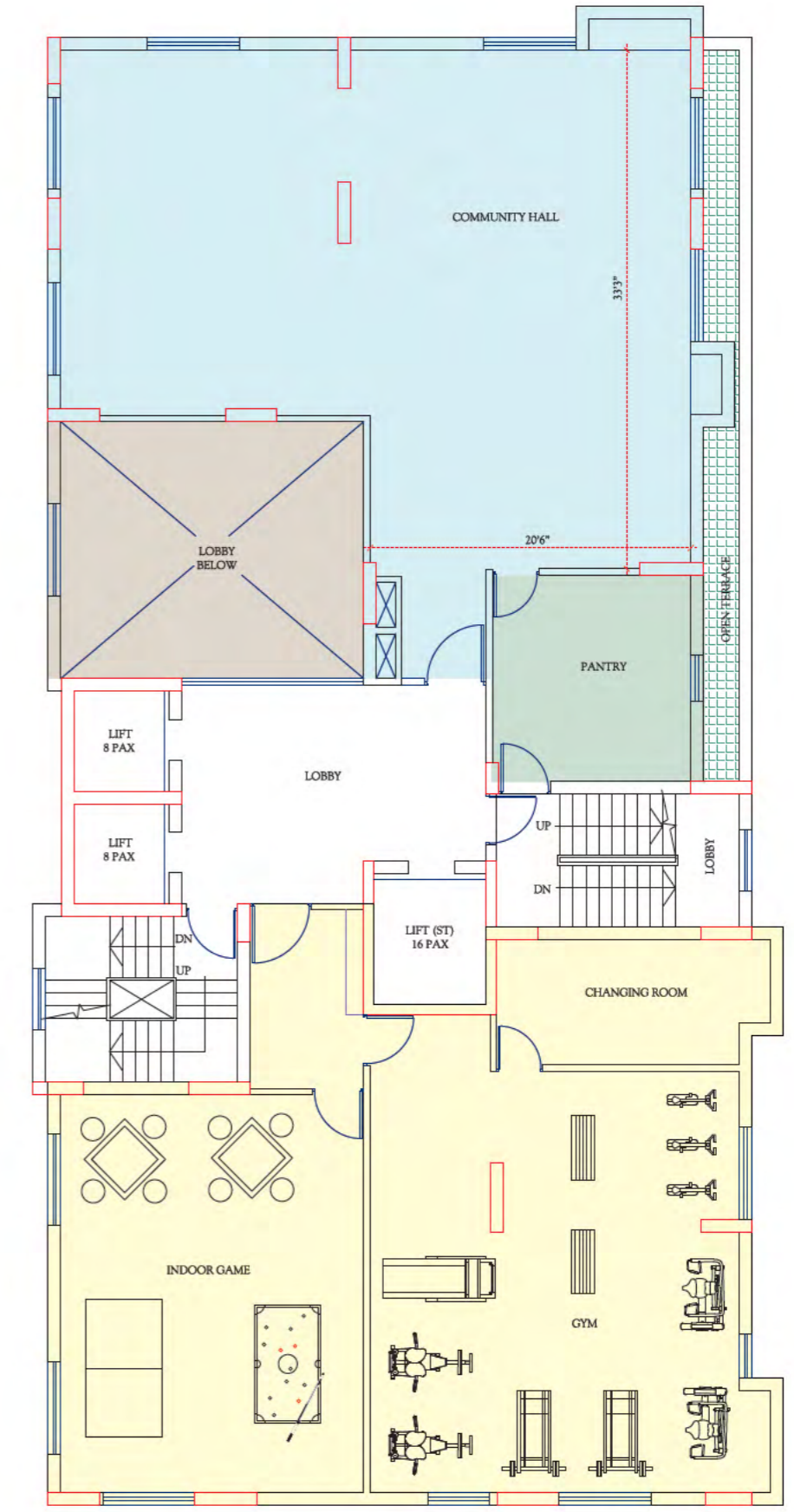
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SITE PLAN



NOT TO SCALE



1st FLOOR PLAN



NOT TO SCALE

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Makers of paradise

ABOUT SHIVAM REALTY

Other glittering stars from Shivam Realty include residential cum commercial projects. Best business practices, effective supply chain management and a committed quality monitoring process have all coalesced to create top-notch landmarks that have endured in the memory and affection of the city.



TIRU SHIVAM

- Modern home in the heart of Kolkata
- G+12 storied residential/commercial building
- 33 elegantly designed apartments



MANI RESIDENCY

- A modern, urban tower
- Located off E M Bypass



MANIAM

- Right in the heart of the city, on Garcha Road
- 4 storied apartment block



SHIVAM

- Situated at Baishnabghata in serene surroundings
- Perfect location, excellent construction, good value for money



PUSHKAR

- Located in New Ballygunge
- Two blocks of 17 modern, exclusive apartments
- An excellent choice in terms of location, pricing and facilities

