



KALYANI OLUMPOS

UPCOMING INTEGRATED
RESIDENTIAL TOWNSHIP
NEAR AIIMS

ABOUT KALYANI

- ❖ **Kalyani** is a planned urban city in Nadia district of West Bengal. It is also a municipality and Community Development Block in Nadia. It is located around **50 kilometres (31 miles)** from **Kolkata**, and is part of the Kolkata Metropolitan Development Authority (KMDA).
- ❖ It is an important centre of education in West Bengal, with two universities (University of Kalyani and Bidhan Chandra Krishi Viswavidyalaya), IISER, IIIT Kalyani, All India Institute of Medical Sciences, Kalyani, College of Medicine & JNM Hospital, Kalyani Government Engineering College and other institutes of higher education.
- ❖ As a planned city, Kalyani has excellent connectivity by air, rail and road travel. Netaji Subhas Chandra Bose International Airport, located around 45 kilometres (28 mi) south, operates domestic and international flights. **Kalyani Railway Station** is on the Sealdah-Ranaghat Line of the Kolkata Suburban Railway.
- ❖ Kalyani is connected directly with Kolkata through **Kalyani Expressway**, which is being expanded to four-lanes. An extension of Kalyani Expressway connects Kolkata-Delhi **NH 2** near Bansberia through Iswar Gupta Setu. Kalyani is also accessible through Kolkata-Siliguri **NH12**, which is around 10 kilometres (6.2 mi) away. Kalyani can also be reached from Kolkata using Old Delhi Road via Dankuni.
- ❖ Bangladesh border is only 50 kms from Kalyani and presents a huge Medical Tourism opportunity.

ABOUT AIIMS, KALYANI

- ❖ **All India Institute of Medical Sciences (AIIMS), Kalyani** was officially approved, under the Pradhan Mantri Swasthya Suraksha Yojana (PMSSY), by Union Cabinet on October 07, 2015. It is a Public Hospital and Medical School located in Kalyani, West Bengal and one of the AIIMS and Institutes of National Importance.
- ❖ The **Medical College & OPD** is operational **since 2019** and currently approx. **2500 patients** visit OPD daily in AIIMS Kalyani.
- ❖ Recently on **25th Feb, 2024**, AIIMS was formally inaugurated by Prime Minister Shri Narendra Modi alongwith 1st Phase of IPD with **960 bedded hospital** equipped with all modern facilities.
- ❖ To further enhance healthcare delivery, AIIMS Kalyani lays special emphasis on Alternate Systems of Medicine, AYUSH. In subsequent phases, AIIMS Kalyani is likely to widen the spectrum of services through the expansion of various super-specialty departments.
- ❖ There are over **192 Doctors and 1200 Nursing and other Healthcare Staff** currently employed and this number will touch **297 and 2800** respectively within 6 months to manage the 1st Phase of 960 bedded facility. In addition to the above there will be **300 Junior Resident Doctors and 300 Senior Resident Doctors**.

PROPOSED PROJECT

- ❖ None of the existing residential options in Kalyani has any modern day amenities and facilities provided in any big residential complex. As the majority staff of AIIMS is shifted from Northern and Western India, they have approached us to develop modern residential facility in close vicinity of AIIMS, Kalyani.
- ❖ It presents us with a unique opportunity to develop an Integrated Residential Township with commercial retail space and all recreational facilities in proximity of AIIMS, Kalyani to cater to the immediate housing requirement for both the Doctors & Healthcare Staff of AIIMS as well as the Medical tourism which will grow leaps and bounds in coming years.
- ❖ The faculty of IISER (spread over 200 acres) just opposite to AIIMS is also on lookout for a suitable residential accommodation.
- ❖ In addition to above, Haringhata Industrial Park (spread over 350 acres) is being developed within the vicinity by Govt of WB. Out of this, 107 acres has been allotted to Flipkart which has already developed first phase of their country's biggest BIG BOX (Fulfillment Centre) generating employment for 10000 people. After completion of Flipkart project, the estimated number of employees working there will be approx 23000. In addition several other big corporate like Amazon etc. are purchasing land in the proposed Industrial Park.

PROJECT LOCATION

- ❖ AIIMS is located approx **7 kms from Kalyani Town** and it take over half an hour to reach as there are two railway crossing midway.
- ❖ The proposed project is within **1 km from the AIIMS, Kalyani and 400 metres from Haringhata More** on Kolkata-Siliguri NH 12. The location of the project makes it most suitable for developing a residential project for the Doctors, Nursing and other Healthcare Staff of AIIMS.
- ❖ The distance of **IISER** from the project is mere **750 metres** and the **Industrial Park is 2.5 kms.**
- ❖ The proposed project will be most sought after by faculties of both AIIMS and IISER as well as senior employees of Flipkart and other corporates putting up their units in the Industrial Park.
- ❖ The proposed project will also be most sought after investment option for 2nd generation Youths/Kids of existing older generation residents of Kalyani Town who have been studying & working in Bangalore, Gurgaon or Navi Mumbai or abroad in last 2 decades.

ABOUT KALYANI OLYMPUS

- ❖ **Kalyani Olympus**, is proposed integrated residential township project that will offer modern lifestyle equipped with amenities complemented with ample green features. Homes at Kalyani Olympus will be **100% Vastu Compliant** and designed to meet the need for space and convenience.
- ❖ The proposed project will be developed in compliance with the **Indian Green Building Council's (IGBC)** Green Homes Rating System. The total saleable space in Kalyani Olympus will be about **14 Lakh sft** spread into approx. **1590 nos. of residential units** and commercial spaces.
- ❖ Kalyani Olympus will have two types of Residential Towers – **Premium & Regular**.
- ❖ Two Premium Towers named “**Zeus**” of **B+G+15 floors** or more with approx **290 nos. of units** having **420000 sft** of saleable space, to cater to the requirements of Doctors, Professors and other Senior Staffs.
- ❖ Six Regular Towers named “**Heracles**” of **B+G+12 floors** or more with approx **1300 nos. of units** having **980000 sft** of saleable space, to cater to the needs of Resident Doctors, Nursing and other Healthcare Staffs.
- ❖ A separate commercial block will be developed to cater to the lifestyle needs of these residents as well as the neighborhood.

ABOUT KALYANI OLYMPUS

- ❖ Entire project is proposed to be developed in three phases.
- ❖ In the first phase, we propose to develop One Tower of Zeus and Two Towers of Heracles. Construction of first phase is expected to start within 9 months of registration of land, minimum time for obtaining necessary permissions and approvals.
- ❖ In the second phase, we propose to develop Second Tower of Zeus and another Two Towers of Heracles.
- ❖ In the third phase, we propose to develop remaining Two Towers of Heracles.
- ❖ We are expecting huge demand for developing commercial space to cater to our residents' lifestyle needs based on which, we are open to converting one of the Residential Tower into Commercial Block.

KEY BENEFITS FOR INVESTORS

- ❖ Guaranteed sale of First Phase of the project even before the launch.
- ❖ Very attractive ROI due to very low investment for this size of project.
- ❖ Invested money back within 3 years & then profit in next 3 years gradually.
- ❖ Long term project with self sustainability after first phase.
- ❖ Continuous Land available for future expansion/development.
- ❖ First mover's advantage. Currently only local small players in unorganized Real Estate sector in Kalyani.
- ❖ First of its kind township with all amenities and facilities for residents.
- ❖ High speed connectivity by road with Kolkata Airport as well as Bangladesh as major road expansion work going on.

THANK YOU

FEEDBACK WELCOME!