



GODREJ BLUE

BL Saha Road, New Alipore

WEBSITE: RERA.WB.GOV.IN | WBRERA/P/KOL/2024/002211



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The Godrej Legacy

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.



Artist's impression and not actual site image.



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INDIA'S NO.1*
REAL ESTATE
DEVELOPER



*As per booking value achieved in FY 2023-24, reported until May 3, 2024

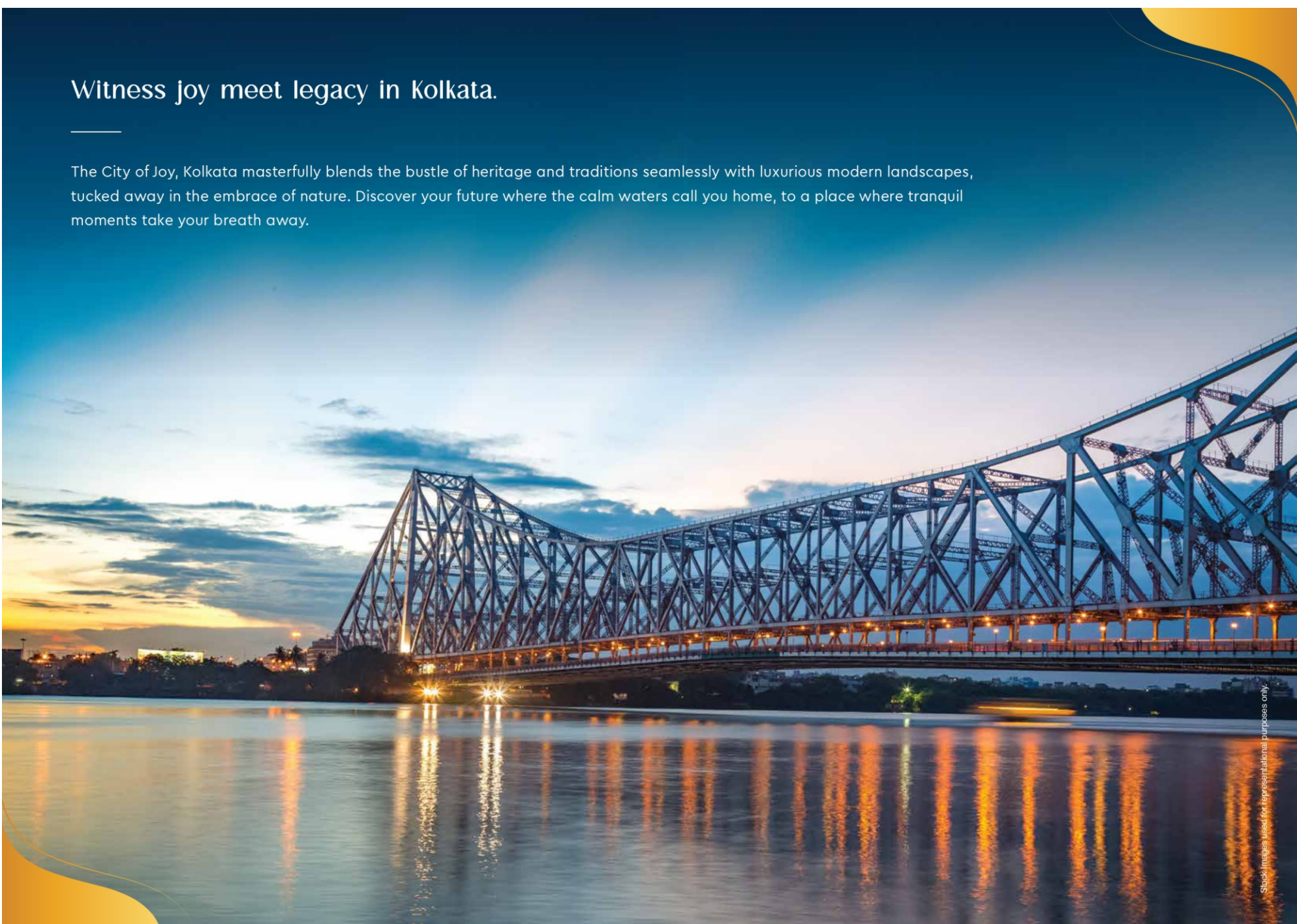


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Witness joy meet legacy in Kolkata.

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.



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

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.



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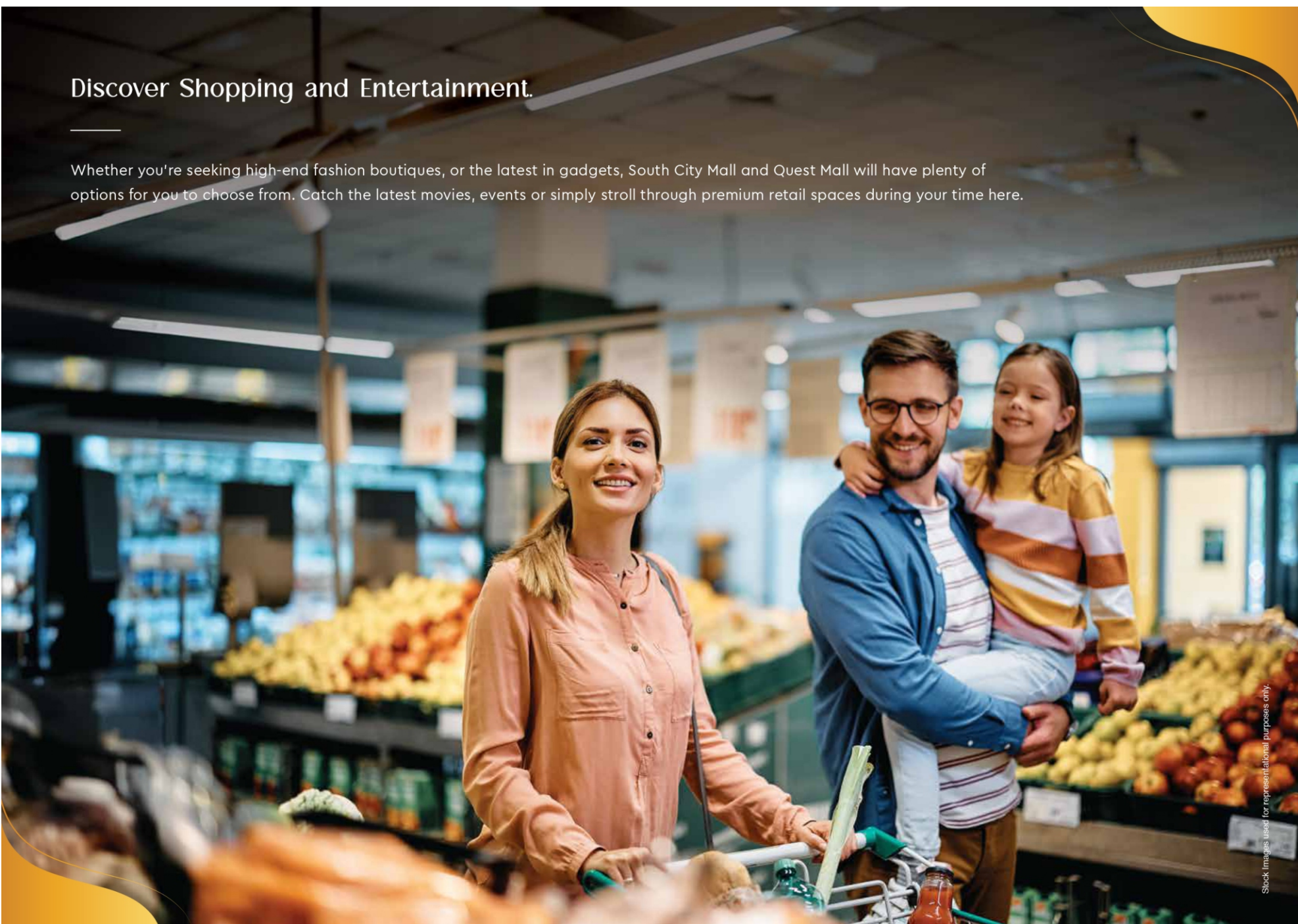


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Discover Shopping and Entertainment.

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.



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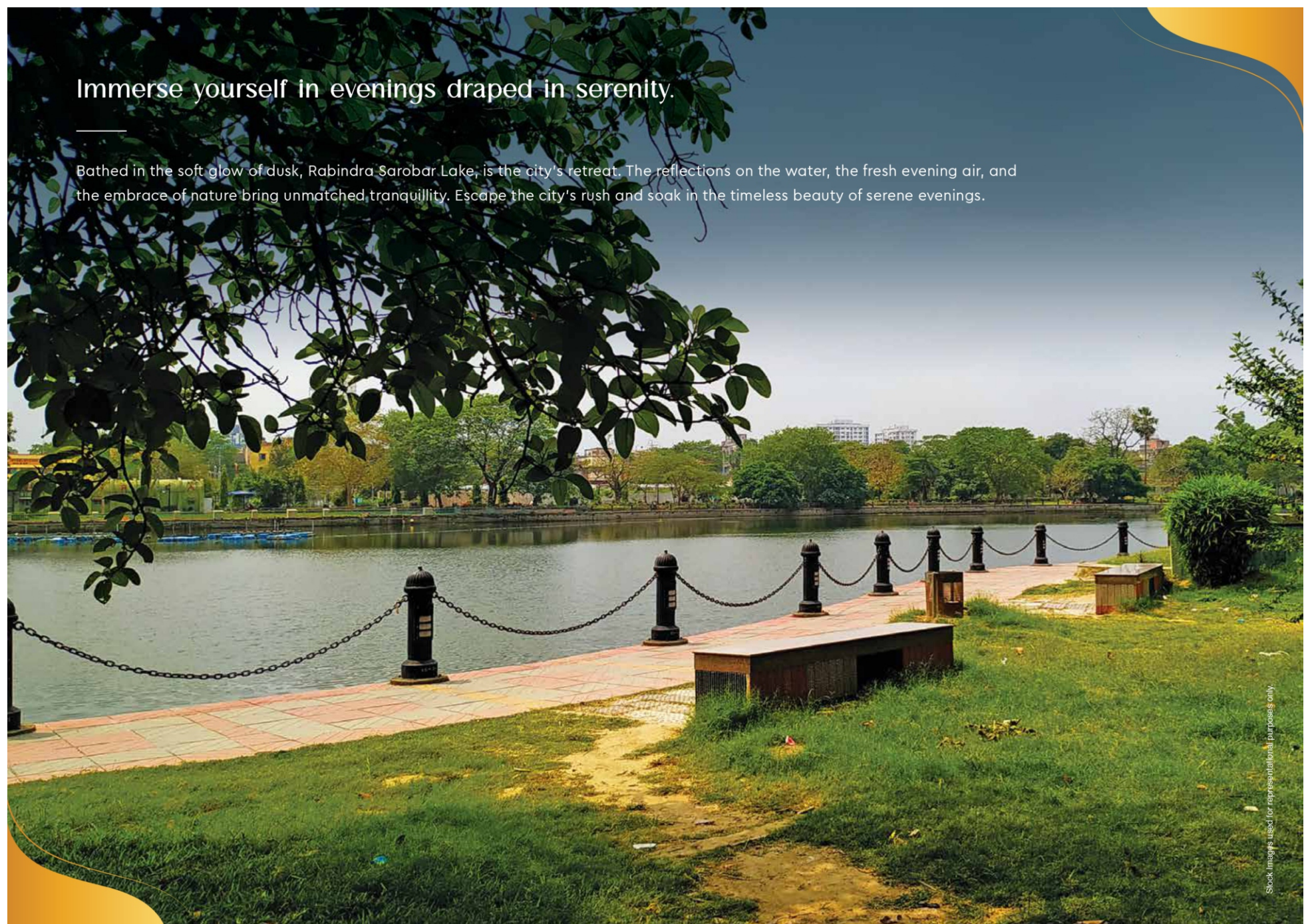


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Immerse yourself in evenings draped in serenity.

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 tranquility. Escape the city's rush and soak in the timeless beauty of serene evenings.



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

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.



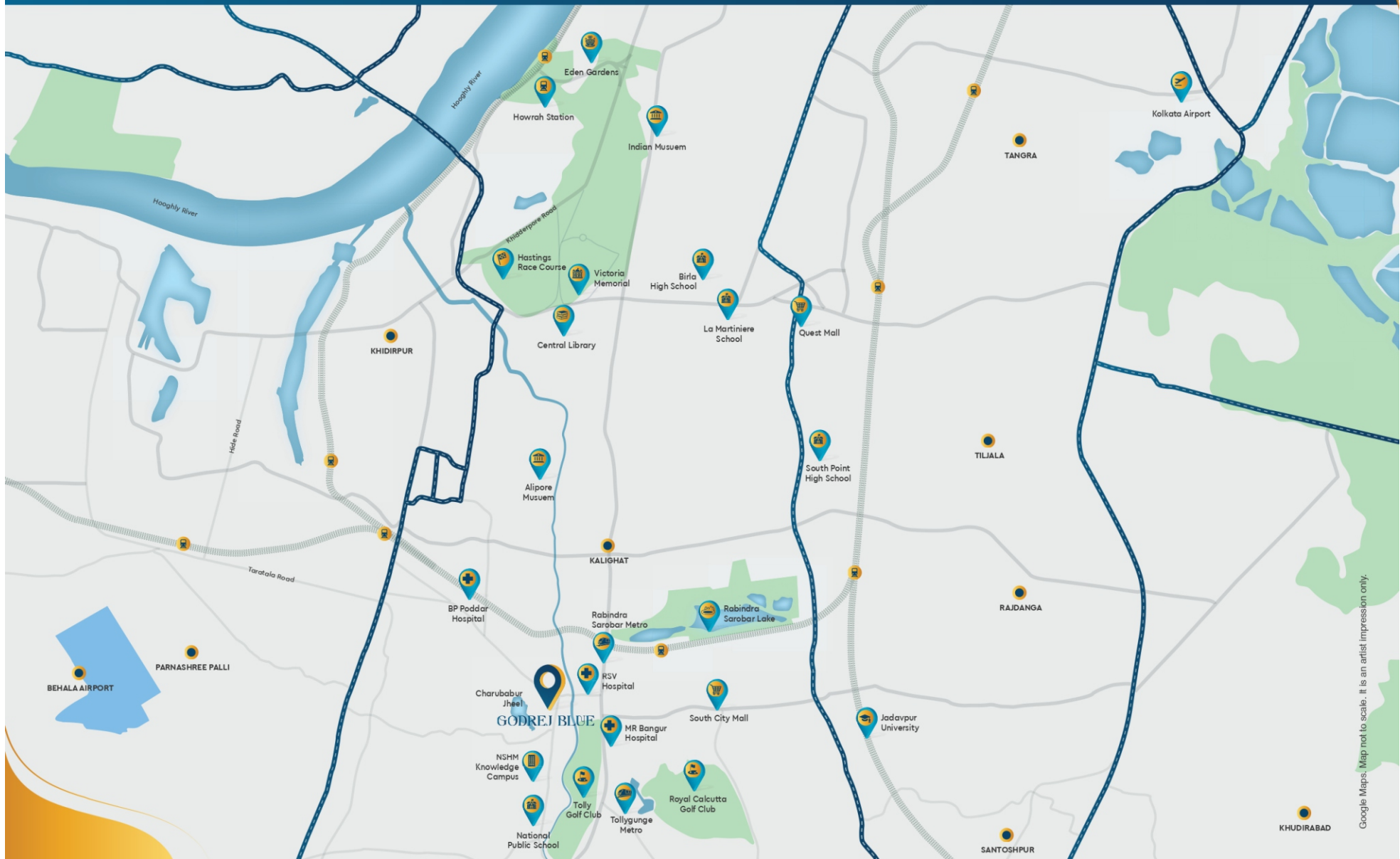
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A location where luxuries meet comfort, as calm waters welcome you.



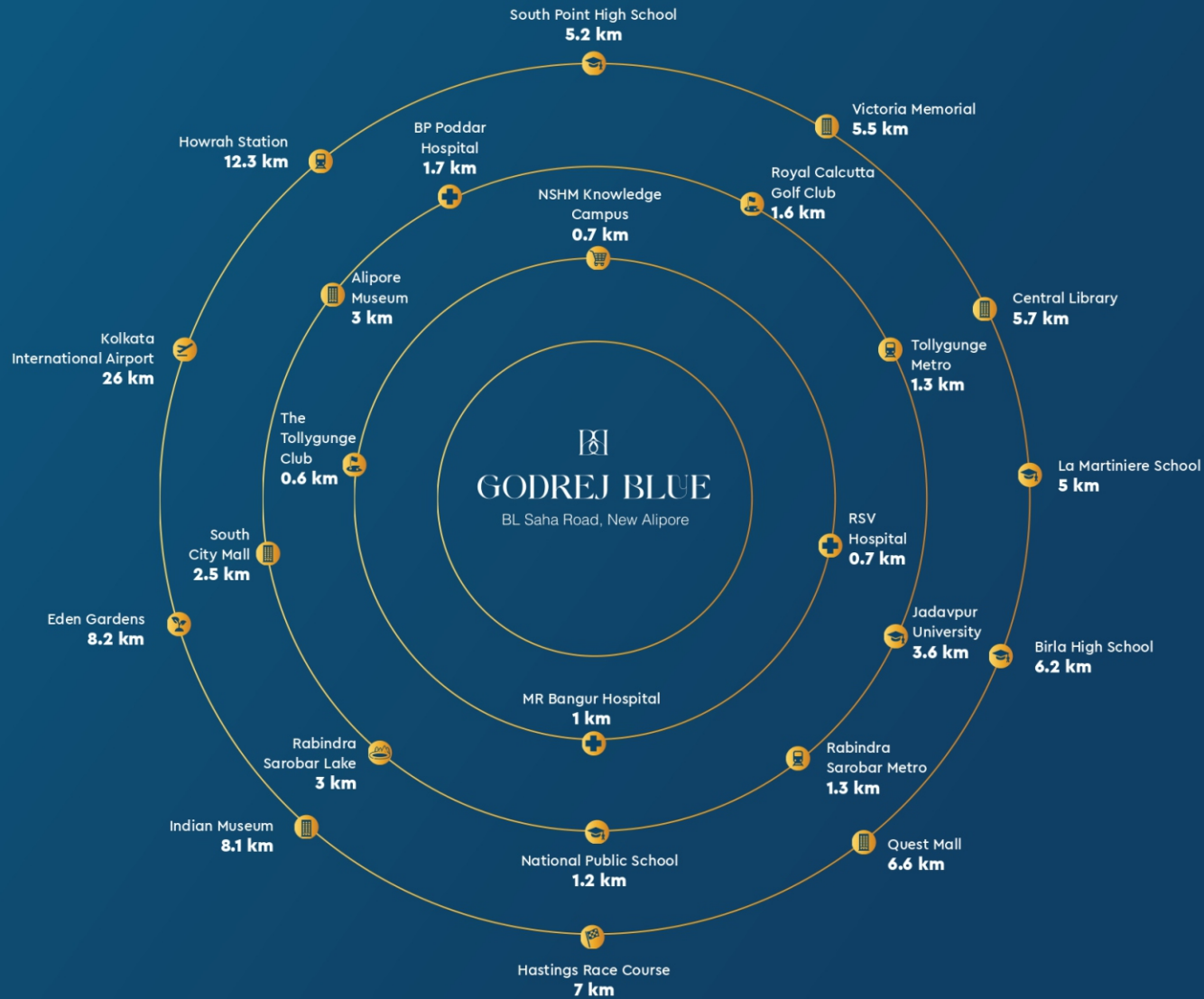
Google Maps. Map not to scale. It is an artist impression only.



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A location positioned perfectly for every aspect of your life.



All distances are approximate and as per Google Maps.



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PRESENTING



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The House of Calm Waters



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Plunge into infinite relaxation, surrounded by calming pond views.

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



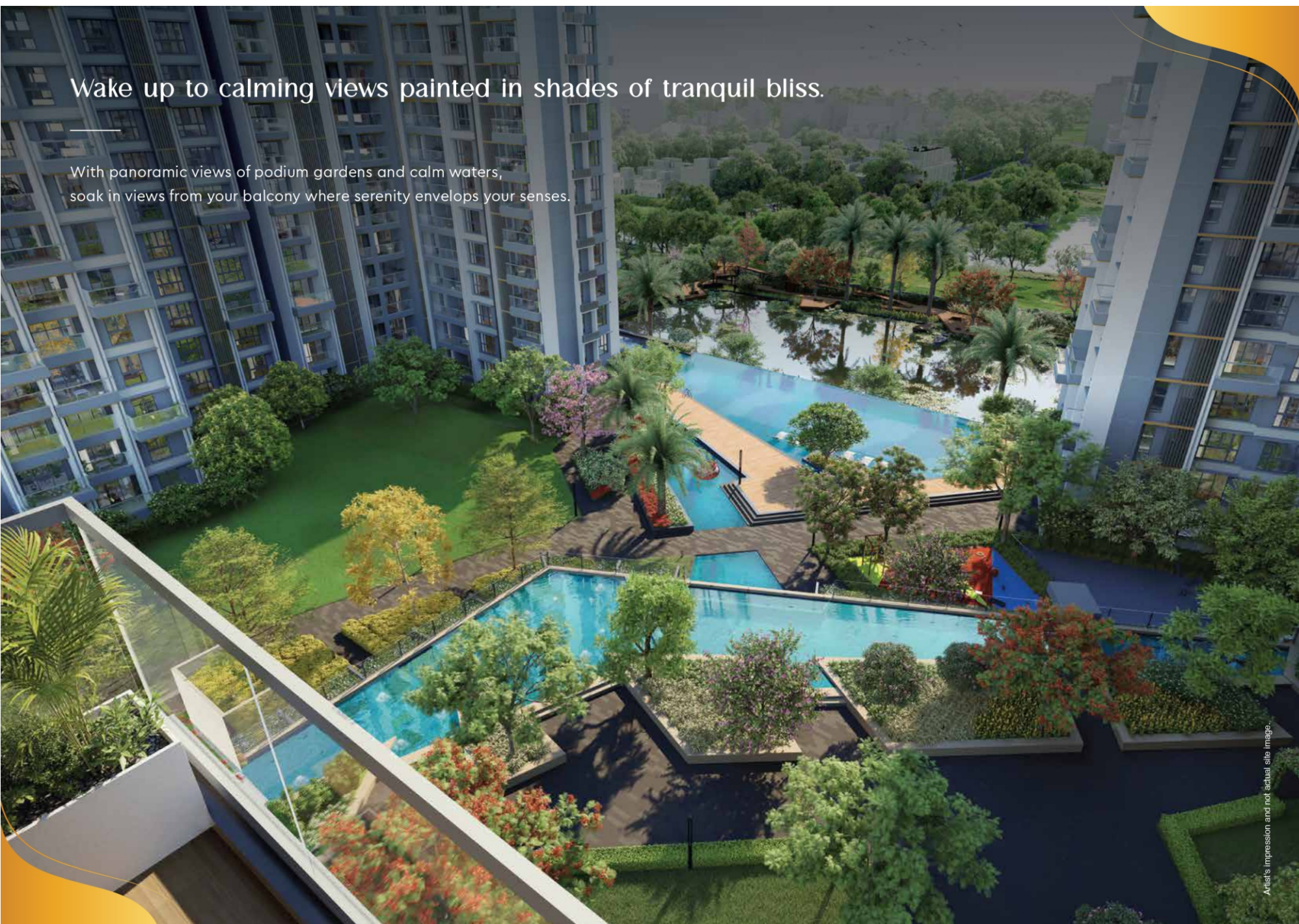
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Artiste impression and not to be taken into account

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.



Artist's impression and not actual site image.



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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. Pondside 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



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The Club by the Calm Waters

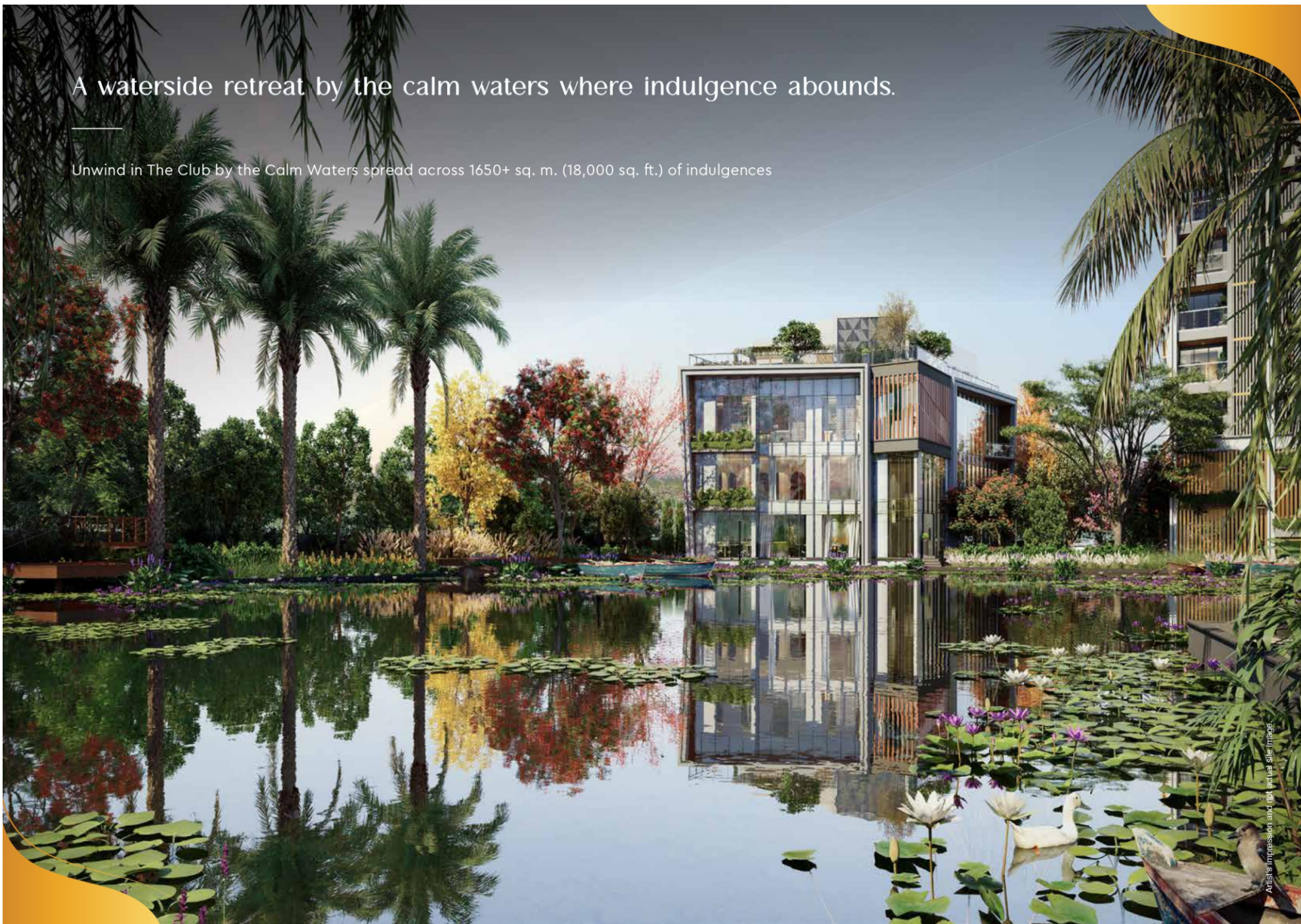


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A waterside retreat by the calm waters where indulgence abounds.

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.



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



CAFÉ



LOUNGE



BANQUET



KITTY PARTY ROOM



GUEST SUITES



MINI THEATRE

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



POOL



AIR HOCKEY



TABLE TENNIS



CARROM



CARD ROOM

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



GYMNASIUM



ZUMBA ROOM



STEAM ROOM



SQUASH COURT



BADMINTON COURT

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



BBO DECK



STAR GAZING AREA

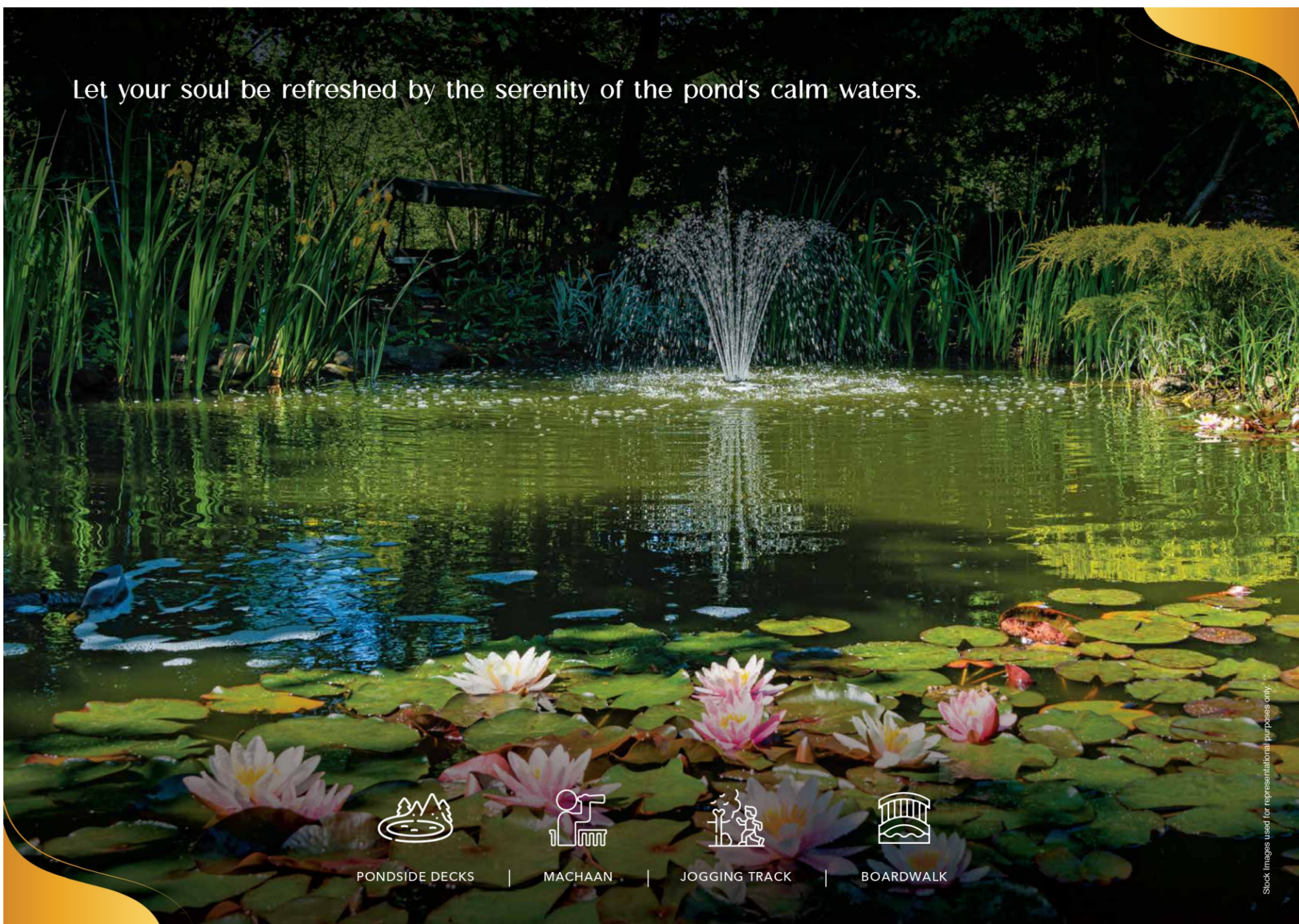
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Let your soul be refreshed by the serenity of the pond's calm waters.



PONDSIDE DECKS



MACHAAN



JOGGING TRACK



BOARDWALK

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There's more to life by the calm waters.



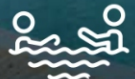
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Dive into tranquility as the calm waters refresh your senses.



INFINITY EDGE SWIMMING POOL



KIDS' POOL



INDOOR POOL: TEMPERATURE CONTROLLED



JACUZZI BY THE POOL

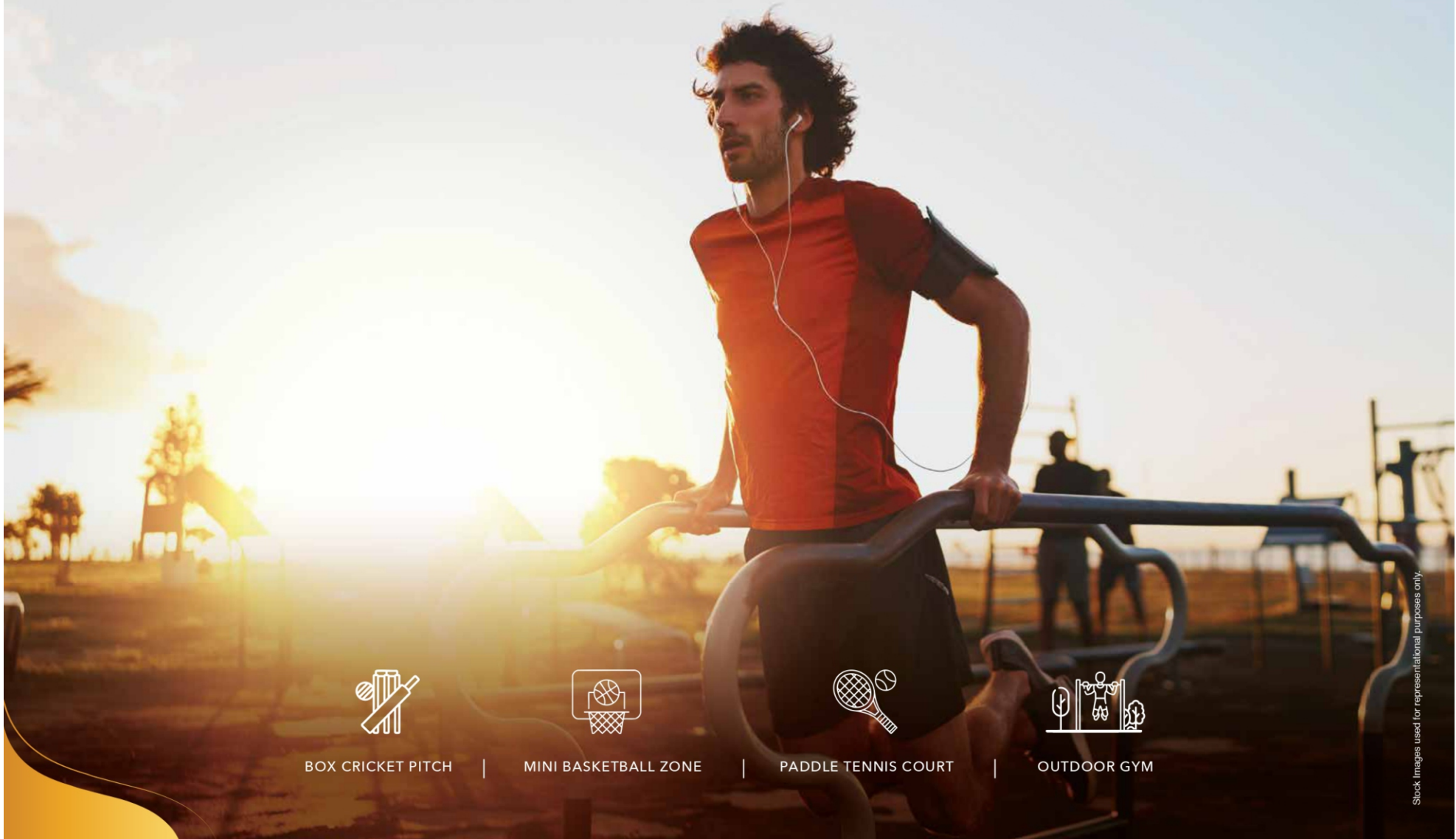
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Let your little ones run free, surrounded by serenity and joy.



BOX CRICKET PITCH



MINI BASKETBALL ZONE



PADDLE TENNIS COURT



OUTDOOR GYM

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



AMPHITHEATRE



SENIOR CITIZEN ZONE

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UNIT PLANS



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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.

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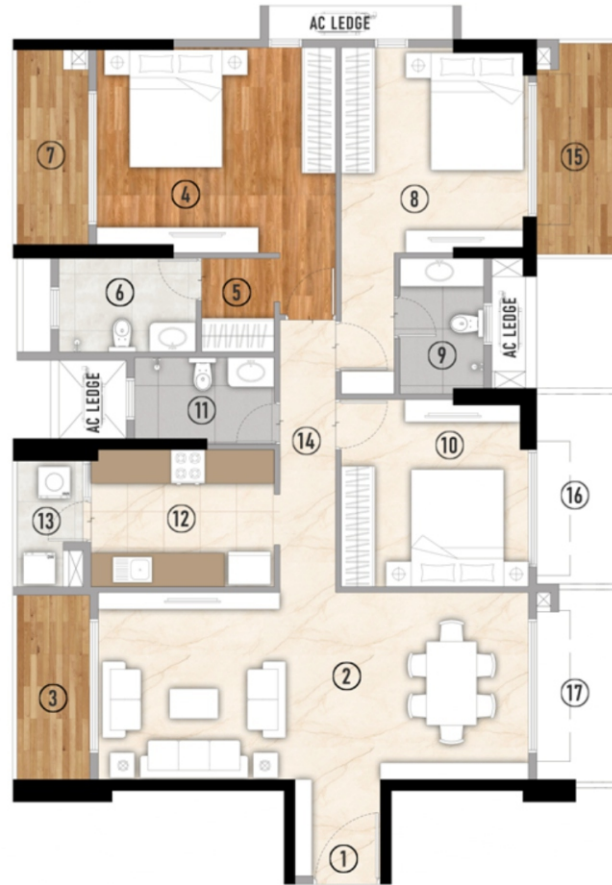


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Unit Plan

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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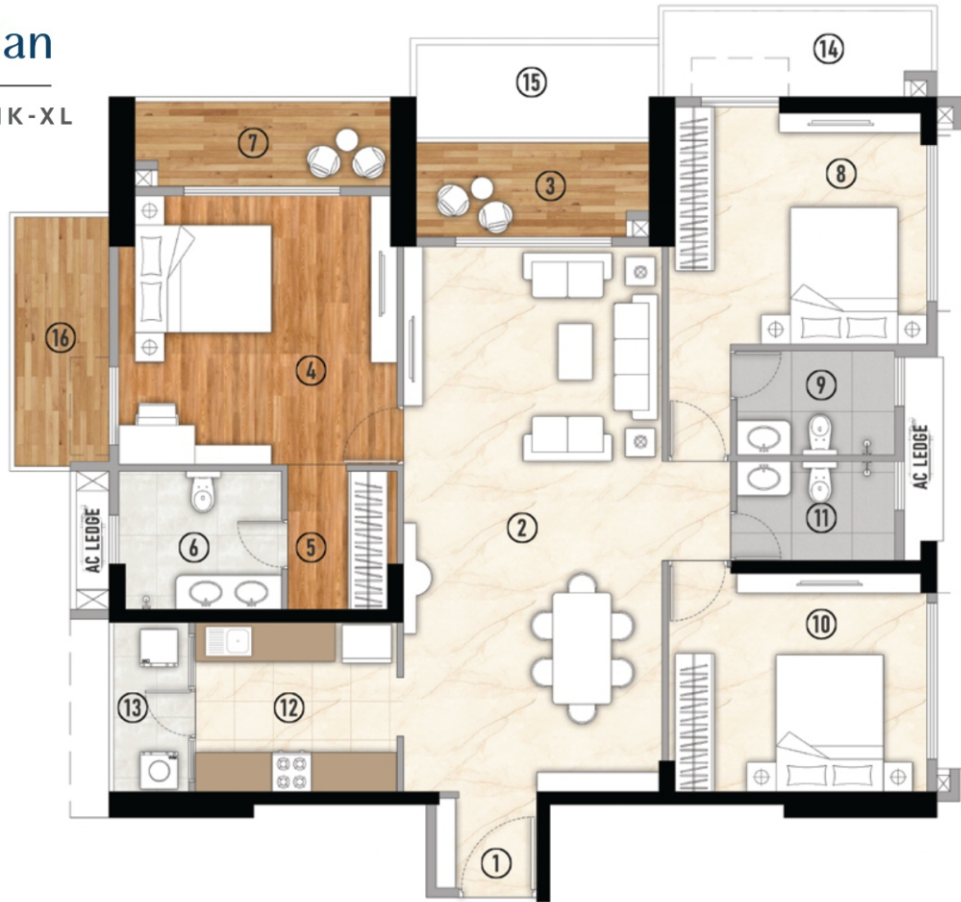


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Unit Plan

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	
			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 - 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 MTRS
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

TYOLOGY	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



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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%



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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



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