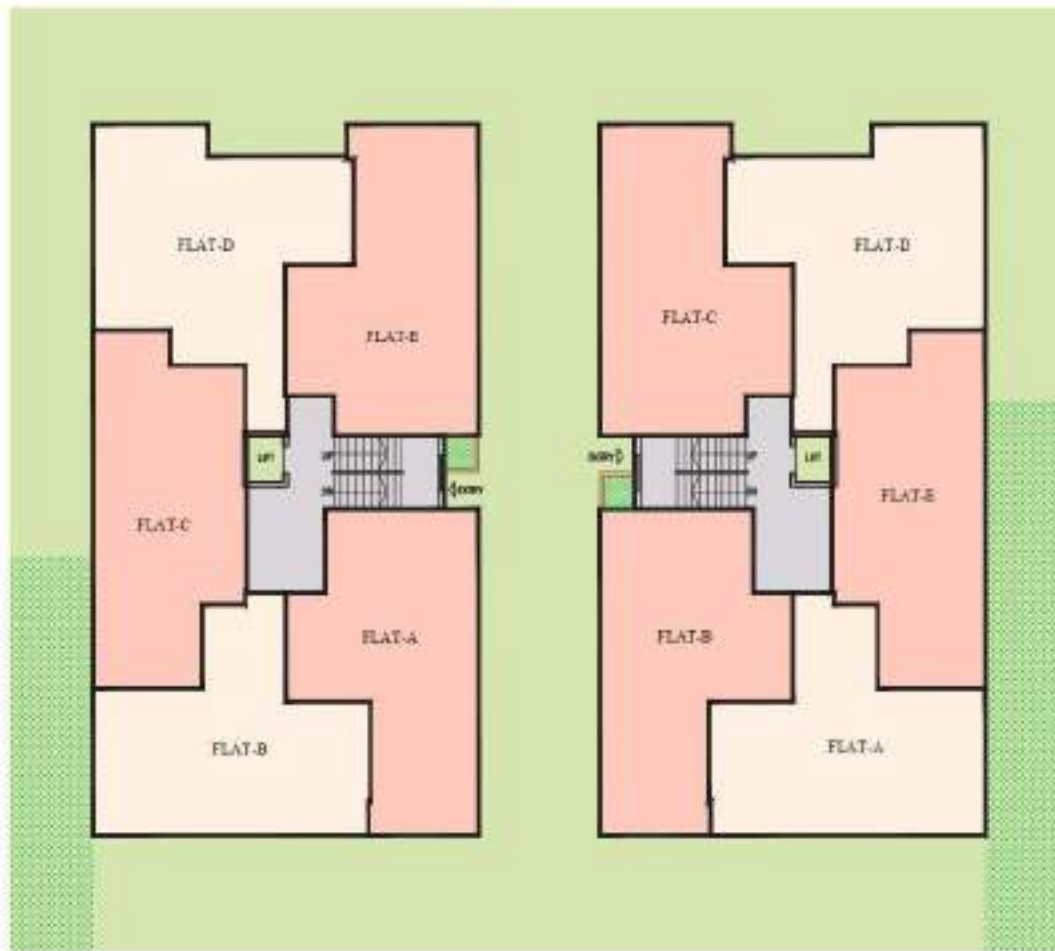




## Efficient Design Best Location Amidst Nature

Luxuriate contemporary design , efficient built and best location ,amidst nature at 'Ambey Aangan'- an exemplary upcoming project by Ambey Group in Jatragachi, near Eco Park Gate 1, New Town, Kolkata. We believe in delivering customer centric housing facilities with all the needed ammenities in a budget friendly package.



Ambey Group started with a vision to develop Middle Income Group residential project in the upcoming place called "NEW TOWN-RAJARHAT" and now grown into an Organization stands for Customer satisfaction, timely delivery and quality product, certainly not only just four walls to live in. With its vision and mission, the Group transformed itself to one of the known real estate developer in Kolkata and other Cities.

The Group is in real estate development for more than two decades developing projects across various location of Kolkata and Jamshedpur. The Group's first project "New Town Metro Plaza" gave birth to a new location for a Condevilla living.

## AMENITIES



Lobby Area



Community Hall



Toddler Room



Library



Gym



Pantry



24x7 Security



DG

## 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  
**Electrical Point for:** Refrigerator, 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

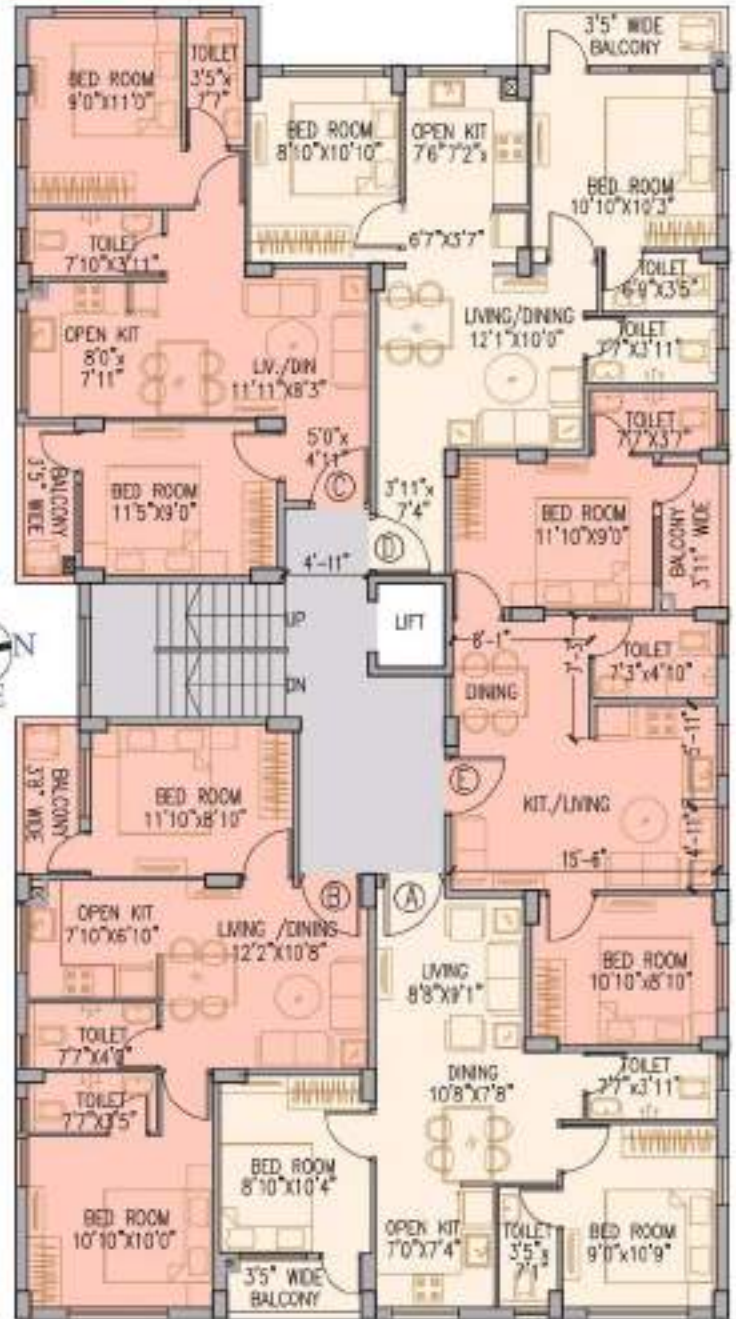
**Window:** Aluminium Window  
**Door Frame:** Wood Frame  
**Door:** Flush Door

### 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



**BLOCK-A**

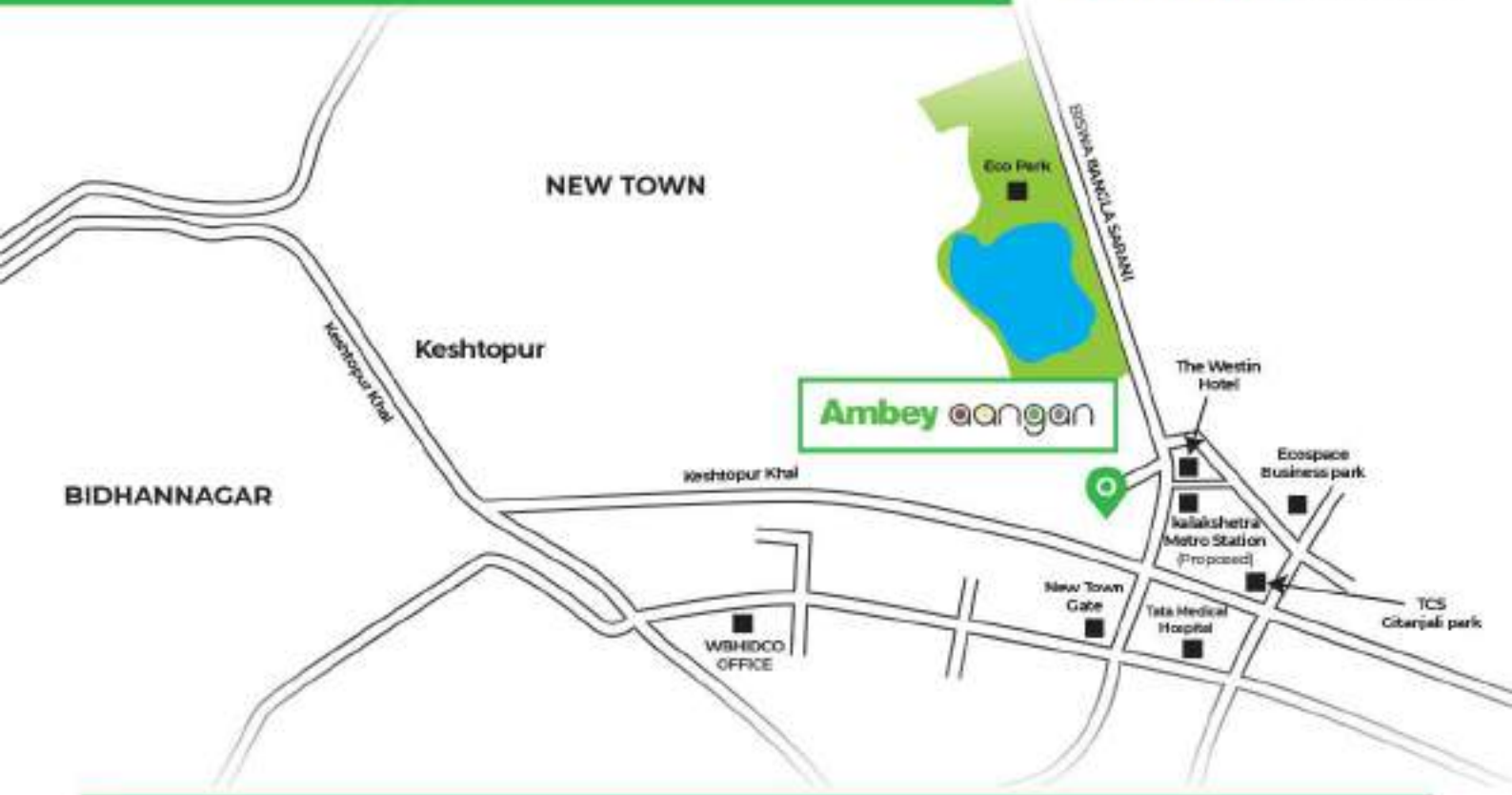


**BLOCK-B**

BLOCK-A				
Type of Apartment	Type of BHK	HIRA Carpet Area (sq.ft.)	Balcony Area (sq.ft.)	Standard Area (sq.ft.)
FLAT A	2B / 2T	475	34	750
FLAT B	2B / 2T	473	27	740
FLAT C	2B / 2T	480	34	760
FLAT D	2B / 2T	511	42	815
FLAT E	2B / 2T	489	32	770

BLOCK-B				
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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



**HEALTHCARE**

Tata Medical Hospital 3.2 km  
OHIO Hospital 2.8 km

**COMMUTE**

Airport 9 km  
kalakshetra Metro Station (Proposed) 1 km  
Sealdah 14 km  
Bidhan Nagar 8.5 km

**EDUCATION**

Narayana School 3 km  
DPS School 2.6 km  
Techno India College 2.7 km  
Amity University 2.9 km

**ENTERTAINMENT**

Eco Park 0.5 km  
Mother Wax Museum 1 km  
Axis Mall 3.7 km  
City Centre II 6 km  
Nicco Park 8.4 km  
New Town Gate 2.3 km

**HOTELS**

Westin Hotel 0.8 km

**BUSINESS HUB**

Unitech 3 km  
TCS Gitanjali Park 3 km  
Ecospace Business Park 2.8 km  
Biswa Bangla Convention Centre 2 km