



DOOARS

Strokes from Heaven

In today's context, owning a weekend home has become an integral part of your life.

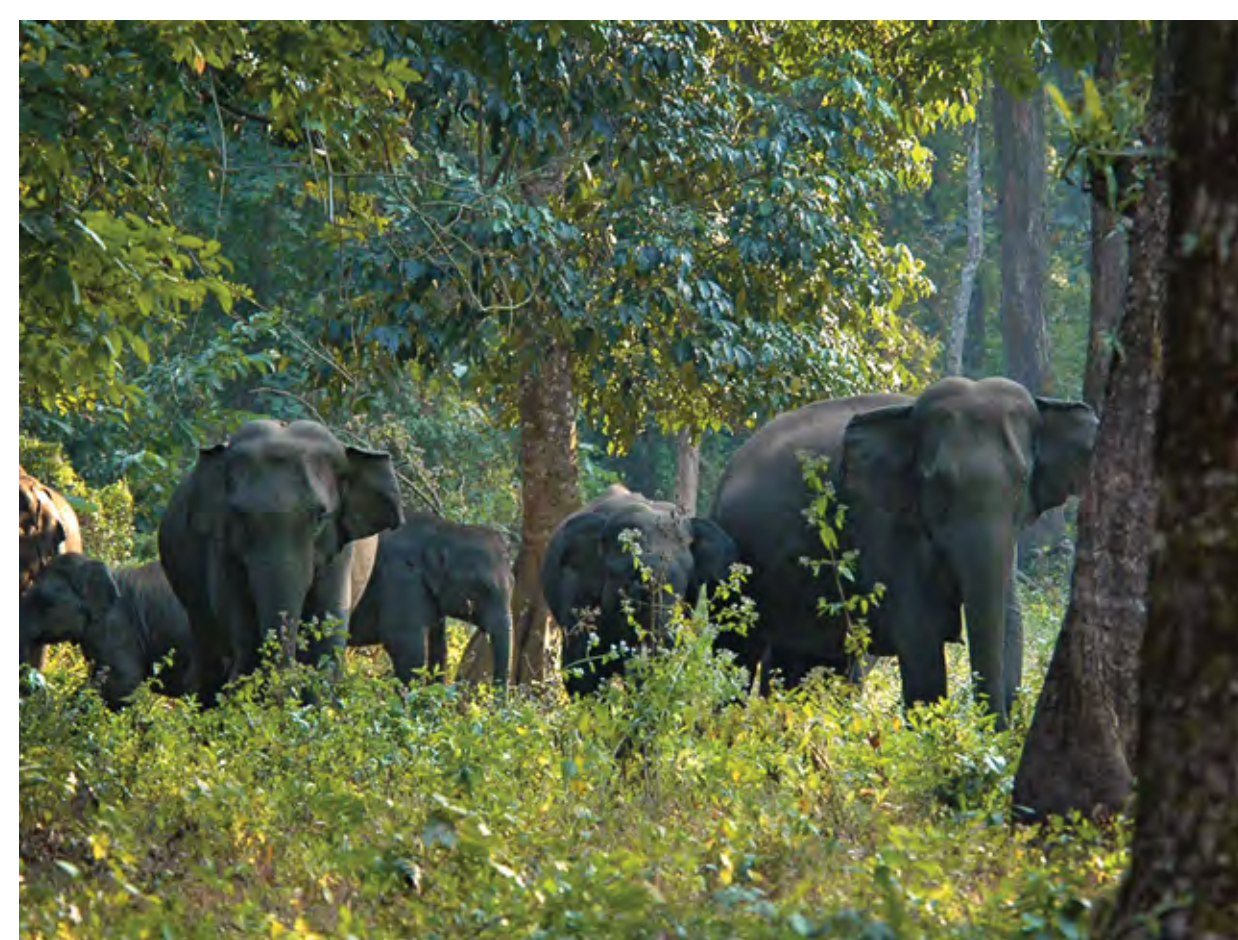
It gives you a complete peace of mind, while planning a weekend escape with your friends and family. Get yourself surrendered in the tranquility of nature making safety as your shadow. A weekend home will always be a respite to break free from

the complexity of today's world. It's time to rejuvenate with your dear ones

at your own weekend home amidst nature.



সুস্থ বাড়ির শ্রেষ্ঠ চিহ্ননা



Dooars is an unthinkable journey. Rolling lush green tea gardens, meandering silvery streams, breathtaking forests, lost little ethnic villages, sudden vast meadows that open up to true blue skies against Himalayan peaks. God's own painting, that's Dooars.

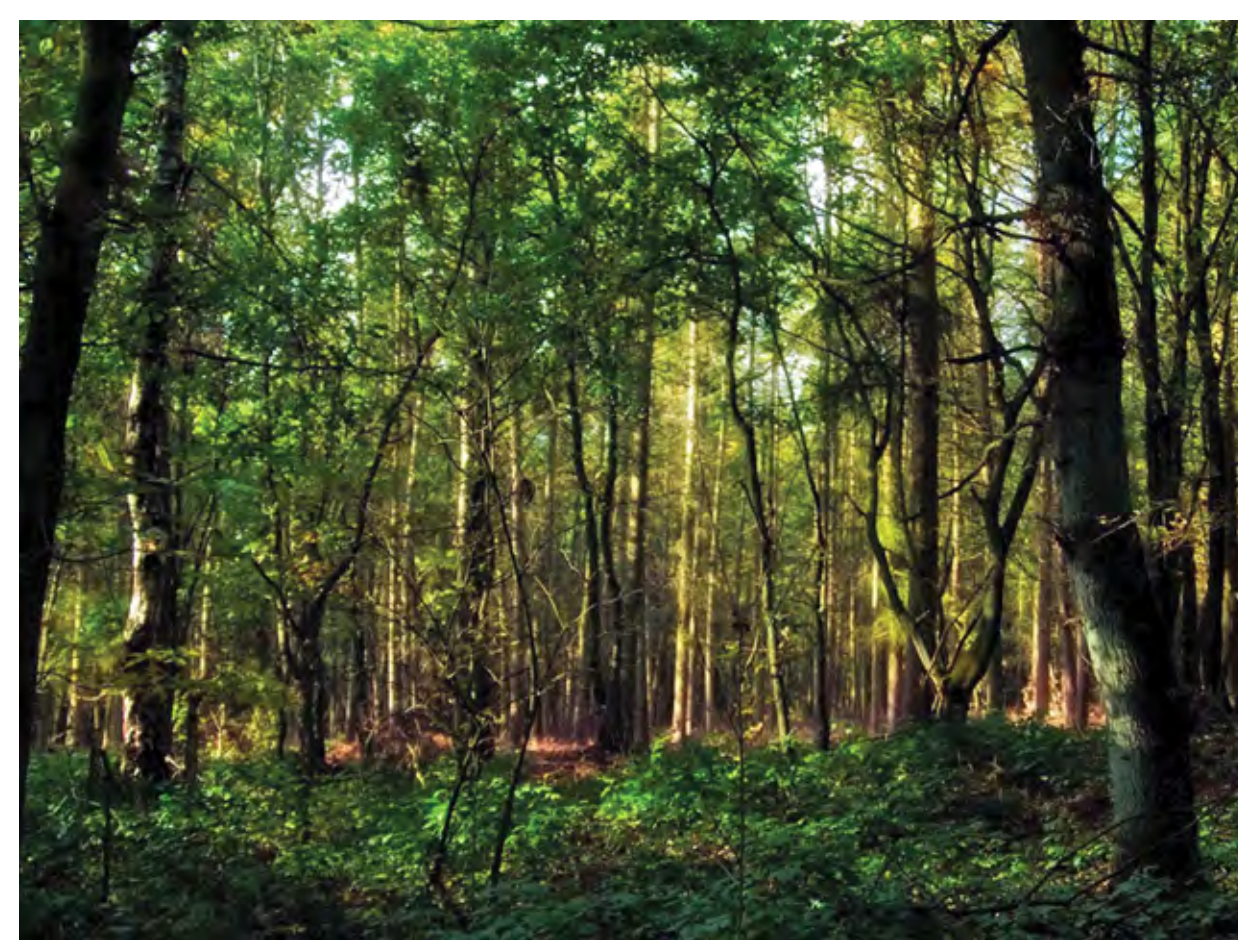
Major mountain rivers, unstoppable rains, foggy winters, and wildlife sanctuaries.

Imagine your life surrounded by amazing nature, where flowers are your neighbours

and birds add to the audio mix.

Flip through these pages to discover your second home of happiness.





Forests are much shared treasures of the Dooars - a spectacle too much for one journey. The dense jungles of Jaldapara National Park, Gorumara National Park, Buxa, Chapramari or Mahananda speak a language of their own. They trigger feelings of being watched by some animal as you watch them roam.





The spirit of Dooars never leaves you. The beauty even expresses itself through its tea gardens. Imagine architecture to blend strikingly with its tea gardens and create such visual magic.





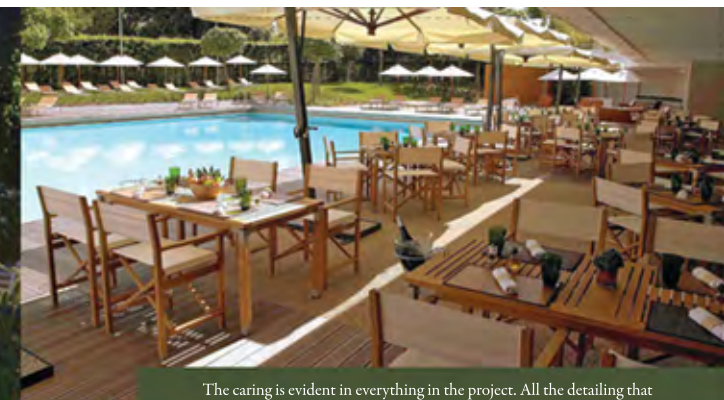
Explore the inventiveness and genius of the project makers. Their perception and acumen to derive from nature's walkways and almost create nature itself.



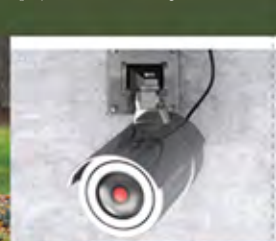


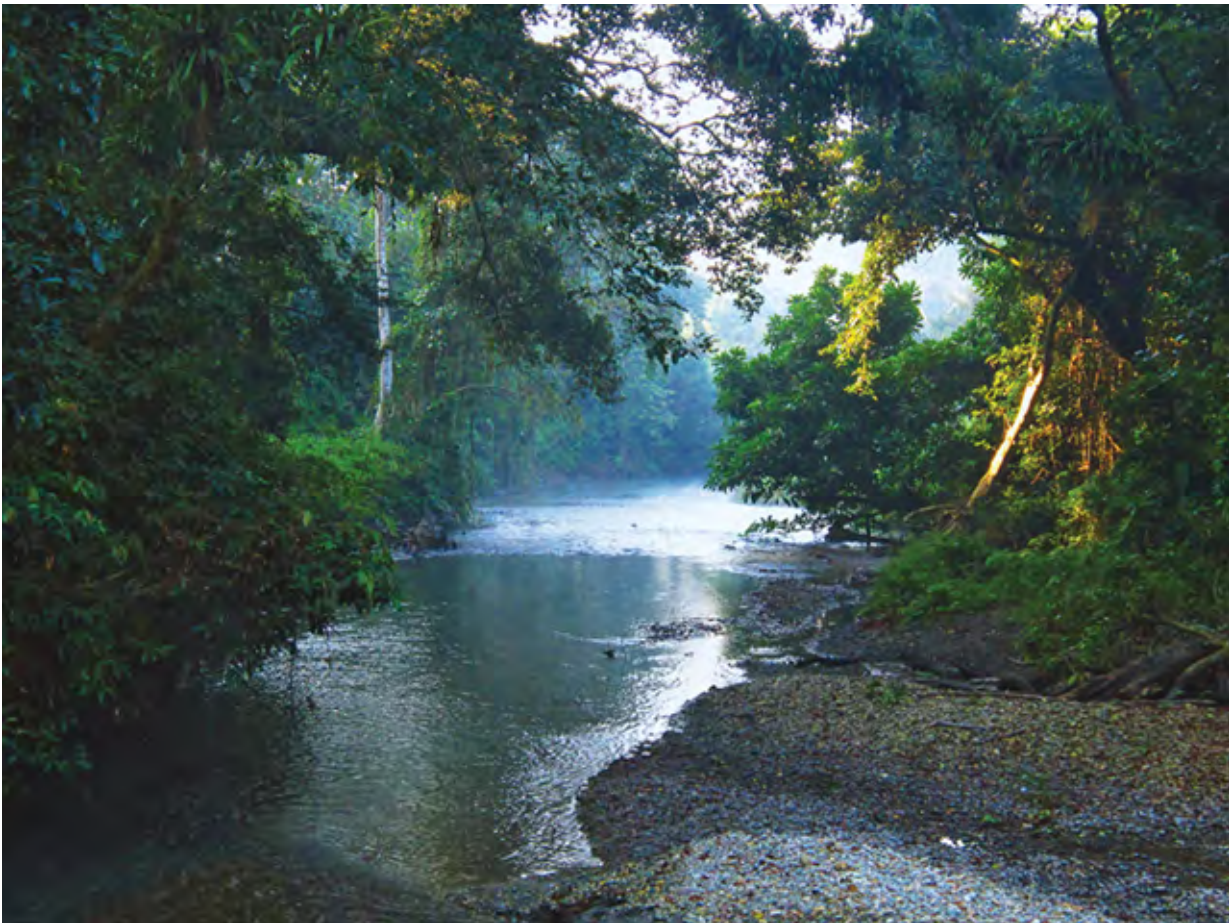
Come across rambling Elephant herds, the one-horned Rhinos that instill fear, the stare of the Indian Bison, not forgetting the dance of the Peacock or an innocent deer. Tigers are not a rarity. The occasional Hornbill may come as a pleasant surprise. You must choose between the Elephant or a Jeep safari to venture into jungle driveways.





The caring is evident in everything in the project. All the detailing that you may need, in everyday life.





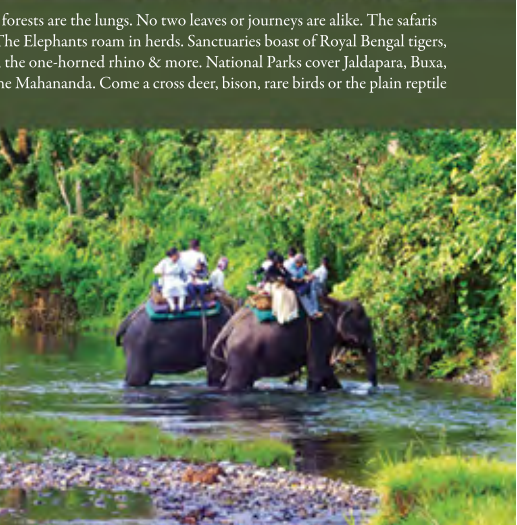
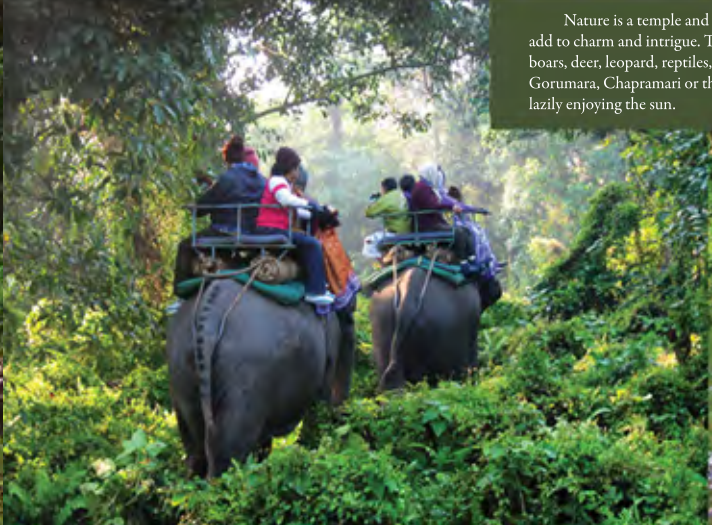
Left alone, a river will do its best to cast a spell. The secret is patience. Because the river does nothing in a hurry. Rocks strewn on river beds make for easy crossing. Remember you always come back with a slice of happiness.

The good feelings of nature and water in modern life is in the form of Infinity edge swimming pool, bowls you over. The insight into Architectural planning simply amazes you.





Nature is a temple and forests are the lungs. No two leaves or journeys are alike. The safaris add to charm and intrigue. The Elephants roam in herds. Sanctuaries boast of Royal Bengal tigers, boars, deer, leopard, reptiles, the one-horned rhino & more. National Parks cover Jaldapara, Buxa, Gorumara, Chapramari or the Mahananda. Come a cross deer, bison, rare birds or the plain reptile lazily enjoying the sun.





Fluffy Kanchenjunga kissing the heavens above. The greens of the Doors below catching the magic like in a lively mix of water colour.
Feel throbbing beauty that touches your heart.





Welcome to Panthaniwas, Dooars

Weekends and getaways can be special. Panthaniwas

at Dooars will mean owning a slice of Dooars as a preferred destination, or as your second home. Let the jungles and rivers remain your picnic spots for life.

Get your self-contained Studio Apartment details on enquiry.

We welcome you to own a part of this futuristic project as it unfolds with time. Here beauty blends with outstanding architectural planning to offer life's best moments.

HIRA Registration No.

Phase - I – HIRA/P/JAL/2019/000478 • Phase - II – HIRA/P/JAL/2019/000591
HIRA Registration of other phases are in process





Master Plan

LEGEND

01. Grand arrival and exit
02. Entry gate
03. Drop off
04. Private garden
05. Fitness and yoga zones
06. Stage
07. Bamboo pergola
08. Kid's play area
09. Senior citizen's zone
10. Banquet lawn
11. Isolated sit-out
12. River facing sit-out zone
13. Club area entrance
14. Infinity-edge Swimming Pool
15. Kid's pool
16. Club deck
17. Water pavilion
18. Riverside walkway
19. Lawn
20. Chess corner
21. Seating corners
22. Signature water channel
23. Parking
24. Multipurpose court
25. Gathering zone
26. Cricket pitch
27. Watch tower
28. Amphitheatre







Just Imagine a larger-than-life chess board merging with nature. Discover a Clubhouse and sitting arrangement on landscaped staircases.





Architectural planning includes nature's marriage with an open-air Theatre & Gym.







Floor Plan
Studio Apartment (S-Type)
3D Vision

Floor Plan
Studio Apartment (S-Type)
2D Vision





Floor Plan
Studio Apartment (R-Type)
3D Vision

Floor Plan
Studio Apartment (R-Type)
2D Vision





Floor Plan
Luxury Suite (S-Type)
3D Vision

Floor Plan
Luxury Suite (S-Type)
2D Vision





Floor Plan
Luxury Suite (R-Type)
3D Vision

Floor Plan
Luxury Suite (R-Type)
2D Vision



Location Map



Connectivity route to Panthaniwas, Dooars

By Rail

Train Name	Departure Station	Departure Time	Arrival Station	Arrival Time
Puri-Kamakhya Express	Howrah	07:30	New Mal Junction	21:05
Kamrup Express	Howrah	18:00	New Mainaguri	07:28
Kanchan Kanya Express	Sealdah	20:30	New Mal Junction	09:31
Testa Torsa Express	Sealdah	13:40	New Mainaguri	04:22
Other trains	Howrah / Sealdah	At different times	New Jalpaiguri	At different times

By Air

From NSB International Airport, Dum Dum to Customs Airport, Bagdogra

By Road

From Esplanade to Dooars 596 km. Approximate time 13 hr 28 min

Amenities

- Landscaped green areas with matured trees
- Senior citizens' exclusive corner
- Theme parks
- Lush green lawn
- Pool bar
- Jogging track
- Kids play area
- Riverside boulevard
- Infinity edge swimming pool
- Library
- AC Banquet hall
- Games zone
- AC Guest rooms
- Exclusive adda zone
- Open-air amphitheater
- Restaurant
- Dedicated travel desk
- Reception
- Coffee shop
- Fitness & yoga area
- Half basketball court
- Badminton court
- Bar-B-Q area
- Watch tower
- Kids pool & Jacuzzi

Facilities

- 24 x 7 CCTV Security
- 24 hour water supply
- Visitors' car parking area
- Garbage collection in blocks
- Power back-up in case of power cut
- Sewerage treatment plant
- Modern fire fighting arrangement
- Systematic maintenance service in absence of owner

Specification

- **Structure:** Earthquake resistant R.C.C. frame structure construction with infill brick walls.
- **Internal Walls:** Cemented plastering overlaid with smooth, impressive plaster of paris.
- **Exterior:** Latest waterproof non-fading exterior finish of the highest quality.
- **Staircase & Lobby:** Decorated Ceramic Tile.
- **Balcony:** Toughened Glass with Stainless Steel Railing.
- **Flooring:** Quality Vitrified Tiles in all rooms, Anti-skid Ceramic Tiles in Toilets.
- **Pantry:** Matt Finished Ceramic Tile Flooring, Counter top Granite with steel sink. Dado ceramic tiles up to a height of 2 feet from the counter top.
- **Sanitary Ware:** White high quality porcelain fittings of reputed make. Chromium plated fitting of good quality with ISI mark.
- **Doors:** Doors with MS frame and solid core flush doors, PVC doors in toilet.
- **Windows:** Colored anodized aluminum sliding window.
- **Toilets:** Matt finished ceramic tile flooring. Dado ceramic tiles up to a height of door top with provision for hot & cold water supply.
- **Electrical:** Superior quality concealed copper wiring with the best standard modular type switches and miniature circuit breakers. One AC point with starter fittings & One Geyser point with two 15 Amp. power point will be provided in pantry area.
- **Water supply:** 24 hour water supply from deep tube well.
- **Security System:** 24 x 7 Security service & adequate fire fighting protection.
- **Other Treatment:** Adequate Roof treatment in all the blocks.
- **Power Backup:** 24 x 7 power supply, provision for generator in case of power cut.



kalimpong

Travel to and touch fascinating places from Dooars . Travel upwards and catch up with Darjeeling . Let the culture of Bhutan mesmerize you. Or simply, let Lava, Lolegaon and a host of other places touch your senses.



Phuntsholing



Gangtok



Mirik



Lolegaon



Ghoom



Shevok Bridge



Lava



Batasia Loop, Darjeeling



Lalbagh Fort, Bangladesh



Biratnagar Main Gate, Nepal

Mongpong

Alipurduar



Cooch Behar



Pedong



Karseong



Major attraction points from Panthaniwas, Dooars

1. Murti River	1 km / 10 min walking
2. Batabari Bazar	1 km / 10 min walking
3. Gachbari Resort	1 km / 10 min walking
4. Lataguri Ticket Counter	15 km / 15 min
5. Neora Valley	11 km / 20 min
6. Chalsa View Point	11 km / 20 min
7. Chapramari Forest	16 km / 20 min
8. Mongpong	37 km / 53 mins
9. Samsing, Suntalekhola, Laligoraj & Rocky Island	50 km / 60 min
10. Jhalong, Bindu & Paren	55 km / 1 hr 40 min
11. Lava, Risap & Loleygaon	100 km / 3 hr
12. Jaldhaphara & Totopara	80 km / 2 hr 30 min
13. Raja Bhat Khawa	120 km / 2 hr 30 min
14. Chilapata	105 km / 2 hr
15. New Mal Junction	18 km / 25 min
16. Icehe Gaon & Deolo	10 km / 3 hr
17. Jayanti	110 km / 2 hr 30 min
18. Buxa Fort	135 km / 2 hr 30 min
19. Kalimpong	100 km / 2 hr 30 min
20. Darjeeling	110 km / 3 hr 20 min
21. Mirik	115 km / 3 hr
22. Gangtok	140 km / 4 hr
23. Jalpaiguri	50 km / 1 hr 15 min
24. Siliguri	85 km / 1 hr 30 min
25. Cooch Behar	115 km / 2 hr 20 min
26. Alipur Duar	120 km / 2 hr
27. Bangladesh	60 km / 1 hr 20 min
28. Nepal	110 km / 2 hr 20 min
29. Phuentsholing, Bhutan	110 km / 2 hr 20 min
30. Ghoom	90 km / 3 hr



Suntalekhola

Distances from Panthaniwas, Dooars

Murri River	1 km
Batabari Bazar More	1 km
Chalsa More	10 km
Mal Bazar	13 km
New Mal Junction	14 km
Gorumara National Park	15 km
New Maynaguri Station	26 km
New Jalpaiguri (NJP)	70 km
Bagdogra	78 km

Chapramari



Jayanti

Gorumara



Murri River



Award & Recognition

Panthaniwas Dooars has been adjudged as the 'Iconic Project of the Year (Non-Metro)' by Realty Plus

– a renowned national Real Estate Magazine at 'Realty+ Conclave & Excellence Awards 2020 East'

held at ITC Royal Bengal, Kolkata in March 2020.





Other weekend-home destinations from Panthaniwas under the aegis of SREE BALAJI



Principal Architect
MOZAIK
Anupam Maity, Kolkata

Landscape Architect
Design Accord
Delhi

Structural Consultant
SPA Consultants
Sanjib Parekh, Kolkata

Sanitary Consultant
Himadri Choudhury
Kolkata

Electrical Consultant
Electricus Projects
Kolkata

Legal Consultant
D Roy Choudhury & Co.
Kolkata

3D Visualisation Studio
Zen Zoetrope
Kolkata

Creative Partner
Wavelength Communications
Kolkata



Kolkata Office Address

SREE BALAJI

Jay Industrial Cooperative Building, 90/1 Prince Gulam Hussain Shah Rd (2nd floor), Near Lake Gardens Crossing, Kolkata - 700095

Site Address

PANTHANIWAS DOOARS

Purbo Batabari, P.O - Batabari, P.S - Matiali, Vill - Dakshin Dhupjhora, Dist - Jalpaiguri, West Bengal -735206

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Project approved by and other leading financial institutions