
GemsCity
Beautiful living
turquoise

Find beauty in living close to nature

Live everyday in the very lap of nature - the vast openness of Turquoise and its lush greenery invites you to live green and make friends with nature.

EXCLUSIVE ROOFTOP GARDEN & ADDA ZONE
PARKING SPACE | CONCIERGE SERVICE
24×7 SECURITY | HIGH-SPEED LIFTS



65% OPEN SPACE

LANDSCAPED GARDENS | MULTIPLE PLAYGROUND
PARKS AND FIELDS| BERMS ALONG PONDS AND LAKES

Enjoy your lifestyle in a highrise apartment

Turquoise is offering 1 & 2 BHK apartments in various highrise clusters. Together, these blocks have 312 apartments equipped with modern facilities and amenities.

ROAD MAP

DEDICATED BUS SERVICE TO METROS



GemsCity
Beautiful living

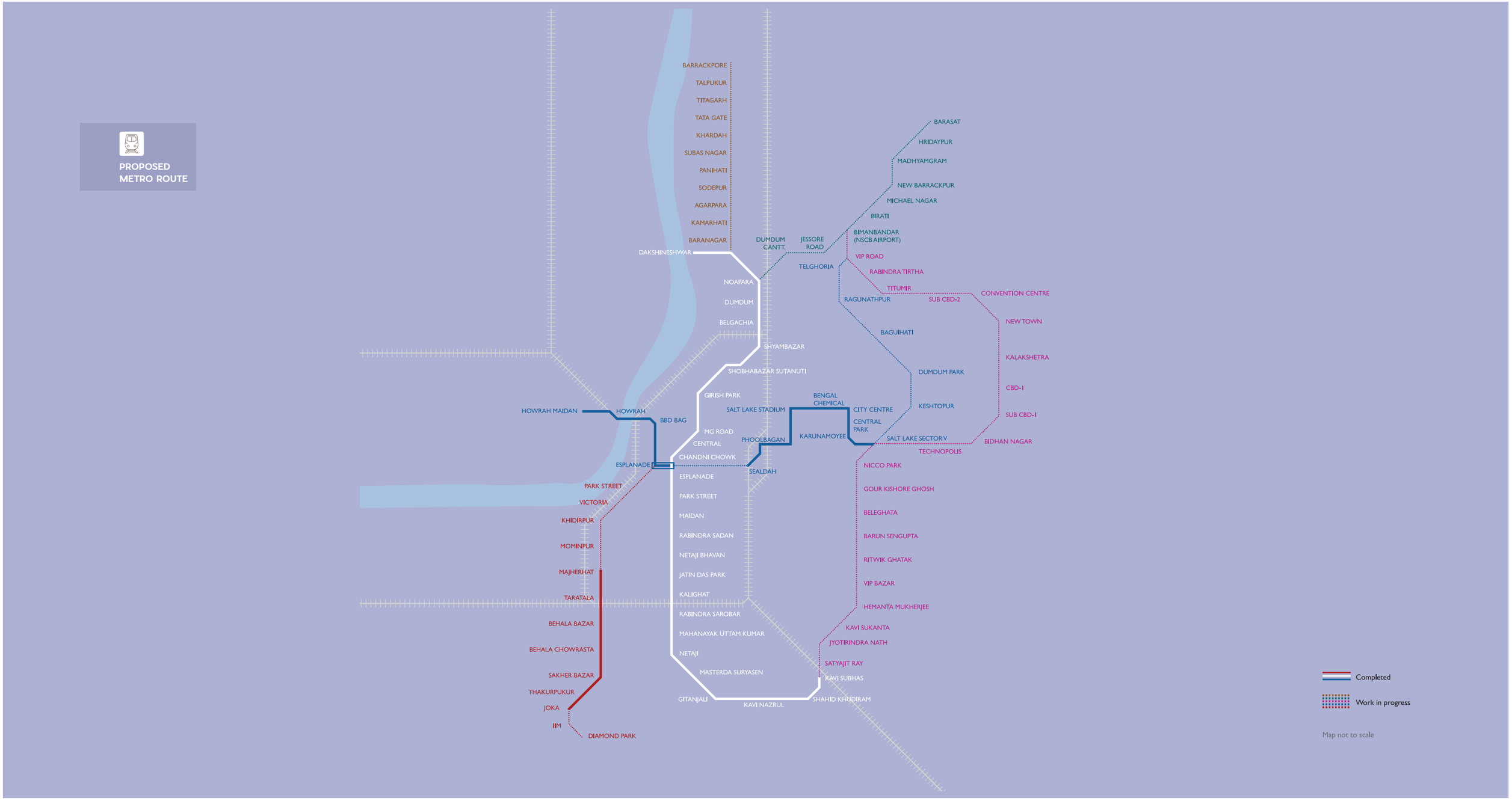
Joka Metro

Thakurpukur Metro



CONNECTIVITY	km
JOKA METRO	4.2
THAKURPUKUR METRO	5.7
BEHALA CHOWRASTA	9.0
TARATALA CROSSING/METRO	12.0
MAJERHAT RAILWAY STATION	12.7
ALIPORE/NEW ALIPORE	13.0
TOLLYGUNGE METRO	13.2
PARK STREET	20.1
BBD BAG	20.4
SEALDAH RAILWAY STATION	22.6
HOWRAH RAILWAY STATION	23.9
SALT LAKE	27.6
NEW TOWN	29.8
AIRPORT	38.4

Map not to scale


PROPOSED METRO ROUTE
BARRACKPORE
TALPUKUR
TITAGARH
TATA GATE
KHARDAH
SUBAS NAGAR
PANIHATI
SODEPUR
AGARPARA
KAMARHATI
BARANAGAR
DAKSHINESHWAR
NOAPARA
DUMDUM
BELGACHIA
SHYAMBAZAR
SHOBHABAZAR SUTANUTI
GIRISH PARK
MG ROAD
CENTRAL
CHANDNI CHOWK
ESPLANADE
ESPLANADE
PARK STREET
PARK STREET
MAIDAN
RABINDRA SADAN
NETAJI BHAVAN
JATIN DAS PARK
KALIGHAT
RABINDRA SAROBAR
MAHANAYAK UTTAM KUMAR
NETAJI
MASTERDA SURYASEN
GITANJALI
KAVI NAZRUL
SHAHID KHUDIRAM
HOWRAH MAIDAN
HOWRAH
BBD BAG
SALT LAKE STADIUM
BENGAL CHEMICAL
CITY CENTRE
CENTRAL PARK
PHOOLBAGAN
KARUNAMOYEE
SALT LAKE SECTOR V
SEALDAH
DUMDUM CANTT.
JESSORE ROAD
BARASAT
HRIDAYPUR
MADHYAMGRAM
NEW BARRACKPUR
MICHAEL NAGAR
BIRATI
BIMANBANDAR (NSCB AIRPORT)
VIP ROAD
TELGHORIA
RABINDRA TIRTHA
TITUMIR
RAGUNATHPUR
SUB CBD-2
CONVENTION CENTRE
NEW TOWN
BAGUIHATI
KALAKSHETRA
DUMDUM PARK
CBD-1
KESHTOPUR
SUB CBD-1
TECHNOPOLIS
BIDHAN NAGAR
NICCO PARK
GOUR KISHORE GHOSH
BELEGHATA
BARUN SENGUPTA
RITWIK GHATAK
VIP BAZAR
HEMANTA MUKHERJEE
KAVI SUKANTA
JYOTIRINDRA NATH
SATYAJIT RAY
KAVI SUBHAS
PARK STREET
VICTORIA
KHIDIRPUR
MOMINPUR
MAJHERHAT
TARATALA
BEHALA BAZAR
BEHALA CHOWRASTA
SAKHER BAZAR
THAKURPUKUR
JOKA
IIM
DIAMOND PARK
Completed
Work in progress
Map not to scale

IN THE VICINITY

SCHOOLS

- Gems Akademia International School
- EL Bethel School
- Delhi Public School, Joka
- Kendriya Vidyalaya, Pailan
- Bidya Bharati Girls' High School
- Vivekananda Mission School
- MP Birla Foundation H.S. School

COLLEGES

- Praxis Business School
- CMRI Nursing School
- Dreams Institute of Technology
- Indian Institute of Management (IIM-Kolkata), Joka
- Pailan College of Management

BANKS

- SBI Thakurpukur
- HDFC Bank, Thakurpukur
- Axis Bank, Thakurpukur
- Allahabad Bank, Thakurpukur
- Bank of Baroda
- Union Bank of India

SHOPPING & ENTERTAINMENT

- Rasapunja Bazar
- Pailan Bazar
- Thakurpukur Bazar
- Reliance Trends, Thakurpukur
- Amtala Bazar
- Genexx Mall, Thakurpukur (Upcoming)
- Deluxe Mall, Thakurpukur (Upcoming)

HEALTHCARE

- Searight Hospital
- ESI Hospital
- Bharat Sevashram Hospital
- BMRI Hospital
- Naturopathy
- Thakurpukur Cancer Hospital & Research Centre
- Narayan Memorial Hospital
- Kasturi Nursing Home





Enjoy the convenience of a well-connected location

GemsCity
- Tollygunge Metro
- Thakurpukur Metro
- Joka Metro

Dedicated Bus Service To Metros-

A residents' only bus service connects you to nearby metro stations, markets and bus stands. This dedicated & exclusive service will keep your daily commute simple & hassle-free.





A world of learning right next to door

GEMS AKADEMIA INTERNATIONAL SCHOOL
20 ACRE CAMPUS | NURSERY TO GRADE 12
CISCE / CAIE CURRICULUM | DAY CUM WEEKLY
& FULL BOARDING PROGRAMME

CONVENIENCES

Get what you need, easily

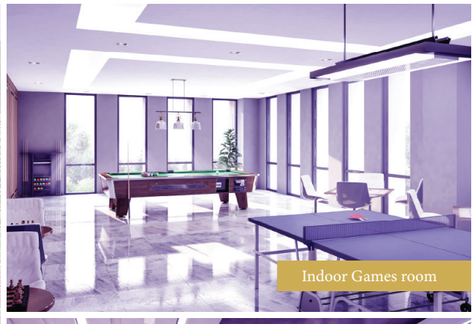
- HIGH SPEED LIFTS
- ROOF TOP GARDEN & ADDA ZONE
- SPACE FOR BANK & ATM
- RAIN WATER HARVESTING
- WELL-LIT INTERNAL ROADS
- DOCTOR CHAMBER
- LAUNDRY SERVICE
- SEWERAGE TREATMENT PLANT
- 24 HOURS FILTERED WATER SUPPLY
- 24 HOURS GATED SECURITY WITH CCTV
- MULTIPLE CONVENIENCE STORES
- STATE-OF-THE-ART FIRE SAFETY
- COMMON WASHROOMS ON GROUND FLOORS
- INTERCOM CONNECTIVITY THROUGHOUT THE PROJECT
- DEMARCATED AREA FOR GARBAGE DISPOSAL
- AC BUS SERVICE TO & FROM THAKURPUKUR, JOKA & TOLLYGUNGE METRO STATION
- IN-HOUSE PLUMBER, ELECTRICIAN, GARDENER, CARPENTER & PEST-CONTROL ON CALL
- EXCLUSIVE UNADULTERATED FRUITS/VEGETABLES & DAIRY OUTLET
- STANDBY GENERATOR FOR POWER LOAD TO APARTMENTS

opal
PREMIUM LIFESTYLE CLUB

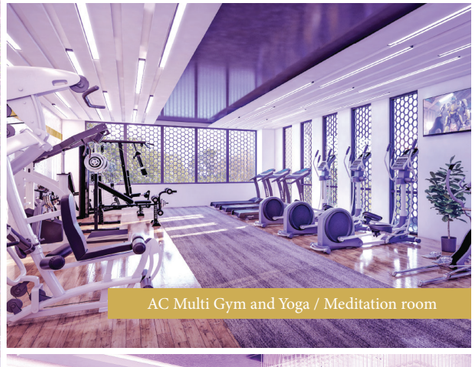
Enjoy 40,000 sq. ft. of beautiful club life



At ease, at Opal.



Indoor Games room



AC Multi Gym and Yoga / Meditation room



AC Banquet cum community halls

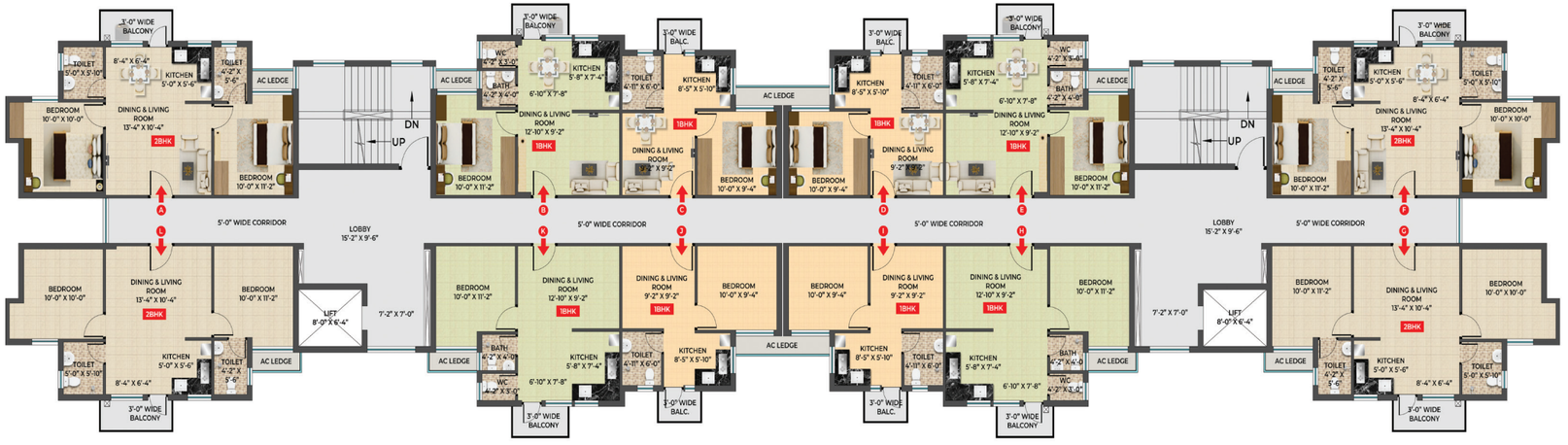
CLUB FACILITIES

AC BANQUET CUM COMMUNITY HALLS | SWIMMING POOL WITH TODDLER'S SPLASH POOL
AC MULTI GYM WITH STEAM ROOM | FAMILY RESTAURANT | BAR CUM RESTAURANT
AC COMMUNITY THEATRE | PARTY LAWN WITH BARBEQUE AREA | OPEN TERRACE
YOGA AND MEDITATION ROOM | LIBRARY | EXCLUSIVE ADDA ZONES | CAFETERIA
INDOOR GAME ROOMS | POOL & SNOOKER | TABLE | CARDS ROOM | PUTTING GOLF
CRECHE | GUEST ROOMS

Opal, the premium lifestyle club at Gems City has been designed for an active social life. Relax with your friends & family in a cool, comfortable ambience after a hectic day at work. Kick back in the pool, cafe or bar and let the good times roll.







Turquoise

Tower 1 & 2 (G +12)

FLAT NO.	NO. OF BEDROOMS & TOILERS	CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.FT.)	BUILT UP AREA (SQ.FT.)	STANDARD BUILT UP AREA (SQ.FT.)
A	2B - 2T	488	24	569	768
B	1B - 1WC & 1T	351	18	403	544
C	1B - 1T	259	13	302	407
D	1B - 1T	259	13	302	407
E	1B - 1WC & 1T	351	18	403	544
F	2B - 2T	488	24	569	768
G	2B - 2T	488	24	569	768
H	1B - 1WC & 1T	351	18	403	544
I	1B - 1T	259	13	302	407
J	1B - 1T	259	13	302	407
K	1B - 1WC & 1T	351	18	403	544
L	2B - 2T	488	24	569	768

Developer

SM GROUP
BEYOND BUSINESS

info@thesmgroup.co.in
www.thesmgroup.co.in

WBRERA/P/SOU/2023/000859
www.rera.wb.gov.in

Marketing Partner

NK REALTORS

NK Realtors Pvt. Ltd.

sales@nkrealtors.com

WBRERA/RA/NOR/2023/000004
www.rera.wb.gov.in



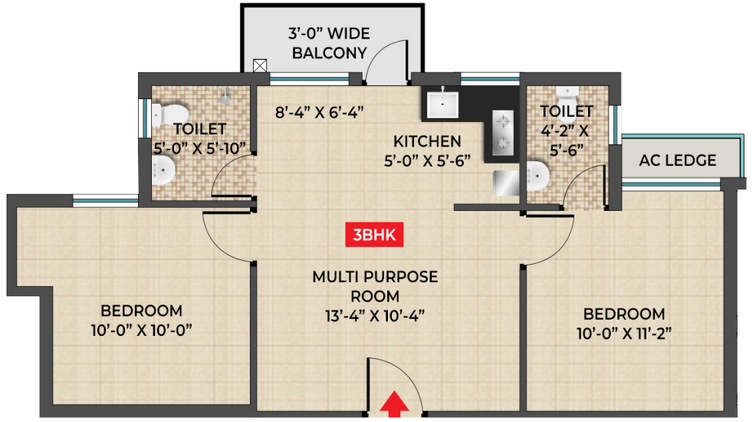
Turquoise

Tower 1 & 2 (G +4)

FLAT NO.	NO. OF BEDROOMS & TOILERS	CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.FT.)	BUILT UP AREA (SQ.FT.)	STANDARD BUILT UP AREA (SQ.FT.)
A	3B - 2T	488	24	569	768
B	2B - 1WC & 1T	351	18	403	544
C	1B - 1T	259	13	302	407
D	1B - 1T	259	13	302	407
E	2B - 1WC & 1T	351	18	403	544
F	3B - 2T	488	24	569	768

Flat Layout





2 BHK

Carpet area	Built up area	Super built-up area	Balcony area
488 Sq.ft	569 Sq.ft	768 Sq.ft.	24 Sq. ft.

Flat Layout



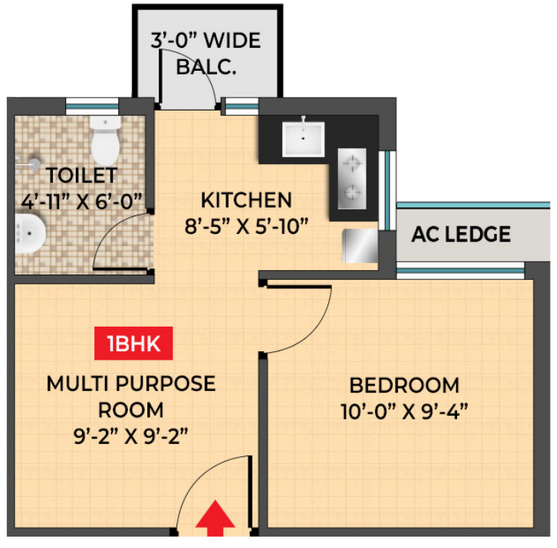


1 BHK

Carpet area	Built up area	Super built-up area	Balcony area
351 Sq.ft	403 Sq.ft	544 Sq.ft.	18 Sq. ft.

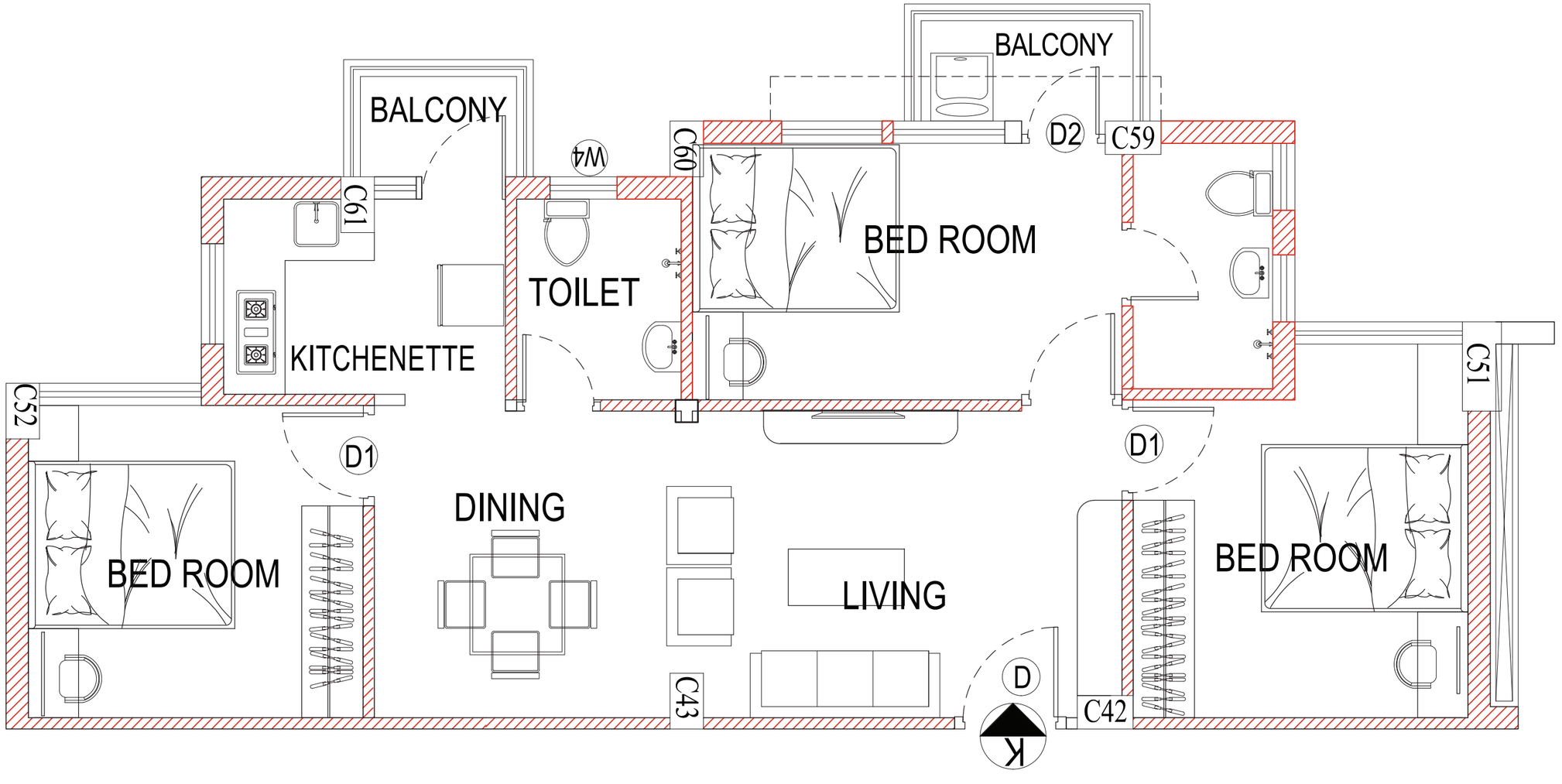
Flat Layout





1 BHK

Carpet area	Built up area	Super built-up area	Balcony area
259 Sq.ft	302 Sq.ft	407 Sq.ft.	13 Sq. ft.


BALCONY
BALCONY
W4
C60
D2
C59
C61
BED ROOM
TOILET
KITCHENETTE
C52
C51
D1
D1
DINING
BED ROOM
LIVING
BED ROOM
D
C43
C42
K

INSTALLMENTS	DUE DATE	PERCENTAGE OF PAYMENT
APPLICATION MONEY	IMMEDIATE	
BOOKING MONEY	ON RECEIPT OF ALLOTMENT	10% (LESS 50000)
AGREEMENT MONEY	WITHIN 21 DAYS FROM ISSUANCE OF ALLOTMENT	10%
1ST INSTALLMENT	ON PILLING WORK OF BUILDING	10%
2ND INSTALLMENT	ON FOUNDATION OF BUILDING	10%
3RD INSTALLMENT	ON GROUND FLOOR ROOF CASTING OF BUILDING	10%
4TH INSTALLMENT	ON 3RD FLOOR ROOF CASTING OF BUILDING	7.50%
5TH INSTALLMENT	ON 6TH FLOOR ROOF CASTING OF BUILDING	7.50%
6TH INSTALLMENT	ON 9TH FLOOR ROOF CASTING OF BUILDING	7.50%
7TH INSTALLMENT	ON 12TH FLOOR ROOF CASTING OF BUILDING	7.50%
8TH INSTALLMENT	ON BRICK WORK OF RESPECTIVE UNIT	5%
9TH INSTALLMENT	ON INTERNAL PUTTY OF RESPECTIVE UNIT	5%
10TH INSTALLMENT	ON TILES WORK OF RESPECTIVE UNIT	5%
11TH INSTALLMENT	BEFORE HANDOVER OF THE UNIT	5%

Marketing Partner

NK Realtors Pvt. Ltd.

WBRERA/RA/NOR/2023/000004

www.rera.wb.gov.in

MRC Prism Projects Pvt. Ltd.

Complete Consultant for Building & Infra Projects

24+ Years of Serving & Learning

Project Management Consultant

MRC Prism Projects Pvt. Ltd.

PRAKALPA®

ARCHITECTURE | INTERIOR | PLANNING | DESIGN

www.prakalpa.in

Architect

Prakalpa

Developer

SM GROUP

BEYOND BUSINESS

SITE ADDRESS: BAKRAHAT ROAD THAKURPUKUR,
P.O. RASAPUNJA, NAWABAD, KOLKATA 700 104, WEST BENGAL

HEAD OFFICE:
19-B, J. L. Nehru Road, Kolkata 700 087

www.thesmgroup.co.in

WBRERA/P/SOU/2023/000859

www.rera.wb.gov.in