



Your Bungalow
in the City

Luxurious
private-living
nurtured
by Nature



Amantran

Limited Edition 126 Row Bungalows

1.5

KM FROM
JOKA METRO

4/5/7

BHK
RESIDENCES



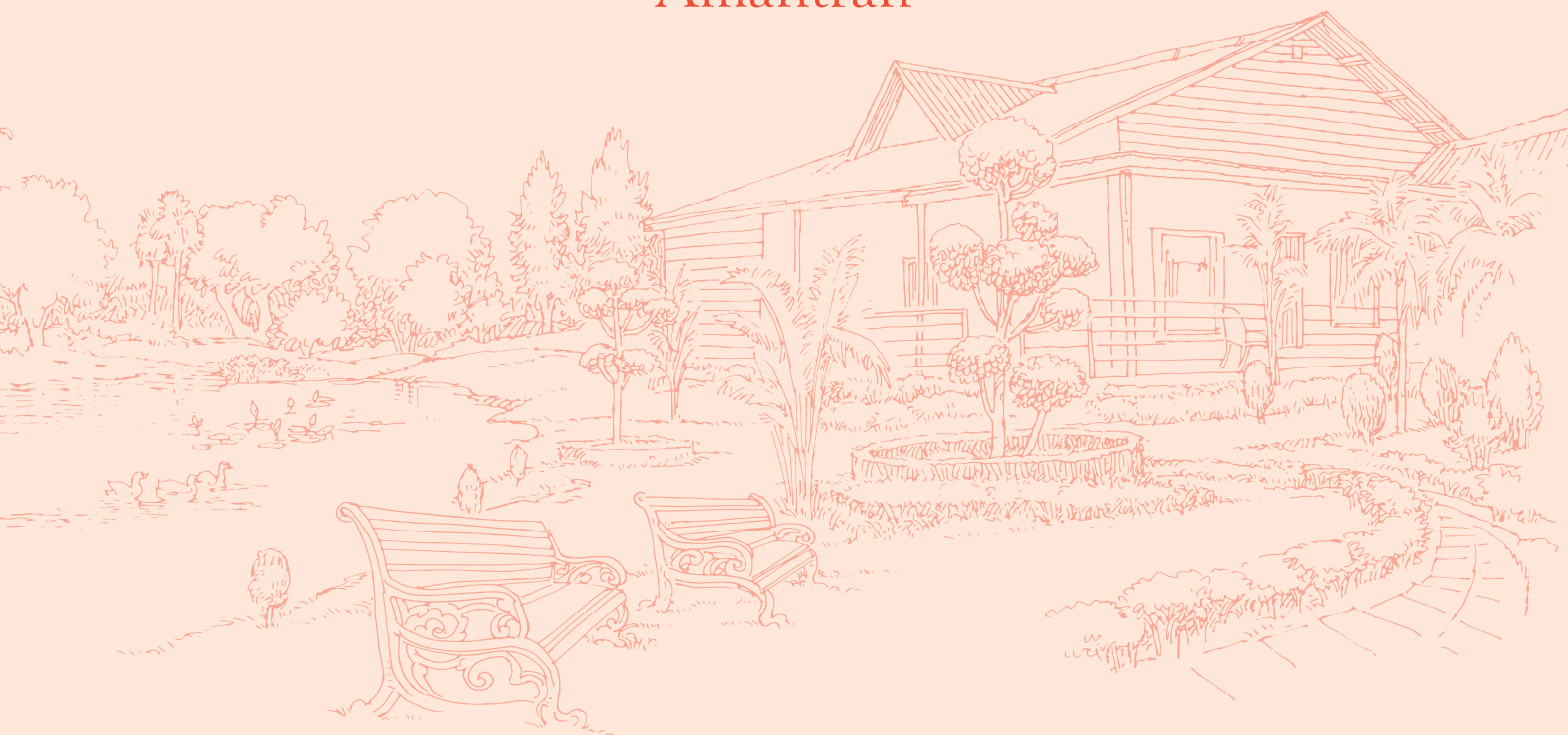
A Home for Generations to Come

Relish your beautiful bungalow amongst the purity of lush nature. Fulfil the nostalgic craving of spacious living with 'Dalan' and 'Uthon' once again.

Greet every morning with the joy of listening to a bird's song. Get caressed by the blissful breeze. Be fully alive to each moment. Enjoy the starry night on your open terrace. Here blooms the promise of a bright future.

Here you are, finally, at home. Here, every day is a dream.

Live it, at
Amantran





Overview

Land Area

Phase I - 5.66 acres (approx)

Development Authority

Kolkata Municipal Corporation

Electricity

WBSEDCL

Architect

Raj Agarwal & Associates

Structural Consultants

JW Consultants LLP

Legal Associates

Saha & Ray

Sizes

4 BHK (Built-up Area) - 1580.70 sq ft to 1613.47 sq ft

5 BHK (Built-up Area) - 1971.24 sq ft to 2024.79 sq ft

7 BHK (Built-up Area) - 3267.04 sq ft to 3298.80 sq ft



Location Map



- Government Organisation
- Resort
- Market/Mall
- School/College
- Railway Station
- Metro Station
- Hospital

Khidirpur Esplanade Howrah



Nearby Landmarks

Educational Institutes

Vivekananda Mission School	400 m
IIM Joka	800 m
Pailan World School	3 km
Gems International School	4.2 km
MP Birla Foundation HS School	6.6 km
Delhi Public School Joka	7.8 km
DAV Public School	8.4 km

Medical Facilities

Bharat Sevashram Sangha Hospital	100 m
ESI Medical Hospital	1.5 km
Apollo Clinic	2.6 km
Thakurpukur Cancer Hospital	3.7 km
CMRI Hospital	11 km
BM Birla Heart Foundation	11 km

Shopping Hubs

Reliance Smart Point	500 m
More Supermarket	1.7 km
Reliance Trends	2.8 km
Max Fashion	6 km

Transportations

Joka Metro	1.5 km
Tollygunge Metro	10 km
Majherhat Railway Station	9.5 km
Sealdah Railway Station	20 km
Howrah Railway Station	21 km
Airport	36 km



Nature Trail

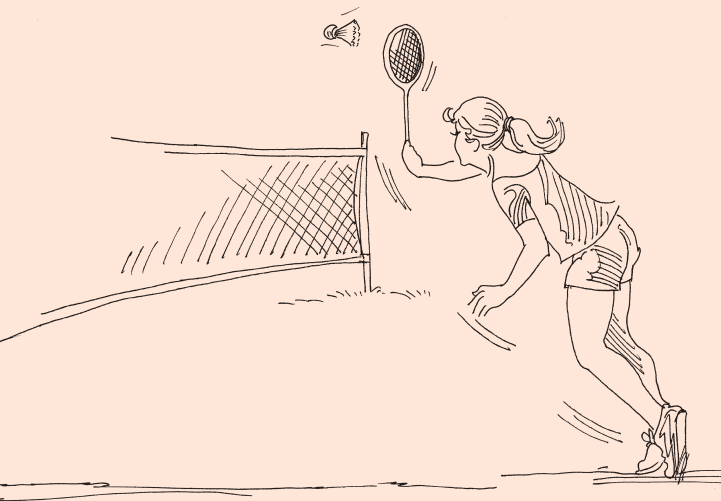


- Natural pond
- Walking trail
- Open lawn
- Seclusion deck
- Fishing deck
- Pondside seating deck
- Vantage point
- Mini wetland experience





Breathe Afresh

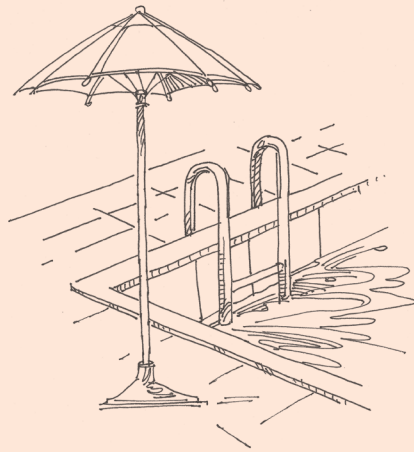


- Yoga lawn with pavilion
- Meditation deck facing pond
- Jogging track
- Football court
- Pet corner
- Kids' play area
- Multipurpose court
- Fitness lawn facing pond





Happy Pool



Swimming pool

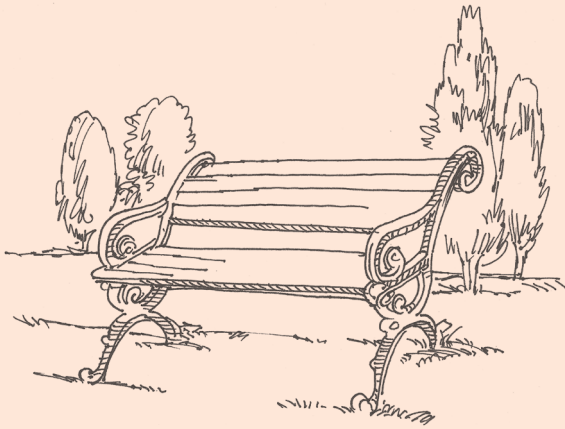
Kids' pool

Poolside seating deck





Outdoor Entertainment



- Amphitheatre
- Multipurpose lawn
- Rainbow pavilion
- Picnic lawn with tropical pavilion
- Grandparents' corner
- Adda zone





Posh Club



AC community hall
with party lawn

AC gymnasium

AC indoor games room

Indoor kids' play area

Multipurpose studio





Well-planned Bungalow Life

24/7 Security post with
elegant gate house

24/7 CCTV surveillance
in common areas

Sewage treatment plant

Advance fire fighting system

Central garbage collection system

24/7 Power back-up

Water treatment plant

24/7 Potable water supply

Facility management service

Intercom connectivity

Boom barrier





Specifications

Structure

Aluform/Earthquake resistant
RCC framed structure

Brickwork

Fly ash bricks/AAC blocks

Doors

Main Door: Decorative flush door

Other Doors: Flush door

Balcony and Ground Floor Bedroom:

Aluminium sliding door with full glazing

Door handles, locks and hinges of
reputed make

Windows

Powder coated aluminium with clear glazing

Flooring

Main Entrance: Tiles/Natural stone

Living & Dining, Bedrooms, Kitchen:
Vitrified tiles (2 ft x 2 ft)

Staircase: Vitrified tiles/Natural stone

Toilet: Anti-skid ceramic tiles

Roof: Decorative roof garden with pergola

Parking: Paver blocks/Natural stone

Electricals

Concealed wiring with modular switches
of reputed make

Provision for television point in living
room, family room and all bedrooms

Provision for telephone, intercom and
broadband points in living room and
family room

Kitchen: Electrical points for light, fan,
refrigerator, water purifier, microwave,

mixer grinder, exhaust fan/chimney and
washing machine

Toilet: Electrical points for light, geyser,
hairdryer and exhaust fan

Parking: Provision for electric car
charging point

Adequate electrical points in living
& dining, all bedrooms, kitchen, toilet,
parking area, backyard and roof

Kitchen

Counter: Granite slab with stainless
steel sink

Wall: Wall tiles up to 2 ft height over
granite counter top

Toilet

Counter: Granite basin counter in
all toilets

Wall: Ceramic tiles up to door height

Sanitary ware: Sanitary ware of
reputed make

CP Fittings: CP fittings of reputed make

Railing

Balcony: Glass and MS railing

Staircase: MS railing

Wall Finish

Internal Wall: Gypsum/Putty finish

Ceiling: Putty finish

Exterior: Weather shield exterior grade
paint/wall cladding

Air Conditioner

Provision for one no. split AC in living
and dining, family room and all bedrooms



Payment Schedule (Phase I)

Booking Amount: Part - I (on day of Application)	₹ 2,00,000 + GST
Booking Amount: Final Booking (within 15 days of Application)	10% (Less Booking Amount: Part - I) + GST
On Execution of the Agreement for Sale	10% of the Row Bungalow Cost + 50% of the Club Charges + 50% of Generator, Transformer & Electricity Expenses + 50% of Legal Charges + 50% of Incidental Charges + GST
On Commencement of Foundation Work of the Said Row Bungalow	10% + GST
On Commencement of First Floor Slab Casting of the Said Row Bungalow	10% + GST
On Commencement of Ultimate Roof Casting of the Said Row Bungalow	10% + 50% of the Club Charges + 50% of Generator, Transformer & Electricity Expenses + GST
On Commencement of Internal Brick Work of the Said Row Bungalow	10% + GST
On Commencement of External Plaster of the Said Row Bungalow	10% + GST
On Commencement of Flooring of the Said Row Bungalow	10% + GST
On Completion of the said Row Bungalow	10% + GST
On Offer of Possession	10% + 50% of Legal Charges + 50% of Incidental Charges + Charges for Formation of Association + Mutation Charges + Maintenance Deposit + GST

Master Site Plan



Legends

- | | |
|----------------------------|---------------------------|
| 1 Entrance gate | 17 Pet zone |
| 2 Gate goomty | 18 Football court |
| 3 300 m long approach road | 19 Seclusion deck |
| 4 Club house | 20 Adda zone |
| 5 Party lawn | 21 Meditation deck |
| 6 Swimming pool | 22 Picnic lawn |
| 7 Kids' pool | 23 Tropical pavilion |
| 8 Poolside seating deck | 24 Murram seating court |
| 9 Amphitheatre | 25 Vantage point |
| 10 Natural pond | 26 Wetland experience |
| 11 Fishing deck | 27 Fitness lawn |
| 12 Multipurpose court | 28 Yoga lawn |
| 13 Rainbow pavilion | 29 Yoga pavilion |
| 14 Kids' play area | 30 Pondsides seating deck |
| 15 Grandparents' corner | 31 Walking trail |
| 16 Open lawn | 32 Jogging track |
| | 33 Driveway |



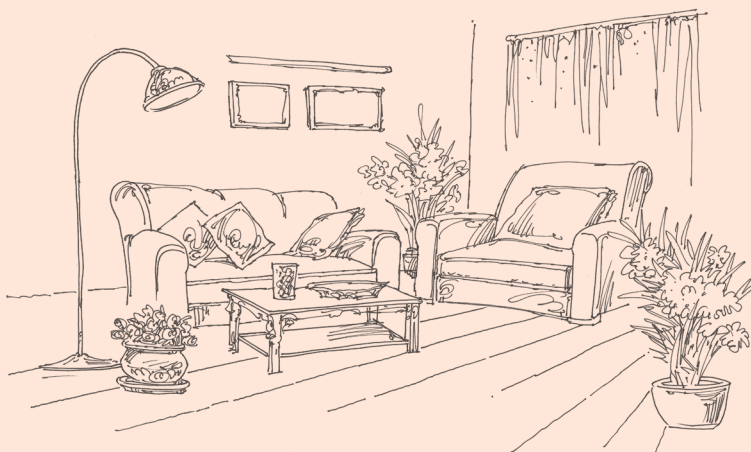


Amantran is an invitation to live better. Designed to infuse your lifestyle with space, Nature and luxury, it is where your dreams for an ideal home come true.



Your bungalow life within the vastness. Amantran literally has everything that you have imagined. The ground floor has a living room, dining, kitchen, a room with a garden and car parking. Step up and discover more luxuries as you make your way to the upper levels.

Dreamy days are calling you to **Amantran.**





Typical Ground Floor Plan





Typical First Floor Plan





Typical Second Floor Plan



Configuration	Total Carpet Area as per WBRERA (sq ft)	Balcony Area (sq ft)	Total Built-up Area (sq ft)
4BHK - 4T	1348.92	35.70	1580.70



Amantran
Next to Joka Metro



SITE ADDRESS

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