

A Joint Initiative of

AmbujaNeotìa

Ambuja Housing & Urban Infrastructure Company Limited

(an Ambuja Neotia Group company)

Ambuja Neotia Registered Office

Ecospace Business Park, Tower 4B, Action Area II, New Town, Kolkata 700 160

Project Address

Plot AF-II, Premises No -04 - 0030, New Town, Action Area - I Kolkata, West Bengal, India 700156 (Behind Coal Bhawan)



304, Central Plaza Building 2/6 Sarat Bose Road, Kolkata 700020



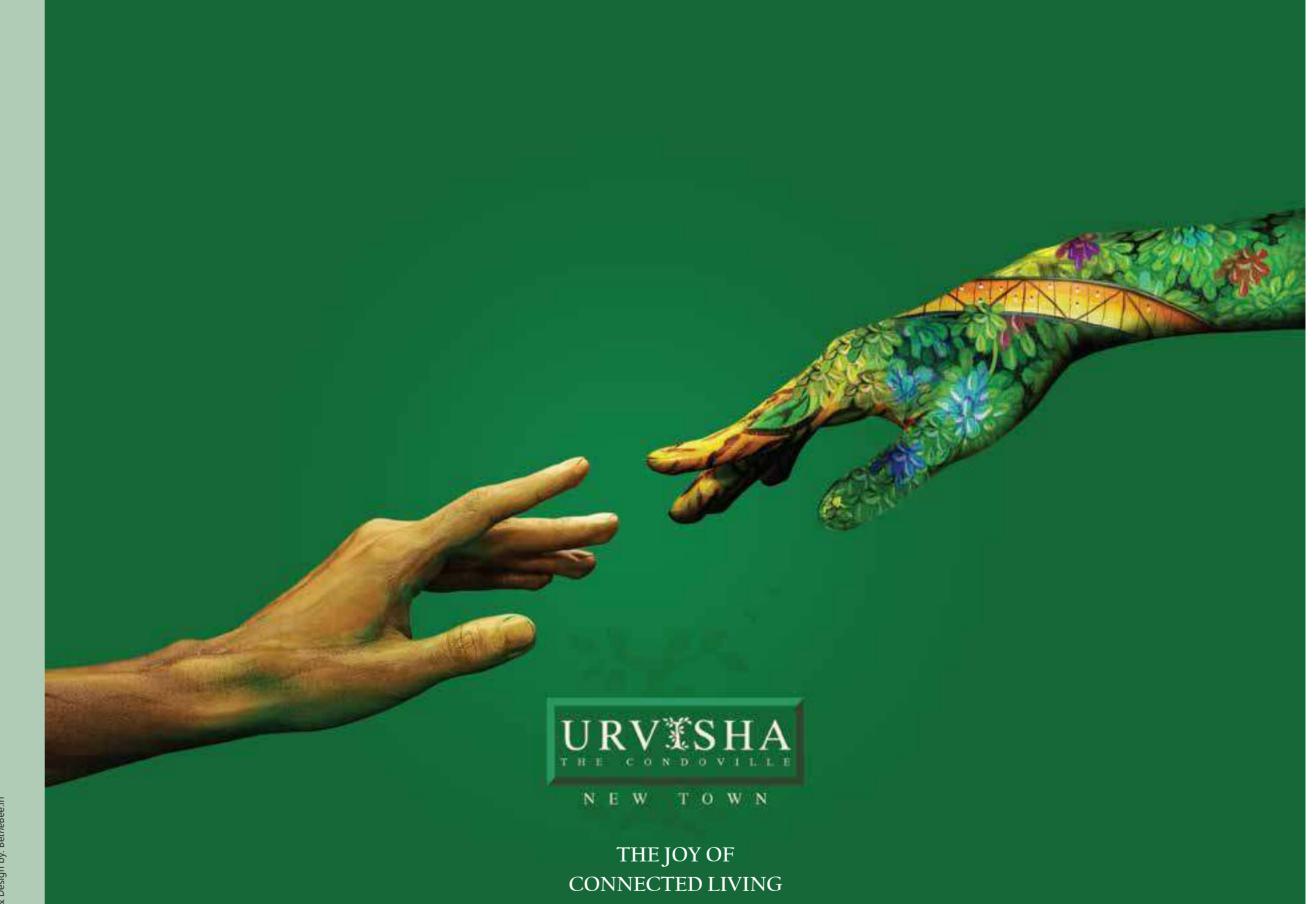
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Room No. 1A, 1B, 1C
113 Park Street, Poddar Point, MA Business Centre
Kolkata: 700016

Disclaimer: Dimensions have been rounded off to the next two digits after decimal wherever appearing. Marginal revisions in dimensions may be necessary during construction. Dimensions indicated in the building/floor plans are in meters and are inner dimensions of all spaces, excluding wall thickness. Images used in the brochure of Urvisha -The Condoville are artist's impressions or representative stock photographs provided to give indicative visual and physical impressions as advised by the project's architect and interior designer. They show options as to how the apartment may be used. No furniture is provided with the apartments. Since in the State of West Bengal, no authority has been formed as yet under the Real Estate (Regulation and Development) Act 2016 (RERA), the project is not registered under RERA. The project however is fully compliant with provisions of RERA, 2016 and the Rules framed thereunder in the state of West Bengal. Registration will be applied for as soon as the applications are accepted by the authority once constituted.



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CHAIRMAN'S MESSAGE



Dear Friend,

Home is more than four walls. It is your own slice of heaven, full of happy and poignant memories. It is the nest which you return to tired from work, knowing that here you will find your strength and happiness. Home is, indeed, the harbinger of love, hope and dreams.

In today's busy world, we often forget to admire our surroundings. To witness a tree burst into flowers during springtime, a bird singing in melody, or a glimpse of the ephemeral beauty of the sun setting fire to the sky before the night descends, these are nature's wonderful creations.

Presenting Urvisha~The Condoville, where the earth is carved out to cradle you in its arms. To help you tread in nature's lap. To revel in the luxury of comfort with a plethora of offerings solely for the well-being of yours and the loved ones.

Welcome to Urvisha~The Condoville.

Best wishes,

Mr. Harshavardhan Neotia Chairman, Ambuja Neotia





N E W T O W N

EARTH & METROPOLIS

HAND IN HAND

Welcome to Urvisha~The Condoville where the elements of a thriving metropolis and the charms of Nature create a unique Synergy.





AERIAL VIEW



COMFORT AND CONNECTIVITY

HAND IN HAND

Convenience is an integral part of a life abundant in luxury.

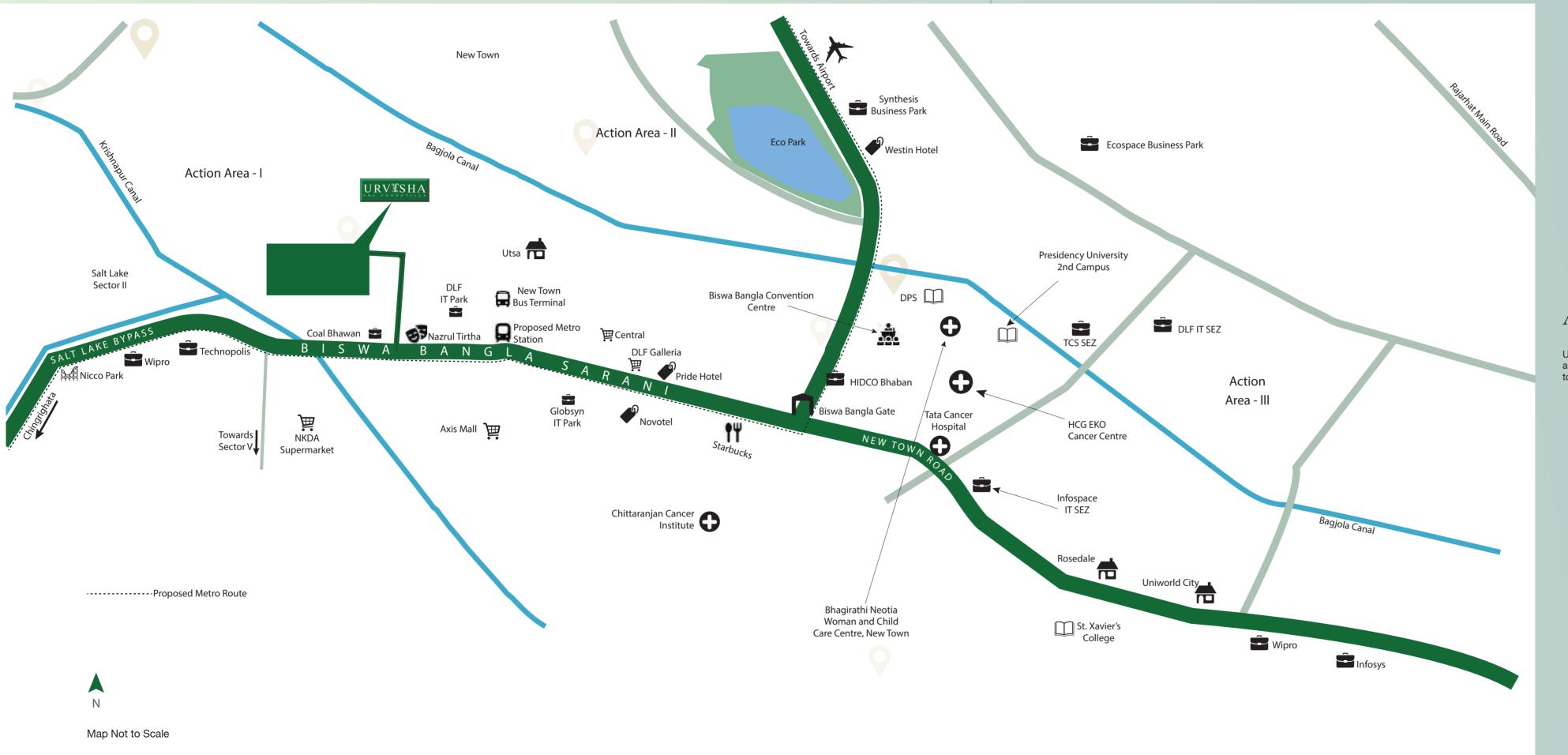
And when it comes with the peace and serenity of a laidback and verdant countryside right in the heart of a city, we call it bliss.

Find it at Urvisha~The Condoville

Located in the prime area of New Town with Sector V as the next door neighbour, Urvisha unfolds as the most convenient address with all modern amenities and urbar infrastructure within easy reach.

Yet, at Urvisha you are cocooned from the urban cacophony. Here you enjoy the comforts of an idyllic, rustic life coupled with the perks of being connected.

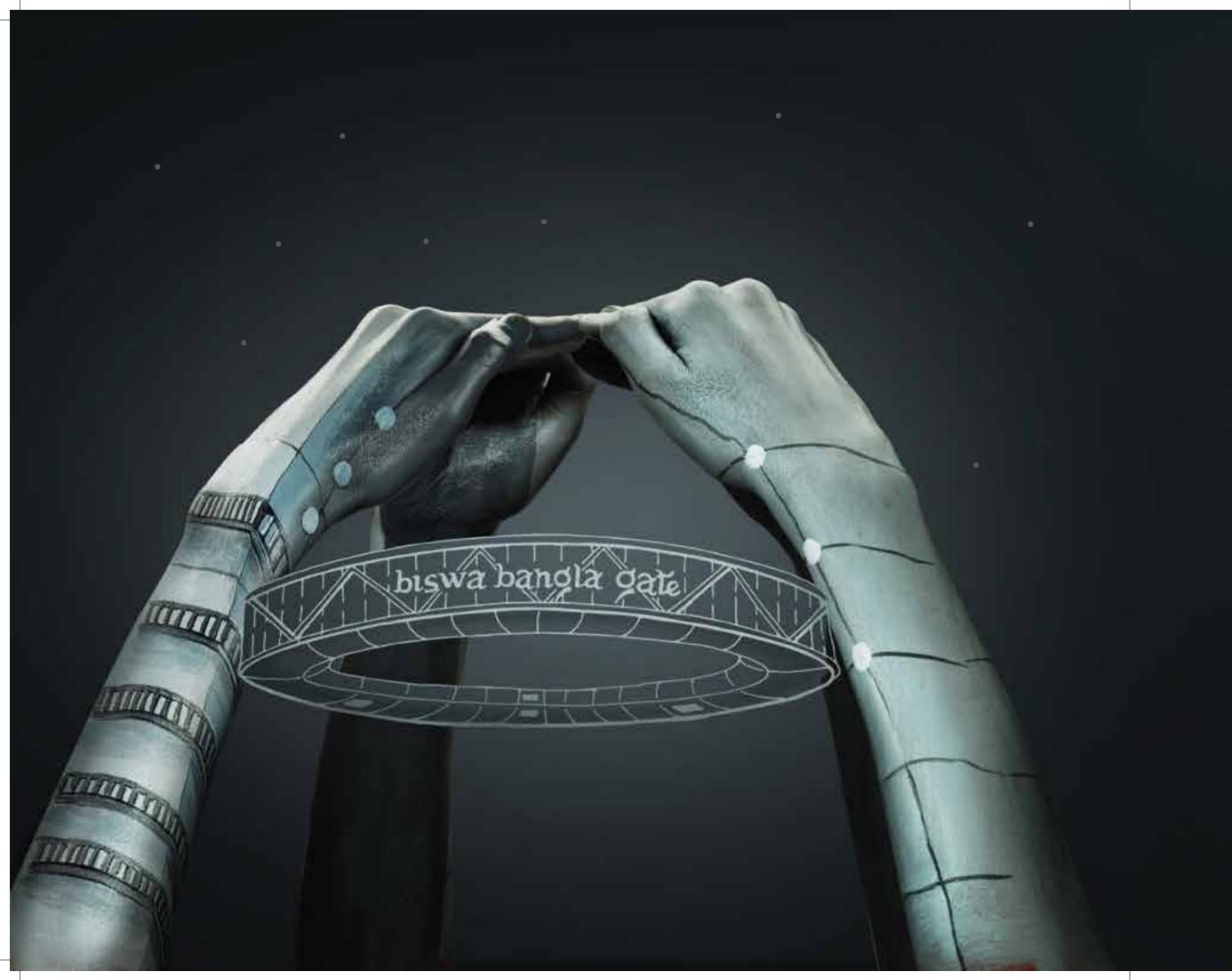




AN UNMATCHED ADDRESS

Urvisha is strategically located in the growth corridor of New Town – the smart address of Kolkata. Just 5 minutes from Sector V, it is situated in close proximity to IT Parks, leisure and lifestyle destinations in New Town.





SMART LIFE IN A SMART CITY



Travel effortlessly

Proposed Metro Station	5 mi
New Town Bus Terminal	5 mi
- Airport	30 n
Healthcare facilities within reach	

 Bhagirathi Neotia Woman and Child Care Centre Sankara Nethralaya 10 min • Tata Medical Center 8 min OHIO Multi-specialty Hospital 8 min

• DLF IT Park	2 m
• Sector V	5 m
Technopolis	3 m
• TCS Gitanjali	9 m
• Ecospace Business Park	10 r

Renowned educational institutes within reach

Techno International	8 min
Delhi Public School New Town	10 min
Sister Nivedita University	10 min
Presidency University	12 min
• The New Town School	12 min
St. Xavier's University	14 min
Amity University	15 min



Art and entertainment in the vicinity

•	Nazrul Tirtha	1 min
,	· Biswa Bangla Gate	7 min
,	· Mother's Wax Museum	10 min
,	• Eco Park	10 min
-	Indian Coffee House	15 min



Malls and shopping complexes all around

•		
	Axis Mall	5 min
	Central	6 min
	DLF Galleria	7 min
	City Centre I	15 min
	City Centre II	18 min

Smart lifestyle features in the neighbourhood





Smart Plaza & Smart Street 6 Cycle Friendly Infrastructure Working Pods











5 towers



Sky Garden & Rooftop Skywalk



Spacious 2 & 3 BHK Apartments



Private Residents' Club



Central Lawn



MASTER PLAN

LEGEND

- 1 THERAPEUTIC GARDEN
- 2 SENSORY GARDEN
- **3** GRASSED PATHWAY
- 4 EXPERIENTIAL SEATING
- 5a SKATING TRACK
- 5b JOGGING TRACK
- 6 MULTI LEVEL CAR PARKING
- 7 PETS' PARK
- 8 FEATURE WALL
- 9 CELEBRATION PLAZA
- 10 CENTRAL GREEN
- 11 KIDS' PLAY AREA
- 12 HOP-SCOTCH
- 13 SANDPIT- TOT LOT PLAY
- 14 GARDEN PAVILIONS
- 15 CLUB PARTY LAWN
- 16 DRIVEWAY
- 17 ADDA ZONE
- **18** FLOATING PLANTERS
- 19 GARDEN SITTING AREA
- 20 SCULPTURE COURT
- 21 ELECTRICAL SUBSTATION
- 22 GAS BANK



Future Commercial Development



SPACE AND LUXURY

HAND IN HAND

ROOMY APARTMENTS

Sun-kissed rooms where not just kids but even you can play with the winds. Well-ventilated interiors that allow you to breathe, move and relax with ease. Rooms that come with the promise of living out of the box.

At **Urvisha~The Condoville** expansive living is celebrated. The project comprises spacious 2 & 3 BHK apartments. There are also limited edition apartments with sky gardens on the 4th and 8th floors in select towers.

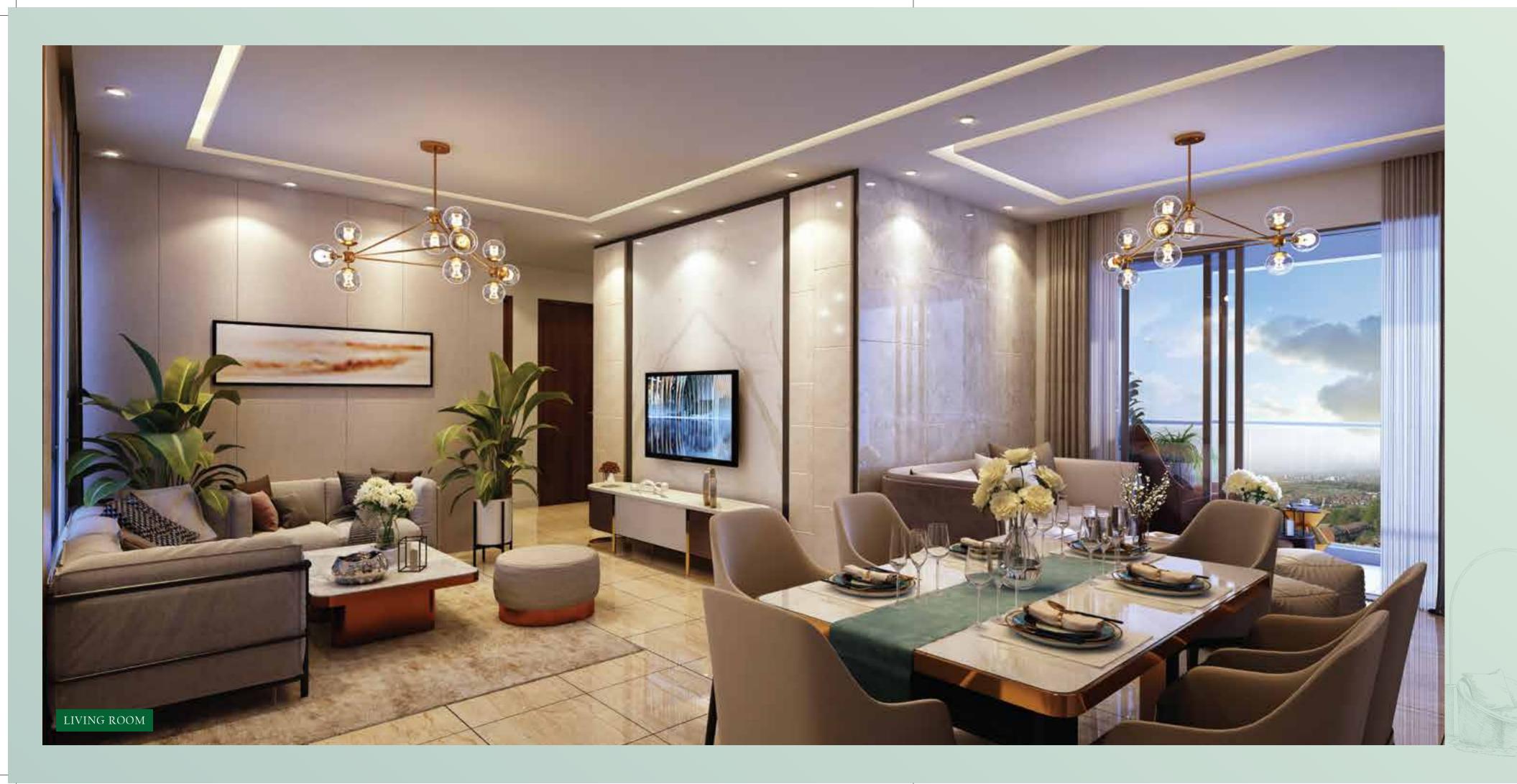
After all, space is the ultimate luxury.

YOUR PERSONAL HAVEN

Your private chamber. Your seat of repose. The space where you wake up to bird calls. Your cocoon of rest and rejuvenation after a long day.







THE WELCOMING SPACE

The hotspot for the family. Steeped in the warmth of a sweet home, the Living Room makes your guests feel at home.

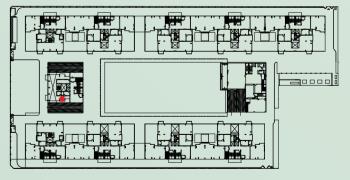






A VIEW TO HOLD DEAR

Take in the vibes of a thoughtfully crafted world without stepping away from home. The apartment balconies open to the expansive central lawn, welcoming in the breeze, and the cheerful ambience all around.



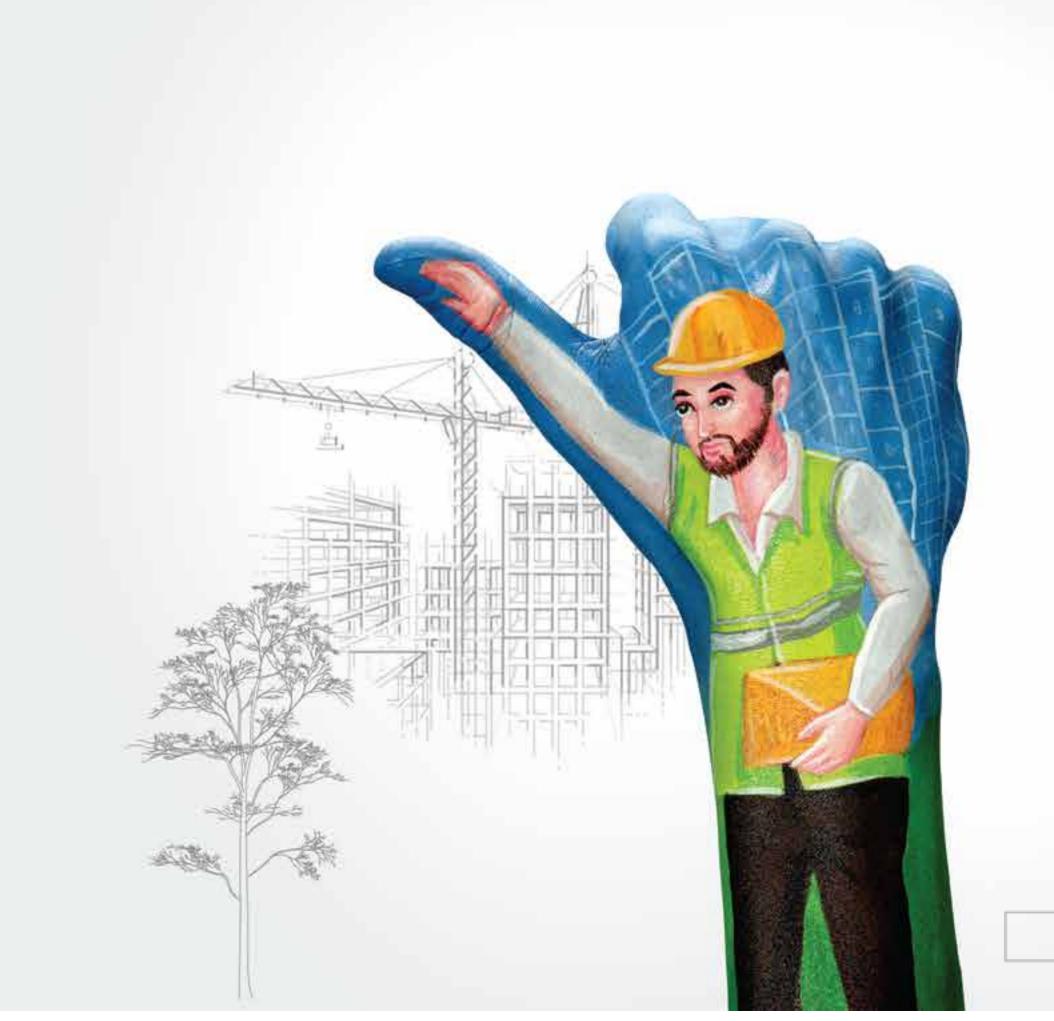
EARTH AND ARCHITECTURE

HAND IN HAND

A creative union. Between nature's grace and architectural elegance. The very essence of Urvisha harps on that unified living.

While you enjoy the perks of modern architectural aesthetics, you also experience the boons of staying connected to the elements of Mother Nature.

Each and every corner designed and built with finesse and functionality in mind, speaks of the coherent bond you'll share with nature and your surroundings at Urvisha~The Condoville.



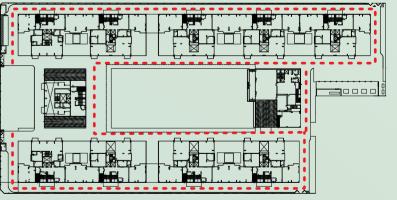






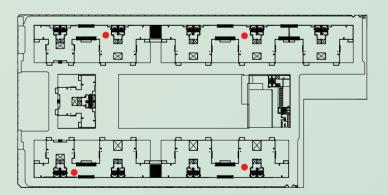
GET SET, GO!

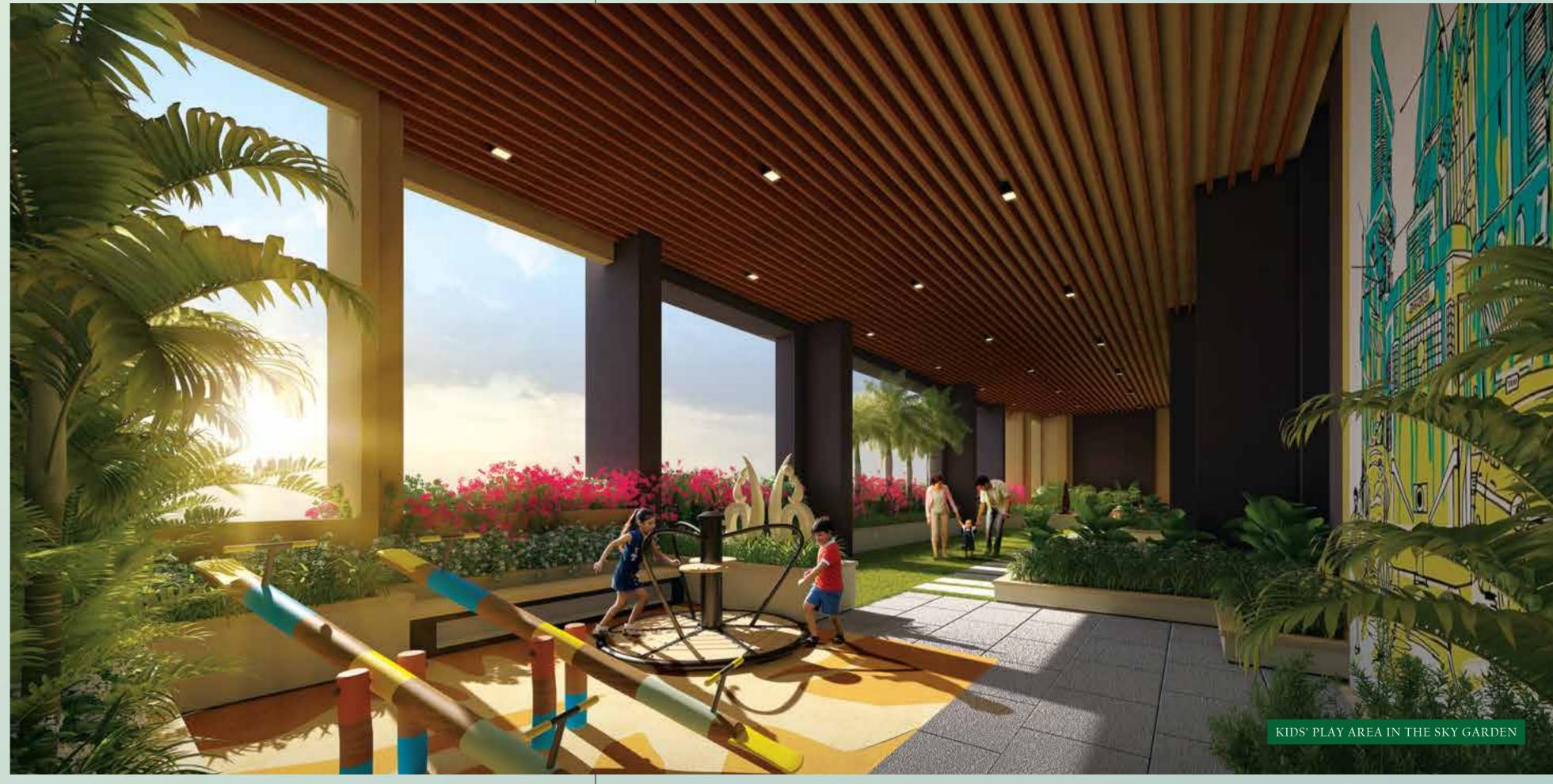
Run, sprint, jog, or just walk briskly around the Central Lawn for being in the pink of your health. Enjoy nature and breathe in fresh air all along.

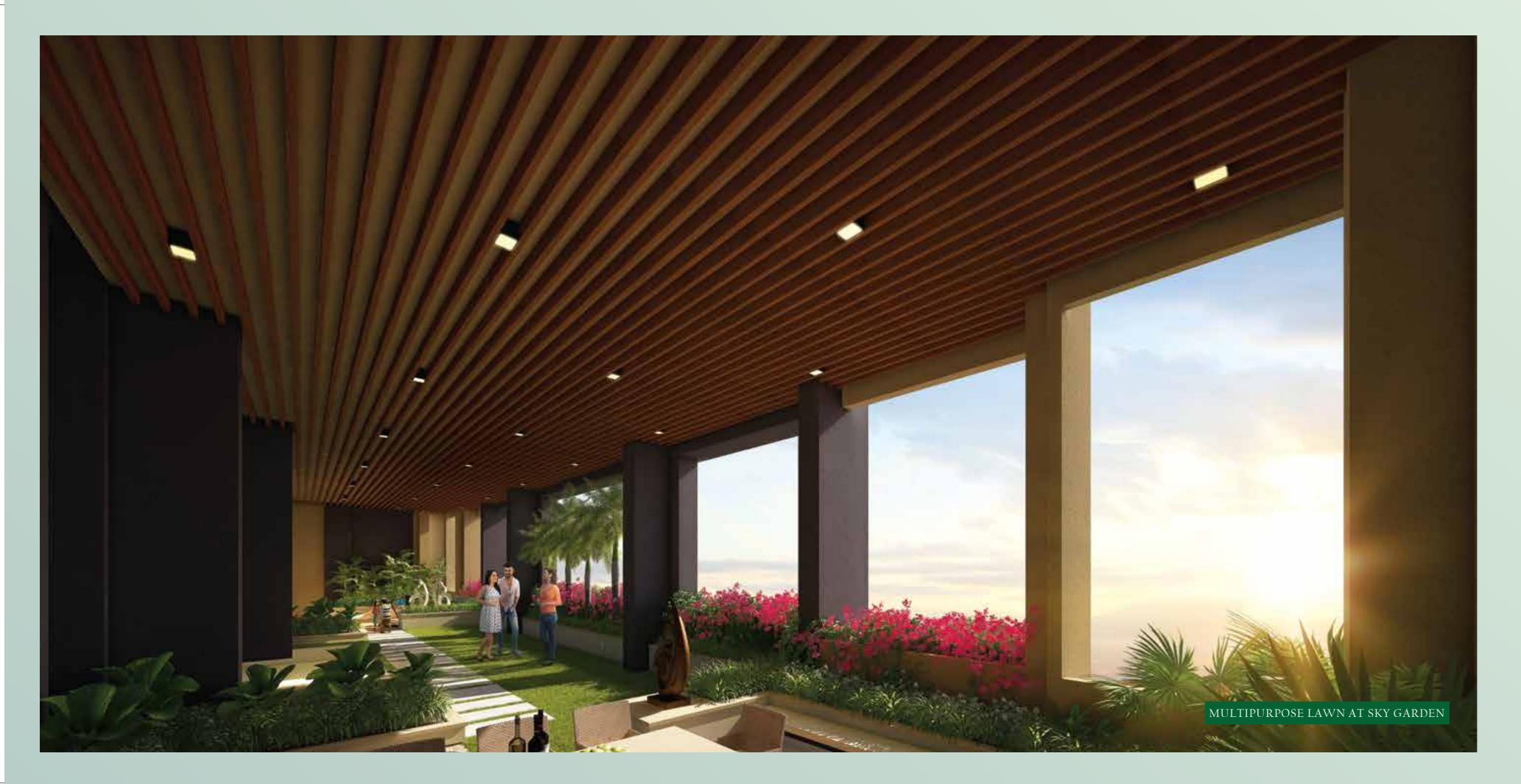


A WONDERLAND FOR KIDS

Thoughtfully designed with see-saw and merry-go-round. A slice of heaven for the little ones, where childhood is always enthralling.

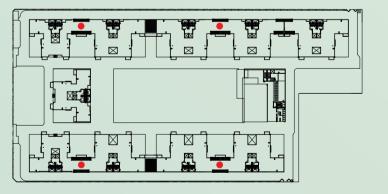






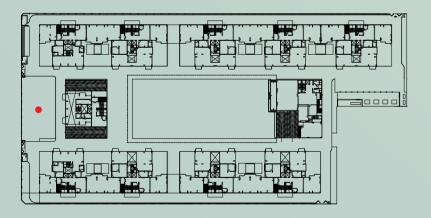
QUIETUDE AND CAMARADERIE

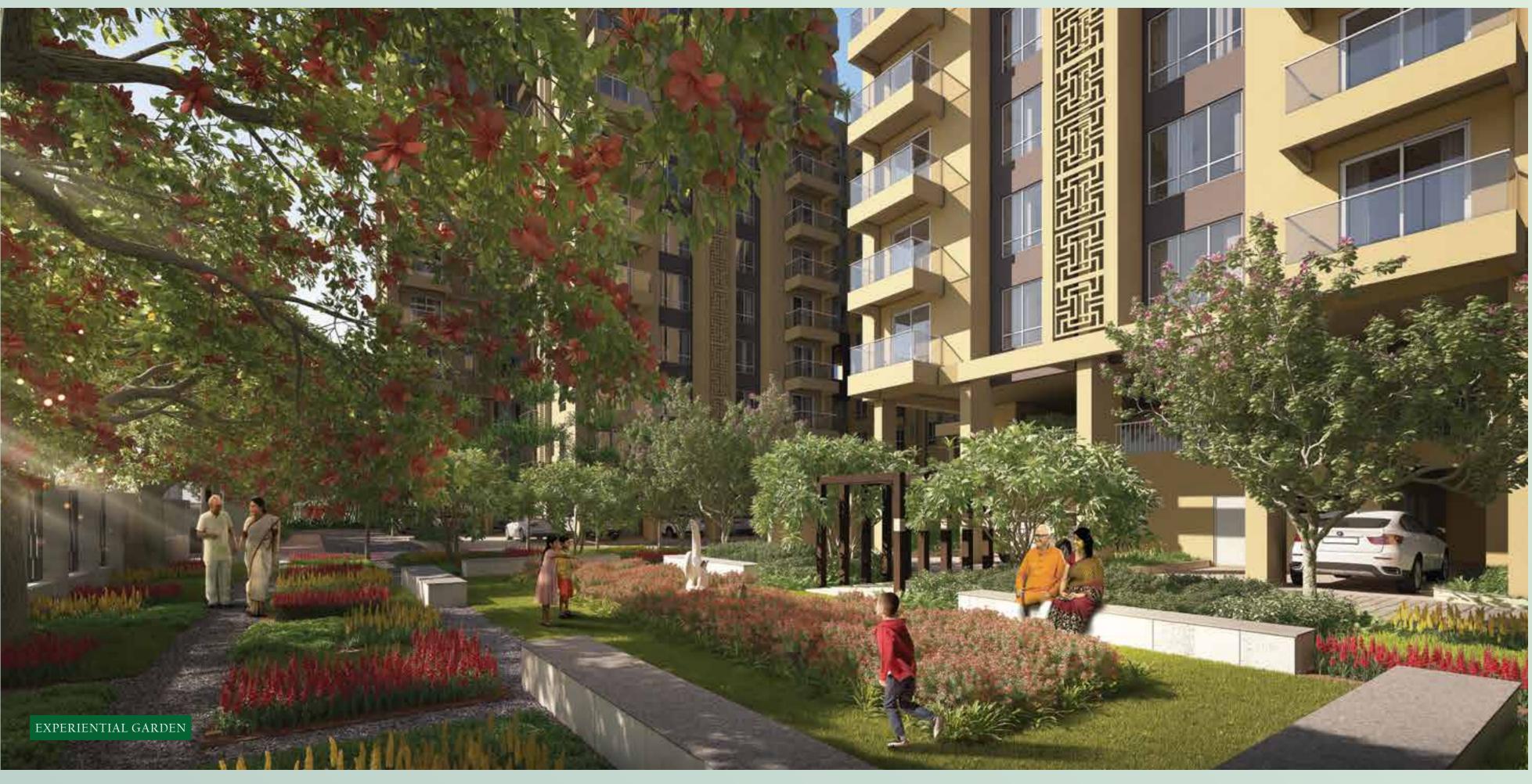
There's something for every member in the family at the Sky Garden. Specially designed hangout zone for Senior Citizens. Or a green path for a lazy stroll. With an expansive view for company.



YOUR HAPPY PLACE

Floral gardens, senior citizen adda zone, reflexology pathways add to your leisure and well-being while you enjoy the bliss of togetherness.

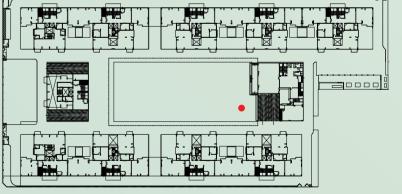






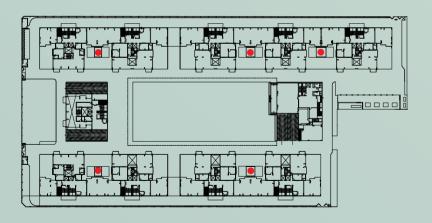
FUN, GAMES AND MORE

Happy faces, cheery voices, a scurry of little feet... it's joy unbound at Urvisha for the little champs.



TETE-A-TETE UNDER THE LEAFY SHADE

Bonding with neighbours, catching up with friends, relaxing with family or just enjoying some me-time – the curated adda zone outdoors is where you spend some precious moments.

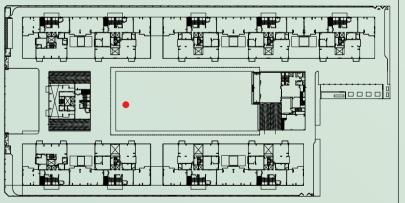






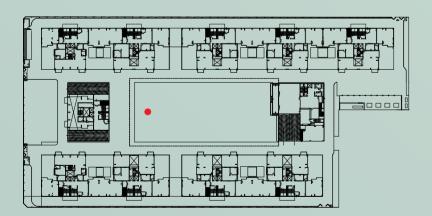
EVENING REVELRY

Elevate your evenings to a glittering high. Under the open sky. With friends and family. At Urvisha, it's always a happy time.



THE STAGE IS SET

For making memories. With loved ones. For cherishing moments. With a smile and loads of cheer. In an open-air manicured space crafted with your happiness in mind.







RECHARGE AND REJUVENATE Jogging Track | Therapy Garden & Reflexology Walkway | Stepping Stones Walkway

Outdoor Gym | Pull-up Bars | Acupressure Walkway

Yoga / Meditation Garden with Deck



TREASURES FOR YOUR LITTLE ONES

Hop-scotch Court | Sandpit | Kids' Play Area

Merry-go-round | See-saw | Skating Rink | Graffiti Wall



SPACES FOR CELEBRATING TOGETHERNESS

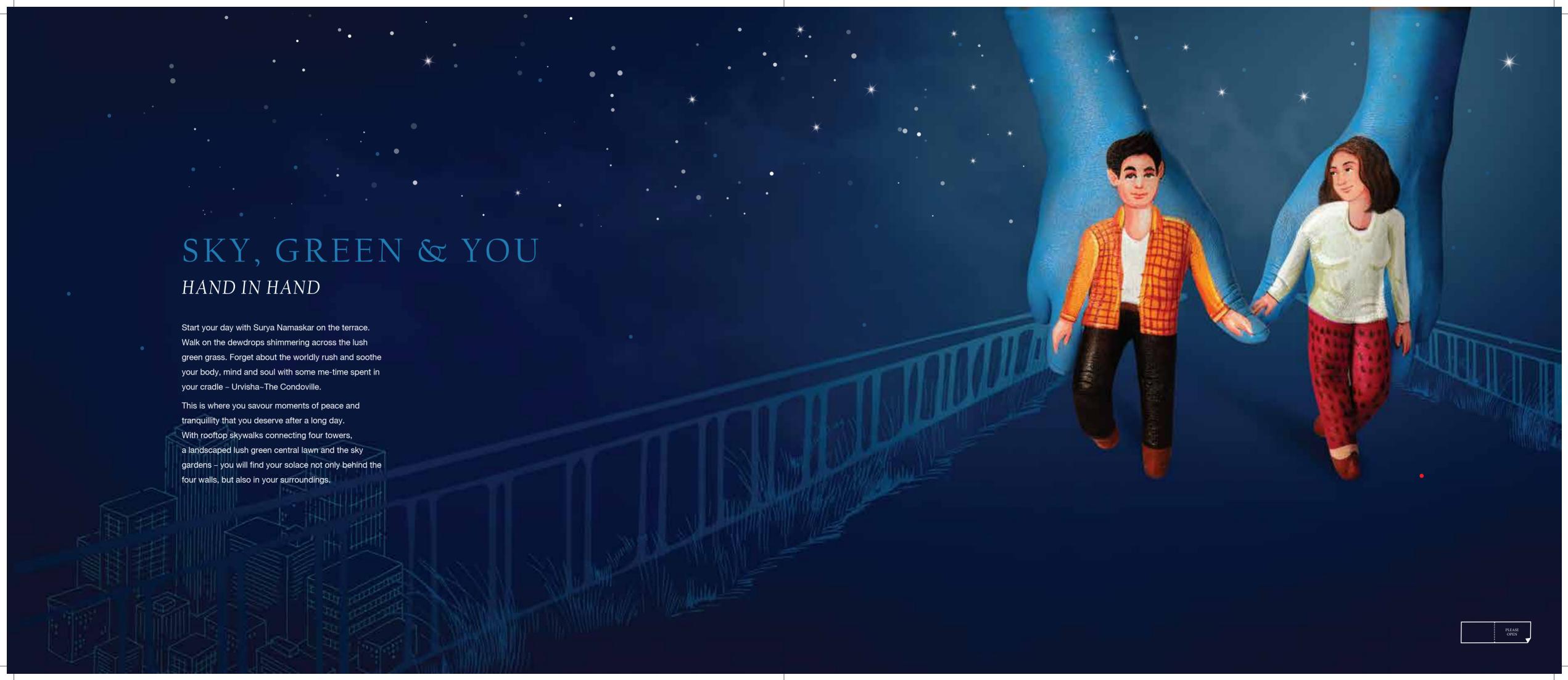
MESMERISING LANDSCAPES Elevated Celebration Plaza with Water Feature | Gazebo around the Central Lawn

Court with Sitting Spaces | Adda Zone under a Tree | Senior Citizen Zone

Multipurpose Lawn | Family Deck | Viewing Deck

BBQ Area with Trellised Sitting Area

Adda Zone with Water Cascade & Floating Planter | Experiential Driveway laced with Exotic Flowers | Garden Pavilion | Sculpture Garden | Pet's Park Fragrance Garden

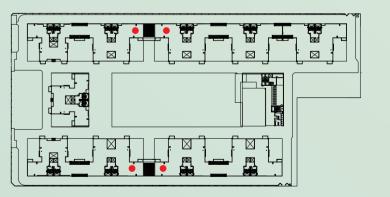






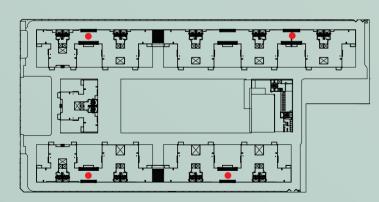
OPEN-AIR RENDEZVOUS

Family gatherings, celebrations or weekend adda sessions – it's bonhomie time under the open sky. A breathtaking panoramic skyline afar and an ornate landscape around you. Share and treasure beautiful moments of togetherness.



CONNECT WITH YOURSELF

Soul search. On the skywalk by the nodding trees, beneath occasional tufty clouds. Steeped in positivity, the Yoga and Meditation Garden is an ideal place to find solace and connect with yourself.

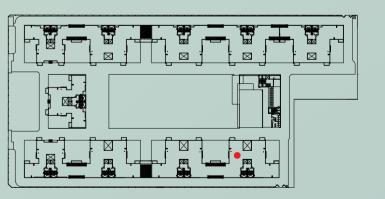






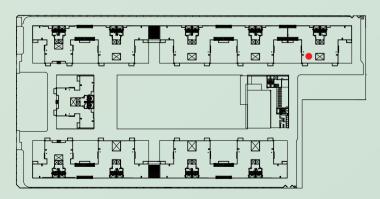
ALL PLAY ALL FUN

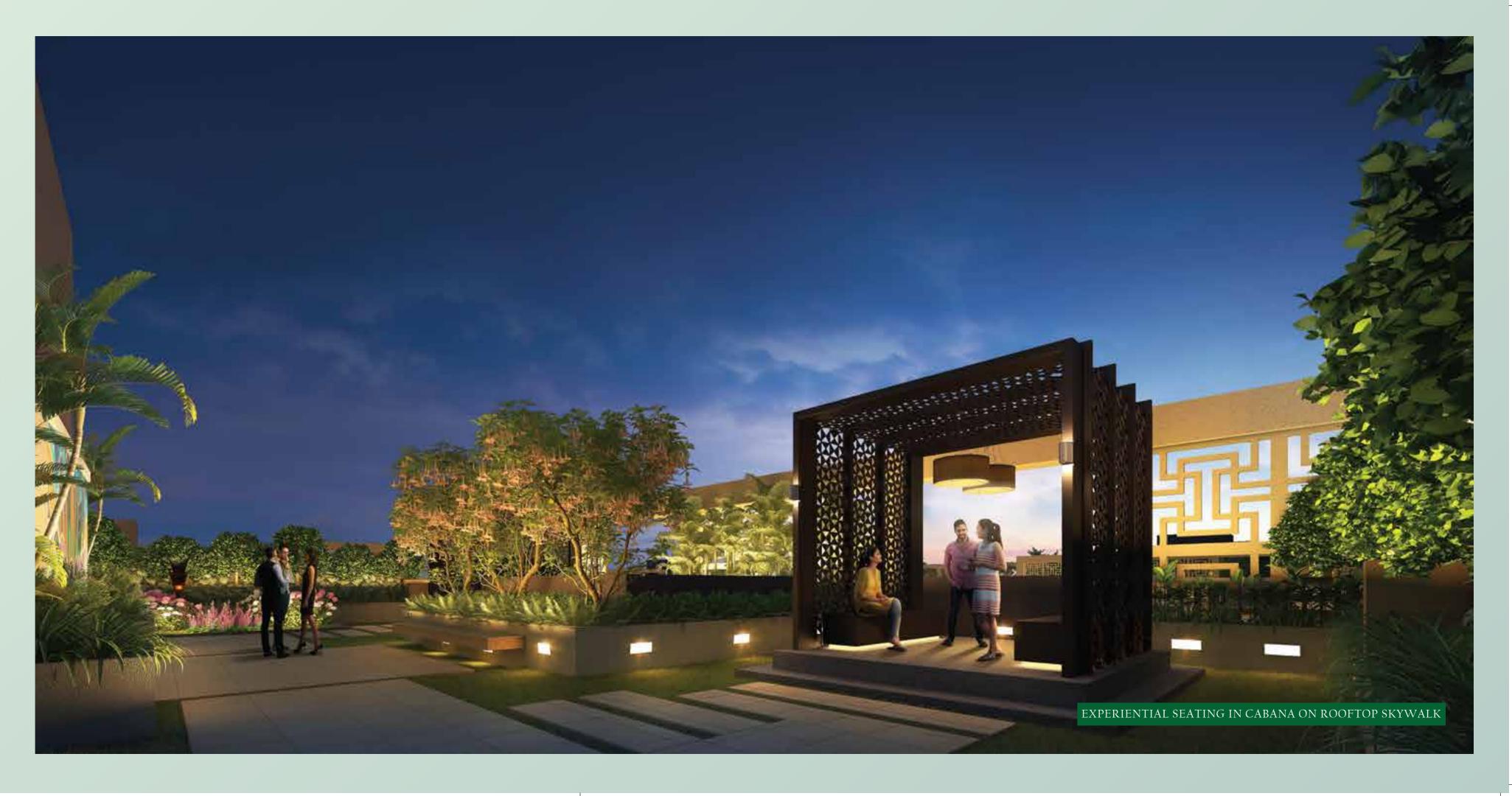
Why should adults have all the fun? Here, even you feel like a child watching kids enjoy a playful time, hopping a little and skipping a bit on the Rooftop Hobby Zone.

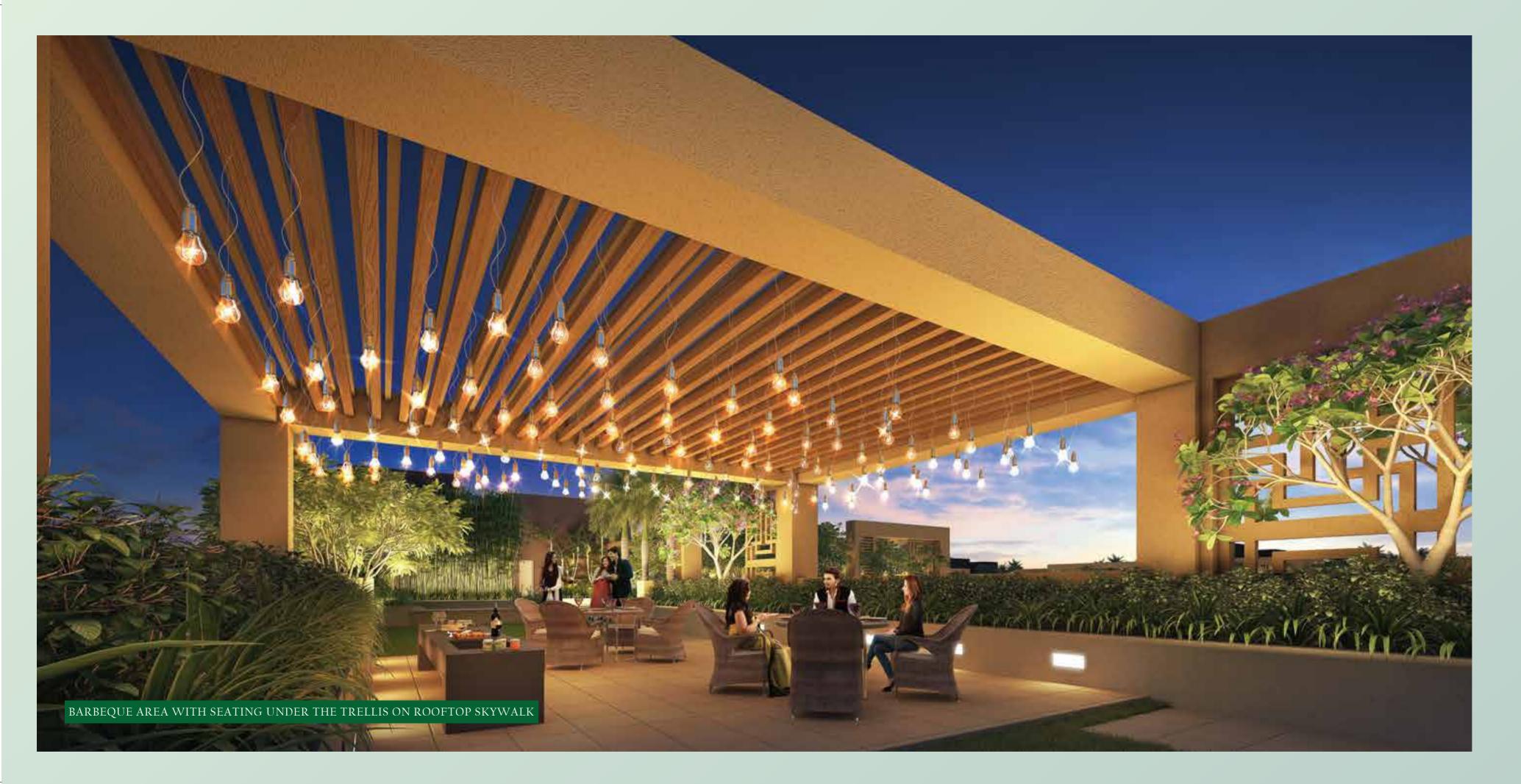


A GALA WITH THE STARS

Watch the sun go down from your recluse. Sit back and relax after a long day. Simply enjoy the evening breeze under beautifully lit cabanas, with starry starry nights on your mind. The Skywalk offers you all.

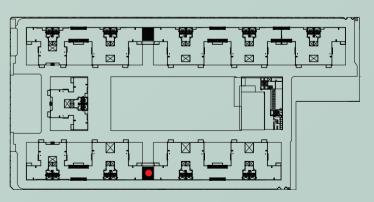






FUN AND FEASTS

Warm your hearts with great food and heartfelt conversations in the barbeque area, on the skywalk. Plan parties every weekend, because you don't need a reason to celebrate good times.



ROOF PLAN

LEGEND

- 1 ACUPRESSURE WALK
- 2 ROOFTOP SKYWALK
- 3 ADDA ZONE
- 4 MEDITATION GARDEN
- 5 YOGA DECKS
- 6 TRELLIS SHADED SITTING AREA
- 7 GRAFFITI WALL
- 8 GARDEN PAVILION
- 9 SCULPTURE COURT
- 10 MULTIPURPOSE LAWN
- 11 BARBEQUE AREA
- 12 EXPERIENTIAL SEATING IN CABANA
- 13 THEME GARDEN
- 14 FRAGRANCE GARDEN
- 15 KIDS' HOBBY ZONE
- 16 MAIN SWIMMING POOL & KIDS' POOL
- 17 WATER FEATURE AT INFINITY EDGE
- **18** CHANGING ROOM
- 19 DECK LOUNGERS
- 20 YOGA & MEDITATION DECK
- 21 TRELLIS



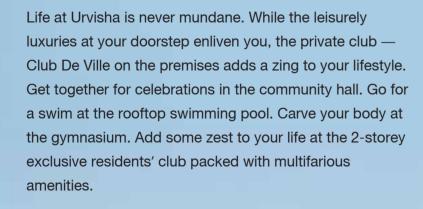
KEY PLAN



• ROOFTOP SKYWALK

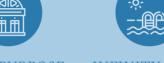
LEISURE & RECREATION

HAND IN HAND



THE THEFT STREET















MULTIPURPOSE INFINITY POOL KIDS' POOL

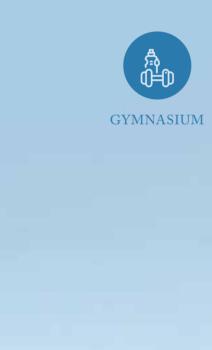














GAMES ROOM

BOARD ROOM

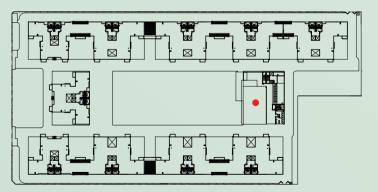
YOGA AND MEDITATION DECK

LOUNGE AND MORE



RIPPLES OF JOY

Dive in for those refreshing vibes. Feel the stress drain away from your body. Swim to the edge or stay afloat. Simply take it easy at the private Residents' Club.



CLUB DE VILLE CLUB DE VILLE

GROUND FLOOR



GROUND FLOOR

- 1 RECEPTION AND LOBBY
- 2 MULTIPURPOSE HALL / COMMUNITY HALL
- 3 WASH ROOM
- 4 TOILET (F)
- 5 TOILET (PC)
- 6 TOILET (M)
- 7 KITCHEN
- 8 OFFICE
- 9 SPACE FOR DG

FIRST FLOOR

FIRST FLOOR

- 1 LOBBY
- 2 INDOOR GAMES ROOM
- 3 GYM
- 4 BOARD/MEETING ROOM
- 5 UTILITY
- 6 CHANGE ROOM (M)
- 7 CHANGE ROOM (F)
- 8 PANTRY
- 9 KIDS' ROOM
- 10 PRIVATE THEATRE



ROOF PLAN



ROOFTOP

- 1 INFINITY POOL
- 2 KIDS' POOL
- 3 YOGA & MEDITATION DECK
- 4 POOL DECK
- 5 CHANGING ROOM



WHERE THE MAGIC BEGINS

Welcome to the happy and vibrant world of Club De Ville.

The gateway to a world of celebrations, relaxation and recreation.





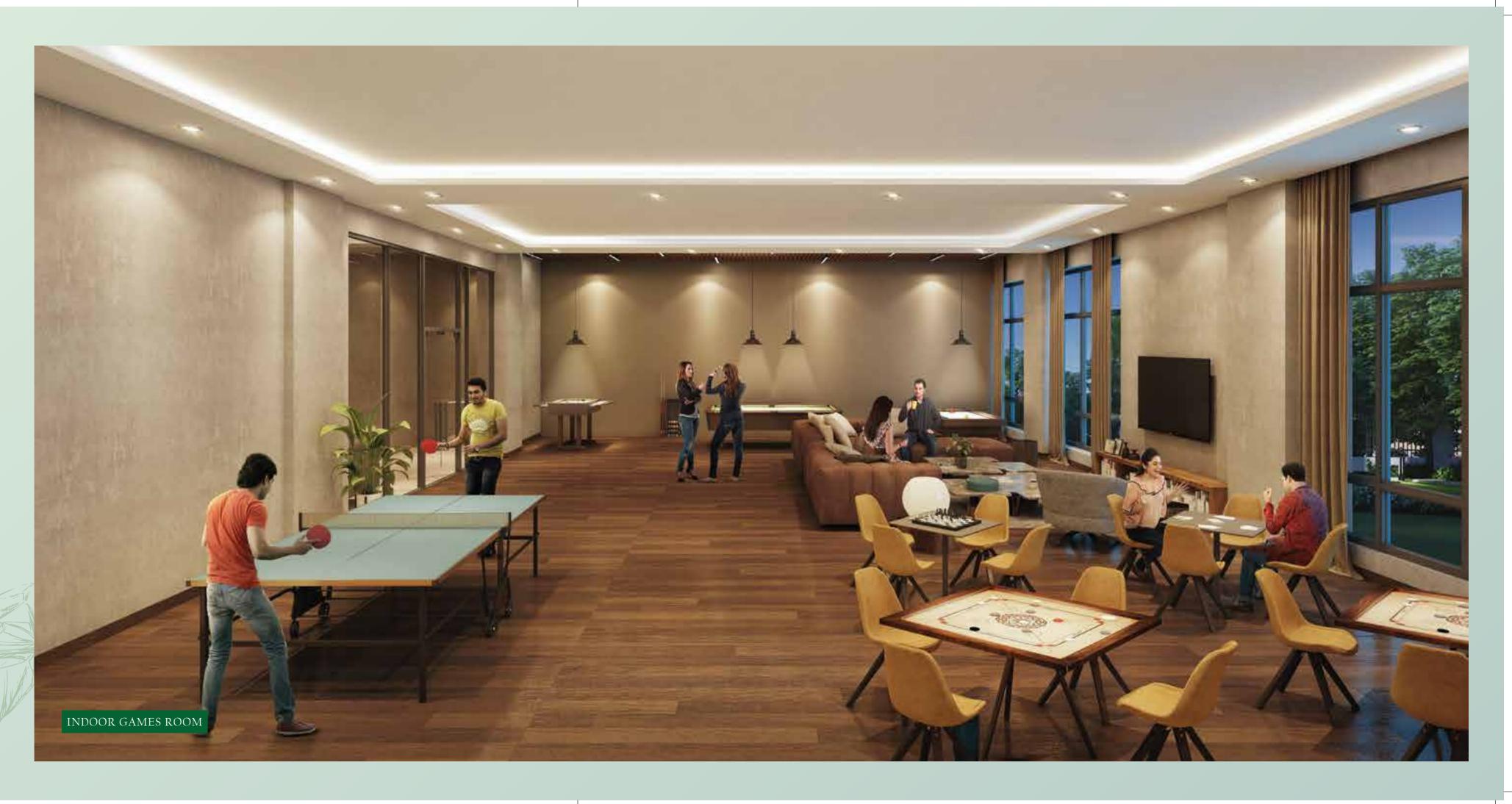
GRAND CELEBRATIONS

A banquet space where all your happy gatherings find the best ambience and resources. Say cheers to the best moments of your life. Raise a toast to the good times.



PASTIMES ARE GOOD TIMES

Carrom, table tennis, chess, billiards... get spoilt for choice for some fun and games even indoors. At Urvisha, the joy of life is a constant.





TINY TOTS TAKE OVER

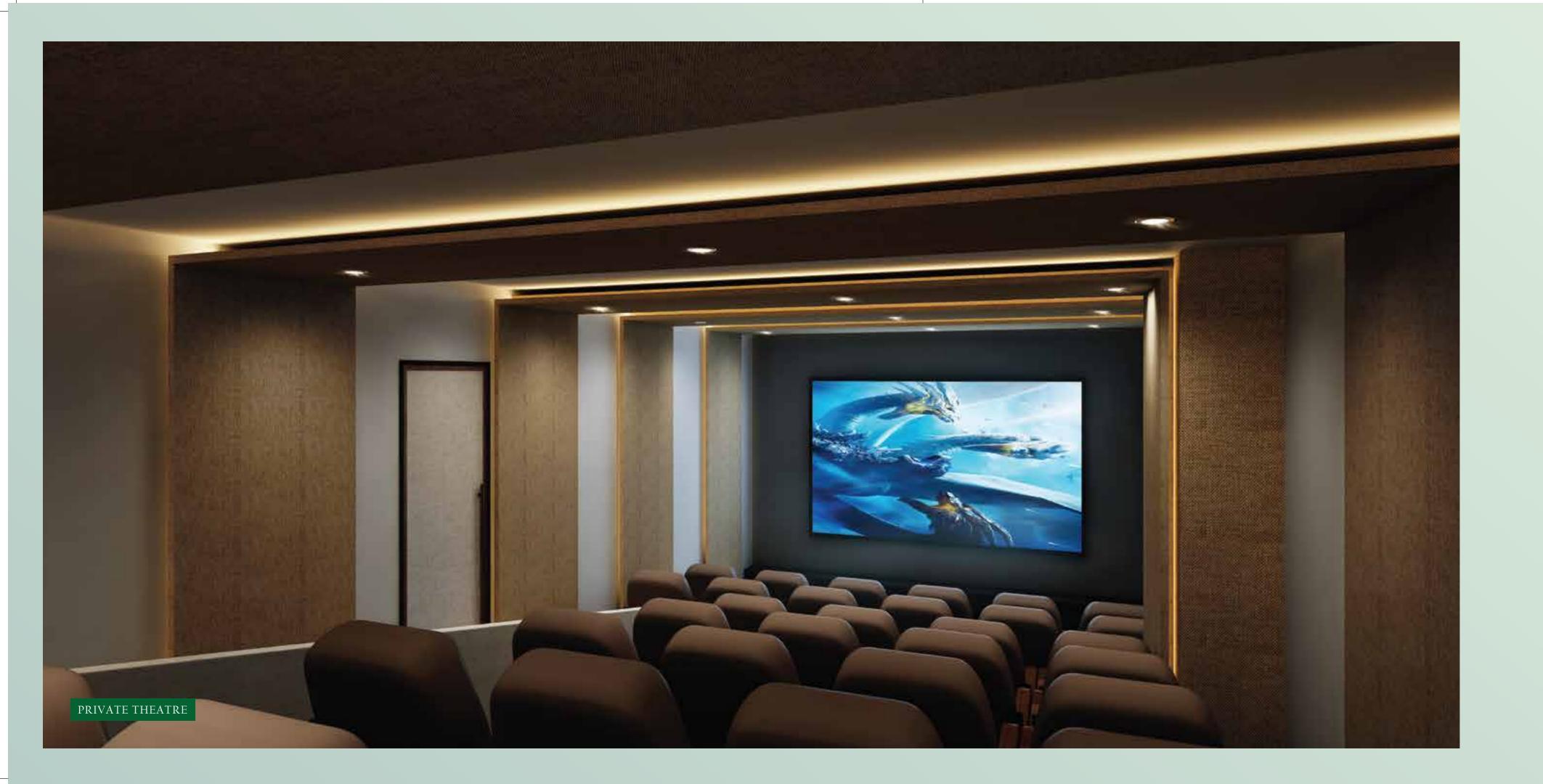
While you enjoy your club life, let your kids have the time of their lives at this cute and adorable space designed for a happy childhood.

YOUR WORLD OF FITNESS

For once you will try to find all excuses to hit the floor and work out for a healthier and robust you!







SCREEN TIME

A 40-seater audio-visual auditorium for your binge-watching evenings, high-octane sports matches or a private screening of something special with your loved ones. Get your popcorn ready!

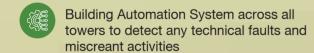


SAFETY & SECURITY

HAND IN HAND

When you come home to Urvisha you come home to a safe retreat.

The project is designed keeping safety and security at its heart. Thus making you feel sheltered in the sanctuary built for you.

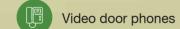




Boom barriers at the gate



Lift access control



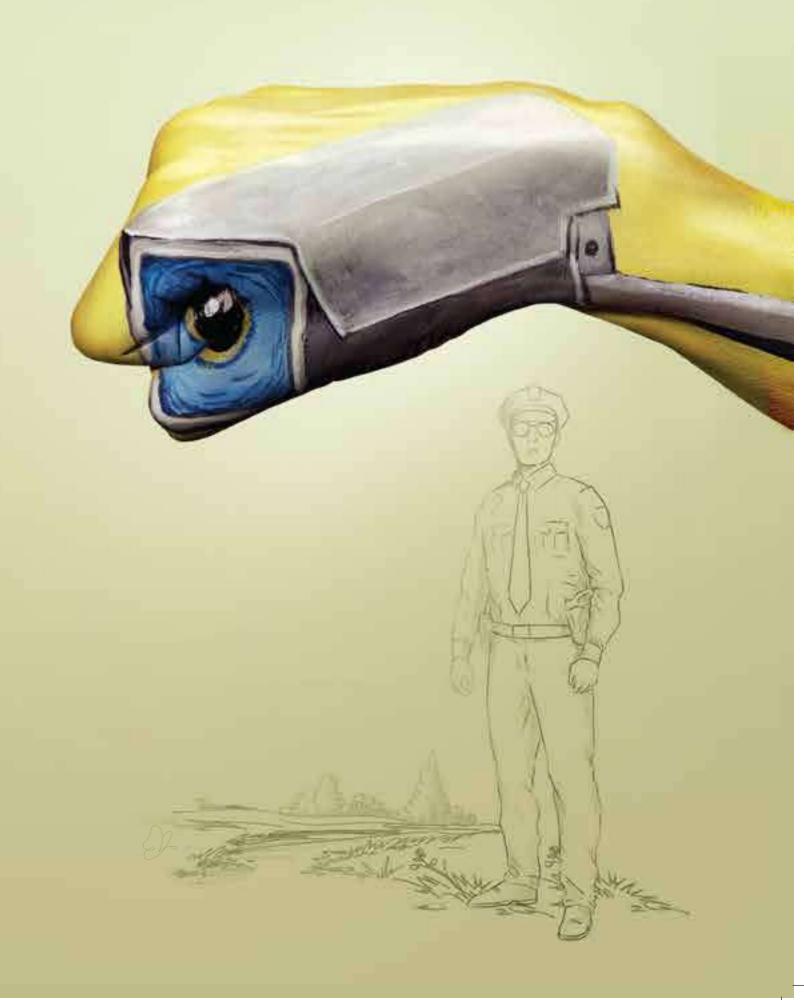


24x7 CCTV surveillance



Green Building Compliant - Rooftop solar panels - EV charging station

Advanced fire safety measures in the kitchen and common areas



ONLY THE CHOICEST SPECIFICATIONS

SUPERSTRUCTURE

RCC Framed Structure

WALL

AAC Block Wall/Infill Wall

LIVING AND DINING ROOM

Floor: Tiled Flooring

BEDROOM

Floor: Tiled Flooring

BALCONY

Floor: Anti-skid Tiled Flooring

KITCHEN

Floor: Tiled Flooring

Kitchen Counter - Granite Countertop

Kitchen Dado - Tiles on Dado

TOILET & POWDER ROOM

Floor & Dado: Anti-skid Tiled Flooring with Tiles on Dado;
 Sanitary and CP Fittings of Reputed Make

DOOR FRAME

Solid/Engineered Wood Frame

DOOR SHUTTER

Flush Door with SS Hinge

WINDOW

Aluminium Glazed Window

INTERNAL FINISHES

White Cement Putty Finish

EXTERNAL FINISHES

Weather Coat Paint

ELECTRICAL

Concealed Wiring with Modular Switchest

PROVISION FOR AIR CONDITIONING

Electrical and Drainage Provision at Specific Location



TRUST AND PROMISE OF

AmbujaNeotia

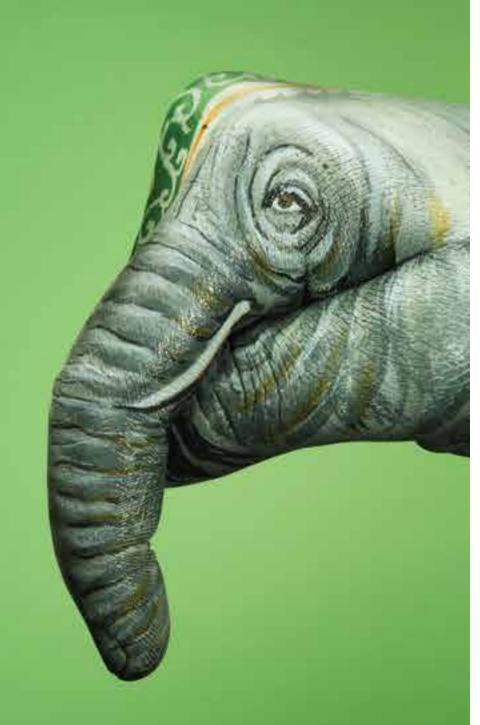
HAND IN HAND

When you invest in an Ambuja Neotia property, you invest in peace of mind. Urvisha is a safe haven crafted with the promise of on-time delivery, standard security and surveillance facilities, and quality fixtures.

Functionality goes hand in hand with aesthetics.

Amenities are crafted with sustainability in mind.

Because, luxury can also be intangible. And that is where the trust and promise of Ambuja Neotia makes all the difference.



YOU ARE OUR PRIORITY

AMBUJA NEOTIA'S AFTERCARE ADVANTAGE

Ambuja Neotia believes in providing each residence with orderly management and upkeep. We further believe that the value of a property appreciates not only for how well it is built but also equally for how well it is maintained, till the complex is handed over to the association.

Therefore, our expertise stands tall through our special vehicle, QMVL (Quality Maintenance Venture Limited), which manages all the City Centre Malls, Residential Projects, as well as our Business Parks. It gives a distinct edge to property maintenance and also keeps the residents' living experience pleasant.

With a strong 100-plus member team of engineers and managers, we have acquired the necessary experience and developed the required expertise to fulfill your dreams.

Essentially, your home will be an asset that will last you for generations to come.

COMMERCIAL & RETAIL PROJECTS



SALT LAKE, NEW TOWN, HALDIA, RAIPUR, SILIGURI, PATNA











RESIDENTIAL



























ARCHITECT'S NOTE

The Urvisha complex is designed around a natural green zone, which acts as a unifying feature for the entire residential community. It functions as the lungs for the apartment blocks, as a common space for social gatherings and as a space for interacting intimately with nature.

Each apartment within the complex has a direct visual connection to this central garden. Along the periphery of this green space, the building blocks are set back at intervals, not only allowing for interesting visual dynamics but also creating more intimate secondary cores of natural greenery, as extensions of the central green within the apartment zone.

The low-height club building at the edge of the greens, with the infinity-edge pool overlooking the garden and community spaces on the lower floors, acts as a focal point for the complex.

Semi-private, double-height community spaces are distributed throughout the complex at multiple levels, with easy access from all apartments, having their own internal greenery and spaces for social interaction, with natural light and ventilation, yet sheltered from direct rainfall.

These sky gardens overlook the central garden on one side and peripheral roads on the other, while providing visual relief for the facade of the apartment blocks, whether viewed from the roadside or the central greens.

The roof of the apartment blocks on both sides of the complex are connected, creating yet another space for social gatherings in an open yet intimate terrace accessed only by the residents.

The master plan has clearly defined circulation pathways providing access to the apartments and the club.

The building cores are combined to form larger apartment blocks to reduce inter-building spaces and maximise the common open space. This avoids the formation of any negative spaces within the complex.

The apartments face the Central Greens on one side and overlook the peripheral access roads on the other side.

The north-south orientation of blocks with minimum exposure of the walls to east and west has been planned to reduce heat gain. The central open green acts as a heat regulator for the complex reducing heat stress and enhancing natural ventilation.

All apartments have openings on at least two sides. The units are accessed through multiple cores, each with a well-appointed entry lobby on the ground level and 4 apartments per floor.

The common lift and stair lobby on every floor are designed to maximise efficiency without compromising on comfort, with access to natural light and ventilation.

Within each apartment, there is minimal corridor space, balconies for all living-dining areas and master bedrooms as well as utility balconies for all kitchens.

There is a provision for cross ventilation in one or more rooms of each apartment. Balconies project onto the central garden area giving a sense of collective ownership of this core space to each apartment owner.

The overall essence of the design is to give each residents a sense of belonging to a vibrant and eco-friendly community and of pride in their share of ownership of the entire complex, and not just having a feeling of being the owner of an isolated apartment.

SBA Spectra

ABOUT AmbujaNeotia

Ambuja Neotia is one of the most prominent and respected corporate houses headquartered in Kolkata, with its forte in real estate and subsequent forays into hospitality, healthcare and education.

The company, under the stewardship of Harshavardhan Neotia, has been responsible for landmark projects in and around Kolkata. Udayan, Kolkata's first condoville built on the PPP (Public-Private Partnership) model, made good living 'affordable' for the first time in the country and earned Harshavardhan Neotia the Padma Shri in 1999. Upohar~The Condoville, one of the largest residential projects brought together efficiency, comfort and luxury, transforming dreams into reality.

With City Centre Salt Lake, the mall concept was revolutionised. Leisure

destinations like The Ffort Raichak and Ganga Kutir were created by the river Ganges. The Group also forayed into healthcare with the setting up of Bhagirathi Neotia Woman and Child Care Centre. Ecospace Business Park was developed to give the city smarter, greener workspaces for better work-life balance. The Conclave revolutionized the way business clubs were perceived; it's the first of its kind to blend fine dining, decor and personalized service. With the vision of imparting education that transforms students into leaders for a global society, the Group embarked on a new journey with The Neotia University.

The Group continues to launch strings of projects across Real Estate, Hospitality and Healthcare to add to the experiences and keep making a difference to the way people live.



Bhagirathi Neotia Woman & Child Care Centre, Kolkata



City Centre, Raipur



City Centre, Salt Lake, Kolkata



Ganga Kutir, Raichak on Ganges, Kolkata



City Centre, New Town, Kolkata



Ecospace Business Park, New Town, Kolkata



Raajkutir IHCL SeleQtions, Kolkata



The Ffort Raichak, Raichak on Ganges, Kolkata



Taj Chia Kutir Resort & Spa, Darjeeling



The Neotia University, Kolkata



Udayan - The Condoville, Kolkata



Ujass - The Condoville, Kolkata



Ujjwala - The Condoville, New Town, Kolkata



Upohar - The Condoville, Kolkata



Uttorayon, Siliguri