LOCATION MAP



Strategic Location

AIRPORT
Netaji Subhash Chandra Bose International - 5.9 Km

RAILWAYS
Dum Dum Junction - 11.5 Km | Howrah Station- 18.7 Km | Proposed Chinar Park Metro Station- 4.1Km | Proposed CC2 Metro Station - 3.2 Km

POLICE STATION
Narayanpur Police Station - 750. Mtrs

HEALTHCARE
Charnock Hospital - 3.6 Km | Neotia Bhagirathi Woman & Child Care Hospital - 8.5 Km | Ohio Hospital - 9 Km | Tata Medical Center - 9.3 Km

ROADWAYS
Chinar Park Crossing - 3 Km | Biswa Bangla Gate Crossing - 10.2 Km | VIP Road - 5.4 Km | Sec V - 12.3 Km

MAJOR IT HUBS
Ecospace Business Park - 9.4 Km | TCS Gitanjali Park - 9.5 Km | Webel IT Park - 9.7 Km | Technopolis - 12.1 Km

EDUCATION
Delhi Public School - 9.2 Km | Narayana School - 8.6 Km | Techno International New Town - 8.7 Km | Amity University - 9 Km | Derozio Memorial College - 1.5 Km | B.P. Poddar Institute of Management & Technology - 4.1 Km

HOTEL
Westin Hotel - 6.9 Km |
Taj City Centre New Town - 3.5 Km | Holiday Inn - 4 Km

RECREATION
Eco Park - 5.1 Km | Mother's Wax Museum - 7.2 Km | New Town Mela Ground - 8.9 Km | Biswa Bangla Convention Centre - 7.9 Km | Aquatica - 11.2 Km | Nazrultirtha -11 Km | Aircraft Museum - 9.3Km | Nicco Park 15.6 Km

SHOPPING
City Centre II - 3.4 Km |
Axis Mall - 10 Km | Decathlon - 3.8 Km | Spencer's Chinar Park - 4.3 Km







AMENITIES
1. Amphitheatre
2. Play Court
3. Ball Practice Court
4. Library cum Co-working space
5. Children's Play Area
6. Toddler's Room
7. Adda Zone
8. Sculpture Court
9. Multipurpose hall
10. Indoor Games Room
11. Multi Gymnasium





Ambey

UTSAV



AmbeyGroup
Residential | Commercial | Township Development

Corporate Address
M/S Ambey Realtors LLP, PS IXL Building, Unit No. 205, 2nd Floor, Biswa Bangla Sarani, Beside Holiday Inn Hotel, Chinar Park, New Town, Kolkata-700136

Project Address
Niranjan Pally, Sourav Ganguly Avenue, Rajarhat Gopalpur, Airport, Kolkata-700136
(Near Pragati Sangha Club, TC Motors Service Center)

WBRERA Registration No. : WBRERA/P/NOR/2023/000426
WBRERA Website Link: http://rera.wb.gov.in/

Disclaimer:
This Brochure is not a legal document. It only describes the conceptual plan to convey the intent & the purpose of Ambey Utsav. The floor plans are purely conceptual and not a legal offering. Furniture layout is shown to help applicant to conceptualize unit. None of the furniture shown is provided with the unit. Architect reserves right to add or delete any details / specification / feature. Area mentioned in the floor plan are tentative and subject to change due to statutory and service requirement.

A carnival called life.

Where the walls reveal cheerfulness.
And curtains are draped in mirth.

Where joy wafts in through the windows.
And glee walks the corridors.

Where happy-coloured the sky appears.
And merry is a way of life.

Welcome to Ambey Utsav, twin G+4 towers housing 2BHK and 3BHK apartments, surrounded by vast swatches of greenery.

So, come home to Utsav.
Come celebrate a carnival called life.

SPECIFICATIONS

BUILDING:
Reinforced Cement Concrete (RCC) frame structures
with columns, beams and slabs Earthquake resistance

WALL FINISH & FLOORING:
Staircase/Spare room: Kota Stone/marble.
Car parking space: Broom finish Screed Concrete
Bed Room, Living & Dining: Vitrified Tiles
Balcony: Anti Skid Ceramic Tiles
Wall & Ceiling: Wall Putty

KITCHEN:
Flooring: Anti Skid Tiles
Counter: Black Stone
Sink: Stainless Steel
Dado: upto 2' above counter
Electrical Point for: Exhaust fan, Microwave, Refrigerator and Water Purifier

TOILETS:
Flooring: Anti Skid Tiles
Dado: Ceramic Tiles upto Door Height
Sanitary/CP fittings: Standard Quality
Electrical Point: Geyser/Exhaust Fan
Plumbing provision for: Hot & Cold Water

DOORS & WINDOWS:
Window: Aluminium Window
Door Frame: Wood Frame
Door: Flush Door

ELECTRICALS:
Concealed wiring with central MCB
Door bell point at the main entrance door
Modular switches
Illumination in all floor, lobbies, stair case & common area



TYPICAL FLOOR PLAN

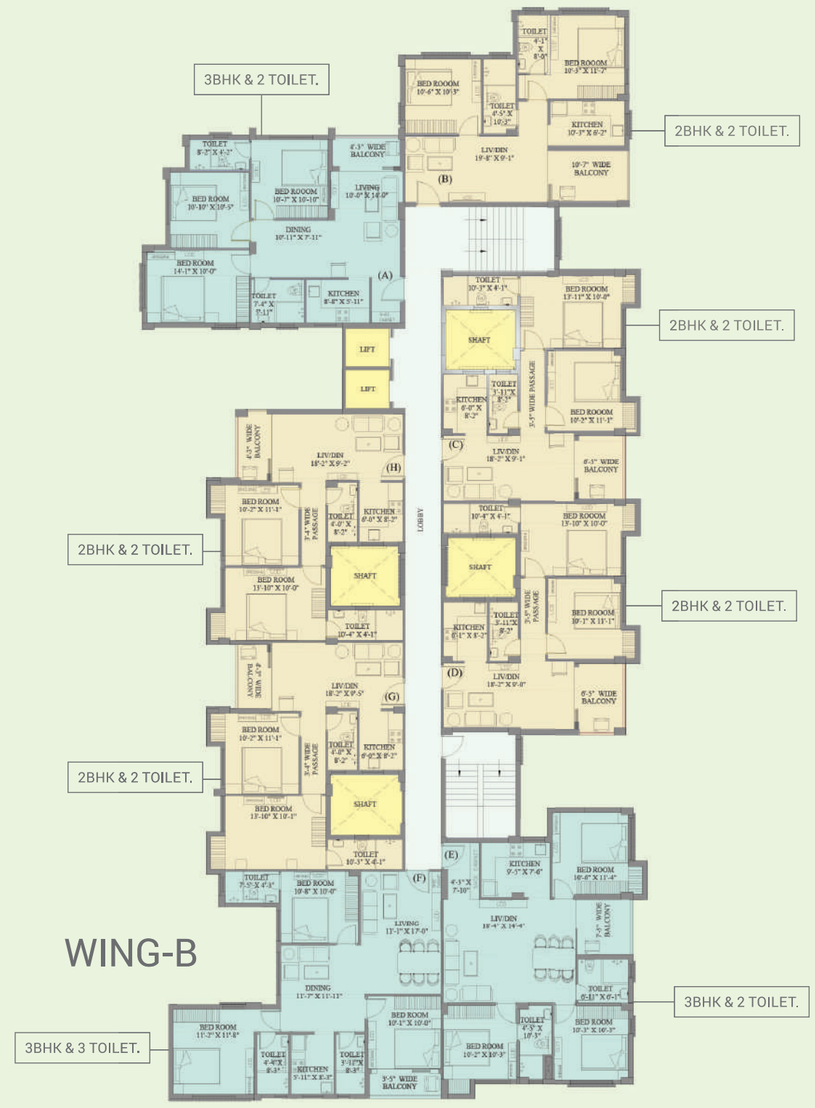


WING-A

WING-A UNIT INFO

FLAT	TYPE OF FLAT	RERA CARPET AREA (SQFT)	BALC. AREA (SQFT)
FLAT-A	3 BHK & 2 TOILET	761	39
FLAT-B	2 BHK & 2 TOILET	597	65
FLAT-C	2 BHK & 2 TOILET	683	33
FLAT-D	2 BHK & 2 TOILET	632	35
FLAT-E	3 BHK & 3 TOILET	836	40

1. All internal dimensions for carpet area from unfinished wall surface.
2. Minor variation (+/-) 3% in actual carpet area may occur on account of site condition / column / finishes.



WING-B

WING-B UNIT INFO

FLAT	TYPE OF FLAT	RERA CARPET AREA (SQFT)	BALC. AREA (SQFT)
FLAT-A	3 BHK & 2 TOILET	781	39
FLAT-B	2 BHK & 2 TOILET	598	74
FLAT-C	2 BHK & 2 TOILET	612	56
FLAT-D	2 BHK & 2 TOILET	609	60
FLAT-E	3 BHK & 2 TOILET	819	47
FLAT-F	3 BHK & 3 TOILET	847	34
FLAT-G	2 BHK & 2 TOILET	616	42
FLAT-H	2 BHK & 2 TOILET	616	40



No. of Wings -2 (G+4)

Total No. of Flats in Project

2 BHK - 31 Nos. (Wing A - 12 | Wing B - 19)

3 BHK - 19 Nos. (Wing A - 08 | Wing B - 11)

2 BHK - 977-1067 Sqft

3 BHK - 1192-1313 Sqft.

MASTER PLAN



LEGENDS

1. Entry/Exit
2. Service Area
3. Amphitheatre
4. Play Court
5. Driveway
6. Children's Play Area
7. Sculpture Point
8. Adda Zone
9. Ball Practice Court