

Google Location



Site: 279, Kalimohan Roychoudhury Road,
(on Southern Bypass, Dhamaitala)
Eastern Metropolitan Bypass,
Kolkata - 700151

RERA Link



<https://rera.wb.gov.in>
Project Id: WBRERA/NPR-003957
Regtn No: WBRERA/P/SOU/2025/003016

Brochure



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Co-landowner:



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✉ kkmventures1@gmail.com

Marketed by:

Disclaimer : Built up area includes carpet area of the unit, balcony/service balcony, and the wall area covering the unit. All dimensions are indicative and clear “structural dimensions” Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc. Furniture layouts are mere suggestive artistic representations and not intended for any precise measurement or constructional purposes. Any prospective sale shall strictly be Governed by the terms & conditions of the agreement for sale to be entered into between the parties.

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This brochure is not legal document. It is a conceptual plan to describe the intent & purpose of Prudent Gokulam. The information and plans contained herein are subject to changes as may be decided by the developer or required or approved by the authorities.

PRUDENT GOKULAM

Crafted for Comfort, Designed with Grace.

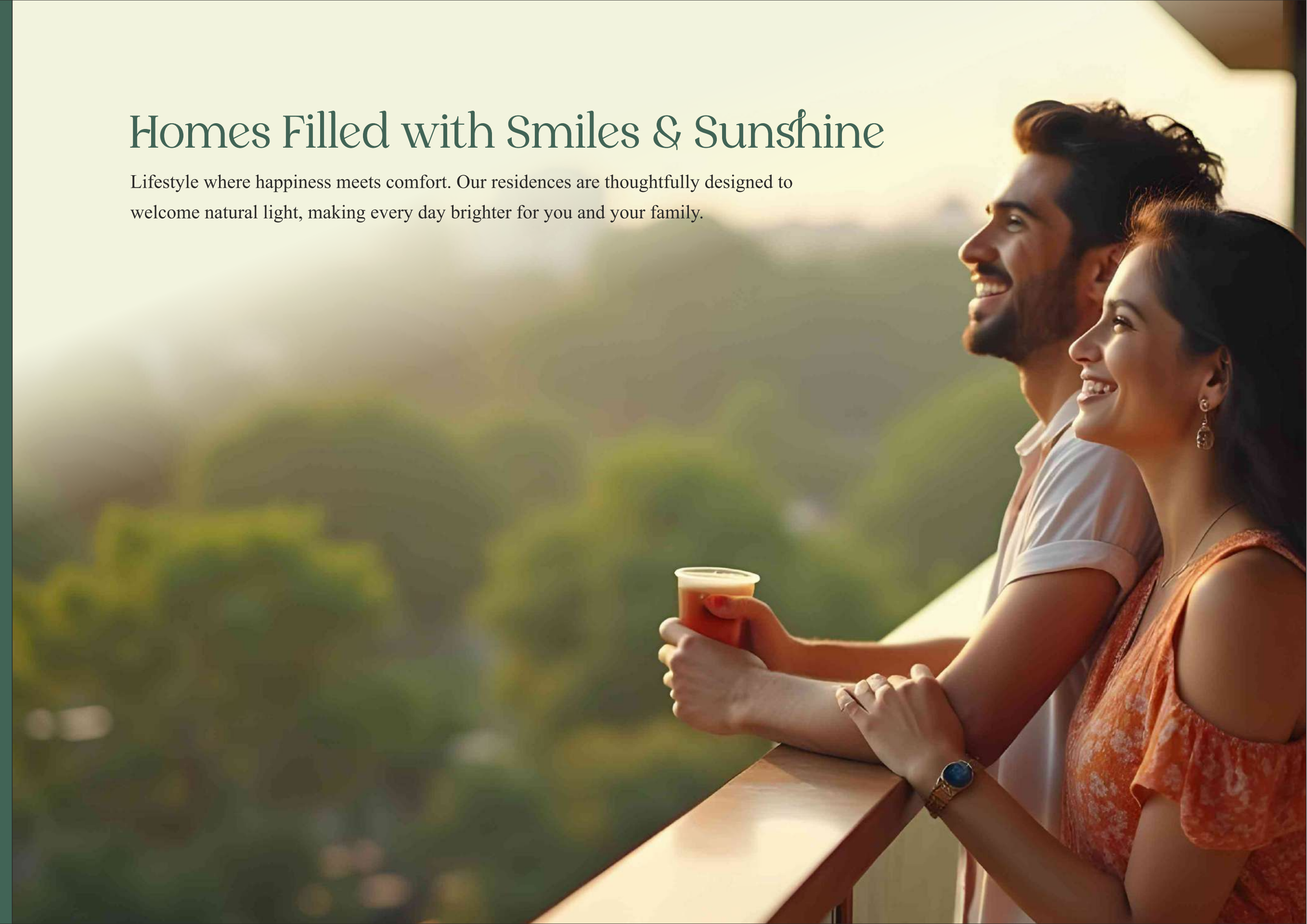


Gokulām is a serene haven where life blossoms in harmony with nature. The white lotus symbolizes purity, peace, and a fresh beginning. Together, they represent a refined lifestyle rooted in tranquility and elegance.



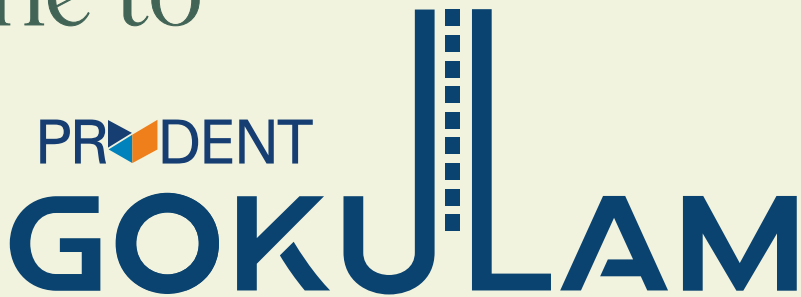
Homes Filled with Smiles & Sunshine

Lifestyle where happiness meets comfort. Our residences are thoughtfully designed to welcome natural light, making every day brighter for you and your family.





Welcome to



Where style, warmth and thoughtful design come together to create a home you'll love. From quiet corners to open spaces, feel secure and cherish every day.

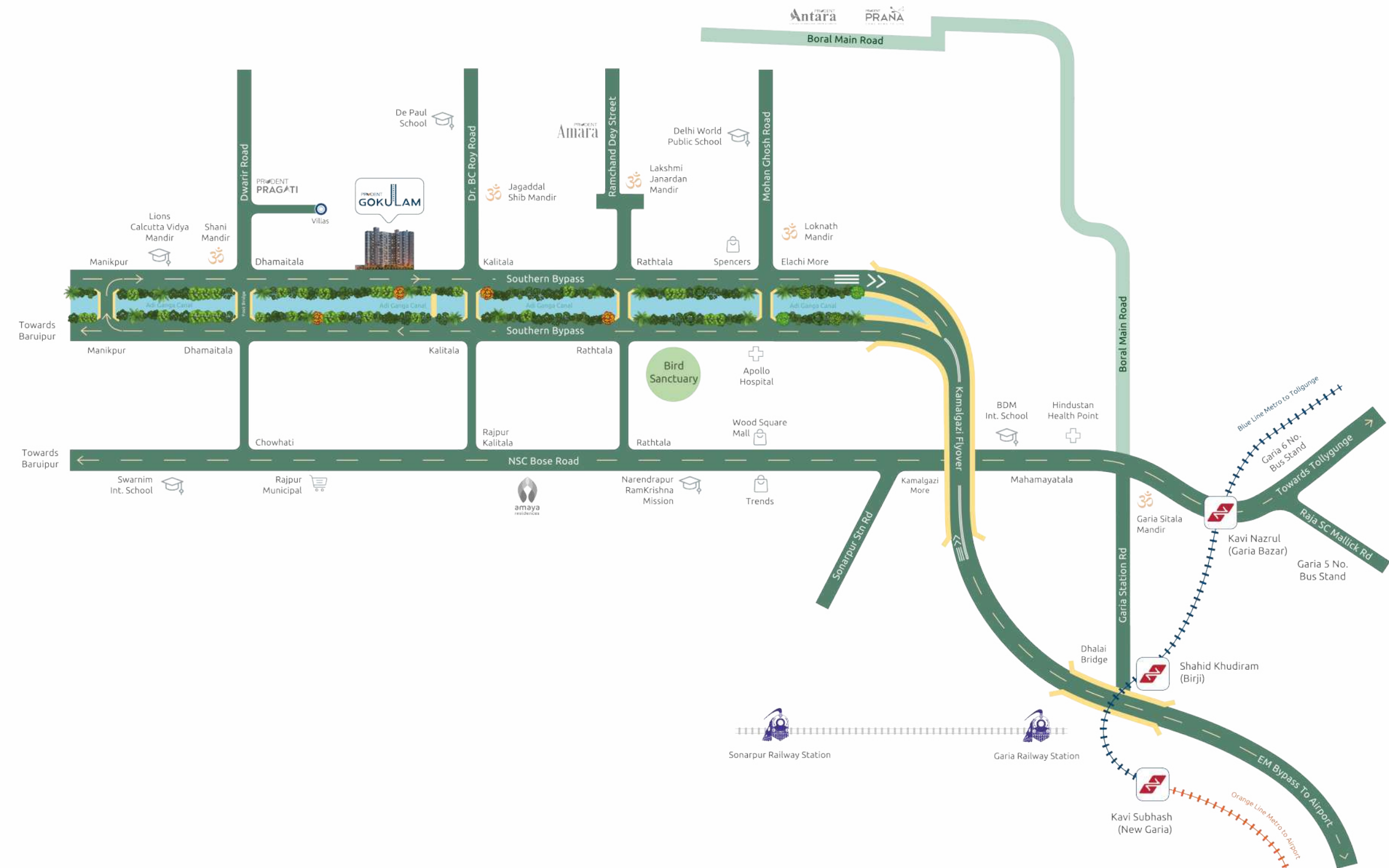
This is more than a house: it's your sanctuary for the years ahead.

2 & 3 BHK
Well-planned Apartments

G+12
Storied Tower

105
Apartments

Location Map



Live at the center of comfort & convenience

At Gokulam, every essential is just around the corner. From reputed schools and trusted hospitals to vibrant malls and seamless connectivity, everything you need is within minutes. Here, life flows with ease, giving you more time for what truly matters.

Educational Institutes

- Lions Calcutta (Greater) Vidya Mandir : 2 mins
- Swarnim International School : 9 mins
- B.D.M. International School : 11 mins
- Narendrapur Ramakrishna Mission School : 11 mins
- DPS Ramchandrapur : 11 mins
- De Paul School : 12 mins

Hospitals

- Apollo Super Speciality Hospital: 5 mins
- Arati Hospital, Kamalgazi: 8 mins
- Hindustan Health Point: 16 mins
- Apex Institute of Medical Sciences: 19 mins

Connectivity

- Rajpur Kalitala (NSC Bose Road): 3 mins
- Shahid Khudiram Metro Station (Dhalai Bridge): 13 mins
- Kavi Nazrul Metro Station (Garia Bazar): 15 mins
- Sonarpur Railway Station: 17 mins

Shopping

- Reliance Trends : 8 mins
- Wood Square Mall : 9 mins
- Baazar Kolkata : 12 mins
- Metropolis Mall : 17 mins







Open up to a life where happiness and luxury
rise together. Every corner is thoughtfully
designed for families to feel complete,
serene and truly at home.



Open upwords



Everything you need, thoughtfully placed all around you!

Ground Floor

1. Entry / Exit
2. Security Room
3. Internal Driveway
4. Drop-off Area
5. Open Parking
6. MLCP Parking

Roof Top

7. Swimming Pool
8. Kids Play Area
9. Adda Zone / Seating Area
10. Barbeque Zone
11. Yoga / Meditation Zone
12. Party Lawn
13. Hopscotch Area
14. Open Gym
15. Artificial Turf
16. Counter Top
17. Solar Panel
18. Sculpture



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A woman with dark hair, wearing a light grey tank top and teal leggings, is sitting in a lotus position on a white mat. Her hands are pressed together above her head in a prayer position. The background is a soft, warm sunset with a low sun on the horizon.

Breathe Easy,
Live Large,
Indulge in *Luxury*

Spaces to Connect, in Specs we'll Keep

- Rooftop Swimming Pool
- Outdoor Gymnasium
- Yoga & Meditation Deck
- Karaoke Facility
- Rooftop Bar-B-Que Zone
- Pool Table
- Table Tennis
- Carrom Board
- Darts Zone
- Hopscotch Zone
- Rooftop Kid's Play Area
- Play Station Zone
- Foosball
- Peripheral Garden
- Sculpture
- Indoor Gymnasium
- Rooftop Adda Zone
- Community Hall
- Projector for visual Screening
- Low VOC Exterior Paints
- CFC Free Air Conditioners in Common Areas
- Roof tiles with High Solar Reflective Index
- High Speed Elevators
- Generator Backup
- 3-Tier Security System
- Fire Protection System
- Fire rated door at Fire Escape Staircase
- Security Desk with manual call point
- Water Sprinklers in Typical Floor lobbies
- CCTV Surveillance
- Lightning Arrestor
- Seismic Sensor in Elevators
- 24X7 Water Supply
- Solar Panel
- Rain water Harvesting
- Sewerage Treatment Plant
- Water Treatment Plant
- Energy Efficient Lights in Common areas
- Recycled water for Gardening & Flushing
- Caretaker/Maintenance Room
- Mobile app for Maintenance request



Rooftop Swimming Pool

Dip into Waters that soothe and views that inspire.

Rooftop Swimming Pool

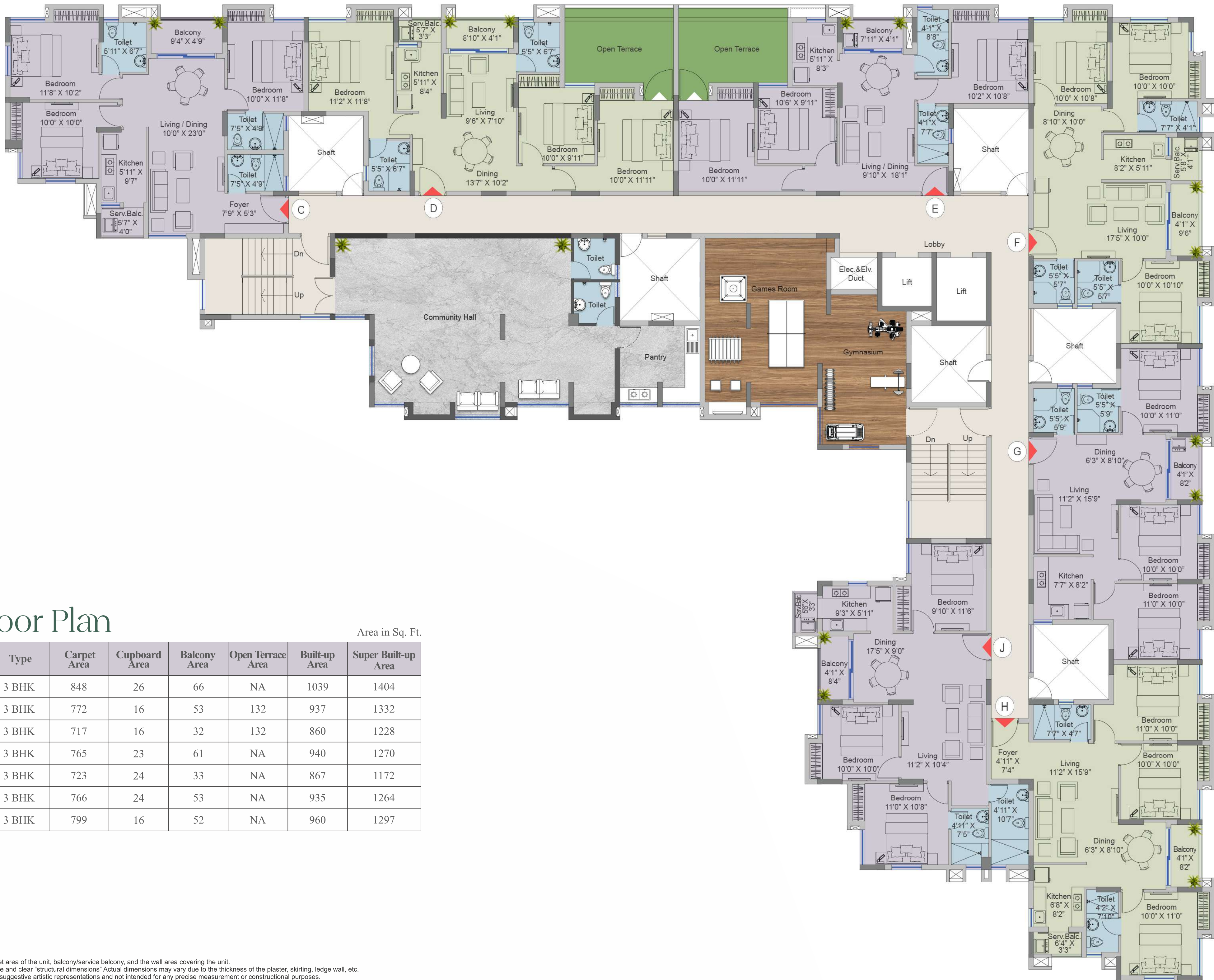
Unwind in crystal-clear waters with the skyline as your backdrop. At Gokulam, every swim feels like an escape; refreshing, private and indulgent.

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Interior & Space Planning Layout

1st Floor Plan



1st Floor Plan

Area in Sq. Ft.

Flat No	Type	Carpet Area	Cupboard Area	Balcony Area	Open Terrace Area	Built-up Area	Super Built-up Area
C	3 BHK	848	26	66	NA	1039	1404
D	3 BHK	772	16	53	132	937	1332
E	3 BHK	717	16	32	132	860	1228
F	3 BHK	765	23	61	NA	940	1270
G	3 BHK	723	24	33	NA	867	1172
H	3 BHK	766	24	53	NA	935	1264
J	3 BHK	799	16	52	NA	960	1297



• Built up area includes carpet area of the unit, balcony/service balcony, and the wall area covering the unit.
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Yoga & Meditation Deck

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A Quiet Escape for Mind & Body

Yoga & Meditation Deck

A place to breathe, move and recharge. Let the gentle surroundings inspire, calm as you stretch, meditate, or simply enjoy a quiet moment for yourself.





Rooftop Open Gym Area

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Breathe deep, Move free

Rooftop Open Gym Area

Make every workout energizing, with fresh air and open skies. With the city below and the sky above, every session feels different. Free your body, challenge yourself and soak in the view as you train.





Rooftop Party Zone

Celebrate Life's Special Moments Under the Open Sky

Rooftop Party Zone

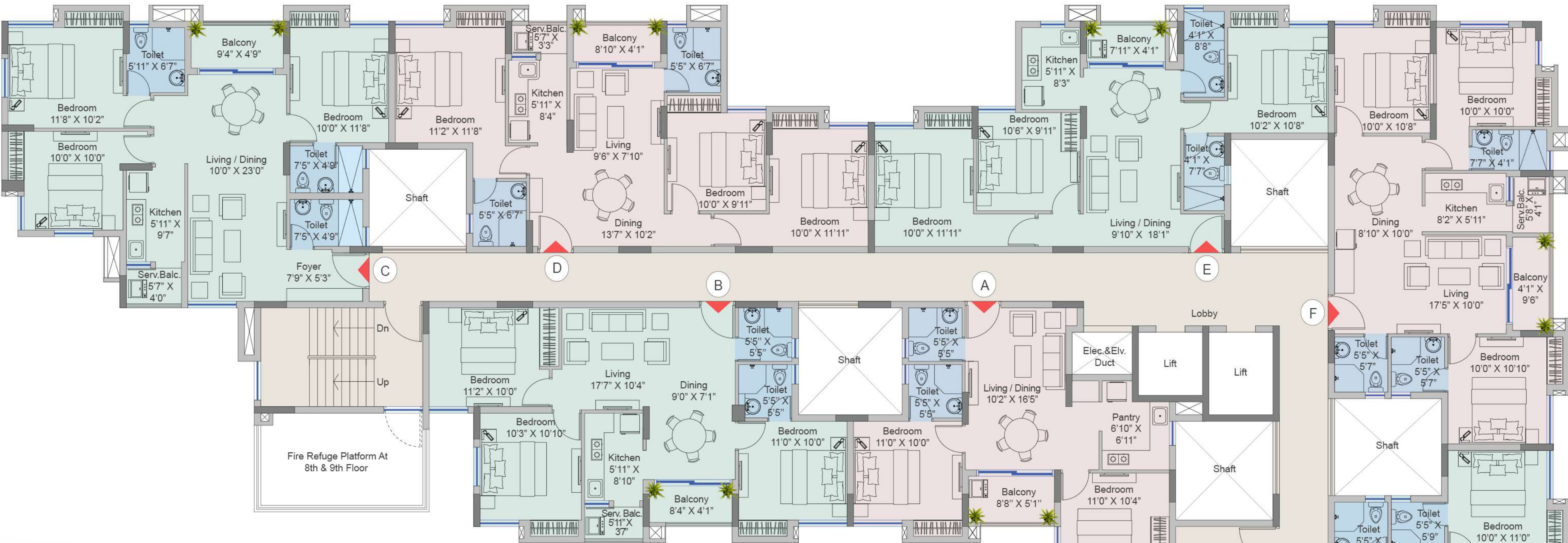
A Beautifully landscaped outdoor lawn designed for celebrations of all kinds. From birthdays and anniversaries to family gatherings, it offers a spacious, open-air setting where every event becomes memorable.



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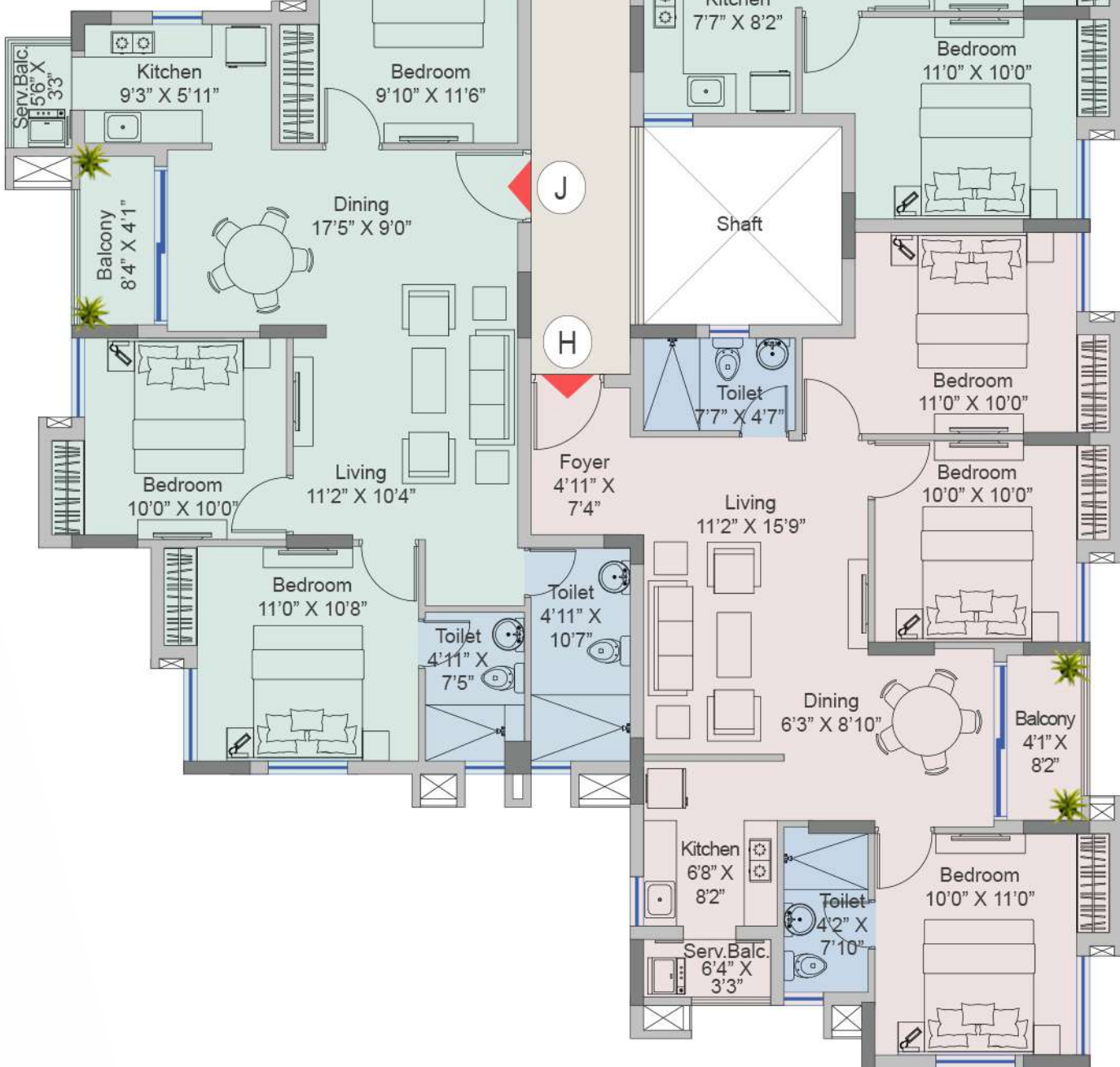
Interior & Space Planning Layout

Typical Floor Plan (2nd -11th)



Typical Floor Plan (2nd -11th)

Flat No	Type	Area in Sq. Ft.				
		Carpet Area	Cupboard Area	Balcony Area	Built-up Area	Super Built-up Area
A	2 BHK	550	8	44	688	930
B	3 BHK	734	16	55	899	1215
C	3 BHK	848	26	66	1039	1404
D	3 BHK	772	16	53	937	1266
E	3 BHK	717	16	32	860	1162
F	3 BHK	765	23	61	940	1270
G	3 BHK	723	24	33	867	1172
H	3 BHK	766	24	53	935	1264
J	3 BHK	799	16	52	960	1297



- Built up area includes carpet area of the unit, balcony/service balcony, and the wall area covering the unit.
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A Place Where Little Feet Run Free and Childhood Blossoms

Roof Top Kid's Play Area

Here, your little ones can swing, climb and play freely while you relax knowing they're safe. Gokulam's play area turns every day into a happy, active experience.



Roof Top Kid's Play Area

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Indoor Games Room

Your Ultimate Dose of Everyday Fun

Indoor Games Room

Where leisure meets connection. From a quick match with friends to relaxed family evenings, it's designed for joy at every age.



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Community Hall

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Grand gatherings deserve a grand setting

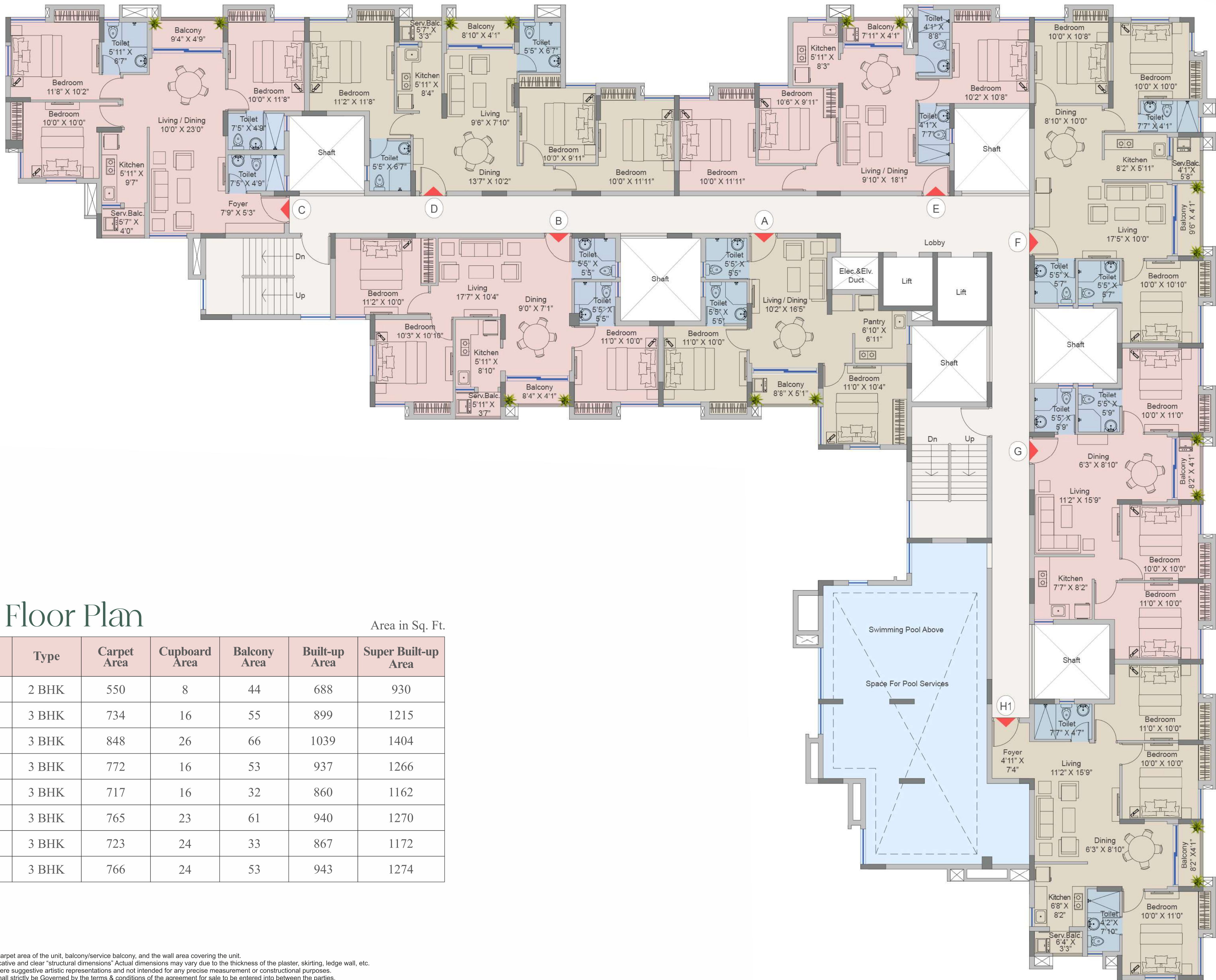
Community Hall

Celebrations find their true home. With refined interiors and generous space, the community hall turns every event into an unforgettable experience.



Interior & Space Planning Layout

12th Floor Plan



12th Floor Plan

Area in Sq. Ft.

Flat No	Type	Carpet Area	Cupboard Area	Balcony Area	Built-up Area	Super Built-up Area
A	2 BHK	550	8	44	688	930
B	3 BHK	734	16	55	899	1215
C	3 BHK	848	26	66	1039	1404
D	3 BHK	772	16	53	937	1266
E	3 BHK	717	16	32	860	1162
F	3 BHK	765	23	61	940	1270
G	3 BHK	723	24	33	867	1172
H1	3 BHK	766	24	53	943	1274



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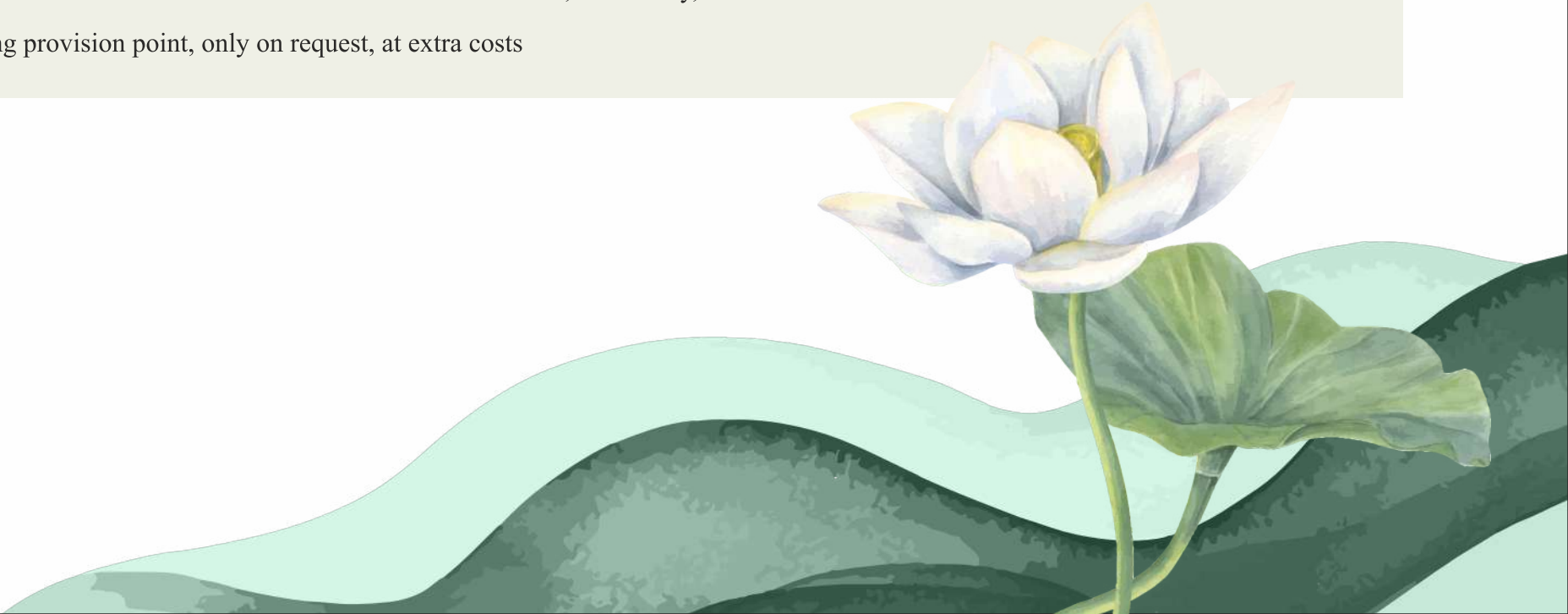
Craftsmanship You Can Trust, Details You'll Notice

Internal Specification

Walls	• Clay / Fly ash Brick or AAC Blocks, or any other brick / block as may be advised by the Architect • Interior – Plaster of Paris / Putty / Gypsum Plaster: Exterior– Combination of good quality cement / textured paints
Flooring & Dado	• Vitrified Tiles in all bedrooms, Living / Dining, Kitchen / Pantry, Balcony • Toilet flooring to be made with anti-skid Ceramic Tiles
Kitchen	• Kitchen platform to be made of Granite • Dado of Ceramic Tiles up to a height of two feet from the platform • Stainless Steel Sink
Toilet	• Standard ceramic tiles on the wall up to lintel Height • Reputed brands of good quality sanitary ware and CP fittings • Concealed plumbing and pipe work. • Plumbing with hot & cold water line.. with provision for Geyser
Doors & Windows	• Door frame made of timber or any engineered material • Flush Solid core • Lock of stainless steel / brass • Fully glazed aluminum windows
Electricals	• Provision for adequate light points • Modular Switches • Provision for TV and Telephone lines in all Bedrooms and Living/Dining • Concealed copper wiring for electricity, provisions for Telephone and Television • Provision for air conditioning in all bedrooms and Living / Dinning

External Specification

Strength & Stability	• Eathquake resistant RCC framed structure • Clay / AAC block as advised by Architects. • Low VOC Exterior Paints.
Protection & Performance	• Lightening Arrestors • Seismic sensors in Elevators • 3 tier security with state-of-art fire protection system
Elevate to Illuminate	• Two nos. modern automatic Lifts with 8 & 13 pax capacity, respectively • Overhead illumination and street-lighting inside the compound
Eco-Friendly Ecosystem	• Rain water harvesting • STP (sewerage treatment plant) • Water treatment plant
Genset that gets-u-set	• 500 watts of backup power for every 2 BHK apartment • 750 watts of backup power for every 3BHK apartment
Not the last nor the least	• Iron Grills to be installed on the windows from inside of the rooms, mandatory, at extra cost. • EV car charging provision point, only on request, at extra costs



Our Story

Every home tells a story, and at Prudent Infra Realty, we create the spaces where those stories come alive. For over thirty years, we have combined thoughtful design, careful planning and a deep understanding of how people live, to craft homes and communities that truly resonate.

Each project reflects our commitment to comfort, style and sustainability, ensuring that every space is welcoming, enduring and inspiring. With Prudent Infra Realty, life is not just built, it's celebrated, experienced and cherished.



Landmark Projects



Antara
Boral Main Road, Garia



ALTIVUS
Higher Living
Christopher Road, Topsia



Amara
Rathtala, off Southern Bypass



amaya
residences
N S C Bose Road



BOUGAINVILLEAE
Burdwan Road, Alipore



Riverdate
Foreshore Road, Howrah



PRUDENT HABITAT
Christopher Road, Topsia



PRUDENT Jai Shree
Janki Shah Road, Hastings



KSHITIJ
centre of joy
R B C Road, Dum Dum



PRUDENT PRAGATI
Off Southern Bypass, Dharmaitala



PRUDENT PRANA
COME HOME TO LIFE
Boral Main Road, Garia



PRUDENT Residency
New Alipore



PRUDENT Sri Krishna
Janki Shah Road, Hastings



TWO JANKI SHAH
Janki Shah Road, Hastings



PRUDENT GOKULAM
On Southern Bypass, Dharmaitala