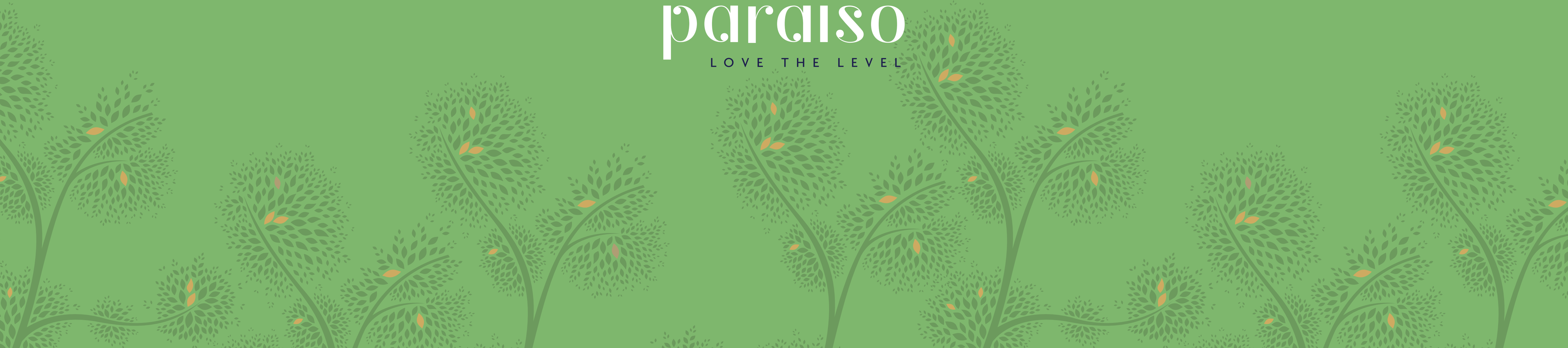




BHAWANI
paraiso
LOVE THE LEVEL





Welcome to a life raised by levels where the only way to go forward is to **go up.**

Rise above *to breathe free.*



Step up *to see life at play.*



Climb to the top *and touch the sky.*



*You'll love everything
that's next.*

**You'll
love
every
level.**

INTRODUCING

BHAWANI
paraiso
LOVE THE LEVEL

New Town-Rajarhat Connector's largest project offering dynamic landscapes for those who live life with energy.

Strategic location on
New Town-Rajarhat connector

Spread across 2.6 acres

70% open area

3 towers of B+G+18

307 apartments

2, 3 & 4 BHK Air-conditioned homes

Cascading podium & grand club



Rajarhat Main Road (211 No. Route)

Newtown - Street number 705

Newtown - Rajarhat Connector

Jagardanga More



Close to home. Closer to life.

Love at first foot forward



Living in New Town-Rajarhat Connector has its own perks. Arriving to office early means arriving back home earlier, with Sector V just a few minutes away. The express roadways connect all major destinations in minutes, while work-life balance hits an all-time high.

- ON NEW TOWN-RAJARHAT CONNECTOR
- AIRPORT AND SECTOR V NEARBY



SCAN QR FOR LOCATION

Commutes:	
• Jagardanga More	220 mtrs
• Netaji Subhash Chandra Bose International Airport	5.6 km
• Biswa Bangla Gate	6.8 km
Hospitals:	
• Charnock Super Specialty Hospital	3.6 km
• Ohio Hospital	7.1 km
• TATA Cancer Hospital	7.3 km
• Apollo Multi-specialty Hospital	12.2 km
• Manipal Multi-specialty Hospital	13.6 km
Education:	
• Narayana School, New Town	6.9 km
• Sister Nivedita University (SNU)	6.9 km
• Amity University	7.1 km
• DPS Megacity	7.2 km
• New Town School	8.2 km
• St. Xavier's University	9.9 km
Others:	
• City Centre 2 New Town	3.5 km
• Kolkata Museum of Modern Art	4.4 km
• The Westin, Kolkata	5.2 km
• Eco Park	5.8 km



The design that propels lifestyles

to the next level



MR. SUSHIL JHUNJHUNWALA
Chairman - Bhawani Group

At Paraiso, we believe a home should inspire calm, balance, and pride. Thoughtfully located at the junction of New Town Road and Rajarhat Road, Paraiso brings seamless connectivity with a sense of openness. Designed with multi-level landscaped greens, Vaastu-compliant planning, and residences that are almost three-sides open, every detail welcomes light, air, and harmony. This is our expression of refined living - where design meets purpose, and everyday life is truly elevated.



On empowering every level of

your new lifestyle!



MR. J.P. AGRAWAL
Director & Principal Architect
Agrawal & Agrawal Architects

The project is situated in the vicinity of the newly developed, most organised township called New Town, in Kolkata, having area of 2.3 Acres. The site offers the potential to develop a mid-sized residential complex. Considering the scope, we opted for a building height which can provide plenty of openness. We opted for 19-storey buildings with a large podium in between to accommodate car parking and landscaping on the top. The placement of the towers provides maximum of openness to each residential unit with a view of the central green. The clubhouse is accommodated on the podium between the towers.

In order to fulfill aspirations of the residents' lifestyle, the project accommodates plenty of outdoor and indoor amenities. This includes two tennis courts, a swimming pool, a banquet hall, an indoor games hall, a well-equipped gym, a coffee shop and many other facilities.

Maximum weightage is given to the overall ambiance of the built environment. For this, a lot of effort has been put into the design of landscaped terraces. The stepping gardens on these terraces rise from ground level and go up to a height of 20 feet, offering an effortless climbing experience with a lush green environment, and cozy seating arrangements around.

The building façade is kept elegant with clean lines and maintainable elements.

In all, the project offers the best of lifestyle to the occupiers of this residential condominium.



Master Plan

LEGEND

LANDSCAPE ZONE

1. Entry Gate
2. Exit Gate
3. Drive Way
4. Water Fountain
5. Kugel Fountain
6. Jogging Track
7. Water Cascade Area
8. Drop-off Zone
9. Stepped Planter
10. Outdoor Garden Area
11. Toddler Play Area
12. Lifestyle Lawn
13. Signature Meadow
14. Service Area
15. Entry & Exit Gate for New Town Road
16. Mound

ACTIVITY ZONE

17. Kids' Play Area
18. Climbers' Cove
19. Elevated Gazebo Seating
20. Screen Wall
21. Senior Citizens' Sitting Zone
22. Free-play Lawn
23. Stepping Stone Path
24. Yoga & Meditation Lawn

PARTY ZONE

25. Leisure Plaza
26. Party Lawn
27. Landscape Pathway
28. Mocktail Counter

CLUB ZONE

29. Swimming Pool
30. Kids' Pool
31. Jacuzzi
32. Pool Deck
33. Banquet Hall
34. Coffee Shop
35. Crèche
36. Gymnasium
37. Yoga & Zumba Area
38. Business Centre
39. Games Room
40. Home-theatre
41. Admin Room
42. Pantry
43. Toilets
44. Changing Room
45. Banquet Garden
46. Outdoor Cafeteria
47. Adda Zone
48. Car Parking
49. Reception Area
50. Billiards Room





*Life's finest experiences taken to
a different level. Life unfolds on*

**four
different
levels**

Be it exploring greens, engaging playtime, evening parties, or social clubbing, there's a unique experience waiting at each level of **Bhawani Paraiso**.

We've woven all these experiences into one story, with each level revealing a new chapter of treasured moments.

LANDSCAPE ZONE

- Gate Complex
- Water Fountain
- Kugel Fountain
- Jogging Track
- Water Cascade Area
- Drop-off Zone
- Stepped Planter
- Outdoor Gym Area
- Toddlers' Play Area
- Lifestyle Lawn
- Signature Meadow
- Mound



LEVEL 1

ACTIVITY ZONE

- Kids' Play Area
- Climbers' Cove
- Elevated Gazebo Seating
- Screen Wall
- Senior Citizen Sitting Zone
- Free-play Lawn
- Stepping Stone Path
- Yoga & Meditation Lawn



LEVEL 2

CLUB ZONE

- Swimming Pool with Deck
- Kids' pool
- Jacuzzi
- Banquet Hall
- Crèche
- Gymnasium
- Yoga & Zumba Area
- Games Room
- Home-theatre
- Banquet Garden
- Outdoor Cafeteria
- Adda Zone



LEVEL 3

PARTY ZONE

- Leisure Plaza
- Party Lawn
- Landscaped Pathway
- Mocktail Counter
- Seating Zone
- Senior Citizen Zone



LEVEL 4



LEVEL 1

LEVEL 2

LEVEL 3

LEVEL 4

LEVEL 3

Your lifestyle unfolding in levels as seen from the sky



Amenities designed to elevate your life



A place where your life levels up

THE
SWISH,

THE
CHIRPS,

THE
RUSTLING
LEAVES.

Your soul will fall in love with the green level



LANDSCAPE ZONE

This latest project puts up the best landscape planning for the life enthusiasts who love to fuel their energy.



WATER CASCADE AREA



LIFESTYLE LAWN



SEATING AREA



KUGEL FOUNTAIN



OUTDOOR GYM AREA



STEPPED PLANTER



PATHWAY WITH MOUND



TODDLERS' PLAY AREA



JOGGING TRACK



TODDLERS' PLAY AREA



Artist's Impression

Experience an elevated sense of being at the water cascade area

Level 1



Artist's Impression

Level 1

Thoughtfully designed toddlers' play area where curiosity leads the way

THE WHOOSH,
THE WOWS,
THE JUMPS
IN THE AIR.

You'll fall in love with the level

ACTIVITY ZONE

Chasing the thrill of fitness, and pursuing the streak of staying active, all in a day's routine at Bhawani's newest address, New Town-Rajarhat Connector.



SENIOR CITIZEN SITTING ZONE



LEISURE PLAZA



CLIMBERS' COVE



KIDS' PLAY AREA



FREE-PLAY LAWN



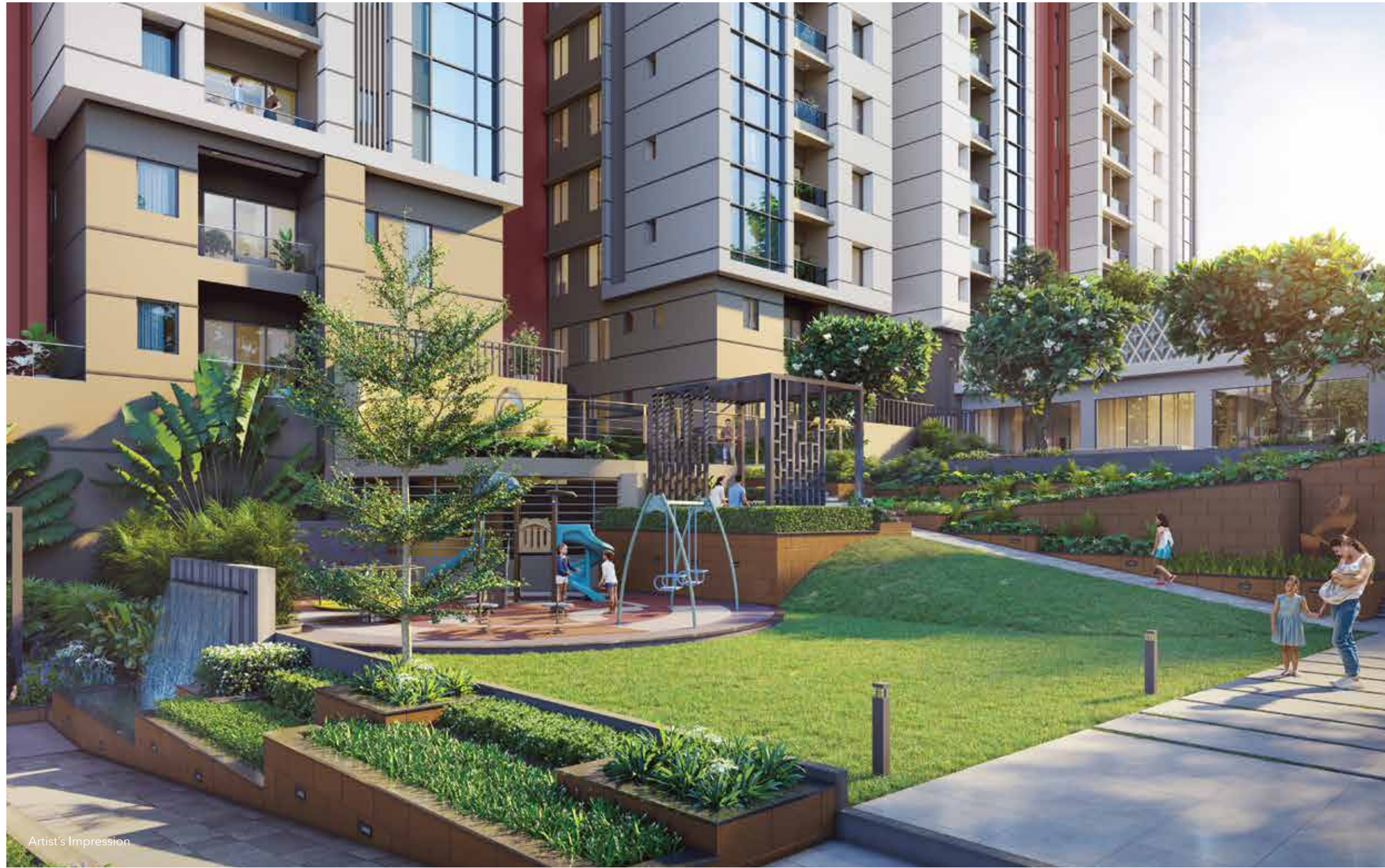
ELEVATED GAZEBO SEATING



STEERING STONE PATH



SCREEN WALL



Artist's Impression

Celebrate your childhood at the kids' play area

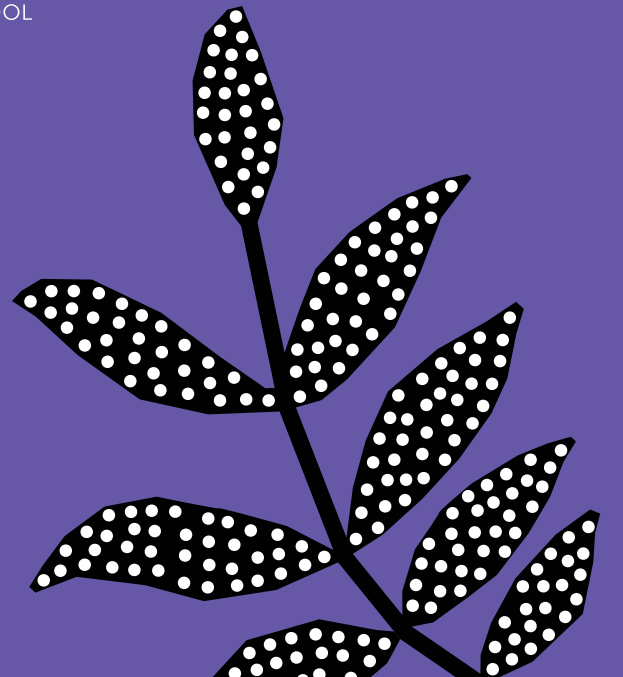
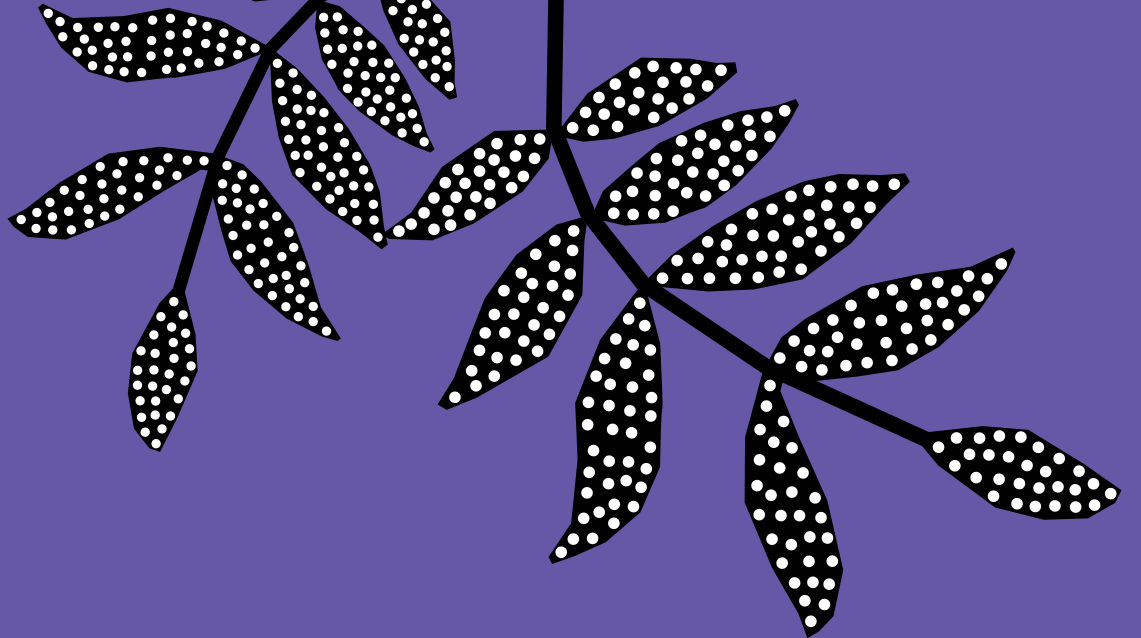
Level 2



Artist's Impression

Level 2

Gazebo sitting area adds a new level of serenity



THE BREEZE,
THE PAUSE,

THE SKYLINE
RIGHT IN FRONT.

You'll fall in love with every next level

Echoes of silence and waves of tranquility pass through, as you unwind, kick-back and relax on the terrace.

CLUB ZONE



GYMNASIUM



GAMES ROOM



HOME THEATRE



ADMIN ROOM



JACUZI



BANQUET HALL



BANQUET GARDEN



YOGA & ZUMBA AREA



CRÈCHE



SWIMMING POOL WITH DECK



Club Plan



LEGEND

CLUB ZONE

- 1. Swimming Pool
- 2. Kids' Pool
- 3. Jacuzzi
- 4. Pool Deck
- 5. Banquet Hall
- 6. Coffee Shop
- 7. Crèche
- 8. Gymnasium
- 9. Yoga & Zumba Area
- 10. Business Centre
- 11. Games Room
- 12. Home-theatre
- 13. Admin Room
- 14. Pantry
- 15. Toilets
- 16. Changing Rooms
- 17. Banquet Garden
- 18. Outdoor Cafeteria
- 19. Adda Zone
- 20. Car Parking
- 21. Reception Area
- 22. Billiards Room



Artist's Impression

A new level of cool at the swimming pool

Level 3



Artist's Impression

Level 3

A new level of luxe found at the party lawn



Artist's Impression

A well-equipped gym that keeps you pushing 'one more'

Level 3



Artist's Impression

Level 3

Up-spirit your day at the indoor games room



Artist's Impression

Home theatre room where every scene comes alive before your eyes

Level 3



Artist's Impression

Level 3

A crèche that guarantees peace of mind where your toddlers feel at home



Artist's Impression

The café where the essence of freshly brewed coffee gets sweeter with every sip

Level 3



Artist's Impression

Level 3

The grand interiors of the banquet hall elevates every celebration into memories of a lifetime

ONE STEP HERE,
NEXT IS THERE,

NEXT IS UP AND
UP AND UP.

your spirit will fall in love with the level



Engage in socialisation of a different level at the party zone. Meet your favourites and party under the skies, the cheers roar loud here.

PARTY ZONE



LANDSCAPED PATHWAY



YOGA & MEDITATION LAWN



SENIOR CITIZEN ZONE



PARTY LAWN



MOCKTAIL COUNTER



SITTING ZONE





Artist's Impression

Party Zone is where sound, style, and atmosphere converge

Level 4



Love blooms in every level of your personal retreat

Plush, posh & private

Here comes your intimate spaces of recluse and relaxation where you replay the days events hugged by cozy interiors and made free by spacious design.

THIS IS THE THEATRE WHERE YOUR FAVOURITE
EVENTS PLAY OUT

Select 307 apartments

2B-2T | 3B-2T
3B-3T | 4B-4T

Expanding
770 to 1635 sq. ft

Vaastu-compliant
orientation



Artist's Impression

Level up on your spirit at the living room

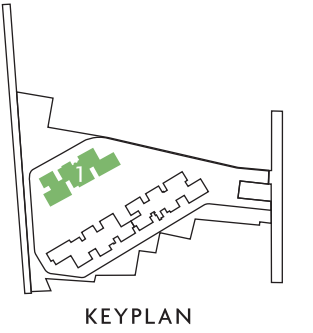


Artist's Impression

Feel the comfort at the master bedroom

Typical Floor Plan

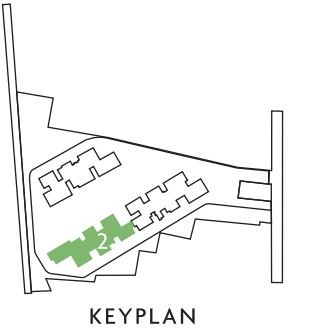
TOWER 1



Flat	Type	Carpet Area (Sq. ft)	Balcony Area (Sq. ft)	Net Flat Area (Sq. ft)	SBU Area (Sq. ft)
1	3B+2T	849	34	981	1364
2	2B+2T	651	35	768	1068
3	3B+2T	882	34	1003	1394
4	4B+4T	1375	78	1568	2180
5	2B+2T	656	34	780	1084
6	4B+4T	1390	73	1580	2196

Typical Floor Plan

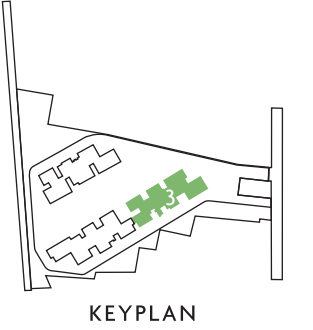
TOWER 2



Flat	Type	Carpet Area (Sq. ft)	Balcony Area (Sq. ft)	Net Flat Area (Sq. ft)	SBU Area (Sq. ft)
1	4B+4T	1431	79	1634	2271
2	3B+2T	871	33	1002	1393
3	3B+3T	943	33	1069	1486
4	3B+3T	1026	44	1180	1640
5	2B+2T	719	31	843	1172
6	3B+3T	915	44	1047	1455

Typical Floor Plan

TOWER 3



Flat	Type	Carpet Area (Sq. ft)	Balcony Area (Sq. ft)	Net Flat Area (Sq. ft)	SBU Area (Sq. ft)
1	3B+3T	899	34	1026	1426
2	2B+2T	688	34	813	1130
3	3B+3T	1030	34	1163	1617
4	4B+4T	1346	72	1531	2128
5	3B+3T	995	35	1129	1569
6	3B+3T	912	34	1045	1453

facilities spick & span

that make you fall in love with every level



STP



APP BASED
SECURITY SYSTEM



CCTV IN
COMMON AREAS



SOLAR
PV CELL



RAINWATER
HARVESTING



SECURITY
ROOM



EV CHARGING
POINT



DG POWER
BACKUP



24 SECURITY



Specifications

SUPER STRUCTURE

RCC Framed Earthquake-resistant Structure with External Block Walls

FLOORING

Living/Dining

Branded Vitrified Tiles size 1200 mm x 600 mm

Master Bedroom

Wooden/Laminate flooring with skirting

Other Bedrooms

Branded Vitrified Tiles size 1200 mm x 600 mm

Kitchen

Vitrified Tiles/Anti-skid Vitrified Tiles

Toilet

Anti-skid Ceramic Tiles/Design Tiles

Balcony

GVT/Terrazzo Tiles

KITCHEN

Kitchen Counter

Combination of High-quality Granite/Quartz

Dado

Ceramic Tiles 600 mm above Kitchen Counter area, rest with Putty

Sink

Stainless Steel Sink with Drain Board

Tap

Sink Cork wall/ Mounted Counter of Parryware/Jaquar brand or equivalent brand

TOILET

Walls

Branded Ceramic Glazed tiles up to door heights

WC & Washbasin

Premium quality/high class wall hung W.C and washbasin with counter/wall-mounted

CP Fittings

All CP fittings of Jaquar/ Parryware or equivalent brand provision of geyser

DOORS & WINDOWS

Main Door

Elegantly designed & finished with Hardwood frame with high quality imported/Indian Hardware fitting

Internal Doors

Seasoned Hardwood frame with Flush Door

Windows

Branded UPVC window/ Powder-coated galvanized metal window with Toughened Glass

ELECTRICAL

Switch/Socket

Modular switches of Legrand/Honeywell/Havells or equivalent brand

Wiring

All copper wire will be used with FR Grade

WALL FINISH

Internal

All internal walls in Cement Plaster with Putty

External

All external wall in Texture/Paint/Glass/Acrylic Emulsion Paint

AIR-CONDITION

All Split Air-Conditioners will be of either Daikin/Hitachi or equivalent brand

KOLKATA



Bhawani Courtyard
B.T. College More



Bhawani Bandhan
Madhyamgram



Bhawani Gems Bougainvillas
Joka



Bhawani Inara
New Town



Porshinagar
Konnagar



Bhawani Mansion
VIP Road, Haldiram



Bhawani Dreams
Dum Dum Cant.



Bhawani Sunvalley
Panchnantala



Bhawani Twin Towers
Howrah

BHUBANESWAR



31 Forest Park
Forest Park



EKAM
Cuttack



HP Square
Baramunda



Qala
Bhubaneswar



Solitaire
Khandagiri



Z Estate
Patia

About Developer



Guided by the leadership of Mr. Sushil Kumar Jhunjhunwala and enriched with a decade-long experience in delivering an affordable, eco-friendly urban living solution, Bhawani Group has been successfully active in designing and curating numerous housing projects, urban infrastructures and commercial complexes in and around Kolkata.

With over 30+ projects, Bhawani Group has served the happy smiles of 3500+ families through their extensive lifestyle projects. Bhawani Group emphasises highly on customer relationships and defines their success based on the satisfaction of the ones they serve. This allows them the motivation to seize the right opportunities and provide a value-for-money proposition for the customers' dream homes.

The ensemble behind creating your

chapter tomorrow



PRINCIPAL ARCHITECT

AGRAWAL & AGRAWAL was established in 1986 as a professional architectural firm. After the modest beginning under the leadership of architect J.P Agrawal, they grew to become a well established and reputed firm of Eastern India. Gradually the firm got opportunities to work all across the country and designed various prestigious projects in more than 12 states. Till date, the firm has completed more than 500 projects which includes various use group and all varieties of scale and nature. At present, the firm has a team of 90 personals which includes talented young architects, engineers and specialized support staff. The practice largely committed to the environment and user friendly architecture. Our projects has achieved USGBC'S platinum rating for its green features. Altogether, by now more than 5 million sq. ft of green space is made available in various projects.

The firm's work is recognized time to time by various National-level Magazines & Publications. The roster includes Prestigious awards like Spectrum Architectural Award II, Ultratech Excellence Award & Better City Better Life Award.



STRUCTURAL CONSULTANT

Adroit was formed in the year 2000 as a Civil Engineering and Infrastructure Development company to offer General Contract Services.

They rapidly evolved as a Special Focus Organization over the years in the niche area of Industrial Construction.

Sensitive to the needs of today's enterprises to manage and execute projects on a holistic basis, we expanded scope of activities to well include turnkey civil, structural, mechanical and electrical requirements of the industry.



LANDSCAPE CONSULTANT

Inscape Design Studio is a premier landscape design firm located in Kolkata, India, specializing in landscape planning, architecture, and urban-scale interventions. Known for their innovative approach, they offer expert solutions that blend aesthetics with functionality, transforming outdoor spaces into inspiring and sustainable environments. Their work encompasses both residential and commercial projects, delivering creative, eco-friendly designs that enhance the natural landscape.



VAASTU CONSULTANT

Pradip Sharma is a renowned Vaastu Consultant based in Delhi, associated with advisory roles under the Government Office. With extensive experience across Kolkata, Rajasthan, and Delhi, he has worked with leading brands, including Bazar Kolkata, Khaki IAS colony, delivering practical and result-oriented Vaastu solutions.

His approach blends traditional Vaastu wisdom with modern architectural and business needs, focusing on minimal changes with maximum positive impact. Known for his integrity, precision, and clarity, Mr Sharma is trusted for creating spaces that enhance growth, harmony, and long-term success.



MEP CONSULTANT

Established in 2017 as a Proprietorship firm, in 2018 Unite was incorporated as "Private limited" as per Companies Act. UNITE was founded by Arjuna Pandian, Mechanical Engineer, who possesses 20+ years of experience in the building consultancy industry. He has handled/delivered over 100+ million sq. ft of building spaces and 3000+ acres of infrastructural development.



BRAND CONSULTANT

Bibhor Singhania & Banibrata Goswami have been working with the real estate pioneers across the nation, and serving more than 125 clients and 350+ real estate projects across West Bengal, Maharashtra, Chhattisgarh, Assam, Bihar, Odisha & beyond.

Be the Bee is one of India's most promising advertising agencies, with a bunch of innovative ideators and strategic thinkers. We aim to serve the most creative as well as effective branding approaches, that touch all the verticals of marketing and create a distinguished position with the help of outstanding aesthetic skills for each real estate project.



Find a new level of
loving life

SCAN FOR
WALKTHROUGH





Corporate Address

Eco Station, Aajkal IT Unit No. - 903, 9th Floor, Block - BP,
Salt Lake City, Sector - V, Kolkata - 700 091

Site Address

Rajarhat Main Road, Jagardanga
Mouza: Gopalpur, New Town Action Area IIC
Bidhannagar Municipal Corporation, Kolkata – 700 136

| **E** sales@bhawanigroup.in

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