

CROSSW//VDS

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TRABULSA

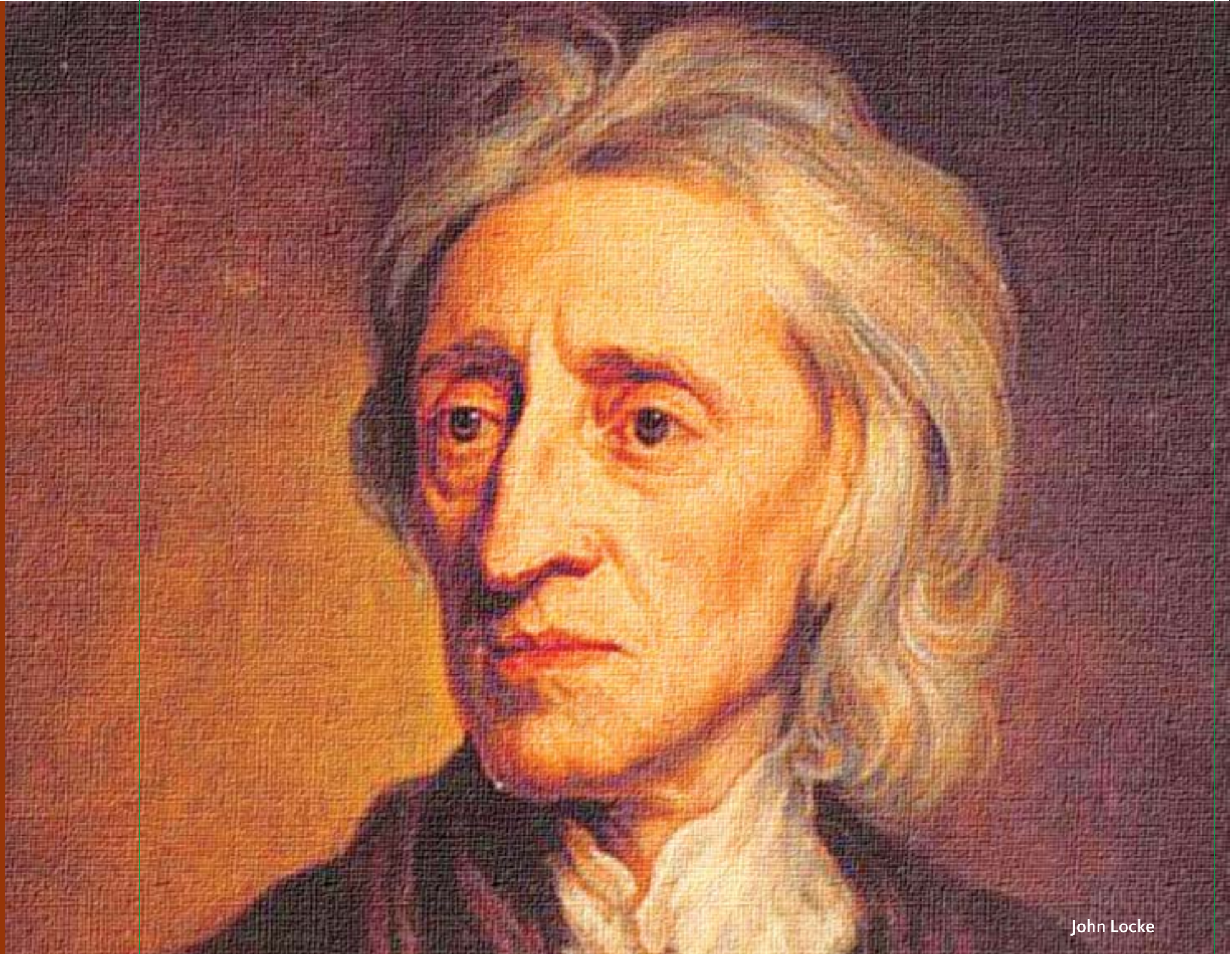
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Tabula rasa is a Latin phrase often translated as “blank slate” originates from the Roman tabula or wax tablet used for notes, which was blanked by heating the wax and then smoothing it. This equates to the English term “blank slate” ... or, more literally, ‘erased slate’ ... which refers to the emptiness of a slate sheet before being written on with chalk.

The modern idea of the theory is attributed mostly to John Locke’s expression of the idea in *Essay Concerning Human Understanding*. In Locke’s philosophy, tabula rasa was the theory that at birth the human mind is a “blank slate” without rules for processing data, and that data is added and rules for processing are formed solely by one’s sensory experiences.

The notion is central to Lockean empiricism. As understood by Locke, *tabula rasa* meant that the mind of the individual was born blank, and it also emphasised the freedom of individuals to author their own soul.

Crosswinds at Alipore is like a “blank slate”. Write upon it the way you wish to ... everything from placement of partition walls, interior designs to floorings, fittings even the flow of light and air. Discover more as you discover yourself. At Crosswinds.



John Locke

CROSSWINDS AT ALIPORE

Crosswinds. Blowing from the past to the present in the direction of travel. Alipore has seen many ups and downs, duels and decorations. From the Governor General's abode to a revolutionary's prison cell, Alipore has seen it all.

William Carey's garden, Lord Warren Hasting's place of residence, Prince Dwarkanath Tagore's library and Sri Aurobindo Ghosh's detention place ... the history of Calcutta is incomplete without the grandeur of tales that abound Alipore.

It is today a pristine mix of stately bungalows and villas with sprawling lawns and gardens, mostly belonging to the industrialists and business elites of the city, together with swank apartments and high rise condominiums, aptly complimented with clean tree lined avenues and roads, lush greenery and low pollution count.

Several consulates like those of Russia, Germany, France, Italy and residences of Honorary Consul General of Canada, Denmark, Greece, Peru ... are located in Alipore.

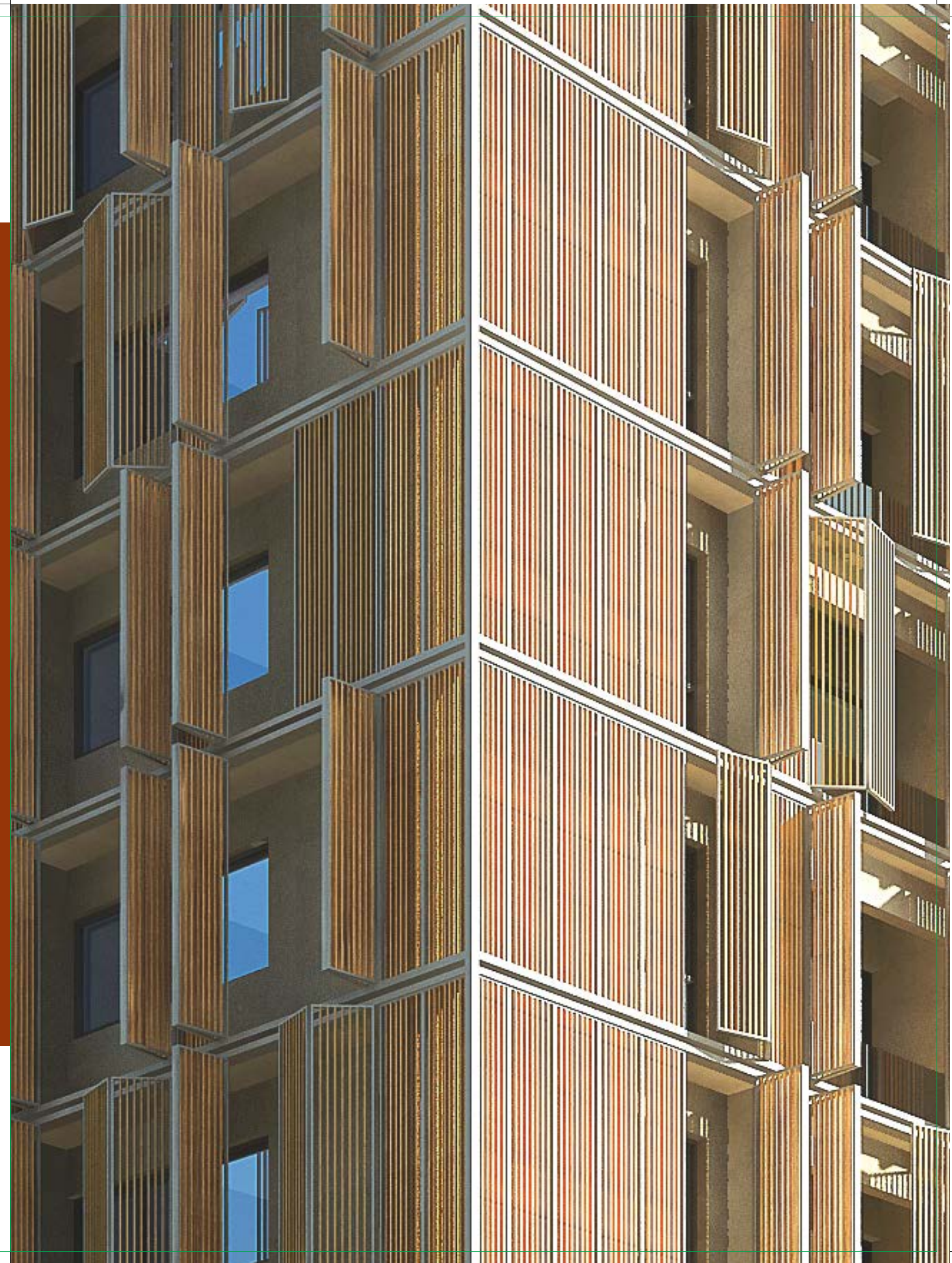
Today, when we look back to rediscover its roots, we stumble upon gems that pave the way for tomorrow's residents of a future-ready Alipore.



THE CROSSWINDS LOUVRES

Fundamental to the architecture of Crosswinds is the characteristic “louvre” designed in response to four key considerations ~ location, climate, aspect and energy consumption. The building and apartments are all Vaastu compliant.

The façade has full height sliding windows that allow residents to enjoy the wonderful, green and open views of the German embassy grounds to the East and the beautiful gardens in the West. The glazing works in conjunction with the facade will work like an elegant filigree sunscreen to dramatically reduce the heat and glare inside. Controlling the air, wind, sun and shade is God's forte. With Crosswinds at Alipore, one can control all of them thanks to the unique louvres that can be controlled by anyone, at any time.



THE CROSSWINDS LOUVRES

They offer an excellent control over comfort for its occupants, even in rough weather conditions. They reduce solar radiation effectively from entering the building, with considerable reduction of air conditioning. The system can operate as an individually controlled unit or integrated in a building management system, centrally controlled by sun and wind detector input. As such it will strongly contribute to energy conservation requirements and occupier comforts.

The louvre comprises a series of lightweight and manually adjustable folding aluminium sun filters that look like timber and allow the big, sliding windows to open up and naturally cross-ventilate each apartment. Which is how, the interiors are always cool reducing the usage of air-conditioners.



THE CROSSWINDS FLEXIBLE SPACES

Each floor plate at Crosswinds increases the available floor space helping you get more carpet area than usual. This also allows you to build partition walls between your rooms as you wish. If you wish to increase the size of any room, all you need to do is shift the partition wall further. Design it the way you like. Write on a "blank slate" ... everything from placement of your bedroom, interiors to floorings and fittings.



THE ENTRANCE, PENTHOUSES, HALL, GYM AND SWIMPOOLS

The penthouses have their exclusive swimming pools on the rooftop. There's a common swimming pool on the ground floor. Also, state-of-the-art gym and a community hall with a capacity to hold 150 people.

Artist's impression of the lobby





Artist's impression of the building

Artist's impression of private swimming pool



Artist's impression of the living room



Artist's impression of the master bed room



Artist's impression of the community hall



Artist's impression of the gym



AT YOUR SERVICE

Crosswinds is proud to associate with Quintessentially, a globally connected concierge service to reach anything and everything to our residents.

Founded in UK in 2000, Quintessentially has a network in 66 cities across six continents. Their services are used by industrialists, filmstars, athletes, bureaucrats, media moguls and royals.

Quintessentially group encompasses 32 sister companies that cover Art, Literature, Technology and every other lifestyle need.

Fulfilling requests like shutting down Time Square to help with a wedding proposal, getting Roger Federer to play tennis with clients, or even setting up a dinner with U2 are just another day's of work for Quintessentially Worldwide



QUINTESSENTIALLY AT CROSSWINDS

Need bookings at an overbooked theater? Want reservations at the last moment for a party at your favourite restaurant on a weekend? Prefer getting the VIP lounge at the hottest nightclub? Don't know how to book a private jet for that urgent meeting? Or a private Yatch for a family vacation?

Pick up the intercom and call the Quintessentially desk at Crosswinds. All this and more will be done before you shut the louvres on your window.

A dedicated team would be on call and at your service every day. Just for you.

Services

Quintessentially members have access to various privileges with the best hotels, restaurants, clubs, spa, technological and luxury products across the globe. Services would include ~

Travel | Restaurants and Nightclubs | Entertainment, Sports, Events & Culture | Shops, Services, Health & Beauty | Property Management & Practical Assistance

Membership

Every Crosswinds homeowner would be entitled to two years of Free membership of Quintessentially starting from the day of handover.



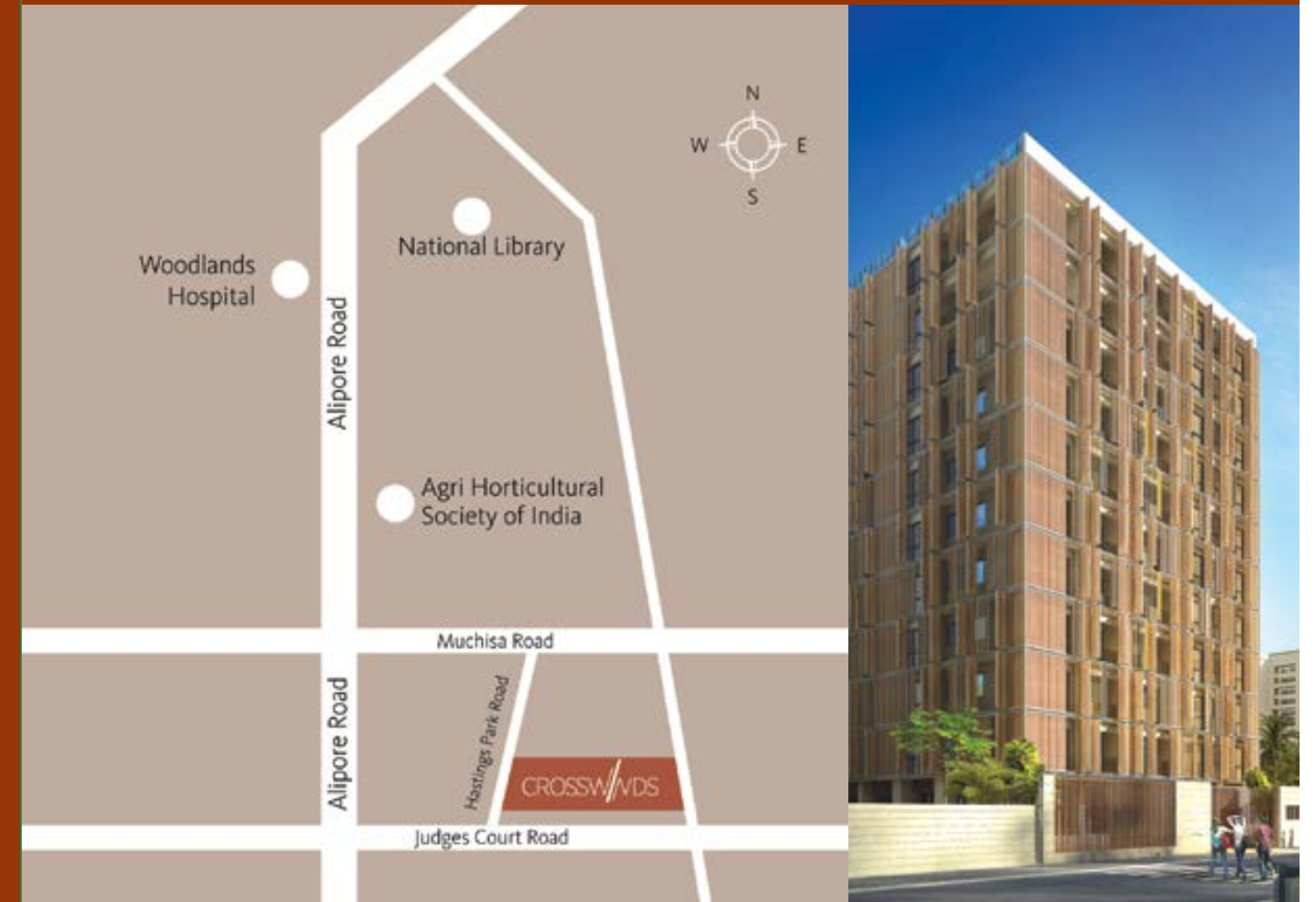
THE CROSSWINDS SPREAD

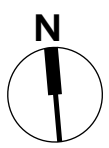
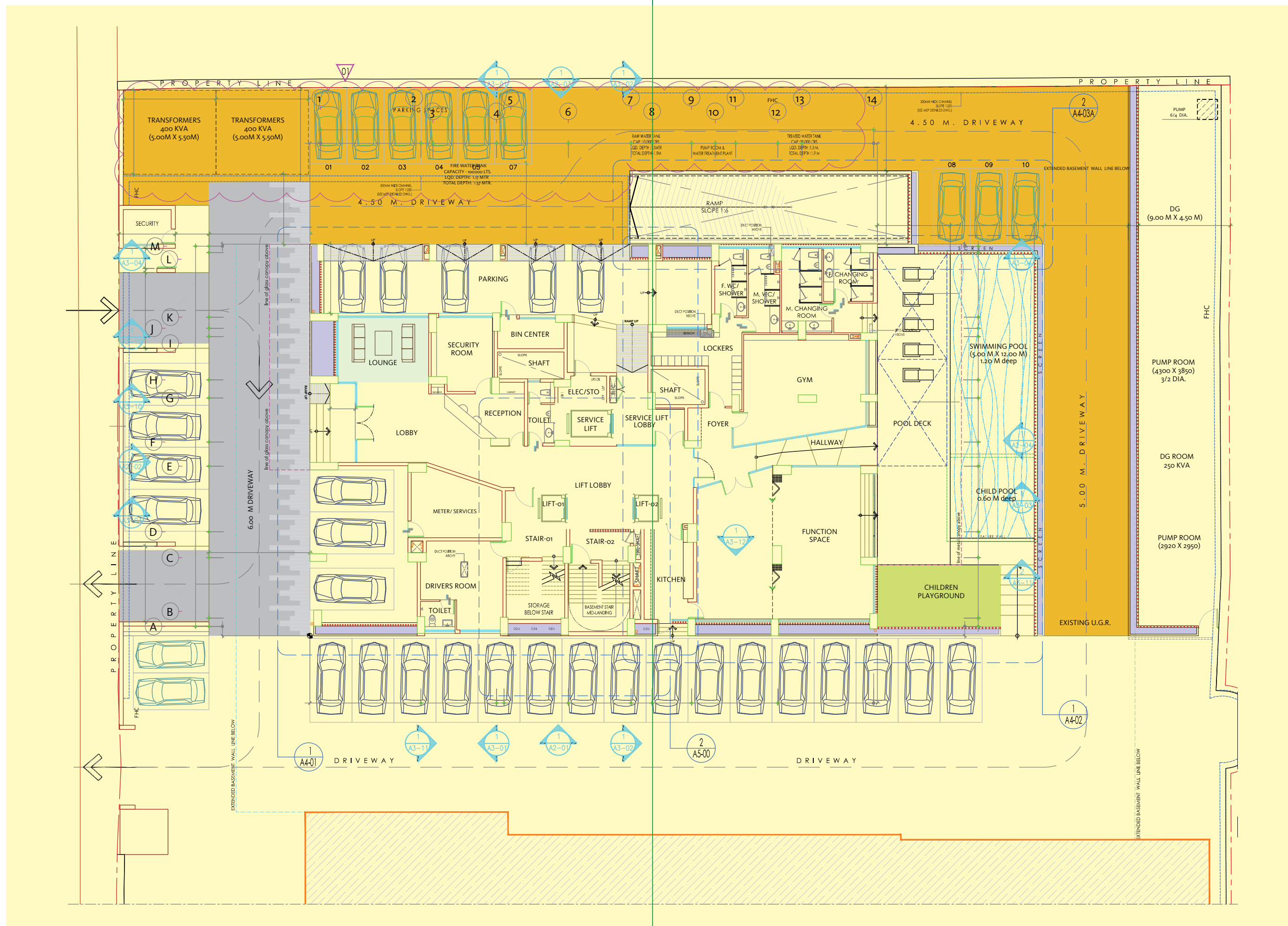
G+10 residential building in Alipore with only 20 luxury apartments ~
3 BHK and 4 BHK, 2 on each floor
2 penthouses ~ 6 BHK and 8 BHK.
Each apartment will have their own servants' quarters and service balcony with a service elevator.

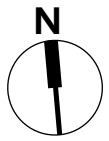
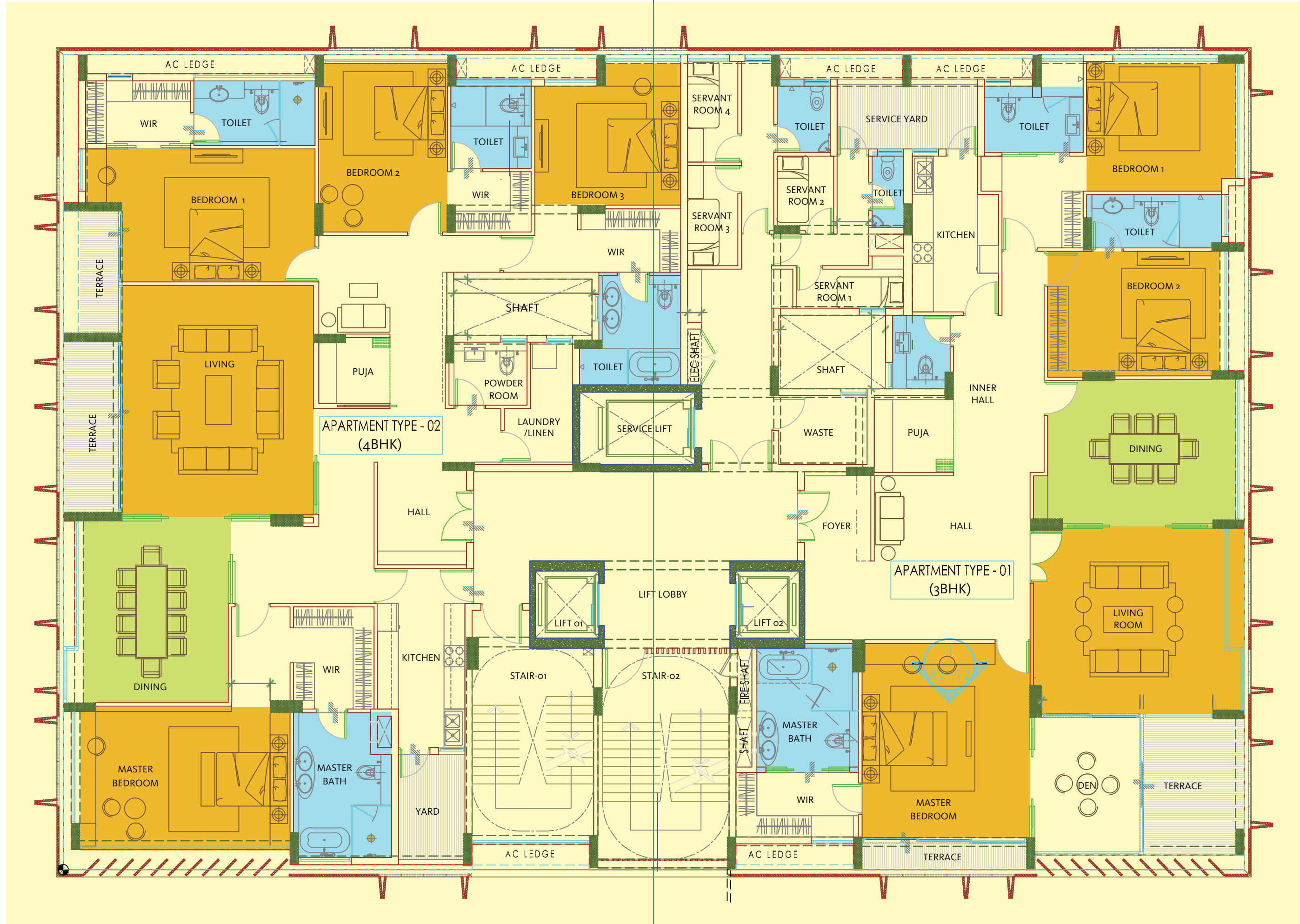
SPECIFICATIONS

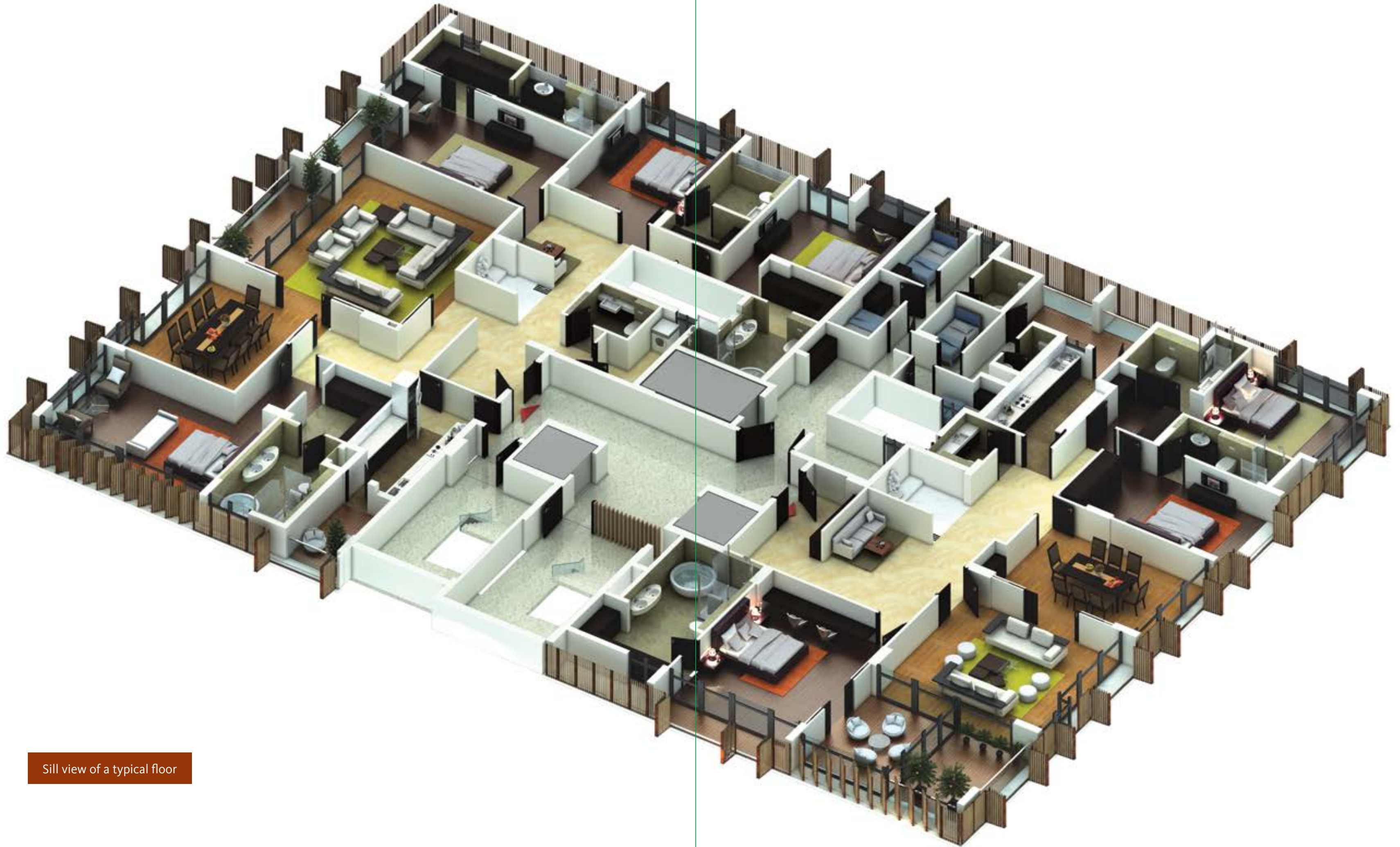
The building, built on RCC framed structure has an extended basement, one of the first of its kind in Kolkata.

Concrete used for structure are batch mixed from renowned RMC companies of grades M25 and above under strict quality control parameters.









Sill view of a typical floor

Sill view of the ground floor





Sill view of the roof

Keventer Projects, a Keventer Group company, started its journey 25 years ago to meet the ever-growing and challenging requirements in the realty segment.

The Company has a rich legacy of excellence and is today among frontrunners in the industry, keeping abreast with technical development and systems for efficient execution of housing, commercial and infrastructure projects.

Keventer Projects and its associates have successfully executed several commercial and residential real estate projects till date, totalling 1.5 million sqft. With up-market properties in Kolkata, Delhi and Chennai, Keventer Projects has built a commendable reputation for itself and is ISO 9001:2008 certified. The Company apart from construction on a turnkey basis also offers Project Management Consultancy services in the field of construction.

The high quality benchmark that Keventer Projects has set in real estate development has ensured that quality always remains the prime focus at every step. Right from appointing the top-ranked contractors to providing project specific training of on-site workers, the Company has laid importance on the minutest of details.

Westwind, a signature residential project from the Company, is the proud achiever of ISO 14001-2004 certification for systematic management of health, safety and environment issues, and ranks amongst the few projects in India to have received this certification. The project, first of its kind in

Eastern India, is a unique blend of architectural competence and infinite comfort.

Successful projects of the Group in Kolkata are Westwind Garia, Middleton Manor, The Tolly Residency, Tolly Gardens, Landsdown Heights, Satyam Apartments, Maurya Centre, Regent Apartments, Marquis Court, and Century Plaza, in the commercial and mall segments respectively. Westwind Debaangan is another Keventer Projects landmark in Belur, Howrah. The North, the first premium residential highrise in North Kolkata, is all set to change perceptions about the area. On BT Road, in Cossipore, The North will set a standard that will define lifestyle in the area in years to come.

This G+14 apartment comes with 3 BHK and 4 BHK flats. With three flats on each floor and three sides open, these Vaastu complaint apartments offer luxurious, modern-day living at an affordable price.

KEVENTER PROJECTS AT A GLANCE

- Upmarket masterpiece projects in Kolkata, Delhi and Chennai.
- Over 50 residential, commercial and multi-use developments that have changed lives.
- Currently focussed to transform the Hooghly belt with its landmark project at Rishra.
- Bengal's largest port infrastructure is on the anvil at the moment.



WESTWIND DEBAANGAN

The pride of the social milieu at Belur.



KEVENTER'S RISHRA

Rediscovering Rishra with a new residential experience with a bouquet of unexpected amenities.



WESTWIND GARIA

Innovative technology meets aesthetics with ample green open spaces.



SEALDAH COMMERCIAL COMPLEX

A massive retail and commercial space with top class facilities in central Calcutta.

THE ARCHITECT

aCTa, the architect firm conceives and develops designs and assists in creation of achievable architecture in challenging environments across Asia. Lead by Stephen Coates with his 25 years of experience of leading teams from London, Hong Kong, China, Singapore and India, aCTa specialises in assisting its clients and their teams through this process.

The compact international team at aCTa guarantees the first hand involvement in the concept of architecture from inception to completion guaranteeing integrity and continuity.

Some projects by aCTa

INDIA

Urbana Residential, Kolkata
Unimark Head Quarters, Kolkata
300 m Triple Tower, Mumbai
Junction Mall, Durgapur, West Bengal

CHINA

Jin Lu Fu, Chengdu
Fortune Plaza, Beijing

HONG KONG

Giorgio Armani, Hong Kong City

