



# GODREJ BLUE

BL Saha Road, New Alipore



# The Godrej Legacy

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With the Godrej Group's legacy of innovation and excellence in real estate, and 128-years of unwavering trust from our patrons, we endeavour to deliver only the finest quality developments and have a host of successful residential and township projects nationwide under our belt. Godrej Properties is proud to be India's most trusted developer with a commitment to cutting edge design and technology, standing tall as we build strong foundations, and stronger bonds.



*Godrej* | PROPERTIES

INDIA'S NO.1\*  
REAL ESTATE  
DEVELOPER



# Witness joy meet legacy in Kolkata.

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The City of Joy, Kolkata masterfully blends the bustle of heritage and traditions seamlessly with luxurious modern landscapes, tucked away in the embrace of nature. Discover your future where the calm waters call you home, to a place where tranquil moments take your breath away.



# The calm waters beckon you to discover luxury living in South Kolkata.

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In the heart of Kolkata lies an address synonymous with luxury and affluence. South Kolkata stands as the epitome of grandeur, where timeless elegance meets modern sophistication. Discover a haven that greets you with serenity, where you come home to calm waters.



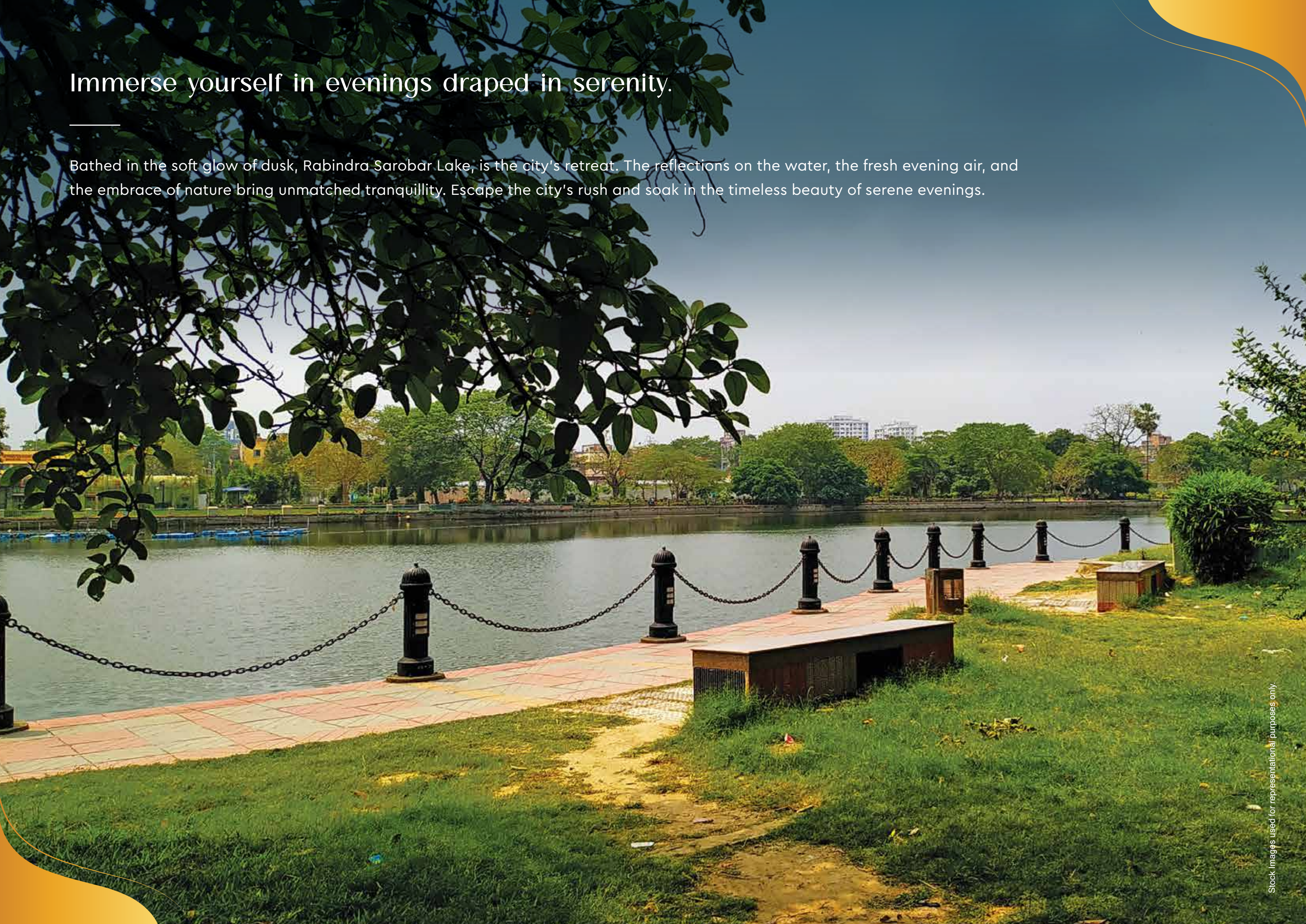
## Discover Shopping and Entertainment.

Whether you're seeking high-end fashion boutiques, or the latest in gadgets, South City Mall and Quest Mall will have plenty of options for you to choose from. Catch the latest movies, events or simply stroll through premium retail spaces during your time here.



## Immerse yourself in evenings draped in serenity.

Bathed in the soft glow of dusk, Rabindra Sarobar Lake, is the city's retreat. The reflections on the water, the fresh evening air, and the embrace of nature bring unmatched tranquillity. Escape the city's rush and soak in the timeless beauty of serene evenings.





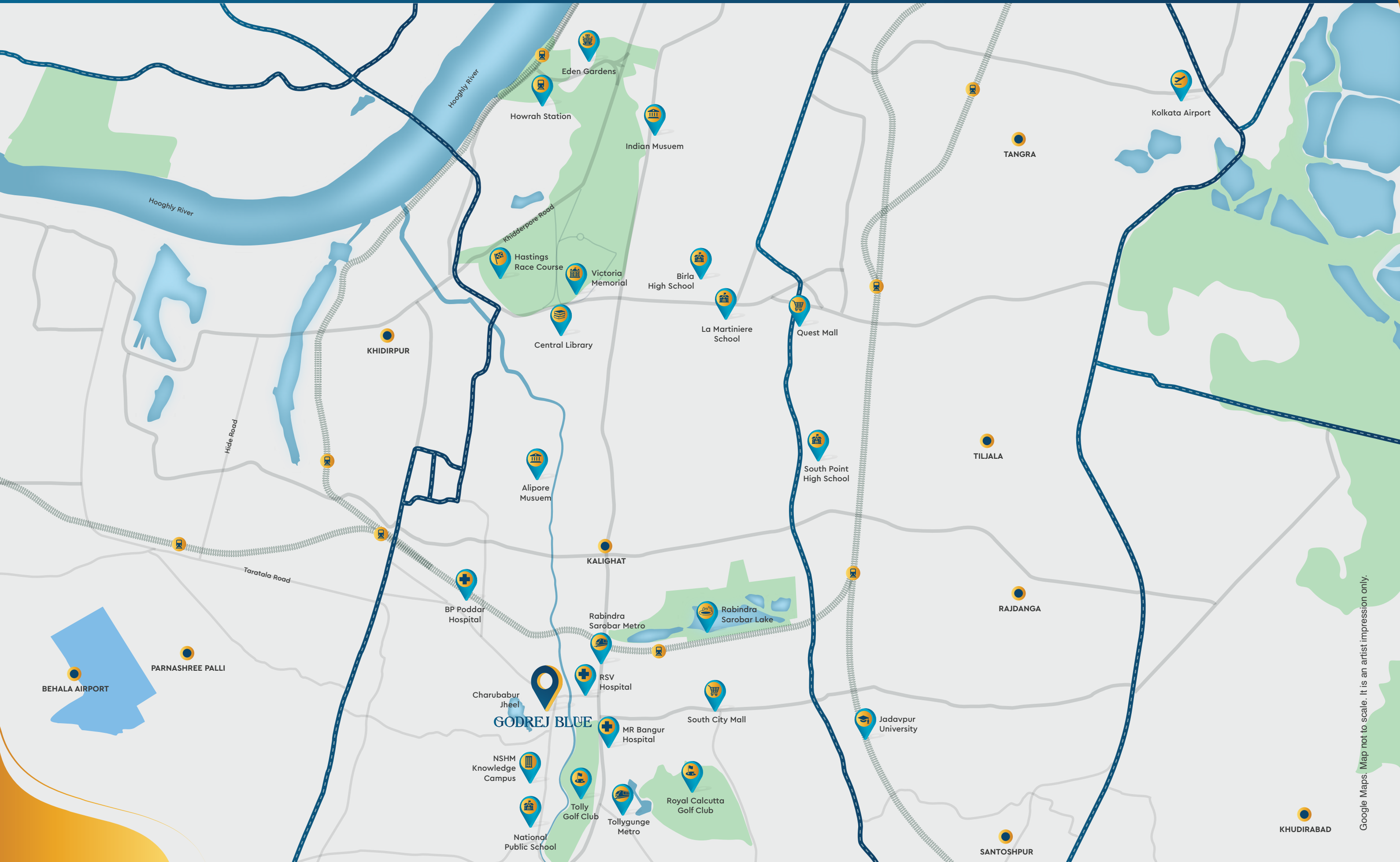
## Witness two iconic golf clubs that redefine South Kolkata's skyline.

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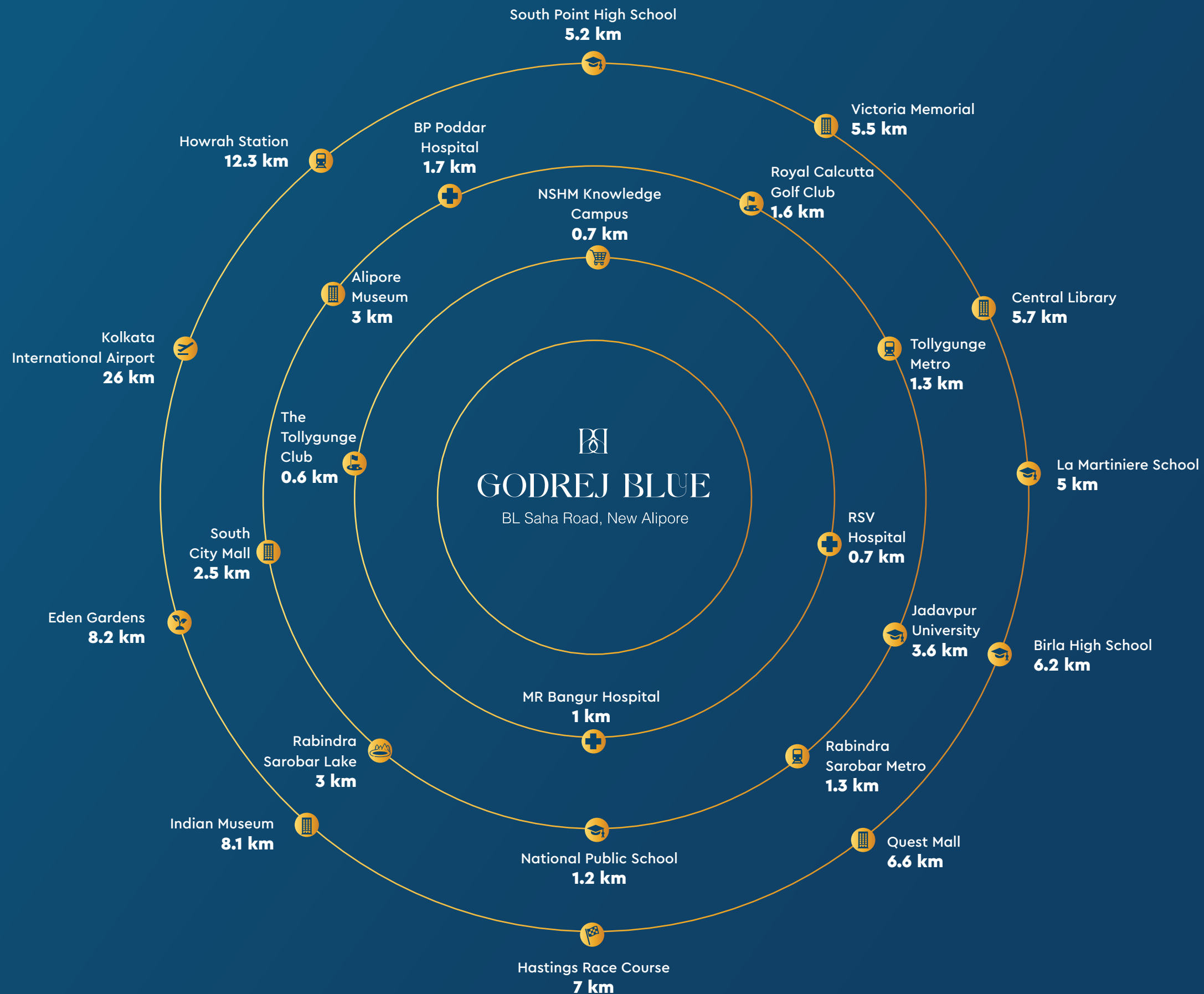
The Royal Calcutta Golf Club and Tollygunge Golf Club are more than landmarks, they are a living testament to the history of the city. With lush greens and storied pasts, these clubs seamlessly blend heritage with the elite sport of golf, creating an oasis amidst the vibrant city. Come to a home where the golf club is just a walk away.



A location where luxuries meet comfort, as calm waters welcome you.



A location positioned perfectly for every aspect of your life.



PRESENTING



GODREJ BLUE

The House of Calm Waters





Artist's impression and not actual site image.

# Plunge into infinite relaxation, surrounded by calming pond views.

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Enjoy evenings as you unwind with a refreshing dip or lounging by the infinity pool, embraced by serene pond views.



Wake up to calming views painted in shades of tranquil bliss.

With panoramic views of podium gardens and calm waters, soak in views from your balcony where serenity envelops your senses.



# Master layout plan



## Legend

### 1. Play Area

- 1.A. Box Cricket Pitch
- 1.B. Mini Basketball Zone
- 1.C. Paddle Tennis Court
- 1.D. Outdoor Gym
- 1.E. Kids' Play Zone
- 1.F. Multipurpose Lawn

### 3. Swimming Pool

- 3.A. Infinity Edge Swimming Pool
- 3.B. Kids' Pool
- 3.C. Indoor Pool: Temperature Controlled
- 3.D. Jacuzzi by the Pool
- 3.E. Wet Loungers

### 5. Pond

- 5.A. Pondsides Decks
- 5.B. Machan
- 5.C. Jogging Track
- 5.D. Boardwalk
- 6. Arrival Forecourt
- 7. Guard Room
- 8. Tower Drop-Off
- 9. Club Drop-Off
- 10. Entry / Exit Gate
- 11. Lift Core
- 12. Steam Room

### 2. Sitting Area

- 2.A. Amphitheatre
- 2.B. Senior Citizen Zone
- 2.C. Adda Zone
- 2.D. Seating Plaza

### 4. Club House

- 4.A. Function Hall
  - 4.A.1. Cafe
  - 4.A.2. Lounge
  - 4.A.3. Banquet
  - 4.A.4. Kitty Party Room
- 4.B. Indoor Games
  - 4.B.1. Pool
  - 4.B.2. Air Hockey
  - 4.B.3. Table Tennis
  - 4.B.4. Carrom
  - 4.B.5. Card Room
- 4.C. Gymnasium
- 4.D. Zumba Room
- 4.E. Squash Court
- 4.F. Badminton Court
- 4.G. Sitting Area
  - 4.G.1. BBQ Deck
  - 4.G.2. Star Gazing Area







PRESENTING

# The Club by the Calm Waters

A waterside retreat by the calm waters where indulgence abounds.

Unwind in The Club by the Calm Waters spread across 1650+ sq. m. (18,000 sq. ft.) of indulgences



Artist's impression and not actual site image.

Unwind by the calm waters as they lend a quiet charm to every evening.



CAFÉ



LOUNGE



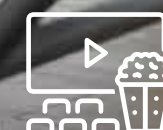
BANQUET



KITTY PARTY ROOM

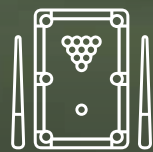


GUEST SUITES



MINI THEATRE

Let the fun times inspire your playful spirit by the calm waters.



POOL



AIR HOCKEY



TABLE TENNIS



CARROM

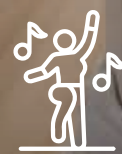


CARD ROOM

Smash your fitness goals and sweat it out by the calm waters.



GYMNASIUM



ZUMBA ROOM



STEAM ROOM



SQUASH COURT



BADMINTON COURT

Feel one with the universe as you get closer to the stars by the calm waters.

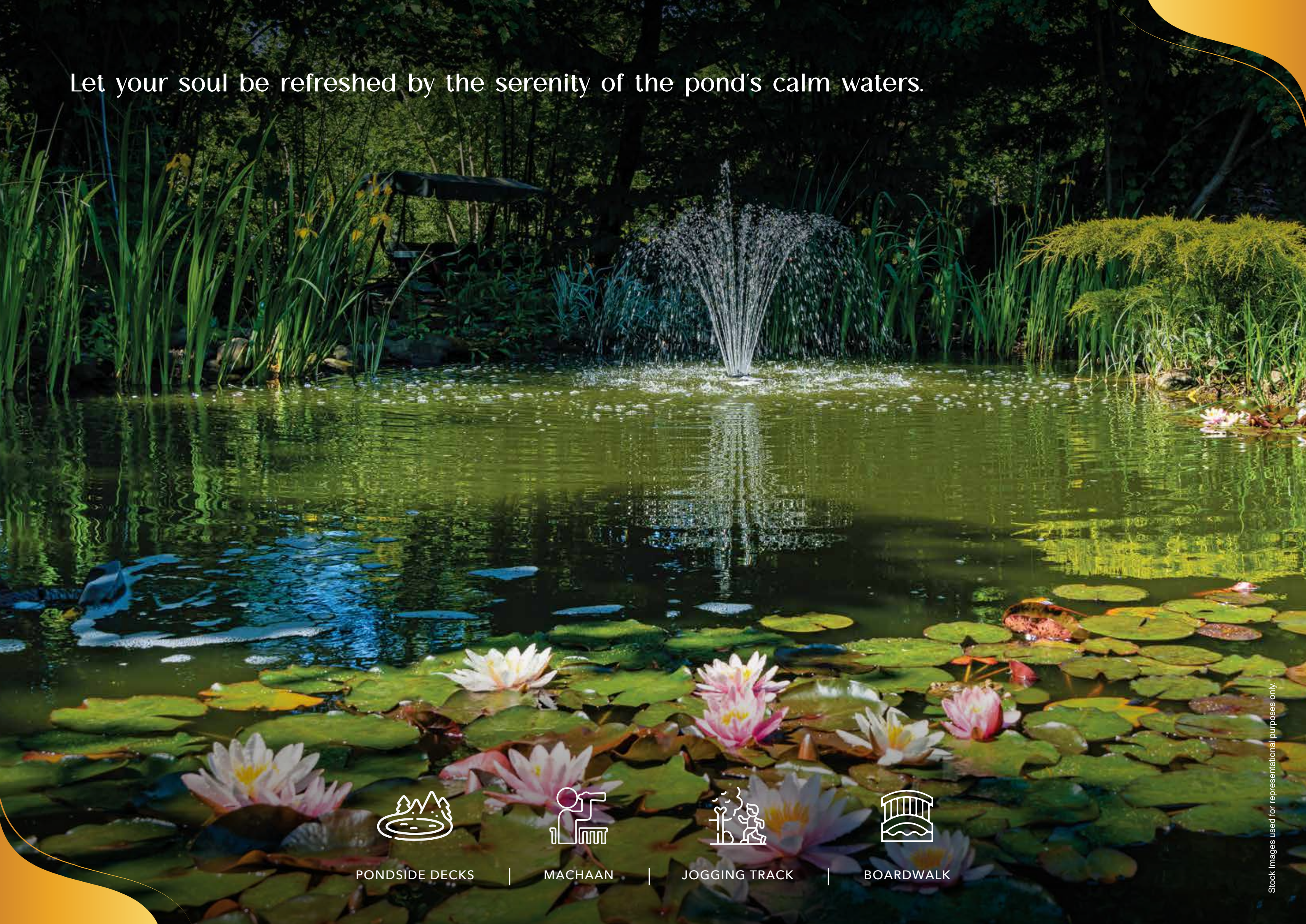


BBQ DECK



STAR GAZING AREA

Let your soul be refreshed by the serenity of the pond's calm waters.



PONDSIDE DECKS



MACHAAN



JOGGING TRACK



BOARDWALK

A serene pond scene with a pink lotus flower in the foreground, surrounded by lily pads and ripples on the water. The water is a deep blue color, and the overall atmosphere is calm and peaceful.

There's more to life by the calm waters.



Dive into tranquility as the calm waters refresh your senses.



INFINITY EDGE  
SWIMMING POOL



KIDS' POOL



INDOOR POOL: TEMPERATURE  
CONTROLLED



JACUZZI BY THE POOL

Let your little ones run free, surrounded by serenity and joy.



BOX CRICKET PITCH



MINI BASKETBALL ZONE

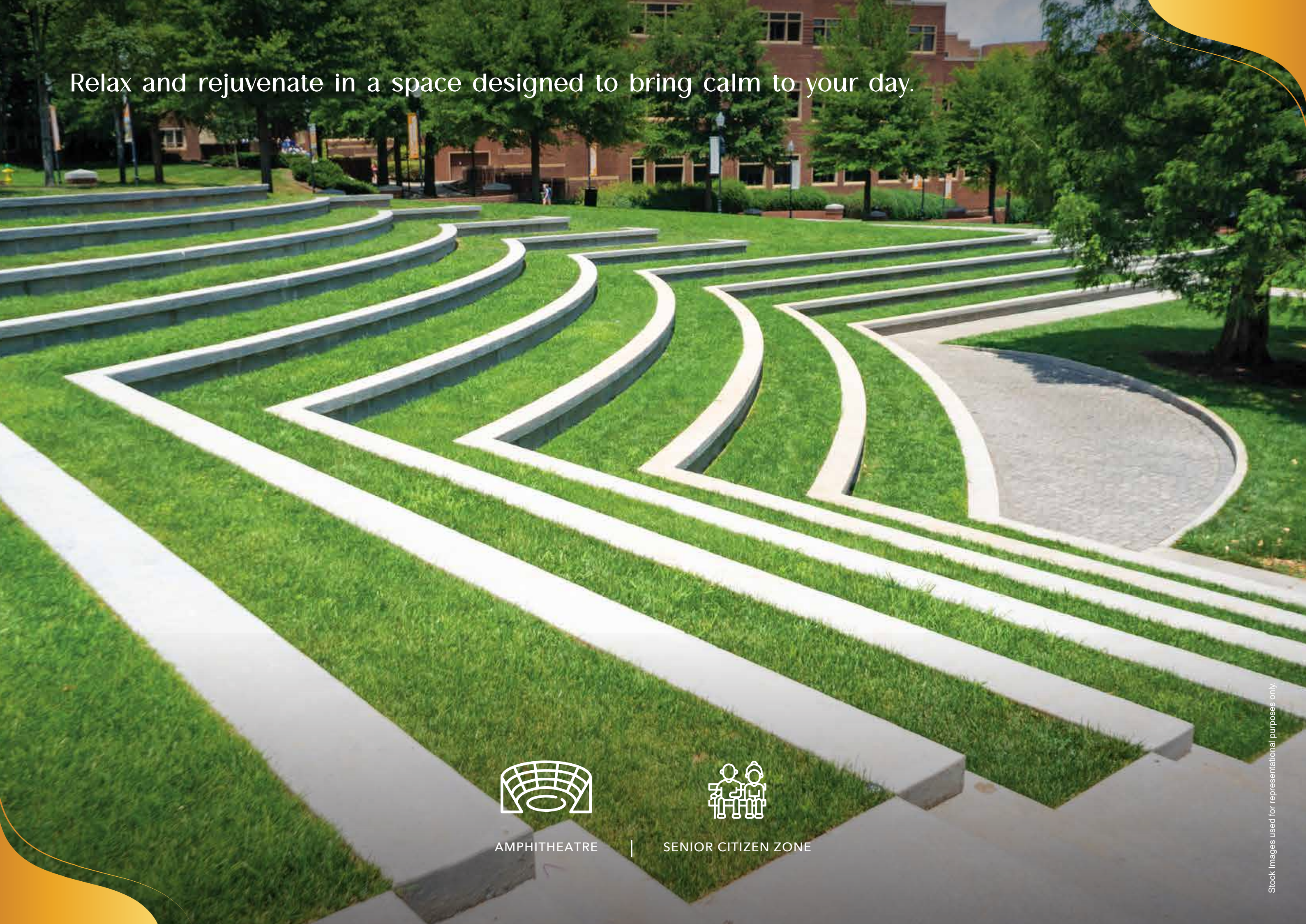


PADDLE TENNIS COURT



OUTDOOR GYM

Relax and rejuvenate in a space designed to bring calm to your day.



AMPHITHEATRE

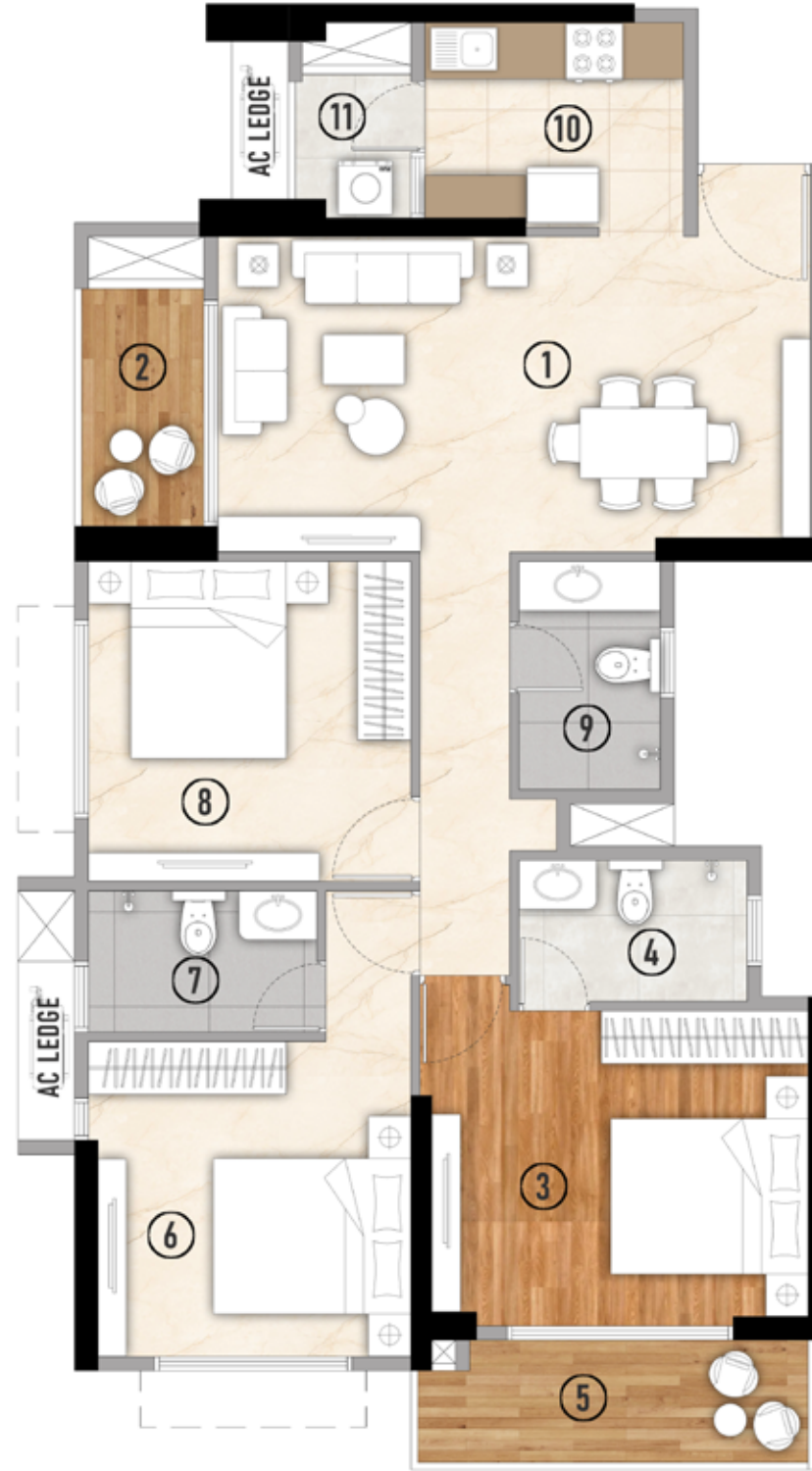


SENIOR CITIZEN ZONE

# UNIT PLANS

# Unit Plan

Type-3BHK-R



LEGEND	IN FT	IN MTS
LIVING/DINING	20'8" x 10'11" / 10'6"	6.3 X 3.3 / 3.2
DEN/BALCONY	8'1" x 4'6"	2.4 x 1.3
M.BEDROOM	13'6"/13'1" X 10'11"	4.1 / 4.0 X 3.3
M.TOILET	7'11" X 4'11"	2.4 X 1.5
BALCONY	13'10" x 4'6"	4.2 x 1.3
BEDROOM-2	11'2" / 11'0" X 11'0"	3.4/3.3 X 3.3
TOILET-2	7'11" X 4'11"	2.4 X 1.5
BEDROOM-3	11'3" X 11'1"	3.4 X 3.4
TOILET-3	4'10" X 7'11"	1.4 X 2.4
KITCHEN	9'0" X 7'1" / 6'1"	2.7 X 2.1 / 2.0
UTILITY	4'9" x 4'3"	1.4 x 1.3
PASSAGE	3'3" WIDE	1.0 WIDE

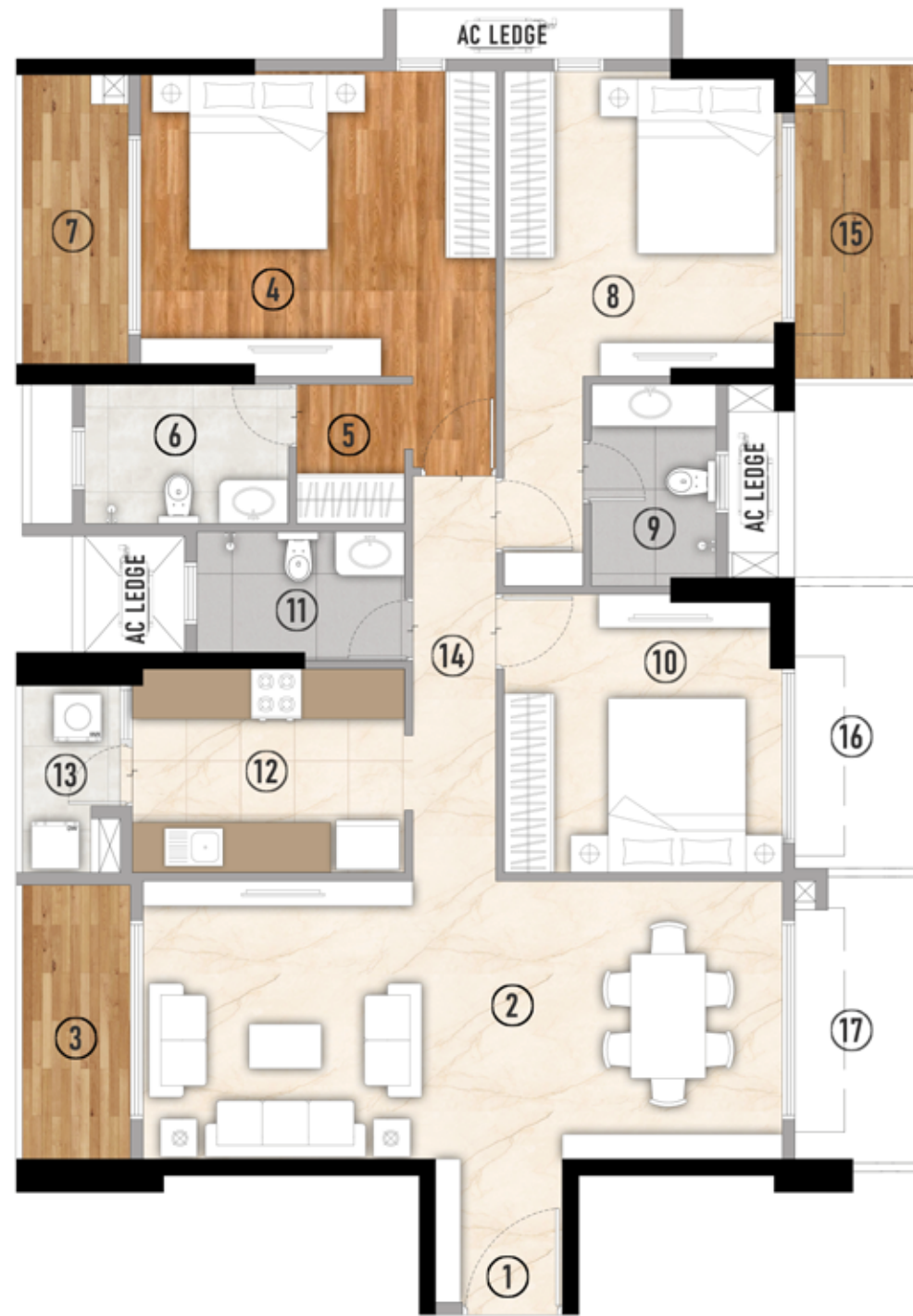
TYPE	RERA NET CARPET AREA		EXCLUSIVE AREA		TOTAL RERA AREA		SUPER BUILT-UP AREA	
	IN SQ. MTRS	IN SQ. FT.	BALCONY + UTILITY AREA		IN SQ. MTRS	IN SQ. FT.	IN SQ. MTRS	IN SQ. FT.
			IN SQ. MTRS	IN SQ. FT.				
3BKH - R	83.73	901.27	10.82	116.47	94.69	1019.24	140.24	1509.81

Note: ALL DIMENSIONS ARE IN METERS AND FEET- 1 SQ.M. = 10.764 SQ.FT.

The furniture accessories, paintings, items, electronics good additional fittings / fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of tiles etc. shown in the image are only indicative in nature and are only for the purpose of illustrating indicating a possible layout and do not form part of the standard specification. The Total Area is subject to variation cap up to three percent (3%) or as may be amended under the Act and/or Rules from time to time. The dimensions mentioned in the unit plan are from unfinished surface to unfinished surface.

# Unit Plan

Type-3BHK-L



LEGEND	IN FT	IN MTS
FOYER	5'0" x 5'8"	1.5 x 1.7
LIVING/DINING	25'3" x 11'0"	7.7 X 3.3
DEN/BALCONY	4'6" x 10'10"	1.3 X 3.3
M.BEDROOM	14'0" x 12'0"/11'4"	4.2 X 3.6/3.4
WD.	4'3" x 5'6"	1.3 X 1.6
M.TOILET	8'0" x 5'6"	2.4 X 1.6
BALCONY	4'5" x 11'5"	1.3 X 3.4
BEDROOM-2	10'8"/12'0" x 11'4"	3.3/3.2 X 3.6
TOILET-2	4'11" x 7'11"/ 7'8"	1.5 x 2.4
BEDROOM-3	11'0" x 11'0"/10'8"	3.3 X 3.3/3.2
TOILET-3	8'2" x 5'1"/4'9"	2.5 X 1.5
KITCHEN	10'9" x 8'0"	3.2 X 2.4
UTILITY	4'1" x 7'5"	1.2 X 2.25
PASSAGE	3'3" WIDE	1.0 WIDE
TRIPLE HEIGHT BALCONY - A		
TRIPLE HEIGHT BALCONY - B		
TRIPLE HEIGHT BALCONY - C		

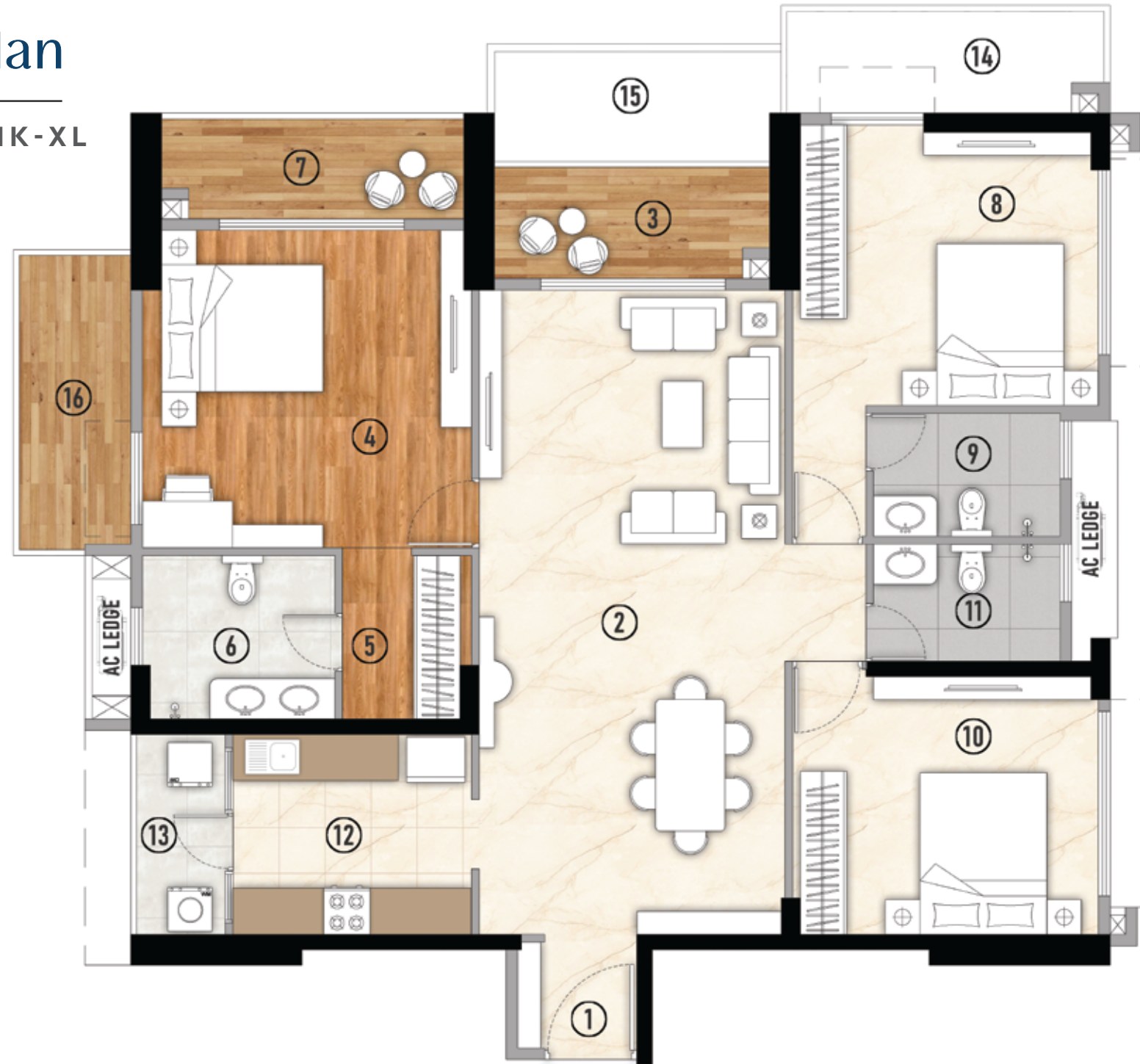
FLAT	FLOORS	TYPE	RERA NET CARPET AREA		EXCLUSIVE AREA				TOTAL RERA AREA		SUPER BUILT-UP AREA	
			IN SQ. MTRS	IN SQ. FT.	BALCONY + UTILITY AREA		TRIPLE HEIGHT BALCONY AREA		IN SQ. MTRS	IN SQ. FT.	IN SQ. MTRS	IN SQ. FT.
					IN SQ. MTRS	IN SQ. FT.	IN SQ. MTRS	IN SQ. FT.				
A	3,6,9,12,15,18	3BHK - L	100.35	1080.17	11.6	124.86	5.96	64.15	117.91	1269.17	174.54	1878.75
B	4,7,10,13,16,19	3BHK - L	100.35	1080.17	11.6	124.86	5.69	61.24	117.64	1266.26	174.04	1873.43
C	5,8,11,14,17,20	3BHK - L	100.35	1080.17	11.6	124.86	5.44	58.55	117.39	1263.57	173.75	1870.19

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# Unit Plan

## Type-3BHK-XL



LEGEND	IN FT	IN MTS
FOYER	5'1" x 4'6"	1.5 X 1.3
LIVING/DINING	13'0" x 27'6"	3.9 X 8.3
BALCONY	11'9" x 4'9"	3.5 X 1.4
M.BEDROOM	14'0" x 13'6"	4.2 X 4.1
WD.	5'6" x 7'0"	1.6 X 2.1
M.TOILET	8'2" x 7'0"	2.5 X 2.1
M.BALCONY	12'11" x 4'3"	3.9 X 1.3
BEDROOM-2	13'0" / 12'9" x 11'8"	3.9 / 3.8 X 3.6
TOILET-2	7'11" x 5'3"	2.4 X 1.6
BEDROOM-3	13'0" x 11'0"	3.9 X 3.3
TOILET-3	7'11" x 5'0"	2.4 X 1.5
KITCHEN	10'2" x 8'6"	3.1 X 2.6
UTILITY	8'6" x 4'0"	2.6 X 1.2
TRIPLE HEIGHT BALCONY - A		
TRIPLE HEIGHT BALCONY - B		
TRIPLE HEIGHT BALCONY - C		

FLAT	FLOORS	TYPE	RERA NET CARPET AREA		RERA NET CARPET AREA				TOTAL RERA AREA		SUPER BUILT-UP AREA	
					BALCONY + UTILITY AREA		TRIPLE HEIGHT BALCONY AREA					
			IN SQ. MTRS	IN SQ. FT.	IN SQ. MTRS	IN SQ. FT.	IN SQ. MTRS	IN SQ. FT.	IN SQ. MTRS	IN SQ. FT.	IN SQ. MTRS	IN SQ. FT.
A	3,6,9,12,15,18	3BHK - XL	110.84	1193.08	13.76	148.11	5.79	62.32	130.39	1403.52	193.73	2085.26
B	4,7,10,13,16,19	3BHK - XL	110.84	1193.08	8.45	90.96	11.06	119.05	130.35	1403.09	193.49	2082.70
C	5,8,11,14,17,20	3BHK - XL	110.84	1193.08	13.76	148.11	5.97	64.26	130.57	1405.46	194.01	2088.33

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# Unit Plan

## Type-4BHK-L



LEGEND	IN FT	IN MTS
FOYER	12'7" x 5'0"	3.8 X 1.5
LIVING/DINING	15'8" x 18'10"	4.7 X 5.7
DEN/FORMAL	10'10" x 10'10"	3.3 X 3.3
DEN/BALCONY	9'11" x 4'6"	3.0 x 1.3
M.BEDROOM	14'11" x 11'11" / 11'7"	4.5 X 3.6 / 3.5
WD.	4'11" x 6'11"	1.5 X 2.1
M.TOILET	8'6" x 6'11"	2.6 X 2.1
BALCONY	4'5" Wide	1.3 Wide
BEDROOM-2	11'3"/10'11" x 13'5"/13'1"	3.4 / 3.3 X 4.1 / 4.0
TOILET-2	7'11" / 7'7" x 4'11"	2.4 / 2.3 X 1.5
BEDROOM-3	12'2" x 10'11"	3.7 X 3.3
TOILET-3	9'4" x 5'0" / 4'8"	2.8 X 1.5 / 1.4
BEDROOM-4	11'3" x 10'11"	3.4 X 3.3
TOILET-4	8'0" x 4'11"	2.4 X 1.5
KITCHEN	10'6" x 8'2"	3.2 X 2.5
UTILITY	4'6" Wide	1.3 Wide
PASSAGE	3'3" Wide	1.0 Wide
TRIPLE HEIGHT BALCONY - A		
TRIPLE HEIGHT BALCONY - B		
TRIPLE HEIGHT BALCONY - C		

FLAT	FLOORS	TYPE	RERA NET CARPET AREA		EXCLUSIVE AREA				TOTAL RERA AREA		SUPER BUILT-UP AREA	
			IN SQ. MTRS	IN SQ. FT.	BALCONY + UTILITY AREA		TRIPLE HEIGHT BALCONY AREA		IN SQ. MTRS	IN SQ. FT.	IN SQ. MTRS	IN SQ. FT.
					IN SQ. MTRS	IN SQ. FT.	IN SQ. MTRS	IN SQ. FT.				
A	3,6,9,12,15,18	4BHK - L	141.8	1526.34	6.78	72.98	10.42	112.16	159	1711.48	234.38	2522.82
B	4,7,10,13,16,19	4BHK - L	141.8	1526.34	6.92	74.49	9.75	104.95	158.47	1705.77	233.56	2514.09
C	5,8,11,14,17,20	4BHK - L	141.8	1526.34	11.06	119.05	5.46	58.77	158.32	1704.16	233.90	2517.98

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# Unit Plan

## Type-4BHK-XL



LEGEND	IN FT	IN MTS
FOYER	5'0" x 4'9"	1.5 X 1.5
LIVING/DINING	26'3" x 15'0"	7.9 X 4.5
DEN/FORMAL	11'1" / 10'7" x 11'4"	3.5 / 3.2 X 3.4
DEN/BALCONY	10'3" x 4'6"	3.1 x 1.3
M.BEDROOM	17'10" x 11'8"	3.9 / 3.9 X 5.2
WD.	5'0" x 6'11"	2.1 X 1.5
M.TOILET	8'1" x 6'11"	2.1 X 2.4
BALCONY	10'9" x 4'6"	3.2 x 1.3
BEDROOM-2	14'9" x 11'6"	4.5 X 3.5
TOILET-2	5'0" x 8'0"	1.5 X 2.4
BEDROOM-3	11'0" x 12'0"	3.3 X 3.6
WD.	5'1" x 4'0"	1.5 X 1.2
TOILET-3	5'1" x 8'0"	1.5 X 2.4
BEDROOM-4	11'0" x 11'6"	3.3 X 3.5
TOILET-4	5'1" x 8'0"	1.5 X 2.4
KITCHEN	8'0" x 11'0"	2.4 X 3.3
UTILITY	10'10" x 4'0"	3.3 x 1.2
PASSAGE	3'3" Wide	1.0 Wide
S.ROOM	6'3" x 8'3"	1.9 X 2.5
W.C	3'4" x 5'0"	1.0 X 1.5
TRIPLE HEIGHT BALCONY - A		
TRIPLE HEIGHT BALCONY - B		
TRIPLE HEIGHT BALCONY - C		

FLAT	FLOORS	TYPE	RERA NET CARPET AREA		EXCLUSIVE AREA				TOTAL RERA AREA		SUPER BUILT-UP AREA	
			IN SQ. MTRS	IN SQ. FT.	BALCONY + UTILITY AREA		TRIPLE HEIGHT BALCONY AREA		IN SQ. MTRS	IN SQ. FT.	IN SQ. MTRS	IN SQ. FT.
					IN SQ. MTRS	IN SQ. FT.	IN SQ. MTRS	IN SQ. FT.				
A	3,6,9,12,15,18	4BHK - XL	160.66	1729.34	12.57	135.3	6.08	65.45	179.21	1918.25	265.95	2862.69
B	4,7,10,13,16,19	4BHK - XL	160.66	1729.34	12.57	135.3	5.67	61.03	179.30	1929.99	265.67	2859.62
C	5,8,11,14,17,20	4BHK - XL	160.66	1729.34	12.57	135.3	5.99	64.48	178.89	1925.57	265.68	2859.78

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# Unit Configuration

TYPOLOGY	TOTAL RERA AREA (SQ.M.)	SUPER BUILT-UP AREA (SQ.M.)	TOTAL RERA AREA (SQ.FT.)	SUPER BUILT-UP AREA (SQ.FT.)
3 BHK - R	94	140	1008	1507
3 BHK - L	117	174	1259	1871
3 BHK - XL	129	194	1386	2087
4 BHK - L	154	230	1659	2476
4 BHK - XL	178	266	1915	2859

# Payment Plan

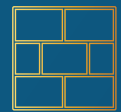
MILESTONE	DUE %
Booking Amount	6.00%
Within 30 Days of Booking	3.90%
Upon Execution of Registration	10.10%
On Commencement of Piling	5.00%
On Completion of Piling	5.00%
On Completion of Foundation	7.50%
On Completion of 3rd Floor Slab	7.50%
On Completion of 6th Floor Slab	5.00%
On Completion of 9th Floor Slab	5.00%
On Completion of 12th Floor Slab	5.00%
On Completion of 15th Floor Slab	5.00%
On Completion of Top Floor Slab	5.00%
On Completion of Internal Blockwork of the Unit	10.00%
On Completion of Internal Flooring of the Unit	10.00%
On Application of OC	5.00%
On Notice of Possession	5.00%

# Specifications



## Structure

RCC Frame Structure with  
RCC wall and Blockwork



## Flooring

Living/Dining  
Imported Marble

Master Bedroom  
Laminated Wooden Flooring

Other Bedrooms  
Imported Marble

Toilets- Floor  
Anti-Skid Vitrified Tiles

Toilets- Dado  
Vitrified Tiles

Kitchen Floor  
Vitrified Tiles

Kitchen Dado  
Vitrified Tiles

Utility  
Anti-Skid Vitrified Tiles

Balconies  
Anti-Skid Vitrified Tiles



## Doors

Main Door  
Prehung door/Modular door

Internal Door  
Prehung door/Modular door

Toilet Door  
Prehung door/Modular door



## Wall and Ceiling Finish

Putty with Primer



## Painting

External Paint - Towers  
Exterior Texture Paint

Parking Area  
White Wash/Cement Based Paint



## Railing

For Living Room Balcony  
Glass Railing

For Utility and Stair Case  
Utility - Glass Railing, Staircase - MS Railing



## Windows

All Windows  
Double Glazed Windows with UPVC Frame



## MEP

AC Points provision  
All Bed Room + Living room



## Sanitary Fittings & Fixtures

Kitchen & Utility  
Single bowl stainless steel kitchen sink and one sink cock.  
Angular Stop Cock at Utility

Kitchen Counter  
Quartz/Granite equivalent counter top

Toilet  
Wall hung WC, Health Faucet, Angular Stop Cock,  
Concealed Cistern



## Lift

Automatic Lift



## Video Door Phone

Video Door phone for individual flat





**WEBSITE: RERA.WB.GOV.IN**  
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