



Golden Heights.

A golden
life amidst
the greens.





sobujer majhe sonar sonsar

Blue skies, green leaves, tranquil waters-the spell is cast.

Sonarpur. Comprising trees, groves and waterbodies. Well connected through the Metro network.

Golden Heights. Acres of silence. Envelopes of chlorophyll. Lots of green. And a life well lived.



Golden Heights. Envisaged by the JG Group, designed by celebrated architect MNC.

134 apartments offering options of 2 and 3 BHK.

54% open, landscaped and beautified space.

Kolkata's upcoming green residential gated community spread across 1.18 acres.

Planned across 4 towers of varying height between G+4 and G+8 floors.





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Conceived and executed by the reputed JG Group, there has been a conscious effort to fuse modern amenities with nature and green.

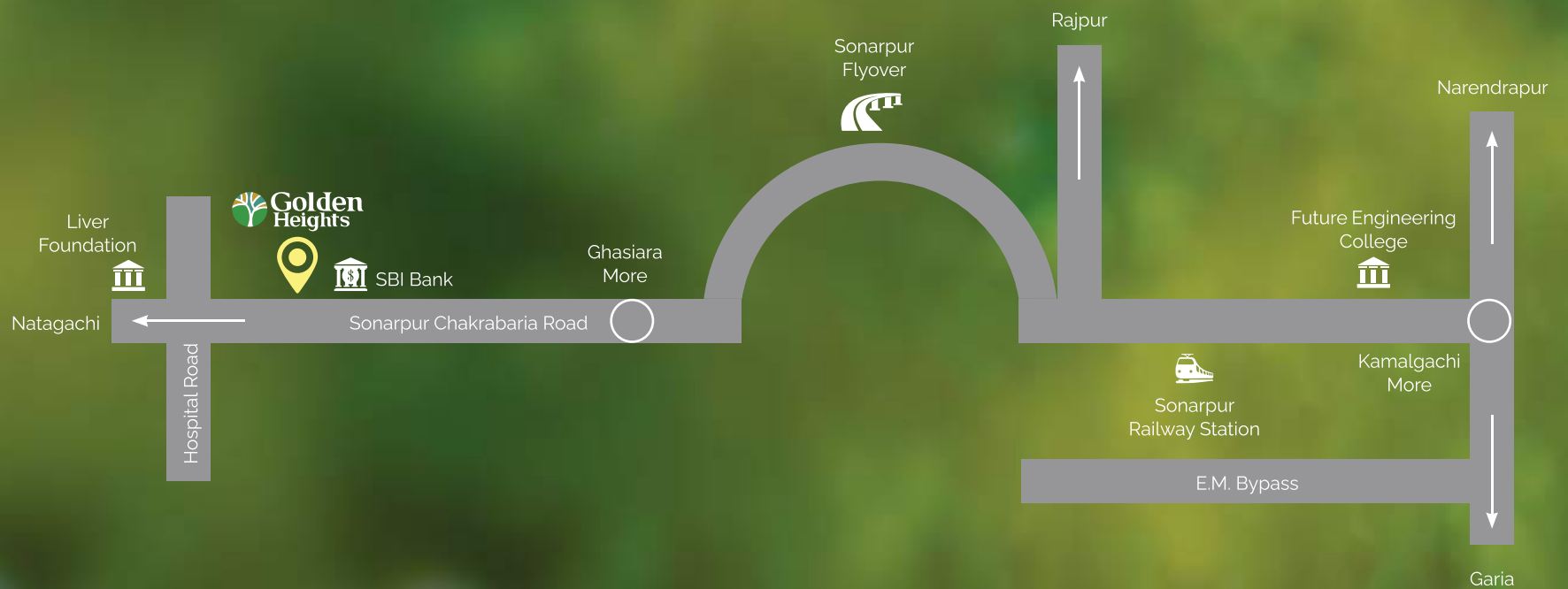
With a spacious activity lawn, children's play area and jogging track, Golden Heights is a self-sustained residential model.

With 54% area open to the skies, the openness of the project provides ample opportunities for relaxation. Leisurely activities such as a morning walk, meaningful conversations in sit-out areas, watching the meditative sunset all add to one central attribute: wellness!



location

An integrated residential township
only 7 minutes from the Sonarpur Railway Station.





Previously, (before the State Highway-1-also known as E.M Bypass project) Rajpur Sonarpur was connected to Kolkata by N.S.C Bose Road (Netaji Subash Chandra Bose Road) and Garia Main Road. After the construction of State Highway - 1 (SH-1) and the Eastern Metropolitan Bypass, Sonarpur is easily connected with the heart of Kolkata and the State Highway to the rest of West Bengal as well as with the port area of Diamond Harbour.

As an area by itself, Sonarpur is self-contained with local markets, organised retail hypermarkets, schools, colleges and hospitals, as well as social entertainment and recreation options. All in all, a home at Sonarpur is a stone's throw away from places you want to be at.

10 mins from Sonarpur Railway Station

20 mins from Kamalgazi More

25 mins from Kabi Subhash Metro Station

01 mins from SBI (Ghashiara Branch)

02 mins from Liver Foundation

12 mins from Future Engineering College

15 mins from Narendrapur Ramkrishna Mission

02 mins from Bandhan Bank Ghashiara



haather kaache
bajar dokan,
station o hospital



sonarpur. sonar prithibi.



Connectivity & Transport

New Garia Metro Station is one of the 3 major Metro Stations in the area of Rajpur Sonarpur

The entire area of Rajpur Sonarpur is well connected through the State Highway - 1, Netaji Subash Chandra Bose Road and the Eastern Metropolitan Bypass.

Garia, a part of Rajpur Sonarpur, serves as the major connectivity point. From Garia, transportation like Buses, Kolkata Metro are available. Surface transport routes and many private bus routes ply from Garia to many important destinations via E.M Bypass and the main roads. There are also long distance bus routes specially the Digha bus route which also ply from Garia, Baruipur regularly.



Railway Transportation

Railway is the primary mode of transport of Rajpur Sonarpur. The entire area of Rajpur Sonarpur is served by the Kalikapur, Bidyadharpur, Subhashgram, Sonarpur Junction, Narendrapur, Garia and New Garia railway stations on the Sealdah–Sonarpur line of the Kolkata Suburban Railway. Sonarpur Junction is the main railway station of this entire area. It is one of the busiest railway stations of Sealdah railway division. More than 115 pairs of local trains ply through Sonarpur Junction on a daily basis. There are four platforms in this station. The only EMU carshed of Sealdah South section is present here.



Major roads of Rajpur Sonarpur

- Eastern Metropolitan Bypass
- Netaji Subash Chandra Bose Road (State Highway-1)
- Garia Main Road - Now Netaji Subash Chandra Bose Road (N S C Bose Road)
- Garia Station Road
- Boral Main Road
- Sonarpur Station Road
- Sonarpur-Bantala Road
- Basanti Expressway
- Sonarpur-Rajpur Road(H.C. Sarani)
- Sonarpur-Tematha Road

Sonarpur Junction is the major Railway station on the Kolkata Suburban Railway network in Sealdah South Section of Eastern Railway.



Metro Stations in Rajpur Sonarpur

- Kavi Subhash (formerly New Garia)
- Shahid Khudiram (formerly Birji)
- Kavi Nazrul (formerly Garia Bazar)

Railway Stations in Rajpur Sonarpur

- Subhashgram
- Sonarpur Junction
- Narendrapur
- Garia
- New Garia
- Bidyadharpur
- Kalikapur









khelbo ami khelbe tumi

Approximately 130 different families.
One community. The club that will play
its part to bind the community together.
Offering a banquet hall to celebrate
special occasions and festivals, the
Club also has the following attractions:







sobujer majhe sonar sonsar

Green features at Golden Heights are focused on one central aspect: healthy living and lesser consumption of natural resources. Starting from the diligent sourcing of raw materials to the optimum utilization of finite resources such as water and energy. Golden Heights truly has a green conscience.



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At Golden Heights, there is something for everyone to do.

Community living gets a new lease of life with like-minded neighbours and a host of superior amenities that makes staying at home an enjoyable experience for each and every member of the family.



Amenities at a glance



Kids Play Area



Jogging / Walking Lane



Activity Lawn



Swimming Pool



Clubhouse/Indoor Play area



Gymnasium



Community Hall



24 hours Generator backup



24 x 7 CCTV surveillance



From features such as underground reservoir, septic tank, enhanced indoor air quality, natural light during the day and the sensitivity to the environment, Golden Heights will be the first-of-its-kind socially futuristic and sustainable lifestyle model in Sonarpur.



Specifications

INTERIOR WALLS : Cement plastered walls with smooth plaster of paris finished.

DOORS : All door frames will be of good quality timber with flush door .Main entrance will be laminated flush door.

WINDOWS : Glazed Aluminum with sliding and fixed combination

KITCHEN : Floors- Anti Skid Ceramic tiles.

Wall- Plaster of Paris.

Counter- Blackstone

Sink- Stainless steel.

Dado- Ceramic tiles up to 4 feet height above Floor.

TOILET : Floor- Anti Skid Ceramic Tiles. White-Glazed tiles up to 6 feet height. EWC- Branded make. White Wash Basin- Branded make, Fittings Branded CP fittings

FLOORING : Ceramic Floor tiles in Living, Dinning and Bedrooms



ELECTRICALS : Cable TV, telephone points in living/dining. Adequate Electrical points in all bedrooms, living / dining, kitchen and toilet

Concealed copper wiring and switches of reputed make of Havells, Anchor or equivalent.

Doorbell points at the main entrance door.

WATER SUPPLY : Deep Tube well.

EXTERIOR ELAVATION: To be designed by the architect, finished with suitable exterior cement based paint finish

LOBBIES : Tile Finish

LIFTS : 6 Persons Passenger lift and stretcher lift of reputed make

GENERATOR : A suitable standby generator shall be provided as standby for all common lighting and water pump.

Site Plan





Block 1 - B+G+8

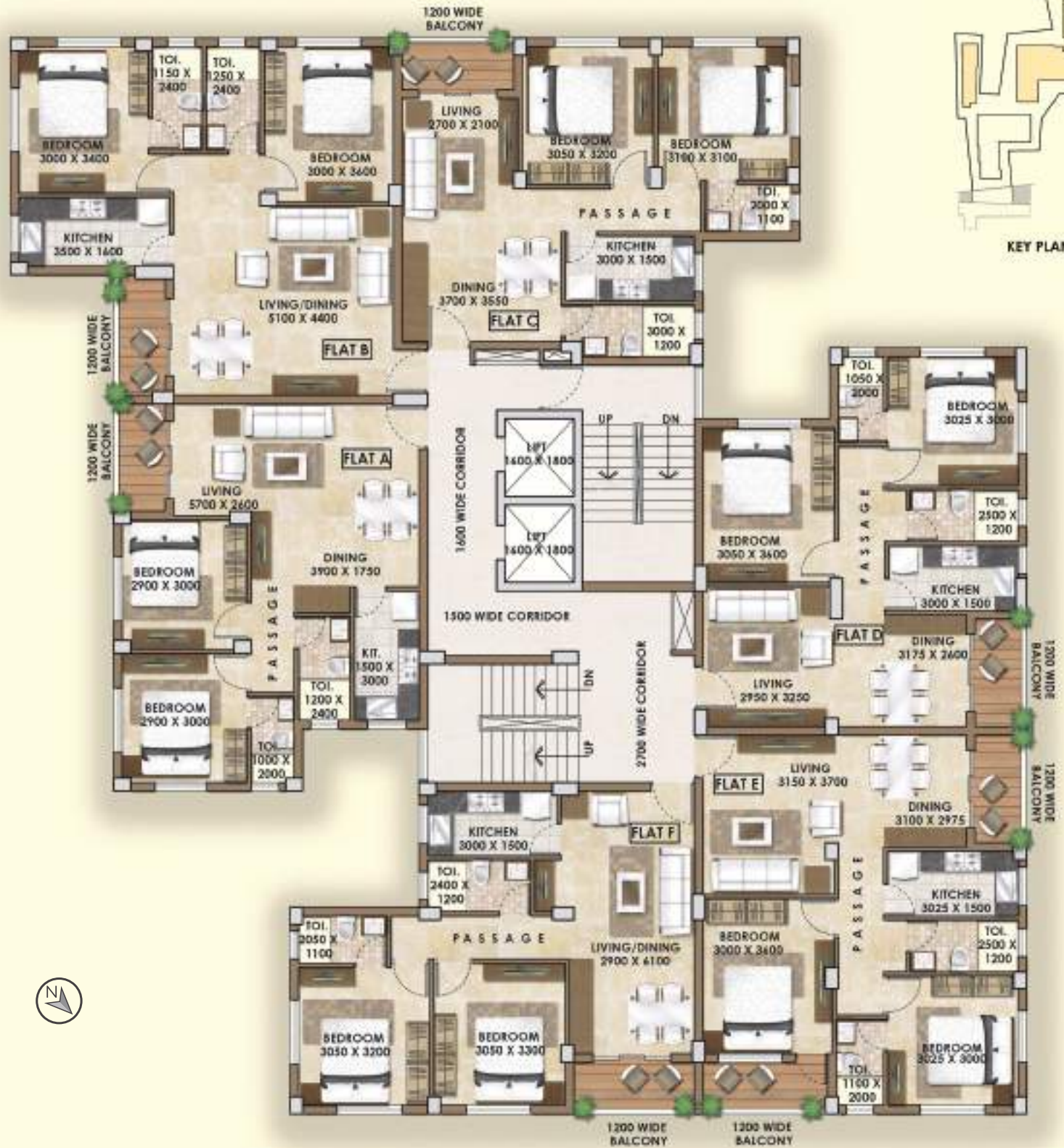
Block 2 - B+G+8

Block 3 - G+4

Block 4 - G+5(Commercial)



Block 1



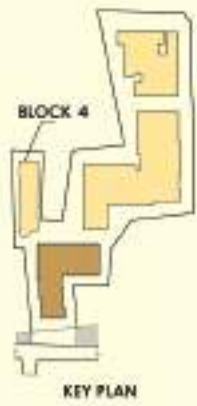
Block 2



Block 3



Block 4



BLOCK 4
2ND-5TH FLOOR TYPICAL PLAN



Block 1 Flat A



Unit Type	Apartment Detail	Unit Carpet Area (As Per Rera) (Sq.ft.)	Balcony Area (Sq.ft.)	Built-Up Area (Sq.ft.)	Super Built-Up Area (Sq.ft.)
A	2BHK	583.73	32.29	669.74	876.63

Block 1 Flat B



Unit Type	Apartment Detail	Unit Carpet Area (As Per Rera) (Sq.ft.)	Balcony Area (Sq.ft.)	Built-Up Area (Sq.ft.)	Super Built-Up Area (Sq.ft.)
B	2BHK	664.74	36.17	752.40	984.83

Block 1 Flat C



Unit Type	Apartment Detail	Unit Carpet Area (As Per Rera) (Sq.ft.)	Balcony Area (Sq.ft.)	Built-Up Area (Sq.ft.)	Super Built-Up Area (Sq.ft.)
C	2BHK	584.49	32.29	672.81	880.66

Block 1 Flat D



Unit Type	Apartment Detail	Unit Carpet Area (As Per Rera) (Sq.ft.)	Balcony Area (Sq.ft.)	Built-Up Area (Sq.ft.)	Super Built-Up Area (Sq.ft.)
D	2BHK	597.40	32.29	684.55	896.01

Block 1

Flat E



Unit Type	Apartment Detail	Unit Carpet Area (As Per Rera) (Sq.ft.)	Balcony Area (Sq.ft.)	Built-Up Area (Sq.ft.)	Super Built-Up Area (Sq.ft.)
E	2BHK	622.09	69.75	731.74	957.78

Block 1 Flat F



Unit Type	Apartment Detail	Unit Carpet Area (As Per Rera) (Sq.ft.)	Balcony Area (Sq.ft.)	Built-Up Area (Sq.ft.)	Super Built-Up Area (Sq.ft.)
F	2BHK	601.80	36.17	693.74	908.05

Block 2 Flat A



Unit Type	Apartment Detail	Unit Carpet Area (As Per Rera) (Sq.ft.)	Balcony Area (Sq.ft.)	Built-Up Area (Sq.ft.)	Super Built-Up Area (Sq.ft.)
A	2BHK	630.73	36.17	730.39	956.02

Block 2 Flat B



Unit Type	Apartment Detail	Unit Carpet Area (As Per Rera) (Sq.ft.)	Balcony Area (Sq.ft.)	Built-Up Area (Sq.ft.)	Super Built-Up Area (Sq.ft.)
B	2BHK	693.09	74.92	811.28	1061.90

Block 2 Flat C



Unit Type	Apartment Detail	Unit Carpet Area (As Per Rera) (Sq.ft.)	Balcony Area (Sq.ft.)	Built-Up Area (Sq.ft.)	Super Built-Up Area (Sq.ft.)
C	2BHK	691.37	74.92	809.35	1059.36

Block 2 Flat D



Unit Type	Apartment Detail	Unit Carpet Area (As Per Rera) (Sq.ft.)	Balcony Area (Sq.ft.)	Built-Up Area (Sq.ft.)	Super Built-Up Area (Sq.ft.)
D	2BHK	604.08	33.58	688.16	900.75

Block 2 Flat E



Unit Type	Apartment Detail	Unit Carpet Area (As Per Rera) (Sq.ft.)	Balcony Area (Sq.ft.)	Built-Up Area (Sq.ft.)	Super Built-Up Area (Sq.ft.)
E	2BHK	607.61	34.88	693.86	908.20

Block 2 Flat F



Unit Type	Apartment Detail	Unit Carpet Area (As Per Rera) (Sq.ft.)	Balcony Area (Sq.ft.)	Built-Up Area (Sq.ft.)	Super Built-Up Area (Sq.ft.)
F	2BHK	678.24	41.33	769.06	1006.63

Block 2 Flat G



Unit Type	Apartment Detail	Unit Carpet Area (As Per Rera) (Sq.ft.)	Balcony Area (Sq.ft.)	Built-Up Area (Sq.ft.)	Super Built-Up Area (Sq.ft.)
G	2BHK	626.46	34.98	714.91	935.76

Block 2 Flat H



Unit Type	Apartment Detail	Unit Carpet Area (As Per Rera) (Sq.ft.)	Balcony Area (Sq.ft.)	Built-Up Area (Sq.ft.)	Super Built-Up Area (Sq.ft.)
H	2BHK	616.13	32.94	709.78	929.04

Block 2 Flat I



Unit Type	Apartment Detail	Unit Carpet Area (As Per Rera) (Sq.ft.)	Balcony Area (Sq.ft.)	Built-Up Area (Sq.ft.)	Super Built-Up Area (Sq.ft.)
I	2BHK	553.78	33.58	637.66	834.64

Block 2 Flat J



Unit Type	Apartment Detail	Unit Carpet Area (As Per Rera) (Sq.ft.)	Balcony Area (Sq.ft.)	Built-Up Area (Sq.ft.)	Super Built-Up Area (Sq.ft.)
J	2BHK	575.44	33.58	659.92	863.78

Block 2 Flat K



Unit Type	Apartment Detail	Unit Carpet Area (As Per Rera) (Sq.ft.)	Balcony Area (Sq.ft.)	Built-Up Area (Sq.ft.)	Super Built-Up Area (Sq.ft.)
K	2BHK	582.76	36.17	674.26	881.96

Block 2 Flat L



Unit Type	Apartment Detail	Unit Carpet Area (As Per Rera) (Sq.ft.)	Balcony Area (Sq.ft.)	Built-Up Area (Sq.ft.)	Super Built-Up Area (Sq.ft.)
L	2BHK	528.30	32.94	629.16	823.51

Block 3 Flat A



Unit Type	Apartment Detail	Unit Carpet Area (As Per Rera) (Sq.ft.)	Balcony Area (Sq.ft.)	Built-Up Area (Sq.ft.)	Super Built-Up Area (Sq.ft.)
A	3BHK	750.88	44.24	863.00	1129.60

Block 3 Flat B



Unit Type	Apartment Detail	Unit Carpet Area (As Per Rera) (Sq.ft.)	Balcony Area (Sq.ft.)	Built-Up Area (Sq.ft.)	Super Built-Up Area (Sq.ft.)
B	3BHK	682.39	36.17	793.85	1039.07

About JG Group

JG Group (inception in 1970) with primarily an engineering lineage had made its foray into real estate in 1985. In its 2nd generation of entrepreneurship, the hallmark of the Group's business and operations has been to act on trust and deliver superior projects based on research and innovation.

