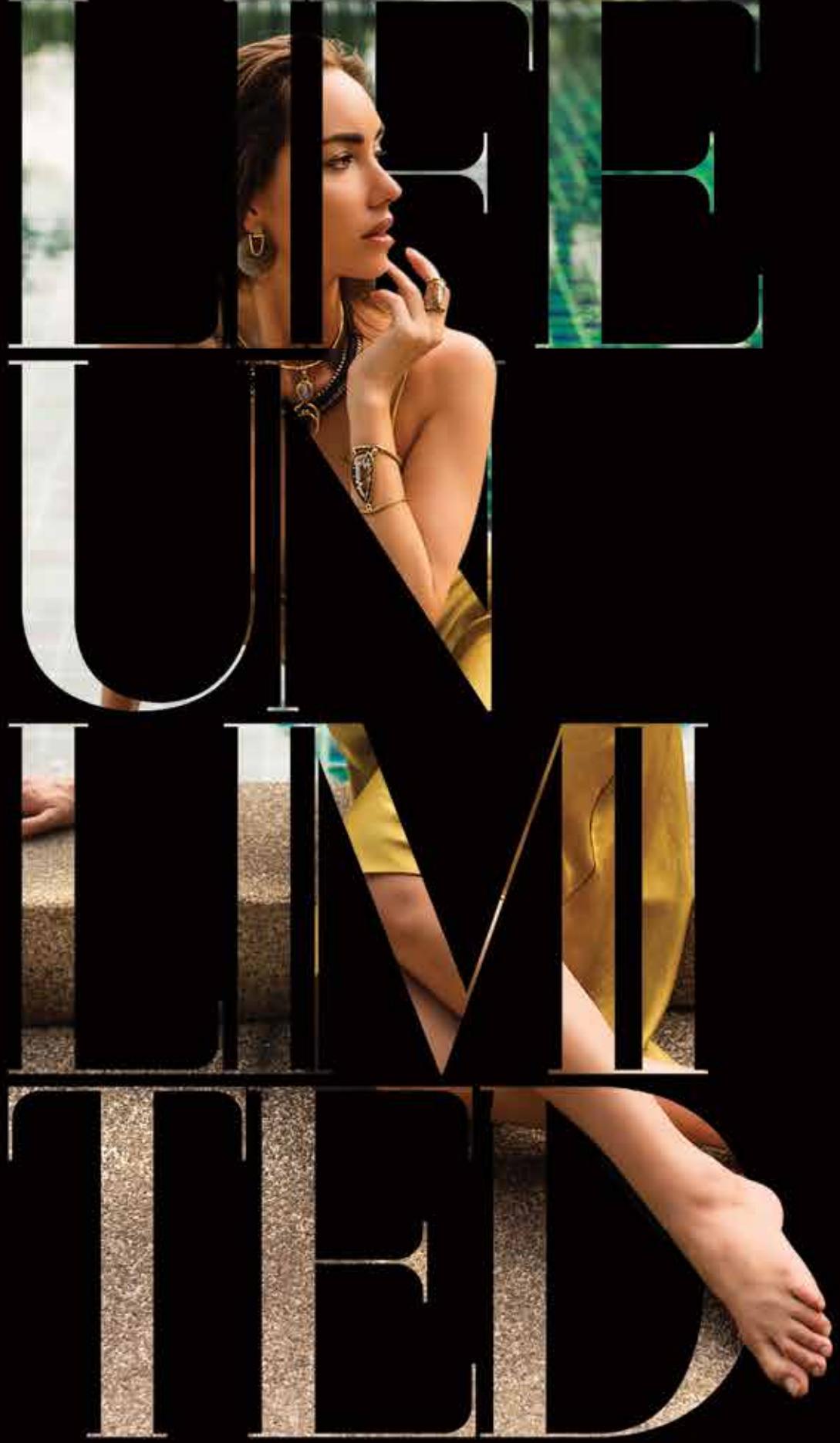


UN  
LIM  
TED



**PS** GROUP  
It's Familytime

Site: 17 & 18 Radhanath Chowdhury Road, Kolkata 700015

[psgroup.in](http://psgroup.in)



Arrive where

# NATURE IS BEYOND A VISIT



It is a way of life...  
It's your unparalleled address.  
A sanctuary where  
each element is curated  
to offer everything you wish for  
at your fingertips.  
A sanctuary where the  
essence of extraordinary living  
holds you in its gentle embrace.

A woman with dark hair is floating in a bathtub, her head above water. She is looking upwards. The water in the tub is dark and reflects the city skyline visible through the glass walls of the bathroom. The city lights are reflected in the water, creating a mirror image of the buildings.

# A KINGDOM OF CALM

A kingdom of choicest lifestyle.



Walk into the  
magnificent gates...  
Experience a world  
far removed  
from your imagination...  
Yet closer  
to your every desire

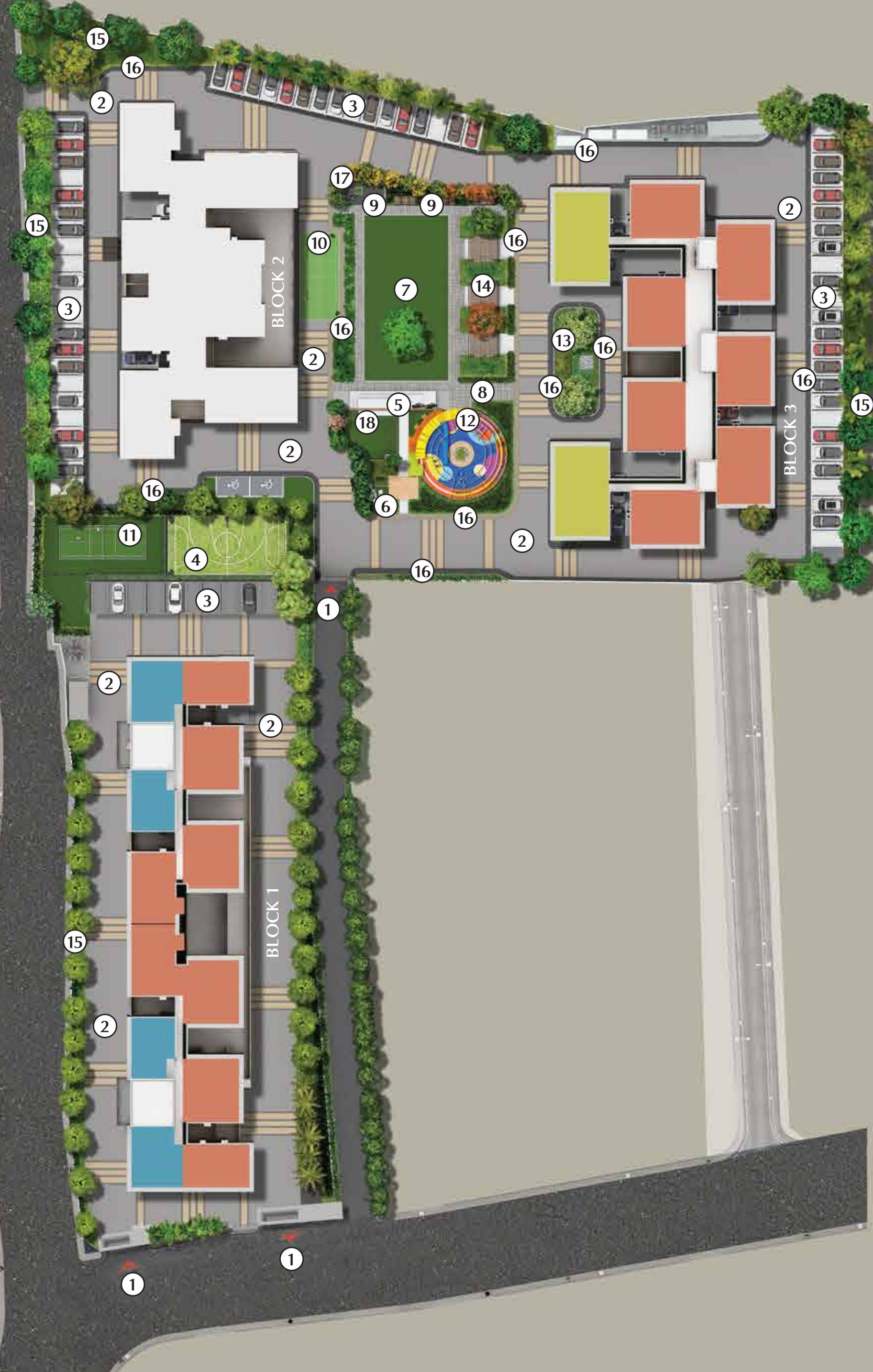
# AN IDYLIC HAVEN...

An incredible destination  
unlike any near Convent Road...  
Your private emerald eden,  
filled with everything  
that adds hues of joy to your life.

# WELCOME TO



Where your  
dream life unfolds.



2 BHK
3 BHK
4 BHK



Awaken in a realm  
where a world  
draped in  
nature's verdant canopies  
dances to your whims.  
Where harmony  
becomes your  
constant companion  
from dawn to dusk.

Where thought-led architecture  
gifts you the serenity  
and the luxury of comfort.  
Where opulent amenities  
are tailored for you  
to experience the  
new meaning of abundance.



Where you  
reacquaint yourself  
with every possible  
shade of green.  
Where you can  
be a child,  
a sun worshiper,  
a wellness enthusiast  
and so much more each day.

After all peace of mind  
and a playground  
of pleasures  
aren't hard to find  
when you're living  
at Jade Grove.



## A coveted neighbourhood.

At Kolkata  
near Convent Road...  
Well-reckoned spaces  
surround your paradise.

## Your new measure of luxury.

A sprawling sanctuary.  
Dressing  
**3.27 acres**  
with 3 stunning towers.



Pre-certified Gold Building



## A stunning green oasis.

A lush landscape with over

**225+ trees**

and plants dotting  
its surroundings.

## 69% open-to-sky

that invite you to  
roam free and explore  
expansive horizons.

And a haven that offers

## 30+ lifestyle, sporting & fitness amenities.

## A chance to let you make your legacy is here.

## 2, 3 and 4 BHK Homes.

As you notch up from the  
urban jungle to Jade Grove.



The world  
is yours to own  
and roam unfettered  
at Jade Grove.

Nestled along the storied 17 and 18  
Radhanath Chowdhury Road.

Embodying the essence of Kolkata's charm  
and lifestyle.

Boasting the beauty of its bustling streets  
and buzzing lanes.

Where tradition, modernity and iconic  
spots enrobe you within a beat.

Jade Grove brings you the vibrant  
excitement of city life and the quaint peace  
of greenscapes with connectivity that keeps  
you a step ahead of the rest.

# Access the city with ease.



Scan for location

\*Map not to scale

Uninterrupted bliss that blends with nature's bounty at Central Kolkata.

## Proximity to Educational Institutions

Loreto Convent School, Entally 750 Metres  
Calcutta Boys, Moulali 2 Kms

## Close to Entertainment Destinations

JW Marriott 3.2 Kms  
Quest Mall 3.6 Kms

## Access to Healthcare Facilities

Neotia Women & Child Care 3.8 Kms  
Calcutta National Medical College 2.4 Kms

## Convenient Commute Locations

Moulali Crossing 1.7 Kms  
Sealdah Metro | Sealdah Station 1.6 Kms



# WHY CHOOSE JADE GROVE AS YOUR TOP PICK?



Picture a perfect life...  
Tree-lined avenues...  
Leisurely Sunday swims  
Cosy corners for get-togethers.  
A perfect blend of architecture and amenities  
that puts you and your family first.  
So that you can measure your days by the  
beats of priceless moments you create.



We make your

**ME TIME  
TRULY  
SPECTACULAR.**



## Triple Height 30 mt. Long Swimming Pool

Delve into the expansive triple-height pool, boasting a separate section for kids and a relaxing jacuzzi to unwind with your fun group.

## Jacuzzi

Immerse yourself in the soothing warmth of jacuzzi, where every ripple and bubble caresses away the day's cares, leaving you in pure relaxation.



## Double Height Indoor Gymnasium

Elevate your fitness journey in the spacious double-height gymnasium and hit the mark on your lofty ambitions.

## Steam Room

Rejuvenate your body and mind in the tranquil steam room, where stress melts away and fatigue leaves with ease.



## Jogging Track

Find your rhythm on the scenic jogging track, designed to energise your morning sprints or serene evening strolls amidst lush surroundings.

## Outdoor Gymnasium

Take your workout beyond four walls to the outdoor gymnasium, where fresh air and cutting-edge equipment come together to fuel your fitness goals.



We make

# PLAY THE FAVOURITE PART

of your day.



## Paddle Tennis Court

Experience the unique charm of paddle tennis on the dedicated court, where precision and power combine for thrilling matches.

## Badminton Court

Soar to new heights in the badminton court, where every smash and drop shot is an opportunity to outplay your opponent.



## Basketball

Shoot for the stars at the basketball court, designed to elevate your game and ignite the competitive spirit within.

## Futsal

Dominate the field in the well-maintained futsal pitch, where every pass, tackle, and goal showcases your love for the game.



## Pool

Sink into the perfect game in the elegantly crafted pool table space, where every shot you take resonates with skill and finesse.

## Cards Room

Challenge your wit and strategy in the sophisticated cards room, where every hand dealt brings a new opportunity for triumph.

## Carrom

Master the art of precision in the dedicated carrom area, where every strike and pocketed piece echoes a satisfying win.



## Squash Court

Engage in exhilarating matches in the smartly designed double-height squash court, where you feel the pulse of the sport with every game.

## Table Tennis

Feel the thrill of fast-paced rallies in the dynamic table tennis zone, where sharp reflexes and quick thinking take centre stage.

## Foosball

Experience the excitement of table football at the foosball corner, where agility and teamwork lead to spirited victories.



We have designed

**KIDDY  
KINGDOM**

for your little rockstars.



## Swings

Watch them soar high and feel the wind in their hair on playful swings.

## Wall Climbing

See them conquer new heights with an exciting wall-climbing adventure.

## Spring Rider

Delight in their laughter as they bounce on joyful spring riders.



## Rope Climbing

Encourage their agility with the fun-filled rope climbing challenge.

## Slope Seating

Relax as they explore the gentle slope seating.

## Kids' Pool

Let them splash around safely and enjoy to the fullest in the refreshing kids' pool.



## Pebble Bed

Watch their curiosity spark as they play on the tactile pebble bed.

## Slide

Experience their thrill as they whizz down exciting slides.

## Seesaw

See them balance and play joyfully on the classic seesaw.



We do it all to make

# LIFE FEEL LIKE A CELEBRATION

and a playground of pleasures.



## Party Hall

Create unforgettable moments and host memorable gatherings in our spacious party hall that comes with a designed pre-function area with great aesthetics to welcome guests.



## Tea Lounge

Unwind and socialise in style at the chic lounge, where comfort and camaraderie converge.

## Mini Theatre

Immerse yourself in entertainment and presentations at the state-of-the-art mini theatre, designed for ultimate audiovisual experiences.



## Amphitheatre

Immerse yourself in cultural performances or relax with loved ones at the enchanting amphitheatre, where every gathering becomes a memorable experience.

## Step Planter Zone

Enjoy soaking in nature's best views dressed in bright hues as you lounge by the step planter zone done up in a carpet of greens taking over the concrete.



## Central Lawn

Explore the vibrant manicured landscape for leisurely strolls under the open sky, inviting relaxation amidst nature's embrace.



## Senior Citizens Seating Area

A welcoming area for the senior citizens. Whether it's soaking in the beauty of nature or enjoying solitude, this space helps them relax and unwind. Moreover, this space eases them to chat away to glory with their preferred company.

A photograph of a young couple laughing and playing in a room. The woman, with long dark hair, is wearing a light blue button-down shirt and blue jeans, and is wearing high-heeled shoes. The man, with short dark hair, is wearing a light green and white checkered shirt and dark trousers. They are standing in front of a wall covered in a large-scale palm leaf wallpaper. The room has a bright, airy feel with large windows in the background.

There is no  
other place  
you'd rather call  
home.

Experience a home where every detail is  
thoughtfully crafted with your family in mind.

From meticulous planning to the use of premium  
materials, our design ensures longevity and  
comfort for years to come.

Each space is seamlessly integrated, promoting  
harmony and functionality with every feature  
that serves to enhance and enrich your lifestyle.



**The best served for you  
and the ones you love**

With three sides open to stunning views and fresh air, your home is filled with warmth and light. Spacious living areas, cosy bedrooms with thoughtful wardrobe spaces, and balconies that look out over lush greenery offer a peaceful retreat. A well-designed kitchen, inviting dining space ensure a sense of calm. Tall windows in every room adds ease to everyday living. This is a home that feels effortlessly perfect.

# SPECIFICATIONS

## Living room/Dining area

Flooring: Vitrified tiles  
Wall: Ready to paint  
Ceiling: Ready to paint  
Main door: Laminate finish  
Windows/glazing: Aluminium windows  
Electrical: Modular switches

## Master bedroom

Flooring: Vitrified tiles  
Wall: Ready to paint  
Ceiling: Ready to paint  
Door: Flush door  
Windows/glazing: Aluminium windows  
Electrical: Modular switches

## Toilets

Flooring: Antiskid tiles  
Wall: Tiles up to false ceiling  
Ceiling: False ceiling  
Door: Flush door  
Windows/glazing: Aluminium windows  
Bathroom: Sanitary & CP fittings  
Electrical: Modular switches

## Balcony

Flooring: Antiskid tiles  
Wall: Painted to match exterior elevation  
Ceiling: Painted with lights installed  
Railing: MS railing designed to match exterior

## Kitchen

Flooring: Antiskid tiles  
Wall: Tiles up to 2' height above kitchen counter  
Ceiling: Ready to paint  
Plumbing: Hot and cold water line provision  
Door: Flush door  
Windows/glazing: Aluminium windows  
Counter: Granite counter top  
Electrical: Modular switches

# GREEN FEATURES

## Water conservation

Water treatment plant  
Dual flushing system  
Recycled water for gardening and flushing  
Rain water harvesting  
Ground water recharge  
Condensed water from AC treated through STP for reuse  
Water efficient fixtures  
Water-monitoring system

## Energy conservation

Energy efficient lights  
Grid-tie solar power generation  
Electric vehicle charging points

## Solid waste management

Sewage treatment plant  
Segregation at source  
Organic waste composter

## Occupational health & comfort

Ample natural light and ventilation  
Low VOC paints  
CFC free air conditioner  
Use of native plants in landscape  
Drains for pest control  
Roof tiles with high solar-reflective-index

# OTHER FEATURES

## Universal design

Wheelchair friendly common area and washrooms  
Specially-abled friendly elevator  
Reserved parking for the specially-abled

## Safety & security

IP-based CCTV surveillance  
Seismic sensors in elevators  
Security cabin

## Services

4 Nos. high-speed elevators for Phase I  
6 Nos. high-speed elevators for Phase II  
VRV/VRF air-conditioners  
DG power backup at extra cost  
100% DG back-up for lighting circuits, lifts and utilities in common areas

## Fire safety

Fire-rated door at fire escape staircase  
Fire sprinkler system in common areas  
Addressable fire detection system  
Fire hydrant system in common areas  
Manual call points with hooters in common areas



So, come to a haven where luxury  
intertwines with nature's embrace,  
unlocking a life without boundaries.

Let every beat be a reminder of the  
limitless possibilities that invite you  
to bask in the sheer bliss of unbridled  
abundance.



# The masters of luxurious tranquil estates.

4 decades of building trust, 15000+ happy residents, 10+ ongoing green developments and 1 promise - evermore Familytime.

Pioneering excellence in Kolkata's Real Estate landscape, with 150+ completed projects and 100+ successful joint ventures. We continue to redefine urban living with expansive residential complexes and world-class amenities, curating meaningful experiences for families. At PS Group, we nurture the vision of crafting havens that are beyond the ordinary definition of a home. Where memories worth a lifetime take birth and become the safe space for your loved ones to live a liberated life enrobed with the best of everything. After all, familytime is the cornerstone of everything we do and create at PS Group.

Our sustainable practices and ISO certifications reflect our dedication to setting new benchmarks. With 200+ awards to our credit and a team of 550+ professionals, we have inspired and touched many lives, shaping the future of real estate in East India with each endeavour.

And as we continue our journey, the vision extends beyond creating exceptional spaces to becoming the most trusted name that puts familytime first in the real estate sector.

**PS GROUP**  
It's Familytime



Peek into recent  
completions

Phase I: WBRERA/P/KOL/2023/000783 | Phase II: WBRERA/P/KOL/2024/001773 | rera.gov.in

DISCLAIMER: The imagery used in the brochure is indicative of style and representative purpose only. The photographs of the surrounding views and location, may have been digitally enhanced or altered and do not represent actual views or surrounding views. These photographs are indicative only. The sale is subject to the terms of the Application Form and Agreement for Sale. Changes may be made during the development and dimensions, fittings and specifications are subject to change as per applicable law. Fittings and finishes are indicative. The information contained herein is believed to be correct but is not guaranteed. Prospective purchasers should make and must rely on their own enquiries. The distance and timelines are indicative and may vary subject to weather, traffic and infrastructure facilities to be provided by third parties. The colours of the buildings are indicative only. This brochure is a guideline and is meant for promotional purposes only. It is clarified that this does not constitute an offer or contract.