

NIRVANA EXOTICA

**GOPALMATH, DURGAPUR,
PASCHIM BURDWAN, WEST BENGAL**

INTRODUCTION

TIMES VANIJYA PVT. LTD., SAIMAA SYNERGYONE SOLUTIONS PVT. LTD. , HOUSE & BRIDGE (INDIA) PVT. LTD have acquired around 10.38 acres M/L of land at Gopalmath mouza in Durgapur. These companies proposes to set up a multi-use commercial development in the land which will include a star category Hotel, a multi-specialty hospital with a state of art Oncology division and high-rise residential apartment buildings and residential Bungalows.

LOCATIONAL ADVANTAGES

Durgapur, the fastest emerging city of West Bengal, is growing to become one of the mega cities of eastern India. Durgapur, popularly known as the Steel City of eastern India is varying its image and emerging also in the fields of medical and education to become one of the multipurpose cities of India.

Durgapur has a huge base of industries, with two key steel plants, Durgapur Steel Plant and Alloy Steel Plant with their glowing townships. There are a number of power plants, chemical and engineering industries and many small scale factories. Among them Durgapur Projects Limited (DPL), DTPS, NTPC, DVC, CMERI, Durgapur Cement Works, Durgapur Chemicals, Graphite India Ltd, Philips Carbon Black Ltd.(PCBL), Ultratech Cement Ltd., ALSTOM Projects India Ltd, are well known.

Durgapur has been witnessing radical changes, along with rapid development in segments like industry, real estate, I.T. and I.T.E.S. firms, education etc., since the advent of the twenty-first century. The changes are with respect to infrastructure as well as industrial growth for steel (direct reduced iron), metal, cement and knowledge-based industries. More than 17 engineering and technology, management as well as professional study colleges opened up at Durgapur during the last few years. Housing co-operatives and apartments, shopping malls, multiplexes, a science and energy park, software technology parks (STPI), hotels and stadiums have also come up.

Durgapur saw the setting up of 10 to 15 middle/large scale industrial investments in the iron and steel manufacturing sector including value added products like sponge iron, wire rods, T.M.T. bars for construction, iron casting powder etc., during the years 2001-2007. The prominent investors are MB Group, Jai Balaji group, SPS group, Adhunik Group of Industries, Neo Metallic, Stolberg India, Super Smelters Ltd., Shyam Steel, UltraTech Cement etc.

An airport city, 'Sujalaam, The Sky City' (an integrated city with contemporary infrastructure for industries, a logistics hub, I.T., hospitality, healthcare, education, retail and residence) is being developed by Bengal Aerotropolis Projects Limited (B.A.P.L.) at Durgapur. Real estate in Durgapur has seen a major boom in recent years, with property prices being hiked exponentially during the past decade.

Durgapur is already growing for its medical facilities and educational institutes. The Mission Hospital, DSP Main Hospital, Vivekananda Hospital, ESI Hospital, Disha Eye Care, IQ City Medical College & IQ City Narayana Hrudayalaya Hospital and many more healthcare and medical facilities are growing in Durgapur.

But still there is a dearth of world class medical facilities for which people have to regularly travel to Kolkata.

THE SITE

The land is located in the Gopalmath mouza in Durgapur, on the northern flank of the National Highway No. 2. It is about one kilometer from the approach road of 'Sujalaam, The Sky City' and Kazi Najrul Airport.

The site is surrounded by residential and highly developed industrial areas having a huge catchment population. Some of the few reputed industrial zones and towns in the vicinity are:

INDUSTRIES

Durgapur Cement Works	– 2.5 km
Durgapur Steel Plant	– 4.0 km
Steel Authority of India Limited	– 5.0 km
Alloy Steel Plant	– 10 km
National Institute of Technology	– 8 km
Durgapur Steel Thermal Power Station	– 4.5 km.

NEARBY TOWNS

Dhanbad, Asansol, Ranigunge, Andal, Bankura, Purulia, Seuri, Burdwan etc.

The land measuring about 10.38 acres M/L is located on N.H. 02 which is above 24 metres in width. According to Durgapur Municipal Corporation Building by-laws, **the permissible FAR is 4.5 for institutional development.** The height allowed for hospital, hotel & residential buildings as per West Bengal Fire & Emergency Services is a maximum of 30 metres which is permitted as per the building rules of Durgapur Municipal Corporation. **The permissible maximum ground coverage is 50 % of land area.**

The registration, mutation and conversion of the acquired land is almost complete. 7.84 acres out of 10.38 acres is already converted from Baid (agricultural) to Commercial. The conversion of the balance land is in process and will be duly completed shortly.

LAND ALLOCATION :

Total land area : 10.38 acres

Land allocation for proposed Hotel	: 1.4655 acres
Land allocation for proposed Hospital	: 1.69 acres
Land allocation for proposed residential high rise and Senior living space	: 2.35 acres
Land allocation for proposed residential bungalows and apartments	: 4.87 acres

PROJECT SITE



PROJECT SITE



PROJECT SITE



LANDSCAPE



LANDSCAPE



LANDSCAPE



LANDSCAPE



CONSTRUCTIONS



CONSTRUCTIONS



CONSTRUCTIONS



ROAD CONSTRUCTION



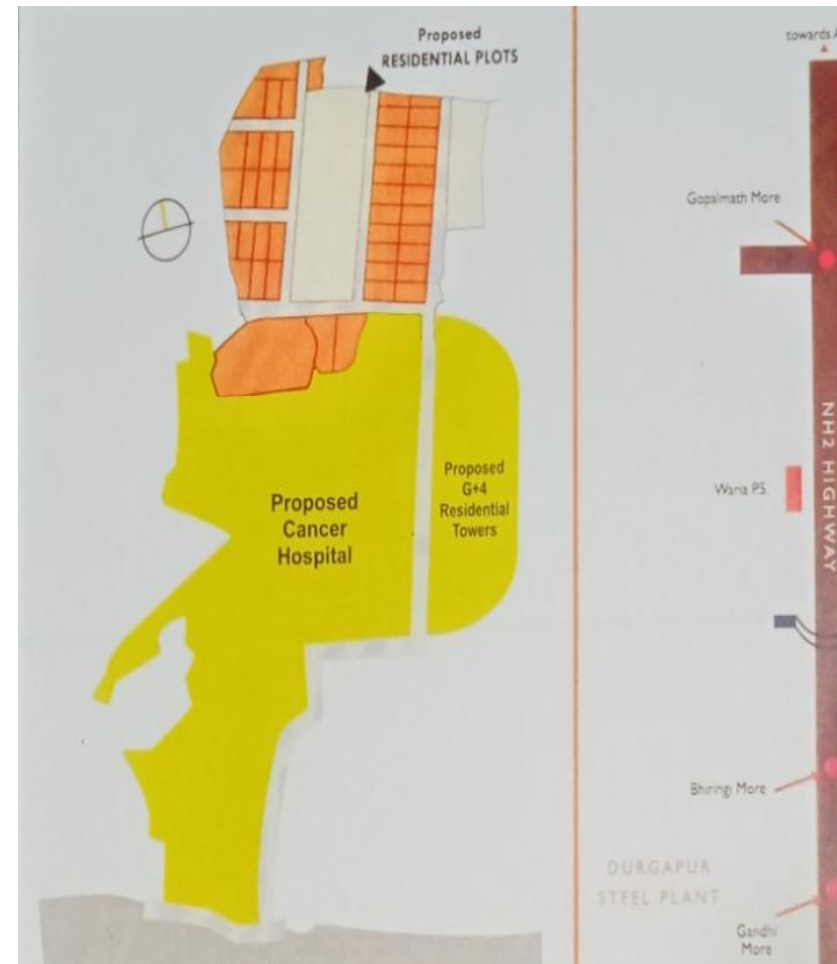
ROAD CONSTRUCTION



ROAD CONSTRUCTION



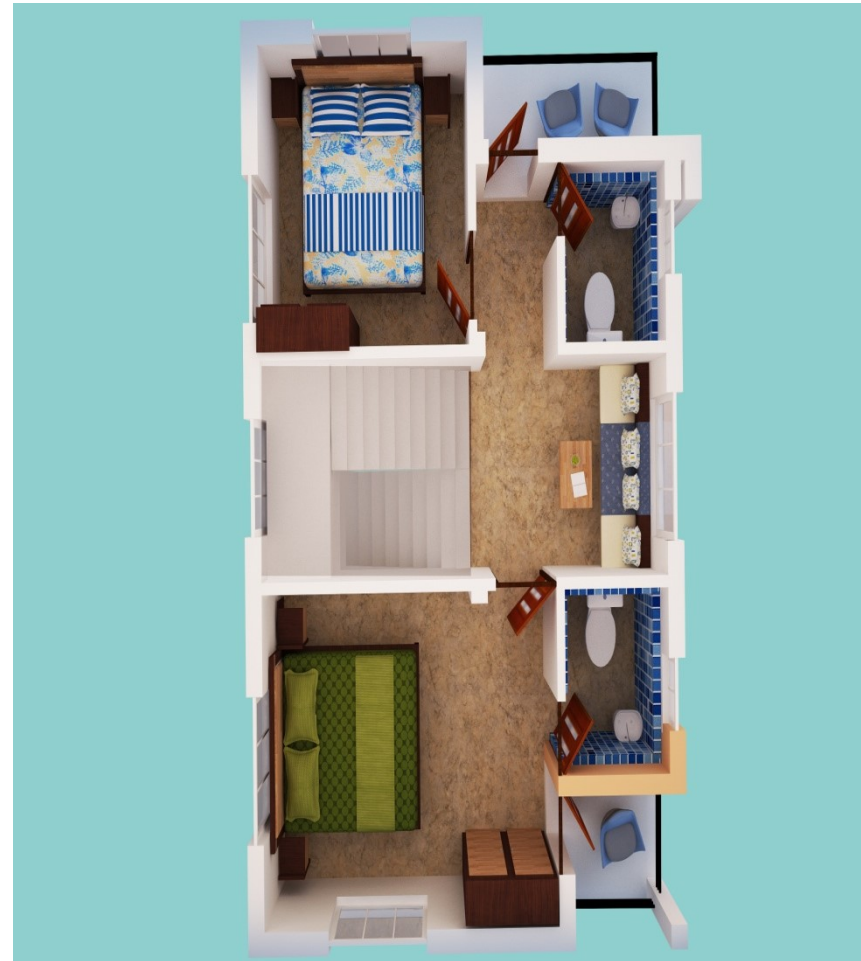
MOUZA MAP & SITE LOCATION



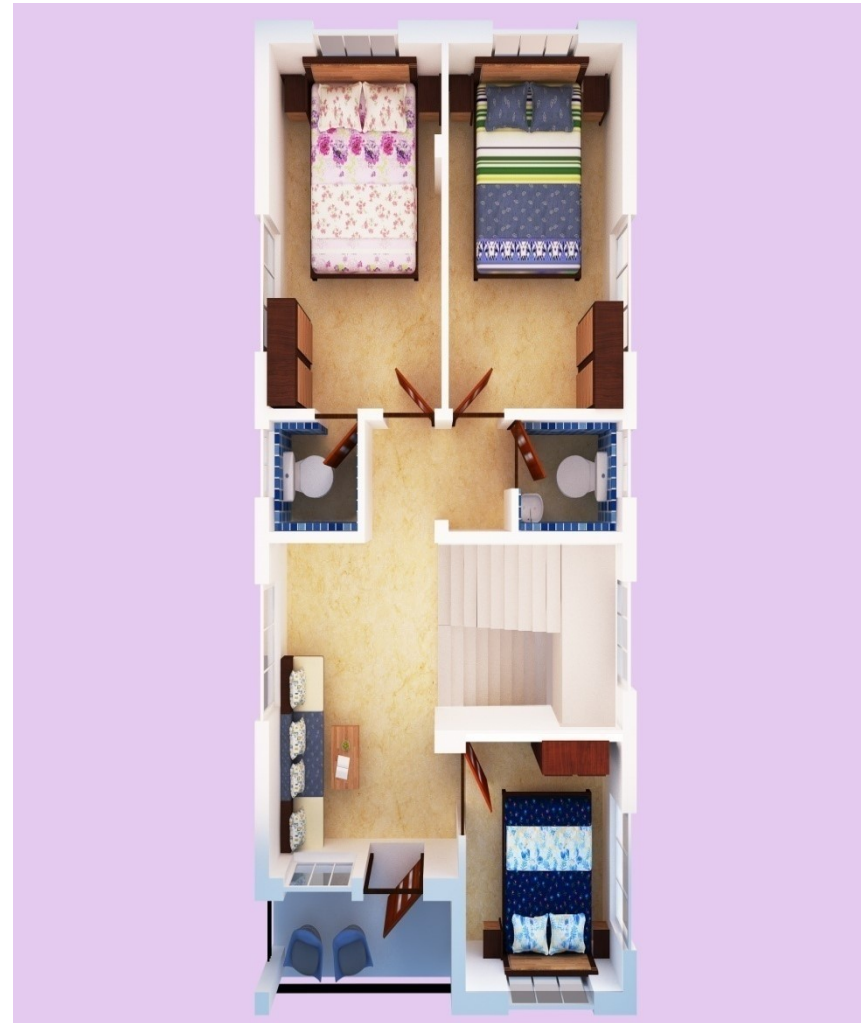
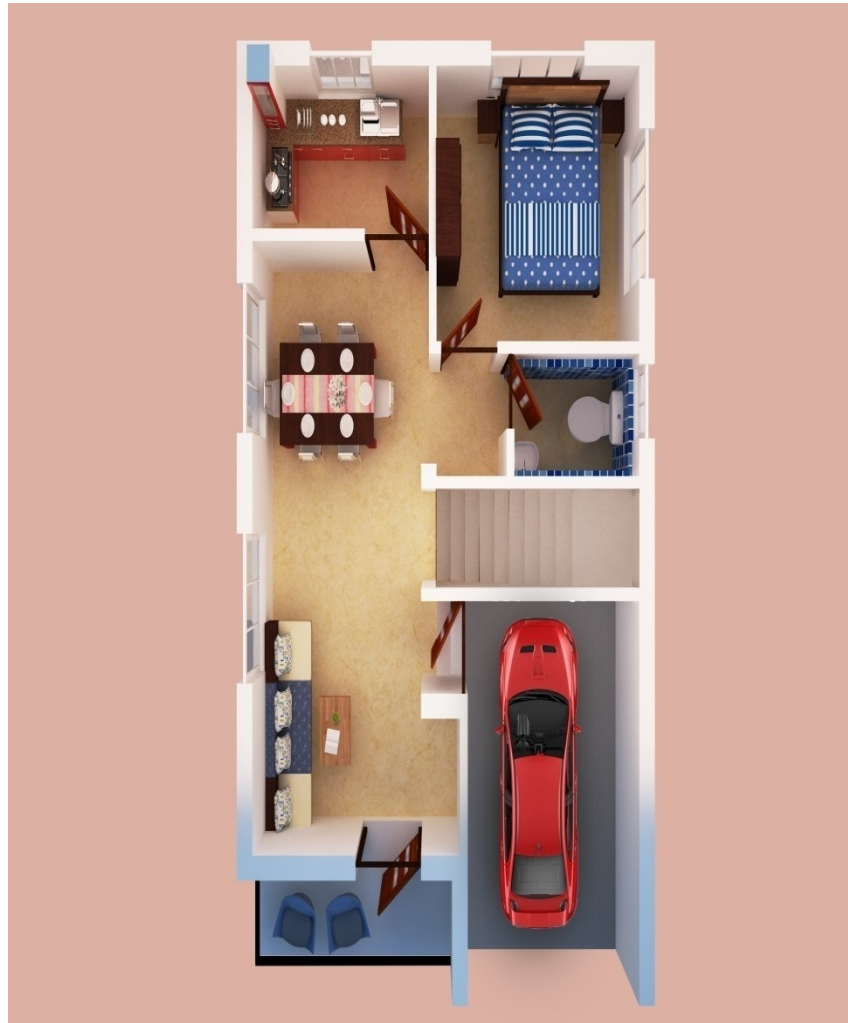
PROPOSED BUNGLOW



1.75 Cottah Bunglow Gr & 1st floor Plan



2 Cottah Bunglow Gr & 1st Floor Plan



ON GOING BUNGLOW PROJECT



PROPOSED APARTMENT BLOCK



■ FURTHER ACQUISITION ■

We have been offered by adjacent landowners to buy their land parcel measuring about 7.66 acres for further development. We have been witnessing a great interest among the local populace from the nearby areas to buy individual bungalows. As huge no. of families in the vicinity has been displaced due to widening of NH 2 and eviction from the coal field areas there is suddenly a influx of people in Gopalmath. Also to be noted that the compensation received by the displaced are in the tune of 30 lacs and above which fortunately matches the price of our bungalows.

FURTHER ACQUISITION



OVERVIEW OF HOSPITAL

M/s Times Vanijya Pvt. Ltd. and Associates is proposing to construct a Multispeciality Hospital in Gopalmath, Durgapur. The proposal is to set up Centres of Excellence for Oncology and Women & Child and also a General Speciality hospital.

The state of the art unit will have all the modern facilities like Fully functional Emergency room, Pathological and Radiological investigations, Blood Bank, Linear Accelerators for Radiotherapy, PET-CT, Nuclear medicine, IVF unit, fully equipped Operation and Delivery theatres, separate Critical care units for each department and different categories of patient accommodations. The building is designed to be a B+G+7 storeyed structure covering an area of 2,55,000 sft. approximately.

The medical consultants for this project is Mediplanners headed by Dr. Rana Mukerjee along with Ms. Maitrayee Bhattacharya. Dr. Mukerjee is a practicing surgeon also having vast experience in Hospital administration and consultancy. He has been at the helm of quite a few renowned hospitals in Kolkata.

The comprehensive architectural consultancy is provided by ARUDEN Consultancy Services headed by Mr. Ranabir Ray. They are hugely experienced in hospital designing, having been involved in designing many successfully running hospitals in Kolkata and surrounding areas.

ARCHITECTURAL PLAN OF HOSPITAL & COMMERCIAL PROJECT

