

# starom MILLENIA

4 Nilgaunge Road  
Near Dunlop Crossing, B.T. Road  
Kolkata - 700 056

Website [staromrealty.com](http://staromrealty.com)

MARKETED BY



+91 33 4002 4002

DEVELOPED BY



Disclaimer: This document is not a legal offering; it only describes the intent, purpose & concept of StarOm Millenia. All the areas/dimensions/layout/elevations/pictures are only indicative and not as per scale. All the details are subject to change, alteration and modification.

Be/BeBee.in

# starom MILLENIA



# # UNBORE LIFE!



starom  
MILLENIA

**LET'S  
PLAY A  
LITTLE  
GAME**

Where

**2 CHOICES**  
are put to test. And you must  
pick the one you like best.



There's no wrong answer or rules to abide by.  
And your choice would decide how #unboring your life  
could be!

Ready?

**LET'S GO!**



WOULD YOU RATHER...  
**REQUEST**   
**STRANGERS**  
**TO BE FRIENDS**  
**ON FACEBOOK**

**OR**

**FIND SOME**  
**REAL ONES**  
**IN YOUR**  
**NEIGHBOURHOOD?**

Entrance View

**2 BLOCKS**

**G+12 STOREYED (PROPOSED)**

**166 APARTMENTS**





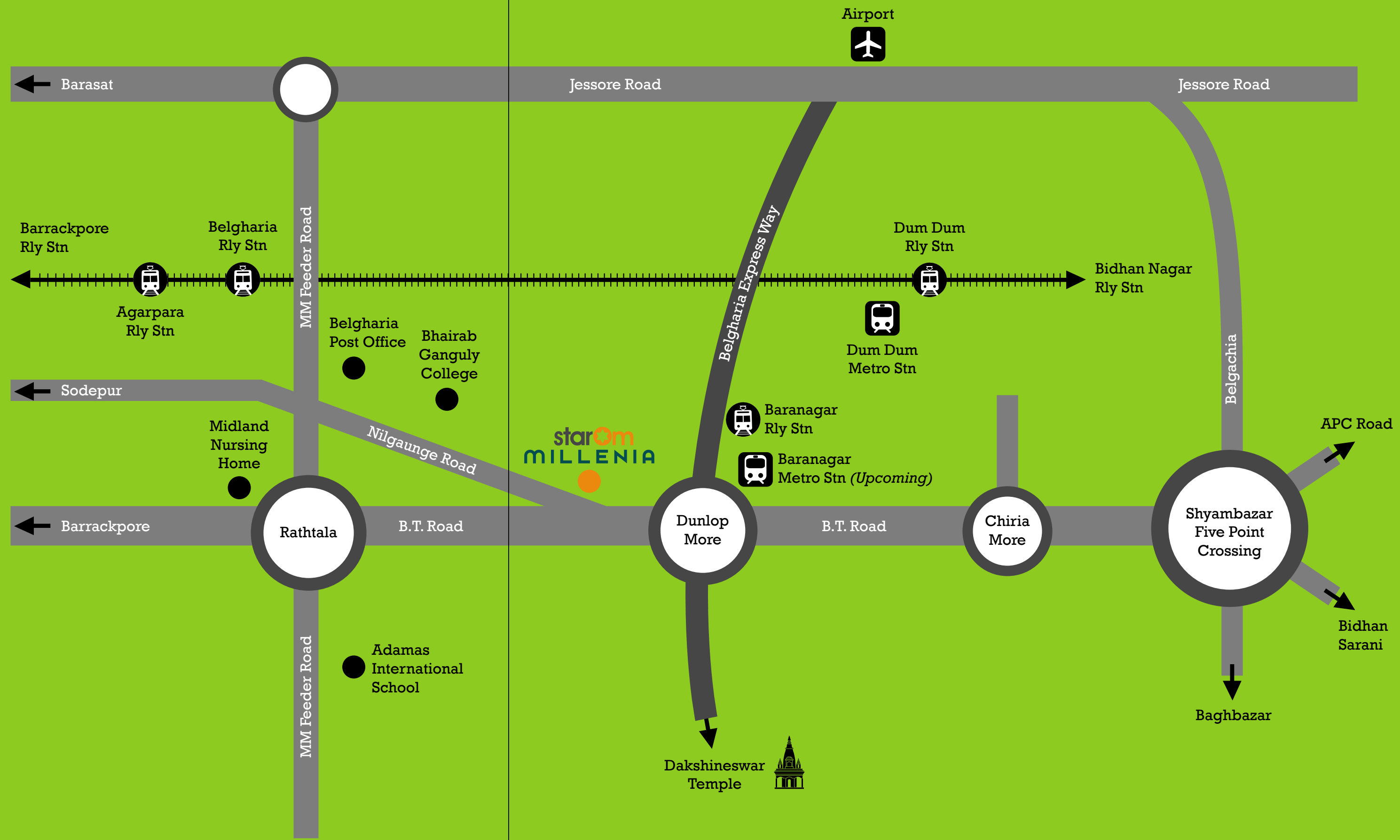
WOULD YOU RATHER...

**SPEND HOURS**   
**WATCHING THE**  
**TRAFFIC CRAWL**

**REACH HOME  
EARLY ENOUGH  
FOR A FUN  
EVENING  
AT THE MALL?**

**OR**

# LOCATION MAP



Not to scale



## Aerial view

**PROXIMITY**

- Dunlop Crossing  
500 m
- Rathtala Crossing  
700 m
- Ariadaha Ferry Ghat  
2.9 kms
- Dakshineswar Temple  
3.1 kms
- Airport  
11 kms (10 mins via Belghoria Expressway)

**RAILWAY STATION**

- Baranagar Metro Station (Upcoming)  
900 m
- Agarpara Railway Station  
2 kms
- Belgharia Railway Station  
2.2 kms
- Dum Dum Metro / Railway Station  
7.1 kms
- Shyambazar Five Point Crossing &  
Metro Station 7.7 kms

**SCHOOLS & COLLEGES**

- Adamas International School  
700 m
- Brahmananda Keshab Chandra College  
2 kms
- Ashokgarh High School  
2 kms
- Central Modern School  
2 kms
- Hiralal Women's College  
2 kms
- Bhairav Ganguly College  
2 kms
- Sarada Ramkrishna Mission School  
2 kms



WOULD YOU RATHER...  
**HAVE YOUR**   
**CHILD SCROLL**  
**AN iPad IN THE**  
**LIVING ROOM**

**OR**

**SEE HER**  
**FIND A REAL**  
**CHILDHOOD?**





# Children's Play Area



Landscaped Garden  
& Badminton Court





WOULD YOU RATHER...  
**CLIMB SOME**   
**STAIRS AND**  
**GET SHORT**  
**OF BREATH**

**SCORE**  
**100 PUSH UPS**  
**WITHOUT**  
**BREAKING**  
**A SWEAT?**

**OR**

# Air Conditioned Gymnasium



# Swimming Pool



# Air Conditioned Indoor Games Room



# Air Conditioned Community Hall



WOULD YOU RATHER...

**BE**   
**SURPRISED**  
**WITH**  
**UNWANTED**  
**VISITORS**  
**AT YOUR**  
**DOOR**



**OR**

**HAVE THEM**  
**FILTERED**  
**OUT BEFORE?**





Adequate Car Parking



24x7 Security with CCTV surveillance



Elevator



24x7 Power Supply



Intercom



Fire Fighting System



Wi-Fi Ready

## AMENITIES

## SPECIFICATIONS

### STRUCTURE

Earthquake resistant RCC framed structure

### WALLS

*Internal Wall* Smooth, impervious plaster of paris or wall putty  
*Common Area* OBD/Plastic Emulsion paint over putty

### WINDOW

Aluminum frames with glazed shutters

### FLOORING

*Units* High Quality vitrified/rectified tiles  
*Common Area & Stairs* Vitrified  
*Car park/Driveway* Indian patent stone flooring (IPS)/Paver blocks  
*Toilet* High quality anti-skid ceramic tiles  
*Dado* Ceramic tiles  
*Kitchen* Anti skid ceramic/Vitrified tiles  
*Counter tops* Granite with stainless steel sink  
*Dado* 3' of ceramic tiles above the granite counter top

### DOORS

Wooden door frame with thick flush door

### SANITARY WARE

High quality porcelain sanitary fixtures in W/C; Wash Basin & CP fixtures

### ELECTRICAL

Modular switches and copper wiring in concealed conduit with provision for adequate lights & power points, TV, Telephone, Air Conditioner points and MCB's for safety

### EXTERIOR

Weatherproof, non-fading exterior finish/Texture paint

WOULD YOU RATHER...

**LIVE**   
**THE SAME**  
**OLD LIFE**  
**THAT MOST**  
**PEOPLE DO**

**OR**

**FIND THE**  
**#UNBORING**  
**LIFE,**  
**RESERVED**  
**FOR A**  
**SPECIAL FEW?**



# THE CHOICE IS YOURS!



# TEAM

## DEVELOPED BY



StarOm Millenia is a premium G+12 High Rise project on B.T. Road. The focus is to create a property with well thought out architecture, a unique design aspect and quality spaces which suits various consumer segments.

In today's bustling world of busy lifestyles, StarOm Realty is driven towards creating homes with a soul. The Group intends to establish a high level of trust amongst its residents by encouraging close knit community living away from the chaos of a hectic working life, in a serene atmosphere!

The Vision of the Group is to reach out to varied consumers with focused demand and to understand consumer requirement. With a keen eye for detail, state of the art construction, affordable yet luxurious living formats and upto date technology, the group intends to expand its prowess in the Real Estate space by creating landmark projects which reflects a lifestyle and culture in entirety!

## ARCHITECT



Led by the iconic Mr. J.P. Agrawal, they are one of the most reputed architectural firms in Eastern India. With more than 400 projects under their belt, spread across 12 states, Agrawal & Agrawal has been transforming skylines, across the country for almost three decades now.

### Few completed projects:

CLUB TOWN  
TECHNOPOLIS  
FORUM MALL  
MANI SQUARE  
ACTIVE ACRES  
PS MAGNUM  
SHERWOOD & many more

## LEGAL ADVISERS



Saha & Ray, Advocates, Kolkata is a premier law firm specialising in real estate and property laws. Armed with international affiliations and global terms of reference, the firm is headed by Mr. Avik Saha and Mrs. Jayati Ray.

The firm has vastly experienced and knowledge driven advocates who man the various practice areas, in addition to a large network of affiliates, senior lawyers, consultants and experts in almost all fields of business, industry, commerce and consumer enterprises.

### Few clients handled:

BENGAL AMBUJA HOUSING DEVELOPMENT LTD.  
CALCUTTA METROPOLITAN GROUP  
DAMODAR VALLEY CORPORATION  
SIDDHA PROJECTS PVT. LTD.

## LANDSCAPED BY

### DESIGN ACCORD

It is a Boutique Design Firm based out of New Delhi, India, headed by Mr. Madhup Mazumder offering specialised design services in Architecture, Master Planning, Urban Spaces Design, Landscape Design & Interior Design. We at Design Accord believe that every project provides a unique opportunity to come up with a Big Idea that is inspired by the local character, nature, class and life style of the site and user.

These ideas not only cater to the specific functional needs of the project but also imbibe a unique response to the context, thus celebrating beauty and delight.

### Few completed projects:

TECHNOPOLIS  
QUEST MALL  
MILLENIUM CITY  
IIM  
ECO CENTRE & many more

## STRUCTURAL

### ADROIT CONSULTANT

Founded by the accomplished Mr. Manoj Kanti Majumder, they are an engineering consultancy firm based out of Kolkata which specialises in structural design of all civil engineering applications. With the philosophy of paying highly personalised attention to their clients, Adroit has gracefully engineered schools, IT buildings, Malls, Residential complexes and Water reservoirs to name just a few.

With consistent quality and innovation, Adroit has been designing eco-friendly and sustainable structures for seventeen years and their commitment to delivering the best is second to none.

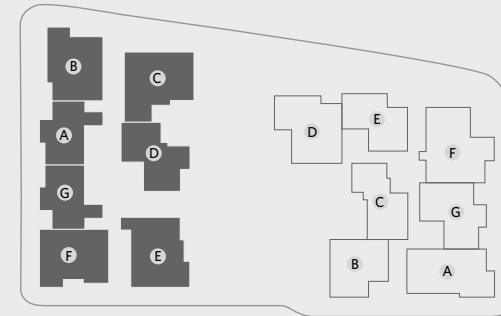
### Few clients handled:

MERLIN GROUP  
RUCHI REALTY  
AVANI GROUP  
RIYA GROUP

## BLOCK 1 TYPICAL FLOOR PLAN



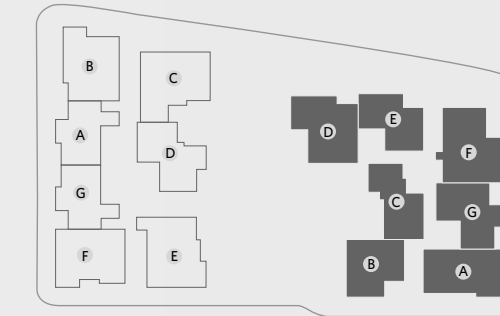
Flat ID	Flat Type	Saleable Area (in sq.ft.)
A	2 BHK + 2 TLT.	870
B	3 BHK + 2 TLT.	1144
C	3 BHK + 2 TLT.	1231
D	2 BHK + Study + 2 TLT.	1047
E	3 BHK + 2 TLT.	1215
F	3 BHK + 2 TLT.	1156
G	2 BHK + 2 TLT.	856



## BLOCK 2 TYPICAL FLOOR PLAN



Flat ID	Flat Type	Saleable Area (in sq.ft.)
A	3 BHK + 2 TLT.	1184
B	2 BHK + 2 TLT.	931
C	2 BHK + 2 TLT.	931
D	3 BHK + 2 TLT.	1211
E	2 BHK + 2 TLT.	897
F	3 BHK + 2 TLT.	1211
G	2 BHK + Study + 2 TLT.	1020



# MASTER PLAN

