



ORCHARD
avaasa
84 apartments. 1 happy family.

**3 mins from
City Centre II**



84 apartments. 1 happy family.

Live in a place where you relive the golden old days. A place where the air is filled with the laughter of friends. Where neighbours are family, and every little piece of joy, happiness, sorrow and bliss is shared.



A photograph of four men sitting around a dark, textured table, engaged in a card game. The man on the left wears a white and purple striped shirt. The man on the top right wears a white shirt and a white cap. The man on the bottom right wears a red shirt and a grey hat. The fourth man is partially visible on the bottom left. They are all looking down at their cards. A green circular graphic is overlaid on the left side of the image, containing the title and subtitle. A small green circle is also present on the table surface.

Senior's Court

Banter between 10C's
Mr Advani and 13C's
Mr Pal never gets old.



Party Lawn

6C's Ms Malhotra is a
complete party animal.

A photograph of three men sitting around a white carrom table outdoors. The man on the left is wearing a yellow shirt, a black hat, and glasses, and is gesturing with his hands. The man in the middle is wearing a white shirt and glasses, and is smiling. The man on the right is wearing a red and white striped shirt and is also smiling. They are all engaged in a game of carrom. The background is a lush green garden with various plants and trees. A large brown circle is overlaid on the top left of the image, containing the text "Adda Pavilion" and a short paragraph. A smaller brown circle is also visible in the middle of the image.

Adda Pavilion

9B's Mr Das loves holding group discussions every weekend.



Badminton Court

It's love at first set for
11B's Ms Mukherjee
and 13A's Mr Oberoi.

An aerial view of a modern apartment complex's rooftop. The rooftop is divided into several distinct zones. On the left, there's a lounge area with a wooden pergola and a small table. In the center, a green lawn is furnished with four wicker armchairs and a small table. To the right, a large, vibrant green tennis court with red and white markings is visible. Below the tennis court, there's a colorful children's play area with a geometric pattern of red, green, and yellow triangles. The entire rooftop is surrounded by a low wall and has various plants and trees. The surrounding area shows a city street with a road and some greenery.

Aerial view of rooftop

Welcome, to Orchard Avaasa.
An address where 84 apartments
live as one happy family.

Conveniently located within 3 mins
from City Centre II, Avaasa is surrounded by lush
greenery on all sides. Fully equipped with
state-of-the-art amenities
and sustainable features, Avaasa is a confluence
of modernity and tradition.

*Come home to Avaasa.
Come home to family!*



Games Zone



Kids' Play Area



Party Room

*One community.
State-of-the-art
amenities.*

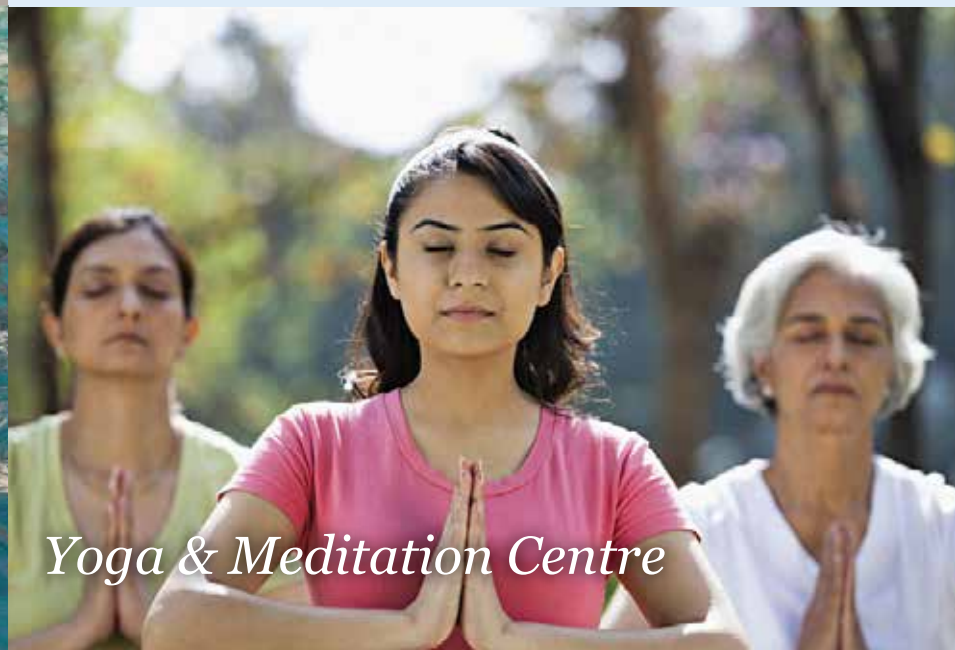


Pre-certified gold rated green building



Artist's impression

Swimming Pool



Yoga & Meditation Centre



Reading Zone



Skydeck

Orchard Avaasa offers best-in-class living experience to its residents. From swimming pool, AC community hall, games room, 24X7 power back up, landscape gardens, vast open spaces, multi-gym, separate yoga and multipurpose room, the facilities available here are next to none, all bundled up in a single spacious tower.



Landscape Garden



Open Air Theatre



Gym

Skydeck

Artist's impression



*Imagine candlelit dinners amidst moonlit exteriors.
Imagine family gatherings under a cluster of stars.
Imagine enjoying a night show under the night sky.
Imagine leafing through a fantasy under a sea of stars.*

At Avaasa, such precious moments are aplenty. With facilities like Skywalk, adda pavilion, Skyplex, reading corner and much more, life will seem endless under the open sky.
So, come live at Avaasa and feel on top of the world!



Location map

DEROZIO
COLLEGE

ORCHARD
avaasa

AKANKHA
MORE

ECO PARK

BISWA BANGLA
SARANI

CITY
CENTRE II

HOLIDAY
INN

CHINAR
PARK

DASHADRONE

ATGHARA
BAZAAR

RAJARHAT MAIN ROAD

AIRPORT

VIP ROAD

HALDIRAM'S

VIP ROAD

BAGUIHATI



Derozio College - 0.2km



City Centre II - 1.5km



VIP Road - 3.9km



DPS Megacity - 7.9km



Chinar Park - 4.3km



Eco Park - 3.4km



Kolkata Airport - 5.7km



Axis Mall - 8.1km



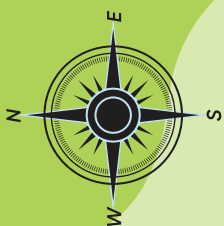
Baguihati - 3.8km



Tata Medical - 7.1km



Bidhan Nagar
Railway Station - 12.7km



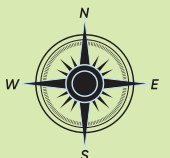
Map not to scale

Distances stated above are of approximate values.

Master Plan



- ① Entry
- ② Exit
- ③ Driveway
- ④ Multilevel Car Parking
- ⑤ Pergola
- ⑥ Swimming Pool
- ⑦ Kids' Pool
- ⑧ Green Lawn
- ⑨ Car Parking

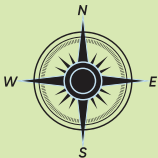


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Ground Floor Plan



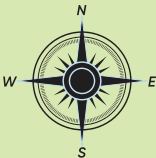
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1st Floor Plan



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Floor Plan

Typical 3rd to 13th Floor



Artistic Impression

Unit details

Orchard Avaasa						
Unit Details						
Floors	Flat No	BHK	Carpet Area	Balcony	Open Terrace	Cam
Commercial & Club House						
2 nd Floor	A	3	902	43	-	1382
	B	3	875	41	-	1321
	C	2	689	29	253	1184
	D	2	685	31	188	1147
	E	3	853	45	200	1389
	F	3	910	38	210	1459
	G	3	811	54	128	1337
3 rd Floor to 13 th Floor	A	3	902	43	-	1382
	B	3	875	41	-	1321
	C	2	689	29	-	1057
	D	2	685	31	-	1053
	E	3	853	45	-	1289
	F	3	910	38	-	1354
	G	3	811	54	-	1273

Specifications

Foundation:

- Earthquake resistant RCC structure

Exterior walls:

- Exterior walls with texture/
high quality paint



Toilet:

- Anti-skid ceramic/vitrified tiles on floor
- Designer ceramic tiles upto (door height)
7ft height on walls
- Sanitary ware of Hindware/Parryware or
equivalent
- CP fittings of Jaquar/Ess Ess or equivalent
- Electrical points for geyser and exhaust fan



Electricals:

- AC points in living/dining and all rooms for
split air conditioners only
- Geyser point in all bathrooms
- Cable/DTH, telephone, intercom connection
in living/dining area
- Adequate 16 amp and 6 amp points
- Fire resistant copper wires with MCB
(Havells/Mescab or equivalent) and modular
switches (Havells/Schneider or equivalent)



Flooring:

- Wooden finished tiles in
master bedroom
- Vitrified tiles in all floor area
of the flats
- Marble/granite/designer tiles
in staircase, lobby and common
areas

Internal walls:

- RCC walls with putty finish



Doors:

- Wooden frame with flush doors
(raw finish)
- Main doors with night latch,
handles and eyepiece



Windows:

- Anodized/powder coated
aluminium windows



Kitchen:

- Granite kitchen platform with stainless
steel sink
- Vitrified tiles
- Ceramic glazed tiles upto 2ft height
above platform
- Electrical points for water filter, exhaust
fan, microwave



Elevators:

- 2 (Two) automatic elevators
(Otis/Kone/Schindler/Mitsubishi)

Social Infrastructure & Amenities:

- 24 hours water supply
- Rain water harvesting

G+13 (1 BLOCK)



84 FLATS



ENTRANCE LOBBY

FROM THE MAKERS OF



3-SIDE OPEN FLATS

Floor Plan

Flat – A | 3BHK
Carpet Area – 902 sq.ft.
Balcony Area – 43 sq.ft.
CAM – 1382 sq.ft.



3BHK



Flat – B | 3BHK
Carpet Area – 875 sq.ft.
Balcony Area – 41 sq.ft.
CAM – 1321 sq.ft.



Flat – C | 2BHK
 Carpet Area – 689 sq.ft.
 Balcony Area – 29 sq.ft.
 CAM – 1184 sq.ft.



Flat – D | 2BHK
 Carpet Area – 685 sq.ft.
 Balcony Area – 31 sq.ft.
 CAM – 1147 sq.ft.

2BHK

Floor Plan

Flat – E | 3BHK
Carpet Area – 853 sq.ft.
Balcony Area – 45 sq.ft.
CAM – 1389 sq.ft.



Flat – F | 3BHK
Carpet Area – 910 sq.ft.
Balcony Area – 38 sq.ft.
CAM – 1459 sq.ft.



3BHK

Flat – G | 3BHK
Carpet Area – 811 sq.ft.
Balcony Area – 54 sq.ft.
CAM – 1337 sq.ft.



Bedroom



Living room



Kitchen



Bathroom



Destinations nearby

City Centre II



Eco Park



Biswa Bangla Gate



Mother Wax Museum



Orchard 126



Orchard Residency



Other Projects

One of the most promising brands among real estate developers in Kolkata, Oswal Group is ready with a host of new projects. Like Orchard County, Orchard Residency, Orchard 126 and now Orchard Avaasa.

From exotic apartments to best-in-class amenities these residential complexes offer everything you are looking for. So get ready to buy your dream home now.

Orchard County





About Oswal Group

Oswal Group is one of the most promising brands among Real Estate Developers in Kolkata. With its deep roots in calendar printing industry for the last 60 years, we diversified into real estate around the year 2000 and have since been developing projects in Kolkata. We implement the same core values in real estate that we have in printing industry to build a trusted and reliable brand. West Bengal has become a highly sought-after state in terms of infrastructure requirements and being one of the most credible Real Estate Developers, Oswal Group, ensures property seekers get exactly what they desire. With a variety of projects having 2BHK, 3BHK and 4BHK flats and apartments across Kolkata, Oswal Group, is your trusted home developer, helping you realise your dreams.

Mission

We strive to be a real estate company of global repute by offering the best ever housing solutions to our customers. We believe in creating value by putting quality first and look forward to building a trusted relationship with our stakeholders by maintaining transparency and commitment at every step.

Vision

To deliver more than 5 million square feet of real estate in the next 5 years and be the number one Real Estate brand in Eastern India.



Artist's impression

Project Address

Orchard Avaasa

Hidco Street No 709, Action Area IID, Rajarhat.
Kolkata – 700 136

ORCHARD
avaasa



Artist's impression



ORCHARD avaasa

HIRA/P/NOR/2021/001199

Developer



Corporate Address:

159, Rabindra Sarani, Onkar Mansion, Room - 2C
2nd Floor, Kolkata - 700 007 | Email: info@oswalgroup.net
Website: www.orchardavaasa.oswalgroup.net

Land Owner



Disclaimer: This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Orchard Avaasa. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and/or architects.