

||||| NS |||||

AMARA

DAGAPUR, SILIGURI



LOVE



AND BE LovED



A TRuE
NEIghBouRhooD

That's what you are looking for...



PRESENTING

||||| **NS** |||||

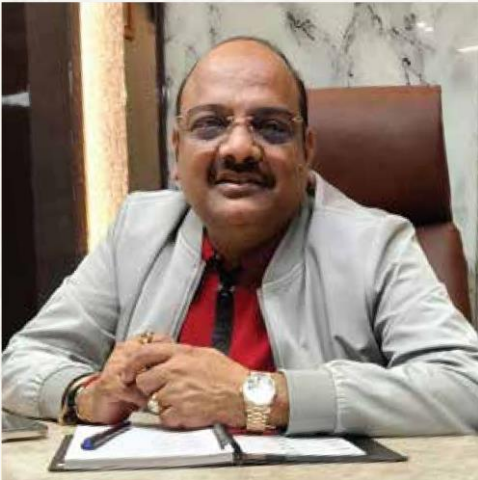
AMARA

Siliguri's exclusive neighbourhood living

Belong to a life that deserves a new definition,
a life enveloped by love from every corner.
From deluxe spacious rooms to neighbours who feel like
an extended family, this is where peace becomes
the address of your dream home.

4 Magnificent Towers | G+5 Floors | 3 & 4 BHK Vaastu Compliant Homes
138 Apartments | 42 Commercial Shops | Elegant Sky-walk





DEVELOPER'S NOTE

Onwards and upwards is the way to greatness, and what can be greater than the pleasure of living in peace. As one of the leading construction companies in Siliguri, NS Developers is renowned for its dependability and consistency. Our team is focused on growth and devoted to using our efforts to make a difference. The customer is always on top of our priority list. To provide them with a genuinely outstanding experience, we employ all of our knowledge.

The same manifestation is what NS AMARA tries to make real for you. It shows how easily our lives may transform into the affluent lifestyle that we all aspire towards and how we can bring our artistic choices into the home of our dreams. Situated in the center of lush living, NS AMARA is the epitome of a dream come true, right from the pages of a fairytale. Splurging in endless space, this grandeur is situated in the quiet neighborhood of Dagapur, Siliguri where people are most recognized for their humility and harmony to peacefully coexist. Love envelopes you from all sides as you reside in its classical towers.

Narayan Prasad Agarwal

MD, NS Developers




SITTING GRACIOUSLY
AT THE CENTRE OF SILIGURI
Centre of lushness. Centre of future institutional hubs
Centre of every convenience possible.
You name it, and it's here.




Dagapur, Siliguri

LOCATION HIGHLIGHTS



Schools

 Delhi Public School Siliguri	600 M
 G D Goenka Public School	1.4 Kms
 Mahbert High School	1.9 Kms
 Birla Divya Jyoti School	6.0 Kms

College

 Gyan Jyoti College	400 M
 Pragati College of Education	750 M
 Indian Institute of Legal Studies	1.1 Kms

HOSPITAL

 Avalon Hospital	4.1 Kms
 Neotia Getwel Multispecialty Hospital	4.4 Kms
 Kins Hospital	5.2 Kms

MALLs

 City Centre Mall	4.2 Kms
 ML Acropolis Mall	6.6 Kms
 Vega Circle Mall	6.8 Kms
 Cosmos Mall	7.0 Kms

RAILWAY STATION

 NJP Railway Station	4.1 Kms
---	----------------

AIRPORT

 Bagdogra International Airport	13.2 Kms
--	-----------------

[Click Here](#)
for Location



DwELLING IN ThE gRANDEuR oF
PEAcEFuL LuxuRy



ARchITeCT's NoTE

Everything in life that has value is worthwhile. This residence is in the middle of Dagapur, Siliguri, which offers a style of life that is unique in every sense, is no exception to that rule. It is a marvel where elegance and design are seamlessly combined, a living experience that is sought by many but only achieved by a chosen few.

The biggest achievement of NS AMARA is evidence of her unmatched beauty. Every apartment, every building, and every last detail has been meticulously planned to go above and beyond the current expectations for comfort and elegance. NS AMARA portrays a way of life that is the height of flawless inventiveness and is nothing short of astonishing.

Ar. Mitul S. Shukla



MASTER PLAN

GROUND FLOOR

- 1 Entry / Exit Gate
- 2 Internal Driveway
- 3 Drop-off Zone
- 4 Parking Area
- 5 Services
- 6 Fragrance Garden
- 7 Kids' Play Area
- 8 Kids' Play Sand Bed
- 9 Multipurpose Court
- 10 Swimming Pool
- 11 Kids' Pool
- 12 Central Green

SKY-WALK AMENITIES

- 13 Sunrise Viewing Point
- 14 Outdoor Gym
- 15 Outdoor Dining
- 16 Party Lawn Area
- 17 Open Space for Cloth Drying
- 18 Hide & Seek Mound Play
- 19 Stepped Seating
- 20 Cafeteria
- 21 Live Kitchen Counter
- 22 Reflexology
- 23 Yoga Deck
- 24 Kids' Floor Games
- 25 Healing Garden
- 26 Sunset Viewing Point
- 27 Half Basketball Court
- 28 Kids' Play Area
- 29 Seating Alcove
- 30 Open Spaces
- 31 Peripheral Green





Elegantly move in your vehicles through our gorgeous DRIVEWAY

Artist's Impression



LANDscAPES THAT PuT gARDENs To Bow BEFoRE

From the first ray of sunlight to the last ray of moonlight, the greens will always be by your side as you step into your open-air terrace. Invite your friends over for a private party under the sky, and let them too get a feel of your life.

Ground Floor Amenities:

- Kids' Play Area
- Kids' Play Sand Bed
- Multipurpose Court
- Central Green
- Fragrance Garden

Sky-walk Amenities:

- | | |
|--------------------------|-------------------------|
| • Sunrise Viewing Point | • Yoga Deck |
| • Outdoor Gym | • Kids' Floor Games |
| • Outdoor Dining | • Healing Garden |
| • Party Lawn Area | • Sunset Viewing Point |
| • Hide & Seek Mound Play | • Half Basketball Court |
| • Stepped Seating | • Kids' Play Area |
| • Cafeteria | • Seating Alcove |
| • Live Kitchen Counter | • Open Spaces |
| • Reflexology | |



Our gorgeous LANDSCAPE VIEW showcases our most treasured features

Artist's Impression



Maintain your health by exercising in our ROOFTOP OUTDOOR GYM

Artist's Impression







CLuBBINg
ThAT gIvEs you ThE
ThRILL oF uNwINDINg
sPIRIT

The relaxation zones created within the premises take you back to your rightful place, recreation and rejuvenation.

- Swimming Pool
- Kids' Pool
- Party Hall
- Games Room
- Gymnasium



Dive deep in our SWIMMING POOL at the end of a tiring day

Artist's Impression







Maintain your health and fitness in our GYMNASIUM

Artist's Impression



THE COMMERCIAL BLOCK WILL BE THE TALK OF THE TOWN

You have always desired a commercial space that has dazzled you as soon as you set your eyes upon it. The elegant interiors, with numerous choices to pick from as well as the unwinding zones within your premise will exude the elegance of luxury.

- 42 commercial shops
- Choicest products for upscale living





FACILITIES

Facilities that exude every ease in modern living dedicated to improving your lifestyle.



- Drivers' Rest Area
- EV Charging Facility
- 24x7 Security
- 24x7 Power Backup
- CCTV Camera
- Rainwater Harvesting
- STP
- Firefighting System
- High Speed Elevators

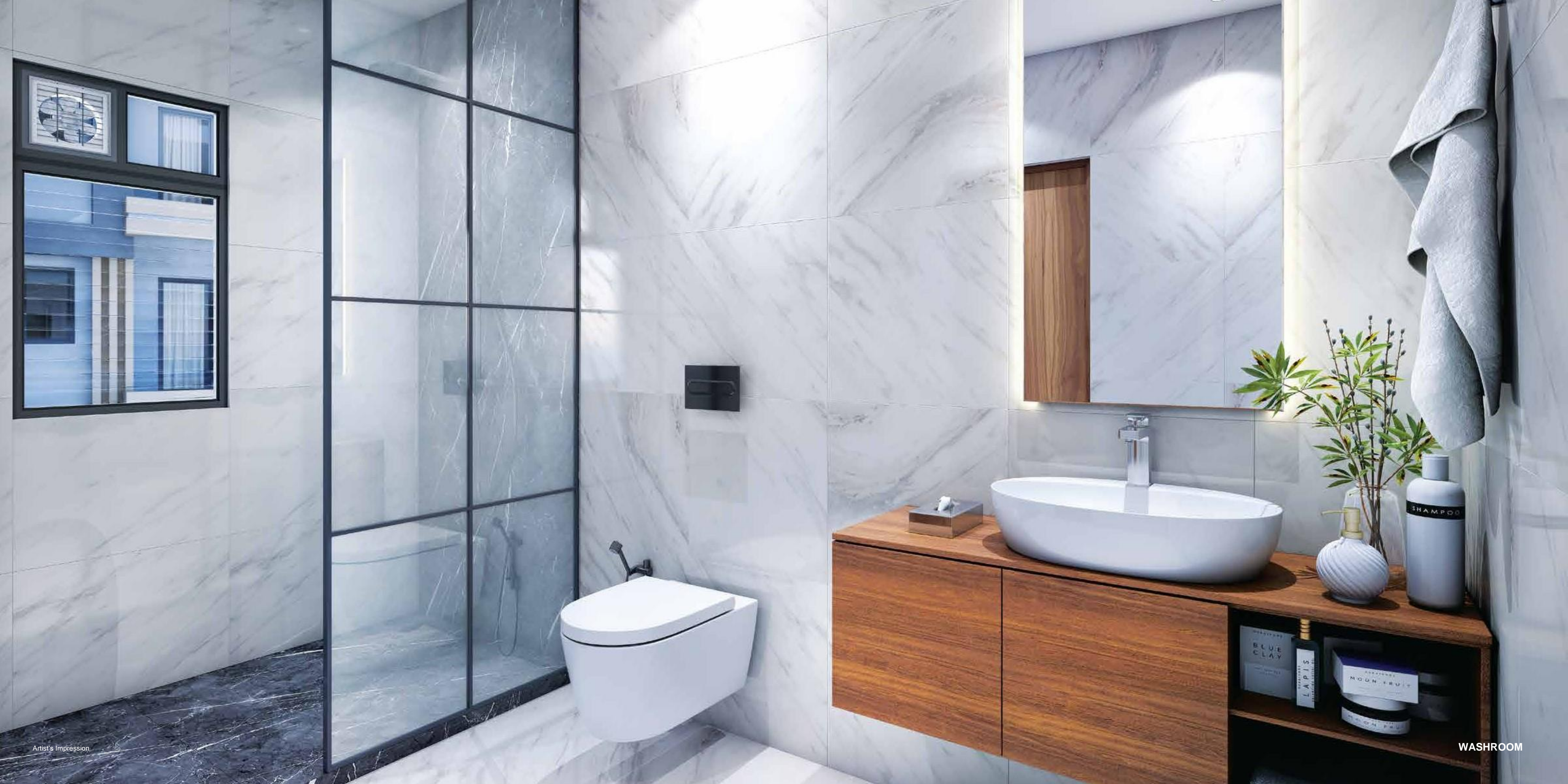
Every building has a seperate LIFT LOBBY for your benefit

Artist's Impression









OVERALL SITE PLAN

FLOOR
PLAN



*Not to scale

GROUND FLOOR PLAN (TOWER-01)



Shop Marked	Carpet Area (in sq.ft.)	B.U.A (in sq.ft.)
1	541.20	593.81
2	537.10	568.95
3	504.62	548.47
4	111.07	135.47
5	285.64	320.09
6	509.57	544.11
7	491.89	522.17
8	495.42	525.79
9	527.27	558.42
10	509.58	544.10
11	273.56	307.50

Shop Marked	Carpet Area (in sq.ft.)	B.U.A (in sq.ft.)
12	489.70	539.96
13	561.21	593.42
14	442.34	471.15
15	518.55	549.51
16	504.01	534.31
17	534.32	569.57
18	273.60	301.34
19	231.95	271.37
20	352.62	389.20
21	333.03	371.67



*Not to scale

FIRST FLOOR PLAN (TOWER- 01)



Shop Marked	Carpet Area (in sq.ft.)	B.U.A (in sq.ft.)
1	715.04	783.31
2	711.23	752.05
3	659.70	719.43
4	104.26	127.57
5	632.94	699.18
6	681.04	720.82
7	657.39	696.53
8	662.22	701.37
9	704.69	744.95
10	681.04	720.82
11	606.97	672.46

Shop Marked	Carpet Area (in sq.ft.)	B.U.A (in sq.ft.)
12	653.88	719.57
13	750.66	792.02
14	591.19	628.83
15	692.29	732.31
16	674.42	713.94
17	714.15	754.60
18	577.99	637.72
19	226.81	268.53
20	333.26	371.75
21	314.74	354.80



*Not to scale

TYPICAL PLAN (2ND To 5Th FLOOR)
(TOWER-01)

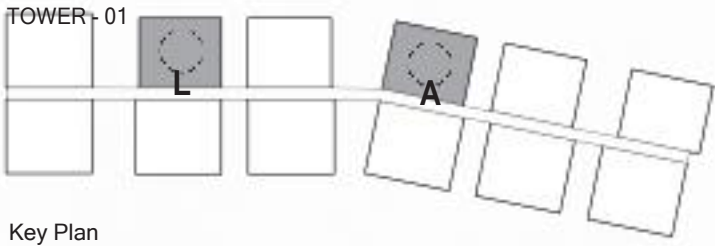


*Not to scale

UNIT PLAN TYPICAL (2ND To 5Th Floor)
FLAT-A & L

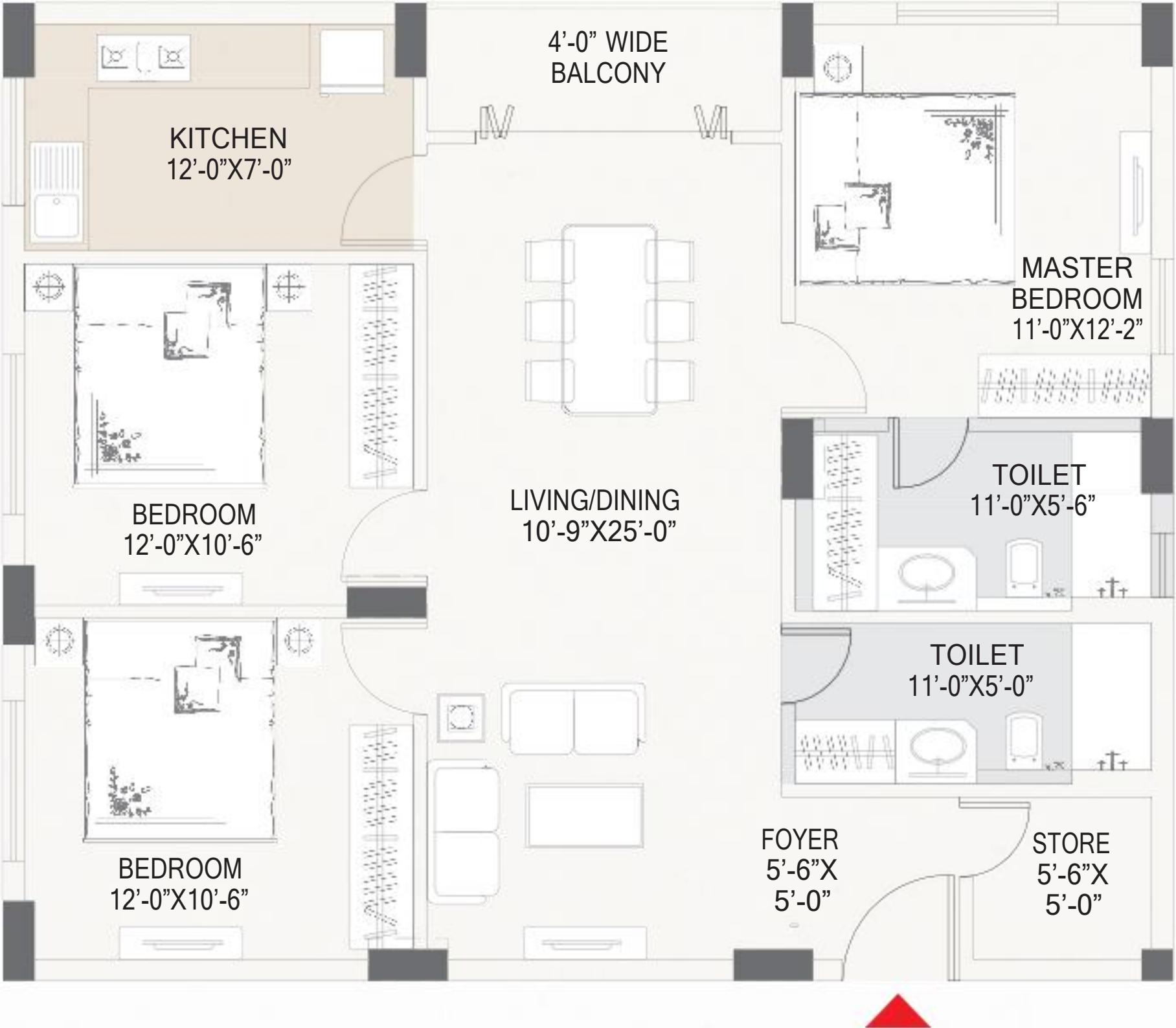


Type	Carpet Area (in sq.ft.)	Balcony Area (in sq.ft.)	BUA (in sq.ft.)
3B+2T	939.54	42.63	1066.60



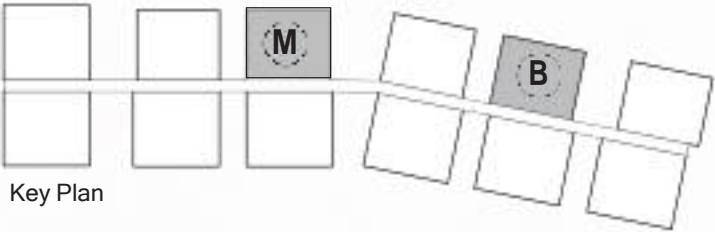
*Not to scale

UNIT PLAN TYPICAL (2ND To 5Th Floor)
FLAT-B & M



Type	Carpet Area (in sq.ft.)	Balcony Area (in sq.ft.)	BUA (in sq.ft.)
3B+2T	951.46	42.30	1078.95

TOWER - 01

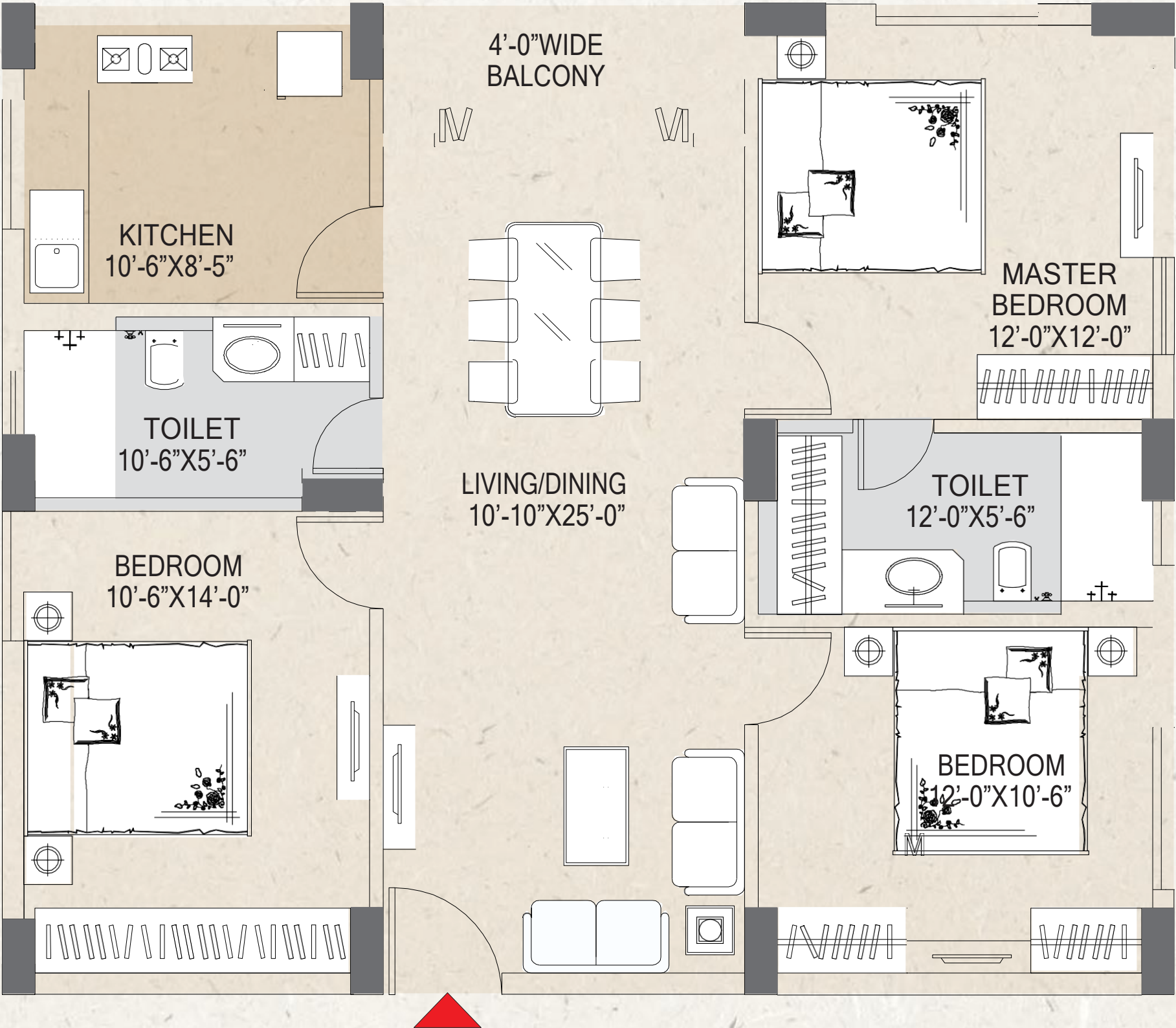


Key Plan

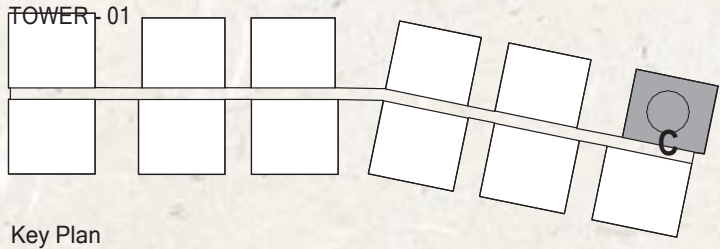


*Not to scale

UNIT PLAN TYPICAL (2ND To 5Th Floor)
FLAT-C

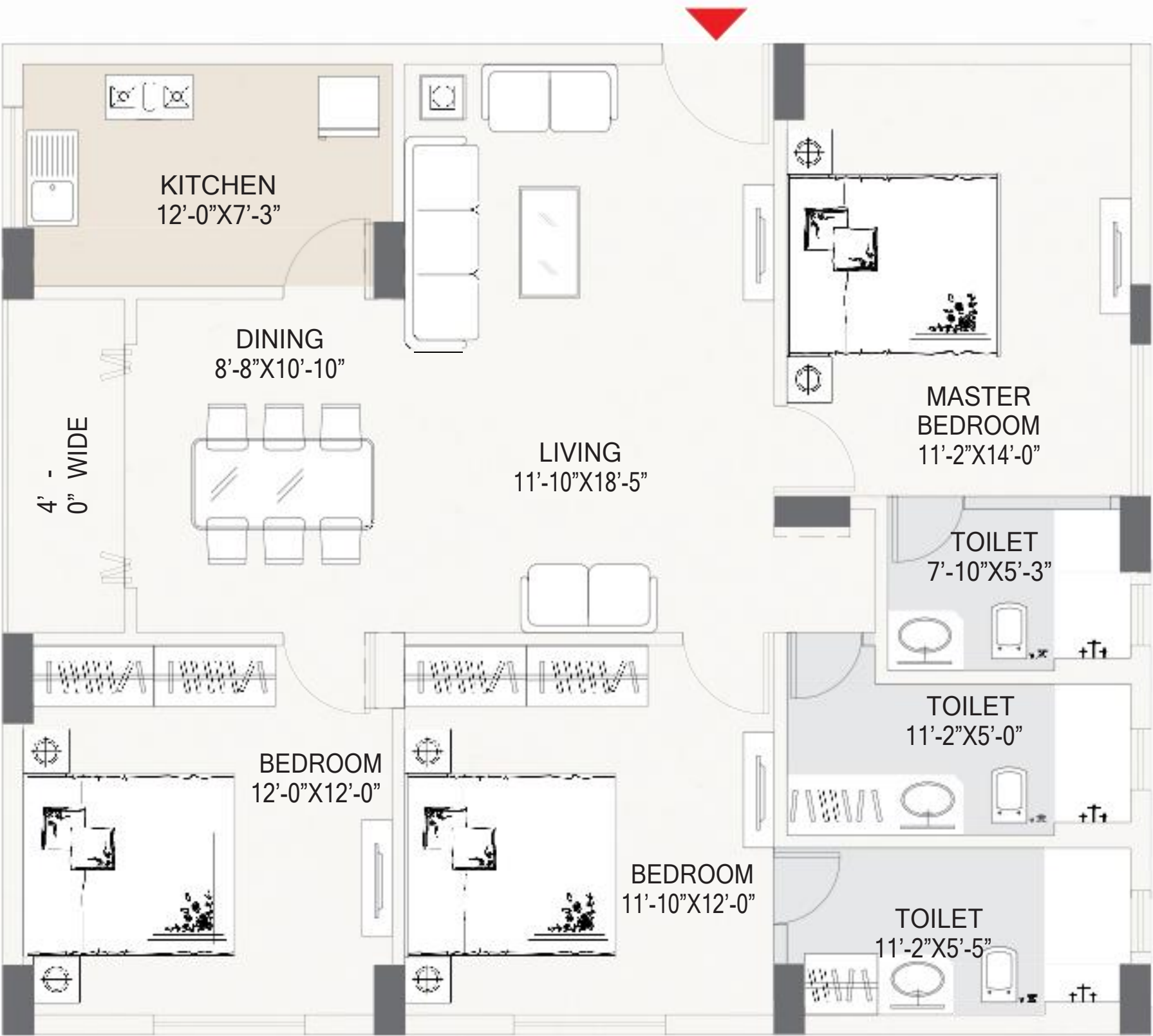


Type	Carpet Area (in sq.ft.)	Balcony Area (in sq.ft.)	BUA (in sq.ft.)
3B+2T	939.54	42.63	1066.60

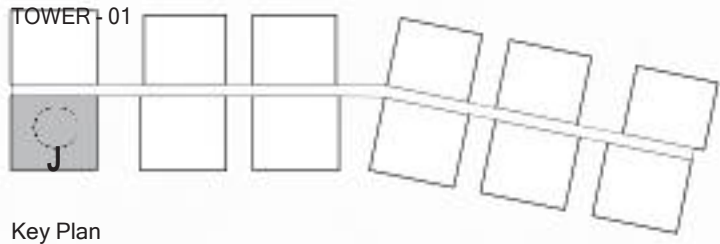


*Not to scale

UNIT PLAN TYPICAL (2ND To 5Th FLooR)
FLAT-J

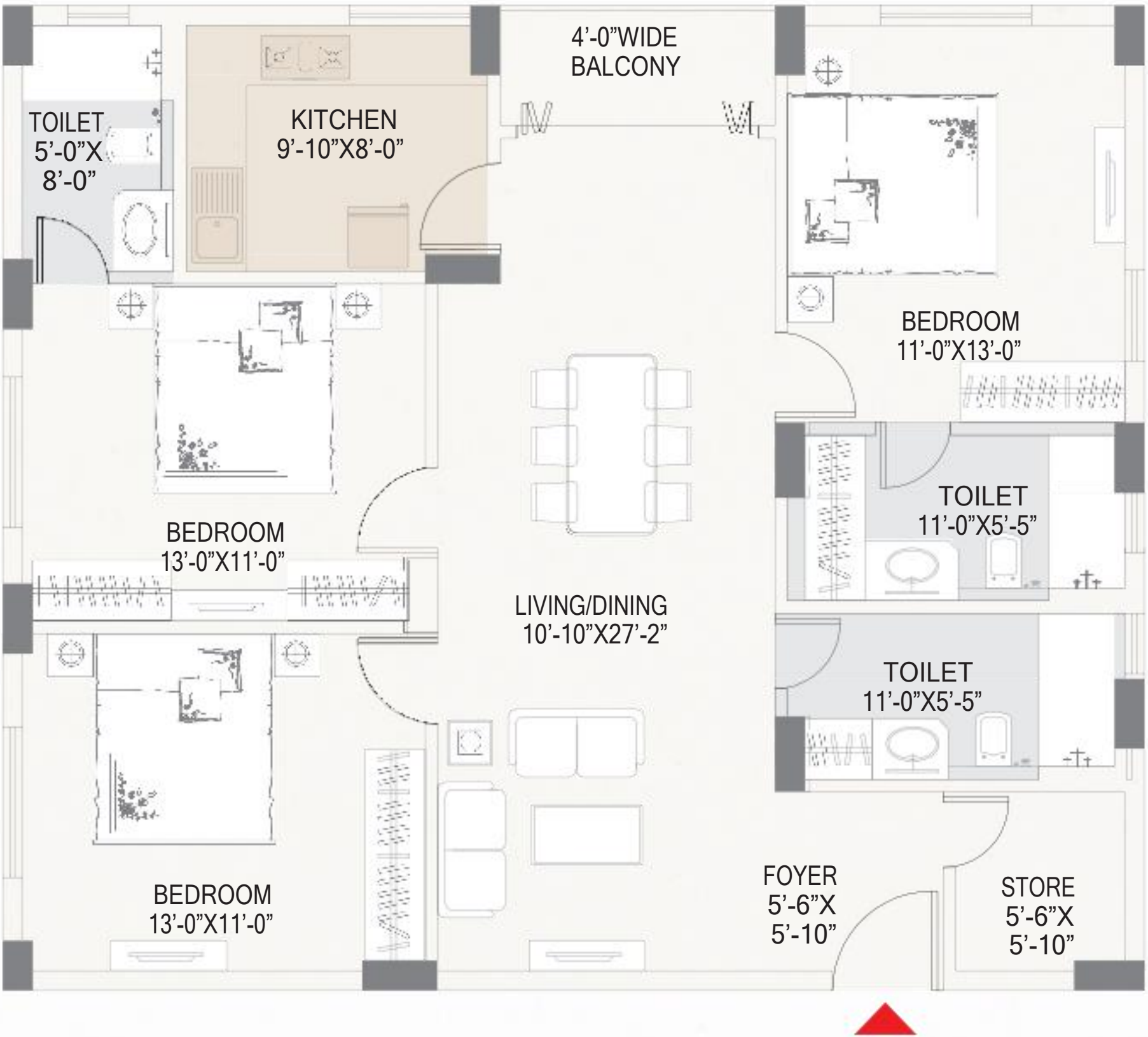


Type	Carpet Area (in sq.ft.)	Balcony Area (in sq.ft.)	BUA (in sq.ft.)
3B+3T	1059.70	42.62	1191.99

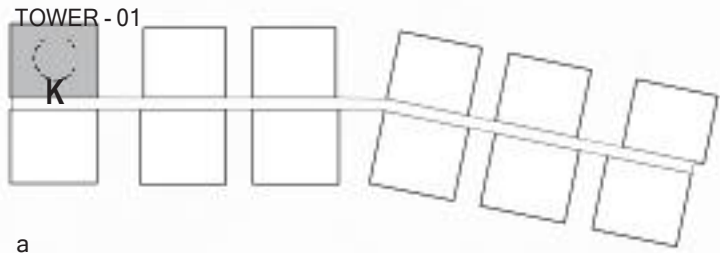


*Not to scale

UNIT PLAN TYPICAL (2ND To 5Th FLooR)
FLAT-K



Type	Carpet Area (in sq.ft.)	Balcony Area (in sq.ft.)	BUA (in sq.ft.)
3B+3T	1067.50	34.55	1092.01



*Not to scale

TYPICAL PLAN (1st To 5th Floor)
(TOWER-02)



0\"X12'-6"



BEDROOM11'-0"X12'-6"

KITCHEN 8'-0"X10'-2"

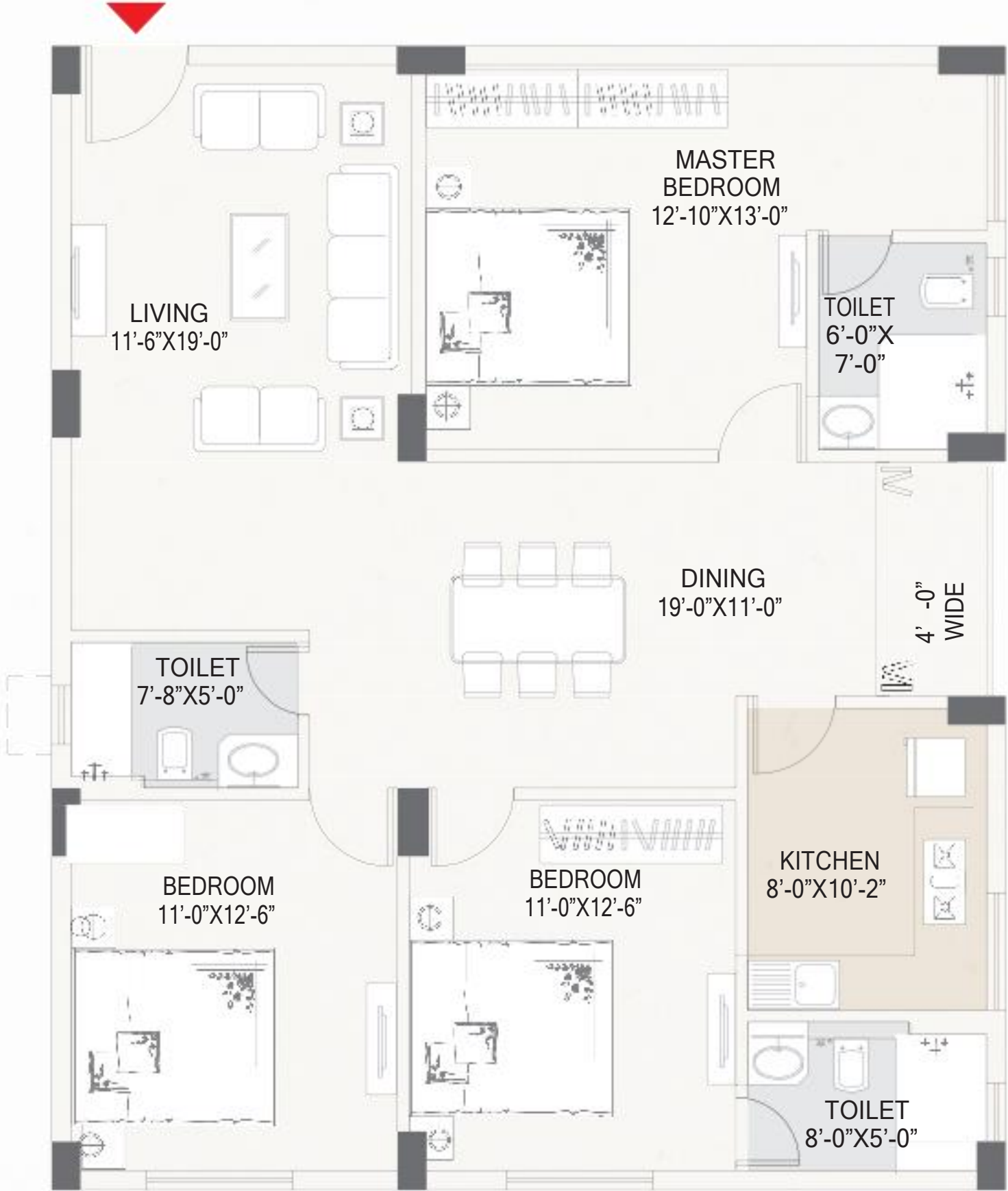
TOILET 8'-0"X5'-0"

N

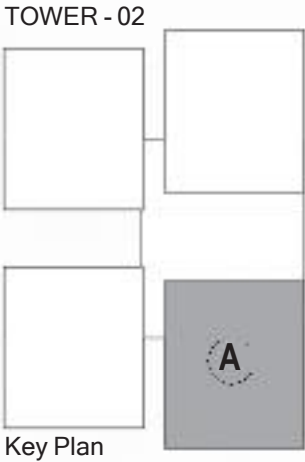
*
N
o
t
t
o
s
c
a
l
e

UNIT PLAN TYPICAL (1st To 5th Floor)

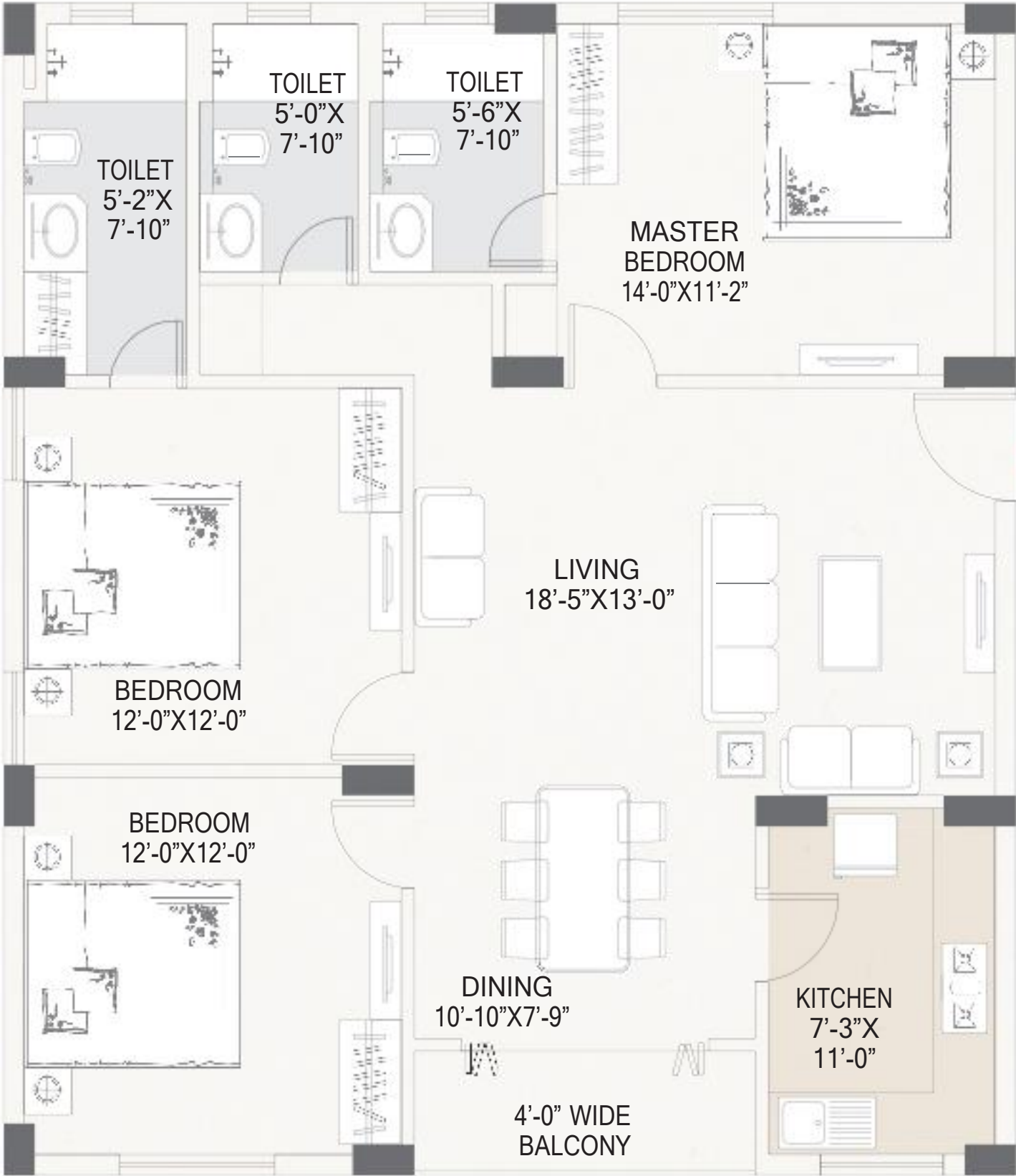
FLAT-A



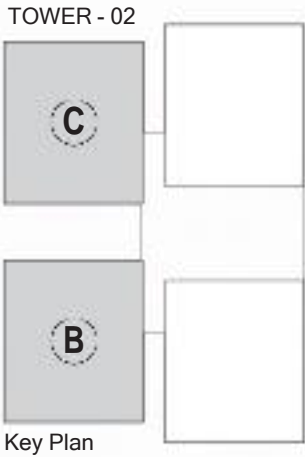
Type	Carpet Area (in sq.ft.)	Balcony Area (in sq.ft.)	BUA (in sq.ft.)
3B+3T	1116.31	31.00	1239.46



UNIT PLAN TYPICAL (1st To 5th Floor)
FLAT-B & C

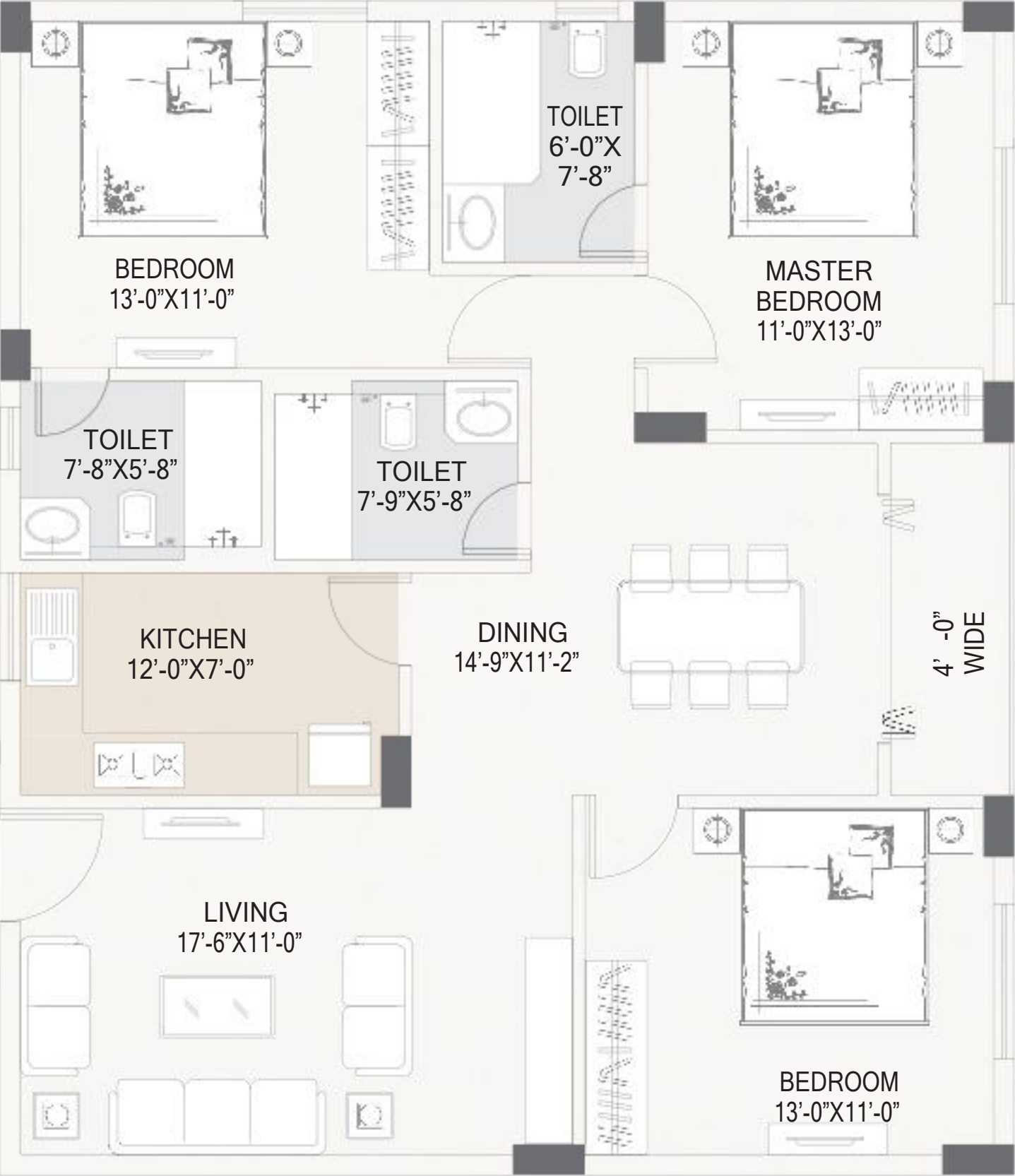


Type	Carpet Area (in sq.ft.)	Balcony Area (in sq.ft.)	BUA (in sq.ft.)
3B+3T	1064.94	42.63	1197.27

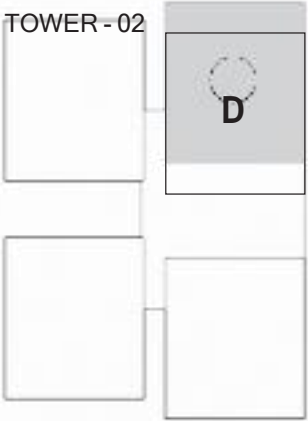


*Not to scale

UNIT PLAN TYPICAL (1st To 5th Floor)
FLAT-D



Type	Carpet Area (in sq.ft.)	Balcony Area (in sq.ft.)	BUA (in sq.ft.)
3B+3T	1063.73	43.92	1197.27



Key Plan



*Not to scale

TYPICAL PLAN (1st To 5th Floor) (TOWER-03)

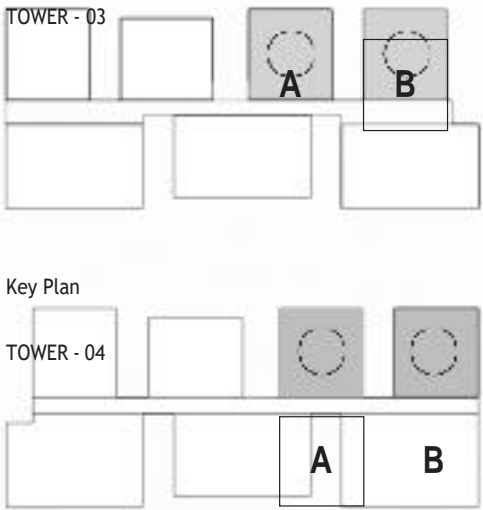


TYPICAL (1st To 5th Floor) (TOWER-04)



UNIT PLAN TYPICAL (1st To 5th Floor)

FLAT-A & B



TOWER - 03

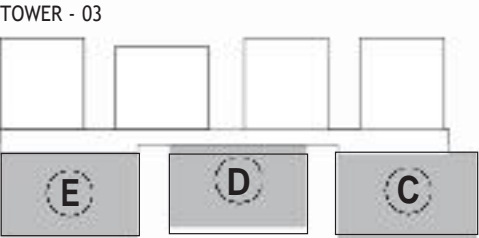
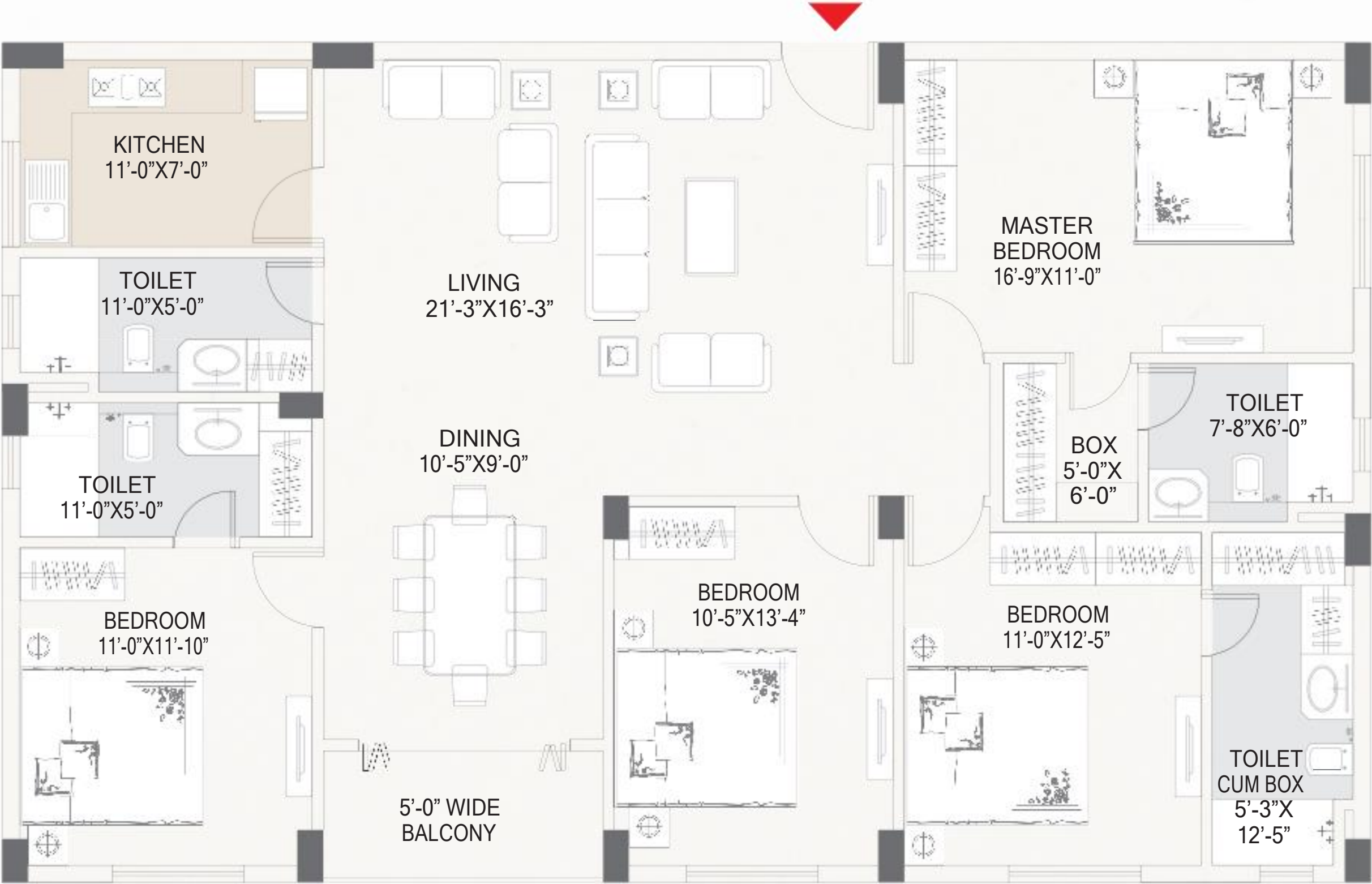
Flat	Type	Carpet Area (in sq.ft.)	Balcony Area (in sq.ft.)	BUA (in sq.ft.)
FLAT-A	3B+2T	935.10	43.84	1055.65
FLAT-B	3B+2T	937.79	43.84	1058.42

TOWER - 04

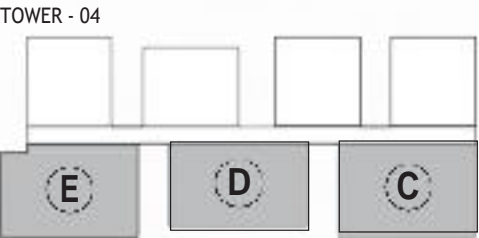
Flat	Type	Carpet Area (in sq.ft.)	Balcony Area (in sq.ft.)	BUA (in sq.ft.)
FLAT-A	3B+2T	930.50	43.84	1058.42
FLAT-B	3B+2T	930.55	43.84	1052.48



UNIT PLAN TYPICAL (1st To 5th Floor)
FLAT-C, D & E



Key Plan



Key Plan

TOWER - 03

Type	Carpet Area (in sq.ft.)	Balcony Area (in sq.ft.)	BUA (in sq.ft.)
4B+4T	1439.59	51.26	1598.46

TOWER - 04

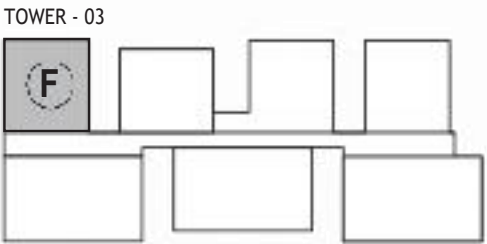
Type	Carpet Area (in sq.ft.)	Balcony Area (in sq.ft.)	BUA (in sq.ft.)
4B+4T	1439.20	51.67	1598.46



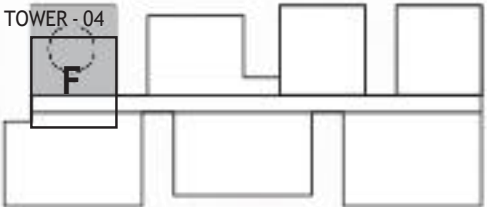
*Not to scale

UNIT PLAN TYPICAL (1st To 5th Floor)

FLAT-F



Key Plan



Key Plan

TOWER - 03

Type	Carpet Area (in sq.ft.)	Balcony Area (in sq.ft.)	BUA (in sq.ft.)
3B+2T	930.96	40.69	1055.76

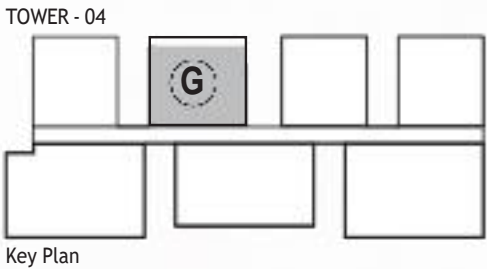
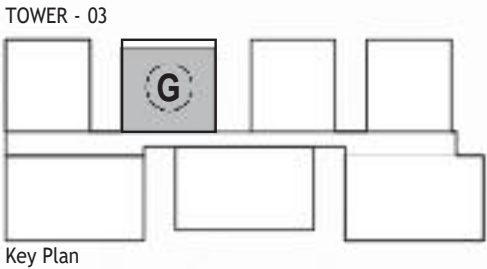
TOWER - 04

Type	Carpet Area (in sq.ft.)	Balcony Area (in sq.ft.)	BUA (in sq.ft.)
3B+2T	933.63	40.69	1058.54



*Not to scale

UNIT PLAN TYPICAL (1st TO 5th FLOOR)
FLAT-G



TOWER - 03

Type	Carpet Area (in sq.ft.)	Balcony Area (in sq.ft.)	BUA (in sq.ft.)
3B+2T	915.09	43.27	1041.91

TOWER - 04

Type	Carpet Area (in sq.ft.)	Balcony Area (in sq.ft.)	BUA (in sq.ft.)
3B+2T	943.43	43.27	1071.53



*Not to scale

SPEcIFIcATIOns

- SUPER STRUCTURE:

Earthquake resistant Reinforced cement concrete structure
- LIVING AND DINING ROOM:

Range of premium Marble
- MASTER BEDROOM:

Engineered wooden floor
- OTHER ROOMS:

Range of premium Marble
- KITCHEN:

Floor: Range of premium Marble

Counter top: Granite

Dado: Upto 3' height in Combination tiles (Premium)
- TOILET:

Floor: Anti-skid tiles size 8'x4'

Dado: Anti-skid tiles size 8'x4' upto lintel height
- SANITARY FIXTURE:

Kohler and Grohe or equivalent
- UPVC AND CPVC:

Astral or equivalent

- BALCONY:

Toughened glass railing
- DOOR FRAME:

Wooden frame
- ENTRY MAIN DOOR:

Flush door with veneer on both sides
- OTHER DOORS:

Flush door
- WINDOW:

Glazed coated aluminium
- INTERNAL FINISH:

Machine finish putty
- EXTERNAL FINISH:

Weatherproof external paint
- ELECTRICALS:

Schneider or equivalent
- AC LEDGE:

MS Structure
- PLUMBING:

Astral or equivalent

ABOUT DEVELOPER

DEVELOPER



With a successful legacy in business in the line of tea packaging and rice processing in rice mills, Mr. Narayan Prasad Agarwal has a keen business acumen. He is putting his gathered experience into his new venture. NS Developers who strive to build a legacy of honesty and authenticity in crafting residential and commercial spaces for the finest modern living. All the projects by NS Developers reflect their keen sense of discipline and aims to excel in his new endeavor. They have also constructed The Imperial Inn Hotel on Jalpai more, Siliguri and are currently coming up with their brand new NS Jewellers showroom alongside many ongoing projects. The brand believes in building a reputation through the work that it does, and it promises to bring forth several more projects of excellence in the future.

TEAM

ARCHITECT & LANDSCAPE



Mass & Void Architect & Interior Consulting is one of the most established Architectural & Interior practices delivering projects in various parts of Eastern & North East India, including West Bengal, Jharkhand, Nepal, Assam & several parts of Central, Western & Southern India.

Within the last 10 years Mass & Void Architect & Interior Consulting has successfully completed more than 50 projects including Residential, Commercial, Hospitality, Educational & Industrial type of buildings. Presently, Mass & Void Architect & Interior Consulting is an integral part of more than 100 undergoing projects in the Design & Constructional stages.

BRAND CONSULTANT



Bibhor Singhania & Banibrata Goswami have been working with the real estate pioneers across the nation, and serving more than 100 clients and 250 real estate projects across West Bengal, Maharashtra, Chattisgarh, Assam, Bihar, Orissa & many more states.

Be the Bee is one of India's most promising advertising agencies, with a bunch of innovative ideators and strategic thinkers. We aim to serve the most creative as well as effective branding approaches, that touch all the verticals of marketing and create a distinguished position with the help of outstanding aesthetic skills for each real estate project.

|||||

YouR NEW
NEIghBouRhooD
AwAITs youR
ARRIvAL

|||||



Developer



Member of:



Marketed By:



Site Address

Hill Cart Road, Opp to IIAS college, Beside Futsal
Dagapur, Siliguri 734003

P: 9230981763

DISCLAIMER: This is not a legal document. The plans and photographs are conceptual and subject to change. The actual product shall vary according to the sole discretion of the developer. No claims shall be entertained by the developer depending on this material. Though the contents of the brochure have been compiled with the intention to provide information to the best of our knowledge, there may be some changes from time to time which may not reflect on the brochure. While enough care is taken by the developer to ensure that the information on the brochure is up to date and accurate, the users are advised to verify designs, plans, specifications, facilities, features, etc. with our team.