

Open

to experience the

Great
Indoors

Welcome to

VINAYAK

amara



ELEVATION VIEW

Live life on a lavish scale

- Located in prime neighbourhood of Newtown Action Area-II
- Gated community with 3 tier security
- 2 Towers of G+27 (Proposed)
- Spacious 3 & 4 BHK units
- Landscaped podium garden
- Double height entrance lobby
- Planned as per advanced Vastu compliance
- Sky Garden in Each Unit

NIGHT ELEVATION VIEW

The Great Indoors.

Welcome to an all-inclusive, upgraded lifestyle with next level amenities and much needed serenity.

Welcome to contemporary homes planned and built using state-of-the-art South Korean technology. Homes fuelled with conveniences within easy reach. Club-house, gym, swimming pool, parks for all age groups, sky gardens and much more to be explored by you. Fitness, leisure, well-being, recreation - the good life is at your doorstep.

DOUBLE HEIGHT SKY GARDEN

Design and planning



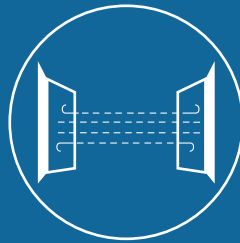
Vastu-compliant homes



All 3 side open units



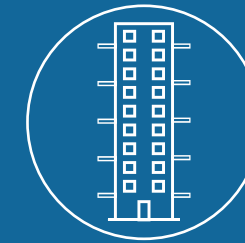
Neatly planned
3 & 4 BHK options



Cross-ventilated units



82% open to sky



Spacious sky gardens
in Each Unit



Alu form work shuttering



Podium Landscape Garden



Precertified IGBC Gold Building

Sage (Green) Spaces

PODIUM EVENT PLAZA
PET PARK
SKY GARDEN
GRAND OPEN LAWN
PARTY LAWN
AMPHITHEATRE
BLOSSOM GARDEN
SPILLOVER LAWN
OUTDOOR ADDA ZONE
OLD FOLKS LAWN

Azul (Blue) Spaces

BUBBLE WATER FEATURE
KIDS' POOL WITH PARENTS DECK
OUTDOOR JACUZZI
WATER CASCADE
LAP POOL
POOL TERRACE

Together Spaces

CAFE CUM LOUNGE
KARAOKE ROOM
LIBRARY WITH CO-WORKING SPACE
COMMUNITY HALL
INDOOR GAMES ROOM
CHILDREN'S PLAY AREA
GUEST ROOMS



Junior Spaces

TETRIS PARK
KIDS' PLAY AREA
KIDS' POOL
PLAYGROUND
MULTISPORT COURT
(BASKETBALL & BADMINTON)

Health and Well-being Spaces

YOGA CUM MEDITATION ROOM
YOGA DECK
ACUPRESSURE WALKWAYS
JOGGING TRACK
OUTDOOR FITNESS ZONE
GYM

Podium Event Plaza





GROUND FLOOR LOBBY



PODIUM VIEW



KIDS PLAYGROUND



OUTDOOR FITNESS ZONE



OUTDOOR SEATING SPACE





SWIMMING POOL



YOGA CUM MEDITATION ROOM





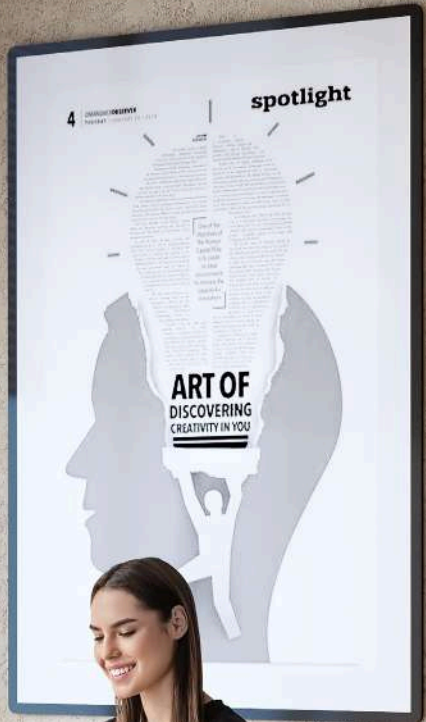


CHILDRENS PLAY AREA





INDOOR GAMES ROOM



LIBRARY CUM CO-WORKING SPACE



Far from the crowds, close to your heart and connected to everything and everywhere you may wish to go

Commute

Nearest Metro Station 6 Min

Nearest Airport 30 Min

Nearest Railway Station 50 Min

Entertainment

Centrus Mall 1 Min

The Westin Kolkata Rajarhat 8 Min

Healthcare

Bellevue Hospital 3 Min

Tata Medical Center 5 Min

Education

Delhi Public School, Newtown 5 Min

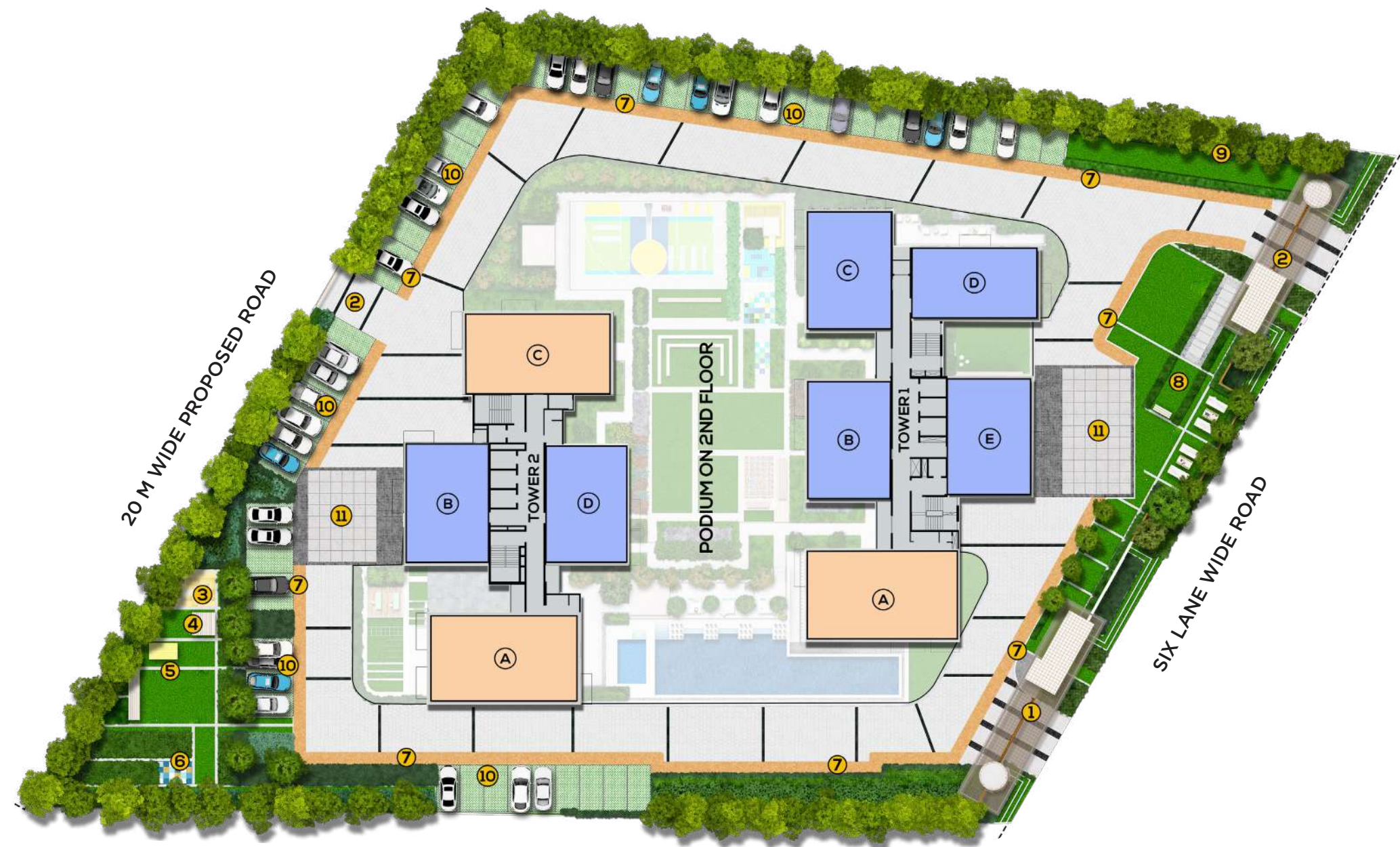
Amity University 8 Min

Corporate

Financial Hub, Action Area II 7 Min



Bengal Silicon Valley 15 Min

Ground Floor



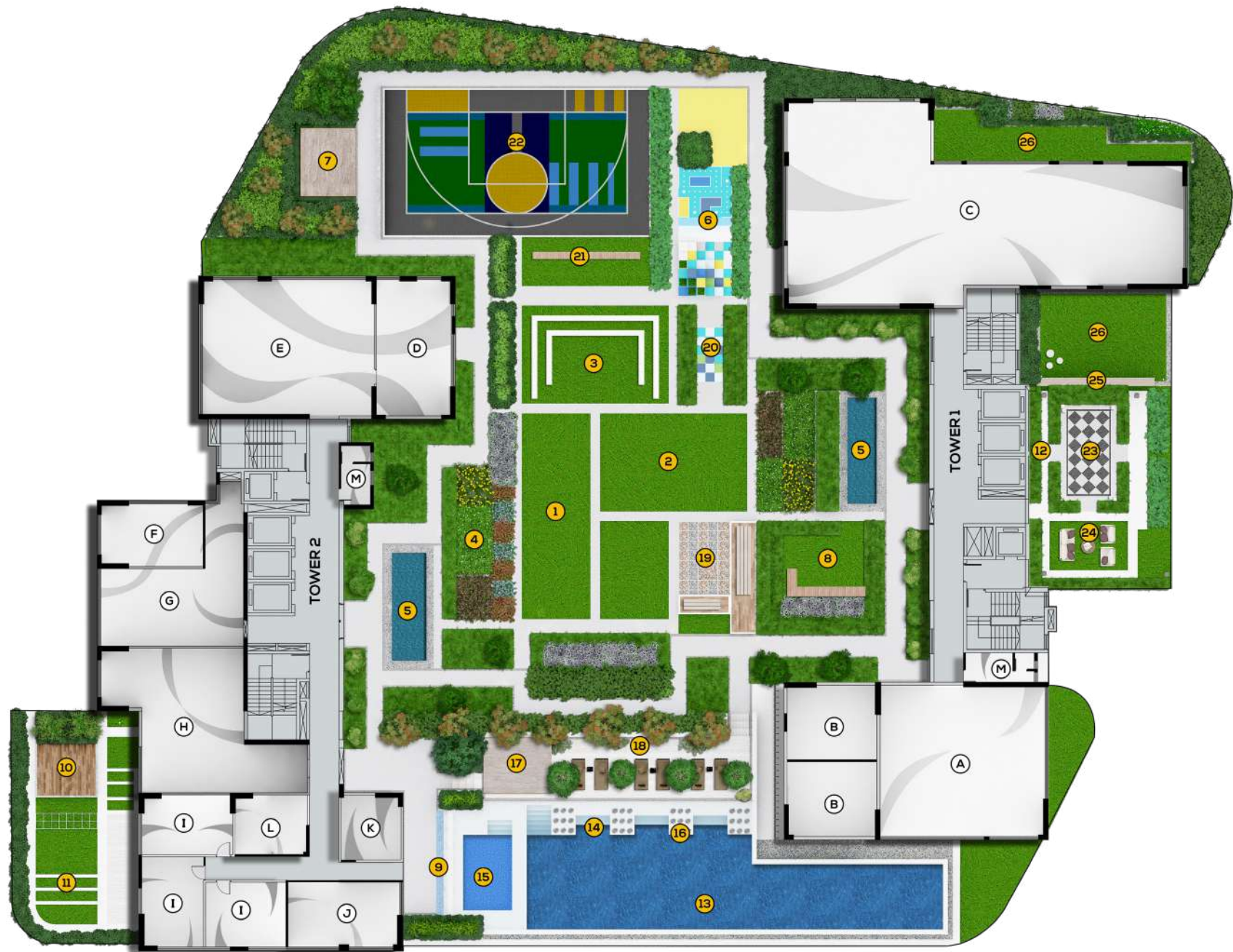
LEGENDS

- 1. ENTRANCE GATE
- 2. SECONDARY GATE
- 3. TETRIS PARK
- 4. PARENT SEATING AREA
- 5. KIDS' PLAY AREA
- 6. PET PARK
- 7. JOGGING TRACK
- 8. OUTDOOR ADDA ZONE
- 9. SPACE FOR SERVICES
- 10. CAR PARKING
- 11. DROP-OFF AREA

-  3 BHK
-  4 BHK



Podium Floor (2nd Floor)



LEGENDS

PODIUM

1. Grand open lawn
2. Party lawn
3. Amphitheatre
4. Blossom garden
5. Water feature
6. Kids' playground
7. Feature pavillion
8. Old folks lawn
9. Water cascade
10. Yoga deck
11. Outdoor fitness zone
12. Vertical garden
13. Lap pool
14. Jacuzzi
15. Kids' pool
16. Bubble water feature
17. Parents deck
18. Pool terrace
19. Acupressure walkway
20. Dry fountain playground
21. Resting seat wall
22. Multi-sports court
23. Podium event plaza
24. Outdoor seating space
25. Feature wall
26. Spillover lawn

CLUB

- A Gym
- B Changing room
- C Community hall
- D Cafe cum lounge
- E Indoor games room
- F Creche
- G Childrens play area
- H Yoga cum meditation room
- I Guest rooms
- J Library cum coworking space
- K Karaoke room
- L Facility office
- M Store



TOWER I

TYPICAL FLOORS

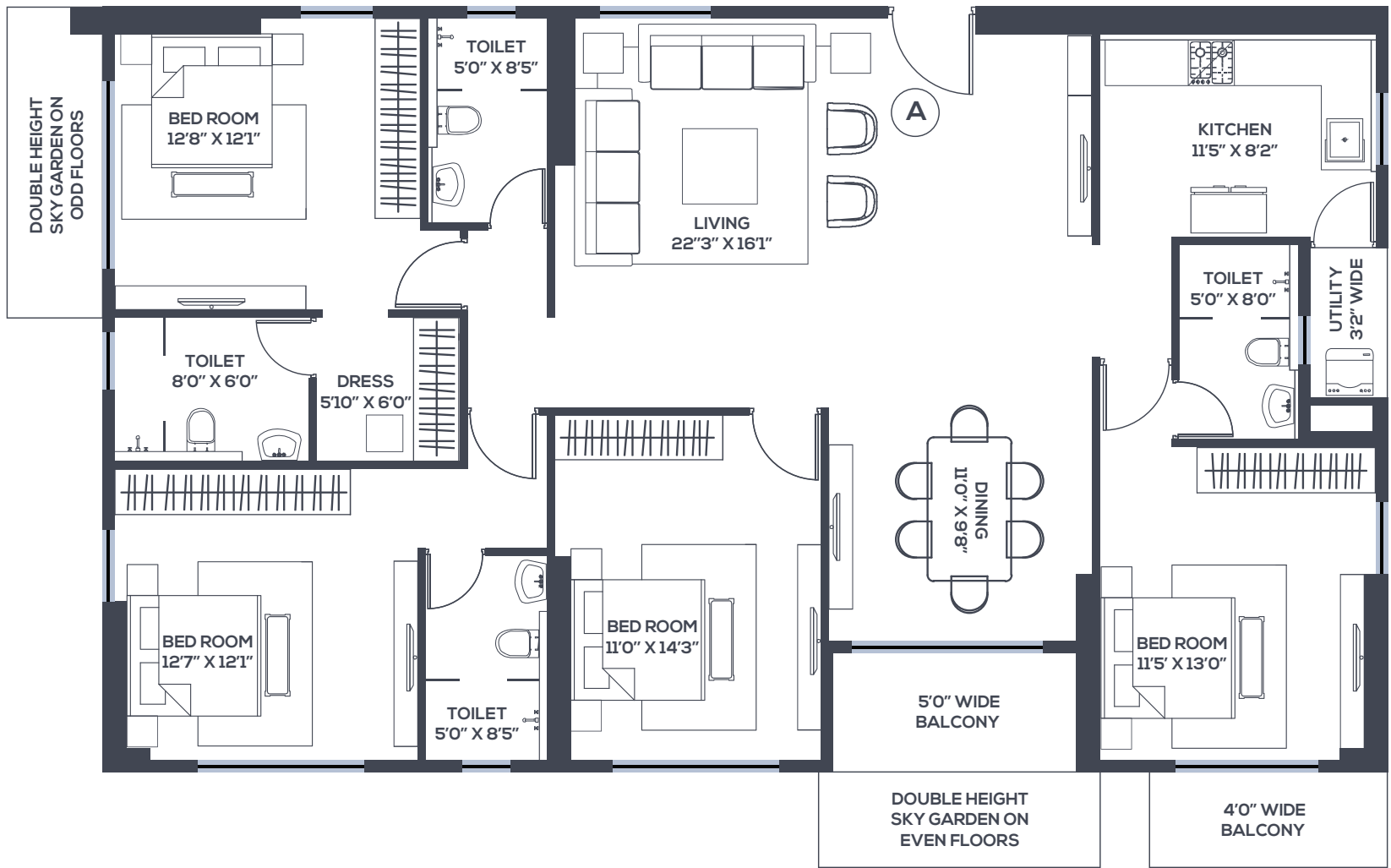
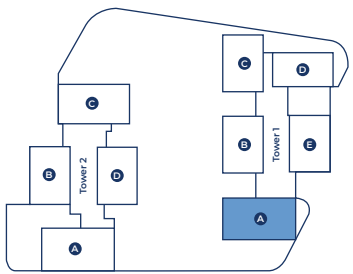


Type	BHK	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SBU SQ Area (Sq. Ft.)
A	4	Odd	1516	159	1770	2360	131
	4	Even	1516	154	1765	2353	131
B	3	Odd	1101	99	1307	1742	-
	3	Even	1101	93	1300	1733	-
C	3	Odd	1121	122	1329	1772	-
	3	Even	1121	116	1323	1764	-
D	3	Odd	995	89	1174	1566	-
	3	Even	995	82	1167	1556	-
E	3	Odd	1043	125	1272	1696	-
	3	Even	1043	116	1264	1685	-



TOWER I

Type A



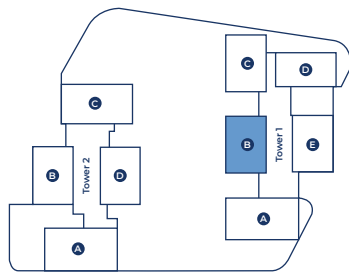
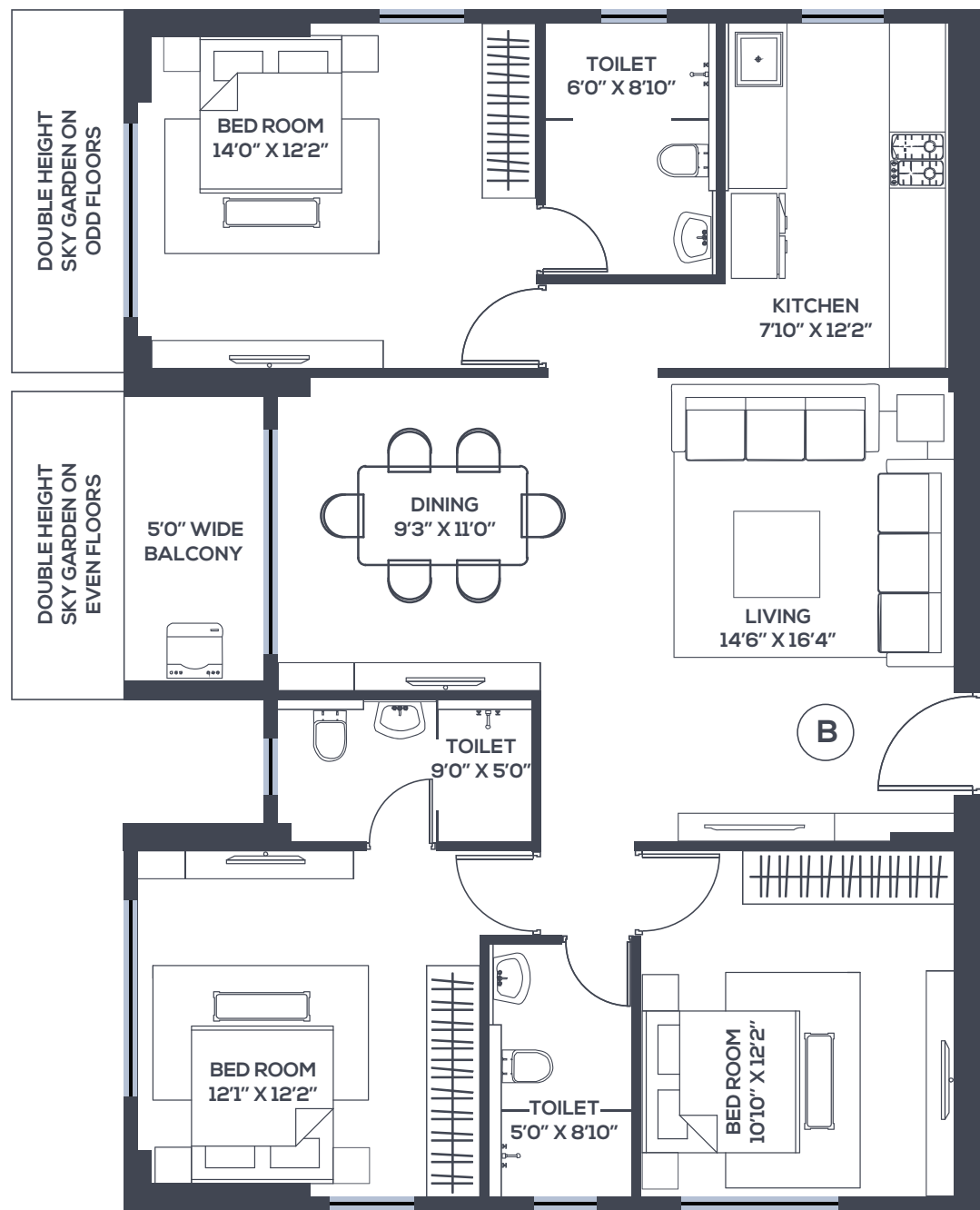
Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Bask in the morning sun with east open bedrooms.
- Enjoy the southern breeze with south facing bedrooms.
- Double height sky garden with bedrooms and living / dining area of all units.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning podium view.
- Spaciously designed kitchen with utility balcony.
- Servant's quarter beside the unit with separate toilet and entrance / exit.
- Spacious bedrooms sized between 150 to 157 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SBU SQ Area (Sq. Ft.)
4 BHK	Odd	1516	159	1770	2360	131
	Even	1516	154	1765	2353	131

TOWER I

Type B



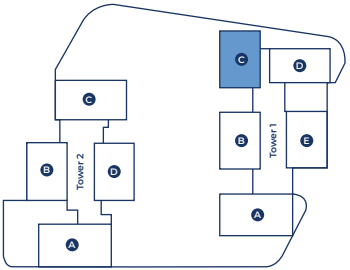
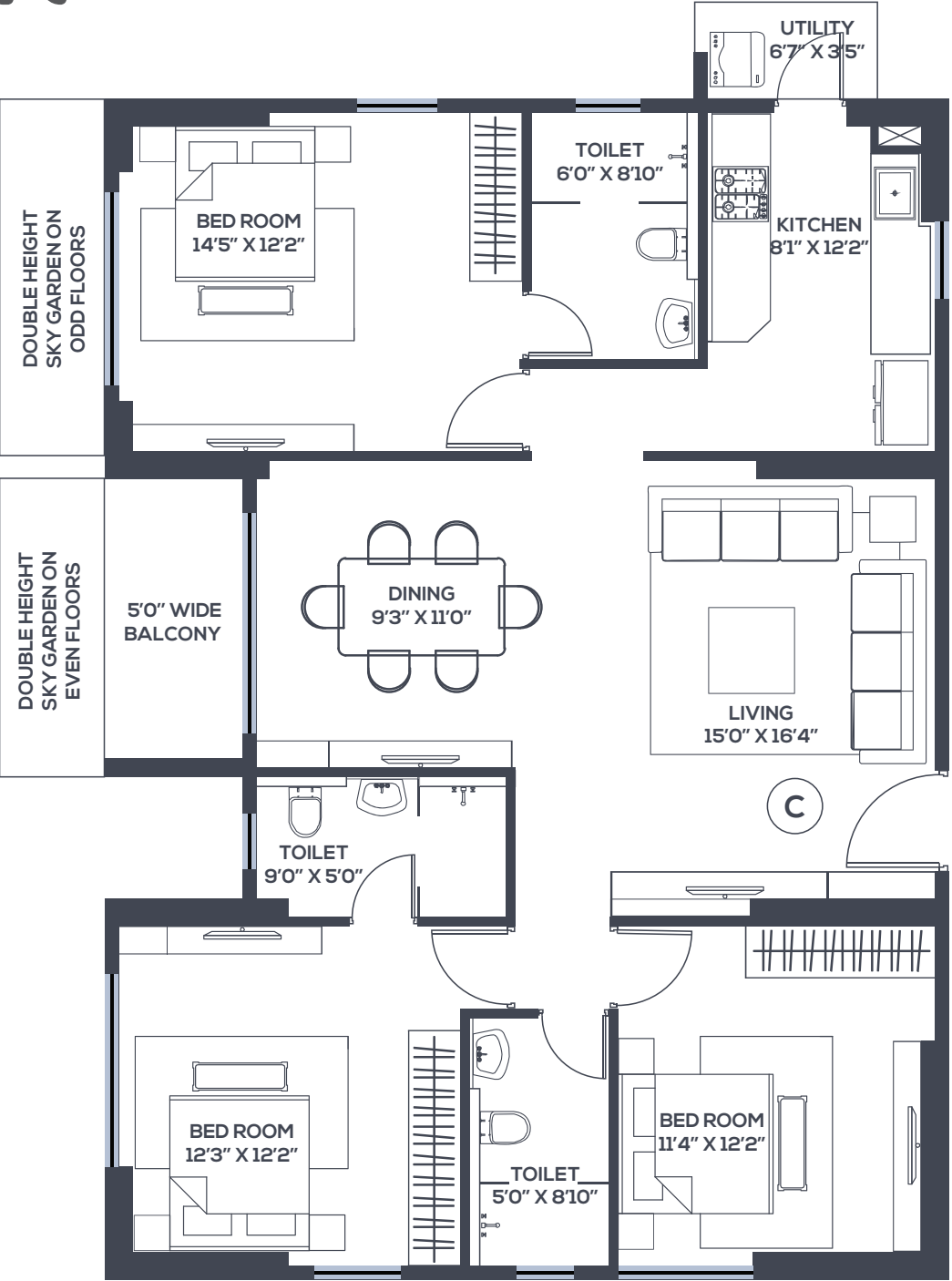
Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Enjoy the southern breeze with south facing bedrooms.
- Naturally lit with south open living and dining.
- Double height sky garden with bedrooms / living dining area of all units.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning podium view.
- Spaciously designed kitchen and toilet.
- Spacious bedrooms sized between 123 to 171 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)
3 BHK	Odd	1101	99	1307	1742
	Even	1101	93	1300	1733

TOWER I

Type C



Design Highlights

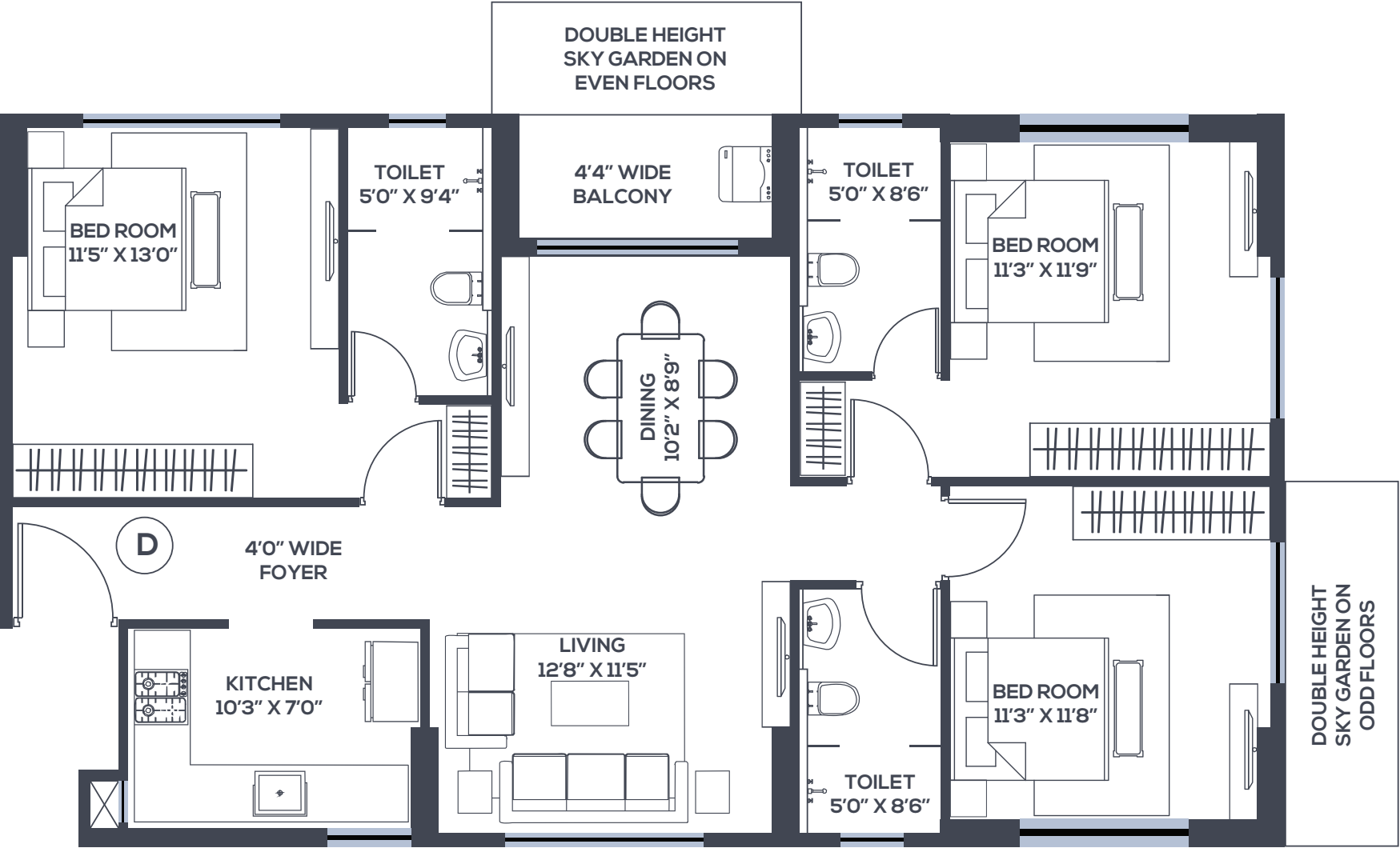
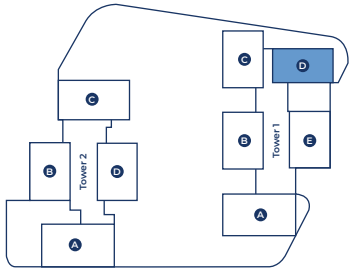
- 3 sides fully open apartments with no shared walls with another apartment.
- Enjoy the southern breeze with south facing bedrooms.
- Double height sky garden with bedrooms or living / dining area of all units.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning podium view.
- Spaciously designed kitchen with utility balcony.
- Spacious bedrooms sized between 139 to 177 Sq. Ft. with huge windows and cross ventilation.



Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)
3 BHK	Odd	1121	122	1329	1772
	Even	1121	116	1323	1764

TOWER I

Type D



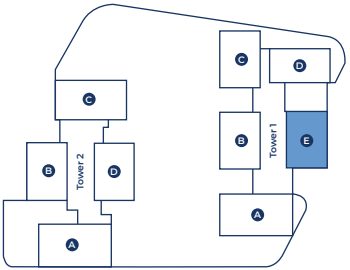
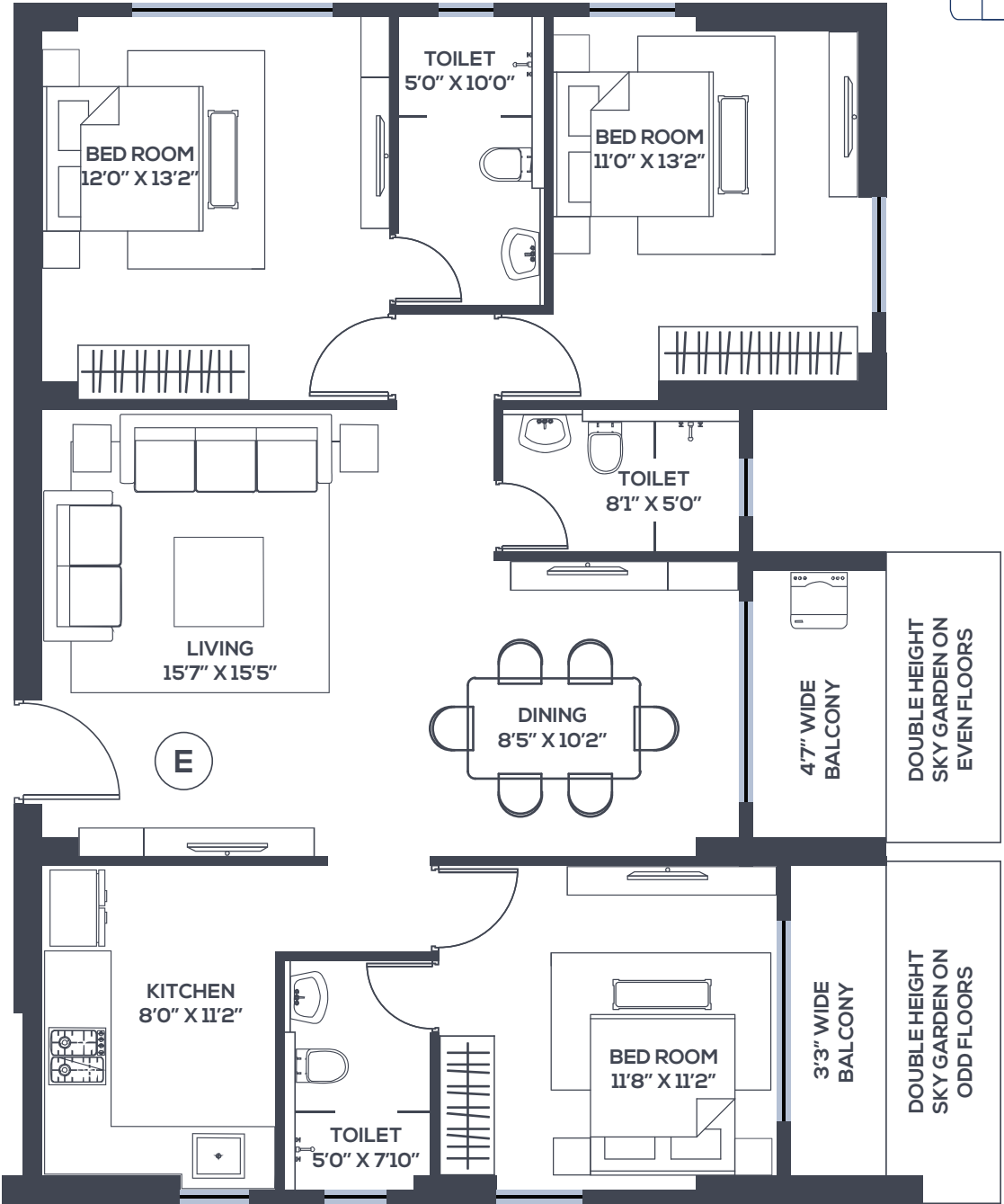
Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Double height sky garden with bedrooms or living / dining area of all units.
- Planned as per advanced Vastu compliance.
- Entrance foyer enabling privacy.
- The unit boast a stunning view of the Newtown skyline.
- Spaciously designed kitchen and toilet.
- Spacious bedrooms sized between 133 to 150 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)
3 BHK	Odd	995	89	1174	1566
	Even	995	82	1167	1556

TOWER I

Type E



Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Bask in the morning sun with east open bedrooms.
- Double height sky garden with bedrooms or living / dining area of all units.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning view of the Newtown skyline.
- Spaciously designed kitchen and toilet.
- Spacious bedrooms sized between 132 to 158 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)
3 BHK	Odd	1043	125	1272	1696
	Even	1043	116	1264	1685

TOWER 2

TYPICAL FLOORS

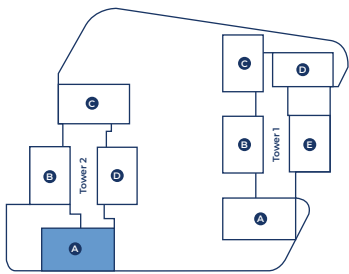


Type	BHK	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SBU SQ Area (Sq. Ft.)
A	4	Odd	1516	161	1772	2363	112
	4	Even	1516	153	1765	2353	112
B	3	Odd	1107	113	1328	1770	-
	3	Even	1107	117	1332	1776	-
C	4	Odd	1313	170	1594	2126	116
	4	Even	1313	166	1590	2120	116
D	3	Odd	1028	125	1258	1677	-
	3	Even	1028	118	1251	1668	-



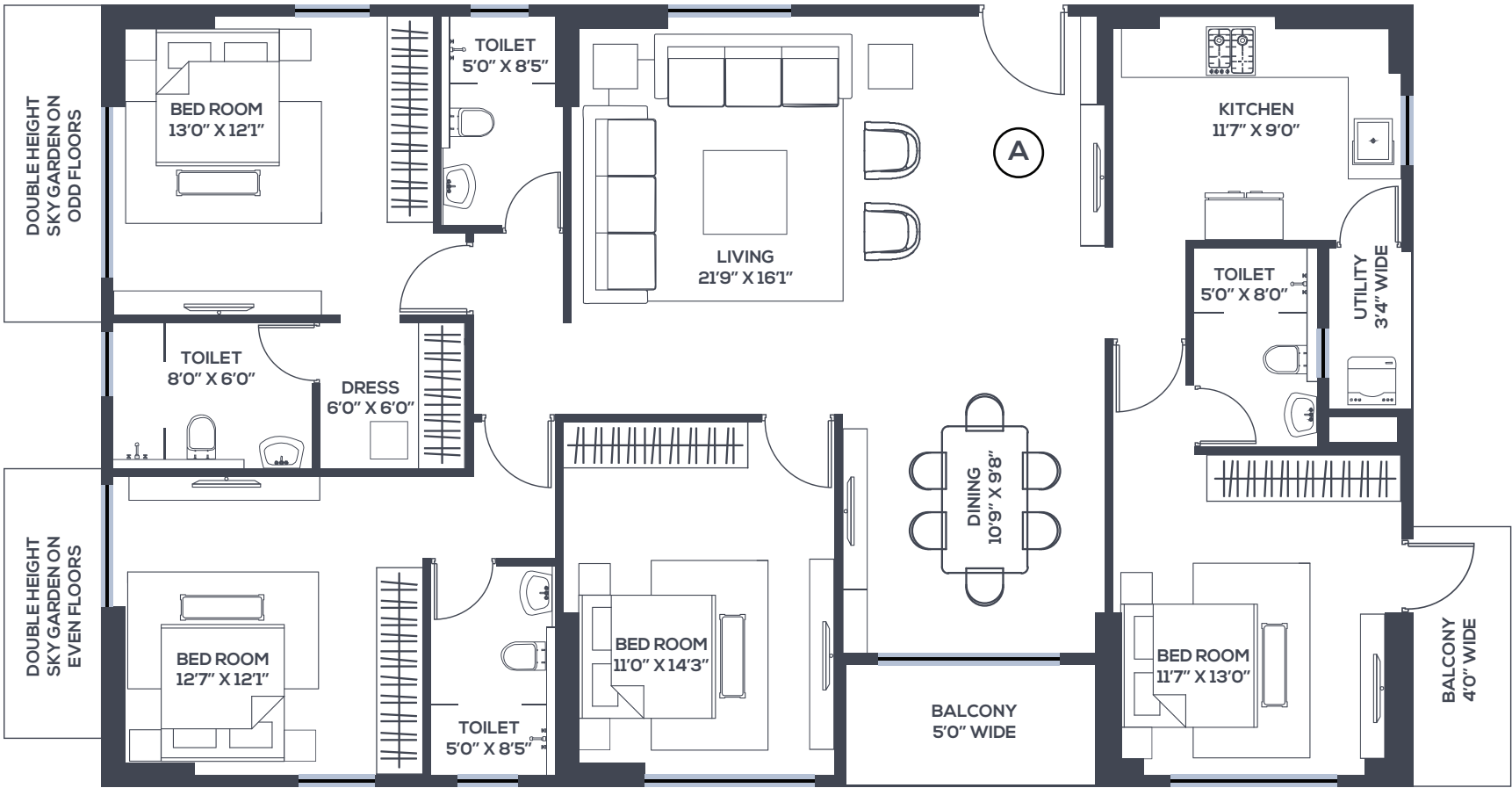
TOWER 2

Type A



Design Highlights

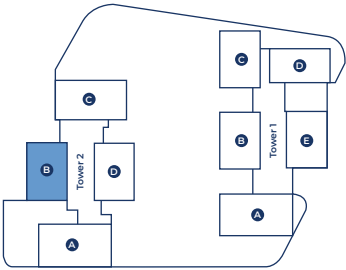
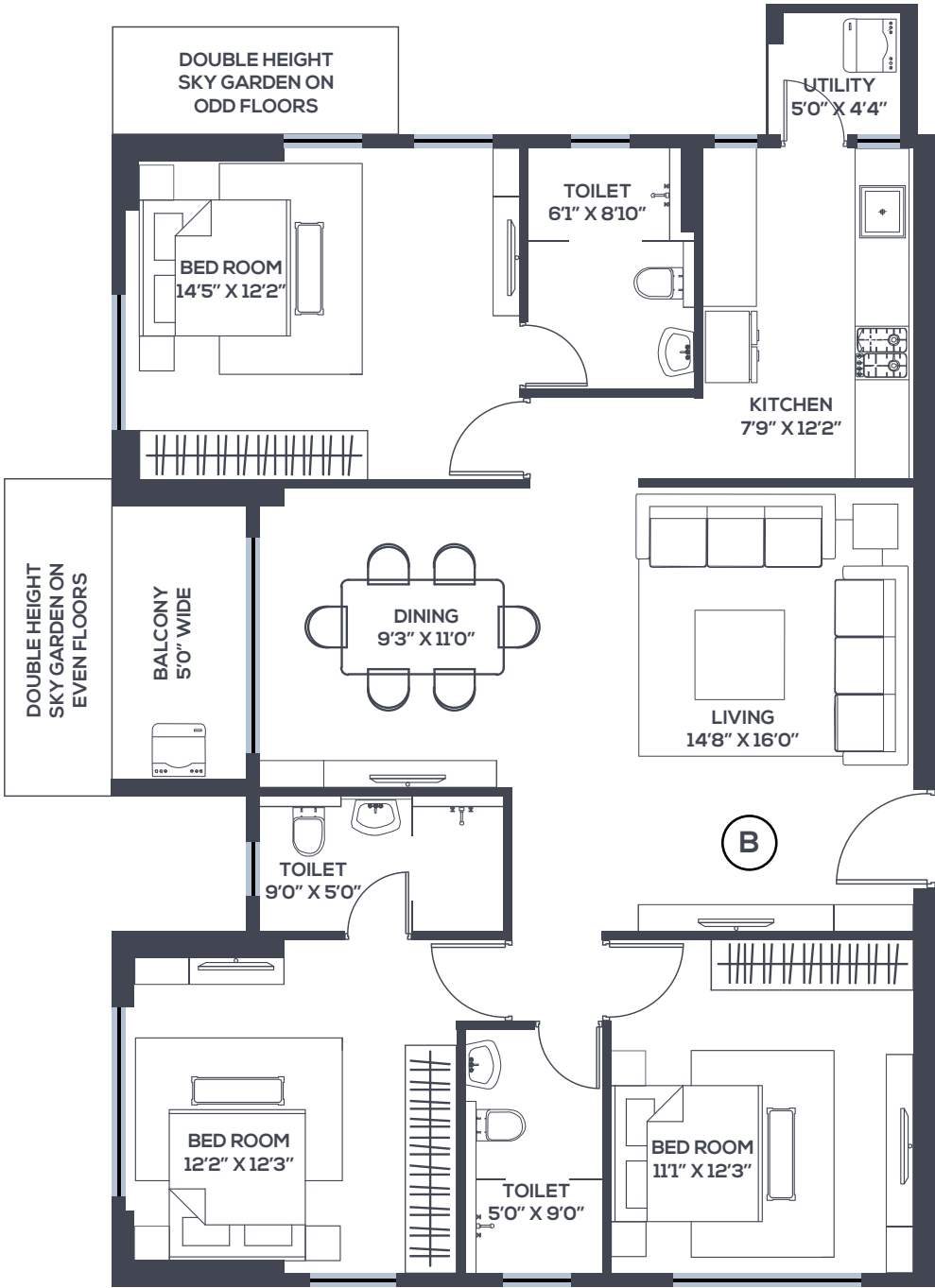
- 3 sides fully open apartments with no shared walls with another apartment.
- Bask in the morning sun with east open bedrooms.
- Enjoy the southern breeze with south facing bedrooms.
- Double height sky garden with bedrooms of all units.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning podium view.
- Spaciously designed kitchen with utility balcony.
- Servant's quarter beside the unit with separate toilet and entrance / exit.
- Spacious bedrooms sized between 152 to 157 Sq. Ft. with huge windows and cross ventilation.



Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SBU SQ Area (Sq. Ft.)
4 BHK	Odd	1516	161	1772	2363	112
	Even	1516	153	1765	2353	112

TOWER 2

Type B



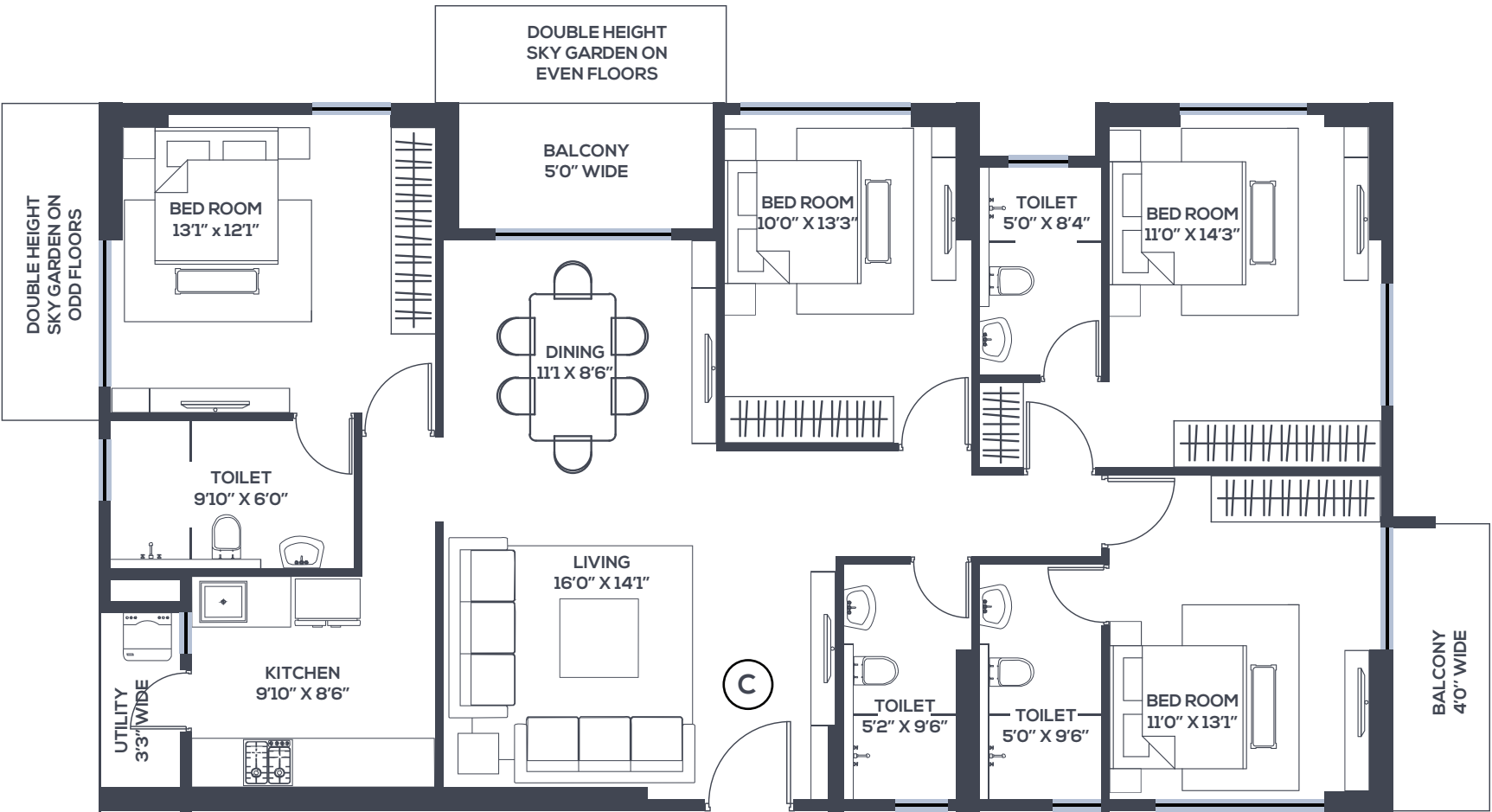
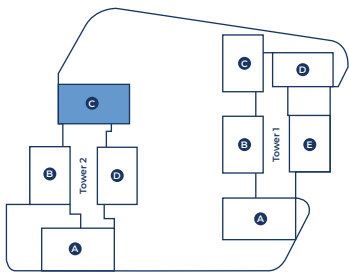
Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Bask in the morning sun with east open bedrooms.
- Naturally lit with south open living and dining.
- Double height sky garden with bedrooms / living dining area of all units.
- Planned as per advanced Vastu compliance.
- Spaciously designed kitchen with utility balcony.
- Spacious bedrooms sized between 135 to 177 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)
3 BHK	Odd	1107	113	1328	1770
	Even	1107	117	1332	1776

TOWER 2

Type C



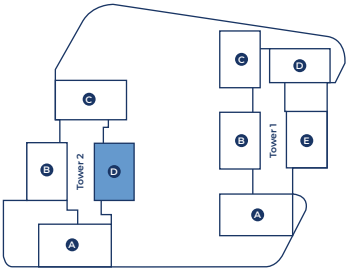
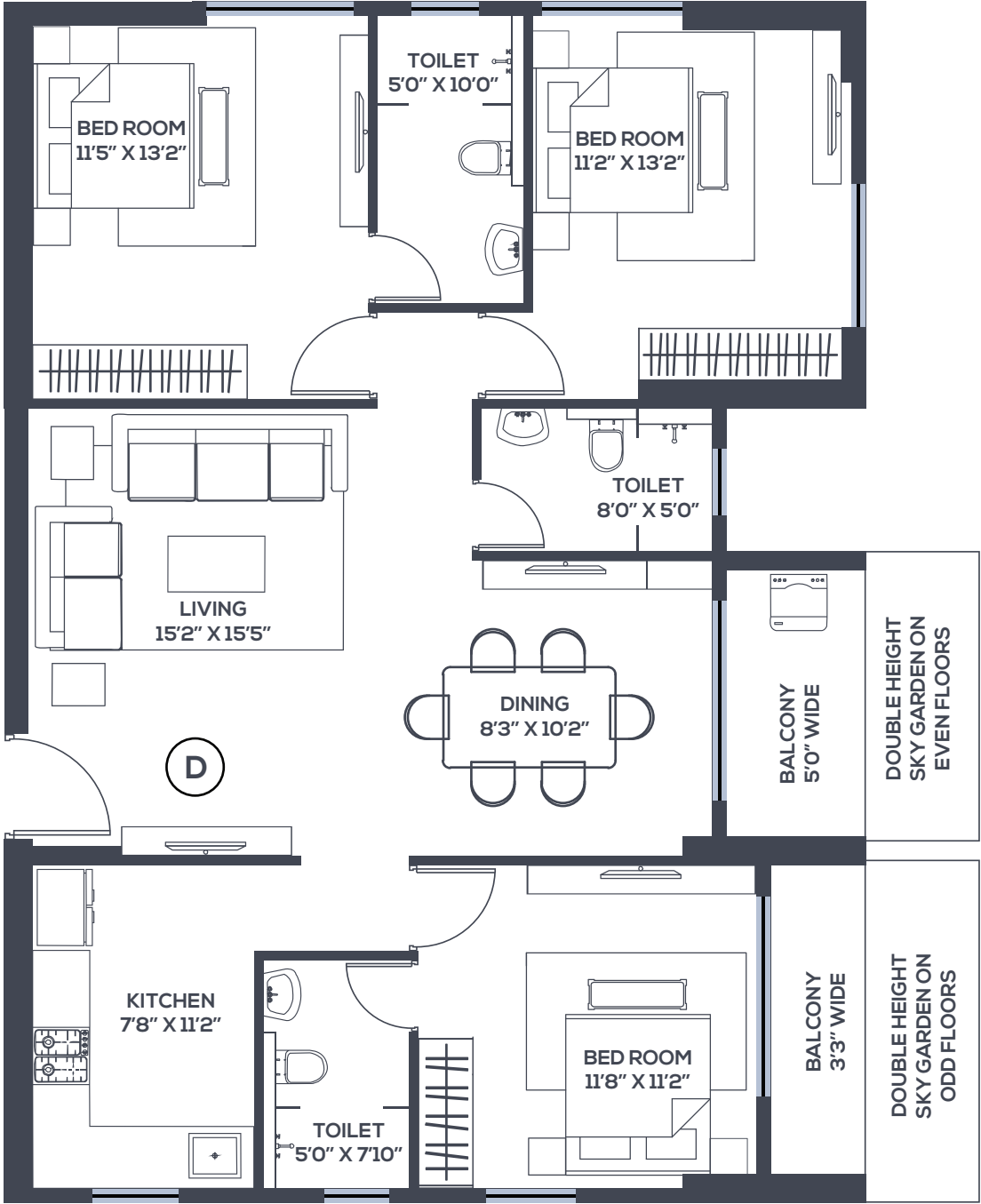
Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Double height sky garden with bedrooms or living / dining area of all units.
- Enjoy the southern breeze with south facing bedroom.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning podium view.
- Spaciously designed kitchen with utility balcony.
- Servant's quarter beside the unit with separate toilet and entrance / exit.
- Spacious bedrooms sized between 133 to 159 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SBU SQ Area (Sq. Ft.)
4 BHK	Odd	1313	170	1594	2126	116
	Even	1313	166	1590	2120	116

TOWER 2

Type D



Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Bask in the morning sun with east open bedrooms.
- Double height sky garden with bedrooms or living / dining area of all units.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning podium view.
- Spaciously designed kitchen and toilet.
- Spacious bedrooms sized between 132 to 152 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)
3 BHK	Odd	1028	125	1258	1677
	Even	1028	118	1251	1668

Specification

Foundation

- Structure design for the optimum seismic consideration as stipulated by the IS code

Superstructure

- RCC Framed structure

Living/Dining/Lobby/Passage

- Floor: Premium finish vitrified tiles
- Walls & Ceiling: Wall Putty / POP Finish

Bedrooms

- Floor: Vitrified tiles in bedrooms
- Walls: Wall Putty / POP Finish

Kitchen

- Walls: Wall tiles up to 2' on counter wall
- Floor: Vitrified Tiles
- Counter: Granite counter
- Fitting / Fixtures: Stainless steel sink with reputed make fittings

Bathroom

- Walls: Wall tiles up to door height
- Floor: Anti-skid Tiles
- Sanitaryware and CP fittings of reputed make

Doors & Windows

- Entrance Doors: Decorated flush doors
- Internal Doors: Flush doors
- Windows: aluminum windows

Electrical

- Modular switches and copper wiring in concealed conduit
- TV points in all bedrooms
- Power Backup: For common areas
- Power backup for apartments at extra cost

Lobby

- Exquisitely designed double-height entrance lobby on the ground floor
- Lift 3 Nos. High-speed passenger lifts &, 1 No. service lift in each tower lobby

Balcony

- Floor: Vitrified Tiles
- Railing- Glass Railing



Atlantis | Newtown Action Area I | 3.75 lakh sq.ft.*



Vinayak Aquasa | Belgachia, Kolkata | 1 lakh sq.ft.*



Navyom | New Alipore, Kolkata | 10.5 lakh sq.ft.*



Vinayak Vista | Amlangshu Sen Road, Laketown, Kolkata | 6.8 lakh sq.ft.*



Vaanya | Newtown Action Area II | 17 lakh sq.ft.*



Vinayak Landmark | MG Road, Burrabazar, Kolkata | 1 lakh sq.ft.*



The 102 | DH Road, Joka | 8.5 lakh sq.ft.*

DEVELOPER



LANDOWNER



SHREE RSH GROUP
Our Commitment, Your Comfort

Corporate Office

A-122/1R Satyendranath Majumdar Sarani (Manoharpukur Road), Kolkata 700 026

www.vinayakgroup.org

RERA REGST. No.- WBRERA/P/NOR/2024/001720

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