

**TEAM TAURUS**

BORN TO BUILD



**SINGHADUAR**

The Essence of Vintage Bengal





### ● *Gothic & Corinthian Pillars*

Gothic and Corinthian pillars once defined the grandeur of Bengal's Zamindari era. Towering in mansions, they echoed wealth, pride and colonial influence. Now many stand forgotten, worn by time and silence. Yet in every crack, history whispers, of a legacy that refuses to fade.

### ● *Shan Badhano Ghat*

Shan Badhano Ghat served more than just utility, they shaped culture and connection. Crafted in brick or stone, they eased access to sacred waters and daily rhythm. Zamindars built grand versions to mark their wealth and benevolence. These steps still echo stories of tradition and status.

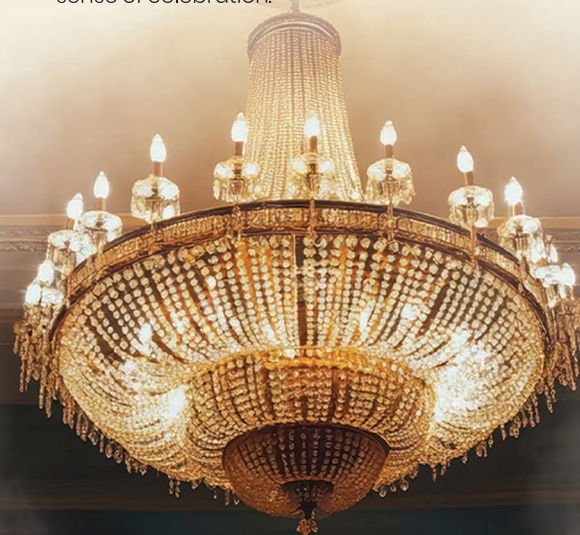


### ● *Lal Mejhe*

'Lal mejhe' the deep red oxide floors defined Bengal's timeless charm. Preferred by zamindars over marble they brought warmth, pride and a sense of permanence. Rooted in tradition, they reflected understated elegance. Becoming a graceful symbol of the Zamindars.

### ● *Chandelier*

Chandeliers, popularly known as 'Jhaarbati' in Bengal, were once a symbol of opulence in aristocratic and colonial homes. Introduced during the British era, they reflected Western influence while becoming integral to Bengali elite interiors. These ornate light fixtures crafted from crystal or glass added drama, elegance and a sense of celebration.



### ● *Khorkhori*

The green louvered windows, or khorkhori janala, are iconic to Bengal's architectural heritage. Evolving during the colonial era, they blended colonial style with local needs, making them a staple in zamindari mansions. Both functional and decorative, they are symbolic of the city's old-world charm and cultural identity.

### ● *Checkered Floor*

Introduced during British rule, checkered black and white floors became a hallmark of colonial Bengal. Merging European elegance with local craftsmanship, they exuded sophistication. Their bold geometry contrasted with ornate Bengali decor created a lasting legacy of charm and contrast.





\*Artist Impression



## *The Rationale Behind the Name*

Lion statues once were symbols of pride adorning the gates of Bengal's colonial mansions, symbolizing strength, protection and aristocracy. Blending Indo-European architecture with Bengali traditions, they reflected a fusion of colonial grandeur and cultural relevance. Their presence, often linked to Goddess Durga, conveyed dominance and spiritual significance. These majestic figures were more than ornamentation; silent sentinels of power and prestige.

## *Where Heritage Meets Modern Comfort*

In a city torn between chaos and change, this project brings balance, blending the grandeur of zamindari mansions with the ease of modern living. Rooted in heritage, yet built for today, Singhduar invites you to a lifestyle where the past and present co-exist.

- ▶ 2.75 Acres    ▶ 3 Towers : A, C, D - 175 units G + 7
- ▶ 2 & 3 BHK    ▶ 2 Towers : B, E - 126 units G + 9 (Proposed)



\*Artist Impression

# Specifications

## Structure:

- ▶ RCC Frame Structure + Block Work

## Wall:

- ▶ External – Weather Coat Finish two coats + one coat Primer + Plaster
- ▶ Internal Wall – Cement Plaster over brickwork & Putty
- ▶ Bathroom – 6ft Wall Tiles at the door sil level

## Facade:

- ▶ Green Louvre and Brick Cladding
- ▶ AC External Unit

## Doors:

- ▶ External – 35mm Flush Door Finished with Laminate
- ▶ Internal – 32mm Flush Door on Both Side Commercial Finished with a Coat of Primer, and 1 cylindrical lock.
- ▶ Bathroom – 32mm Flush Door on Both Sides Commercial Finished, and 1 Cylindrical Lock

## Door Frame:

- ▶ Main – Wooden Frame – 2100 x 1050mm
- ▶ Internal – Wooden Frame – 1950 x 1000mm
- ▶ Balcony – Wooden Frame – 1950 x 750mm
- ▶ Bathroom – Wooden Frame – 1950 x 750mm

## Windows:

- ▶ 1.2 gauge Anodised Aluminium Sliding/Catchment with 4mm Clear Float Glass of Saint Gobain or Equivalent
- ▶ 1.5 Gauge with 5mm Glass for Balcony Opening

## Flooring:

- ▶ Living, Dining & Bedrooms – 1200 x 600 Tiles of Reputed Make
- ▶ Kitchen, Bathroom – Anti – Skid Ceramic Tiles
- ▶ Lobby Floor – Checkered Tiles
- ▶ Verandah – 300x300 Red Oxide Colored Tiles
- ▶ Staircase – Anti – Skid Tiles

## Kitchen:

- ▶ Dado – 3ft from the Counter Top
- ▶ Platform – Black Stone with Stainless Steel Sink
- ▶ One 15 amp Plug Point
- ▶ One Fridge Point

## Bathroom:

- ▶ Sanitaryware – One Single Piece Western Style Commode and One Ceramic Basin of Johnson or Equivalent
- ▶ CP Fittings – One Overhead Shower with Water Mixer in the Bathroom, One Health Faucet, One Spout and One Bibcock of Johnson or Equivalent and Geyser Point

## Electrical:

- ▶ Fire Resistant Copper Wire of Finolex or Equivalent with Modular Switches of Standard Make

## Master Bedroom:

- ▶ One Fan Point, Two Light Points, One 5 amp socket, One AC point + One TV point

## Other Bedroom:

- ▶ One Fan Point, Two Light Points, One 5 amp Socket

## Living Room:

- ▶ One Fan Point, Two Light Points, One 5 amp Socket, One AC Point + One TV point

## Dining Room:

- ▶ One Fan Point, Two Light Points

## Kitchen:

- ▶ One Light Point, One Exhaust/Chimney Point, One 5 amp Socket, One 15 amp Socket

## Balcony:

- ▶ One Light Point

## Door:

- ▶ One Doorbell Point

- ▶ Security – CCTV Surveillance in Common Areas (External), & Fire Protection System.
- ▶ Security Control Room.
- ▶ Lift – 5 – Passenger Lift of Standard Make.

- ▶ Separate Assembly Area During an Emergency.
- ▶ Common Toilets for Drivers & Security.

- ▶ Service Lifts.
- ▶ Ramp Access for the Ground Floor in All Blocks.

# Necessities

# Amenities

- ▶ Landscaped Garden
- ▶ Children's Play Area
- ▶ Senior's Corner

- ▶ Clubhouse Amenities (Proposed)
  - > Banquet Halls
  - > Swimming Pool
  - > Gym
  - > Chess/Cards & Bridge Room
  - > Pool Table
  - > Yoga/Zumba Room

- ▶ EV Charging Zone
- ▶ Badminton Court
- ▶ Access to Football Ground
- ▶ Lakeside Walkway

- ▶ Mini Amphitheater
- ▶ Shan Badhano Ghat
- ▶ Central Island
- ▶ Floating Deck

# Location map



Scan for location





# TEAM TAURUS

BORN TO BUILD

For two decades, Team Taurus, led by an IIMB alumni and a civil engineer, has played its part in shaping Kolkata's urbanization; driven by deep-rooted resilience and an unyielding passion for architectural design. We now integrate cutting-edge technology in our operations and the Spirit of Kaizen into every project, ensuring continuous improvement and innovative ideas. Our vision makes us committed to sustainability, crafting the foundations for a greener and future ready Kolkata.

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## SINGHADUAR

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\*DISCLAIMER: The above amenities are indicative, based on the construction of the building as is proposed at present and it is issued in good faith, subject to the approval of the authorities or in the interest of the continuing improvement of the Complex/ Project, the Promoters/ Developers reserve the right to alter the layout, plans, specifications or features. The details contained in the leaflet or any other printed material are only indicative and artistic imagination, may not be exact or accurate and the same does not form either the basis or part of the offer or contract. All project elevation are an artistic design except Blocks A, C & D which have been sanctioned and approved by the relevant authorities. The proposed Blocks are rendered for visual interpretation and will be subject to approval by WBRERA and concerned sanctioning authorities.