

*Atri*  
**rays**





2-3 BHK Residential Flats, 0.3 KM from N S C Bose Road, Beside Shalimar Factory, Narendrapur

## About

- Established in 1982, Atri Group is an illustrious name in the world of construction and real estate. It is marked by quality performance and timely delivery.
- Atri Group is a prolific developer of spaces - residential and commercial. The most notable commercial projects can be found at Free School Street, Park Street, Park Lane and Gariahat, to say nothing of the residential buildings in Lake Town, Alipore, CIT Road and Southern Bypass.
- With its dizzying array of landmark properties and housing complexes, Atri Group has set a benchmark of expectations in and around Garia. The constructions bespeak architectural acumen and exclusivity. They come with the dual promise of convenience and affordability.



# Past Projects

Atri  
rays



ATRI BLISS - KOLKATA



ATRI GREEN ENCLAVE - KOLKATA



ATRI GREEN RESIDENCY - KOLKATA



ATRI GREEN VIEW - KOLKATA



## Why 'Rays'?

Just like the shimmering rays of the summer sun, Atri Group has managed to spread across Garia with the speed of light. Now, Atri aims to take its promises to the tributaries of neighborhoods that lie beyond. The name is a wish. It is the desire to shine, waiting to be manifested.





# Project Overview

Land Area : 60 Kattah (Approx.)

No. of Block : 3 Blocks

No of Floors : G+4

No. of Flats : 72 Flat Size (784 – 1027 sqft.)

BHK : 2BHK-784- 918 sqft. / 3BHK-1009-1101 sqft.

SBP : 25%, Open Space : 65%

Completion Time : December 2024



where  
is it  
located?



# Locational Advantages

- Narendrapur Police Station

## POLICE STATION

- Subhasgram Health Centre
- Ramkrishna Mission Hospital
- Hindusthan Health Point
  - Welkin Health Point
  - Peerless Hospital
  - Medica Hospital

## HOSPITALS

- Lions Calcutta Vidyamandir
- Narendrapur Ramkrishna Mission
- BD Memorial School
- DPS Ruby Park
- Swarnim International School

## SCHOOLS



# Other Locations

## MULTIPLEXES

- SVF Wood Square Mall
- Inox Highland Park

## SHOPPING MALLS

- Wood Square Mall - Narendrapur
- Metropolis Mall Highland Park

## MARKETS

- Local Markets

## ENTERTAINMENT CENTRES

- Satyajit Roy Park at Patuli
- Bonobithichaya at Patuli
- Science City



# Transportation



Sonarpur Railway Station (4 KM/15 mins)  
Garia Railway Station (6.3KM/16 mins)



Garia–Narendrapur (Metro Connected)



Shahid Khudiram Metro Station (6 KM/12 mins)  
Kavi Nazrul Metro Station (5KM/15 mins)



S-27 Sonarpur – Howrah / 218 Baruipur – Babughat / 80 Joynagar-Baruipur – Esplanade /  
80-A Canning –Esplanade / 80-D Champahati – Esplanade / 113 Harinavi - B.B.D. Bagh /  
ST-12 Baruipur- Sector V – Newtown- Shapoorji / C-26 Baruipur –Howrah /  
S-15G Baruipur –Dakhineswar / Baruipur - Barasat



# Connectivity

## Dalhousie

23 KM  
50 mins  
(Via Metro)

## Park Street

20 KM  
45 mins  
(Via Metro)

## Airport

30 KM  
60 mins

## Science City

14.5 KM  
30 mins

## Howrah

28KM  
60 mins

## Sealdah Station

20 KM  
50 mins





# What makes this property a good choice?

- Located 0.3km from N.S.C Bose Rd., access to both Southern Bypass and NSC Bose road from site giving a dual location advantage.
- Located 800m from Chintamani Kar Bird Sanctuary
- Maximum no. of two side open flats and designated alcove (wardrobe) space maximizing the available living space of the room.
- 65% open space with decorated Pond
- Affordable living & attractive unit sizes. Ranging from 784 to 918 sqft for 2BHK & 1009 to 1101 sqft for 3BHK
- Boutique project with limited units that offers a peaceful environment.
- Decorated playground right in front of the project.
- Fruit and vegetable plants planted inside the project that would be fully grown by the time of delivery.



# Facilities & Amenities

- Community Hall
- Indoor Games Room + Kids Zone
- Gym
- Swimming Pool
- Kids Play Area
- Decorative Pond Area
- Water Fountain
- Jogging and Walking Space
- Flower & Fruit Plants
- Landscape
- Intercom in Flats
- Intercom and CCTV In All Common Areas
- TV Satellite Connection
- Maintenance Office
- Security Change Room
- Servant Toilets
- Water Filter Plant
- 24 Hour Power Backup (Generator)
- Toto Service from Project to Main Road
- Interconnecting Terrace Walkway



# Specification

## Structure:

RCC Foundation as per Geotechnical Engineer's recommendation

## Doors:

Good quality flushed door

## Windows:

Sliding aluminum windows with white glass panel

## Elevator:

Adequate elevators by reputed makers in each Block

## Floor:

Entrance Lobby – Elegantly designed with tiles

Floor Lobby – Ceramic tiles

Flat interiors – Vitrified tiles

Master Bedroom – Wooden finish tiles

## Toilet:

Floor - Anti skid Ceramic tiles

Wall - Ceramic tiles up to dado height

Concealed hot and cold-water pipe system in shower and Basin

White Sanitary ware of reputed brand

Chrome plated Fittings of reputed brand

## Electrical Installations:

Concealed copper wiring with Modular switches

Adequate light and power points

Standard main Distribution Box

TV / Telephone points

AC point in all bedrooms

## Kitchen:

Counter Table with Granite top and Stainless-steel sink

Ceramic tiles up to 2 (two) feet above the counter

## Walls & Finishing:

Internal – 5"/3" Brick walls with Plaster of Paris finish

External – 8" Brick walls plastered with high quality weather coat paint





# Master plan

- Total no. of towers 3
- Floors per tower G+4
- Total apartments 72 units
- Apartment sizes 784 – 1027 sqft
- Total land area 60 Katha (approx.)
- Construction starts July 2022
- Completion 3 years from commencement





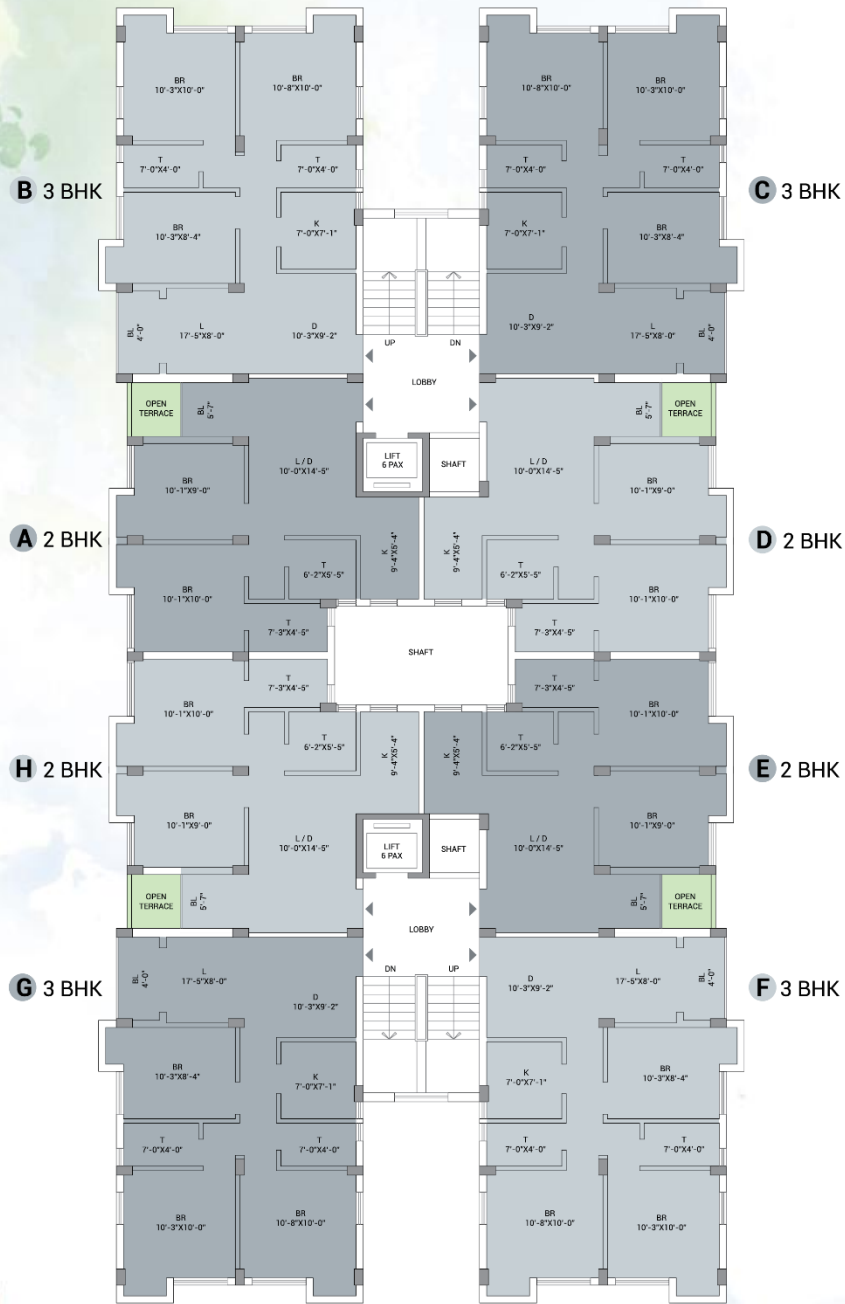
## BLOCK - 1 TYPICAL FLOOR PLAN

FLAT	Carpet area(sqmt)	Built up area(sqft)	Saleable area(sqft)
A	61.95	770	1027
B	59.34	764	1018
C	47.16	615	820
D	61.95	770	1027

Open Terrace: 1st floor **Flat A & D** - 33.26 sqft

Open Terrace: 2nd & 3rd floor **Flat C** - 195.58 sqft





## BLOCK - 2 TYPICAL FLOOR PLAN

FLAT	Carpet area(sqmt)	Built up area(sqft)	Saleable area(sqft)
A	46.69	588	784
B	59.80	764	1018
C	59.80	764	1018
D	46.69	588	784
E	46.69	588	784
F	59.80	764	1018
G	59.80	764	1018
H	46.69	588	784

Open Terrace: 1st floor Flat A, D, E & H - 24.21 sqft





**B** 3 BHK

**C** 2 BHK

**D** 2 BHK

**A** 2 BHK

**E** 3 BHK

**F** 3 BHK

### BLOCK - 3 TYPICAL FLOOR PLAN

FLAT	Carpet area(sqmt)	Built up area(sqft)	Saleable area(sqft)
A	59.44	757	1009
B	59.80	764	1018
C	46.21	602	802
D	46.20	602	802
E	59.80	764	1018
F	59.44	757	1009

Open Terrace: 2nd & 3rd floor **Flat F** - 184.39 sqft





# Payment Schedule

Sl. No.	Stage Of Payment	Amount
1	Application Amount/Booking Amount	1 Lac
2	On Agreement	20%
4	On completion of Foundation	10%
5	On completion of 1st floor casting	10%
6	On completion of 2nd floor casting	10%
7	On completion of 3rd floor casting	10%
8	On completion of 4th floor casting	10%
9	On completion of brick work of the unit	10%
10	On completion of flooring of the unit	10%
11	On notice of possession of the unit	10%



Thank you for your time...



*Atira*  
**ROY'S**

MARKETED BY



HIRA/A/KOL/2018/000026

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