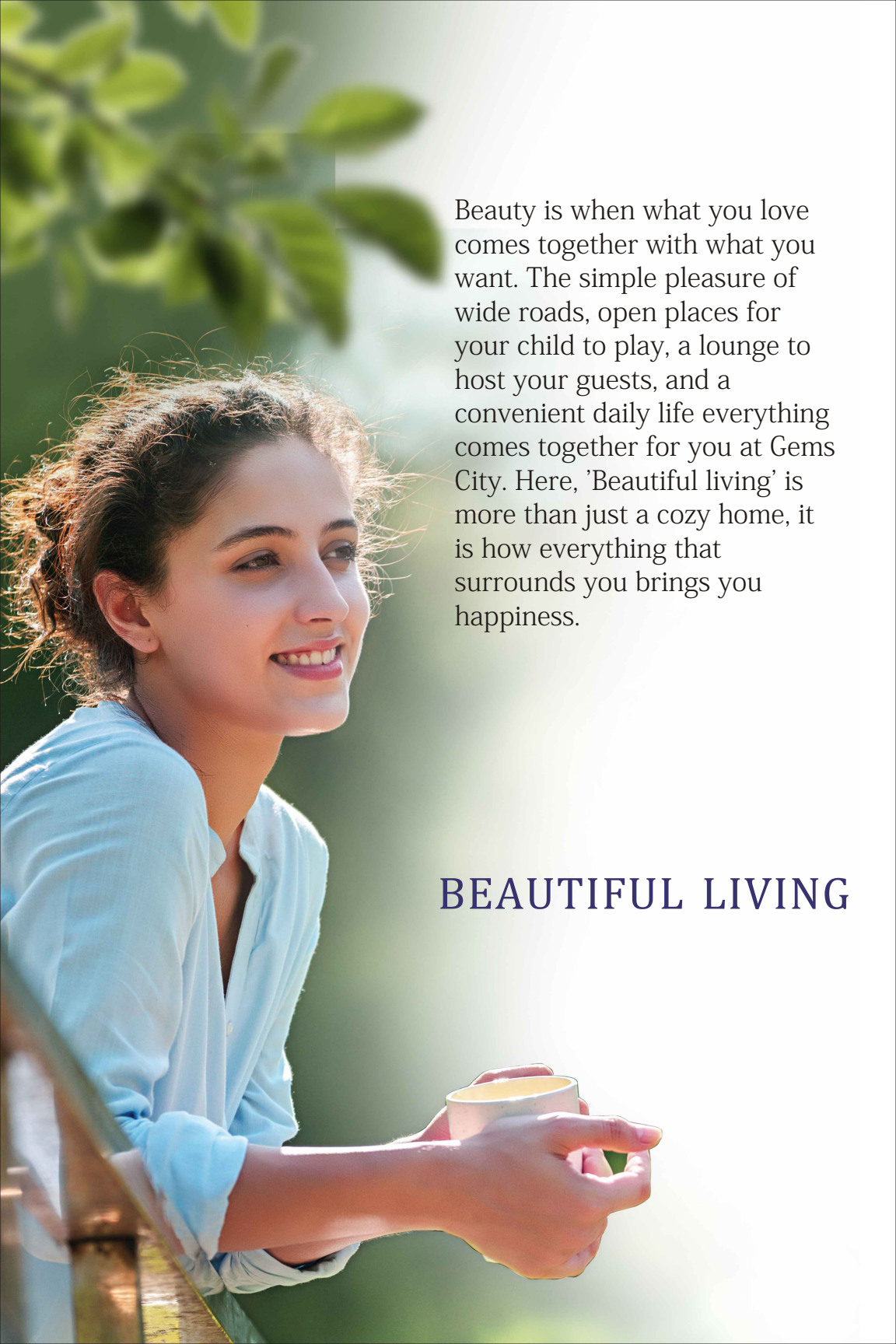


# sunstone

— BUNGALOW —

Introducing  
200+ new bungalows





Beauty is when what you love comes together with what you want. The simple pleasure of wide roads, open places for your child to play, a lounge to host your guests, and a convenient daily life everything comes together for you at Gems City. Here, 'Beautiful living' is more than just a cozy home, it is how everything that surrounds you brings you happiness.

**BEAUTIFUL LIVING**



Gems City, as far as  
the eye can see



GemsCity  
Beautiful living.



## PROPOSED DEVELOPMENT

---

- 50+ ACRE DEVELOPMENT
- 3000+ APARTMENTS
- 350+ BUNGALOWS
- 20+ TOWERS



1700 in. 1700 out.

Since its launch, Gems City has sold more than 1700 flats and bungalows to become

South Kolkata's fastest selling residential project.



Introducing

# sunstone

— BUNGALOW —

## 200+ NEW BUNGALOWS

3BHK ■ 1.02KATHA ■ BACKYARD LAWN  
PRIVATE TERRACE ■ PARKING SPACE

Luxury meets affordability,  
and nature meets comfort.



Let the freshness of  
nature wash over you.

■ 65% OPEN SPACE & GREENERY





# Live beautifully in a large self-contained township.

- 50+ ACRES OF LIVING SPACES
- OUTDOOR FACILITIES
- 40,000 SQ. FT. LIFESTYLE CLUB
- DAILY CONVENIENCES



# Feel something special. Live in your own bungalow.

■ EXCLUSIVE BLOCKS & AVENUES  
FOR ALL BUNGALOW PROPERTIES





# sunstone

— BUNGALOW —



1.02K

BUNGALOW  
LAND AREA

1141 SQ.FT.  
BUILT-UP AREA

915 SQ.FT.  
CARPET AREA

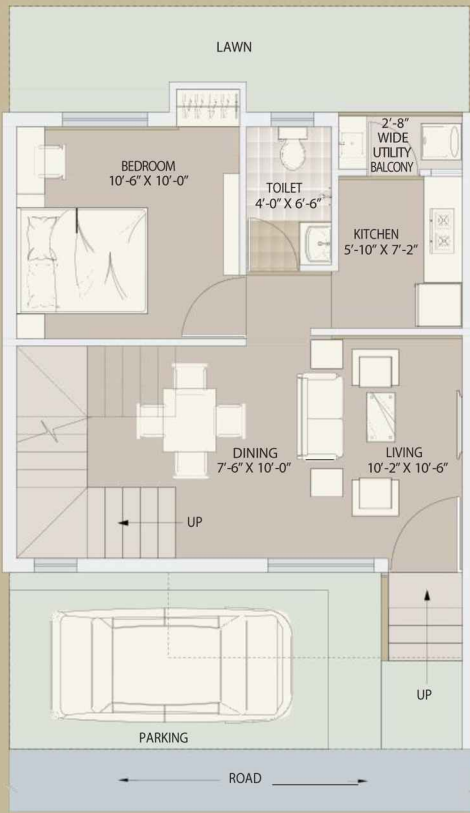
105 SQ.FT.  
BACKYARD  
LAWN AREA

346 SQ.FT.  
OPEN TERRACE  
CUM ROOF AREA

102 SQ.FT.  
PARKING AREA

# sunstone

— BUNGALOW —



## GROUND FLOOR

516 SQ.FT.  
GR. FLOOR  
BUILT-UP AREA

406 SQ.FT.  
GR. FLOOR  
CARPET AREA

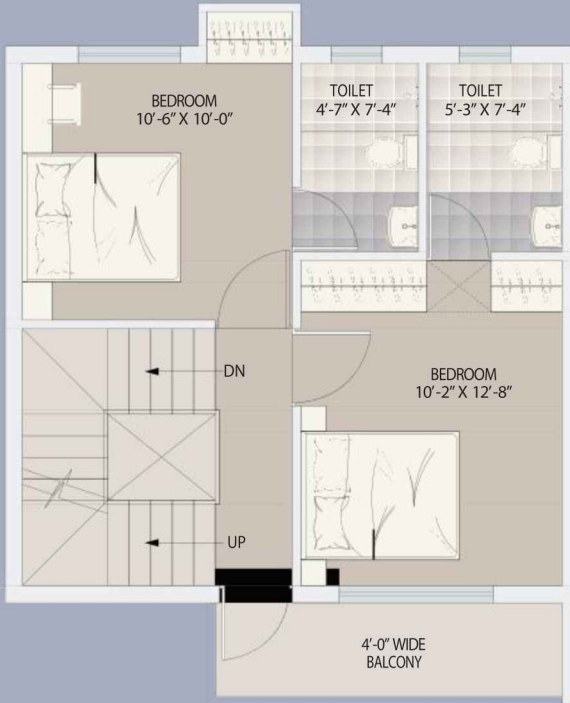
123 SQ.FT.  
FRONT, SIDE,  
BACKYARD, STEP,  
LAWN & LANDING  
AREA

102 SQ.FT.  
PARKING AREA



# sunstone

— BUNGALOW —

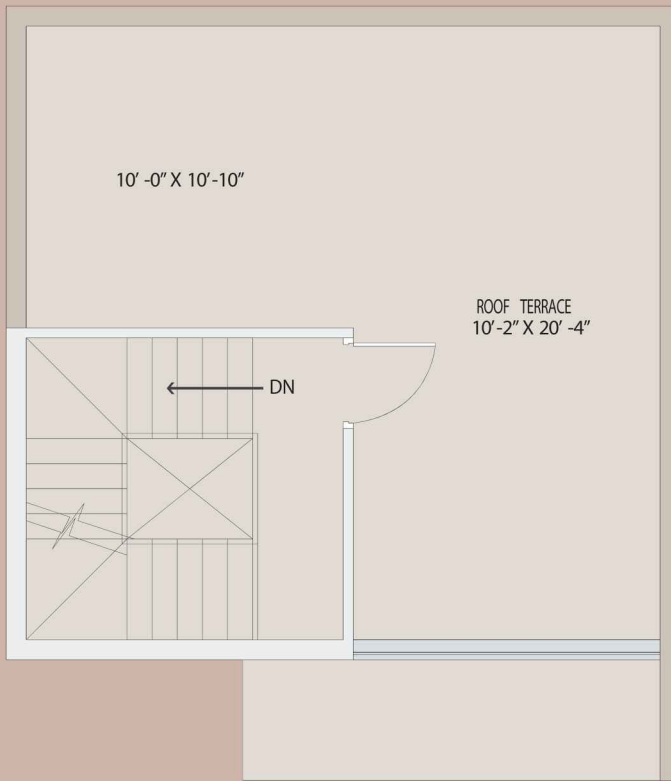


FIRST FLOOR

503 SQ.FT.  
1ST FLOOR  
BUILT-UP AREA

407 SQ.FT.  
1ST. FLOOR  
CARPET AREA

69 SQ.FT.  
BALCONY AREA



**ROOF TOP**

123 SQ.FT.  
STAIR-HEAD  
BUILT-UP AREA

102 SQ.FT.  
STAIR-HEAD  
CARPET AREA

346 SQ.FT.  
OPEN TERRACE  
CUM ROOF AREA



# 50 Reasons

## Why life is beautiful at Gems City

1. 50+ Acre Residential Development
2. 65% Greenery
3. 5.7 kms from Thakurpukur Metro & 4.2 kms from Joka Metro
4. Affordable urban living
5. 40,000 sq. ft. premium lifestyle Club
6. AC Banquet cum Community Halls
7. Central lawn for organising festivals
8. Party lawn with Barbecue area
9. AC Community Theatre
10. Swimming Pool with toddler's splash pool
11. AC multi Gym with Steam room
12. Yoga and Meditation room
13. Guest rooms
14. Library
15. Cafeteria
16. Amphitheatre
17. Indoor kids play area
18. Indoor game rooms - Chess, Table Tennis, Dart, Carom, Foosball, Pool & Snooker tables
19. Exclusive open play areas for children
20. Basketball & Tennis Courts
21. Football cum Cricket ground
22. Multi-purpose court with Badminton facility
23. Putting Golf
24. Athletes track
25. Jogging / Cycling track & Acupressure walk area
26. Landscaped gardens with Herbs & Weeds
27. Exclusive adda zones
28. Provision for Doctor and Dietician Chambers
29. Ambulance & Pharmacy
30. GEMS Akademia International School
31. Coaching for school kids
32. Crèche
33. Multiple Convenience
34. StoresUnadulterated fruits/vegetables and dairy outlet
35. Bank & ATM
36. State-of-the-art fire safety
37. Earthquake resistant structure
38. Deep Foundation & RCC/Brick Structure
39. DTH Connection
40. In-house Plumber, Electrician, Gardener, Carpenter, Pest-control etc. on call
41. 24 hours gated security with CCTV
42. Laundry
43. Sewerage treatment plant & Garbage dump area
44. Well-lit internal roads
45. Intercom connectivity
46. Stand-by Generator
47. High-speed & Stretcher lifts
48. 24 hours filtered water supply
49. Rain water harvesting
50. Dedicated AC Bus service to nearby Metro stations



# A larger than life premium lifestyle club.

■ CLUB OPAL, 3-STOREYED AND  
SPREAD OVER 40,000 SQ. FT.





INDOOR GAME ROOMS

Indulge in a  
host of activities  
at Club Opal.

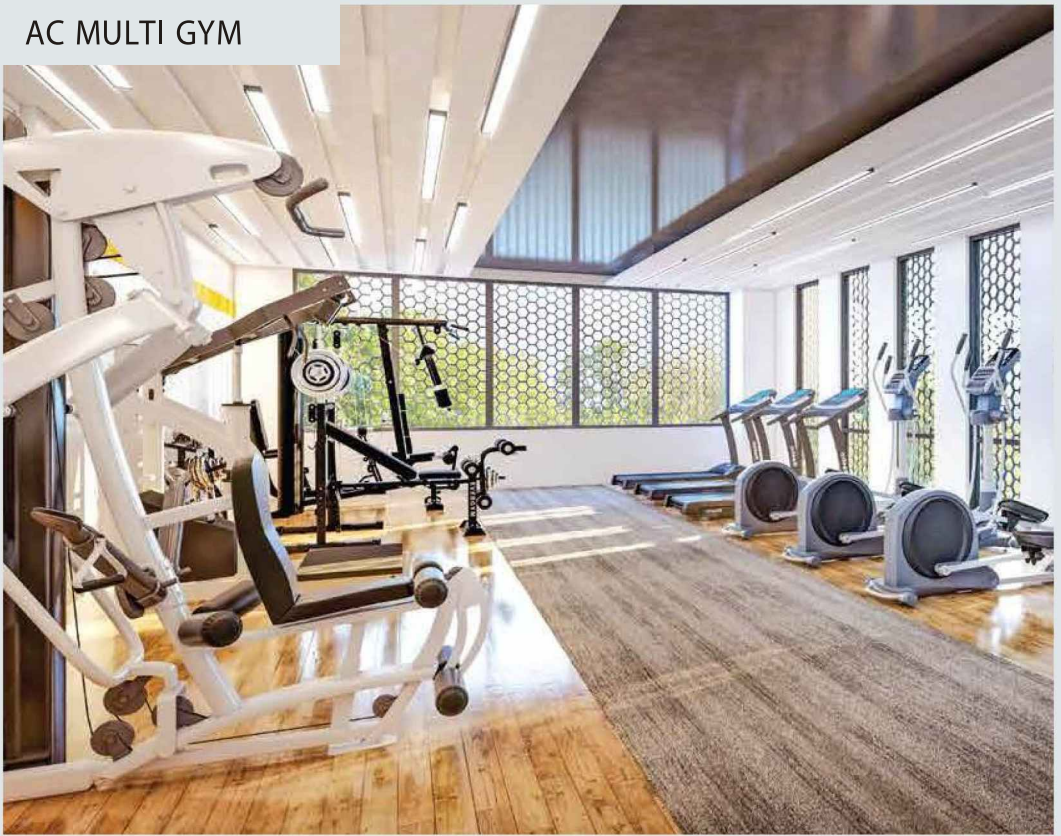
Opal, the premium lifestyle club at Gems City has been designed for your active social life. Relax with your friends & family in a cool, comfortable ambience after a hectic day at work. Kick back in the pool, library, cafe or bar and let the good times roll.



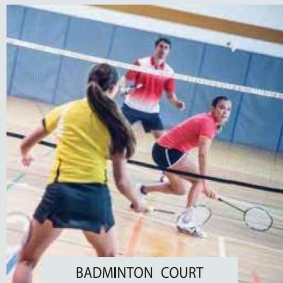
MULTIPLE BANQUET HALLS



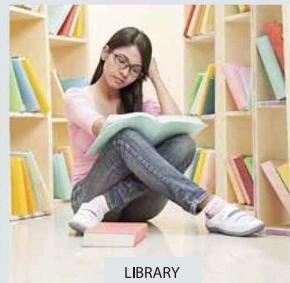
## AC MULTI GYM



CAFÉTERIA



BADMINTON COURT



LIBRARY



FAMILY RESTAURANT



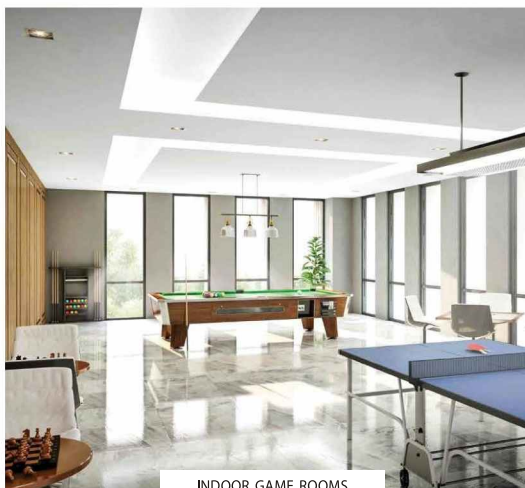
AC COMMUNITY THEATRE



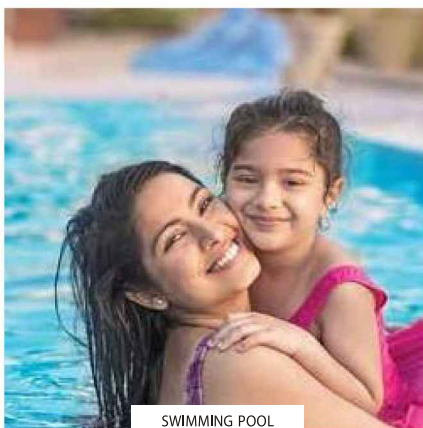
YOGA & MEDITATION ROOM

## CLUB FACILITIES

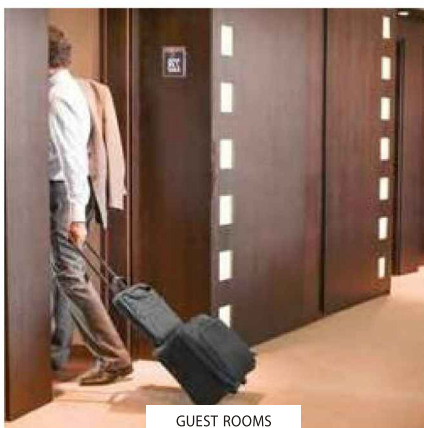
AC Banquet cum Community Halls • Pool & Snooker tables • AC Multi Gym with Steam Room • Cafeteria  
Family Restaurant • Yoga & Meditation Room • Library • Badminton Courts • AC Community Theatre, and more...



INDOOR GAME ROOMS



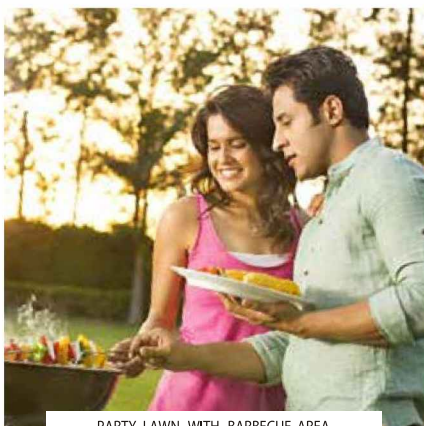
SWIMMING POOL



GUEST ROOMS



PUTTING GOLF



PARTY LAWN WITH BARBECUE AREA

## CLUB FACILITIES

Swimming Pool with toddler's splash pool • Bar cum Restaurant • Party Lawn with Barbecue area • Open terrace  
Exclusive Adda zones • Indoor Game Rooms • Tennis Courts • Cards Room • Putting Golf • Crèche • Guest Rooms





KIDS' PLAY AREA



## Revitalise & bring balance back to life

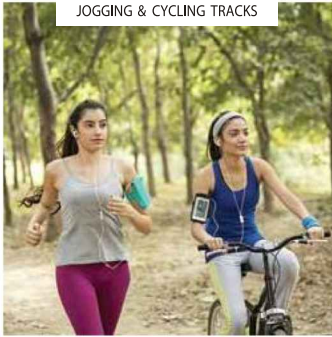
Spread over 50+ acres, Gems City offers ample open areas for your refreshment. More than 65% of Gems City is green: there are multiple play grounds, parks, landscaped gardens, multi-purpose play arenas, jogging & cycling tracks, and more to help you bring balance back to life.



BASKETBALL COURTS



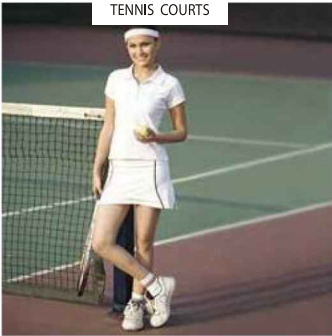
JOGGING & CYCLING TRACKS



MORNING WALK AREA



TENNIS COURTS



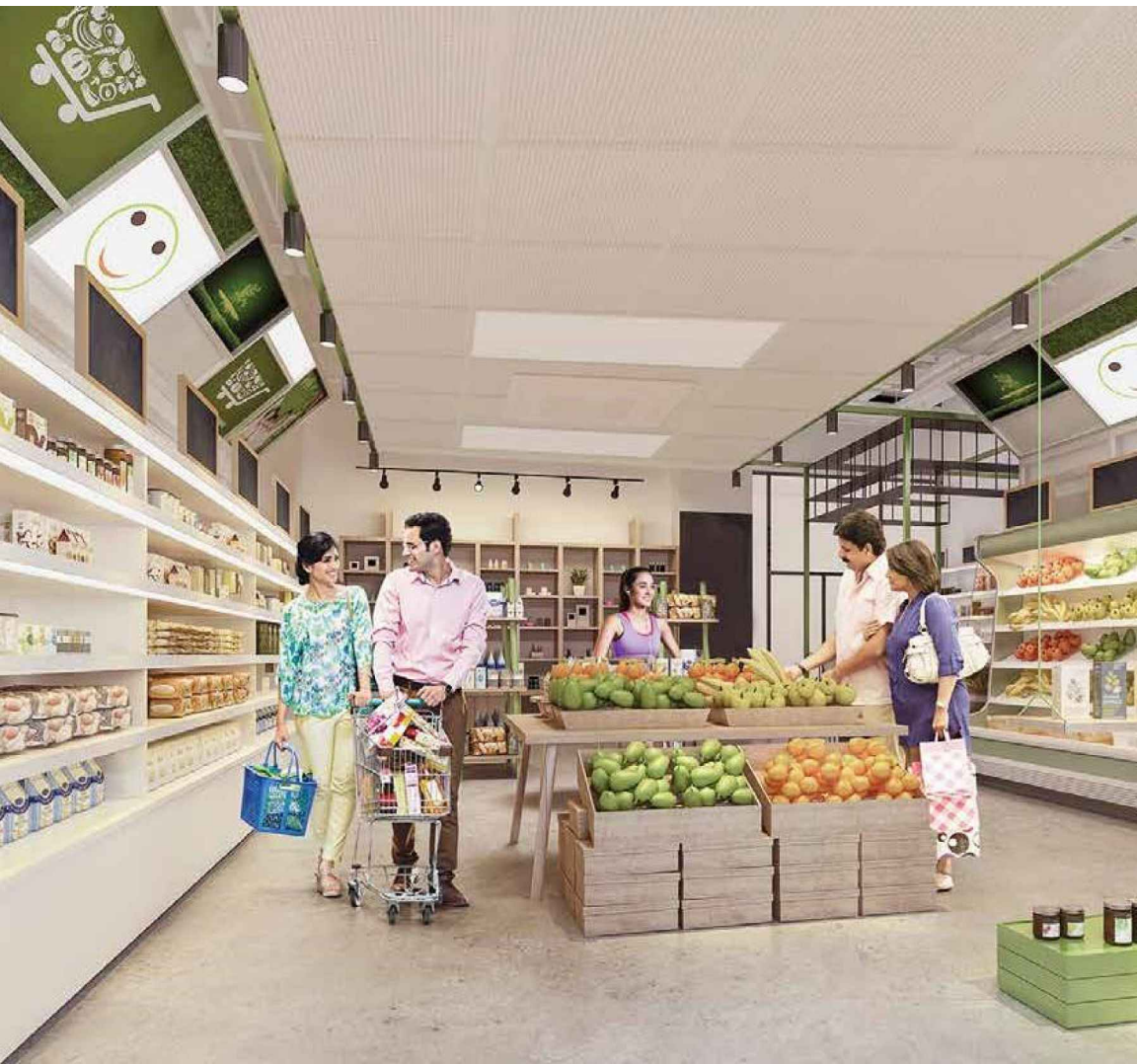
OPEN LAWNS



## OUTDOOR FACILITIES

Football cum Cricket ground • Basketball courts • Tennis courts • Morning walk area • Jogging & Cycling tracks  
Acupressure walk area • Exclusive play areas for children • Central lawns for every block

Daily conveniences  
for you at Gems City.





PROVISION FOR DOCTOR &  
DIETICIAN CHAMBERS



AMBULANCE  
& PHARMACY



COACHING FOR  
SCHOOL KIDS



UNADULTERATED FRUITS/  
VEGETABLES AND DAIRY OUTLET



MULTIPLE  
CONVENIENCE STORES



DTH CONNECTION



IN-HOUSE PLUMBER, ELECTRICIAN,  
GARDENER, CARPENTER,  
PEST-CONTROL ETC. ON CALL



24 HOURS GATED  
SECURITY WITH CCTV



INTERCOM  
CONNECTIVITY



24 HOURS FILTERED  
WATER SUPPLY



HIGH-SPEED &  
STRETCHER LIFTS



RAIN WATER  
HARVESTING



CRÈCHE



BANK & ATM



STAND-BY  
GENERATOR



# Gems Akademia International School

Give your child the best education, right next to home:  
access to great teachers, modern infrastructure, and a school environment that  
compliments your family values. The reputed Gems Akademia International  
School is only a minute's walk from your home at Gems City.

- 10 ACRE CAMPUS
- NURSERY TO GRADE 12
- CISCE/CIE CURRICULUM
- DAY CUM WEEKLY & FULL  
BOARDING PROGRAMME



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# Joka is the rising st★r

among residential hubs in Kolkata.

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## **What makes Joka an ideal residential hub?**

Joka is an upcoming residential hub, but it is an already settled region with all the desired social infrastructure residents need for daily life. This is a crucial advantage because residents won't need to wait for the area to become 'livable.'

**~33% enquiries**

for homes in Kolkata were generated for projects in Joka.

(NK Realtors reports from 2021 & 2022)

Near Joka Metro, Gems City has sold 1700+ flats & bungalows and plans to introduce 1000+ units in the coming years.

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Get a sought-after address in 'South Kolkata' ✎ Affordable & competitive real estate rates  
✎ Favoured location for far-sighted home buyers ✎ Large open areas, less congestion,  
hence less pollution ✎ Planned development ensures good quality of life

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In the coming years, Gems Group's vision is to develop its businesses in Joka - new hospital, shopping complex, college, senior living, residential plots, agro & dairy, etc. ✎ Estimated 20,000+ homes to be developed in Joka by various developers by 2030 ✎ Estimated 100-125% appreciation in value by 2030 ✎ Outsized gains for investors who buy now





## Metro connectivity

- ✖ Easily travel anywhere in Kolkata
- ✖ Joka to Esplanade in 30 mins
- ✖ Joka-Taratola metro stretch has already started
- ✖ AC bus service to nearby metros
- ✖ Close to Joka Metro station, but away from the crowd



## Great social infrastructure

- ✖ **Schools & colleges**  
Gems Akademia International, DPS Joka, Vivekananda Mission School, IIM-Calcutta, Praxis Business School & more
- ✖ **Hospitals & clinics**  
Bharat Sevasram, ESI, BMRI, Narayana hospitals & more
- ✖ **Upcoming malls**  
Acropolis South, Deluxe Mall, etc.
- ✖ **Local markets & shops**  
Reliance Trends, Rasapunja bazar & more
- ✖ **Banks & ATMs**  
SBI, HDFC, Axis Bank, Bank of Baroda, Union Bank, etc.

## ROAD MAP

DEDICATED BUS SERVICE TO METROS



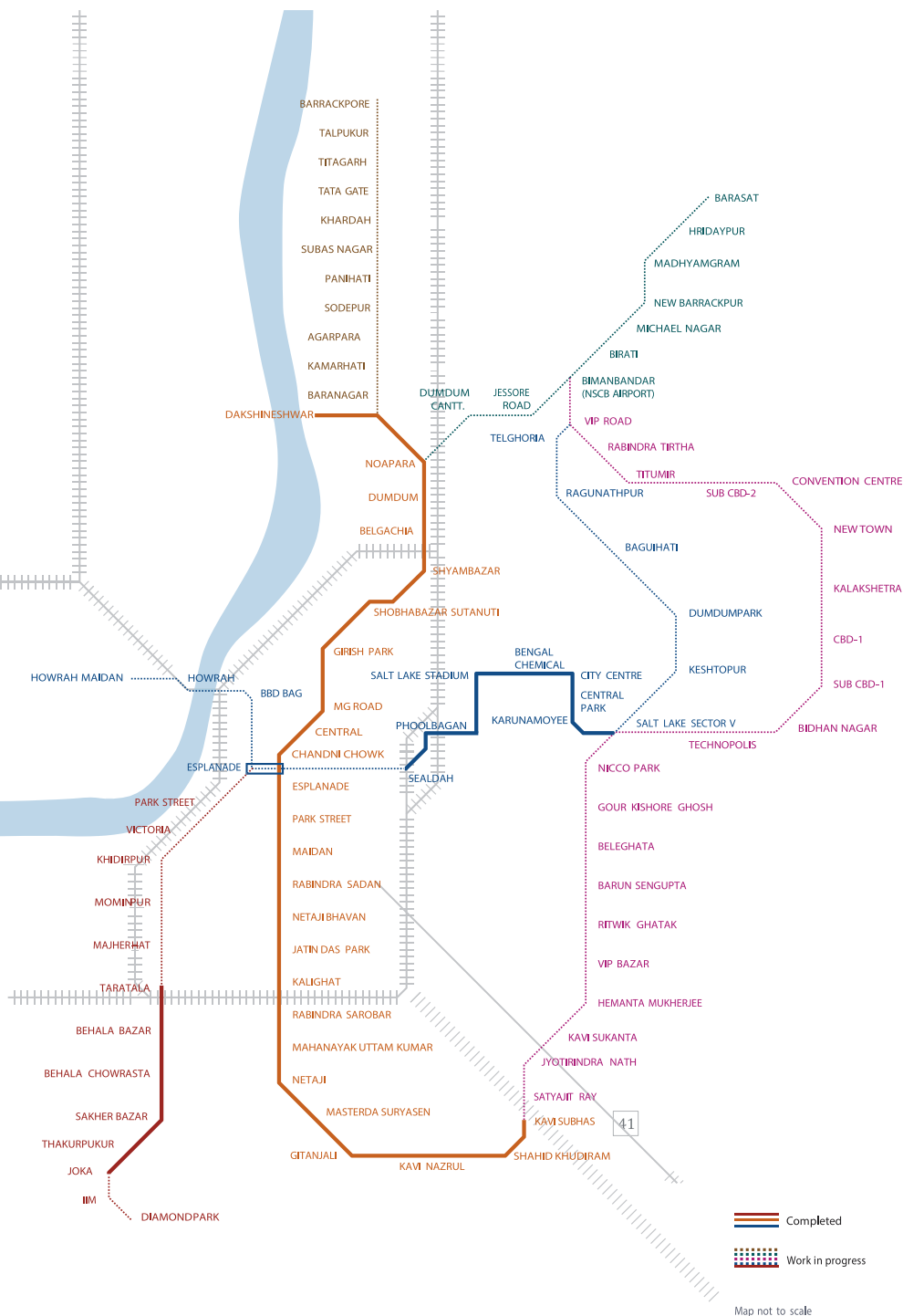
Joka Metro



Thakurpukur Metro



## PROPOSED METRO ROUTE



Map not to scale



# SPECIFICATIONS

STRUCTURE		<ul style="list-style-type: none"><li>• Earthquake resistant</li><li>• RCC/Brick structure</li></ul>
WALL FINISHING	Internal Walls External Walls	<ul style="list-style-type: none"><li>• Finished with POP</li><li>• Weather shield paint and/or textured coating finish as per design of the architect</li></ul>
FLOORING	Living/Dining/All Bedrooms	<ul style="list-style-type: none"><li>• Vitrified/Rectified Tiles</li></ul>
KITCHEN	Flooring Wall finish Counter	<ul style="list-style-type: none"><li>• Anti-Skid Ceramic/Vitrified Tiles</li><li>• Ceramic tiles-Dado-up to 2 feet above working platform</li><li>• Granite Counter with Stainless Steel sink</li></ul>
TOILETS	Flooring & Wall Fittings	<ul style="list-style-type: none"><li>• Ceramic tiles - Dado - up to 6 feet</li><li>• C.P. fittings and Sanitary fittings of a reputed make</li></ul>
PIPES	Internal External	<ul style="list-style-type: none"><li>• CPVC &amp; PVC</li><li>• PVC</li></ul>
WINDOWS		<ul style="list-style-type: none"><li>• Aluminium Window</li></ul>
DOORS	Main Doors All internal doors	<ul style="list-style-type: none"><li>• Decorative Flush Door</li><li>• Flush Door</li></ul>
ELECTRICALS		<ul style="list-style-type: none"><li>• Sufficient electrical points in all rooms</li><li>• Modular Switches</li></ul>
DG BACKUP		<ul style="list-style-type: none"><li>• Provided at extra cost</li></ul>

## DISCLAIMER

The above specifications are tentative and may be changed or modified at the sole discretion of the Developer for technical reasons.



# GemsCity

Beautiful living

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**DEVELOPER**

**AKANKSHIT COMMODITIES PVT. LTD.**

Bakrahat Road, Thakurpukur, P.O.: Rasapunja,  
Nawabad, Kolkata 700 104, West Bengal, India

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**ARCHITECT**



[www.prakalpa.in](http://www.prakalpa.in)

WBRERA/P/SOU/2024/001009  
[www.rera.wb.gov.in](http://www.rera.wb.gov.in)

Disclaimer: This document is not a legal offering; it only describes the intent, purpose & concept of the project, Sunstone. All the areas, dimensions, layout, elevations, pictures are only indicative and not as per scale. All the details are subject to change, alteration and modification as per the management's decision.