

Jointly developed by:



Ishaana  
Developers

# Dwarka Residency

Spaciously Designed Apartments

📍 Jyoti Nagar Road, 2nd Mile, Siliguri

# Welcome to Dwarka Residency

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## About Us

Ishaana Developers is an established name in the real estate sector in Siliguri. Recognized amongst its peers for its commitment and dedication towards work. An experienced land development company with a vision of building not houses but homes! From the time of our inception, we have pledged to build comfortable, convenient and affordable living for the people. In order to cater to the society, the company is focused to develop and deliver premier residential and commercial properties with the finest safety standards.

With the amalgamation of rich Indian heritage and modern technology, we hereby present Dwarka Residency – our principal residential complex. Spaciously designed to fit all your needs and still have more space left to breathe, enjoy and call it home. Walking in stride with the latest developments in the sector, we ensure to have incorporated only the best in our project in terms of design, quality, safety and strength. With a vision of tomorrow, following national & international standards of living, we commit our support and dedication in providing to the ultimate dream of spacious homes in Siliguri.



# Specifications

## Foundation

Earthquake resistant RCC framed structure.

## Wall Finishing

- Interior - Lime putty including one coat of primer.
- Exterior - Superior quality finish with weather coat paint.
- Toilets - Ceramic Tiles Dado upto door height.
- Kitchen - Ceramic Tiles Dado upto 2.5 feet above counter.

## Flooring

- Rooms & Living Room - Vitrified Tiles.
- Kitchen & Toilet - Antiskid Tiles.

## Doors & Frames

- Doors - Superior quality Flush door.
- Door Frames - Wooden Frames.

## Electricals

- Concealed copper wiring of ISI marked, standard make.
- Protective MCBs & Modular Switches - Branded, ISI marked.
- Provisions for adequate power outlets.
- TV & Telephone socket in living room & master bedroom.
- Inverter Point in each apartment.
- AC point in all bedrooms and drawing room.

## Sanitarywares

- Western type commode and Wash Basin in wash rooms.
- One wash basin in Living room. (Jaquar / Hindware)
- CP Fittings of reputed brand. (Hindware / Marc / Jaquar)

## Others

- Granite counter top with stainless steel sink in kitchen.
- Provision of Aquaguard or similar water purifier.

# Features

Dwarka Residency is the result of an ideal combination of technology with the beauty of art that is way beyond your expectations.




The project will have the following essential features:

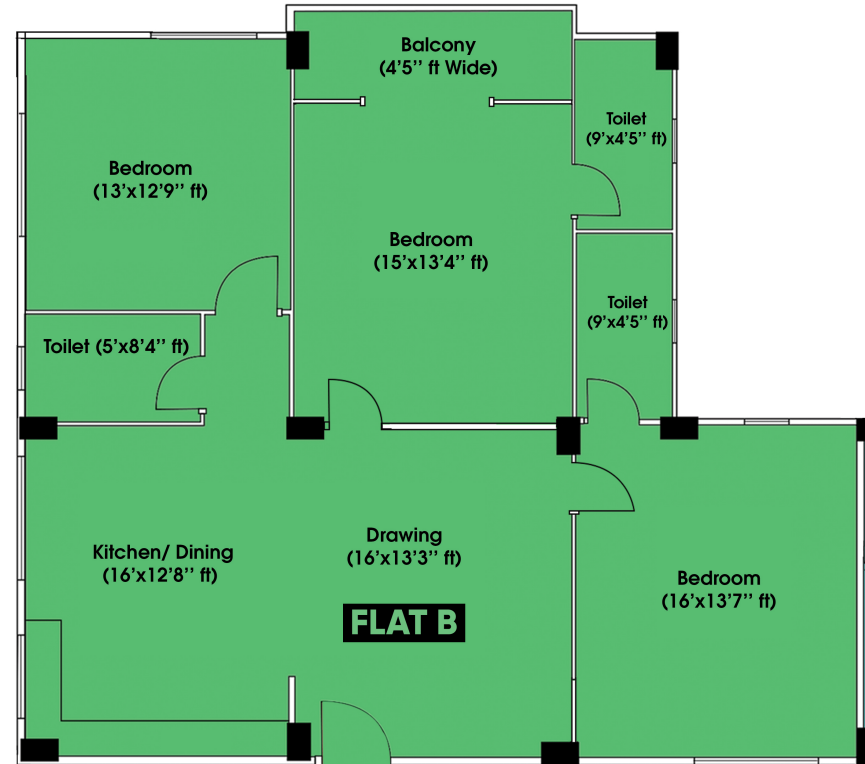
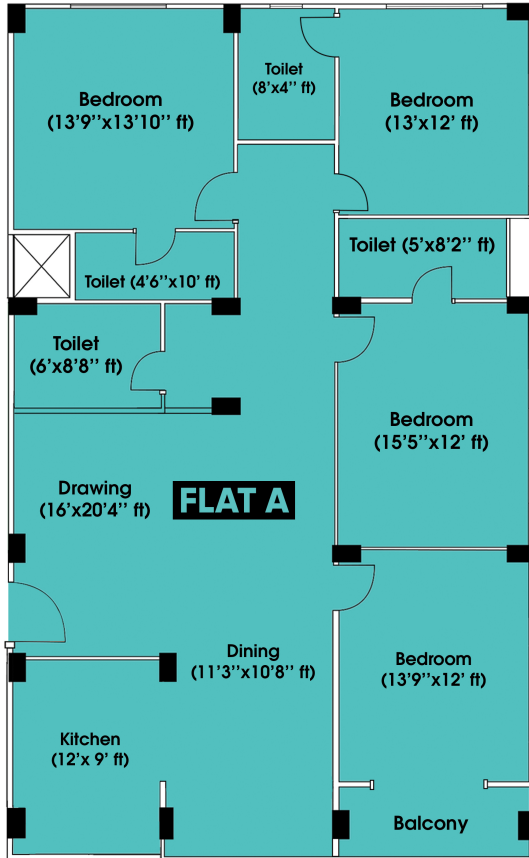
- ✓ Rooftop party lawn
- ✓ Open-air gym
- ✓ Rooftop Cabana
- ✓ Rooftop community hall
- ✓ Kids play area
- ✓ Adda Zone/ Sitting Area
- ✓ Easy accessible location
- ✓ Eye catching elevation
- ✓ Open space (50%)
- ✓ Glass balcony in each flat
- ✓ G+5 storey construction
- ✓ 20 No's 3BHK and 5 No's 4BHK flats.
- ✓ Fire Fighting Equipments
- ✓ 24 hrs. security guard
- ✓ CCTV Surveillance
- ✓ 24x7 Water Supply
- ✓ Lifts of reputed make
- ✓ Wide Staircase with S.S Railing
- ✓ Parking Space (At extra cost)

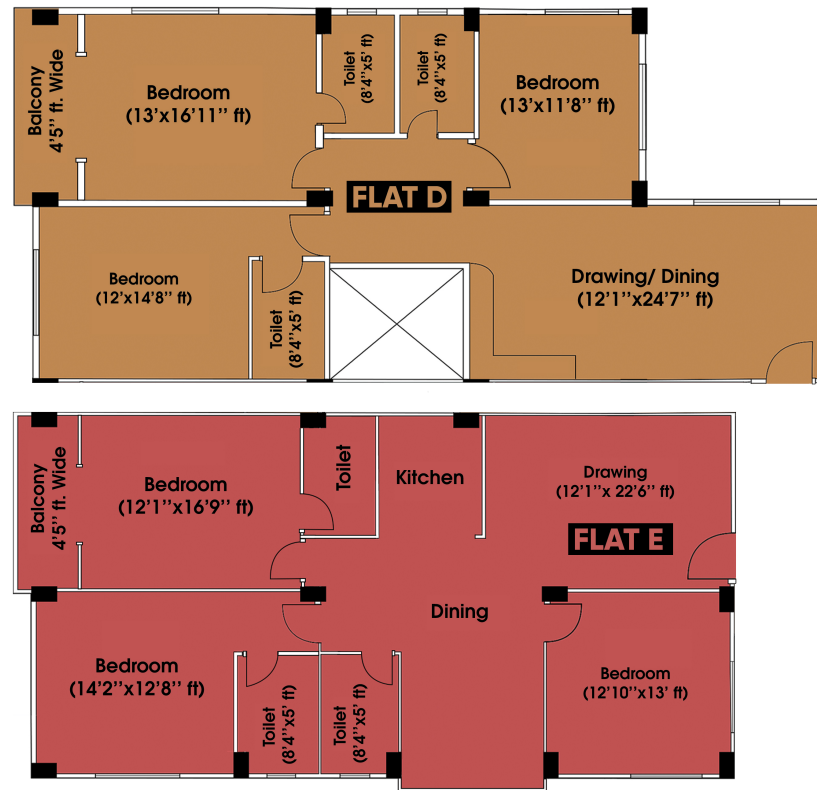
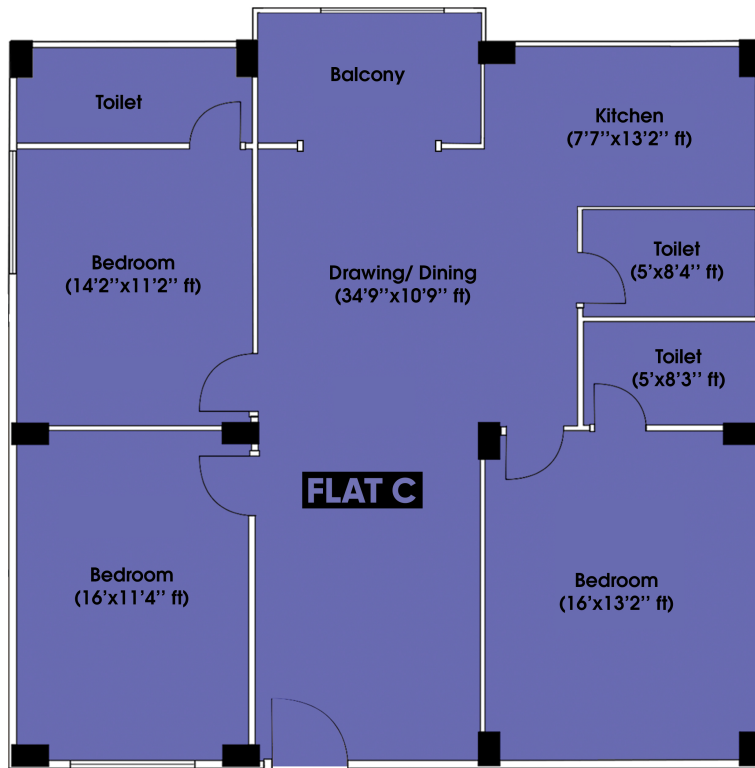




# Dwarka Residency

Flat - A		4BHK	2482 sqft
Flat - B		3BHK	1790 sqft
Flat - C		3BHK	1820 sqft
Flat - D		3BHK	1681 sqft
Flat - E		3BHK	1840 sqft
SQ - 1		-	178 sqft
SQ - 2		-	202 sqft





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Jyoti Nagar Road, 2nd Mile, Siliguri



**HOME LOANS FACILITY AVAILABLE FROM ALL  
LEADING FINANCIAL INSTITUTIONS**

Note: This brochure is purely conceptual and not a legal document. The view, layout and the details of amenities and facilities mentioned in this brochure are subjected to change at the sole discretion and or the architect without reference. The photographs and graphics used in the brochure are of artist's impression only.