



# vilasa

LIVE MAGNIFIQUÉ

True luxury is not just about what  
you own, it's about how you live.

It's about choosing with care and  
finding joy in everyday moments.

It's calm and full of meaning.  
A life where beauty feels natural  
and omnipresent.

This is Vilasa!

Designed to stand out with confidence and luxury.





## SPACIOUS SERENE SOPHISTICATED

8 two-level apartments and  
1 three-level penthouse

5 & 6 BHK Residences

3-side open layouts

11.8 ft floor-to-ceiling height

Private lift lobby for every unit

Ample natural light & ventilation

Modern design & architecture





Where dreams take shape.  
Every detail tells your story.  
Vilasa is made for you to become who you are.



Tucked in a quiet, green corner with everything you need close by, including schools, shops and the city.

Thoughtfully designed homes, calm surroundings and all the comfort you could wish for after a long day.

### 3 Dover Park

It is where convenience meets peace of mind.

# Vilasa

is a 29.5 cottah development anchored by a single G+10 tower.



## LEGEND



1. Entry And Gate House
2. Exit And Gate House
3. Double Height Reception
4. Covered Parking
5. 3 Layer Mechanical Parking
6. Single Layer Canopy Parking
7. Driveway
8. Services
9. Green Area
10. Toilets

- ▲ Entry
- ▼ Exit



## Apartment overview

8 Duplexes and  
1 Triplex  
Penthouse

Each unit meticulously crafted,  
balances function and form.

Private lower-level lobbies  
ensures secure, direct access.

Each residency is designed  
with double-height spaces and  
include both internal lift and  
staircases.

Staff quarters are at the lobby  
level, with an additional maid's  
room within each apartment.



## Apartments 5 & 6 BHK'S

Where scale meets style in every detail. For those who aspire to live a cut above.

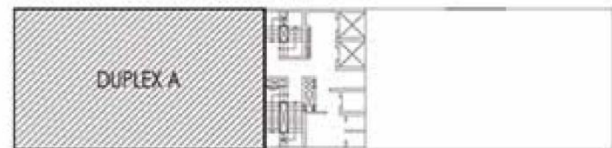
# Unit Floor Plan

DUPLEX - **A**  
(LOWER LEVEL FLOOR PLAN)  
1ST FLOOR



KEY PLAN

NO.	SPACE TYPE	DIMENSIONS
1	Informal Living	11'10" X 14'11"
2	Double Height Formal Living	18'6" X 14'11"
3	Foyer	51'7" X 5'9"
4	Lift+Stair Well	10'10" X 8'4"
5	Kitchen	15'8" X 15'9"
6	Dining	17'1" X 12'6"
7	Regular Balcony - 1	16'5" X 3'11"
8	Master Bedroom - 1	13'5" X 20'8"
9	Walk-In-Closet - 1	8'9" X 7'10"
10	Toilet - 1	8'9" X 7'1"
11	Bedroom - 3	13'5" X 15'4"
12	Toilet - 3	8'11" X 10'0"
13	Public Toilet	4'7" x 4'11"
14	Double Height Balcony	10'10" X 6'9"
15	Utility Room	8'10" X 5'10"
16	Toilet	5'6" X 3'5"
17	Utility Balcony	8'7" X 5'11"
31	Service Lift Lobby	6'5" X 5'7"
32	Staff Quarter	10'6" X 9'1"
33	Public Toilet	5'0" X 5'0"
34	Bathing Area	4'1" X 5'0"
35	Loft	10'5" X 8'8"



Floors	Carpet Area (Sq Ft)	Normal/Double Ht. / Utility Balcony (Sq Ft)	Private Open Terrace (Sq Ft)	Built-Up Area (Sq Ft)
1	2178	187	-	2861

# Unit Floor Plan

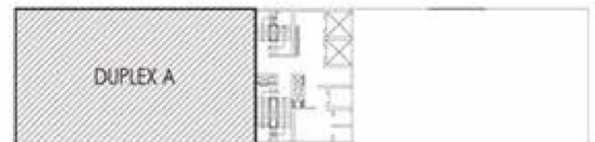
DUPLEX - **A**  
(UPPER LEVEL FLOOR PLAN)  
2ND FLOOR



KEY PLAN



NO.	SPACE TYPE	DIMENSIONS
18	Family Den	12'6" X 16'3"
19	Passage	39'1" X 5'9"
20	Lift+Stair Well	10'10" X 8'4"
21	Regular Balcony - 2	11'10" X 5'1"
22	Master Bedroom - 2	13'5" X 20'8"
23	Walk-In-Closet - 2	8'9" X 15'4"
24	Toilet - 2	8'0" X 15'4"
25	Bedroom - 4	13'5" X 15'4"
26	Walk-In-Closet - 4	8'11" X 8'0"
27	Toilet - 4	8'11" X 6'11"
28	Bedroom - 5	16'2" X 15'4"
29	Walk-In-Closet - 5	9'6" X 15'4"
30	Toilet - 5	7'1" x 15'4"



Floors	Carpet Area (Sq Ft)	Normal/Double Ht. / Utility Balcony (Sq Ft)	Private Open Terrace (Sq Ft)	Built-Up Area (Sq Ft)
2	1954	60	-	2171

Floors	Carpet Area (Sq Ft)	Normal/Double Ht. / Utility Balcony (Sq Ft)	Private Open Terrace (Sq Ft)	Built-Up Area (Sq Ft)
1,2	4132	247	-	5032

# Unit Floor Plan

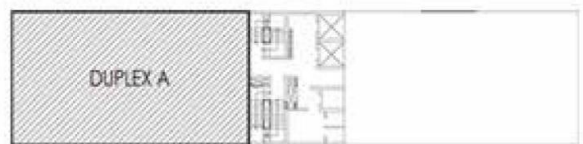
DUPLEX - **A**  
 (LOWER LEVEL FLOOR PLAN)  
 3RD, 5TH & 9TH FLOOR



KEY PLAN



NO.	SPACE TYPE	DIMENSIONS
1	Informal Living	11'10" X 14'11"
2	Double Height Formal Living	18'6" X 14'11"
3	Foyer	51'7" X 5'9"
4	Lift+Stair Well	10'10" X 8'4"
5	Kitchen	15'8" X 15'9"
6	Dining	17'1" X 12'6"
7	Regular Balcony - 1	16'5" X 3'11"
8	Master Bedroom - 1	13'5" X 20'8"
9	Walk-In-Closet - 1	8'9" X 7'10"
10	Toilet - 1	8'9" X 7'1"
11	Bedroom - 3	13'5" X 15'4"
12	Toilet - 3	8'11" X 10'0"
13	Public Toilet	4'7" x 4'11"
14	Double Height Balcony	10'10" X 6'9"
15	Utility Room	8'10" X 5'10"
16	Toilet	5'6" X 3'5"
17	Utility Balcony	8'7" X 5'11"
31	Service Lift Lobby	6'5" X 5'7"
32	Staff Quarter	10'6" X 9'1"
33	Public Toilet	5'0" X 5'0"
34	Bathing Area	4'1" X 5'0"



Floors	Carpet Area (Sq Ft)	Normal/Double Ht. / Utility Balcony (Sq Ft)	Private Open Terrace (Sq Ft)	Built-Up Area (Sq Ft)
3,5,9	2178	187	-	2704

# Unit Floor Plan

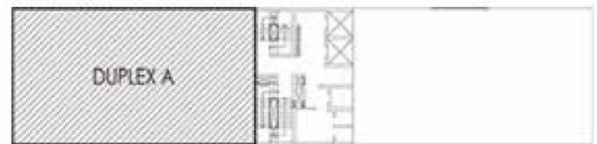
DUPLEX - **A**  
 (UPPER LEVEL FLOOR PLAN)  
 4TH, 6TH & 10TH FLOOR



KEY PLAN



NO.	SPACE TYPE	DIMENSIONS
18	Family Den	12'6" X 16'3"
19	Passage	39'1" X 5'9"
20	Lift+Stair Well	10'10" X 8'4"
21	Regular Balcony - 2	11'10" X 5'1"
22	Master Bedroom - 2	13'5" X 20'8"
23	Walk-In-Closet - 2	8'9" X 15'4"
24	Toilet - 2	8'0" X 15'4"
25	Bedroom - 4	13'5" X 15'4"
26	Walk-In-Closet - 4	8'11" X 8'0"
27	Toilet - 4	8'11" X 6'11"
28	Bedroom - 5	16'2" X 15'4"
29	Walk-In-Closet - 5	9'6" X 15'4"
30	Toilet - 5	7'1" x 15'4"



Floors	Carpet Area (Sq Ft)	Normal/Double Ht. / Utility Balcony (Sq Ft)	Private Open Terrace (Sq Ft)	Built-Up Area (Sq Ft)
4,6,10	1954	60	-	2171

Floors	Carpet Area (Sq Ft)	Normal/Double Ht. / Utility Balcony (Sq Ft)	Private Open Terrace (Sq Ft)	Built-Up Area (Sq Ft)
3,4,5,6,9,10	4132	247	-	4875

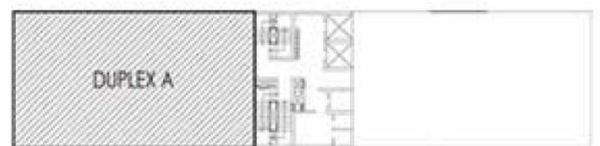
# Unit Floor Plan

DUPLEX - **A**  
 (LOWER LEVEL FLOOR PLAN)  
 7TH FLOOR



KEY PLAN

NO.	SPACE TYPE	DIMENSIONS
1	Informal Living	11'10" X 14'11"
2	Double Height Formal Living	18'6" X 14'11"
3	Foyer	51'7" X 5'9"
4	Lift+Stair Well	10'10" X 8'4"
5	Kitchen	15'8" X 15'9"
6	Dining	17'1" X 12'6"
7	Regular Balcony - 1	16'5" X 3'11"
8	Master Bedroom - 1	13'5" X 20'8"
9	Walk-In-Closet - 1	8'9" X 7'10"
10	Toilet - 1	8'9" X 7'1"
11	Bedroom - 3	13'5" X 15'4"
12	Toilet - 3	8'11" X 10'0"
13	Public Toilet	4'7" x 4'11"
14	Double Height Balcony	10'10" X 6'9"
15	Utility Room	8'10" X 5'10"
16	Toilet	5'6" X 3'5"
17	Utility Balcony	8'7" X 5'11"
31	Service Lift Lobby	6'5" X 5'7"
32	Staff Quarter	10'6" X 9'1"
33	Public Toilet	5'0" X 5'0"
34	Bathing Area	4'1" X 5'0"
35	Private open terrace	43'5" X 5'11"



Floors	Carpet Area (Sq Ft)	Normal/Double Ht. / Utility Balcony (Sq Ft)	Private Open Terrace (Sq Ft)	Built-Up Area (Sq Ft)
7	2178	187	255	2831

# Unit Floor Plan

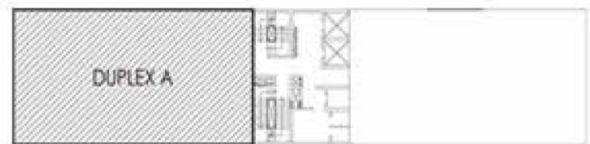
DUPLEX - **A**  
 (UPPER LEVEL FLOOR PLAN)  
 8TH FLOOR



KEY PLAN



NO.	SPACE TYPE	DIMENSIONS
18	Family Den	12'6" X 16'3"
19	Passage	39'1" X 5'9"
20	Lift+Stair Well	10'10" X 8'4"
21	Regular Balcony - 2	11'10" X 5'1"
22	Master Bedroom - 2	13'5" X 20'8"
23	Walk-In-Closet - 2	8'9" X 15'4"
24	Toilet - 2	8'0" X 15'4"
25	Bedroom - 4	13'5" X 15'4"
26	Walk-In-Closet - 4	8'11" X 8'0"
27	Toilet - 4	8'11" X 6'11"
28	Bedroom - 5	16'2" X 15'4"
29	Walk-In-Closet - 5	9'6" X 15'4"
30	Toilet - 5	7'1" X 15'4"



Floors	Carpet Area (Sq Ft)	Normal/Double Ht. / Utility Balcony (Sq Ft)	Private Open Terrace (Sq Ft)	Built-Up Area (Sq Ft)
8	1954	60	-	2171

Floors	Carpet Area (Sq Ft)	Normal/Double Ht. / Utility Balcony (Sq Ft)	Private Open Terrace (Sq Ft)	Built-Up Area (Sq Ft)
7,8	4132	247	255	5002

# Unit Floor Plan

**DUPLEX - B**  
 (LOWER LEVEL FLOOR PLAN)  
 2ND & 4TH FLOOR



KEY PLAN

NO.	SPACE TYPE	DIMENSIONS
1	Double Height Dining	17'8" X 15'9"
2	Informal Living	17'1" X 17'5"
3	Formal Living	22'6" X 20'8"
4	Regular Balcony	17'1" X 3'11"
5	Master Bedroom	14'4" X 15'4"
6	Walk- In - Closet	9'8" X 8'0"
7	Toilet	9'8" X 6'11"
8	Bedroom - 1	14'0" X 15'4"
9	Toilet - 1	7'8" X 10'6"
10	Public Toilet	7'8" X 4'5"
11	Kitchen	15'4" X 15'4"
12	Utility Balcony	8'7" X 5'11"
13	Staff Toilet	5'7" X 3'5"
14	Staff Room	8'10" X 5'10"
25	Service Lift Lobby	6'5" X 5'7"
26	Staff Quarter	10'6" X 9'1"
27	Bathing area	5'0" X 4'0"
28	Public Toilet	5'0" X 4'3"
29	Lift Well	4'3" X 3'8"



Floors	Carpet Area (Sq Ft)	Normal/Double Ht. / Utility Balcony (Sq Ft)	Private Open Terrace (Sq Ft)	Built-Up Area (Sq Ft)
2,4	2255	118	-	2704

# Unit Floor Plan

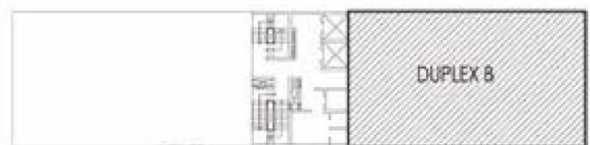
DUPLEX - **B**  
 (UPPER LEVEL FLOOR PLAN)  
 3RD & 5TH FLOOR



KEY PLAN



NO.	SPACE TYPE	DIMENSIONS
15	Family Den	14'7" X 15'7"
16	Master Bedroom	14'4" X 15'4"
17	Walk-In-Closet	9'8" X 15'4"
18	Toilet	8'7" X 15'4"
19	Bedroom	14'0" X 15'1"
20	Walk-In-Closet	7'8" X 15'4"
21	Toilet	8'0" X 15'4"
22	Bedroom	15'4" X 15'4"
23	Walk-In-Closet	8'10" X 7'5"
24	Toilet	8'10" X 7'7"
30	Deck - 1	23'1" X 5'1"
31	Deck - 2	8'6" X 16'3"



Floors	Carpet Area (Sq Ft)	Normal/Double Ht. / Utility Balcony (Sq Ft)	Private Open Terrace (Sq Ft)	Built-Up Area (Sq Ft)
3,5	1936	255	-	2320

Floors	Carpet Area (Sq Ft)	Normal/Double Ht. / Utility Balcony (Sq Ft)	Private Open Terrace (Sq Ft)	Built-Up Area (Sq Ft)
2,3,4,5	4191	373	-	5024

# Unit Floor Plan

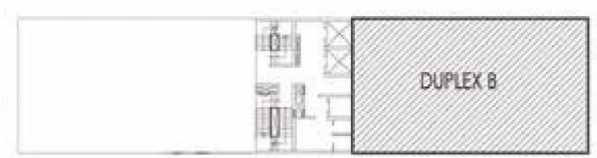
**DUPLEX - B**  
 (LOWER LEVEL FLOOR PLAN)  
 6TH FLOOR



KEY PLAN



NO.	SPACE TYPE	DIMENSIONS
1	Double Height Dining	17'8" X 15'9"
2	Informal Living	17'1" X 17'5"
3	Formal Living	22'6" X 20'8"
4	Regular Balcony	17'1" X 3'11"
5	Master Bedroom	14'4" X 15'4"
6	Walk-In - Closet	9'8" X 8'0"
7	Toilet	9'8" X 6'11"
8	Bedroom - 1	14'0" X 15'4"
9	Toilet - 1	7'8" X 10'6"
10	Public Toilet	7'8" X 4'5"
11	Kitchen	15'4" X 15'4"
12	Utility Balcony	8'7" X 5'11"
13	Staff Toilet	5'7" X 3'5"
14	Staff Room	8'10" X 5'10"
25	Service Lift Lobby	6'5" X 5'7"
26	Staff Quarter	10'6" X 9'1"
27	Bathing area	5'0" X 4'0"
28	Public Toilet	5'0" X 4'3"
29	Lift Well	4'3" X 3'8"



Floors	Carpet Area (Sq Ft)	Normal/Double Ht. / Utility Balcony (Sq Ft)	Private Open Terrace (Sq Ft)	Built-Up Area (Sq Ft)
6	2255	118	-	2704

# Unit Floor Plan

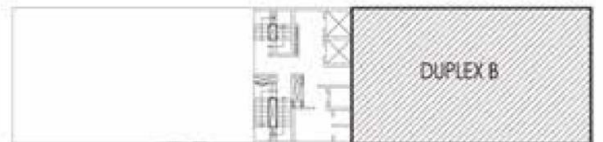
DUPLEX - **B**  
 (UPPER LEVEL FLOOR PLAN)  
 7TH FLOOR



## KEY PLAN



NO.	SPACE TYPE	DIMENSIONS
15	Family Den	14'7" X 15'7"
16	Master Bedroom	14'4" X 15'4"
17	Walk-In-Closet	9'8" X 15'4"
18	Toilet	8'7" X 15'4"
19	Bedroom	14'0" X 15'1"
20	Walk-In-Closet	7'8" X 15'4"
21	Toilet	8'0" X 15'4"
22	Bedroom	15'4" X 15'4"
23	Walk-In-Closet	8'10" X 7'5"
24	Toilet	8'10" X 7'7"
30	Deck - 1	23'1" X 5'1"
31	Deck - 2	8'6" X 16'3"
32	Triple Height Balcony - 1	29'8" X 5'11"
33	Triple Height Balcony - 2	5'11" X 22'0"



Carpet Area (Sq Ft)	Normal/Double Ht. / Utility Balcony (Sq Ft)	Private Open Terrace (Sq Ft)	Built-Up Area (Sq Ft)
1920	560	-	2626

Carpet Area (Sq Ft)	Normal/Double Ht. / Utility Balcony (Sq Ft)	Private Open Terrace (Sq Ft)	Built-Up Area (Sq Ft)
4175	678	-	5330

# Unit Floor Plan

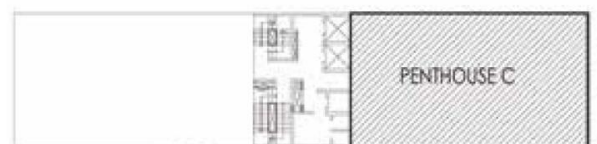
PENT HOUSE - **C**  
(LOWER LEVEL FLOOR PLAN)  
8TH FLOOR



KEY PLAN



No.	Space Type	Dimensions
1	Double Height Living	14'2" X 29'8"
2	Regular Balcony	23'1" X 6'9"
3	Puja	8'1" X 7'0"
4	Foyer	8'1" X 13'5"
5	Wash Space	7'8" X 3'6"
6	Public Toilet	7'8" X 4'11"
7	Double Height Balcony	17'1" X 6'9"
8	Dining	17'1" X 18'0"
9	Regular Balcony	17'1" X 3'11"
10	Master Bedroom	14'4" X 15'4"
11	Walk-in - Closet	9'8" X 8'0"
12	Toilet	9'8" X 6'11"
13	Kitchen	15'4" X 15'4"
14	Utility Balcony	8'7" X 5'11"
15	Toilet	5'7" X 3'5"
16	Staff Room	8'10" X 5'10"
17	Service Lift Lobby	6'5" X 5'7"
18	Servant Room	10'6" X 9'1"
19	Bathing area	5'0" X 4'0"
20	P.Toilet	5'0" X 4'3"



Floors	Carpet Area (Sq Ft)	Normal/Double Ht. / Utility Balcony (Sq Ft)	Private Open Terrace (Sq Ft)	Built-Up Area (Sq Ft)
8	1979	381	-	2704

# Unit Floor Plan

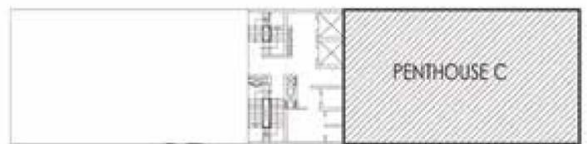
PENT HOUSE - **C**  
 (MIDDLE LEVEL FLOOR PLAN)  
 9TH FLOOR



KEY PLAN



No.	Space Type	Dimensions
21	Double Height Lounge	8'11" X 9'0"
22	Regular Balcony	23'1" X 6'9"
23	Sitting Area	8'0" X 15'9"
24	Study Room	7'8" X 9'10"
25	Public Toilet	7'8" X 5'1"
26	Master Bedroom	14'4" X 15'4"
27	Walk-In-Closet	9'8" X 15'4"
28	Toilet	8'7" X 15'4"
29	Bedroom - 1	15'4" X 15'4"
30	Walk-In-Closet	8'10" X 7'5"
31	Toilet - 1	8'10" X 7'7"
32	Pantry	5'10" X 8'7"
33	Lift+Stair	10'10" X 9'0"



Floors	Carpet Area (Sq Ft)	Normal/Double Ht. / Utility Balcony (Sq Ft)	Private Open Terrace (Sq Ft)	Built-Up Area (Sq Ft)
9	1684	151	-	1991

# Unit Floor Plan

PENT HOUSE - **C**  
(UPPER LEVEL FLOOR PLAN)  
10TH FLOOR



## KEY PLAN

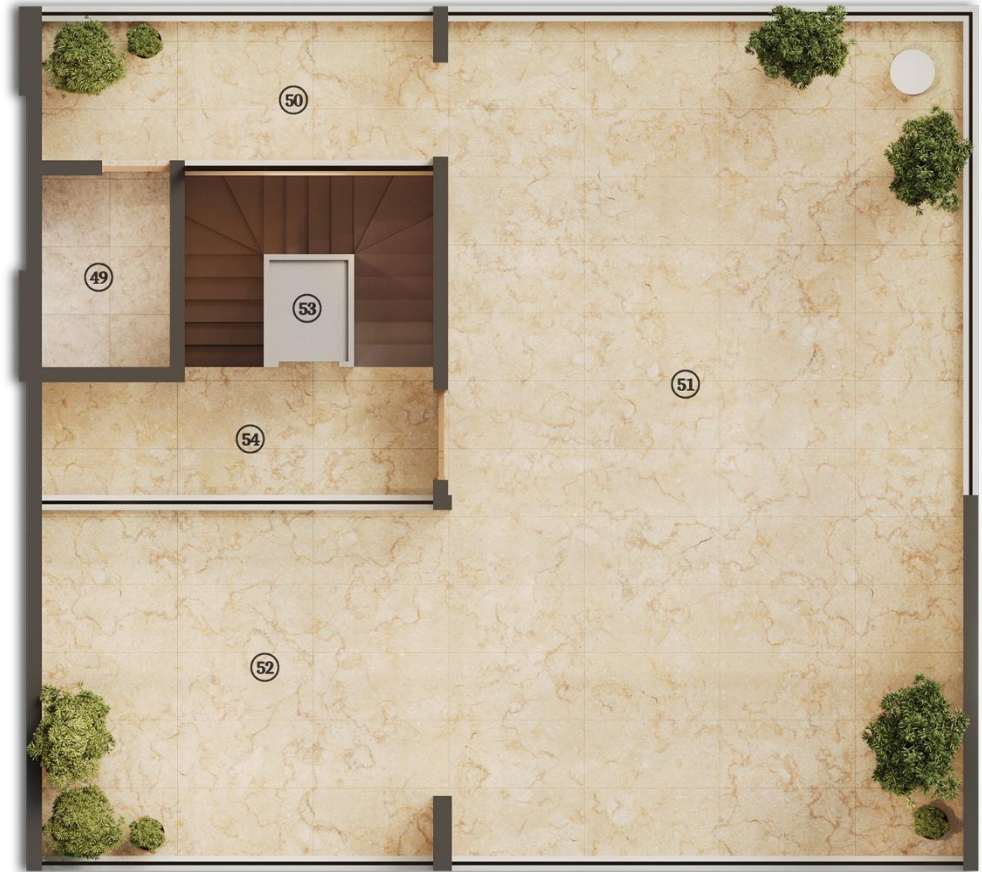
No.	Space Type	Dimensions
34	Family Den	14'4" X 20'8"
35	Lift+Stair	10'10" X 9'0"
36	Master Bedroom	14'4" X 15'4"
37	Walk-In-Closet	9'8" X 15'4"
38	Toilet	8'7" X 15'4"
39	Bedroom - I	14'0" X 15'1"
40	Walk-In-Closet	7'8" X 15'4"
41	Toilet - 2	8'0" X 15'4"
42	Bedroom - 2	15'4" X 15'4"
43	Walk-In-Closet	8'10" X 7'5"
44	Toilet - 2	8'10" X 7'7"
45	Pantry	5'10" X 8'7"
46	Utility Balcony	17'1" X 6'9"
47	Open Terrace - I	47'5" X 5'11"
48	Open Terrace - II	5'11" X 22'0"
49	Service Lift Lobby	6'5" X 5'7"
50	Servant Room	10'6" X 9'1"
51	Bathing area	5'0" X 4'0"
52	Public Toilet	5'0" X 4'3"



Floors	Carpet Area (Sq Ft)	Normal/Double Ht. / Utility Balcony (Sq Ft)	Private Open Terrace (Sq Ft)	Built-Up Area (Sq Ft)
10	2113	163	411	2823

# Unit Floor Plan

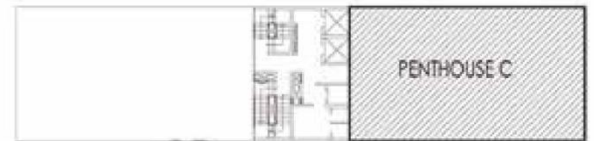
## PENT HOUSE - C ROOF FLOOR PLAN



### KEY PLAN



No.	Space Type	Dimensions
49	Pantry	5'7" X 8'4"
50	Open Terrace - I	17'8" X 6'9"
51	Open Terrace - II	37'9" X 23'1"
52	Open Terrace - III	17'10" X 15'9"
53	Lift/ Stair	10'10" X 9'0"
54	Lobby	17'1" X 4'11"




Floors	Carpet Area (Sq Ft)	Normal/Double Ht. / Utility Balcony (Sq Ft)	Private Open Terrace (Sq Ft)	Built-Up Area (Sq Ft)
Roof	222	-	1270	905

Floors	Carpet Area (Sq Ft)	Normal/Double Ht. / Utility Balcony (Sq Ft)	Private Open Terrace (Sq Ft)	Built-Up Area (Sq Ft)
8,9,10 Roof	5998	695	1681	8423

# Rooftop Amenities





Vilasa is designed for modern living. It offers well-planned spaces that support the way you live and move through each day.

Every detail is planned, with comfort and quality in mind. Natural light, clean design and practical layouts work together with purpose. This is a home that adapts to your life and evolves with you.

# DEVELOPERS



Innovation, sustainability and class, these three words define the legacy of NPR.

A diversified business group, headquartered in Kolkata, NPR is passionate about extending quality services to its customers, partners and all other stakeholders.

Driven by a passion for discovering new spaces and honing meticulousness through their projects, the group is committed to innovation-led, exponential growth.

NPR Group aims to enrich lives by nurturing and building trust and transparency across segments to increase the value proposition.

# DEVELOPERS

## PURTI Homes

At Purti Homes, we believe that everyone deserves to live in their dream home. And for us, that means something more than just a place to live it has to be an innovative living space that embodies a way of life for you. It is a place you can truly call home.

Your needs play a huge role in what we build not just your present needs, but also what you seek from your future. After all, your home is the setting for the future you will build, for the stories you will weave and for the many dreams that you hope to achieve. We rely not just on our experience and expertise, but also on you.

# DEVELOPERS



Sriji Group is a Kolkata-based diversified conglomerate, established in the year 1973. Real estate development, iron & steel and bearings are the core business of the group.

Since 2006, they have successfully constructed and delivered several residential projects. The focus of the management is on delivering superior design, quality, amenities, specifications along with transparency, timely delivery and customer satisfaction.

# DISCLAIMER

This booklet is purely conceptual and not a legal offering/legal document/offer or invitation to offer. The information contained in this booklet including elevations, photographs, renders, images, details, specifications, perspectives, floor plans, layout plans, finishes, amenities, facilities etc are only indicative and have been strictly provided for only representative and illustrative purposes. Kiwano Realty LLP reserves the right to amend/modify/alter/vary any of the above, at its discretion and without notice or any obligation. All fittings, accessories, equipment, furniture etc shown are only by way of suggestions as to the manner in which the subject areas may be used and the same do not form a part of the specifications and/or the deliverables. Floor Plans are not to scale. The internal dimensions mentioned are bare wall to wall and above the skirting.

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DEVELOPERS



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