



EMBEE DELIGHT

"THE ADDRESS OF HAPPINESS"





IT MAKES ME FEEL **PROUD** TO BE
A PART OF SUCH A **FANTASTIC**
RESIDENTIAL PROJECT IN A PLACE
LIKE **SILIGURI**

A handwritten signature in white ink, appearing to read 'Bhaichung Bhutia'.

MR. BHAICHUNG BHUTIA
(FORMER CAPTAIN, INDIAN FOOTBALL TEAM & BRAND
AMBASSADOR - EMBEE DELIGHT)

THE GATEWAY OF NORTH EAST INDIA SILIGURI

MIRIK 47 KM

Flanked by the beautiful Mirik lake, a destination with a unique charm.

DARJEELING 64 KM

The queen of the hills. The charm and aura of Darjeeling remains unrivaled to this day.

KALIMPONG 68 KM

The second city of the hills. Kalimpong is an important tourist and education center.

GANGTOK 116 KM

The hilly capital of Sikkim and a popular summer gateway.

DOOARS 67 KM

The leafy forests are abode to unique wildlife and charming tea gardens.

Siliguri, the gateway to the North-East is a thriving community of artisans, tradesmen and others. Second only to Kolkata in cosmopolitan culture, Siliguri is one of the nerve centers of the region. A growing economy and a burgeoning population has aided the rapid growth of this city.



EMBEE DELIGHT THE ADDRESS OF HAPPINESS

Embee Builders and *Manakamna Builders* are one of the leading and fastest growing realstate developers in entire North Bengal.

We have begun developing a large multi-storied residential complex in North Bengal. After a record performance of its project Embee Fortune, we have now come up with a project named “**EMBEE DELIGHT**”, on Asian Highway, 50 meters from Embee Fortune.

The project is a residential project which will be having 530 flats, consisting basically 3BHK (Spacious), 3 BHK (Normal) and 2 BHK flats. Embee Delight, is a G+10 floor project, and consists of total 6 blocks. The project will be providing all kinds of Luxurious amenities including Swimming Pool, Squash Court, AC Community Hall and many more which will make living comfortable and fun. We have added 3BHK (Spacious) in addition to the existing sizes of flats available at Embee Fortune, to cater to certain customers who wanted bigger flats.

The project is divided into 2 phases- Phase-I (170 flats) and Phase-II (360 flats). One of the blocks shall be a dedicated clubhouse of 20000 sqft, which will be one of biggest clubhouse of its kind in entire North Bengal.

A HOME FOR EVERY SEASON A HOME FOR EVERY REASON





SITE PLAN

Phase-1 (3 Blocks) Total Flats- 170 Nos
2 BHK - 30 nos | 3 BHK (Normal) - 80 nos | 3 BHK (Spacious) - 60 nos

Aura **Carol** **Delicia (20000 sqft)**

Phase-2 (3 Blocks) Total Flats- 360 Nos
2 BHK - 60 nos | 3 BHK (Normal) - 240 nos | 3 BHK (Spacious) - 60 nos

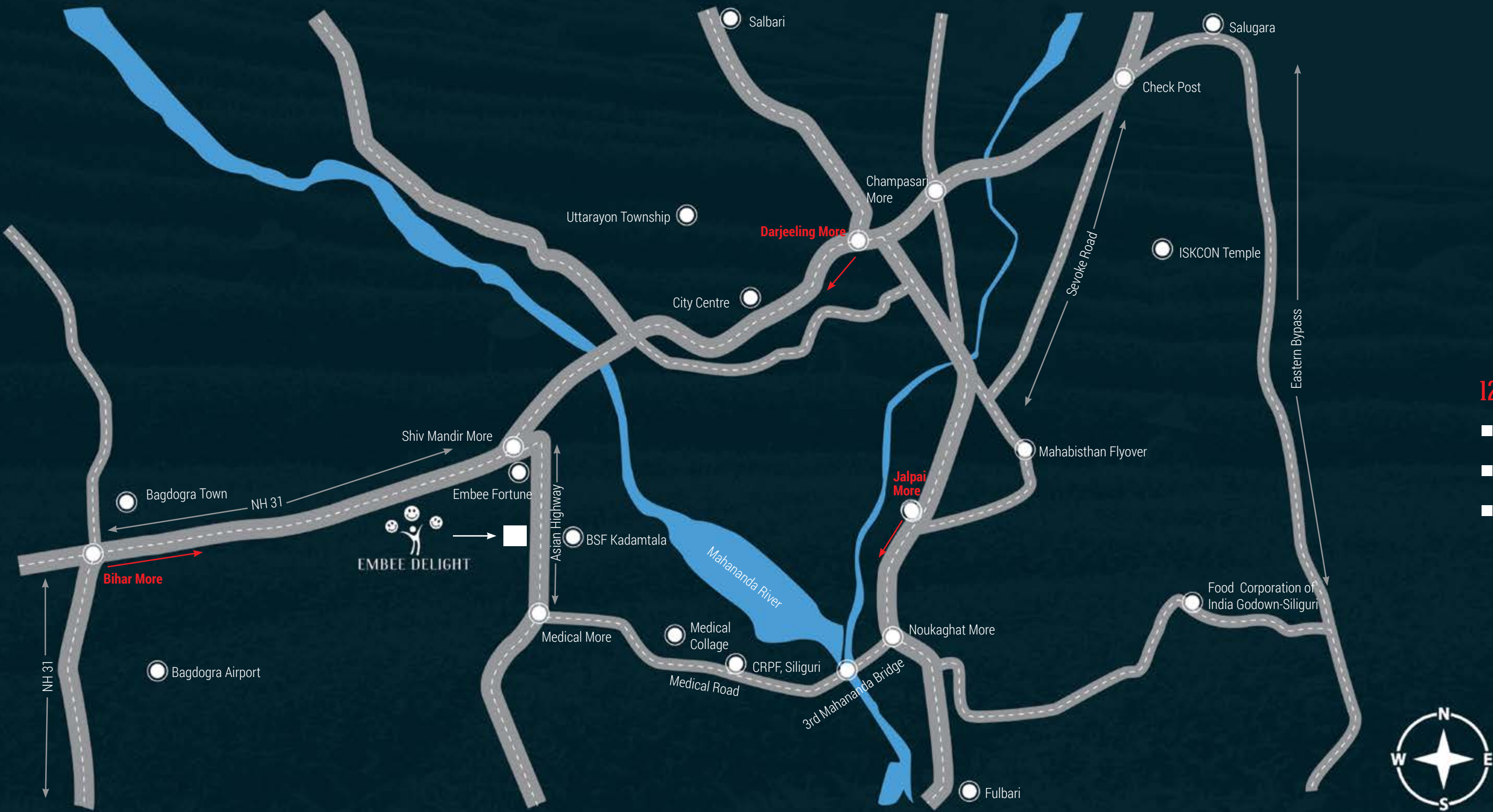
Bliss **Euphoria** **Frolic**

LEGENDS

- 1 Multi Play Court
- 2 Central Plaza
- 3 Seniors Lounge
- 4 Chit Chat Corner
- 5 Corner Seating
- 6 Central Courtyard
- 7 Seating Area
- 8 Swing Court
- 9 Cafe Lounge
- 10 Water Feature
- 11 Net Cricket
- 12 Kids Play Area
- 13 Joggers Track
- 14 Walking Track
- 15 Driveway

IF KASHMIR IS PARADISE ON EARTH,
THEN SILIGURI IS A PEACEFUL PARADISE ON EARTH.

IN THE CENTRE OF
COSMOPOLITAN
SILIGURI



- 12 MINS RIDE FROM
- DARJEELING MORE
 - BIHAR MORE
 - JALPAI MORE



NESTLED IN
THE LAP
OF NATURE



OUTDOOR KIDS PLAY AREA

Where kids enjoy the fresh air



TODDLER PLAY AREA

A safe space for the toddlers to play around



INDOOR ADULT GAMES ROOM

Gear up for fun with your friends



BADMINTON COURT

Stay fit and get your gameface on



BASKETBALL COURT

A host of sporting options abound



SWINGS FOR KIDS

Swinging away to a healthy and fun life



CRICKET NETS

Hone your skills and feel the buzz



OPEN LAWN

For fun outdoor activities



HOBBY ROOM

Practice your fun hobbies here

LIFE'S A
GAME
PLAY IT



YOUR DAILY DOSE OF
SOCIAL
INTERACTION



SENIOR CITIZEN AREA

Fun and companionship for the golden years



CHIT-CHAT ZONE

Where the gossip never ends



LOUNGE ROOM

Chill time after a hectic day



PICNIC AREA

For wholesome family fun



CENTRAL PLAZA

The centre of all that's fun



CAFETERIA

Sipping coffee and enjoying the companionship



KITTY-PARTY ROOM

One for the ladies



CAMARADERIE OF THE
GOLDEN
YEARS

KITTY
PARTY
ROOM





COMMUNITY HALL/BANQUET HALL

For all your social functions.



FULLY EQUIPPED MODERN GYM

An active body and a healthy mind.



STEAM ROOM

Feel your stress ebbing away



AEROBIC ROOM

Try to achieve inner peace



SQUASH COURT

Serve fast, serve good



SWIMMING POOL

Take a dip and chill by the deck



LIBRARY / TUITION ROOM

Just for the bookworms



MEDICINE SHOP

When prevention wasn't possible



HOBBY ROOM

Leisure and relaxation.



GUEST ROOM

Play the perfect host.



INDOOR GAME

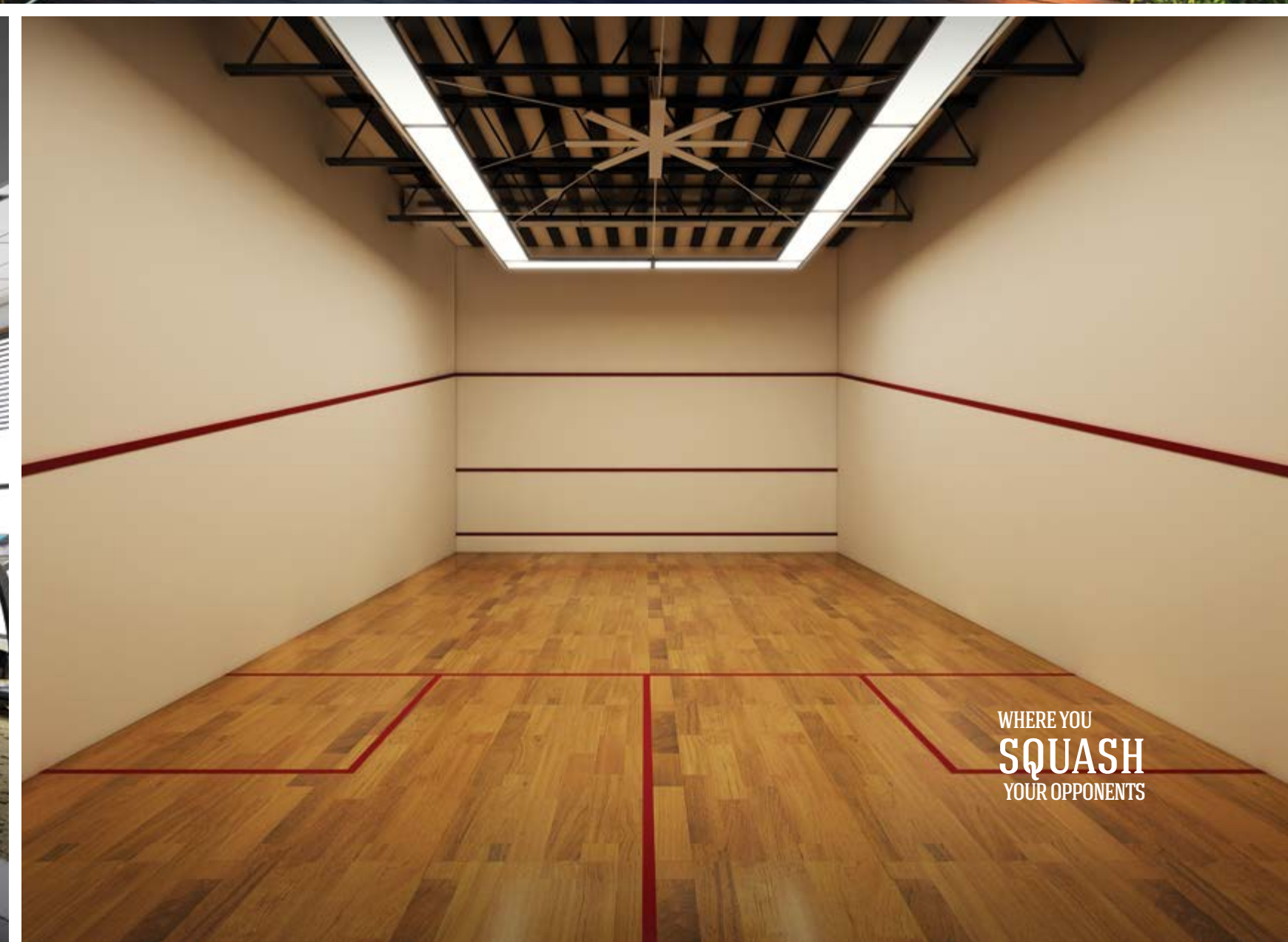
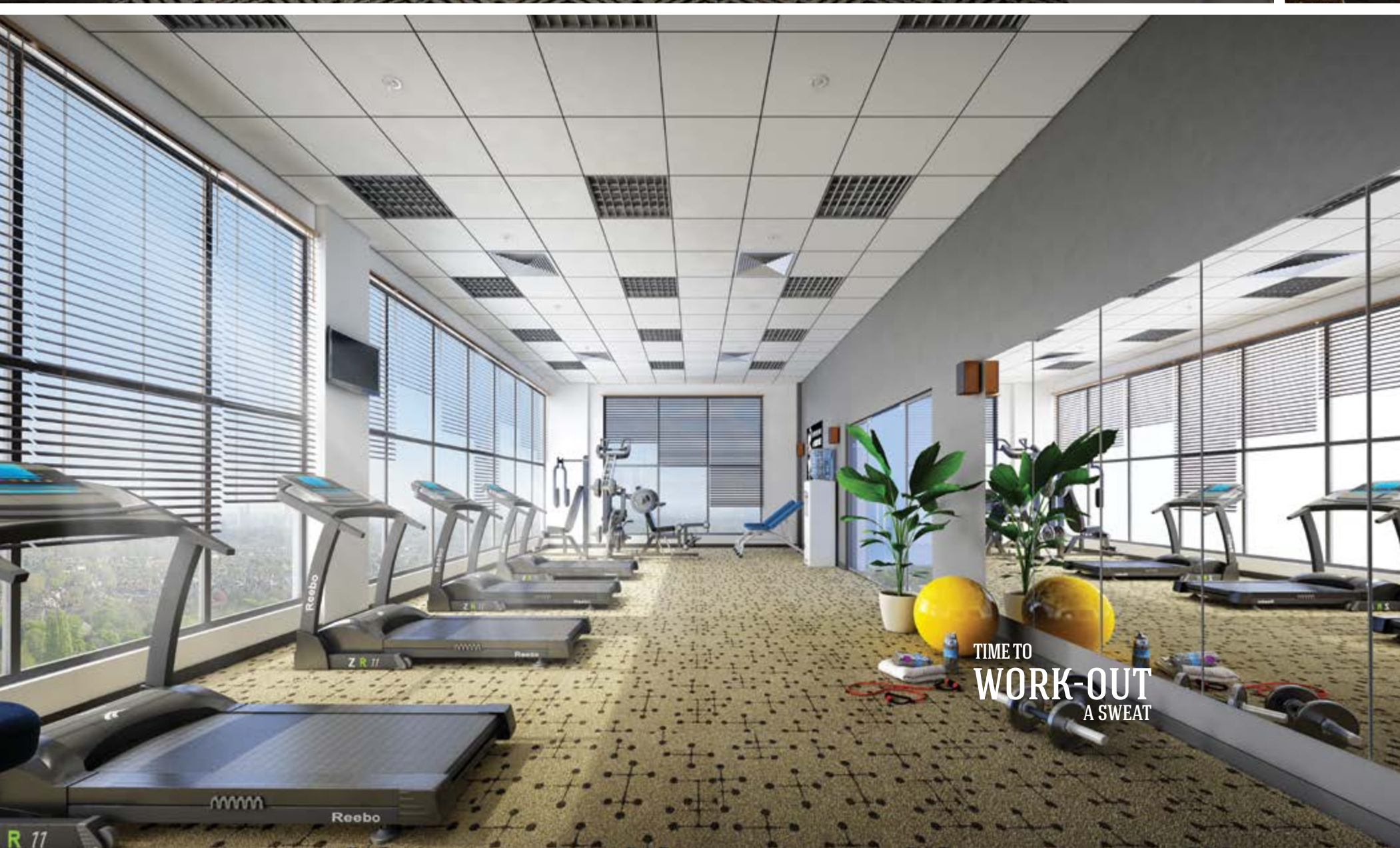
Get your gameface on.



BALCONY SITTING AREA

Relaxation amidst nature.

THE CLUB
DELICIA
FOR SOCIAL INTERACTION





DEPARTMENTAL STORE

For all your daily needs



TUITION ROOM

A tranquil study environment for students



MEETING ROOM

Expand your business with intense meetings



BOARD ROOM

The ultimate fun indoors



SALOON / PARLOUR

Stay groomed, stay in style



GUEST ROOM

Play the perfect host.



SOCIETY OFFICE

Where all your grievances are addressed

TAKING CARE OF
NECESSITIES
EVERYDAY



A TUITION ROOM FOR
INTENSE
STUDY



THE CONVENIENCE OF
DEPARTMENTAL
STORE

RELAXATION & WELLNESS FOR THE SOUL



PEBBLE WALK

Walk your way to prosperity



VEGETATION AREA

Greenery is the need of the hour



JOGGING TRACK

Jogging for a healthy lifestyle



LIBRARY

Just for the bookworms



CAFETERIA

Sipping coffee and enjoying the companionship



LOUNGE ROOM

Chill time after a hectic day



WALKING TRACK

Take in the freshness outdoors



INDOOR YOGA ROOM

Stretch your body and mind



OUTDOOR YOGA & MEDITATION AREA

Take the serenity outdoors



STEAM ROOM

Feel your stress ebbing away



ADDA ZONE

Where the gossip never ends



PRANCE DOWN THE
PEBBLE
WALK

SWANKY
CAFETERIA
TO HANG OUT

KEEPING IN MIND THE
AESTHETICAL
BEAUTY



WATER FEATURE/BODY

Being serenaded by the water



LANDSCAPE GARDEN

A hallmark of expertise



CENTRAL COURTYARD

In the middle of all the activity



INTERNAL PATHWAY FOR WALKING

Take in the freshness outdoors



CRECHE AREA

A safe space for the toddlers to play around



SCULPTURES

A hallmark of artistic expertise



WATER SIT OUT

That special feeling on a balmy day



CENTRAL PLAZA

The centre of all that's fun



VEGETATION

Greenery is the need of the hour



THE PASSION TO
WALK INTO
YOUR SUCCESS



IMPRESSIONS OF
GOLDEN
MOMENTS



BALCONY

Witness the grandeur of nature



BEDROOM

Your own corner of the world



LIVING ROOM

When family time is the right time



KITCHEN

Cook up a storm



TOILET

Luxury and comfort redefined

THE COZY

INTERIORS

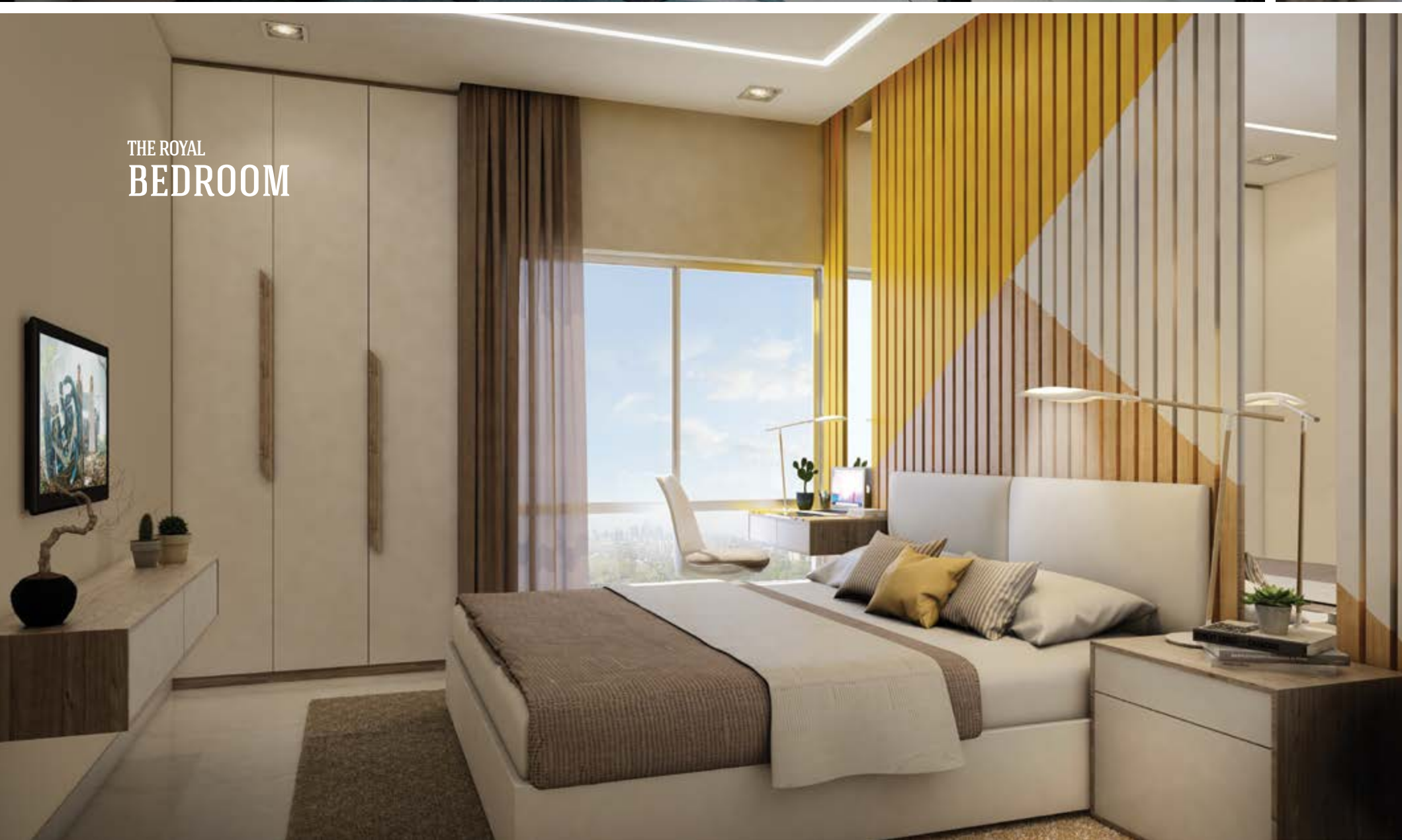
YOU CALL HOME



THE SERENITY OF
NATURE
FROM THE BALCONY



STYLISH
LIVING
ROOM



THE ROYAL
BEDROOM

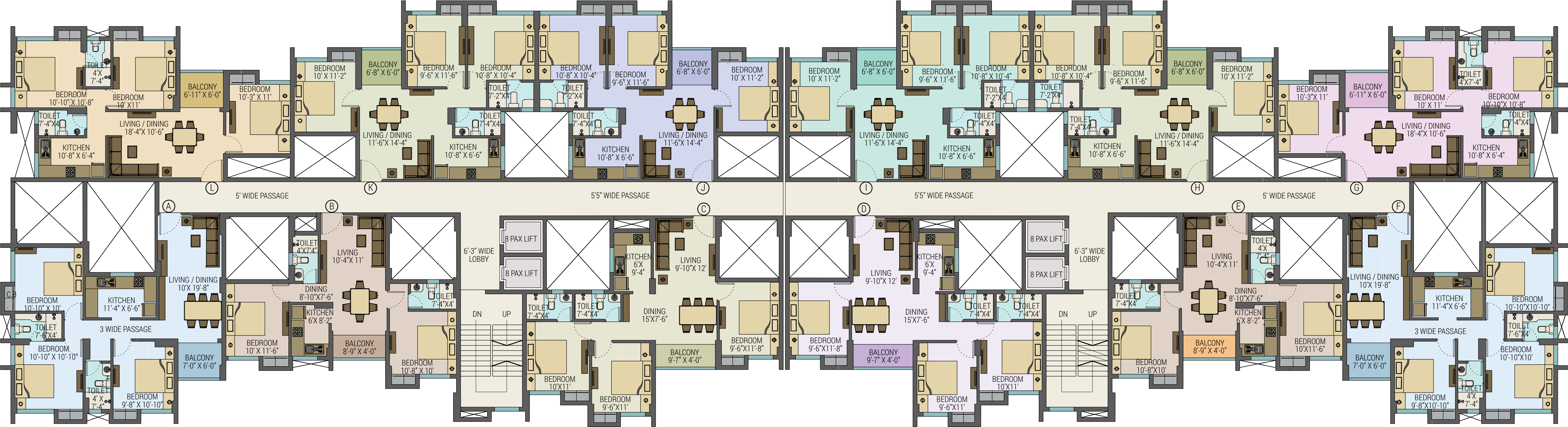


EFFICIENT MODULAR
KITCHEN
SPACE

The background of the image is a dark, blue-tinted architectural floor plan. It shows various rooms, corridors, and structural elements like walls and doors. A pencil is positioned diagonally across the lower right portion of the plan, and a ruler is visible in the upper right corner. The overall aesthetic is professional and technical.

FLOOR
PLANS

TYPICAL FLOOR PLAN
BLOCK AURA & EUPHORIA

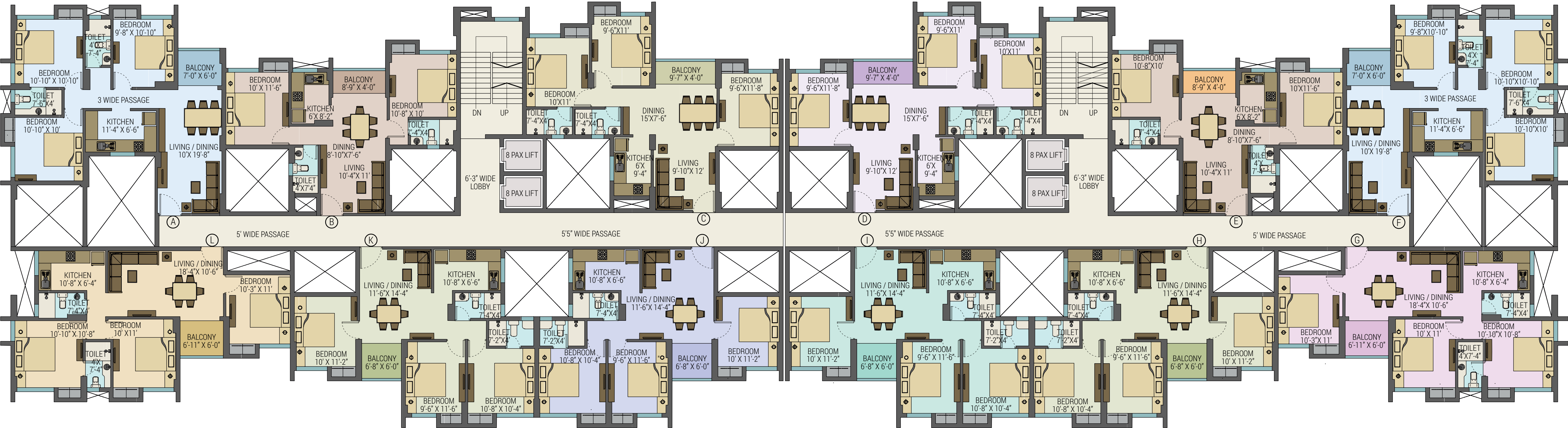


FLAT NAME	A	B	C	D	E	F
FLAT TYPE	3BHK-Spacious	2BHK	3BHK	3BHK	2BHK	3BHK-Spacious
SBUA	1217.70 sqft	925.40 sqft	1156.98 sqft	1156.98 sqft	925.40 sqft	1217.70 sqft

FLAT NAME	G	H	I	J	K	L
FLAT TYPE	3BHK	3BHK	3BHK	3BHK	3BHK	3BHK
SBUA	1156.31 sqft	1113.47 sqft	1117.33 sqft	1117.33 sqft	1113.47 sqft	1156.31 sqft



TYPICAL FLOOR PLAN
BLOCK BLISS & FROLIC



FLAT NAME	A	B	C	D	E	F
FLAT TYPE	3BHK-Spacious	2BHK	3BHK	3BHK	2BHK	3BHK-Spacious
SBUA	1217.70 sqft	925.40 sqft	1156.98 sqft	1156.98 sqft	925.40 sqft	1217.70 sqft

FLAT NAME	G	H	I	J	K	L
FLAT TYPE	3BHK	3BHK	3BHK	3BHK	3BHK	3BHK
SBUA	1156.31 sqft	1113.47 sqft	1117.33 sqft	1117.33 sqft	1113.47 sqft	1156.31 sqft



TYPICAL FLOOR PLAN
BLOCK CAROL



FLAT NAME	A	B	C	D	E
FLAT TYPE	3BHK-Spacious	2BHK	3BHK-Spacious	3BHK-Spacious	3BHK-Spacious
SBUA	1213.66 sqft	925.94 sqft	1218.06 sqft	1219.35 sqft	1219.35 sqft



TAKES YOUR
BREATH
AWAY

PROJECT HIGHLIGHTS

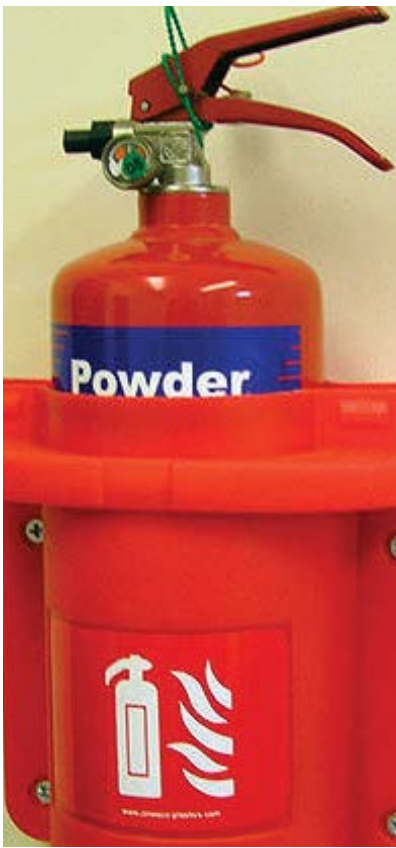
- Approx 5.5 Acres.
- Block Aura, Carol and Delicia (Club House) to be developed in Phase 1.
- Block Bliss, Euphoria and Frolic to be developed in Phase 2.
- 530 Unique Apartments. With attached cupboard space.
- Approx 2.67 Lacs Subsidy available under PMAY Scheme.
- Located on 4 Lane Asian Highway, beside Embee Fortune, Medical More, Shiv Mandir.
- Cosmopolitan Crowd with mostly educated working class.
- Our previous residential project Embee Fortune has been rated 5 Star by CRISIL (the best real estate rating agency in India)
- 8 Guest Rooms will be provided in the Club House.
- Earthquake Resistant Structure as per Seismic Code- Our buildings are designed as per IS 1893 seismic code. Siliguri is located in Zone 4 of Indian Earthquake Map and our building is designed as per Zone 4. All the requirements of IS 13920 for ductility detailing to be followed in design and construction of structure.
- All public transports from main gate.

THINGS WHICH OTHER BUILDER'S IN SILIGURI GENERALLY DON'T GIVE

- Approx 65% Open Space
- Approx 30% Green Cover
- Approx 20,000 sqft Club House, the biggest in Siliguri
- All outer walls and flat partition walls are 8 inches thick. The general norm in Siliguri is 5 inches.
- AAC Block shall be used instead of contemporary red bricks. Its advantages-
 1. AAC Blocks consumes Fly Ash and is environmental friendly; whereas red bricks consumes top soil.
 2. AAC Blocks are lighter in weight and Red Bricks are heavier in weight which makes it more earthquake resistant.
 3. AAC Blocks possess better sound insulation properties whereas Red Bricks don't.
 4. AAC Blocks are non-toxic and possess pest-control qualities, whereas red bricks are toxic and do not possess pest-control characteristics.
 5. AAC Blocks have low thermal conductivity whereas red bricks are high in thermal conductivity.
 6. AAC Blocks cools temperature whereas Red-Bricks are normal.
 7. AAC blocks absorbs 10-12% of Water, whereas Red bricks absorbs 17-20% water.
 8. AAC Blocks are uniform in size and red bricks are non-uniform in size.
- Separate Walking cum Jogging Track, which shall not merge with the car driveway.
- We are providing window grills at our own cost, unlike other projects in Siliguri who charge for it.
- External AC pipelines will be provided at buidler cost, which shall not damage the exterior of the building.
- The 4 bigger blocks shall have 4 Lifts and the smaller block shall have 2 lifts, which is unlike, what other builders do.
- The lift shall be of high speed.

NECESSITIES

- Free Guest Parking Area.
- Departmental Store/ Pharmacy.
- Intercom Facility
- 4 High speed Lifts per Block (Aura , Bliss , Euphoria & Frolic)
- 2 High speed lifts per Block (Carol)
- Uninterrupted power supply for the Lifts in case of Power Cut.
- Common Toilet at Ground Floor.
- Well spaced and decorated lobby at every Block Entrance.
- Modern Fire Fighting arrangements as per WBFES.
- 24 hours water supply.
- Sewage Treatment Plant.
- CCTV at important locations.
- 24 Hours Power back up for all the space and points in common area
- 24 hours Power Backup for Flats upto a certain Load extent.



SPECIFICATIONS

STRUCTURE

Earthquake resistant RCC framed structure. 8 inch outer end partition wall with AAC blocks.

FITTINGS

DOORS: Superior quality flush doors.

WINDOWS: Fully glazed powder coated aluminum sliding window with clear glass.

ROOMS

FLOORS: Branded vitrified tiles in living, dining, bedroom area.

WALLS: Interior wall finish with wall putty.

LOBBY

FLOORING: Entrance lobby, lift lobby, finished in polished marble / stone / vitrified tiles as per architectural scheme.

WALLS: Wall finished with paint as per architectural scheme.

KITCHEN

FLOOR: Ceramic / vitrified tiles offered of premium brand.

COUNTER: Granite top cooking platform with one stainless steel sink.

DADO: Ceramic tiles dado up to 2 feet above the counter.

TOILETS

FLOOR: Antiskid ceramic tiles, wall tiles up to door height.

SANITARY: Porcelain wall mounted European style commode and wall mounted washbasin. Midas / Hindware / Parryware or equivalent.

CP FITTINGS: Marc / Jaguar / Hindware or equivalent.

ELECTRICAL WIRING & FITTING

- Modular switches of reputed brand.
- Concealed wiring with ISI marked copper wire.
- Provision of A/C in master bedroom and living room and conduiting for other bedrooms.
- Provision for geyser ,water purifier and inverter Line.
- TV and telephone points in living and master bedroom.



Embee Builders entered real estate market with its most successful project Embee Fortune, which will be handed over from June 2018. It is a 265 flat residential project and has received 5 star rating from CRISIL.

Embee Builders have associated with Squarewood Kolkata to make affordable housing for LIG segment naming it as Squarewood Utsab. It is a 156 flats affordable residential project, which is presently under construction.



Embee Fortune (Under Construction)



Utsab (Under Construction)



Riddhi Sidhi Apartment (Completed)



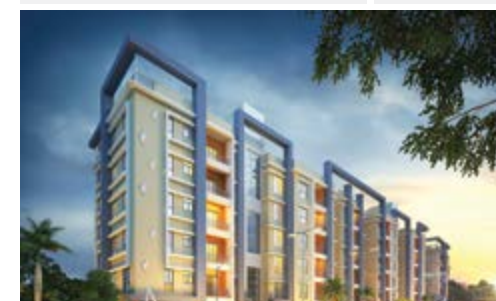
Lumina Apartment (Under Construction)



Nil Kamal Apartment (Completed)



Silver Dale (Under Construction)



M24 (Under Construction)



Manakamna Builders are in the real estate business with an experience over more than 14 years. Some naming projects are Lumina, Neelkamal Apartments, Silver Dale, Green Vista, Riddhi Sidhi Apartment and many more are successful projects of Manakamna Group.

They have recently started working on a new project named Manakamna 24 at Debidanga, Siliguri. The project is currently under construction.

THE ART & SCIENCE OF HAPPINESS

M/S. MAHESWARI & ASSOCIATES ARCHITECT

M/s Maheswari & Associates, headed by Ar. Kamal Kumar Periwai, has been appointed as the Project Architect. It is an ISO 9001 : 2008 certified firm. M/s Maheswari & Associates has acquired the status of one of the largest Architectural Designers in eastern India. With office location from Mumbai to Guwahati, the firm has been doing significant work catering to the length & breadth of the country. It has collaborated with international architectural firms like Callison, ACTA International (Singapore), ECO.ID (Singapore), Tomarky Design (Thailand) for various complex & mega projects within India.

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.

NEWARCH LANDSCAPE LLP. (LANDSCAPE CONSULTANT)

Founded in 1999 by Ar. Hrishikesh Phadke, NEWARCH® LANDSCAPE LLP has built a reputation for open space design solutions. NEWARCH® has delivered projects large and small at local as well as international locations. We translate all the specific needs and desires of the clients into sustainable design solutions. We have recently expanded our closely associated professional network across India.

We believe that our people are the most valued resource. The NEWARCH® team represents a broad spectrum of professionals and experts.

Our diversity fuels our creative efforts as we shape the open spaces those are well designed, environmentally friendly and technically sound.

Landscape design is not limited to merely designing green spaces but also treating all open spaces that truly complement the quality of living.

MR. AVIK CHAKRABORTY PROJECTMONITOR(ENGINEERING)

Mr. Avik Chakraborty is a reputed structural engineer with an experience more than 10 years in this field. He has designed and handled several Commercial, Residential & Industrial projects in and around Siliguri. Golden Group, M.B. Group, M.J.B Group, SBM Group, etc are some of the prestigious clients 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.

Developers



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