



ORCHARD  
**avaasa**  
84 apartments. 1 happy family.

**3 mins from  
City Centre II**





Artist's impression



# 84 apartments. 1 happy family.

Live in a place where you relive the golden old days. A place where the air is filled with the laughter of friends. Where neighbours are family, and every little piece of joy, happiness, sorrow and bliss is shared.







## *Senior's Court*

Banter between 10C's  
Mr Advani and 13C's  
Mr Pal never gets old.





## *Party Lawn*

6C's Ms Malhotra is a complete party animal.



A photograph of three men sitting around a white outdoor table, playing cards. The man on the left is wearing a yellow shirt and a black hat. The man in the middle is wearing a white shirt. The man on the right is wearing a red and white striped shirt. They are all smiling and engaged in conversation. The background shows a lush green garden with various plants and a dark metal railing. A large brown circle is overlaid on the top left of the image, containing the text 'Adda Pavilion' and a short paragraph. A smaller brown circle is also visible in the middle of the image.

## *Adda Pavilion*

9B's Mr Das loves holding group discussions every weekend.





## *Badminton Court*

It's love at first set for  
11B's Ms Mukherjee  
and 13A's Mr Oberoi.



*Aerial view of rooftop*

Welcome, to Orchard Avaasa.  
An address where 84 apartments  
live as one happy family.

Conveniently located within 3 mins  
from City Centre II, Avaasa is surrounded by lush  
greenery on all sides. Fully equipped with  
state-of-the-art amenities  
and sustainable features, Avaasa is a confluence  
of modernity and tradition.

*Come home to Avaasa.  
Come home to family!*





*Games Zone*



*Kids' Play Area*



*Party Room*

*One community.  
State-of-the-art  
amenities.*



Pre-certified gold rated green building



Artist's impression

*Swimming Pool*



*Yoga & Meditation Centre*





*Reading Zone*



*Skydeck*

Orchard Avaasa offers best-in-class living experience to its residents. From swimming pool, AC community hall, games room, 24X7 power back up, landscape gardens, vast open spaces, multi-gym, separate yoga and multipurpose room, the facilities available here are next to none, all bundled up in a single spacious tower.



*Landscape Garden*



*Open Air Theatre*



*Gym*



Skydeck



Artist's impression



*Imagine candlelit dinners amidst moonlit exteriors.  
Imagine family gatherings under a cluster of stars.  
Imagine enjoying a night show under the night sky.  
Imagine leafing through a fantasy under a sea of stars.*

At Avaasa, such precious moments are aplenty. With facilities like Skywalk, adda pavilion, Skyplex, reading corner and much more, life will seem endless under the open sky. So, come live at Avaasa and feel on top of the world!





# Location map

DEROZIO COLLEGE

ORIENTAL  
avaasa



AKANKHA MORE

BISWA BANGLA SARANI

CITY CENTRE II

HOLIDAY INN

DASHADRONE

ATGHARA BAZAAR

CHINAR PARK

RAJARHAT MAIN ROAD

AIRPORT

VIP ROAD

HALDIRAM'S

VIP ROAD

BAGUIHATI

ECO PARK



Derozio College - 0.2km



City Centre II - 1.5km



VIP Road - 3.9km



DPS Megacity - 7.9km



Chinar Park - 4.3km



Eco Park - 3.4km



Kolkata Airport - 5.7km



Axis Mall - 8.1km



Baguihati - 3.8km



Tata Medical - 7.1km



Bidhan Nagar Railway Station - 12.7km



Map not to scale

Distances stated above are of approximate values.



# Master Plan



- ① Entry
- ② Exit
- ③ Driveway
- ④ Multilevel Car Parking
- ⑤ Pergola
- ⑥ Swimming Pool
- ⑦ Kids' Pool
- ⑧ Green Lawn
- ⑨ Car Parking



Map pointer not exact



# Ground Floor Plan



Map pointer not exact



# 1<sup>st</sup> Floor Plan



Map pointer not exact





# Floor Plan

Typical 3<sup>rd</sup> to 13<sup>th</sup> Floor



Artistic Impression



# Unit details

Orchard Avaasa						
Unit Details						
Floors	Flat No	BHK	Carpet Area	Balcony	Open Terrace	Cam
Commercial & Club House						
2 <sup>nd</sup> Floor	A	3	902	43	-	1382
	B	3	875	41	-	1321
	C	2	689	29	253	1184
	D	2	685	31	188	1147
	E	3	853	45	200	1389
	F	3	910	38	210	1459
	G	3	811	54	128	1337
3 <sup>rd</sup> Floor to 13 <sup>th</sup> Floor	A	3	902	43	-	1382
	B	3	875	41	-	1321
	C	2	689	29	-	1057
	D	2	685	31	-	1053
	E	3	853	45	-	1289
	F	3	910	38	-	1354
	G	3	811	54	-	1273



# Specifications

## Foundation:

- Earthquake resistant RCC structure

## Exterior walls:

- Exterior walls with texture/  
high quality paint



## Toilet:

- Anti-skid ceramic/vitrified tiles on floor
- Designer ceramic tiles upto (door height) 7ft height on walls
- Sanitary ware of Hindware/Parryware or equivalent
- CP fittings of Jaquar/Ess Ess or equivalent
- Electrical points for geyser and exhaust fan



## Electricals:

- AC points in living/dining and all rooms for split air conditioners only
- Geyser point in all bathrooms
- Cable/DTH, telephone, intercom connection in living/dining area
- Adequate 16 amp and 6 amp points
- Fire resistant copper wires with MCB (Havells/Mescab or equivalent) and modular switches (Havells/Schneider or equivalent)



## Flooring:

- Wooden finished tiles in master bedroom
- Vitrified tiles in all floor area of the flats
- Marble/granite/designer tiles in staircase, lobby and common areas

## Internal walls:

- RCC walls with putty finish



## Doors:

- Wooden frame with flush doors (raw finish)
- Main doors with night latch, handles and eyepiece



## Windows:

- Anodized/powder coated aluminium windows



## Kitchen:

- Granite kitchen platform with stainless steel sink
- Vitrified tiles
- Ceramic glazed tiles upto 2ft height above platform
- Electrical points for water filter, exhaust fan, microwave



## Elevators:

- 2 (Two) automatic elevators (Otis/Kone/Schindler/Mitsubishi)

## Social Infrastructure & Amenities:

- 24 hours water supply
- Rain water harvesting



G+13 (1 BLOCK)



84 FLATS



ENTRANCE LOBBY

FROM THE MAKERS OF



3-SIDE OPEN FLATS



# Floor Plan

Flat - A | 3BHK  
Carpet Area - 902 sq.ft.  
Balcony Area - 43 sq.ft.  
CAM - 1382 sq.ft.



3BHK

Flat - B | 3BHK  
Carpet Area - 875 sq.ft.  
Balcony Area - 41 sq.ft.  
CAM - 1321 sq.ft.





Flat - C | 2BHK  
Carpet Area - 689 sq.ft.  
Balcony Area - 29 sq.ft.  
CAM - 1184 sq.ft.



Flat - D | 2BHK  
Carpet Area - 685 sq.ft.  
Balcony Area - 31 sq.ft.  
CAM - 1147 sq.ft.

2BHK



# Floor Plan

Flat - E | 3BHK  
Carpet Area - 853 sq.ft.  
Balcony Area - 45 sq.ft.  
CAM - 1389 sq.ft.



Flat - F | 3BHK  
Carpet Area - 910 sq.ft.  
Balcony Area - 38 sq.ft.  
CAM - 1459 sq.ft.



3BHK



Flat - G | 3BHK  
Carpet Area - 811 sq.ft.  
Balcony Area - 54 sq.ft.  
CAM - 1337 sq.ft.



Bedroom



Living room



Kitchen



Bathroom





# *Destinations nearby*

City Centre II



Eco Park



Biswa Bangla Gate



Mother Wax Museum







## *Other Projects*

One of the most promising brands among real estate developers in Kolkata, Oswal Group is ready with a host of new projects. Like Orchard County, Orchard Residency, Orchard 126 and now Orchard Avaasa.

From exotic apartments to best-in-class amenities these residential complexes offer everything you are looking for. So get ready to buy your dream home now.





## *About Oswal Group*

Oswal Group is one of the most promising brands among Real Estate Developers in Kolkata. With its deep roots in calendar printing industry for the last 60 years, we diversified into real estate around the year 2000 and have since been developing projects in Kolkata. We implement the same core values in real estate that we have in printing industry to build a trusted and reliable brand. West Bengal has become a highly sought-after state in terms of infrastructure requirements and being one of the most credible Real Estate Developers, Oswal Group, ensures property seekers get exactly what they desire. With a variety of projects having 2BHK, 3BHK and 4BHK flats and apartments across Kolkata, Oswal Group, is your trusted home developer, helping you realise your dreams.

## *Mission*

We strive to be a real estate company of global repute by offering the best ever housing solutions to our customers. We believe in creating value by putting quality first and look forward to building a trusted relationship with our stakeholders by maintaining transparency and commitment at every step.

## *Vision*

To deliver more than 5 million square feet of real estate in the next 5 years and be the number one Real Estate brand in Eastern India.





Artist's impression

*Project Address*

# *Orchard Avaasa*

Hidco Street No 709, Action Area IID, Rajarhat.  
Kolkata – 700 136

ORCHARD  
avaasa





Artist's Impression





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