

PRIMARC | RIYA
aura



Preferred Marketing Agents



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PRIMARC | RIYA
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Your
five star life,
at Mankundu.

Primarc-Riya brings you Aura, the first five star residence in Mankundu. Sprawling 4.62 acres with 70% open to Nature and several modern amenities, the complex offers five exclusive features - Skytrail, Paradise pool, a premium club, superior building materials and architectural innovations that provide more usable floor space per apartment.

Gift your family a luxurious lifestyle with these state-of-the-art homes.





SKYTRAIL

Life on the rooftop

Soak in luxury as you step on the lavish Skytrail at Aura. About 130 m long in each cluster, the Skytrail gives you an incredible bird's eye view of the entire complex. The first-of-its-kind in Mankundu, this premium feature sets the project apart.

Interspersed with pergolas, delightful waterbodies and green patches, the Skytrail connects clusters of towers. Jog, walk or practise yoga on the open-air deck or simply unwind ... this is your holistic healing zone.



Wonder towers

With state-of-the-art architecture and design, Aura is the most modern set of luxury homes in the Hooghly district. Ten towers, one G+7 and nine G+9, make this a beautiful yet compact project. Made from superior building materials, the towers are equipped to resist natural wear and tear and are disaster-resistant. This is why they will last longer.

Amenities at Aura

- | | |
|-----------------------------|-------------------------------|
| Kids zone | Home theatre |
| Club with indoor games | Open space for ceremonies |
| Gym | Community hall |
| Library | Generator backup |
| Yoga and meditation space | 24x7 filtered water supply |
| Swimming pool | Advanced security system |
| Office for Facility Manager | Supply from manifold gas bank |
| Society office | Skytrail in each cluster |
| Guest house | Garbage collection area |
| Multipurpose court | Steam rooms for men and women |





Amazing apartments

Each apartment is shaped to bring a touch of health to high living. Ample sunlight and innovative architecture blend seamlessly here. There are over 500 units. The 2 BHK apartments range from 816 to 876 sq ft; the 2.5 BHK apartments are between 985 and 1131 sq ft while the 3 BHK apartments range from 1128 to 1142 sq ft.

Primarc-Riya has taken great care to make these Mankundu's most architecturally advanced apartments. The use of Aluminium Formwork Systems gives smooth, well-finished walls and ceilings. The pleasant absence of beams and pillars gives the interiors an edgeless finish. Most apartments will enjoy enhanced usable floor area.



Club



A premium wellness zone at the ground level Prana is more than just a club. It will feature a well-equipped air-conditioned gym, library, meditation chamber, multipurpose court, indoor games, a yoga space as well as steam rooms for men and women. The adjacent lounge is ideal for a chat after a heavy workout.

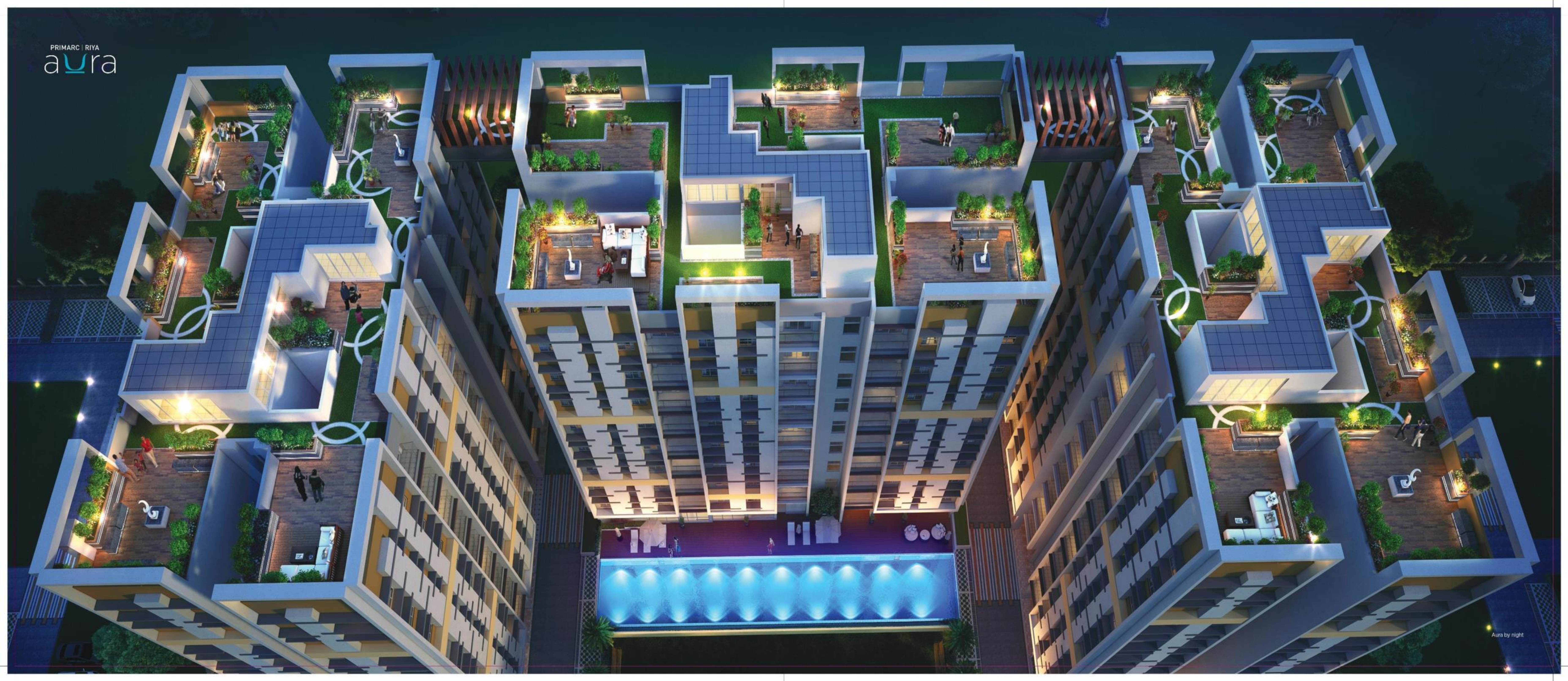


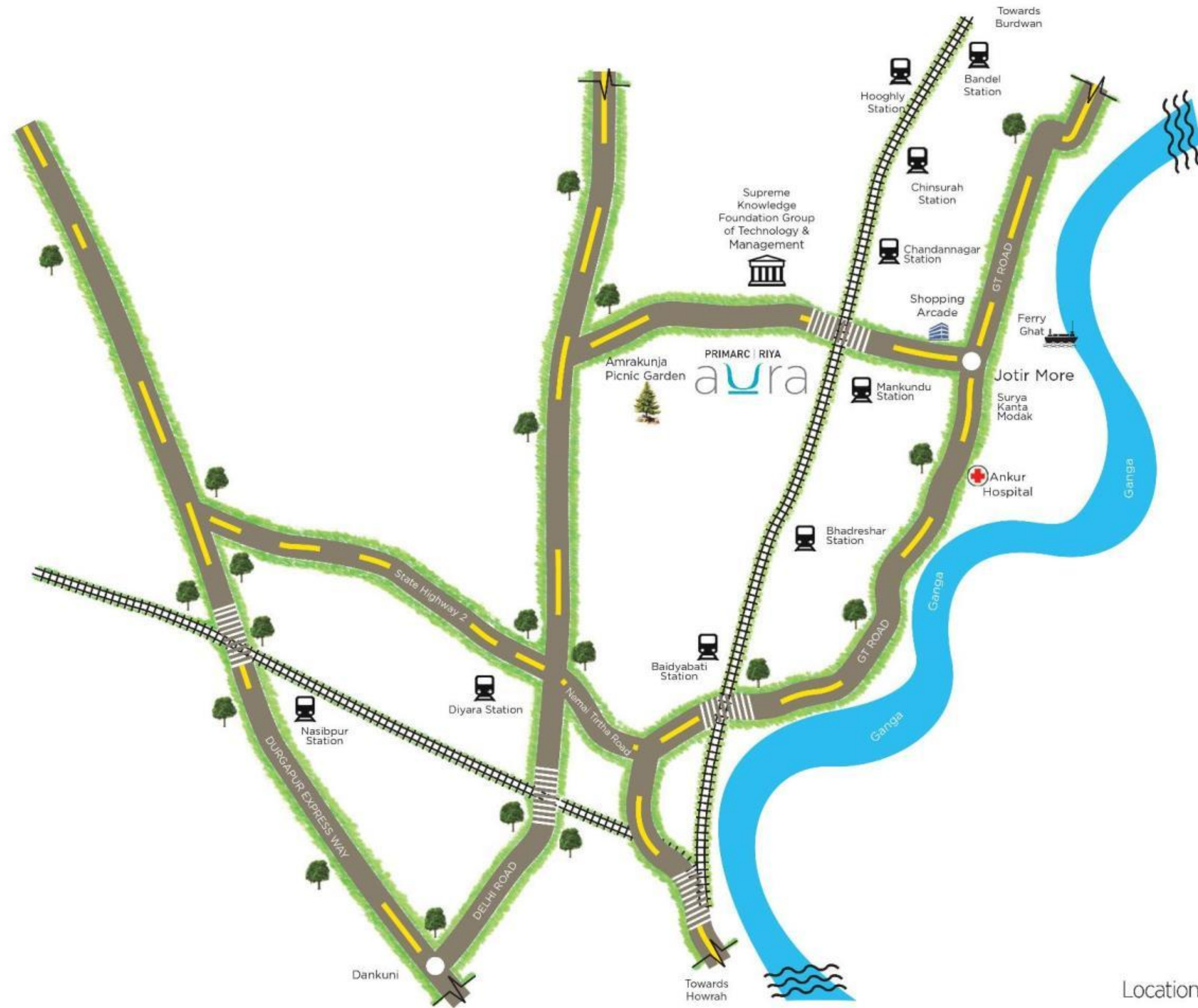
Gym



Paradise pool

Plunge into simple pleasures at the luxurious outdoor pool. Built on the first floor, this architectural marvel will add to the five star status of the project. Make your event grand at the open-air party deck beside this 112 feet long swimming pool.





Location Plan
Not in scale



Easy connectivity

- 500 m from Mankundu Station.
- 1.7 km from Jotir More market.
- 2.8 km from Delhi Road.
- About 3 km from the Gondalpara ferry ghat.

navya

This lavish, private air-conditioned community hall with an adjoining open terrace across 2150 sq ft is ideal for your special event. It can accommodate 150 guests.





Activity zone



Kids zone

Activity zone

Your children will feel at home here. Literally! Kids zone at Aura is a safe and comfortable area to learn and play. Bring your young ones for a walk in the garden or join your friends at the tennis court for a quick game ... Aura is all set to keep you entertained.

Smart shopping

Pick up your daily supplies from a variety of stores in the complex. Shopping has never been easier!



Specifications

STRUCTURE

Foundation Pile foundation

Superstructure Earthquake resistant/RCC superstructure

Walls AAC block/Fly ash brick/RCC structural wall

FINISHING

Exterior finish Weathershield paint

Interior finish Finished with POP

Toilet floor Antiskid ceramic tiles

Wall/Dado Ceramic tiles up to 6 feet

KITCHEN

Floor Vitrified tiles

Platform Black granite slab

Wall/Dado Ceramic tiles up to 2 feet above kitchen slab

FLOORING

Master bedroom Vitrified tiles

Bedroom Vitrified tiles

Living and dining Vitrified tiles

Floor lobby Vitrified tiles

Entrance lobby Vitrified tiles

Staircase Ceramic tiles (MT series)

DOORS AND WINDOWS

Main door Laminated main door with wooden frame, night latch and magic eye

Internal doors (including toilet doors) Wooden frame, shutter-flush door with tower bolt

Windows Aluminium sliding/side hung windows with clear glass





ELECTRICALS

AC power outlets Two bedrooms

Geyser power outlets Bathrooms

Exhaust fan outlets Bathrooms and kitchen

Ceiling fan outlets All bedrooms, living/dining room

Wiring Concealed copper wiring

Switches and other control devices Semi modular switches

Television points Living room and master bedroom

TELEPHONE

Only in living area

PLUMBING

Kitchen Water purifier outlet

KITCHEN SINK

Stainless steel

SANITARY WARE

White sanitary ware of reputed make

FAUCETS

CP faucets and fittings of reputed make

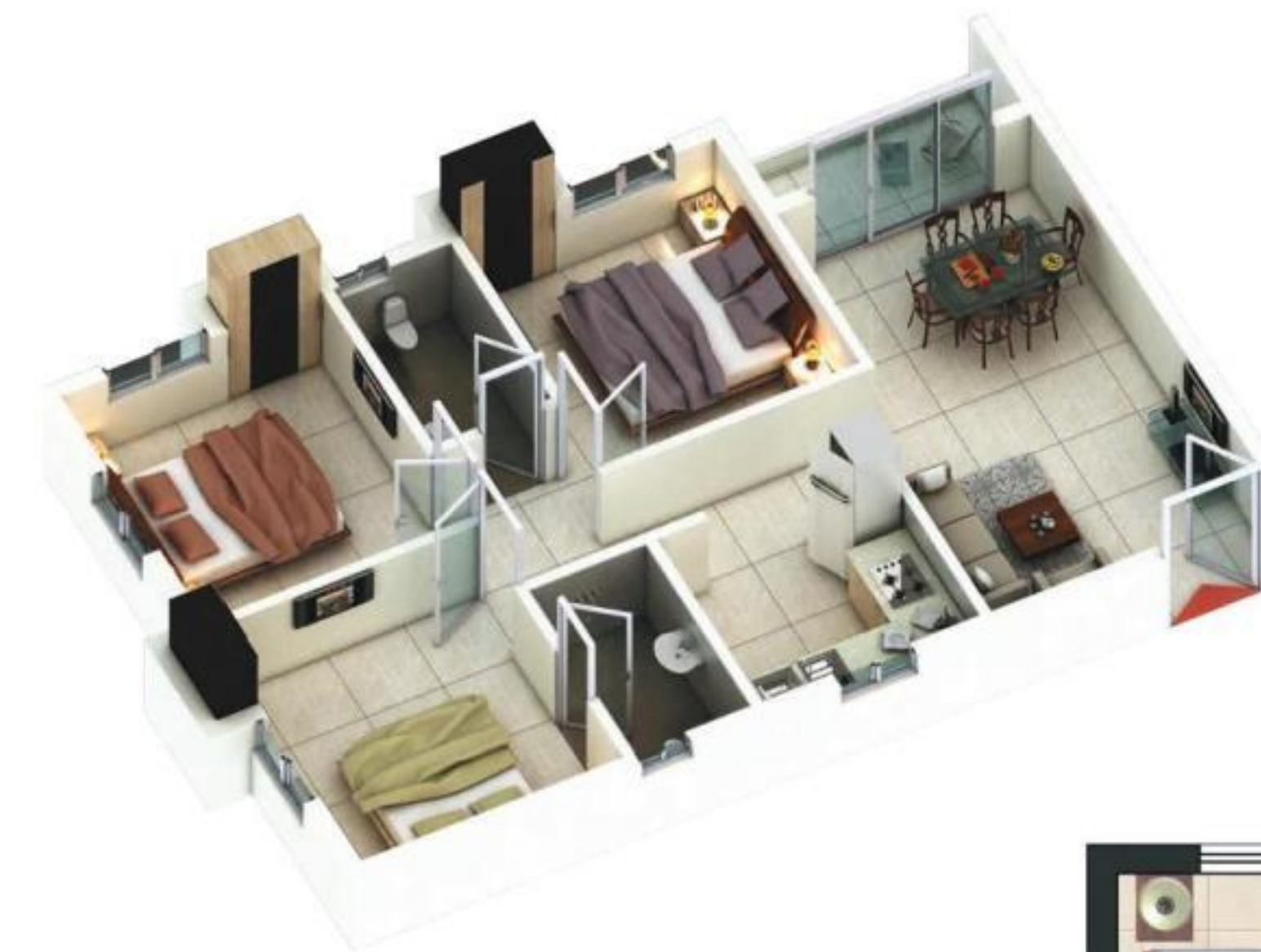
ELEVATORS

Fully automatic elevators of reputed make, Braille oriented buttons

GRILL

Optional, as per approved design. Available as per requirement on additional charges.





Presenting your five star home ...



Artist's impression of a typical 3 BHK apartment



Artist's impression of a typical 2.5 BHK apartment



Artist's impression of a typical 2 BHK apartment



- | | | | | | | |
|---------------|--------------|---------------------|------------------|-------------------|--------------------|--------------|
| ① Car Parking | ④ Meter Room | ⑦ Billiard Room | ⑩ Entrance Foyer | ⑬ Society Office | ⑯ Wide Corridor | ⑲ Shop |
| ② Lobby | ⑤ Duct | ⑧ Board Room | ⑪ Sitting | ⑭ Library | ⑰ Commercial Lobby | ⑳ Service |
| ③ Lift Well | ⑥ WC | ⑨ Table Tennis Room | ⑫ Home Theatre | ⑮ Kids' Play Room | ⑱ Entrance Lobby | ㉑ Entry/Exit |





Ground floor plan block 01



First floor plan block 01

Flat type	BHK	Built up area	Terrace area (sq ft) 50% chargeable	Total Chargeable area
1	2.5	892	144	1131
2	2.5	892	133	1131





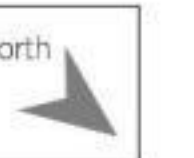
Flat type	BHK	Built up area	Total chargeble area
1	2.5	892	1131
2	2.5	892	1131



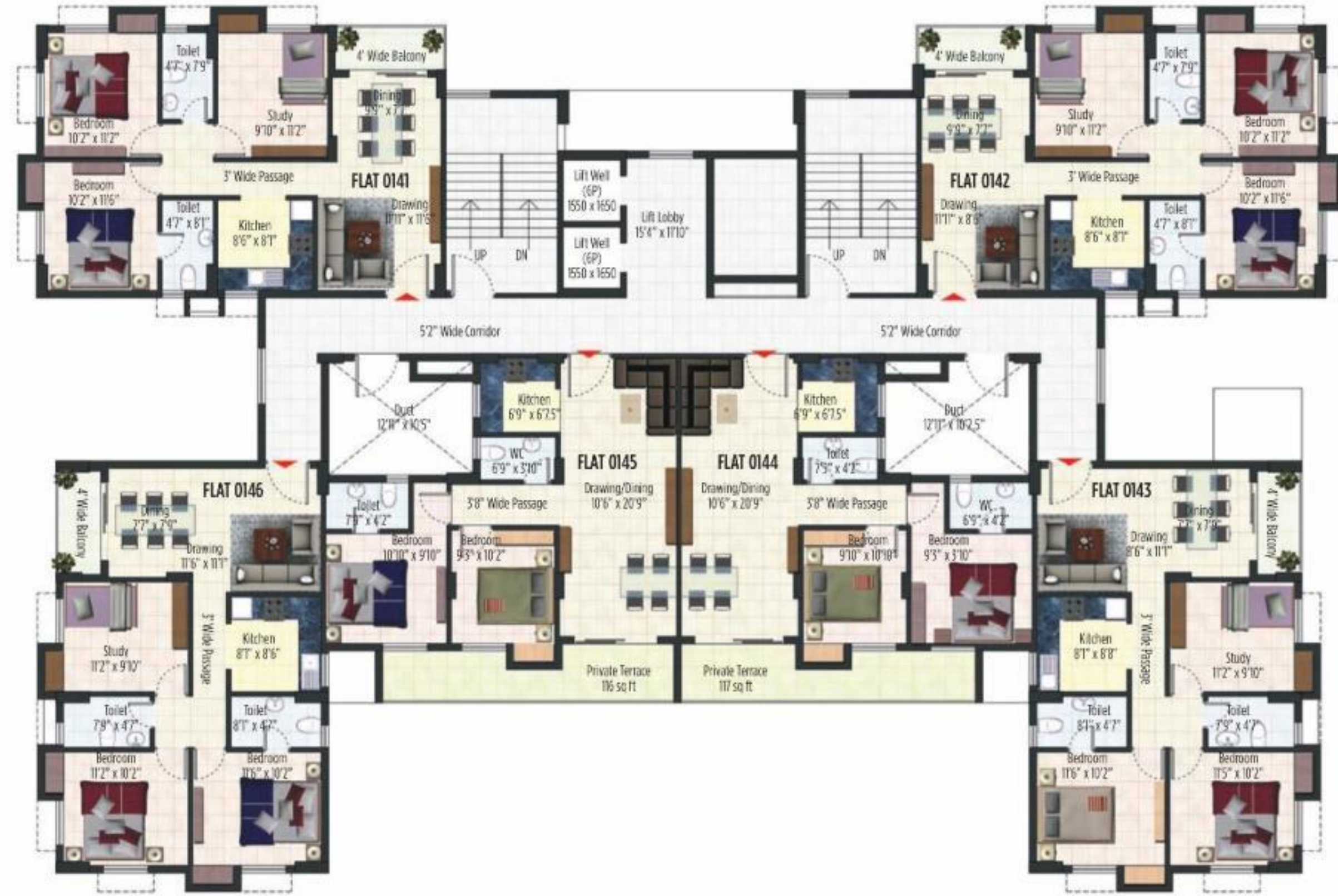
Second floor plan block 01



Flat type	BHK	Built up area	Total chargeble area
1	2.5	892	1131
2	2.5	892	1131



Third floor plan block 01



Flat type	BHK	Built up area	Terrace area (sq ft) 50% chargeable	Total Chargeable area
1	2.5	892		1131
2	2.5	892		1131
3	2.5	890		1130
4	2	682	117	866
5	2	682	116	866
6	2.5	890		1130



Fourth floor plan block 01



Flat type	BHK	Built up area	Total chargeable area
1	2.5	892	1131
2	2.5	892	1131
3	2.5	890	1130
4	2	690	876
5	2	690	876
6	2.5	890	1130



Typical floor plan block 01



Flat type	BHK	Built up area	Total chargeble area
1	3	898	1140
2	2	643	816
3	3	889	1128
4	2.5	781	992
5	2	647	821
6	2.5	776	985



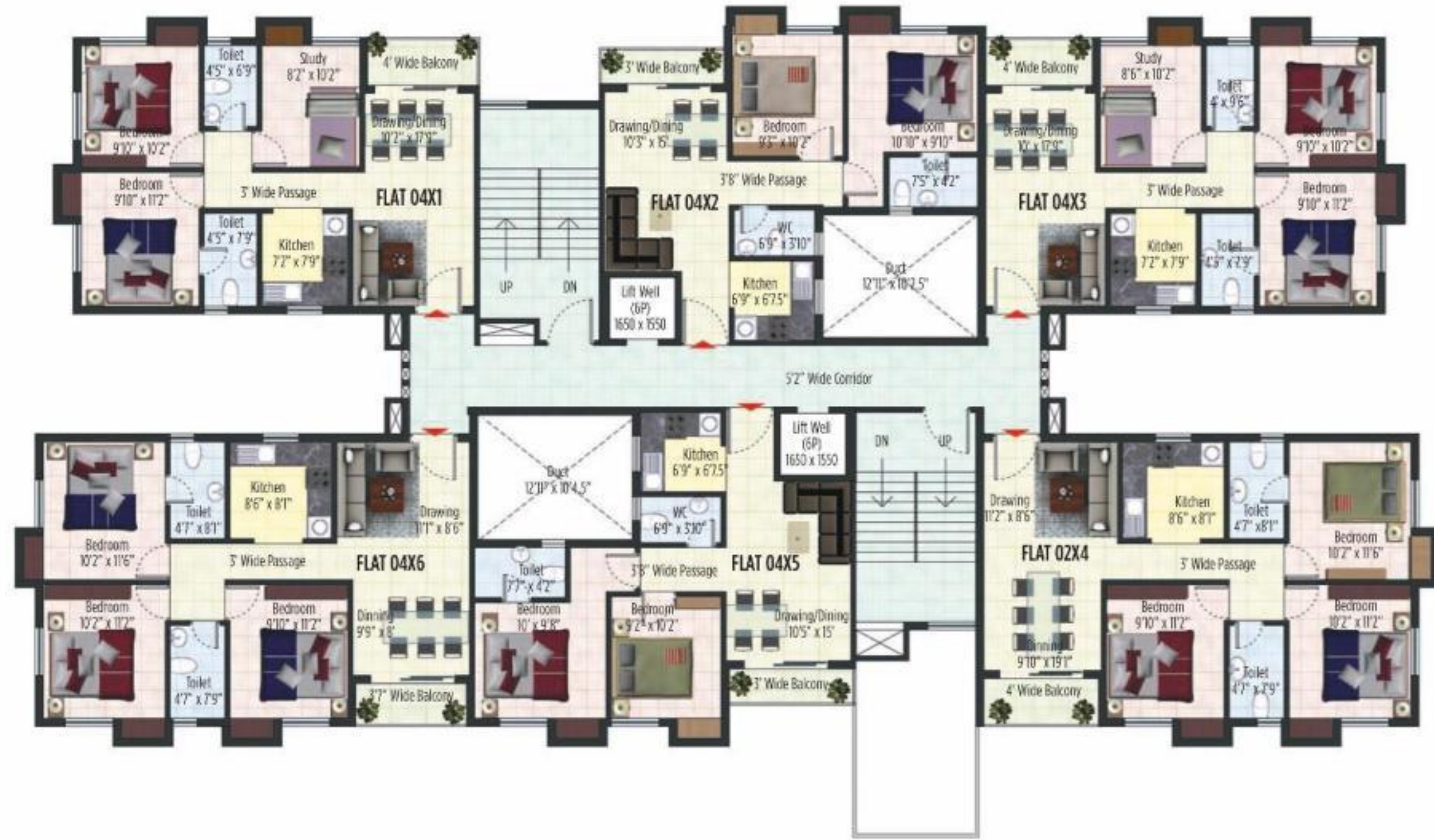
Typical floor plan block 02, 05, 08



Flat type	BHK	Built up area	Total chargeble area
1	3	889	1128
2	3	900	1142
3	2	646	820
4	3	891	1130
5	3	898	1140
6	2	647	821



Typical floor plan block 03, 06, 09



Flat type	BHK	Built up area	Total chargeble area
1	2.5	776	985
2	2	647	821
3	2.5	781	992
4	3	889	1128
5	2	643	816
6	3	898	1140



Typical floor plan block 04, 07, 10



Ground floor plan block 06



Flat type	BHK	Built up area	Total chargeble area
1	3	891	1130
5	3	899	1141
6	2	648	822



First floor plan block 06



Architect

Maheswari & Associates, an ISO 9001:2008 company, was established in 1996 under the leadership of Kamal Kumar Periwal. Mr Periwal's priority has always been to establish a close relationship between architecture and people by involving them in a participatory planning process. The firm's practice includes designing housing, commercial, retail/misused spaces, IT office buildings and corporate interiors.

Maheswari & Associates has partnered with clients for long-term success and generation of economic and emotional returns. The depth and range of services by Maheswari & Associates enables the firm to take on assignments from niche buildings to complex projects that enriches communities.

The firm believes in creating brands through exclusive designs. They take pride in innovative and user-friendly ideas that enhance the aesthetics of good living. Maheswari & Associates has collaborated with international architectural firms such as Callison, Acta International and ECO.ID in Singapore and Tomarky Design in Thailand for various projects in India.

Structural Consultant

Adroit Consultant, set up in 1999, is an Engineering Consultancy firm specialising in the Structural Design of engineering applications. Since inception, Adroit has successfully executed the structural design of a host of civil engineering applications. From schools to IT buildings, malls, commercial buildings, residential apartments and water reservoirs (underground and overhead water treatment plants).



Landscape Consultant

Singal Associates is a Delhi based landscape architectural firm established by an internationally acclaimed landscape architect, Krishan C Singal. Having graduated from the School of Planning and Architecture, New Delhi in 1978, Mr Singal teaches at the Department of Landscape Architecture, School of Planning and Architecture, New Delhi. He is a Fellow of the Indian Society of Landscape Architecture and has also worked in the Middle East for several years.



Preferred Sales Agent

Established in 1987 NK Realtors is one of the largest integrated real estate services in India. Headquartered in Kolkata, it is present in Howrah, Durgapur, Asansol, Burdwan, Bhubaneswar and Guwahati.



Legal Advocate/Solicitor

Saha & Ray is an independent law firm with expertise in legal services. Based in Kolkata, the firm has a strong national and international network. With a decade's experience in real estate, project finance infrastructure, banking, finance, government contracts and corporate restructuring advisory services, Saha & Ray is equipped to meet the needs of corporate organisations and individuals.

Saha & Ray's primary area of work includes infrastructure projects, corporate and commercial projects, joint ventures, mergers and acquisitions, securities transactions, litigation ... domestic and foreign arbitration, franchising, real estate, property development, intellectual property, environmental law, energy law, insurance, indirect taxes et al.

