



Owner :

National Consumers' Co-operative Federation of India Limited
"DEEPALI", 92, Nehru Place, 5th Floor
New Delhi-110 019



Developers :

Sunny Rock Estates & Developers Pvt. Ltd.
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NCCF
sunny fort
New Town

Site Address:

Premises No. AA-IIB, Block 7, New Town, Kolkata

Marketing Office:

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Bliss Begins at Home



NCCF
sunny fort
New Town

This brochure is purely conceptual and not a legal offering. All the specifications, designs, facilities, dimensions etc. are subject to the approval of the respective authorities. The developers reserves right to change the specifications or features without any notice or any obligation.

Shreyansh Innovations - (033) 2227 7841



Life is, where the smiles are!

Smiles are, where the joy is!

Joy is, where the heart is!

Heart is, where the home is!

Sunny Fort is a conclave of alike

upper-crest lifestyles,

backgrounds and culture. An

avenue of emotions. A

participant in cheer. A cradle

of happiness...



Happiness is a soothing harmony!

A chorus of convenience.
The pampering of perks.
The aura of affection.

Sunny Fort brings together the finest in tangibles and intangibles... Located on an open expanse of New Town... Close to the buzz of malls, multiplexes, restaurants, schools and more. Designed to imbibe the highest levels of security, it features all the contemporary perks including swimming pool, jacuzzi, health club, community hall and more. And all sewed together to be within an easy reach.



So be it your morning swim, your child's after-school games, your parents' evening walk... or a late evening chat with your friends... Sunny Fort means harmony for everyone... all through the day.



Happiness is being one with nature!

Where the greens merge with the blues...
Where the air gently whistles through...
Where the flowers shy in the dew...



Sunny Fort is located to have the buzz of the city without the hustle-bustle. The apartments are 3-side open facing south or facing the garden. Wake up to blooming buds. Walk on soft grass. Or just laze around the natural ambience. And suddenly, you start feeling happy for nothing. And of course, being in the lap of nature everyday... truly keeps the doctor away!

Amidst the grass, sky, flowers, winds... Sunny Fort tenderly cajoles you into a natural smile.

- Park
- Garden
- Green Neighbourhood





Convention Centre



City Centre II



WBSTC Bus Terminus



DLF IT Park



Axis Mall

The Address of Happiness

Wherever you go to work...
whatever you need for your family...
however you wish to spend your weekend...
Sunny Fort is truly at the centre
of your world!



Sunny Fort is close to the Central Business District of Newtown. The airport as well as admired educational institutions like DPS, Techno India and others are in the neighbourhood. Apollo and Tata Cancer Hospital are at a few minutes drive. Shopping malls like City Centre II, Axis Mall, DLF Grand Mall and mega food joints like Haldiram's are a thought away. Located opposite to the Unitech Convention Centre; an IT Park too, is coming up in the vicinity.





Happiness is a collage of perks!

Your comfort zone always, starts with your home!

How can you smile after a day's hard work without a bit of pampering...Sunny Fort offers you to pick and choose, how you want to be pampered. Soak some steam. Dip into the jacuzzi .Take a swim. Play a sport, indoor or outdoor...Or just hang out in the club...Whatever your mood, the day's fatigue and stress will soon give way to an easy smile.

- Air-conditioned Bedrooms
- Community Hall
- Indoor Sports Area
- Swimming Pool
- Health Club
- Yoga and Meditation Hall
- Outdoor Games



- Convenience Store
- Visitor's Car Park Space
- Separate Drivers' Sitting Area



Happiness is being safe and feeling comfortable!



Some simple things make a big difference in making daily life secure and at ease. Sunny Fort features a robust approach to the basic need of life... like water, power, connectivity and more. These along with high quality construction and a robust security system ensure the atmosphere of a natural calm.

- CCTV Camera in Reception Lobby
- 24 x 7 Security

Elevation



Happiness is a good night's sleep!



Sunny Fort is founded and developed by Sunny Rock Developers and the Fort Group, in association with National Consumers' Co-Operative Federation.



Fort Tara



Fort Knox



Oasis



Fort Lee I

Fort Group is the most admired real estate brand in Eastern India. Fort Group's portfolio defines the skylines of Kolkata with landmarks like Fort Knox, Oasis, Fort Tara, Fort Purabi and more. For more than a decade, it has been synonymous with 'good, robust and affordable lifestyle'. Rest assured, your investment and your dreams are in hands that sincerely care for you.


Sunny Rock Group has been into different forms of business for more than two decades. Apart from Sunny Fort, New Town they are coming up with major real estate developments in Siliguri and other parts of West Bengal. The group is also doing various projects with West Bengal Housing Board.

The National Cooperative Consumers' Federation of India Limited (NCCF), established in 1965, is the apex Federation of the consumer cooperatives in the country. This organization stands for, 'value for money'; Sunny Fort promises the same. Sunny Fort is constructed on the premises of NCCF. The main objectives of the NCCF are to provide support to the consumer cooperatives and other distributing agencies for distribution of consumer goods at reasonable and affordable rates, besides rendering technical guidance and assistance to the consumer cooperatives through its R & D division.

Sunny Fort carries a pedigree that naturally evokes trust.



Oriole's Nest



Happiness... can be designed

AR. PRABIR MITRA

After high school, Prabir Mitra wanted to be an artist. But art was hardly seen as a profession then. So he studied civil engineering (even won awards as a civil engineer), but later, was selected to study architecture at the 'Birmingham School of Arts'. Soon, he was working for urban redevelopment of Birmingham, United Kingdom. His design of 'Housing for 88 Units' for H.G. Tinneberg, a reputed architectural firm in Hamburg, West Germany, won him the 'Award of Merit' from the City Authority of Hamburg. In 1965, he became the corporate member of **R.I.B.A. (Royal Institute of British Architects)**. A couple of years later, he won the **National Architectural Competition** for 'National Art Gallery' at Munich, West Germany, beating some of the most credible names in architecture.

A visit to Spain and the sight of simple, stark landscape inspired his now legendary, minimalist-modern signature style.

His return to India in 1967, led to a host of landmarks; in the space of large apartments, stand-alone apartments, group housing, Industrial, Commercial, Cultural, Academic, Recreational, Institutional and high-tech office towers (including a high-tech satellite communication building for Videsh Sanchar Nigam Ltd), as well as urban planning.

In 1974, a group led by him won the National Competition for planning of Faridabad City Centre, a plan that was showcased in the Festival of India, Paris. **Ffort Radisson Hotel project at Raichak, 24-Parganas, truly a 3-dimensional painting of a master, received the prestigious JK 'Architect of the year Award' (1998).**

Ar. Prabir Mitra has been actively associated with activities of the Indian Institute of Architects, West Bengal Chapter, serving as a member of the Executive Committee, a Vice-Chairman and Chairman (1996-98). He is also a member of the Heritage Commission of the Govt. of West Bengal as well as a member of the Planning Advisory Committee for Rajarhat, New Town Development, and Kolkata.

Perhaps, a large loss to fine arts has been a larger gain to architecture, all around the world. Sunny Fort imbibes his same signature style of expressing space, in a minimalist, yet, a warm and powerful language.



Ffort Radisson in Raichak



Rang Durbar in Swabhumi



Happiness ... is to find beauty within!

Specifications :

• Foundation	RCC Pile	Toilet (Common)	Flooring: Ceramic Tiles
• Superstructure	Earthquake Resistant, RCC frame structure		WC: White Ceramic EWC with Ceramic Cistern
• Walls	Brick Masonry and RCC as required		Wash Basin: White Ceramic
• Finishing Rooms	Floor: Vitrified Tiles in Living/Dining and Bedrooms Laminated Wooden Flooring in Master Bedroom Air-conditioners: In all bedrooms Walls: Plaster of Paris Punning with one coat primer		Fittings: Crome Plated Brass with provision of hot water mixer and telephone shower Dado: Glazed Wall Tiles(Upto Door Height)
Kitchen	Floor: Vitrified Tiles Counter: Black Granite & Glazed Tiles (Upto 2' above counter) Sink: Stainless Steel with Drain Board Walls: Plaster of Paris Punning with one coat primer	• Door	Seasoned hardwood frame & Shutter for the Main Door. Hard Wood for other Door Frames and Wooden Flush for other Door Shutters
Modular Kitchen	Only for Pent-house & Duplexes	• Window	Powder Coated Aluminium-Glazed
Master Toilet	Flooring: Ceramic Tiles WC: White Ceramic EWC with Ceramic Cistern commod shower Wash Basin: White Ceramic Jaccuzi: Only in Pent-Houses & Duplexes Shower-Panel with Glass-Curtain Fittings: Crome Plated Brass with provision of hot water mixer and telephone shower attachment in shower/bath area Dado: Glazed Wall Tiles (Upto Door Height)	• External Finish	Acrylic based Paint over Plaster
		• Electrical	Concealed Wiring & Modular switches of repute brand





Family. Feelings. Precious Moments...

Some of the finest ...inhabit in your home. Do fill them with happiness.

Marketed By :



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