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Architect:



www.prakalpa.in

Project by:



Corporate Address:

Macwel Infosystems Pvt Ltd
Regd. Office: 23A, N.S. Road (3rd Floor)
Fortuna Tower, Room No. 3, Kolkata 700 001
info@macwelgroup.com | www.macwelgroup.com

Site Address:

Rajarhat, Aminpur, 211 Bus Route
info@ushali.com | www.ushali.com

Toll Free: 1800 102 4979

Mobile No: +91 99033 99639

The plans, specifications, images and other details herein are only indicative and the Developer / Owner reserves its right to change.
The Developer's / Owner's websites and other advertising and publicity material include Artistic impressions indicating the anticipated appearance of completed development.



NEVER TOO FAR FROM WHERE YOU ARE

Private
Bus Service



In close proximity:

- 15 Mins from City Centre II
- 12 Mins from DumDum Airport
- 20 Mins from Tata Hospital
- 20 Mins DPS School
- 25 Mins from Salt Lake Sector V
- 20 Mins from Dumdum Railway Station
- 20 Mins from proposed C.C. II Metro Station

Comfort, warmth, security and happiness,
Makes a house...a home.

আমার গৃহ



Across
9 acres

Over
24 Towers

1012
Apartments

Planned across 9 acres in Rajarhat-Aminpur, sprawling over 24 Towers with 1012 Apartments, Ushali is envisaged to be synonymous with budget friendly housing. The entire township set in the midst of 70% open space and natural surrounding with the nuances of everyday living close at hand. Ushali is poised to offer the perfect blend between city life and natural living.

ଆମର ସ୍ୱପ୍ନସ୍ଥଳୀ

Life is all out staying in blue and green, Ushali provides a host of facilities for your daily living. The ambience and amenities will never let you down even in your busy schedule.

A home embraced by nature
Makes you bloom in all splendor.



Ushali





With ample open space and lush green, Ushali is going to a piece of nature.

ଆମର ନବୁଦ୍ଧ ଭବିଷ୍ୟତ

Home is not just any place
It is the stimulant for body and mind.

प्रेम का घर

FACILITIES & AMENITIES

- 70% Open Green ● Lotus pond ● Cricket Net ● Private Bus Service
- Joggers Track ● Children Totlot ● Clock Tower ● Resting Pavilion
- Open Amphitheatre ● Water Theme Park ● Kids Pool ● Putting Golf
- Tennis Court ● Swimming Pool ● International Standard Club



SITE PLAN

Home is a kingdom
Kingdom of heaven, for real.

Across
9 acres

Over
24 Towers

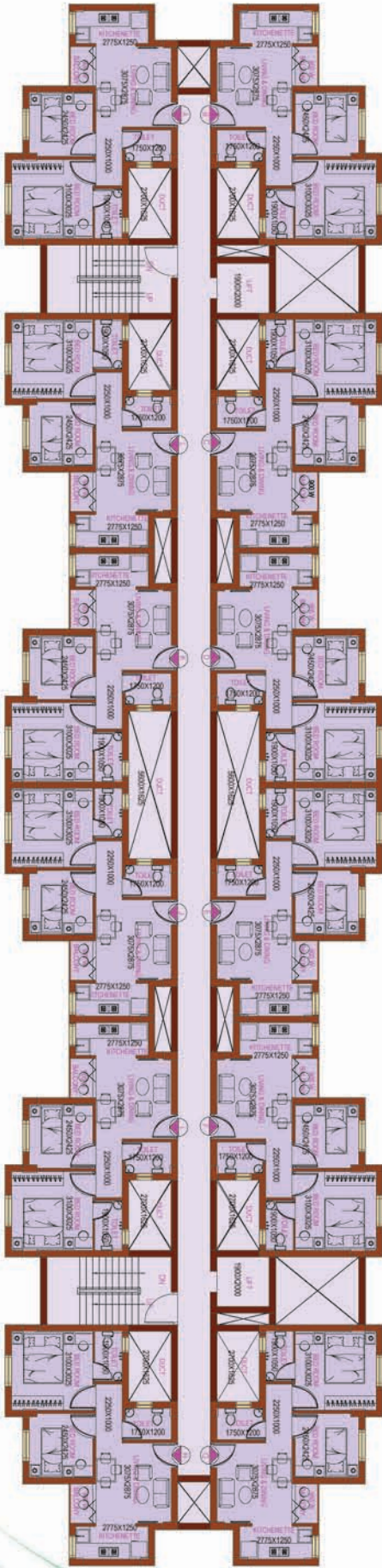
1012
Apartments



LEGEND

- 1 Entry Gate 2 Watch Tower 3 Lotus pond 4 Berm 5 Cricket Net 6 Pathway 7 Trellis
- 8 Joggers Track 9 Deck 10 Sculpture 11 Koi Pool 12 Children Totlot 13 Maze Garden 14 Garden
- 15 O.A.T 16 Berm Garden 17 Rose Park 18 Clock Tower 19 Driveway 20 Rose Garden 21 Sitting Area
- 22 Link way Bridge 23 Resting Pavilion 24 Walk Way 25 Sculpture Garden 26 Activity Area
- 27 Open Garden 28 Picnic Lawn 29 Rock Garden 30 Tree House 31 Kinder Garden 32 Water Theme Park
- 33 Kiosk 34 Kids Pool 35 Putting Golf 36 Rock Water Feature 37 Tennis Court 38 Swimming Pool
- 39 Club Complex

FLOOR PLANS



ARUNA

Flat type	Plinth Area	Saleable Area
2 BHK	469 sq ft	625 sq ft



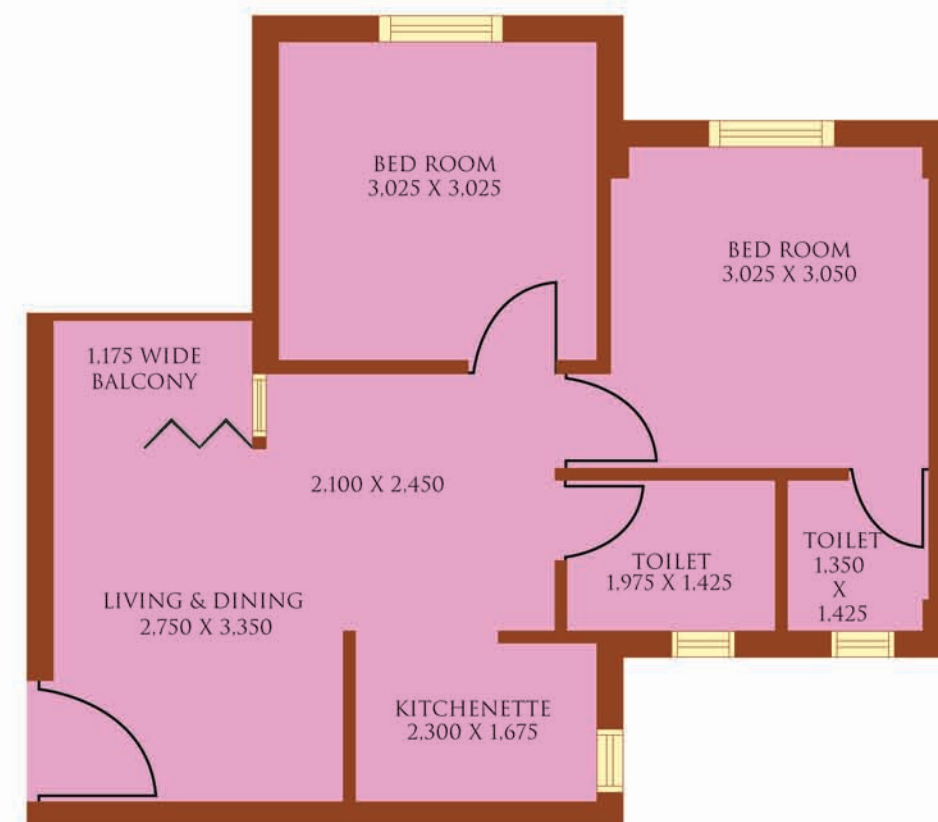
11.99
Lacs



The floor plan illustrates a central corridor system with a width of 1250 mm. The corridor is flanked by multiple residential units. Each unit typically consists of a bedroom (e.g., 3025X3050, 3025X3025), a living and dining area (e.g., 2750X3350, 2000X2450), and a bathroom (e.g., 1975X1425, 1350X1425). The plan also shows various other areas such as 'BED ROOM', 'LIVING & DINING', 'BATHROOM', and 'TOILET'. The corridor is labeled '1250 mm WIDE CORRIDOR' and '1175 WIDE'. The plan includes dimensions for rooms and corridors, and labels for various areas like 'BED ROOM', 'LIVING & DINING', and 'BATHROOM'.



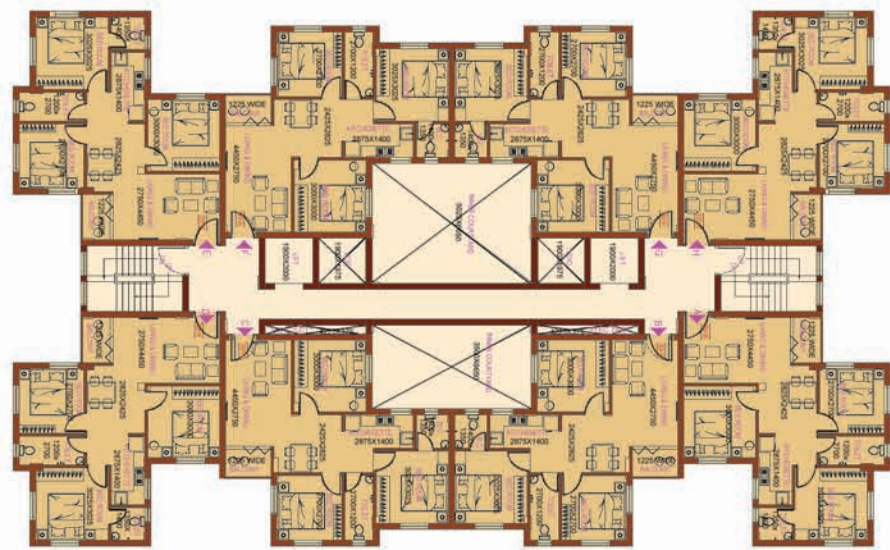
**16.99
Lacs**



Flat type	Plinth Area	Saleable Area
2 BHK	565 sq ft	755 sq ft

Flat type	Plinth Area	Saleable Area
2 BHK	565 sq ft	755 sq ft

FLOOR PLANS



21.49
Lacs

ARUSHI

Flat type	Plinth Area	Saleable Area
3 BHK	717 sq ft	965 sq ft



OTHER ESSENTIAL AMENITIES

- Project spread over approximately 9 acres
- 70 % open area
- 2 wheeler and 4 wheeler parking facilities
- Sewage and Water Treatment Plant
- CCTV system for security and survelliance
- Adequate power supply
- 24 Hrs alternate power supply source for common areas
- Intercom facilities
- DTH connection in all flats
- Modern lift
- Round the clock security
- 24 Hrs water supply
- Alternate power backup for apartments (Optional)

SOCIAL INFRASTUCTURE



SPECIFICATION

Foundation:

R.C.C. Pile Foundation

Super Structure:

Earthquake Resistant Reinforced Cement Concrete Framed Structure with Brickwork infill.

Grade Of Concrete:

- a) All Reinforced Concrete works shall conform a minimum grade of M25.
- b) Lean Concrete used in mud matt or other places such as foundation base or flooring shall conform to M10 with nominal mix of 1:3:6 using jhama khoa.

Masonry Works:

- a) All external walls will be 250 mm thick of First Class Brick Masonry with first class bricks cement mortar 1:6 and Anti Fungal External Grade Paint.
- b) All internal walls will be 125 mm thick of First Class Brick Masonry in cement mortar 1:4 as per Architect's Design. Plaster of Paris / Putty finish over plastered surface.

Flooring:

- Living, Dining, Bed Rooms & Internal Passage: 24"X 24" Vitrified Tiles.
- Kitchen, Toilets, Balconies, Common Lobby & Staircase: 12" X 12" Antiskid Ceramic Tiles.
- Kitchen Counter: Pre-polished Green Marble Slab.

Dado:

- Toilets: 8" X 12" Glazed Tiles up to 7' height.
- Kitchen: 8" X 12" Glazed Tiles up to 2' height over Kitchen Counter

Doors:

- Main Doors to Tenement: 35mm thick Flush Door of standard makes with veneer finish with 4"x2.5" frame as per Architect's Design.
- All other Internal Doors: 32mm thick Water Proof Flush Door of standard makes with 4"x2.5" frame as per Architect's Design.
- All Toilet Doors: PVC shutter makes with 4"x2.5" wooden frame as per Architect's Design.
- Balcony door: Power coated Aluminum Sliding door as per Architectural drawing.

Windows & Railings:

- Aluminum Sliding Window / Louvers.
- Balcony & Staircase: Mild Steel Railing as per design coated with Enamel Paint.

Sanitary & Plumbing:

- Water Supply: Concealed GI Water Pipes.
- Sewerage & Drainage: PVC Soil & Waste Pipes.
- Toilet Fixtures: White Ceramic Basin and European /Indian Style WC with PVC Cistern.
- Taps & Fittings: Standard Chromium Plated.
- Kitchen Sink: Stainless Steel.

Electrical:

- Wiring: Concealed conduit with FRLS Copper Wires.
- Switches: White Colour Semi Moduler Type Switches
- Light & Fan Points: Standard Numbers along with Foot.
- TV Points: In Living Hall
- Telephone Point: In Living Hall
- AC Point: In Master Bedroom
- Microoven, Water Purifier, Washing Machine and Chimney Points.





The developers of Ushali, has been relentlessly pursuing their motto of providing budget friendly housing. The company's residential projects at Picnic Garden, Bose Pukur, Harish Mukherjee and Sonarpur bear testimony to this commitment.



Prakalpa is a name to reckon with in the field of Architecture operating on the lines of teamwork and bonding, handling mass housing projects in both private and public sector, designed on international standards and construction principles. To name a few like AKANKHA, DEESHARI MEGACITY, SISIR KUNJA, NEEL DIGANTA, SANHITA ...

বাড়ী, কেবল দেওয়াল আর ছাদের সমন্বয় নয়।
বাড়ী, শুধুই সবুজ হরনকারী ইমারত নয়।
বাড়ী, আসলে এক প্রকৃতির চিকানা। সূর্যের
আলোয় রোজ যুম থেকে ওঠে যে প্রকৃতি। ধারিত
হয় মৃদু মন্দ বাতাসে। শ্রাবনধারা যে প্রকৃতিকে
সিঁজ করে আর পূর্ণিমার আলো করে উদ্ভাসিত।
যে প্রকৃতির আলিঙ্গনে ধরা দিতে চায় প্রান। যে
প্রকৃতির আনন্দধারায় মন খুঁজে পায় হারানো
নুড়ি-পাথর। যে প্রকৃতি আমাদের শেখায়
ভালোবাসা, উদারতা, অনুশাসন। বাড়ী আসলে
সেই প্রকৃতিরই চিকানা।

যে চিকানা আমার গল্পব্য
আমার সাফল্য
আমার অস্তিত্ব
আমার পরিচয়...

আমার চিকানা

