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life begins at 
KSHITIJ

Among the tallest residential towers in Dum Dum (Kolkata)

Collection of three signature 11-storied blocks

Spread across 113 cottahs (approx)



KSHITIJ

centre of joy



This map is not to scale and is indicative in nature.

Walking distance to shopping malls and grocery stores

Approximately 10 mins to Dum Dum Metro & Railway Station

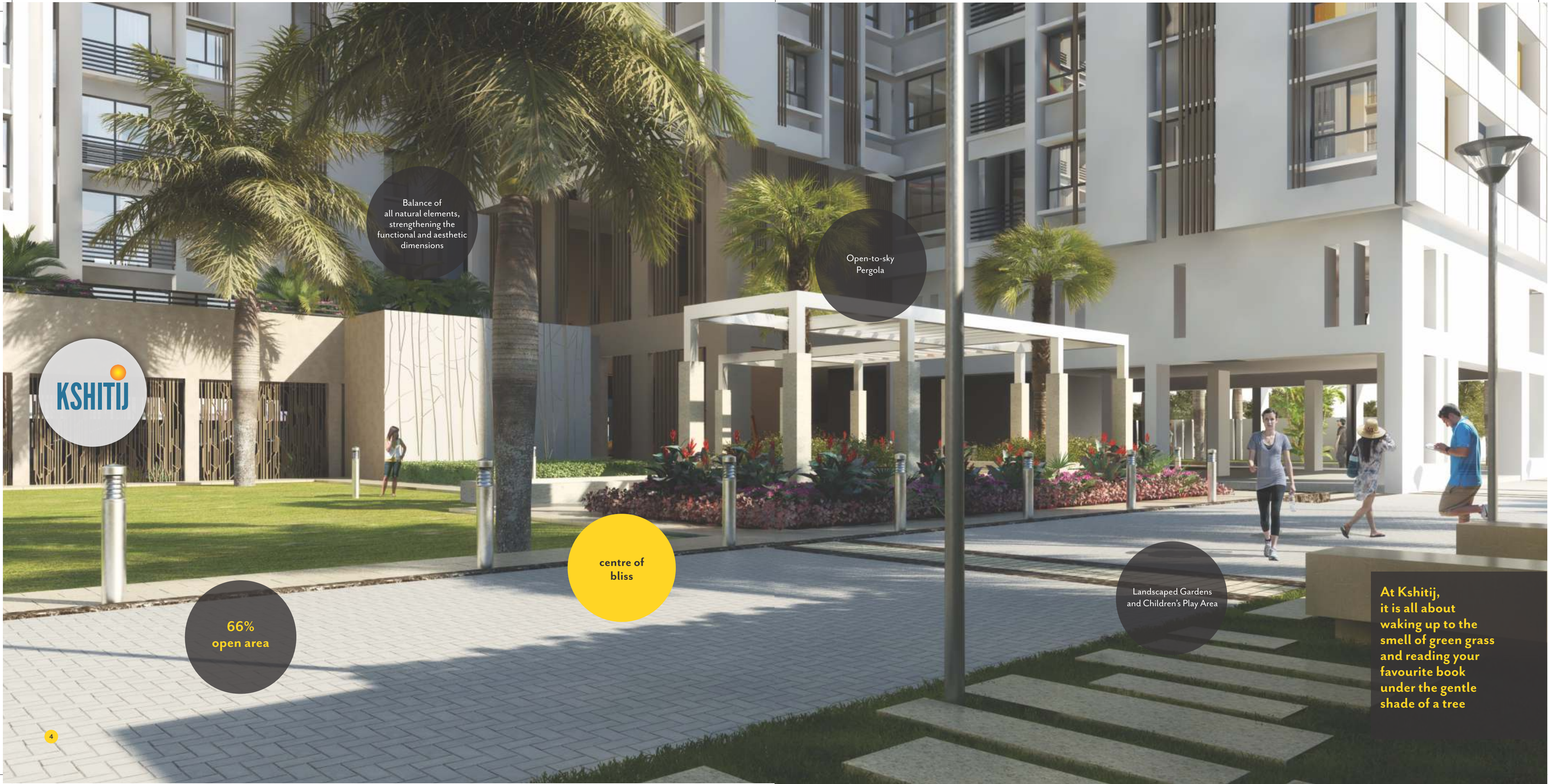
Approximately 5 mins to the Airport

Walking distance to hospitals and nursing homes

centre of convenience

Proximity to major schools & colleges

At Kshitij, it is all about creating a property that is geographically centered around your life and your day-to-day needs



Balance of all natural elements, strengthening the functional and aesthetic dimensions

Open-to-sky Pergola

66% open area

centre of bliss

Landscaped Gardens and Children's Play Area

At Kshitij, it is all about waking up to the smell of green grass and reading your favourite book under the gentle shade of a tree



Air-conditioned Community Hall

Air-conditioned Indoor Games Room & Residents' Lounge

Multi-purpose Court

centre of leisure

Air-conditioned Library

State-of-the-art Air-conditioned Gymnasium

Jogging Track

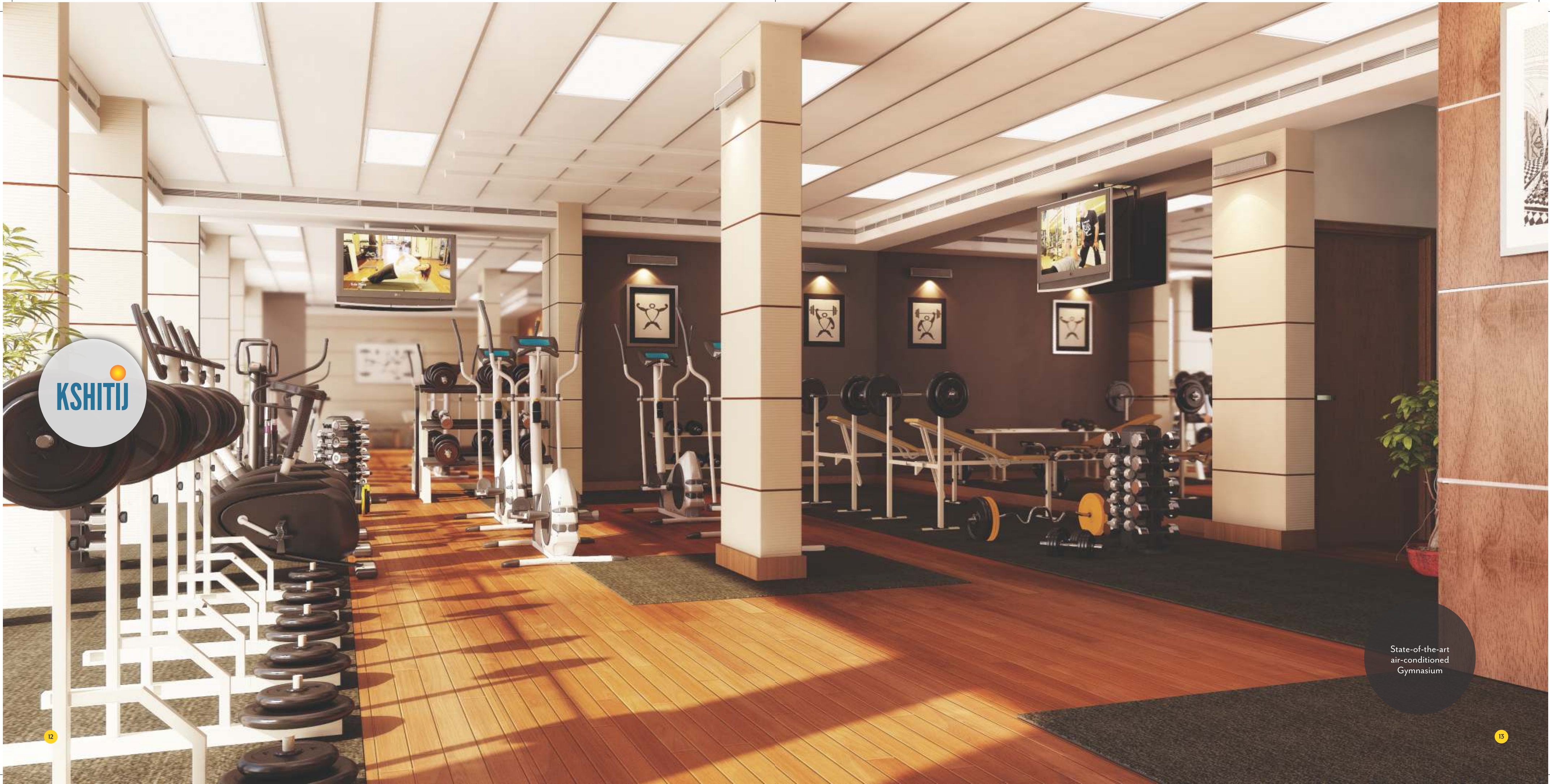
At Kshitij, it is all about competing in the court or unwind at the residents' lounge, among a host of options to relax in or entertain your guests

Air-conditioned
Community Hall





Air-conditioned
Library



State-of-the-art
air-conditioned
Gymnasium



Air-conditioned
Indoor Games Room
comprising a pool table,
table tennis,
board games and a
residents' lounge



KSHITIJ

2, 3 & 4 BHK flats
ranging from
1,034-1,970 sq ft

centre
of comfort

Wide and
spacious entrance

Ample car parking
space

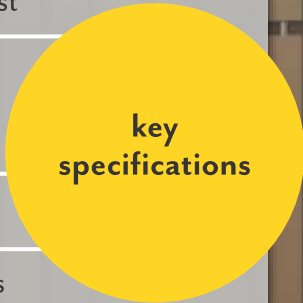
Round-the-clock
security

Aesthetically-designed
lobby

With so many
centres of calm
and activity,
at Kshitij, you will
be spoilt for choice –
after all, you deserve
to be at
the very centre
of attention



Walls	<ul style="list-style-type: none">• Conventional brickwork
Wall Finish	<ul style="list-style-type: none">• Interior – Plaster of Paris• Exterior – Combination of superior quality cement/textured paints
Flooring	<ul style="list-style-type: none">• Vitrified tiles in Living/Dining and all Bedrooms• Anti-skid ceramic tiles in Kitchen and Toilet
Kitchen	<ul style="list-style-type: none">• Granite platform• Dado of ceramic tiles, up to a height of two feet from the platform• Provision for exhaust• Stainless steel sink
Toilet	<ul style="list-style-type: none">• Standard ceramic tiles on the wall up to 7' height• Sanitaryware and CP fittings of reputed brand• Concealed plumbing for hot and cold water• Provision for geyser and exhaust
Doors	<ul style="list-style-type: none">• Timber door frames• Flush Solid core/Panel doors• Stainless steel/Brass locks
Windows	<ul style="list-style-type: none">• Aluminium, fully-glazed
Electricals	<ul style="list-style-type: none">• Adequate light and plug points• Modular switches of reputed brand• Provision for TV & Telephone lines in Living/Dining and all Bedrooms
Common Lighting	<ul style="list-style-type: none">• Overhead illumination for compound and street-lighting inside the complex
Wiring	<ul style="list-style-type: none">• Concealed copper wiring of reputed brand
Air-Conditioning	<ul style="list-style-type: none">• Provision for air-conditioning in all bedrooms
Amenities	<ul style="list-style-type: none">• Two elevators per tower• Intercom facility• Modern fire-fighting equipment & extinguishers
Provisional Features	<ul style="list-style-type: none">• Car parking at ground floor level• Adequate standby generator for common areas, services and apartments





Ground & First Floor Plan

Wing	Flat ID	Flat Type	Carpet Area			BUA (sq.ft.)	SA (sq.ft.)
			Flat	Balcony	Terrace		
A	A4	3BHK + 2T	872		484	1114	1516
A	A5	3BHK + 3T	982	57		1039	1522
B	B1	3BHK + 3T	1095	57	252	1278	1806
B	B6	3BHK + 3T	1099	57	256	1284	1818
C	C4	3BHK + 2T	1081	57		1138	1657
C	C5	3BHK + 2T	872		484	1114	1516

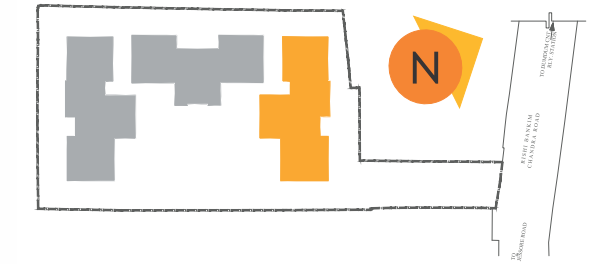
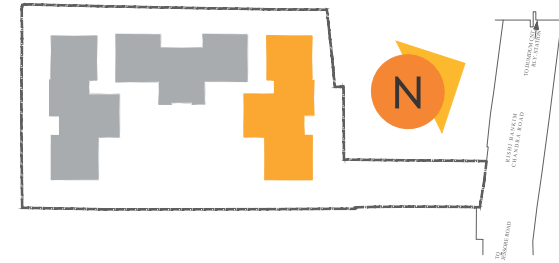




Wing A

Second Floor Plan

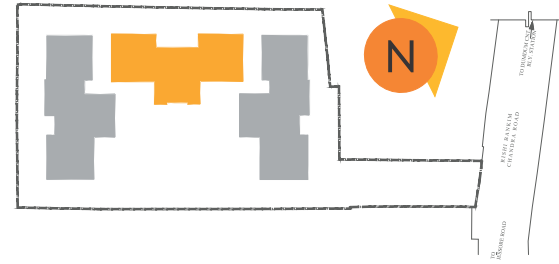
Flat ID	Flat Type	Carpet Area			BUA (sq.ft.)	SA (sq.ft.)
		Flat	Balcony	Total		
A1	3BHK + 3T	977	57	1034	1139	1515
A2	3BHK + 2T	875	244	1119	1248	1660
A4	3BHK + 2T	756	27	783	885	1177
A5	3BHK + 3T	982	57	1039	1135	1509
A6	3BHK + 3T	793	30	823	926	1232



Wing A

Typical Floor Plan ~ 3rd to 11th Floor

Flat ID	Flat Type	Carpet Area			BUA (sq.ft.)	SA (sq.ft.)
		Flat	Balcony	Total		
A1	3BHK + 3T	977	57	1034	1139	1515
A2	3BHK + 2T	875	25	900	1000	1330
A3	4BHK + 3T	1288	61	1349	1481	1970
A4	3BHK + 2T	756	27	783	885	1177
A5	3BHK + 3T	982	57	1039	1135	1509
A6	3BHK + 3T	793	30	823	926	1232



Wing B

Typical Floor Plan ~ 2nd to 11th Floor

Flat ID	Flat Type	Carpet Area			BUA (sq.ft.)	SA (sq.ft.)
		Flat	Balcony	Total		
B1	3BHK + 3T	989	57	1046	1150	1529
B2	3BHK + 2T	871	34	905	1006	1338
B3	2BHK + 2T	655	36	691	777	1034
B4	2BHK + 2T	664	36	700	788	1048
B5	3BHK + 2T	878	24	902	1001	1331
B6	3BHK + 3T	990	57	1047	1150	1530



Wing C

Second Floor Plan

Flat ID	Flat Type	Carpet Area			BUA (sq.ft.)	SA (sq.ft.)
		Flat	Balcony	Total		
C1	3BHK + 2T	868	244	1112	1245	1656
C2	3BHK + 3T	977	57	1034	1139	1515
C3	3BHK + 2T	793	30	823	926	1232
C4	3BHK + 2T	982	57	1039	1135	1509
C5	3BHK + 2T	756	27	783	885	1177





centre of trust

Behind this project lies the faith of thousands of home buyers who have immense trust in Space Group, Empress Group & Prudent Infra Realty.

The three eminent developer groups are well-recognised for their array of residential, commercial, retail, club and IT portfolios and have a consolidated experience of five decades.



Wing C

Typical Floor Plan ~ 3rd to 11th Floor

Flat ID	Flat Type	Carpet Area			BUA (sq.ft.)	SA (sq.ft.)
		Flat	Balcony	Total		
C1	3BHK + 2T	868	32	900	997	1326
C2	3BHK + 3T	977	57	1034	1139	1515
C3	3BHK + 2T	793	30	823	926	1232
C4	3BHK + 2T	982	57	1039	1135	1509
C5	3BHK + 2T	756	27	783	885	1177
C6	4BHK + 3T	1288	62	1350	1481	1970



The alliance has been changing the city skyline, with top-notch lifestyle projects like *Altius* and many more projects on the anvil at Rajarhat, Howrah and Garia, among others



The Empress Group is synonymous with excellence, inspiring integrity, resilient relationships and above all, quintessential quality.

A veritably seasoned entity – the Empress Group possesses a decade-rich experience in the development of showpiece real estate properties across 1.6 mn sq ft in residential and commercial spectrum.

A unique combination of strengthened focus, independent vision, resource mobilisation and organization-building is the fundamental mantra backing the Empress Group. The Group is a member of the Indian Green Building Council.



In the last three decades of its existence, the Space Group has marketed more than 5,000 apartments thus far evolving from local to regional to a national entity. It has provided more than 7 million sq ft of residential space and rented more than 1.3 million sq ft of commercial space.

The Group has succeeded because it has studied international trends, pioneered an international residential lifestyle quality at an affordable price, educated consumers and raised aspirations. The Group's success has been driven by its after-sales service, its ability to customise apartments to owner needs and an ability to enhance the respectability of the entire pin-code in which it selects to locate its projects.



With the destination set, Prudent has its task charted to emerge as a key player in the real estate scenario. Headed with the experience of more than 2 decades of market knowledge, Prudent is destined to develop win-win relationships with financiers, marketing consultants, investors and buyers. Honesty is their forte, and no 'behind the closed door' finds voice here. Be it residential and commercial projects, housing, townships or business relationships; transparency resides in all communication.

Developed by
BKS Infraprojects LLP
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life begins at the centre of convenience



life begins at **KSHITIJ**

Marketed by

PIONEER
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