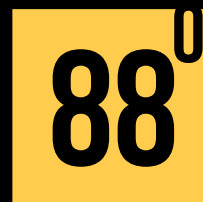


DARPA
AN ELITE ADDRESS



..... A perfect spot in the universe for you



DARPA N
AN ELITE ADDRESS

88^U

Ever imagine what it
must be to live life like a king?

ABOUT THE DEVELOPER



Darpan 88° simply means a reflection of who we are, what we are and where we are. “Start up” !!!! How many times have we heard of this word in the last 10 years??? Ola, Amazon, Zomato, Policy Bazaar etc etc are the few names that would be ringing the bells in your ears.

Our creation stands tall and proud

ABOUT THE DEVELOPER

(CONTINUED)



Manakamna builders and Embee builders takes pride in itself in calling themselves the “start up” Residential developers of Siliguri. “Start up” simply means identifying the gap which is existing in the market and filling it with young and professional team.

Our creation stands tall and proud

ABOUT THE DEVELOPER

(CONTINUED)



Our creation stands tall and proud

Our journey started in 2014, with a mission of providing affordable homes (a gap). We currently have 1150 flats in various stages.

1. Embee fortune - completed
2. Manakamna 24 - 75 percent sold and a year ahead of its completion schedule.
3. Embee delight - first phase almost sold out.
4. Utsav - first phase sold out and completed. Second phase started.

ABOUT THE DEVELOPER (CONTINUED)



Our creation stands tall and proud

Darpan 88°, is a gap which we identified in the dynamic city of Siliguri, which was deprived of a truly world class luxurious gated community. When you turn over the pages in the brochure, visit the experience center, understand the scale model, watch the videos in home theatre and meet with the dynamic team, YOU SHALL automatically understand the true meaning of luxurious housing.

ABOUT THE DEVELOPER

(CONTINUED)



And then you shall be compelled to think - who you are, what you are and why you want to be here.

In God we trust.

In Science we believe.

In Buyers we devote.

Manakamna and Embee builders.

Our creation stands tall and proud

P E A

C E

..... An abode of

& C A

L M



Welcome to the world of serene
natural splendor

..... Sky is the limit



..... Catch the first glimpses of the golden sun

CLASSIC OR

Entrance driveway view



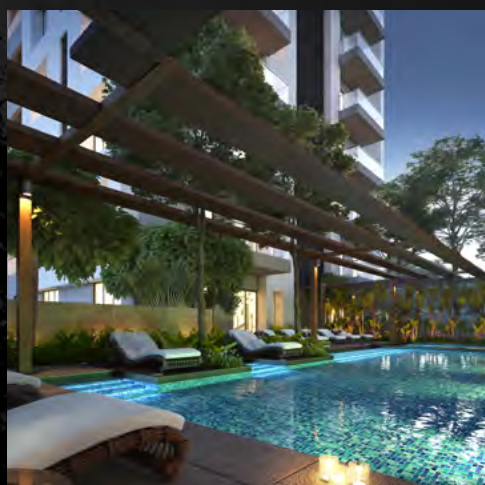
Arrive in style that
marks your arrival

..... Porch area view



..... When the true scale of awe and inspiration reveals itself

L
A
R
G
E



Elite

Living.

..... Basketball area view



..... Live free, live untamed and play more

..... Senior Citizen zone



..... Here nature and luxury are neighbours and stress will never find a way

..... Cricket pitch



..... Where charismatic stroke-play is on display

..... Badminton court



..... Savor the myriad sporting opportunities

..... Senior citizen & reflexology



..... Where nature creates a palette of its own

..... Kids' play zone



..... The air chirps with numerous chatters, cackles and laughs

..... Futsal court and Open Gym



..... Where the air is laden with infectious excitement

..... Chess play zone



..... Seating & board game



..... You made all the right moves that lead you here

..... The ultimate companionship under open skies

..... Temple area



..... Stop to count the divine blessings everyday

..... Podium skating area



..... Podium yoga deck



..... A life lived within a plethora of superlatives

..... Achieving peace of mind is quite everyday

..... Swimming pool view



..... Sometime all you need is an elite and exclusive feeling

..... Open Air Amphitheatre



..... A setting where illusion turns to magic

..... Terrace fire place



..... Something that's got you covered on a shivery evening

..... Terrace yoga area



..... It's time for the celestial teachings to come to fruition

..... Terrace spa



..... And pampering yourself becomes an everyday activity

A world unexplored



H I G H L I F E



A new concept of living



Where luxury is an everyday word



..... Living room



..... Every home tells a lot about it's owner

..... Open terrace area



..... Expect to read many tales under the glorious sky

Master bedroom



We have envisioned the life that royals lived in the yore



The sheer unbridled excitement of

88°

THE CLUB

Experience a rich tapestry of frolic
and frivolity







..... Toddlers' play area



..... An ambiance of laughter & delight that rings across



..... Indoor Game



..... A glimpse into the world of frivolity and fanfare

..... Multipurpose hall



..... An endless array of celebrations and cheer

LOCATION MAP

Map is not to scale



SITE PLAN



LEGEND

GROUND LEVEL

- 1. Entrance gate
- 2. Guard room
- 3. Boom barrier
- 4. Driveway
- 5. Jogging track
- 6. Parking
- 7. Human size chessboard area
- 8. Board games area
- 9. Badminton court
- 10. Outdoor gym
- 11. Futsal court
- 12. Half basketball court
- 13. Kids play area
- 14. Mud zone
- 15. Radha Krishna temple
- 16. Drop off (Pegasus & Cygnus)
- 17. Reflexology walkway
- 18. Senior citizens area
- 19. Seating plaza
- 20. Services
- 21. Cricket practice net

PODIUM LEVEL

- 22. Private terrace (flat no 101 / 102 / 103, podium level)
- 23. Skating rink
- 24. Pool deck
- 25. Swimming pool
- 26. Kids' pool
- 27. Pool side dining area
- 28. Pool side party area
- 29. Meditation zone

15 TH FLOOR (TERRACE LEVEL)

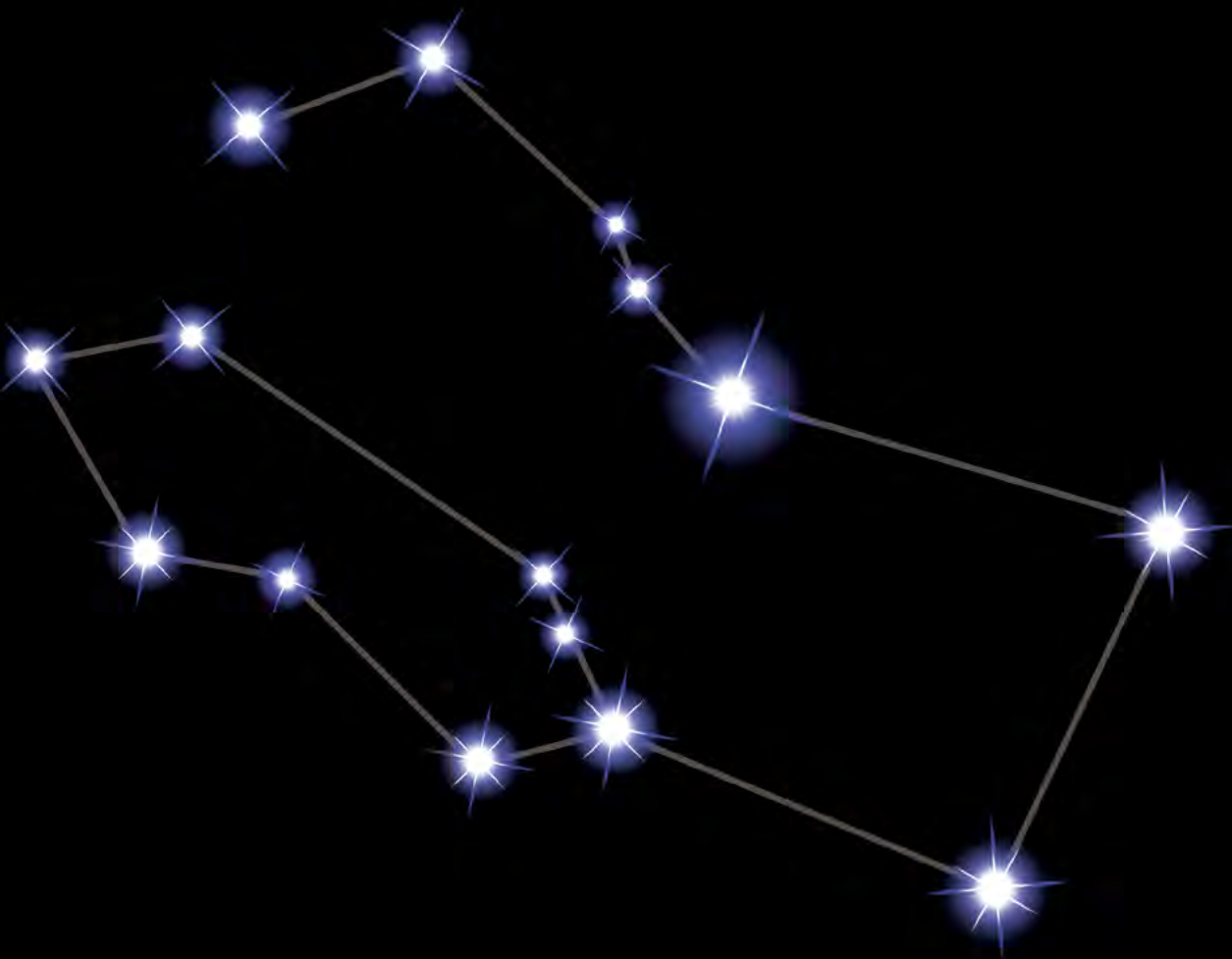
- 30. Yoga area
- 31. Viewing point with binocular
- 32. Outdoor spa area
- 33. Party area
- 34. Serving counter
- 35. Party lawn
- 36. Tea party area

16 TH FLOOR TERRACE LEVEL

- 37. Outdoor projection screen
- 38. Stepped seating
- 39. Community dining space



PEGASUS



Pegasus remained a mysterious creature capable of doing everything magical, symbolizing the divine inspiration or the journey to heaven, since riding him was synonymous to “flying” to the heavens (स्वर्ग).

FLOOR PLAN



Flat No	Floor	BUA(sq.ft.)	SBUA(sq.ft.)	Rera carpet (sq.ft.)	Type of Flats	Balcony	Extra Terrace Area (First Floor)
101	Podium Level	2289	3052	1996.96	4 BHK	2 NOS	360 sft
102	Podium Level	2298	3063	2012.03	4 BHK	2 NOS	454.02 sft (2 Terrace)
101	2nd Floor to 15th Floor	2332.55	3115	1996.96	4 BHK	2 NOS	
102	2nd Floor to 15th Floor	2336.75	3115	2012.03	4 BHK	2 NOS	
103	3rd Floor to 15th Floor	2443.47	3260	2080.48	4 BHK	3 NOS	



UNIT PLAN 101

Typical Floor Plan (2nd to 15th Floor)

SBUA: 3115 sq.ft.

RERA CARPET: 1996.96 sq.ft.

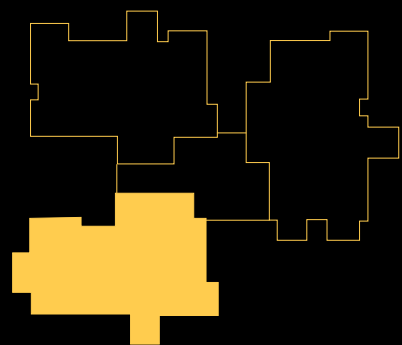


UNIT PLAN 102

Typical Floor Plan (2nd to 15th Floor)

SBUA: 3115 SQ.FT.

RERA CARPET: 2012.03 SQ.FT.

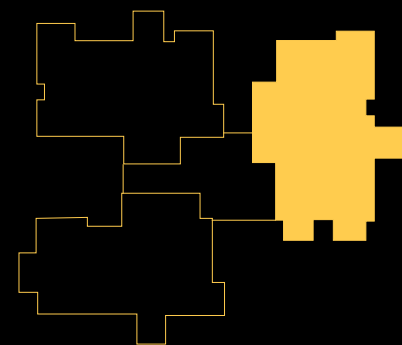


UNIT PLAN 103

Typical Floor Plan (3rd to 15th Floor)

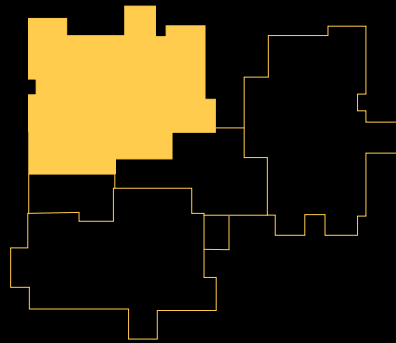
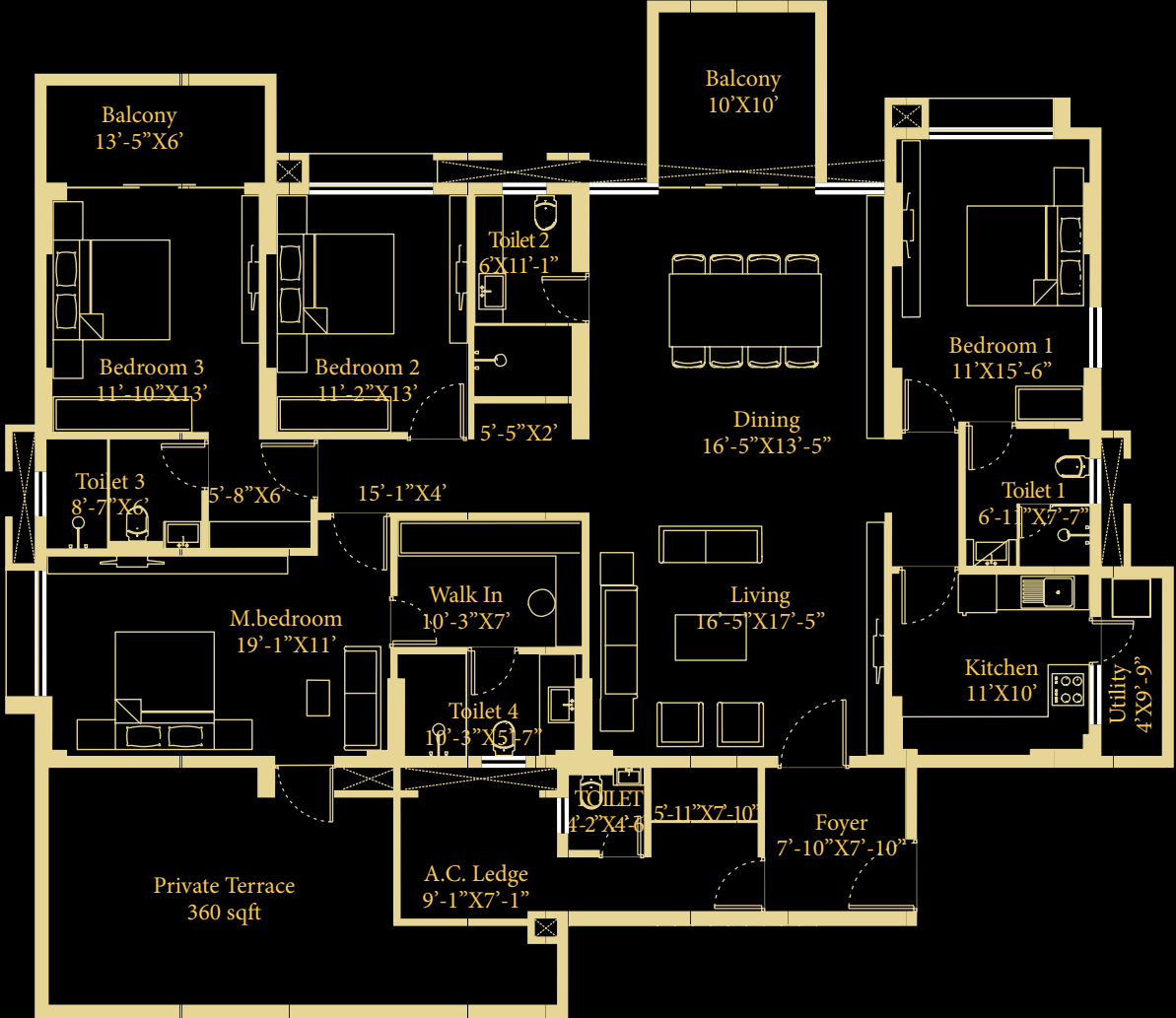
SBUA: 3260 SQ.FT.

RERA CARPET: 2080.48 SQ.FT.

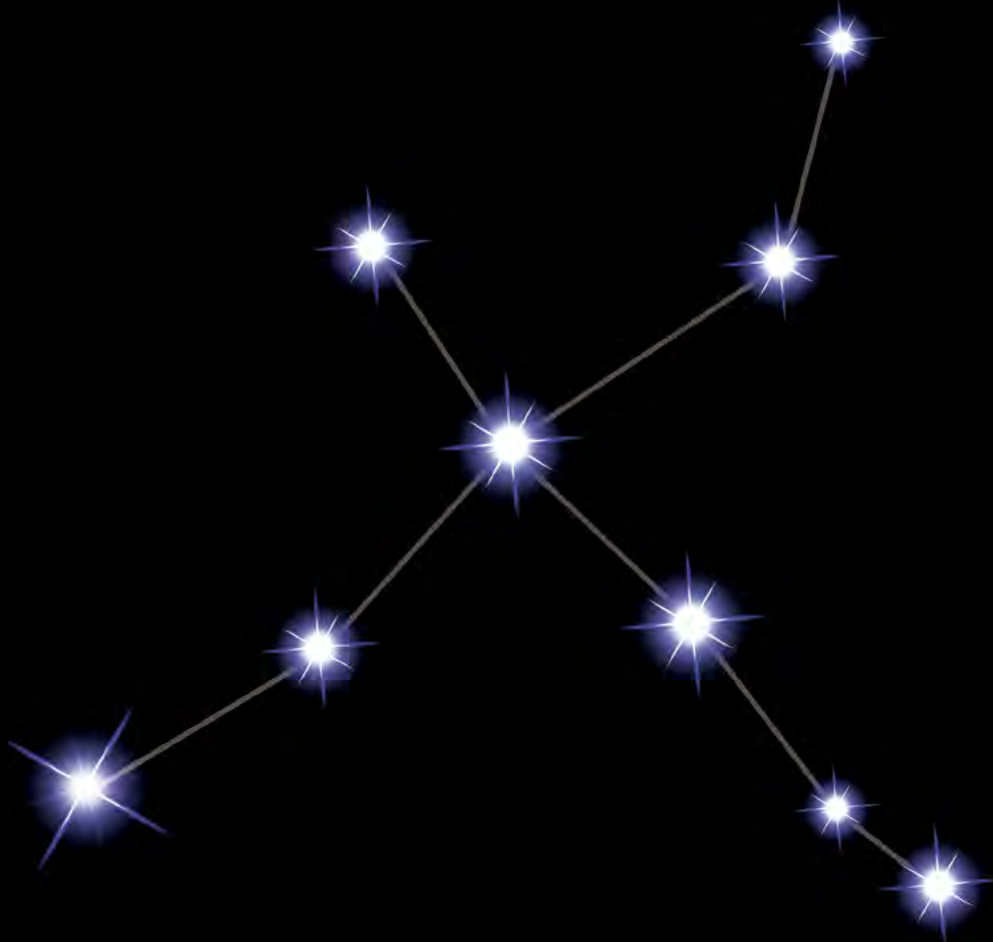


FLAT 101

PODIUM LEVEL
SBUA: 3052 SQ.FT.
RERA CARPET: 1996.96 SQ.FT.
EXTRA TERRACE: 360 SQ.FT.



CYGNUS



In our ancient Hindu Science, the period of time or the Muhurat (मुहूर्त) which lasts from 4:24 AM to 5:12 AM is called the “Brahma Muhurat” translating to “The moment of the Universe” and the Star system in correlation is the *Cygnus* constellation. This is a highly auspicious time to do any task or start the day

FLOOR PLAN



Flat No	Floor	Bua(sq.ft.)	Sbua(sq.ft.)	Rera carpet (sq.ft.)	Type of Flats	Balcony	Extra Terrace Area (First Floor)
103	Podium Level	2445	3260		4 BHK	1 NOS	380
101	2nd Floor to 14th Floor	2159	2879	1811.43	4 BHK	2 NOS	
102	2nd Floor to 14th Floor	2152	2870	1818.88	4 BHK	2 NOS	Flat no 102 (2nd Floor) Terrace (600 sft)
103	2nd Floor to 14th Floor	2445	3260	2083.26	4 BHK	3 NOS	

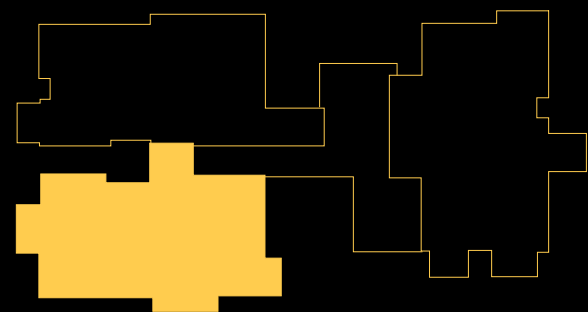
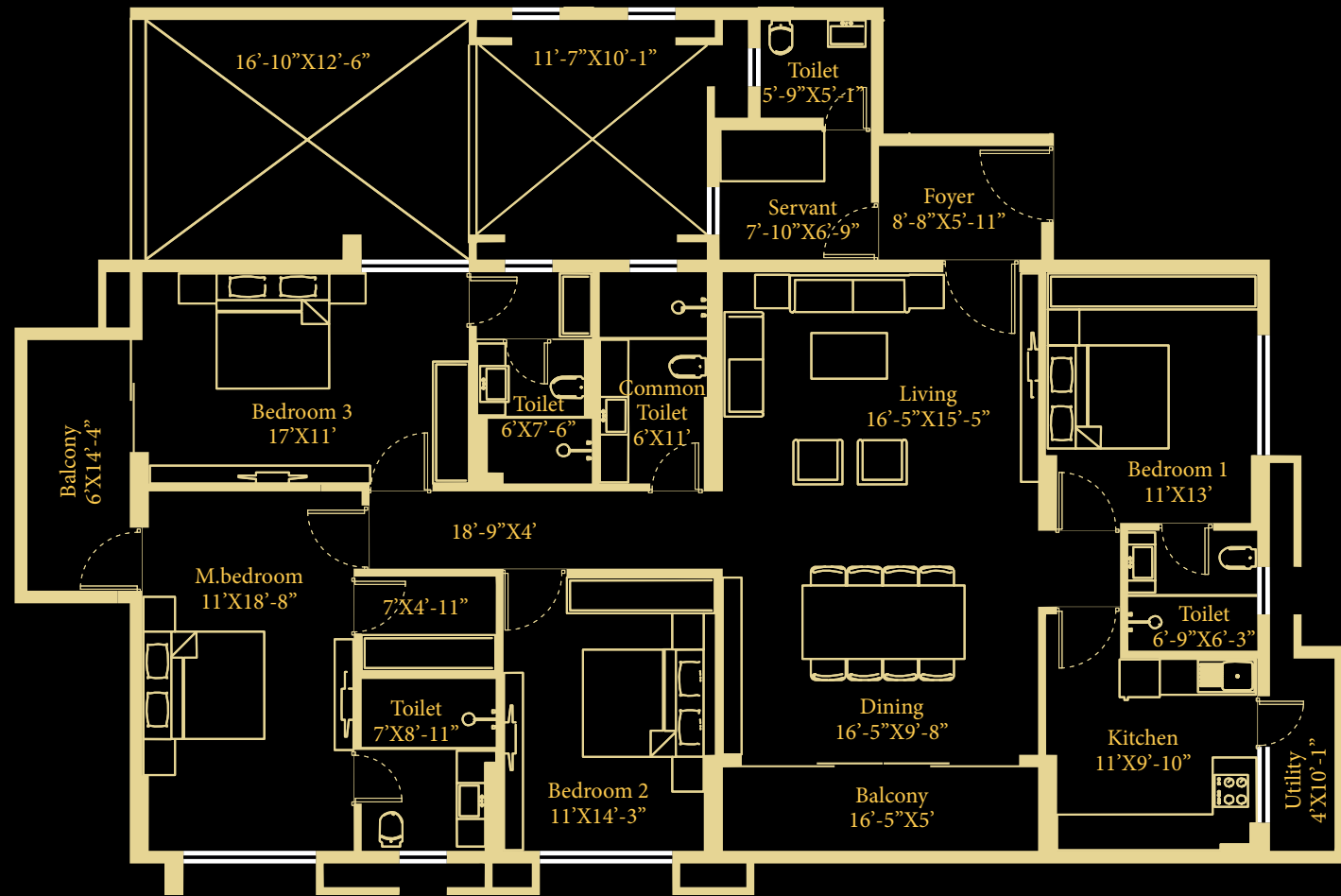


UNIT PLAN 102

Typical Floor Plan (2nd to 14th Floor)

SBUA: 2818 SQ.FT.

RERA CARPET: 1818.88 SQ.FT.

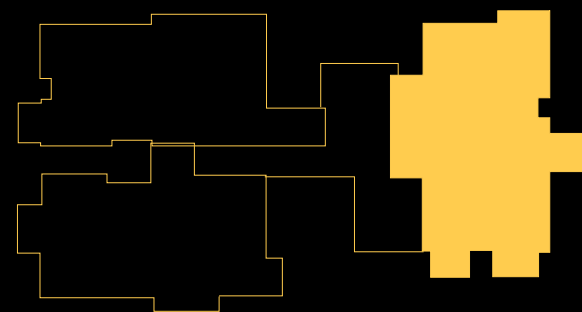


UNIT PLAN 103

Typical Floor Plan (2nd to 14th Floor)

SBUA: 3260 SQ.FT.

RERA CARPET: 2083.26 SQ.FT.



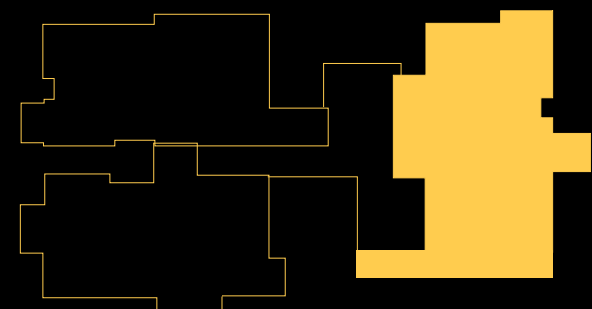
FLAT 103

PODIUM LEVEL

SBUA: 3260 SQ.FT.

RERA CARPET: 2083.26 SQ.FT.

EXTRA TERRACE: 379.43 SQ.FT.



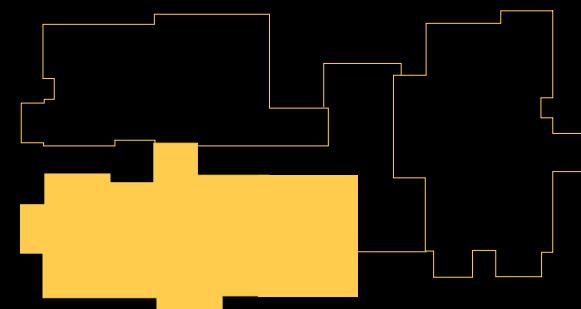
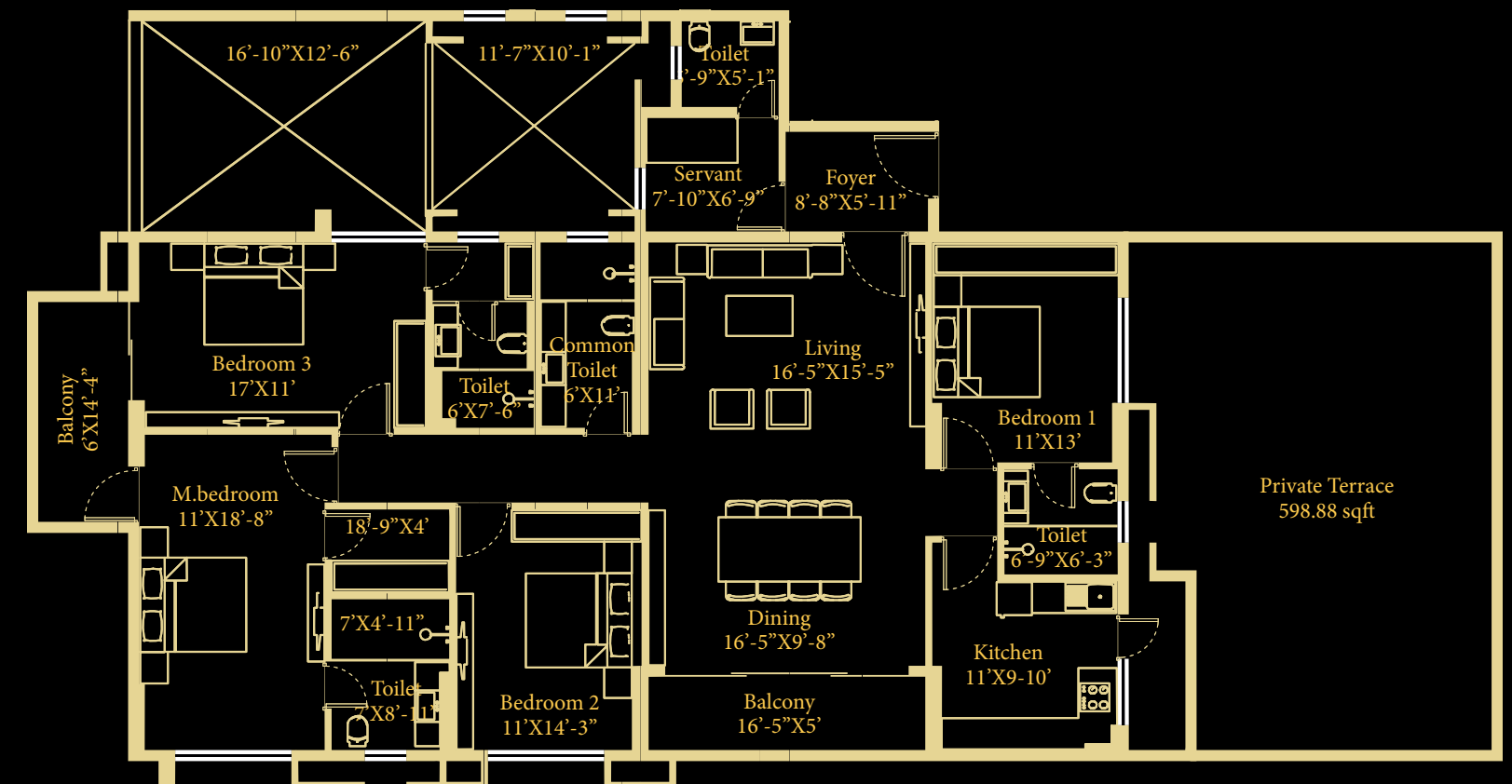
UNIT PLAN 102

With Extra Terrace (2nd Floor)

SBUA: 2818 SQ.FT.

RERA CARPET: 1818.88 SQ.FT.

EXTRA TERRACE: 598.88 SQ.FT.



PEGASUS / CYGNUS
FLAT 101



PEGASUS / CYGNUS
FLAT 101



PEGASUS / CYGNUS
FLAT 103





Here are some of the points that sets your home apart at the Darpan 88°

- Ease of access - Your home can be reached smoothly from the main road via a 30’ wide road with walking trail. There are no unnecessary encroachments that block your access.
- All the apartments are open on three sides ensuring efficient ventilation.
- There is a wide 36’ driveway encompassing the towers with separate jogging/ walking track.
- The landscape will draw inspiration from the ancient gardens of the Mughals being developed by WAHO who are the premier landscape consultants in the nation.
- The serene grandeur of the Radha Krishna Temple along with the Tulip gardens will be designed by experts from Jaipur.
- The grand 22’ high lobby boasts the finest imported Italian marbles as well as tiled floors and wall with separate reception area.
- All the homes at Darpan 88 are secured with video surveillance.
- A grand double height community hall has Italian finish wall tiles and marble tiled floor. It comes with an attached 2500 sqft lush green lawn and with provisions for pre-arranged tables and chairs separately for functions.
- A half Olympic sized pool on the podium level comes with a separate pool deck.
- 6000 sqft of amenities are at the 20’ elevated podium level.
- Podium level apartments are supplied with a 400-500sqft of private terrace.
- 80-100 sqft cantilever balconies that connects apartments and makes you feel like you are gliding on air.
- The well designed common lobby makes you feel as if entering a five-star hotel. All floor lobbies and common spaces sport Italian floor tiles.
- Servant quarter with attached toilet comes with every apartment.
- The sky high terrace at 192’ is loaded with manicured amenities. One of its kind in Siliguri.
- Foyer Attached to all Flats.

SPECIFICATION

Space specification:	Luxury specification
Super Structure:	Reinforced cement concrete shear wall structure.
Living and dining room:	Choice available from range of Italian marble.
Master bed room:	Choice available from range of Italian marble or PVC wooden flooring.
Other Rooms:	Range of Italian look tiles (Premium)
Kitchen:	Floor& Dado: Granite top and tiles up to 3’ in com bination (Premium)
Toilet: Floor &Dado:	Anti-skid tiles on floor and tiles up to door height in combination. (Premium)
Sanitary fixture:	Kohler, Grohe, Roca or equivalent.
UPVCand CPVC:	Ashirwad, Astral, or Equivalent.
Balcony:	Toughend glass railing
Door: Frame:	WPC frame (water proof)
Entry main door:	Prelaminated Flush door and SS hardware
Other door:	Pre Laminated Flush door with SS hardware.
Window:	Glazed Coated Aluminum.
Internal Finishes:	Machine finish putty.
External Finishes:	Weatherproof External Paint.
Electricals:	Concealed wiring and modular switches.
Provisional for Air Conditioner:	Suitable electrical Points/AC ledge (VRF units at client cost)
Common Lobby:	Well defined lobby with Italian finish (Marble/Tiles) with reception desk.

AMENITIES AT A GLANCE

Close Amenities	Amenities on Terrace
Gymnasium	Area for roof top parties.
Double height Community hall with open lawn and Kitchen	Sitting zone with Bar B Que.
Indoor Games	Cattering Area
Snooker Room	Open Air Theatre
Meeting Room	Spa Gazebo
Kids Zone	Yoga deck
Separate male and female sauna.	Adda zone
Society office	Binoculars Zone
Activity hall: can be used for yoga, tuition, zumba class, small function etc.	Tea party cabana
Reading Lounge	Kids skate zone
Open Amenities	Fire place during winter
Yoga Deck	Walking Trail
Swimming pool 25’	
Jogging/ Walking Track	
Open Lawn Connected with Community hall	
Futsal Court / Basketball Court / Mud Zone / Open Gym	

HIGH END BUILDING HIGHLIGHT

High End Flats Highlight

- Floor to Ceiling clear Height 11’25” (normally standard in Siliguri is 10’)
- Each flat has cantilever balcony of 80-100 sqft
- Each flat has minimum two bigger balconies.
- All Vastu compliance flats.(for example, Master bed room South West, Kitchen on South East or North West)
- Servant Quarter with attached toilet connected with each flats.
- Separate Entry Foyer with each flat.
- 8’ Door Height.
- AC Ledges in all floor
- Utilities area connected with kitchen.
- Separate area for VRV and Split Air conditioner.
- Grand Entrance Lobby with 22’ height.
- 3 high speed lifts in each building (2 passenger and 1 utility lift)
- Camera enabled security system for each flats.
- Generator back up in all units.
- Full Height French window.
- Each flat are 3 side open and well ventilated.
- 35% Green space, 70% open area approx.
- 30’ wide road in entry from main road.
- Direct access to apartment from main road.
- Radha Krishna Mandir with garden.

CONSULTANTS

Main Architect

M/S. MAHESWARI & ASSOCIATES ARCHITECT

Architect Kamal Kumar Periwal had started his journey as Architect during the early 90s when he set up Maheswari & Associates, architectural & interior designing firm. In last 25 years of his esteemed career, Architect Periwal has been able to deliver over 20 million square feet of built up space, with spread across India.

Architect Periwal’s design studios in Mumbai and Kolkata with over 40+ experienced architects, Interior Designers, Site engineers and other allied staffs having sound experience in delivering master planning projects, large-scale Residential housing, Commercial and Retail projects of varying sizes. He has built projects from Guwahati, Assam to Jaipur, Rajasthan to Goa. He has done numerous projects in eastern India including locations such as Kolkata, Guwahati & Silliguri..

website: architectm.com/

Landscape Architect

WAHO

WAHO was established by New Zealander Sam Spinks in 2009 with a vision to create dynamic and considered landscapes spaces. WAHO Landscape Architects is a company with over 15 professional and support staff. The team is highly trained, enthusiastic and committed to the design and delivery of leading landscape developments.

website: waholandscape.com

Structural Engineer

M/S. ADROIT CONSULTANT STRUCTURAL

Mr. Manoj Kanti Majumdar is the Founder & Head of the firm. He has over 40years of rich experience in the field of structural design of civil engineering structures.He has served Kolkata Municipal Corporation in the capacity of Director General and Engineer-in-Chief.He was appointed as technical advisor for prestigious project like ITC Sonar Bangla and AJC Bose Road flyover, Kolkata.He is currently a member of Metropolitan Planning Council, WB and formerly a member of West Bengal Housing Board.

website: adroitconsultants.net

Project Manager (Consultant)

MR. AVIK CHAKRABORTY

Mr. Avik Chakraborty have experience of more that 15 years in this field. He has designed & handled several Commercial, Residential & Industrial projects in & around Siliguri. His elite clients are M.J.B. Group (Embee Builders), Manakamna Group (Manakamna Builders), S.B.M. Group, Golden Group, etc in Siliguri.

Sr. Engineers

MEPF CONSULTANT

We are responsible to provide valued customers services introducing efficient & economical energy through E-Age Technology.

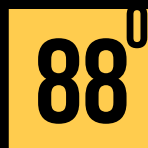
MEPF infrastructure is created by Auto CAD Design & improvising Global quality services with perfection ‘End to End’ optimizing Time Frame.

We have enough ‘Resources’ which is our plus point including extremely educated ‘Skilled labour’ and ‘technologist’ to support each project.

Our Vision and Mission is to introduce Eco- friendly Technology for the new generation people those who prefer to live in contemporary world.

Each and every project is keenly dissected and responsible to implement in right manner & perfection.

DARPAN
AN ELITE ADDRESS



Developers



Member of



Follow us on



SITE ADDRESS: Buildworth Developers, Near Sona Petrol Pump, Opposite Sikkim Plaza,
Sevoke Road, Siliguri, West Bengal 734 008

☎ 9800 - 400 - 200 | www.darpan88.com

Disclaimer: All details in this booklet are for easy information and concept purposes only and do not form part of the agreement. This document is tentative and developers reserve the right to make variations and modifications.