

OWN
THE SKY
OWN
THE EARTH





Presenting

gulmohar
life under the canopy



Spread your arms, breathe free, soak in the freedom of your own terrace; Feel the grass under your feet, and thank heavens, for you own the land.

Gulmohar, Siliguri's first villa project, offers you the independence of your own house with the advantages of a gated community. At Gulmohar, you own the land on which your home is built, enjoy the freedom of your private terrace and enjoy the facilities the campus offers.

HIGHLIGHTS



154 villas (G+2, 4BHK) in a gated community



No super built-up loading



IGBC Pre-certified Green Project



Villas with private garden and terrace



Five large leisure & activity parks with grand clubhouse



First time Pre-inspected delivery by MACJ-ABCHI, US



5.65 acres of land with 50% open green



Located beside Barsana Hotel with the view of tea gardens

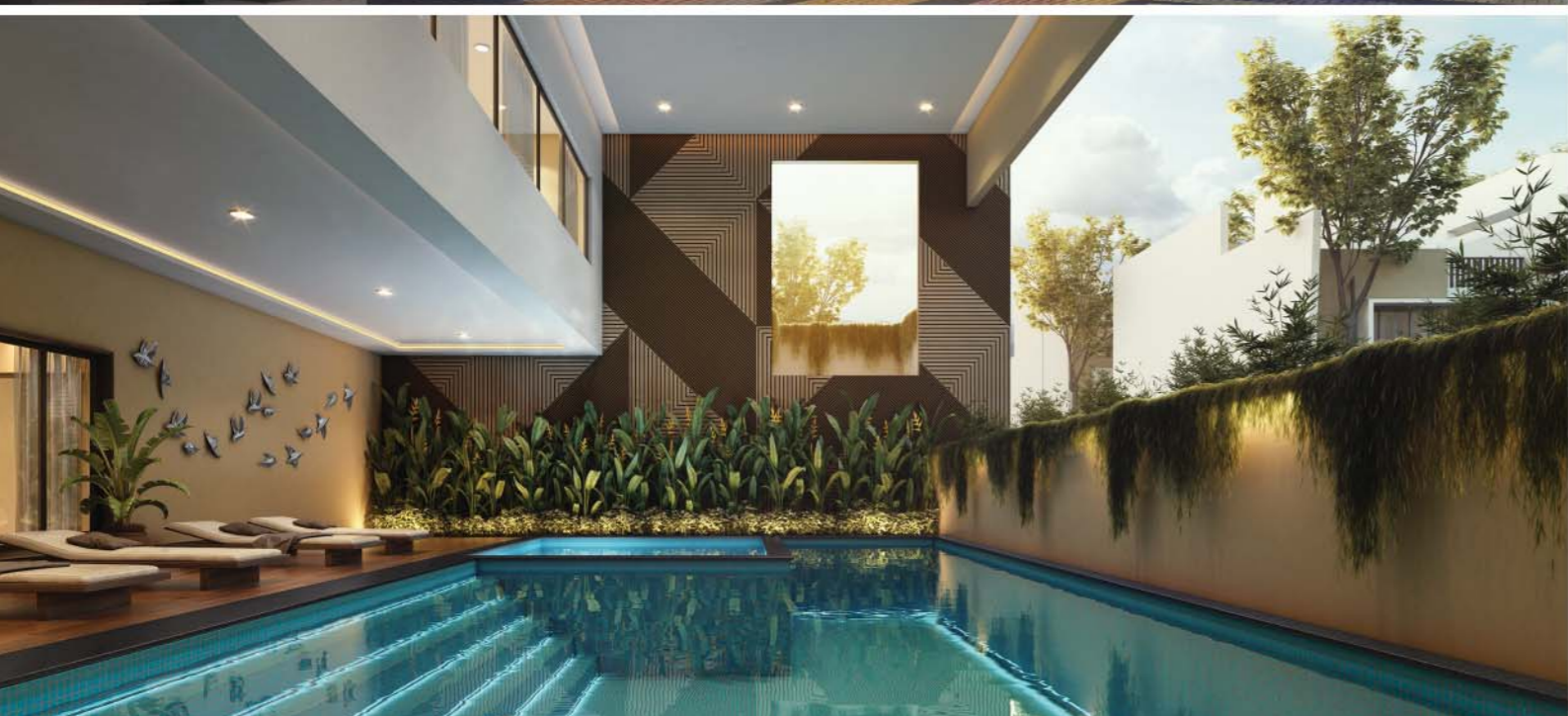


Smartphone controlled smart security system

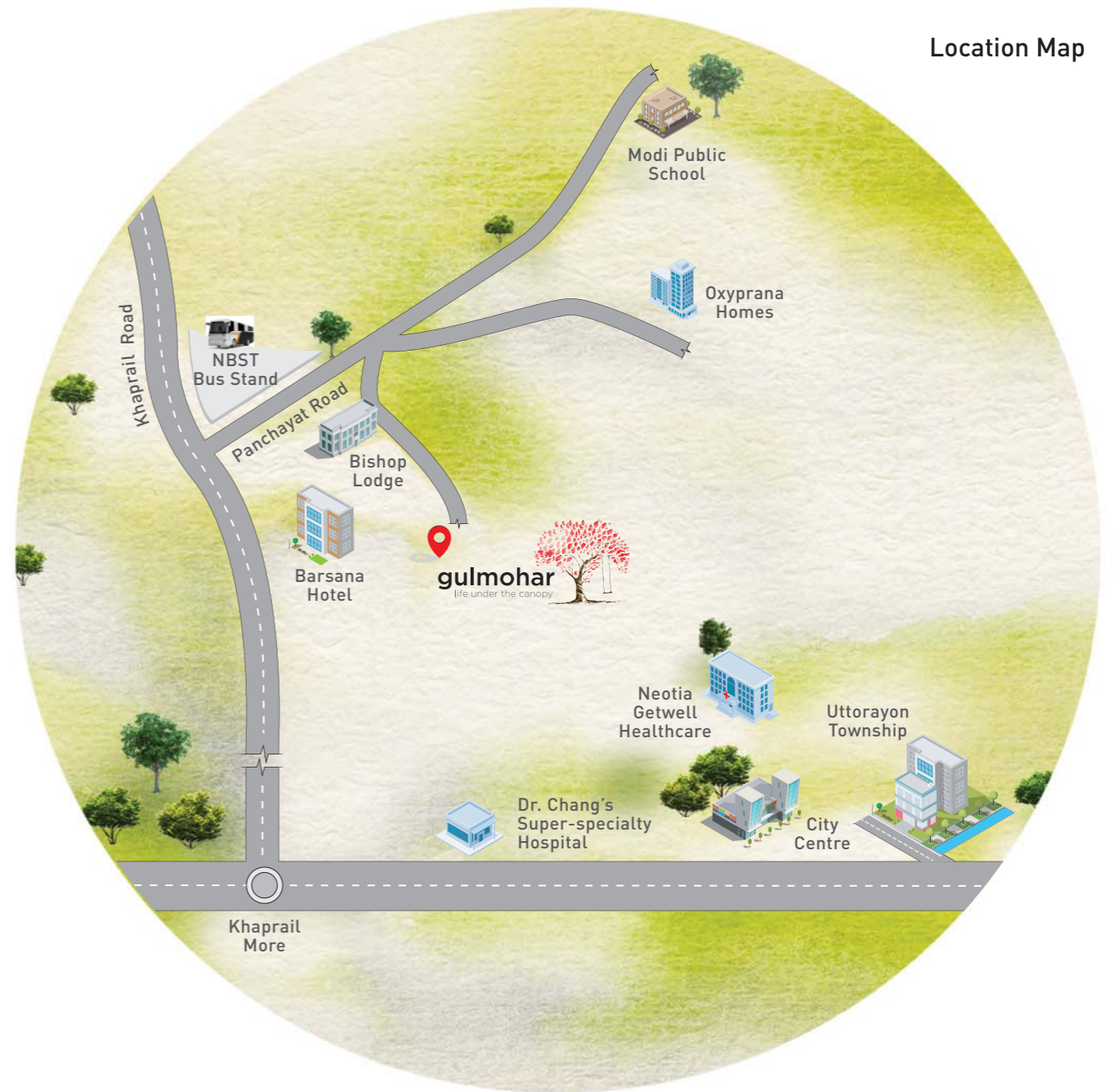


Know Your Campus

- Lush green parks / gardens for all family members
- Futsal ground with rubberised flooring
- Outdoor gym
- Human size chess court
- Jogging track
- Adda corner with a pavilion
- Kid's play area with rubberised flooring
- Senior citizen's park
- Entertainment zone
- Convenience store cum café
- Tree house
- Tree stump path for balance practice
- Surrounded by tea garden (Nischintpur Tea Estate on north side)



Location Map



STEP IN FOR THE GREEN
INSIDE, STEP OUT FOR
THE CITY OUTSIDE.

Gulmohar is just off the main road behind Barsana Hotel, it's paradise with the adjacent tea garden views. A step away from the main road, the busy traffic noise gets buffered yet is convenient to commute. At Gulmohar, you get the best of both worlds.

- School: 10 mins
- Airport: 20 mins
- Hospital: 10 mins
- Army Base Camp: 10 mins
- State Bank: 2 mins
- Railway Station: 30 mins
- Drive to Kurseong: 60 mins
- Drive to Darjeeling: 2.5 hrs



AMENITIES

IGBC Pre-Certified Green Building: First Time In Siliguri

- Sustainable design and building material
- Efficient use and conservation of water
- Energy efficient building envelope
- Heat reflective roofing material
- Low chemical paints
- Charging points for electric car
- Heat reflective windows
- Efficient calculation of sunlight and ventilation

Club

- Reception lounge
- Swimming pool with deck
- Gymnasium
- Indoor games room
- Indoor multi-games court
- Toddler's playtorium
- AC multipurpose hall
- Mini theatre
- Café cum shoppe
- Guest car parking

Pre-Inspected Homes: First Time In Siliguri

- Near perfect homes with zero errors
- No hassles of repairs post moving in
- Assurance of higher quality standards
- All points of wall, floor, ceiling checked thoroughly by third party before delivery

The Services

- Smartphone controlled smart security system
- Elegant gate security house
- App controlled boom-barrier
- 24x7 CCTV surveillance at all common areas
- Water treatment plant for 24x7 water
- Sewage treatment plant
- Electricity backup for common areas
- Centralized garbage collection system
- Professional maintenance management



SPECIFICATIONS

Structure	Earthquake resistant RCC framed structure	Toilet	Flooring: Anti-skid ceramic tiles
Brickwork	Eco-friendly AAC or fly-ash bricks		Wall: Ceramic tiles up to door height, rest gypsum / putty finish.
Flooring	Living/dining and bed rooms: Vitrified tiles (2'x2')		Ceiling: Putty finish
	Entrance: Tiles / natural stones		Sanitary ware: Ceramic fittings of reputed make
	Roof: Heat reflective tiles		Fittings: CP fittings of reputed make and with warranty
	Parking: Paver blocks or tiles		Electrical: Provisions for geyser, hair dryer and exhaust fan
Paint/Finish	External: Texture weather coated / waterproof paint	Balcony	Flooring: Vitrified tiles
	Internal Walls & Ceilings: Gypsum / putty		Door: Aluminium sliding door with full glazing
Door	Main door: Decorative door		Railing: MS railing
	Internal doors: Flush door with enamel paint on both sides, door handles, locks and hinges are of reputed make	Staircase	Flooring: Vitrified tiles / natural stone
Windows	Anodized / powder-coated aluminium frame with heat-reflective glazing		Railing: MS with paint
Electrical	Concealed FR wiring with modular switches of reputed make	Kitchen	Flooring: Vitrified tiles (2'x2')
	Electrical points as per design		Counter: Granite slab with stainless steel sink
	Provision of telephone, WiFi point in living room		Wall: Gypsum / putty finish, wall tiles up to 2ft height on all around wall over granite counter
	TV points in living room and bed room		Electrical: Provisions for refrigerator, water purifier, microwave, exhaust fan, and extra power points
	Provision for AC in living & dining area, and all rooms		



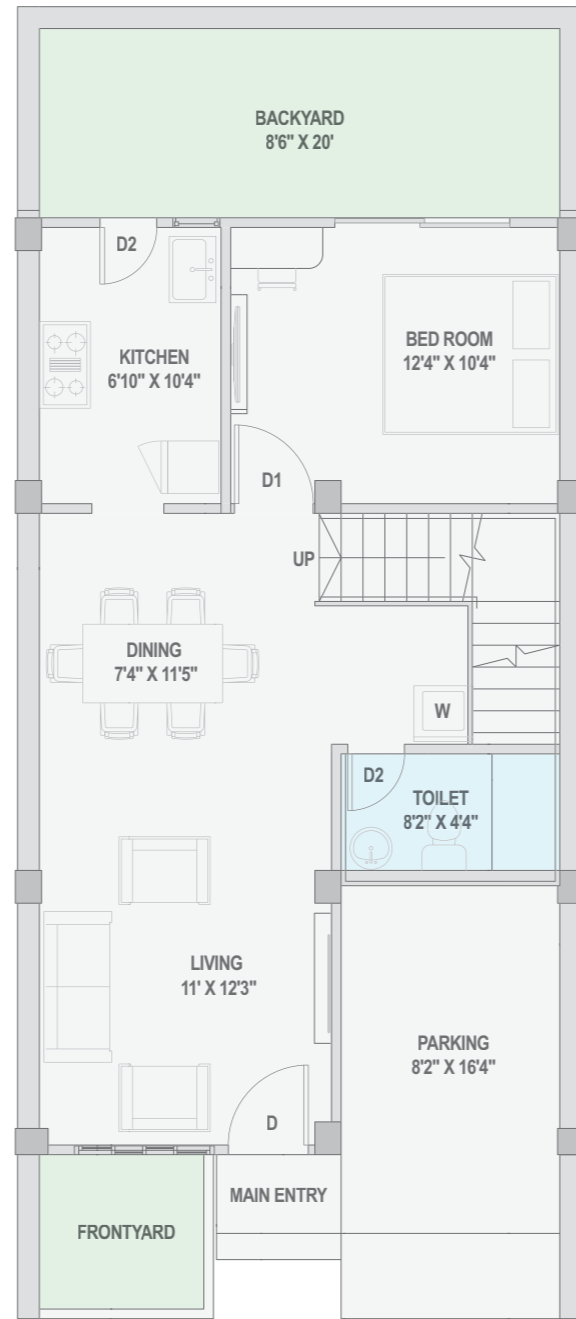
Master Plan

- 1** Active play court • Multi-sports court with sitting
- 2** Fitness park • Sports court flooring • Outdoor gym equipment
- 3** Chess court
- 4** Community gathering • Party lawn with a pavilion

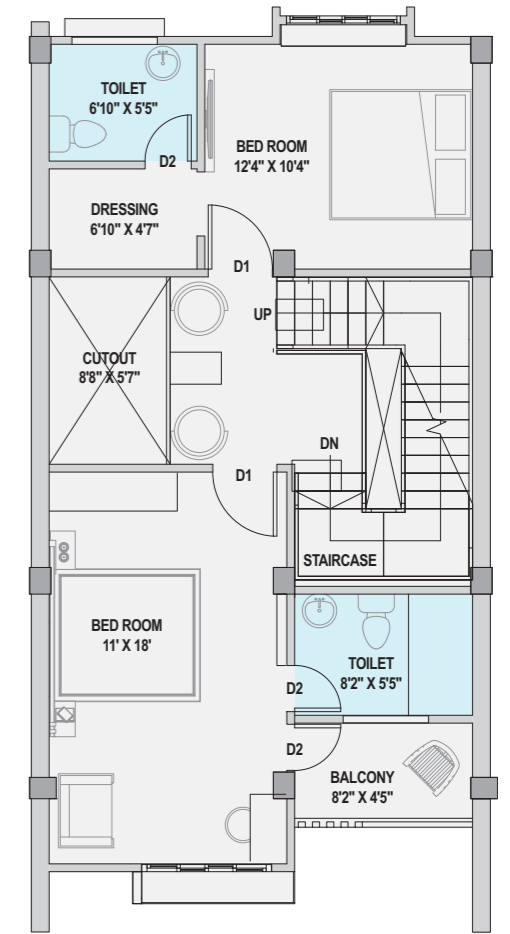
- 5** Kid's play area • Rubberised flooring for kids • Sand pit • Tree house
• Tree stump path • Sloping mounds • Slides and swings
- 6** Senior citizen's park **7** Entertainment zone **8** Entry / exit
- 9** Internal driveway **10** Jogging track **11** Gate complex
- 12** Clubhouse **13** For future development **14** Drop off zone
- 15** Backyard **16** Peripheral green



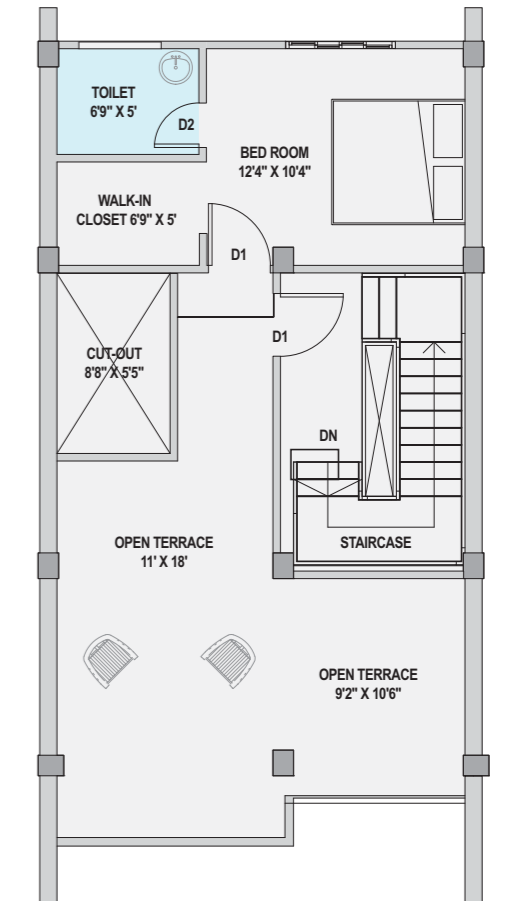
Ground Floor Plan



1st Floor Plan



2nd Floor Plan



	Carpet Area (Sq.ft.)	Built Up Area (Sq.ft.)	Open & Plot Area (Sq.ft.)	
Ground Floor	592	718	Front Yard	36
First Floor	678	718	Backyard	155
Roof Toilet	40	188	Terrace	523
4th Room	144	188	Car Parking	35
Total Area	1454	1812	Total open Area	750



THE GARDENERS!

If there is a garden, there has to be a gardener—one who has planted it and nurtured it to maturity and bloom. The flowers and the fruits are the results of dedication and commitment, which is enjoyed by all.

Gulmohar is one such garden that Tulsa Group has meticulously developed—leaving no stone unturned in the process. Apart from other things, humans, like plants, need the right amount of light, water and air for a healthy lifestyle. At Gulmohar, every effort is put to build a holistic life.

With more than two decades of experience in real estate and an attitude to construct the best, Tulsa Group builds and delivers wonders.

Consultants

Architects: Arch2050 Studio **Structural Consultant:** Avijit Ghosh

IGBC Consultants: Kamal Cogent Energy **Landscape Consultants:** Layers Design Studio

MEPF Consultants: Wiseman Consulting **Quality Inspection Team:** MACJ-ABCHI, US

Developed by



Site address

Tulsa Tirumala Housing LLP, Matigara, Siliguri WB 734010

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