



MAGNOLIA

B U N G A L O W S

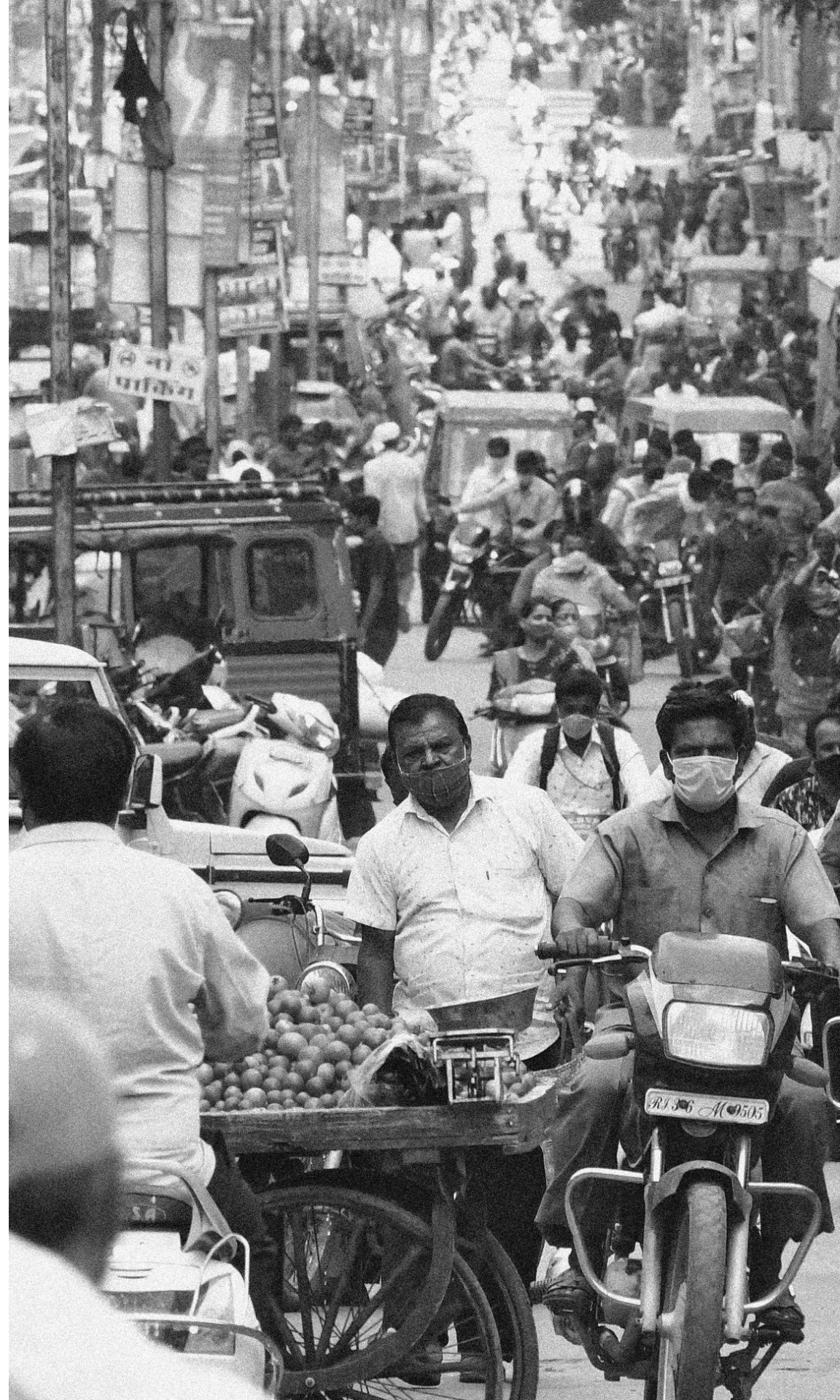
an abode
to heal your



DEVELOPED BY
SHRACHI
Dreamer. Doer.

BARDHAMAN

Bardhaman, a city of history, is a nostalgic reminder of our heritage and culture with a promising future, expanding to its full potential. But have we somewhere quit prioritizing the serenity of nature as we live and thrive on development?



CHANGE THE PICTURE

Leave the crowd behind and live a life nurtured by nature. Nestled amongst acres of greens of *Renaissance Township*, welcome a life set amidst the serenity of nature yet at the heart of the city, at *Magnolia Bungalows*. Let the city noise fall into calming greetings of birds' cuckoo inside the gates of Renaissance Township with an abode to heal your

MIND - BODY - SOUL





MAGNOLTA
01

ARTIST'S IMPRESSION

AN ADDRESS THAT
YOUR LIFESTYLE
DESERVES



Imagine a life nestled amongst the greens with urban living. Seems like a distant vision? But with the introduction of three new premium categories of row bungalows, ***Magnolia*** at ***Renaissance Township*** bestows the best of both worlds.

Enveloped in the tranquility of nature and luxury amenities, ***Magnolia Bungalows*** are the new address of premium lifestyle at Bardhaman.





MAGNOLIA
02



MAGNOLIA
03

Expanding over 3 Kathas of land, these duplex and triplex bungalows portray the epitome of luxury Bardhaman has ever witnessed.

With ***Magnolia***, live an integrated lifestyle in an integrated township surrounded by amenities and features, making your lifestyle convenient, comfortable and magnificent.



Renaissance[®]

Township
নতুন বর্ধমান





MAGNOLIA

LEGEND

1. Entry/Exit-1, 2 & 3
4. Sinclairs Club
18. Shemford Futuristic School
19. Narayana School
20. BIMS Hospital
21. Briddhi Shopping Complex

ELEMENTS TO
NURTURE THE
Mind





Renaissance Township provides an exceptional learning experience with a harmonious blend of classroom learning and growing up among nature. It opens a vast world of curiosity to young minds and encourages them to explore and learn about the world around them.

- Narayana School
- Shemford Futuristic School

REPRESENTATIVE IMAGE USED





ELEMENTS TO
NOURISH YOUR
Body

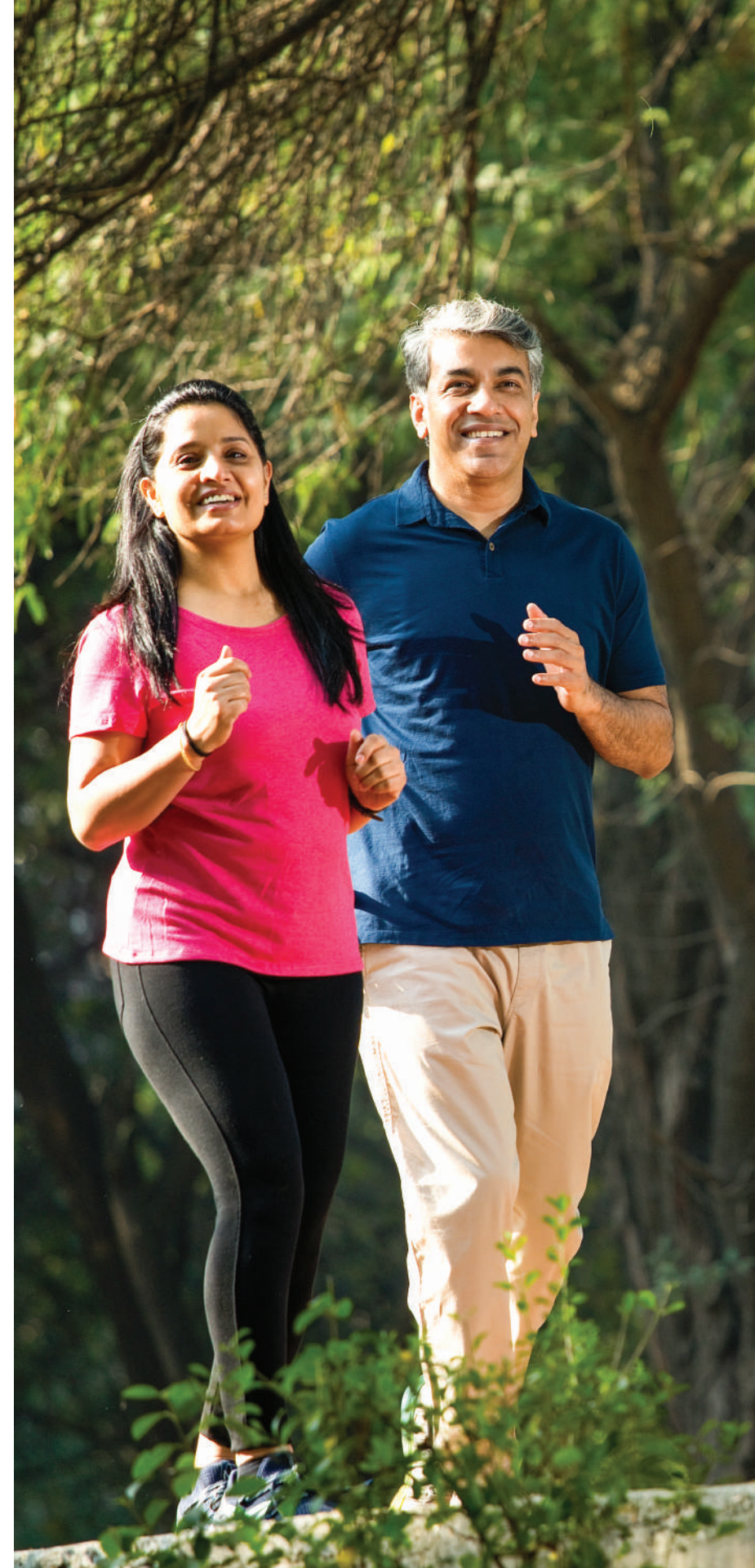


Ever heard of a home that takes care of your health? Magnolia Bungalows does the same!

With ***Renaissance Township's*** host of features and amenities to keep you fit and healthy you won't have to step out of the boundaries of this integrated township to keep your health in check.

- BIMS Hospital
- Cancer Hospital
- Jogging Track
- Aerobics & Yoga Centre
- Swimming Pool

REPRESENTATIVE IMAGE USED





ELEMENTS TO
HEAL YOUR
Soul



Walk barefoot in the dewy grass, watch the sunrise, feel the warmth of the sunshine on your skin, connect with nature and heal your soul from within. Renaissance Township spread across sprawling acres of land provides ample fresh air and expansive greens that soothes you after a tiring day at work. Find your inner peace as you recharge yourself in your own abode.

- Central Green
- Landscaped Garden
- Expansive Views

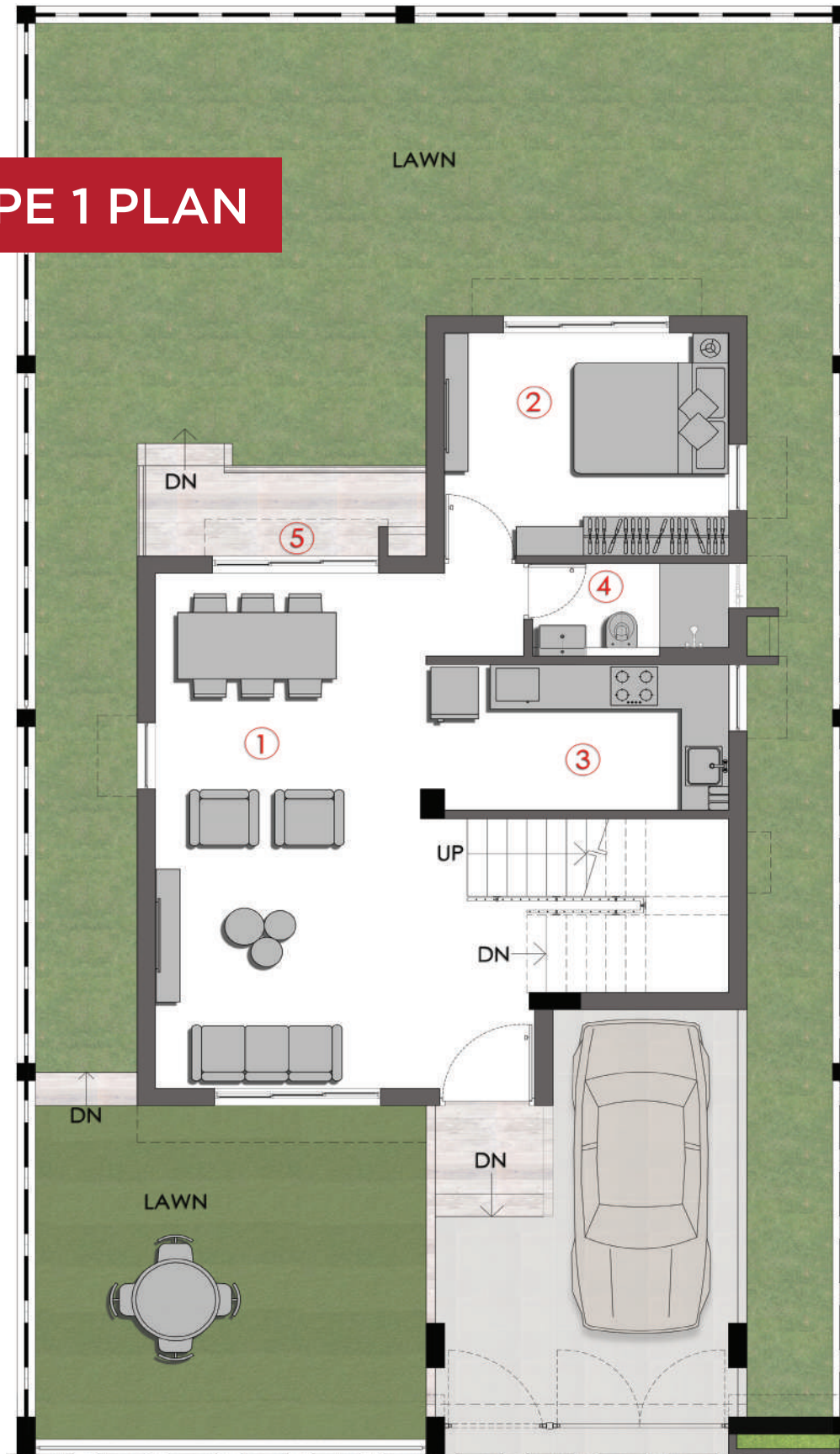






MASTER PLAN

TYPE 1 PLAN



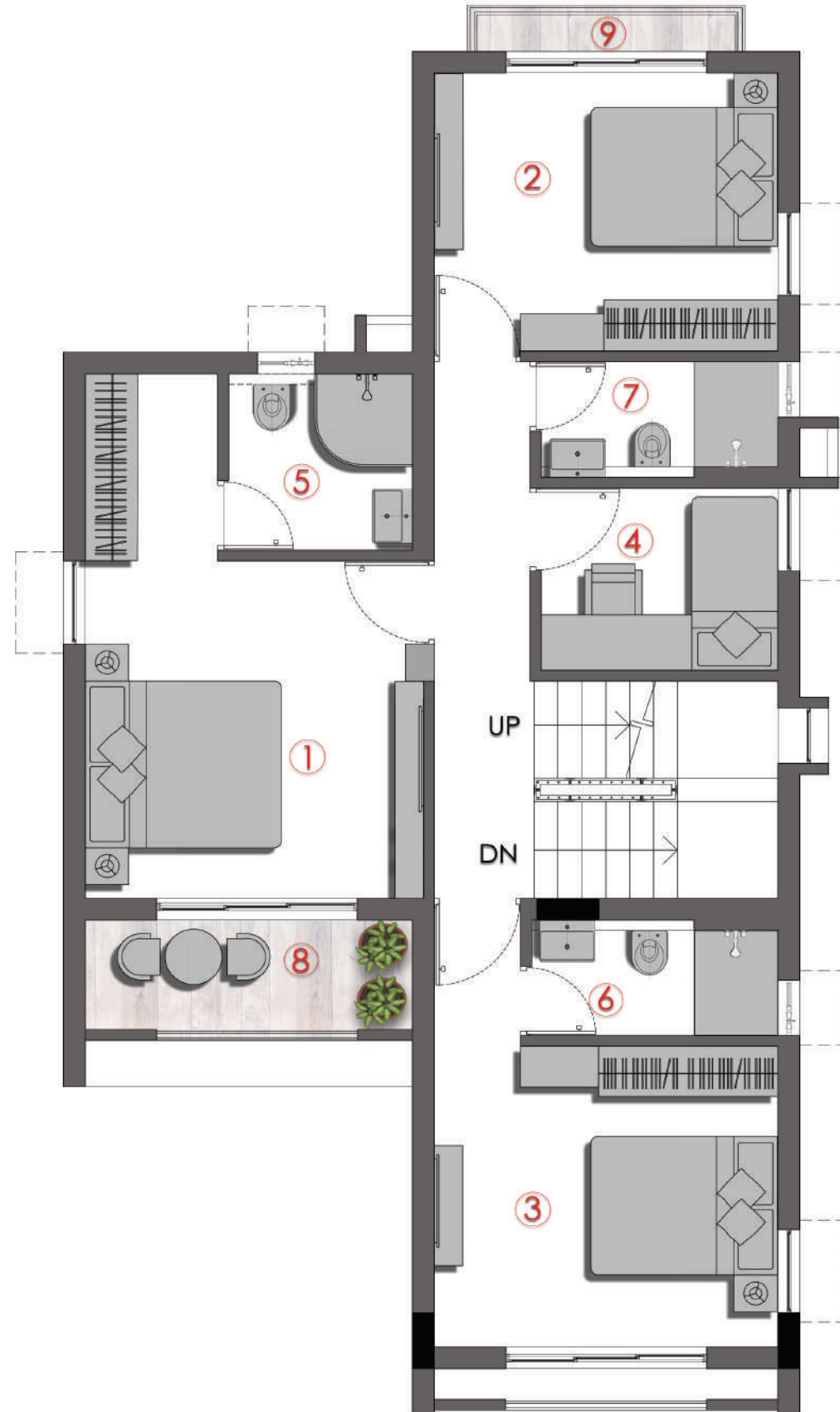
LEGEND

GROUND FLOOR

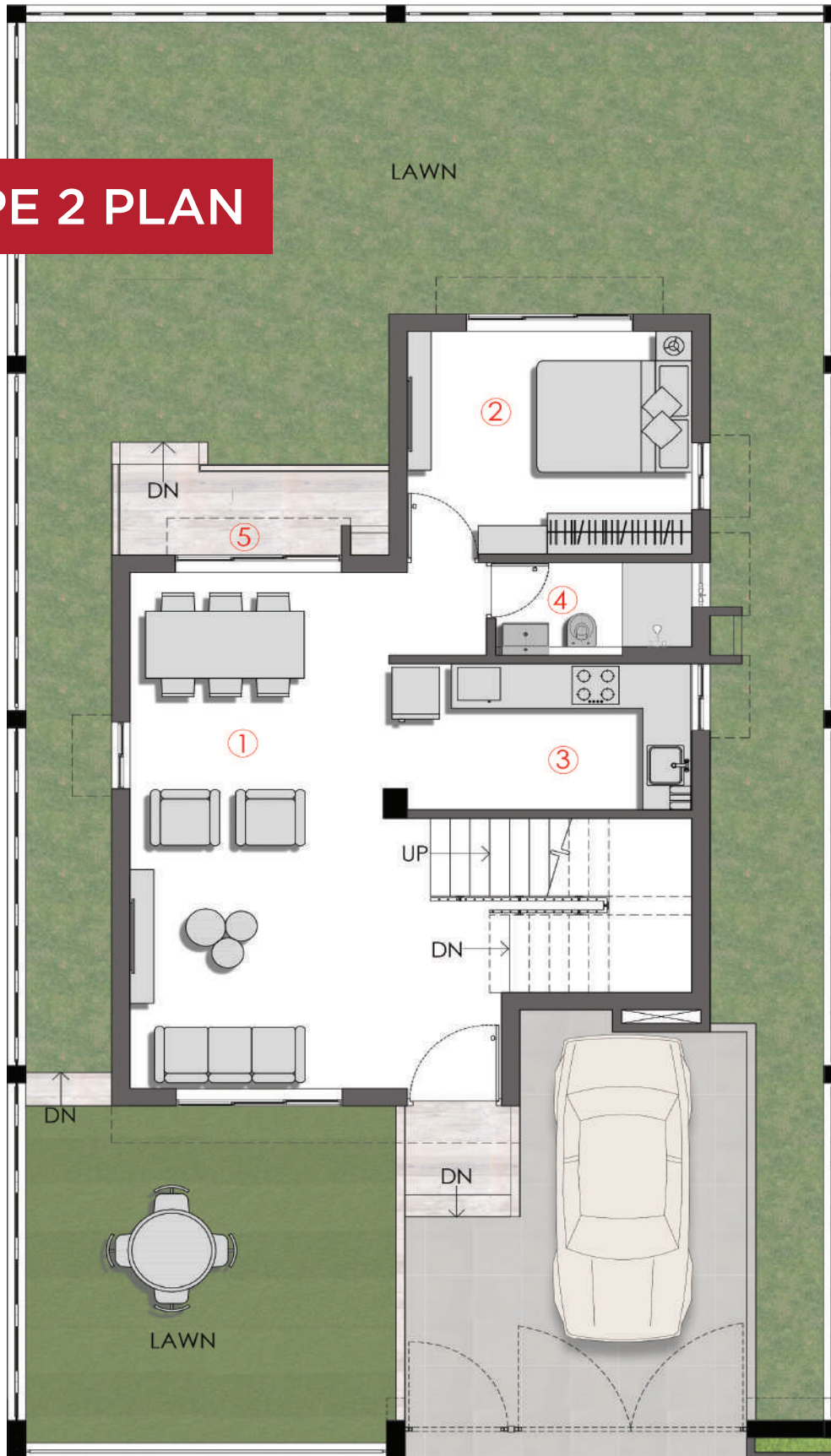
SL.NO.	ROOM NAME	SIZE
1	LIVING / DINING	11'3" X 22'10"
2	BEDROOM - 1	11'9" X 9'10"
3	KITCHEN	12'7" X 6'6"
4	C.TOILET-1	8'2" X 4'1"
5	OPEN DECK	4'0" WIDE

FIRST FLOOR

SL.NO.	ROOM NAME	SIZE
1	MASTER BEDROOM	11'7" X 12'0"
2	BEDROOM - 2	11'9" X 9'10"
3	BEDROOM - 3	11'9" X 10'8"
4	MULTI-PURPOSE ROOM	8'2" X 6'6"
5	A.TOILET-1	6'4" X 6'3"
6	A.TOILET-2	8'2" X 4'1"
7	C.TOILET-2	8'2" X 4'1"
8	BALCONY	4'3" WIDE
9	STANDING BALCONY	1'8" WIDE



TYPE 2 PLAN



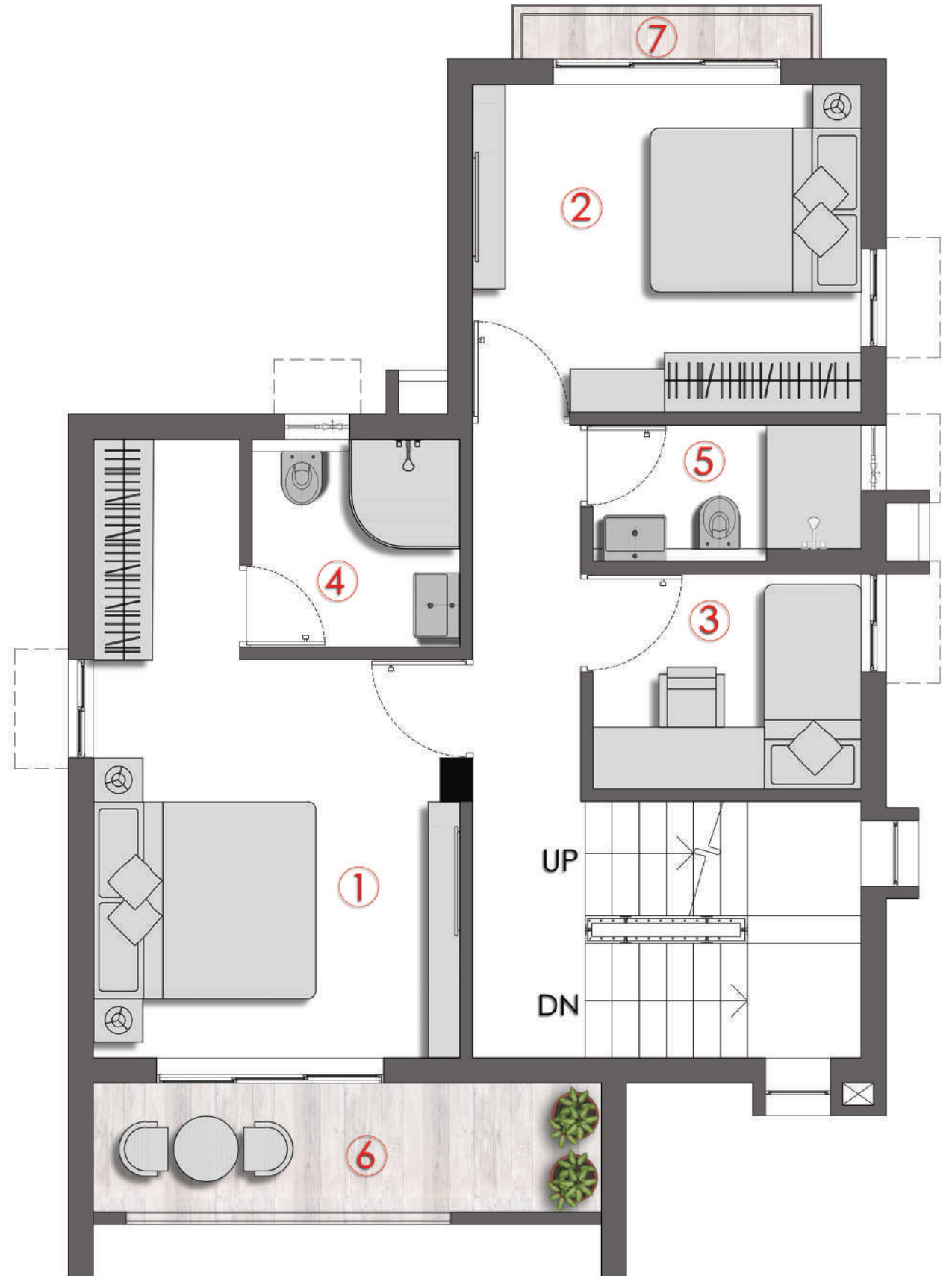
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GROUND FLOOR

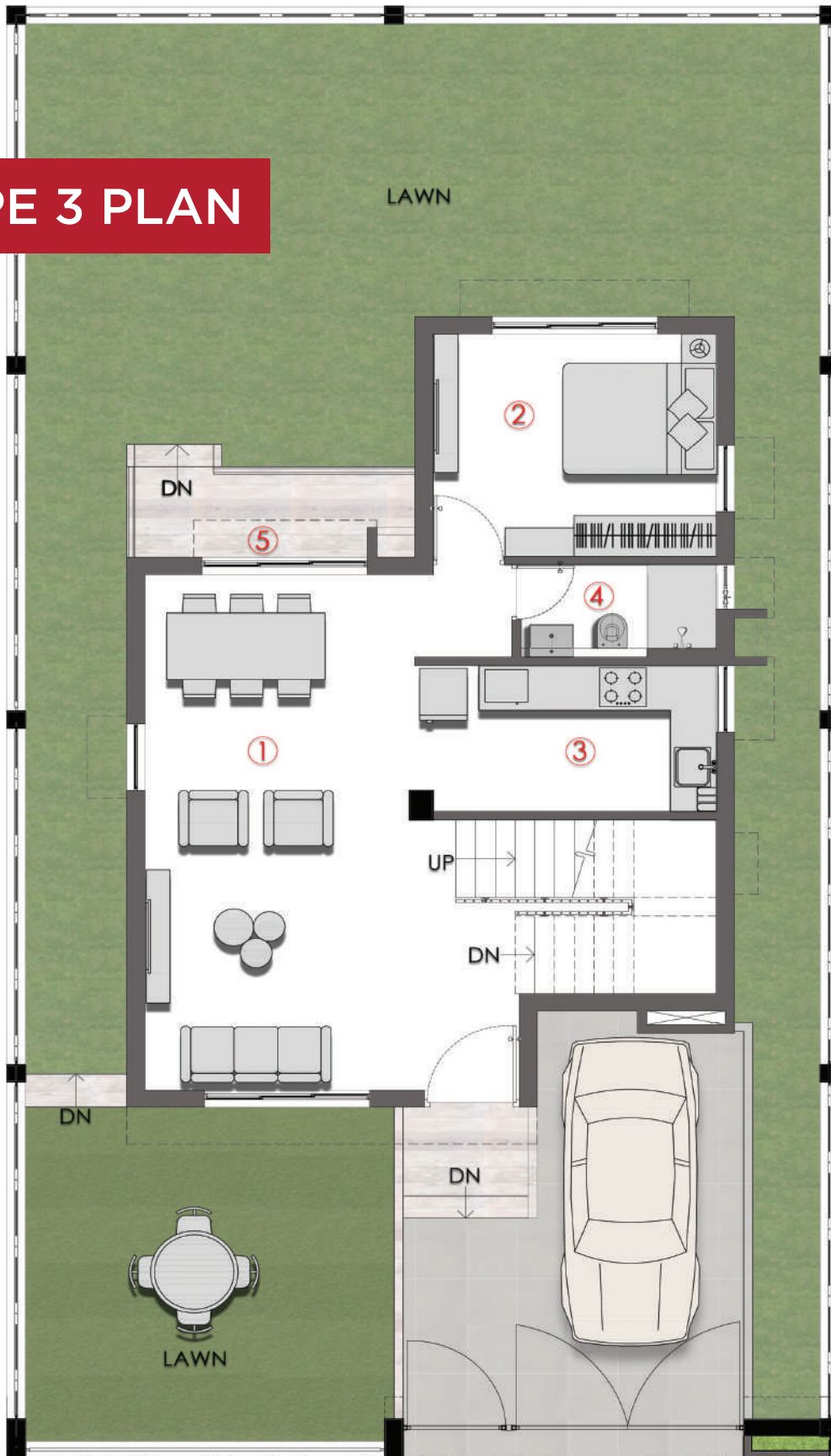
SL.NO.	ROOM NAME	SIZE
1	LIVING / DINING	10'9" X 22'10"
2	BEDROOM - 1	11'9" X 9'10"
3	KITCHEN	12'7" X 6'6"
4	C.TOILET-1	8'2" X 4'1"
5	OPEN DECK	4'0" WIDE

FIRST FLOOR

SL.NO.	ROOM NAME	SIZE
1	MASTER BEDROOM	11'1" X 12'0"
2	BEDROOM - 2	11'9" X 9'10"
3	MULTI-PURPOSE ROOM	8'2" X 6'6"
4	A.TOILET	6'4" X 6'3"
5	C.TOILET-2	8'2" X 4'1"
6	BALCONY	4'3" WIDE
7	STANDING BALCONY	1'8" WIDE



TYPE 3 PLAN



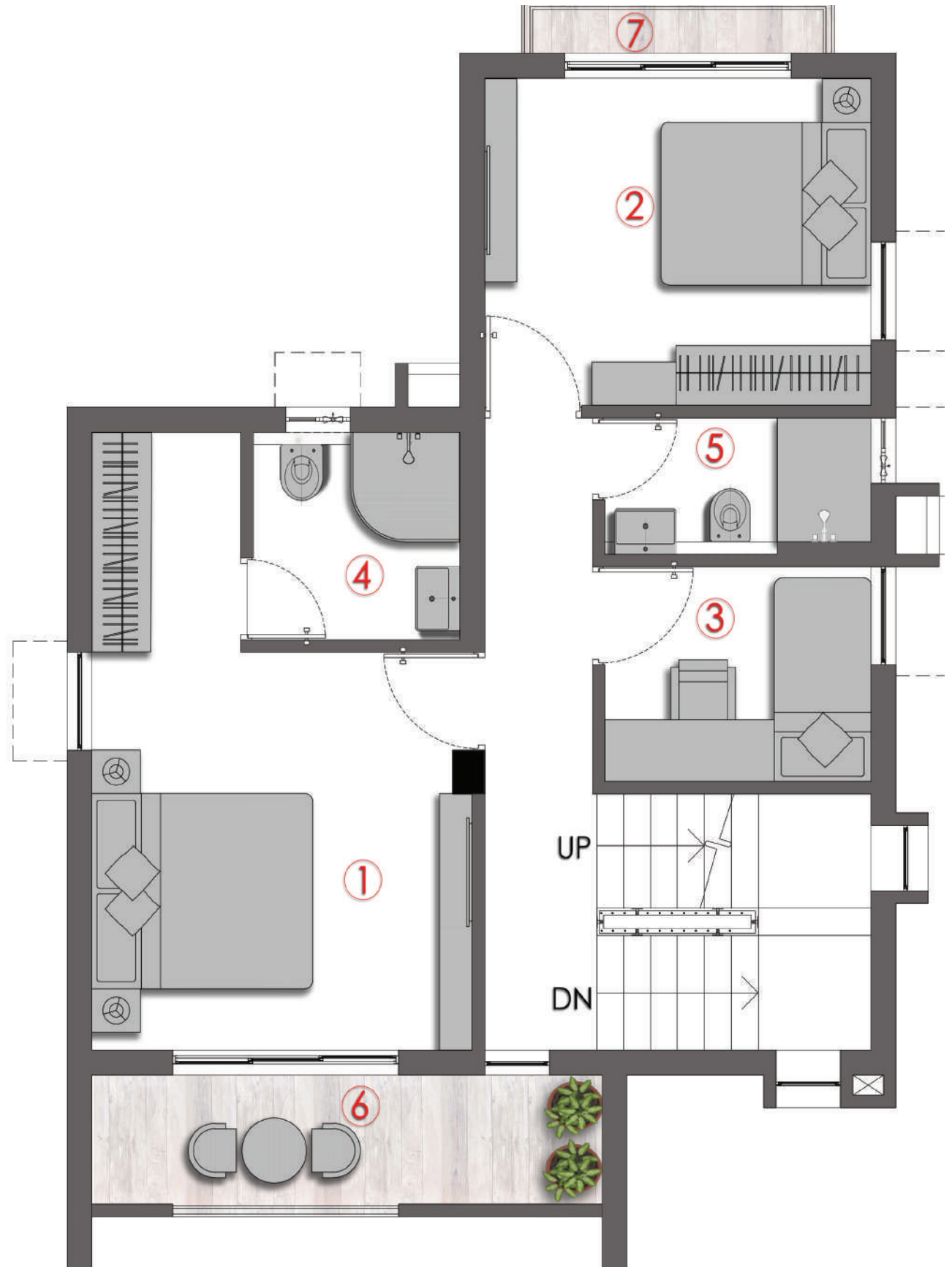
LEGEND

GROUND FLOOR

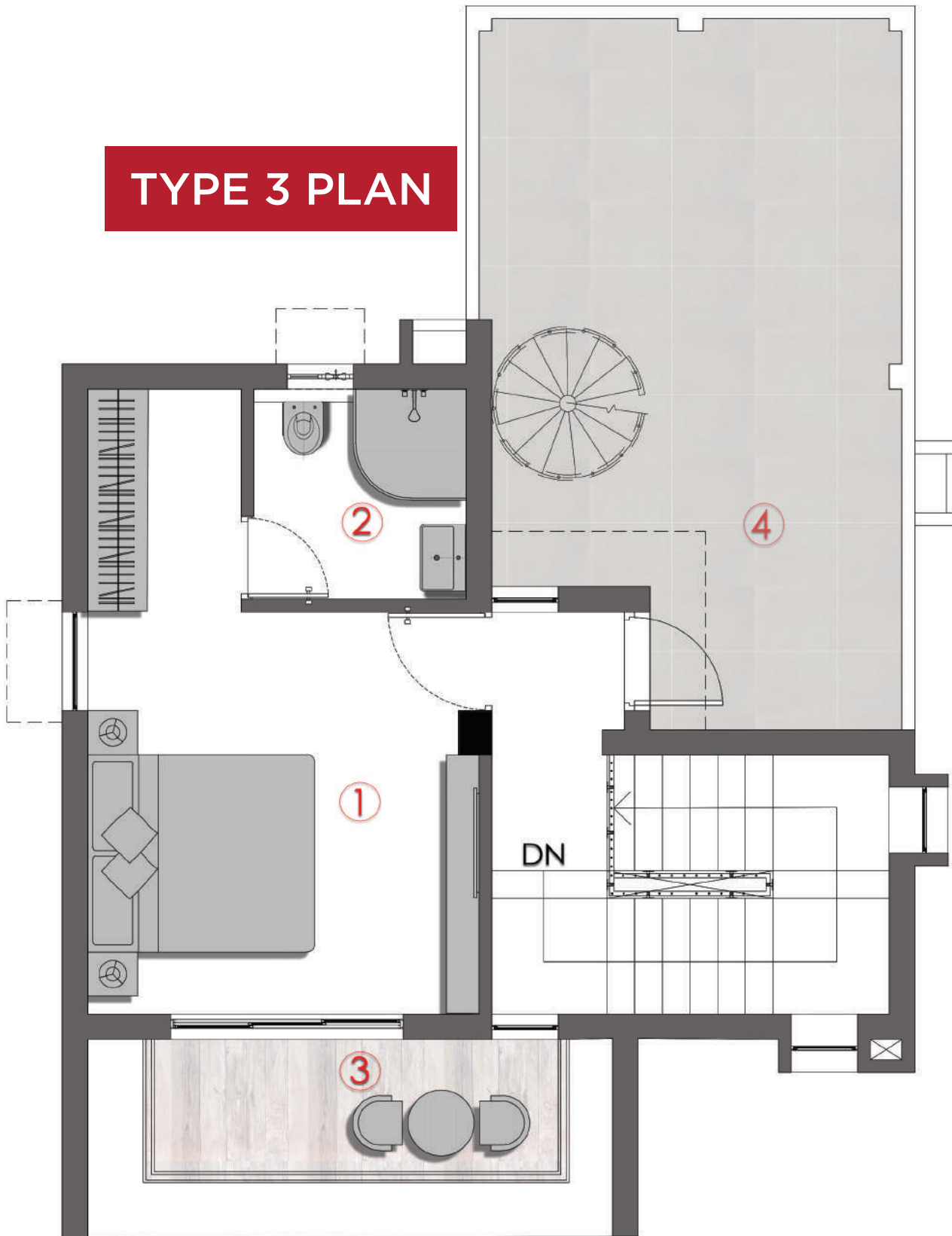
SL.NO.	ROOM NAME	SIZE
1	LIVING / DINING	11'3" X 22'11"
2	BEDROOM - 1	11'9" X 9'10"
3	KITCHEN	12'7" X 6'6"
4	C.TOILET-1	8'2" X 4'1"
5	OPEN DECK	4'0" WIDE

FIRST FLOOR

SL.NO.	ROOM NAME	SIZE
1	MASTER BEDROOM	11'7" X 12'0"
2	BEDROOM - 2	11'9" X 9'10"
3	STUDY ROOM	8'2" X 6'6"
4	A.TOILET-1	6'4" X 6'3"
5	C.TOILET-2	8'2" X 4'1"
6	BALCONY	4'3" WIDE
7	STANDING BALCONY	1'8" WIDE



TYPE 3 PLAN



LEGEND

SECOND FLOOR PLAN

SL.NO.	ROOM NAME	SIZE
1	BEDROOM - 3	11'7" X 12'0"
2	A.TOILET-2	6'4" X 6'3"
3	BALCONY	4'3" WIDE
4	OPEN TERRACE	12'7" X 21'2"

BUNGALOW : 4 BHK (G+1) TYPE 1
LAND AREA = 3.00 K

	BUILT UP AREA (SQM.)	BUILT UP AREA (SFT.)	CARPET AREA (SQM.)	CARPET AREA (SFT.)	
Ground floor	67.16	723	58.92	634	Open deck area at ground floor = 48 sft.
First floor	84.34	908	69.74	751	Standing balcony = 15 sft.
Mumty	11.02	119	8.07	87	Balcony area = 43 sft.
Total	162.51	1749	136.72	1472	

ONE COVERED PARKING SPACE

BUNGALOW : 3 BHK (G+1) TYPE 2
LAND AREA = 3.00 K

	BUILT UP AREA (SQM.)	BUILT UP AREA (SFT.)	CARPET AREA (SQM.)	CARPET AREA (SFT.)	
Ground floor	66.14	712	57.94	624	Open deck area at ground floor = 46 sft.
First floor	65.77	708	51.50	554	Standing balcony = 15 sft.
Mumty	11.01	118	8.07	87	Balcony area = 60 sft.
Total	142.91	1538	117.50	1265	

ONE OPEN PARKING SPACE

BUNGALOW : 4 BHK (G+2) TYPE 3
LAND AREA = 3.00 K

	BUILT UP AREA (SQM.)	BUILT UP AREA (SFT.)	CARPET AREA (SQM.)	CARPET AREA (SFT.)	
Ground floor	67.12	722	58.88	634	Open deck area at ground floor = 48 sft.
First floor	66.75	718	52.35	563	Standing balcony = 15 sft.
Second floor	40.88	440	29.85	321	Balcony area = 100 sft.
Total	174.74	1881	141.07	1518	

ONE OPEN PARKING SPACE



SPECIFICATIONS

Structure RCC column frame structure

BEDROOMS

Floor Vitrified tiles

Walls Primer over putty

LIVING / DINING

Floor Vitrified tiles

Walls Primer over putty

KITCHEN

Floor Vitrified/Ceramic tiles

Walls Ceramic tiles up to 2 ft high above counter & rest area primer over putty

Counter Granite

Sink Stainless steel

BALCONY

Floor Vitrified/Ceramic tiles

DOOR & WINDOW

Main Door Laminated flush door
Polished Teak Veneer door

Internal Flush door

Window Powder coated aluminum

External finish Weather coat paint over plaster

ELECTRICAL

Switches Modular switches of reputed make

MCB MCB of reputed make

Wiring Concealed copper wiring

Telephone point Provision in living room and master bed room

TV point Provision in living room and master bed room

Electrical points Adequate provision for light and fan.
Extra points for charging bikes

AC points Provision in Living/dining & all bed rooms

TOILET

Floor Anti-skid ceramic tiles

Wall Glazed Ceramic tiles up to lintel height

Door Good quality door

WC Wall hung EWC with concealed cistern

Wash basin Good quality porcelain

Fittings Good quality CP fittings

Geyser Provision in all toilets

WELCOME TO RENAISSANCE TOWNSHIP

A life cocooned in peace and serenity that takes care
of every little detail and comfort.

Yes, that is Renaissance Township for you.



e Township





LIFE AT RENAISSANCE TOWNSHIP

Spread across sprawling 224 acres is a world in itself. Here, celebrate the colours of life and every occasion together with your neighbours, family and friends at Renaissance Township.

Be a part of a community that is welcoming and encouraging. Don't just live but grow at Renaissance Township among the warmth of like-minded people that nurtures and helps you grow to your full potential.







WHAT'S NEARBY

- 1 min from Uttara Bus Stand
- 10 mins away from Bardhaman Railway Station
- 45 mins from Durgapur
- 75 mins from Andal Airport
- 90 mins from Kolkata



Shemford Futuristic School

ACTUAL IMAGE



Narayana School

ACTUAL IMAGE



Briddhi Shopping Complex

ACTUAL IMAGE



Club Sinclairs

ACTUAL IMAGE



BIMS Hospital



Cancer Hospital

ARTIST'S IMPRESSION



Welcome Your Companion

Welcome your friend into the Shrachi residential projects & earn your referral prize

ABOUT SHRACHI GROUP

Shrachi Group has been one of the leading real estate developers in Eastern India. Over two decades, the group has built an impeccable reputation with their residential & commercial real estate projects. Some of their landmark projects are Urbana, South City Apartments & Mall, Synthesis Business Park, Home Town, Greenwood Sonata, Rosedale, Greenwood Nook, Junction Mall (Durgapur) and many more.



REALTY+ CONCLAVE & EXCELLENCE AWARDS 2019 EAST

Renaissance Township:
Integrated Township Project of the Year Non-Metro



CMO ASIA AWARD FOR EXCELLENCE IN REAL ESTATE 2019

Renaissance Township:
Integrated Township of the Year



REALTY+ CONCLAVE & EXCELLENCE AWARDS 2019 EAST

Renaissance Township:
Integrated Township Project of the Year Non-Metro



CREDAI REALTY PLUS 2018

Dakshinatya

Best Completed Budget
Housing Project



CREDAI REALTY AWARDS PARK 2015

Synthesis Business

Best Commercial project
(Above 1.5 lakh sq. ft)



CNBC AWAZ CRISIL – CREDAI REAL ESTATE AWARDS 2009

Block By Block

Best Commercial Property in
Eastern Region



DNA AWARD FOR BEST PROJECT OF THE YEAR

Renaissance Township:
Affordable Housing

ARCHITECT'S PROFILE



Beyond Architecture is a young Design Studio based in Kolkata, offering a one-stop solution for all your Architectural and Master planning needs, officially active since April 2012. BA's experienced and proactive team has the confidence to accept any challenge and achieve the best and most unique results. We have been trusted by our patrons to work on a variety of projects and typology which includes large-scale IT-Parks, Commercial Buildings,

Educational Buildings, Villas/ Bungalows, Interior Design, Landscape Design of Townships to Steel Plants, Retails, Residential Complexes, Mixed Use Developments, Master Planning for Integrated Townships. Karunamoy Kolay (B. Arch., MTRP) and Tannishtha Mukherjee (B. Arch., MTRP) are the Principals of Team BA, having 20 years of experience in the field of Architecture and Planning. Beyond Architecture has got its prestigious projects in Arunachal Pradesh, Chattisgarh, Goa, Haryana, Manipur, Nagaland, Odisha and West Bengal.



CORPORATE OFFICE

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Junction Kolkata - 700 107;
Contact: 033-4984 4984

SITE OFFICE

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NH 2, Burdwan, West Bengal - 713 102

CONTACT

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DISCLAIMER

Our projects are in alignment with RERA compliance and would be applying for RERA as soon as the portal is launched. We are empowered to change the plans and specifications subject to RERA law.