

# GRAND COURTYARD

— a class apart —





Welcome to **GRAND COURTYARD**, where you can escape the chaos of the city and embrace a serene lifestyle. Our residential community is nestled amidst nature, providing the perfect blend of green living and modern aesthetics.







Be Enchanted by the  
**CLASSICAL  
ELEGANCE**  
of Our Facade.



Located in close proximity to prestigious colleges, universities, and hospitals, Grand Courtyard offers easy access to Bagdogra Airport, while ensuring a peaceful living experience away from the hustle and bustle of the city.

Our facade design exudes a unique charm and provides a sense of calmness. The classical architecture will make you feel like royalty living here.





Elevate  
**YOUR  
EVENINGS**  
with Tailored Luxury.





Come experience luxury and tranquility at Grand Courtyard,  
where you'll find an unparalleled living experience that you won't  
find anywhere else.





We prioritize promoting healthy living, which is why each apartment at **Grand Courtyard** is equipped with a dedicated balcony, allowing you to bring a piece of nature indoors and indulge in the refreshing outdoors.

Residents can also relish in worldly pleasures like a gym, games room, community hall and multipurpose court, all complemented by the convenience of 24-hour power supply.









GROUND FLOOR PLAN



Ground Floor Plan			
FLOOR	TYPE	BUILT UP AREA	SUPER BUILT UP AREA
UG	SHOP 1	592	770
	SHOP 2	541	700
	SHOP 3	638	830
LG	SHOP 1	592	770
	SHOP 2	541	700
	SHOP 3	638	830



TYPICAL FLOOR PLAN





ISOMETRIC 2BHK  
Flat A



SBUA: 1340

ISOMETRIC 3BHK  
Flat C



SBUA: 2380



ISOMETRIC 4BHK  
Flat K



SBUA: 950

PROJECT  
HALLMARKS

**TATA**   
**TISCON**  
  
JOY OF BUILDING

With the  
Strength and  
Trust of **TATA**



# PROJECT

## specifications and amenities

### STRUCTURE

- Earthquake resistant RCC framed structure with super ductile TMT bars and M25 grade concrete.
- All Internal and external walls are made of clay bricks with HB nets in between.

### COMMON AREA AND FLOORING

- Corridors - Vitrified Tiles and marble
- Lift Lobby and Ground floor Lobby- Vitrified tiles, Marble and Parking Tiles
- Staircase - Vitrified tiles , Marble & Granite

### KITCHEN

- Black granite top kitchen platform
- 4' Wall tiles above counter
- Stainless steel sink
- Points for aquaguard, chimney and microwave

### BATHROOM FITTINGS

- Hot and Cold mixture with overhead shower in all bathrooms.
- Quality CP fittings - Hindware/ Jaquar / or any equivalent brand
- Concealed plumbing CPVC fittings
- Western style sanitary ware of ESSCO ( Jaquar ) or equivalent brand

### ELECTRICAL

- TV Point in Livinv rooms and Master bedroom
- Concealed fire resistant Copper wire of reputed Brand like KEI/Great white/Gold Medal/finolex/ or Equivalent brand
- Modular Switches of reputed make brands like Havells Crabtree/Goldmedal/ Greatwhite/ or equivalent brand
- AC points in bedrooms
- DG power backup for common areas

### DOORS

- Door Shutter - Non laminated Flush Doors / MDF Doors
- Door Frame - WPC / Wodden Door frame of good quality

### WINDOWS

- Powder coated 2 track Alluminium Sliding Windows
- MS Railing finished with anti rust paint fitted externally

### PAINT AND PUTTY

- Exterior - finished with high quality paint
- Internal - walls and ceiling finished with standard double coat white putty

### SAFETY & SECURITY

- CCTV surveillance at specific points
- Fire Fighting system
- ARD systems in lift
- 24\*7 security guard

### QUALITY HIGHLIGHTS

- Chicken mesh wire used in all RCC and Brick joints to avoid cracks
- HB nets in between bricks to increase the strength
- Waterproofing and pressure testing in all bathrooms
- Building orientation planned for ample light and ventilation in all rooms and halls

### AMENITIES

- Well equipped Gymnassium
- AC Community hall cum Games Room
- Terrace Multipurpose Court



# OUR

# team



At ACRE, we understand that every project is unique and requires a customized approach. Whether you're looking to design a new home, a commercial building, or a public space, we take the time to listen to your ideas and goals. We collaborate with our clients throughout the design process, ensuring that the final product meets your vision and expectations.

Our firm is dedicated to creating sustainable designs that have a positive impact on the environment. We incorporate sustainable features into our designs. Our team of architects creates innovative and functional designs that meet your specific needs and requirements.

we specialize in creating stunning and innovative designs for a variety of projects. We believe that good design is not just about aesthetics, but also about functionality and sustainability. Our team of talented architects, designers, and engineers work together to ensure that every project we undertake is not only visually appealing, but also meets the needs and requirements of our clients.



Adroit Consultant

The best homes that are a dream of the millions are built on strong foundations and durable construction materials. As passionate as we are about fulfilling dreams and building solid frameworks is evident in our dedication. The mantra of success is quality and the methods we employ are eco-friendly. For consistent concrete strength. Additionally, we use high-strength ribbed TMT reinforcement bars which give the structure superior strength. TMT rebars of Tata Tiscon with its high compression and tensile strength can withstand seismic effects in earthquake prone zones due to their superior ductility.

Each one of us desires to live in a home that is comfortable, calming and rejuvenates us. It is important to understand that the energy within a house, affects the people who occupy it. "One's environment helps in building a foundation for a healthier mind and body and Vastu Shastra offers ways to create a healthier life. Vastu Shastra can help the home's residents to become physically and mentally healthy. Vastu principles improve a living space, according to the principles of harmony and energy flow. GOLDEN VISTA APARTMENT is designed as per the rules of Vastu Shastra to achieving happiness, peace, prosperity and progress in life.



# ABOUT

# developer

## Nakshvaani Builders

is committed to providing you a higher quality of life and redefining standard of living through innovative real estate products. We distinctively differentiate ourselves through our unvarying focus on 3 core values

At Nakshvaani Builders, we understand that a home is a significant investment, both emotionally and financially. That's why we take our responsibility seriously and strive to deliver homes that not only meet but exceed your expectations. We are dedicated to using the best materials, the latest construction techniques, and the most skilled professionals to ensure that every home we build is of the highest quality.

Our team of experienced professionals has a passion for excellence and is committed to delivering homes that are not only beautiful but also functional and sustainable. We take a customer-centric approach, working closely with our clients to understand their needs and aspirations. We believe that communication is key, and we keep our clients informed at every stage of the construction process.

## Shyam Group

, a leading real estate developer committed to delivering exceptional quality and value to our customers. With over 10 years of experience, we have established a reputation for excellence in the industry, thanks to our unwavering commitment to quality, integrity, and customer satisfaction.

At Shyam Group, we believe in creating communities that are not just beautiful but also functional and sustainable. We understand that your home is one of the most significant investments you'll ever make, and we take that responsibility seriously. We strive to deliver exceptional value to our customers by offering superior quality construction, innovative designs, and a customer-centric approach.



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Call : 7602 95 94 96



**Site Address :** Near Nirmala convent school, Chayanpara, sevoke road Siliguri.

**Office Address :** 1st floor, PBR tower, DonBosco more, Sevoke road, Siliguri. 734001

3D Visualization & Design: SKYLARK STUDIO

Developed By



Built With

